



- MAP REFERENCES:**
1. "Map of T.J. Corrick Estate" dated June 5, 1915, by A.L. Fisher, C.E., as filed in the Albany County Clerk's Office on July 3, 1915, in closet 2, drawer 31, as map no. 212.
 2. "Map Showing A Subdivision of Lands of John Herber, as Revised by E.L. Gibson, C.E." dated July 25, 1938, as filed in the Albany County Clerk's Office on September 13, 1938, in drawer 100, as map no. 735.
 3. "Map of Property of Alfred H. Leonard and Wife, Elamere" dated June 30, 1948, by Edward W. Boutelle & Son, Civil Engineers & Surveyors.
 4. "Map of 44 Beautiful Villa Plots at Elsmere N.Y., Property of John Herber" dated August, 1905, by Frank A. Snyder, Civil Engineer, as filed in the Albany County Clerk's Office on March 17, 1906, in Book 40 of maps, as map no. 849.
 5. "Map of Property of Cecil B. Riverburgh, Elsmere" dated April 14, 1948, by Edward W. Boutelle & Son, Civil Engineers & Surveyors, as filed in the Albany County Clerk's Office on July 9, 1948, in drawer 135, as map no. 2277.
 6. "Map of Survey, Property on Maple Avenue For Daniel Levy and April Lambert Levy" dated April 2, 1986, by Paul E. Hite, Licensed Land Surveyor.
 7. "Map of Survey Street No. 10 Maple Avenue" dated May 23, 2002, by Paul E. Hite, Licensed Land Surveyor.
 8. "Map of Survey Street No. 9 Glendale Avenue" dated March 10, 1992, by Paul E. Hite, Licensed Land Surveyor.
 9. "Building Location Survey For Carol Schlogeter" dated April 25, 1985, by Edward W. Boutelle and Son, Civil Engineers and Surveyors.
 10. "Lands of Ruth D. Wood, Town of Bethlehem, Albany County, N.Y. to be Conveyed to Edward Hart" dated December 26, 1983, by R.A. Elliot, N.Y.P.L.S. #34393.
 11. "Map of Survey, Lands of Lyle K. and Dorothy W. Oliver & Robert E. McNary Herber Avenue & Delsmere Avenue" dated July 15, 2001, revised to December 9, 2004, by Paul E. Hite, Licensed Land Surveyor.
 12. "Map of Survey Street No. 9 Winding Road" dated February 13, 1993, by Paul E. Hite, Licensed Land Surveyor.
 13. "New York Power & Light Corp. Distribution, Albany District, John Herber Property - Easement" dated September, 1937, revised to September 16, 1938, as filed in the Albany County Clerk's Office on October 13, 1938, in drawer 100, as map no. 752.
 14. "Map of Proposed Land Division, Street No. 8 Winding Road, Lands of SMB Holdings, LLC & CLB Holdings, LLC" dated February 3, 2010, revised to March 3, 2010, by Paul E. Hite, Licensed Land Surveyor, as filed in the Albany County Clerk's Office on March 8, 2010, in drawer 172, as map no. 12427.
 15. "Map of Proposed Land Division, Lands of SMB Holdings, LLC & CLB Holdings, LLC, Delsmere Avenue & Maple Avenue" dated August 9, 2010, revised to September 27, 2010, by Paul E. Hite, Licensed Land Surveyor, as filed in the Albany County Clerk's Office on November 3, 2010, in drawer 172, as map no. 12508.

- DEVELOPMENT NOTES:**
1. Proposed Subdivision is located in "CR" (Core Residential) Zone.
 2. Proposed Subdivision is located in Bethlehem Sewer District Extension D.E.S.D.
 3. Proposed Subdivision is located in Bethlehem Water District No. 1.
 4. Proposed Subdivision is located in Bethlehem Central School District.
 5. Proposed Subdivision is located in Elsmere Fire District.
 6. Existing SL No. 12 denotes existing Street Number.
 7. Existing SL No. 8 denotes proposed Street Number.
 8. See Tax Map No. 86.09, Block 5, Parcel 49.12.
 9. Proposed Subdivision consists of (2) Lots and (2) Lot Line Revisions: Lot 1 (Street No. 8 Delsmere Avenue) Area = 12,890.854 +/- Sq. Ft. Lot 2 (Street No. 14 Maple Avenue) Area = 20,675.662 +/- Sq. Ft. Parcel "A" (To Be Combined With Street No. 8 Winding Road) Area = 2,172.578 +/- Sq. Ft. Parcel "B" (To Be Combined With Street No. 6 Delsmere Avenue) Area = 3,030.027 +/- Sq. Ft. Total Area = 38,769.121 +/- Sq. Ft.
 10. Proposed Lots meet all Zoning requirements for "CR" (Core Residential) Zone.
 11. Contours shown are based on USGS datum, contour interval (1) foot.
 12. a) --- denotes existing contour.
 13. b) --- denotes proposed contour.
 14. c) x 220.3 denotes existing elevation.
 15. d) x 220.3 denotes proposed elevation.
 16. --- denotes existing edge of woods.
 17. --- denotes proposed silt fence - see details Sheet No. 2.
 18. C.D. denotes Clearing.
 19. Prior to any work in the Right-of-Way of Maple Avenue, the contractor shall obtain highway work permit from the Town Highway Superintendent.
 20. Prior to any work on sanitary sewer or water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
 21. All utilities to be 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.
 22. 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.
 23. Contractor is responsible for notifying and coordinating with all respective utility companies prior to excavation. Contractor is also responsible for determining exact location and depth of all utilities before excavating.
 24. No sump pump, roof drain, cellar drain or footing drain shall be connected to the sanitary sewer system.
 25. No new highway is to be constructed.
 26. 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.
 27. See letter dated October 14, 2010 from New York State Department of Environmental Conservation granting approval of "ACKNOWLEDGMENT OF NOTICE OF INTENT FOR Coverage Under SPDES General Permit for Storm Water Discharges from CONSTRUCTION ACTIVITY General Permit No. GP-0-10-01".
 28. Depth of base gravel and new asphalt at the end of Maple Avenue is to meet Town Standards and Specifications.
 29. Existing lateral is to be abandoned and pipe removed with opening in manhole to be sealed.

- 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 January 17, 2011 from SMB Holdings, LLC and CLB Holdings, LLC to Michael and Lauren Perrotto, as recorded in the Albany County Clerk's Office on January 21, 2011, in Book 2997 of deeds, at Page 415. See Agreement dated January 17, 2011 between SMB Holdings, LLC and CLB Holdings, LLC and Michael and Lauren Perrotto as it relates to the reconveyance of a portion of this property from Michael and Lauren Perrotto to SMB Holdings, LLC and CLB Holdings, LLC and described as Schedule "B" therein. Document not filed in the Albany County Clerk's Office.
 4. --- denotes Lot Number per Map Reference No. 1.
 5. G.V. denotes gas valve.
 6. SSMH denotes sanitary sewer manhole.
 7. SMH denotes storm sewer manhole.
 8. CB denotes catch basin.
 9. I.P.F. denotes iron pipe found.
 10. C.I.R.F. denotes capped iron rod found.

- 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 E5&C measures must be inspected and maintained in compliance with Sect. 128-49 of the Town Code.
 4. 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.

TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

FINAL PLAT APPROVAL

WHEN SIGNED BY THE DUTY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT PERMITS THE FINAL APPROVAL OF THIS PLAT.

SIGNED: *Michael Perrotto*
DATE: *2/15/2012*

SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. *511C*

Albany County Clerk
Document Number 11147011
Revised 02/15/2012 11:38:00 AM

FINAL PLAT - SUBDIVISION
St. No. 8 DELSMERE AVENUE -
LANDS OF MICHAEL & LAUREN PERROTTO
LOT LINE REVISIONS - St. No. 6 DELSMERE AVENUE
& St. No. 8 WINDING ROAD
TOWN OF BETHLEHEM

COUNTY:	ALBANY	MAP PREPARED BY:	PAUL E. HITE
STATE:	NEW YORK	LICENSED LAND SURVEYOR	230 DELAWARE AVENUE
SCALE:	1" = 20'	DELMAR, NEW YORK 12054	(518) 439-4989
DATE:	FEBRUARY 15, 2012		
DRAWN BY:	JACD	MAP NO.: 536SD	

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. SMB Holdings, LLC and CLB Holdings, LLC,
 2. Michael Perrotto and Lauren Perrotto.

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 0.33 +/- Ac. (14,496.84 +/- Sq. Ft.).

INCHES
Town of Bethlehem, NY

OFFICE COPY
Town of Bethlehem, NY

REVISED: APRIL 26, 2012 - TITLE REVISED PER CONDITIONAL APPROVAL OF FINAL PLAT DATED APRIL 17, 2012
 REVISED: APRIL 10, 2012 - REVISIONS PER TOWN OF BETHLEHEM DEPARTMENT OF PUBLIC WORKS (ENGINEERING DIVISION) MEMO DATED APRIL 2, 2012

