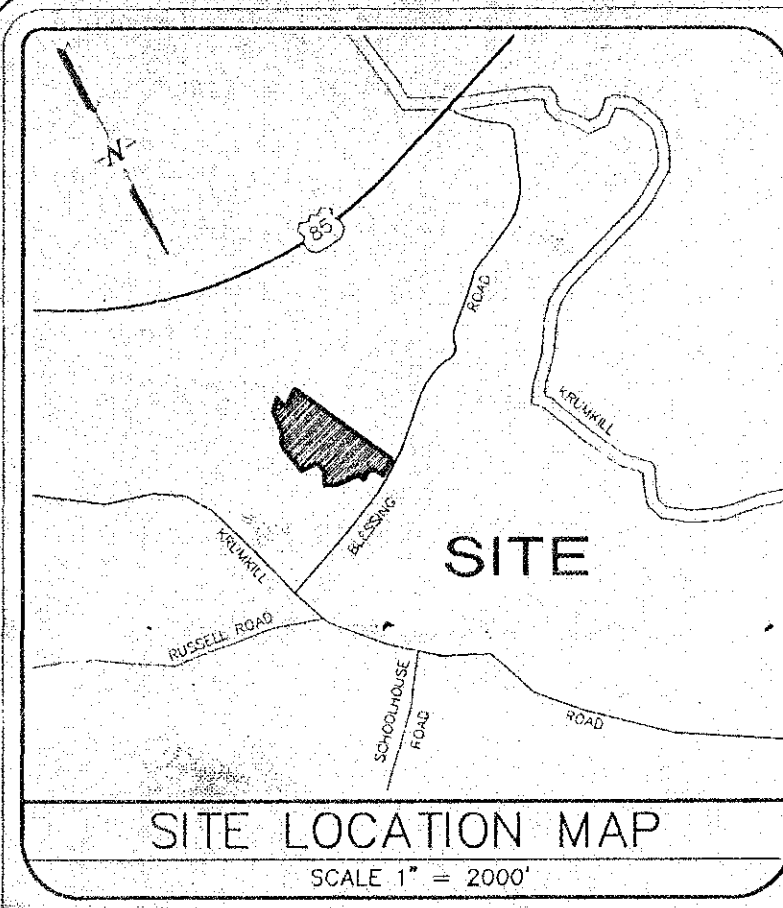




LANDS N/F
KRUNKILL MANOR
SECTION II

NOTES:

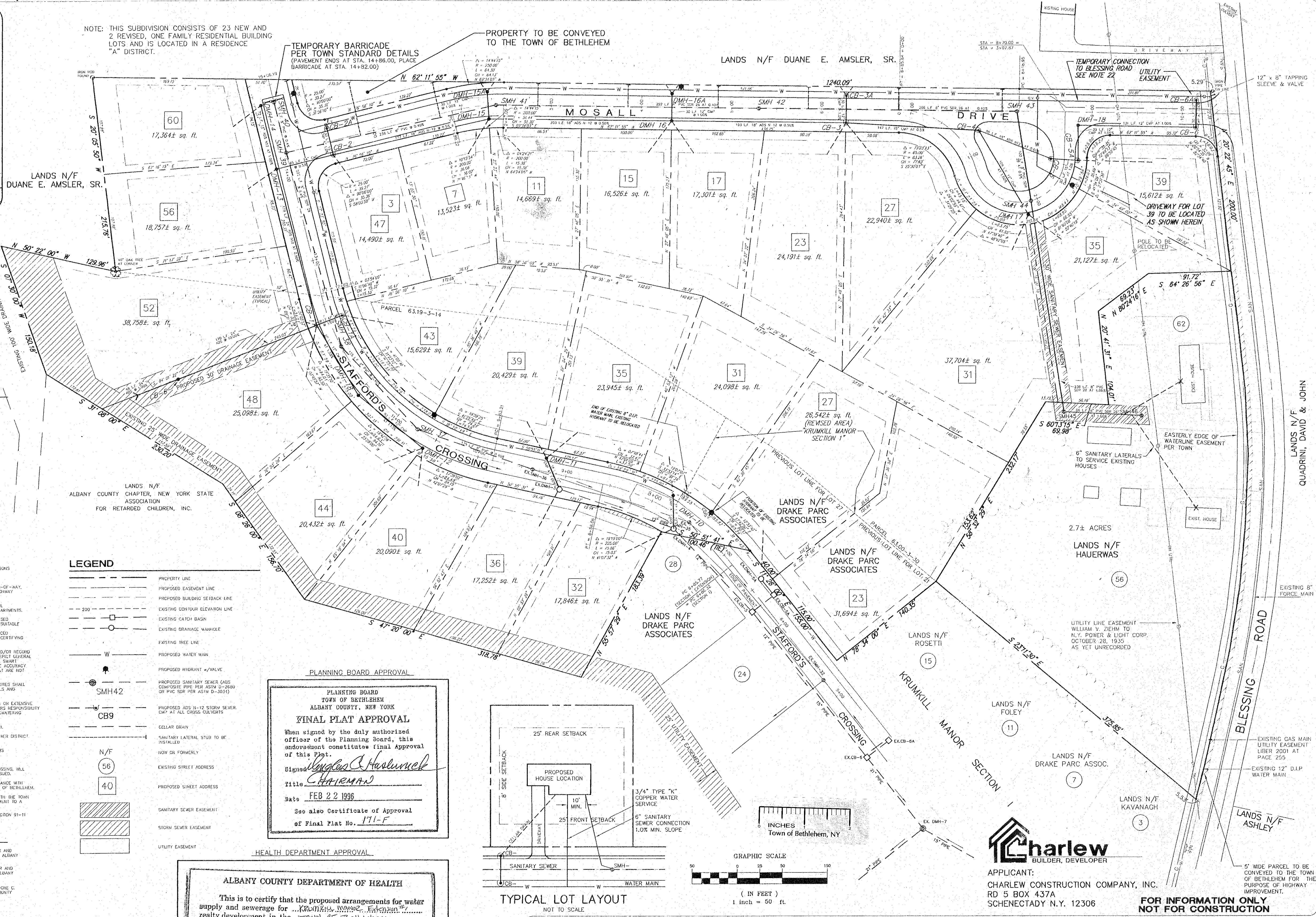
- LOT NUMBERS TO BE USED AS HOUSE OR STREET NUMBERS. FOR CORNER LOTS, USE NUMBER ON STREET ON WHICH DRIVEWAY IS LOCATED.
- ALL EASEMENTS SHOWN TO BE GRANTED TO TOWN OF BETHLEHEM. ALL STREETS SHOWN TO BE CONVEYED TO THE TOWN OF BETHLEHEM.
- ALL LOTS SHOWN ARE SUBJECT TO THE RESERVATION OF AN EASEMENT TO FEET IN WIDTH ADJACENT TO ALL STREET LINES FOR ELECTRIC AND COMMUNICATIONS SERVICES.
- ALL CONSTRUCTION DISTURBANCES ON STATE OR PRIVATE LAND TO BE RESTORED BY CONTRACTOR.
- OWNERS:
 - PARCELS 8.19-3-14 CONVEYED TO CHARLEW CONSTRUCTION COMPANY INC. FROM DRAKE PARC ASSOCIATION INC.
 - PARCELS 8.19-3-15-16 CONVEYED TO CHARLEW CONSTRUCTION COMPANY INC. FROM DRAKE PARC ASSOCIATION INC.
 - PARCELS 8.19-3-17-18 CONVEYED TO CHARLEW CONSTRUCTION COMPANY INC. FROM DRAKE PARC ASSOCIATION INC.
- TOTAL AREA TO BE SUBDIVIDED: 16.04± ACRES.
- TOTAL NUMBER OF LOTS: 23 NEW, 2 REVISED.
- TOTAL NUMBER OF LOTS: 25. TOTAL SQUARE FOOTAGE OF LOTS: 633,841 ± 4. AVERAGE LOT SIZE OF 25,353 ± 4.
- ZONING: RESIDENCE "A" (SINGLE FAMILY RESIDENTIAL) REQUIRED.
 - MINIMUM LOT AREA: 12,000 ± S.F.
 - MINIMUM LOT WIDTH: 85' (AT BUILDING LINE)
 - FRONT YARD SETBACK: 25' ±
 - SIDE YARD SETBACK: 8' ±
 - REAR YARD SETBACK: 25' ±
- ALL UTILITIES TO BE INSTALLED WITH TOWN STANDARD DETAILS AND SPECIFICATIONS.
- ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION DATUM.
- PRIOR TO ANY WORK IN THE BLESSING ROAD, AND STAFFORDS CROSSING RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SEWER AND WATER DEPARTMENTS.
- CONTROLLED FILL NOTE: ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER. THAT PLACEMENT OF THE MATERIAL HAS BEEN DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND THE INSTALLATION OF WATER MAIN, SANITARY SEWERS, AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS SHOWN ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON VISIBLE PHYSICAL EVIDENCE AND/OR RECORD PLANS. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEFLECT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGENUITY, SMART ASSOCIATES IN ENGINEERING & SURVEYING MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- ALL HIGHWAY IMPROVEMENTS, WATER, SANITARY SEWER AND STORM SEWER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF BETHLEHEM STANDARD DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT THAT LONG TERM OR EXTENSIVE DEWATERING IS REQUIRED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY IMPACTS ON ADJACENT PROPERTIES THAT RESULT FROM DEWATERING ACTIVITIES.
- KRUNKILL SUBDIVISION LIES TOTALLY WITHIN THE EXISTING WATER DISTRICT NO. 1.
- KRUNKILL SUBDIVISION LIES TOTALLY WITHIN THE EXISTING DELMAR-ELSMERE SEWER DISTRICT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE REPORT AND IS, THEREFORE, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR ANY STATEMENT OF FACTS SUCH DOCUMENTS WOULD DISCLOSE.
- THE FOLLOWING LOTS, 32, 35, 40, 44, 45, 52, 55, AND 60 OF STAFFORDS CROSSING, WILL REQUIRE SITE SPECIFIC SOILS REPORTS BEFORE BUILDING PERMITS ARE TO BE ISSUED.
- THE TEMPORARY CONNECTION TO BLESSING ROAD WILL BE REMOVED IN ACCORDANCE WITH THE LEGAL AGREEMENT BETWEEN CHARLEW CONSTRUCTION, INC. AND THE TOWN OF BETHLEHEM.
- ALL GRADING WITHIN BLESSING ROAD R.O.W. IS TO BE DONE IN ACCORDANCE WITH THE TOWN HIGHWAY STANDARD CROSS-SECTION SO THAT WATER FOLLOWS EDGE OF PAVEMENT TO A PROPER PAVEMENT.
- EXISTING SEPTIC SYSTEMS TO BE ABANDONED PER CHAPTER 91, ARTICLE III, SECTION 91-11 OF THE CODE OF THE TOWN OF BETHLEHEM.

MAP REFERENCES:

- MAP ENTITLED "KRUNKILL MANOR SECTION II" PREPARED BY J. KENNETH FRASER AND ASSOCIATES, P.C., DATED OCTOBER 24, 1990 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON JANUARY 2, 1992 AS MAP NO. 9487 IN DRAWER 172.
- MAP ENTITLED "KRUNKILL MANOR SECTION II" PREPARED BY J. KENNETH FRASER AND ASSOCIATES, P.C., DATED DECEMBER, 1990 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON SEPTEMBER 3, 1993 AS MAP NO. 9830 IN DRAWER 172.
- MAP ENTITLED "MAP OF LANDS TO BE CONVEYED BY JUSTICE, ZEMM TO GEORGE C. MOSALL" DATED MARCH 31, 1945 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON MAY 12, 1945 AS MAP NO. 1815 IN DRAWER 165.

DEED REFERENCES:

- MARGARET L. HAUERWAS TO MARGARET L. HAUERWAS BY DEED DATED OCTOBER 26, 1989 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON DECEMBER 04, 1989 IN UNDER 2192 OF DEEDS AT PAGE 357.
- MARGARET L. HAUERWAS TO MARGARET L. HAUERWAS BY DEED DATED OCTOBER 26, 1989 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON DECEMBER 04, 1989 IN UNDER 2192 OF DEEDS AT PAGE 369.
- RALPH DRAKE, GARY PETER, KENNETH M. RAYMOND, JR., EARL ROTH AND A. JOSEPH SCORING, V/P/DRAKE PARC ASSOCIATES, INC. TO DRAKE PARC ASSOCIATES, INC. BY DEED DATED DECEMBER 24, 1993 AND FILED IN THE OFFICE OF THE ALBANY COUNTY CLERK ON JANUARY 21, 1992 IN UNDER 2192 OF DEEDS AT PAGE 603.



PLANNING BOARD APPROVAL

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

Then signed by the duly authorized
officer of the Planning Board, this
document constitutes final approval
of this Plat.

Signed: *[Signature]*
Title: *CHAIRMAN*
Date: FEB 22 1996

See also Certificate of Approval
of Final Plat No. 171-F

HEALTH DEPARTMENT APPROVAL

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water
supply and sewerage for ...*[Name]*...
residential development in the ...*[Address]*...
are approved subject to the conditions listed in letter of this date,
and in accordance with Article X of the Albany County Sanitary
Code. Consent is hereby given for the filing of this map in the
Office of the Albany County Clerk.

Date: JAN 26 1996
By: *[Signature]* Commissioner of Health
Dr. Div. Environmental Health Services

TYPICAL LOT LAYOUT

NOT TO SCALE

25' REAR SETBACK
10' MIN.
25' FRONT SETBACK
3/4" TYPE "K" COPPER WATER SERVICE
6" SANITARY SEWER CONNECTION
1.0% MIN. SLOPE

GRAPHIC SCALE
1 inch = 50 ft.

Charlew
BUILDER, DEVELOPER

APPLICANT:
CHARLEW CONSTRUCTION COMPANY, INC.
RD 5 BOX 437A
SCHENECTADY N.Y. 12306

**FOR INFORMATION ONLY
NOT FOR CONSTRUCTION**