



TO BE CONVEYED TO  
TOWN OF BETHLEHEM  
AREA=84± SQ.FT.

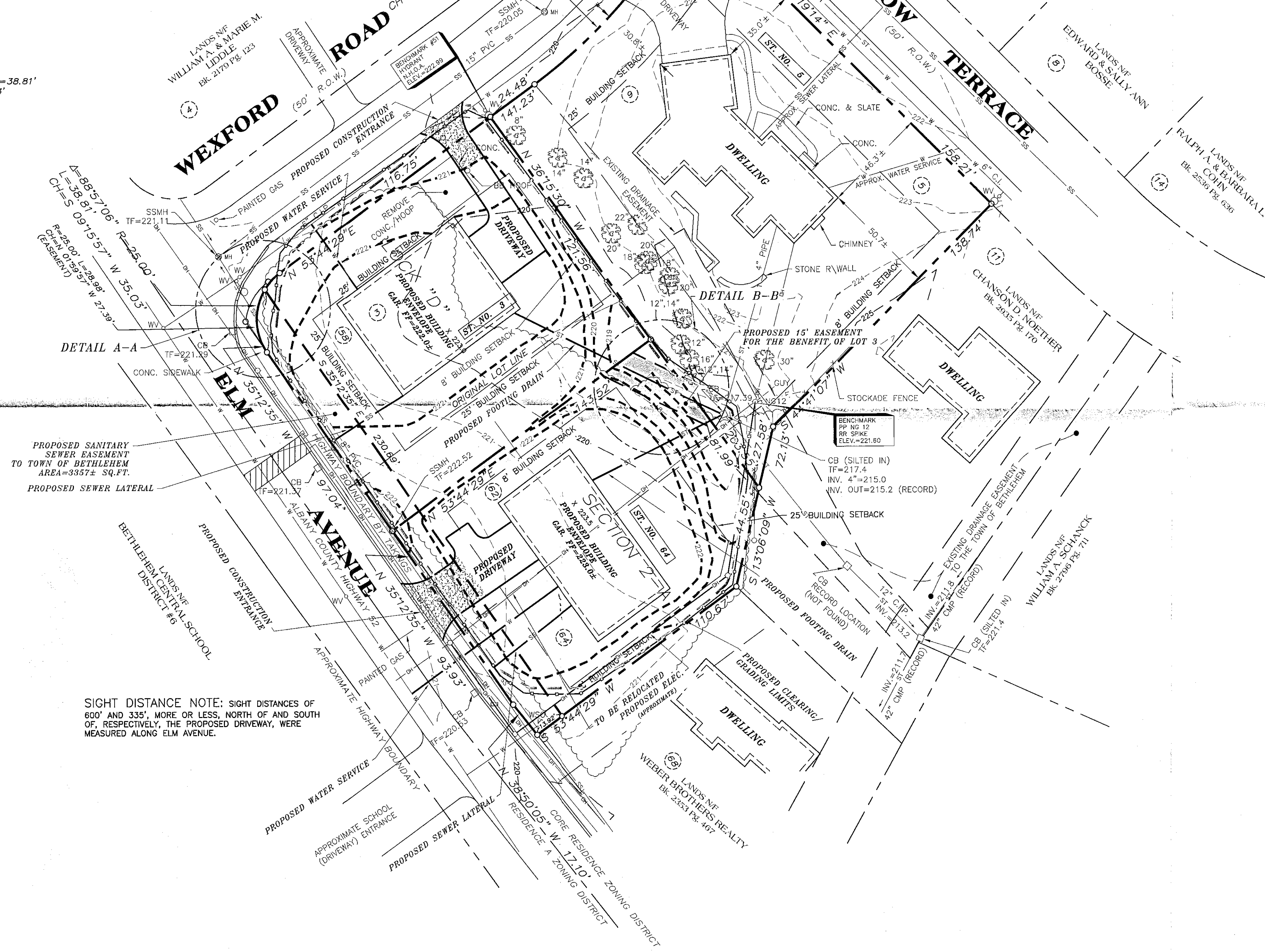
DETAIL A-A  
N.T.S.

#### 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 HEREON HAS BEEN COMPILED FROM RECORD DRAWINGS AND FIELD INSPECTIONS. ALL EXISTING UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE MAY NOT BE SHOWN HEREON. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING WITH ALL RESPECTIVE UTILITIES PRIOR TO EXCAVATION. CONTRACTOR IS 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 WHAT IS SHOWN. HOWEVER, ANY VARIATION THAT ALTERS THE APPROVED GRADING AS SHOWN ON THIS PLAN, 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.
- UNIT 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. (1-800-962-7962) 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 NEW DWELLING UNIT 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.

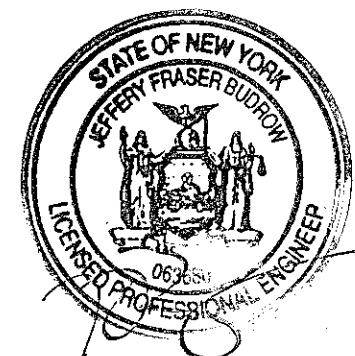
#### LEGEND:

- 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
- SANITARY SEWER LINE & CLEAN OUT
- EDGE OF WOODS
- ZONING DISTRICT BOUNDARY
- STORM SEWER
- PROPOSED ELEVATION



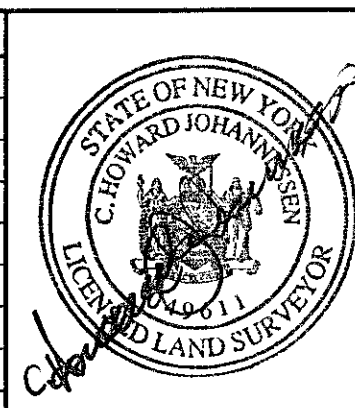
SIGHT DISTANCE NOTE: SIGHT DISTANCES OF 600' AND 335', MORE OR LESS, NORTH OF AND SOUTH OF, RESPECTIVELY, THE PROPOSED DRIVEWAY, WERE MEASURED ALONG ELM AVENUE.

0' 30' 60'  
SCALE: 1"=30'

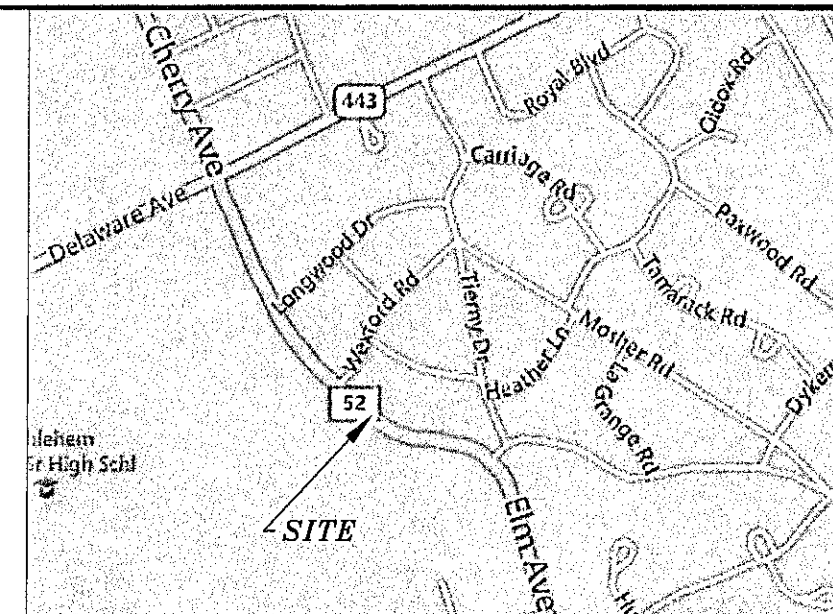


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REVISIONS	
DATE	DESCRIPTION
4/16/13	REVISIONS PER TOWN AND COUNTY
9/23/13	REVISIONS PER TOWN AND COUNTY
10/29/13	REVISIONS PER TOWN



PLAT OF  
**BIRCHWOOD ACRES**  
**SECTION 2-B, AMENDMENT 1**  
TOWN OF BETHLEHEM  
STATE OF NEW YORK  
COUNTY OF ALBANY  
consulting engineers  
land surveyors  
landscape architects  
and planners  
**Weston & Sampson**  
P.E., L.S., L.A., P.C.  
22 High Street, Poughkeepsie N.Y. 12144  
Tel: (518) 463-4400  
CADD FILE:  
QUINN DELMAR, NY  
DATE:  
JULY 13, 2012  
SHEET 1 OF 2  
SCALE:  
1"=30'  
DRAWING NO.  
V-SP N2120016



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

0 INCHES  
Town of Bethlehem, NY