MAP REFERENCE:

1. "SURVEY & MAP OF PARCELS #1, #2, #3, #4, & #5, OF LAND, IN THE TOWN OF NORTH GREENBUSH", PREPARED BY KING & DANSKIN, DATED SEPTEMBER 16, 1959 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 44 AS MAP 1.

2. "SURVEY & MAP OF LANDS OF PETER KOWALCZYK", PREPARED BY RICHARD DANSKIN, DATED JANUARY 29, 1975 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 1975 AS MAP 26.

3. "FOUR-LOT SUBDIVISION MADE OF LANDS OF THE ESTATE OF PETER KOWALCZYK, JR.", PREPARED BY ZAREH ALTONIAN, DATED JULY 7, 2003 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 2003 AS MAP 98.

4. "MINOR TWO LOT SUBDIVISION, LANDS OF HELEN J. MARTIN", PREPARED BY RDM SURVEYING CONSULTANTS, DATED APRIL 28, 2008 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 2008 AS MAP 103.

5. "FINAL PLAT, THREE LOT MINOR SUBDIVISION, LANDS OF MARY K. ABBOTT", PREPARED BY RDM SURVEYING CONSULTANTS, DATED JUNE 10, 1988 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 1988 AS MAP 149.

6. "PLAT OF OWNER'S LAND TITLE SURVEY, LANDS OF THE ESTATE OF PETER KOWALCZYK SR.", PREPARED BY C.P. MOMROW AND DATED JULY 27, 1993. (PROVIDED BY PETER KOWALCZYK)

7. "TOWN OF NORTH GREENBUSH WATER DISTRICT NO. 3, EXTENSION NO. 9 (CATHERINE AVE.)", PREPARED BY RDM SURVEYING CONSULTANTS, DATED MARCH 19, 2013 AND PROVIDED BY THE TOWN OF NORTH GREENBUSH BUILDING DEPTARTMENT.

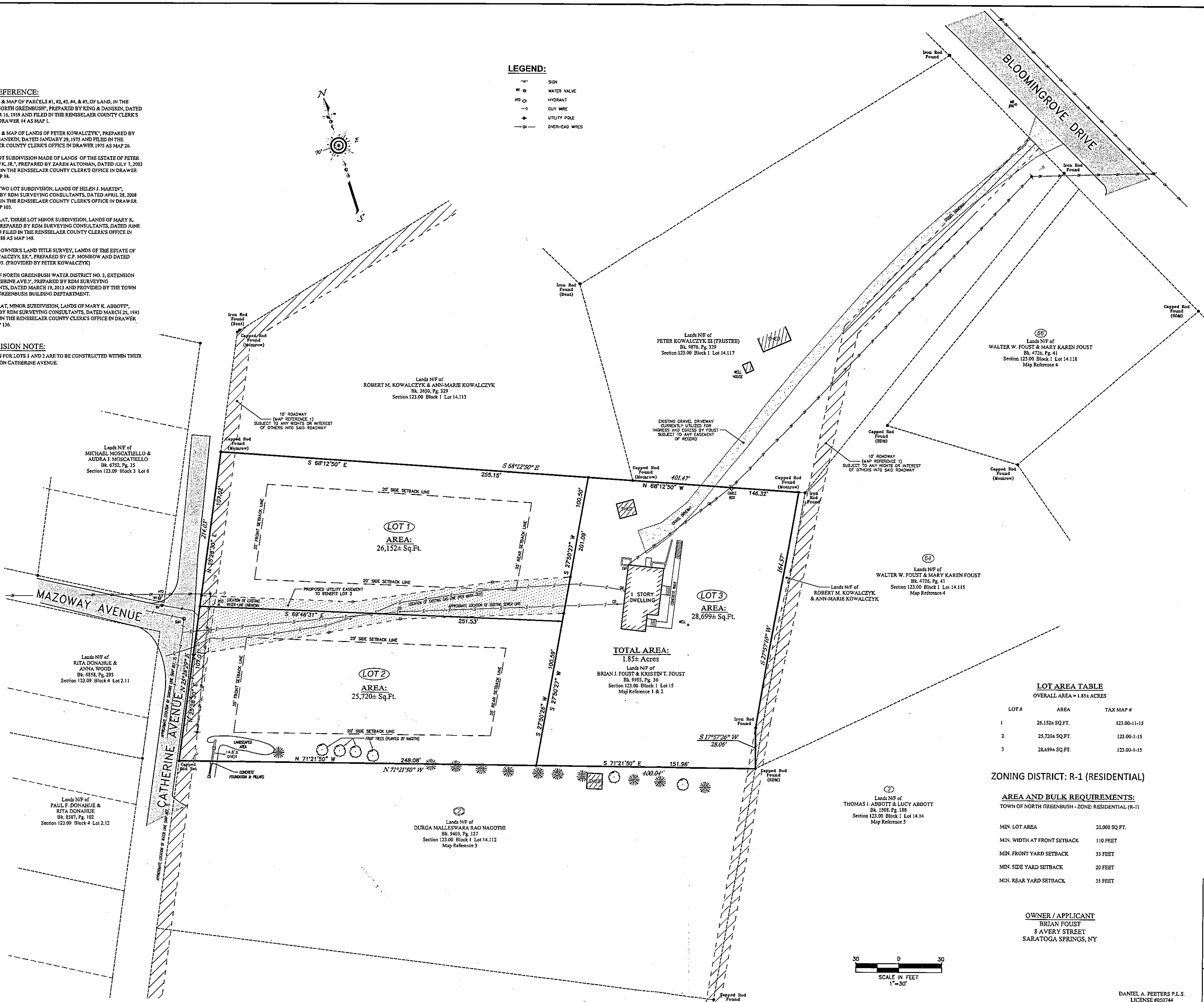
8. "FINAL PLAT, MINOR SUBDIVISION, LANDS OF MARY K. ABBOTT", PREPARED BY RDM SURVEYING CONSULTANTS, DATED MARCH 25, 1993 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 1993 AS MAP 136.

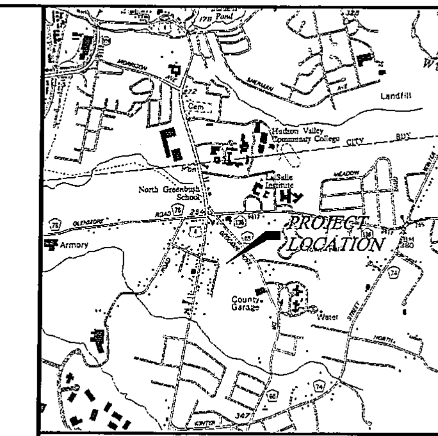
SUBDIVISION NOTE:

DRIVEWAYS FOR LOTS 1 AND 2 ARE TO BE CONSTRUCTED WITHIN THEIR FRONTAGE ON CATHERINE AVENUE.

LEGEND:

	SIGN
W	WATER VALVE
HYD	HYDRANT
	GUY WIRE
	UTILITY POLE
—OH—	OVERHEAD WIRES





SITE LOCATION PLAN: 1"=2000'

GENERAL NOTES:

NORTH ORIENTATION IS BASED ON DEED REFERENCE 1.

ADJOINING LAND OWNER AND PROPERTY INFORMATION IS FOR REFERENCE ONLY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY SURVEY MAPS MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SUBJECT TO ANY/ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD THAT MAY AFFECT THE PROPERTY SURVEYED. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.

SURVEY SUBJECT TO ANY RIGHT, TITLE AND/OR INTEREST TO ANY PORTION OF LAND LYING WITHIN OR ADJACENT TO THE HIGHWAY BOUNDS THAT MAY BE CLAIMED FOR HIGHWAY AND/OR UTILITY PURPOSES.

THE 10' ROADWAY SHOWN IS SUBJECT TO RIGHTS, TITLE OR INTEREST TO OTHERS. ACTUAL USES OF SAID ROADWAY WERE NOT DESCRIBED IN ANY DEEDS OR MAPS OF RECORD FOUND.

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

UNDERGROUND UTILITIES THAT MAY EXIST ARE NOT SHOWN ON THIS SURVEY.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS EXIST, THEY ARE NOT COVERED BY THIS CERTIFICATE.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

THIS SURVEY WAS PREPARED USING TITLE REPORT NO.A-0140317, PREPARED BY "SMPR TITLE AGENCY, INC.", WITH AN EFFECTIVE DATE OF 12/23/2021. SUBJECT TO ANY/ALL FACTS, CONDITIONS AND EXCEPTIONS DISCLOSED IN SAID REPORT.

UTILITY LOCATIONS WERE MARKED OUT BY THE TOWN OF NORTH GREENBUSH UTILITY DEPARTMENT ON MARCH 3, 2023.

DEED REFERENCE:

1. KOWALCZYK 60 BLOOMINGROVE, LLC TO BRIAN J. FOUST & KRISTIN T. FOUST, DATED FEBRUARY 16, 2022 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DEED BOOK 9985 AT PAGE 36.

LOT AREA TABLE

OVERALL AREA = 1.85± ACRES

LOT #	AREA	TAX MAP #
1	26,152± SQ.FT.	123.00-11-15
2	25,720± SQ.FT.	123.00-1-15
3	28,699± SQ.FT.	123.00-1-15

ZONING DISTRICT: R-1 (RESIDENTIAL)

AREA AND BULK REQUIREMENTS:

TOWN OF NORTH GREENBUSH - ZONE: RESIDENTIAL (R-1)

MIN. LOT AREA	20,000 SQ.FT.
MIN. WIDTH AT FRONT SETBACK	110 FEET
MIN. FRONT YARD SETBACK	35 FEET
MIN. SIDE YARD SETBACK	20 FEET
MIN. REAR YARD SETBACK	35 FEET

OWNER / APPLICANT
BRIAN FOUST
8 AVERY STREET
SARATOGA SPRINGS, NY

DANIEL A. PEETERS P.L.S.
LICENSE #050744

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TOWN OF NORTH GREENBUSH PLANNING BOARD

DATE SITE PLAN APPROVED: ____________

NORTH GREENBUSH PLANNING BOARD
PLANNING BOARD CHAIRMAN:

____________ DATE: ____________

TOWN ENGINEER

____________ DATE: ____________

60 BLOOMINGROVE DRIVE	PROJECT NO: 22-148
TOWN OF NORTH GREENBUSH	RENSSELAER COUNTY,N.Y.
SCALE: 1"=30'	APRIL 24, 2023

PROPOSED SUBDIVISION
LANDS OF BRIAN FAUST & KRISTEN FAUST

REVISION

DATE

Capital District Land Surveying

Capital District Land Surveying, PLLC
155 Edgewood Drive, Averill Park, NY
Phone: (518) 727-0665
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