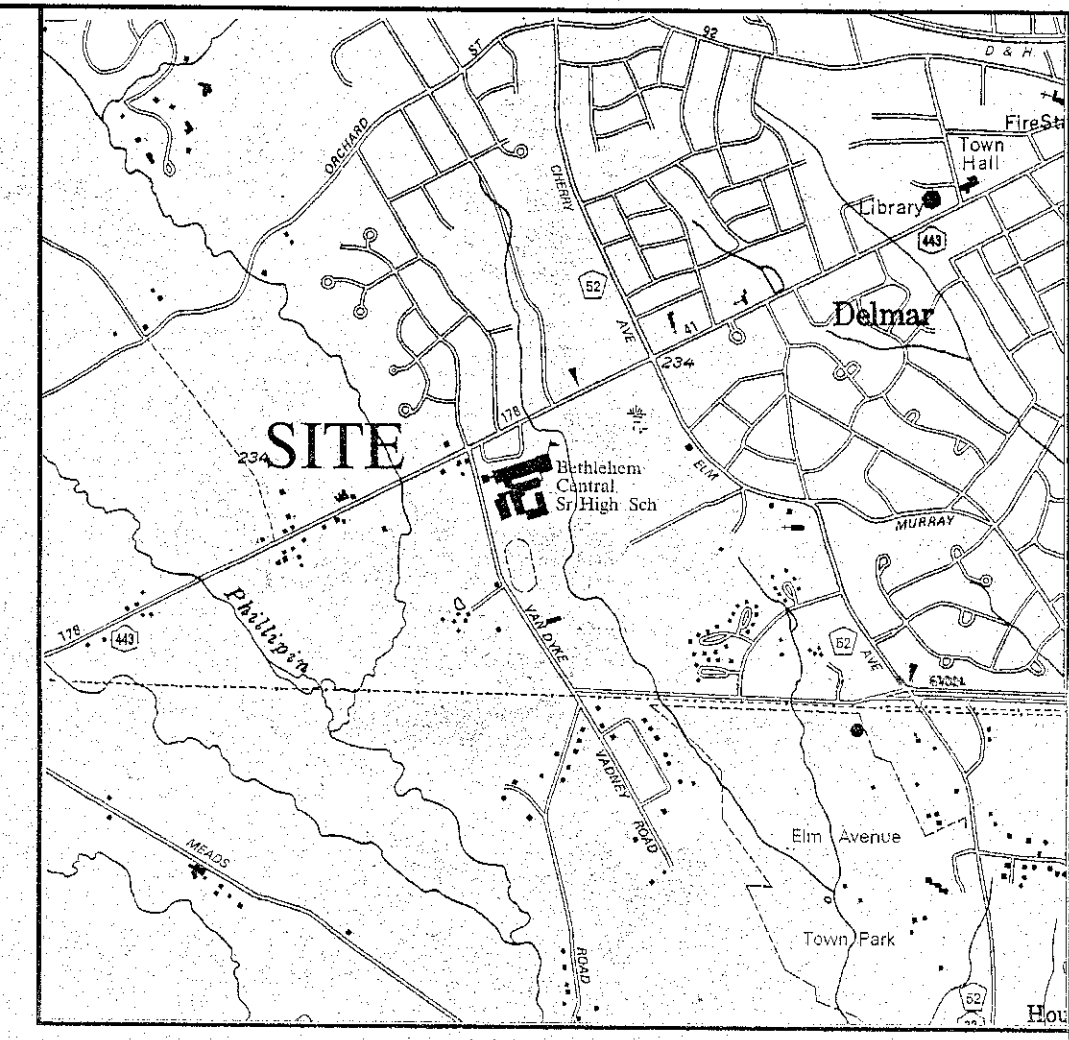


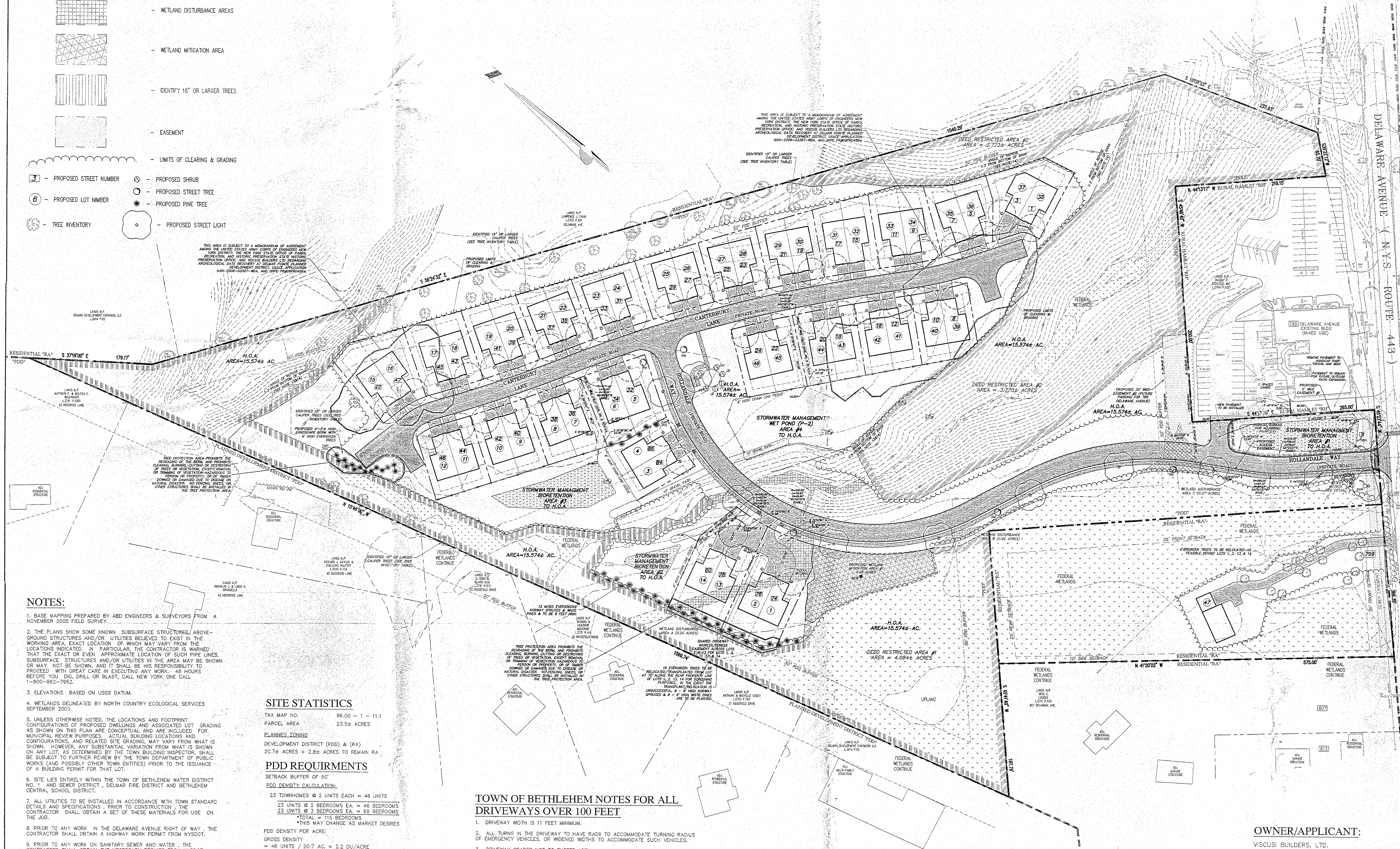
DELMAR POINTE SUBDIVISION

LEGEND

- - - - - PROPOSED LOT LINE
- - - - - ZONING DISTRICT LINE
- - - - - PDD BOUNDARY LINE
- - - - - DEED RESTRICTED AREAS
- - - - - FEDERAL WETLANDS
- - - - - WETLAND DISTURBANCE AREAS
- - - - - WETLAND MITIGATION AREA
- - - - - IDENTIFY 18" OR LARGER TREES
- - - - - EASEMENT
- - - - - LIMITS OF CLEARING & GRADING
- 3 - PROPOSED STREET NUMBER
- 6 - PROPOSED LOT NUMBER
- - PROPOSED SHRUB
- - PROPOSED STREET TREE
- - PROPOSED PINE TREE
- - TREE INVENTORY
- - PROPOSED STREET LIGHT



SITE LOCATION MAP
N.T.S.



- ### NOTES:
- BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS FROM A NOVEMBER 2009 FIELD SURVEY.
 - THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST, CALL NEW YORK ONE CALL 1-800-962-7862.
 - ELEVATIONS BASED ON USGS DATUM.
 - WETLANDS DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES SEPTEMBER 2003.
 - UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF 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.
 - SITE LIES ENTIRELY WITHIN THE TOWN OF BETHLEHEM WATER DISTRICT NO. 1 AND SEWER DISTRICT, DELMAR FIRE DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.
 - ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A SET OF THESE MATERIALS FOR USE ON THE JOB.
 - PRIOR TO ANY WORK IN THE DELAWARE AVENUE RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM NYSDOT.
 - PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM NYSDOT.
 - FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON THESE PLANS, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST OR AS A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PROBLEMS.
 - 5' MIN HORIZONTAL SEPARATION REQUIRED BETWEEN CATCH BASINS AND WATERWAYS.
 - NO FOOTING, FOUNDATION OR ROOF DRAINS WILL BE ALLOWED TO CONNECT TO THE SANITARY SEWER SYSTEM.
 - ANGLE OF REPOSE 1:3 MAXIMUM FROM BOTTOM OF BANK PER GEOTECHNICAL REPORT BY DENTE ENGINEERING.
 - TEST PITS PERFORMED BY DENTE ENGINEERS ON DECEMBER 3, 2010. SEE GEOTECHNICAL REPORT DATED DECEMBER 30, 2010.
 - CONSTRUCTION OF FILL SOILS BENEATH THE BUILDINGS AND ROADWAY RAISING CROSSING IN ADDITION TO SLOPES AROUND THE BUILDINGS SHALL REFER TO DENTE ENGINEERING, JANUARY 7, 2013 LETTER OF RECOMMENDATION.
 - DATA RECOVERY PLAN IS TO BE UPDATED PRIOR TO CONSTRUCTION.

SITE STATISTICS

TAX MAP NO. 96.00 - 1 - 11.1
 PARCEL AREA 23.9± ACRES
 PLANNED ZONING DEVELOPMENT DISTRICT (PDD) & (RA)
 DEVELOPMENT DISTRICT (PDD) & (RA)
 PDD REQUIREMENTS
 SETBACK BUFFER OF 50'
 PDD DENSITY CALCULATION:
 23 TOWNHOMES @ 2 UNITS EACH = 46 UNITS
 23 UNITS @ 2 BEDROOMS EA. = 46 BEDROOMS
 23 UNITS @ 3 BEDROOMS EA. = 69 BEDROOMS
 TOTAL = 115 BEDROOMS
 * THIS MAY CHANGE AS MARKET DESIRES
 PDD DENSITY PER ACRE:
 GROSS DENSITY = 46 UNITS / 20.7 AC. = 2.2 DU/ACRE
 NET DENSITY / (DEVELOPABLE LAND=12.5± ACRES) = 46 UNITS / (20.7AC. - 3.31AC. - 4.88AC.) = 3.68± DU/ACRE
 ALLOWABLE DENSITY = 8 DU/AC. x 12.5AC. = 100± UNITS (NET DENSITY)

RA REQUIREMENTS

ZONE: RESIDENTIAL "A" (RA)
 (RA)=2.8± ACRES (1.9± AC. WETLANDS)
 1 SINGLE FAMILY HOME @ 1 UNIT EACH = 1 UNIT
 MIN. LOT AREA: 14,520 SF PROVIDED: 121,430 SF
 MIN. LOT WIDTH: 100' @ BLDG. LINE PROVIDED: 224'
 MIN. LOT DEPTH: 120' PROVIDED: 575'
 (RA) SETBACKS:
 FRONT: 35'
 SIDE: 10'
 REAR: 25'

TOWN OF BETHLEHEM NOTES FOR ALL DRIVEWAYS OVER 100 FEET

- DRIVEWAY WIDTH IS 11 FEET MINIMUM.
- ALL TURNS IN THE DRIVEWAY TO HAVE RADIUS TO ACCOMMODATE TURNING RADIUS OF EMERGENCY VEHICLES, OR WIDENED WIDTHS TO ACCOMMODATE SUCH VEHICLES.
- DRIVEWAY GRADES NOT TO EXCEED 10%.
- DRIVEWAY CONSTRUCTION IS IN ACCORDANCE WITH TOWN HIGHWAY SPECIFICATIONS WITH THE ASPHALT SURFACE OPTIONAL. THE DRIVEWAY SHALL BE PAVED FROM THE EDGE OF EXISTING ROADWAY PAVEMENT TO THE LIMITS OF THE PUBLIC ROAD RIGHT-OF-WAY. CONSTRUCTION TO ACCOMMODATE EMERGENCY VEHICLE LOADINGS FOR THE SOIL CONDITIONS PRESENT.
- ADEQUATELY DESIGNED DRIVEWAY CULVERTS TO BE INSTALLED IN ALL DRIVEWAYS TO ACCOMMODATE LOCAL DRAINAGE PATTERNS.
- 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 RIGHT-OF-WAY LINE.

TOWN OF BETHLEHEM NOTES FOR ALL DRIVEWAYS OVER 200 FEET

- A WATER METER PIT IS TO BE INSTALLED ADJACENT TO AND OUTSIDE OF THE PUBLIC ROAD RIGHT-OF-WAY. ALL WATER METERS ARE RADIO READ METERS, AND ARE FURNISHED AND INSTALLED BY THE TOWN WATER DEPARTMENT. (THE PROJECT OWNER INSTALLS THE METER PIT.)

OWNER/APPLICANT:
 VISCUSI BUILDERS, LTD.
 14 AYALON WAY
 ALTAMONT, NY 12009

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for the development of the site are approved subject to the conditions listed below at this date, and in accordance with Article X of the Albany County Code. Consent is hereby given for the filing of this map in the Office of the Albany County Clerk.

FEB 8 2015

Chairman, Planning Board

ALBANY COUNTY DEPT. OF HEALTH

OVERALL SITE PLAN
 DELMAR POINTE SUBDIVISION
 DELAWARE AVENUE

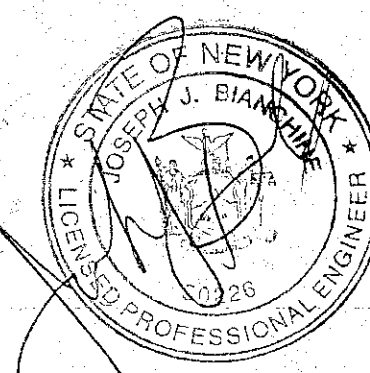
TOWN OF BETHLEHEM COUNTY OF ALBANY

STATE OF NEW YORK

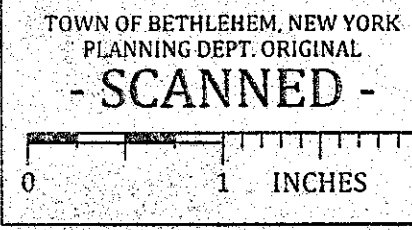
ABD ENGINEERS, LLP
 411 Union Street
 Schenectady, NY 12305
 518-377-0315 Fax: 518-377-0379
 www.abdem.com

DATE: OCTOBER, 2013 SCALE: 1" = 60' SHEET 1 OF 2

NO.	REVISION	DATE	BY
1	APPROVAL COMMENTS	JAN 13/2015	JAS
2	DATE COMMENTS	JAN 13/2015	JAS
3	DATE COMMENTS	JAN 13/2015	JAS
4	DATE COMMENTS	JAN 13/2015	JAS
5	DATE COMMENTS	JAN 13/2015	JAS
6	DATE COMMENTS	JAN 13/2015	JAS
7	DATE COMMENTS	JAN 13/2015	JAS
8	DATE COMMENTS	JAN 13/2015	JAS
9	DATE COMMENTS	JAN 13/2015	JAS
10	DATE COMMENTS	JAN 13/2015	JAS



JOSEPH J. BIANCHI, P.E.
 N.Y.A. LICENSE NO. 50226



FILE

Albany County Clerk Filing Receipt
 Date/Time: 02/12/2015 12:14:45 PM
 Receipt #: 2016003714
 Rec'd From: Delmar Pointe Subdivision
 Map Instrument #: R2016-3305 Stamp 4281
 Deed Instrument #: R2016-3307 Stamp 4282
 Deed Instrument #: R2016-3308 Stamp 4283

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK
 By direction of the Chairman,
 These drawings are hereby approved.
 See sheet(s) 1-3.
 For date and signature.

Cert 263 CE 09/15/2015 for PDD 2013-20 06/12/15