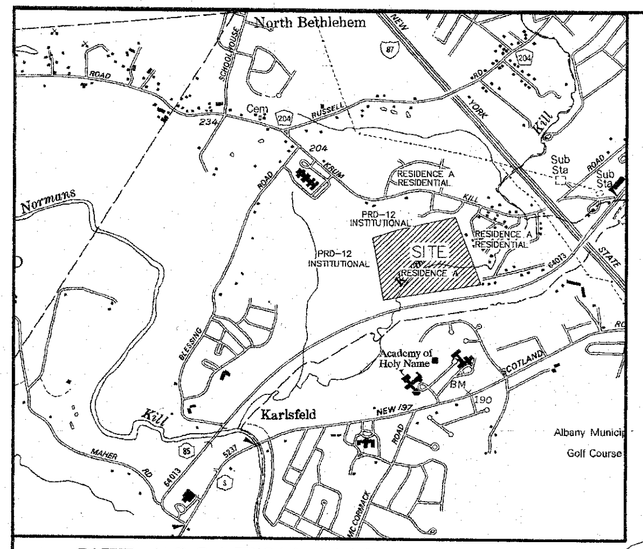

SITE LOCATION MAP

DEED RESTRICTION NOTE

THE PROPOSED DEED RESTRICTION SHOWN ON THIS PLAN IS TO PREVENT FUTURE DEVELOPMENT IN THE AREA UNDER SAID RESTRICTION. THE PURPOSE OF THE RESTRICTION IS TO MITIGATE THE USACOE WETLAND IMPACTS AS PART OF THE PRE-CONSTRUCTION NOTIFICATION TO THE ARMY CORP OF ENGINEERS.

EXISTING PRD#12

SAFETY SETBACK LINE

LIMITS OF JURISDICTIONAL DETERMINATION

PROPOSED DEED RESTRICTION EASEMENT AREA=27.44± ACRES

AREA = 42.36± Acres
TAX MAP #: 63.00-3-25.1
EXISTING PRD #12
TOTAL USEABLE AREA = 5.55± ACRES

EXISTING EASEMENTS TO BE ABANDONED

ZONE Residence A District

AREA= 41,895±S.F. 0.96±ACRES

NEW YORK STATE ROUTE 85

SLINGERLANDS BYPASS - PART 2

USACOE JURISDICTIONAL WETLANDS AREA - B - 10,093 S.F.

USACOE NON-JURISDICTIONAL WETLANDS (ISOLATED) - 14,735 S.F.

WETLANDS SHOWN HERE IN ARE BASED UPON A DELINEATION AND MAP PREPARED INGALLS SMART ASSOCIATES AND DATED JUNE 2, 2003 AND THE JURISDICTIONAL DETERMINATION DATED APRIL 23, 2004.

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS AND SURVEYORS FROM A JANUARY 1994 FIELD SURVEY.
2. ELEVATIONS BASED ON USGS DATUM.
3. PROPERTY LINES BASED ON MAP ENTITLED "MAP OF SURVEY OF THE ESTATE OF PAUL CARROLL AS DESCRIBED IN BOOK 989 OF DEEDS AT PAGE 377 TO BE CONVEYED TO BEECHWOOD, INC." DATED JUNE 1993, AND LAST REVISED ON 6/21/93.
4. UNDERGROUND UTILITIES ARE SHOWN FROM FIELD LOCATION IF POSSIBLE. OTHERS ARE SHOWN FROM RECORD DATA. THEIR LOCATION MAY DIFFER FROM THAT AS SHOWN OR OTHERS MAY EXIST.
5. EXISTING ZONING - PRD #12
6. TAX MAP 63.00 - 3 25 1.
7. SEWER DISTRICT: THIS PROJECT LIES WITHIN THE EXISTING SEWER DISTRICT.
8. WATER DISTRICT: PHASE IV LIES ENTIRELY WITHIN THE TOWN OF BETHLEHEM WATER DISTRICT.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
This plat APPROVED subject to such conditions as are stated in Building Project Approval (B/P/A)
No. BPA 06 Dated 7-7-06
Signed Walter D. Mathison
Title Chairman
Date 7-16-06
TOWN OF BETHLEHEM APPROVAL

RECEIVED JUL 13 '06 PLANNING BOARD TOWN OF BETHLEHEM

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Planning
Interior Design

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Project

Beverwyck
A Joint Initiative of Albany Guardian Society and The Sisters of Charity of Northeast Health
Setting the Standard in Retirement Living

PHASE IV COTTAGES

Slingerlands, New York

Consultants

Civil:
Brett Steenburgh, P.E. P.L.L.C.
2832 Rosendale Road, Niskayuna, NY 1230
Phone: (518) 385-0675 Fax: (518) 831-943

Landscape Architect:
Miller Associates
169 Haviland Road, Queensbury, NY 12804
Phone: (518) 792-4958 Fax: (518) 792-851

Owner

Beechwood Inc.
2212 Burdett Avenue, Troy, NY 12180

Revisions
REVISED 02-16-05
REVISED 03-31-05
REVISED 08-23-01
REVISED 02-21-06
REVISED 03-01-06
REVISED 03-24-06
REVISED 04-24-06
REVISED 07-10-06

Title

EXISTING SITE PLAN DISTRICT PLAN

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STATE OF NEW YORK · DAVID T. STEWART · 025455 · LICENSED PROFESSIONAL ENGINEER

Drawing Number

C-101

Date: AUGUST 5, 2004