

## NOTE:

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 INSTALLATION OF THE WATER MAIN, STORM SEWERS AND SANITARY SEWERS.

## NOTE:

SAFE SETBACK LINE SHOWN BASED ON INSTALLATION OF MITIGATION MEASURES RECOMMENDED IN THE GEOTECHNICAL REPORT DATED: FEBRUARY 8, 2007 BY VERNON HOFFMAN. MEASURES INCLUDE INSTALLATION OF SLOPE DRAINS AND LOWERING OF THE TOP OF SLOPE BY CONSTRUCTING THE HOMES WITH WALK-OUT BASEMENTS.

## TOWN OF BETHLEHEM SOILS NOTES

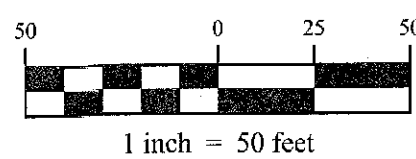
1. THE DEVELOPER SHALL INCLUDE A DEED NOTICE IN THE DEED FOR ANY ADDITIONAL LOTS THAT HAVE A SLOPE SETBACK LINE SHOWN ON IT AS SHOWN ON THE GRADING PLAN - SHEET C-5. THE DEED NOTICE SHALL BE WRITTEN AS IN NOTE 3 BELOW. THIS PERTAINS TO, BUT IS NOT LIMITED TO, THE FOLLOWING LOTS:

[LOT #24, 27, 28, 29, 30 LEONARD PLACE]

2. 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 IN ITEM 3 BELOW.

3. THE FOLLOWING STATEMENT IS THE SLOPE-RELATED DEED NOTICE TO BE PLACED IN THE DEEDS OF SPECIFIED 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."



LANDS OF  
THE BOARD OF TRUSTEES OF  
COMMON SCHOOL DISTRICT NO. 15  
TOWN OF BETHLEHEM  
L. 791 P. 197

EXISTING STORMDRAINAGE  
BETWEEN 2 & 4 LEONARD  
PLACE TO BE CAPPED AT  
THE ROW LINE. CATCH  
BASIN TO BE REMOVED.

6" PERFORATED  
UNDERDRAIN INSTALLED IN  
CRUSHED STONE  
PARALLEL TO DRAIN LINE  
& CONNECTED TO CATCH  
BASINS (TYP. ALL STORM  
CROSSINGS).

PROPERTY  
BOUNDARY

LANDS OF  
& MAUREEN P. PAGE  
L. 2295 P. 365

LANDS OF  
STEVE & CHARLOTTE EINHORN  
L. 2035 P. 506

LANDS OF  
WILLIAM M. & JOHANNA F. CARROLL  
L. 2095 P. 1025

LANDS OF  
LAVERNE HAMILTON  
L. 2263 P. 1117

LANDS OF  
PAUL J. & COLLEEN F. LAFALCE  
L. 2487 P. 995

LANDS OF  
CHARLES & RUTH ESTEY  
L. 1417 P. 209

HOUSE GUTTER SYSTEMS TO BE  
DIRECTLY CONNECTED TO  
DRAINAGE SYSTEM WHERE  
OVERLAND FLOW CAN'T REACH  
CATCHBASIN (ALL HOMES).

INCHES  
Town of Bethlehem, NY

NOTE:  
ORANGE CONSTRUCTION FENCE MUST BE INSTALLED  
ALONG THE WETLAND BOUNDARIES WHENEVER THE  
PROPOSED LIMITS OF DISTURBANCE ARE WITHIN 50  
FEET OF THE DELINEATED FEDERAL WETLANDS.

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.

## TOWN OF BETHLEHEM APPROVAL

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

LOT STATISTICS					
LOT NUMBER	LOT AREA (SF)	LOT AREA (ACRES)	GROUND FLOOR ELEVATION	BASEMENT FINISHED FLOOR ELEVATION	WALKOUT BASEMENT (Y/N)
1	4512.97	0.33	206.0	197.0	N
2	14553.88	0.33	205.7	196.7	N
3	14474.83	0.33	205.5	197.5	N
4	20996.43	0.69	203.5	196.5	Y
5	117530.74	2.70	206.1	197.1	Y
6	123757.57	2.84	203.7	197.7	Y
7	37991.06	0.87	203.9	197.9	Y
8	23957.52	0.55	203.5	197.5	Y
9	18373.88	0.42	204.5	196.5	N
10	16186.88	0.37	205.1	197.1	N
11	28105.49	0.60	205.2	196.2	N
STORMWATER MANAGEMENT LOT	45142.02	1.11			

WETLAND TABLE	
TOTAL EXISTING WETLAND AREA ON SITE	= 1.2 ACRES
WETLANDS IMPACTED = WETLAND IMPACT 1	= 0.080 ACRES
WETLAND IMPACT 2	= 0.003 ACRES
TOTAL	= 0.083 ACRES

## FINAL SUBDIVISION PLANS

RICHARD BOHL  
P.O. BOX 7  
GLENMONT, NEW YORK 12077



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CREIGHTON MANNING ENGINEERING, LLP  
100 WESTERN CIRCLE - ALBANY, NEW YORK 12205  
P: (518) 446-0398 F: (518) 446-0397 WWW.CMEELP.COM

THE PINES AT NORMANSIDE  
LEONARD PLACE  
TOWN OF BETHLEHEM, NEW YORK  
GRADING AND DRAINAGE PLAN

C5

SHEET NUMBER 5 of 13