THIS AREA IS SUBJECT TO A MEMORANDUM OF AGREEMENT AMONG THE UNITED STATES ARMY CORPS OF ENGINEERS NEW YORK DISTRICT, THE NEW YORK STATE OFFICE OF PARKS, RECREATION, AND HISTORIC PRESERVATION STATE HISTORIC PRESERVATION OFFICE, AND VISCUSI BUILDERS LTD REGARDING ARCHEOLOGICAL DATA RECOVERY AT DELMAR POINTE PLANNED DEVELOPMENT DISTRICT, USACE APPLICATION NAN-2006-03387-MOA, AND SHPE_FY09FR0454

IDENTIFIED 18" OR LARGER CALIPER TREES (SEE TREE INVENTORY TABLE)

50' PDD BUFFER

50' PDD BUFFER

ANGLE OF REPOSE 1:3 FROM BOTTOM OF BANK (SEE NOTE 14)

ANGLE OF REPOSE 1:3 FROM BOTTOM OF BANK (SEE NOTE 14)

"PDD" RURAL HAMLET "RH"

RURAL HAMLET "RH"

DELAWARE AVENUE (N.Y.S. ROUTE 443)

SITE DISTANCE=480

SITE DISTANCE=576

FEDERAL WETLANDS

PROPOSED LIMITS OF CLEARING & GRADING

LANDS N/F RUDOLF P. SOLLECI, INC. L.2204 P.1157

785 DELAWARE AVENUE EXISTING BLDG (MIXED USE)

REMOVE PAVEMENT TO HANDICAP RAMP, TOPSOIL AND SEED

PAVEMENT TO REMAIN FOR FUTURE OUTDOOR PATIO EXPANSION

3 SPACES GAINED

CURB STOPS

NEW PAVEMENT TO BE INSTALLED

RURAL HAMLET "RH"

50' PDD BUFFER

50' PDD BUFFER

SEE SHEET 4 – MATCH LINE –

TERBURN LANE (PRIVATE ROAD)

SLOPE STABILIZATION AREA (SEE DETAIL-SHEET 10)

STORMWATER MANAGEMENT AREA #4

STONE FOREBAY

MICROPOOL

STM14 RIM=224.6 INV=219.2

AZEBO

LIGHT & MED. STONE FILL

MAIL BOXES

HOLLANDALE WAY (PRIVATE ROAD)

8" C-900 WATER MAIN

HOTBOX (SEE DETAIL)

CONNECT TO EXIST. MANHOLE WITH KOR N SEAL CONNECTION

METAL END SECTION INV=222.2

DIRECTIONAL BORE 8" HDPE UNDER DELAWARE AVE.

CUT IN CONNECTION TO EXISTING 16" WATER MAIN (2)16" SOLID SLEEVES, (1)16"X16"X8" TEE, (1)16" G.V. & (1)8" G.V

METAL END SECTION INV=222.1

INV=222.2

LIGHT & MEDIUM STONE FILL

METAL END SECTION INV=223.8

40 LF – 15" HDPE @ 0.50%

METAL END SECTION INV=224.0

BACK TAP CONNECTION

DIRECTIONAL BORE UNDER DELAWARE AVE.

WATER METER PIT PER TOWN OF BETHLEHEM SPECIFICATIONS. SEE TOWN LONG DRIVEWAY NOTES

CONNECT TO EXIST. SEWER MAIN WITH PIPE AND FITTINGS AS NECESSARY

"PDD" RESIDENTIAL "RA"

FEDERAL WETLANDS

35' FRONT SETBACK

EVERGREEN TREES TO BE RELOCATED AS FEASIBLE, BEHIND LOTS 1, 2, 13 & 14

PROPOSED WETLAND MITIGATION AREA #1 0.23 ACRES

SINGLE FAMILY FFE=232.5 GARAGE=232.5

35' FRONT SETBACK

SEWER EASEMENT

25' REAR SETBACK

10' SIDE SETBACK

RESIDENTIAL "RA"

RESIDENTIAL "RA"

FEDERAL WETLANDS CONTINUE

LANDS N/F VICKI S. LOUDIS L.2701 P.630 807 DELAWARE AVE.

50' PDD BUFFER

50' PDD BUFFER

PLANNED DEVELOPMENT DISTRICT "PDD"

UPLAND

LANDS N/F ANTHONY & MICHELLE CASEY L.2753 P.708 17 RIDGEFIELD DRIVE

LANDS N/F DELMAR DEVELOPMENT PARTNERS LLC L.2614 P.62

ADJ. MULTI-FAMILY STRUCTURE

ADJ. RESIDENTIAL STRUCTURE

800

807

799

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A NOVEMBER 2005 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 NEW YORK ONE CALL 1-800-962-7962.

3. ELEVATIONS BASED ON USGS DATUM.

4. WETLANDS DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES SEPTEMBER 2003.

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.

6. SITE LIES ENTIRELY WITHIN THE TOWN OF BETHLEHEM WATER DISTRICT NO. 1 AND SEWER DISTRICT , DELMAR FIRE DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.

7. 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.

8. PRIOR TO ANY WORK IN THE DELAWARE AVENUE RIGHT OF WAY , THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM NYSDOT.

9. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER , THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM NYSDOT.

10. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON THESE PLANS, 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 PROBLEMS.

11. 6' MIN HORIZONTAL SEPARATION REQUIRED BETWEEN CATCH BASINS AND WATERMAINS.

12. NO FOOTING, FOUNDATION OR ROOF DRAINS WILL BE ALLOWED TO CONNECT TO THE SANITARY SEWER SYSTEM.

13. ANGLE OF REPOSE 1:3 MAXIMUM FROM BOTTOM OF BANK PER GEOTECHINCAL REPORT BY DENTE ENGINEERING.

14. TEST PITS PERFORMED BY DENTE ENGINEERS ON DECEMBER 3, 2010. SEE GEOTECHNICAL REPORT DATED DECEMBER 30, 2010.

15. CONSTRUCTION OF FILL SOILS BENEATH THE BUILDINGS AND ROADWAY RAVINE CROSSING, IN ADDITION TO SLOPES AROUND THE BUILDINGS SHALL REFER TO DENTE ENGINEERING, JANUARY 7, 2013 LETTER OF RECOMENDATION.

16. DATA RECOVERY PLAN IS TO BE UPDATED PRIOR TO CONSTRUCTION.

TOWN OF BETHLEHEM NOTES FOR ALL DRIVEWAYS OVER 100 FEET

1. DRIVEWAY WIDTH IS 11 FEET MINIMUM.

2. ALL TURNS IN THE DRIVEWAY TO HAVE RADII TO ACCOMMODATE TURNING RADIUS OF EMERGENCY VEHICLES, OR WIDENED WIDTHS TO ACCOMMODATE SUCH VEHICLES.

3. DRIVEWAY GRADES NOT TO EXCEED 10%.

4. DRIVEWAY CONSTRUCTION IS IN ACCORDANCE WITH TOWN HIGHWAY SPECIFICATIONS WITH THE ASPHALT SURFACE OPTIONAL. THE DRIVEWAY SHALL BE PAVED FROM THE EDGE OF EXISTING ROADWAY PAVEMENT TO THE LIMITS OF THE PUBLIC ROAD RIGHT-OF-WAY. CONSTRUCTION TO ACCOMMODATE EMERGENCY VEHICLE LOADINGS FOR THE SOIL CONDITIONS PRESENT.

5. ADEQUATELY DESIGNED DRIVEWAY CULVERTS TO BE INSTALLED IN ALL DRIVEWAYS TO ACCOMMODATE LOCAL DRAINAGE PATTERNS.

6. A PLACARD IDENTIFYING THE HOUSE NUMBER OF THE RESIDENCE IN FOUR INCH MINIMUM SIZE NUMERALS TO BE INSTALLED ADJACENT TO THE DRIVEWAY AT THE PUBLIC RIGHT-OF-WAY LINE.

TOWN OF BETHLEHEM NOTES FOR ALL DRIVEWAYS OVER 200 FEET

1. A WATER METER PIT IS TO BE INSTALLED ADJACENT TO AND OUTSIDE OF THE PUBLIC ROAD RIGHT-OF-WAY. ALL WATER METERS ARE RADIO READ METERS, AND ARE FURNISHED AND INSTALLED BY THE TOWN WATER DEPARTMENT. (THE PROJECT OWNER INSTALLS THE METER PIT.)

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
By direction of the Chairman, these drawings are hereby approved.
See sheet(s) 3 & 5
for date and signature.

CHAIRMAN, PLANNING BOARD

TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -
0 1 INCHES 2

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.

ALBANY COUNTY DEPT. OF HEALTH

LEGEND

- PDD BOUNDARY LINE
- 376 – EXISTING CONTOUR
- 354 – PROPOSED CONTOUR
- W – PROPOSED WATERLINE
- SA – PROPOSED SANITARY SEWER
- ST – PROPOSED STORM SEWER
- PROPOSED LOT LINE
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NO.	REVISION	BY	DATE
8.	FINAL APPROVAL COMMENTS	JJB	9/25/15
7.	TOWN COMMENTS	JJB	9/8/15
6.	DOT, TOWN & TDE COMMENTS	JJB	5/29/15
5.	DOT, TOWN & TDE COMMENTS	JJB	1/5/15
4.	TOWN & TDE COMMENTS	JJB	9/8/14
3.	TOWN, TDE & D.O.T. COMMENTS	JJB	7/31/14
2.	TOWN AND D.O.T. COMMENTS	JJB	5/2/14
1.	RELOCATED UNITS 13 & 14	LAP	1/29/14

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

JOSEPH J. BIANCHINE, P.E.
N.Y.S. LICENSE NO. 50226

GRADING & UTILITIES PLAN
DELMAR POINTE SUBDIVISION
DELAWARE AVENUE

TOWN OF BETHLEHEM | COUNTY OF ALBANY
STATE OF NEW YORK

ABD ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE:	SCALE:	DWG.	SHEET OF
OCTOBER, 2013	1" = 40'	3127-PDD-1_rev	5 12