

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 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 grading 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 plot. 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 these 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.
 8. "For all lots having reserved 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. Sold 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 HOLD GRAVITY AND IN A GENERAL WAY 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.

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'

NOTES:
 1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A NOVEMBER 2003 FIELD SURVEY.
 2. 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.
 3. ELEVATIONS BASED ON USGS DATUM.

4. WETLANDS DELINEATED BY THE ENVIRONMENTAL COLLABORATIVE NOVEMBER 2003 AND UPDATED BY INGALLS & ASSOCIATES MARCH 2012

5. 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.

6. ALL EXISTING STRUCTURES TO BE REMOVED. CELLARS, WELLS AND OTHER EXISTING SUBSURFACE FEATURES TO BE REMOVED AND FILLED WITH CLEAN SOIL.

7. SITE LIES ENTIRELY WITHIN THE TOWN OF BETHLEHEM WATER DISTRICT NO. 1 AND SEWER DISTRICT, DELMAR FIRE DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.

8. 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.

9. 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.

10. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.

11. 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 THESE 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.

12. 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. NO GRADING, FILLING OR DISTURBANCE SHALL TAKE PLACE WITHIN THESE WETLANDS UNLESS APPROVED BY THE US ARMY CORPS OF ENGINEERS.

13. 5' MIN HORIZONTAL SEPARATION REQUIRED BETWEEN CATCH BASINS AND WATERMANS.

14. NO FOOTING, FOUNDATION OR ROOF DRAINS WILL BE ALLOWED TO CONNECT TO THE SANITARY SEWER SYSTEM.

15. WATER SERVICES TO EACH LOT ARE TO BE INSTALLED AFTER THE LOCATION OF THE DRIVEWAY IS KNOWN.

16. ANY PROPOSED RETAINING WALLS ARE TO BE CERTIFIED BY THE HOME BUILDERS/DEVELOPERS ENGINEER, NOT THE BUILDING DEPARTMENT, BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

Town of Bethlehem Planning Board
 By direction of the Chairman
 these plans are hereby Approved.
 See first sheet for date & signature.

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

GRADING AND UTILITIES PLAN
 HAUCK COURT

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

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: APRIL 12, 2012 SCALE: 1"=50' DWG. 3169A-SJA SHEET OF 3 4

