

- TOWN OF BETHLEHEM STANDARD NOTES:**
- 1) ALL CONSTRUCTION AND UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
  - 2) ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
  - 3) ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
  - 4) PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
  - 5) PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
  - 6) UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS 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 DEPARTMENTS) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
  - 7) ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER. THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND INSTALLATION OF WATER MAIN, STORM SEWERS, AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS IDENTIFIED ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
  - 8) THE CONTRACTOR SHALL CALL THE U.P.D. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
  - 9) STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
  - 10) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

LEGEND	
PROPERTY LINE	---
EXISTING GAS VALVE	○ Gv
EXISTING WATER VALVE	○ Wv
EXISTING HYDRANT	○ Hyd
EXISTING UTILITY POLE	○ NG 19
EXISTING SIGN	○
EXISTING CATCH BASIN	○
EXISTING SANITARY MANHOLE	○
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING WATERMAIN	---
EXISTING OVERHEAD WIRE	---
EXISTING TREELINE	---
PROPOSED CLEARING LIMITS	---
WATER SERVICE LATERAL	---
SANITARY SEWER LATERAL	---
SEWER MANHOLE	○
CATCH BASIN	○
HYDRANT	○
WATER VALVE	○

**SITE STATISTICS**

TAX MAP ID# - 97.09-2-510  
PARCEL AREA - 16.96 ACRES  
ZONING CLASSIFICATION - HAMLET (H)  
LOT REQUIREMENTS  
MIN. LOT AREA - 10,000 S.F. (MIXED USE)  
MIN. LOT WIDTH - 50 FT.  
MIN. LOT DEPTH - 100 FT.  
MAXIMUM HEIGHT - 35 FT.  
MAXIMUM LOT COVERAGE - 75%  
REQUIRED BUILDING SETBACKS  
FRONT SETBACK: 10 FT.  
SIDE SETBACK: 5 FT.  
REAR SETBACK: 40 FT.  
TOTAL NUMBER LOTS - 2  
ALLOWABLE RESIDENTIAL DENSITY  
U=(T)-(W)-(SS)  
U= UNCONSTRAINED LAND  
T= TOTAL AREA OF PROJECT PARCEL  
W= WETLAND AREA WITHIN PARCEL  
SS= 20% SLOPE  
U = 16.96-312-0.08  
U = 13.76 ACRES  
ALLOWABLE DENSITY @ 8 DWELLINGS/ACRE  
= 110.08 DWELLING UNITS

**APPLICABLE DISTRICTS:**

FIRE: FD202 ELSMERE FIRE DISTRICT  
SCHOOL: BETHLEHEM CENTRAL 012206  
WATER: WD 205 ELM. AVE. FEURA BUSH ROAD  
SEWER: SW 202 BETHLEHEM SEWER-EXT. B

**TOWN OF BETHLEHEM PLANNING BOARD**

PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

**FINAL PLAT APPROVAL**

I, the undersigned, being a duly authorized officer of the Planning Board of the Town of Bethlehem, Albany County, New York, do hereby certify that this is a true and correct copy of the final plat as approved by the Planning Board on April 1, 2012.

Chairman  
APR 1 2012

DATE: SEE ALSO CERTIFICATION OF FINAL PLAT NO. 251CF

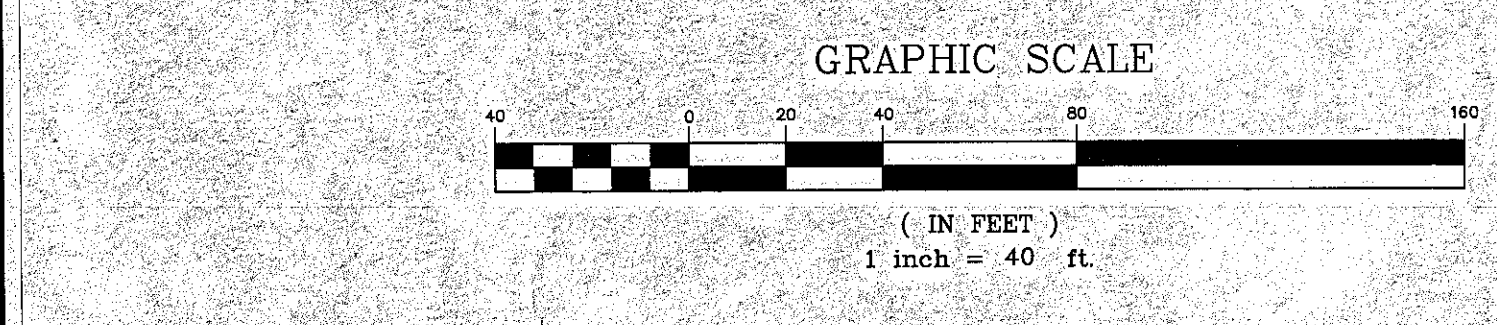
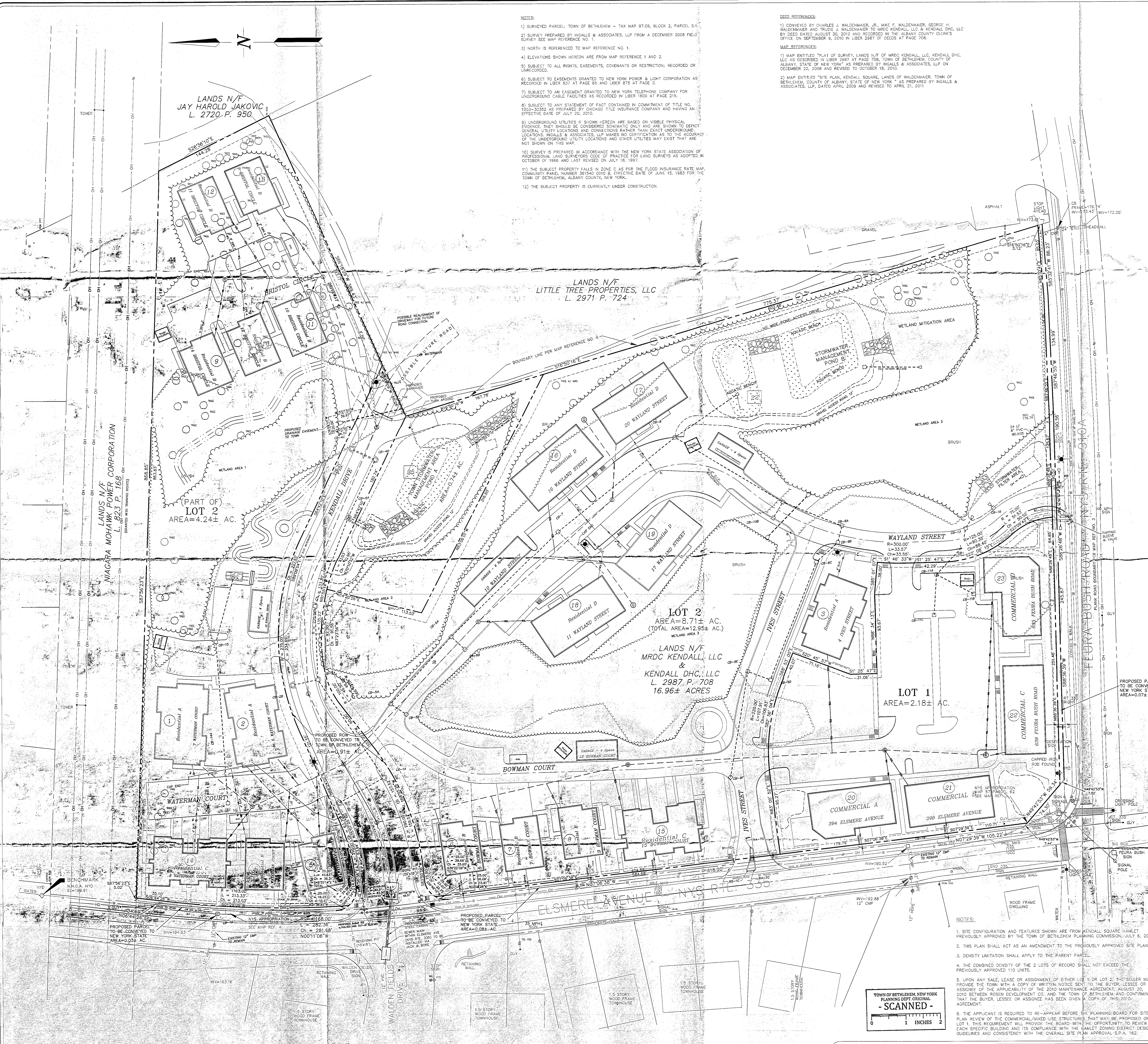
Albany County Clerk  
Document Number: 111326 PM  
Received Date: 04/01/2012 12:34:26 PM

RECEIVED  
APR 1 2012  
Town of Bethlehem  
Planning Board

FILE

- NOTES:**
- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM - TAX MAP 97.09, BLOCK 2, PARCEL 51.
  - 2) SURVEY PREPARED BY INDIGALLS & ASSOCIATES, LLP FROM A DECEMBER 2008 FIELD SURVEY. SEE MAP REFERENCE NO. 1.
  - 3) NORTH IS REFERENCED TO MAP REFERENCE NO. 1.
  - 4) ELEVATIONS SHOWN HEREON ARE FROM MAP REFERENCE 1 AND 2.
  - 5) SUBJECT TO ALL RIGHTS, EASEMENTS OR RESTRICTIONS, RECORDED OR UNRECORDED.
  - 6) SUBJECT TO EASEMENTS GRANTED TO NEW YORK POWER & LIGHT CORPORATION AS RECORDED IN LIBER 837 AT PAGE 65 AND LIBER 819 AT PAGE 215.
  - 7) SUBJECT TO AN EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY FOR UNDERGROUND CABLE FACILITIES AS RECORDED IN LIBER 1800 AT PAGE 215.
  - 8) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN COMMITMENT OF TITLE NO. 1003-30392 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF JULY 20, 2010.
  - 9) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INDIGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
  - 10) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1996 AND LAST REVISED ON JULY 16, 1997.
  - 11) THE SUBJECT PROPERTY FALLS IN ZONE C AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 361540 0010 B, EFFECTIVE DATE OF JUNE 15, 1983 FOR THE TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK.
  - 12) THE SUBJECT PROPERTY IS CURRENTLY UNDER CONSTRUCTION.

- DEED REFERENCES:**
- 1) CONVEYED BY CHARLES J. WALDENMAIER, JR., MIKE F. WALDENMAIER, GEORGE H. WALDENMAIER AND TRUDIE J. WALDENMAIER TO MRDC KENDALL, LLC & KENDALL DHC, LLC BY DEED DATED AUGUST 30, 2010 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON SEPTEMBER 9, 2010 IN LIBER 2887 OF DEEDS AT PAGE 708.
- MAP REFERENCES:**
- 1) MAP ENTITLED "PLAT OF SURVEY, LANDS N/F OF MRDC KENDALL, LLC, KENDALL DHC, LLC AS DESCRIBED IN LIBER 2887 AT PAGE 708, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK" AS PREPARED BY INDIGALLS & ASSOCIATES, LLP ON DECEMBER 22, 2008 AND REVISED TO OCTOBER 16, 2010.
  - 2) MAP ENTITLED "SITE PLAN, KENDALL SQUARE, LANDS OF WALDENMAIER, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK" AS PREPARED BY INDIGALLS & ASSOCIATES, LLP, DATED APRIL 2009 AND REVISED TO APRIL 21, 2011.



**PROPERTY OWNER:**  
MRDC KENDALL, LLC &  
KENDALL DHC, LLC  
c/o ROSEN DEVELOPMENT  
20 CORPORATE WOODS BLVD.  
ALBANY, NY 12211

**PROJECT APPLICANT:**  
LEE ROSEN  
20 CORPORATE WOODS BOULEVARD  
ALBANY, NY 12211

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

NO Copyright 2011 - Indigalls & Associates, LLP - All rights reserved.

STATE OF NEW YORK  
COUNTY OF ALBANY  
JERRY M. REED, L.S.  
ALBANY, N.Y. 12242

STATE OF NEW YORK  
COUNTY OF ALBANY  
DAVID F. INDIGALLS, JR., P.E.  
ALBANY, N.Y. 12242

**ingalls**  
ingalls & associates, LLP  
engineers / surveyors  
5600 GUTTENBERG AVENUE  
ROCHESTER, N.Y. 14626  
PHONE: (585) 394-7725  
FAX: (585) 394-2254

**FINAL PLAT**  
KENDALL SQUARE HAMLET - 2 LOT SUBDIVISION  
ELSMERE AVENUE & FEURA BUSH ROAD  
COUNTY OF ALBANY  
TOWN OF BETHLEHEM  
STATE OF NEW YORK

DATE: NOVEMBER 1, 2011  
DRAWN BY: ROF  
CHECKED BY: GWR  
JOB NO. 08-065

SCALE: 1" = 40'

SHEET 1 OF 1

Cert 251CF + SPA 162 A2