TOWN OF BETHLEHEM STANDARD NOTES FOR PLANS

1. "All utilities to be installed in accordance with Town 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 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 a grading plan for each lot must be submitted to the Building Department for review and approval and 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. Some lots have areas designated as preserved Federal Wetlands as shown on this plat, 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."
8. "For all lots having preserved Federal 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 this plat. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities."
9. 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.
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.

1. Base mapping prepared by ABD Engineers & Surveyors from a September 2006 field survey.
2. Survey shown is subject to any subsurface easements, restrictions or conditions that exist, if any.
3. Underground utilities are shown from field location if possible. Others are shown from record data. Their exact location may be different from that as shown
4. This survey has been prepared in accordance with the code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors as last revised July 1997.
5. This survey was prepared without the benefit of an up to date abstract of title or title report and is subject to any statement of fact that such abstract of title or title report may reveal.
6. Elevations based on USGS datum.
7. The proposed number of lots = 104 (102 single family, 2 stormwater management areas).

PROPOSED 80' WIDE FUTURE ROW NOTE:

THE LEGENDS PRESERVE HOMEOWNERS ASSOCIATION, INC. IS TO CONVEY THE PROPOSED 80-FOOT WIDE FUTURE RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT TO THE TOWN OF BETHLEHEM UPON REQUEST BY THE TOWN AS PROVIDED IN THE AGREEMENT TO CONVEY PROPERTY, DATED _____. THIS AGREEMENT ENTITLES THE TOWN OR ITS DESIGNEE TO IMPROVE THE RIGHT OF WAY AREA BY BUILDING A PUBLIC ROADWAY, PATHS AND FACILITIES FOR BICYCLE AND/OR PEDESTRIAN TRAVEL, INSTALLING INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO WATER LINES, SEWER LINES, STORMWATER MANAGEMENT SYSTEMS, NATURAL GAS, ELECTRIC, CABLE TV, TELEPHONE AND INTERNET LINES, AND ANY OTHER IMPROVEMENTS THAT WOULD FACILITATE ACCESS OR IMPROVEMENT TO LANDS LOCATED DIRECTLY NORTH OF THE LEGENDS PRESERVE CONSERVATION SUBDIVISION.

OPEN SPACE, CONSERVATION LANDS & PRESERVATION AREA NOTES

1. THE DEED RESTRICTIONS/COVENANTS FOR THE PRESERVATION AREA PARCELS ARE FILED IN THE ALBANY COUNTY CLERK'S OFFICE UNDER LIBRE 3142, PAGE 412
2. THE DEED RESTRICTIONS/COVENANTS FOR THE OPEN SPACE/CONSERVATION PARCELS ARE FILED IN THE ALBANY COUNTY CLERK'S OFFICE UNDER LIBRE 3142, PAGE 412
3. THE PRESERVATION AREAS SHOWN HEREON ARE DEED RESTRICTED AREAS THAT SHALL REMAIN UNDEVELOPED LANDS BASED ON THE PROVISIONS OF THE ACOE. THE PRESERVATION AREAS SHALL BE DEDICATED TO LEGENDS PRESERVE HOMEOWNERS ASSOCIATION AND FILED AS PART OF THE HOMEOWNER'S OPERING PLAN WITH THE ATTORNEY GENERAL.
4. THE OPEN SPACE/CONSERVATION AREAS SHOWN HEREON ARE DEED RESTRICTED AREAS THAT SHALL REMAIN UNDEVELOPED LANDS, WITH THE EXCEPTION OF CONSTRUCTION OF TRAILS, WALKWAYS AND APPURTENANCES FOR PASSIVE RECREATION, INSTALLATION OF UNDERGROUND UTILITIES AND MAINTENANCE THEREOF, INCLUDING THE REMOVAL OF DEAD TREES. THE OPEN SPACE/CONSERVATION AREAS SHALL BE DEDICATED TO LEGENDS PRESERVE HOMEOWNERS' ASSOCIATION.
5. THE PRESERVATION AND OPEN SPACE/CONSERVATION RESTRICTIONS ARE TO BE INCORPORATED INTO THE HOMEOWNERS ASSOCIATION AGREEMENT, AND IMPLEMENTED AS RETRICTIVE COVENANTS ENFORCEABLE BY THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION ALONG WITH THE LEGENDS PRESERVE HOMEOWNERS ASSOCIATION. NOTICE OF SAID RESTRICTIONS AND THE RIGHT OF ENFORCEMENT SHALL BE GIVEN IN THE DEED TO EACH BUILDING LOT.
6. THE HOMEOWNERS ASSOCIATION SHALL BE COMPOSED OF ALL LOT OWNERS WITHIN THE SUBDIVISION, SAID OWNERS SHALL BE AFFORDED REASONABLE ACCESS TO AND USE OF THE OPEN SPACE/CONSERVATION AREAS AND PRESERVATION AREAS IN A MANNER AS DETERMINED BY THE HOMEOWNERS ASSOCIATION.
7. NO PORTION OF THE OPEN SPACE/CONSERVATION AREA LAND SHALL BE USED FOR ROADS, BUILDING LOTS, DRIVEWAYS, OR ANY PRINCIPAL OR ACCESSORY STRUCTURE, OR UTILITY STRUCTURE, EXCEPT FOR UTILITY LINES AND CONNECTIONS INSTALLED UNDERGROUND."
8. THE OPEN SPACE/CONSERVATION AREAS AND THE PRESERVATION AREAS SHALL BE OWNED, MAINTAINED AND MANAGED BY THE LEGENDS PRESERVE HOMEOWNERS ASSOCIATION SUBJECT TO THE TERMS OF THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS OF THE LEGENDS PRESERVE HOMEOWNERS ASSOCIATION.
9. UNIMPROVED NATURE TRAILS MAY BE CONSTRUCTED WITHIN THE PRESERVATION AREAS AND OPEN SPACE/CONSERVATION AREAS AS LONG AS THEY DO NOT INVOLVE ANY FILLING OR PIPING OF WETLANDS OR OTHER OF WATERS OF THE U.S., OR RESULT IN EROSION AND SEDIMENTATION THAT MAY IMPACT THOSE SURROUNDING WATERS. THE USE OF BOARDWALKS ARE ALLOWED TO CROSS WET AREAS AND STREAMS.

THIS SUBDIVISION IS PROPOSED AS A CONSERVATION SUBDIVISON PURSUANT TO §103-18 OF THE TOWN OF BETHLEHEM SUBDIVISION REGULATIONS. AS PER §103-18.8 OF SAID REGULATIONS AND CONDITIONAL APPROVAL OF FINAL PLAT CERTIFICATE NO. 257, THIS SUBDIVISION IS GOVERNED BY THE FOLLOWING AREA, YARD AND BULK REQUIREMENTS.

AREA/YARD/ BULK REQ.	SFH (LOTS 1-41) ABIGAIL CT. & JULIA ROSE CT.	SFH (LOTS 42-53) JESSICA LANE	TOWNHOME (LOTS 81-102) JOSHUA PLACE	TWNHOME (LOTS 54-60) JESSICA LANE	TWINHOME (LOTS 61-80) DAVID DRIVE
MIN. LOT SIZE	7,500SF	7,500SF	3,500SF	5,800SF	5,000SF
MIN. FRONT YARD	25	25	18	18	18
MIN. SIDE YARD (ONE SIDE)	8	8	0	0	0
MIN. SIDE YARD (2ND SIDE)	8	8	5	5	5
MIN. REAR YARD	20	20	20	15	15
MIN. HIGHWAY FRONTAGE	40	59	26	50	50
MIN. LOT DEPTH	100	100	100	95	95
MIN. LOT WIDTH	40	59	26	50	50
MAX. LOT COVERAGE	35%	35%	45%	40%	40%
MIN. YARD (ACCESSORY)	5	5	5	5	5

* 0-FEET FOR UNITS ON COMMON LINE

OPEN SPACE/CONSERVATION LANDS TO BE CONVEYED TO HOMEOWNER'S ASSOCIATION:
NOTE: THESE LANDS ARE SUBJECT TO DEED RESTRICTIONS IN ACCORDANCE WITH TOWN OF BETHLEHEM CONSERVATION SUBDIVISION REGULATIONS 103-18.

1. 0.73 AC
2. 2.96 AC
3. 0.07 AC
4. 1.56 AC
5. 0.07 AC
6. 0.17 AC
7. 1.14 AC
8. 1.02 AC
9. 0.17 AC
10. 0.65 AC
11. 1.70 AC
12. 0.01 AC
13. 0.34 AC

TOTAL 10.59 AC

PROPOSED 80' ALL PURPUSE EASEMENT AREA

14. 0.61 AC
15. 0.73 AC

TOTAL 1.34 AC

PRESERVATION AREAS TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION:
NOTE: THESE LANDS ARE SUBJECT TO USACOE DEED RESTRICTIONS AS MITIGATION FOR WETLAND IMPACTS ON THE PROJECT SITE.

1. 8.77 AC
2. 8.25 AC
3. 2.35 AC
4. 4.09 AC
5. 7.23 AC
6. 0.36 AC
7. 1.32 AC
8. 0.51 AC

TOTAL 32.88 AC

LEGEND

- JURISDICTIONAL WETLANDS
- JURISDICTIONAL LIMIT LINE
- (HOA) HOME OWNERS ASSOCIATION OPEN SPACE
- PRESERVATION AREA
- OPEN/ CONSERVATION AREA
- AREA TO BE DISTURBED
- DRAINAGE EASEMENT AREA
- (1) LOT NUMBER
- STREET NUMBER

SITE STATISTICS

TAX MAP ID: 98.00-1-10, 98.00-1-3.1

PARCEL ZONE: RA RESIDENTIAL-A

SITE AREA: 75.52± ACRES

OWNER/APPLICANT: LDM MANAGEMENT GROUP, INC. 7005 DUNNSVILLE ROAD ALTAMONT, NY 12009

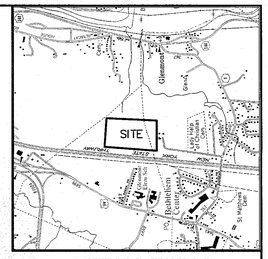
WETLAND:
AREA = 5.04± ACRES OUTSIDE OF STEEP SLOPES
AREA = 0.33± ACRES WITHIN STEEP SLOPE AREA

SEE SHEET 3 & 4 FOR LOT AND METES AND BOUNDS INFORMATION

TAX MAP NO. 98.00-1-10 98.00-1-3.1

TOWN OF BETHLEHEM, NEW YORK PLANNING DEPT. ORIGINAL - SCANNED - 0 1 INCHES 2

APPLICANT & OWNER: LDM MANAGEMENT GROUP, INC 7005 DUNNSVILLE ROAD ALTAMONT, NY 12007


SITE
Glenmore
Jolley Road
Bethlehem
Delaware River
Selkirk
Slingerlands
Voorheesville
Altamont
Guilderland
Knox
Berne
Westerlo
Rensselaerville
Coeymans
Ravena
Coxsackie
Greenville
Catskill
Cairo
Durham
Windham
Jewett
Hunter
Tannersville
Lexington
Saugerties
Woodstock
Shandaken
Olive
Marbletown
Rosendale
Esopus
Lloyd
Gardiner
Shawangunk
Wallkill
Plattekill
Marlborough
New Paltz
Gardiner
Rochester
Wawarsing
Ellenville
Napanoch
Kerhonkson
Pine Bush
Shawangunk
Cragsmoor
Pine Hill
Arkville
Fleischmanns
Margaretville
Andes
Bloomville
Delhi
Stamford
Hobart
Tremper Mt
Peekamoose Mt
Slide Mt
Cornell Mt
Panther Mt
Giant Mt
Rocky Mt
Indian Head Mt
Hunter Mt
Plateau Mt
Westkill Mt
Table Mt
Thomas Corners
Rensselaerville
Medusa
Berne
Alcove
Bethlehem
Selkins Corners
Slingerlands
Font Grove
Feura Bush
Elsmere
Delmar
Voorheesville
Altamont
Tivoli
Germantown
Red Hook
Rhinecliff
Kingston
Saugerties
Catskill
Hudson
Athens
Coxsackie
Ravena
Coeymans
Selkirk
Glenmont
Menands
Albany
Rensselaer
Castleton-on-Hudson
Stuyvesant
Valatie
Kinderhook
Chatham
Ancram
Copake
Hillsdale
Claverack
Livingston
Germantown
Clermont
Tivoli
Milan
Rhinebeck
Pine Plains
Millbrook
Amenia
Dover Plains
Wassaic
Millerton
Pawling
Dover Plains
Amenia
Millbrook
Pine Plains
Rhinebeck
Milan
Tivoli
Clermont
Germantown
Livingston
Claverack
Hillsdale
Copake
Ancram
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Kinderhook
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