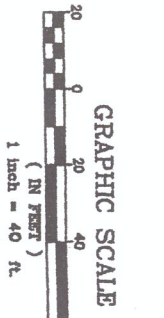
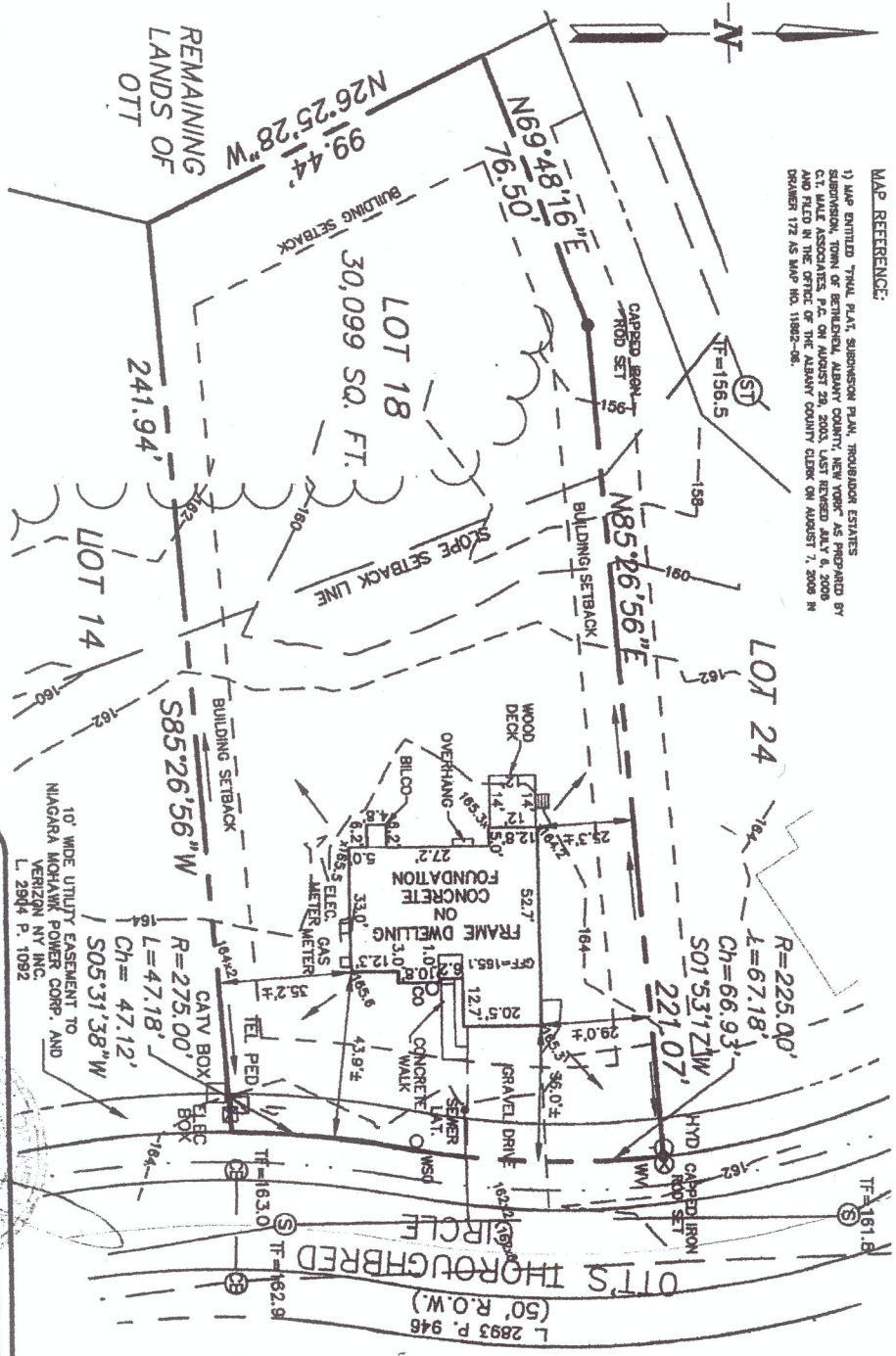


MAP REFERENCE:

1) MAP ENTITLED "TRAIL PLAT, SUBDIVISION PLAT, NEIGHBORHOOD ESTATES SUBDIVISION, TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK," AS PREPARED BY C.T. WALK ASSOCIATES, P.C. ON AUGUST 29, 2003, LAST REVISION JULY 6, 2008 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON AUGUST 7, 2008 IN DRAWER 172 AS MAP NO. 11982-08.



155.7 DEMOTES SPOT ELEVATION
 ↳ DEMOTES DRAINAGE FLOW

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FINAL SURVEY AND GRADING PLAN
LOT 18-OTT'S THOROUGHBRED CIRCLE
TROUBADOR ESTATES SUBDIVISION
 COUNTY OF ALBANY STATE OF NEW YORK
 TOWN OF BETHLEHEM

DRAWN BY: RCF
 CHECKED BY: GAO
 CAD FILE: Lot 18
 JOB NO.: 09-003

DATE: AUGUST 7, 2015

SCALE: 1"=40'
 SHEET 1 OF 1

NOTES:

- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM-TAX MAP 121.00, BLOCK 1, PARCEL 18A.
 - 2) PREPARED BY INGALLS & ASSOCIATES, LP FROM AN AUGUST 2015 FIELD SURVEY.
 - 3) NORTH IS INDICATED TO MAP REFERENCE NO. 1.
 - 4) BOUNDARY INFORMATION SHOWN TAKEN FROM MAP REFERENCE NO. 1.
 - 5) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS RECORDED OR UNRECORDED.
 - 6) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 - 7) UNDERGROUND UTILITIES & SHOWN HEREON ARE BASED ON USABLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED AS APPROXIMATE UNLESS INDICATED OTHERWISE. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
 - 8) CONCRETE WASHOUT AREA FOR PROJECT SITE TO BE LOCATED ON LOT 19 AND 15 FT. MINIMUM EAST OF EXISTING RIGHT OF WAY.
 - 9) FOR LOTS HAVING PRESERVED FEDERAL WETLANDS ANY FURTHER PLANS OF WETLAND AREAS MUST REQUIRE APPROVAL FROM FEDERAL REGULATORY AGENCIES.
- TOWN STANDARD NOTES:**
- 1) CONSTRUCTION FENCE MUST BE INSTALLED ALONG WETLAND BOUNDARIES AND BUFFERS WITHIN 25 FT. OF ANY ACTIVITY.
 - 2) ANY EXPOSED SOIL MUST BE STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY WITH A MINIMUM COVER OF MULCH.
 - 3) ALL EROSION MEASURES MUST BE INSPECTED AND MAINTAINED IN COMPLIANCE WITH 125-48 OF THE TOWN CODE.
 - 4) TYPICALLY, GROUND FINISHED FLOOR (GRT) IS TO BE 18" ABOVE THE EXISTING ROADWAY CENTERLINE ELEVATION.
 - 5) ALL CUT AND FILL SLOPES ON THE PROPERTY MUST BE GRADED WITH A MAXIMUM SLOPE OF 3:1 (H:V) ON 5%.
 - 6) ALL DRAINWAYS AND WALKWAYS INSTALLED ON THE PROPERTY MUST NOT EXCEED AT A MINIMUM SLOPE OF 1%.
 7) FINAL GRADING MUST ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WITH A MINIMUM SLOPE OF 1%.
 - 8) NOTIFY THE ENGINEERING DIVISION OF ANY DEVIATIONS IN BUILDING LOCATION OR GRADING FROM APPROVED PLANS.
- GRADING CERTIFICATION:**
- 1) ALL CUT AND FILL SLOPES ON THE PROPERTY HAVE BEEN GRADED WITH A MAXIMUM SLOPE OF 3:1 (H:V) ON 5%.
 - 2) ALL DRAINWAYS AND WALKWAYS CONSTRUCTED ON THE PROPERTY DO NOT EXCEED THE MAXIMUM SLOPE OF 1%.
 - 3) FINAL LOT GRADING ENSURES POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT A MINIMUM SLOPE OF 1%.