

THIS AREA IS SUBJECT TO A MEMORANDUM OF AGREEMENT AMONG THE UNITED STATES ARMY CORPS OF ENGINEERS NEW YORK DISTRICT, THE NEW YORK STATE OFFICE OF PARKS RECREATION AND HISTORIC PRESERVATION STATE HISTORIC PRESERVATION OFFICE, AND VISCOSI BUILDERS LTD REGARDING ARCHEOLOGICAL DATA RECOVERY AT DELMAR POINT PLANNED DEVELOPMENT DISTRICT, USAGE APPLICATION MAN-2008-03387-H.O.A. AND SOME PER-2010-02-04

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

- NOTES:**
- BASE MAPPING PREPARED BY AED ENGINEERS & SURVEYORS FROM A NOVEMBER 2005 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 AT 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 1-800-862-7829.
 - 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 MANUVAL 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 WATERMANS.
 - 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.
 - SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE EASEMENTS, RESTRICTIONS OR CONDITIONS THAT EXIST, IF ANY.
 - 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.
 - 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.
 - CONSTRUCTION OF FILL SOILS BENEATH THE BUILDINGS AND ROADWAY RAISING CROSSINGS, 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 23.52 ACRES

PLANNED ZONING
DEVELOPMENT DISTRICT (PDD) & (RA)
20.74 ACRES + 2.84 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 DESIRES

PDD DENSITY PER ACRE:
GROSS DENSITY = 46 UNITS / 20.74 AC. = 2.20 DU/ACRE
NET DENSITY / (DEVELOPABLE LAND=12.54 ACRES) = 46 UNITS / (20.74 AC. - 3.1AC. - 4.88AC.) = 3.68 DU/ACRE (NETLANDS: 10.65 AC.)
ALLOWABLE DENSITY = 8 DU/AC. X 12.54 AC. = 100.32 UNITS (NETLANDS: 10.65 AC. NETLANDS)

RA REQUIREMENTS
ZONE: RESIDENTIAL "A" (RA)
(RA)=2.84 ACRES (1.88 AC WETLANDS)
1 SINGLE FAMILY HOME @ 1 UNIT EACH = 1 UNIT
MIN. LOT AREA: 14,500 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'

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 THIS PLAT.
SIGNED: [Signature]
TITLE: [Signature]
DATE: 5/18/2016
SEE ALSO CERTIFICATE OF APPROVAL FOR FINAL PLAT NO. [Signature]
for PDD 2013-20 06/12/2013
CHAIRMAN, PLANNING BOARD

TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -
ALBANY COUNTY DEPT. OF HEALTH

ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES
By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.

FINAL PLAT - 2
DELMAR POINTE SUBDIVISION
DELAWARE AVENUE

TOWN OF BETHLEHEM COUNTY OF ALBANY
STATE OF NEW YORK
AED ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.aedeng.com

DATE: OCTOBER, 2013 SCALE: 1" = 40' DWG: 3/27-00-Lay SHEET OF 12

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 LETTERS TO BE INSTALLED PERPENDICULAR TO THE DRIVEWAY AT THE PUBLIC RIGHT-OF-WAY.

TOWN OF BETHLEHEM NOTES FOR ALL DRIVEWAYS OVER 200 FEET

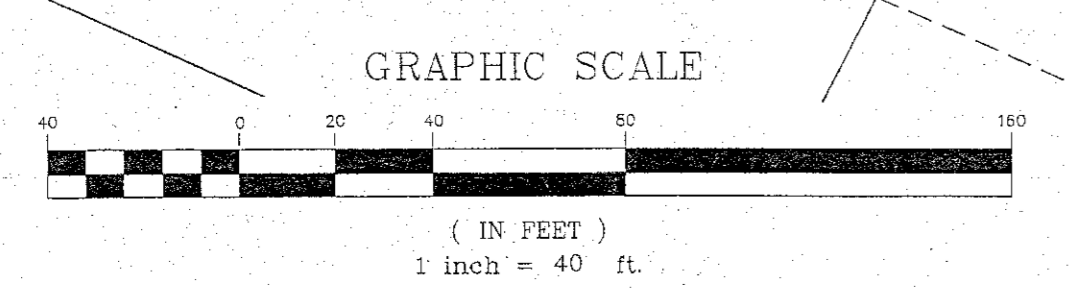
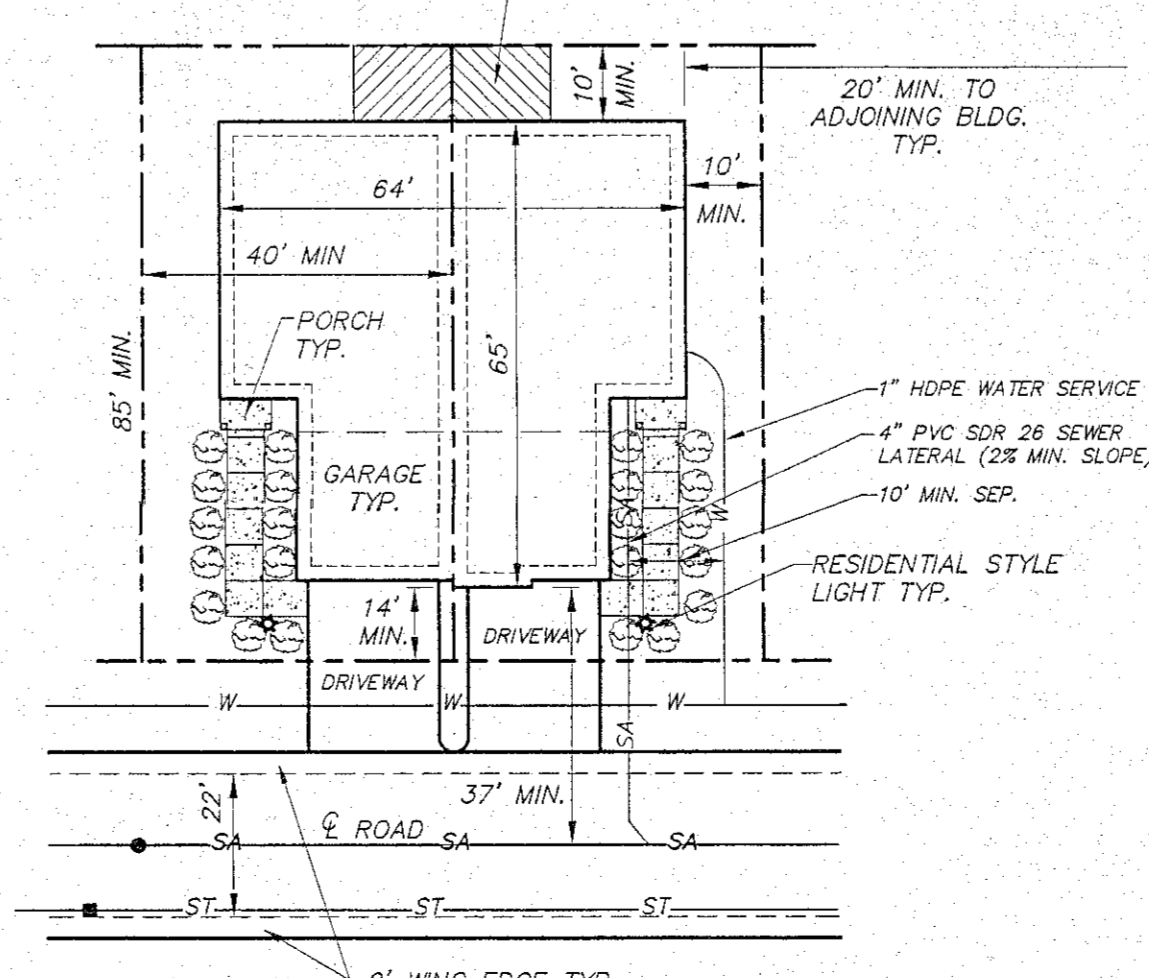
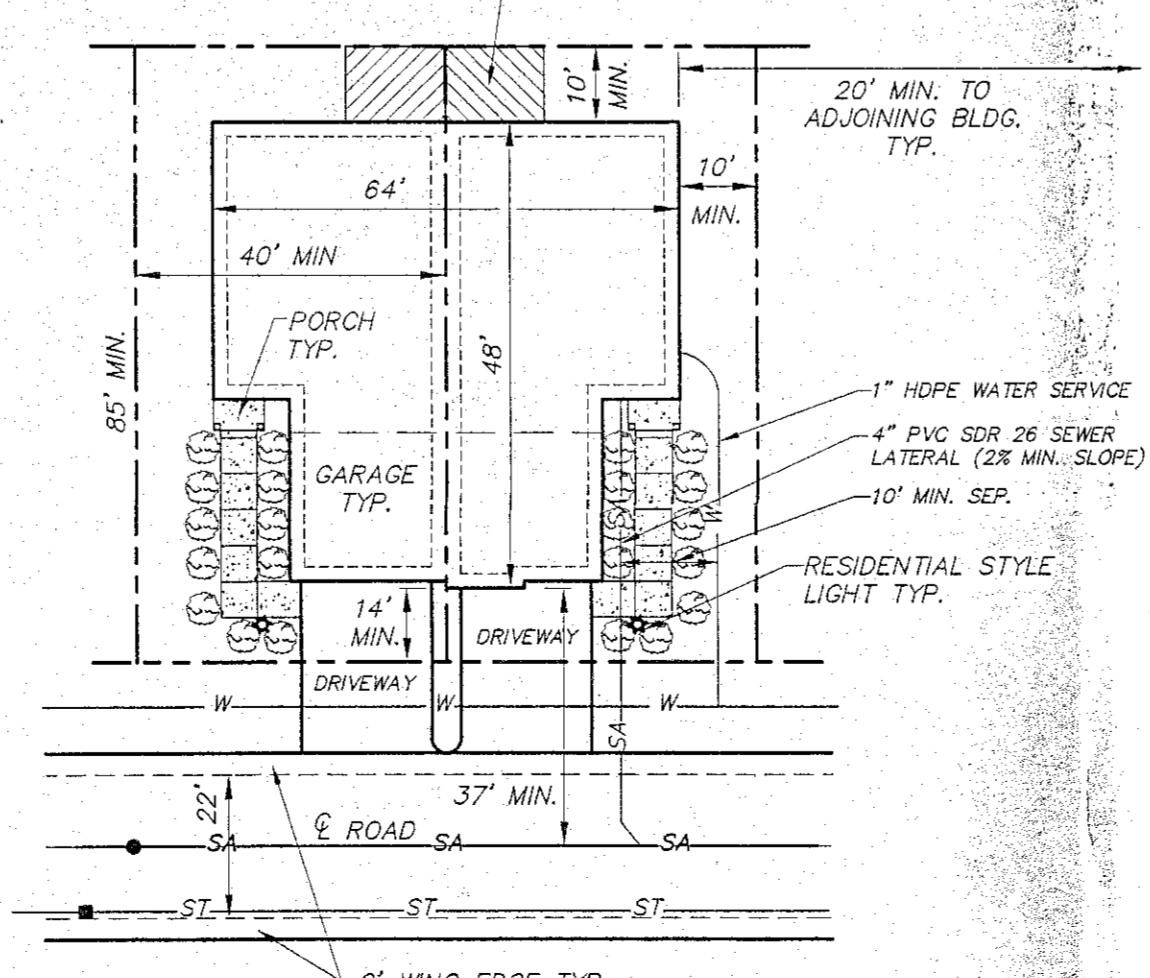
- A WATER METER PIT IS TO BE INSTALLED ADJACENT TO AND OUTSIDE OF THE PUBLIC ROAD RIGHT-OF-WAY. ALL WATER METERS ARE RADIO READ METERS, AND ARE FURNISHED AND INSTALLED BY THE TOWN WATER DEPARTMENT. (THE PROJECT OWNER INSTALLS THE METER FIT.)

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



MATCH LINE - SEE SHEET 2

