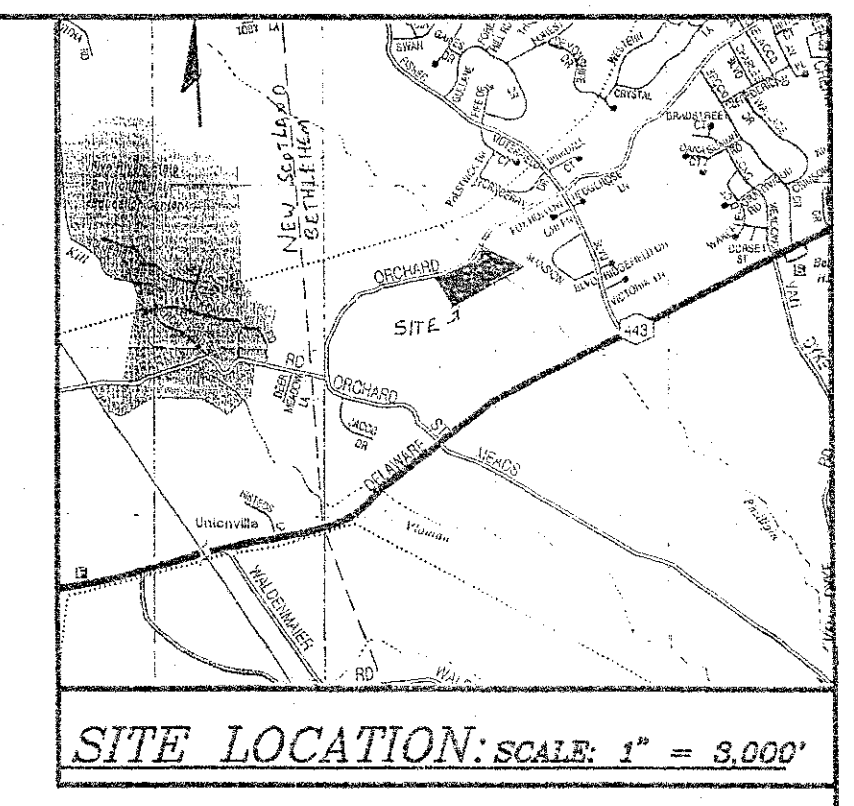
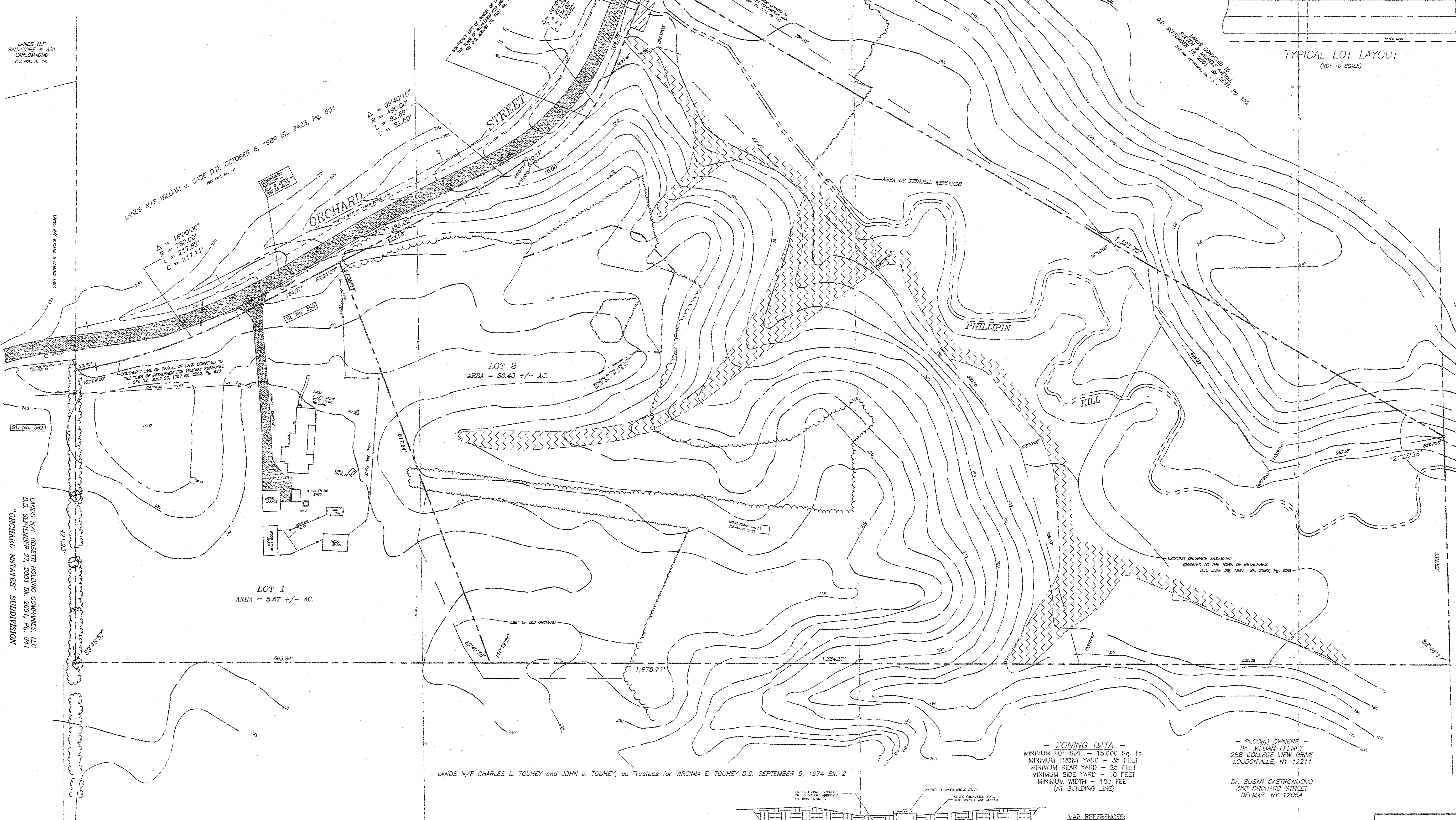
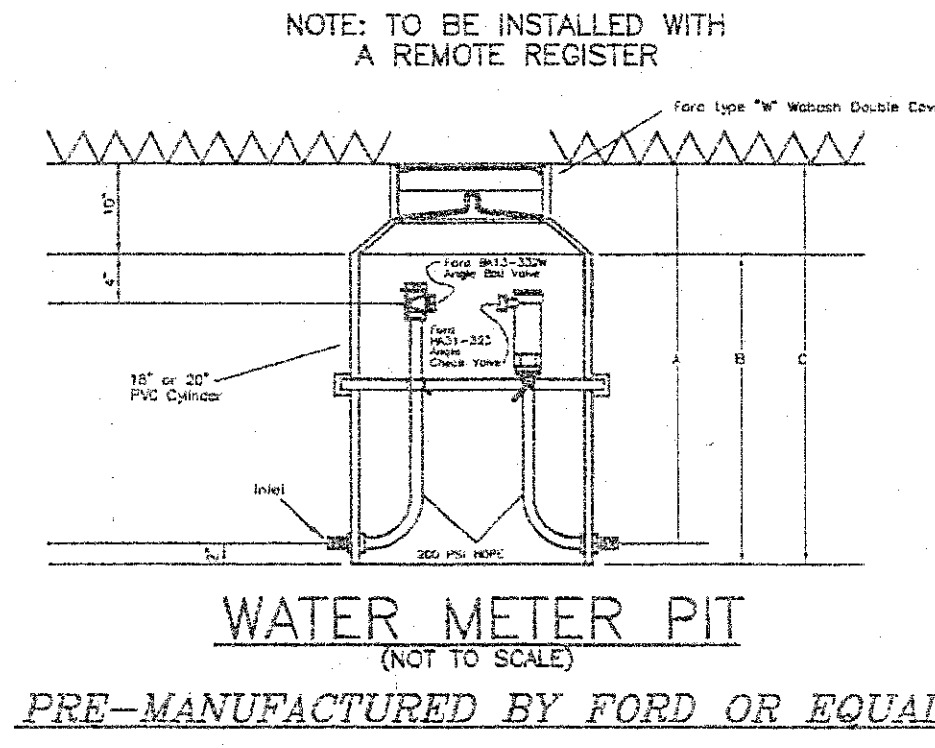
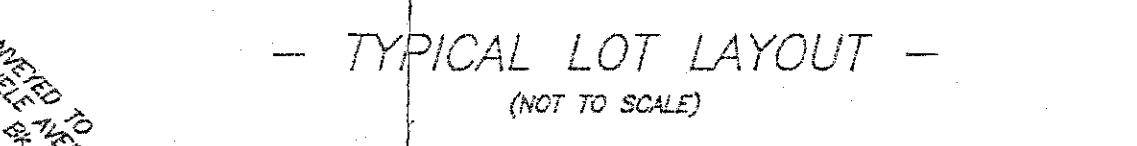


- NOTES
1. All elevations shown are on U.S.G.S. elevation base, contour interval (5) Ft.
 2. --- denotes existing contour.
 3. Proposed subdivision located in "A" Residential Zone.
 4. Proposed subdivision located within Bethlehem Water District No. 1 - Orchard Street Extension.
 5. Proposed subdivision located within Bethlehem Sewer District.
 6. Proposed subdivision located within Bethlehem Central School District.
 7. Proposed subdivision located within Delmar Fire District.
 8. See Tax Map 84.00, Block 3, Parcel No. 11.1.
 9. See deed dated August 26, 1993 from Frank C., Jr. and Joan S. Maxon to William Feeney and Susan Castronuovo as recorded in the Albany County Clerk's Office, in Book 2491 of deeds, at Page 83.
 10. Total Area of Subdivision - 25.07 +/- Acres.
 11. Subdivision consists of 2 Lots, Lot 1 = 5.67 +/- Ac. & Lot 2 = 23.40 +/- Ac.; no new highway to be built.
 12. Proposed subdivision shown hereon being all of Lot No. 2 (Revised), a.k.a. Street No. 350 Orchard Street, as the same is shown on map reference no. 4.
 13. No Federal Wetlands located on Lot No. 1, no development proposed for Lot No. 2 at this time.
 14. Lands of Cade and Corleone are located in an Agricultural District.
 15. Prior to any work in the Town Right-of-way, the contractor shall obtain a highway work permit from the Town Highway Department.
 16. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary work permits from the Town Department of Public Works.
 17. No footing, roof or cellar drain or sump pump shall be connected to the sanitary sewer facilities.
 18. Prior to any excavation, the contractor shall call the underground locating service (UFGO - 1-800-245-2828) two working days prior to the work being done.
 19. All utilities to be installed in accordance with Town Standard Details and Specifications.
 20. Prior to construction, the contractor shall obtain these materials for use on the job.



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

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



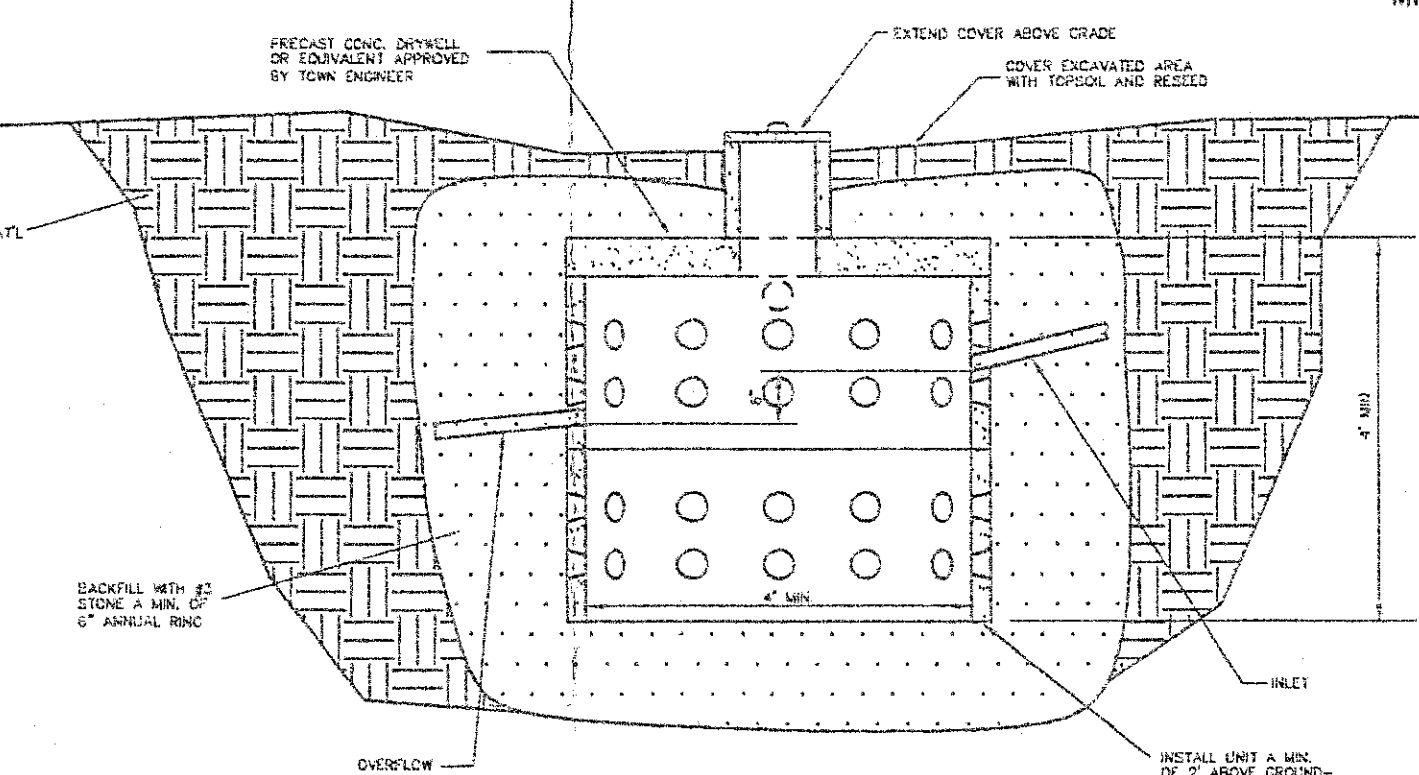
TOWN OF BETHLEHEM PLANNING BOARD
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
CONDITIONAL APPROVAL OF FINAL PLAT
THIS PLAT APPROVED SUBJECT TO MODIFICATIONS AND CONDITIONS STATED IN CERTIFICATE OF CONDITIONAL APPROVAL OF FINAL PLAT NO. 246-CE, DATED 7-20-07.
THIS APPROVAL DOES NOT AUTHORIZE THE FILING OF THIS PLAT IN THE OFFICE OF THE ALBANY COUNTY CLERK, NOR DOES IT AUTHORIZE THE ISSUANCE OF BUILDING PERMITS.
Dated July 23, 2007
SECRETARY TO THE BOARD

ALBANY COUNTY HEALTH DEPARTMENT

ZONING DATA
MINIMUM LOT SIZE - 15,000 Sq. Ft.
MINIMUM FRONT YARD - 35 FEET
MINIMUM REAR YARD - 25 FEET
MINIMUM SIDE YARD - 10 FEET
MINIMUM WIDTH - 100 FEET
(AT BUILDING LINE)

RECORD OWNERS
DR. WILLIAM FEENEY
289 COLLEGE VIEW DRIVE
LOUDBOROUGH, NY 12211
DR. SUSAN CASTRONUOVO
350 ORCHARD STREET
DELMAR, NY 12054

- MAP REFERENCES:
1. "Map of Survey - Street No. 350 Orchard Street" dated August 18, 1993, by Paul E. Hite, L.S. (map not filed).
 2. "Delmar Village Subdivision" dated April, 1987, revised to July, 1982 by Paul E. Hite, L.S. and J. Kenneth Fraser and Associates, P.C., as filed in the Albany County Clerk's Office on October 30, 1992, in drawer 172, as map no. 9664.
 3. "Map of Proposed Subdivision, Lands of Dr. William Feeney & Dr. Susan Castronuovo Located on Orchard Street" dated September 25, 1996, revised to March 14, 1997, by Paul E. Hite, L.S., as filed in the Albany County Clerk's Office on September 2, 1997, in drawer 172, as map no. 10450.
 4. "Lot Line Revision, Lands of Dr. William Feeney & Dr. Susan Castronuovo Lot Nos. 308 & 350 Orchard Street" dated September 25, 1996, revised to May 4, 2001, by Paul E. Hite, L.S., as approved by Resolution of the Town of Bethlehem Planning Board and filed in the Office of the Town Clerk of Bethlehem.



- SANITARY SEWER CONSTRUCTION NOTES:
1. Sanitary sewer force main to be installed with (5') minimum cover where possible.
 2. Each house in this subdivision is to have a grinder pump for sanitary sewer service. The pump system is to be owned and maintained by the homeowner up to the location of the municipal sewer system connection.
 3. Prior to any work on the sanitary sewer, the contractor shall obtain the necessary permits from the Town sewer department.
 4. Pipe material for the Low Pressure Sanitary Force Main shall be PVC water pipe SDR-21 (200 PSI rating) conforming to ASTM D-2241.
 5. There shall be 18 inches minimum vertical separation between the sanitary force main and any storm sewer pipes.
 6. Install locator wire in Force Main trench using #12 AWG single conductor stranded copper with TW600 wall insulation in accordance with Town standard specifications.
 7. All installation of pipe and appurtenances shall be inspected by Town personnel prior to backfilling.
 8. 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.
 9. All Grinder Pump units to have a back-up power connection for a mobile generator set. Comply with applicable electrical codes.
 10. 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.
 11. Grinder pump shall be 1 H.P., 1725 R.P.M., Model 2010 by Environment One (e One) or equal. Pump shall be installed per manufacturer's recommendation.

20. Lots with driveways over 100 feet long are subject to the following:
 - a) Driveway width - 11' minimum.
 - b) All turns must accommodate emergency vehicles.
 - c) Driveway grades must not exceed 10%.
 - d) Driveway construction in accordance with Town Highway specs., with asphalt surface optional.
 - e) Construction to accommodate emergency vehicle loadings for the soil conditions present.
 - f) Adequately designed culverts are to be installed to accommodate local drainage patterns.
 - g) Lots with driveways over 200' shall have water meter pits installed adjacent to and outside of the public right-of-way.
 - h) Maximum distance between sanitary sewer cleanouts is 100'.
 - i) A placard identifying the house number (4" min. size numbers) is to be installed at the public right-of-way.
21. XXXXXX denotes Delineated Federal Wetlands. Wetlands delineated by Paul E. Hite, L.S.
22. No development proposed for Lot No. 2 at this time.

PRELIMINARY PLAT
PROPOSED
FEENEY & CASTRONUOVO
SUBDIVISION No. 2
ORCHARD STREET
TOWN OF BETHLEHEM

COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 60'
DATE:	JUNE 16, 2004
DRAWN BY:	JFK
MAP NO.:	38712A

MAP PREPARED BY:
PAUL E. HITE
LICENSED LAND SURVEYOR
230 DELAWARE AVENUE
DELMAR, NEW YORK 12054
(516) 439-4989