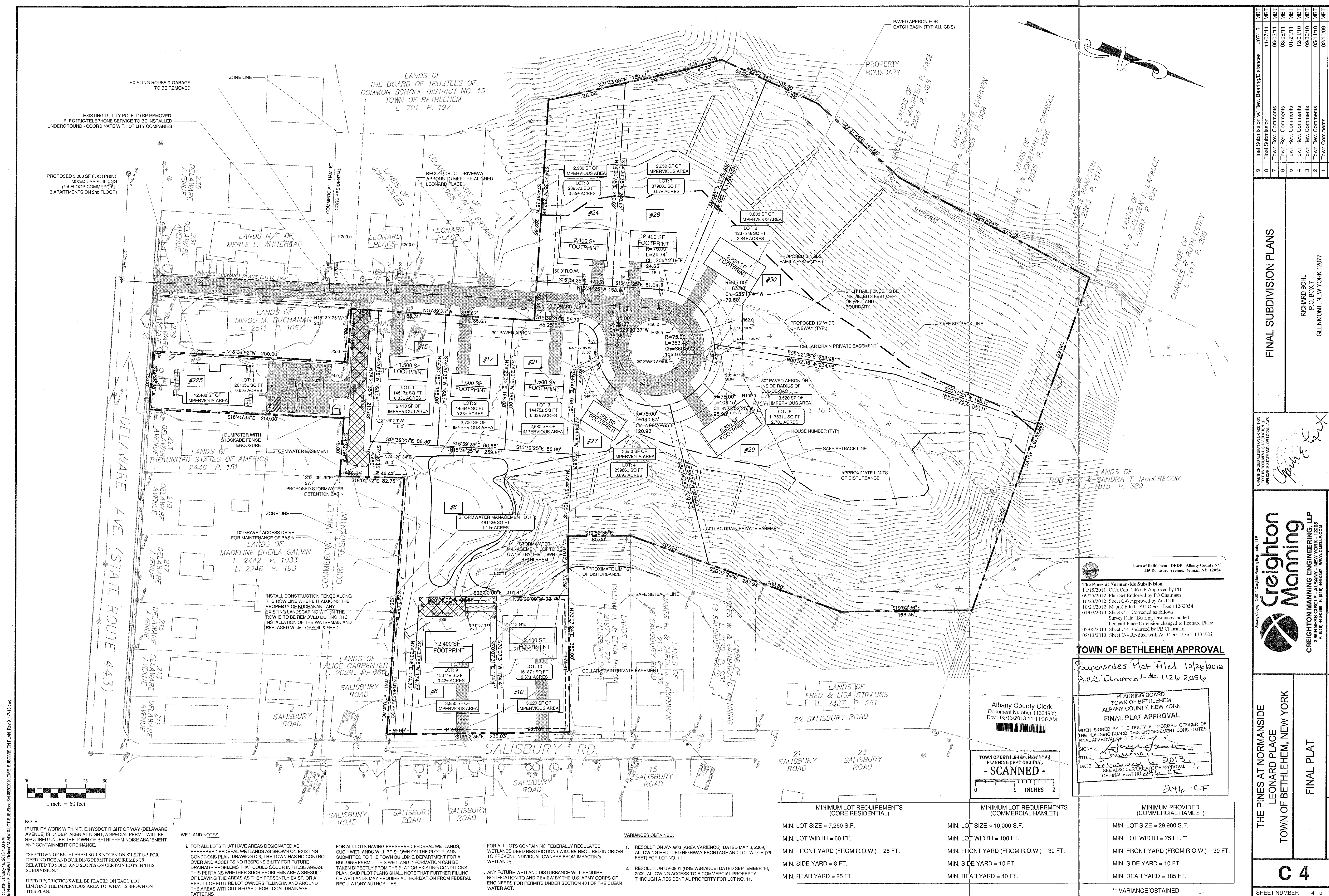




NOTE:
IF UTILITY WORK WITHIN THE NYSDOT RIGHT OF WAY (DELAWARE AVENUE) IS UNDERTAKEN AT NIGHT, A SPECIAL PERMIT WILL BE REQUIRED UNDER THE TOWN OF BETHLEHEM NOISE ABATEMENT AND CONTAMINATION ORDINANCE.

"SEE TOWN OF BETHLEHEM SOILS NOTES" ON SHEET C-5 FOR DEED NOTICE AND BUILDING PERMIT REQUIREMENTS RELATED TO SOILS AND SLOPES ON CERTAIN LOTS IN THIS SUBDIVISION."

DEED RESTRICTIONS WILL BE PLACED ON EACH LOT LIMITING THE IMPERVIOUS AREA TO WHAT IS SHOWN ON THIS PLAN.

WETLAND NOTES:

1. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON EXISTING CONDITIONS PLAN, DRAWING C-3, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE 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.

2. FOR ALL LOTS HAVING PRESERVED FEDERAL WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE LOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE LOT OR EXISTING CONDITIONS PLAN, AND LOT PLANS SHALL NOTE THAT FURTHER FILLING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.

3. FOR ALL LOTS CONTAINING FEDERALLY REGULATED WETLANDS, DEED RESTRICTIONS WILL BE REQUIRED IN ORDER TO PREVENT INDIVIDUAL OWNERS FROM IMPACTING WETLANDS.

4. ANY FUTURE WETLAND DISTURBANCE WILL REQUIRE NOTIFICATION TO AND REVIEW BY THE U.S. ARMY CORPS OF ENGINEERS FOR PERMITS UNDER SECTION 404 OF THE CLEAN WATER ACT.

VARIANCES OBTAINED:

1. RESOLUTION AV-0903 (AREA VARIANCE) DATED MAY 6, 2009, ALLOWING REDUCED HIGHWAY FRONTAGE AND LOT WIDTH (75 FEET) FOR LOT NO. 11.

2. RESOLUTION UV-0901 (USE VARIANCE) DATED SEPTEMBER 16, 2009, ALLOWING ACCESS TO A COMMERCIAL PROPERTY THROUGH A RESIDENTIAL PROPERTY FOR LOT NO. 11.

MINIMUM LOT REQUIREMENTS (CORE RESIDENTIAL)	MINIMUM LOT REQUIREMENTS (COMMERCIAL HAMLET)	MINIMUM PROVIDED (COMMERCIAL HAMLET)
MIN. LOT SIZE = 7,260 S.F.	MIN. LOT SIZE = 10,000 S.F.	MIN. LOT SIZE = 29,900 S.F.
MIN. LOT WIDTH = 60 FT.	MIN. LOT WIDTH = 100 FT.	MIN. LOT WIDTH = 75 FT. **
MIN. FRONT YARD (FROM R.O.W.) = 25 FT.	MIN. FRONT YARD (FROM R.O.W.) = 30 FT.	MIN. FRONT YARD (FROM R.O.W.) = 30 FT.
MIN. SIDE YARD = 8 FT.	MIN. SIDE YARD = 10 FT.	MIN. SIDE YARD = 10 FT.
MIN. REAR YARD = 25 FT.	MIN. REAR YARD = 40 FT.	MIN. REAR YARD = 185 FT.
		** VARIANCE OBTAINED

Town of Bethlehem - DEED - Albany County NY
445 Delaware Avenue, Delmar, NY 12054

The Pines at Normanside Subdivision
11/15/2011 C/A Cert. 246 CF Approved by PB
09/25/2012 Plan Set Endorsed by PB Chairman
10/23/2012 Sheet C-6 Approved by AC DM1
10/26/2012 Map(s) Filed - AC Clerk - Doc 11262054
01/07/2013 Sheet C-4 Corrected as follows:
Survey Data "Bearing Distances" added
Leonard Place Extension changed to Leonard Place
02/06/2013 Sheet C-4 Endorsed by PB Chairman
02/13/2013 Sheet C-4 Re-filed with AC Clerk - Doc 11334902

TOWN OF BETHLEHEM APPROVAL

Supersedes Plat Filed 10/26/2012
A.C. Document # 1126 2056

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: *[Title]*
DATE: February 6, 2013
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 246-CF

246-CF

Albany County Clerk
Document Number 11334902
Rcvd 02/13/2013 11:11:30 AM

TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -

FINAL SUBDIVISION PLANS

UNAUTHORIZED ALTERATION OR ADDITION OF ANY INFORMATION TO THIS PLAN IS PROHIBITED AND MAY BE PENALIZED BY LAW.

Creighton Manning

CREIGHTON MANNING ENGINEERING, LLP
2 WINNERS CIRCLE - ALBANY - NEW YORK - 12205
P: 518-486-6666 F: 518-486-6667 WWW.CME-LLP.COM

THE PINES AT NORMANSIDE
LEONARD PLACE
TOWN OF BETHLEHEM, NEW YORK

FINAL PLAT

DATE: 1-07-2013 CME No.: 08-000 SCALE: AS NOTED DESIGNED: M.B.T. CHECKED: M.B.T. DRAWN BY: T.A.R.

REVISION

NO.	REVISION	DATE	BY
9	Final Submission w/ Rev. Bearing Distances	1/07/13	MBT
8	Final Submission	11/07/11	MBT
7	Town Rev. Comments	06/02/11	MBT
6	Town Rev. Comments	03/08/11	MBT
5	Town Rev. Comments	01/21/11	MBT
4	Town Rev. Comments	12/01/10	MBT
3	Town Rev. Comments	09/30/10	MBT
2	Town Rev. Comments	05/14/10	MBT
1	Town Comments	02/10/09	MBT

RICHARD BOHL
P.O. BOX 7
GLENMONT, NEW YORK 12077

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