NO XREFS

PROJECT NUMBER: 05.5046

Town of Bethlehem Standard Notes:

1. 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.
2. Vertical datum established from N.G.V.D. 1929.
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 on sanitary sewer and water, the contractor shall obtain the necessary permits from the town department of public works.
6. 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 municipal review purposes. Actual building locations and configurations, and related site grading, may vary from what is shown, however, any substantial variation from 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.
7. All controlled fill shall be certified by a licensed soils engineer, that placement of the material was done in 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 consulted.
8. For all lots that have areas designated as preserved federal wetlands as shown on the federal wetlands map, 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.
9. 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.
10. 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.
11. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.
12. No sump pump, roof drains, cellar drains, or footing drains shall be connected to the sanitary sewer system.

General Notes:

1. Topographic information shown hereon was taken from map reference no. 3.
2. The proposed subdivision is located entirely within the Residence AA zoning district.
3. The proposed subdivision is located within, Bethlehem Central School District and the Delmar Fire District.
4. The proposed lots are within the Town of Bethlehem Outer Orchard Street Water District.
5. The proposed lots are within the Town of Bethlehem Outer Orchard Street Sewer District Extension 26.
6. North orientation and bearing base per map reference no. 5
7. Driveways grades are not to exceed 10%.
8. Lot numbers shown are to be used as house or street numbers.
9. The existing 369 Orchard Street driveway shown on this map will be reconstructed by the Lot Owner per deed restriction. This work will be necessary to connect the driveway to the reconstructed road when the town reconstructs Orchard Street at some future date. It is anticipated that the road will be lowered about four (4.0) feet at the present driveway location. All materials and labor necessary to reconstruct the driveway and all existing utilities will be borne by the owner.
10. The proposed 371 Orchard Street driveway will be reconstructed by the Lot Owner per deed restriction. This work will be necessary to connect the driveway to the reconstructed road when the town reconstructs Orchard Street at some future date. It is anticipated that the road will be lowered about four (4.0) feet, depending on the ultimate driveway location. All materials and labor necessary to reconstruct the driveway and all existing utilities will be borne by the owner.

Town of Bethlehem Notes For Low Pressure Sewer System:

1. Prior to any work on the sanitary sewer, the contractor shall obtain the necessary permits from the Town Sewer Department.
2. Pipe material for the Low Pressure Sanitary Force Main shall be PVC water pipe SDR-21 (200 PSI rating) conforming to ASTM D-2241.
3. There shall be 18-in minimum clear vertical separation between the sanitary force main and all existing or proposed water mains. Horizontal clear separation between the sanitary force main and all existing or proposed water mains shall be at least 10-ft.
4. Install locator wire in Force Main trench using #12 AWG single conductor stranded copper with TW600 volt insulation in accordance with Town standard specifications.
5. All installation of pipe and appurtenances shall be inspected by Town personnel prior to backfilling.
6. After backfilling, and before being put into service, the Force Main is to be water pressure tested to 75 PSI without pressure loss for one hour. The test shall be witnessed by Town inspection personnel.
7. All Grinder Pump units to have a back-up power connection for a mobile generator set. Comply with applicable electrical codes.
8. 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.
9. Each Grinder Pump to be Environment One Corporation, Myers Pump, or approved equivalent, installed in accordance with the manufacturers recommendations.
10. Each house in this subdivision shall have a Grinder Pump for sanitary sewer service. The pump system is to be owned and maintained by the homeowner, up to the connection to the municipal sewer system (at curb stop).

Wetland Note

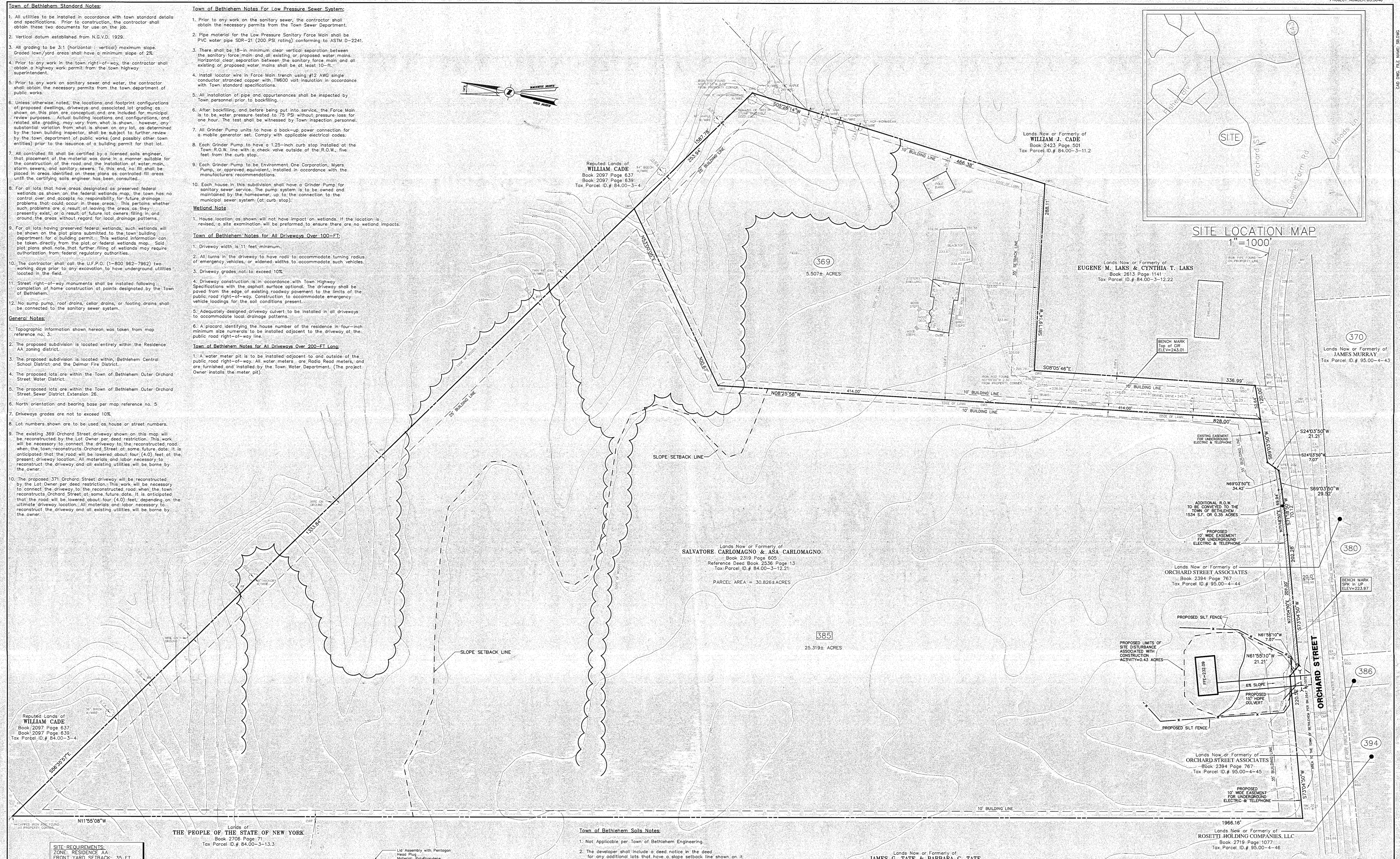
1. House location as shown will not have impact on wetlands. If the location is revised, a site examination will be preformed to ensure there are no wetland impacts.

Town of Bethlehem Notes for All Driveways Over 100-FT:

1. Driveway width is 11 feet minimum.
2. All turns in the driveway to have radii to accommodate 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. The driveway shall be paved from the edge of existing roadway pavement to the limits of the public road right-of-way. Construction to accommodate emergency vehicle loadings for the soil conditions present.
5. Adequately designed driveway culvert 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.

Town of Bethlehem Notes for All Driveways Over 200-FT Long:

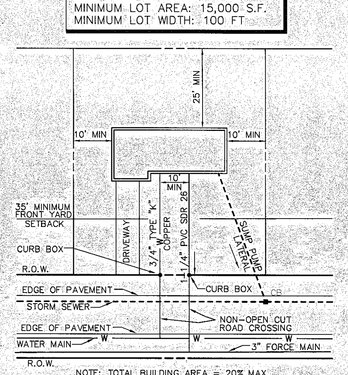
1. A water meter pit is to be installed adjacent to and outside of the public road right-of-way. All water meters are Radio Read meters, and are furnished and installed by the Town Water Department. (The project Owner installs the meter pit).



RECEIVED
JUL 26 2005
PLANNING BOARD
TOWN OF BETHLEHEM

TOWN OF BETHLEHEM PLANNING BOARD

SITE REQUIREMENTS:
ZONE: RESIDENCE AA
FRONT YARD SETBACK: 35 FT
REAR YARD SETBACK: 25 FT
SIDE YARD SETBACK: 10 FT
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 100 FT



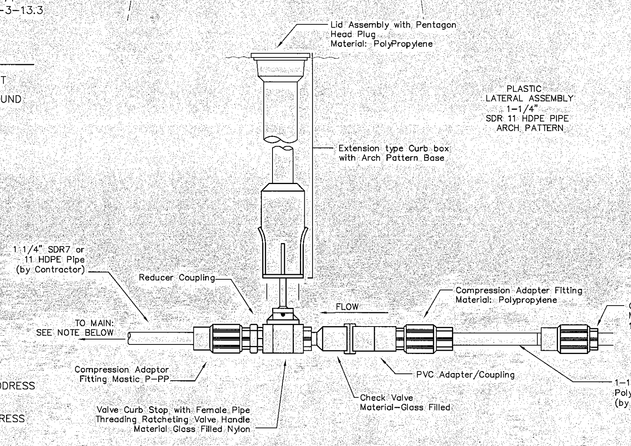
NOTE: TOTAL BUILDING AREA = 20% MAX.
DWELLING AREA = 15%
MAXIMUM HEIGHT = 30 FT

1 SUB **TYPICAL LOT LAYOUT**
SCALE: NONE
CROSS REFERENCE: NONE

Legend

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- DECIDUOUS TREE
- ELECTRIC METER
- FENCE POST
- GUY
- HYDRANT
- IRON PIPE FOUND
- IRON ROD FOUND
- POST
- SIGN
- TRANSFORMER
- UTILITY POLE
- WATER SHUT-OFF
- DEAD TREE
- YARD LIGHT
- 371 PROPOSED STREET ADDRESS AND LOT NUMBER
- 369 EXISTING STREET ADDRESS AND LOT NUMBER

Parcel Area= 30.826 Acres
LOT # 369= 5.507 Acres
LOT # 385= 25.319 Acres



NOTE: USE FUSED-ON TAP TO CONNECT TO EXISTING 3-INCH FORCEMAIN AS APPROVED BY TOWN ENGINEER.

2 SUB **TYPICAL GRINDER PUMP CURB STOP DETAIL**
SCALE: NONE
CROSS REFERENCE: NONE

INCHES
Town of Bethlehem, NY

BAR SCALE
50 0 25 50 100
1 inch. = 50 ft.

Town of Bethlehem Soils Notes:

1. Not Applicable per Town of Bethlehem Engineering.
2. The developer shall include a deed notice in the deed for any additional lots that have a slope setback line shown on it as shown on sheet 1 of 1. The deed notice shall be written as in note 4 below. This pertains to, but is not limited to, the following lot, 385 Orchard Street.
3. ~~*~~ The developer shall place a condition in the contract for purchase and sale of real estate for any lot that will have a deed notice. The condition will state that the deed for the transaction will have a deed notice as written on item 4 below.
4. The following statement is the slope-related deed notice to be placed in the deeds of specific lots:

"Subject to this notice of site conditions, which should be considered before future improvements are made to the lot. Due to the-slippage-prone nature of the soil conditions associated with the slopes on this property, the services of a licensed Geotechnical Engineer should be obtained before any changes are made on the property, such as placing fill, re-grading, building retaining walls, cutting trees, installing swimming pools, changing surface or sub-surface drainage patterns, altering any streams that may be on the property, etc. A site-specific soils report addressing the issue of slope stability may have been required for town subdivision approval of this lot, in which case the report would be on file and available at the Town of Bethlehem building department.

FSF

Map References

1. "Map of Property of William Cade," Town of Bethlehem, County of Albany, State of New York, Dated November 28, 1988, Prepared by Edward W. Boutelle & Son Civil Engineers & Surveyors Delmar, New York.
2. "New York State Department of Environmental Conservation Map of Lands to be Acquired Pursuant to Section 3-0305 of The Environmental Conservation Law, Project E-OS Albany 20 Avis G. Morehouse Reputed Owner, situate in the Manor of Rensselaerwyck, Town of New Scotland and Bethlehem, County of Albany State of New York for Five Rivers Environmental Education Center." Survey completed: 11/16/89, Map completed: 12/11/89, signed by Philip J. Haskins Land Surveyor, Reg. No. 049337, Map No. 10813.
3. "Final Plan Mountainview Estate, Orchard Street, Town of Bethlehem, Albany County, New York," Dated 1/21/95, Owner Salvatore Carlomagno, 402 Boxtor Court Delmar, N.Y. 12054; Engineer Jeff Schmitt P.E., Box 242A; Creek Road Esperence, N.Y. 12066.
4. "New York State Department of Environmental Conservation Map of Lands to be Acquired Pursuant to Section 3-0305 of The Environmental Conservation Law, Project PLB ALBANY 25.04 Five Rivers Limited - reputed owner for Five Rivers Environmental Education Center, Situate in Manor of Rensselaerwyck Town of Bethlehem County of Albany, State of New York." Survey completed: 2/27/01, Map completed: 4/27/01, signed by Philip J. Haskins L.S, Reg. No. 49337, Map No. 11675.
5. "Boundary survey lands of Salvatore Carlomagno and ASA Carlomagno 369 Orchard Street Town of Bethlehem, Albany County, New York. Dated Feb. 25, 2005, prepared by; C.T. Male Associates, P.C. drawing no. 05-154.

TOWN BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL
WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTE FINAL APPROVAL OF THIS PLAT.
SIGNED Frederick Mathes
TITLE Chairman
DATE 7/21/05
SEE ALSO CERTIFICATE OF APPROVAL
FINAL PLAT NO. 230-F

JAMES F. COOK PLS. 49260 — LICENSED LAND SURVEYOR — STATE OF NEW YORK

FRANK S. FAZIO P.E. 071731 — STATE OF NEW YORK — LICENSED PROFESSIONAL ENGINEER

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
6/23/05	1	PER TJ/BETHLEHEM COMMENTS DATED 6/9/05	MAC	FSF	
7/18/05	2	PER TJ/BETHLEHEM COMMENTS DATED 7/8/05	MAC		
7/25/05	3	PER TJ/BETHLEHEM COMMENTS DATED 7/25/05	MM		
	4				
	5				
	6				
	7				
	8				

UNAUTHORIZED ALTERATION OR ALTERATION BY ANY PERSON IN VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

© 2005
C.T. MALE ASSOCIATES, P.C.

DESIGNED : WJN
DRAFTED : MAC
CHECKED : FSF
PROJ. NO : 05.5046
SCALE : 1"=50'
DATE : MARCH 7, 2005

FINAL PLAT
CARLOMAGNO - 2 LOT SUBDIVISION

OWNER/APPLICANT: SALVATORE CARLOMAGNO
ADDRESS OF SITE: 369 ORCHARD STREET
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 SERVICES • SURVEY & LAND INFORMATION SERVICES

SB
SHEET : 1 OF 1
DWG. NO: 05-157

CAD DWG. FILE NAME: SB1.DWG