

**NOTES:**

- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM - TAX MAP 96.12, BLOCK 1, PARCEL 23.
- 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A MAY 2015 FIELD SURVEY.
- 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
- 4) ELEVATION DATUM SHOWN BASED ON NAVD 1988.
- 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) SUBJECT TO AN EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION AND VERIZON NY INC. FOR DISTRIBUTION OF UNDERGROUND ELECTRIC, GAS AND COMMUNICATION FACILITIES AS RECORDED IN LIBER 3096 AT PAGE 988.
- 8) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. 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. CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF ALL UTILITIES PRIOR TO INSTALLATION OF ANY GRAVITY MAIN.
- 9) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.

**TOWN OF BETHLEHEM STANDARD NOTES:**

- 1) THIS SUBDIVISION IS LOCATED WITHIN AN RA ZONING DISTRICT, THE BETHLEHEM SEWER DISTRICT, BETHLEHEM WATER DISTRICT NO. 1, DELMAR FIRE DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.
- 2) ALL CONSTRUCTION AND UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
- 3) ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
- 4) PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- 5) PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- 6) UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS, AND RELATED 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 TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
- 7) THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- 8) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- 9) FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THE FINAL PLAT, 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.
- 10) FOR ALL LOTS HAVING FEDERAL WETLANDS, SUCH WETLANDS SHALL BE NOTICED IN THE DEEDS OF THE LOTS AND SHOWN ON THE PLOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE FINAL PLAT. SAID PLOT PLANS AND DEED NOTICE SHALL NOTE THAT THERE SHALL BE NO FURTHER FILLING OF WETLANDS OR OTHER DISTURBANCE WITHOUT PRIOR CONTACT AND AUTHORIZATION FROM US ARMY CORPS OF ENGINEERS.
- 11) SEE TOWN OF BETHLEHEM SOILS INFORMATION ON THE GRADING PLAN FOR DETAILED NOTICE AND BUILDING PERMIT REQUIREMENTS RELATED TO SOILS AND SLOPES ON CERTAIN LOTS IN THIS SUBDIVISION.
- 12) ALL GRADING TO BE 1H:3V MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- 13) STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.

**SITE STATISTICS:**

ZONING CLASSIFICATION: RESIDENTIAL A

TOTAL SITE AREA: 3.30± AC

**DENSITY:**

ALLOWED:  
 BASE DENSITY: 3 UNITS PER ACRE  
 UNCONSTRAINED LAND  
 UNCONSTRAINED LANDS (U):  
 U = T-(W+F+S)

W: WETLAND AREAS - 0.18 AC  
 F: FLOODPLAIN AREAS - 0.0 AC  
 S: STEEP SLOPES - 0.0 AC  
 TOTAL UNCONSTRAINED LAND = 3.12 ACRES  
 ALLOWABLE DENSITY = 3.12 x 3 = 9 LOTS

PROPOSED:  
 3 LOTS (2 NEW BUILDING LOTS)

**BUILDING & LOT REQUIREMENTS:**

LOT AREA: 14,520 SF MINIMUM  
 PROPOSED: 14,849 SF MINIMUM

YARD REQUIREMENTS (SETBACK):  
 FRONT 35 FT MIN  
 SIDE 10 FT  
 REAR 25 FT

HIGHWAY FRONTAGE: 70 FT MIN  
 PROPOSED: 102 FT MIN

BUILDING HEIGHT: 30 FT MAX  
 PROPOSED: 30 FT MAX

LOT DEPTH: 120 FT MIN  
 PROPOSED: 130 FT MIN

LOT WIDTH: 100 FT MIN  
 PROPOSED: 102 FT MIN

LOT COVERAGE: 20% MAX  
 PROPOSED: 20% MAX

**PARKING REQUIREMENTS:**

SINGLE FAMILY RESIDENTIAL - 2 SPACES PER DWELLING

PROPOSED: 2 SPACES PER DWELLING MINIMUM

**LEGEND**

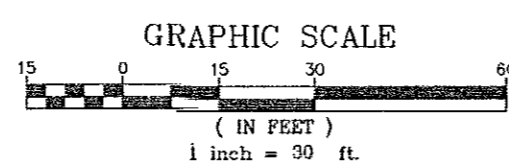
EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED SETBACK	---
ADJACENT PROPERTY LINE	---
PROPOSED EASEMENT	---
EXISTING CONTOUR	~200~
EXISTING TREELINE	~200~
EXISTING HYDRANT	HYD
EXISTING UTILITY POLE	U19
EXISTING SIGN	S1
EXISTING CATCH BASIN	CB
EXISTING SANITARY MANHOLE	SM
EXISTING SANITARY SEWER	S
EXISTING STORM SEWER	ST
EXISTING WATERMAIN	W
EXISTING OVERHEAD WIRE	OH
WETLAND BOUNDARY	▨
PROPOSED TREELINE	~200~
PROPOSED CONTOUR	~200~
PROPOSED SANITARY LATERAL	---
PROPOSED WATER SERVICE	---
PROPOSED DRY WELL	⊕

LANDS N/F  
 THE HENRY J. KLERSY, JR.  
 REVOCABLE TRUST  
 L. 3088 P. 1077

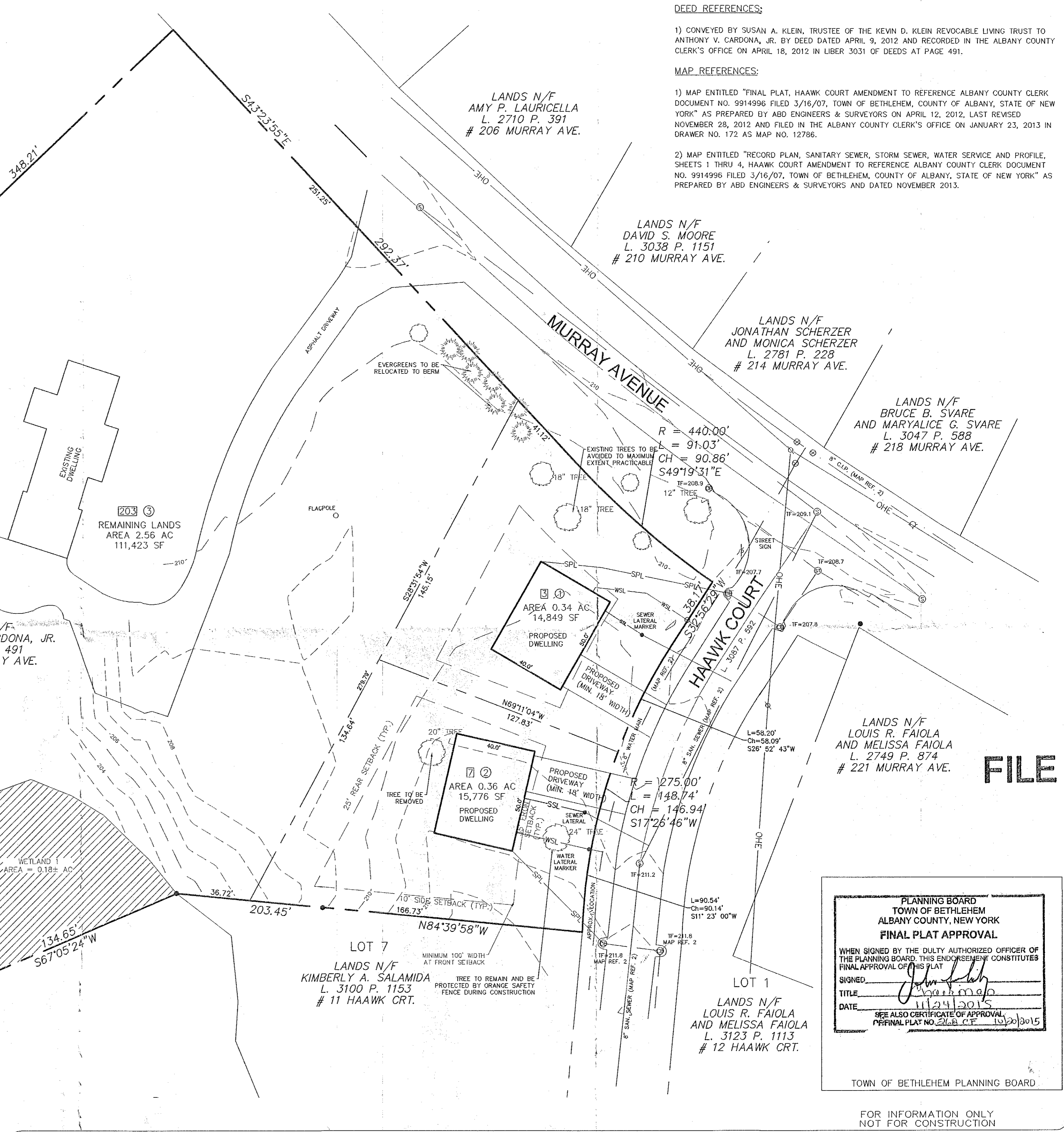
TAX MAP ID:  
 96.12-1-23

SITE AREA:  
 3.3± ACRES

OWNER/APPLICANT:  
 ANTHONY CARDONA, JR.  
 203 MURRAY AVENUE  
 DELMAR, NY 12054



NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962



**DEED REFERENCES:**

1) CONVEYED BY SUSAN A. KLEIN, TRUSTEE OF THE KEVIN D. KLEIN REVOCABLE LIVING TRUST TO ANTHONY V. CARDONA, JR. BY DEED DATED APRIL 9, 2012 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON APRIL 18, 2012 IN LIBER 3031 OF DEEDS AT PAGE 491.

**MAP REFERENCES:**

1) MAP ENTITLED "FINAL PLAT, HAARK COURT AMENDMENT TO REFERENCE ALBANY COUNTY CLERK DOCUMENT NO. 9914996 FILED 3/16/07, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK" AS PREPARED BY ABD ENGINEERS & SURVEYORS ON APRIL 12, 2012, LAST REVISED NOVEMBER 28, 2012 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JANUARY 23, 2013 IN DRAWER NO. 172 AS MAP NO. 12786.

2) MAP ENTITLED "RECORD PLAN, SANITARY SEWER, STORM SEWER, WATER SERVICE AND PROFILE, SHEETS 1 THRU 4, HAARK COURT AMENDMENT TO REFERENCE ALBANY COUNTY CLERK DOCUMENT NO. 9914996 FILED 3/16/07, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK" AS PREPARED BY ABD ENGINEERS & SURVEYORS AND DATED NOVEMBER 2013.

**FILE**

**PLANNING BOARD**  
 TOWN OF BETHLEHEM  
 ALBANY COUNTY, NEW YORK  
**FINAL PLAT APPROVAL**

WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT

SIGNED: *[Signature]*  
 TITLE: *[Title]*  
 DATE: 11/24/2015

SEE ALSO CERTIFICATE OF APPROVAL  
 FINAL PLAT NO. 268 CF 10/20/2015

TOWN OF BETHLEHEM PLANNING BOARD

FOR INFORMATION ONLY  
 NOT FOR CONSTRUCTION

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2. OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES. © Copyright 2015 - Ingalls & Associates, LLP - All rights reserved.					<b>MINOR SUBDIVISION PLAT</b> ANTHONY CARDONA, JR. MURRAY AVENUE/HAARK COURT SUBDIVISION TOWN OF BETHLEHEM COUNTY OF ALBANY STATE OF NEW YORK
4 11/10/15 NOTES ON EXISTING TREES ADDED CDL 3 10/21/15 EDIT PER APPROVAL CONDITIONS CDL 2 10/12/15 EDITS PER PLANNING STAFF COMMENT CDL 1 9/24/15 REMOVED RIGHT-OF-WAY TRANSFERS CDL	NO. DATE REVISIONS BY:	GERALD R. GRAY, PLS N.Y.S. LIC. NO. 050513	DAVID F. INGALLS, JR., P.E. N.Y.S. LIC. NO. 064993	ingalls & associates, LLP engineering, environmental, surveying 2603 GUILDFORD AVENUE SCHENECTADY, NY, 12306 PHONE: (518) 393-7729 FAX: (518) 393-2324	DATE: APRIL 20, 2015 DRAWN BY: C.D.L. CHECKED BY: D.F.I. JOB NO. 15-032 DF SCALE: 1" = 30' SHEET 1 OF 2

**Cert 268 CF 10/20/2015**