NOTES:

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 and others may exist.
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 approx. USGS datum.
7. The proposed number of lots = 104 (102 single family, 2 stormwater management areas).

MAP REFERENCE:
MAP ENTITLED "MAP OF QUAIL HOLLOW – PROPERTY OF PAULSEN REALTY TRUST", MADE BY EDWARD W. BOUTELLE AND SON, C.E., DATED FEBRUARY 19, 1987 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON NOVEMBER 15, 1989 IN DRAWER NO. 172 AS MAP NO. 9029 AND FILED AS REVISED ON MARCH 7, 1991 IN DRAWER 172 AS MAP NO. 9315

LOTS NOTE:

LOTS SUBJECT TO A FUTURE 10–15 FT WIDE UTILITY EASEMENT ALONG THE ROAD RIGHT OF WAY TO NATIONAL GRID.

NO FENCES, STRUCTURES, OR CHANGE OF GRADING SHALL BE PERMITTED WITHIN ANY DRAINAGE/ACCESS EASEMENT LOCATED WITHIN THE LEGENDS PRESERVE CONSERVATION SUBDIVISION.

THIS SUBDIVISION IS PROPOSED AS A CONSERVATION SUBDIVISION PURSUANT TO §103–18 OF THE TOWN OF BETHLEHEM SUBDIVISION REGULATION, AS PER §103–18.B OF SAID REGULATIONS AND CONDITIONAL APPROVAL OF FINAL PLAT CERTIFICATE NO. ____. 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 LN.	TOWNHOME (LOTS 81–102) JOSHUA PLACE	TOWNHOME (LOTS 54–60) JESSICA LN.	TOWNHOME (LOT 61–80) DAVID DRIVE
MIN. LOT SIZE	7,500SF	7,500SF	3,900SF	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. HWY 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 (ACCY)	5	5	5	5	5

* 0–FEET FOR UNITS ON COMMON LINE

TYPICAL LOT LAYOUT
SINGLE FAMILY HOMES

SITE LOCATION MAP

LEGEND

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

OPEN SPACE/CONSERVATION LANDS TO BE CONVEYED TO HOMEOWNER'S ASSOCIATION:

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

PRESERVATION AREAS:

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

TYPICAL LOT LAYOUT
TWNHOME LOTS JESSICA LANE AND DAVID DRIVE

TYPICAL LOT LAYOUT
TOWNHOME LOTS JOSHUA PLACE

TAX MAP NO.
98.00–1–10
98.00–1–3.1

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

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

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
By direction of the Chairman, these drawings are hereby approved.
See sheet(s) 1 - 5 of 5
TOWN OF BETHLEHEM, NEW YORK
PLANNING DEPT. ORIGINAL
- SCANNED -
0 1 INCHES 2
CHAIRMAN, PLANNING BOARD

ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES
By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.
ALBANY COUNTY DEPT. OF HEALTH

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NO.	REVISION	BY	DATE
10.	FINAL STAMPED PLANS	TCA	6/1/15
9.	SURVEYING COMMENTS	TCA	2/18/15
8.	ENGINEERING COMMENTS	TCA	9/18/14
8.	PLANNING COMMENTS	TCA	7/16/14
7.	TOWN & TDE COMMENTS	TCA	7/9/14
6.	TOWN & TDE COMMENTS	TCA	3/31/14
5.	TOWN & TDE COMMENTS	TCA	12/6/13
4.	TOWN & TDE COMMENTS	RLT	8/14/13
3.	TOWN & A.C.O.E. COMMENTS	TCA	6/24/13
2.	TOWN & TDE COMMENTS	RLT	3/29/13
1.	PRELIMINARY PLANS	TCA	1/18/13

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

THOMAS C. ANDRESS, P.E.
N.Y.S. LICENSE NO. 61834

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TODD WESTERVELD, P.L.S.
N.Y.S. LICENSE NO. 50319

FINAL PLAT
LEGENDS PRESERVE
CONSERVATION SUBDIVISION
JOLLEY ROAD

TOWN OF BETHLEHEM | COUNTY OF ALBANY
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518–377–0315 Fax.518–377–0379

DATE: SEPTEMBER 24, 2012 | SCALE: 1"=50' | DWG. | SHEET OF