

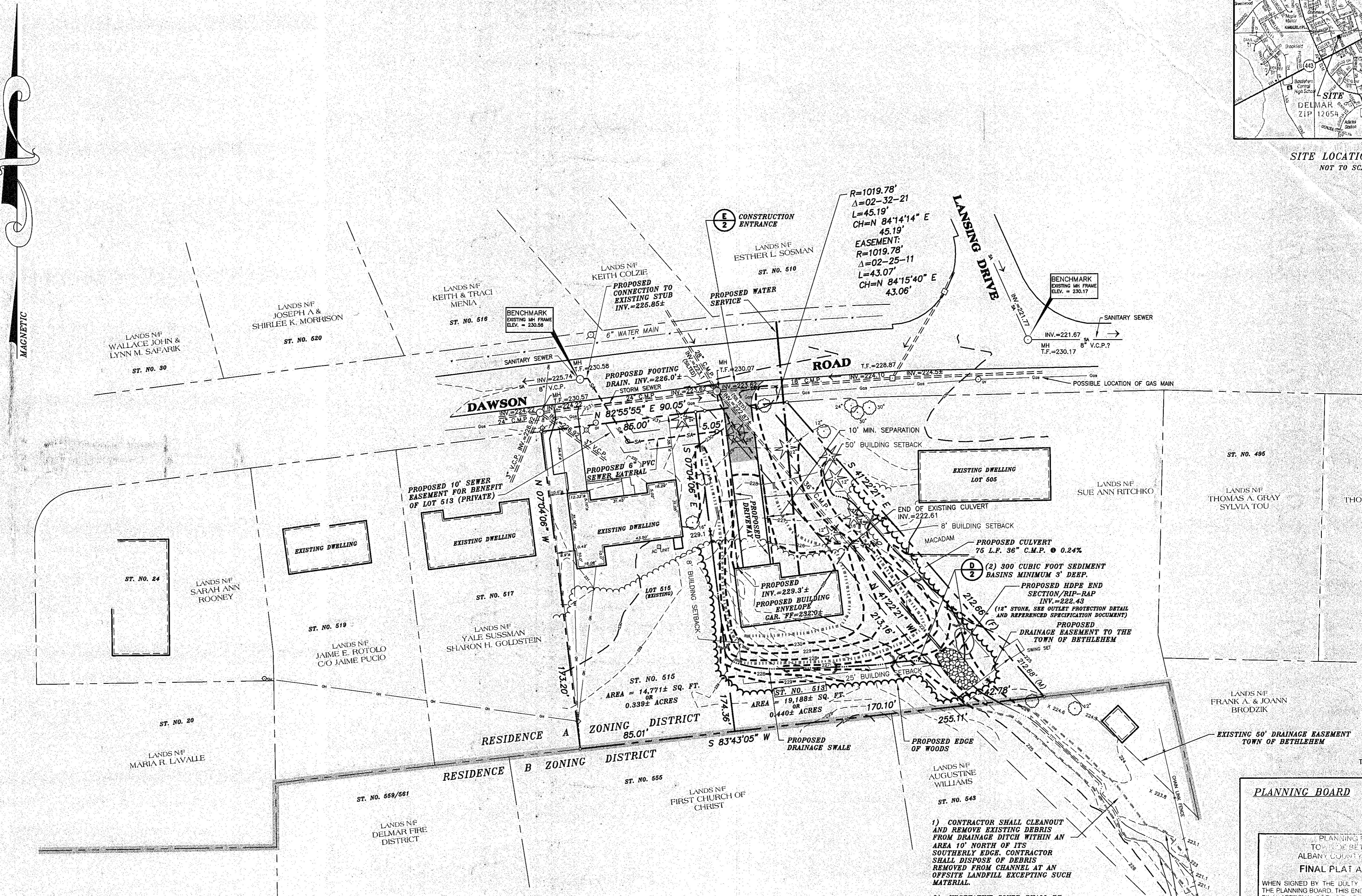
GENERAL SITE STATISTICS:

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.

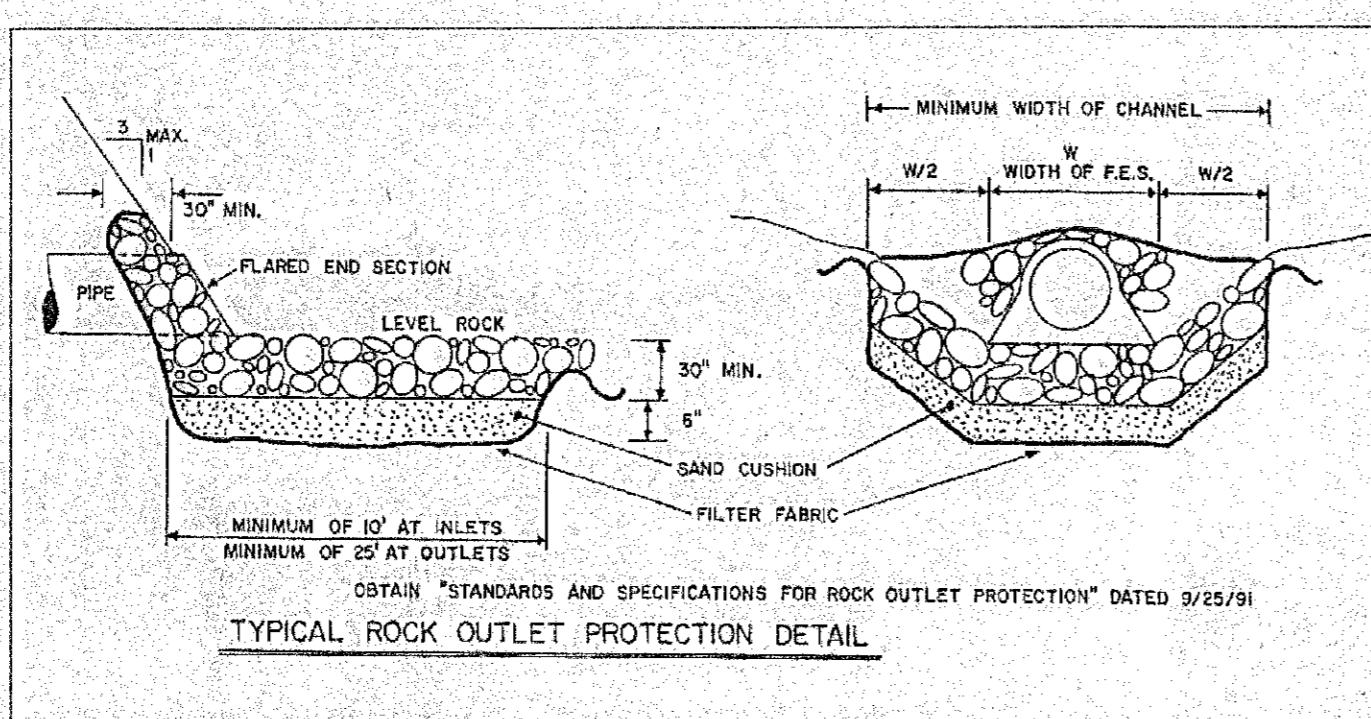
ALL ZONING REQUIREMENTS LISTED ABOVE ARE FOR SINGLE FAMILY HOMES UNLESS OTHERWISE NOTED. SEE TOWN ZONING CODE FOR ADDITIONAL REQUIREMENTS.

OWNER: WILLIAM VAN VALKENBURG  
 515 DAWSON ROAD  
 DELMAR NY 12054



GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH N.Y.S. STORM WATER POLLUTION PREVENTION PROGRAM. SEE SHEET 2 FOR ADDITIONAL REQUIREMENTS AND DETAILS. LOCATIONS OF MEASURES SHOWN ON THIS SHEET.
- 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.
- ALL CONSTRUCTION DISTURBANCES ON STATE, COUNTY, TOWN AND PRIVATE LAND TO BE RESTORED BY CONTRACTOR.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- 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 ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- 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.
- 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 PLAT, AS DETERMINED BY THE BUILDING INSPECTOR, SHALL BE SUBJECT TO APPROVAL BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLE OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS LOT.
- LIMIT SOIL PLACEMENT OVER EXISTING TREE AND SHRUB ROOTS TO A MAXIMUM OF THREE INCHES.
- AVOID SPILLS OF OIL, GAS OR OTHER CONTAMINANTS.
- CONSTRUCT STURDY BARRIERS SURROUNDING VALUABLE VEGETATION TO PROTECT FROM CONSTRUCTION EQUIPMENT. PLACE BARRIERS FAR ENOUGH FROM THE TREES SO THAT TALL EQUIPMENT SUCH AS BACK HOES AND DUMP TRUCKS DO NOT CONTACT TREE BRANCHES.
- THIS SUBDIVISION PLAN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE TITLE REPORT.
- THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- ALL GRADING TO BE 3:1 (HORIZONTAL/VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- CONTRACTOR USING HEAVY CONSTRUCTION EQUIPMENT ON SITE SHALL TAKE MEASURES TO PROTECT THE EXISTING AND PROPOSED 36" MUNICIPAL STORM CULVERTS CROSSING THE SITE FROM DAMAGE.



NOT TO SCALE

LEGEND:

- 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

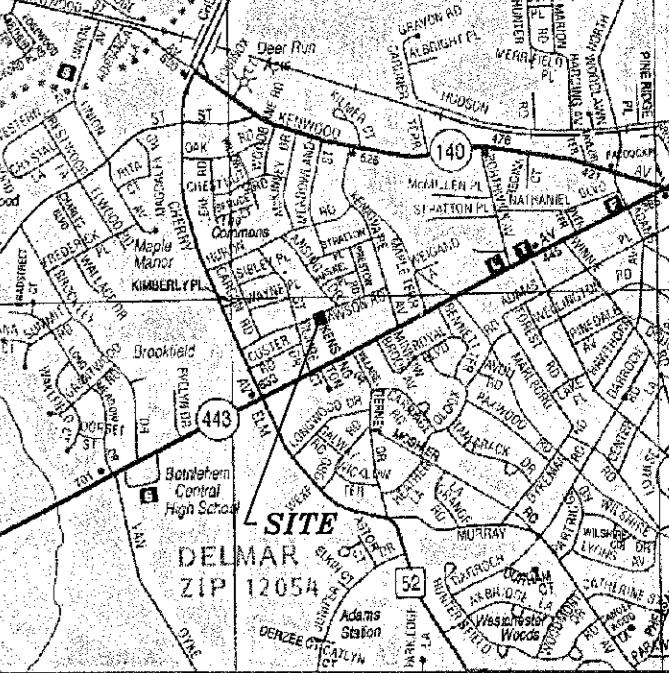
REVISIONS	
DATE	DESCRIPTION
5/19/04	5/17/04 TOWN COMMENTS
6/12/04	ADDED SWPPP AND SHEET 2
12/9/04	MISCELLANEOUS
2/14/05	MISCELLANEOUS
2/23/05	MISCELLANEOUS
SCALE: 1"=30'	CAD FILE: 4009-100.DWG
FIELD BK. 711 PG. 72	

PREPARED BY EDWARD W. BOUTELLE & SON CIVIL ENGINEERS AND SURVEYORS A DIVISION OF J. KENNETH FRASER AND ASSOCIATES, P.C., L.S., L.A., P.C. 423 KENWOOD AVE, DELMAR, NEW YORK / (518) 439-9981

PLANNING BOARD

PLANNING BOARD TO: TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL
WHEN SIGNED BY THE DULY AUTHORIZED MEMBER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT
SIGNED <i>Michael Matua</i> TITLE <i>Chairman</i>
DATE <i>3-14-05</i>
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. <i>225-F</i>

FINAL PLAT OF PROPOSED SUBDIVISION OF LANDS OF <b>WILLIAM VAN VALKENBURG</b> <b>ST. NO. 515 DAWSON ROAD</b>
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, P.C., L.S., L.A., P.C. 423 KENWOOD AVE, DELMAR, NEW YORK / (518) 439-9981



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MAR 11 2005  
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