



NOTES:  
1. Map prepared from a complete and accurate field survey, maps and deeds of record.  
2. Boundary lines shown hereon are as deeded, monumented and occupied.  
3. See deed dated February 23, 1999 from Four M Construction Corp. to Joseph V. Mazone and Michael J. Mazone, as recorded in the Albany County Clerk's Office on February 25, 1999, in Book 2624 of deeds, at Page 31.

MAP REFERENCES:  
1. "Brightonwood, Lands of Glenmont Development Corporation", dated August 13, 1968, by C.T. Male Associates, as filed in the Albany County Clerk's Office on March 20, 1969 in drawer 165, as map no. 4546.  
2. "Final Plat Proposed Subdivision "Clearview" Property of Four M Construction, Corp." dated February 16, 1998, revised to December 21, 1998, by Paul E. Hite, L.S., as filed in the Albany County Clerk's Office on January 7, 1999, in drawer 172, as map no. 10680.  
3. "Map Property of Joseph V. Mazone & Michael J. Mazone" dated January 26, 2000, by Paul E. Hite, L.S.

CERTIFICATION:  
Survey shown is in accordance with the minimum standards of "Code of Practice For Land Surveys" as adopted by the New York State Association of Professional Land Surveyors.

DEVELOPMENT NOTES:  
1. All elevations shown are on U.S.G.S. elevation base, contour interval (2) Ft.  
2. a) denotes existing contour.  
b) denotes proposed contour.  
c) x 191.5 denotes proposed elevation.  
d) x 191.5 denotes proposed elevation.  
3. Proposed subdivision located in "RA" (Residential "A" Zone).  
4. Portions of proposed subdivision is located in Water District 202 - Clemont Extension.  
5. Portions of subdivision not located in Town of Bethlehem Sewer District.  
6. Proposed Subdivision is located in Bethlehem Central School District.  
7. Proposed subdivision is located in Elsmere Fire District.  
8. Prior to any work in Right-of-Way of Feura Bush Road, the contractor shall obtain a highway work permit from the New York State Department of Transportation.  
9. Prior to any work in Right-of-Way of Wemple Road, the contractor shall obtain a highway work permit from the Town Highway Superintendent.  
10. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.  
11. All utility lines installed in accordance with the Town Standard Details and Specifications. Prior to construction, the contractor shall obtain a set of these materials for use on the job.  
12. Prior to any excavation, the contractor shall call the underground locating service (UFGO - 1-800-245-2828) two working days prior to work being done.  
13. Contractor is responsible for notifying and coordinating with all respective utility companies prior to construction. Contractor is also responsible for determining exact location and depth of all utilities before excavating.  
14. No sump pump, roof drain, cellar drain or footing drain shall be connected to the sanitary sewer system.  
15. Proposed subdivision consists of (1) Lot - Area = 5.43 +/- Acres.  
16. Total area of subdivision = 5.43 +/- Acres.  
17. New highway is to be constructed.  
18. See Tax Map No. 97.00, Block 1, Parcel 16.1.  
19. Unless otherwise noted, the location and footprint configuration of proposed dwelling as shown on this plan are conceptual and are included for municipal review purposes. Actual building location may vary from what is shown. However, any substantial variation from what is shown, as determined by the Town Building Inspector, shall be subject to further review by the Town Department of Public Works (and possibly other Town entities) prior to the issuance of a building permit.  
20. All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%.  
21. Lots with driveways over 100 feet long are subject to the following:  
a. Driveway width is 11 feet minimum.  
b. All turns in the driveway to have radii to accommodate turning radius of emergency vehicles.  
c. Driveway grades not to exceed 10%.  
d. Driveway construction is in accordance with Town Highway Specifications with the asphalt surface. The driveway shall be paved from the edge of the existing roadway pavement to the line of the public right-of-way. Construction to accommodate emergency vehicle loadings for the soil conditions present.  
e. Adequately designed driveway culverts to be installed in all driveways to accommodate local drainage patterns.  
f. A placard identifying the house number of the residence in four-inch minimum size, number to be installed adjacent to the driveway at the public road right-of-way line.  
22. Denotes Delineated Federal Wetlands. Federal Wetlands shown hereon are not to be disturbed except as shown.  
23. For all lots that have areas designated as preserved Federal Wetlands as shown, the Town has no control over and accepts no responsibility for future drainage problems that could occur in these areas. This pertains whether such problems are a result of leaving the areas as they presently exist or a result of future lot owners filling in and around the areas without regard for local drainage patterns.  
24. For all lots having preserved Federal Wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a Building Permit. This wetland information can be taken directly from the plot. No further filling of wetlands shown will be authorized, said wetlands to be deed restricted from any development in perpetuity.  
25. Amount of Federal Wetlands on site = 156,415.84 +/- Sq. Ft. (3.59 +/- Acres).  
Amount of Federal Wetlands to be disturbed (temporary) = 2,062,395 Sq. Ft. (0.07 +/- Acre).  
26. Waterline to be installed at a minimum 5' depth. trench to be mulched and seeded with excavated material.  
27. Building Envelope determined by distance of 50' or 60' from Delineated Federal Wetland Area as shown.  
28. denotes proposed edge of clearing.  
30. Existing well in front of Street No. 26 Wemple Road to be abandoned, filled and capped according to New York State Department of Health and request of Town of Bethlehem Engineering Department.

