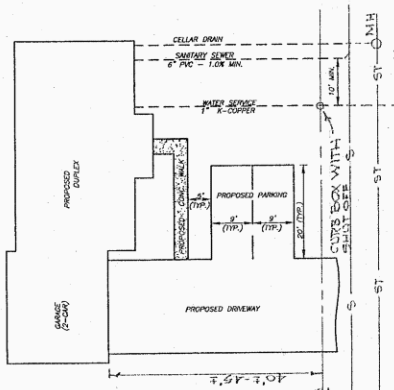
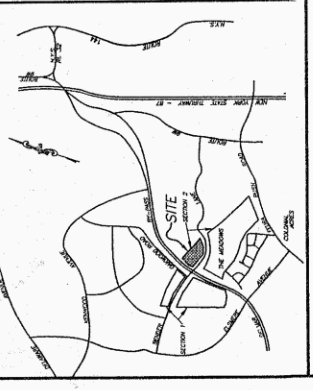




BUILDING REQUIREMENTS

1. FRONT YARD = 35 FEET
(CORNER LOT = 25 & 35 FEET)
2. SIDE YARD = 16 FEET
3. REAR YARD = 25 FEET
4. PERCENTAGE OF OCCUPANCY =
5. WIDTH AT BUILDING LINE = 15'
6. PARKING SPACES = 2 PER UNIT

☐ DENOTES TEST PITS - RESULTS;
TEST PIT NO. 1:

- 1' TOPSOIL.
1'-5" SAND
5'-10" GREY CLAY
TEST PIT NO. 2:
1' TOPSOIL

* (NO EVIDENCE OF WATER TABLE FOUND IN TEST PIT NO. 1 OR TEST PIT NO. 2)

LEGEND

DENOTES EXISTING ELEVATION
 DENOTES PROPOSED ELEVATION
 DENOTES EXISTING CONTOURS
 DENOTES PROPOSED CONTOURS
 DENOTES PROPOSED BUILDINGS
 DENOTES PROPOSED SANITARY
 DENOTES PROPOSED STORM SE

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY NEW YORK

FINAL PLAT APPROVAL

WE HEREBY SIGNED BY THE CITY AUTHORIZED OFFICER OF THE
PLANNING BOARD OF THE TOWN OF BETHLEHEM, ALBANY COUNTY
FINAL PLAT OF THE PLAT OF WINDSOR COUNTRY
SIGNED Michael C. Stachura
TITLE CITY ENGINEER
DATE 01-26-07

SEE ALSO CERTIFICATE OF APPROVAL
OF FINAL PLAT NO. 100-520-11-9

NY COUNTY HEALTH DEPARTMENT

[illegible]

SUBDIVISION PLAN
FINAL PLAN
PROPOSED DEDICATION OF LOT 1

PROPOSED DUPLEX LOTS
BENDER LANE

"THE MEADOWS" SUBDIVISION
SECTION 2C

TOWN OF BETHLEHEM

MAF	
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ALBA

UNTY:

145389	CO
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White, L.L.S. L.S. 4

Paul E. I.	
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MAP PREPARED BY:

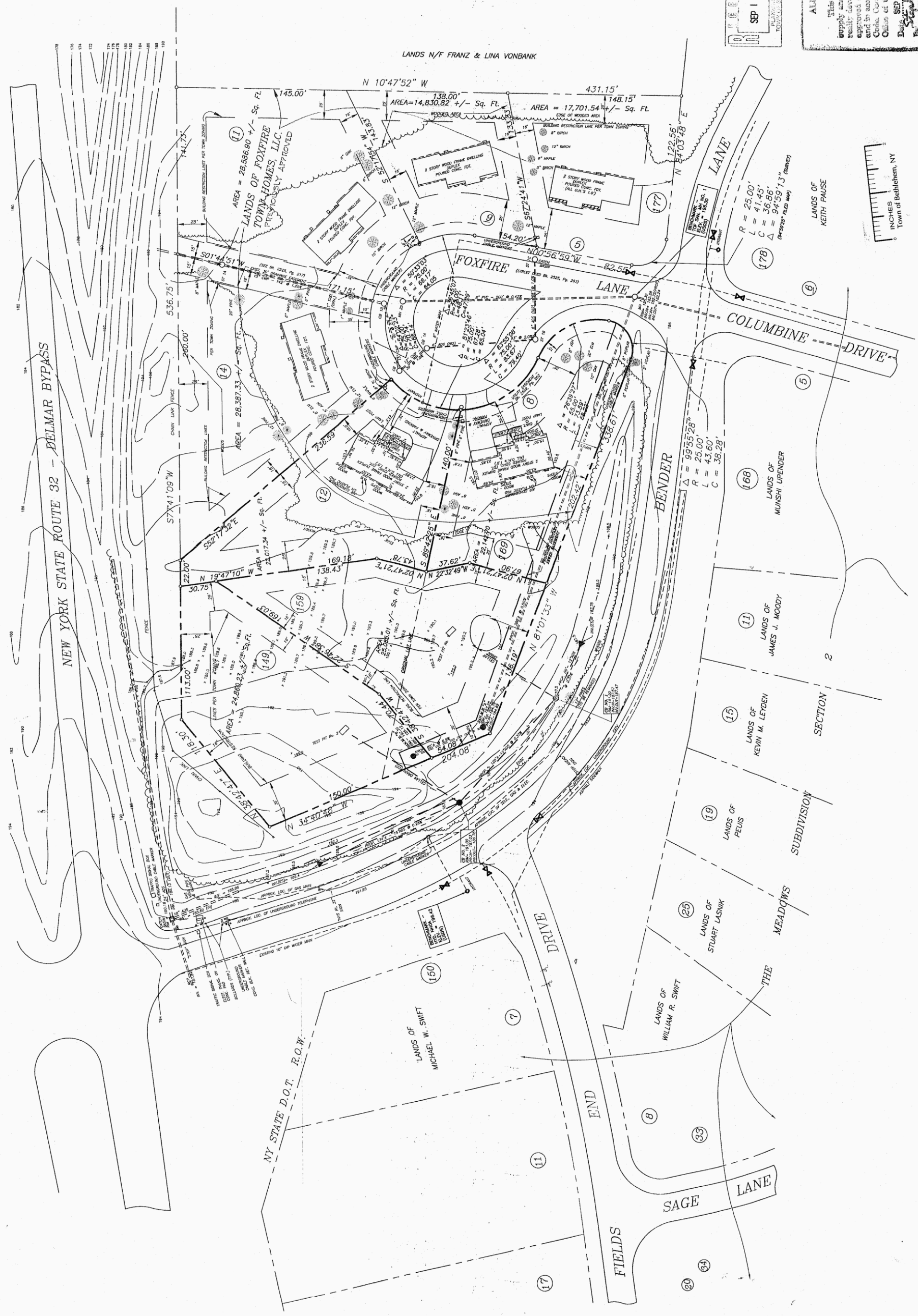
PAUL E. HITE

LICENSED LAND SURVEYOR
230 DELAWARE AVENUE

200 DELAWARE AVENUE
DELMAR, NEW YORK 12054
(519) 430-1080

(310) 439-4909

(510) 439-4909



MAP REFERENCE:
The Meadows Subdivision Section 2" dated September, 1989, revised to May 5, 1993 by Paul E. Hite, L.S. and J. Kenneth Fraser and Associates, P.C., as filed in the Albany County Clerk's Office on May 24, 1993 in drawer 172, as map no. 9770.

GENERAL NOTES:
1. Map prepared from an accurate field survey and deeds & maps of record.

1. Contour interval (2) feet, based on USGS datum.
2. Site is located in AB Residential Zone.
3. 153.22 denotes proposed elevation.
4. 153.82 denotes existing elevation.
5. Future proposed utilities to be installed shall meet all requirements of the Town of Bethlehem and the Albany County Health Department.
6. All buildings to be constructed on this site will be the same in design (see attached drawings) and will be constructed of masonry, stone or stone veneer.
7. Building elevation plans submitted to the town, showing diversity on the site.
8. Locations of existing underground utilities taken from various maps and are therefore approximate and subject to field verification.

DEVELOPMENT NOTES:

1. BOUNDARY LINES SHOWN ARE FROM A COMPLETE AND ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD.
2. PROPERTY SHOWN IS LOCATED IN "A8" RESIDENTIAL DISTRICT "A8" DISTRICT. MINIMUM LOT AREA IS 22,000 SQ. FT. SUBDIVISION MEETS ALL REQUIREMENTS OF TOWN ZONING.
3. PROPERTY SHOWN IS LOCATED IN FD 202 - ELSMERE FIRE DISTRICT.
4. PROPERTY SHOWN IS LOCATED IN DELMAR ELSMERE SEWER DISTRICT.
5. PROPERTY SHOWN IS LOCATED IN BETHLEHEM CENTRAL SCHOOL DISTRICT.
6. PROPOSED EASEMENTS SHOWN TO BE GRANTED TO THE TOWN OF BETHLEHEM.
7. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COORDINATING WITH ALL AGENCIES AND DEPARTMENTS FOR ANY NECESSARY PERMITS. CONTRACTOR IS ALSO RESPONSIBLE FOR DETERMINING EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE EXCAVATING.
8. NO SLUMP PUMP, FOOTING, ROOF OR CELLAR DRAIN SHALL BE CONNECTED TO THE SANITARY SEWER FACILITIES.
9. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
10. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SEWER AND WATER DEPARTMENTS.
11. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 1-800-962-7862 TWO WORKING DAYS PRIOR TO WORK BEING DONE.
12. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A SET OF THESE MATERIALS FOR USE AT THE PROJECT SITE.
13. SUBDIVISION CONSISTS OF 4 BUILDING LOTS. LOT AREAS RANGE FROM 0.51 ACRES TO 0.584 ACRES.
14. ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE.
15. 149 DENOTES STREET NUMBER AND LOT NUMBER.
16. "ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE".
17. EVALUATION OF FEDERAL WETLANDS FOR THIS PROJECT WAS PERFORMED BY BADGON-ENVIRONMENTAL-ON APRIL-25-, 2003.
18. THREE (3) EVERGREEN TREES HAVING A MINIMUM HEIGHT OF SIX (6) FEET SHALL BE PLANTED ON THE SOUTHERLY SIDE AND WITHIN THE TOWN RIGHT-OF-WAY OF BENDER LANE.