

MAP REFERENCES:

- 1. 15.0 Acre Parcel, Lands of Robert Y. & Carol G. Foresman, Town of Bethlehem, Alb. Co., N.Y., to be Conveyed to James G. & Barbara Tate dated May 18, 1984, by R.A. Elliott, N.Y.P.L.S. #34,393.
2. Map Showing Survey and Plat Plan of Lands to be Conveyed by Carol G. Foresman to Barbara C. Tate dated September 30, 1998, by Frank Rapant, Jr., Engineer & Surveyor.
3. Final Plat Cartomogno - 2 Lot Subdivision dated March 7, 2005, revised to July 25, 2005, by C.T. Male Associates, P.C., as filed in the Albany County Clerk's Office on August 1, 2005, in drawer 172, as Map No. 11680.
4. Map of Survey of Proposed Easements to be Acquired Pursuant to Section 3-0305 of the Environmental Conservation Law, PROJECT: PLB ALBANY 25.03 Barbara Tate - Reputed Owner For Five Rivers Environmental Education Center Situate in Manor of Rensselaerwyck Town of Bethlehem, County of Albany, State of New York, dated June 29, 2000, by Philip J. Hoskins, L.S. 49,337 for New York State Department of Environmental Conservation.
5. Map of Survey of Lands to be Acquired Pursuant to Section 3-0305 of the Environmental Conservation Law, PROJECT: PLB ALBANY 25.04 Five Rivers Limited - Reputed Owner For Five Rivers Environmental Education Center Situate in Manor of Rensselaerwyck Town of Bethlehem, County of Albany, State of New York, dated July 25, 2001, by Philip J. Hoskins, L.S. 49,337 for New York State Department of Environmental Conservation, and dated April 3, 2001 by Bruce O'Mara-Hulbert, L.S. 50,128.
6. Map of Lands to be Acquired Pursuant to Section 3-0305 of the Environmental Conservation Law, PROJECT: E-OS ALBANY 20 Avis G. Morehouse - Reputed Owner Situate in the Manor of Rensselaerwyck, Town of New Scotland and Bethlehem, County of Albany, State of New York, for Five Rivers Environmental Education Center, dated December 1, 1989, by Philip J. Hoskins, L.S. 49,337 for New York State Department of Environmental Conservation.
7. Map of Survey Lands of James G. & Barbara C. Tate Street No. 421 Orchard Street dated May 30, 2006, by Paul E. Hite, Licensed Land Surveyor.
8. Mystic Woods - Final Plat dated October 10, 2005 revised to January 20, 2009, by Spectra Engineering, Architecture & Surveying, P.C., as filed in the Albany County Clerk's Office on March 4, 2009, in drawer no. 172, as map no. 12285.
9. Map of Land Division, Lands of James G. & Barbara C. Tate, Street No. 421 Orchard Street dated March 30, 2009, revised to May 7, 2009, by Paul E. Hite, Licensed Land Surveyor, as filed in the Albany County Clerk's Office on June 17, 2009, in drawer no. 172, as map no. 12324.

FEDERAL WETLAND NOTE:

XXXXXX denotes delineated Federal Wetlands. Federal Wetlands shown hereon are as delineated in the field by Boswell Engineering, See "Wetland Delineation Map Lands of James G. and Barbara C. Tate, Street No. 421 Orchard Street" dated August 5, 2009 and revised to October 6, 2009, by Boswell Engineering, Engineers - Surveyors - Planners - Scientists. See also U.S. Army Corps of Engineers Jurisdictional Determination letter dated March 10, 2010.
Wetland Area "1" - Area = 0.43 +/- Ac.; Wetland Area "2" - Area = 0.02 +/- Ac.; Wetland Area "3" - Area = 0.25 +/- Ac.; Wetland Area "4" = 0.08 +/- Ac.
Total Wetland Area = 0.78 +/- Ac.
Any future wetlands disturbance will require notification to and review by the U.S. Army Corps of Engineers for permits under Section 404 of the Clean Water Act.
a) For all lots that have areas designated as Federal Wetlands as shown on the plot, 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.
b) For all lots having 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. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities.
c) For all lots containing Federally Regulated Wetlands, deed restrictions will be required in order to prevent individual owners from impacting wetlands.

AGRICULTURAL DISTRICT DISCLOSURE NOTE:

Proposed Subdivision shown hereon lies within an existing agricultural district. Prior to the sale, purchase, or exchange of real property located partially or wholly within an agricultural district, the prospective grantor shall deliver to the prospective grantee a notice which states the following:
'It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.'

TOWN STANDARD NOTES:

- 1. Construction fence must be installed along wetland boundaries and buffers within 25 feet of any activity.
2. All disturbed soils must be stabilized with a minimum cover of mulch within 14 days of last activity.
3. All ES&C measures must be inspected and maintained in compliance with Sect. 128-49 of the Town Code.
4. All cut and fill slopes within the area of disturbance must have a maximum slope of 3:1 (H:V) or 33%.
5. All driveways and walkways constructed on the property must not exceed a maximum slope of 10%.
6. Final grading must ensure positive drainage away from the structure with a minimum slope of 1%.
7. Typically, Garage Finished Floor (GFF) is to be 18" above the existing roadway centerline elevation.
8. Notify the Engineering Division of any deviations in building location or grading from approved plans.

SEDIMENT CONTROL NOTES:

- 1. Property located in an MS-4 Zone, construction disturbance of 1/4 Ac. (10,890 Sq. Ft.) requires a grading and sediment control plan.
2. Construction disturbance will be 4.7 +/- Ac. (203,523.8 +/- Sq. Ft.).
Construction disturbance for Lot 1 will be 1.3 +/- Ac. (56,492.7 +/- Sq. Ft.).
Construction disturbance for Lot 2 will be 1.4 +/- Ac. (61,627.4 +/- Sq. Ft.).
Construction disturbance for Lot 3 will be 2.0 +/- Ac. (85,203.7 +/- Sq. Ft.).

COMPUTATION FOR IMPERVIOUS AREA RELATIVE TO SITE:

AREA OF SITE: 20.36 +/- Ac.
ALLOWABLE IMPERVIOUS AREA: 20.36 x 0.25 = 5.1 +/- Ac.
PROPOSED IMPERVIOUS AREA: 1.2 +/- Ac.

DEVELOPMENT NOTES:

- 1. Proposed Subdivision is located in "RL" (Residential Large Lot) Zone.
2. Proposed Subdivision is located in Water District No. 1 (Outer Orchard Street Extension).
3. Proposed Subdivision is located in Bethlehem Sewer District (Extension 26).
4. Proposed Subdivision is located in Delmar Fire District.
5. Proposed Subdivision is located in Bethlehem Central School District.
6. Existing St. No. 827 denotes existing Street Number.
7. See Tax map No. 84.00, Block 3, Parcel 13.22.
8. Proposed Subdivision consists of (3) Lots:
Lot 1 Area = 6.10 +/- Acres.
Lot 2 Area = 7.27 +/- Acres.
Lot 3 Area = 6.99 +/- Acres.
(Total Area = 20.36 +/- Acres).
Proposed Lots meet all zoning requirements for "RL" Residential Large Lot Zone.
9. Contours shown are based on USGS elevation base, (2) foot contour interval.
10. --- denotes existing contour.
11. a) --- denotes existing edge of woods and brush.
b) --- denotes proposed edge of woods and brush.
12. Prior to any work in the Right-of-Way of Orchard Street, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
13. Prior to any excavation, the contractor shall call Dig Safely New York two working days prior to any work to have underground utilities located in the field. Call 1-800-962-7962.
14. No new highway is to be constructed.
15. FOR ALL DRIVEWAYS OVER 100 FEET LONG:
1. Driveway width is 12 feet minimum, per New York State Fire Code and Town Engineer.
2. All turns in the driveway to have radii to accommodate turning radius of emergency vehicles, or widened widths to accommodate such vehicles.
3. Driveway grades not to exceed 10%.
4. Driveway construction is in accordance with Town Highway specifications with the asphalt surface optional. Construction to accommodate emergency vehicle loadings for the soil conditions present.
5. Adequately designed driveway culverts are to be installed in all driveways to accommodate local drainage patterns.
6. A placard identifying the house number of the residence in four-inch minimum size numerals to be installed adjacent to the driveway at the public road right-of-way line.
16. FOR ALL DRIVEWAYS OVER 200 FEET LONG:
1. A water meter pit is to be installed adjacent to and outside of the public road right-of-way. All water meters are Rola Road meters, and are furnished and installed by the Town Water Department. (The project owner installs the meter pit).
17. Unless otherwise noted, the locations and footprint configurations of the proposed dwellings 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.
18. Proposed sill fence to be placed along limit of disturbance lines.
19. --- denotes proposed water meter pit.
20. --- denotes proposed house number placard.
21. Buildings over 1,000 feet fire hydrant must have sprinkler system installed and meet the requirements of Residential Code R3 and N.F.P.A. 13, latest revision.
22. The alternate route for proposed common driveways is intended to identify the preferred location for a shared driveway option, if desired by the prospective and all future owners of Lot 2 and Lot 3. A declaration of cross-easement and maintenance agreement shall be required if a shared driveway is desired by the prospective or future owners of Lot 2 and Lot 3. The declaration of cross-easement and maintenance agreement shall be submitted to the Town.

ARCHAEOLOGICAL STUDY NOTE:

The Area of Potential Effect ("APE") boundary line shown hereon is intended to represent the limits of the proposed disturbance for the project. Any work or development, occurring outside the APE boundary, resulting in ground disturbance beyond that which has occurred as a result of prior agricultural use or normal maintenance, will require written authorization/approval from the NYS Office of Parks, Recreation and Historic Preservation before being undertaken. Acceptable uses outside the APE boundary not requiring authorization/approval, shall include regular mowing, maintenance of vegetation, agricultural uses and gardening.
--- denotes limit of "Area of Potential Effect" (APE) line, see Sheet No. 2 of 6.
--- denotes Archeological Sensitive Area, see Sheet No. 2 of 6.
Area of Proposed Subdivision located within APE lines is 14.90 acres.
Remaining area of Proposed Subdivision located outside of APE lines is 5.46 acres.

SHORT-TERM AVOIDANCE PLAN NOTES:

- 1. The APE Boundary line will be clearly delineated on the final construction plans and identified as such for Contractor(s) information. The APE limits are intended to represent the extent of proposed construction activity, ground disturbance, grading and/or lay down areas. As presented on the final plan, the defined APE boundary establishes the work zone for the building contractor.
2. Prior to the commencement of any construction activities, the APE boundary line will be marked in the field with surveyor ribbon to visually alert contractors of the physical location of this boundary. The delineated line will be maintained by the contractor(s) during the course of construction activity.
3. At all locations where the APE boundary coincides with the limits of the identified and avoided pre-contact (prehistoric) or historic sites ("Archeological Sensitive Areas"), orange construction fence will be erected and maintained for the duration of the construction activity. Signage stating "SENSITIVE AREA / NO ACCESS" will be affixed to the protective fencing. The construction layout/survey requirements for the construction activities proximal to the site area will include the placement of warning ribbons 10-feet outside the perimeter of the orange fence as an early warning marker to alert the contractor (it being understood that construction activities can occur up to the orange construction fencing). Once the construction activities are completed in the areas adjacent to the avoided sites, the orange construction fence will be removed.
4. A pre-construction meeting with the construction contractor(s) will be conducted to notify responsible parties not to cross the APE boundary. The significance of this boundary line will be reviewed at a pre-construction conference to be held on site prior to construction activities commencing on the property. At this time, discussions will be held with the contractor(s) clearly detailing that no activities are to be conducted outside of the APE boundary or within the Archeologically Sensitive Areas.
5. If field conditions are encountered during construction that necessitates crossing the APE boundary or into the Archeologically Sensitive Areas, the State Historic Preservation Office (SHPO) must be consulted prior to any work that would result in physical surface changes outside the APE boundary.

NOTES:

- 1. Map prepared from an accurate field survey and deeds and maps of record.
2. Boundary lines shown hereon are as deeded, monumented and occupied.
3. See deed dated August 21, 2009 from James G. and Barbara C. Tate to James W. Tate and Bradley G. Tate, as Trustees of the Tate Family Irrevocable Trust, as recorded in the Albany County Clerk's Office on October 21, 2009, in Book 2962 of deeds, at Page 134.
4. W.V. denotes water valve.
5. CB denotes catch basin.
6. CMP denotes corrugated metal pipe.
7. Location of former foundations taken from N.Y.S. Dept. of Transportation Study Maps.

CERTIFICATION:

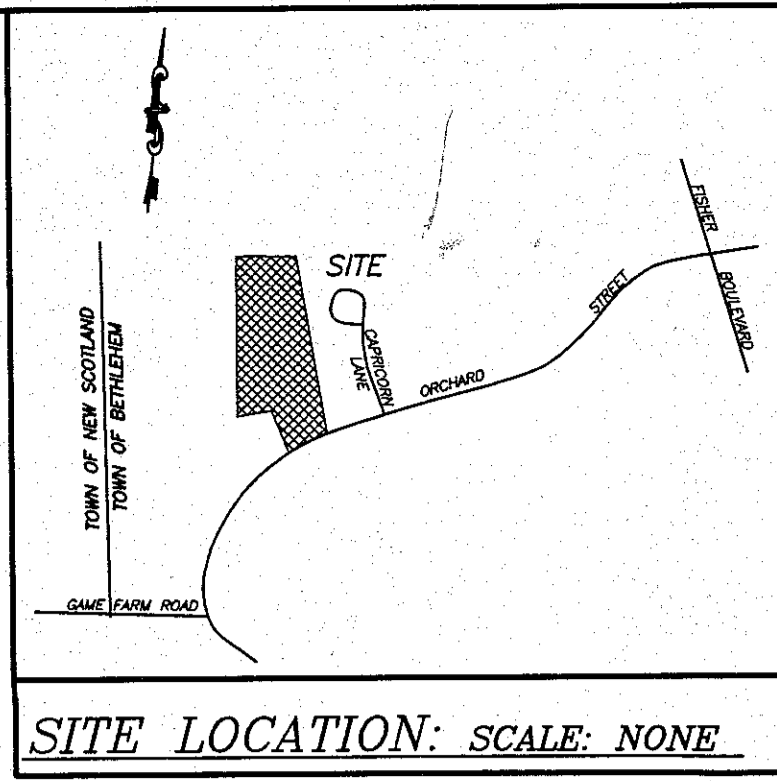
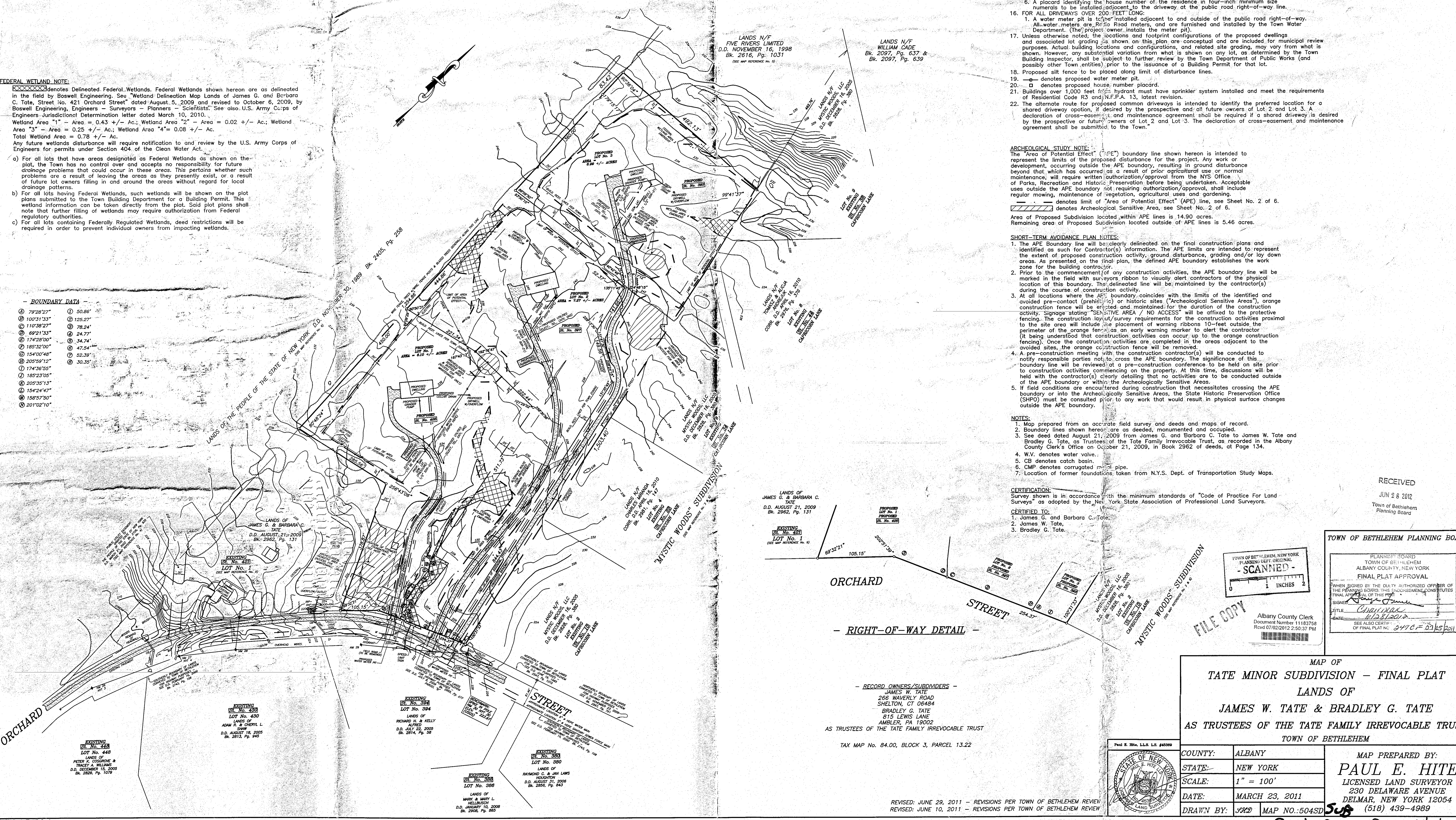
Survey shown is in accordance with the minimum standards of "Code of Practice For Land Surveys" as adopted by the New York State Association of Professional Land Surveyors.

CERTIFIED TO:

- 1. James G. and Barbara C. Tate.
2. James W. Tate.
3. Bradley G. Tate.

BOUNDARY DATA:

- 79°28'27"
100°21'31"
110°28'27"
89°21'33"
174°28'00"
185°32'00"
154°00'48"
205°59'12"
174°36'55"
185°23'05"
205°35'13"
154°24'47"
158°57'50"
201°02'10"
50.86"
125.27"
78.24"
24.77"
34.74"
47.54"
52.39"
30.35"



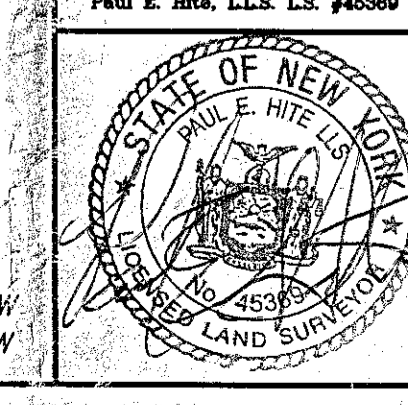
SITE LOCATION: SCALE NONE

RECEIVED JUN 26 2012 Town of Bethlehem Planning Board

TOWN OF BETHLEHEM PLANNING BOARD
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL
WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS DOCUMENT CONSTITUTES FINAL APPROVAL OF THE FINAL PLAT.
TITLE:
DATE:
SEE ALSO CERTIFICATE OF FINAL PLAT IN 5470-C-03/15/2011

MAP OF TATE MINOR SUBDIVISION - FINAL PLAT LANDS OF JAMES W. TATE & BRADLEY G. TATE AS TRUSTEES OF THE TATE FAMILY IRREVOCABLE TRUST TOWN OF BETHLEHEM

Table with 2 columns: Field Name and Value. Fields include COUNTY (ALBANY), STATE (NEW YORK), SCALE (1" = 100'), DATE (MARCH 23, 2011), DRAWN BY (JAK MAP NO. 504SD), and MAP PREPARED BY (PAUL E. HITE, LICENSED LAND SURVEYOR, 230 DELAWARE AVENUE, DELMAR, NEW YORK 12054, (518) 439-4989).



ORCHARD STREET - RIGHT-OF-WAY DETAIL - RECORD OWNERS/SUBDIVIDERS - JAMES W. TATE, 266 WAVERLY ROAD, SHELTON, CT 06484, BRADLEY G. TATE, 815 LEWIS LANE, AMBLER, PA 19002, AS TRUSTEES OF THE TATE FAMILY IRREVOCABLE TRUST. TAX MAP No. 84.00, BLOCK 3, PARCEL 13.22

REVISED: JUNE 29, 2011 - REVISIONS PER TOWN OF BETHLEHEM REVIEW
REVISED: JUNE 10, 2011 - REVISIONS PER TOWN OF BETHLEHEM REVIEW

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