

TYPICAL LOT LAYOUT
SCALE: N.T.S.

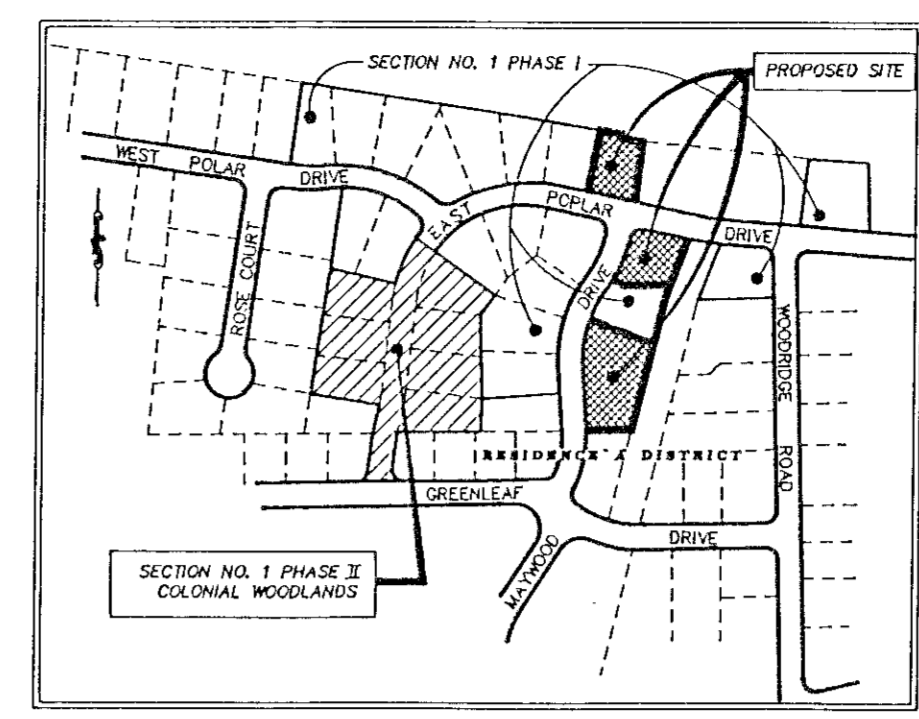
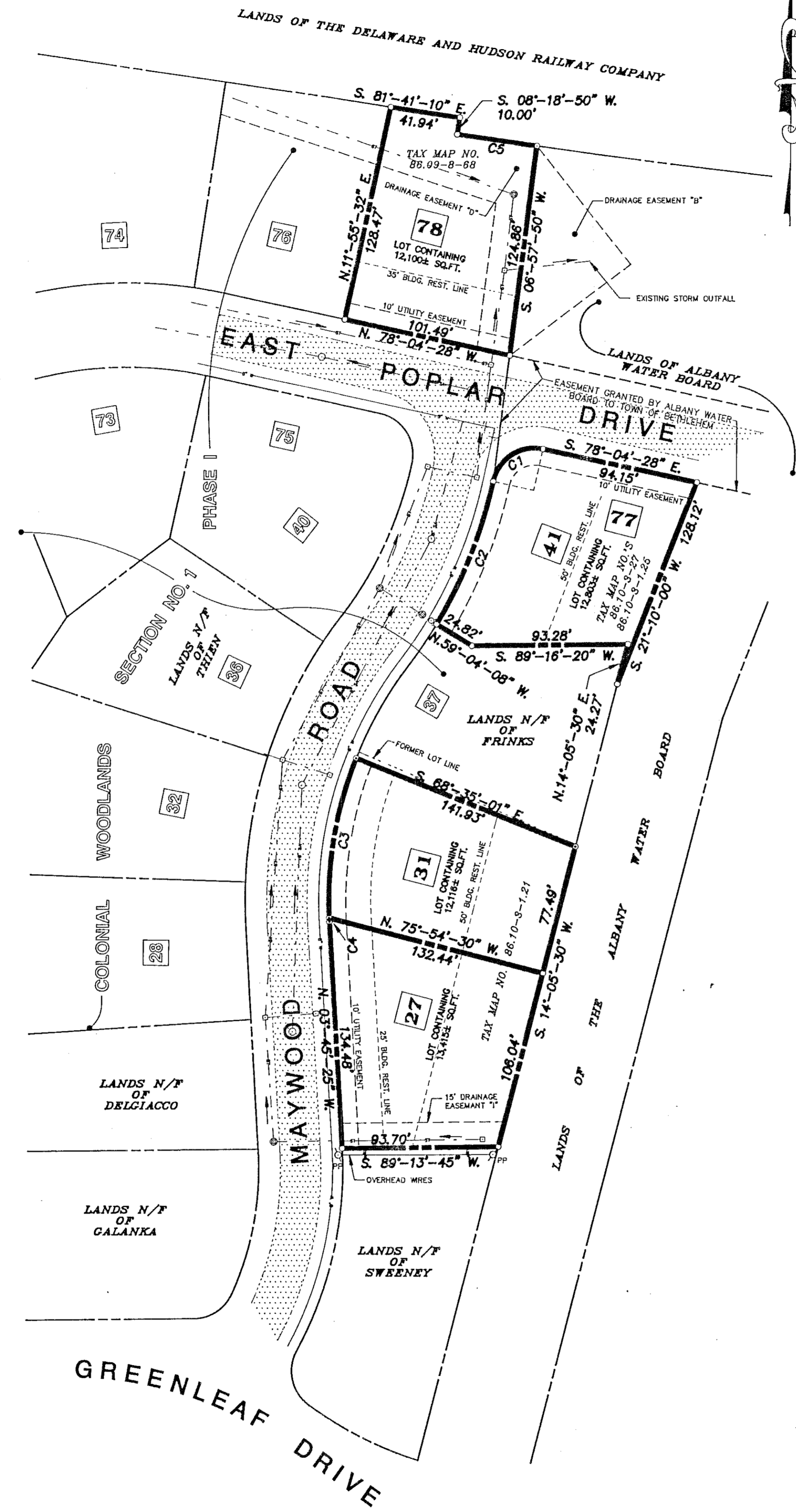
LEGEND

	PROPOSED LOT LINE
	EXISTING LOT LINE
	FORMER LOT LINE
	EXISTING DRAINAGE EASEMENT LINE CONVEYED TO TOWN OF BETHLEHEM
	PROPOSED UTILITY EASEMENT LINE
	PROPOSED BLDG. RESTRICTION LINE
	EXISTING STORM SEWER PIPING
	EXISTING 8" SANITARY SEWER PIPING
	EXISTING 8" WATER MAIN PIPING
	APPROX. LIMITS OF EXISTING PAVEMENT
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET STRUCTURE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING LOT NUMBERS
	PROPOSED LOT NUMBERS
	PROPOSED CELLAR DRAIN CONNECTION TO EXIST. STRUCTURE
	PROPOSED TREE LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING UTILITY BOXES
	EXISTING TREES
	EXISTING SIGN

CURVE DATA TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	25.00'	90°00'00"	39.27'	35.36'	N 56°55'32" E
C2	275.00'	19°00'20"	91.22'	90.80'	N 21°25'42" E
C3	225.00'	24°37'19"	96.89'	95.95'	N 09°06'19" E
C4	225.00'	00°33'04"	2.16'	2.16'	N 03°28'53" W
C5	5564.92'	00°29'51"	48.31'	48.31'	S 81°56'05" E

PLAN
SCALE: 1" = 50'



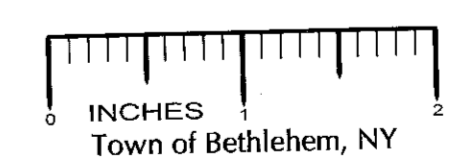
VICINITY MAP
SCALE: 1" = 400'

GENERAL NOTES

- LOT NUMBERS TO BE USED AS HOUSE OR STREET NUMBERS. FOR CORNER LOTS. USE NUMBER ON STREET WHICH HOUSE FACES.
- ALL LOTS SHOWN ARE SUBJECT TO THE RESERVATION OF AN EASEMENT 10 FEET IN WIDTH ADJACENT TO ALL STREET LINES FOR ELECTRIC AND COMMUNICATIONS.
- ALL CONSTRUCTION DISTURBANCES ON STATE, COUNTY, TOWN AND PRIVATE LAND TO BE RESTORED BY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING WITH ALL RESPECTIVE UTILITIES PRIOR TO EXCAVATION. CONTRACTOR IS ALSO RESPONSIBLE FOR DETERMINING EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE EXCAVATING.
- NO FOOTING, ROOF OR CELLAR DRAIN SHALL BE CONNECTED TO THE SANITARY SEWER FACILITIES.
- FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON THE FEDERAL WETLANDS MAP, SHEET 2, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
- PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SEWER AND WATER DEPARTMENTS.
- PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CALL THE UFPO TWO WORKING DAYS PRIOR TO THE WORK TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD. CALL 1-800-962-7952.
- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A SET OF THESE MATERIALS FOR USE ON THE JOB.
- ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
- FOR ALL LOTS HAVING FEDERALLY REGULATED WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE PLOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE FEDERAL WETLANDS MAP, SHEET 2.
- FOR LOT 41 MAYWOOD/77 EAST POPLAR DRIVE, THE LOCATION OF THE 25' AND 20' MINIMUM FRONT YARD DEPTHS, WILL BE ESTABLISHED WITHIN THE LOT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

MAP REFERENCE

LOTS ARE SHOWN ON A MAP ENTITLED: "AMENDED PLAT, LOT LAYOUT, 'COLONIAL WOODLANDS', SECTION NO. 1 PHASE I AND II PROPERTY OF KARL A. PAULSEN AND SWIFT DEVELOPMENT CORPORATION", DATED MAY 15, 1991, LAST REVISED NOVEMBER 29, 1993, PREPARED BY EDWARD W. BOUTELLE AND SON, CIVIL ENGINEERS AND SURVEYORS, A DIVISION OF J. KENNETH FRASER AND ASSOCIATES, P.E., S.L.A., P.C. AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE MARCH 4, 1994 AS MAP NO. 9918, DRAWER NO. 172.



ALBANY COUNTY HEALTH DEPARTMENT APPROVAL

PLANNING BOARD APPROVAL
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL

WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT.

SIGNED: *[Signature]*
CHAIRMAN

TITLE: *[Signature]*
DATE: MAR 13 1994

SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 143-S2-F



PROJ. SURVEYOR: CHJ
DRAWN BY: BKM
ASSEMBLED BY: BKM
CHECKED BY: CHJ

PROJECT NO:
CAD FILE NAME:

SHEET TITLE:
SUBDIVISION PLAT

DATE: MARCH 10, 1996 SHEET 1 OF 4

GENERAL SITE STATISTICS

PROPOSED SITE DISTRICT LOCATIONS:
ZONING DISTRICT: RESIDENCE "A"
SCHOOL DISTRICT: BETHLEHEM CENTRAL 012206
WATER DISTRICT: WD 201 WATER DISTRICT NO. 1
SEWER DISTRICT: SW 201 BETHLEHEM SEWER - D.E.S.D.
FIRE DISTRICT: FD 202 ELSMERE FIRE DISTRICT
TOTAL SUBDIVISION AREA = 50,434.2 SQ. FT. 1.1582 ACRES
PROPOSED LOT FRONTAGES:
LOT 41 MAYWOOD ROAD: 116.2'±
LOT 31 MAYWOOD ROAD: 96.7'±
LOT 27 MAYWOOD ROAD: 136.6'±
LOT 78 EAST POPLAR DRIVE: 101.5'±
PROPOSED LOT MIN. & MAX. SQUARE FOOTAGE:
LOT 78 EAST POPLAR DRIVE: 12,100±
LOT 27 MAYWOOD ROAD: 13,415±
ALL UTILITIES AND STREETS ARE EXISTING, NO IMPROVEMENTS PLANNED OR NEEDED.
PRESENT OWNERSHIP: COLONIAL WOODLANDS 15 KENWOOD AVE. GLENMONT, N.Y. 12077
PRESENT DEVELOPER: THE SWIFT GROUP, INC. 15 KENWOOD AVE. GLENMONT, N.Y. 12077

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REVISIONS

DATE	BY	DESCRIPTION	SYMBOL
8/16/96	CHJ	MISC. TOWN REVISIONS	
2/7/97	CHJ	TITLE REVISED	

EDWARD W. BOUTELLE AND SON
CIVIL ENGINEERS AND SURVEYORS
423 KENWOOD AVENUE
DELMAR, NEW YORK
TEL. (518) 439-9981 FAX. (518) 439-9982
A DIVISION OF J. KENNETH FRASER AND ASSOCIATES, P.E., L.S., L.A., P.C.

FINAL PLAN
"COLONIAL WOODLANDS"
SECTION NO. 2
PROPERTY OF
COLONIAL WOODLANDS
TOWN OF BETHLEHEM COUNTY OF ALBANY
STATE OF NEW YORK

SCALE: 1" = 50'