

## GENERAL NOTES

1. UNDERGROUND UTILITIES ARE SHOWN BASED ON PHYSICAL EVIDENCE LOCATED AT THE GROUND SURFACE.
2. THE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH DIFFERENT FORM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. CONTRACTOR SHALL COMPLY WITH THE STATE OF NEW YORK DEPARTMENT OF PUBLIC SERVICE, 16NYCRR PART 753, EFFECTIVE FEBRUARY 5, 1997. CALL BEFORE YOU DIG @ 1-800-962-7962.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING DISTURBED AS DETERMINED BY THE ARCHITECT. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
7. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT EXPLORATORY TEST PITS AS REQUIRED TO DETERMINE UNDERGROUND CONDITIONS. THE CONTRACTOR SHALL CONDUCT ADDITIONAL PITS AS REQUIRED FOR PERFORMANCE OF WORK AT HIS EXPENSE.
9. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
11. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, CULVERTS, AND DITCHES.
12. ALL MANHOLES, CASTINGS, ETC. AND VALVE BOXES WITHIN PAVED AREAS SHALL HAVE THE TOPS SET FLUSH WITH THE EXISTING PAVEMENT GRADE. IN LANDSCAPED AREAS, ALL FRAMES SHALL BE 0.1' ABOVE GRADE.
13. BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES OR UTILITIES INSTALLED UNDER OTHER CONTRACTS, VERIFY EXISTING UTILITY INVERTS AND NOTIFY ENGINEER IF ANY VARIATION FROM THE PLANS IS REQUIRED.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.

## CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. UNIFORM PLUMBING CODE
2. NATIONAL ELECTRIC CODE
3. LOCAL BUILDING CODE
4. TOWN/COUNTY ORDINANCES

## TOWN OF BETHLEHEM STANDARD NOTES

16. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN OPERATING CONSTRUCTION EQUIPMENT OVER NEW UTILITY TRENCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MINIMUM OF TWO FEET OR MORE, IF REQUIRED, OVER ANY UTILITY LINE SUBJECT TO CONSTRUCTION TRAFFIC.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK, LANE CLOSURES AND DISRUPTIONS WITH GOVERNING AGENCIES.
18. PRIOR TO BIDDING PROJECT, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS.
19. ALL PHYSICAL FEATURES, INDIVIDUAL TREES, LANDSCAPING OR UTILITY LOCATIONS COULD NOT BE POSSIBLY SHOWN ON THE CONTRACT DRAWINGS. EACH BIDDER IS ENCOURAGED TO PERSONALLY INSPECT ALL AREAS OF PROPOSED WORK, IN ORDER TO ENSURE THAT HE IS FAMILIAR WITH THE PHYSICAL LAYOUT OF THE AREA AND THE REQUIREMENTS OF THE WORK.
20. PROPERTY LINES ARE APPROXIMATE AS INTERPOLATED FROM EXISTING MAPPING AND ARE SHOWN FOR REFERENCE ONLY. SEE LIST OF MAP REFERENCES FOR FURTHER INFORMATION.
21. ALL PROPOSED WORK MAY BE VARIED IN THE FIELD BY THE ENGINEER TO MEET EXISTING CONDITIONS.
22. UPON COMPLETION OF THE WORK, ALL DISTURBED AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
23. DISTURBED AREAS SHALL BE RESTORED AS WORK PROGRESSES AS DEEMED APPROPRIATE BY THE ENGINEER IN GENERAL. IF CONSTRUCTIONS COMPLETE ON A STREET, THAT STREET SHALL BE RESTORED AS STATED AND/OR IF CONSTRUCTION HAS ADVANCED 1/2 MILE FROM THE DISTURBED AREA IT SHALL BE RESTORED AS STATED.
24. TURF ESTABLISHMENT: ALL DISTURBED, FILL OR CUT AREAS SHALL BE GRADED, SEEDED, AND MULCHED, WITHIN ONE WEEK OF BACK FILLING SHOULDER AREAS, AS SHOWN ON THE DETAILS, AND LAWN AREAS OF PRIVATE PROPERTY DISTURBED DURING THE COURSE OF THE WORK WILL REQUIRE TOP SOIL BEFORE SEEDING AND MULCHING. ANY AREAS THAT SETTLE OR WASH OUT SHALL BE REPAIRED.
25. WHERE PRACTICAL, ALL EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING CONSTRUCTION.
26. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. TEMPORARY PATCH SHALL BE PLACED AT THE END OF EACH WORKING DAY.
27. ALL CONSTRUCTION STAKE OUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. LOCATION OF MANHOLES, ARE TO BE INDIVIDUALLY STAKED OUT. SEWER MAIN TO BE STAKED OUT AT 100 FOOT STATIONS.
28. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
29. ALL WORK TO BE CONSTRUCTED PER THE TOWN OF BETHLEHEM TOWN STANDARDS.
30. "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."
31. "All elevations shown are on USGS elevation base."
32. "All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%."
33. "Prior to any work in the Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent."
34. "Prior to any work in the County right-of-way, a highway work permit from the County of Albany Department of Public Works is required."
35. "Prior to any work in the State right-of-way, a highway work permit from the New York State Department of Transportation is required."
36. "Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works."
37. "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, 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."
38. "Any lot that has a proposed house location or building envelope that is located on the downhill side of the Safe Set Back Line will need to have a site-specific soils report submitted to the Building Inspector before a building permit will be issued for that lot."
39. "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."
40. "For all lots that have areas designated as preserved Federal Wetlands as shown on the 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 a result of future lot owners filling in and around the areas without regard for local drainage patterns."
41. "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 the plat or Federal Wetlands Map. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities."
42. 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.
43. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.
44. No sump pump, roof drains, cellar drains, or footing drains shall be connected to the sanitary sewer system.

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APR 7 2011  
Town of Bethlehem  
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Drawing Title

## General Notes

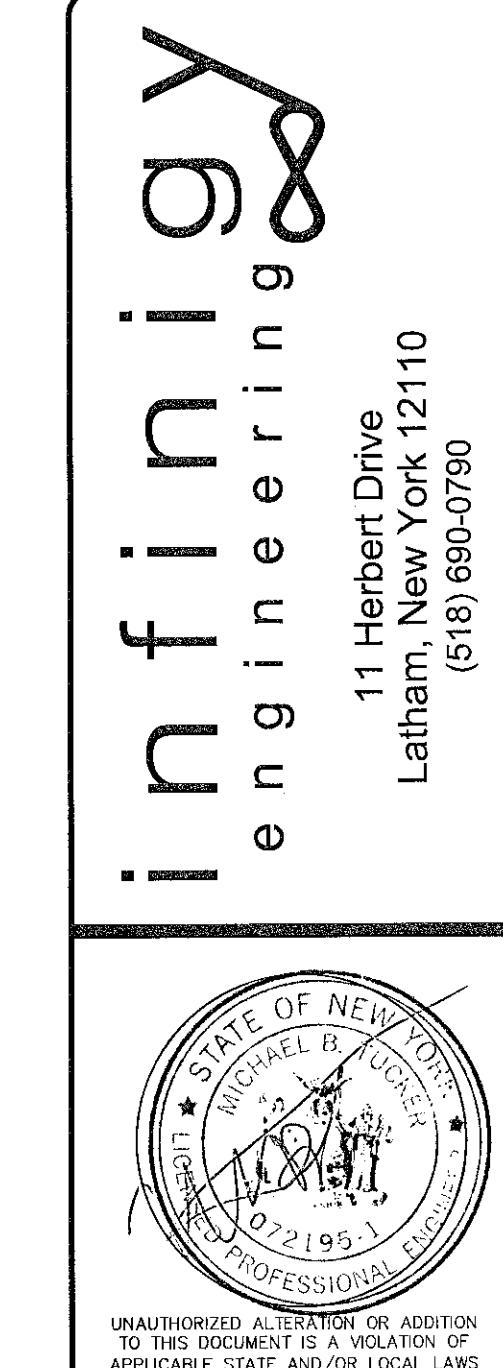
Drawing Scale:  
1" = 40'  
Date:  
3/18/2011

Issued For

SITE PLAN  
APPROVAL

Drawing Number

C-2



|     |                      |       |       |
|-----|----------------------|-------|-------|
| 4   | TOWN COMMENTS        | MBT   | 3/11  |
| 3   | TOWN COMMENTS        | MBT   | 1/11  |
| 2   | TOWN COMMENTS        | MBT   | 12/10 |
| 1   | TOWN COMMENTS        | MBT   | 12/10 |
| No. | Submittal / Revision | App'd | Date  |

Drawn: MBT Date: 10/10  
Designed: MBT Date: 10/10  
Checked: MBT Date: 10/10

Project Number 182-122  
Project Title The Gables at Delmar

The Gables  
at DelmarDelaware Avenue  
Delmar, NY 12054Prepared For  
Keystone  
Builders Inc.RECEIVED  
APR 7 2011  
Town of Bethlehem  
Planning Board

Drawing Title

## General Notes

Drawing Scale:  
1" = 40'  
Date:  
3/18/2011

Issued For

SITE PLAN  
APPROVAL

Drawing Number

C-2



This Site Plan Approved:  
George Turner  
Title: Chairman  
Date: 4/13/2011 SP153A2