

NOTES:

1) PARCEL: TOWN OF BETHLEHEM TAX MAP 109.00, BLOCK 2, PARCEL 3.20.
 2) NORTH IS REFERENCED TO MAP REFERENCE NO. 1.
 3) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; 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.
 6) BOUNDARY INFORMATION SHOWN, TAKEN IN PART, FROM MAP REFERENCE NO. 1 AND TOWN OF BETHLEHEM TAX MAP NO. 109. A BOUNDARY SURVEY WAS NOT PERFORMED BY INGALLS & ASSOCIATES, LLP. BOUNDARY LINE INFORMATION SHOWN HEREON IS FOR SCHEMATIC PURPOSES ONLY.
 7) FEDERAL DESIGNATED WETLANDS AS MAPPED WERE DETERMINED BY UNITED STATES ARMY CORP OF ENGINEERS PER SITE INSPECTION DATED NOVEMBER 15, 2006.

8) SUBJECT PARCEL IS WITHIN TOWN OF BETHLEHEM 'MS4 BOUNDARIES'.
 9) THE PROPOSED DEED FOR THE CONVEYANCE OF EACH LOT SHALL INCLUDE A DISCLOSURE STATEMENT THE LAND HEREIN DESCRIBED MAY CONTAIN STATE OR FEDERAL JURISDICTIONAL WETLANDS; LOCAL, STATE, OR FEDERAL APPROVALS MAY BE REQUIRED PRIOR TO ANY ALTERATION, IMPROVEMENT OR EXCAVATION.

10) ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS PERTAINING TO PRESERVATION OF THE REMAINING FEDERAL WETLANDS (1.16± ACRES). NOTICE OF THESE COVENANTS SHALL BE INDICATED IN ALL DEEDS AS WELL AS PURCHASE CONTRACTS.

11) FOR PROPOSED GRADING AND UTILITIES SEE SHEET 2 OF 6 AND SHEET 3 OF 6.

12) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT #23, A SPLIT RAIL STYLE OR EQUIVALENT FENCE SHALL BE INSTALLED TO DENOTE THE BOUNDARIES OF THE WETLANDS ON THE LOT.

13) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT #10, THE WETLANDS TO BE PRESERVED SHALL BE PERMANENTLY MARKED WITH CAPPED IRON RODS BY A NYS LICENSED SURVEYOR. A MINIMUM FIFTY (50) FOOT REAR YARD BETWEEN THE WETLAND BOUNDARY AND THE PROPOSED HOUSE WILL BE PROVIDED.

TOWN OF BETHLEHEM STANDARD NOTES:

1) ALL CONSTRUCTION AND UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO 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 TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.

5) PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.

6) UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAT 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.

7) FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON 'WETLANDS MAP' (MAP REF. 2), THE TOWN HAS NO CONTROL OVER ANY ACCEPTED OR RESPONDED TO WETLAND MANAGEMENT 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.

8) 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 PLAT OR 'WETLANDS MAP' (MAP REF. 2). SAID PLOT PLANS SHALL NOTE THAT ALL REMAINING WETLANDS ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS PROHIBITING ANY DISTURBANCE.

9) THE CONTRACTOR SHALL CALL THE U.P.O. (1-800-862-7862) TWO WORKING 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.

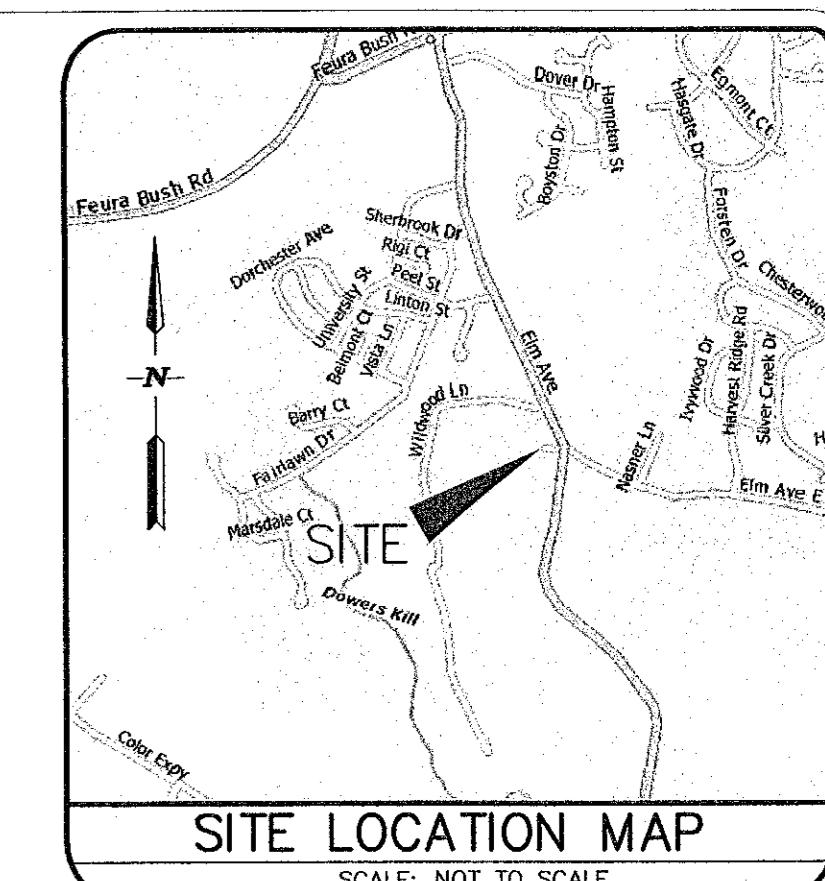
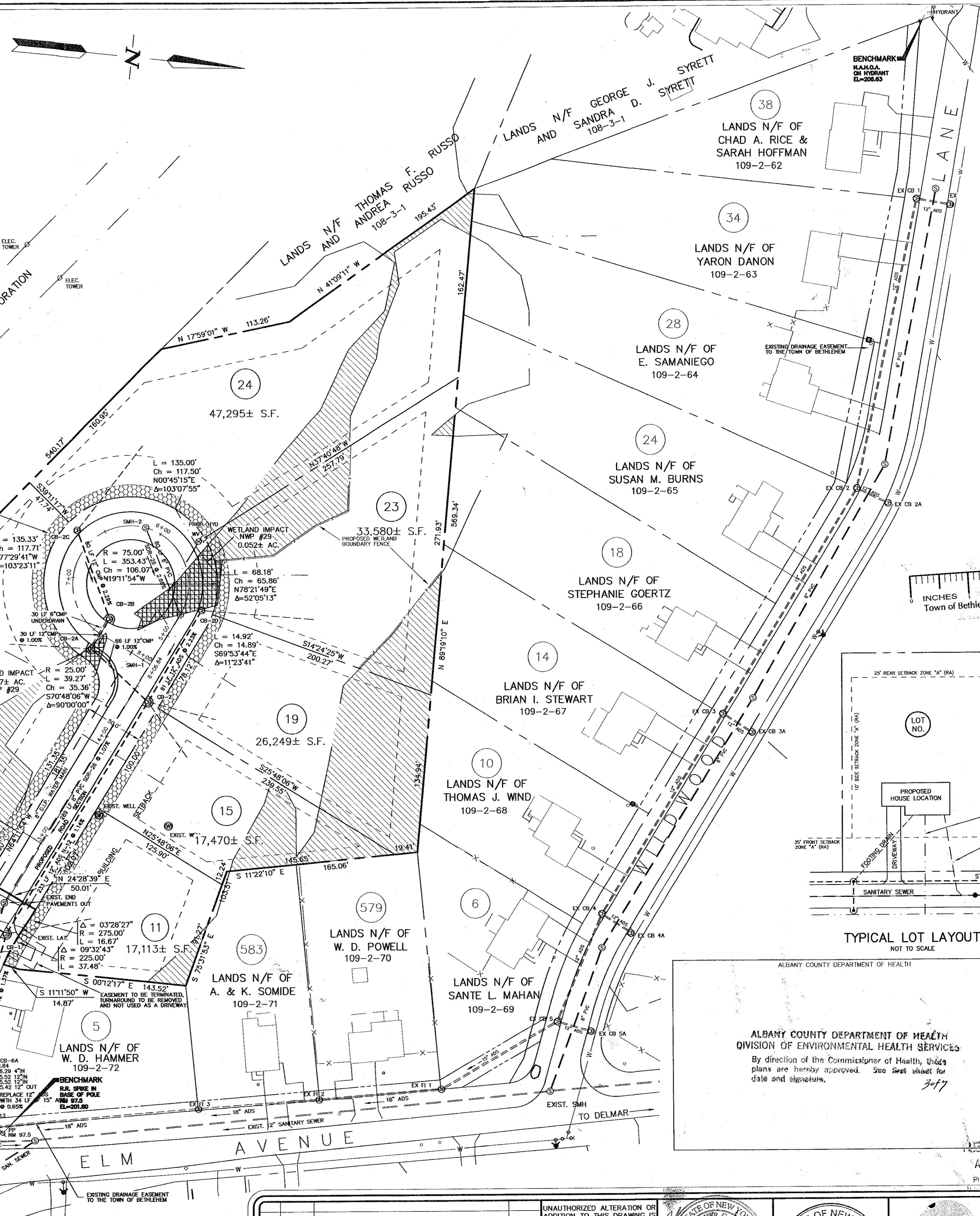
11) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

DEED REFERENCE:

1) CONVEYED BY DOROTHY E. REXFORD TO CARMELO CRISAFULLI, JR. AND HELEN J. CRISAFULLI BY DEED DATED JANUARY 10, 1986 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JANUARY 13, 1986 IN BOOK 2301 OF DEEDS AT PAGE 939.

MAP REFERENCES:

1) MAP ENTITLED "SUBDIVISION PLAT, LANDS OF CRISAFULLI, ELM AVENUE AT WILDWOOD LANE", AS PREPARED BY INGALLS SMART ASSOCIATES, DATED MARCH 30, 1993, LAST REVISED JUNE 3, 1996 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON JULY 15, 1996 IN DRAWER 172 AS MAP NO. 10305.
 2) MAP ENTITLED "WETLAND MAP, LANDS N/F OF CRISAFULLI, COTTONWOOD LANE", AS PREPARED BY INGALLS & ASSOCIATES, LLP, DATED OCTOBER 19, 2006, AND REVISED TO NOVEMBER 16, 2006.
 3) PARTIAL TOPOGRAPHIC AND PLANIMETRIC INFORMATION PROVIDED BY SANBORN MAP CO., INC. ROCHESTER NY, PHOTOGRAPHY DATED OCTOBER 31, 2002.



LEGEND

— Existing Storm Sewer
 — Existing Sanitary Sewer
 HYD HYD
 W W Existing Water Main
 PP Existing Utility Pole and Wires
 16 Street and Lot Number
 — Property Line
 206 Existing Contour Line
 206 Proposed Contour Line
 210x0 1.45% Proposed Road Grade
 Existing USACE Wetland Boundary
 Proposed Wetland Impacts
 Existing National Grid Easement
 Proposed Storm Sewer
 Proposed Foundation Drain
 Proposed Sanitary Sewer
 Proposed Water Main
 Proposed Water Service

SITE DATA
 TAX MAP ID. NO. 109.00-2-320
 SITE AREA: 58.00± ACRES BETHLEHEM CENTRAL SCHOOL DISTRICT SELKIRK FIRE DISTRICT
 GEMINI FIRE DISTRICT
 WATER DISTRICT: POWERSKILL WATER DISTRICT EXTENSION
 NO. OF PROPOSED LOTS: 7 SINGLE FAMILY
 SUBJECT PARCEL IS WITHIN TOWN OF BETHLEHEM 'MS4 BOUNDARIES'.

WETLAND IMPACT SUMMARY

PERMANENT IMPACTS: 0.153 A.C.

TEMPORARY IMPACTS: NWP # 12 (UTILITY LINE ACTIVITIES) 0.026 A.C.

DENSITY: ALLOWABLE DENSITY 3.0 UNITS/AC.

PROPOSED DENSITY: 7 LOTS / 3.48 AC. = 2.00 UNITS/AC.

ZONE: RESIDENTIAL "A" (RA)
 MIN. LOT AREA = 14,530 SF.
 MIN. LOT WIDTH = 100 FT.
 MIN. LOT LENGTH = 100 FT.
 MAXIMUM HEIGHT = 30 FT.
 MAXIMUM LOT COVERAGE = 20%
 FRONT SETBACK = 10 FT.
 SIDE SETBACK = 10 FT.
 REAR SETBACK = 25 FT.

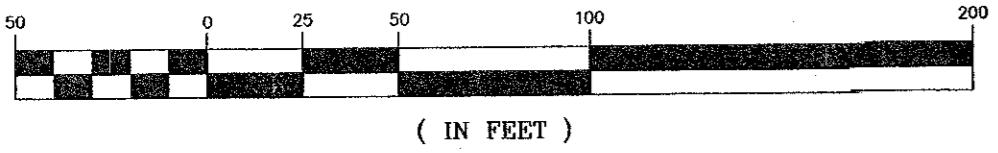
TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
 TOWN OF BETHLEHEM
 ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL
 WHEN SIGNED BY THE DUTY AUTHORIZED OFFICER OF
 THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES
 SIGNATURE. THESE PLANS ARE HEREBY APPROVED. See sheet above for
 date and signature.
 307
 Date: *David D. Matthes*
 Title: *Chairman*
 Date: *9/28/08*
 SEE ALSO CERTIFICATE OF APPROVAL
 OF FINAL PLAT NO. 200-07

FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION
 AUG 8 2008
 PLAT NO. 200-07

SUBDIVISION PLAT
 COTTONWOOD LANE ESTATES
 LANDS OF CARMELO CRISAFULLI, JR.
 TOWN OF BETHLEHEM
 COUNTY OF ALBANY STATE OF NEW YORK
 DRAWN BY: RDF CHECKED BY: DFI
 CADD: 06-180F JOB NO. 06-018
 DATE: APRIL 12, 2007
 SCALE: 1" = 50'
 SHEET 1 OF 7

GRAPHIC SCALE



OWNER / APPLICANT
 CARMELO CRISAFULLI, JR.
 283 MURRAY AVENUE
 DELMAR, NEW YORK 12054

6	7/4/08	REVISED NOTES #12 AND #13 PER CONDITIONAL APPROVAL	TDL	STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL QUALITY LAND SURVEYORS REGISTRATION NO. 54993
5	6/04/08	REVISED PER TOWN COMMENT LETTER 5/21/08	RML	STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL QUALITY LAND SURVEYORS REGISTRATION NO. 54993
4	2/27/08	REVISED PER TOWN COMMENT LETTER 2/13/08	PJY	STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL QUALITY LAND SURVEYORS REGISTRATION NO. 54993
3	12/21/07	REVISED PER TOWN COMMENT LETTER 11/28/07	PJY	STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL QUALITY LAND SURVEYORS REGISTRATION NO. 54993
2	8/24/07	REVISED PER TOWN COMMENT LETTER 7/23/07	RDF	STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL QUALITY LAND SURVEYORS REGISTRATION NO. 54993
1	5/15/07	REVISED PER TOWN COMMENT LETTER 5/02/07	RDF	STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL QUALITY LAND SURVEYORS REGISTRATION NO. 54993
NO. DATE:	REVISIONS	BY:	Christopher C. Dierich, P.L.S. N.Y.S. LIC. NO. 050022	
		ingalls & associates, LLP engineers / surveyors	David F. Ingalls, Jr., P.E. N.Y.S. LIC. NO. 064993	
			2603 GUILDFIELD AVENUE SCHENECTADY, N.Y. 12306 PHONE: (518) 372-2525 FAX: (518) 393-3761	