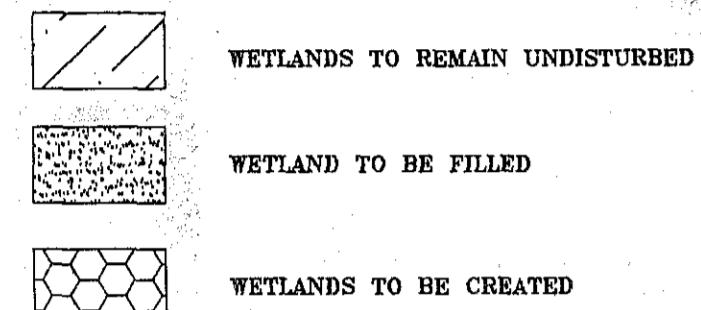
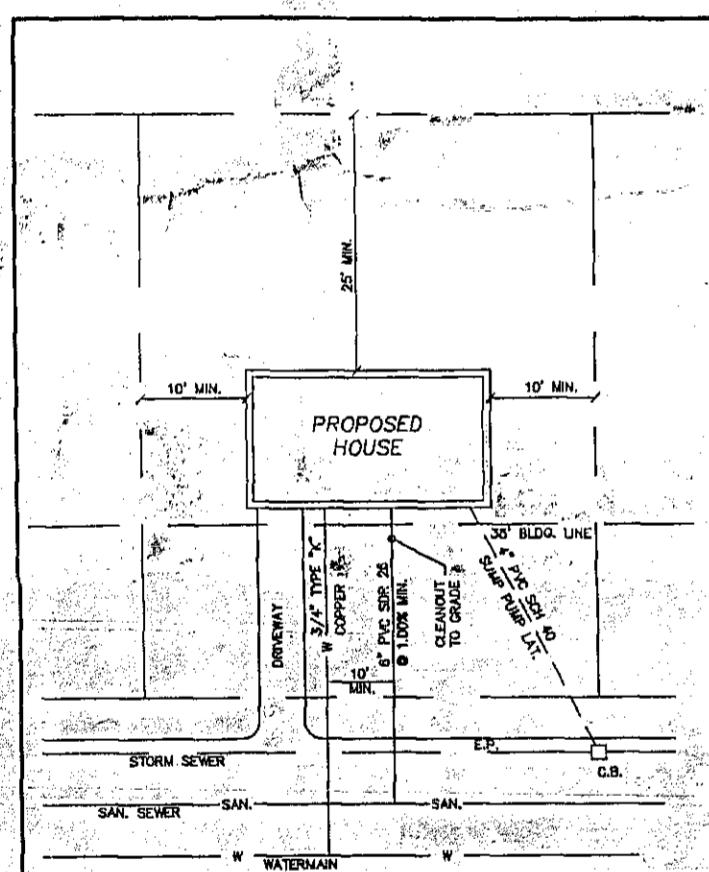


WETLAND SITE STATISTICS:

TOTAL SITE AREA: 2,137,636± SQ. FT. OR 49.06± ACRES
 WETLAND 1 - 105,051± SQ. FT. OR 2.412± ACRES
 WETLAND 2 - 1,192± SQ. FT. OR 0.027± ACRES
 WETLAND 3 - 521,308± SQ. FT. OR 11.068± ACRES
 WETLAND 4 - 404,826± SQ. FT. OR 9.294± ACRES
 WETLAND 5 - 31,319± SQ. FT. OR 0.720± ACRES
 TOTAL WETLAND AREA - 1,063,992± SQ. FT. OR 24.419± ACRES
 INTERMITTENT STREAM TOTAL LENGTH = 1420'
 LATITUDE / LONGITUDE: 42°39'30" / 73°50'13"
 DATE OF DELINEATION: JUNE 10, 2002
 DATE OF SURVEY: JULY 3 - JULY 17, 2002
 ADDITIONAL SURVEY: JUNE 8, 2005
 2 NEW FLAGS ADDED ON APRIL 11, 2005
 WETLAND AREA TO BE DISTURBED: 0.116± AC. FROM PREVIOUS WORK
 FOR A TOTAL OF 0.438± AC.
 WETLAND AREA TO BE CREATED: 0.66± AC.



ZONING REQUIREMENTS:
 MAXIMUM DENSITY: 3 DENSITY UNITS PER ACRE OF UNCONSTRAINED LAND
 MINIMUM LOT SIZE: 14,420 SQ. FT.
 MINIMUM FRONT YARD: 35'/60' FROM CENTERLINE OF ROAD
 MINIMUM SIDE YARD: 10'
 MINIMUM REAR YARD: 25'
 MINIMUM HIGHWAY FRONTOAGE: 70'
 MAXIMUM BUILDING HEIGHT: 30'
 MINIMUM LOT DEPTH: 120'
 MINIMUM LOT WIDTH: 100'
 MAXIMUM LOT COVERAGE: 20%

TYPICAL LOT LAYOUT
(NOT TO SCALE)

Curve Table		
Curve	Delta	Radius
C-1	71°34'24"	25.00
C-2	4°02'24"	450.00
C-3	4°02'24"	400.00
C-4	92°00'34"	25.00
C-5	5°04'18"	450.00
C-6	90°00'00"	25.00
C-7	10°41'00"	325.00
C-8	36°19'50"	75.00
C-9	26°12'12"	75.00
C-10	54°19'51"	125.00
C-11	1°31'46"	275.00
C-12	90°00'00"	25.00
C-13	41°24'35"	125.00
C-14	282°49'09"	75.00
C-15	41°24'35"	125.00
C-16	5°04'18"	400.00
C-17	9°06'42"	450.00
C-18	12°21'04"	125.00
C-19	23°58'45"	125.00
C-20	25°03'45"	75.00
C-21	60°50'38"	75.00
C-22	60°50'38"	75.00
C-23	61°45'49"	75.00
C-24	1°25'21"	75.00
C-25	14°28'40"	125.00
C-26	26°47'54"	125.00
C-27	39°30'48"	75.00
C-28	71°30'48"	75.00
C-29	60°59'50"	75.00
C-30	60°59'50"	75.00
C-31	90°47'45"	75.00
C-32	5°04'24"	400.00
C-33	4°01'17"	400.00

NOTES FOR ALL DRIVEWAYS OVER 100 FT. LONG:

1. DRIVEWAY WIDTH IS 11 FEET MINIMUM.
2. ALL TURN IN THE DRIVEWAY TO HAVE RADIUS TO ACCOMMODATE TURNING RADII OF 18 FEET FOR EMERGENCY VEHICLES, OR WIDENED WIDTHS TO ACCOMMODATE SUCH VEHICLES.
3. DRIVEWAY GRADES NOT TO EXCEED 10%.
4. DRIVEWAY CONSTRUCTION IS IN ACCORDANCE WITH TOWN HIGHWAY SPECIFICATIONS WITH THE ASPHALT SURFACE OPTIONAL. THE DRIVEWAY SHALL BE PAVED FROM THE EDGE OF EXISTING ROADWAY PAVEMENT TO THE DRIVEWAY PAVEMENT. THE DRIVEWAY PAVEMENT IS TO ACCOMMODATE EMERGENCY VEHICLE LOADINGS FOR THE SOIL CONDITIONS PRESENT.
5. ADEQUATELY DESIGNED DRIVEWAY CULVERTS TO BE INSTALLED IN ALL DRIVEWAYS TO ACCOMMODATE LOCAL DRAINAGE PATTERNS.
6. A PLACARD IDENTIFYING THE HOUSE NUMBER OF THE RESIDENCE IN THE DRIVEWAY SHALL BE PLACED NEARLY VERTICALLY INSTALLED ADJACENT TO THE DRIVEWAY AT THE PUBLIC ROAD RIGHT-OF-WAY LINE.

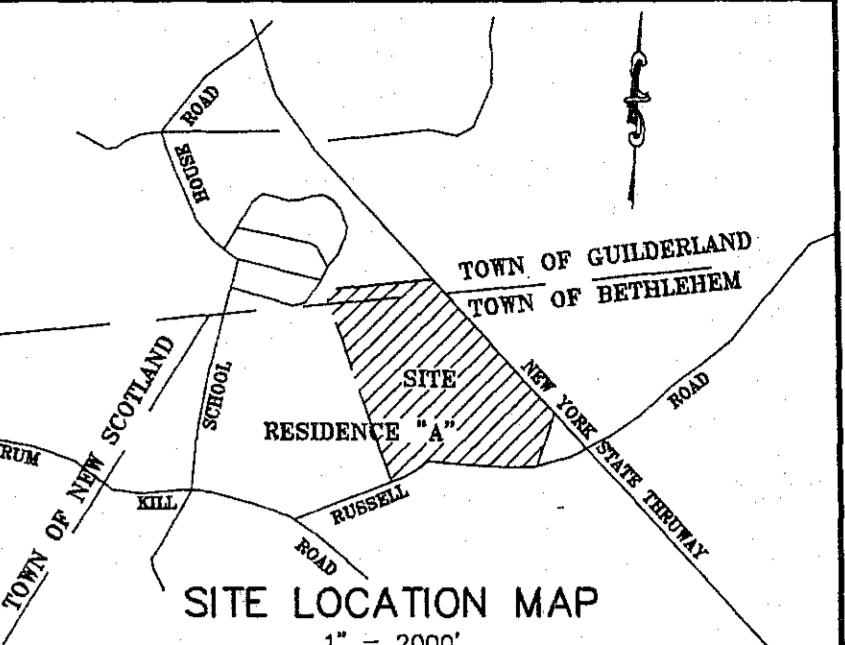
NOTES FOR ALL DRIVEWAYS OVER 200-FT LONG:

1. A WATER METER PIT IS TO BE INSTALLED ADJACENT TO AND OUTSIDE OF PUBLIC ROAD RIGHT-OF-WAY LINE. THE METER IS TO BE READ, RECALLED, AND AS FURNISHED AND INSTALLED BY THE TOWN WATER DEPARTMENT. (THE PROJECT OWNER INSTALS THE METER PIT).

UNAUTHORIZED ADDITION OR ALTERATION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-PARAGRAPH 2 OF NEW YORK STATE EDUCATION LAW.



TRUE NORTH AT THE 74°30'
MERIDIAN OF WEST LONGITUDE



MAP REFERENCE:

1. MAP ENTITLED "MAP AMENDING A PORTION OF WESTLAND PARK," FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JULY 6, 1933 AS MAP NO. 10 IN BOOK 74, VOLUME 2.
2. APPROPRIATION MAP FOR THE NEW YORK STATE THRUWAY MAP 501 PARCEL 338, FILED IN THE NEW YORK STATE THRUWAY AUTHORITY.
3. NIAGARA MOHAWK POWER CORPORATION RIGHT OF WAY MAP KNOWN AS CENTRAL AVENUE-KRUMMILL TRANSMISSION LINE, FILED IN THE NIAGARA MOHAWK POWER CORPORATION.

STANDARD NOTES:

1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE 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 COUNTY RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE COUNTY OF ALBANY DEPARTMENT OF PUBLIC WORKS IS REQUIRED.
5. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE PERMIT FROM THE TOWN.
6. UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING MAY VARY FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR. SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN PLANNING BOARD, THE TOWN OF BETHLEHEM, AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
7. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THE PLAT, FEDERAL WETLANDS INFORMATION SHEET (FWIS) FROM THE TOWN OF BETHLEHEM AND ALBANY COUNTY HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH AREAS ARE PRESENTLY FEDERAL WETLANDS OR NOT, AS DETERMINED BY THE TOWN, OR AS A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
8. FOR ALL LOTS HAVING PRESERVED FEDERAL WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE PLAT. THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE TOWN OR FEDERAL WETLANDS MAP. SAID PLAT PLANS SHALL NOTE THAT FURTHER FILLING OF THESE WETLANDS IS PROHIBITED UNLESS APPROVED BY THE TOWN AND FEDERAL WETLANDS AUTHORITY.
9. THE CONTRACTOR SHALL CALL THE U.P. P.O. (1-800-388-7862) TWO BUSINESS DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
10. STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
11. NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
12. EDUARDO COURT AND VINCENZO COURT RIGHT-OF-WAYS ARE TO BE DEDICATED TO THE TOWN OF BETHLEHEM.
13. WETLAND AREAS THAT ARE TO REMAIN UNDISTURBED OR CREATED WILL BE PROTECTED BY DEED RESTRICTION.
14. EDUARDO COURT CONSISTS OF 112± FEET OF NEW HIGHWAY. VINCENZO COURT CONSISTS OF 60± FEET OF NEW HIGHWAY.
15. PROPOSED ROADS WILL BE PAVED AS PER TOWN STANDARDS.
16. HORIZONTAL SEPARATION BETWEEN STORM SEWER CATCH BASINS AND WATERLINES MUST BE A MINIMUM OF 18 INCHES.
17. IF 18 INCH VERTICAL SEPARATION AT CROSSINGS OF WATER AND SEWER MAINS CANNOT BE ACHIEVED, SEWER PIPE MUST BE SDR 26 CL 160.

SITE STATISTICS :

1. TOTAL LOT AREA = 2,137,636± SQ. FT. OR 49.06± ACRES
2. TAX MAP NO.: 63.0-3-3.1 AND 63.0-3-3.2
3. SUBDIVISION CONSISTS OF 2 LOTS TOTALING 49.06± ACRES DIVIDED INTO 25 LOTS, WITH AN AVERAGE LOT SIZE OF 1.6± ACRES.
4. THE PROPOSED SUBDIVISION IS LOCATED IN THE RESIDENTIAL RO-40 ZONE IN TOWN OF GUILDERLAND AND PARTIALLY WITHIN THE RESIDENTIAL RO-40 ZONE IN TOWN OF BETHLEHEM.
5. WETLANDS FLAGGED BY NORTH COUNTRY ECOLOGICAL SERVICES ON JUNE 10, 2002.
6. THE PROPOSED SUBDIVISION LIES WITHIN THE NORTH BETHLEHEM WATER DISTRICT AND BETHLEHEM SEWER DISTRICT. TERCINZONI WATER AND SEWER DISTRICT EXTENSIONS WILL NOT BE REQUIRED.
7. THE PROPOSED SUBDIVISION LIES WITHIN THE GUILDERLAND CENTRAL SCHOOL DISTRICT, WATER DISTRICT NO. 1 OF THE TOWN OF BETHLEHEM AND ELWOOD PARK FIRE DISTRICT.
8. VARIANCE HAS BEEN GRANTED FOR LOT NO. 510 RUSSELL ROAD ALLOWING 84.39' OF ROAD FRONTOAGE.

TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPARTMENT - SCANNED -

NOTICE	1 INCHES
PLANNING BOARD	
ALBANY COUNTY DEPT. OF HEALTH	
ALBANY COUNTY HEALTH DEPARTMENT APPROVAL	
FINAL PLAT APPROVAL	

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

Signed: *[Signature]*
Title: *[Signature]*
Date: *[Signature]*

When signed by the duly authorized officer of the planning board, this endorsement constitutes final approval of this plat.

ALBANY COUNTY HEALTH DEPARTMENT APPROVAL

ALBANY COUNTY DEPT. OF HEALTH

FINAL PLAT APPROVAL

When signed by the duly authorized officer of the planning board, this endorsement constitutes final approval of this plat.

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12/12/06

RECEIVED
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