

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 "WALDENMAIER PLANNED RESIDENCE COMMUNITY, PLANNED RESIDENCE DISTRICT NO. 13, LAND DEVELOPMENT PLAN", & 2) AS PREPARED BY SIEPERY & 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 2 LS ON FEBRUARY 3, 1933.

3) MAP ENTITLED "WATER DISTRICT NO. 1 ELM AVE - FEURA BUSH ROAD EXTENSION, TOWN OF BETHLEHEM RECORD OF INSTALLATIONS", SHEET 11 OF 20, DATED APRIL 1966 AND PREPARED BY J. 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 ABD 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 709" AS PREPARED BY INGALLS & ASSOCIATES, LLP, ENGINEERS/SURVEYORS ON DECEMBER 22, 2008 AND REVISED TO OCTOBER 18, 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 HEREON ARE FROM MAP REFERENCE 1.

5) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; 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 VISUAL PHYSICAL EVIDENCE, THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UNDERLOCATIONS AND CONNECTIONS, RATHER THAN EXACT UNDERGROUND LOCATIONS. THE CONTRACTOR IS NOT REQUIRED TO CERTIFY 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 1986 AND LAST REVISED ON JULY 18, 1997.

12) THE SUBJECT PROPERTY FALLS IN ZONE C AS PER THE FLOOD INSURANCE RATE MAP, COMMERCIAL PARCEL NUMBER 39-540-0010-0, EFFECTIVE DATE OF JUNE 1, 1983 FOR THE TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK.

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

SITE STATISTICS:
TAX MAP ID. # - 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%

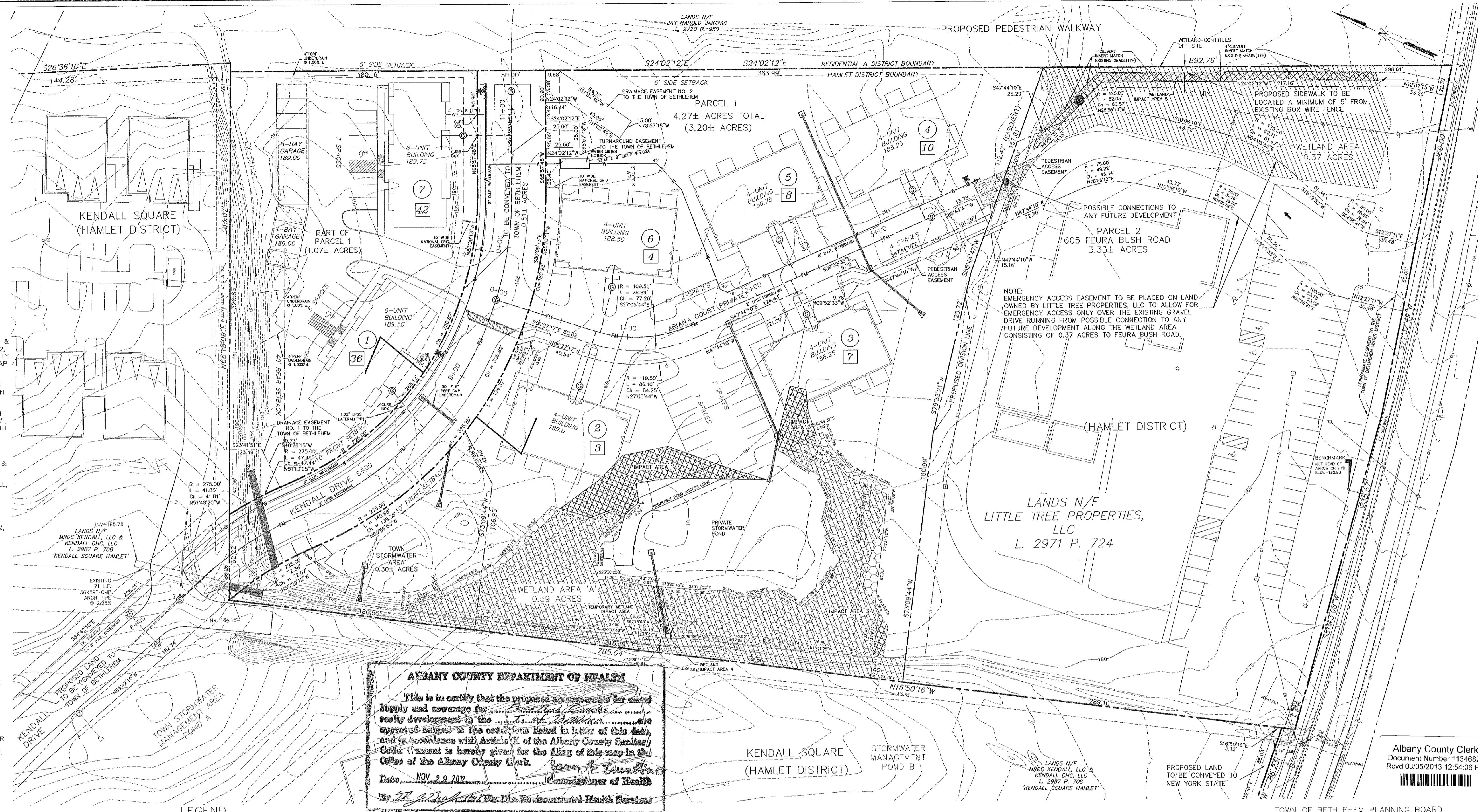
ALLOWABLE RESIDENTIAL DENSITY

REQUIRED BUILDING SETBACKS
FRONT SETBACK: 10 FT.
SIDE SETBACK: 5 FT.
REAR SETBACK: 40 FT.

U=(T)-(W)-(S)
U= UNCONSTRAINED LAND
T= TOTAL AREA OF PROJECT PARCEL
W= WETLAND AREA WITHIN PARCEL
S= 20% SLOPE

U= 5.08-0.59-0.23
A= 4.26 ACRES

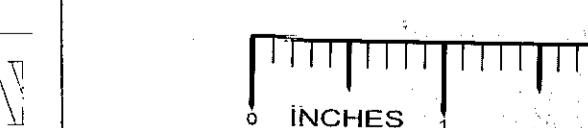
ALLOWABLE DENSITY @ 8 DWELLING UNITS/ACRE
= 4.26 * 8
= 34.08 DWELLING UNITS



LEGEND

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 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.
- 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.



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

7-219-13	RECEIVED EMERGENCY ACCESS EASEMENT & CONNECTION NOTES	PTY
6 9/27/12	FINAL SUBMISSION	PJY
5 8/24/12	FINAL SUBMISSION	PJY
4 7/10/12	REVISIONS PER 7/3/12 TDE COMMENT LETTER	PJY
3 6/26/12	REVISED PER PLANNING COMMENTS	PJY
2 6/14/12	REVISED PER TOWN ENG. & PLANNING COMMENTS	PJY
1 5/30/12	REVISED PER TOWN COMMENT LETTER DATED 5/29/12	PJY
REVISIONS		
NO. DATE:	BY:	REVISIONS

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FINAL PLAT - SUBDIVISION PLAN
32 UNIT MULTI-FAMILY DEVELOPMENT
605 FEURA BUSH ROAD
TOWN OF BETHLEHEM
COUNTY OF ALBANY
STATE OF NEW YORK
TOWN OF BETHLEHEM
STATE OF NEW YORK
SHEET 2 OF 12

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