

MAP REFERENCES:

1. Map of Lands of A.H. Chainyk" dated June 16, 1983, revised to July 15, 1983, by G.R. Thibault, Land Surveyor.
2. Map of Subdivision, Lands of Andrew H. Chainyk" dated May 31, 1984, revised to February 19, 1985, by Paul E. Hite, L.L.S., as filed in the Albany County Clerk's Office on February 25, 1985, in drawer 172, as map no. 6220.
3. "Map of Survey, Property of Robin Ashley, Blessing Road," dated August 8, 1986, revised to February 3, 1987, by Paul E. Hite, L.L.S.
4. "Krumkill Manor Section 1" dated October 29, 1990, revised to October 31, 1991, by S.Y. Kim Land Surveyor, P.C. and J. Kenneth Fraser and Associates, P.C. as filed in the Albany County Clerk's Office on January 2, 1992, in drawer 172, as map no. 9487.

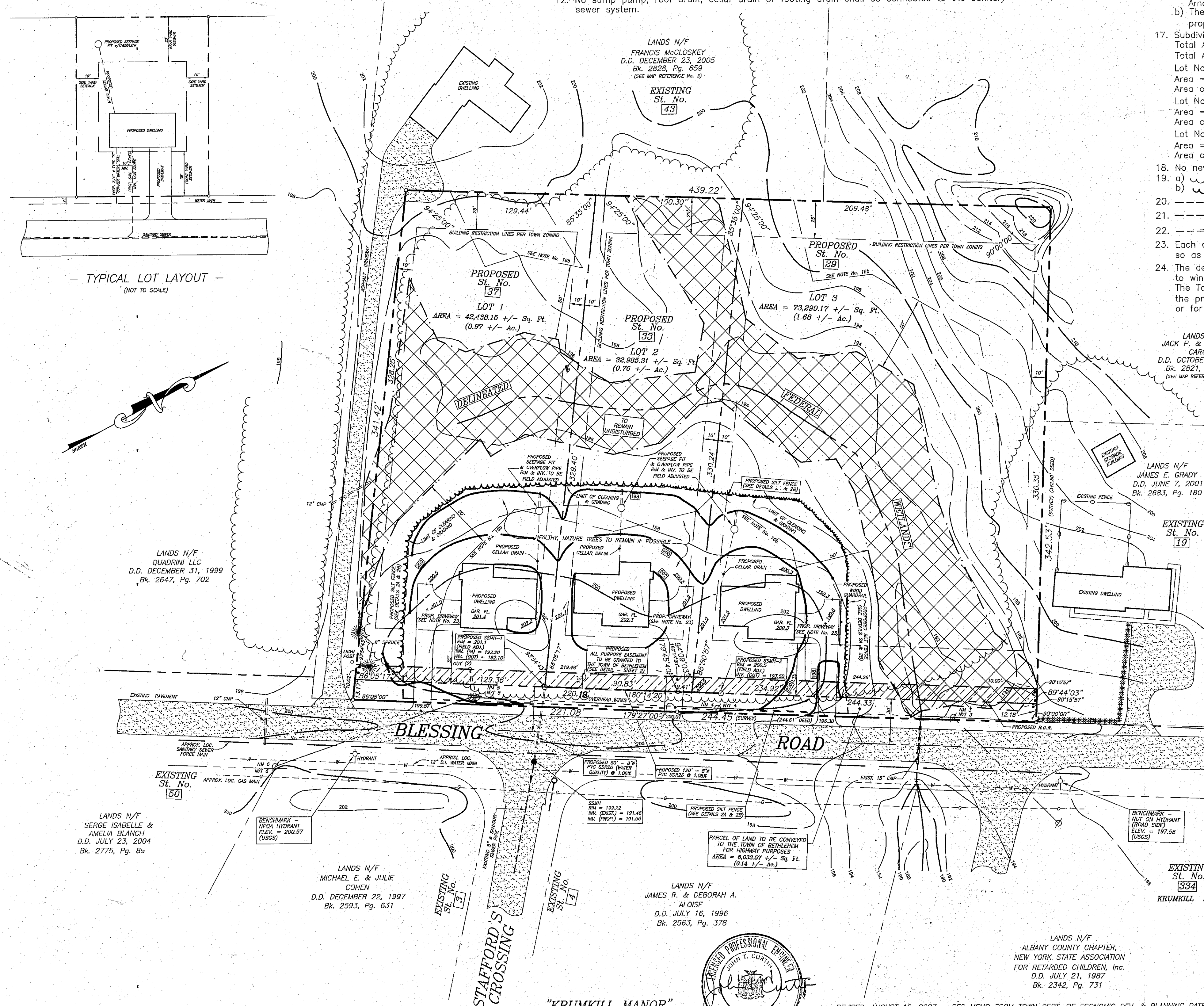
NOTES:

1. Map prepared from an accurate field survey, and deeds and maps of record.
2. Boundary lines shown hereon are as deeded, monumented and occupied.
3. See deed dated August 15, 1986, from Bessie J. Guidetti to Kimberly Guidetti, Eugene L. Guidetti, Jr. and Gregory Guidetti, as recorded in the Albany County Clerk's Office on September 5, 1986, in Book 2318 of deeds, at Page 261.

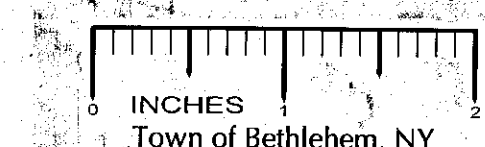
SUBDIVISION NOTES:

1. All elevations shown are on U.S.C.S. elevation base, contour interval (2) Ft.
2. a) denotes existing contour.
3. b) denotes proposed contour.
4. c) x 198.3 denotes existing elevation.
5. d) x 198.3 denotes proposed elevation.
6. Proposed subdivision is located in "RA" Residential "A" Zone.
7. Proposed subdivision is located in Bethlehem Water District.
8. Proposed subdivision is located in Bethlehem Sewer District.
9. Proposed subdivision is located in Guilford Central School District.
10. Proposed subdivision is located in North Bethlehem Fire District.
11. Prior to any work in the Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
12. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
13. All utilities to be installed in accordance with the Town standard details and specifications. Prior to construction, the contractor shall obtain a set of these materials for use on the job.
14. Prior to any excavation, the contractor shall call the underground locating service (Dig Safely New York 1-800-962-7962) two working days prior to the work being done.
15. No sump pump, roof drain, cellar drain or footing drain shall be connected to the sanitary sewer system.

13. 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 Town Department of Public Works (and possibly other Town entities) prior to the issuance of a Building Permit for that lot.
14. For all lots that have areas designated as Federally Regulated Wetlands, the Town has no control over and accepts no responsibility for future drainage problems that could occur in these areas. This pertains whether such problems are a result of leaving the areas as they presently exist, or a result of future lot owners filling in and around the areas without regard for local drainage patterns.
15. 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. This wetland information can be taken directly from the plot.
16. a) denotes Delineated Federal Wetlands, as delineated by North Country Ecological Services. Federal Wetlands shown hereon are not to be disturbed. Any disturbance to Federal Regulatory Wetland as shown on this drawing may require authorization from Federal Regulatory Authorities. Amount of Federal Wetlands on site = 40,651.75 +/- Sq. Ft. (0.93 +/- Ac.). b) There is to be a minimum distance of 50 feet required from Delineated Federal Wetlands to all proposed dwellings shown hereon.
17. Subdivision consists of 3 Lots:
Total Area = 148,713.63 +/- Sq. Ft. (3.41 +/- Ac.)
Total Area of disturbance (clearing/grading) = 42,437 +/- Sq. Ft. (0.97 +/- Ac.)
Lot No. 1:
Area = 42,438.15 +/- Sq. Ft. (0.97 +/- Ac.)
Area of disturbance (clearing/grading) = 13,951 +/- Sq. Ft. (0.32 +/- Ac.)
Lot No. 2:
Area = 32,985.31 +/- Sq. Ft. (0.76 +/- Ac.)
Area of disturbance (clearing/grading) = 14,829 +/- Sq. Ft. (0.34 +/- Ac.)
Lot No. 3:
Area = 73,290.17 +/- Sq. Ft. (1.68 +/- Ac.)
Area of disturbance (clearing/grading) = 13,657 +/- Sq. Ft. (0.31 +/- Ac.)
18. No new highway is to be constructed.
19. a) denotes existing treeline.
20. b) denotes proposed treeline.
21. denotes existing storm sewer pipe and storm manhole (SMH).
22. denotes existing sanitary sewer pipe and manhole (SSMH).
23. denotes proposed sanitary sewer pipe and manhole.
24. Each driveway servicing the lot(s) shown on this Plan shall be constructed with a vehicle turn-around so as to facilitate safe egress from the driveway.
25. The development of the proposed subdivision shall be performed in a manner such that soil loss due to wind and water erosion is held to a minimum. Unnecessary removal of healthy trees shall be avoided. The Town shall reserve the right to require additional measures of erosion control during construction of the project should it determine that such measures are necessary for the protection of surface waters or for the abatement of any nuisance caused by soil erosion from the project site.



SITE LOCATION: 1" = 400'



TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK
This Final Plat Approved.
Title Subdivision 233 CF
Date 11/01/07

ALBANY COUNTY HEALTH DEPARTMENT

ALBANY COUNTY DEPT. OF HEALTH
DATE ... NOV. 01, 2007 ...
These plans for Sewer disposal system
EXAMINED AND APPROVED
Carol A. Marzullo, P.E.

MAP OF FINAL PLAT GUIDETTI (3) LOT SUBDIVISION BLESSING ROAD TOWN OF BETHLEHEM

COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 40'
DATE:	DECEMBER 29, 2006
DRAWN BY:	JHD MAP NO.: 495

MAP PREPARED BY:
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LICENSED LAND SURVEYOR
230 DELAWARE AVENUE
DELMAR, NEW YORK 12054
(518) 439-4989

"KRUMKILL MANOR" SECTION 1 SUBDIVISION (SEE MAP REFERENCE No. 4)



REVISED: AUGUST 10, 2007 - PER MEMO FROM TOWN DEPT. OF ECONOMIC DEV. & PLANNING DATED AUGUST 3, 2007 - NOTE No. 16 REVISED, NOTE Nos. 23 & 24 ADDED, TITLE REVISED, SURVEY DATA ADDED TO ALL PURPOSE EASEMENT, DELINEATED FEDERAL WETLANDS LABELED
REVISED: MAY 14, 2007 - PER MEMO FROM TOWN DEPT. OF ECONOMIC DEV. & PLANNING DATED APRIL 30, 2007 & TOWN DEPT. OF PUBLIC WORKS - ENGINEERING DIVISION DATED APRIL 30, 2007 - NOTE No. 17 REVISED, PROPOSED GRADING REVISED, PROPOSED EASEMENT REVISED

