

ZONED A-A RESIDENTIAL
AREA = 402,247± SQ.FT. (9.23± ACRES)
PROPOSED LOTS 16
PROPOSED ROAD LENGTH 972 ±LF

SITE DATA

MIN. LOT SIZE 15,000 SQ.FT.
MIN. LOT WIDTH 100'
MIN. SETBACKS
FRONT 60' FROM C RD OR 35' FROM R (THE GREATER DIST.)
SIDE 10'
SIDE (CORNER LOT) 45' FROM C RD OR 20' FROM R (THE GREATER DIST.)
REAR 25'

UTILITY MATERIALS LIST

1. WATERMAIN TO BE 8" DIAMETER DUCTILE IRON PIPE CLASS 52 WITH 5' MIN. COVER. SERVICE LINES TO BE 3/4" COPPER TYPE K.
2. SANITARY SEWERS TO BE 8" PVC SDR 26, LATERALS TO BE 6" PVC SDR 26.
3. STORM MAINS UNDER PAVEMENT TO BE HMP (WITH PAVED INVERTS). MAINTAIN 2.5' COVER MINIMUM. ALL LATERAL STUBS TO BE 4" PVC SCH 40 @ 1.0% MIN. ALL OTHER OFFROAD STORM PIPES TO BE HDPE OR HMP AS APPLICABLE.

FEDERAL WETLANDS

DISTURBED WETLANDS 0.8 AC
UNDISTURBED WETLANDS 0.1 AC
TOTAL ONSITE WETLAND AREA 0.9 AC

MAGNETIC NORTH



SITE LOCATION MAP
SCALE 1"=2000'

NOTES:

1. Base mapping prepared by ABD Engineers & Surveyors from an October 1994 field survey.
2. Survey shown is subject to any subsurface easements, restrictions or conditions that exist, if any.
3. 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 location indicated. In particular, the contractor is warned that 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 U.P.D. at 1-800-962-7962.
4. 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 January, 1993.
5. 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.
6. All elevations based on NGVD Datum.
7. Federal Wetlands delineated by R. J. Dunn Associates.
8. Site lies entirely within the Town of Bethlehem Water District No. 1 and Sewer District, Delmar Fire District and Bethlehem Central School District.
9. 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.
10. Prior to any work in the Murray Avenue Right Of Way, the contractor shall obtain a highway work permit from the Town of Bethlehem Highway Department.
11. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
12. The location of the minimum required side and rear yard depths of 10 feet and 25 feet respectively for lots 5 and 6 FIELDSTONE DRIVE will be determined within each lot prior to the issuance of a Building Permit.
13. The driveways for lots 5 and 6 Fieldstone Drive shall be located on Fieldstone Drive, not on Murray Avenue.
14. 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 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 Department of Public Works, (and possibly other town entities), prior to the issuance of a Building Permit for that lot.
15. For all lots that have areas designated as Federally regulated wetlands as shown on sheets 1&2, 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.
16. For all lots having Federally regulated Wetlands, such wetlands will be shown on the plot plans submitted to the Town Building Department for a Building Permit.
17. 5' min horizontal separation required between catch basins and watermain.
18. No footing, foundation or roof drains will be allowed to connect to the sanitary sewer system.

LEGEND

- EXISTING STORM
- EXISTING SEWER
- EXISTING WATER
- PROP. STORM WITH SUPPLINES
- CB - CATCH BASIN
- PROP. SANITARY WITH 6" PVC LATERALS
- PROP. WATERMAIN W/ HYDRANT & VALVE ASSEMBLY
- SERVICE LATERAL AND GATE VALVE
- EXIST CONTOURS
- EXISTING FEDERAL WETLANDS
- HOUSE NUMBER
- PROPOSED DISTURBED FEDERAL WETLANDS
- UNDISTURBED FEDERAL WETLANDS

DEED REFERENCES:
KLERSY BUILDING CORPORATION
L.1857 P.125
L.2115 P.489
TAX MAP # 98.12-1-26

MAP REFERENCES:

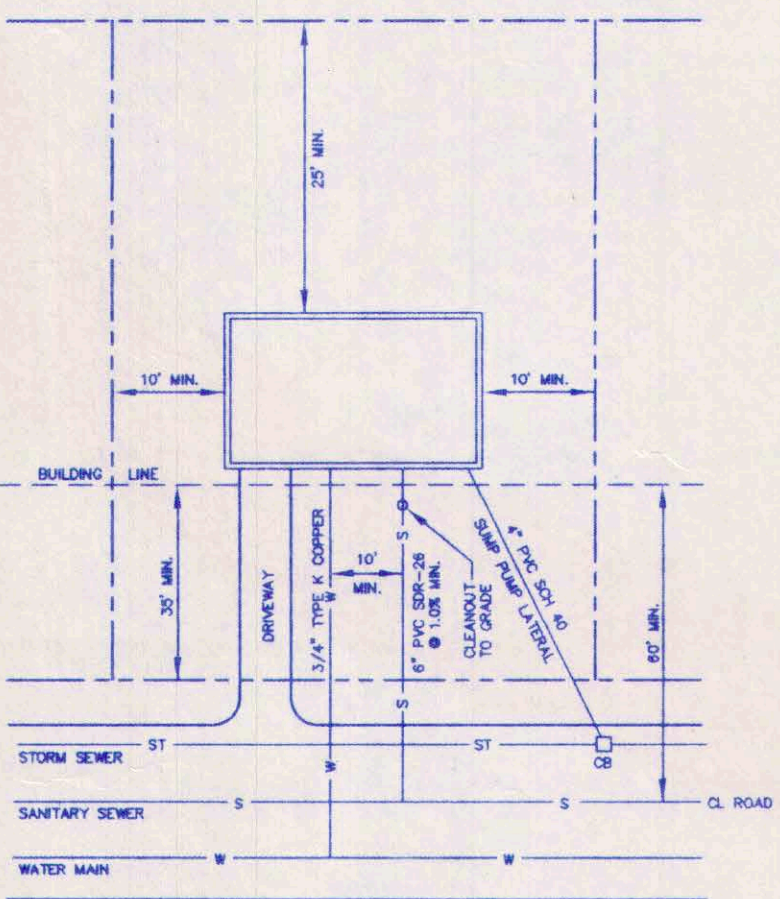
1. "Map of Property of Klersy Building Corporation" as prepared by Edward W. Boutelle & Son dated May 9, 1966 and last revised Feb. 6, 1990.
2. "Map of Elm Estates - Property of Joseph Krackeler and Wife" dated December 11, 1968, revised April 16, 1970 and filed in the Albany County Clerk's Office on July 8, 1970 as Map 4649, Drawer 165.
3. New York State Dept. of Public Works Elm Avenue Relocation, County Route No. 52 Map No. 7, Parcel No. 7.

TOWN PLANNING BOARD
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL
When signed by the duly authorized officer of the Planning Board, this endorsement constitutes final approval of this plat.
Signed: *Joseph L. Shadish*
Title: CHAIRMAN
Date: FEB 29 1996
See also Certificate of Approval of Final Plat No. 180-F

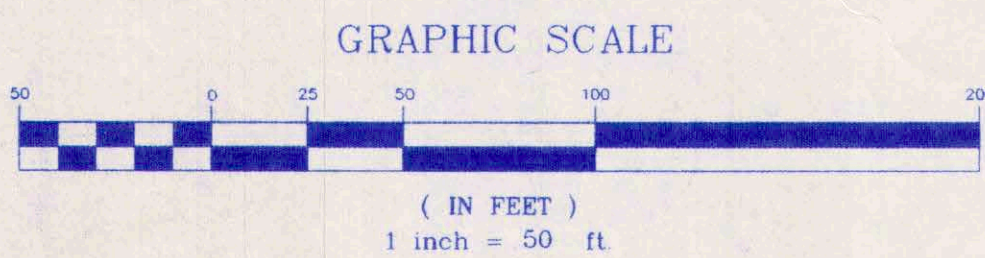
ALBANY COUNTY DEPARTMENT OF HEALTH
This is to certify that the proposed arrangements for water supply and sewerage for Fieldstone Creek realty development in the Town of Bethlehem are approved subject to the conditions listed in letter of this date, and in accordance with Article X of the Albany County Sanitary Code. Consent is hereby given for the filing of this map in the Office of the Albany County Clerk. *James B. Lunsford*
Date: 2/12/96
By: *Stephan S. Lunsford, PE* Commissioner of Health
Dir. Div. Environmental Health Services

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 2015 OF THE NEW YORK STATE EDUCATION LAW. CORRECT THIS SURVEY MAP MUST BEARING THE LAND SURVEY EMPLOYED SEAL. SHALL NOT BE CONSIDERED TO BE VALID COPIES.
CERTIFICATIONS INDICATED ON APPLIED HEREON SHALL ONLY BEIN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED, AND IN NO MANNER TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.
ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.
MICHAEL J. DAVIS, P.E.
N.Y.S. LICENSE NO. 49297
JOSEPH J. BRANCHINI
N.Y.S. LICENSE NO. 49226

FINAL SUBDIVISION PLAT
FIELDSTONE CREEK
APPLICANT/OWNER: KLERSY BUILDING CORP., 413 KENWOOD AVE, DELMAR, NY 12054
TOWN OF BETHLEHEM COUNTY OF ALBANY
STATE OF NEW YORK
ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379
DATE: OCTOBER 11, 1995 SCALE: 1" = 50' DWG: 1438A-50 SHEET: 1 OF 3



TYPICAL LOT LAYOUT
NOT TO SCALE



LANDS N/F
ALOIS J. & GERTRUDE A. SOELLER
L.2169 P.591

LANDS N/F
DELMAR FIRE DISTRICT
L.2014 P.239

LANDS N/F
HENRY W. & FRANCES R. RAZYMINSKI
L.2387 P.877

LANDS N/F
KEVIN D. KLEIN
L.2113 P.319