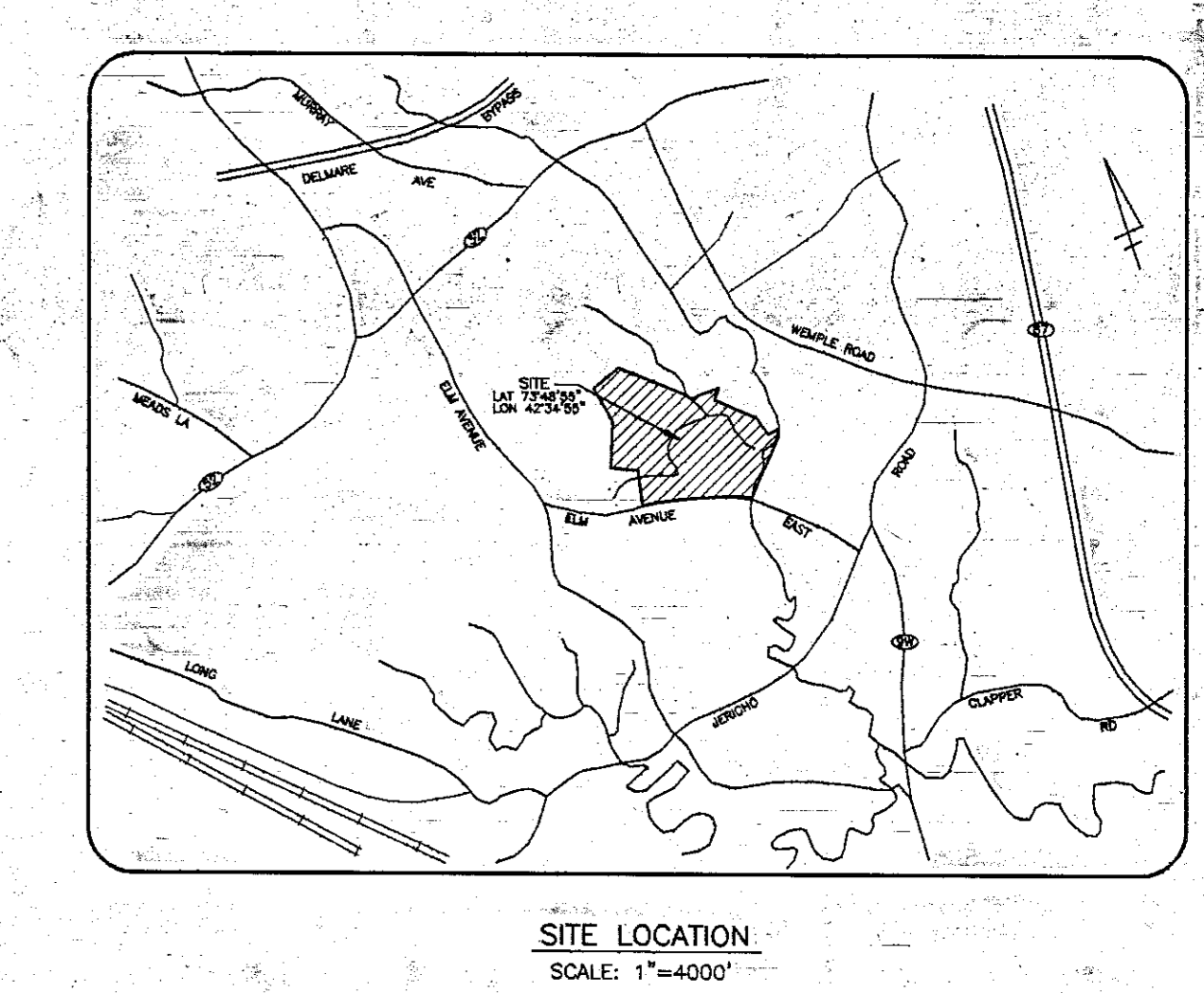


**TABLE OF CURVE & LINE DESCRIPTIONS**

| CURVE | DELTA    | BEARING     | CHORD  | LENGTH | RADIUS  |
|-------|----------|-------------|--------|--------|---------|
| C1    | 247.1104 | N02°21'51"W | 115.39 | 118.97 | 250.00  |
| C2    | 075.713  | N08°53'39"W | 51.09  | 51.10  | 250.00  |
| C3    | 092.257  | N17°44'48"W | 39.60  | 39.61  | 250.00  |
| C4    | 157.1104 | N12°24'21"W | 20.71  | 20.71  | 250.00  |
| C5    | 152.1258 | S12°27'23"W | 193.74 | 194.30 | 250.00  |
| C6    | 050.000  | S02°08'04"E | 17.81  | 17.81  | 250.00  |
| C7    | 117.004  | S02°08'04"E | 88.84  | 89.01  | 250.00  |
| C8    | 142.000  | N07°29'21"E | 115.20 | 115.20 | 250.00  |
| C9    | 087.544  | S78°41'27"E | 115.20 | 115.20 | 250.00  |
| C10   | 48.1817  | N07°29'21"E | 117.99 | 117.23 | 250.00  |
| C11   | 142.000  | N07°29'21"E | 115.20 | 115.20 | 250.00  |
| C12   | 087.544  | N78°03'52"W | 115.20 | 115.20 | 250.00  |
| C13   | 087.544  | N78°03'52"W | 115.20 | 115.20 | 250.00  |
| C14   | 86.1038  | S01°58'49"E | 34.16  | 37.60  | 250.00  |
| C15   | 170.000  | S04°54'25"E | 140.48 | 140.48 | 250.00  |
| C16   | 86.1038  | S81°50'36"E | 34.16  | 37.60  | 250.00  |
| C17   | 86.1038  | S81°50'36"E | 34.16  | 37.60  | 250.00  |
| C18   | 29.0043  | N44°30'59"W | 137.76 | 138.25 | 275.00  |
| C19   | 81.0040  | S89°18'56"E | 137.76 | 138.25 | 275.00  |
| C20   | 84.2718  | S11°46'03"W | 33.60  | 38.85  | 250.00  |
| C21   | 29.0043  | N44°30'59"W | 137.76 | 138.25 | 275.00  |
| C22   | 81.0040  | S89°18'56"E | 137.76 | 138.25 | 275.00  |
| C23   | 34.1013  | S78°06'07"E | 337.88 | 342.52 | 275.00  |
| C24   | 29.0043  | N44°30'59"W | 137.76 | 138.25 | 275.00  |
| C25   | 81.0040  | S89°18'56"E | 137.76 | 138.25 | 275.00  |
| C26   | 05.1418  | S29°20'27"E | 14.27  | 113.89 | 275.00  |
| C27   | 39.4258  | S40°21'11"E | 256.68 | 258.85 | 275.00  |
| C28   | 170.000  | S12°27'23"W | 193.74 | 194.30 | 275.00  |
| C29   | 20.0057  | S37°53'30"E | 338.14 | 341.17 | 275.00  |
| C30   | 017.983  | S02°08'04"E | 17.81  | 17.81  | 275.00  |
| C31   | 24.2028  | N18°41'49"W | 63.29  | 63.72  | 150.00  |
| C32   | 49.4057  | S02°08'04"E | 17.81  | 17.81  | 275.00  |
| C33   | 17.0025  | N08°29'11"W | 185.26 | 188.84 | 250.00  |
| C34   | 60.1834  | N35°00'08"E | 301.40 | 315.79 | 250.00  |
| C35   | 29.0043  | N44°30'59"W | 137.76 | 138.25 | 275.00  |
| C36   | 81.0040  | S89°18'56"E | 137.76 | 138.25 | 275.00  |
| C37   | 05.1418  | N12°24'21"W | 163.89 | 164.17 | 250.00  |
| C38   | 05.1418  | N12°24'21"W | 163.89 | 164.17 | 250.00  |
| C39   | 05.1418  | N12°24'21"W | 163.89 | 164.17 | 250.00  |
| C40   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C41   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C42   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C43   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C44   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C45   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C46   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C47   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C48   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C49   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C50   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C51   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C52   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C53   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C54   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C55   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C56   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C57   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C58   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C59   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C60   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C61   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C62   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C63   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C64   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |
| C65   | 90.0000  | N07°29'21"E | 132.49 | 133.54 | 1075.00 |

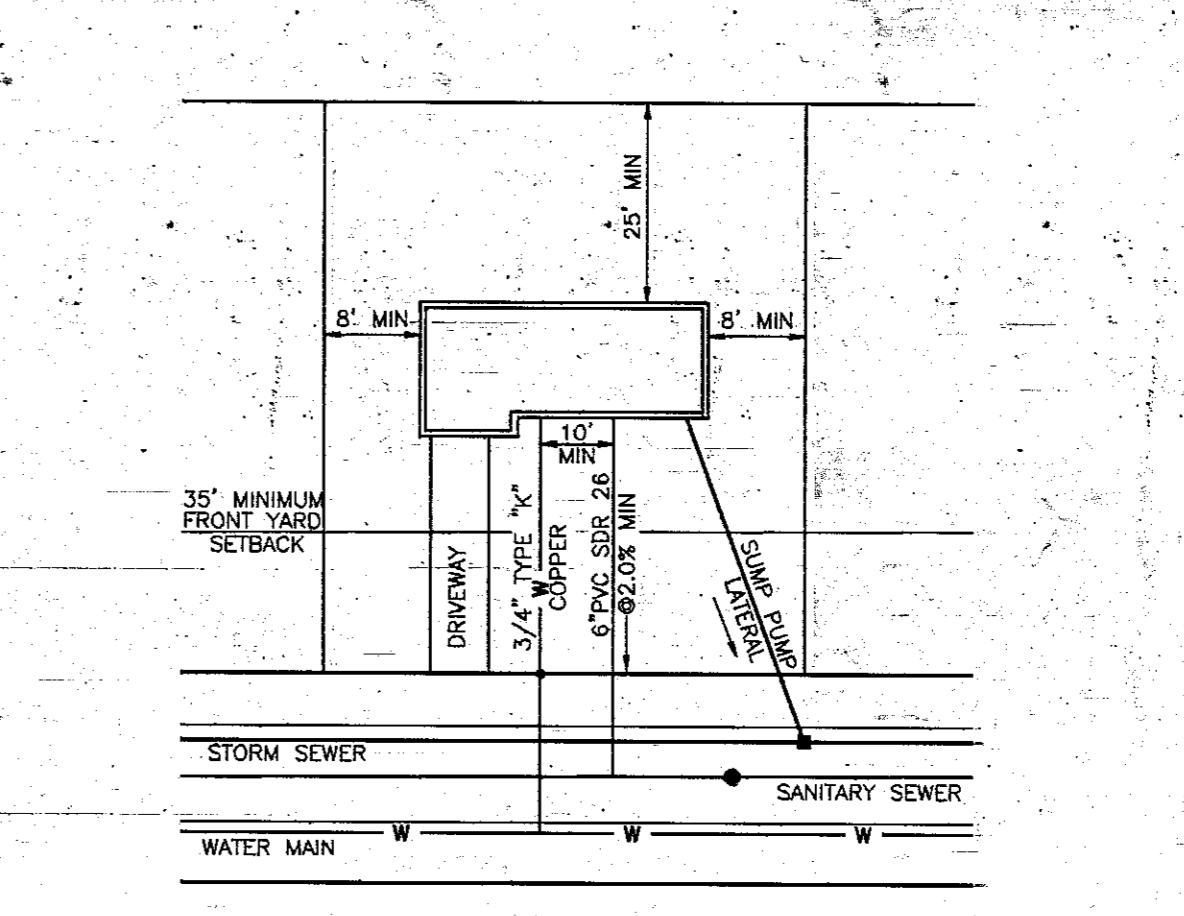
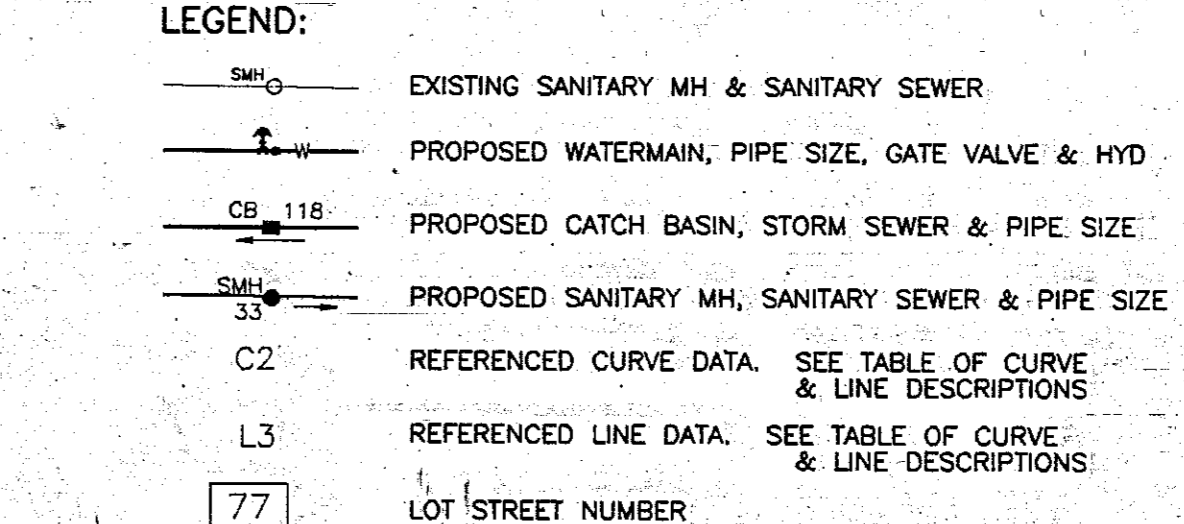


**STANDARD NOTES:**

- 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 CONSISTING 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 SHEEPPOOT 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 3+15 TO 4+65 AND STA 7+55 TO 8+75 AND ON SILVER CREEK DR STA 1+95 TO 3+65.



**SETTLEMENT PLATES SHALL BE PLACED ON EXISTING SOILS, LEVELED AND FREE OF TOPSOIL. PLACE FILL MATERIAL ON SETTLEMENT PLATE TO STABILIZE THE PIPE.**

**WITH A STABLE SETTLEMENT PLATE OBTAIN AN ELEVATION ON THE TOP OF THE PIPE SECTION. PLACE FILL MATERIAL IN ACCORDANCE WITH THIS NOTE. ADD ADDITIONAL PIPE SECTIONS AS NECESSARY TO BE ABOVE SUB GRADE LEVEL. OBTAINING ELEVATION DATA AS REQUIRED.**

**MONITOR THE ELEVATION OF THE TOP OF THE SETTLEMENT PLATE 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 AS A RESULT OF FUTURE LOT OWNERS FILLING 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 UFFO TWO WORKING DAYS PRIOR TO THE WORK TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD. CALL 1-800-962-7962.

**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 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 17,781.37.
- THE TOTAL LINEAL FEET OF 5' WIDE SIDEWALK IS 4,834.
- 5' WIDE SIDEWALK IS TO BE CONSTRUCTED ALONG SECTIONS OF CHESTERWOOD DRIVE, ASHROVE LANE, HARVEST RIDGE ROAD, MYWOOD DRIVE AND SILVER CREEK DRIVE. SEE PLANNING PLAN, SHEET 5 FOR LOCATIONS.
- SEE WETLANDS MAP, SHEETS 10 & 11, FOR LOCATION OF DEED RESTRICTED OPEN SPACE.
- "ALL PURPOSE EASEMENT" IS GRANTED FOR THE FOLLOWING PURPOSES: DRAINAGE, SIDEWALK, BIKE PATH, GRADING, AND SANITARY SEWER.
- ALL SANITARY SEWERS ARE 8" DIAMETER PIPE.

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

TOWN OF BETHLEHEM PLANNING BOARD

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for Dowerskill Village, Pennsylvania, are 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: 10/2/99  
 By: [Signature] Commissioner of Health

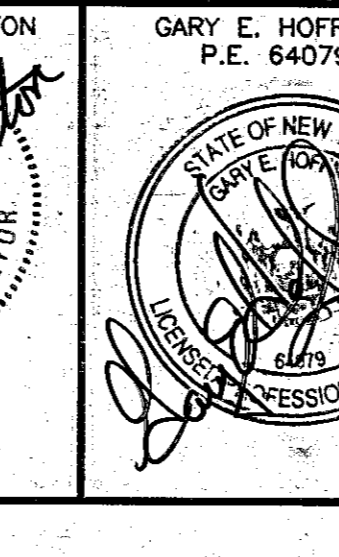
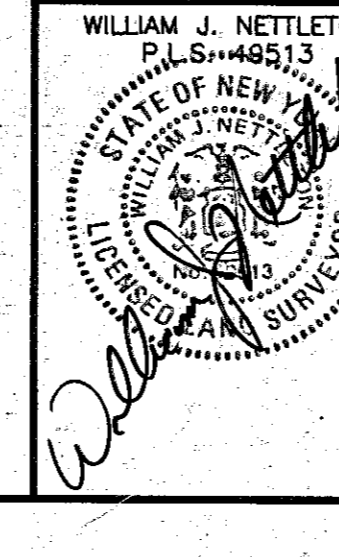
ALBANY COUNTY HEALTH DEPT.

**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. 32, dated OCT 22 1999

[Signature]  
 Title: CHAIRMAN  
 Date: OCT 22 1999

| DATE     | REVISIONS RECORD/ DESCRIPTION               | DRAFTER | CHECK | APPR. |
|----------|---|---------|-------|-------|
| 7/9/98   | REVISIONS PER T/O BETHLEHEM 6/4/98 LETTER   | JAM     | GEH   |       |
| 8/17/98  | REVISIONS PER T/O BETHLEHEM 7/16/98 LETTER  | JAM     | GEH   |       |
| 12/18/98 | REVISIONS PER T/O BETHLEHEM 11/24/98 LETTER | JAM     | GEH   |       |
| 3/31/99  | REVISIONS PER T/O BETHLEHEM 3/18/99 LETTER  | JAM     | GEH   |       |
| 5/18/99  | REVISIONS PER T/O BETHLEHEM 5/13/99 LETTER  | JAM     | GEH   |       |
| 5/27/99  | REVISIONS PER T/O BETHLEHEM 5/26/99 LETTER  | JAM     | GEH   |       |
| 10/6/99  | ADDED WATER MAIN PIPE SIZES                 | JAM     | GEH   |       |
| 10/18/99 | REVISED PER T/O BETHLEHEM 10/15/99 REMARKS  | JAM     | GEH   |       |



WILLIAM J. NETTLETON  
 P.E. #44079

GARY E. HOFFMAN  
 P.E. #44079

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 C.T. MALE ASSOCIATES P.C.  
 PROJ. NO: 93.2699  
 DESIGNED: JAM  
 DRAFTED: JAM  
 CHECKED: GEH

**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, LEXINGTON, 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 3 OF 36  
 DATE: APRIL 2, 1998  
 DWG. NO: 90-439R