

NOTES:

1. Boundary & Topographic survey shown for this proposed subdivision prepared by Katerskill Associates, Cairo, NY and revised by Paul E. Hite, Licensed Land Surveyor, Delmar, NY.
2. Corner curve land swap shown for this proposed subdivision prepared by Paul Hite, Licensed Land Surveyor, Delmar, NY.
3. ACOE regulated wetland boundaries delineated by North Country Ecological Services, Gloversville, NY.
4. Wetlands continue off-site where delineated boundaries extend beyond the property boundary.
5. Boundaries of Federally Regulated Wetlands confirmed on-site by Mr. Andrew Dangler of the USACE on July 16, 2012 and by Jurisdictional Determination dated October 12, 2012.
6. The property being subdivided is located within 500' of a farm operation in Albany County Agricultural District #3 as per Albany County Right to Farm Law 2007.
7. The property being subdivided is located in the Residence A Zoning District, with the following requirements:

Min. Lot Area = 14,560 S.F.
Min. Lot Width = 100 FT.
Min. Lot Depth = 120 FT.
Maximum Height = 30 FT.
Maximum Lot Coverage = 20%

8. The property lies within the Town of Bethlehem Water District No. 1 and Sewer District, the Elsmere Fire District and the Bethlehem Central School District.

9. Total acreage = 5.60 acres, Tax Map # 86.00-1-3

Town of Bethlehem Standard Notes

1. All elevations shown are on USGS elevation base.
2. Prior to any work in the Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
3. Prior to any work on the Sanitary Sewer and Water, the Contractor shall obtain the necessary permits from the Town Department of Public Works.
4. Unless otherwise noted, the locations and footprint configurations of proposed dwellings 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, any substantial variation from what is shown on any lot, 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 for that lot.
5. All controlled fill shall be certified by a licensed soils Engineer, that placement of the material was done in a manner suitable for the construction of the road and installation of water main, storm sewers and sanitary sewers. To this end, no fill shall be placed in areas identified on these plans as controlled fill areas until the certifying soils engineer has been consulted.
6. For all lots that have areas designated as preserved Federal Wetlands as shown on the Final 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. All controlled fill shall be certified by a licensed soils Engineer, that placement of the material was done in a manner suitable for the construction of the road and installation of water main, storm sewers and sanitary sewers. To this end, no fill shall be placed in areas identified on these plans as controlled fill areas until the certifying soils engineer has been consulted.

7. For 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 the plat or Federal Wetland Map. Said plot plans shall note that further filling of wetlands may require authorization from Federal regulatory authorities.

8. No sump pump, roof drains, ceiling drains or footing drains shall be connected to the sanitary sewer system elevations shown on USGS elevation base.

9. The contractor shall call the U.P.F.O. (1-800-962-7962) two working days prior to any excavation to have underground utilities located in the field.

10. All grading to be 3:1 (Horizontal:Vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%.

NOTES:

10. The property has the following development capability:

5.60 acres = total site area
0.97 acres = Wetland #1
0.20 acres = Wetland #2
4.43 acres = Unconstrained Land

- 4.43 acres x 3 = 13.29 dwelling units
11. The "Limit of Building Envelope" line shown on lot 8 is intended to show the easterly limit of construction of the principal structure on this lot.
12. On the restricted property there shall be no clearing, burning, cutting or destroying of trees or vegetation, except removal or trimming of vegetation hazardous to person or property, or of timber downed or damaged due to disease or natural disaster.
13. No Building Permit shall be issued for construction of any new dwelling unit within this subdivision until such time the private sewer easements for the benefit of lot #178, lot #180, and lot #182 Rockefeller Road have been filed with the Albany County Clerk's Office.

SUBDIVISION VARIANCES:
The proposed subdivision consists of nine (9) lots, with area variances, as follows:

Lot #	ZBA Width Variance	Provided	ZBA Area Variance	Provided
1	78'	78'	11,405 sf	11,411 sf
2	78'	78'	11,407 sf	11,419 sf
3	78'	78'	11,407 sf	11,429 sf
4	78'	78'	11,482 sf	11,480 sf
5	88.3'	88.45'	12,741 sf	12,756 sf
6	72.3'	72.3'	12,247 sf	12,266 sf
7	n/a	107.7'	n/a	29,410 sf
8	n/a	242.73'	n/a	60,679 sf
9	89'	89'	n/a	74,427 sf

14. No Building Permit shall be issued for construction of any new dwelling unit within this subdivision until such time the private sewer easements for the benefit of lot #178, lot #180, and lot #182 Rockefeller Road have been filed with the Albany County Clerk's Office.

15. Boundaries of Federally Regulated Wetlands confirmed on-site by Mr. Andrew Dangler of the USACE on July 16, 2012 and by Jurisdictional Determination dated October 12, 2012.

16. The property being subdivided is located within 500' of a farm operation in Albany County Agricultural District #3 as per Albany County Right to Farm Law 2007.

17. The property being subdivided is located in the Residence A Zoning District, with the following requirements:

Min. Lot Area = 14,560 S.F.
Min. Lot Width = 100 FT.
Min. Lot Depth = 120 FT.
Maximum Height = 30 FT.
Maximum Lot Coverage = 20%

18. The property lies within the Town of Bethlehem Water District No. 1 and Sewer District, the Elsmere Fire District and the Bethlehem Central School District.

19. Total acreage = 5.60 acres, Tax Map # 86.00-1-3

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18. Total acreage = 5.60 acres, Tax Map # 86.00-1-3

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