

DEED REFERENCES:

1) CONVEYED BY JAMES T. CULLINAN TO LITTLE TREE PROPERTIES, LLC BY DEED DATED JANUARY 29, 2010 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEBRUARY 16, 2010 IN LIBER 2971 OF DEEDS AT PAGE 724.

MAP REFERENCES:

1) MAP ENTITLED "WALDENHAIER PLANNED RESIDENCE COMMUNITY, PLANNED RESIDENCE DISTRICT NO. 13, LAND DEVELOPMENT PLAN 1 & 2" AS PREPARED BY L. SIPPERLY & ASSOCIATES ON MAY 15, 2002, LAST REVISED OCTOBER 8, 2003, AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 3, 2003 IN DRAWER NO. 172 AS MAP 11410.

2) MAP ENTITLED "MAP SHOWING PORTION OF LANDS OF CHRISTIAN STROHMAIER" AS PREPARED BY EDWARD W. BOUTELLE, PE & LS ON FEBRUARY 3, 1935.

3) MAP ENTITLED "WATER DISTRICT NO. 1 ELM AVE. - JEURA BUSH ROAD EXTENSION, TOWN OF BETHLEHEM RECORD OF INSTALLATIONS", SHEET 11 OF 20, DATED APRIL 1966 AND PREPARED BY F. KENNETH FRASER & ASSOCIATES, CONSULTING ENGINEERS.

4) MAP ENTITLED "MAP OF SURVEY, LANDS N/F JAMES T. CULLINAN, L. 2599 P. 331, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK" AS PREPARED BY A.D. ENGINEERS & SURVEYORS ON FEBRUARY 25, 2009.

5) MAP ENTITLED "PLAT OF SURVEY, LANDS N/F MRDC KENDALL, LLC & KENDALL DHC, LLC AS DESCRIBED IN LIBER 2987 AT PAGE 708" AS PREPARED BY INGALLS & ASSOCIATES, LLP, ENGINEERS/SURVEYORS ON DECEMBER 22, 2008 AND REVISED TO OCTOBER 16, 2010.

6) MAP ENTITLED "KENDALL SQUARE HAMLET, TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK" AS PREPARED BY INGALLS & ASSOCIATES, LLP, DATED APRIL 2009 AND REVISED TO AUGUST 27, 2010.

NOTES:

1) SURVEYED PARCEL: TOWN OF BETHLEHEM - TAX MAP 97.10, BLOCK 1, PARCEL 2.

2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A AUGUST 2011 FIELD SURVEY.

3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.

4) ELEVATIONS SHOWN ARE FROM MAP REFERENCE 1.

5) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS; RECORDED OR UNRECORDED.

6) SUBJECT TO AN EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY FOR UNDERGROUND CABLE FACILITIES AS RECORDED IN LIBER 2144 AT PAGE 992.

7) SUBJECT TO DRAINAGE RIGHTS OF OTHERS WITH REGARD TO A STREAM AND CULVERT PIPE AS RECORDED IN LIBER 2599 AT PAGE 331.

8) SUBJECT TO AN EASEMENT TO THE TOWN OF BETHLEHEM WATER DISTRICT FOR A WATER TRANSMISSION MAIN AS RECORDED IN LIBER 1657 AT PAGE 451 AND LIBER 1854 AT PAGE 453 AND PAGE 477.

9) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN COMMITMENT OF TITLE NO. CT11-30974-ALB AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 3, 2011.

10) 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. INGALLS & 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.

11) 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 1966 AND LAST REVISED ON JULY 18, 1997.

12) THE SUBJECT PROPERTY FALLS IN ZONE C AS PER THE BLOOD INSURANCE RATE MAP, COMMUNITY PANEL 361540 0010 B, EFFECTIVE DATE OF JUNE 15, 1993 FOR THE TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK.

13) WETLANDS DEPICTED HEREON WERE DELINEATED BY INGALLS & ASSOCIATES, LLP ON JULY 29, 2011.

SITE STATISTICS

TAX MAP I.D. # - 97.10-1-2
PARCEL #1 = 4.27± ACRES
PARCEL #2 = 3.33± 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%

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 = 5.08-0.59-0.23
U = 4.26 ACRES

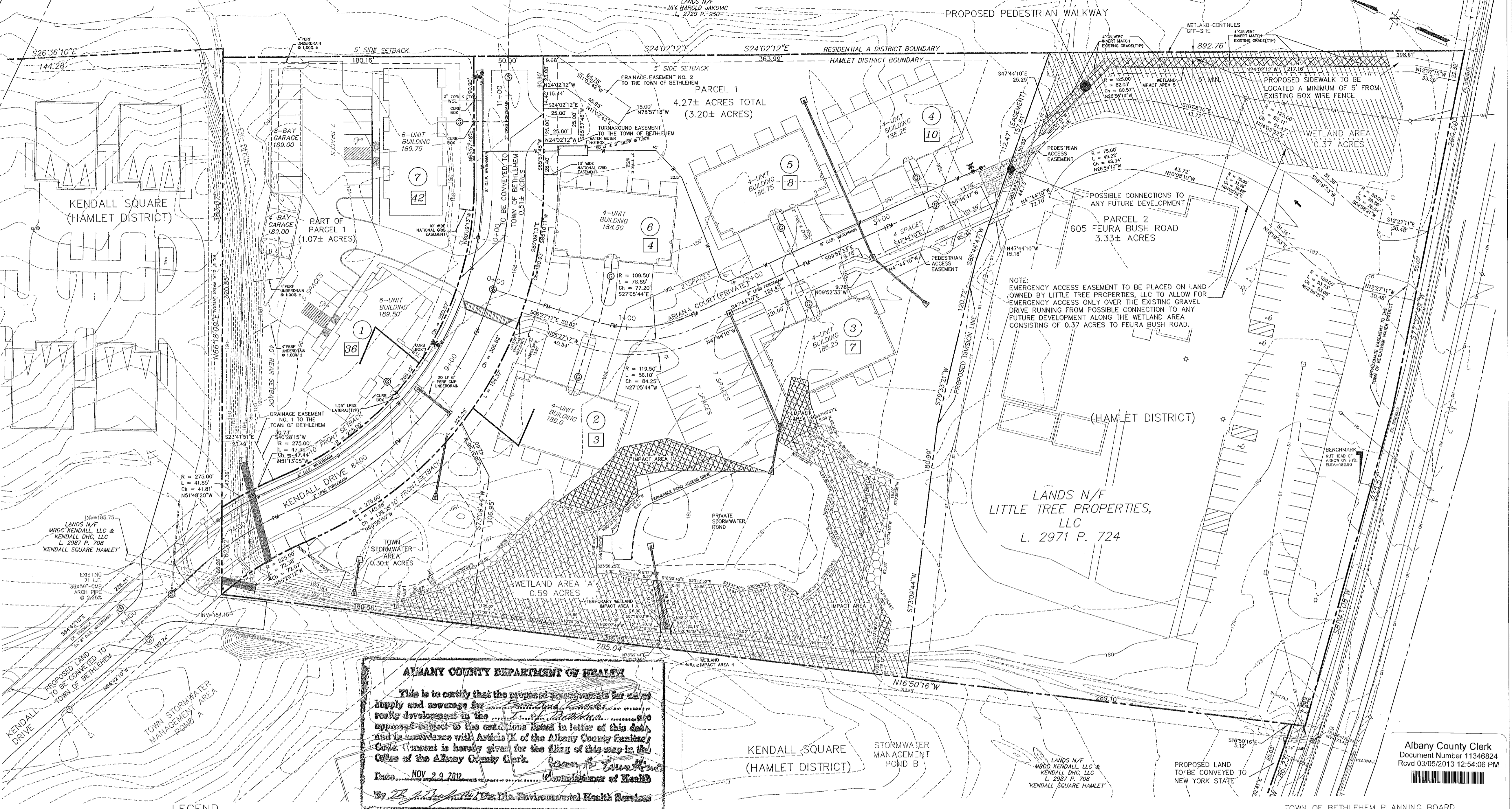
ALLOWABLE DENSITY @ 8 DWELLING UNITS/ACRE = 4.26 * 8 = 34.08 DWELLING UNITS

REQUIRED BUILDING SETBACKS

FRONT SETBACK: 10 FT.
SIDE SETBACK: 5 FT.
REAR SETBACK: 40 FT.

DISTRICTS:

FIRE - ELSMERE FIRE DISTRICT
SCHOOL - BETHLEHEM CENTRAL SCHOOLS
WATER - WD 205 WATER DISTRICT
SEWER - SEWER DISTRICT EXTENSION #8



ALBANY COUNTY DEPARTMENT OF HEALTH
This is to certify that the proposed development for use as a multi-family dwelling is in accordance with the provisions of the Albany County Sanitary Code, and that the same has been reviewed and approved by the Department of Health.
Date: NOV 29 2012
By: [Signature]
[Signature]
[Signature]

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) ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER, THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE PROTECTION 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.
- 7) THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- 8) STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
- 9) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

AGRICULTURAL DISTRICT NOTE:

PROPOSED SITE PLAN SHOWN HEREON IS LOCATED WITHIN 500 FEET OF EXISTING AGRICULTURAL DISTRICT NO. 3, PROPERTIES INCLUDE: (97.00-1-9 & 97.00-1-10.20) N/F JAY HAROLD JAKOVIC, (97.10-1-1) N/F HAROLD MAGEE, (97.09-2-5.20) N/F LAURIE ATKINSON. IN ACCORDANCE WITH THE ALBANY COUNTY RIGHT TO FARM LAW, PRIOR TO THE SALE, PURCHASE, OR EXCHANGE OF REAL PROPERTY DATED PARTIALLY WITHIN 500 FEET OF AN EXISTING AGRICULTURAL DISTRICT, THE PROSPECTIVE GRANTOR SHALL DELIVER TO THE PROSPECTIVE GRANTEE A NOTICE WHICH STATES THE FOLLOWING: "IT IS THE POLICY OF THIS STATE, COUNTY, AND COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY AND/OR UNIT THEY ARE ABOUT TO ACQUIRE LIES WITHIN 500 FEET OF AN EXISTING AGRICULTURAL DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THAT DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS."

WETLAND NOTE:

THE UNDISTURBED WETLANDS LOCATED ON PARCEL 1 ARE SUBJECT TO A RESTRICTIVE COVENANT, WHICH RESTRICTS USE AND DEVELOPMENT OF THE FEDERAL WETLANDS, AND ARE RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE.

NOTE:

THE PLANNING BOARD MAY REQUEST FROM ANY FUTURE REDEVELOPMENT OF THE EXISTING HEWITT'S SITE (PARCEL 2) AT THE TIME OF SITE PLAN REVIEW, A CONNECTION TO ARIANA COURT, PROVIDED THE CONNECTION IS AGREED UPON BY THE OWNERS OF THE HEWITT'S SITE (PARCEL 2) AND THE CONDOMINIUM SITE (PARCEL 1). THIS WOULD REQUIRE RECIPROCAL EASEMENTS OR OTHER SIMILAR BINDING LEGAL AGREEMENT BETWEEN THE CONDOMINIUM SITE (PARCEL 1) AND THE HEWITT'S SITE (PARCEL 2).

Albany County Clerk
Document Number 11340824
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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: Chairman
DATE: 11/29/2012
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 253-CF

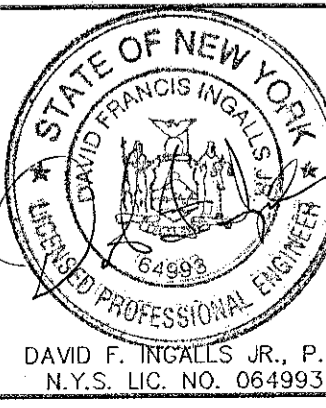
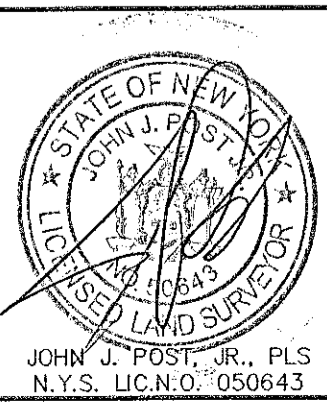
FINAL PLAT-SUBDIVISION PLAN 32 UNIT MULTI-FAMILY DEVELOPMENT 605 FEURA BUSH ROAD

TOWN OF BETHLEHEM
COUNTY OF ALBANY
STATE OF NEW YORK

DATE: MAY 15, 2012
DRAWN BY: P.J.Y.
CADD FILE: 110900F
CHECKED BY: D.F.I.
JOB NO. 11-090
SCALE: 1" = 40'
SHEET 2 OF 12

NO.	DATE	REVISIONS	BY
1	2/15/13	REVISIONS PER 7/3/12 TDE COMMENT LETTER	PJY
2	5/27/12	REVISIONS PER 7/3/12 TDE COMMENT LETTER	PJY
3	8/24/12	REVISIONS PER 7/3/12 TDE COMMENT LETTER	PJY
4	7/10/12	REVISIONS PER 7/3/12 TDE COMMENT LETTER	PJY
5	6/26/12	REVISIONS PER 7/3/12 TDE COMMENT LETTER	PJY
6	6/14/12	REVISIONS PER 7/3/12 TDE COMMENT LETTER	PJY
7	5/30/12	REVISIONS PER 7/3/12 TDE COMMENT LETTER	PJY

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962



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