

DEVELOPMENT NOTES:

1. BOUNDARY LINES SHOWN ARE FROM A COMPLETE AND ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD.
2. PROPERTY SHOWN HEREIN IS LOCATED IN "A" RESIDENTIAL, "A" RESIDENTIAL AND "AB" RESIDENTIAL, MINIMUM LOT AREA IS AS FOLLOWS:
 - "A" AND "AB" ZONE - 12,000 SQUARE FEET
 - MINIMUM LOT WIDTH AT BUILDING LINE IS AS FOLLOWS:
 - "A" AND "AB" ZONE - 35 FEET
 - "A" AND "AB" ZONE - 65 FEET
3. SUBDIVISION MEETS ALL REQUIREMENTS OF TOWN ZONING.
4. PROPERTY SHOWN HEREIN IS LOCATED IN DELMAR FIRE DISTRICT.
5. PROPERTY SHOWN HEREIN IS LOCATED IN DELMAR BESMERE SEWER DISTRICT AND DELMAR BESMERE SEWER DISTRICT EXT NO. 14.
6. PROPERTY SHOWN HEREIN IS LOCATED IN BETHLEHEM CENTRAL SCHOOL DISTRICT.
7. PROPOSED WATERLINE SHOWN HEREIN IS TO BE 6" DIAMETER DUCTILE IRON PIPE.
8. PROPOSED DASMENTS SHOWN HEREIN IS TO BE GRANTED TO THE TOWN OF BETHLEHEM.
9. - - - DENOTES PROPOSED STORM SEWER PIPE AND MANLINE (ST. MH).
10. - - - DENOTES PROPOSED STORM SEWER PIPE AND CATCH BASIN.
11. - - - DENOTES PROPOSED WATER LINE (SEE NOTE NO. 6).
12. - - - DENOTES PROPOSED SANITARY SEWER (LOW PRESSURE MAIN) AND MANHOLE (SAN MH).
13. - - - DENOTES PROPOSED HYDRANT.
14. - - - DENOTES STREAM.
15. PROPOSED RIGHT-OF-WAY SHOWN HEREIN IS TO BE CONVEYED TO THE TOWN OF BETHLEHEM.
16. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING WITH ALL UTILITIES COMPANIES PRIOR TO EXCAVATION. CONTRACTOR IS ALSO RESPONSIBLE FOR DETERMINING EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE EXCAVATING.
17. NO FOOTING, ROOF OR CELLAR DRAIN SHALL BE CONNECTED TO THE SANITARY SEWER FACILITIES.
18. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE TOWN OF BETHLEHEM PLANNING BOARD.
19. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SEWER AND WATER DEPARTMENTS.
20. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL THE UNDERGROUND LOCATING SERVICE (UPLCO - 1-800-245-2828) TWO WORKING DAYS PRIOR TO WORK BEING CONDUCTED.
21. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A SET OF THESE MATERIALS FOR USE AT THE PROJECT SITE.
22. SECTION 1 CONSISTS OF 7 BUILDING LOTS. LOT AREAS RANGE FROM 2.6 ACRES TO 13.44 ACRES. THE NEW ROADS ARE EXISTING MERRIFIELD PLACE AND WRIGHT LANE. THE NEW ROADS WILL BE CONVEYED TO THE TOWN OF BETHLEHEM. THE ONLY NEW ROAD CONSTRUCTION PROPOSED TO SERVICE THIS PROJECT.
23. FEDERAL WETLANDS SHOWN - 13.44 ACRES. FEDERAL WETLANDS TO BE FILLED - 0.02 ACRES.
24. SECTION 1 FEDERAL WETLANDS TO BE FILLED - 0.02 ACRES.
25. RIGHTS-OF-WAY ARE AS FOLLOWS:
 - NORTH STREET AND WRIGHT LANE - 60 FEET
 - MERRIFIELD PLACE - 60 FEET
 - RIGHTS-OF-WAY WILL BE CONVEYED TO THE TOWN.
26. SUBDIVISION IS SHOWN PRESENTLY DOES NOT ENTIRELY LIE WITHIN THE TOWN OF BETHLEHEM WATER DISTRICT. EXTENSION OF THE DISTRICT IS CURRENTLY UNDER WAY. ARRANGEMENTS MUST BE MADE WITH THE DISTRICT FOR AN INTERIM SUPPLY.
27. STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
28. ALL GRADE TO BE 5% (HORIZONTAL/VERTICAL) MAXIMUM SLOPE.
29. GRINDER PUMP TO HYDRAULIC PUMP 200 FT EQUAL.
30. FEDERALLY REGULATED WETLAND DELINEATION BY DIVERSIFIED SOIL SERVICES, LTD.
31. MAPPING OF WETLAND BY VOLMER ASSOCIATES.
32. - - - DENOTES FEDERALLY REGULATED WETLANDS.
33. - - - DENOTES STREET NUMBER.
34. THE "RIGHT OF WAY" TO BE CONVEYED TO THE TOWN OF BETHLEHEM FOR FUTURE HIGHWAY AS SHOWN ON THIS PLAT ARE LANDS RESERVED FOR A POSSIBLE FUTURE CONNECTOR ROAD.
35. FUTURE IMPROVEMENTS TO THE ALIGNMENT OF WRIGHT LANE ARE SHOWN ON THIS PLAT. HOWEVER, THE CUL-DE-SAC PORTION OF THESE IMPROVEMENTS WOULD BE CONVEYED TO THE TOWN OF BETHLEHEM FOR FUTURE HIGHWAY. THE ALIGNMENT OF THE CUL-DE-SAC WOULD BE CONVEYED TO THE TOWN OF BETHLEHEM FOR FUTURE HIGHWAY.
36. LOT NO. 67 SUBJECT TO STAGE III ARCHAEOLOGICAL SURVEY PRIOR TO ISSUANCE OF PERMIT. SURVEY SHALL BE SUBMITTED TO TOWN AND MITIGATION NECESSARY SHALL BE COMPLETED.
37. RESTRICTIONS SHALL BE INCLUDED IN ALL DEEDS PROHIBITING RESUBDIVISION OF LOTS SHOWN.
38. EXISTING GRIT AND GRAVEL ROAD PROVIDES INGRESS AND EGRESS AS CITED IN THE FOLLOWING DEEDS OF RECORD:

 - BOOK OF DEEDS 2660 PG. 643
 - BOOK OF DEEDS 1881 PG. 189
 - BOOK OF DEEDS 1403 PG. 342

FOR ALL DRIVEWAYS OVER 100 FEET LONG:

1. DRIVEWAY WIDTH IS 11 FEET MINIMUM.
2. ALL TURNS IN THE DRIVEWAY TO HAVE RADU TO ACCOMMODATE TURNING RADIUS OF EMERGENCY VEHICLES, OR WIDEN WIDTHS TO ACCOMMODATE SUCH VEHICLES.
3. DRIVEWAY GRADES NOT TO EXCEED 10%.
4. DRIVEWAY CONSTRUCTION IS IN ACCORDANCE WITH TOWN HIGHWAY SPECIFICATIONS AND THE ASPHALT SURFACE OF DRIVeway CONSTRUCTION TO ACCOMMODATE EMERGENCY VEHICLES UNDER ALL CONDITIONS PRESENT.
5. ADEQUATELY DESIGNED DRIVEWAY CURBSETS TO BE INSTALLED IN ALL DRIVEWAYS TO ACCOMMODATE LOCAL DRIVEWAY PATTERNS.
6. A PLACARD IDENTIFYING THE HOUSE NUMBER OF THE RESIDENT IN FOUR INCH MINIMUM SIZE NUMBERS TO BE INSTALLED ADJACENT TO THE DRIVEWAY AT THE PUBLIC ROAD RIGHT-OF-WAY LINE.

FOR ALL DRIVEWAYS OVER 200 FEET LONG:

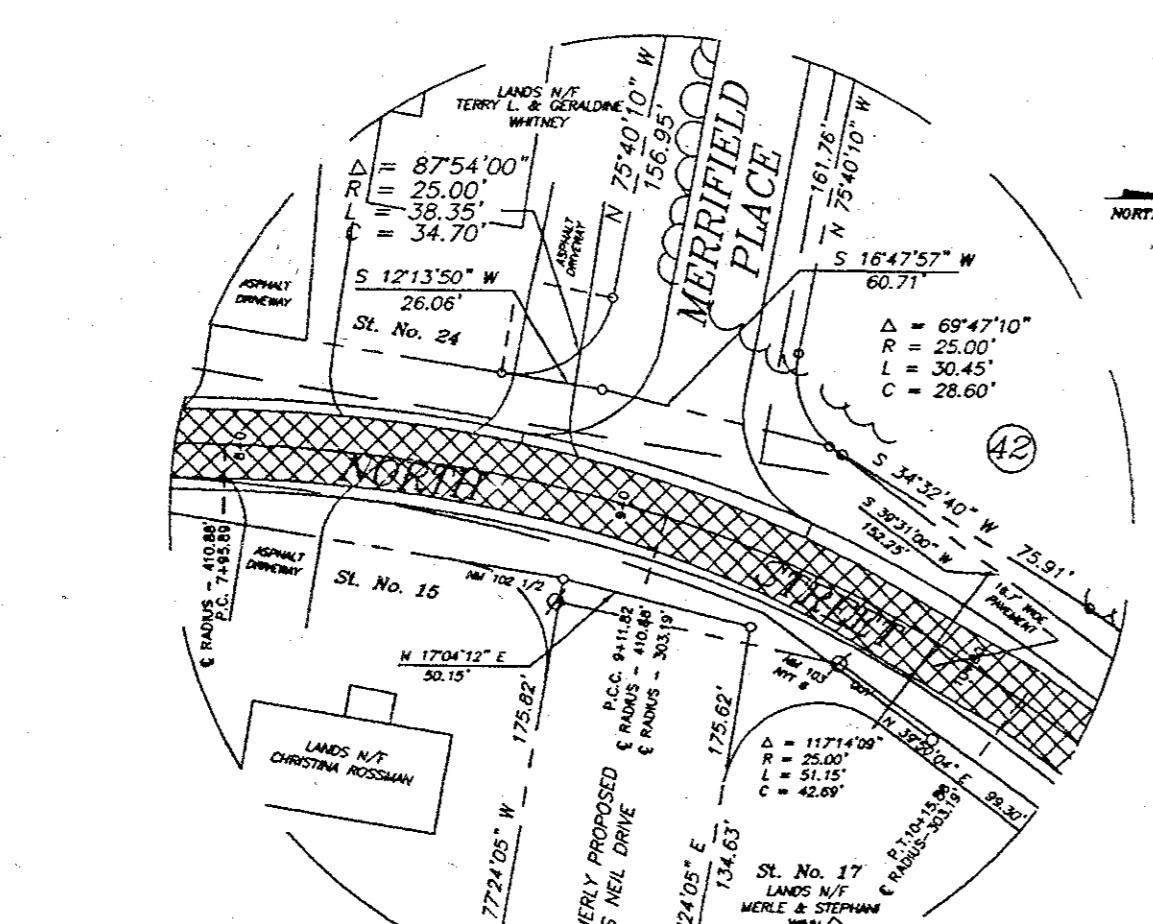
1. A WATER METER PIT IS TO BE INSTALLED ADJACENT TO AND OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. ALL WATER METERS ARE RADIO READ METERS, AND ARE FURNISHED AND MAINTAINED BY THE TOWN WATER DEPARTMENT. (THE PROJECT OWNER INSTALLS THE METER PIT).

STANDARD NOTES FOR LOW PRESSURE SEWER SYSTEM:

- A. PRIOR TO ANY WORK ON THE SANITARY SEWER, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN SEWER DEPARTMENT.
- PIPE MATERIAL FOR THE LOW PRESSURE SANITARY FORCE MAIN SHALL BE PVC WATER PIPE SDR-35 (200 PSI RATING) CONFORMING TO ASTM A-22-02.
- THESE SHALL BE 18 INCHES VERTICAL SEPARATION BETWEEN THE SANITARY FORCE MAIN AND THE SANITARY SEWER PIPES.
- D. INSTALL LOCATOR WIRE IN FORCE MAIN TRENCH USING #12 AWG SINGLE CONDUCTOR STRANDED COPPER WITH TWO 1000 VOLT INSULATION IN ACCORDANCE WITH TOWN STANDARD SPECIFICATIONS.
- E. ALL INSTALLATION OF PIPE AND APPURTEANCES SHALL BE INSPECTED BY TOWN PERSONNEL PRIOR TO BACKFILLING.
- F. AFTER BACKFILLING, THE FORCE MAIN IS TO BE AIR PRESSURE TESTED TO 75 PSI FOR 24 HOURS. THE TEST IS TO BE CONDUCTED IN THE TRENCH INTO SERVICE. THE TEST SHALL BE WITNESSED BY TOWN INSPECTION PERSONNEL.
- G. ALL GRINDER PUMPS TO HAVE A BACK-UP POWER CONNECTION FOR A MOBILE GENERATOR SET, COMPLY WITH ALL APPLICABLE ELECTRICAL CODES.
- H. EACH GRINDER PUMP TO HAVE A 1.25-INCH CURB STOP INSTALLED AT THE TOWN R.O.W. LINE WITH A CHECK VALVE OUTSIDE OF THE R.O.W. FIVE FEET FROM THE CURB STOP.
- I. EACH GRINDER PUMP TO BE MODEL GP-2010 BY ENVIRONMENTAL ONE CORPORATION OR EQUAL.
- J. EACH HOUSE IN THIS SUBDIVISION IS TO HAVE A GRINDER PUMP FOR SANITARY SEWER SERVICE. THE PUMP IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER.

GENERAL NOTES:

1. ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
2. SEE SOIL NOTES ON SHEET 7 FOR DEED NOTICE AND BUILDING PERMIT SUBDIVISIONS RELATED TO SOILS AND SLOPES ON LOTS IN THIS SUBDIVISION.
3. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THIS PLAT, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR THE MAINTENANCE OF THESE AREAS. THE TOWN COULD OWN IN THESE AREAS AS THEY PRESENTLY EXIST, OR THE OWNERSHIP COULD BE TRANSFERRED TO THESE AREAS AS THEY PRESENTLY EXIST, OR THE OWNERSHIP COULD BE TRANSFERRED ON LOCAL DRAMA PRACTICES.
4. FOR ALL LOTS HAVING PRESERVED FEDERAL WETLANDS, THE TOWN WILL BE SHOWN ON THE PLAT PLANS SUBMITTED TO THE TOWN FOR APPROVAL. FOR A BUILDING PERMIT, THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE PLAT. SAID PLAT PLANS SHALL NOTE THAT FURTHER FILLING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.



INTERSECTION PLAN

SCALE: 1" = 50'

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