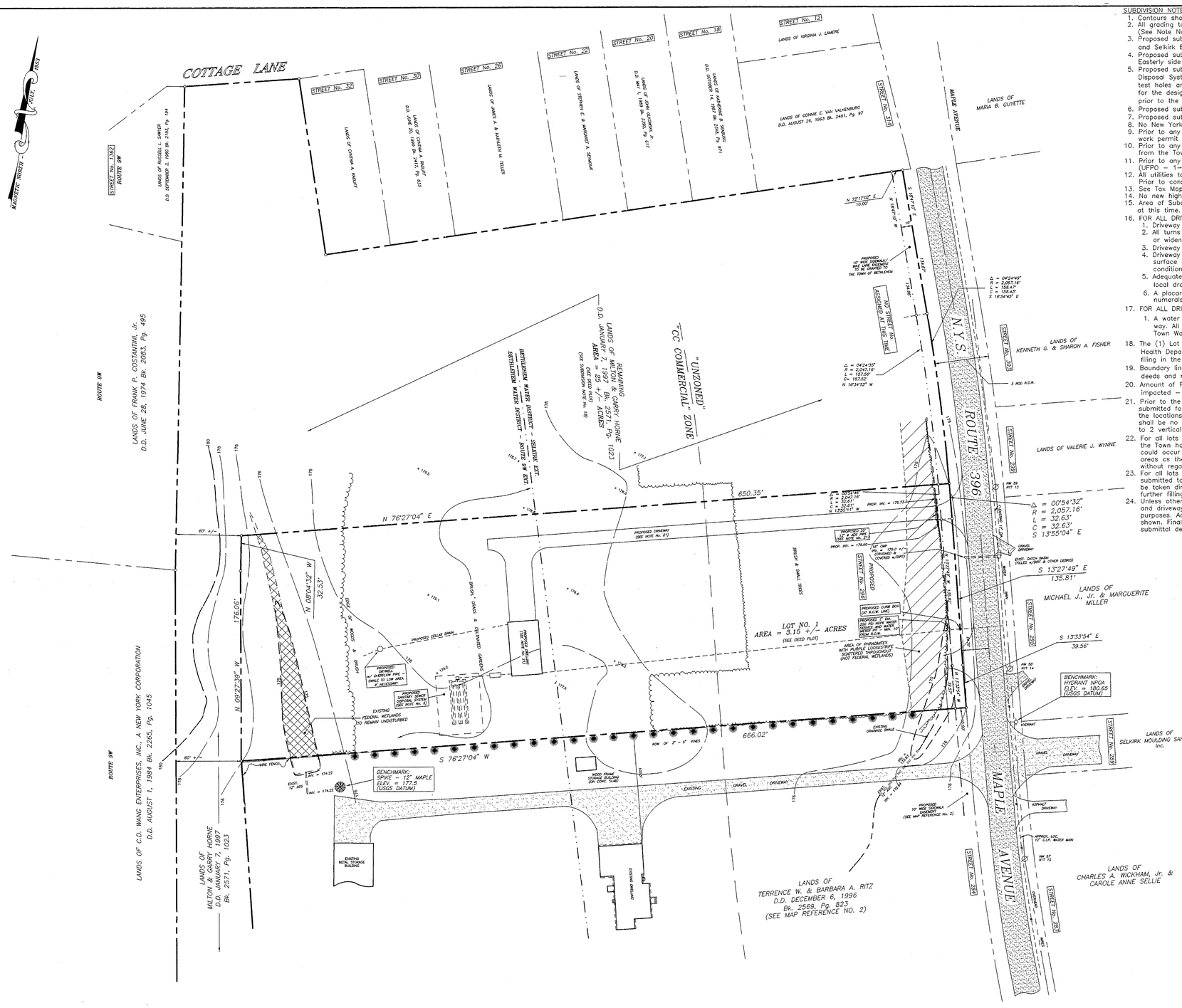
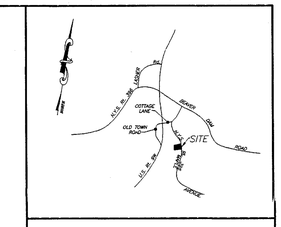
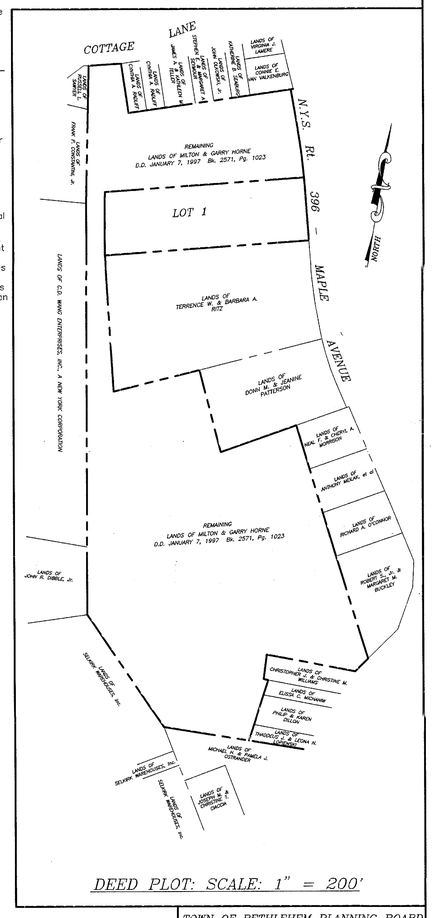


SUBDIVISION NOTES:

1. Contours shown are based on USGS elevation base, contour interval (2) feet.
2. All grading to 3:1 (horizontal:vertical) maximum slope. 2% minimum slope for grassed areas. (See Note No. 21).
3. Proposed subdivision is located in Town of Bethlehem Water District – Route 9W Extension and Selkirk Extension.
4. Proposed subdivision to be connected to existing Town water supply system located on Easterly side of Maple Avenue.
5. Proposed subdivision is not located in Town of Bethlehem Sewer District, Sanitary Sewer Disposal System (Tile Field) to be designed by Albany County Health Department, based on test holes and percolation test. Albany County Health Department approval is required for the design of the on-site septic system. The Town Building Department requires that approval prior to the issuance of a building permit for each lot.
6. Proposed subdivision is located in Ravena – Coeymans – Selkirk School District.
7. Proposed subdivision is located in Selkirk Fire District, Company Number 1 Zone.
8. No New York State Wetlands located within proposed subdivision.
9. Prior to any work in the Maple Avenue right-of-way, the contractor shall obtain a highway work permit from the New York State Department of Transportation.
10. Prior to any work on the water connection, the contractor shall obtain the necessary permits from the Town Department of Public Works.
11. Prior to any excavation, the contractor shall call the underground locating service (UFPO – 1-800-245-2828) two working days prior to the work being done.
12. All utilities to be installed in accordance with Town Standard Details and Specifications. Prior to construction, the contractor shall obtain these materials for use on the job.
13. See Tax Map 133.00, Block 3, Parcel 12.1.
14. No new highway is to be constructed.
15. Area of Subdivision – 3.15 +/- Acres, remainder of 28 +/- acre parcel not for development at this time.
16. FOR ALL DRIVEWAYS OVER 100 FEET LONG:
    1. Driveway width is 11 feet minimum.
    2. All turns in the driveway to have radii to accomodate turning radius of emergency vehicles, or widened widths to accommodate such vehicles.
    3. Driveway grades not to exceed 10%.
    4. Driveway construction is in accordance with Town Highway specifications with the asphalt surface optional. Construction to accomodate emergency vehicle loadings for the soil conditions present.
    5. Adequately designed driveway culverts are to be installed in all driveways to accommodate local drainage patterns.
    6. A placard identifying the house number of the residence in four-inch minimum size numerals to be installed adjacent to the driveway at the public road right-of-way line.
17. FOR ALL DRIVEWAYS OVER 200 FEET LONG:
    1. A water meter pit is to be installed adjacent to and outside of the public road 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).
18. The (1) Lot Subdivision shown herein does not constitute a subdivision per Albany County Health Department regulations, therefore requires no stamp of approval by said agency for filing in the Albany County Clerk's Office.
19. Boundary lines of remaining Lands of Horne not surveyed at this time. Boundaries shown per deeds and maps of record.
20. Amount of Federal Wetlands on site – 2,779.39 +/- Sq. Ft. (0.06 Ac.). Wetlands to be impacted – NONE. Wetlands delineated on August 28, 2002, by Paul E. Hite, L.S.
21. Prior to the issuance of a Building Permit for this Lot, a site specific grading plan shall be submitted for review and approval by the Town Engineering Division. This plan will also show the locations and grading for the proposed house and driveway. All slopes in regraded areas shall be no greater than 3 horizontal to 1 vertical (3:1,33%) and no less than 100 horizontal to 2 vertical (100:2,2%).
22. For all lots that have areas designated as preserved Federal Wetlands as shown on the 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.
23. 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 or Federal Wetlands Map. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities.
24. Unless otherwise noted, the locations and footprint configurations of the proposed dwelling and driveway as shown on this plan are conceptual and are included for municipal review purposes. Actual building and driveway locations and configurations may vary from what is shown. Final locations are subject to review and approval and should be shown on the submittal described in Subdivision Note No. 21.



SITE LOCATION: SCALE: NONE



DEED PLOT: SCALE: 1" = 200'

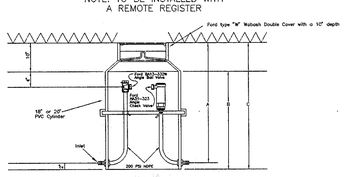
– LEGEND –

- denotes existing contour.
- 202.5 denotes proposed grading contour.
- x 202.5 denotes proposed elevation.
- x 204.7 denotes existing elevation.
- denotes existing storm sewer pipe and catch basin (CB).
- denotes existing waterline.
- denotes existing hydrant.

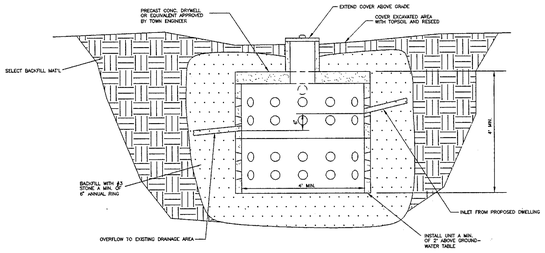
Vertical Measurements
(Pit Diameter is 18" or 20")

Pit Depth	Service Line Depth "A"	PVC Cylinder Length "B"	Total Pit Depth "C"
5 Ft. Pit	60" (MIN.)	52"	60"
6 Ft. Pit	72"	64"	74"

NOTE: TO BE INSTALLED WITH A REMOTE REGISTER



WATER METER PIT
(NOT TO SCALE)
PRE-MANUFACTURED BY FORD OR EQUAL



TYPICAL DRYWELL DETAIL
(NOT TO SCALE)

NOTE: FOOTING DRAIN FOR PROPOSED DWELLING TO FLOW INTO DRYWELL

MAP REFERENCES:

1. "Survey Portion of Lands of Charles J. Miller & Ellen E. Miller – No. 272 Maple Ave – N.Y.S. Highway No. 396" dated September 24, 1996, revised to September 26, 1996, by C.T. Male Associates, P.C.
2. Map of Final Plat, "Outcast Acres," Lands of Terrence W. & Barbara A. Ritz, Town of Bethlehem, dated January 23, 1998, revised to April 1, 1998, made by Paul E. Hite, Licensed Land Surveyor and filed in the Albany County Clerk's Office.

SURVEY NOTES:

1. Map prepared from an accurate field survey, deeds and maps of record.
2. Boundary lines shown hereon are as deeded, monumented and occupied.
3. Utility easement contained in Bk. 1815, Pg. 139 does not affect surveyed premises.
4. Right-of-way and Easement for a water transmission main contained in Bk. 1815, Pg. 139 does not affect surveyed premises (waterline located on easterly side of Maple Avenue).
5. Sidewalk easement contained in Bk. 1885, Pg. 35 does not appear to affect surveyed premises – no evidence of sidewalks found.

– OWNER/SUBDIVIDER –
GARRY G. HORNE
62 SLINGERLAND STREET
ALBANY, NEW YORK 12202

REVISED: SEPTEMBER 28, 2002 – REVISIONS PER CONDITIONAL APPROVAL DOCUMENT DATED SEPTEMBER 17, 2002
REVISED: SEPTEMBER 17, 2002 – REVISIONS PER TOWN PLANNING DEPARTMENT COMMENTS
REVISED: AUGUST 28, 2002 – REVISIONS PER TOWN ENGINEERING MEMO & CHECKLIST DATED AUGUST 23, 2002

TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL
WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT.
SIGNED Charles C. Stachowicz
TITLE CHAIRMAN
DATE NOV 18 2002
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 215-F

INCHES
Town of Bethlehem, NY

MAP OF
PROPOSED SUBDIVISION
LANDS OF
MILTON & GARRY HORNE
N.Y.S. ROUTE 396 - MAPLE AVENUE
TOWN OF BETHLEHEM

Paul E. Hite, L.L.S. L.S. #45369

COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 40'
DATE:	JULY 24, 2002
DRAWN BY:	PED / MAP NO.: 416-2

MAP PREPARED BY:
PAUL E. HITE
LICENSED LAND SURVEYOR
230 DELAWARE AVENUE
DELMAR, NEW YORK 12054
(518) 439-4989

Bk 355, Pg. 35
GV
BOT: +2'30'/0.0
FND: 68
ADDAD_10