

NOTE: TOWN ACCESS TO STORMWATER MANAGEMENT AREA TO BE PROVIDED FROM LEONARD PLACE AND THE ACCESS DRIVE SHALL BE FULLY PAVED.

PAVED ACCESS DRIVE

LANDS OF  
MADELINE SHEILA GALVIN  
L. 2442 P. 1033  
L. 2246 P. 493

COMMERCIAL HAMLET  
CORE RESIDENTIAL

MAINTENANCE ACCESS TO STORMWATER POND

LANDS OF  
ALICE CARPENTER  
L. 2629 P. 660

4 SALISBURY ROAD

2 SALISBURY ROAD

"NEW" AREA TO BE MERGED TO 8 SALISBURY ROAD  
5220± SQ FT / 0.12± AC

STORMWATER MANAGEMENT LOT  
OLD ADDRESS: #6 SALISBURY ROAD  
NEW ADDRESS: #13 LEONARD PLACE  
NEW AREA: 42,922± SQ FT / 0.99± AC

LOT: 10  
16,187± SQ FT  
0.37± ACRE

LOT: 9  
23,611± SQ FT  
0.54± ACRE

DRAINAGE SWALES ALONG PROPERTY LINES TO CAPTURE EXISTING SALISBURY ROAD RUNOFF

PROVIDE POSITIVE DRAINAGE FROM EXISTING DRIVEWAY CULVERT TO NE SWALE.

- TOWN OF BETHLEHEM STANDARD NOTES:
1. CONSTRUCTION FENCE MUST BE INSTALLED ALONG WETLAND BOUNDARIES AND BUFFERS WITHIN 25 FT OF ANY ACTIVITY.
  2. ALL DISTURBED SOILS MUST BE STABILIZED WITH A MINIMUM COVER OF MULCH WITHIN 14 DAYS OF LAST ACTIVITY.
  3. ALL E&SC MEASURES MUST BE INSPECTED AND MAINTAINED IN COMPLIANCE WITH § 128-49 OF THE TOWN CODE.
  4. ALL CUT AND FILL SLOPES WITHIN THE AREA OF DISTURBANCE MUST HAVE A MAXIMUM SLOPE OF 3:1 (H:V) OR 33%.
  5. ALL DRIVEWAYS AND WALKWAYS CONSTRUCTED ON THE PROPERTY MUST NOT EXCEED A MAXIMUM SLOPE OF 10%.
  6. FINAL GRADING MUST ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES WITH A MINIMUM OF SLOPE OF 1%.
  7. TYPICALLY, GARAGE FINISHED FLOOR (GFF) IS TO BE 18" ABOVE THE EXISTING ROADWAY CENTERLINE ELEVATION.
  8. NOTIFY THE ENGINEERING DIVISION OF ANY DEVIATIONS IN BUILDING LOCATION OR GRADING FROM APPROVED PLANS.

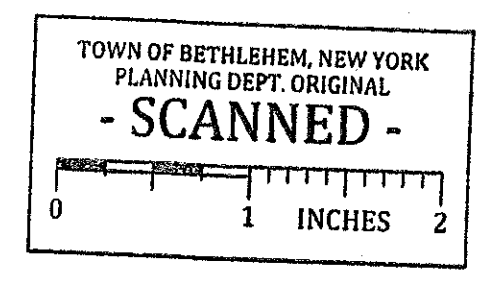
- NOTES:
1. THERE SHALL BE POSITIVE DRAINAGE AROUND THE PROPOSED HOUSE FOUNDATIONS.
  2. ROOF GUTTERS TO BE DIRECTED TOWARDS LAWN/VEGETATED AREAS. GUTTERS SHALL NOT BE DIRECTED TO DRYWELLS OR EXISTING DRAINAGE SYSTEM.

GENERAL NOTE:  
ORANGE CONSTRUCTION FENCE MUST BE INSTALLED ALONG THE WETLAND BOUNDARIES WHENEVER THE PROPOSED LIMITS OF DISTURBANCE ARE WITHIN 50 FEET OF THE DELINEATED FEDERAL WETLANDS

EASEMENT NOTES:  
1. CELLAR DRAIN PRIVATE EASEMENT ON #8 SALISBURY ROAD (LOT 9) IS NOT REQUIRED.  
2. UTILITY EASEMENT TO TOWN OF BETHLEHEM ON #8 SALISBURY ROAD (LOT 9) IS NOT REQUIRED

SUBDIVISION REFERENCE:  
1. PREVIOUS SUBDIVISION PREPARED BY CREIGHTON MANNING ENGINEERING, ENTITLED "THE PINES AT NORMANSIDE, LEONARD PLACE: FINAL PLAT", AND DATED JANUARY 7, 2013, WAS SIGNED BY THE TOWN OF BETHLEHEM PLANNING BOARD CHAIRMAN FOR ENDORSEMENT OF FINAL PLAT APPROVAL ON FEBRUARY 6, 2013 AND FILED AS 246-CF. THE FINAL PLAT APPROVAL WAS RECEIVED BY THE ALBANY COUNTY CLERK ON FEBRUARY 13, 2013 AND FILED AS DOCUMENT #11334902.  
2. THE FEBRUARY 6, 2013 FINAL PLAT APPROVAL SUPERSEDED THE PREVIOUS PLAT FILED OCTOBER 26, 2012.

SURVEY REFERENCE:  
1. EXISTING CONDITIONS SURVEY COMPLETED BY BREWER ENGINEERING ASSOCIATES, P.C.  
2. WETLAND LINES SHOWN ARE BASED ON A DELINEATION CONDUCTED BY INFINGY ENGINEERING AND SURVEYING IN SEPTEMBER, 2007.  
3. WETLAND LINES IN LIMITED AREAS OR FILL AS SHOWN ON THE PLANS ARE AUTHORIZED UNDER ACCE PERMIT APPLICATION NUMBER NAN-2007-01349.  
4. ADDITIONAL UTILITIES LOCATED BY INFINGY ENGINEERING AND SURVEYING ON NOV. 19, 2009.  
5. ADDITIONAL TOPOGRAPHY AND SITE FEATURES LOCATED BY INFINGY ENGINEERING AND SURVEYING ON APRIL 12, 2010.



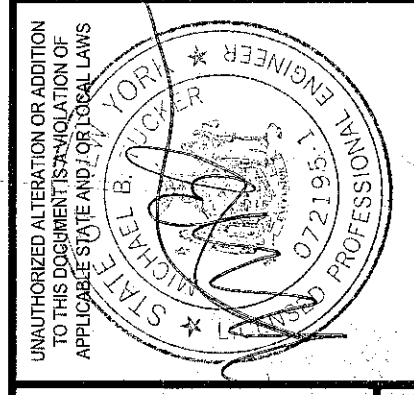
Albany County Clerk  
Document Number 11455612  
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TOWN OF BETHLEHEM APPROVAL  
PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
FINAL PLAT APPROVAL  
WHEN SIGNED BY THE DUTY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAN.  
SIGNED: *Chayse J. ...*  
TITLE: *Chairman*  
DATE: *5/14/2013*  
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. *246CF*

Cert 246CF A1 LL  
SUB

APPLICANT / OWNER:  
KEYSTONE BUILDERS

LOT LINE ADJUSTMENT  
BETWEEN 8 SALISBURY ROAD AND  
6 SALISBURY ROAD (TOWN  
STORMWATER MANAGEMENT LOT) -  
THE PINES AT NORMANSIDE SUBDIVISION



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THE PINES AT NORMANSIDE  
LEONARD PLACE  
TOWN OF BETHLEHEM, NEW YORK  
SUBDIVISION, GRADING, AND  
DRAINAGE PLAN

C 1  
SHEET NUMBER 1 of 2

Cert 246 CF A1 LL 5/17/2013