PROJECT NUMBER: 01.7033

TOWN OF BETHLEHEM SOIL NOTES:

1. THE DEVELOPER SHALL HAVE A SITE-SPECIFIC SOILS REPORT WRITTEN FOR ANY LOT THAT HAS A PROPOSED FOUNDATION FOOT PRINT THAT IS LOCATED ENTIRELY OR PARTIALLY ON THE DOWNHILL SIDE OF THE SLOPE SETBACK LINE AS SHOWN ON THE GRADING PLAN ADDRESSING THE SLOPE STABILITY ISSUE AND HAVING BEEN DULY PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. THE REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND INSPECTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT. THE DEVELOPER SHALL ALSO INCLUDE A DEED NOTICE IN THE DEED FOR THAT LOT, AS WRITTEN IN NOTE 4 BELOW.
2. IN ADDITION TO THE ABOVE NOTE, THE DEVELOPER SHALL INCLUDE A DEED NOTICE IN THE DEED FOR ANY ADDITIONAL LOTS THAT HAVE A SLOPE SETBACK LINE SHOWN ON IT AS SHOWN ON THE GRADING PLAN. THE DEED NOTICE SHALL BE WRITTEN AS IN NOTE 4 BELOW. THIS PERTAINS TO, BUT IS NOT LIMITED TO, THE FOLLOWING LOTS: THE LOTS WITH STREET ADDRESSES 10, 14, 18, 24, 29, 32 & 36.
3. THE DEVELOPER SHALL PLACE A CONDITION IN THE CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE FOR ANY LOT THAT WILL HAVE A DEED NOTICE THE CONDITION WILL STATE THAT THE DEED FOR THE TRANSACTION WILL HAVE A DEED NOTICE AS WRITTEN ON ITEM 4 BELOW.
4. THE FOLLOWING STATEMENT IS THE SLOPE-RELATED DEED NOTICE TO BE PLACED IN THE DEEDS OF SPECIFIED LOTS:

"SUBJECT TO THIS NOTICE OF SITE CONDITIONS, WHICH SHOULD BE CONSIDERED BEFORE FUTURE IMPROVEMENTS ARE MADE TO THE LOT DUE TO THE SLOPE-PRONE NATURE OF THE SITE CONDITIONS ASSOCIATED WITH THE SLOPES ON THIS PROPERTY. THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER SHOULD BE OBTAINED BEFORE ANY CHANGES ARE MADE ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO: ADDING FILL, ADDING SLOPES, CUTTING TREES, INSTALL NO SWIMMING POOLS, CHANGING SURFACE OR SUB-SURFACE DRAINAGE PATTERNS, ALTERING ANY STREAMS THAT MAY BE ON THE PROPERTY, ETC. A SITE-SPECIFIC SOILS REPORT ADDRESSING THE ISSUE OF SLOPE STABILITY MAY HAVE BEEN REQUIRED FOR TOWN SUBDIVISION APPROVAL OF THIS LOT, IN WHICH CASE THE REPORT WOULD BE ON FILE AND AVAILABLE AT THE TOWN OF BETHLEHEM BUILDING DEPARTMENT."

GRADING NOTES:

1. THE ELEVATION OF THE SHOULDER AT THE RIGHT-OF-WAY LINE OF OTT'S THOROUGHBRED CIRCLE SHALL BE A MINIMUM OF 10' TO A MAXIMUM OF 27' ABOVE THE EDGE OF PAVEMENT.
2. DRIVEWAY GRADES ARE NOT TO EXCEED 10%

STORM DRAINAGE STRUCTURE SCHEDULE

ID #	"F" ELEVATION	INVERT IN (FROM)	INVERT IN (THROW)	INVERT OUT	FROM/TO	PIPE SIZE	PIPE LENGTH	PIPE SLOPE	PIPE TYPE
1A	157.32	–	157.00 (1A)	151.20	1A/1	12"	47'	12.76%	HDPE
1	164.00	–	–	159.97	1/7	12"	30'	0.20%	CMP
2	164.00	159.37 (1)	158.52 (1A)	156.42	2/4	12"	90'	0.95%	HDPE
3	163.21	–	–	159.24	3/4	12"	30'	2.00%	CMP
4	163.04	156.41 (3)	155.57 (2)	155.47	4/5	12"	119'	0.80%	CMP
5	161.13	–	153.78 (4)	153.68	5/8	18"	118'	0.81%	CMP
6	158.74	152.56 (5)	147.41 (9)	147.01	6/10	15"	53'	0.70%	CMP
7	159.09	–	–	152.09	7/9	12"	68'	1.02%	CMP
8	155.15	–	–	151.15	8/9	12"	33'	1.00%	CMP
9	155.15	151.41 (7)	150.85 (8)	146.49	9/16	15"	156'	2.72%	CMP
10	158.05	–	146.84 (6)	145.74	10/DM-1	15"	172'	0.64%	HDPE
11	162.05	–	157.18 (12)	157.68	11/1A	12"	85'	3.40%	HDPE
12	162.08	–	–	158.08	12/11	12"	30'	1.00%	CMP
DM#1	156.69	–	145.88 (10)	145.38	DM#1/DM#2	18"	78'	32.69%	CMP
DM#2	151.53	–	145.42 (DM-1)	144.40	DM#2/ESI	18"	65'	0.72%	HDPE
ESI	–	–	–	144.30	–	–	–	–	–

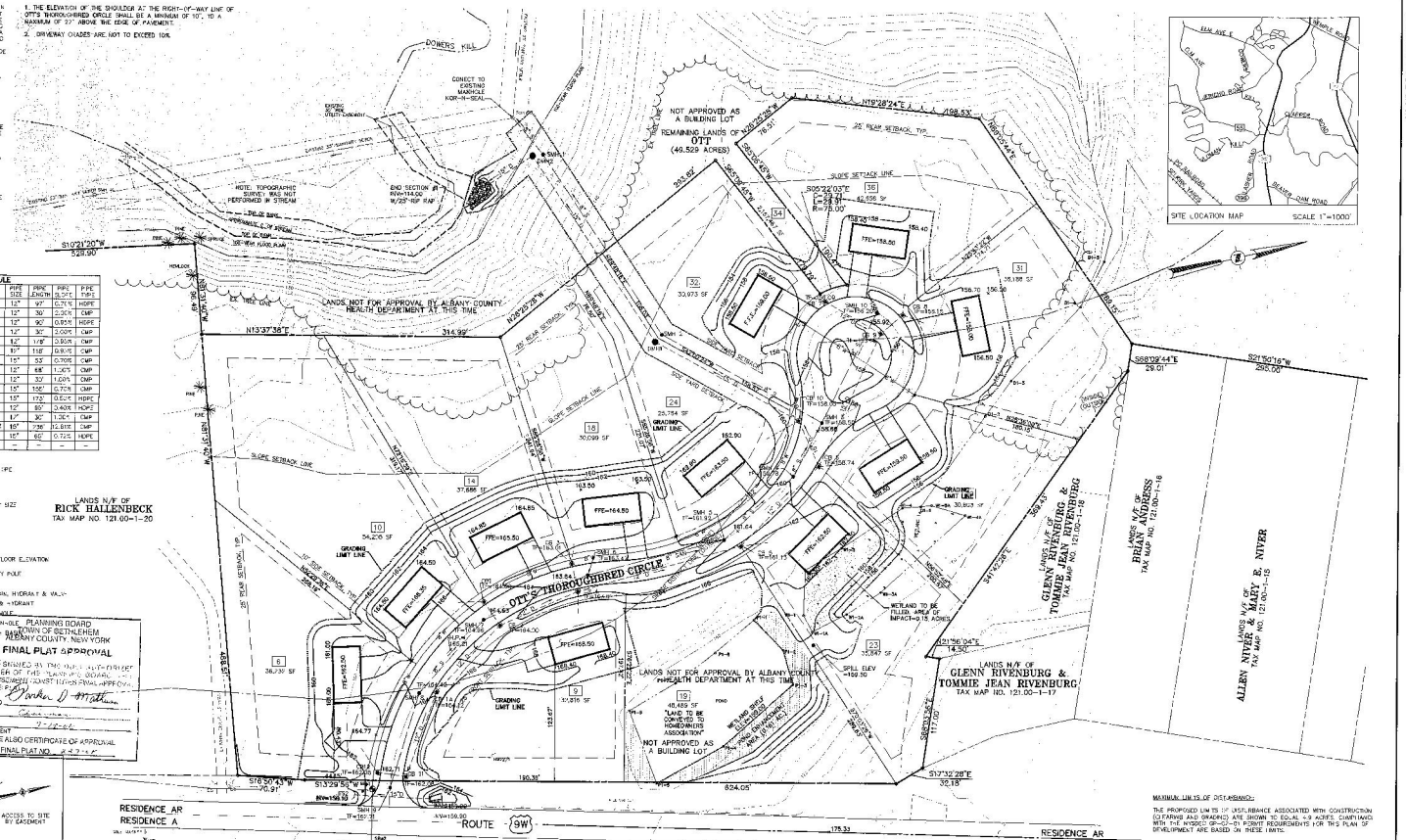
NOTE:

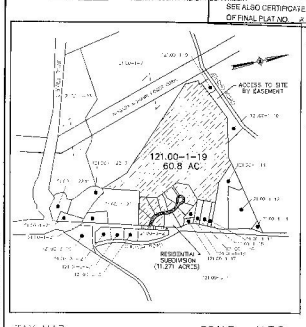
THE SAFE SETBACK LINE WAS ESTABLISHED BASED ON A 1.5:1 SLOPE REQUIRED BY THE TOWN AND CONFIRMED BY FIELD INSPECTION.

LEGEND:

- 12 / 24,633 SF — PROPOSED STREET NUMBER & LOT SIZE
- PROPOSED END SECTION
- EXISTING ROAD SIGN
- FFE=166.0 — PROPOSED BUILDING WITH FINISH FLOOR ELEVATION
- EXISTING OVERHEAD WIRE & UTILITY POLE
- EXISTING GUIDE RAIL
- EXISTING UNDERGROUND WATER MAIN, HYDRANT & VALVE
- HYD — PROPOSED UNDERGROUND WATER & HYDRANT
- EXISTING SANITARY SEWER & MANHOLE
- SMH — PROPOSED SANITARY SEWER & MAN-HOLE
- PROPOSED STORM SEWER & CATCH BASIN
- EXISTING CONTOUR LINE
- 155 — PROPOSED CONTOUR LINE
- PROPOSED LIMITS OF DISTURBANCE
- 161.90 — PROPOSED SPOT GRADE
- EXISTING WETLAND
- IMPACTED WETLAND AREA
- POND ENCAPSULATED AREA
- PARCEL NOT APPROVED FOR ONE ALBANY COUNTY HEALTH DEPARTMENT

TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL
THIS PLAT IS APPROVED AS THE PRELIMINARY PLAT PLANNING BOARD CHAIRPERSON OF THE TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT
Donald D. Matthews
SIGNED
TITLE
DATE
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO.





TAX MAP SCALE = N.T.S.

MAXIMUM LIMITS OF DISTURBANCE:

THE PROPOSED LIMITS OF DISTURBANCE ASSOCIATED WITH CONSTRUCTION (CLEARING AND GRADING) ARE SHOWN TO EQUAL ±9 ACRES. COMPLIANCE WITH THE NYSDEC SPDES-GP-0-01 PERMIT REQUIREMENTS FOR THIS PLAN OF DEVELOPMENT ARE BASED ON THESE LIMITS.

WATERS OF THE U.S. SUMMARY TABLE:		
	EX. AREA	IMPACTED
WETLAND 1	0.23 ACRES	0.15 ACRES
POND 1	0.51 ACRES	NOT IMPACTED
DRAINAGE RUN 1 (LINEAR WETLAND)	0.020 ACRES 297 L.F.	NOT IMPACTED

C.T. MALE ASSOCIATES, P.C.
OCT 19 2006
PRINTED AND ISSUED

SITE STATISTICS:
ZONE: RESIDENCE AR
FRONT YARD SETBACK: 25 FT (CORNER LOTS 20 FT)
REAR YARD SETBACK: 25 FT
SIDE YARD SETBACK: 10 FT
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 100 FT

PROPERTY AREA: 60.8± AC.

LOTS:
NUMBER OF LOTS: 13
MIN. LOT SIZE: 22,082 S.F.
*AVE. LOT SIZE: 35,605 S.F.
* DOES NOT INCLUDE LOT 49A (REMAINING LANDS OF OTT), WHICH IS THE REMAINDER OF THE PROPERTY.

DATE:	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
7/6/06	AS PER JULY 19, 2006 COMMENT LETTER	MAC	FSF	
7/3/06	PRELIMINARY FOR CONDITIONAL APPROVAL DATED JULY 19, 2006	JPM	FSF	
6/23/06	ADDED NOTES 27 - 29, SHADED LOTS NOT IN THIS APPROVAL	JPM	FSF	
02/28/06	AS PER FEB 17, 2006 TOWN COMMENT LETTER	JMD	FSF	
01/11/06	AS PER FEB 13, 2004 TOWN COMMENT LETTER	JMD	FSF	FSF
9/30/04	AS PER JULY 2, 2004 TOWN COMMENT LETTER	MAC	FSF	
04/04/04	AS PER OCTOBER 27, 2004 COMMENT LETTER	MAC	FSF	
02/03/04	AS PER NOVEMBER 24, 2004 COMMENT LETTER	MAC	FSF	
2/1/03	AS PER JANUARY 10, 2003 COMMENT LETTER	MAC	FSF	
2/15/06	REVISED ROAD GRADES	MAC	FSF	
4/11/05	AS PER MARCH 17 & 22, 2005 COMMENT LETTER	MAC	FSF	
6/7/06	ADDED SHADING	JPM	FSF	

FRANK S. FAZIO P.E. 071731
STATE OF NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. © 2006 C.T. MALE ASSOCIATES P.C.

DESIGNED: JMD/FSF
DRAFTED: JMD
CHECKED: FSF
PROJ. NO: 01.7033
SCALE: 1"=50'
DATE: AUG. 29,2003

OWNER/APPLICANT: BRENACE OTT
ADDRESS: 260 COLUMBIA TURNPIKE – APT.#1

FINAL PLAT GRADING PLAN

TROUBADOR ESTATES SUBDIVISION

TOWN OF BETHLEHEM — ALBANY COUNTY, NEW YORK

C.T. MALE ASSOCIATES, P.C.
50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
518.786.7400 • FAX 518.786.7299
ARCHITECTURE & BUILDING SYSTEMS ENGINEERING • CIVIL ENGINEERING
ENVIRONMENTAL SERVICES • SURVEY & LAND INFORMATION SERVICES

GRP
SHEET 3 OF 12
DWG. NO. 01-285

CAD DWG. FILE NAME: 01-285GRP