

Lands Now or Formerly of NEIL H. GLENN, TRUSTEE OF GRA-BIL REVOCABLE TRUST RESIDENCE AA DISTRICT

Lands Now or Formerly of R.S.R. ASSOCIATES (Hershey Farms Subdivision) RESIDENCE AA DISTRICT

Lands Now or Formerly of NEIL H. GLENN, TRUSTEE OF GRA-BIL REVOCABLE TRUST RESIDENCE AA DISTRICT

Lands Now or Formerly of PETER PAUL & DOROTHY M ZDORIEBLOSKI RESIDENCE AA DISTRICT

Lands Now or Formerly of JOHN EVANS RESIDENCE AA DISTRICT

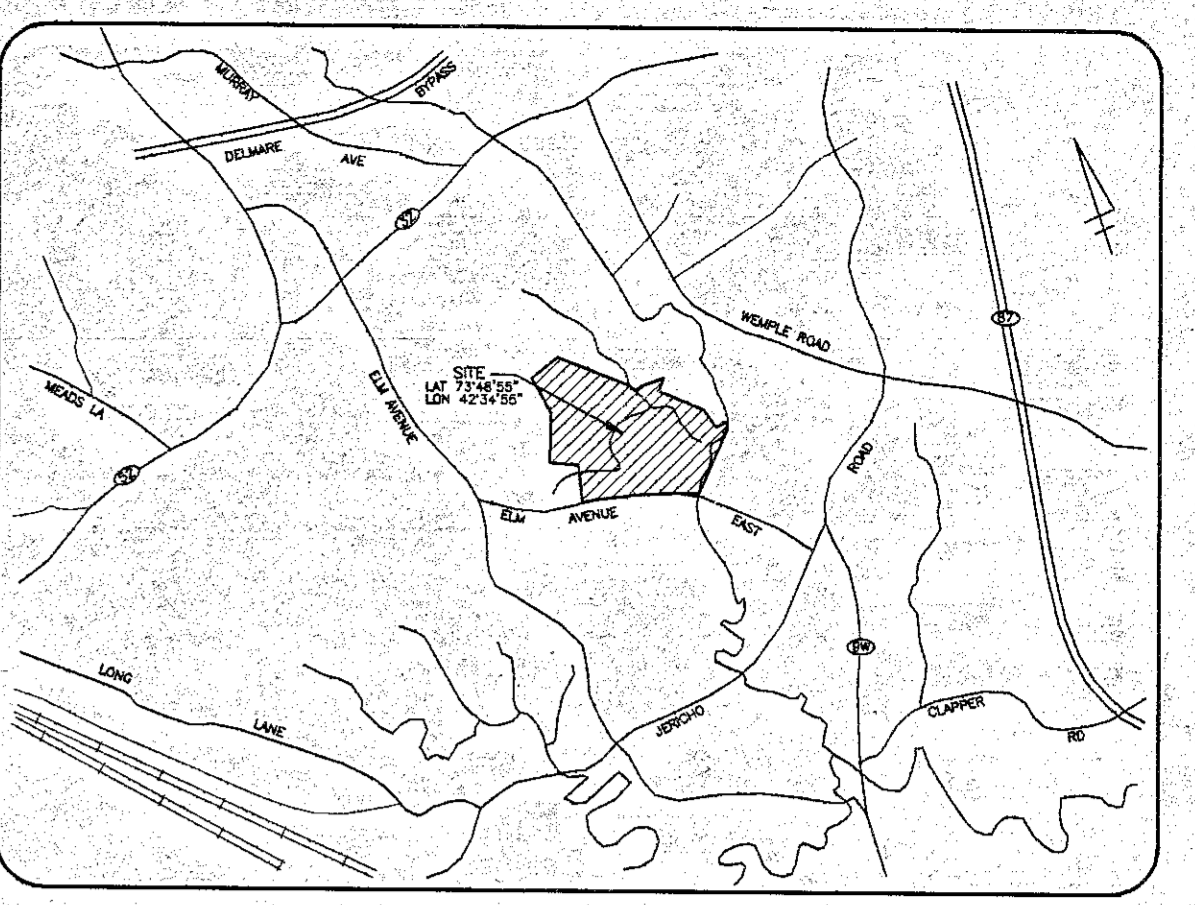
Lands Now or Formerly of PAUL H. & MARGARET A. CERUTTI RESIDENCE AA DISTRICT

Lands Now or Formerly of ROBERT B. & ROSEMARY BARDINI RESIDENCE AA DISTRICT

Lands Now or Formerly of KERLEE ENTERPRISES INC. RESIDENCE AA DISTRICT

TABLE OF CURVE & LINE DESCRIPTIONS

CURVE	DELTA	BEARING	CHORD	RADIUS
C1	247°1'0"	N02°37'51"W	115.27	114.07
C2	03°31'3"	N08°56'36"W	33.09	33.02
C3	02°02'3"	N17°48'48"E	39.80	39.61
C4	18°12'28"	N12°27'23"E	207.10	207.23
C5	18°12'28"	S17°41'23"W	193.74	194.30
C6	18°12'28"	S17°41'23"W	193.74	194.30
C7	11°20'44"	S02°08'04"E	68.85	69.01
C8	02°02'3"	S08°56'36"W	33.09	33.02
C9	08°28'54"	S78°41'27"E	115.20	115.26
C10	02°02'3"	S08°56'36"W	33.09	33.02
C11	48°18'17"	N07°48'40"W	117.95	121.23
C12	02°02'3"	N08°56'36"W	33.09	33.02
C13	05°18'23"	N78°41'27"E	109.88	109.84
C14	88°10'39"	S33°28'42"E	34.16	37.80
C15	88°10'39"	S33°28'42"E	34.16	37.80
C16	88°10'39"	S33°28'42"E	34.16	37.80
C17	02°02'3"	S08°56'36"W	33.09	33.02
C18	23°00'43"	N46°30'39"W	137.76	139.25
C19	02°02'3"	S08°56'36"W	33.09	33.02
C20	84°22'18"	S11°48'03"W	33.60	35.85
C21	02°02'3"	S08°56'36"W	33.09	33.02
C22	18°12'28"	N17°48'48"E	39.80	39.61
C23	20°00'43"	S46°30'39"W	112.27	113.93
C24	02°02'3"	S08°56'36"W	33.09	33.02
C25	39°42'58"	S48°04'21"E	254.88	255.85
C26	02°02'3"	S08°56'36"W	33.09	33.02
C27	20°00'43"	S46°30'39"W	112.27	113.93
C28	02°02'3"	S08°56'36"W	33.09	33.02
C29	24°20'28"	N19°41'49"W	63.25	63.75
C30	02°02'3"	S08°56'36"W	33.09	33.02
C31	17°02'28"	S08°56'36"W	126.49	126.49
C32	02°02'3"	S08°56'36"W	33.09	33.02
C33	02°02'3"	S08°56'36"W	33.09	33.02
C34	88°24'28"	S72°02'02"E	33.81	37.26
C35	02°02'3"	S08°56'36"W	33.09	33.02
C36	02°02'3"	S08°56'36"W	33.09	33.02
C37	02°02'3"	S08°56'36"W	33.09	33.02
C38	02°02'3"	S08°56'36"W	33.09	33.02
C39	02°02'3"	S08°56'36"W	33.09	33.02
C40	02°02'3"	S08°56'36"W	33.09	33.02
C41	02°02'3"	S08°56'36"W	33.09	33.02
C42	02°02'3"	S08°56'36"W	33.09	33.02
C43	02°02'3"	S08°56'36"W	33.09	33.02
C44	02°02'3"	S08°56'36"W	33.09	33.02
C45	02°02'3"	S08°56'36"W	33.09	33.02
C46	02°02'3"	S08°56'36"W	33.09	33.02
C47	02°02'3"	S08°56'36"W	33.09	33.02
C48	02°02'3"	S08°56'36"W	33.09	33.02
C49	02°02'3"	S08°56'36"W	33.09	33.02
C50	02°02'3"	S08°56'36"W	33.09	33.02
C51	02°02'3"	S08°56'36"W	33.09	33.02
C52	02°02'3"	S08°56'36"W	33.09	33.02
C53	02°02'3"	S08°56'36"W	33.09	33.02
C54	02°02'3"	S08°56'36"W	33.09	33.02
C55	02°02'3"	S08°56'36"W	33.09	33.02
C56	02°02'3"	S08°56'36"W	33.09	33.02
C57	02°02'3"	S08°56'36"W	33.09	33.02
C58	02°02'3"	S08°56'36"W	33.09	33.02
C59	02°02'3"	S08°56'36"W	33.09	33.02
C60	02°02'3"	S08°56'36"W	33.09	33.02
C61	02°02'3"	S08°56'36"W	33.09	33.02
C62	02°02'3"	S08°56'36"W	33.09	33.02
C63	02°02'3"	S08°56'36"W	33.09	33.02
C64	02°02'3"	S08°56'36"W	33.09	33.02
C65	02°02'3"	S08°56'36"W	33.09	33.02
C66	02°02'3"	S08°56'36"W	33.09	33.02
C67	02°02'3"	S08°56'36"W	33.09	33.02
C68	02°02'3"	S08°56'36"W	33.09	33.02
C69	02°02'3"	S08°56'36"W	33.09	33.02
C70	02°02'3"	S08°56'36"W	33.09	33.02
C71	02°02'3"	S08°56'36"W	33.09	33.02
C72	02°02'3"	S08°56'36"W	33.09	33.02
C73	02°02'3"	S08°56'36"W	33.09	33.02
C74	02°02'3"	S08°56'36"W	33.09	33.02
C75	02°02'3"	S08°56'36"W	33.09	33.02
C76	02°02'3"	S08°56'36"W	33.09	33.02
C77	02°02'3"	S08°56'36"W	33.09	33.02
C78	02°02'3"	S08°56'36"W	33.09	33.02
C79	02°02'3"	S08°56'36"W	33.09	33.02
C80	02°02'3"	S08°56'36"W	33.09	33.02
C81	02°02'3"	S08°56'36"W	33.09	33.02
C82	02°02'3"	S08°56'36"W	33.09	33.02
C83	02°02'3"	S08°56'36"W	33.09	33.02
C84	02°02'3"	S08°56'36"W	33.09	33.02
C85	02°02'3"	S08°56'36"W	33.09	33.02
C86	02°02'3"	S08°56'36"W	33.09	33.02
C87	02°02'3"	S08°56'36"W	33.09	33.02
C88	02°02'3"	S08°56'36"W	33.09	33.02
C89	02°02'3"	S08°56'36"W	33.09	33.02
C90	02°02'3"	S08°56'36"W	33.09	33.02
C91	02°02'3"	S08°56'36"W	33.09	33.02
C92	02°02'3"	S08°56'36"W	33.09	33.02
C93	02°02'3"	S08°56'36"W	33.09	33.02
C94	02°02'3"	S08°56'36"W	33.09	33.02
C95	02°02'3"	S08°56'36"W	33.09	33.02
C96	02°02'3"	S08°56'36"W	33.09	33.02
C97	02°02'3"	S08°56'36"W	33.09	33.02
C98	02°02'3"	S08°56'36"W	33.09	33.02
C99	02°02'3"	S08°56'36"W	33.09	33.02
C100	02°02'3"	S08°56'36"W	33.09	33.02



SITE LOCATION
SCALE: 1"=400'

- STANDARD NOTES:**
- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE MATERIALS FOR USE ON THE JOB.
 - ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
 - PRIOR TO ANY WORK IN THE ELM AVENUE EAST RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
 - PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
 - FOR INFORMATION REGARDING SOILS AND SLOPE STABILITY SEE "SOILS NOTES ON SHEETS 5 AND 6."
 - ALL CONTROLLED FILL SHALL BE CERTIFIED BY A LICENSED SOILS ENGINEER. THAT PLACEMENT OF THE MATERIAL WAS DONE IN A MANNER SUITABLE FOR THE CONSTRUCTION OF THE ROAD AND THE INSTALLATION OF WATER MAIN, STORM SEWERS, AND SANITARY SEWERS. TO THIS END, NO FILL SHALL BE PLACED IN AREAS IDENTIFIED ON THESE PLANS AS CONTROLLED FILL AREAS UNTIL THE CERTIFYING SOILS ENGINEER HAS BEEN CONSULTED.

- ROADWAY EMBANKMENT FILL REQUIREMENTS:**
- EMBANKMENT SOILS SHALL CONSIST OF INORGANIC SOILS COMPOSED OF FINE SAND, SILT, CLAY OR ANY MIXTURE THEREOF.
 - THE SOILS SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO AT LEAST 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY, AS IT IS DEFINED BY THE STANDARD PROCTOR COMPACTION TEST, ASTM DESIGNATION D-698.
 - THE SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT THAT IS WITHIN 3 PERCENT OF THE SOIL'S OPTIMUM MOISTURE CONTENT FOR COMPACTION, AS IT IS DEFINED BY ASTM DESIGNATION D-698. SOILS WITH MOISTURE CONTENTS OUTSIDE THESE LIMITS SHALL BE MOISTURE CONDITIONED (THROUGH WETTING OR DRYING) AND BE COMPACTED ONCE THEIR MOISTURE CONTENT FALLS WITHIN THE SPECIFIED LIMITS.
 - A SHEEFOOT OR PAD FOOT ROLLER SHALL BE USED TO COMPACT ALL SILT, AND/OR CLAY EMBANKMENT SOILS.
 - SETTLEMENT PLATES AS DETAILED IN 6/33 SHALL BE PLACED AS INDICATED. ON HARVEST RIDGE RD BETWEEN STATIONS 5+15 TO 6+65 AND STA 7+55 TO 8+75 AND ON SILVER CREEK DR STA 1+85 TO 3+65.

SETTLEMENT PLATES SHALL BE PLACED ON EXISTING SOILS, LEVELED AND FREE OF TOPSOIL. PLACE FILL MATERIAL IN ACCORDANCE WITH THIS NOTE. OBTAINING ELEVATION DATA AS REQUIRED.

MONITOR THE ELEVATION OF THE TOP OF THE SETTLEMENT PLATE PIPE UNTIL SETTLEMENT HAS STABILIZED.

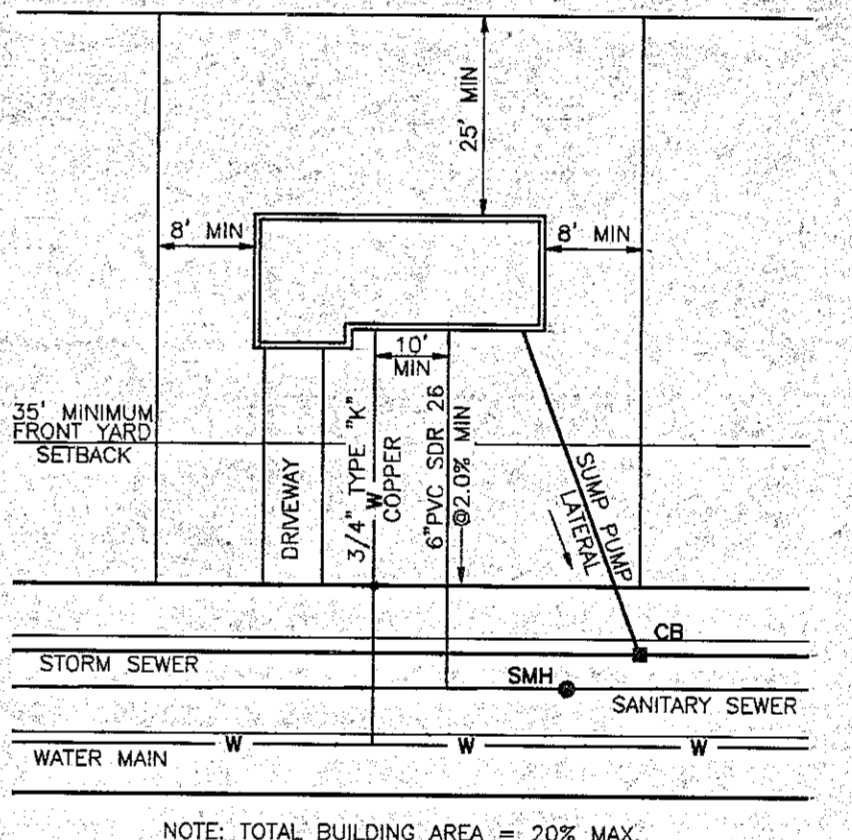
REMOVE SETTLEMENT PLATE PIPE WHEN SETTLEMENT IS COMPLETE.

- FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON THE FEDERAL WETLANDS MAP, SHEETS 10 & 11, 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 FILING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
- FOR ALL LOTS HAVING FEDERALLY REGULATED WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE PLOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE FEDERAL WETLANDS MAP, SHEET 10 AND 11. SAID PLOT PLANS SHALL NOTE THAT FURTHER FILL OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.
- PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CALL THE UPPO TWO WORKING DAYS PRIOR TO THE WORK TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD. CALL 1-800-862-7862.

SUBDIVISION NOTES:

- TOTAL AREA OF SUBDIVISION PARCEL = 180.89± ACRES.
- PARCEL IS IDENTIFIED AS TAX PARCEL 109.00-1-231.
- SUBDIVISION IS ZONED PRD.
- TOTAL NUMBER OF LOTS = 221.
- UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN ARE TO BE GRANTED THE TOWN OF BETHLEHEM.
- NO FOUNDATION, FLOOR, BASEMENT, OR ROOF DRAINS ARE TO BE CONNECTED TO THE SANITARY SEWER SYSTEM.
- ALL CORNER LOTS SHOWN HEREON SHALL HAVE A MINIMUM FRONT YARD OF 35' FROM THE RIGHT-OF-WAY AND A MINIMUM SIDE YARD OF 30' FROM THE RIGHT-OF-WAY OF THE SIDE STREET. THE HOUSE CAN FACE EITHER STREET, THE FRONT YARD BEING ON THE STREET THE HOUSE FACES AND THE SIDE YARD BEING ON THE STREET AT THE SIDE OF THE HOUSE.
- ALL PROPOSED HIGHWAY RIGHT-OF-WAYS ARE TO BE CONVEYED TO THE TOWN OF BETHLEHEM, UNLESS OTHERWISE NOTED PROPOSED RIGHT-OF-WAYS ARE 50 FEET IN WIDTH.
- EXCEPT AS SHOWN ON THESE PLANS, NO CLEARING AND/OR GRADING SHALL OCCUR WITHIN THE 75' AREA OF AVOIDANCE AROUND THE EXISTING CEMETERY PLOT ON LOT 20 CRESCENT CREEK WAY.
- NO PORTION OF THIS SUBDIVISION IS WITHIN AN EXISTING WATER DISTRICT OR SEWER DISTRICT.
- THERE SHALL BE NO DRIVEWAY ACCESS FROM ANY LOT IN THIS SUBDIVISION ONTO ELM AVENUE EAST OR EAST-WEST COLLECTOR ROAD.
- THE TOTAL LINEAL FEET OF NEW HIGHWAY IS 17,791.37'.
- THE TOTAL LINEAL FEET OF 5' WIDE SIDEWALK IS 4,834.
- 5' WIDE SIDEWALK IS TO BE CONSTRUCTED ALONG SECTIONS OF CHESTERWOOD DRIVE, ASHROVE DRIVE, HARVEST RIDGE ROAD, LYWOOD DRIVE AND SILVER CREEK DRIVE. SEE PLANTING PLAN, SHEET 9 FOR LOCATIONS.
- SEE WETLANDS MAP, SHEETS 10 & 11, FOR LOCATION OF DEED RESTRICTED OPEN SPACE.
- "ALL PURPOSE EASEMENT" IS GRANTED FOR THE FOLLOWING PURPOSE: DRAINAGE, SIDEWALK/BIKE PATH, GRADING, AND SANITARY SEWER.
- ALL SANITARY SEWERS ARE 8" DIAMETER PIPE.

- LEGEND:**
- EXISTING SANITARY MH & SANITARY SEWER
 - PROPOSED WATERMAIN, PIPE SIZE, GATE VALVE & HYD
 - PROPOSED CATCH BASIN, STORM SEWER & PIPE SIZE
 - PROPOSED SANITARY MH, SANITARY SEWER & PIPE SIZE
 - REFERENCED CURVE DATA. SEE TABLE OF CURVE & LINE DESCRIPTIONS
 - REFERENCED LINE DATA. SEE TABLE OF CURVE & LINE DESCRIPTIONS
 - LOT STREET NUMBER



TYPICAL LOT LAYOUT
SCALE: NONE
CROSS REFERENCE: NONE

NOTE: TOTAL BUILDING AREA = 20K MAX.
DWELLING AREA = 12K MAX.
MAXIMUM HEIGHT = 30 FT

1 TYPICAL LOT LAYOUT
2 SCALE: NONE
CROSS REFERENCE: NONE

INCHES
Town of Bethlehem, NY

APPLICANT/OWNER/DEVELOPER
SLINGERLANDS GROUP, LTD.
835 KENWOOD AVENUE
SLINGERLANDS, NY 12159

TOWN OF BETHLEHEM
PLANNING BOARD

ALBANY COUNTY HEALTH DEPT.

ALBANY COUNTY DEPT. OF HEALTH
DATE: 10/22/99

These plans for Sewage Disposal and Water System Improvements. Examined and Approved

Director, DIVISION OF ENVIRONMENTAL HEALTH SERVICES

This Chairman
DATE: OCT 22, 1999

SUBDIVISION PLAN

DOWERSKILL VILLAGE
PLANNED RESIDENCE DISTRICT NO. 4, SECTION 3

TOWN OF BETHLEHEM
ALBANY COUNTY, NY

C.T. MALE ASSOCIATES, P.C.
50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
518.786.7400 • FAX 518.786.7299

ARCHITECTURE & BUILDING SYSTEMS ENGINEERING • CIVIL ENGINEERING
ENVIRONMENTAL SERVICES • SURVEY & LAND INFORMATION SERVICES

SCALE: 1" = 100'
SHEET 2 OF 36
DATE: APRIL 2, 1998
DWG. NO: 90-439R

WILLIAM J. NETTLETON
P.L.S. 49513

GARY E. HOFFMAN
P.E. 64079

DATE: 7/9/98
7/17/98
12/24/98
3/31/99
5/18/99
5/27/99
10/6/99
10/18/99

REVISIONS RECORD/ DESCRIPTION
REVISIONS PER 1/0 BETHLEHEM 6/4/98 LETTER
REVISIONS PER 1/0 BETHLEHEM 7/16/98 LETTER
REVISIONS PER 1/0 BETHLEHEM 11/24/98 LETTER
REVISIONS PER 1/0 BETHLEHEM 3/18/99 LETTER
REVISIONS PER 1/0 BETHLEHEM 5/18/99 LETTER
REVISIONS PER 1/0 BETHLEHEM 5/26/99 LETTER
ADDED WATER MAIN PIPE SIZES
REVISED PER 1/0 BETHLEHEM 10/15/99 REMARKS

DRAWN/CHECK/ APPR.
JAM/GEH
JAM/GEH
JAM/GEH
JAM/GEH
JAM/GEH
JAM/GEH
JAM/GEH
JAM/GEH

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7200 SUBDIVISION OF THE NEW YORK STATE EDUCATION LAW.
© 1998 C.T. MALE ASSOCIATES P.C.
PROJ. NO: 93.2699
DESIGNED: JAM
DRAWN: JAM
CHECKED: GEH

ALBANY COUNTY HEALTH DEPT.

ALBANY COUNTY DEPT. OF HEALTH
DATE: 10/22/99

These plans for Sewage Disposal and Water System Improvements. Examined and Approved

Director, DIVISION OF ENVIRONMENTAL HEALTH SERVICES

This Chairman
DATE: OCT 22, 1999

SUBDIVISION PLAN

DOWERSKILL VILLAGE
PLANNED RESIDENCE DISTRICT NO. 4, SECTION 3

TOWN OF BETHLEHEM
ALBANY COUNTY, NY

C.T. MALE ASSOCIATES, P.C.
50 CENTURY HILL DRIVE, P.O. BOX 727, LATHAM, NY 12110
518.786.7400 • FAX 518.786.7299

ARCHITECTURE & BUILDING SYSTEMS ENGINEERING • CIVIL ENGINEERING
ENVIRONMENTAL SERVICES • SURVEY & LAND INFORMATION SERVICES

SCALE: 1" = 100'
SHEET 2 OF 36
DATE: APRIL 2, 1998
DWG. NO: 90-439R