

**Site Notes**

1. The entire subdivision is located in the East Greenbush School District.
2. The Dutchess County Department of Public Works will provide fire protection for this subdivision.
3. The Town of North Greenbush Police Department has jurisdiction over this subdivision for police protection.
4. Private haulers will be providing solid waste collection service for this subdivision.
5. The Town of North Greenbush Highway Department will provide street cleaning and snow plowing service for this subdivision.
6. Postal service is provided from the Postmaster Post Office (299 Code 12144).
7. National Grid will be providing electrical service and natural gas to this subdivision.
8. Verizon will be providing telephone service to this subdivision.
9. Time Warner Cable TV will be serving this subdivision.
10. The individual lots will provide street lighting with temporary type yard lights.
11. All utility lines serving the individual lots will be located underground.

**General Notes**

1. All permits required for the work on-site shall be obtained prior to commencing construction.
2. The contractor shall comply with all construction inspection requirements of all agencies. The contractor shall notify the appropriate agency, at least 48 hours prior to all required inspections.
3. The contractor shall verify all dimensions and report any discrepancies to the design engineer prior to start of construction.
4. Construction entrances roadbed shall be cleared of all vegetation, roots and other objectionable material. Place 12" of coarse crushed stone or shale evenly over the full width of the construction entrance for approximately 50 feet deep into the property. Seed all adjoining disturbed areas.
5. The contractor shall be responsible for keeping existing public highways / streets and adjacent lands free of fabric, soil and other material which may accumulate due to construction related to the site.
6. New York State Education Law, Section 7209, Subdivision 2 states "To all specifications, plans, plats and reports to which the seal of a professional engineer or land surveyor has been applied, there shall be applied a stamp with appropriate wording that it is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter any item in any way." Unauthorized alterations or additions to these plans are a violation of section 7209, subdivision 2, of the New York State Education Law. Copies of these plans not bearing an original ink or embossed seal, shall not be considered a true and valid copy.

**Storm Sewer System Notes**

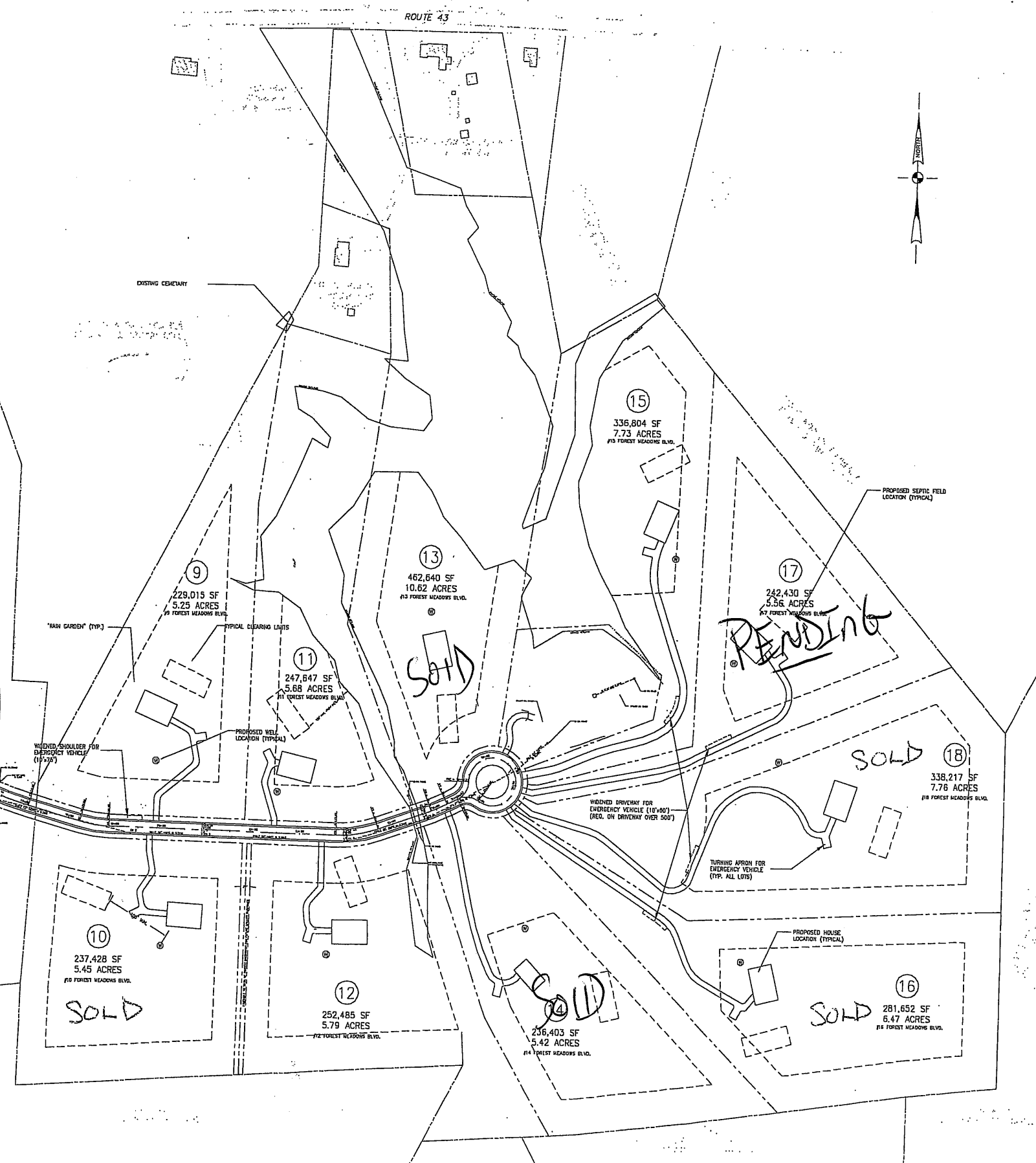
1. Information, specifications and shop drawings for all storm sewer materials used shall be submitted to and approved by the design engineer and the Town of North Greenbush prior to the placement of any orders for said materials.
2. Precast reinforced concrete drop inlets shall be installed as shown on the plans and shall be as manufactured by Fort Miller Company or equal as approved by the Town of North Greenbush.
3. Storm sewer pipe shall be HDPE as shown on the plans.
4. All drop inlets deeper than 5 feet shall have steps.
5. Whenever possible manholes and drop inlets deeper than 5 feet shall have scum cone tops.
6. All storm sewer pipe shall be bedded in a minimum of six (6) inches of crushed stone or pea stone and shall be backfilled and compacted with approximately twelve (12) inches of fine sandy gravel over the top of the pipe. The remainder of the trench shall be backfilled and compacted with acceptable material as ordered by the design engineer. Backfill shall be placed in such a manner as not to disturb the alignment of the pipe.
7. Trench backfill shall be placed in lifts not exceeding 12 inches in thickness prior to compaction and then compacted to 95% maximum dry density as determined by the Proctor method.
8. Backfill shall be of a suitable material removed from the excavation except where other material is specified or shown on the plans. Fabric, frozen material, large clods or stones, organic matter or other unsuitable materials as determined by the design engineer shall not be used for backfill in the trench.
9. All piping shall be installed in dry conditions. Contractor shall perform necessary pumping and bailing to make sure the trench is dry when the pipe is installed and during backfill and compaction.
10. Foundation / footing drains and sump pump discharge lines shall be connected drop inlets via 2" PVC pipe (SDR 21) or equivalent to existing drainage courses.
11. All foundation / footing drains and sump pump discharge lines shall be a minimum of 4 feet below grade to ensure they will not be affected by frost action.
12. Check valves and clean-outs shall be installed within each basement sump pump discharge line.
13. Exact locations of all foundation / footing drains and sump pump discharge lines shall be noted in the field and ultimately included on the as-built plans / sketches.

**EXISTING FOREST HILLS SUBDIVISION**

- EXISTING FOREST HILLS SUBDIVISION  
EXISTING CUL-DE-SAC
- PARCEL TAX MAP NO. - 145 - 9 - 18  
PARCEL AREA - 2,392,213 SF (57.31± ACRES)  
PARCEL ZONE - AG/BU - DV-SITE W/ELL AND SEPTIC SYSTEM  
MINIMUM LOT WIDTH - 275' 0" BUILDING LINE  
MINIMUM LOT AREA - 2.0 ACRES  
MINIMUM FRONT BUILDING SETBACK - 75'  
MINIMUM SIDE BUILDING SETBACK - 60'  
MINIMUM BACK BUILDING SETBACK - 75'
- STORM WATER - WATER QUALITY AND QUANTITY CONTROL WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF NYSDEC SPDES CR 08-01.
- SHOULD INDIVIDUAL BUILDING LOTS BE SOLD PRIOR TO HOME CONSTRUCTION, THE BUYER WILL BE REQUIRED TO COMPLY WITH CR 08-01, INCLUDING COMPLETING A TRANSFER OF AUTHORIZATION FROM THE DEVELOPER TO CONTINUE CONSTRUCTION UNDER THE GENERAL PERMIT. EACH BUILDING LOT WILL REQUIRE A BASIC EROSION AND SEDIMENT CONTROL PLAN, AND WILL REQUIRE THE INSTALLATION OF A "RAIN GARDEN", (OR OTHER APPROVED PRACTICE) TO PROVIDE WATER QUALITY TREATMENT (SEE DETAIL).
- WATER SUPPLY - INDIVIDUAL WELLS FOR EACH LOT.
- SANITARY SEWER - INDIVIDUAL INFILTRATION SYSTEMS FOR EACH LOT. AS SOIL CONDITIONS ARE POTENTIALLY UNSUITABLE FOR CONVENTIONAL SEPTIC SYSTEMS, ALTERNATE SYSTEMS MAY BE REQUIRED.
- SOIL INVESTIGATION, SEPTIC DESIGN & PERMITTING BY RCODM WILL BE REQUIRED FOR EACH BUILDING LOT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- DRIVEWAYS OVER 500' IN LENGTH WILL REQUIRE A DIVIDED "PULL-OFF AREA" FOR EMERGENCY VEHICLES.

- General Construction Notes**
- Property Notes**
1. Property Owner and Mailing Address: Daniel J. O'Brien, 14 Corporate Woods Boulevard, Albany NY 12205
  2. Applicant Name: Daniel J. O'Brien
  3. Telephone: 465-1400
  4. Tax Map Identification Number: 145.00-9-18
  5. Parcel Size:
  6. Property Deed: Labor - 1841 Page - 40
  7. Proposed Subdivision Name: Forest Hills (Phase 2)
  8. Proposed Subdivision Plat: 10 Lots
  9. Proposed Type of Development: Single-Family residential
  10. Design Engineer: Ingalls & Associates, LLP
  11. Land Surveyor: Hershberg & Hershberg

- Zoning Notes**
1. Zoning District - AG/BU
  2. Permitted overall residential density - 0.5 units per acre
  3. Actual overall residential density - 0.18 units per acre
  4. Minimum lot area - 87,120 square feet per unit
  5. Minimum lot width at front of building - 275 feet per unit
  6. Minimum front setback - 75 feet
  7. Minimum rear setback - 75 feet
  8. Minimum side setback - 60 feet
  9. Maximum lot coverage - 10%
  10. Maximum building height - 35 feet
  11. Off-street parking - 2 spaces per unit



FOR MUNICIPAL APPROVAL ONLY  
NOT FOR CONSTRUCTION

**SITE PLAN**  
FOREST HILLS - PHASE II  
FOREST MEADOWS DRIVE & NYS ROUTE 43  
COUNTY OF ALBANY, STATE OF NEW YORK  
DATE: MARCH 1, 2017  
SCALE: 1" = 80'  
SHEET: 1 OF 5

DATE	17
SCALE	1" = 80'
SHEET	1 OF 5
PROJECT	FOREST HILLS - PHASE II
CLIENT	DANIEL J. O'BRIEN
DESIGNER	INGALLS & ASSOCIATES, LLP
SURVEYOR	HERSBERG & HERSCHEG
REGISTERED PROFESSIONAL ENGINEER	NO. 12345
REGISTERED PROFESSIONAL LAND SURVEYOR	NO. 67890
REGISTERED PROFESSIONAL CIVIL ENGINEER	NO. 11111
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER	NO. 22222
REGISTERED PROFESSIONAL MECHANICAL ENGINEER	NO. 33333
REGISTERED PROFESSIONAL CHEMICAL ENGINEER	NO. 44444
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER	NO. 55555
REGISTERED PROFESSIONAL METALLURGICAL ENGINEER	NO. 66666
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER	NO. 77777
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER	NO. 88888
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER	NO. 99999
REGISTERED PROFESSIONAL ARCHITECT	NO. 00000
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