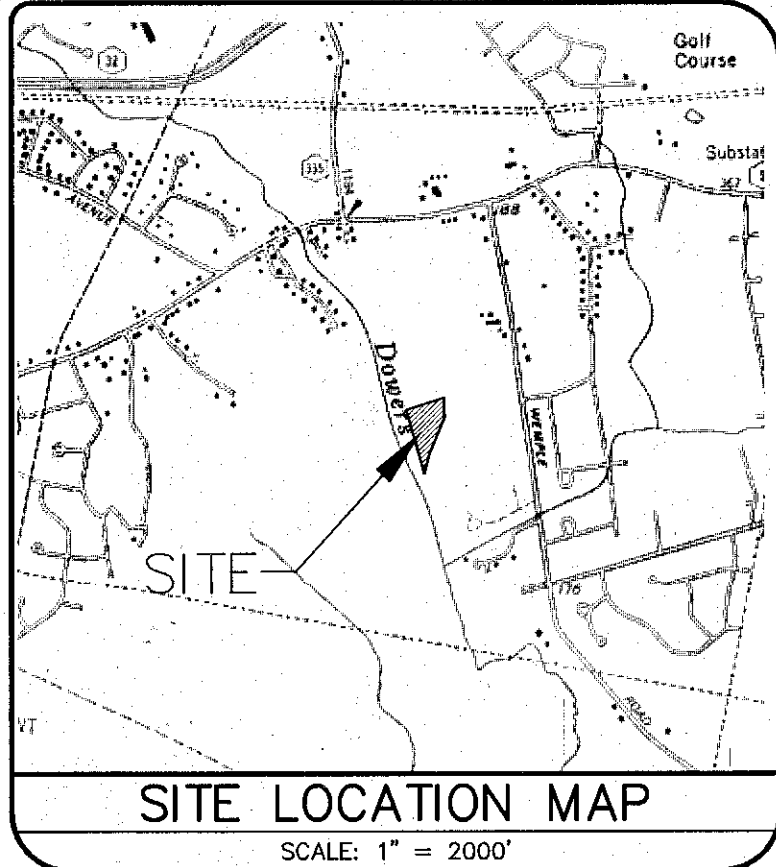




TAX MAP ID
97.00-1-8

SITE AREA
3.80 +/- ACRES

OWNER
HPMC, LLC
3-E COMM SQUARE
ALBANY, NEW YORK 12207

APPLICANT
SWIFT GROUP, INC.
16 KENWOOD AVENUE
GLENMONT, NEW YORK 12077

TOWN OF BETHLEHEM STANDARD NOTES:

- 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.
- ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
- ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
- PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- 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 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.
- THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

DEED REFERENCES:

- CONVEYED BY MICHAEL J. HARDER & MARSHALL DANTO TO RSR ASSOCIATES BY DEED DATED DECEMBER 31, 2008 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JANUARY 14, 1989 IN LIBER 2382 OF DEEDS AT PAGE 787.
- CONVEYED BY RSR ASSOCIATES TO HPMC, LLC BY DEED DATED JULY 24, 2008 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JULY 31, 2008 IN LIBER 2926 OF DEEDS AT PAGE 1151.

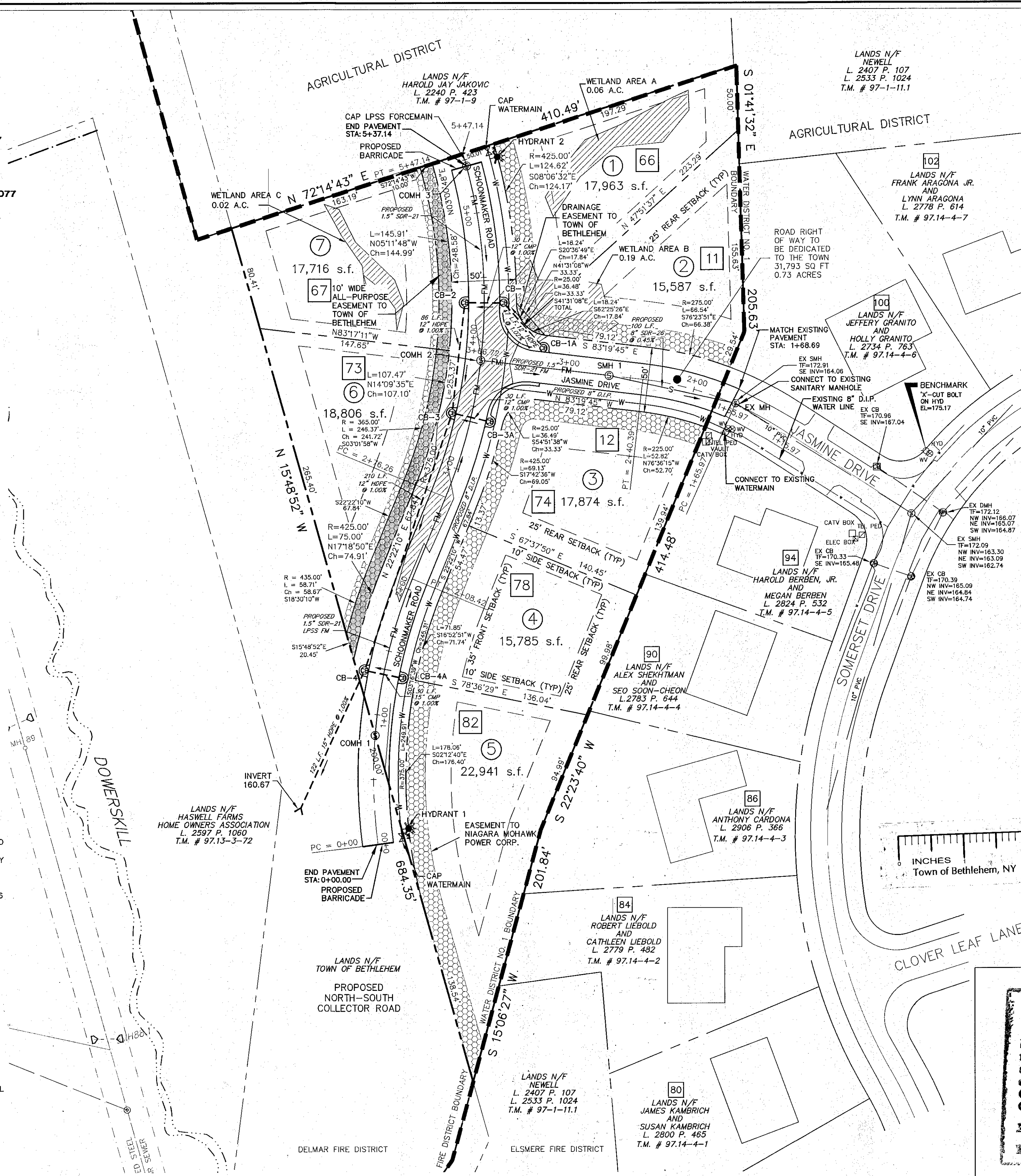
MAP REFERENCES:

- MAP ENTITLED "FINAL PLAT, PROPOSED SUBDIVISION, MEADOWVIEW, PROPERTY UNDER CONTRACT TO THE SWIFT GROUP, WEMPLE ROAD, TOWN OF BETHLEHEM" AS PREPARED BY PAUL E. HITE, LICENSED LAND SURVEYOR ON JANUARY 10, 2000, LAST REVISED OCTOBER 17, 2000 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 18, 2000 IN DRAWER 172 AS MAP 10957.
- MAP ENTITLED "HASWELL FARMS SUBDIVISION, PREPARED FOR RSR ASSOCIATES" AS PREPARED BY THE STANDARD ENGINEERING CORPORATION ON OCTOBER 13, 1995, LAST REVISED NOVEMBER 21, 1996 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEBRUARY 3, 1997 IN DRAWER 172 AS MAP 10378.

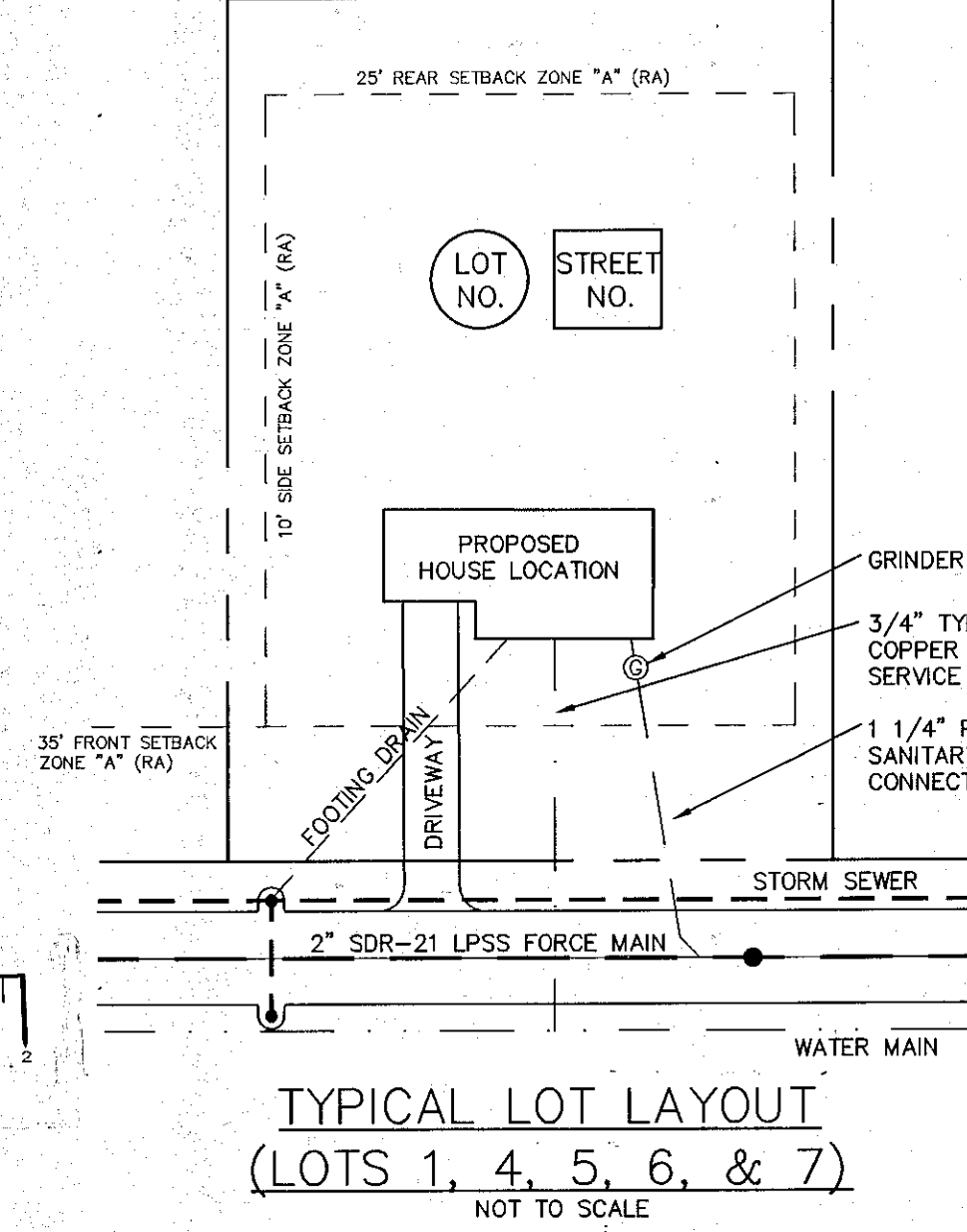
NOTES:

- SURVEYED PARCEL: TOWN OF BETHLEHEM - TAX MAP 97, BLOCK 1, PARCEL 8.
- SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM A SEPTEMBER, 2008 FIELD SURVEY.
- NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY LOCATIONS AND 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.
- SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.
- WETLAND DELINEATION PREPARED BY INGALLS & ASSOCIATES, LLP FROM A JUNE, 2008 FIELD SURVEY.
- ALL R.O.W.'S TO BE 50' WIDE AND DEDICATED TO THE TOWN OF BETHLEHEM UNLESS OTHERWISE NOTED.
- PARCEL LOCATED IN WATER DISTRICT NO. 1, BETHLEHEM SEWER DISTRICT, DELMAR FIRE DISTRICT, BETHLEHEM CENTRAL SCHOOL DISTRICT.
- THE PROPERTY BEING SUBDIVIDED IS LOCATED WITHIN 500' OF A FARM OPERATION IN THE COUNTY AGRICULTURAL DISTRICT AS PER ALBANY COUNTY RIGHT TO FARM LAW 2007 AND MAY BE SUBJECT TO UNPLEASANT ODORS AND NOISES.
- A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FIVE (5) BUSINESS DAYS PRIOR TO CONSTRUCTION ACTIVITIES WHICH DISTURB MORE THAN ONE ACRE OF LAND AFFIRMING THAT A STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED CONSISTENT WITH THE REQUIREMENTS INCLUDED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES (GP-0-08-001, APRIL 2008).

NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962



TYPICAL LOT LAYOUT (LOTS 2 & 3)
NOT TO SCALE



TYPICAL LOT LAYOUT (LOTS 1, 4, 5, 6, & 7)
NOT TO SCALE

LEGEND

PROPERTY LINE
PROPOSED LOT LINE
WATER DISTRICT BOUNDARY
FIRE DISTRICT BOUNDARY
EX. VAULT
EX. ELECTRIC JUNCTION BOX
EX. TELEPHONE PEDESTAL
EX. CABLE TV PEDESTAL
FOUND IRON ROD
FOUND CAPPED IRON ROD
FOUND CONCRETE MONUMENT
EXISTING STREET NUMBER
PROPOSED STREET NUMBER
PROPOSED LOT NUMBER
EXISTING WATERMAIN
EXISTING SANITARY
EXISTING STORM
PROPOSED WATERMAIN
PROPOSED SANITARY (GRAVITY)
PROPOSED SANITARY (FORCEMAIN)
PROPOSED STORM SEWER
PROPOSED 15' WIDE EASEMENT TO NIAGARA MOHAWK POWER CORPORATION
PROPOSED TOWN EASEMENT
EXISTING ISOLATED WETLAND

VAULT
ELEC BOX
TEL PED
CA TV PED
IRON ROD
CAPPED IRON ROD
CONC MON

3/4" TYPE "K" COPPER WATER SERVICE
6" PVC SDR-26 SANITARY SEWER CONNECTION
3/4" TYPE "K" COPPER WATER SERVICE
1 1/4" PVC SANITARY SEWER CONNECTION

25' REAR SETBACK ZONE "A" (RA)
10' SIDE SETBACK ZONE "A" (RA)
35' FRONT SETBACK ZONE "A" (RA)

LOT NO.
STREET NO.

PROPOSED HOUSE LOCATION
DRIVEWAY
FOOTING DRAIN
SANITARY SEWER
STORM SEWER
WATER MAIN

25' REAR SETBACK ZONE "A" (RA)
10' SIDE SETBACK ZONE "A" (RA)
35' FRONT SETBACK ZONE "A" (RA)

LOT NO.
STREET NO.

PROPOSED HOUSE LOCATION
DRIVEWAY
FOOTING DRAIN
SANITARY SEWER
STORM SEWER
WATER MAIN

SITE STATISTICS:
TAX MAP ID# - 97.00-1-8
TOTAL SITE AREA = 3.84 ACRES
NO. OF PROPOSED LOTS: 7 SINGLE FAMILY
ZONE - RESIDENTIAL "A" (RA)
LOT REQUIREMENTS
MIN. LOT AREA = 14,520 S.F.
MIN. LOT WIDTH = 100 FT.
MIN. LOT DEPTH = 120 FT.
MAXIMUM HEIGHT = 30 FT.
MAXIMUM LOT COVERAGE = 20%
BUILDING SETBACKS
FRONT SETBACK: 35 FT.
SIDE SETBACK: 10 FT.
REAR SETBACK: 25 FT.
DENSITY
ALLOWABLE DENSITY 3.0 UNITS/AC.
PROPOSED DENSITY:
T= TOTAL AREA OF PROJECT PARCEL
W= TOTAL WETLAND AREA WITHIN THE
PROJECT BOUNDARY
I= TOTAL TOWN R.O.W. WITHIN THE
PROJECT BOUNDARY
T-(W+I)=BUILDABLE YIELD (BY)
3.60 A.C.-0.73 = 2.87 A.C. (BY)
5 LOTS / 2.87 AC. = 2.44 UNITS/AC.
(< ALLOWABLE DENSITY OF 3.0 UNITS/AC.)

ALBANY COUNTY DEPARTMENT OF HEALTH
This is to certify that the proposed arrangements for water supply and sewerage for Meadowview II Subdivision are approved subject to the conditions listed in letter of this date, and in accordance with Article X of the Albany County Sanitary Code. Consent is hereby given for the filing of this map in the Office of the Albany County Clerk.
Date: NOV 05 2009
Commissioner of Health

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 FINAL APPROVAL OF THIS PLAT.
SIGNED: [Signature]
TITLE: Chairman
DATE: Sep 17, 2009
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 241-05

NO.	DATE	REVISIONS	BY:
7	10/13/09	FINAL SUBMISSION	PJY
6	9/08/09	EASEMENT LABELS REVISED	RFJ
5	8/12/09	FINAL SUBMISSION	TAH
4	7/22/09	FINAL SUBMISSION	PJY
3	2/25/09	REVISED PER TOWN COMMENT LETTER 2/24/09	TAH
2	1/29/09	REVISED PER TOWN COMMENT LETTER 1/27/09	TAH
1	1/08/09	REVISED PER TOWN COMMENT LETTERS 11/10/08, 12/11/08	PJY

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FINAL PLAT
MEADOWVIEW II SUBDIVISION
SWIFT GROUP, INC.

TOWN OF BETHLEHEM
COUNTY OF ALBANY
STATE OF NEW YORK

DRAWN BY: P.J.Y.
CADD FILE: 08-056 DF
DATE: SEPTEMBER 29, 2008

CHECKED BY: DFJ
JOB NO. 08-056
SCALE: 1" = 50'

SHEET 1 OF 6

ingalls & associates, LLP
engineers / surveyors
2003 GUILDERLAND AVENUE
SCHENECTADY, N.Y. 12308
PHONE: (518) 393-7225
FAX: (518) 393-2324

STATE OF NEW YORK
GARY M. REED, PLS
LICENSED LAND SURVEYOR
050557

STATE OF NEW YORK
FRANCIS INGALLS, PLS
LICENSED PROFESSIONAL ENGINEER
84993