NORTH
Scale 1"=100'

Lands of:
Gary McLouth and
Providence Baker
deed dated April 19, 2002
book of deeds 2707, page 1073

RA Residence A
CR Core Residential

Approx. boundary of
Water District No. 1

Remaining lands of:
Rose Watkins

29.0 ACRES

Lands of:
Joseph V. Von Ronne and
Joyce Von Ronne, Living Trust
dated February 28, 1985
book of deeds 2299, page 1009

PARCEL OF LAND
TO BE CONVEYED TO
TOWN OF BETHLEHEM
FOR HIGHWAY PURPOSES
5,071 SQ. FT.
0.13 ACRES

IRON PIPE FOUND

SEE ADJOINING DEED REFERENCES

LOT 3
1.98 ACRES

LOT 2
1.88 ACRES

LOT 1
2.10 ACRES

Lands of:
Walter Albright

Lands of:
William G. Kosoc and
Kathy J. Kosoc
deed dated May 30, 1973
book of deeds 2064, page 642

Lands of:
Gerald R. Dievendorf and
Judith F. Dievendorf
deed dated December 7, 1982
book of deeds 2232, page 571

Lands of:
Gerald R. Dievendorf and
Judith F. Dievendorf
deed dated June 5, 1980
book of deeds 2087, page 645

Lands of:
Gerald R. Dievendorf and
Judith F. Dievendorf
deed dated June 5, 1975
book of deeds 2096, page 1157

deed dated October 10, 1982
book of deeds 2231, page 635

D1 D2 D3 D4 D5 D6 D7 D8 D9 D10 D11

CENTRAL ANGLE=00°38'04"
RADIUS=730.70'
ARC LENGTH=8.09'
CHORD LENGTH=8.09'
CHORD BEARING=S 14°34'08" E

CENTRAL ANGLE=13°58'20"
RADIUS=730.70'
ARC LENGTH=178.19'
CHORD LENGTH=177.75'
CHORD BEARING=S 07°54'00" E

Sanitary Sewer Easement to be granted to the Town of Bethlehem

PUMP STATION MANHOLE

EXISTING SANITARY SEWER EASEMENT

Drainage Easement to be granted to the Town of Bethlehem

Safe Setback Line per Vernon Hoffman PE - see note 10

Safe Setback Line per Daniel G. Loucks PE (see note #9)

Silt Fence
Retaining Walls

Merrifield Place

HUNTER ROAD

HUDSON AVENUE

EXISTING ASPHALT PAVEMENT

CENTRAL ANGLE=00°26'11"
RADIUS=5629.58'
ARC LENGTH=42.88'
CHORD LENGTH=42.88'
CHORD BEARING=N 73°46'58" W

OVERALL:
CENTRAL ANGLE=04°40'26"
RADIUS=5626.58'
ARC LENGTH=459.00'
CHORD LENGTH=458.87'
CHORD BEARING=N 76°19'00" W

BOUNDARY LINE
CENTRAL ANGLE=00°46'25"
RADIUS=5626.58'
ARC LENGTH=75.97'
CHORD LENGTH=75.97'
CHORD BEARING=N 77°49'10" W

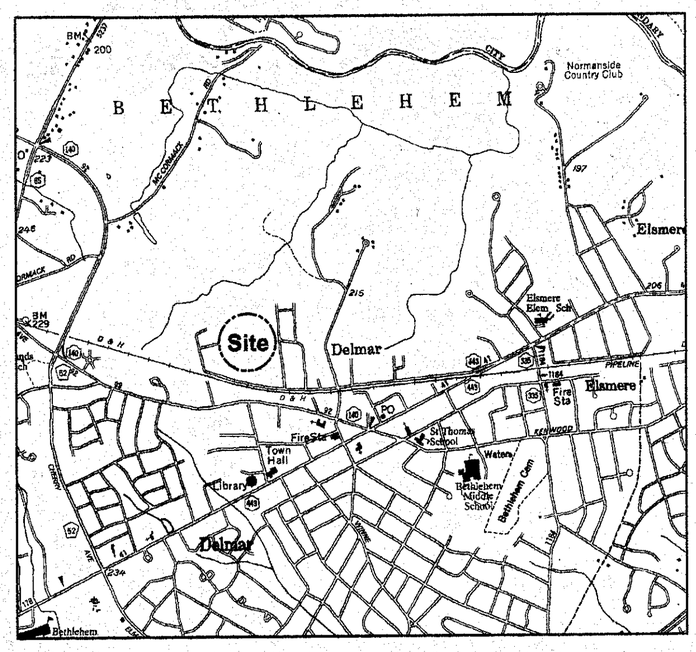
DRAINAGE EASTMENT
CENTRAL ANGLE=00°41'56"
RADIUS=5626.58'
ARC LENGTH=68.62'
CHORD LENGTH=68.62'
CHORD BEARING=N 77°46'48" W

BOUNDARY LINE
CENTRAL ANGLE=00°26'50"
RADIUS=5626.58'
ARC LENGTH=43.93'
CHORD LENGTH=43.93'
CHORD BEARING=N 78°25'48" W

CENTRAL ANGLE=00°08'44"
RADIUS=5646.58'
ARC LENGTH=14.34'
CHORD LENGTH=14.34'
CHORD BEARING=N 78°43'35" W

# Subdivision Plan

Scale: 1" = 100'




# Location Map

Scale: 1" = 2000'

## Notes:

1. Limited areas of the site, not proposed for development, have been determined to qualify as Federally Regulated Wetlands; however, such wetland areas do not exist within identified defined site development areas for lots 1, 2 & 3.
2. Parcel Tax Map # 85.11-2-33.
3. Total Site Area = ±35.9 Acres.
4. Site is located in the Delmar Fire District.
5. Site is zoned CR Core Residential and RA Residence A.
6. Site is located in the Bethlehem Sewer District and partially in Water District No. 1.
7. Site is located in the Bethlehem Central School District.
8. Site is located in the Town of Bethlehem MS4 Stormwater Management Area boundaries.
9. Site development for lots 1 & 2 to be in accordance with "Safe Setback Report for Hudson Glen Lots 1 and 2", dated 16 May 2007 and prepared by Daniel G Loucks, PE, Geotechnical Engineering.
10. Site development for lot 3 to be in accordance with recommendations prepared by Vernon Hoffman, PE, Geotechnical Engineering, dated July 28, 2003.
11. Minimum Lot requirements for homesites in the CR Core Residential District:

7,260 sf = min. area
25 ft = min. front yard
8 ft = min. side yard
25 ft = min. rear yard
50 ft = min. frontage
60 ft = min. lot width

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 Kevin D. Mathisen
TITLE Chairman
DATE 10-7-08
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 258-CP

Town of Bethlehem Planning Board Approval

STATE OF NEW YORK
CHARLES ALLEN HITE
049814
LICENSED LAND SURVEYOR

# Final Plat - Hudson Glen Subdivision

Hudson Avenue – Delmar
Town of Bethlehem, Albany County, NY

Lands N/F Rose Watkins – 14 Saybrook Drive, Glenmont, NY

Kleinke Associates – Landscape Architects – Delmar, NY
Charles Hite, LLS – Land Surveyors – Ravena, NY

Plan Preparation: 6 May 2005
Latest Revision: 21 August 2008

REGISTERED LANDSCAPE ARCHITECT
NEW YORK