

LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED SETBACK
ADJACENT PROPERTY LINE
PROPOSED EASEMENT
EXISTING TREELINE
EXISTING HYDRANT
EXISTING UTILITY POLE
EXISTING SIGN
EXISTING CATCH BASIN
EXISTING SANITARY MANHOLE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATERMAIN
EXISTING OVERHEAD WIRE
WETLAND BOUNDARY
PROPOSED OPEN SPACE
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY MAIN
PROPOSED WATER MAIN
PROPOSED STORM SEWER
PROPOSED RAIN GARDEN
LOT MAY ACCOMMODATE SIDE LOADING GARAGE

Albany County Clerk Filing Receipt
Date/Time: 03/02/2016 12:12:20 PM
Receipt #: 20160028471
Rec'd From: Newell Place
Instrument #: 13221 (D172) / Map / Parcel 97.00-1-11.1

Albany County Clerk Filing Receipt
Date/Time: 03/01/2016 11:25:23 AM
Receipt #: 20160028091
Instrument #: R2016-4645 / Deed, Agreement / 13 pages / Convey
Instrument #: R2016-4646 / Deed, Agreement / 14 pages / DRCs
Instrument #: R2016-4647 / Deed, Agreement / 4 pages / Trees

TAX MAP ID BETHLEHEM: 97.00-1-11.1

PARCEL ZONE:
RESIDENTIAL-A

SITE AREA
53.91 +/- ACRES

APPLICANT/OWNER
THOMAS & VALERIE NEWELL
25 WEMPLE ROAD
GLENMONT, NY 12077

BASE DENSITY = 89 UNITS MAX.

NOTE: THE PERMITTED BASE DENSITY (89 UNITS) IS BASED UPON A CONVENTIONAL SUBDIVISION LAYOUT AS PER SEC. 103-18.6 OF THE BETHLEHEM TOWN CODE.

(10) PROPOSED COTTAGE STYLE SINGLE FAMILY
(10) CONVENTIONAL / STANDARD SINGLE FAMILY
(1) EX. CONVENTIONAL / STANDARD SINGLE FAMILY
(51) TOTAL DWELLINGS

PROPOSED BUILDING LOTS 1-40 (COTTAGE STYLE SINGLE FAMILY)
MINIMUM LOT SIZE: 6,900 SF
MINIMUM FRONT YARD: 20 FT (FROM ROW LINE)
MINIMUM SIDE YARD: 10 FT
MINIMUM REAR YARD: 10 FT
MINIMUM HIGHWAY FRONTAGE: 45 FT
MINIMUM LOT DEPTH: 100 FT
MINIMUM LOT WIDTH: 50 FT
MAXIMUM LOT COVERAGE: 35%
MINIMUM SIDE/REAR YARD / ACCESSORY STRUCTURE: 5 FT

PROPOSED BUILDING LOTS 41-50, & 51 (CONVENTIONAL / STANDARD SINGLE FAMILY)
MINIMUM LOT SIZE: 24,916 SF
MINIMUM FRONT YARD: 35 FT (FROM ROW LINE)
MINIMUM SIDE YARD: 10 FT
MINIMUM REAR YARD: 25 FT
MINIMUM HIGHWAY FRONTAGE: 70 FT
MINIMUM LOT DEPTH: 120 FT
MINIMUM LOT WIDTH: 100 FT
MAXIMUM LOT COVERAGE: 20%
MINIMUM SIDE/REAR YARD / ACCESSORY STRUCTURE: 5 FT

LOTS 1, 12, 15, 23, & 29 PROVIDE MAY ACCOMMODATE SIDE LOAD GARAGES

PROPOSED ROADWAY = 2,977 LF

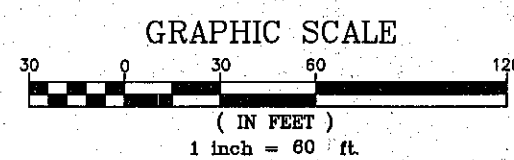
UNCONSTRAINED LAND:
U = T - (W + F + S)
U = 53.91 - (1.56 + 0 + 1.35) = 51.0 ± ACRES
BY = U x 3 DU/ACRE
BY = (51.0) x 3 = 153 ± DWELLING UNITS

A MINIMUM OF 40% OF THE TOTAL ACREAGE, LESS CONSTRAINED LANDS PLUS LANDS REQUIRED FOR PUBLIC IMPROVEMENTS, WITHIN THE PARCEL WILL BE DEED RESTRICTED OPEN SPACE.

REQUIRED OPEN SPACE
I = PUBLIC IMPROVEMENTS (7.34 AC ROADWAY, 3.9 AC STORM PONDS)

T = (W + F + S) x 0.40 = 0S
53.91 - (1.56 + 0 + 1.35 + 11.24) x 0.40 = 15.90 ± ACRES

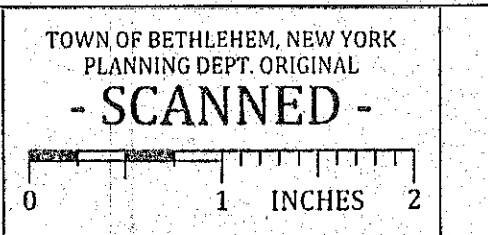
OPEN SPACE PROVIDED
AREA 1 = 0.89 ACRES
AREA 2 = 4.84 ACRES
AREA 3 = 10.27 ACRES
TOTAL = 16.00 ± ACRES



- TOWN OF BETHLEHEM STANDARD NOTES:
- 1) THIS SUBDIVISION IS LOCATED WITHIN AN RA ZONING DISTRICT, THE BETHLEHEM SEWER DISTRICT, BETHLEHEM WATER DISTRICT NO. 1, ELSMERE FIRE DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.
 - 2) ALL PROPOSED STREET RIGHT-OF-WAY IS 50 FT WIDE AND WILL BE CONVEYED TO THE TOWN OF BETHLEHEM.
 - 3) ALL CONSTRUCTION AND UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
 - 4) ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
 - 5) ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
 - 6) PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
 - 7) PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
 - 8) UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS, RAIN GARDENS 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.
 - 9) 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 THE 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 UNLESS THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
 - 10) THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-982-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE STREET RIGHT-OF-WAY UTILITIES LOCATED IN THE FIELD.
 - 11) STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
 - 12) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
 - 13) FOR ALL LOTS HAVING FEDERAL WETLANDS, SUCH WETLANDS SHALL BE NOTED IN THE DEEDS OF THE LOTS AND SHOWN ON THE LOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE FINAL PLAT. SAID PLAT NOTICES AND DEED NOTICE SHALL NOT BE THERE SHALL BE NO FURTHER FILLING OF WETLANDS OR OTHER DISTURBANCE WITHOUT PRIOR CONTACT AND AUTHORIZATION FROM US ARMY CORPS OF ENGINEERS. THIS APPLIES TO LOTS 6, 41-44, 46 & 49.
 - 14) SEE TOWN OF BETHLEHEM SOILS INFORMATION ON THE GRADING PLAN FOR DEED NOTICE AND BUILDING PERMIT REQUIREMENTS RELATED TO SOILS AND SLOPES ON CERTAIN LOTS IN THIS SUBDIVISION.
 - 15) LOTS 1-15, 23-36 INCLUDE A RAIN GARDEN. EACH RAIN GARDEN SHALL BE A MINIMUM OF 100 SF IN AREA AND CAPTURE RUNOFF FROM A MINIMUM OF 1,000 SF OF ROOFTOP AREA. RAIN GARDENS TO BE CONSTRUCTED PER THE DETAIL AND ASSOCIATED NOTES PROVIDED ON SHEET 22. THESE PRACTICES SHALL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION PER THE GUIDELINES OUTLINED IN THE O & M MANUAL AND INDIVIDUAL DEEDS. EASEMENTS REQUIRED FOR ALL LOTS CONTAINING RAIN GARDENS TO ALLOW ACCESS FROM THE ROAD FOR THE HOA TO MAINTAIN THE RAIN GARDEN.
 - 16) TREE PROTECTION/DEED RESTRICTED AREA PROVIDED FOR LOTS 34 - 40 (6 TWINFLOWER COURT/105 HONEYSUCKLE WAY AND 8, 12, 14, 16, 18, 20 TWINFLOWER COURT) AND LOT 1 (106 HONEYSUCKLE WAY) ALONG WEMPLE ROAD LANDSCAPE AREA TO PROHIBIT FUTURE PROPERTY OWNERS FROM REGRADING OF THE LANDSCAPE BERM AND CLEARING, CUTTING OR DESTROYING OF TREES OR VEGETATION, EXCEPT REMOVAL OR TRIMMING OF VEGETATION HAZARDOUS TO PERSON OR PROPERTY, OR OF TREES DOWNED OR DAMAGED DUE TO DISEASE OR NATURAL DISASTER. THE DEED RESTRICTIONS/COVENANTS FOR THE TREE PROTECTION AREA IS FILED IN THE ALBANY COUNTY CLERK'S OFFICE UNDER LIBRE PAGE.

AGRICULTURAL DISTRICT NOTE:
PROPOSED SUBDIVISION SHOWN HEREON IS LOCATED WITHIN 500 FEET OF EXISTING AGRICULTURAL DISTRICT NO. 3. PROPERTIES INCLUDE: (97.00-1-9 & 97.00-1-10) N/F JAY HAROLD JAKOVIC, IN ACCORDANCE WITH THE ALBANY COUNTY RIGHT TO FARM LAW, PRIOR TO THE SALE, PURCHASE, OR EXCHANGE OF REAL PROPERTY PARTIALLY, WHOLLY OR WITHIN 500 FEET OF AN EXISTING AGRICULTURAL DISTRICT, THE PROSPECTIVE GRANTOR SHALL DELIVER TO THE PROSPECTIVE GRANTEE A NOTICE, WHICH STATES THE FOLLOWING: IT IS THE POLICY OF THIS STATE, COUNTY, AND COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY AND/OR UNIT THEY ARE ABOUT TO ACQUIRE LIES WITHIN 500 FEET OF AN EXISTING AGRICULTURAL DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THAT DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

- OPEN SPACE NOTES:
- A) THE DEED RESTRICTIONS/COVENANTS FOR THE OPEN SPACE PARCELS ARE FILED IN THE ALBANY COUNTY CLERK'S OFFICE UNDER LIBRE PAGE Instrument # R2016-4646
- B) THE OPEN SPACE / CONSERVATION AREAS SHOWN HEREON ARE DEED RESTRICTED AREAS THAT SHALL REMAIN UNDEVELOPED LANDS WITH THE EXCEPTION OF ACTIVE AGRICULTURAL AND FORESTRY USE AND CONSTRUCTION OF TRAILS, WALKWAYS AND APPURTENANCES FOR PASSIVE RECREATION, INSTALLATION OF UNDERGROUND UTILITIES, AND MAINTENANCE THEREOF, INCLUDING THE REMOVAL OF DEAD TREES.
- C) THE OPEN SPACE / CONSERVATION AREAS SHOWN HEREON SHALL BE OWNED, MAINTAINED AND MANAGED BY THE INDIVIDUAL PROPERTY OWNER OF LOT 48-112 EGMONT COURT. THE AREA SHALL BE PRESERVED AS A FOREVER WILD AREA RESTRICTING ANY TYPE OF CONSTRUCTION OR CHANGE EXCEPT AS INDICATED IN NOTE B ABOVE. THE OPEN SPACE RESTRICTIONS ARE TO BE INCORPORATED INTO THE DEED OF THE PARCELS, AND IMPLEMENTED AS RESTRICTIVE COVENANTS ENFORCEABLE BY THE INDIVIDUAL LOT OWNERS WITHIN THE SUBDIVISION. NOTICE OF SAID RESTRICTIONS AND THE RIGHT OF ENFORCEMENT SHALL BE GIVEN IN THE DEED TO EACH BUILDING LOT.
- D) 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. TEMPORARY GRADING OF OPEN SPACE LANDS LOCATED ADJACENT TO THE LANDS TO BE RESERVED FOR THE POTENTIAL CREATION OF NORTH-SOUTH COLLECTOR ROAD IS PERMITTED AT THE TIME THE NORTH SOUTH COLLECTOR ROAD IS CONSTRUCTED.



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 HEALTH DEPARTMENT APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL

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

SIGNED: *[Signature]*
TITLE: *[Signature]*
DATE: 1/29/2016
Cert 266 of 814/115, Cert 266 of 1/5/2016

BETHLEHEM PLANNING BOARD APPROVAL

NO.	DATE	REVISIONS	BY
6	11/15/15	REVISED PER TOWN COMMENTS	PJY
5	10/15/15	REVISED PER TOWN COMMENTS	PJY
4	8/13/15	REVISED PER TOWN & TDE COMMENTS	PJY
3	6/19/15	REVISED PER TOWN & TDE COMMENTS	PJY
2	3/5/15	REVISED PER TOWN & TDE COMMENTS	PJY
1	9/23/14	REVISED PER TOWN & TDE COMMENTS	PJY
NO.	DATE	REVISIONS	BY

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FINAL PLAT A
NEWELL PLACE
WEMPLE ROAD
TOWN OF BETHLEHEM
ALBANY COUNTY STATE OF NEW YORK

DATE: JUNE 5, 2014
CHECKED BY: DPT
JOB NO. 11-038
SCALE: 1" = 60'

DRAWN BY: PJY
CADD FILE: 110380DF

SHEET 5 OF 27