

SITE DATA

UTILITY MATERIALS LIST

1. WATER MAINS TO BE 8" DIAMETER DUCTILE IRON PIPE CLASS 52 WITH 5' MIN. COVER. SERVICE LINES TO BE 3/4" COPPER TYPE K.
2. SANITARY SEWERS TO BE 8" PVC SDR 26. LATERALS TO BE 6" PVC SDR 26.
3. STORM MAINS UNDER PAVEMENT TO BE HMP (WITH PAVED INVERTS). MAINTAIN 2.5' COVER MINIMUM. ALL LATERAL STUBS TO BE 4" PVC SCH 40 @ 10% MIN. ALL OTHER OFFROAD STORM PIPES TO BE HDPE OR HMP AS APPLICABLE.

DISTURBED WETLANDS	0.8 AC
UNDISTURBED WETLANDS	0.1 AC
TOTAL ONSITE WETLAND AREA	0.9 AC

NOTES:

1. Base mapping prepared by ABD Engineers & Surveyors on from an October 1994 field survey.
2. Survey shown is subject to any subsurface easements, restrictions or conditions that exist, if any.
3. The plans show some known subsurface structures, above ground structures and/or utilities believed to exist in the working area. The location of these structures may vary from the location indicated. In particular, the contractor is warned that the location of the exact 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 excavating any work. Hours before the start of dig, drill or blast, call 1-877-0-8 or 1-800-392-7869.
4. This survey has been prepared in accordance with the code of practice for land survey adopted by the New York State Association of Professional Land Surveyors as last revised January, 1993.
5. This survey was prepared without the benefit of an up to date abstract of title or title report and is subject to any statement of fact that such abstract of title or title report may reveal.
6. All elevations based on NGVD Datum.
7. Federal Wetlands delineated by R. J. Dunn Associates.
8. Site lies entirely within the Town of Bethlehem Water District No. 1 and Sewer District, Delmar Fire District and Bethlehem Central School District.
9. All utilities to be installed in accordance with Town standards details and specifications. Prior to construction, the contractor shall obtain a set of these materials for use on the job.
10. Prior to any work in the Murray Avenue Right Of Way, the contractor shall obtain a future work permit from the Town of Bethlehem Highway Department.
11. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
12. The location of the minimum required side and rear yard depths of 10 feet and 25 feet respectively for lots 5 and 6 FIELSTONE DRIVE will be determined within each lot prior to the issuance of a Building Permit.
13. The alleyways for lots 5 and 6 Fielstone Drive shall be located on Fielstone Drive, just off Murray Avenue.
14. 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 lot locations and dimensions, as determined by 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 Department of Public Works, (and possibly other town entities), prior to the issuance of a Building Permit for that lot.
15. For all lots that have areas designated as Federally regulated wetlands as shown on sheets 1A2, 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 the areas as they currently exist or as a result of future lot owners filling in and grading the areas without regard for local drainage problems.
16. For all lots having Federally regulated Wetlands, such wetlands will be shown on the site plans submitted to the Town Building Department for a Building Permit.
17. 5' min horizontal separation required between catch basins and wetstreams.
18. No loading, foundation or roof drains will be allowed to connect to the sanitary sewer system.

KLERSY BUILDING CORPORATION
L.1857 P.125
L.2115 P.489

TAX MAP # 96.12-1-26

1. "Map of Property of Kiersy Building Corporation" as prepared by Edward W. Boutelle & Son dated May 9, 1966 and last revised Feb. 6, 1990.
2. "Map of Elm Estates - Property of Joseph Krackeler and Wife" dated December 11, 1968, revised April 16, 1970 and filed in the Albany County Clerk's Office on July 8, 1970 as Map 4649, Drawer 165.
3. New York State Dept. of Public Works Elm Avenue Relocation, County Route No. 52 Map No. 7, Forcel No.7

FEDERAL
WETLANDS

ALBANY COUNTY HEALTH DEPARTMENT

**BENCHMARK & CONCRETE
MONUMENT REFERENCE POINTS
SAVE :
MONUMENTATION**

APPLICANT/OWNER: KLERSY BUILDING CORP., 413 KENWOOD AVE. DELMAR, NY 12054

TOWN OF BETHLEHEM COUNTY OF ALBANY

STATE OF NEW YORK

ABO ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379

DATE: OCTOBER 11, 1995	SCALE: 1" = 50'	DWG. 1438A-50	SHEET OF 1 3
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MICHAEL J. DAVIS, P.L.S.
N.Y.S. LICENSE NO. 49290

JOSEPH J. BIANCHINI
PE 450226

TYPICAL LOT LAYOUT

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft