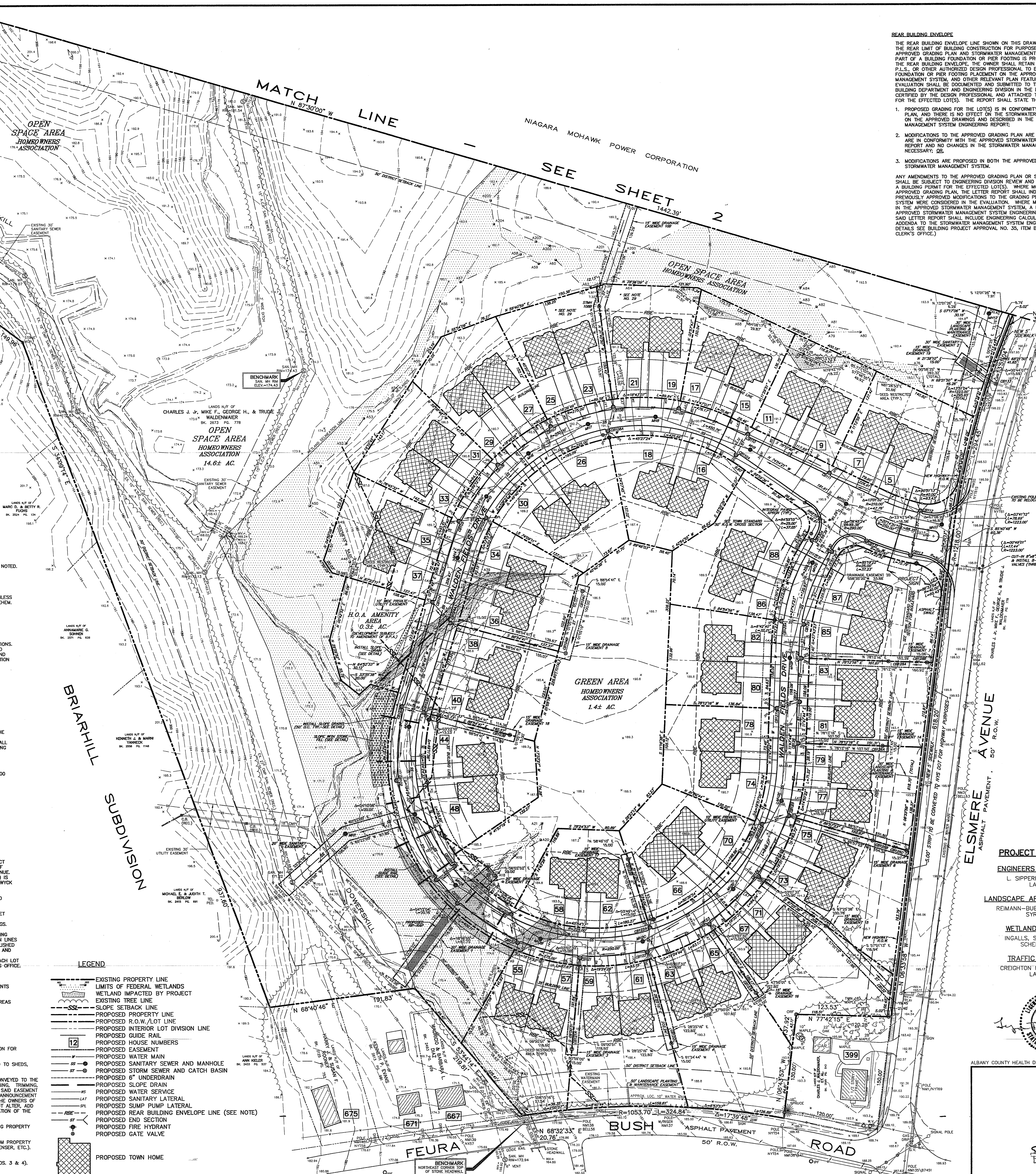
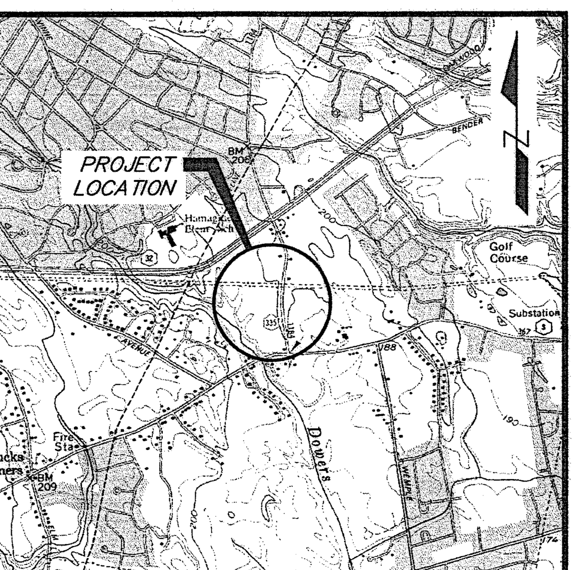


REAR BUILDING ENVELOPE

THE REAR BUILDING ENVELOPE LINE SHOWN ON THIS DRAWING IS INTENDED TO ESTABLISH THE REAR LIMIT OF BUILDING CONSTRUCTION FOR PURPOSES OF CONFORMANCE WITH THE APPROVED GRADING PLAN AND STORMWATER MANAGEMENT SYSTEM. IN THE EVENT ANY PART OF A BUILDING FOUNDATION OR PIER FOOTING IS PROPOSED TO BE LOCATED BEYOND THE REAR BUILDING ENVELOPE, THE OWNER SHALL RETAIN THE SERVICES OF A LICENSED P.E., P.L.S., OR OTHER AUTHORIZED DESIGN PROFESSIONAL TO EVALUATE THE EFFECT OF THE FOUNDATION OR PIER FOOTING PLACEMENT ON THE APPROVED GRADING PLAN, STORMWATER MANAGEMENT SYSTEM, AND OTHER RELEVANT PLAN FEATURES. THE RESULTS OF THE EVALUATION SHALL BE DOCUMENTED AND SUBMITTED TO THE TOWN OF BETHLEHEM BUILDING DEPARTMENT AND ENGINEERING DIVISION IN THE FORM OF A LETTER REPORT, CERTIFIED BY THE DESIGN PROFESSIONAL AND ATTACHED TO THE PROPOSED BUILDING PLAN FOR THE EFFECTED LOT(S). THE REPORT SHALL STATE THAT:

1. PROPOSED GRADING FOR THE LOT(S) IS IN CONFORMITY WITH THE APPROVED GRADING PLAN, AND THERE IS NO EFFECT ON THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THE APPROVED DRAWINGS AND DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT;
2. MODIFICATIONS TO THE APPROVED GRADING PLAN ARE PROPOSED, BUT SUCH MODIFICATIONS ARE IN CONFORMITY WITH THE APPROVED STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT AND NO CHANGES IN THE STORMWATER MANAGEMENT SYSTEM DESIGN ARE NECESSARY; OR,
3. MODIFICATIONS ARE PROPOSED IN BOTH THE APPROVED GRADING PLAN AND THE APPROVED STORMWATER MANAGEMENT SYSTEM.

ANY AMENDMENTS TO THE APPROVED GRADING PLAN OR STORMWATER MANAGEMENT SYSTEM SHALL BE SUBJECT TO ENGINEERING DIVISION REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE EFFECTED LOT(S). WHERE MODIFICATIONS ARE PROPOSED IN THE APPROVED GRADING PLAN, THE LETTER REPORT SHALL INDICATE THAT ALL PERTINENT AND PREVIOUSLY APPROVED MODIFICATIONS TO THE GRADING PLAN AND STORMWATER MANAGEMENT SYSTEM WERE CONSIDERED IN THE EVALUATION. WHERE MODIFICATIONS ARE ALSO PROPOSED IN THE APPROVED STORMWATER MANAGEMENT SYSTEM, A LETTER REPORT, AMENDING THE APPROVED STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT SHALL ALSO BE SUBMITTED. SAID LETTER REPORT SHALL INCLUDE ENGINEERING CALCULATIONS AND CONSIDER ANY PRIOR ADDENDA TO THE STORMWATER MANAGEMENT SYSTEM ENGINEERING REPORT. (FOR FURTHER DETAILS SEE BUILDING PROJECT APPROVAL NO. 35, ITEM B-4-b.(3), ON FILE IN THE TOWN CLERK'S OFFICE.)



SITE LOCATION MAP

SCALE : 1" = 2000'

SLOPE SETBACK LINE

FOR PROJECTS HAVING SLOPES WITH SLIPPAGE PRONE SOILS, A "SLOPE SET BACK LINE" IS SHOWN AND LABELED AS SUCH ON THE PLAT.

THE EXISTING CONDITIONS SOIL SLOPES FOR PORTIONS OF LOTS NO. 35, 37, 40, 44, 48, 55, 57 AND 59 WALDEN FIELDS DRIVE, THE H.O.A. AMENITY AREA, AND THE 1.4 AC. H.O.A. PARCEL EXCEED THE 1' VERTICAL TO 5' HORIZONTAL SLOPE GUIDELINES IDENTIFIED BY THE TOWN OF BETHLEHEM PUBLIC WORKS DEPARTMENT AS THE SAFE DEVELOPMENT SLOPE FOR THE GENERIC PROJECT SOILS. A GEOTECHNICAL INVESTIGATION, ANALYSIS AND REPORT HAS BEEN PERFORMED FOR THESE SUBJECT LOTS BY VERNON HOFFMAN P.E., SOILS AND FOUNDATION ENGINEERS, DATED FEBRUARY 24, 2003, WITH REGARDS TO THE PROPOSED HOUSES, THEIR FIRST FLOOR AND BASEMENT ELEVATIONS AND OTHER IMPROVEMENTS SHOWN IN THESE AREAS, AS SHOWN ON THIS GRADING PLAN. THE GEOTECHNICAL INVESTIGATION ESTABLISHES THAT PROPOSED HOMES WITH BASEMENTS AND OTHER PROPOSED IMPROVEMENTS AS SHOWN CAN BE SAFELY BUILT ON THESE LOTS AS PROPOSED. THE CONTRACTOR AND BUILDER SHALL RECEIVE A COPY OF THE GEOTECHNICAL INVESTIGATION REPORT AND FULLY IMPLEMENT ITS RECOMMENDATIONS REGARDING DEVELOPMENT ON THESE LOTS.

SOILS NOTES

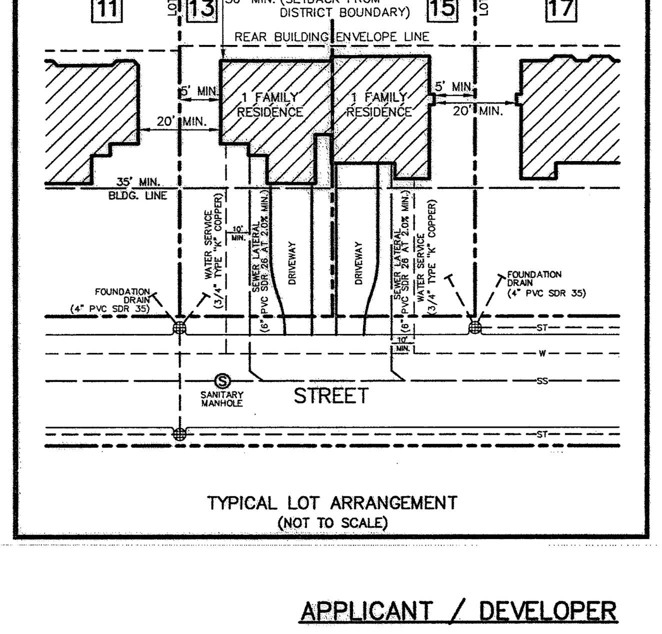
1. THE DEVELOPER SHALL HAVE A SITE-SPECIFIC SOILS REPORT WRITTEN FOR ANY LOT THAT HAS A PROPOSED FOUNDATION FOOTPRINT THAT IS LOCATED ON THE DOWNHILL SIDE OF THE SLOPE SET BACK LINE AS SHOWN ON THE LAND DEVELOPMENT PLAN(S) SHEET 1 AND SHEET 2 AND THE GRADING PLAN(S) SHEET 3 AND SHEET 4. ADDRESSING THE SLOPE STABILITY ISSUE AND HAVING BEEN DULY PREPARED BY A LICENSED GEOTECHNICAL ENGINEER, THE REPORT SHALL BE SUBMITTED TO THE TOWN BUILDING INSPECTOR 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. THIS PERTAINS TO, BUT IS NOT LIMITED TO, THE FOLLOWING LOTS: 35, 37, 55 AND 57 WALDEN FIELDS DRIVE AND THE H.O.A. AMENITY PARCEL.
2. IN ADDITION TO THE ABOVE LOTS, THE DEVELOPER SHALL INCLUDE A DEED NOTICE IN THE DEED FOR ANY OTHER LOT THAT HAS A SLOPE SET BACK LINE SHOWN ON IT AS SHOWN ON THE LAND DEVELOPMENT PLAN(S) SHEET 1 AND SHEET 2 AND THE GRADING PLAN(S) SHEET 3 AND SHEET 4. THE DEED NOTICE SHALL BE WRITTEN AS IN NOTE 4 BELOW. THIS PERTAINS TO, BUT IS NOT LIMITED TO, THE FOLLOWING LOTS: 40, 44, 48 AND 59 WALDEN FIELDS DRIVE AND THE 1.4 AC. H.O.A. PARCEL.
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 AS INDICATED IN SOILS NOTES 1 & 2 ABOVE. THE CONDITION WILL STATE THAT THE DEED FOR THE TRANSACTION WILL HAVE A DEED NOTICE AS WRITTEN IN 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 SLIPPAGE-PRONE NATURE OF THE SOIL CONDITIONS ASSOCIATED WITH THE SLOPES ON THIS PROPERTY, THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER SHOULD BE OBTAINED BEFORE ANY CHANGES ARE MADE ON THE PROPERTY, SUCH AS PLACING FILL, RE-GRADING, BUILDING RETAINING WALLS, CUTTING TREES, INSTALLING 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 WILL BE ON FILE AND AVAILABLE AT THE TOWN OF BETHLEHEM BUILDING DEPARTMENT."

SITE STATISTICS

ZONING:	PLANNED RESIDENCE DISTRICT (PRD-13)
NO. OF BUILDING LOTS:	92
TOTAL PROJECT AREA:	52.75± AC.
TOTAL AREA OF LOTS:	23.60± AC.
TOTAL OPEN AREA:	23.94± AC.
TOTAL LENGTH NEW HIGHWAYS:	WALDEN FIELDS DRIVE: 2209.20' DALTON COURT: 690.09' SEDGEWYCK DRIVE: 690.27' CAMDEN CIRCLE: 840.36' TOTAL: 4429.92'
MIN. FRONT YARD:	35'
MIN. DISTRICT BOUNDARY SETBACK:	50' AT PRD BOUNDARY
MIN. REAR YARD:	10' ADJACENT TO COMMON AREA
LOT USAGE:	ATTACHED SINGLE FAMILY RESIDENTIAL

NOTE: ACCESSORY STRUCTURES SHALL BE PERMITTED IN REAR YARDS ONLY, AND LOCATED NO CLOSER THAN 10' TO ANY PROPERTY LINE. SEE THE REAR BUILDING ENVELOPE NOTES ON THIS DRAWING. THESE NOTES SPECIFICALLY APPLY TO ALL CHANGES IN HOUSE LOCATIONS FROM WHAT IS SHOWN ON THIS DRAWING.



TYPICAL LOT ARRANGEMENT
(NOT TO SCALE)

EXISTING CONDITION NOTES:

1. BOUNDARY EVIDENCE AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON FEB., 2001 THROUGH MARCH, 2002 IN THE PRESENCE OF ICE AND SNOW WHICH OBSCURED OR OBSTRUCTED CERTAIN PHYSICAL FEATURES AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT OCCASION.
2. TAX MAP DESIGNATION: 97.09-2-5.1
3. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. CHICAGO TITLE INSURANCE COMPANY CERTIFICATE FOR TITLE INSURANCE NO. 2103-30637 USED TO PROVIDE RECORD INFORMATION REGARDING THE SUBJECT PREMISES.
6. ELEVATIONS BASED ON NGVD 1929 DATUM.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.

STANDARD NOTES:

1. UNLESS INDICATED OTHERWISE, ALL PROPOSED:
   A) WATER MAINS ARE 8" D.I.P. CLASS-52
   B) SANITARY MAINS ARE 8" PVC SDR-26 / LATERALS ARE: 6" PVC SDR-26
   C) STORM PIPES ARE: HDPE 12"ø - 24"ø / CMP INVERT PAVED & COATED GAUGE 16 12"ø - 24"ø / CMP INVERT PAVED & COATED / GAUGE 14 30"ø / FOUNDATION DRAINS ARE: 4" PVC SDR 35., UNLESS OTHERWISE NOTED.
   D) CATCH BASINS, STORM MANHOLES, AND SANITARY MANHOLES ARE 4' I.D., UNLESS OTHERWISE NOTED.
2. NO SUMP PUMP, ROOF DRAIN, CELLAR DRAIN, OR FOOTING DRAIN SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
3. ALL PROPOSED STREET RIGHT OF WAY (R.O.W.) WIDTHS ARE 50 FT., UNLESS INDICATED OTHERWISE. ALL PROPOSED DRAINAGE, WATER, AND SANITARY SEWER EASEMENTS ARE 20 FT. WIDE MINIMUM, UNLESS OTHERWISE INDICATED. SAID EASEMENTS AS SHOWN ARE TO BE GRANTED TO THE TOWN OF BETHLEHEM. ALL NEW STREET R.O.W. AS SHOWN IS TO BE CONVEYED TO THE TOWN OF BETHLEHEM.
4. TAX MAP ID NO: PORTION OF 97.09-2-5.1
5. STREET RIGHT-OF-WAY MONUMENTS TO BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A SET OF THESE STANDARD DETAILS AND SPECIFICATIONS FOR USE ON THE JOB. CONTRACTOR SHALL CHECK AND VERIFY ALL STATIONING AND ELEVATIONS FOR CONFORMANCE WITH TOWN STANDARDS AND INTENT OF PLANS PRIOR TO INSTALLATION OF UTILITIES.
7. ALL ELEVATIONS SHOWN ARE ON NGVD 1929 ELEVATION BASE.
8. PRIOR TO ANY WORK IN THE FEURA BUSH ROAD AND ELSMERE AVENUE RIGHTS-OF-WAY, THE CONTRACTOR SHALL OBTAIN THE NECESSARY HIGHWAY WORK PERMITS FROM NYSDOT.
9. PRIOR TO ANY WORK IN THE TOWN OF BETHLEHEM ROAD RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
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. ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND THE INSTALLATION OF WATER MAIN, STORM SEWERS, AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS IDENTIFIED ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED. SEE GENERAL NOTES FOR MATERIALS SPECIFICATIONS OF CONTROLLED FILL.
12. FEDERAL JURISDICTION WETLAND BOUNDARIES WERE DETERMINED WITHIN THE LIMITED AREA SHOWN ON THESE PLANS BY INGALLS SMART ASSOCIATES IN ENGINEERING AND SURVEYING, SEPTEMBER, 2000 TO OCTOBER, 2001 AND FIELD SURVEY LOCATED AS SHOWN ON THESE PLANS.
13. UTILITY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM VARIOUS RECORD SOURCES, SUPPLEMENTED WITH FIELD SURVEY INFORMATION. SIZE AND LOCATION OF UNDERGROUND UTILITIES ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
14. FOR THE CONSTRUCTION OF THE PROPOSED WETLAND MITIGATION AREAS, SEE PLANS ENTITLED, "WETLAND IMPACT ANALYSIS PLAN - WALDENMAIER - ELSMERE AVENUE & FEURA BUSH ROAD", LATEST REVISED 11/21/2001, PERMIT APPLICATION NO. 2001-01307-YN, DATED 3/15/2002.
15. CONTOURS AND TOPOGRAPHIC FEATURES WITHIN THE SUBJECT PROPERTY ARE BASED ON FIELD SURVEY PERFORMED BY L. SIPPERLY & ASSOCIATES, JAN. 2001 THROUGH FEB. 2001.
16. THE CONTRACTOR SHALL CALL DIG, NY (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED IN THE FIELD.
17. THIS SUBDIVISION IS ENTIRELY WITHIN THE BETHLEHEM SEWER AND SCHOOL DISTRICTS. SAID DISTRICT BOUNDARY LINES DO NOT SHOW ON THESE PLANS AS NONE OF THEM APPEAR WITHIN THE LIMITS OF THIS SUBDIVISION. THE FIRE DISTRICT BOUNDARY LINE IS ALONG THE CENTERLINE OF ELSMERE AVENUE. DEVELOPMENT ON THE WEST SIDE OF ELSMERE AVENUE (WALDEN FIELDS DRIVE AND DALTON COURT) IS WITHIN THE DELMAR FIRE DISTRICT. DEVELOPMENT ON THE EAST SIDE OF ELSMERE AVENUE (SEDGEWYCK DRIVE AND CAMDEN CIRCLE) IS WITHIN THE SELKIRK FIRE DISTRICT.
18. THE COMMON LANDS OF THE HOMEOWNERS ASSOCIATION ARE SUBJECT TO A BLANKET EASEMENT TO BE GRANTED TO THE TOWN OF BETHLEHEM, FOR DRAINAGE AND UTILITY PURPOSES.
19. SEWER MAINS IN RELATION TO WATER MAINS: SEWERS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF 18 INCHES BETWEEN THE SEWER AND WATER MAIN CROSSINGS.
20. BUILDING LOTS SHOWN HEREON CONSIST OF TWO LOTS EACH WITH AN INTERIOR DIVISION LINE RUNNING THROUGH THE COMMON WALL OF THE ATTACHED SINGLE FAMILY STRUCTURE. INTERIOR LOT DIVISION LINES AS SHOWN ARE APPROXIMATE. EXACT LOCATION AND DIMENSIONS OF SAID LINES SHALL BE ESTABLISHED AT THE TIME HOUSE FOUNDATIONS ARE CONSTRUCTED. UPON CONSTRUCTION OF THE FOUNDATION, AND PRIOR TO ISSUANCE OF A C.O., PLOT PLANS SHOWING THE ESTABLISHED INTERIOR DIVISION LINE, ALONG WITH DIMENSIONAL CHANGES IN ANY OTHER AFFECTED LOT, WILL BE PREPARED FOR EACH LOT AND FILED WITH THE TOWN BUILDING DEPARTMENT, PLANNING BOARD, AND ALBANY COUNTY CLERK'S OFFICE.
21. THERE SHALL BE NO DRIVEWAYS ONTO ELSMERE AVENUE.
22. SEE "SOILS NOTES" ON SHEET 3 AND SHEET 4 FOR DEED NOTICE AND BUILDING PERMIT REQUIREMENTS RELATED TO SOILS AND SLOPES ON CERTAIN LOTS IN THIS SUBDIVISION.
23. DEED RESTRICTED AREAS WHICH LIE WITHIN INDIVIDUAL LOT BOUNDARIES AS SHOWN HEREON ARE AREAS PROHIBITED FROM CLEARING, GRADING, FILLING, OR DEVELOPMENT.
24. THE "OPEN SPACE" AREAS SHOWN HEREON ARE DEED RESTRICTED AREAS THAT SHALL REMAIN AS UNDEVELOPED LANDS WITH THE EXCEPTIONS OF CONSTRUCTION OF TRAILS, WALKWAYS AND APPURTENANCES FOR PASSIVE RECREATION, AND CLEARING, GRADING AND CONSTRUCTION ACTIVITY REQUIRED FOR UTILITY PURPOSES. OPEN SPACE AREAS SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
25. THE "GREEN AREA" SHOWN HEREON ARE AREAS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR MANAGEMENT AND MAINTENANCE.
26. 50' DISTRICT SETBACK LINE DENOTES AREA WITHIN WHICH STRUCTURES, INCLUDING BUT NOT LIMITED TO SHEDS, DECKS AND PORCHES, AND POOLS, ARE NOT PERMITTED.
27. THE 30' WIDE "LANDSCAPE PLANTING AND MAINTENANCE EASEMENTS" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, WHICH WILL BE RESPONSIBLE FOR THE MAINTENANCE, INSPECTION, PRUNING, TRIMMING, CLEANUP, REMOVAL AND REPLACEMENT OF TREES, SHRUBS AND GROUND COVER PLANTINGS WITHIN SAID EASEMENT LIMITS AND FOR THE MAINTENANCE, INSPECTION, REPAIR AND REPLACEMENT OF THE DEVELOPMENT ANNOUNCEMENT SIGNS, WALLS, LIGHTING, AND APPURTENANCES ALSO LOCATED WITHIN SAID EASEMENT AREAS. THE OWNERS OF LOTS WHICH ARE SUBJECT TO THE "LANDSCAPE PLANTING AND MAINTENANCE EASEMENT" SHALL NOT ALTER, ADD OR REMOVE PLANTINGS WITHIN THIS EASEMENT AREA WITHOUT WRITTEN PERMISSION AND AUTHORIZATION OF THE HOMEOWNERS ASSOCIATION.
28. THE PLANNED RESIDENCE DISTRICT BOUNDARIES FOR THIS DEVELOPMENT COINCIDE WITH THE EXISTING PROPERTY LINES OF THE PARCEL, AS SHOWN ON THIS DRAWING.
29. THE LOCATION OF 21 & 23 WALDEN FIELDS DRIVE ARE FIXED AS SHOWN (AT APPROX. 10 FEET FROM PROPERTY LINE). NO MECHANICAL EQUIPMENT SHALL BE INSTALLED BETWEEN THE UNITS (COMPRESSOR/CONDENSER, ETC.). PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5 FEET AWAY FROM THE STORM SEWER LINE.
30. ALL GRADING IS TO BE PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING PLAN (SHEET NOS. 3 & 4).

FEDERAL WETLAND NOTES:

1. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERALLY REGULATED WETLANDS AS SHOWN ON THESE PLANS, 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 AS A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
2. 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 THESE PLANS. SAID PLOT PLANS SHALL NOTE THAT FURTHER FILL OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.

LEGEND

- EXISTING PROPERTY LINE
- LIMITS OF FEDERAL WETLANDS
- WETLAND IMPACTED BY PROJECT
- EXISTING TREE LINE
- SLOPE SETBACK LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W./LOT LINE
- PROPOSED INTERIOR LOT DIVISION LINE
- PROPOSED GUIDE RAIL
- PROPOSED HOUSE NUMBERS
- PROPOSED EASEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED 6" UNDERDRAIN
- PROPOSED SLOPE DRAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY LATERAL
- PROPOSED SUMP PUMP LATERAL
- PROPOSED REAR BUILDING ENVELOPE LINE (SEE NOTE)
- PROPOSED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED TOWN HOME

NOTE:

BUILDING FOOTPRINTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND MAY VARY. ACTUAL BUILDING FOOTPRINT LOCATIONS MUST MEET THE PRESCRIBED SETBACK AND BUILDING ENVELOPE LINES SHOWN ON THIS DRAWING AND IN THE TYPICAL LOT ARRANGEMENT DETAIL.

PROJECT CONSULTANTS

ENGINEERS AND SURVEYORS
L. SIPPERLY & ASSOCIATES
LATHAM, NY

LANDSCAPE ARCHITECTS/PLANNERS
REIMANN-BUECHNER PARTNERSHIP
SYRACUSE, NY

WETLAND CONSULTANTS
INGALLS, SMART ASSOCIATES
SCHENECTADY, NY

TRAFFIC CONSULTANTS
CREIGHTON MANNING ENGINEERS
LATHAM, NY

APPLICANT / DEVELOPER

ROSEN DEVELOPMENT CORP.
THREE "E" COM PLAZA
ALBANY, NY 12207

LICENSED LAND SURVEYOR · LYNN T. SIPPERLY · 47421 · STATE OF NEW YORK

INCHES 0 1 2
1399 TOWN OF BETHLEHEM H-08

ALBANY COUNTY HEALTH DEPARTMENT APPROVAL

ALBANY COUNTY DEPT. OF HEALTH
DATE JUL 15 2003
These plans for Sewage Disposal and Water System Improvements. Examined and Approved
Stephen S. Lukowski, P.E.
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES

TOWN OF BETHLEHEM APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This plat **APPROVED** subject to such conditions as are stated in Building Project Approval (B/P/A)
No. 35, dated JUL 18 2003
Douglas C. Hasbrouck
Title CHAIRMAN
Date JUL 18 2003

Rev no	Date	Description	By
G	06/06/03	REVISED PER TOWN COMMENTS	J.P.P.
F	04/25/03	REVISED PER TOWN COMMENTS & A.C.D.O.H. COMMENTS	J.P.P.
E	02/07/03	REVISED PER TOWN COMMENTS	D.E.O.
D	11/11/02	REVISED PER TOWN COMMENTS	D.E.O.
C	9/23/02	REVISED PER TOWN COMMENTS	D.E.O.
B	6/07/02	METES AND BOUNDS DATA UPDATED	D.E.O.
A	5/29/02	DATA UPDATED; ISSUED FOR REVIEW	D.E.O.

REVISIONS

L. SIPPERLY & ASSOCIATES
ENGINEERS • SURVEYORS • LAND PLANNERS
696 TROY-SCHENECTADY ROAD, LATHAM, N.Y. 12110
PHONE: (518) 782-1800 FAX: (518) 782-1252

It is a violation of the education law of the state of New York, for any person, unless he is acting under the direction of a Licensed Professional engineer, to alter this document in any way.

06-06-03
Date

STATE OF NEW YORK · NICHOLAS COSTA · 074627 · LICENSED PROFESSIONAL ENGINEER

DESIGNED BY:	
DRAWN BY:	D.E.O.
CHECKED BY:	N.C.
APPROVED BY:	L.T.S.
SCALE:	1" = 50'
DATE:	MAY 15, 2002
ISSUED:	

"WALDENMAIER" PLANNED RESIDENCE COMMUNITY
PLANNED RESIDENCE DISTRICT NO. 13

ELSMERE AVENUE & FEURA BUSH ROAD
COUNTY OF ALBANY
TOWN OF BETHLEHEM
STATE OF NEW YORK

LAND DEVELOPMENT PLAN (1)

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SHEET NUMBER
1
1 OF 20

REV. NO. G
DWG. NO. G-02072

DEV1.dwg 6-9-03 9:30:43 am EST