

TOWN OF BETHLEHEM STANDARD NOTES FOR PLANS

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. "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 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 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."
7. Lots 7 & 8 have areas designated as preserved Federal Wetlands as shown on this plan, 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."
8. "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."
9. 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.
10. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.
11. No sump pump, roof drains, cellar drains, or footing drains shall be connected to the sanitary sewer system.

THE OWNER SHALL RETAIN AN ARCHEOLOGIST ON CALL DURING THE SITE GRADING PHASE OF CONSTRUCTION ACTIVITY. IN THE EVENT ANY CULTURAL ARTIFACTS ARE UNCOVERED DURING SITE GRADING, THE CONTRACTOR SHALL SUSPEND GRADING ACTIVITY IN THE GENERAL VICINITY OF THE ARTIFACTS AND NOTIFY THE OWNER AND ARCHEOLOGIST. THE PARTIES IN TURN WILL NOTIFY AND CONSULT WITH THE TOWN AND NYS HISTORIC PRESERVATION OFFICE TO DEVELOP AND IMPLEMENT AND APPROPRIATE MITIGATION AND RECOVERY PLAN.

TOTAL AREA OF PARCEL = 5.16 ACRES
TOTAL NUMBER OF SINGLE-FAMILY LOTS = 7
AVERAGE AREA FOR LOT = 0.497 ACRES

ZONE: RESIDENTIAL A (RA)
MIN. LOT AREA: 14,520 SF
MIN. HIGHWAY FRONTAGE: 70'
MIN. LOT DEPTH: 120'

FRONT YARD SETBACK: 35'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 25'
ZONE: AA RESIDENTIAL

MIN. LOT AREA: 15,000 SF
MIN. LOT WIDTH: 100'

FRONT YARD SETBACK: 35'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 25'

LOT NUMBER
LOT ADDRESS

LANDS N/F
THOMAS A. & BARBARA J. ORSINI

LANDS N/F
AMY P. LAURICELLA

LANDS N/F
CARLTON W. & RONALD C. KELLER
L.2663 P.489

LANDS N/F
EDWARD C. GILLESPIE
PATRICIA DEDERICK
L.2635 P.367

LANDS N/F
KEVIN D. KLEIN
L.2115 P.487

LANDS N/F
ANTHONY CAROONA
C/O MCGUIRE & CAROONA, P.C.
16 SAGE ESTATE, SUITE 208
ALBANY, NY 12204

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