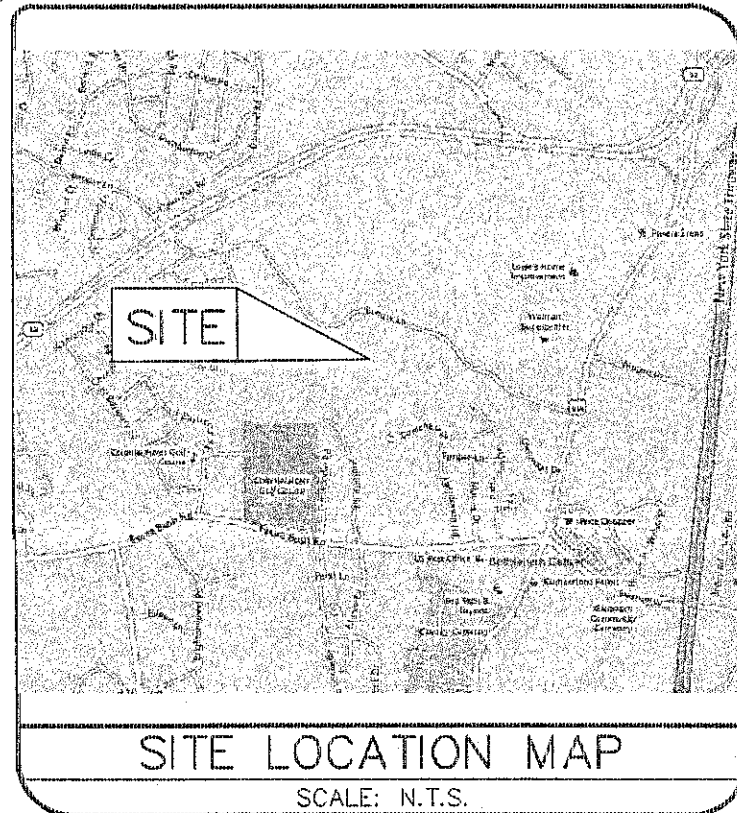




SITE STATISTICS:

ZONING CLASSIFICATION: RESIDENTIAL A
TOTAL SITE AREA: 19.94± AC
DENSITY:
ALLOWED:
BASE DENSITY: 1 UNIT PER 3 ACRES
UNCONSTRAINED LANDS (U):
U = 1/(W+F+S)
W: WETLAND AREAS = 1.81 AC
F: FLOODPLAIN AREAS = 0.0 AC
S: STEEP SLOPES = 2.87 AC
TOTAL UNCONSTRAINED LAND = 4.69± ACRES
ALLOWABLE DENSITY = 15.26 ± 3
= 45.75 LOTS

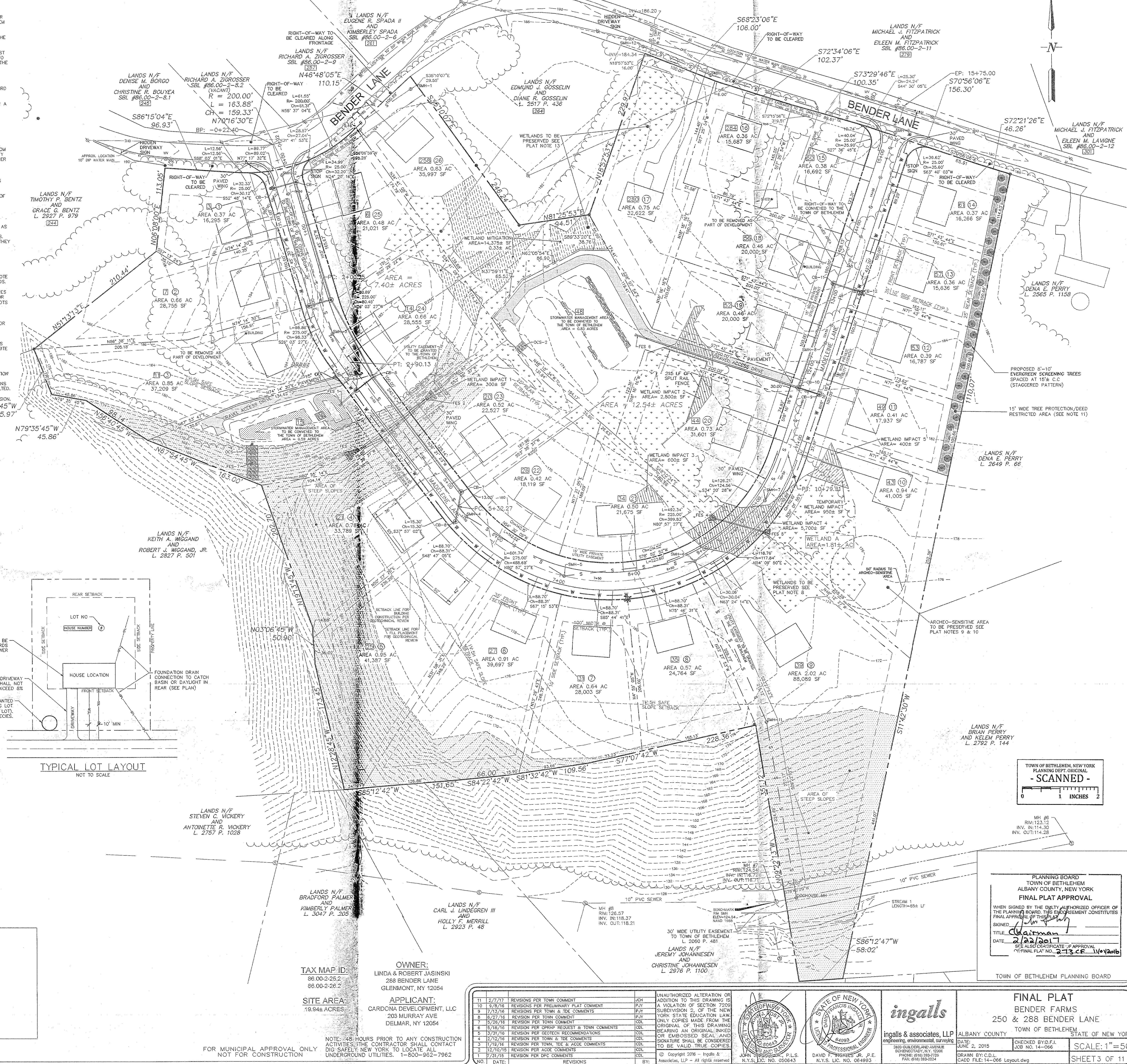
PROPOSED: 26 LOTS
BUILDING & LOT REQUIREMENTS:
LOT AREA: 14,520 SF MINIMUM
PROPOSED: 14,600 SF MINIMUM
YARD REQUIREMENTS (SETBACK):
FRONT: 35 FT MIN
SIDE: 10 FT MIN
REAR: 25 FT
HIGHWAY FRONTAGE: 70 FT MINIMUM
PROPOSED: 70 FT MINIMUM
BUILDING HEIGHT: 30 FT MAXIMUM
PROPOSED: 30 FT MAXIMUM
LOT DEPTH: 120 FT MINIMUM
PROPOSED: 120 FT MINIMUM
LOT WIDTH: 100 FT MINIMUM
PROPOSED: 100 FT MINIMUM
LOT COVERAGE: 20% MAXIMUM
PROPOSED: 20% MAXIMUM
PARKING REQUIREMENTS:
SINGLE FAMILY RESIDENTIAL - 2 SPACES PER DWELLING
PROPOSED: 2 SPACES PER DWELLING MINIMUM

DEED REFERENCES:

- 1) CONVEYED BY ROBERT JASINSKI AND BARBARA JASINSKI TO LINDA J. JASINSKI BY DEED DATED DECEMBER 15, 1986 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 27, 1987 IN LIBER 2334 OF DEEDS AT PAGE 83.
- 2) CONVEYED BY ROBERT J. JASINSKI AND BARBARA A. JASINSKI TO LINDA J. JASINSKI AS TRUSTEE OF THE ROBERT J. JASINSKI AND BARBARA A. JASINSKI FAMILY TRUST BY DEED DATED SEPTEMBER 29, 2005 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON NOVEMBER 10, 2005 IN LIBER 2823 OF DEEDS AT PAGE 756.

NOTES:

- 1) SUBJECT PARCEL: TOWN OF BETHLEHEM - TAX MAP 66.00, BLOCK 2, PARCELS 25.2 & 26.2.
- 2) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
- 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS, RECORDED OR UNRECORDED.
- 4) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- 5) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY 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. CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF ALL UTILITIES PRIOR TO INSTALLATION OF ANY GRAVITY MAIN.
- 6) WETLAND LIMITS SHOWN HEREIN AREA FROM A JULY 14, 2014 FIELD DELINEATION BY GEOFF LAWTON OF INGALLS & ASSOCIATES, LLP.
- 7) ALL WORK SHALL BE IN ACCORDANCE WITH THE USACE PERMIT NIAN-2015-01399-UDA DATED MARCH 11, 2016
- 8) A DECLARATION OF RESTRICTIVE COVENANTS INCLUDING PRESERVATION PLAN EXHIBIT SHALL BE FILED WITH THE ALBANY COUNTY CLERK OVER THE WETLAND MITIGATION AREA AND ALL REMAINING NON-IMPACTED WETLANDS TO PROTECT THEM FROM ANY FUTURE ENCROACHMENT.
- 9) THE ARCHEO-SENSITIVE SITE SHALL BE PROTECTED WITH TEMPORARY FENCING DURING CONSTRUCTION ACTIVITIES AND SIGNAGE STATING "SENSITIVE AREA, NO ACCESS". DISTURBANCE IS PROHIBITED IN THIS AREA AND EXISTING LANDSCAPE SHALL BE MAINTAINED. A PRECONSTRUCTION MEETING WITH THE SITE CONTRACTOR TO NOTIFY THEM OF THE REQUIREMENTS TO AVOID/PROTECT THE SITE.
- 10) A DECLARATION OF RESTRICTIVE COVENANTS INCLUDING PRESERVATION PLAN EXHIBIT SHALL BE FILED WITH THE ALBANY COUNTY CLERK OVER THE ARCHEO-SENSITIVE AREA TO PROVIDE LONG-TERM AVOIDANCE AND PROTECT FROM ANY FUTURE ENCROACHMENT. UNAUTHORIZED ACTIVITIES WITHIN THE SITE BOUNDARIES WILL REQUIRE NOTIFICATION TO THE OPRHP AT (518) 237-8643 OR (518) 268-2160.
- 11) TREE PROTECTION/DEED RESTRICTED AREA PROVIDED ALONG REAR OF LOTS 11-14 TO PROHIBIT FUTURE PROPERTY OWNERS FROM CLEARING, BURNING, CUTTING OR DESTROYING OF TREES OR VEGETATION, EXCEPT REMOVAL OR TRIMMING OF VEGETATION HAZARDOUS TO PERSON OR PROPERTY, OR OF TIMBER DOWNED OR DAMAGED DUE TO DISEASE OR NATURAL DISASTER



LEGEND

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED SETBACK	---
ADJACENT PROPERTY LINE	---
PROPOSED EASEMENT	---
EXISTING CONTOUR	200'
EXISTING TREELINE	---
EXISTING HYDRANT	HYD
EXISTING UTILITY POLE	NO 19
EXISTING SANITARY MANHOLE	③
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING WATERMAIN	---
LIMITS OF STEEP SLOPES	---
WETLAND BOUNDARY	---
WETLAND IMPACT	---
PROPOSED TREELINE	---
PROPOSED CONTOUR	200'
PROPOSED SANITARY MANHOLE	③
PROPOSED SANITARY MAIN	---
PROPOSED SANITARY LATERAL	---
PROPOSED HYDRANT	---
PROPOSED WATER MAIN	---
PROPOSED WATER SERVICE	---
PROPOSED CATCH BASIN	---

ALBANY COUNTY DEPT. OF HEALTH
DATE: MAR 01 2017

These plans for Sewage Disposal
and Water System Improvements.
Examined and Approved

DIRECTOR, DIVISION OF ENVIRONMENTAL
HEALTH SERVICES
ALBANY COUNTY HEALTH DEPARTMENT APPROVAL

TAX MAP ID:
66.00-2-25.2
66.00-2-26.2

SITE AREA:
19.94± ACRES

OWNER:
LINDA & ROBERT JASINSKI
288 BENDER LANE
GLENMONT, NY 12054

APPLICANT:
CAROLINA DEVELOPMENT, LLC
203 MURRAY AVE
DELMAR, NY 12054

FOR MUNICIPAL APPROVAL ONLY
NOT FOR CONSTRUCTION

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

NO.	DATE	REVISIONS	BY
1	2/7/17	REVISIONS PER TOWN COMMENT	JCH
2	2/7/17	REVISIONS PER TOWN COMMENT	JCH
3	2/7/17	REVISIONS PER TOWN COMMENT	JCH
4	2/7/17	REVISIONS PER TOWN COMMENT	JCH
5	2/7/17	REVISIONS PER TOWN COMMENT	JCH
6	2/7/17	REVISIONS PER TOWN COMMENT	JCH
7	2/7/17	REVISIONS PER TOWN COMMENT	JCH
8	2/7/17	REVISIONS PER TOWN COMMENT	JCH
9	2/7/17	REVISIONS PER TOWN COMMENT	JCH
10	2/7/17	REVISIONS PER TOWN COMMENT	JCH
11	2/7/17	REVISIONS PER TOWN COMMENT	JCH
12	2/7/17	REVISIONS PER TOWN COMMENT	JCH
13	2/7/17	REVISIONS PER TOWN COMMENT	JCH
14	2/7/17	REVISIONS PER TOWN COMMENT	JCH
15	2/7/17	REVISIONS PER TOWN COMMENT	JCH
16	2/7/17	REVISIONS PER TOWN COMMENT	JCH
17	2/7/17	REVISIONS PER TOWN COMMENT	JCH
18	2/7/17	REVISIONS PER TOWN COMMENT	JCH
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20	2/7/17	REVISIONS PER TOWN COMMENT	JCH
21	2/7/17	REVISIONS PER TOWN COMMENT	JCH
22	2/7/17	REVISIONS PER TOWN COMMENT	JCH
23	2/7/17	REVISIONS PER TOWN COMMENT	JCH
24	2/7/17	REVISIONS PER TOWN COMMENT	JCH
25	2/7/17	REVISIONS PER TOWN COMMENT	JCH
26	2/7/17	REVISIONS PER TOWN COMMENT	JCH

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INGALLS & ASSOCIATES, LLP
203 GARDENLAND AVENUE
SCHECTERDAVE, NY 12054
PHONE: (518) 282-7275
FAX: (518) 282-2244

ALBANY COUNTY
JUNE 2, 2015
CHECKED BY: C.D.L.
CADD FILE: 14-066 Layout.dwg

FINAL PLAT
BENDER FARMS
250 & 288 BENDER LANE
TOWN OF BETHLEHEM
STATE OF NEW YORK
SCALE: 1"=50'
SHEET 3 OF 11