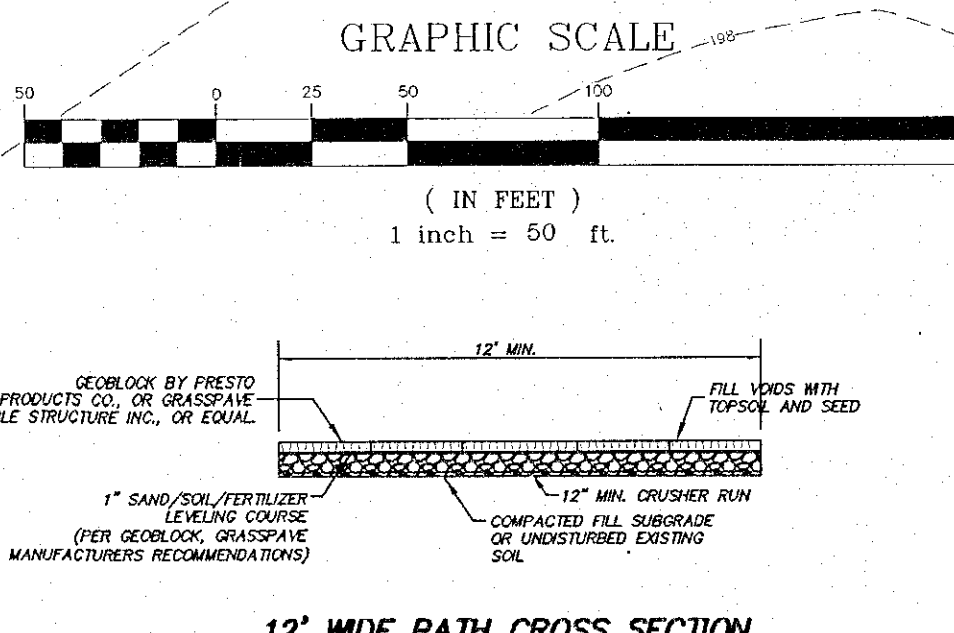
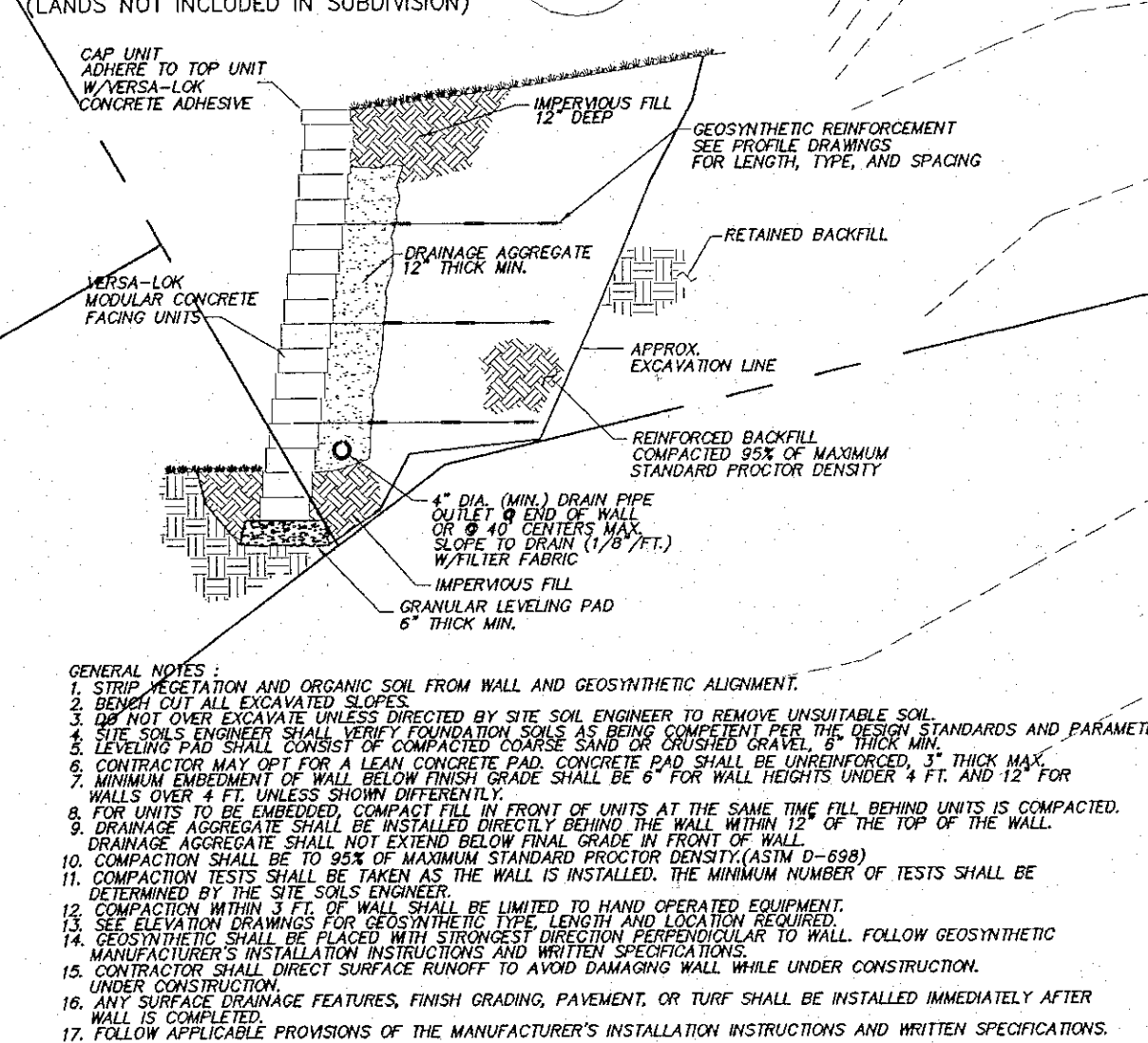
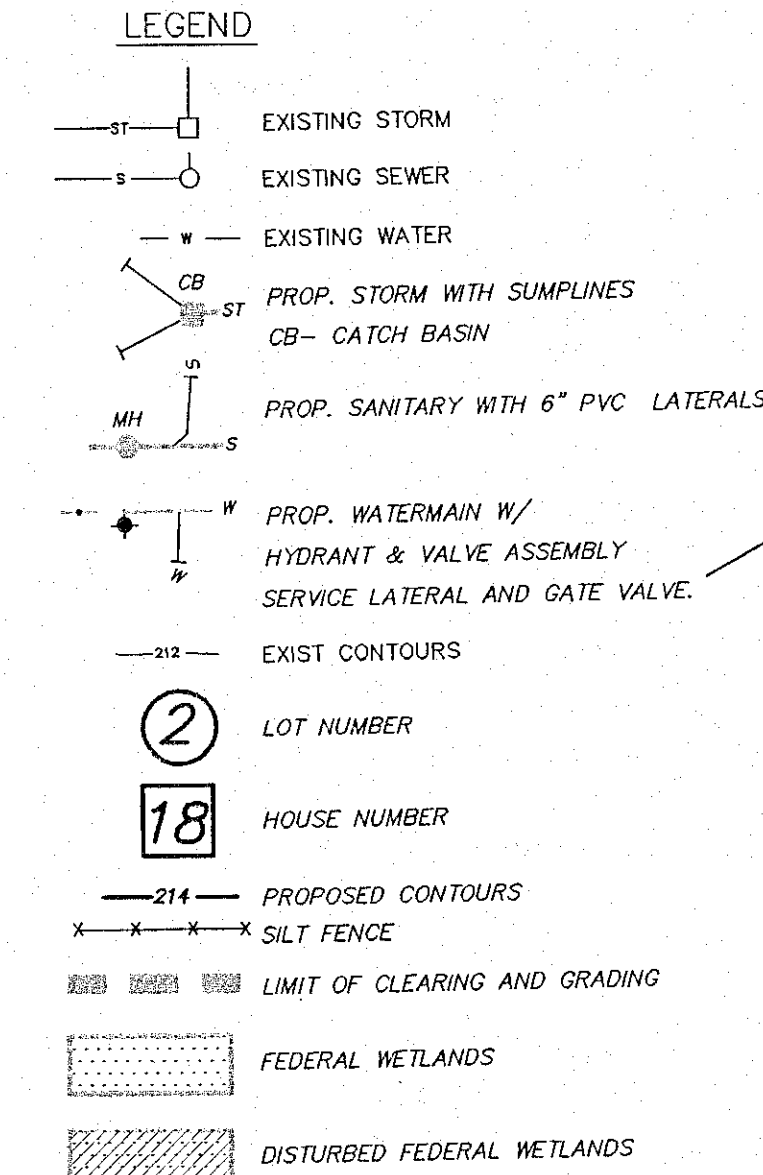
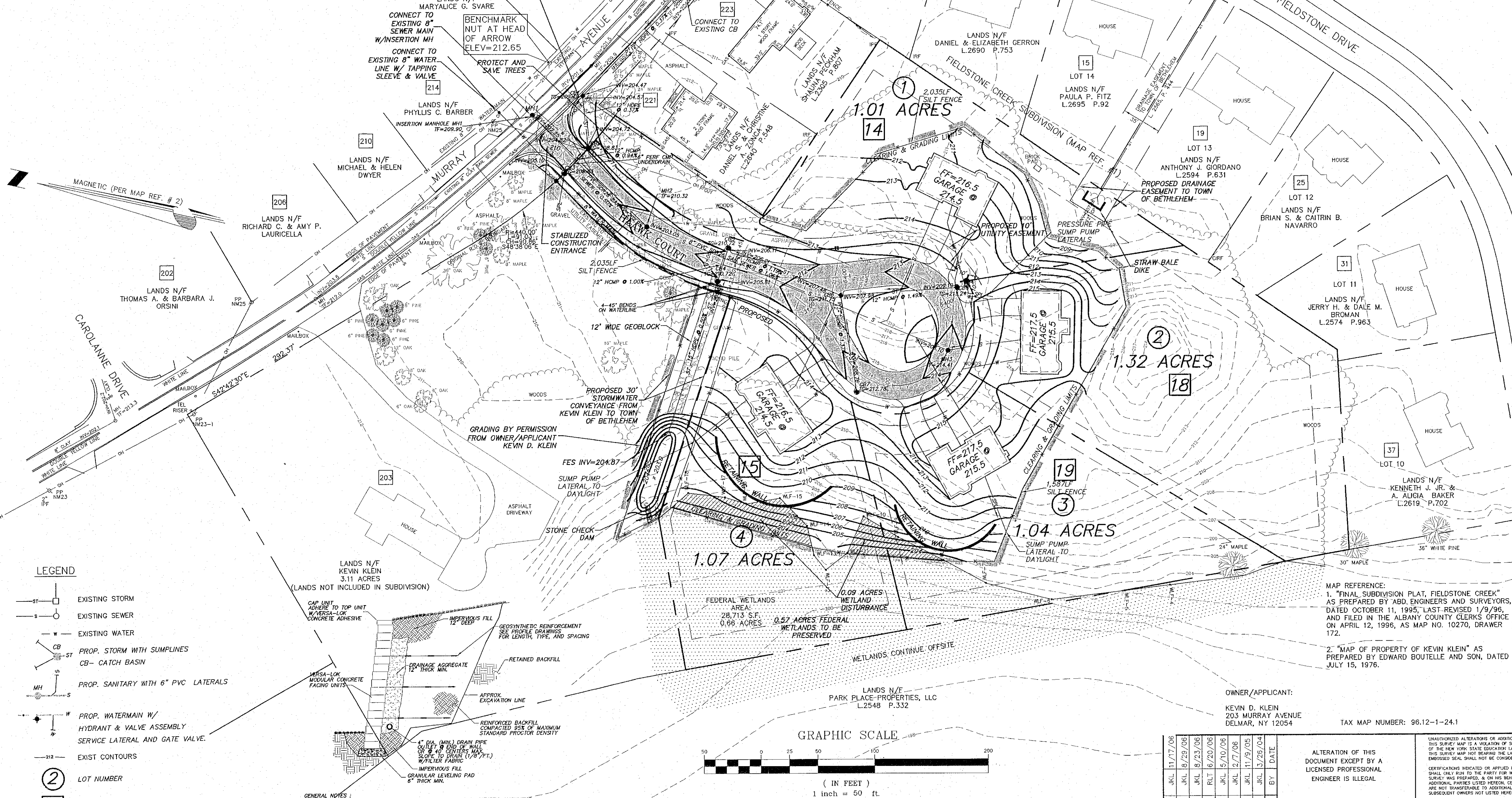


TOWN OF BETHLEHEM STANDARD NOTES FOR PLANS

- "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."
- "All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%."
- "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."
- "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 a grading plan for each lot must be submitted to the Building Department for review and approval and 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."
- "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 this plot. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities."
- "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."
- "Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem."
- "No sump pump, roof drains, cellar drains, or footing drains shall be connected to the sanitary sewer system."



ZONE: RESIDENTIAL A (RA)
MIN. LOT AREA: 14,520 SF
MIN. LOT WIDTH: 100' @ BUILDING LINE
MIN. LOT DEPTH: 120'
FRONT YARD SETBACK: 35'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 25'

- NOTES:
- BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A NOVEMBER 2003 FIELD SURVEY.
 - THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. 1-800-962-7962.
 - ELEVATIONS BASED ON USGS DATUM.
 - WETLANDS DELINEATED BY THE ENVIRONMENTAL COLLABORATIVE NOVEMBER 2003.
 - UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS 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.
 - ALL EXISTING STRUCTURES TO BE REMOVED. CELLARS, WELLS AND OTHER EXISTING SUBSURFACE FEATURES TO BE REMOVED AND FILLED WITH CLEAN SOILS.
 - SITE LIES ENTIRELY WITHIN THE TOWN OF BETHLEHEM WATER DISTRICT NO. 1 AND SEWER DISTRICT, DELMAR FIRE DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.
 - ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A SET OF THESE MATERIALS FOR USE ON THE JOB.
 - PRIOR TO ANY WORK IN THE MURRAY AVENUE RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN OF BETHLEHEM HIGHWAY DEPARTMENT.
 - PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
 - FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON SHEETS 1&2, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR AS A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
 - FOR ALL LOTS HAVING FEDERALLY REGULATED WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE PLOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT.
 - 5' MIN HORIZONTAL SEPARATION REQUIRED BETWEEN CATCH BASINS AND WATERMANS.
 - NO FOOTING, FOUNDATION OR ROOF DRAINS WILL BE ALLOWED TO CONNECT TO THE SANITARY SEWER SYSTEM.
 - WATER SERVICES TO EACH LOT ARE TO BE INSTALLED AFTER THE LOCATION OF THE DRIVEWAY IS KNOWN.
 - THE PROPOSED RETAINING WALLS ARE TO BE CERTIFIED BY THE HOME BUILDERS/DEVELOPERS ENGINEER, NOT THE BUILDING DEPARTMENT, BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL

WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT.

SIGNED: *Barbara Mathews*
TITLE: *Chairman*
DATE: *12/16/03*

SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 231-CF 9-5-06

CHAIRMAN, PLANNING BOARD

ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES

By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.

ALBANY COUNTY DEPT. OF HEALTH

HAARK COURT
GRADING & UTILITIES PLAN
LANDS N/F
KEVIN D. KLEIN DEC 19 2003

TOWN OF BETHLEHEM COUNTY OF ALBANY
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379

DATE: DECEMBER 12, 2003 SCALE: 1"=50' DWG. 3169A-SUB2 SHEET OF 4

NO.	REVISION	DATE	BY
1	1	11/17/06	JKL
2	2	11/17/06	JKL
3	3	11/17/06	JKL
4	4	11/17/06	JKL
5	5	11/17/06	JKL
6	6	11/17/06	JKL
7	7	11/17/06	JKL
8	8	11/17/06	JKL

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE CERTIFICATIONS INDICATED OR APPLIED HEREON SHALL ONLY BE FOR THE PARTY FOR WHOM THE SURVEY WAS PREPARED, & ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT CHANGES NOT LISTED HEREON.

JOSEPH J. BIANCHI
N.Y.S. LICENSE NO. 50226

TEOD WESTERVELD, P.L.S.
N.Y.S. LICENSE NO. 50319