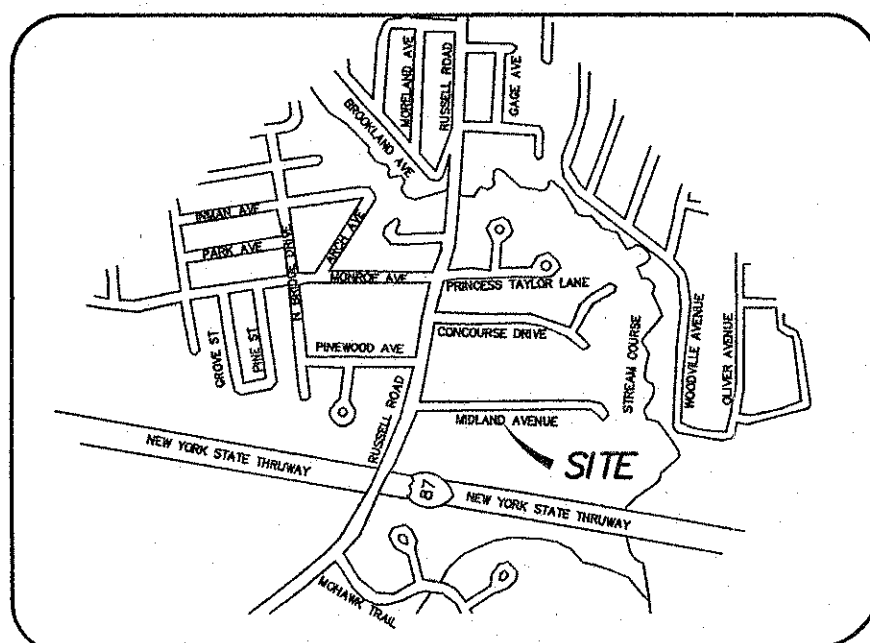




VICINITY MAP
MAP NOT TO SCALE

NORTH ARROW FROM MAP
REFERENCE NUMBER 4.
THE BEARING BASIS AS COMPLIED
WITH MAP REFERENCE NUMBER 4.

PINEWOOD AVENUE
(PAPER STREET)
(50' PRIVATE ROAD)

PETER DRISLANE
(REPUTED OWNER)

PINEWOOD AVENUE
(PAPER STREET)
(50' PRIVATE ROAD)

PRAIRIE AVENUE
(PAPER STREET)
(50' PRIVATE ROAD)

MIDLAND AVENUE
(50' PUBLIC R.O.W.)

MIDLAND AVENUE
(50' PRIVATE ROAD)

PETER DRISLANE
(REPUTED OWNER)

ELMWOOD AVENUE
(PAPER STREET)
(50' PRIVATE ROAD)

PETER DRISLANE
(REPUTED OWNER)

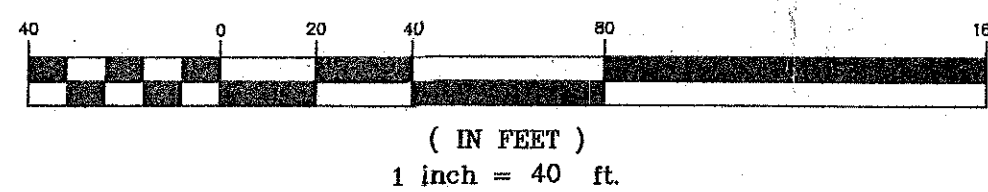
ELMWOOD AVENUE
(PAPER STREET)
(50' PRIVATE ROAD)

ALBANY COUNTY DEPARTMENT OF HEALTH APPROVAL

ZONING INFORMATION

RA DISTRICT
MIN. FRONT YARD 35 FEET
MIN. SIDE YARD 10 FEET
MIN. REAR YARD 25 FEET
MAX. BUILDING HEIGHT 30 FEET
MAX. LOT COVERAGE 20%
ZONING INFORMATION ADOPTED FROM:
BETHLEHEM ZONING DEPARTMENT
PH. (518) 439-4955

GRAPHIC SCALE



SCHEDULE OF DRAWINGS

SHEET 1 ————— EXISTING CONDITIONS
SHEET 2 ————— GRADING AND UTILITY PLAN
SHEET 3 ————— FINAL PLAT
SHEET 4 ————— EROSION AND SEDIMENT CONTROL PLAN

LEGEND

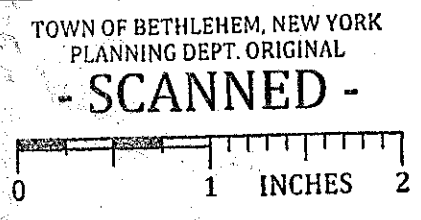
R.O.W.	RIGHT OF WAY	MONUMENT
No.	NUMBER	IRON ROD
ENC.	ENCROACHMENT	MANHOLE
P.O.B.	POINT OF BEGINNING	CATCHBASIN
S.F.	SQUARE FEET	SIGN
N/F	NOW OR FORMERLY	BOLLARD
N	NORTH	FENCE LINE
S	SOUTH	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
E	EAST	WATER SHUT OFF
W	WEST	WATER VALVE
L	LIBER	HYDRANT
P.	PAGE	GAS VALVE
15	LOT # FROM MAP REFERENCE	LIGHT POLE
1.1	WETLAND FLAG	CONCRETE
		PAVEMENT

TOWN OF BETHLEHEM STANDARD NOTES FOR PLANS

- 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.
- ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
- ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- 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.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- 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.
- ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER. THE PLACEMENT OF THE MATERIAL SHALL BE 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.
- THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800 962-7982) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THE FINAL 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.
- FOR ALL LOTS HAVING PRESERVED FEDERAL WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE LOT 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 LOT PLANS SHALL NOTE THAT FURTHER FILLING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.

MISCELLANEOUS NOTES

- Peter Drislane is the owner of the following Paper Streets: Elmwood Avenue, Prairie Avenue, Midland Avenue (Paper Street portion) and Pinewood Avenue.



FILE

Albany County Clerk
Document Number 11875531
Rev'd 07/22/2015 12:34:58 PM

TOWN OF BETHLEHEM PLANNING BOARD APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
By direction of the Chairman,
These drawings are hereby approved.
See sheet(s) 3, 4, 1
for date and signature.

SUB068A1

EXISTING CONDITIONS
WESTLAND PARK SUBDIVISION-SECTION 3
LEIBOWITZ 3 LOT MINOR SUBDIVISION
TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK