

MAP REFERENCES:

1. "Map of Property of Charles Wallace and Wife, Slingerlands", dated April 8, 1960, by Edward W. Boutelle and Son, Civil Engineers and Surveyors, as recorded in the Albany County Clerk's Office on August 30, 1962, in Book 1729 of deeds, at Page 214.
2. "Map of Portion of Property of Charles Wallace and Wife, Slingerlands", dated September 4, 1959, by Edward W. Boutelle and Son, Civil Engineers and Surveyors.
3. "Map of "Brookfield" Property of Biatess Corporation", dated May 24, 1976, revised to February 4, 1977, by Edward W. Boutelle and Son, Civil Engineers and Surveyors, as filed in the Albany County Clerk's Office on September 28, 1977, in drawer 169, as map nos. 5349 & 5350.
4. "Map of Property of Edward K. Taylor & Wife, Slingerlands", dated July 27, 1962, by Edward W. Boutelle and Son, Civil Engineers and Surveyors, as filed in the Albany County Clerk's Office on April 17, 1963, in drawer 162, as map no. 4013.

NOTES:

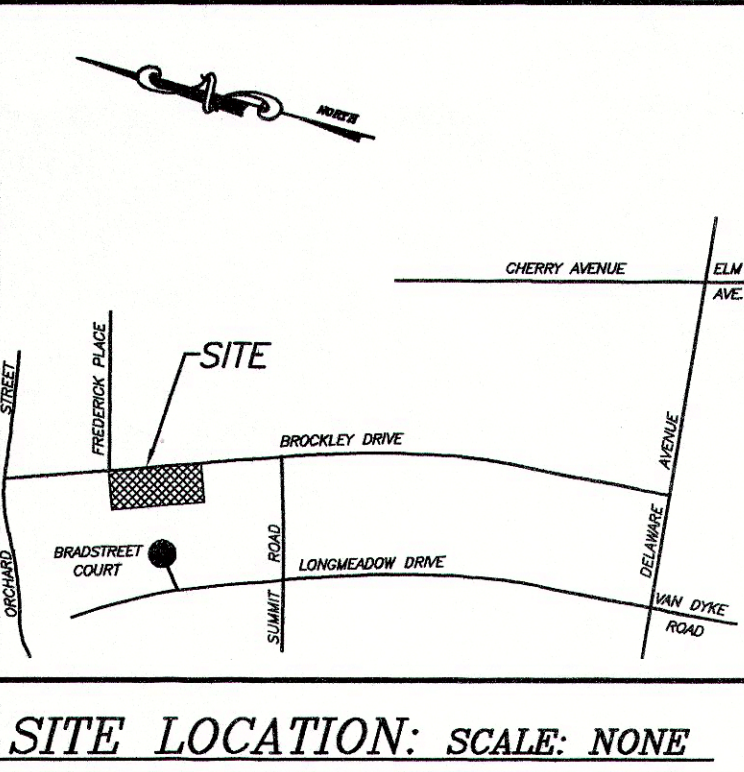
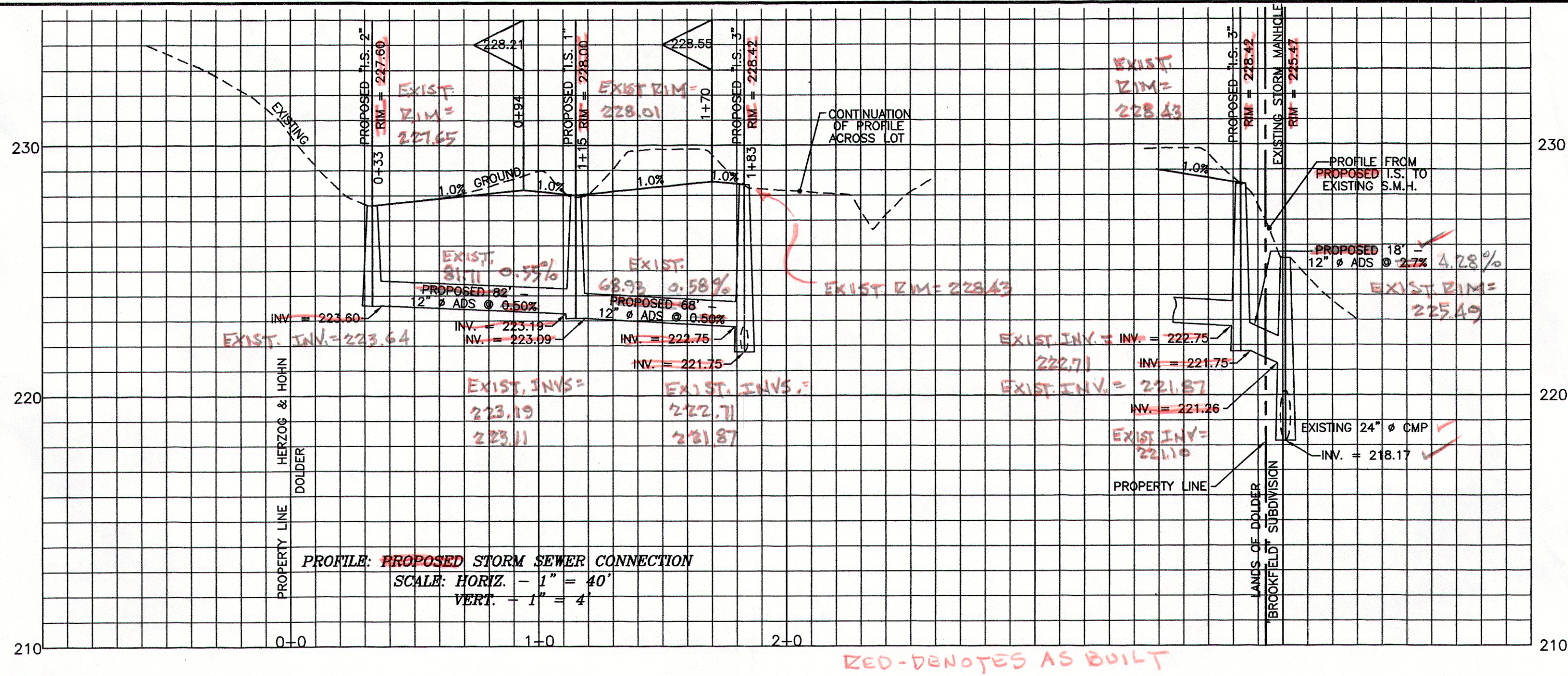
1. Map prepared from an accurate field survey, and deeds and maps of record.
2. Boundary lines shown hereon are as deeded, monumented and occupied.
3. See deed dated November, 2009 from James Dolder, as Executor of the Estate of Patricia A. Dolder to James Dolder, as recorded in the Albany County Clerk's Office on December 2, 2009, in Book 2965 of deeds, at Page 458.
4. SSMH denotes sanitary sewer manhole.
5. SSMH denotes storm manhole.
6. I.P.F. denotes iron pipe found.
7. I.R.F. denotes iron rod found.
8. O.H.W. denotes overhead wires.

CERTIFICATION:

Survey shown is in accordance with the minimum standards of "Code of Practice For Land Surveys" as adopted by the New York State Association of Professional Land Surveyors.

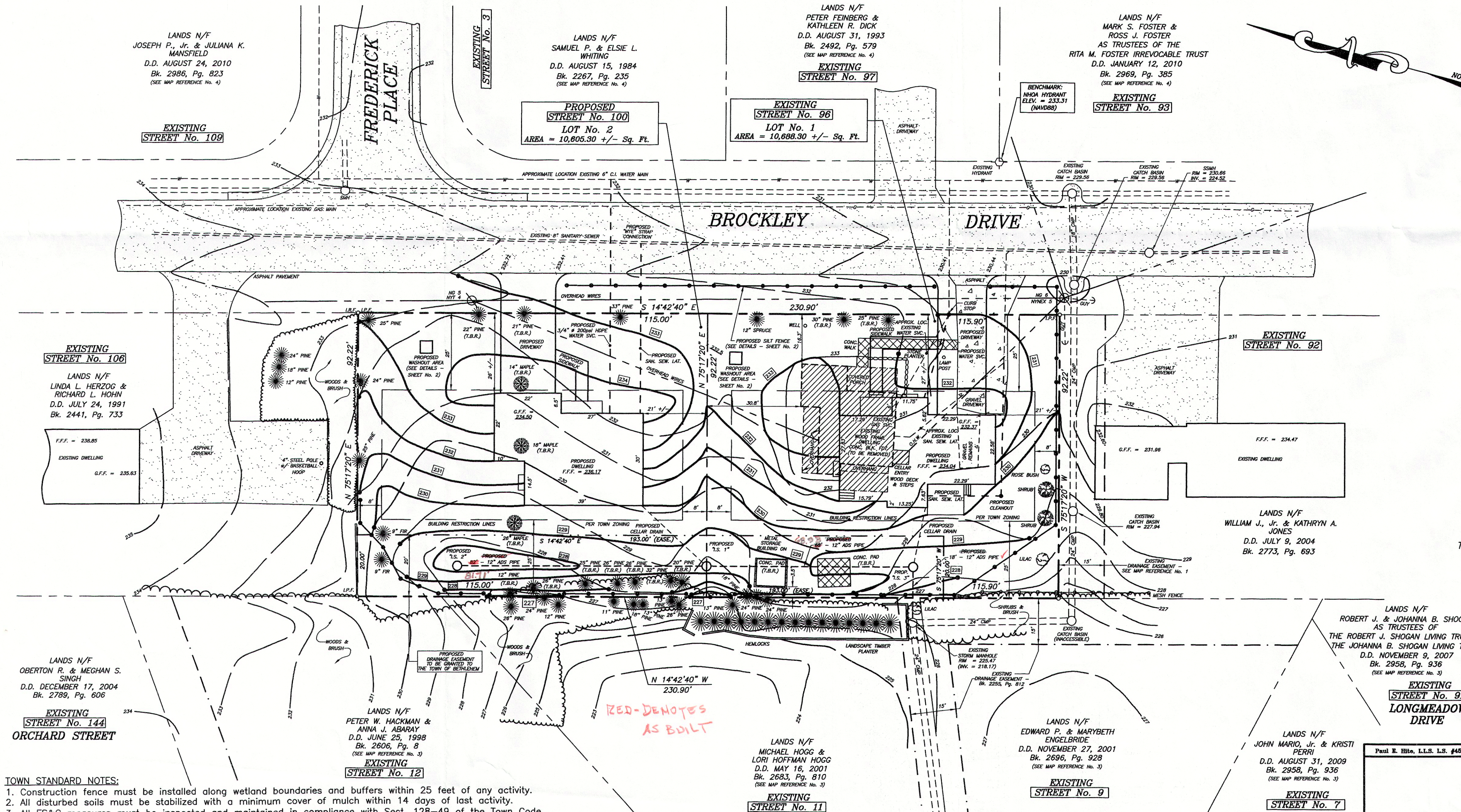
CERTIFIED TO:

1. James Dolder.

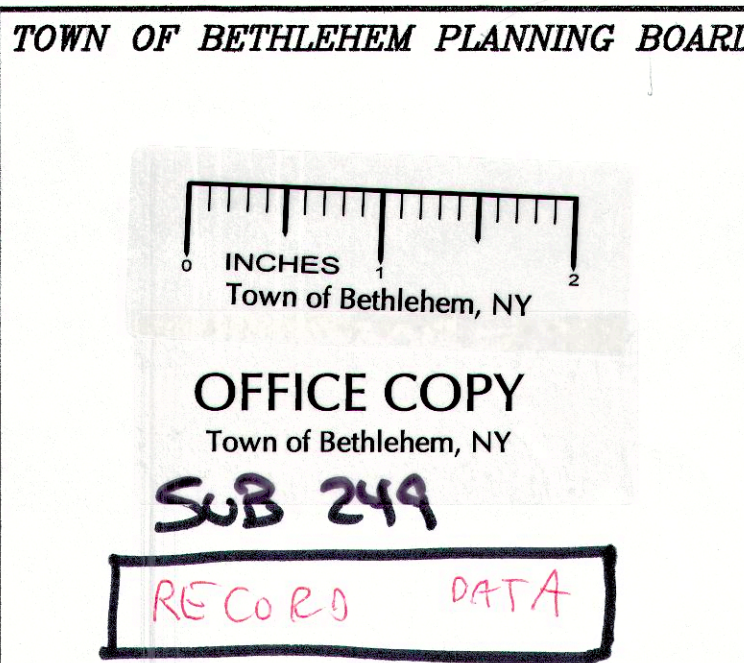


DEVELOPMENT NOTES:

1. Proposed Subdivision is located in "CR" (Core Residential) Zone.
2. Proposed Subdivision is located in Bethlehem Sewer District Extension 8.9.
3. Proposed Subdivision is located in Bethlehem Water District No. 1.
4. Proposed Subdivision is located in Bethlehem Central School District.
5. Proposed Subdivision is located in Slingerlands Fire District.
6. Existing St. No. 14 denotes existing Street Number.
7. Proposed St. No. 14 denotes proposed Street Number.
8. See Tax Map No. 85.13, Block 2, Parcel 15.
9. Proposed Subdivision consists of (2) Lots:
Lot 1 (Street No. 96 Brockley Drive) Area = 10,688.30 +/- Sq. Ft.
Lot 2 (Street No. 100 Brockley Drive) Area = 10,605.30 +/- Sq. Ft.
Total Area = 21,293.60 +/- Sq. Ft.
10. Proposed Lots meet all Zoning requirements for "CR" (Core Residential) Zone with the exception of Lot Depth (see Resolution AV-1113 dated September 7, 2011, granted by the Town of Bethlehem Zoning Board of Appeals).
11. Contours shown are based on USGS datum (NAVD 88), contour interval (1) foot.
12. a) denotes existing contour.
13. b) denotes proposed contour.
14. c) x 220.3 denotes existing elevation.
15. d) x 220.3 denotes proposed elevation.
16. denotes existing edge of woods.
17. denotes proposed silt fence - see details Sheet No. 2.
18. (T.B.R.) denotes To Be Removed.
19. C.O. denotes Cleanout.
20. Prior to any work in the Right-of-Way of Brockley Drive, the contractor shall obtain highway work permit from the Town Highway Superintendent.
21. Prior to any work on sanitary sewer or water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
22. All utilities to be installed in accordance with the Town Standard Details and Specifications. Prior to construction, the contractor shall obtain a set of these materials for use on the job.
23. Prior to any excavation, the contractor shall call Dig Safely New York two working days prior to any work to have underground utilities located in the field. Call 1-800-962-7962.
24. Contractor is responsible for notifying and coordinating with all respective utility companies prior to excavation. Contractor is also responsible for determining exact location and depth of all utilities before excavating.
25. No sump pump, roof drain, cellar drain or footing drain shall be connected to the sanitary sewer system.
26. No new highway is to be constructed.
27. Unless otherwise noted, the location and footprint configuration of proposed dwelling as shown on this plan are conceptual and are included for municipal review purposes. Actual building location may vary from what is shown. However, any substantial variation from what is shown, 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.
28. No building permit shall be issued for construction of a dwelling unit on either Lot 1 or Lot 2 until such time that the drainage facilities and easements as shown on the approved plat are installed and conveyed to the Town, or appropriate security acceptable to the Town has been provided to guarantee their installation.



RECORD OWNER/DEVELOPER -
JAMES DOLDER
96 BROCKLEY DRIVE
DELMAR, N.Y. 12054
TAX MAP 85.13, BLOCK 2, PARCEL 15



TOWN STANDARD NOTES:

1. Construction fence must be installed along wetland boundaries and buffers within 25 feet of any activity.
2. All disturbed soils must be stabilized with a minimum cover of mulch within 14 days of last activity.
3. All ES&C measures must be inspected and maintained in compliance with Sect. 128-49 of the Town Code.
4. All cut and fill slopes within the area of disturbance must have a maximum slope of 3:1 (H:V) or 33%.
5. All driveways and walkways constructed on the property must not exceed a maximum slope of 10%.
6. Final grading must ensure positive drainage away from the structure with a minimum slope of 1%.
7. Typically, Garage Finished Floor (GFF) is to be 18" above the existing roadway centerline elevation.
8. Notify the Engineering Division of any deviations in building location or grading from approved plans.

BRADSTREET COURT

REVISED: MARCH 9, 2012 - BEARINGS ALONG BOUNDARY LINES & EASEMENT LINES ADDED
REVISED: FEBRUARY 24, 2012 - REVISIONS PER TOWN OF BETHLEHEM DEPT. OF PUBLIC WORKS (ENG. DIV.) MEMO DATED JAN. 19, 2012 AND DEPT. OF ECONOMIC DEV. & PLANNING MEMO DATED FEB. 2, 2012 AND "CONDITIONAL APPROVAL OF FINAL PLAT" DOCUMENT DATED FEBRUARY 21, 2012

FINAL PLAT
PROPOSED (2) LOT SUBDIVISION
LANDS OF JAMES DOLDER
STREET No. 96
BROCKLEY DRIVE
TOWN OF BETHLEHEM

COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 20'
DATE:	JANUARY 9, 2012
DRAWN BY:	JAD MAP NO.: 545

MAP PREPARED BY:
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