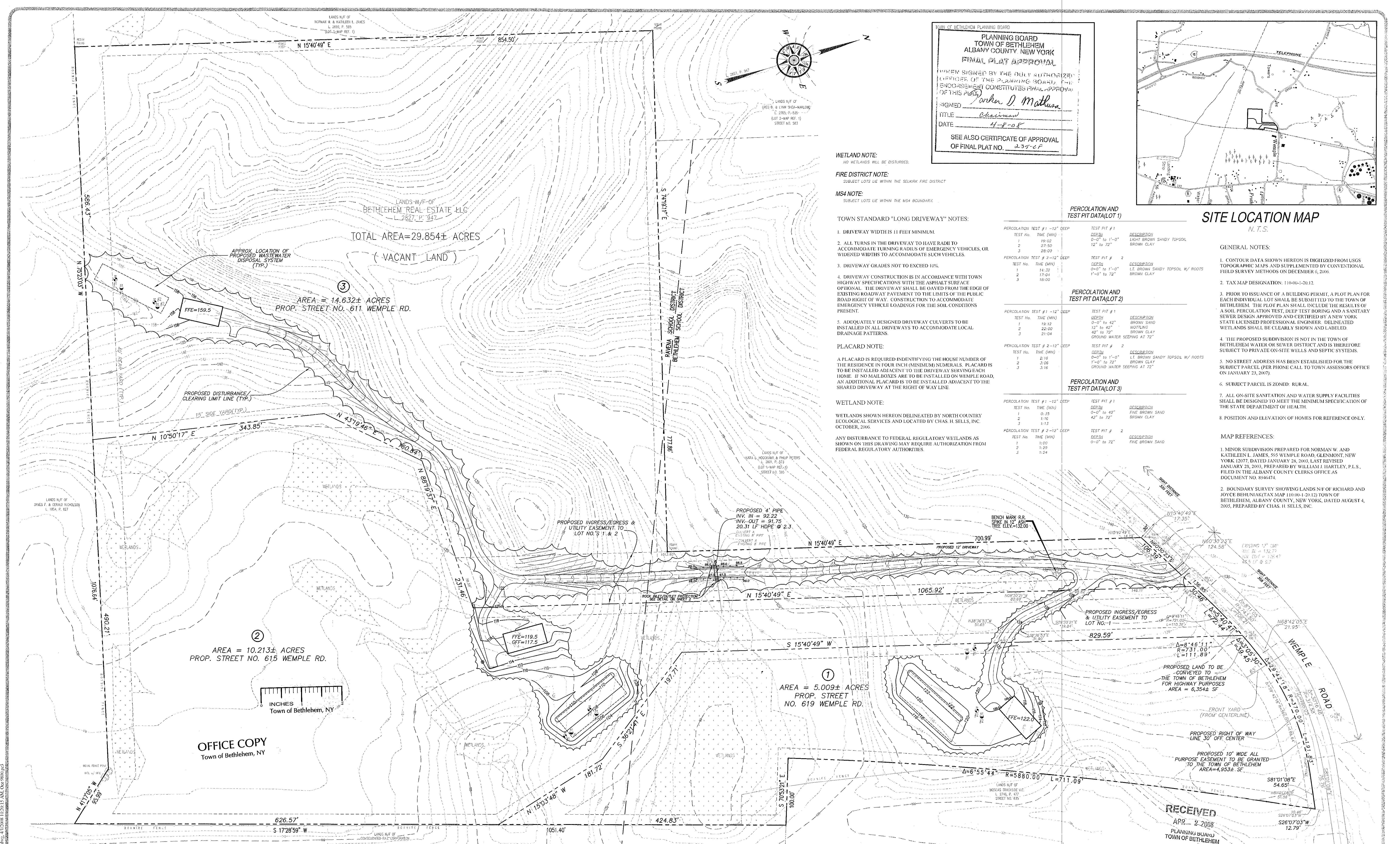
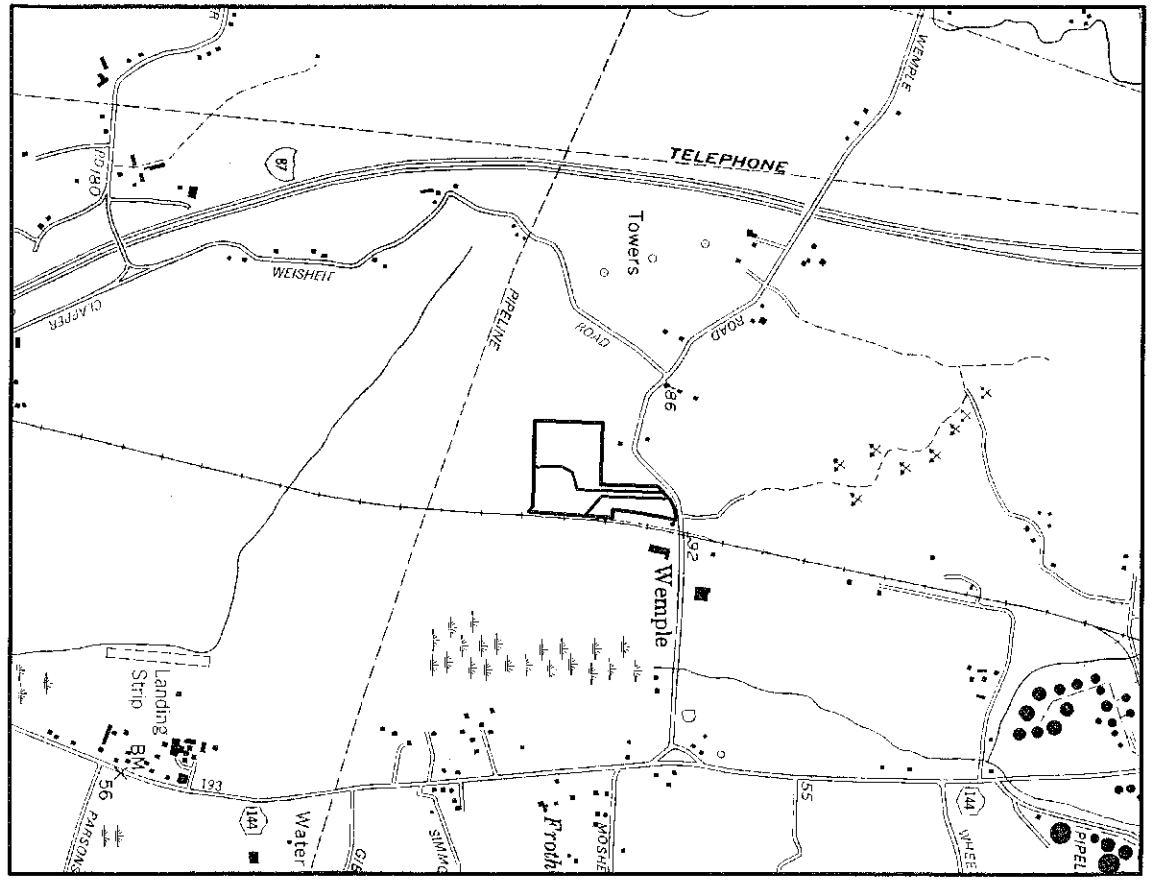




TOWN OF BETHLEHEM PLANNING BOARD
PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY NEW YORK
FINAL PLAT APPROVAL
WHEN SIGNED BY THE DULY AUTHORIZED
OFFICER OF THE PLANNING BOARD THE
ENDORSEMENT CONSTITUTES FINAL APPROVAL
OF THIS PLAT
SIGNED: *Mark D. Mathison*
TITLE: *Chairman*
DATE: *4-8-08*
SEE ALSO CERTIFICATE OF APPROVAL
OF FINAL PLAT NO. *235-CF*



SITE LOCATION MAP
N.T.S.

- GENERAL NOTES:
- CONTOUR DATA SHOWN HEREON IS DIGITIZED FROM USGS TOPOGRAPHIC MAPS AND SUPPLEMENTED BY CONVENTIONAL FIELD SURVEY METHODS ON DECEMBER 6, 2006.
 - TAX MAP DESIGNATION: 110-06-1-20.12.
 - PRIOR TO ISSUANCE OF A BUILDING PERMIT, A LOT PLAN FOR EACH INDIVIDUAL LOT SHALL BE SUBMITTED TO THE TOWN OF BETHLEHEM. THE LOT PLAN SHALL INCLUDE THE RESULTS OF A SOIL PERCOLATION TEST, DEEP TEST BORING AND A SANITARY SEWER DESIGN APPROVED AND CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER. DELINEATED WETLANDS SHALL BE CLEARLY SHOWN AND LABELED.
 - THE PROPOSED SUBDIVISION IS NOT IN THE TOWN OF BETHLEHEM WATER OR SEWER DISTRICT AND IS THEREFORE SUBJECT TO PRIVATE ON-SITE WELLS AND SEPTIC SYSTEMS.
 - NO STREET ADDRESS HAS BEEN ESTABLISHED FOR THE SUBJECT PARCEL (PER PHONE CALL TO TOWN ASSESSORS OFFICE ON JANUARY 23, 2007).
 - SUBJECT PARCEL IS ZONED: RURAL.
 - ALL ON-SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATION OF THE STATE DEPARTMENT OF HEALTH.
 - POSITION AND ELEVATION OF HOMES FOR REFERENCE ONLY.

MAP REFERENCES:

- MINOR SUBDIVISION PREPARED FOR NORMAN W. AND KATHLEEN L. JAMES, 595 WEMPLE ROAD, GLENMONT, NEW YORK 12077, DATED JANUARY 28, 2003, LAST REVISED JANUARY 28, 2003, PREPARED BY WILLIAM J. HARTLEY, P.L.S., FILED IN THE ALBANY COUNTY CLERKS OFFICE AS DOCUMENT NO. 894674.
- BOUNDARY SURVEY SHOWING LANDS N/E OF RICHARD AND JOYCE BEHUNAKTAX MAP 1100-1-20.12 TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK, DATED AUGUST 4, 2005, PREPARED BY CHAS. H. SELLS, INC.

PERCOLATION AND TEST PIT DATA (LOT 1)

TEST NO.	TIME (MIN)	TEST PIT #	DEPTH	DESCRIPTION
1	19:02	1	0'-0" to 1'-0"	12" to 72"
2	27:50	2	0'-0" to 1'-0"	12" to 72"
3	28:00	3	0'-0" to 1'-0"	12" to 72"

PERCOLATION AND TEST PIT DATA (LOT 2)

TEST NO.	TIME (MIN)	TEST PIT #	DEPTH	DESCRIPTION
1	19:12	1	0'-0" to 42"	12" to 42"
2	22:00	2	0'-0" to 42"	12" to 42"
3	21:04	3	0'-0" to 42"	12" to 42"

PERCOLATION AND TEST PIT DATA (LOT 3)

TEST NO.	TIME (MIN)	TEST PIT #	DEPTH	DESCRIPTION
1	0:35	1	0'-0" to 42"	12" to 42"
2	1:10	2	0'-0" to 42"	12" to 42"
3	1:12	3	0'-0" to 42"	12" to 42"

WETLAND NOTE:

NO WETLANDS WILL BE DISTURBED.

FIRE DISTRICT NOTE:

SUBJECT LOTS LIE WITHIN THE SELKIRK FIRE DISTRICT.

MS4 NOTE:

SUBJECT LOTS LIE WITHIN THE MS4 BOUNDARY.

TOWN STANDARD "LONG DRIVEWAY" NOTES:

- DRIVEWAY WIDTH IS 11 FEET MINIMUM.
- ALL TURNS IN THE DRIVEWAY TO HAVE RADIUS TO ACCOMMODATE TURNING RADIUS OF EMERGENCY VEHICLES, OR WIDENED WIDTHS TO ACCOMMODATE SUCH VEHICLES.
- DRIVEWAY GRADES NOT TO EXCEED 10%.
- DRIVEWAY CONSTRUCTION IS IN ACCORDANCE WITH TOWN HIGHWAY SPECIFICATIONS WITH THE ASPHALT SURFACE OPTIONAL. THE DRIVEWAY SHALL BE OAVED FROM THE EDGE OF EXISTING ROADWAY PAVEMENT TO THE LIMITS OF THE PUBLIC ROAD RIGHT OF WAY. CONSTRUCTION TO ACCOMMODATE EMERGENCY VEHICLE LOADINGS FOR THE SOIL CONDITIONS PRESENT.
- ADEQUATELY DESIGNED DRIVEWAY CULVERTS TO BE INSTALLED IN ALL DRIVEWAYS TO ACCOMMODATE LOCAL DRAINAGE PATTERNS.

PLACARD NOTE:

A PLACARD IS REQUIRED IDENTIFYING THE HOUSE NUMBER OF THE RESIDENCE IN FOUR INCH (MINIMUM) NUMERALS. PLACARD IS TO BE INSTALLED ADJACENT TO THE DRIVEWAY SERVING EACH HOME. IF NO MAILBOXES ARE TO BE INSTALLED ON WEMPLE ROAD, AN ADDITIONAL PLACARD IS TO BE INSTALLED ADJACENT TO THE SHARED DRIVEWAY AT THE RIGHT OF WAY LINE.

WETLAND NOTE:

WETLANDS SHOWN HEREON DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES AND LOCATED BY CHAS. H. SELLS, INC. OCTOBER, 2006.
ANY DISTURBANCE TO FEDERAL REGULATORY WETLANDS AS SHOWN ON THIS DRAWING MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.

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VIOLATION OF
APPLICABLE LAWS.

DATE	REVISIONS	BY
5-21-07	REVISED PER TOWN COMMENTS DATED APRIL 27, 2007	P.B.C.
8-28-07	REVISED PER TOWN COMMENTS DATED AUGUST 15, 2007	K.E.H.
10-4-07	REVISED PER TOWN COMMENTS DATED SEPTEMBER 20, 2007	K.E.H.
11-6-07	REVISED PER TOWN COMMENTS DATED NOVEMBER 2, 2007	K.E.H.
11-27-07	CHANGED TITLE BLOCK, ADD WETLAND NOTE PER PLANNING BOARD COMMENTS DATED NOVEMBER 20, 2007	K.E.H.

CHAS. H. SELLS, INC.
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Percy A. Cotton, P.E.

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Michael I. Groff, P.L.S.

MINOR SUBDIVISION FINAL PLAT
BETHLEHEM REAL ESTATE LLC
3 LOT SUBDIVISION
WEMPLE ROAD * TOWN OF BETHLEHEM * ALBANY COUNTY * NEW YORK
SUBDIVISION PLAN
Date: January 23, 2007 Scale: 1" = 60' Cadd: site plan-2

Sheet:
1
1 of 3

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