

SHEET INDEX

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SITE STATISTICS

OWNER / APPLICANT: TATE FAMILY LIMITED PARTNERSHIP
1898 CENTRAL AVENUE
ALBANY, NY 12205

TOTAL PROPERTY: 1.393 AC± (60,678 SF)

TAX MAP ID NO: 109.00-1-36
ZONING OF PROPERTY: RESIDENTIAL "A" RA
FIRE DISTRICT: SELKIRK FIRE DISTRICT
SCHOOL DISTRICT: BETHLEHEM CENTRAL SCHOOL DISTRICT

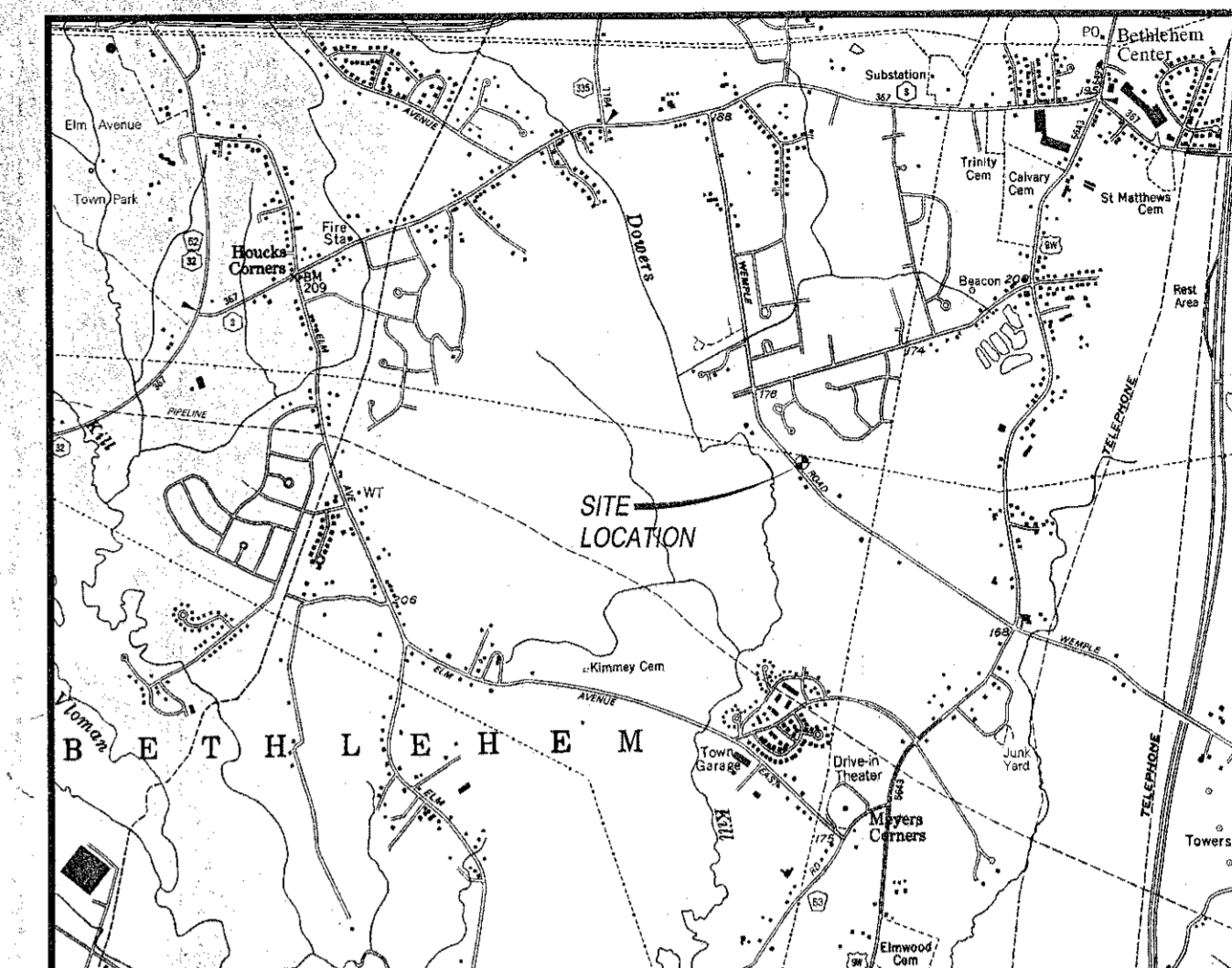
THE PROPERTY IS LOCATED WITHIN THE TOWN OF BETHLEHEM.
THE PROPERTY IS NOT LOCATED WITHIN 500 FEET OF A DESIGNATED AGRICULTURAL DISTRICT.
ALL LOTS ARE PROPOSED TO BE SERVICED WITH MUNICIPAL (TOWN OF BETHLEHEM) WATER AND SEWER.
THE TOWN OF BETHLEHEM IS A DESIGNATED M54 MUNICIPALITY.
BULK REQUIREMENTS FOR TOWN OF BETHLEHEM RESIDENTIAL A ZONE:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	14,520	16,877 SF
MINIMUM FRONT YARD FROM ROW:	35 FT	35.6 FT
MINIMUM FRONT YARD FROM CENTERLINE:	60 FT	65.94 FT
MINIMUM SIDE YARD:	10 FT	11 FT
MINIMUM REAR YARD:	25 FT	41.5 FT
MINIMUM HIGHWAY FRONTAGE:	70 FT	137.86 FT
MINIMUM FLAG LOT FRONTAGE:	28 FT	28 FT
MINIMUM "POLE" LENGTH:	200 FT (ROADWAY TO FRONT YARD LINE)	120 FT
MAXIMUM HEIGHT:	30 FT	30 FT
MINIMUM LOT DEPTH:	120 FT	120 FT
MINIMUM LOT WIDTH (AT FRONT YARD):	100 FT	139.48 FT
MAXIMUM LOT COVERAGE:	20%	20%

SEE ADDITIONAL REQUIREMENTS FOR FLAG LOTS ON THIS SHEET.

LEGEND

EXISTING	PROPOSED
CONTOUR MINOR	CONTOUR MINOR
CONTOUR MAJOR	CONTOUR MAJOR
WOODS/BRUSH	SEWER SUPPLY
DITCH LINE	SANITARY MANHOLE
OVERHEAD WIRES	WATER SUPPLY
UTILITY POLE	WATER VALVE
PROPERTY LINE	BLDG. WATER SHUT OFF VALVE
WATERLINE	CATCH BASIN
HYDRANT	STORM LINE
WETLAND BOUNDARY & HATCH	FLOWLINE
	FOUNDATION DRAIN
	PROPERTY LINE
	SETBACK LINE
	CLEARING LINE
	R.O.W. BOUNDARIES
	LOT BOUNDARIES
	EASEMENT BOUNDARIES
	UTILITY EASEMENT



SITE LOCATION MAP
N.T.S.

GENERAL TOWN OF BETHLEHEM NOTES:

- ALL ON-SITE SANITATION AND WATER SUPPLY FACILITIES ARE DESIGNED TO MEET THE MINIMUM SPECIFICATION OF THE STATE DEPARTMENT OF HEALTH.

GENERAL CONSTRUCTION NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE-OUT ALL IMPROVEMENTS, VERIFY GRADES, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL GRADING SHALL BLEND INTO THE SURROUNDING GRADES AT THE EDGE OF THE CONSTRUCTION LIMITS.
- CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE OF CONSTRUCTION LIMITS, OR ANY DISTURBANCE ON THE SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
- CONTRACTOR SHALL VISIT THE SITE TO OBSERVE ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. HE SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
- ALL INFRASTRUCTURE THAT IS TO BE OWNED, OPERATED, AND MAINTAINED BY THE TOWN WILL BE REQUIRED TO BE INSPECTED BY THE TOWN DESIGNATED INSPECTING ENGINEER.
- CONTRACTOR TO PROVIDE RECORD MAPPING TO THE TOWN FOR ALL INFRASTRUCTURE THAT WILL NOT BE OWNED, OPERATED, AND MAINTAINED BY THE TOWN.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO CONTACT UFPD AS REQUIRED.
- ALL FILL AREAS REQUIRED FOR PROJECT SHALL BE CONSTRUCTED IN THE FOLLOWING MANNER:
A. REMOVAL AND STRIPING OF ALL ORGANIC MATTER FROM FILL SHALL BE DONE.
B. FILL WILL BE DONE IN 8' LIFTS WITH NATIVE OR IMPORT CLEAN FILL WITH NO ORGANIC MATERIAL.
C. THE FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TEST AND VERIFIED BY CONTRACTOR.

FLAG LOT NOTES (TOWN OF BETHLEHEM CODE 103-27 SUBSECTION B):

- THE ACCESS TO THE FLAG LOT SHALL BE BY WAY OF A DRIVEWAY PLACED WITHIN THE "FLAGPOLE" OR "PANHANDLE" PORTION OF THE LOT OR PARCEL, AS RECORDED.
- ONLY THAT PORTION OF THE LOT HAVING ADEQUATE WIDTH TO MEET THE MINIMUM LOT WIDTH REQUIREMENTS AND ALLOW OR PROVISION OF MEETING THE MINIMUM YARD AND SETBACK REQUIREMENTS OF THE DISTRICT SHALL BE COUNTED AS PART OF THE MINIMUM LOT AREA. THE ACCESSWAY (I.E. THE "FLAGPOLE" OR "PANHANDLE") SHALL NOT BE INCLUDED IN THE CALCULATION OF MINIMUM LOT AREA.
- THE ACCESSWAY SHALL MAINTAIN A CONSTANT MINIMUM WIDTH OF NOT LESS THAN THE MINIMUM HIGHWAY FRONTAGE AS SET FORTH IN CHAPTER 128, ZONING 128-100 FOR THE DISTRICT IN WHICH THE PROPERTY IS LOCATED.
- THE FLAGPOLE SHALL NOT CROSS A FLOWING OR INTERMITTENT STREAM, RAVINE, OR SIMILAR TOPOGRAPHIC FEATURE WITHOUT PROVISION OF AN ADEQUATE STRUCTURE OR FILL AND CULVERT TO CARRY TRAFFIC.
- IN NO EVENT SHALL A FLAG LOT BE USED TO ACCESS A PRIVATE ROAD.
- THE FLAGPOLE SHALL BE CONVEYED WITH THE OWNERSHIP OF THE REAR LOT OR PARCEL AND SHALL BE CONSIDERED A PERMANENT PART OF THAT LOT OR PARCEL, NEVER TO BE RESUBDIVIDED OR CONVEYED SEPARATELY FROM THE PARCEL TO WHICH IT PROVIDES ACCESS.
- A FLAG LOT PARCEL SHALL NOT BE APPROVED WHICH WOULD CREATE A FLAGPOLE THAT WOULD BE GENERALLY PARALLEL TO A PUBLIC STREET, UNLESS THE FLAGPOLE IS SEPARATED FROM THE PUBLIC STREET BY A DISTANCE OF NOT LESS THAN 200 FEET.
- ADJOINING FLAG LOTS ARE PROHIBITED. THE MINIMUM DISTANCE BETWEEN DRIVEWAYS SERVING INDIVIDUAL FLAG LOTS SHALL NOT BE LESS THAN 100 FEET AS MEASURED ALONG THE PUBLIC ROAD OR HIGHWAY FRONTAGE. (LOTS LOCATED IN THE R, RR, AND RLI DISTRICTS SHALL BE EXEMPT FROM REGULATION AS FLAG LOTS)
- FLAG LOTS SHALL BE PERMITTED IN BOTH MAJOR AND MINOR SUBDIVISIONS AT THE DISCRETION OF THE PLANNING BOARD. FLAG LOTS MUST MEET ALL AREA, YARD, AND BULK REQUIREMENTS FOR THE ZONING DISTRICT APPLICABLE AND SHALL BE ARRANGED AS TO PROVIDE SUITABLE ALL-WEATHER ACCESS FOR PASSENGER AND EMERGENCY VEHICLES.
- THE LENGTH OF THE "POLE" OF THE FLAG LOT FROM THE ROADWAY TO THE FRONT YARD LINE SHALL NOT BE LESS THAN 200 FEET.
- WHERE ONE FLAG LOT PARCEL IS PREEXISTING, THE ADJOINING LOT OR PARCEL SHALL NOT BE DIVIDED INTO A FLAG LOT SHAPE.
- NOTWITHSTANDING ANY INCONSISTENT PROVISIONS OF THIS CHAPTER OR THE ZONING LAW, FLAG LOTS SHALL BE PERMITTED FOR THE ERECTION AND MAINTENANCE OF SINGLE-FAMILY DWELLINGS ONLY.
- FLAG LOTS MAY NOT BE FURTHER SUBDIVIDED.

WATER NOTES:

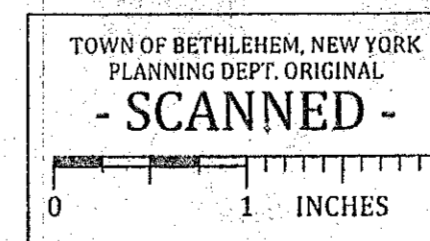
- CONTRACTOR TO COORDINATE WITH TOWN FOR TEMPORARY SHUTOFF OF MUNICIPAL WATER MAINS.
- ALL WATER SERVICE LINES AND WATER METER PITS MUST BE INSTALLED IN ACCORDANCE WITH THE TOWN OF BETHLEHEM'S STANDARD SPECIFICATIONS FOR WATER SYSTEMS.
- CONTRACTOR TO COORDINATE WITH THE TOWN FOR INSPECTIONS AS NECESSARY.
- WATER METER PITS TO BE INSTALLED INSIDE THE HOME PER TOWN OF BETHLEHEM REQUIREMENTS.

SANITARY SEWER NOTES:

- SANITARY SEWER LATERALS TO BE SLOPED AT A MINIMUM OF 2% AND TIED INTO THE SEWER MAIN PER TOWN OF BETHLEHEM'S REQUIREMENTS.
- ALL SEWER SERVICE LINES, SEWER MANHOLES, AND SEWER MAINS MUST BE INSTALLED IN ACCORDANCE WITH THE TOWN OF BETHLEHEM'S STANDARD SPECIFICATIONS FOR SEWER SYSTEMS.
- CONTRACTOR TO COORDINATE WITH THE TOWN FOR INSPECTIONS AS NECESSARY.

GRADING NOTES:

- IN AREAS OF PROPOSED FILL, ALL EXISTING VEGETATION AND OTHER ORGANIC MATERIAL, INCLUDING THE ROOT MAT, SHALL BE REMOVED PRIOR TO PLACEMENT OF THE FILL. THE MATERIAL SHALL BE DISPOSED OF IN AN APPROPRIATE OFF-SITE FACILITY, OR PROCESSED FOR REUSE ON-SITE IN A MANNER THAT WILL NOT BE CONDUCTIVE TO ADVERSE EFFECTS OF DECOMPOSITION, SUCH AS THE PRODUCTION OF ODORS OR THE CONCENTRATIONS OF NOXIOUS OR EXPLOSIVE GASES, OR THE CREATION OF UNSTABLE SUBSURFACE CONDITIONS. THE PROPOSED METHOD OF ON-SITE PROCESSING AND REUSE SHALL BE SPECIFIED IN THE GRADING PERMIT APPLICATION AND MAY REQUIRE CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER AS A SAFE AND EFFECTIVE MEANS OF DISPOSAL.
- NO VEGETATION OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
- ALL FILL PLACED ON THE SITE SHALL BE AS FREE OF ORGANIC MATERIAL AS IS PRACTICABLE.



NYSDOH REALTY SUBDIVISION-CONDITIONS OF APPROVAL:

- THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMITY WITH SAID PLANS.
 - THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NEW YORK STATE DEPARTMENT OF HEALTH.
 - THAT THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES WERE INSTALLED WITH A LEGIBLE REPRODUCTION OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT PLAN DEPICTING ALL INSTALLED SANITARY FACILITIES.
 - THAT THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH THERE WAS NO WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES INSTALLED WITH A REPRODUCTION OF THE APPROVED PLANS AND SHALL NOTIFY THE PURCHASER OF THE NECESSITY OF INSTALLING SUCH FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
 - THAT THE SANITARY FACILITIES ON THESE LOTS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL (P.E., R.A. OR EXEMPT L.S.) AND WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE NYS DEPARTMENT OF HEALTH AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICER WITHIN 30 DAYS AND PRIOR TO OCCUPANCY.
 - THAT PLAN APPROVAL IS LIMITED TO FIVE YEARS FROM THE DATE OF APPROVAL, AND SHALL EXPIRE ON
- | |
|----------------------------------|
| EXPIRATION DATE OF PLAN APPROVAL |
|----------------------------------|
- TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE NYS DEPARTMENT OF HEALTH BASED ON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THAT THE APPROVED PLANS MUST BE FILED WITH THE ALBANY COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.
 - THAT ALL LOCAL AND OTHER STATE AGENCY RULES AND REGULATIONS SHALL BE COMPLIED WITH.

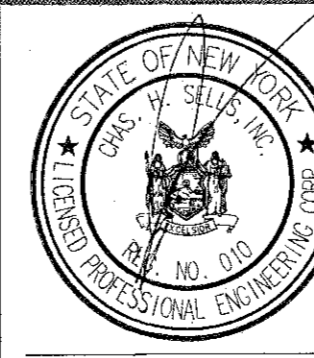
ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES
By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
By direction of the Chairman, these drawings are hereby approved. See sheet(s) for date and signature.

DATE	REVISIONS	BY
3/18/08	UPDATED PER COMMENTS FROM ROBERT LESLIE OF BETHLEHEM (3/17/08)	
12/4/08	UPDATED BORDER TO WSP-SELLS	
12/15/08	ADDED RIVER INFO ON STORM PIPE, UFPD NOTE, CURB STOPS, AND REGRADED AROUND OUTLET.	
2/05/09	ADDED CLARIFICATION TO TOTAL LOT ACREAGE AND FLAG LOT ACREAGE	
4/23/09	ADDED COLUMN TO ZONING REQUIREMENTS CHART, REVISED VALUES AS NECESSARY	
4/27/09	ADDED/REVISED DIMENSIONS BETWEEN PROPERTY LINES AND STRUCTURES	
4/27/09	ADDED/REVISED DIMENSIONS BETWEEN PROPERTY LINES AND STRUCTURES	
7/15/09	ADDED WETLAND BOUNDARIES FROM SURVEY	
4/16/14	REVISED PLANS PER TOWN OF BETHLEHEM COMMENT LETTER 2/11/14 AND 4/8/14	
1/28/15	REVISED PLANS PER TOWN OF BETHLEHEM COMMENT LETTER 3/21/14	
3/18/15	REVISED PLANS PER TOWN OF BETHLEHEM COMMENT LETTER 3/3/15 AND 3/18/15	
4/24/15	REVISED PLANS PER TOWN OF BETHLEHEM PLANNING BOARD COMMENTS	

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CHAS. H. SELLS

NOTES, INDEX, AND LEGEND
CROSSROADS SUBDIVISION - SECTION 3
TATE FAMILY LIMITED PARTNERSHIP
WEMPLE ROAD * TOWN OF BETHLEHEM * NEW YORK
TAX MAP ID: 109.00 - 1 - 36

Date: DECEMBER 4, 2008 | Scale: NTS | Cadd: FINAL.DWG

Sheet:

C-1

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