TOWN OF BETHLEHEM STANDARD NOTES FOR PLANS

1. "All utilities to be installed in accordance with Town Standard Details and Specifications. Prior to construction, the contractor shall obtain these two documents for use on the job."
2. "All elevations shown are on USGS elevation base."
3. "All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%."
4. "Prior to any work in the Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
5. "Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works."
6. "Unless otherwise noted, the locations and footprint configurations of proposed dwellings, driveways and associated lot grading as shown on this plan are conceptual and are included for municipal review purposes. Actual building locations and configurations, and related site grading, may vary from what is shown. However a grading plan for each lot must be submitted to the Building Department for review and approval and shall be subject to further review by the Town Department of Public Works (and possibly other Town entities) prior to the issuance of a Building Permit for that lot."
7. Lots 7 & 8 have areas designated as preserved Federal Wetlands as shown on this plat, 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."
8. "For all lots having preserved Federal 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 this plat. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities."
9. The contractor shall call the U.F.P.O. (1-800 962-7962) two working days prior to any excavation to have underground utilities located in the field.
10. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.
11. No sump pump, roof drains, cellar drains, or footing drains shall be connected to the sanitary sewer system.

THE OWNER SHALL RETAIN AN ARCHEOLOGIST ON CALL DURING THE SITE GRADING PHASE OF CONSTRUCTION ACTIVITY. IN THE EVENT ANY CULTURAL ARTIFACTS ARE UNCOVERED DURING SITE GRADING, THE CONTRACTOR SHALL SUSPEND GRADING ACTIVITY IN THE GENERAL VICINITY OF THE ARTIFACTS AND NOTIFY THE OWNER AND ARCHEOLOGIST. THE PARTIES IN TURN WILL NOTIFY AND CONSULT WITH THE TOWN AND NYS HISTORIC PRESERVATION OFFICE TO DEVELOP AND IMPLEMENT AND APPROPRIATE MITIGATION AND RECOVERY PLAN.

TOTAL AREA OF PARCEL = 5.16 ACRES
TOTAL NUMBER OF SINGLE-FAMILY LOTS = 7
AVERAGE AREA FOR LOT = 0.487 ACRES

ZONE: RESIDENTIAL A (RA)

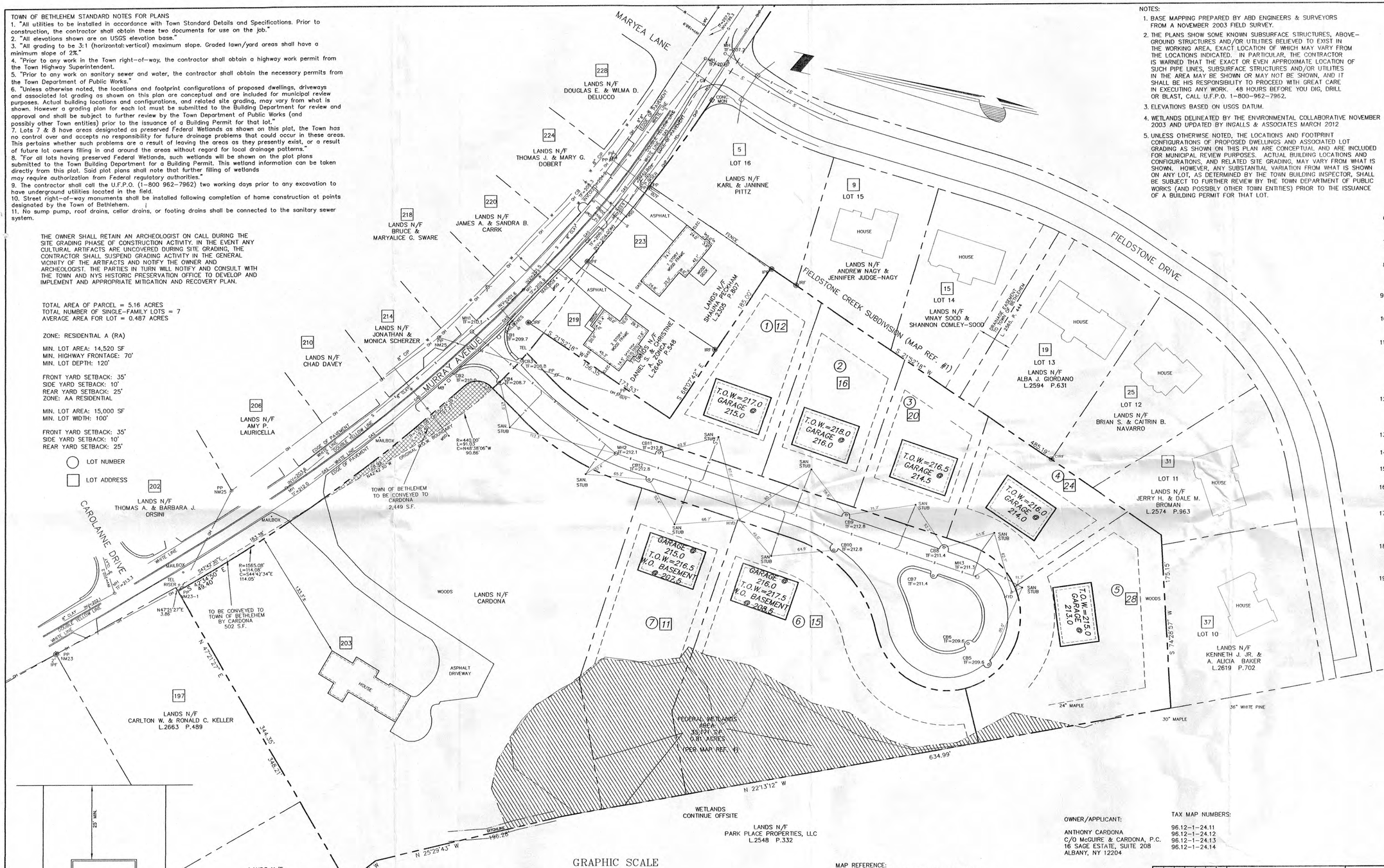
MIN. LOT AREA: 14,520 SF
MIN. HIGHWAY FRONTAGE: 70'
MIN. LOT DEPTH: 120'

FRONT YARD SETBACK: 35'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 25'
ZONE: AA RESIDENTIAL

MIN. LOT AREA: 15,000 SF
MIN. LOT WIDTH: 100'

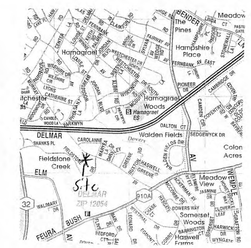
FRONT YARD SETBACK: 35'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 25'

◯ LOT NUMBER
□ LOT ADDRESS



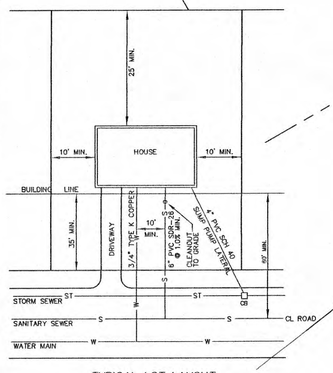
NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A NOVEMBER 2003 FIELD SURVEY.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. 1-800-962-7962.
3. ELEVATIONS BASED ON USGS DATUM.
4. WETLANDS DELINEATED BY THE ENVIRONMENTAL COLLABORATIVE NOVEMBER 2003 AND UPDATED BY INGALLS & ASSOCIATES MARCH 2012
5. UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS, AND RELATED SITE GRADING, MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.



SITE LOCATION MAP

6. ALL EXISTING STRUCTURES TO BE REMOVED. CELLARS, WELLS AND OTHER EXISTING SUBSURFACE FEATURES TO BE REMOVED AND FILLED WITH CLEAN SOILS.
7. SITE LIES ENTIRELY WITHIN THE TOWN OF BETHLEHEM WATER DISTRICT NO. 1 AND SEWER DISTRICT , DELMAR FIRE DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.
8. 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.
9. PRIOR TO ANY WORK IN THE MURRAY AVENUE RIGHT OF WAY , THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN OF BETHLEHEM HIGHWAY DEPARTMENT.
10. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER , THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
11. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON SHEETS 1&2 , THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST , OR AS A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
12. 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. NO GRADING, FILLING OR DISTURBANCE SHALL TAKE PLACE WITHIN THESE WETLANDS UNLESS APPROVED BY THE US ARMY CORPS OF ENGINEERS.
13. 5' MIN HORIZONTAL SEPARATION REQUIRED BETWEEN CATCH BASINS AND WATERMAINS.
14. NO FOOTING, FOUNDATION OR ROOF DRAINS WILL BE ALLOWED TO CONNECT TO THE SANITARY SEWER SYSTEM.
15. WATER SERVICES TO EACH LOT ARE TO BE INSTALLED AFTER THE LOCATION OF THE DRIVEWAY IS KNOWN.
16. ANY PROPOSED RETAINING WALLS ARE TO BE CERTIFIED BY THE HOME BUILDERS/DEVELOPERS ENGINEER, NOT THE BUILDING DEPARTMENT, BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
17. Underground utilities are shown from field location if possible. Others are shown from record data. Their exact location may be different from that as shown and others may exist.
18. This survey has been prepared in accordance with the code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors as last revised July 1997.
19. This survey was prepared without the benefit of an up to date obstract of title or title report and is subject to any statement of fact that such obstract of title or title report may reveal.



TYPICAL LOT LAYOUT
NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

UTILITY MATERIALS LIST

1. WATERMAIN TO BE 8" DIAMETER DUCTILE IRON PIPE CLASS 52 WITH 5' MIN. COVER. SERVICE LINES TO BE 3/4" COPPER TYPE K.
2. SANITARY SEWERS TO BE 8" PVC SDR 26 ,LATERALS TO BE 6" PVC SDR 26.
3. STORM MAINS UNDER PAVEMENT TO BE HCMP (WITH PAVED INVERTS). MAINTAIN 2.5' COVER MINIMUM. ALL LATERAL STUBS TO BE 4" PVC SCH 40 @ 1.0% MIN. ALL OTHER OFFROAD STORM PIPES TO BE HDPE OR HCMP AS APPLICABLE.

MAP REFERENCE:

1. "BOUNDARY LINE ADJUSTMENT MAP, #203 & #215 MURRAY AVENUE, LANDS N/F KEVIN D. KLEIN, L.2115 P. 487, L.2348 P.673", AS PREPARED BY ABD ENGINEERS AND SURVEYORS, DATED AUGUST 2004 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON 11/17/2004 AS DOCUMENT NO. 9369658.
2. "FINAL SUBDIVISION PLAT, FIELDSTONE CREEK" AS PREPARED BY ABD ENGINEERS AND SURVEYORS, DATED OCTOBER 11, 1995, LAST REVISED 1/9/96, AND FILED IN THE ALBANY COUNTY CLERKS OFFICE ON APRIL 12, 1996, AS MAP NO. 10270, DRAWER 172.
3. "MAP OF PROPERTY OF KEVIN KLEIN" AS PREPARED BY EDWARD BOUTELLE AND SON, DATED JULY 15, 1976.
4. "HAAWK COURT FINAL PLAT SUBDIVISION PLAN LANDS N/F KEVIN D. KLEIN" BY ABD ENGINEERS & SURVEYORS, DATED AUG. 26, 2004, LAST UPDATED 11/17/06. FILED 3/16/07 DOCUMENT NUMBER 9914996 ALBANY COUNTY CLERK.

OWNER/APPLICANT:

ANTHONY CARDONA
C/O McGUIRE & CARDONA, P.C.
16 SAGE ESTATE, SUITE 208
ALBANY, NY 12204

TAX MAP NUMBERS:

96.12-1-24.11
96.12-1-24.12
96.12-1-24.13
96.12-1-24.14

SUB 231

0 INCHES 1 2
Town of Bethlehem, NY

NO.	REVISION	BY	DATE

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INK SIGNED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES.
CERTIFICATIONS INDICATED OR APPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED, & ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.

TODD WESTERVELD, P.L.S.
N.Y.S. LICENSE NO. 50319

RECORD PLAN

SANITARY SEWER

HAAWK COURT AMENDMENT

TO REFERENCE ALBANY COUNTY CLERK
DOCUMENT NO: 9914996 FILED 3/16/07

TOWN OF BETHLEHEM | COUNTY OF ALBANY
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax.518-377-0379

DATE:	SCALE:	DWG.	SHEET OF
NOVEMBER 2013	1"=50'	3169A-RECORD	1 4