

NOTES:

1. BASE MAPPING PREPARED BY ABB ENGINEERS & SURVEYORS FROM A NOVEMBER 2005 FIELD SURVEY.
2. 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.
3. ELEVATIONS BASED ON USGS DATUM.
4. WETLANDS DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES SEPTEMBER 2003.
5. 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.
6. SITE LIES ENTIRELY WITHIN THE TOWN OF BETHLEHEM WATER DISTRICT NO. 1 AND SEWER DISTRICT, DELMAR FIRE DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.
7. 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.
8. PRIOR TO ANY WORK IN THE DELAWARE AVENUE RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM NYSDOT.
9. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM NYSDOT.
10. 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.
11. 5' MIN HORIZONTAL SEPARATION REQUIRED BETWEEN CATCH BASINS AND WATERMANS.
12. NO FOOTING, FOUNDATION OR ROOF DRAINS WILL BE ALLOWED TO CONNECT TO THE SANITARY SEWER SYSTEM.
13. ANGLE OF REPOSE 1:3 MAXIMUM FROM BOTTOM OF BANK PER GEOTECHNICAL REPORT BY DENITE ENGINEERING.
14. TEST PITS PERFORMED BY DENITE ENGINEERING ON DECEMBER 3, 2010. SEE GEOTECHNICAL REPORT DATED DECEMBER 30, 2010.
15. SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE EASEMENTS, RESTRICTIONS OR CONDITIONS THAT EXIST, IF ANY.
16. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AS LAST REVISED JULY 1997.
17. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACT THAT SUCH ABSTRACT OF TITLE OR TITLE REPORT MAY REVEAL.
18. CONSTRUCTION OF FILL SOILS BENEATH THE BUILDINGS AND ROADWAY RAISING CROUNING, IN ADDITION TO SLOPES AROUND THE BUILDINGS SHALL REFER TO DENITE ENGINEERING, JANUARY 7, 2013 LETTER OF RECOMMENDATION.
19. DATA RECOVERY PLAN IS TO BE UPDATED PRIOR TO CONSTRUCTION.

SITE STATISTICS

TAX MAP NO.	96.00 - 1 - 11.1
PARCEL AREA	23.5± ACRES
PLANNED ZONING	RESIDENTIAL "RA"
DEVELOPMENT DISTRICT (PDD) & (RA)	20.7± ACRES + 2.8± ACRES TO REMAIN 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 CHANGES

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. - 4.86AC.) = 3.68± DU/ACRE
 *THIS MAY CHANGE AS MARKET CHANGES

ALLOWABLE DENSITY = 8 DU/AC. x 12.5 AC. = 100± UNITS (NET DENSITY)

RA REQUIREMENTS

ZONE: RESIDENTIAL "A" (RA)
 (RA)=2.8± ACRES (1.9± AC. WETLANDS)
 SINGLE FAMILY HOME @ 1 UNIT EACH = 1 UNIT
 MIN. LOT AREA: 14,600 SF PROVIDED: 21,430 SF
 MIN. LOT WIDTH: 100' @ BLDG. LINE PROVIDED: 224'
 MIN. LOT DEPTH: 120' PROVIDED: 575'

(RA) SETBACKS:
 FRONT: 35'
 SIDE: 10'
 REAR: 25'

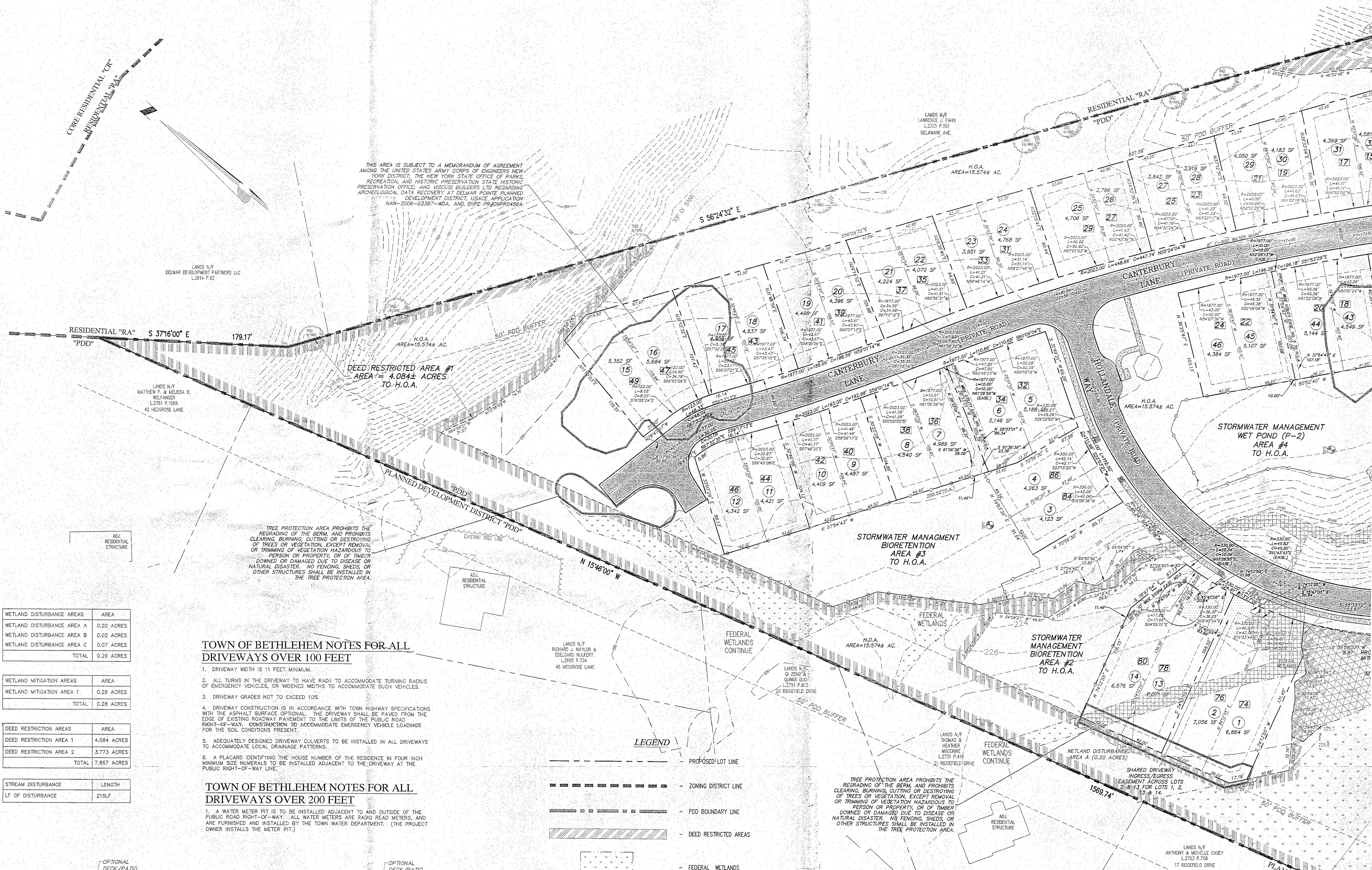
PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL

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

DATE: 09/15/2015
 FOR PDD 2013-20 06/12/2013

CHAIRMAN, PLANNING BOARD

MATCH LINE - SEE SHEET 3



WETLAND DISTURBANCE AREAS	AREA
WETLAND DISTURBANCE AREA A	0.20 ACRES
WETLAND DISTURBANCE AREA B	0.02 ACRES
WETLAND DISTURBANCE AREA C	0.07 ACRES
TOTAL	0.29 ACRES

WETLAND MITIGATION AREAS	AREA
WETLAND MITIGATION AREA 1	0.28 ACRES
TOTAL	0.28 ACRES

DEED RESTRICTION AREAS	AREA
DEED RESTRICTION AREA 1	4.084± ACRES
DEED RESTRICTION AREA 2	3.773 ACRES
TOTAL	7.857 ACRES

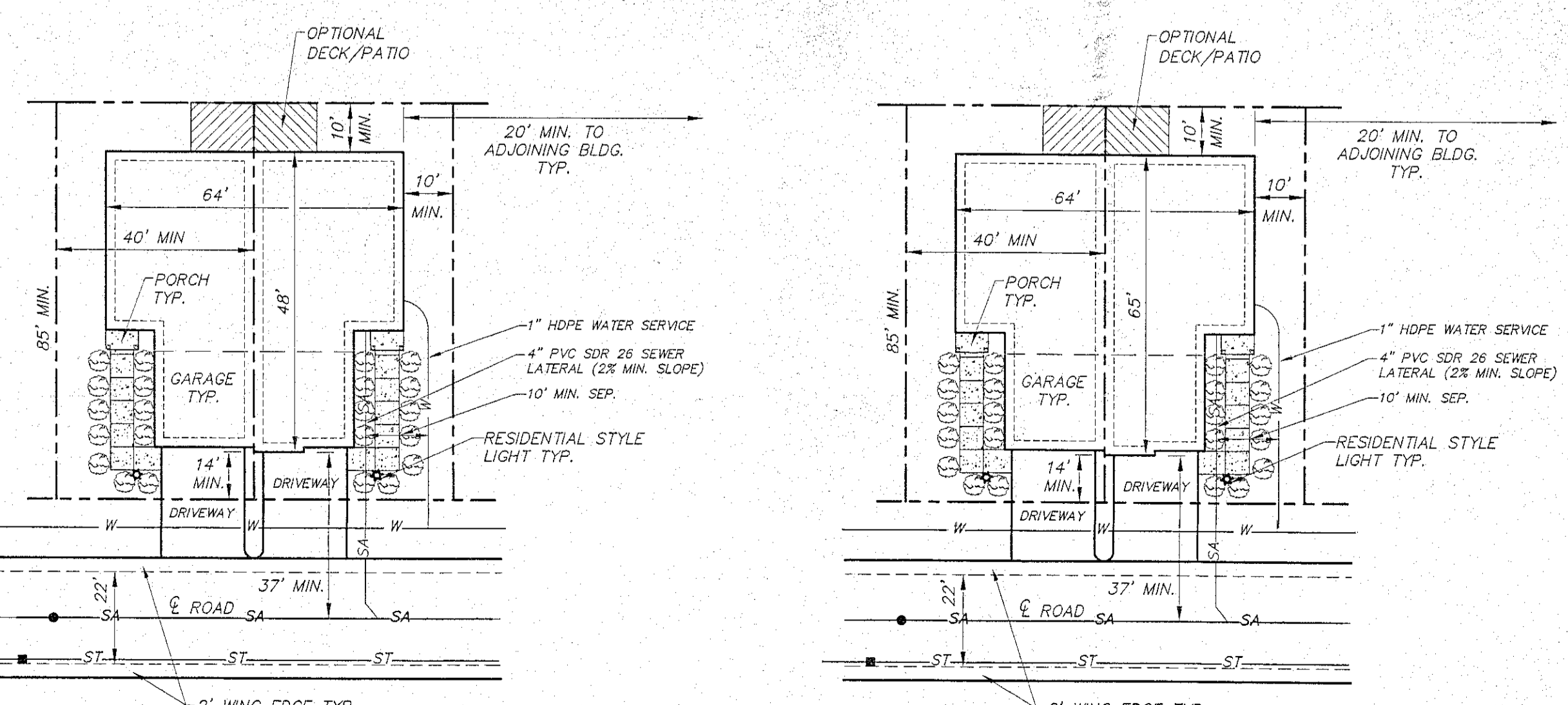
STREAM DISTURBANCE	LENGTH
LF OF DISTURBANCE	215LF

TOWN OF BETHLEHEM NOTES FOR ALL DRIVEWAYS OVER 100 FEET

1. DRIVEWAY WIDTH IS 11 FEET MINIMUM.
2. ALL TURNS IN THE DRIVEWAY TO HAVE RADII TO ACCOMMODATE TURNING RADII 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. 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.
5. ADEQUATELY DESIGNED DRIVEWAY CULVERTS 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 RIGHT-OF-WAY LINE.

TOWN OF BETHLEHEM NOTES FOR ALL DRIVEWAYS OVER 200 FEET

1. 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.)

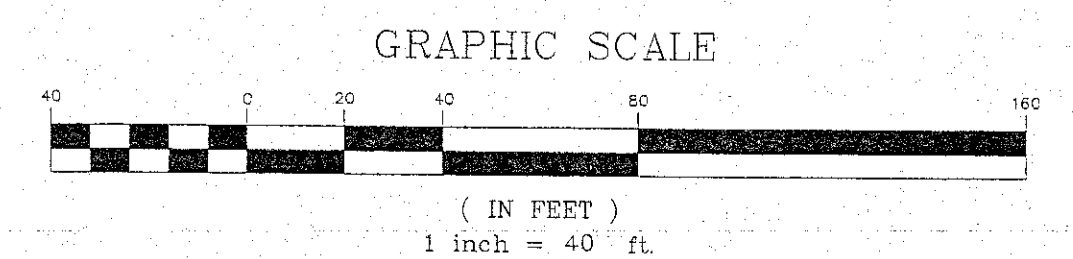


2 UNIT, 2 STORY BUILDING TYP.
NO SCALE

2 UNIT RANCH BUILDING TYP.
NO SCALE

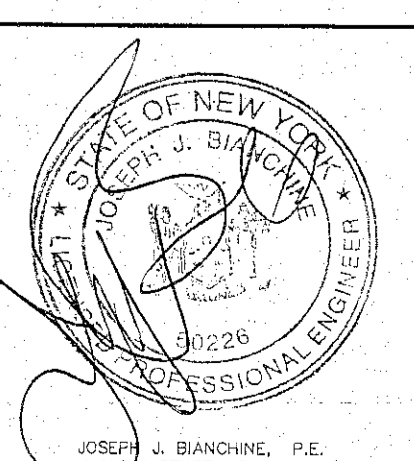
LEGEND

- 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
- PROPOSED STREET NUMBER
- PROPOSED SHRUB
- PROPOSED STREET TREE
- PROPOSED PINE TREE
- TREE INVENTORY
- PROPOSED STREET LIGHT



OWNER/APPLICANT:
 VISCONTI BUILDERS, LTD.
 14 AVALON WAY
 ALBANY, NY 12209

NO.	DATE	BY	REVISION
1	9/15/15	JAB	ISSUE FOR PERMIT
2	9/15/15	JAB	REVISED PER PLANING BOARD COMMENTS
3	9/15/15	JAB	REVISED PER PLANING BOARD COMMENTS
4	9/15/15	JAB	REVISED PER PLANING BOARD COMMENTS
5	9/15/15	JAB	REVISED PER PLANING BOARD COMMENTS
6	9/15/15	JAB	REVISED PER PLANING BOARD COMMENTS
7	9/15/15	JAB	REVISED PER PLANING BOARD COMMENTS
8	9/15/15	JAB	REVISED PER PLANING BOARD COMMENTS



FINAL PLAT - 1
DELMAR POINTE SUBDIVISION
 DELAWARE AVENUE

TOWN OF BETHLEHEM	COUNTY OF ALBANY
STATE OF NEW YORK	
REGISTERED PROFESSIONAL ENGINEER	
JAB ENGINEERS, LLP	
411 Union Street Schenectady, NY 12305 518-377-0315 Fax 518-377-0379 www.abdeng.com	
DATE: OCTOBER, 2013	SCALE: 1" = 40'
DRAWN: JAB	SHEET 2 OF 12