

Lands Now or Formerly of
MILLTOWN PLAZA INC.
RESIDENCE AA DISTRICT

Lands Now or Formerly of
SALOVITZ

ROTTERDAM DRIVE
"DOWERSKILL VILLAGE"
SECTION 4

Lands Now or Formerly of
KHACHADOORIAN

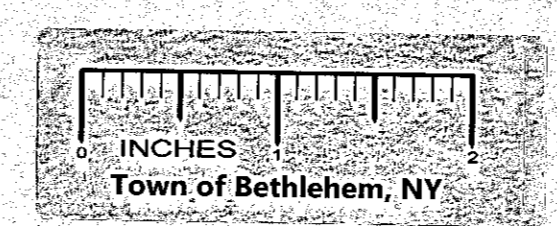
Lands Now or Formerly of
VILLAGE SQUARE
PLANNED RESIDENCE DISTRICT

"DOWERSKILL VILLAGE"
SUB DISTRICT NO. 4, SECTION 1A

Lands Now or Formerly of
HOMEOWNERS ASSOC.
PLANNED RESIDENCE DISTRICT

Lands Now or Formerly of
KERLEE ENTERPRISES INC.
RESIDENCE AA DISTRICT

APPLICANT/OWNER/DEVELOPER
SLINGERLANDS GROUP, LTD.
835 KENWOOD AVENUE
SLINGERLANDS, NY 12159



WETLAND STATISTICS:

- 9.92± ACRES OF WETLAND ON SITE.
- 37,500± SF OF WETLANDS IMPACTED BY DEVELOPMENT OF ROADWAYS.
- POTENTIAL FOR 1,700± SF OF WETLANDS TO BE IMPACTED BY DEVELOPMENT OF EAST-WEST COLLECTOR ROAD PROJECT BY THE TOWN OF BETHLEHEM.
- AREA OF PRESERVED WETLANDS IS 9.02±.
- WETLAND AREAS DELINEATED BY C.T. MALE ASSOCIATES, P.C. AND APPROVED BY JURISDICTIONAL DETERMINATION FROM ARMY CORPS OF ENGINEERS DATED SEPTEMBER 12, 1996.

LEGEND:

- UPL UPLAND INCLUSION
- ARMY CORP OF ENGINEERS DELINEATED WETLANDS
- AREA FOR WHICH ACCE WETLAND JURISDICTIONAL DETERMINATION HAS BEEN MADE
- PROJECTED DISTURBED WETLANDS
- DEED RESTRICTED OPEN SPACE
- LIMIT OF ACCE WETLAND JURISDICTIONAL DETERMINATION
- EXISTING STREAM

WETLAND NOTES:

- ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON FEDERAL WETLANDS MAP, SHEETS 10 & 11. 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 PATTERN.
- FOR ALL LOTS HAVING FEDERALLY REGULATED 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 FEDERAL WETLANDS MAP, SHEETS 10 AND 11.
- PLOT PLANS SHALL NOTE THAT FURTHER FILLING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.
- ALL WETLAND AREAS WHICH ARE NOT SHOWN AS DISTURBED ON THIS MAP SHALL REMAIN UNDISTURBED DURING PROJECT CONSTRUCTION. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY IN THE VICINITY OF SUCH AREAS, THE UNDISTURBED WETLANDS SHALL BE FIELD LOCATED AND DELINEATED WITH PROTECTIVE FENCING ERRECTED AT THEIR BOUNDARY.
- AREAS SHOWN ON THIS MAP AS LYING BEYOND THE LIMITS OF THE ACCE WETLAND JURISDICTIONAL DETERMINATION ARE AREAS FOR WHICH A FEDERAL WETLAND DETERMINATION HAS NOT BEEN MADE. THESE AREAS MAY CONTAIN ADDITIONAL WETLANDS WHICH ARE SUBJECT TO FEDERAL REGULATION. AS SUCH, THE PLACEMENT OF FILL IN THESE AREAS, OR OTHER SIMILAR DISTURBANCE, MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.

OPEN SPACE NOTE:

- DEED RESTRICTED OPEN SPACE AS SHOWN ON THIS MAP SHALL BE RESTRICTED IN ITS USE TO PASSIVE RECREATION AND OPEN SPACE PURPOSES, AND TO SUCH OTHER PURPOSES AS MAY BE NECESSARY TO INSTALL AND PROPERLY MAINTAIN UTILITIES AND DRAINAGE WAYS FOR WHICH EASEMENTS ARE GRANTED. IT IS INTENDED THAT THE AREA IDENTIFIED AS DEED RESTRICTED OPEN SPACE SHALL BE PRESERVED IN ITS NATURAL CONDITIONS AND SHALL NOT BE SUBSTANTIALLY ALTERED EXCEPT FOR MINOR DISTURBANCES ASSOCIATED WITH NECESSARY AND ROUTINE PROPERTY MAINTENANCE, DEVELOPMENT OF PASSIVE RECREATION FACILITIES, OR FOR UTILITY AND DRAINAGE PURPOSES AS PREVIOUSLY NOTED.

TOWN OF BETHLEHEM
PLANNING BOARD

	DATE	REVISIONS RECORD/ DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
	17/9/98	REVISIONS PER 1/0 BETHLEHEM 6/4/98 LETTER	JAM	GEH		
	3/31/99	REVISIONS PER 1/0 BETHLEHEM 3/13/99 LETTER	JAM	GEH		
	3/18/99	REVISIONS PER 1/0 BETHLEHEM 5/13/99 LETTER	JAM	GEH		
	5/27/99	REVISIONS PER 1/0 BETHLEHEM 5/26/99 LETTER	JAM	GEH		
	8/10/99	REVISED WETLANDS TO AGREE WITH JD LETTER	JAM	GEH		C.T. MALE ASSOCIATES P.C.
	10/18/99	REVISED PER 1/0 BETHLEHEM 10/18/99 LETTER	JAM	GEH		
						PROJ. NO: 93.2699
						DESIGNED: JAM
						DRAFTED: JAM
						CHECKED: GEH

WETLANDS PLAN

DOWERSKILL VILLAGE

PLANNED RESIDENCE DISTRICT NO. 4, SECTION 3

TOWN OF BETHLEHEM ALBANY COUNTY, NY

C.T. MALE ASSOCIATES, P.C.

50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
518.786.7400 * FAX 518.786.7269

ARCHITECTURE & BUILDING SYSTEMS ENGINEERING * CIVIL ENGINEERING
ENVIRONMENTAL SERVICES * SURVEY & LAND INFORMATION SERVICES

SCALE: 1" = 100'

SHEET: 11 OF 36

DATE: APRIL 2, 1999

DWG. NO.: 90-439R