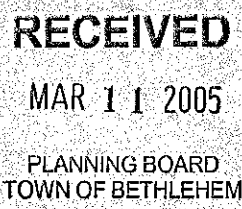


TAX MAP NO: 85.15-2-22
LOT NO. 515 AREA: 0.339± ACRES
LOT NO. 513 AREA: 0.440± ACRES
SCHOOL DISTRICT: BETHLEHEM CENTRAL
FIRE DISTRICT: SLINGERLANDS FIRE DISTRICT
WATER DISTRICT: BETHLEHEM WATER DISTRICT NO. 1
ZONING DISTRICT: RESIDENTIAL A DISTRICT
SEWER DISTRICT: BETHLEHEM SEWER DISTRICT EXTENSION NO. 8
PLANNED STREET(S) LENGTH: NOT PLANNED
PLANNED WATER MAIN LENGTH: NOT PLANNED
PLANNED SEWER MAIN LENGTH: NOT PLANNED
PLANNED STORM SEWER DISCHARGE OUTPUT: NOT PLANNED
MIN. REQ'D. FRONT YARD DEPTH: 25'
MIN. REQ'D. SIDE YARD WIDTHS: 8'
MIN. REQ'D. REAR YARD DEPTH: 25'
MIN. REQ'D. LOT WIDTH: 85' AT BUILDING LINE
MAX. LOT OCCUPANCY: 15%
MAX. LOT OCCUPANCY, ACCESSORY BUILDINGS: 5%
MIN. LOT SIZE: 12,000 SQ. FT.

OWNER: WILLIAM VAN VALKENBURG
515 DAWSON ROAD
DELMAR NY 12054

1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH N.Y.S. STORM WATER POLLUTION PREVENTION PROGRAM. SEE SHEET 20 FOR ADDITIONAL REQUIREMENTS AND DETAILS, LOCATIONS OF MEASURES SHOWN ON THIS SHEET.
2. UTILITY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DRAWINGS AND FIELD INSPECTIONS. ALL EXISTING UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE MAY NOT BE SHOWN HEREON. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING WITH ALL RESPECTIVE UTILITIES PRIOR TO EXCAVATION. CONTRACTOR IS ALSO RESPONSIBLE FOR DETERMINING EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE EXCAVATING.
3. ALL CONSTRUCTION DISTURBANCES ON STATE, COUNTY, TOWN AND PRIVATE LAND TO BE RESTORED BY CONTRACTOR.
4. NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
5. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
6. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
7. 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.
8. ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
9. THE FOOTPRINT CONFIGURATION OF THE PROPOSED DWELLING ON NO. 513 DAWSON ROAD IS CONCEPTUAL AND SHOWN FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING CONFIGURATION MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY VARIATION THAT ALTERS THE APPROVED GRADING AS SHOWN ON THIS PLAN, AS DETERMINED BY THE TOWN INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLE OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS LOT.
10. LIMIT SOIL PLACEMENT OVER EXISTING TREE AND SHRUB ROOTS TO A MAXIMUM OF THREE INCHES.
11. AVOID SPILLS OF OIL, GAS OR OTHER CONTAMINANTS.
12. CONSTRUCT STURDY BARRIERS SURROUNDING VALUABLE VEGETATION TO PROTECT FROM CONSTRUCTION EQUIPMENT. PLACE BARRIERS FAR ENOUGH FROM THE TREES SO THAT ALL EQUIPMENT SUCH AS BACK HOES AND DUMP TRUCKS DO NOT CONTACT TREE BRANCHES.
13. THIS SUBDIVISION PLAN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE TITLE REPORT.
14. 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.
15. ALL GRADING TO BE 3:1 (HORIZONTAL/VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
16. CONTRACTOR MEASURES WHERE HIGH CONSTRUCTION EQUIPMENT ON SITE SHALL TAKE MEASURES TO PROTECT THE EXISTING AND PROPOSED 36" MUNICIPAL STORM CULVERTS CROSSING THE SITE FROM DAMAGE.



PROPOSED HOUSE NUMBER
 MANHOLE
 CATCH BASIN
 EXISTING CONTOURS
 PROPOSED CONTOURS
 OVERHEAD UTILITY WIRES AND POLE
 GAS LINE
 PROPOSED WATER SERVICE AND CURB STOP
 WATER LINE & WATER VALVE
 SANITARY SEWER LINE & CLEAN OUT/FLOW DIRECTION
 EDGE OF WOODS
 ZONING DISTRICT BOUNDARY
 STORM SEWER AND FLOW DIRECTION
 PROPOSED ELEVATION
 DIVERSION SWALE
 SILT FENCE
 STRAW BALE DIKE

REVISIONS	
DATE	DESCRIPTION
5/18/04	5/17/04 TOWN COMMENTS
8/12/04	ADDED SWPPP AND SHEET 2
12/9/04	MISCELLANEOUS
2/14/05	MISCELLANEOUS
2/23/05	MISCELLANEOUS

4/20/99	WINDY PLEASANT

FINAL PLAT OF
PROPOSED SUBDIVISION OF
LANDS OF
**WILLIAM
VAN VALKENBURG**
ST. NO. 515 DAWSON ROAD

TOWN OF BETHLEHEM
COUNTY OF ALBANY STATE OF NEW YORK

PREPARED BY
EDWARD W. BOUTELLE & SON
CIVIL ENGINEERS AND SURVEYORS
A DIVISION OF J. KENNETH FRASER AND ASSOCIATES, PE, LS, LA, P.C.
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