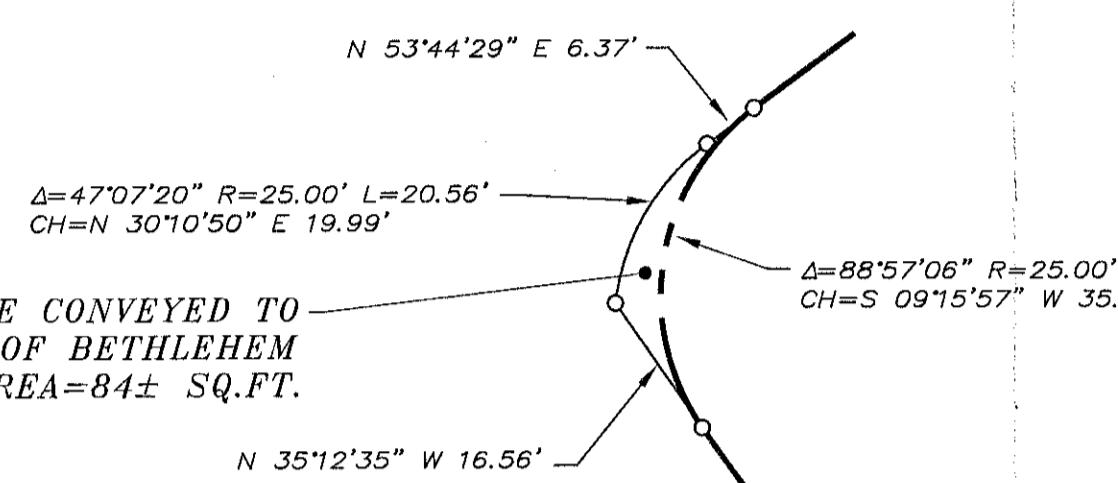


#### GENERAL NOTES:

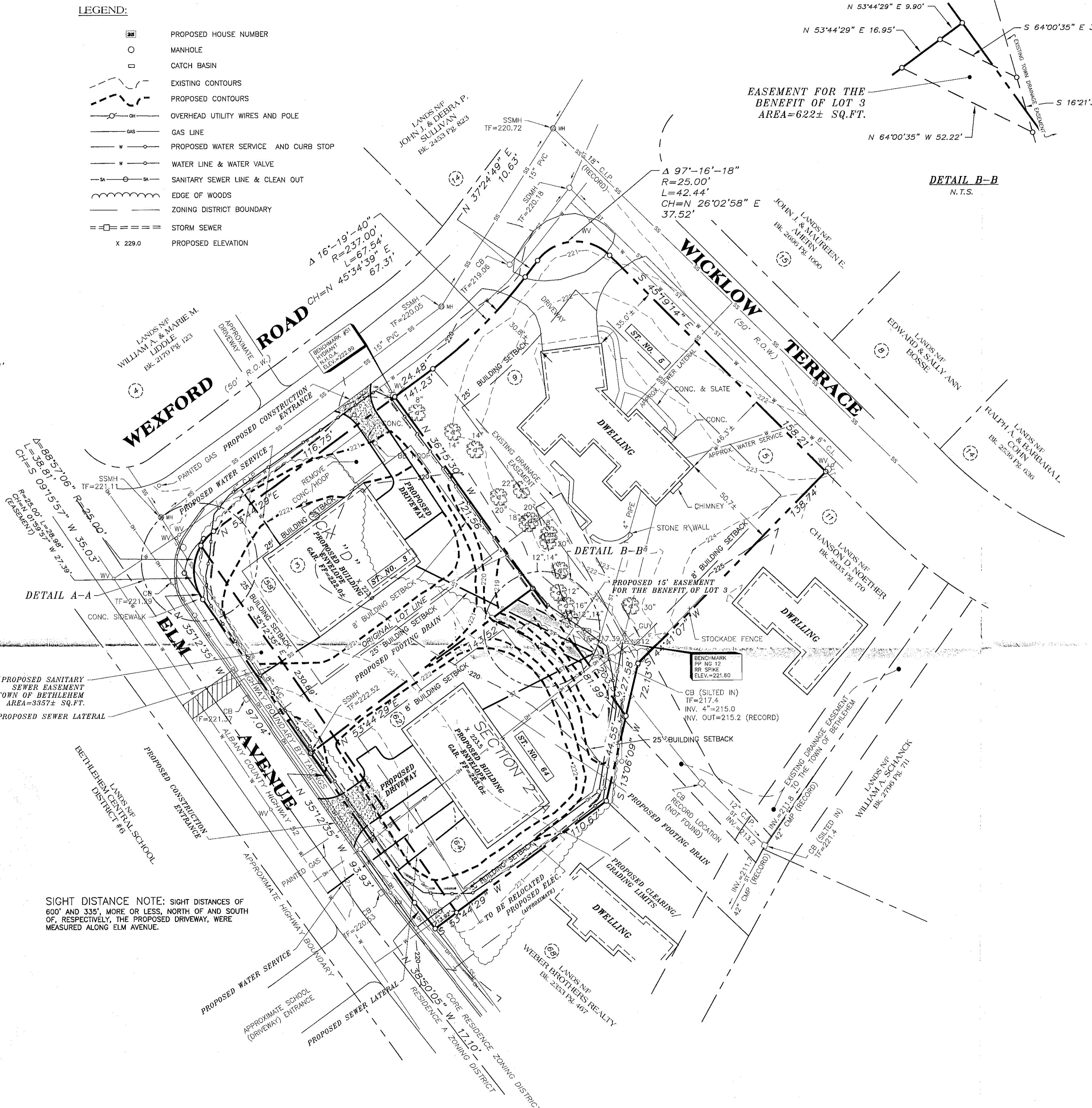
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH N.Y.S. STORM WATER POLLUTION PREVENTION PROGRAM. SEE SHEET 2 FOR ADDITIONAL REQUIREMENTS AND DETAILS, LOCATIONS OF MEASURES SHOWN ON THIS SHEET.
- UTILITY INFORMATION SHOWN HERON HAS BEEN COMPILED FROM EXISTING RECORDS. EXISTING UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE MAY NOT BE SHOWN HERON. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING WITH ALL RESPECTIVE UTILITIES PRIOR TO EXCAVATION. CONTRACTOR ALSO RESPONSIBLE FOR DETERMINING EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE EXCAVATING.
- ALL CONSTRUCTION DISTURBANCES ON STATE, COUNTY, TOWN AND PRIVATE LAND TO BE RESTORED BY CONTRACTOR.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- 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.
- 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.
- THE FOOTPRINT CONFIGURATION OF THE PROPOSED DWELLING ON NO. 3 WEXFORD ROAD & 64 ELM AVENUE IS CONCEPTUAL AND SHOWN FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING CONFIGURATION MAY VARY FROM THAT SHOWN; HOWEVER, ANY VARIATION THAT IS DETERMINED TO BE ADVISED OF THE CONTRACTOR AS DETERMINED BY THE BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLE OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS LOT.
- LIMIT SOIL PLACEMENT OVER EXISTING TREE AND SHRUB ROOTS TO A MAXIMUM OF THREE INCHES.
- AVOID SPILLS OF OIL, GAS OR OTHER CONTAMINANTS.
- CONSTRUCT STURDY BARRIERS SURROUNDING VALUABLE VEGETATION TO PROTECT FROM CONSTRUCTION EQUIPMENT. PLACE BARRIERS FAR ENOUGH FROM THE TREES SO THAT TALL EQUIPMENT SUCH AS BACK HOES AND DUMP TRUCKS DO NOT CONTACT TREE BRANCHES.
- THIS SUBDIVISION PLAN WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE TITLE REPORT.
- THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7982) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- 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 ALBANY COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM ALBANY COUNTY DEPARTMENT OF PUBLIC WORKS.
- A DRIVEWAY TURN-AROUND SHALL BE REQUIRED FOR LOT #64 ELM AVENUE.
- DEVELOPER WILL CLEAN SILTED CATCH BASIN LOCATED REAR OF ST. NO. 5 WICKLOW TERRACE.
- NO BUILDING PERMIT SHALL BE ISSUED FOR CONSTRUCTION OF ANY DWELLING UNTIL WITHIN THIS SUBDIVISION UNTIL SUCH TIME THAT THE PRIVATE STORMWATER EASEMENT FOR THE BENEFIT OF LOT #3 WEXFORD ROAD HAS BEEN FILED WITH THE ALBANY COUNTY CLERK'S OFFICE.
- NO BUILDING PERMIT SHALL BE ISSUED FOR LOT #64 ELM AVENUE UNTIL ARRANGEMENTS HAVE BEEN MADE WITH THE APPROPRIATE UTILITY COMPANIES FOR RELOCATION OF OVERHEAD POWER AND OTHER UTILITY LINES.

#### LEGEND:

- PROPOSED HOUSE NUMBER
- MANHOLE
- CATCH BASIN
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OVERHEAD UTILITY WIRES AND POLE
- GAS LINE
- PROPOSED WATER SERVICE AND CURB STOP
- WATER LINE & WATER VALVE
- SA SANITARY SEWER LINE & CLEAN OUT
- EDGE OF WOODS
- ZONING DISTRICT BOUNDARY
- STORM SEWER
- PROPOSED ELEVATION



DETAIL A-A  
N.T.S.



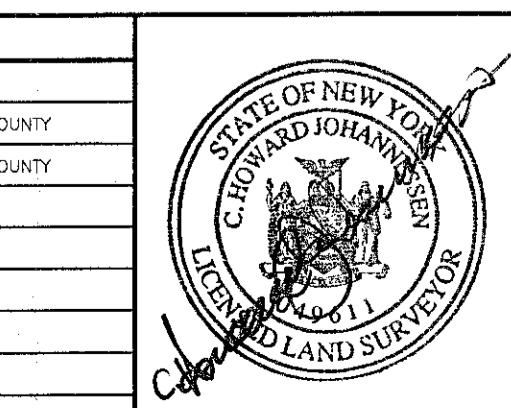
0' 30' 60'  
SCALE: 1:30'



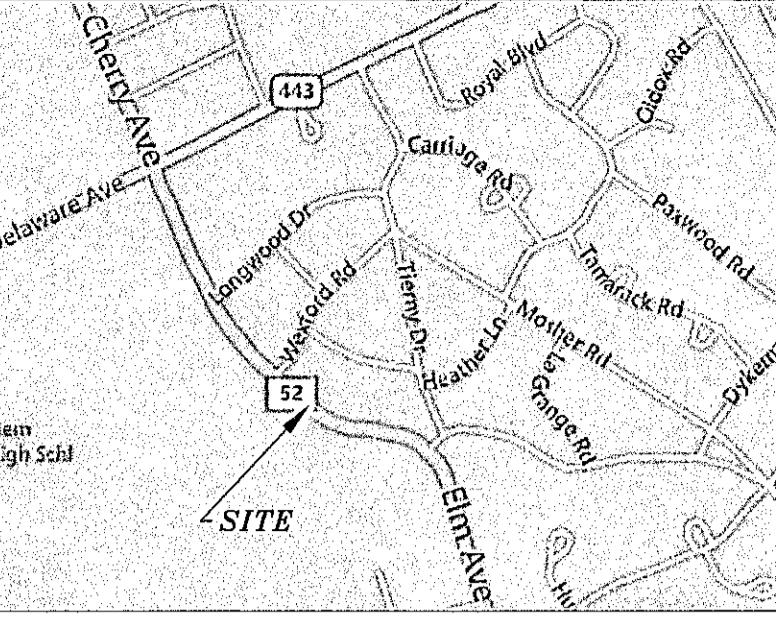
COPYRIGHT © 2014 BY WESTON & SAMPSON, PE, LS, LA, PC. THIS DRAWING IS AN INSTRUMENT OF SERVICE FOR THE PROPERTY OF WESTON & SAMPSON, PE, LS, LA, PC. THIS DRAWING MAY NOT BE REPRODUCED WHOLLY OR IN PART BY ANY MEANS, EXCEPT AS EXPRESSLY PROVIDED IN THE CONTRACT OF SURVEYING. THE CONTRACTOR'S WRITTEN CONSENT IS REQUIRED FOR ANY REPRODUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7204-A OF THE NEW YORK STATE EDUCATION LAW. ON CONVICTION, THE PERSON WHO COMMITTED THIS VIOLATION SHALL BE FINED NOT MORE THAN \$1,000.00 AND SHALL BE FORFEITED TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON REQUEST, THE SURVEYOR'S WRITTEN CONSENT IS REQUIRED FOR ANY ALTERATION OR ADDITION TO THE SURVEY MAP. INSTITUTION CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTION OR SUBSEQUENT OWNERS.

REVISIONS	
DATE	DESCRIPTION
4/16/13	REVISIONS PER TOWN AND COUNTY
5/23/13	REVISIONS PER TOWN AND COUNTY
10/29/13	REVISIONS PER TOWN



PLAT OF BIRCHWOOD ACRES SECTION 2-B, AMENDMENT 1	
COUNTY OF ALBANY	TOWN OF BETHLEHEM
consulting engineers land surveyors landscape architects and planners <b>PE, LS, LA, PC</b>	STATE OF NEW YORK CAD FILE: QUINN DELMAR, NY Drawing No. 22 High Street, Rensselaer N.Y. 12144 Tel: (518)463-4400
	Sheet 1 of 2 Scale: 1"=30'
	DATE: JULY 13, 2012



SITE LOCATION MAP  
NOT TO SCALE

#### GENERAL SITE STATISTICS:

- TAX MAP NO: 85.19-3-30
- LOT NO. 5 AREA: 26,493± SQ.FT.
- LOT NO. 3 AREA: 17,183± SQ.FT.
- LOT NO. 64 AREA: 15,544± SQ.FT.
- SCHOOL DISTRICT: BETHLEHEM CENTRAL
- FIRE DISTRICT: DELMAR FIRE DISTRICT
- WATER DISTRICT: BETHLEHEM WATER DISTRICT NO. 1
- ZONING DISTRICT: CORE RESIDENTIAL DISTRICT (CR)
- SEWER DISTRICT: BETHLEHEM SEWER DISTRICT EXTENSION NO. 8
- PLANNED STREET(S) LENGTH: NOT PLANNED
- PLANNED WATER MAIN LENGTH: NOT PLANNED
- PLANNED SEWER MAIN LENGTH: NOT PLANNED
- PLANNED STORM SEWER DISCHARGE OUTPUT: NOT PLANNED
- MIN. REQ'D. FRONT YARD DEPTH: 25'
- MIN. REQ'D. SIDE YARD WIDTHS: 8'
- MIN. REQ'D. REAR YARD DEPTH: 25'
- MIN. REQ'D. LOT WIDTH: 60' AT BUILDING LINE
- MAX. LOT OCCUPANCY: 20%
- MAX. LOT OCCUPANCY, ACCESSORY BUILDINGS: 5%
- MIN. LOT SIZE: 7,260 SQ. FT.

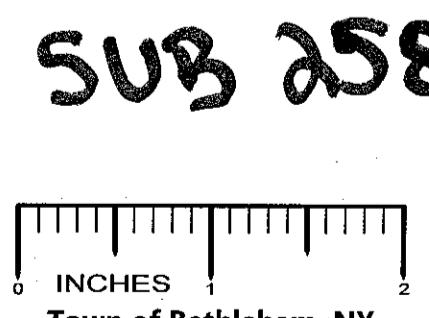
ALL ZONING REQUIREMENTS LISTED ABOVE ARE FOR SINGLE FAMILY HOMES UNLESS OTHERWISE NOTED. SEE TOWN ZONING CODE FOR ADDITIONAL REQUIREMENTS.

OWNER: BRIAN D. QUINN  
369 PARKWOOD ROAD  
FAIRFIELD, CT 06430

#### MAP REFERENCES:

- "MAP OF BIRCHWOOD ACRES, SECTION 2-B, PROPERTY OF BETHLEHEM DEVELOPERS INCORPORATED", DATED NOVEMBER 14, 1963 AND PREPARED BY EDWARD W. BOUTELLE AND SON, CIVIL ENGINEERS AND SURVEYORS. FILED IN THE ALBANY COUNTY CLERK'S OFFICE JUNE 30, 1964 IN DRAWER 162 AS MAP NO. 4090.
- "MAP OF EASEMENT TO BE GRANTED TO TOWN OF BETHLEHEM BY BETHLEHEM DEVELOPERS INCORPORATED", DATED DECEMBER 15, 1966, PREPARED BY EDWARD W. BOUTELLE AND SON, CIVIL ENGINEERS AND SURVEYORS.

#### PLANNING BOARD



SUB 258

INCHES

Town of Bethlehem, NY