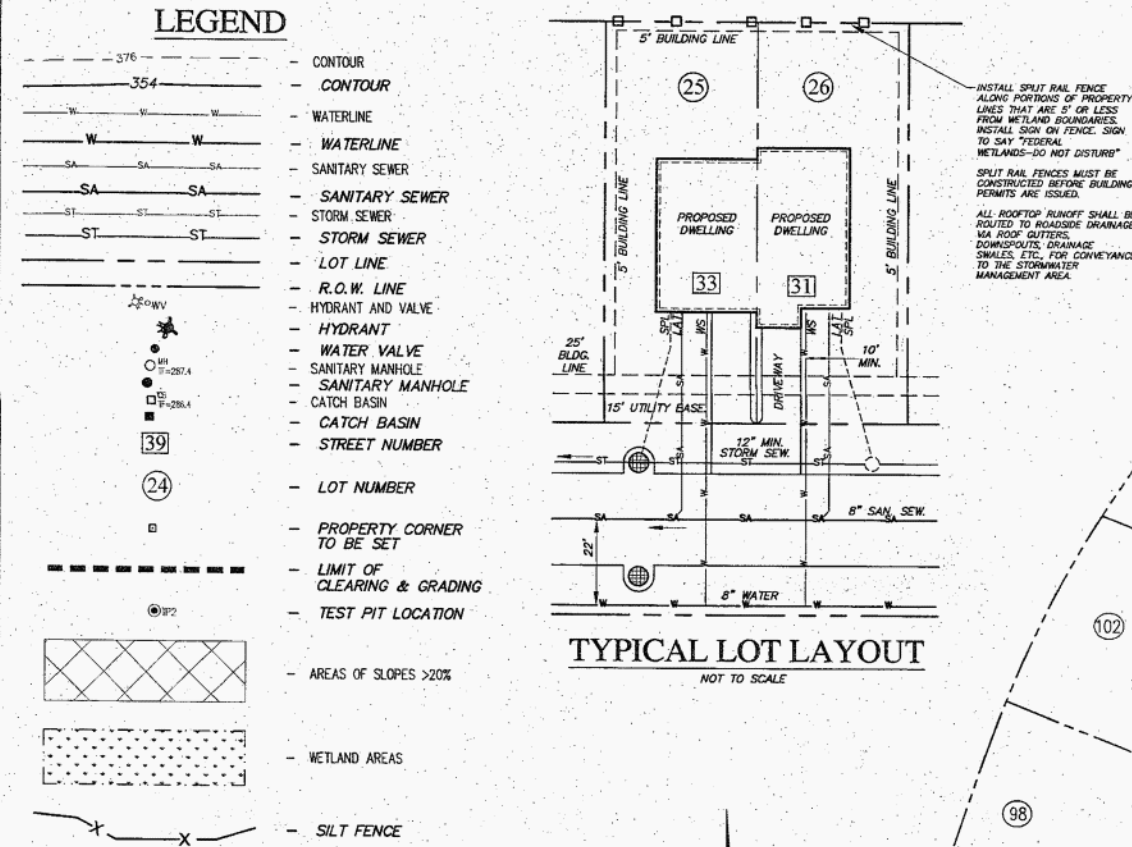




TEST PIT DATA:

TEST PIT #1	0-2.5 FT.	TOPSOIL
	2.5 FT.	WEATHERED SHALE
TEST PIT #2	0-2 FT.	TOPSOIL
	2 FT.	WEATHERED SHALE
TEST PIT #3	0-2 FT.	TOPSOIL
	2 FT.	WEATHERED SHALE

TEST PITS CONDUCTED ON SEPTEMBER 18, 2007

SURVEY NOTES:

- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- TAX MAP DESIGNATION: 121.04-3-8.1, 8.2 AND 8.2 THRU 103.
- WETLAND DELINEATION BOUNDARIES SHOWN HEREON WERE TAKEN FROM MAP REFERENCE (PER MAP REFERENCE). WETLANDS WERE DELINEATED IN THE FIELD AND VERIFIED BY NORTH COUNTRY ECOLOGICAL SERVICES. WETLAND AREA "C-77" DELINEATED IN THE FIELD BY NORTH COUNTRY ECOLOGICAL SERVICES ON APRIL 3, 2008.
- ELEVATION DATUM BASED UPON MAP REFERENCE.

NOTE:

BOUNDARY AND TOPOGRAPHIC INFORMATION HEREON DOES NOT REFLECT AN ACTUAL FIELD SURVEY PERFORMED BY ADVANCE ENGINEERING & SURVEYING, PLLC. (SEE MAP REFERENCE NOTE)

MAP REFERENCE:

- TRINITY MANOR SUBDIVISION, PHASE 5, FINAL PLAT, REUTTER DRIVE, TOWN OF BETHELEHEM, COUNTY OF ALBANY, NEW YORK, DATED MAY 15, 2008, LATEST REVISED DECEMBER 20, 2010, PREPARED BY L. SIPHERLY & ASSOCIATES AND FILED IN THE ALBANY COUNTY CLERKS OFFICE ON MARCH 14, 2011 AS DOC. #10849452.

BUILDABLE YIELD:

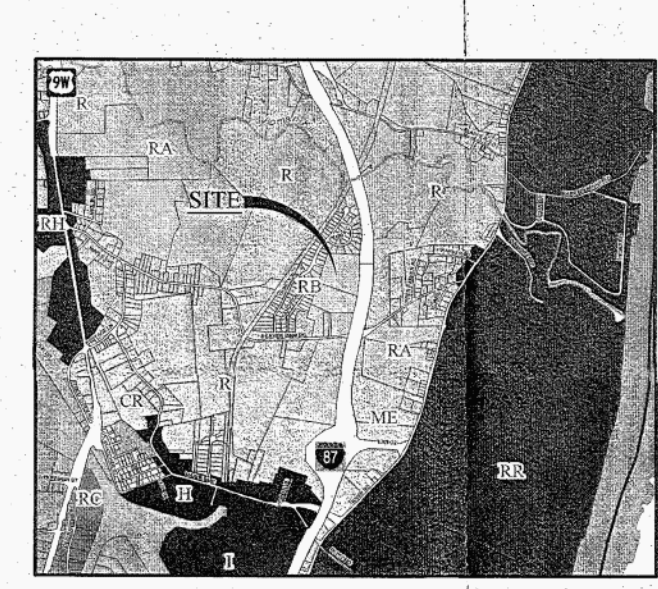
T=(H+F+S+U)
SITE AREA (T) = 17.33 AC.
WETLANDS (W) = 1.32 AC.
FLOOD AREA (F) = 0.0 AC.
SLOPE AREA (S) = 0.6 AC.
PUBLIC IMPROVEMENT AREA (U) = 65,479 SF (1.50 AC.)
ROADWAY LENGTH = 1,150 LF
DETENTION BASIN AREA = 20,013 SF
BUILDABLE YIELD = 17.33-(1.32+0.6+1.50) = 13.91 AC.
DENSITY PER RA ZONE = 3 UNITS/ACRE
3 X 13.91 = 41 UNITS
DENSITY PROVIDED = 30 THIN HOMES (30 LOTS)
MINIMUM OPEN SPACE = 40% OF BUILDABLE YIELD
= 40% X 13.91 = 5.56 AC.
OPEN SPACE PROVIDED = 12.29 AC.

THIS SUBDIVISION HAS BEEN APPROVED AS A CONSERVATION DEVELOPMENT UNDER THE TOWN OF BETHELEHEM SUBDIVISION REGULATIONS, AS PER SECTION 10.1 OF THE FINAL PLAT CERTIFICATE NO. 261 CF, 08/19/2014. THE SUBDIVISION IS GOVERNED BY THE FOLLOWING AREA, YARD & BULK REQUIREMENTS:

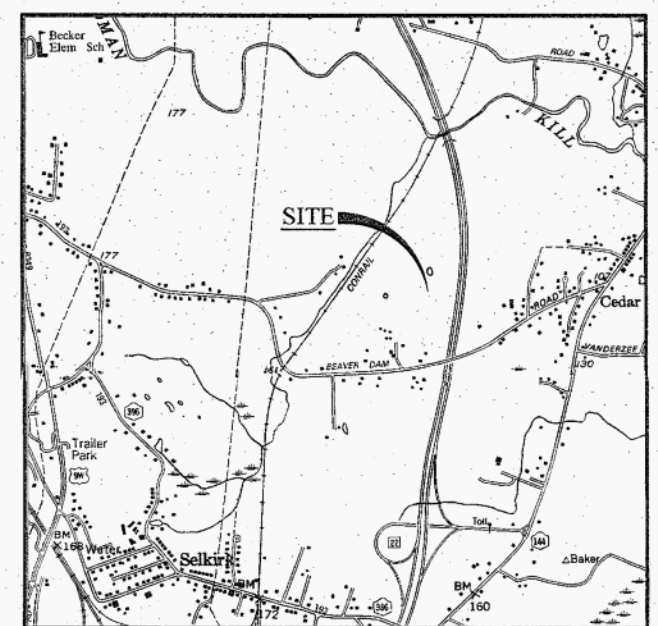
AREA/YARD/BULK REQUIREMENTS	STANDARD
MIN. LOT SIZE	2,750 SF
MIN. FRONT YARD PL./CL.	25'/50'
MIN. SIDE YARD (ONE SIDE)	0'
MIN. SIDE YARD (SECOND SIDE)	0'
MIN. REAR YARD	5'
MIN. HIGHWAY FRONTAGE	21'
MIN. LOT DEPTH	44'
MIN. LOT WIDTH	27.5'
MIN. LOT COVERAGE	40%
MIN. YARD/ACCESSORY STRUCT.	5'

OWNER/APPLICANT/DEVELOPER:

ROSEWOOD HOME BUILDERS LLC
1202 TROY SCHENECTADY ROAD
LATHAM, N.Y. 12110



ZONING MAP
SCALE: 1" = 1000'



SITE LOCATION MAP
SCALE: 1" = 2000'

NOTES:

- THE PROPERTY LIES WITHIN AN RA ZONING DISTRICT.
- THE PROPERTY LIES WITHIN THE CEDAR HILL WATER DISTRICT EXTENSION.
- THE PROPERTY LIES WITHIN THE RAVEN/COYMANS SCHOOL DISTRICT.
- THE PROPERTY LIES WITHIN THE SELKIRK FIRE DISTRICT.
- EXISTING BUILDINGS ON ADJACENT PROPERTIES SHOWN FROM MAP REFERENCE.
- PROPERTY IS PROPOSED AS A CONSERVATION SUBDIVISION BASED UPON A CONVENTIONAL SUBDIVISION DENSITY.
- THE EXISTING RESOURCES, INCLUDING WOODED AREAS, WETLANDS AND GRASSLANDS, WITHIN THE "OPEN SPACE/CONSERVATION LANDS", SHALL BE PRESERVED PERMANENTLY THROUGH THE USE OF A RESTRICTIVE COVENANT.
- ALL PROPOSED WATER MAINS TO BE 8" D.I.P. CLASS 52.
- ALL PROPOSED SANITARY SEWER TO BE 8" PVC SDR 26, ASTM D-3034.
- ALL PROPOSED STORM SEWER TO BE HIGH DENSITY POLYETHYLENE (HDPE) OR GALVANIZED CORRUGATED METAL, FULLY COATED WITH PAVED INVERT (GAUGE PER TOWN STANDARD SPECIFICATIONS).
- ALL ROAD AND UTILITY WORK TO BE IN ACCORDANCE WITH TOWN STANDARD DETAILS.
- THE PROPERTY LIES WITHIN SEWER DISTRICT EXTENSION 32.
- THE PROPERTY LIES WITHIN THE TRINITY MANOR PHASE 5 DRAINAGE DISTRICT.

STANDARD NOTES

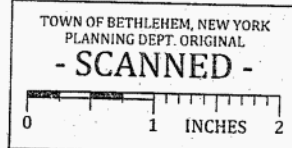
- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE MATERIALS FOR USE ON THE JOB.
- ALL ELEVATIONS SHOWN ARE ON UGSS ELEVATION BASE.
- PRIOR TO ANY WORK IN THE TOWN OF BETHELEHEM RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
- UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONTRIBUTIONS OF PROPOSED DWELLINGS AND ASSOCIATED LOT GRADING IS 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. HOWEVER, IN NO EVENT SHALL GRADING ACTIVITY EXTEND BEYOND THE LIMITS OF CLEARING AND GRADING WITHOUT PRIOR AUTHORIZATION FROM THE TOWN.
- ANY LOT THAT HAS A PROPOSED HOUSE LOCATION OR BUILDING ENVELOPE THAT IS LOCATED ON THE DOWNHILL SIDE OF THE SLOPE SETBACK LINE SHALL BE REQUIRED TO HAVE A SITE SPECIFIC SOILS REPORT SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THAT LOT. FOR FURTHER DETAILS SEE TOWN OF BETHELEHEM SOIL NOTES (CONTAINED ON THE GRADING PLAN SHEET 4).
- ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE.
- THE CONTRACTOR SHALL CALL THE U.P.O. (1-800-962-7062) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE THE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
- STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHELEHEM.
- NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

OPEN SPACE/CONSERVATION LANDS NOTES

- THE DEED RESTRICTION FOR THE OPEN SPACE PARCEL IS FILED UNDER LIBER _____ PAGE _____.
- THE OPEN SPACE AREAS SHOWN HEREON ARE DEED RESTRICTED AREAS THAT SHALL REMAIN AS UNDEVELOPED LANDS, WITH THE EXCEPTION OF CONSTRUCTION OF TRAILS, WALKWAYS, AND APPURTENANCES FOR PASSIVE RECREATION, INSTALLATION OF UNDERGROUND UTILITIES, AND MAINTENANCE OF THE AREAS INCLUDING THE REMOVAL OF DEAD TREES. OPEN SPACE/CONSERVATION LANDS SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION (HOA).
- LANDS OUTSIDE THE LIMITS OF THE RESIDENTIAL LOTS AND SHOWN AS "OPEN SPACE/CONSERVATION LANDS" SHALL BE UNDER THE OWNERSHIP, MAINTENANCE AND MANAGEMENT OF THE HOMEOWNERS ASSOCIATION. THE AREA SHALL BE PRESERVED AS A FOREVER WILD AREA, RESTRICTING ANY TYPE OF CONSTRUCTION OR CHANGE, EXCEPT FOR UTILITY LINES AND CONNECTIONS INSTALLED UNDERGROUND, AND ALLOWING PASSIVE RECREATION (HUNTING TRAILS). THE OPEN SPACE RESTRICTIONS ARE TO BE INCORPORATED INTO THE HOMEOWNERS ASSOCIATION AGREEMENT AND DEED TO THE OPEN SPACE LAND, AND IMPLEMENTED AS RESTRICTIVE COVENANTS ENFORCEABLE BY THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION. ALSO, NOTICE OF SAID RESTRICTIONS AND THE RIGHT OF ENFORCEMENT SHALL BE GIVEN IN THE DEED TO EACH BUILDING LOT.
- THE HOMEOWNERS ASSOCIATION SHALL BE COMPOSED OF ALL LOT OWNERS WITHIN THE SUBDIVISION. SAID OWNERS SHALL HAVE REASONABLE ACCESS TO AND USE OF THE OPEN SPACE/CONSERVATION LANDS IN A MANNER AS DETERMINED BY THE HOMEOWNERS ASSOCIATION.
- NO PORTION OF THE OPEN SPACE/CONSERVATION LANDS SHALL BE USED FOR ROADS, BUILDING LOTS, UTILITY STRUCTURES, DRIVEWAYS, OR ANY PRINCIPAL OR ACCESSORY STRUCTURE, EXCEPT FOR UTILITY LINES AND CONNECTIONS INSTALLED UNDERGROUND.
- THE OPEN SPACE/CONSERVATION LANDS SHALL BE OWNED AND MANAGED BY TRINITY MANOR PHASE 5 HOMEOWNERS ASSOCIATION, INC. SUBJECT TO THE TERMS OF THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND BY-LAWS OF TRINITY MANOR PHASE 5 HOMEOWNERS ASSOCIATION.
- THE OPEN SPACE/CONSERVATION LANDS SHALL BE MANAGED BY BOARD OF DIRECTORS OF THE TRINITY MANOR PHASE 5 HOMEOWNERS ASSOCIATION, INC. OR OUTSIDE MANAGEMENT COMPANY ENGAGED BY SAID BOARD OF DIRECTORS.

WETLAND NOTES:

- FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY PROTECTED WETLANDS, 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 PREVIOUSLY EXIST OR AS A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
- 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 THE PLAT OR FEDERAL WETLANDS MAP. SAID PLOT PLANS SHALL NOTE THAT FURTHER FILLING OF WETLANDS IS DEED RESTRICTED AND REQUIRES AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.
- WETLAND DELINEATION BOUNDARIES SHOWN HEREON ARE PER MAP REFERENCE AND AS PER MAP REFERENCES WERE DELINEATED IN THE FIELD AND VERIFIED BY NORTH COUNTRY ECOLOGICAL SERVICES. WETLAND AREA "C-77" DELINEATED IN THE FIELD BY NORTH COUNTRY ECOLOGICAL SERVICES ON APRIL 3, 2008.
- WETLAND "B" AND WETLAND "C" RESTRICTED FOR NO DISTURBANCE.



PLANNING BOARD TOWN OF BETHELEHEM

ALBANY COUNTY DEPT. OF HEALTH

FINAL PLAT APPROVAL

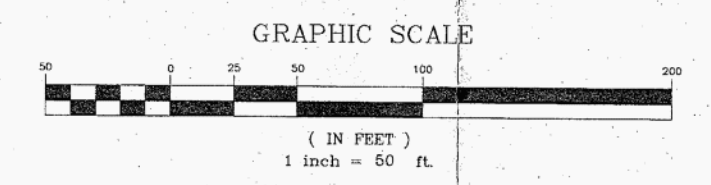
WHEN SIGNED BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT

SIGNED: [Signature]

TITLE: [Blank]

DATE: 10/22/2014

SEE ALSO CONSERVATION DEVELOPMENT CERTIFICATE NO. 261 CF, 08/19/2014



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

NO.	BY	DATE	REVISION
	APPRO.		
	REVISION		

NO.	DATE	REVISION
A	12/16/13	ISSUED FOR REVIEW
B	3/17/14	REVISED PER TOWN COMMENTS DATED 2/11/14
C	5/24/14	REVISED PER TOWN COMMENTS DATED 5/6/14
D	7/24/14	REVISED PER TOWN COMMENTS DATED 6/13/14

Design of: ADVANCE ENGINEERING & SURVEYING, PLLC

CONSULTING IN - CIVIL & ENVIRONMENTAL ENGINEERING

LAND SURVEYING & DEVELOPMENT

COMMERCIAL AND RESIDENTIAL

11 HERBERT DRIVE, LATHAM, N.Y. 12110

PHONE: (518) 999-3072

TRINITY MANOR SUBDIVISION PHASE 5 - RESUBDIVISION 1 FINAL PLAT

TOWN OF BETHELEHEM

COUNTY OF ALBANY

DATE: NOVEMBER 2013

SCALE: 1" = 50'

SHEET 3 OF 8

SUB

3 OF 8

Certificate 261 CF 08/19/2014