

- 1. Base mapping prepared by ABD Engineers & Surveyors from a September 2008 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).

LEGEND

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

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 PAGE
- 2. THE DEED RESTRICTIONS/COVENANTS FOR THE OPEN SPACE/CONSERVATION PARCELS ARE FILED IN THE ALBANY COUNTY CLERK'S OFFICE UNDER LIBRE PAGE
- 3. THE PRESERVATION AREAS SHOWN HEREON ARE DEED RESTRICTED AREAS THAT SHALL REMAIN UNDEVELOPED LANDS, WITH THE EXCEPTION OF THE PRESERVATION AREAS SHOWN HEREON. THE PRESERVATION AREAS SHALL BE DEDICATED TO LEGAL PRESERVE HOMEOWNERS ASSOCIATION AND FILED AS PART OF THE HOMEOWNERS OFFERING 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 RESTRICTIVE 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. THE HOMEOWNERS ASSOCIATION 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 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.

OPEN SPACE/CONSERVATION LANDS TO BE CONVEYED TO HOMEOWNERS 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. 2.98 AC
- 3. 0.07 AC
- 4. 1.36 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 PURPOSE EASEMENT AREA  
14. 0.61 AC  
15. 0.73 AC  
TOTAL 1.34 AC

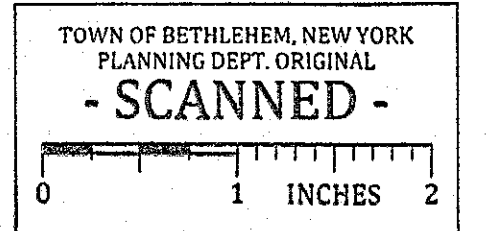
PRESERVATION AREAS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THESE LANDS ARE SUBJECT TO USUAGE DEED RESTRICTIONS AS MITIGATION FOR WETLAND IMPACTS ON THE PROJECT SITE.

THESE AREAS ARE ALSO SUBJECT TO DEED RESTRICTIONS IN ACCORDANCE WITH THE TOWN OF BETHLEHEM CONSERVATION SUBDIVISION REGULATIONS 103-18.

- 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

- JURISDICTIONAL WETLANDS
- JURISDICTIONAL LIMIT LINE
- (HOA) HOME OWNERS ASSOCIATION OPEN SPACE
- PRESERVATION AREA
- OPEN/ CONSERVATION AREA



PLANNING BOARD  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK  
By direction of the Chairman,  
These drawings are hereby approved.  
See sheet(s) 2 of 37  
for date and signature.

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

APPLICANT & OWNER:  
LDM MANAGEMENT GROUP, INC.  
7005 DUNSMITH ROAD  
ALBANY, NY 12207

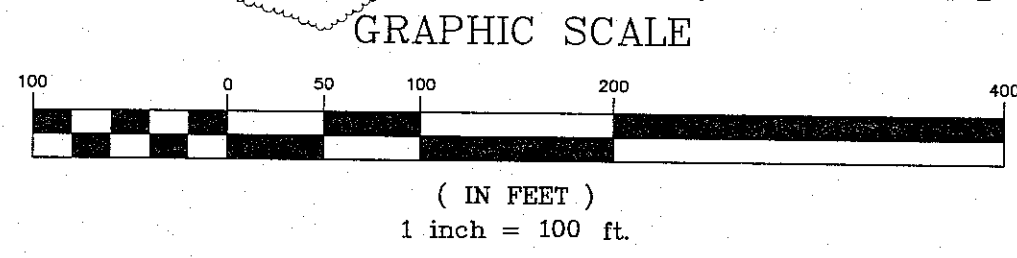
NO.	DATE	BY	REVISION
1	10/30/2013	TD	FINAL
2	10/30/2013	TD	SHOWN COMMENTS
3	10/30/2013	TD	REVISION
4	10/30/2013	TD	REVISION

PRESERVATION & OPEN SPACE/CONSERVATION AREAS PLAN  
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: OCT. 30, 2013 SCALE: 1"=100' DWG: 2013A.dwg SHEET OF



NYS THRUWAY