

SITE LOCATION MAP SCALE: N.T.S.

DEED REFERENCE:

1) CONVEYED BY GEORGE H. WALDENMAIER AS EXECUTOR OF THE ESTATE OF CHARLES J. WALDENMAIER, SR. TO GEORGE H. WALDENMAIER, CHARLES J. WALDENMAIER, JR., TRUDIE J. WALDENMAIER AND MICHAEL F. WALDENMAIER BY DEED DATED OCTOBER 20, 2003 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEBRUARY 9, 2004 IN LIBER 2758 OF DEEDS AT PAGE 348.

MAP REFERENCES:

- 1) MAP ENTITLED "HASMEL FARMS SUBDIVISION, PREPARED FOR R.S. ASSOCIATES" AS PREPARED BY THE STANDARD ENGINEERING CORPORATION ON OCTOBER 13, 1995 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEBRUARY 3, 1997 IN DRAWER NO. 172 AS MAP NO. 10378.
2) MAP ENTITLED "MAP OF LAURALANA HEIGHTS, SECTION NO. 1, PROPERTY OF HARRY MICHELSON", AS PREPARED BY EDWARD W. BOUTELLE & SON, CIVIL ENGINEERS & SURVEYORS ON DECEMBER 3, 1966 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEBRUARY 16, 1966 AS MAP NO. 4286.
3) MAP ENTITLED "MAP OF LAURALANA HEIGHTS, SECTION NO. 2, PROPERTY OF HARRY MICHELSON", AS PREPARED BY EDWARD W. BOUTELLE & SON, CIVIL ENGINEERS & SURVEYORS ON DECEMBER 28, 1966 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEBRUARY 16, 1966 AS MAP NO. 4373.
4) MAP ENTITLED "MAP OF LAURALANA HEIGHTS, SECTION NO. 4-A, PROPERTY OF HARRY MICHELSON", AS PREPARED BY EDWARD W. BOUTELLE & SON, CIVIL ENGINEERS & SURVEYORS ON DECEMBER 28, 1967 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 18, 1968 AS MAP NO. 4476.
5) MAP ENTITLED "MAP OF LAURALANA HEIGHTS, SECTION NO. 5, PROPERTY OF HARRY MICHELSON", AS PREPARED BY EDWARD W. BOUTELLE & SON, CIVIL ENGINEERS & SURVEYORS ON MARCH 26, 1970 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JULY 2, 1970 AS MAP NO. 4646.
6) MAP ENTITLED "STONE QUARRY LOTS" AS PREPARED BY EVERT VAN ALLEN ON OCTOBER 21, 1837 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEBRUARY 15, 1838 IN DRAWER 4, BOOK 4 AS MAP 92.

NOTES:

- 1) SURVEYED PARCEL: TOWN OF BETHLEHEM-TAX MAP 97.00, BLOCK 1, PARCEL 1.
2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM AN APRIL 2015 FIELD SURVEY.
3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE.
4) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS; RECORDED OR UNRECORDED.
5) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO INDICATE GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES WHICH MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LATEST REVISED ON JULY 18, 1997.
8) DUE TO SLOW COVERED CONDITIONS AT THE TIME OF THE FIELD SURVEY, CERTAIN EXISTING SURFACE AND SUBSURFACE FEATURES MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE FIELD SURVEY AND THEREFORE NOT SHOWN ON THIS PLAN.
9) LIBER 2772 OF DEEDS AT PAGE 120 CALLS FOR AN EASEMENT FROM FEURA BUSH ROAD FOR THE PURPOSE OF INGRESS AND EGRESS, OR UNTIL THE SAID ROADWAY OVER WHICH THIS EASEMENT IS GRANTED BECOMES A PUBLIC HIGHWAY BY ACT OF THE PARTIES OF THE FIRST PART OR BY ACT OF LAW, REFERENCED IN LIBER 2466 OF DEEDS AT PAGE 940 IS A PROPOSED 50' WIDE STRIP FOR INGRESS AND EGRESS IN PERPETUITY, THE TOWN OF BETHLEHEM IS REPUTEDLY CLAIMING LEASARD DRIVE AS IT CURRENTLY EXISTS AS A HIGHWAY BY USE.
10) ALL STORMWATER MANAGEMENT AREAS WILL BE REQUIRED TO POST CONSPICUOUS SIGNAGE THAT MEETS NYS STORMWATER MANAGEMENT DESIGN MANUAL CHAPTER 3 REQUIREMENTS.
11) THE SUBDIVISION WILL BE DEVELOPED IN COMPLIANCE WITH THE BLASTING PLAN DATED JANUARY 5, 2017, PREPARED BY MAINE DRILLING & BLASTING.

WETLAND NOTES:

- 1) WETLAND LIMITS SHOWN HEREIN AREA FROM A JULY 14, 2014 FIELD DELINEATION BY GEOFF LAWTON OF INGALLS & ASSOCIATES, LLP.
2) AN APPROVED JURISDICTIONAL DETERMINATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) WAS ISSUED FOR THE SUBJECT SITE ON AUGUST 18, 2014.

LEGEND

Legend table with symbols for existing and proposed property lines, easements, setbacks, contours, wetland boundaries, and impacts. Includes symbols for wetland impact, proposed contour, proposed sanitary main, proposed sanitary manhole, proposed sanitary lateral, proposed hydrant, proposed water main, proposed storm sewer, and proposed catch basin.

SITE STATISTICS:

ZONING CLASSIFICATION: RESIDENTIAL A
TOTAL SITE AREA: 20.47± AC
DENSITY: ALLOWED: BASE DENSITY: 3 UNITS PER ACRE UNCONSTRAINED LANDS (U): U = 1/(W*H*3)
W: WETLAND AREAS - 0.77 AC
F: FLOODPLAIN AREAS - 0.0 AC
S: STEEP SLOPES - 0.0 AC
TOTAL UNCONSTRAINED LAND = 19.73± AC
ALLOWABLE DENSITY = 19.70 x 3 = 59.1 LOTS
PROPOSED: 29 LOTS
BUILDING & LOT REQUIREMENTS: LOT AREA: 14,520 SF MINIMUM PROPOSED: 14,547 SF MINIMUM PROPOSED: 70 FT MINIMUM
YARD REQUIREMENTS (SETBACK): FRONT: 35 FT MIN SIDE: 10 FT REAR: 25 FT
HIGHWAY FRONTAGE: 70 FT MINIMUM PROPOSED: 70 FT MINIMUM
BUILDING HEIGHT: 30 FT MAXIMUM PROPOSED: 30 FT MAXIMUM
LOT DEPTH: 120 FT MINIMUM PROPOSED: 120 FT MINIMUM
LOT WIDTH: 100 FT MINIMUM PROPOSED: 100 FT MINIMUM
LOT COVERAGE: 20% MAXIMUM PROPOSED: 20% MAXIMUM
PARKING REQUIREMENTS: SINGLE FAMILY RESIDENTIAL - 2 SPACES PER DWELLING PROPOSED: 2 SPACES PER DWELLING MINIMUM
WETLAND IMPACTS: TOTAL PROPOSED IMPACTS: 0.2 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, DESLAIR AND DISTRICT AND BETHLEHEM CENTRAL SCHOOL DISTRICT.
2) ALL PROPOSED STREET RIGHT-OF-WAYS ARE 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 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 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) THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-962-7962) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
10) STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
11) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
12) SEE TOWN OF BETHLEHEM SOLS INFORMATION ON THE GRADING PLAN FOR DEED NOTICE AND BUILDING PERMIT REQUIREMENTS RELATED TO SOILS AND SURFACES ON CERTAIN LOTS IN THIS SUBDIVISION.
13) THE PARCEL IS DESIGNATED AS BEING WITHIN THE ALBANY COUNTY AGRICULTURAL DISTRICT #3.
14) FOR ALL LOTS HAVING FEDERAL WETLANDS, SUCH WETLANDS SHALL BE NOTICED IN THE DEEDS OF THE LOTS AND SHOWN ON THE FINAL PLAT SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE FINAL PLAT, SAID PLAT PLANS AND DEED NOTICE SHALL NOTE THAT THERE SHALL BE NO FURTHER FILLING OF WETLANDS OR OTHER DISTURBANCE WITHOUT CONTACT AND AUTHORIZATION FROM US ARMY CORPS OF ENGINEERS. THIS APPLIES TO LOTS 13-15 AND 22-25.
15) FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THE FEDERAL WETLANDS MAP, SHEET 2, 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.

TAX MAP #:

97-1-1

PARCEL AREA:

20.47±

OWNER:

GEORGE H. WALDENMAIER, CHARLES J. WALDENMAIER, JR., TRUDIE J. WALDENMAIER & MICHAEL F. WALDENMAIER

APPLICANT:

CHARLEY BUILDERS, INC. 141 WEST CAMPBELL ROAD SUITE 101 SCHENECTADY, NY 12306

FOR MUNICIPAL APPROVAL ONLY

NOT FOR CONSTRUCTION

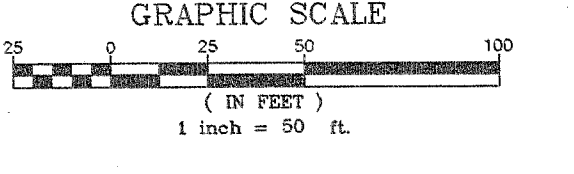
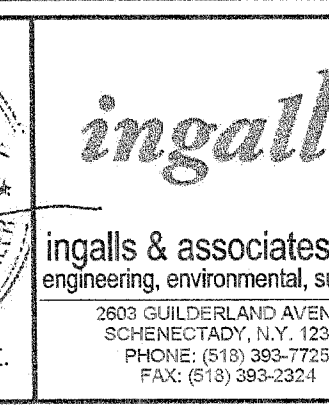
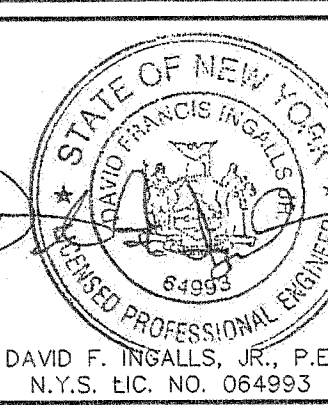
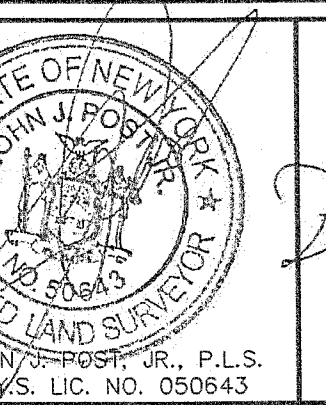


Table with columns for DATE, REVISIONS, and BY. Includes entries for ISSUED FOR FINAL PLAT APPROVAL, REVISED PER TOWN COMMENTS, and REVISED PER TOWN & DE COMMENTS.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ANY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



ingalls & associates, LLP engineering, environmental, planning 3605 GUTTENBERG AVENUE SCHECTADY, NY 12306 PHONE: (518) 382-7200 FAX: (518) 382-2211

ALBANY COUNTY HEALTH DEPARTMENT APPROVAL DATE: OCT 18 2017 These plans for Sewage Disposal and Water System Improvements. Examined and Approved DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES

PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK FINAL PLAT APPROVAL WHEN SHOWN BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT SIGNED: [Signature] TITLE: [Title] DATE: 10/13/2017 SEE ALSO CERTIFICATE OF APPROVAL FINAL PLAT NO. 3175-2-2-18 08/14/2017 BETHLEHEM PLANNING BOARD APPROVAL

ALBANY COUNTY TOWN OF BETHLEHEM STATE OF NEW YORK FINAL PLAT STONEFIELD SUBDIVISION CORRIT DRIVE, HAMPTON STREET & SPINDLER COURT ALBANY COUNTY TOWN OF BETHLEHEM STATE OF NEW YORK CHECKED BY: DT NOVEMBER 24, 2015 TOWN OF BETHLEHEM JOB NO. 13-062 SCALE: 1"=50' DRAWN BY: C.D.L. CADD FILE: 13-062 Layout.dwg SHEETS 3 OF 13

Albany County Clerk Filing Receipt Receipt Date: 10/19/2017 / Receipt #: 20170181205 Rec'd Frm: Stonefield Subdivision Instrument #: 13485 / Doc. Map Instrument #: R2017-24921 / Doc. Deed, Agreement Instrument #: R2017-24922 / Doc. Deed, Agreement HTE: 15-0040008 TOB Ref. Cert 275 CF, approved 05/16/2017

ALBANY COUNTY DEPT. OF HEALTH DATE: OCT 18 2017 These plans for Sewage Disposal and Water System Improvements. Examined and Approved DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES ALBANY COUNTY HEALTH DEPARTMENT APPROVAL

PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK FINAL PLAT APPROVAL WHEN SHOWN BY THE DULY AUTHORIZED OFFICER OF THE PLANNING BOARD THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT SIGNED: [Signature] TITLE: [Title] DATE: 10/13/2017 SEE ALSO CERTIFICATE OF APPROVAL FINAL PLAT NO. 3175-2-2-18 08/14/2017 BETHLEHEM PLANNING BOARD APPROVAL