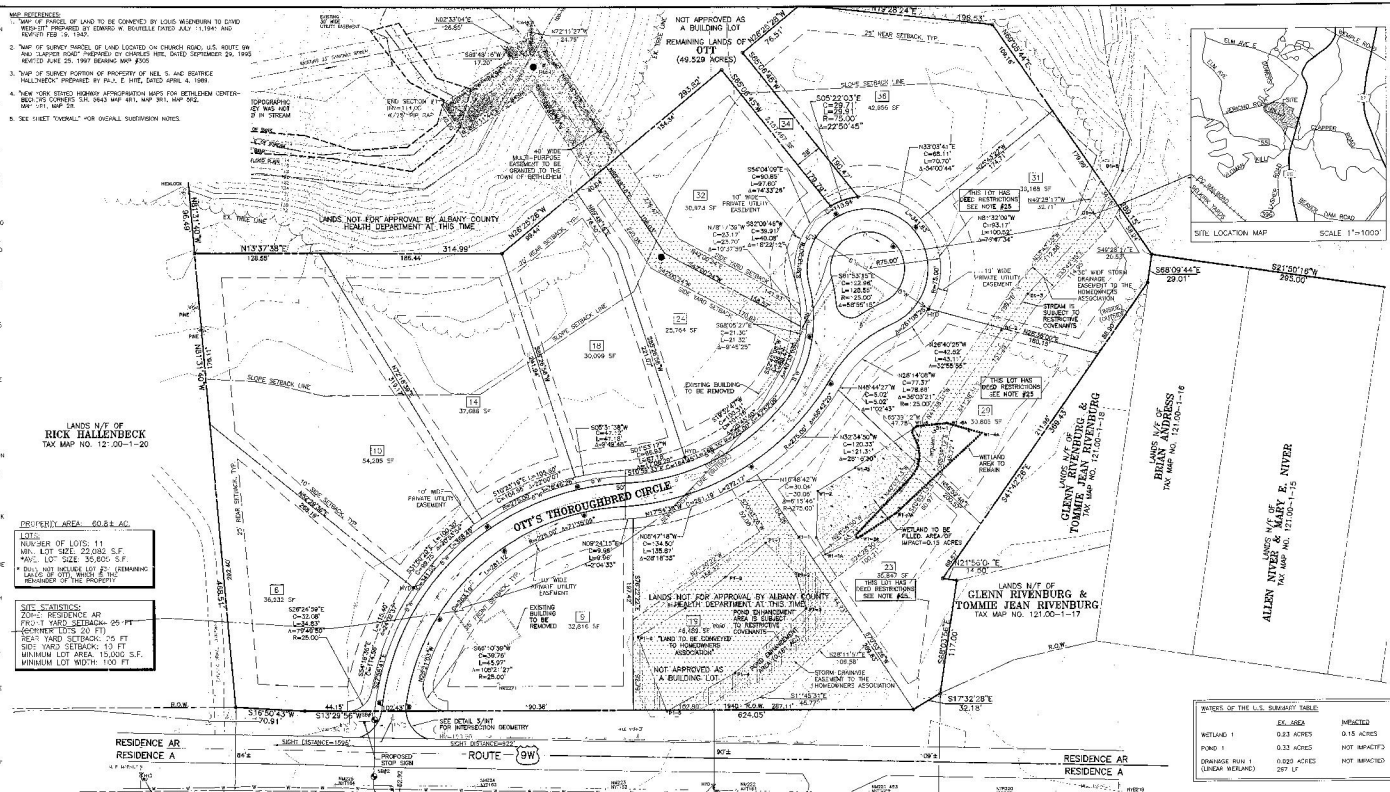
PROJECT NUMBER: 01-033

GENERAL NOTES:

1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE TWO DOCUMENTS FOR USE ON THE JOB.
2. ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
3. ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
4. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
5. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE COUNTY OF ALBANY DEPARTMENT OF PUBLIC WORKS IS REQUIRED.
6. PRIOR TO ANY WORK IN THE STATE RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION IS REQUIRED.
7. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
8. UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR INFORMATIONAL REVIEW PURPOSES. ACTUAL LOCATIONS AND FOOTPRINTS WILL BE DETERMINED BY SUBSEQUENT SITE GRADING PLANS. ANY DEVIATION FROM THE LOCATIONS AND CONFIGURATIONS SHOWN ON THIS PLAN, WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
9. ANY LOT THAT HAS A PROPOSED HOUSE LOCATION OR BUILDING ENVELOPE THAT IS LOCATED ON THE DOWNHILL SIDE OF THE SLOPE SET BACK LINE WILL NEED TO HAVE A SITE-SPECIFIC SOILS REPORT SUBMITTED TO THE BUILDING INSPECTOR BEFORE A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.
10. ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER, THAT PLACEMENT OF THE MATERIAL WAS DONE ON 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 CONTACTED.
11. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THE FINAL SUBDIVISION PLAN, SHEET 1 OF 12, 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.
12. 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 PLAT OR FEDERAL WETLANDS MAP. SAID PLOT PLANS SHALL NOTE THAT FURTHER FILING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.
13. THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO LOCATE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
14. STEEL RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
15. NO SUMP PUMPS, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
16. THE PROPOSED SUBDIVISION IS LOCATED ENTIRELY WITHIN THE RESIDENCE AR ZONING DISTRICT.
17. THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE RAVENA-COEYMANS-SELKIRK SCHOOL DISTRICT AND THE SLINGERLANDS FIRE DISTRICT, AND PARTIALLY WITHIN THE BETH-TEW SEWER DISTRICT AND WATER DISTRICT NO.1 OF THE TOWN OF BETH-EHEM.
18. THE PROJECT REQUIRES A SEWER DISTRICT EXTENSION.
19. FOR ANY LOTS HAVING FRONTAGE ON RT.9W, NO DRIVEWAY CURB CUTS SHALL BE PERMITTED TO RT. 9W.
20. PROPOSED TOWN ROAD LENGTH IS 1,058 FEET.
21. THE SLOPE SETBACK LINE WAS ESTABLISHED BY C.T. MALE IN ACCORDANCE WITH TOWN SLOPE CRITERIA. IT WAS CONFIRMED BY C.T. MALE ON-SITE FIELD SOIL ANALYSIS.
22. FEDERAL WETLAND WAS DELINEATED BY C.T. MALE ASSOCIATES ON FEBRUARY 14, 2002.
23. SITE TOWN OF BETHLEHEM SOILS NOTES ON SHEET 3 OF 12 (THE GRADING PLAN) FOR DEED NOTICE AND HAULING PERMIT REQUIREMENTS RELATED TO THE SOILS AND SLOPES ON CERTAIN LOTS IN THIS SUBDIVISION.
24. NORTH ORIENTATION AND BEARING BASIS PER MAP REFERENCE NO. 4
25. AREAS SHOWN ON THIS DRAWING AS REMAINING WETLAND AREAS, INCLUDING THE POND ENHANCEMENT AREA, ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS THAT RECALLS, WITH LIMITED EXCEPTIONS, THE PERPETUAL PRESERVATION OF THESE AREAS.
26. LOT 13 REMAINING LANDS NOT FOR APPROVAL BY ALBANY COUNTY HEALTH DEPARTMENT AT THIS TIME.
27. THE SITE DOES NOT CONTAIN ANY ANIMAL BURIAL OR MANURE STORAGE AREAS.
28. ALL WATER LINES SHALL BE CONSTRUCTED AND HAVE A PRESSURE TEST PERFORMED IN ACCORDANCE WITH NYS AWWA C-600. THEY MUST ALSO BE NSF & UL APPROVED FOR POTABLE WATER AND DISINFECTED IN ACCORDANCE WITH NYS AWWA C-651.
29. SEE SHEET "OVERALL" FOR ENTIRE SITE SUBDIVISION.

MAP REFERENCES:

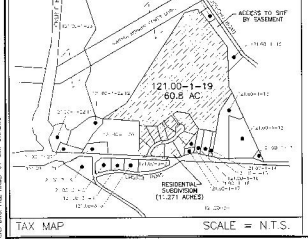
1. "MAP OF PARCEL OF LAND TO BE CONVEYED BY LOUIS WEINBURN TO DAVID WEISS-ZIT" PREPARED BY EDWARD W. BUYSSE, ALLY 11,1947 AND REVISED FEB. 9, 1947.
2. "MAP OF PARCEL OF LAND LOCATED ON CHURCH ROAD, U.S. ROUTE 9W AND CLAPPER ROAD" PREPARED BY CHARLES HIRE, DATED SEPTEMBER 29, 1995 REVISED JUNE 25, 1997 BEARING MAP #705
3. "MAP OF SURVEY PORTION OF PROPERTY OF NEIL S. AND BEATRICE HALLENBECK" PREPARED BY PAUL E. HITE, DATED APRIL 4, 1989.
4. "NEW YORK STATE HIGHWAY APPROPRIATION MAPS FOR BETHLEHEM CENTER-BRIDGE CORNERS S.H. 9840 MP 481, MP 391, MP 562, MP 481, MP 28.
5. SEE SHEET "OVERALL" FOR OVERALL SUBDIVISION NOTES.



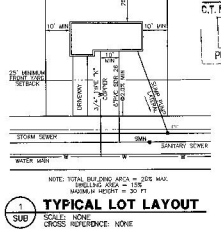
WATERS OF THE U.S. SUMMARY TABLE:	EX. AREA	IMPACTED
WETLAND 1	0.23 ACRES	0.15 ACRES
POND 1	0.33 ACRES	NOT IMPACTED
DRAINAGE RUN 1 (LINEAR WETLANDS)	0.020 ACRES 267 LF	NOT IMPACTED

LEGEND:

- SMH — PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & CATCH BASIN
- EXISTING CONTOUR LINE
- 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM FLOOD INSURANCE RATE MAP PANEL 17 OF 76.
- EXISTING WETLAND TO REMAIN
- IMPACTED WETLAND AREA
- POND ENHANCEMENT AREA
- PARCEL NOT APPROVED BY THE ALBANY COUNTY HEALTH DEPARTMENT
- PROPOSED STREET & LOT NUMBER
- LOT AREA
- PROPOSED END SECTION
- EXISTING ROAD SIGN
- EXISTING OVERHEAD WIRE & UTILITY POLE
- EXISTING GUIDE RAIL
- EXISTING UNDERGROUND WATER MAIN, HYDRANT & VALVE
- PROPOSED UNDERGROUND WATER & HYDRANT
- EXISTING SANITARY SEWER & MANHOLE



TAX MAP SCALE = N.T.S.



1 SUB **TYPICAL LOT LAYOUT**

SCALE: NONE
CROSS REFERENCE: NONE

LIST OF MATERIALS:

WATER PIPE: CLASS 52 DIP
WATER (SERVICE CONNECTIONS): COPPER, TYPE "K"
SANITARY SEWER PIPE: PVC SDR-35
SANITARY SEWER MANHOLE FRAME AND COVERS: NEENAH 1559-2000 FRAME WITH 1506 COVER OR CAMPBELL 1003 FRAME WITH 1009 COVER, OR EQUAL.
STORM SEWER PIPE: CMP (GAUGE 16) COATED WITH PAVED INVERT UNLESS OTHERWISE NOTED
STORM SEWER MANHOLE FRAME AND COVERS: NEENAH 1559-2000 FRAME WITH 1556-5001 COVER OR CAMPBELL 1003 FRAME AND COVER, OR EQUAL. NEENAH 1559-2000 FRAME WITH 2008-3205 GRATE OR CAMPBELL 1253 FRAME AND GRATE, OR EQUAL.

ROBERT N. STEWART P.L.S. #49428

FRANK S. FAZIO P.E. 071731

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
7/14/06	AS PER JULY 13, 2005 COMMENT LETTER	JMD	FSF	FSF
7/3/06	REVISED PER TOWN CONDITIONAL APPROVAL LETTER DATED JULY 18, 2005	JPM	FSF	
6/23/06	ADDED NOTE 27 & 28, SHEET 10 NOT IN FINAL APPROVAL	JPM	FSF	
02/28/04	AS PER FEB 17, 2004 TOWN COMMENT LETTER	JMD	FSF	FSF
03/11/04	AS PER FEB 13, 2004 TOWN COMMENT LETTER	JMD	FSF	FSF
9/30/04	AS PER JULY 2, 2004 TOWN COMMENT LETTER	MAC	FSF	
04/11/04	AS PER OCTOBER 2, 2004 COMMENT LETTER	MAC	FSF	
12/9/04	C.O.SLOPE, CL UNDER ON EASEMENTS	MAC	RGN	
12/13/04	AS PER NOVEMBER 29, 2004 COMMENT LETTER	MAC	FSF	
2/1/05	AS PER JANUARY 10, 2005 COMMENT LETTER	MAC	FSF	
4/11/05	AS PER MARCH 17 & 22, 2005 COMMENT LETTER	MAC	FSF	
6/7/06	ADDED NOTE # 23 & MAP REF. #5	JPM	FSF	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IN VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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DESIGNED : JMD/FSF
DRAWTED : JMD
CHECKED : FSF
PROJ. NO.: 01.7033
SCALE : 1"=50'
DATE : AUG. 29, 2003

ALBANY COUNTY DEPT. OF HEALTH
DATE 7/11/2006
Approved for Sewage Disposal and Water System Improvements
Examined and Approved
Stephen S. Lubomski, PE
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES

TOWN OF BETHLEHEM PLANNING BOARD
PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, N.Y.
FINAL PLAT APPROVAL
WHEREAS SUBDIVISION HAS BEEN COMPLETED TO THE PLANNING BOARD'S SATISFACTION, THIS PLAT IS APPROVED AS THE FINAL PLAT OF THE PROJECT.
SIGNED: Gordon H. Mathias
TITLE: CHAIRMAN
DATE: 7/11/06
SEE ALSO COMPLETION CERTIFICATE OF FINAL PLAT NO. 2-2007

FINAL PLAT SUBDIVISION PLAN

OWNER/APPLICANT: BERNICE OTT
ADDRESS: 390 COLUMBIA TURNPIKE - APT.#

TROUBADOR ESTATES SUBDIVISION

TOWN OF BETHLEHEM — ALBANY COUNTY, NEW YORK

C.T. MALE ASSOCIATES, P.C.
50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
518.786.7400 • FAX 518.786.7299
ARCHITECTURE & BUILDING SYSTEMS ENGINEERING • CIVIL ENGINEERING
ENVIRONMENTAL SCIENCES • SURVEY & LAND INFORMATION SERVICES

SUB — SHEET 1 OF 12 — DWG. NO. 01-285

CAD DWG. FILE NAME: 01-033-01.DWG