

DEVELOPMENT NOTES:

- BOUNDARY LINES SHOWN ARE FROM A COMPLETE AND ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD.
- PROPERTY SHOWN HEREON IS LOCATED IN "A" RESIDENTIAL, "A" RESIDENTIAL AND "A" RESIDENTIAL, MINIMUM LOT AREA IS AS FOLLOWS:
"A" ZONE - 15,000 SQUARE FEET
"A" ZONE - 15,000 SQUARE FEET
MINIMUM LOT WIDTH AT BUILDING LINE IS AS FOLLOWS:
"A" ZONE - 100 FEET
"A" AND "A" ZONE - 80 FEET
SUBDIVISION MEETS ALL REQUIREMENTS OF TOWN ZONING.
- PROPERTY SHOWN HEREON IS LOCATED IN DELMAR FIRE DISTRICT.
- PROPERTY SHOWN HEREON IS LOCATED IN DELMAR ELEMENARY SCHOOR DISTRICT AND DELMAR ELEMENARY SCHOOR DISTRICT EXT. NO. 14.
- PROPERTY SHOWN HEREON IS LOCATED IN BETHLEHEM CENTRAL SCHOOL DISTRICT.
- PROPOSED WATERLINE SHOWN HEREON TO BE 8" DIAMETER DUCTILE IRON PIPE.
- PROPOSED EASEMENTS SHOWN HEREON TO BE GRANTED TO THE TOWN OF BETHLEHEM.
- DENOTES PROPOSED STORM SEWER PIPE AND MAINLINE (ST. M.H.).
- DENOTES PROPOSED STORM SEWER PIPE AND CATCHER BASIN.
- DENOTES PROPOSED WATER LINE (SEE NOTE NO. 8).
- DENOTES PROPOSED SANITARY SOWER (LOW PRESSURE MAIN) AND MAINLINE (SAN. M.H.).
- DENOTES PROPOSED HYDRANT.
- DENOTES PROPOSED GATE VALVE.
- DENOTES STREAM.
- PROPOSED RIGHT-OF-WAY SHOWN HEREON TO BE CONVEYED TO THE TOWN OF BETHLEHEM.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING WITH ALL RESPECTIVE UTILITY COMPANIES PRIOR TO EXCAVATION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF BETHLEHEM PRIOR TO EXCAVATING.
- NO FOOTING, ROOF OR CELLAR DRAIN SHALL BE CONNECTED TO THE SANITARY SOWER FACILITIES.
- PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
- PRIOR TO ANY WORK ON SANITARY SOWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SOWER AND WATER DEPARTMENTS.
- PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CALL THE UNDERGROUND LOCATING SERVICE (ULS), 1-800-246-2800 TWO WORKING DAYS PRIOR TO WORK BEING DONE.
- 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.
- SECTION 1 CONSISTS OF 7 BUILDING LOTS, LOT AREAS RANGE FROM 2.44 ACRES TO 10.52 ACRES. NORTH STREET AND WINDY LANE ARE EXISTING. MERRIFIELD PLACE WILL BE EXTENDED APPROXIMATELY 550 FEET IN LENGTH. THIS EXTENSION WILL BE THE ONLY NEW ROAD CONSTRUCTION PROPOSED TO SERVE THIS PROJECT.
- FEDERAL WETLANDS SHOWN - 13.44 ACRES.
FEDERAL WETLANDS TO BE FILLED - 0.004 ACRES.
- RIGHTS-OF-WAY AREAS AS FOLLOWS:
NORTH STREET AND WINDY LANE - 60 FEET
MERRIFIELD PLACE - 50 FEET
RIGHTS-OF-WAY WILL BE CONVEYED TO THE TOWN.
- SUBDIVISION AS 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.
- STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
- ALL GRADING TO BE 3:1 (HORIZONTAL VERTICAL) MAXIMUM SLOPE.
- GRINDER PUMP TO HYDROMATIC HP200 OR EQUAL.
- FEDERALLY REGULATED WETLAND DELINEATION BY DIVERSIFIED SOIL SERVICES, LTD.
- MAPPING OF WETLAND BY VANDER ASSOCIATES.
- DENOTES FEDERALLY REGULATED WETLANDS.
- 67 DENOTES STREET NUMBER.
- THE "RIGHT-OF-WAY" TO BE CONVEYED TO THE TOWN OF BETHLEHEM FOR FUTURE HIGHWAY AS SHOWN ON THIS PLAN IS RESERVED FOR A POSSIBLE FUTURE CONNECTOR ROAD.
- FUTURE IMPROVEMENTS TO THE ALIGNMENT OF WINDY LANE ARE SHOWN ON THIS PLAN. HOWEVER, THE LOCATION OF THESE IMPROVEMENTS WILL NOT BE CONSTRUCTED ONLY IF A FUTURE CONNECTOR ROAD IS BUILT IN THE ROW TO BE CONVEYED TO THE TOWN OF BETHLEHEM FOR FUTURE HIGHWAY.
- LOT NO. 67 SUBJECT TO STAGE II ARCHIOLOGICAL SURVEY PRIOR TO ERECTION OF BUILDING PERMIT. RESULTS OF SURVEY SHALL BE SUBMITTED TO TOWN AND MITIGATION NECESSARY SHALL BE COMPLETED.
- RESTRICTIONS SHALL BE INCLUDED IN ALL DEEDS PROHIBITING RESUBDIVISION OF LOTS SHOWN.
- EXISTING DIRT AND GRAVEL ROAD PROVIDES INGRESS AND EGRESS AS CITED IN THE FOLLOWING DEEDS OF RECORD:
BOOK OF DEEDS 2689 PG. 642
BOOK OF DEEDS 1881 PG. 180
BOOK OF DEEDS 1403 PG. 343

FOR ALL DRIVEWAYS OVER 100 FEET LONG:

- DRIVEWAY WIDTH IS 11 FEET MINIMUM.
- ALL TURNS IN THE DRIVEWAY TO HAVE RADIUS TO ACCOMMODATE TURNING RADIUS OF EMERGENCY VEHICLES, OR WIDENED WIDTHS TO ACCOMMODATE SUCH VEHICLES.
- DRIVEWAY GRADES NOT TO EXCEED 10 %.
- DRIVEWAY CONSTRUCTION IS IN ACCORDANCE WITH TOWN HIGHWAY SPECIFICATIONS WITH THE ASPHALT SURFACE OPTIONAL CONSTRUCTION TO ACCOMMODATE EMERGENCY VEHICLE LOADING, FOR THE SOL CONDITIONS PRESENT.
- ADEQUATELY DESIGNED DRIVEWAY CULVERTS TO BE INSTALLED IN ALL DRIVEWAYS TO ACCOMMODATE LOCAL DRAINAGE PATTERNS.
- A PLACARD IDENTIFYING THE HOUSE NUMBER OF THE RESIDENCE 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:

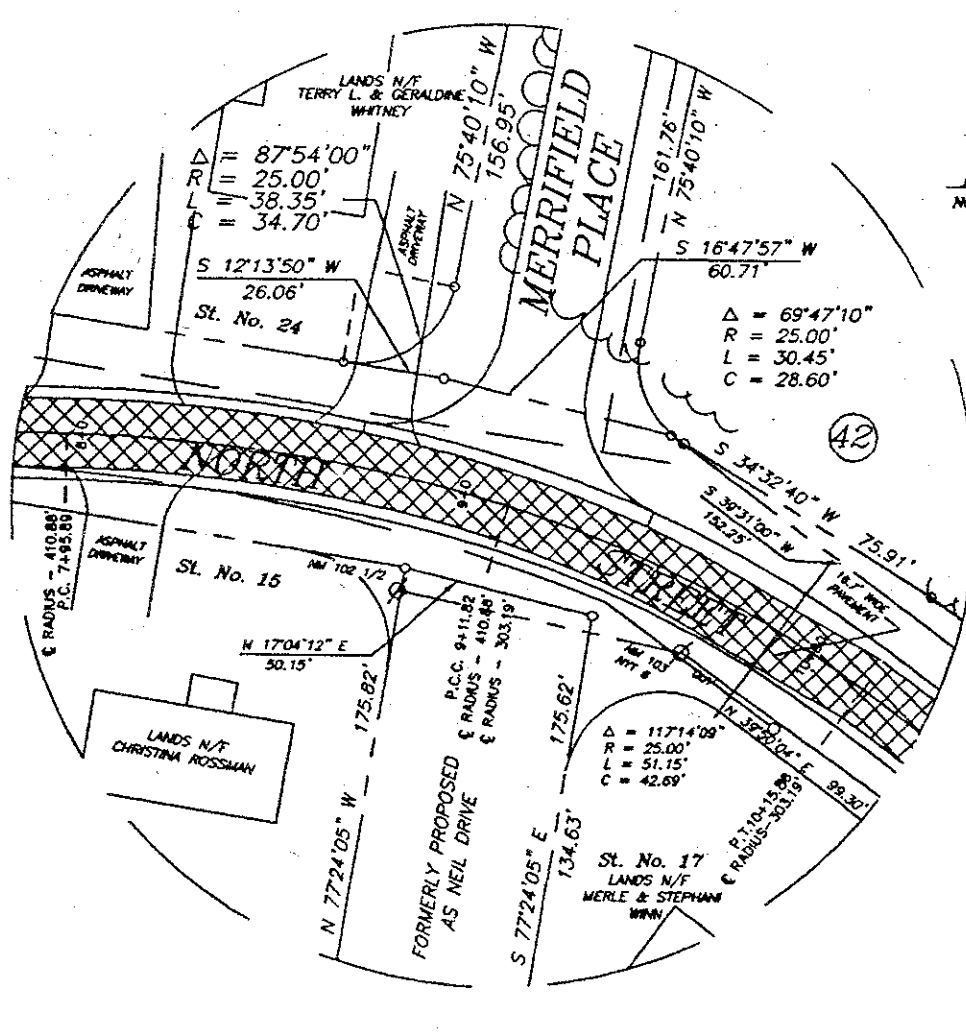
- A WATER METER PIT IS TO BE INSTALLED ADJACENT TO AND OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. ALL WATER METERS ARE RADIO READ METERS, AND ARE FURNISHED AND INSTALLED BY THE TOWN WATER DEPARTMENT. (THE PROJECT OWNER INSTALLS THE METER PIT).

STANDARD NOTES FOR LOW PRESSURE SEWER SYSTEM:

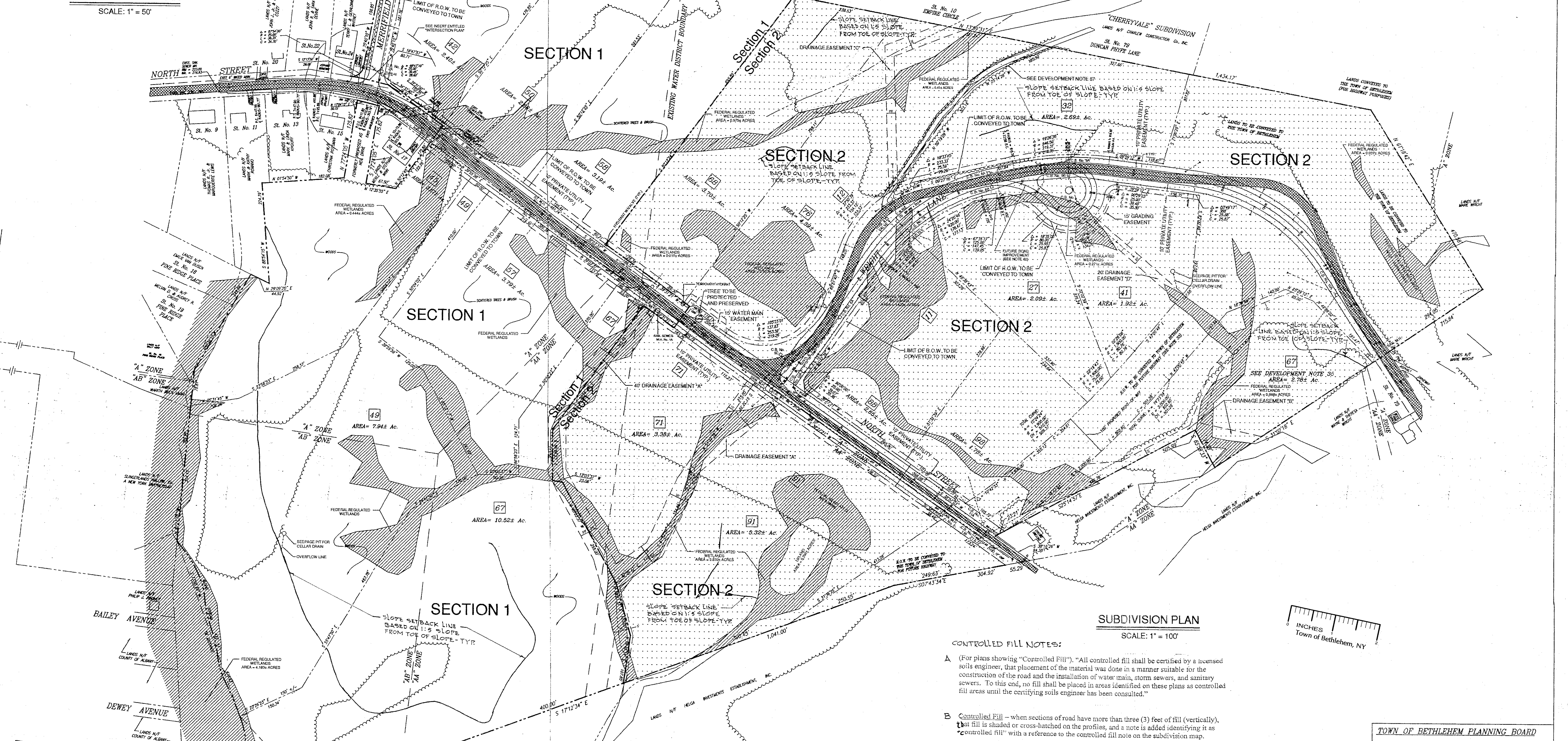
- PRIOR TO ANY WORK ON THE SANITARY SOWER, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN SOWER DEPARTMENT.
- PIPE MATERIAL FOR THE LOW PRESSURE SANITARY FORCE MAIN SHALL BE PVC WATER PIPE SDR-21 (200 PSI RATING) CONFORMING TO ASTM D2681.
- THERE SHALL BE 12 INCHES VERTICAL SEPARATION BETWEEN THE SANITARY FORCE MAIN AND THE STORM SEWER PIPES.
- INSTALL LOCATOR WIRE IN FORCE MAIN TRENCH USING #12 AWG SINGLE CONDUCTOR STRANDED COPPER WITH 2000 VOLT INSULATION IN ACCORDANCE WITH TOWN STANDARD SPECIFICATIONS.
- ALL INSTALLATION OF PIPE AND APPURTENANCES SHALL BE INSPECTED BY TOWN PERSONNEL PRIOR TO BACKFILLING.
- AFTER BACKFILLING, THE FORCE MAIN IS TO BE AIR PRESSURE TESTED TO 75 PSI FOR ONE HOUR BEFORE BEING PUT INTO SERVICE. THE TEST SHALL BE WITNESSED BY TOWN INSPECTION PERSONNEL.
- ALL GRINDER PUMPS TO HAVE A BACK-UP POWER CONNECTION FOR A MOBILE GENERATOR SET. COMPLY WITH ALL APPLICABLE ELECTRICAL CODES.
- 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.
- EACH GRINDER PUMP TO BE MODEL GP-200 BY ENVIRONMENTAL ONE CORPORATION OR EQUAL.
- EACH HOUSE IN THIS SUBDIVISION IS TO HAVE A GRINDER PUMP FOR SANITARY SOWER SERVICE. THE PUMP IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER.

GENERAL NOTES:

- "ALL ELEVATIONS SHOWN ARE ON 1985 ELEVATION BASE."
- SEE "FOR NOTES" ON SHEET FOR DEED NOTICE AND BUILDING PERMIT REQUIREMENTS RELATED TO SOLS AND SLOPES ON CERTAIN LOTS IN THIS SUBDIVISION.
- "FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THIS PLAN, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS RESTAINS WHETHER SUCH DRAINAGE PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS PILING 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 PLOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE PLOT. SAID PLOT PLANS SHALL NOTE THAT FURTHER FILING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES."
- THE DEVELOPER SHALL HAVE A SITE SPECIFIC SOLS REPORT WRITTEN FOR ANY LOT THAT HAS A PROPOSED FOUNDATION FOOT PRINT THAT IS LOCATED ON THE DOWNHILL SIDE OF A SLOPE. SUCH REPORT SHALL BE PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. THE REPORT SHALL BE SUBMITTED TO THE TOWN ENGINEER PRIOR TO THE SUBMISSION 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 #10 BELOW.
- IN ADDITION TO THE ABOVE LOTS, THE DEVELOPER SHALL INCLUDE A DEED NOTICE IN THE DEED FOR ANY OTHER LOT THAT HAS A SLOPE BACK LINE SHOWN ON THIS SHEET. THE DEED NOTICE SHALL BE WRITTEN AS FOLLOWS: THIS PRESENTS TO YOU THE DEED FOR THE TRANSACTION WILL HAVE A DEED NOTICE AS WRITTEN IN A DEED NOTICE IN THE DEED FOR THAT LOT, AS WRITTEN IN NOTE #10 BELOW.
- THE FOLLOWING STATEMENT IS THE SLOPE-RELATED DEED NOTICE TO BE PLACED IN THE DEEDS OF SPECIFIED LOTS:
"SUBJECT TO THE NOTICE OF SITE CONDITIONS WHICH SHOULD BE CONSIDERED, IF FUTURE IMPROVEMENTS ARE MADE TO THE LOT, OUT TO THE SLOPE-RELATED DEED NOTICE OF THE SOLS CONDITION ASSOCIATED WITH THE SLOPE ON THIS PROPERTY, THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER SHOULD BE OBTAINED BEFORE ANY CHANGES ARE MADE TO THE LOT. SUCH CHANGES SHOULD BE MADE IN ACCORDANCE WITH THE CUTTING, TRIMMING, SWAMPING, POLE, CHANGING SURFACE OR SUBSURFACE DRAINAGE PATTERNS, ALTERING ANY STREAMS THAT MAY BE ON THE PROPERTY, ETC."



INTERSECTION PLAN
SCALE: 1" = 60'



SUBDIVISION PLAN
SCALE: 1" = 100'

CONTROLLED FILL NOTES:

- (For plans showing "Controlled Fill"). "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."
- Controlled Fill - when sections of road have more than three (3) feet of fill (vertically). The fill is shaded or cross-hatched on the profiles, and a note is added identifying it as "controlled fill" with a reference to the controlled fill notes on the subdivision map.

DESCRIPTION OF WORK:

- MERRIFIELD PLACE: Construction shall be started prior to the issuance of the 7th Building Permit and completed prior to the issuance of the 9th Building Permit or within 60 days, whichever occurs first.
 - NORTH STREET: Install address only - roadway to remain as is - to Sta. 17+70.
- (Note: The placement of utilities is such that they will not have to be relocated when future road improvements are made. Future road improvements are shown on the plans, for reference purposes only.)

SECTION 1:

LOTS INCLUDED IN THIS APPROVAL ARE:
#42, #45, #49, #50, #57, #58 and #57 NORTH STREET.

EASEMENTS TO BE GRANTED: DRAINAGE EASEMENT "A".

R.O.W. CONVEYANCES:
NORTH STREET - ADDITIONAL R.O.W. TO STA. 17+70.
MERRIFIELD PLACE - R.O.W. AS SHOWN.

SECTION 2:

LOTS MARKED [X] DENOTE SECTION 2 LOTS NOT INCLUDED IN THIS ALBANY COUNTY HEALTH DEPARTMENT APPROVAL.

THIS SUBDIVISION IS BEING DIVIDED INTO SECTIONS IN ORDER TO FACILITATE CONSTRUCTION ON LOTS CONSIDERED TO BE WITHIN THE LIMITS OF THE EXISTING WATER DISTRICT. CURRENT WATER RESTRICTIONS ARE PREVENTING EXTENSION OF THE EXISTING DISTRICT TO SERVE THE REMAINING LOTS. THE ENTIRE SUBDIVISION, CONSISTING OF SECTION 1 AND 2, HAS RECEIVED CONDITIONAL FINAL APPROVAL BY THE TOWN OF BETHLEHEM PLANNING BOARD.

TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAN APPROVAL

WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS APPROVEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAN.

SUBMITTED BY: [Signature]
DATE: [Date]
SEAL: [Seal]
OFFICIAL PLAN NO. 167-51-12

ALBANY COUNTY HEALTH DEPARTMENT

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for [Name] follow [Code] and are in accordance with Article 26 of the Albany County Sanitary Code. Consent is hereby given for the filing of this map in the Office of the Albany County Clerk.

Date: SEP 10 2003
[Signature]
[Signature]

FINAL PLAN - SECTION 1
PROPOSED SUBDIVISION
"McCOMACKS HOLLOW"
PROPERTY OF
SLINGERLANDS HOLLOW CO.,
A NEW YORK PARTNERSHIP
TOWN OF BETHLEHEM