

**LINE DATA**

LINE No.	BEARING	DISTANCE
1	S 07°24'21" E	10.00'
2	N 29°35'38" E	25.00'
3	N 29°35'38" E	25.00'
4	N 69°24'21" W	17.69'
5	N 61°11'35" E	42.28'
6	S 61°11'35" W	42.28'

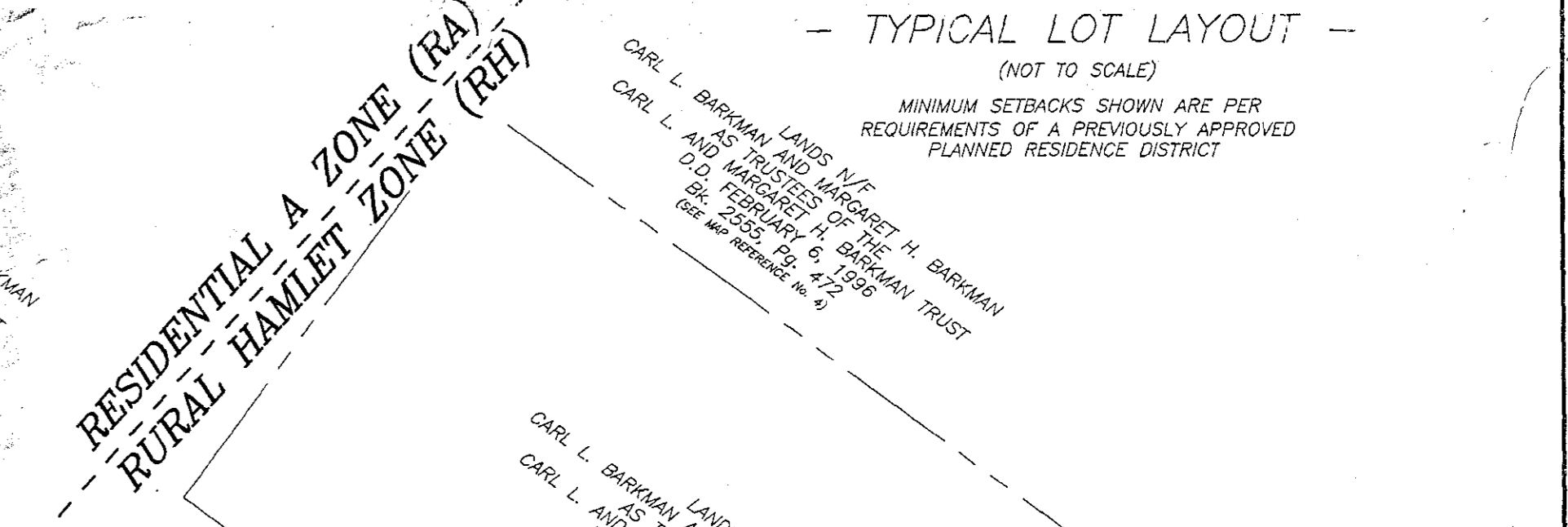
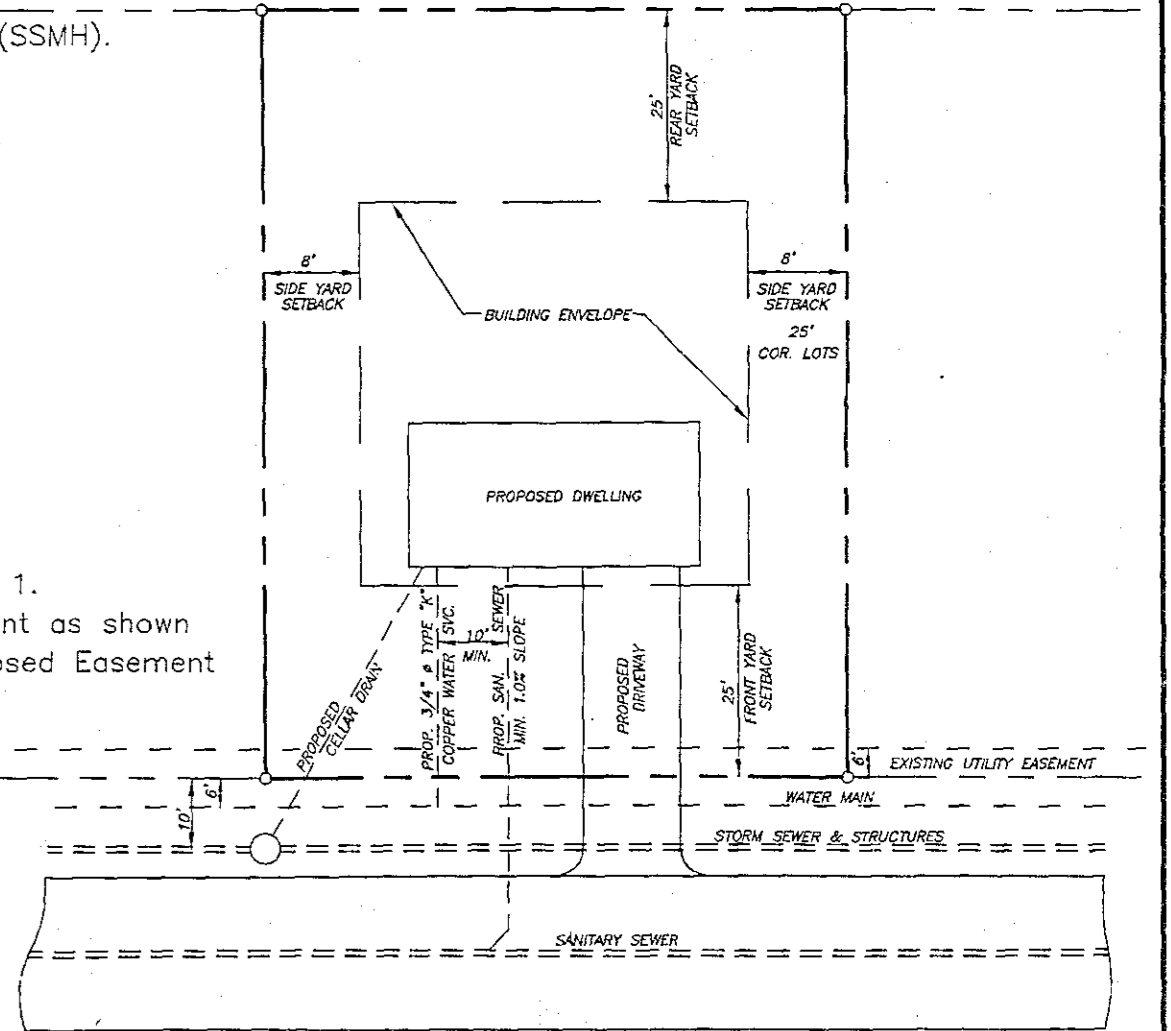
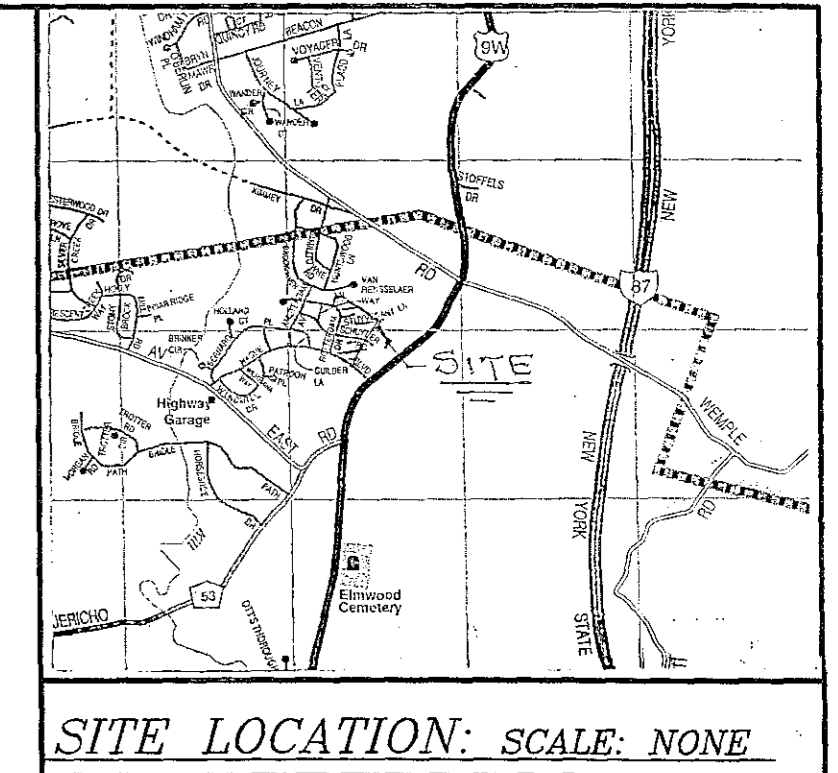
**CURVE DATA**

CURVE No.	DELTA	RADIUS	LENGTH	CHORD
1	05°39'23"	1,803.29'	178.04'	177.98'
2	07°19'39"	25.00'	38.07'	34.50'
3	94°25'54"	25.00'	41.20'	36.70'
4	85°16'22"	25.00'	37.21'	33.87'
5	06°30'05"	275.00'	31.20'	31.19'
6	89°22'21"	275.00'	35.08'	32.27'
7	22°33'56"	275.00'	108.31'	107.61'
8	15°00'45"	275.00'	72.08'	71.83'
9	37°34'41"	225.00'	47.87'	44.34'
10	80°22'21"	25.00'	35.08'	32.27'
11	14°37'37"	275.00'	70.19'	70.00'
12	17°59'39"	275.00'	67.17'	67.00'
13	78°44'02"	275.00'	128.31'	127.13'
14	04°34'58"	1,803.29'	144.24'	144.20'

- MAP REFERENCES**
- Map of Dowerskill Village - Section No. 2B, Planned Residence District No. 4, Property of Jenkins Building Corp., dated January, 1989, revised to May 29, 1991, by Edward J. Keegan Associates, P.C. and Paul E. Hite, L.L.S., as filed in the Albany County Clerk's Office on July 24, 1991, in drawer 172, as map no. 9398.
  - Map of Dowerskill Village - Section No. 2C, Planned Residence District No. 4, Property of Jenkins Building Corp., dated March 7, 1990, revised to March 26, 1990, by Edward J. Keegan Associates, P.C. and Paul E. Hite, L.L.S., as filed in the Albany County Clerk's Office on April 19, 1990, in drawer 172, as map no. 9110.
  - Map of Property of Proposed Planned Commercial District "Dowerskill" dated January 13, 1970, by Edward W. Boutelle & Son, Civil Engineers & Surveyors.
  - Map of Property of Carl and Margaret Barkman" dated March 15, 1981, by Michael J. Grillo, Licensed Land Surveyor.
  - "Subdivision Plan - Milltowne Plaza Subdivision" dated February 27, 2002, revised to October 4, 2002, by Boswell Engineering, as filed in the Albany County Clerk's Office on October 16, 2002, in drawer 172, as map no. 11232.

- NOTES**
- Map prepared from an accurate field survey, and deeds and maps of record.
  - Boundary lines shown hereon are as monumented, occupied and deeded.
  - See deed dated May 6, 1986, from Citibank (New York State), N.A., a national banking association to Jenkins Building Corp., Inc. a New York Corporation, as recorded in the Albany County Clerk's Office on August 11, 1986, in Book 2316 of deeds, at Page 313.
  - See deed dated June 20, 2000 from Jenkins Building Corp., 1/4/3, Jenkins Management Co., Inc. to Town of Bethlehem, as recorded in the Albany County Clerk's Office on October 16, 2000, in Book 2567 of deeds, at Page 82 (portion of Rotterdam Drive, portion of Schuyler Road, all of Stuyvesant Lane).
  - See deed dated August 27, 1975 from Dowerskill Village Associates, a New York State Partnership to Town of Bethlehem, as recorded in the Albany County Clerk's Office on October 17, 1975, in Book 2105 of deeds, at Page 445 (Hague Boulevard).

- SUBDIVISION NOTES**
- All elevations shown are on a U.S.G.S. elevation base, contour interval (2) Ft.
  - a) --- denotes existing contour.
  - b) --- denotes proposed elevation.
  - c) x 198.3 denotes existing elevation.
  - d) x 198.3 denotes proposed elevation.
  - Site located in "Planned Development District" (PDD) zoning district.
  - Site is located in Selkirk Fire District.
  - Site is located in Bethlehem Water District (Selkirk Extension).
  - Site is located in Bethlehem Sewer District, Ext. 8 & 9.
  - Site is located in Rovens Coeymans Selkirk School District.
  - Prior to any excavation, the contractor shall call the underground locating service (DIG SAFELY NEW YORK - 1-800-862-7962) two working days prior to work being done.
  - Prior to any work in the Town right-of-way of Hague Boulevard, Rotterdam Drive, Schuyler Road or Stuyvesant Lane, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
  - Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
  - 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 on the job.
  - No sump pump, roof drain, cellar drain or footing drain shall be connected to the sanitary sewer system.
  - Unless otherwise noted, the locations and footprint configurations of proposed dwellings and associated lot grading as shown on this plan are conceptual and are included for municipal review purposes. Actual building locations and configurations, and related site grading, may vary from what is shown. However, any substantial variation from what is shown on any lot, as determined by the Town Building Inspector, shall be subject to further review by the Town Department of Public Works (and possibly other Town entities) prior to the issuance of a Building Permit for that lot.
  - All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%.
  - a) --- denotes existing edge of woods and brush.
  - b) --- denotes proposed edge of woods and brush.
  - For all lots that have areas designated as Federally Regulated Wetlands, 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 filling in and around the drains 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 plot.
  - a) --- denotes Delineated Federal Wetlands, as delineated by Bagnon Environmental, Delineated Federal Wetlands shown hereon are not to be disturbed. Amount of Delineated Federal Wetlands on site = 32,234.60 +/- Sq. Ft.
  - b) There is to be a minimum distance of 50 feet required from Delineated Federal Wetlands to all proposed dwellings shown hereon.
  - Subdivision consists of 10 Building Lots - average Lot size is 19,500.95 +/- Sq. Ft. Total area of subdivision is 10.22 +/- acres; amount to be developed = 4.11 +/- acres; amount to remain undeveloped = 6.11 +/- acres; amount of disturbed area = 3.43 +/- acres.
  - No new highway is to be constructed.
  - denotes existing sanitary sewer pipe (8" PVC SDR-26) and manhole (SSMH).
  - denotes proposed sanitary sewer manhole (SSMH).
  - denotes existing storm sewer pipe and storm manhole (SMH).
  - denotes existing storm sewer pipe and catch basin (CB).
  - denotes proposed storm sewer pipe and manhole.
  - denotes proposed sanitary sewer lateral.
  - denotes existing sanitary sewer lateral.
  - denotes proposed Lot Number.
  - a) --- denotes existing Lot Number per map reference no. 1.
  - b) --- denotes existing Lot Number per map reference no. 2.
  - c) --- denotes existing Lot Number per map reference no. 5.
  - Exist. St. No. [17] denotes existing Street Number.
  - Prop. St. No. [17] denotes proposed Street Number.
  - a) --- denotes Curve Data.
  - b) --- denotes Line Data.
  - denotes existing Conservation Easement as shown on Map Reference No. 1.
  - denotes proposed Conservation Easement to replace Conservation Easement as shown on Lot Nos. 27, 31 & 33 Rotterdam Drive per Map Reference No. 1. Area of proposed Easement is the same as the existing Easement being replaced.
  - 108.10-1-25 denotes Tax Map section, block and lot number.
  - S.C.I.R. denotes capped iron rod to be as shown.
  - C.M.F. denotes concrete monument found.
  - Cellar drain for Lot No. 21 Rotterdam Drive to be installed prior to construction of dwelling on Lot No. 25 Rotterdam Drive.



RECORD OWNER/SUBDIVIDER - JENKINS BUILDING CORP., INC. 74 NORTH HELDENBERG PARKWAY SLINGERLANDS, NY 12159

TAX MAP 108.10, BLOCK 1, PARCELS 27, 28, 56 & 57

REVISOR: JULY 22, 2008 - EASEMENT DETAILS ADDED  
 REVISOR: JUNE 13, 2008 - NOTE NO. 19 REVISOR  
 REVISOR: FEBRUARY 6, 2008 - REVISIONS PER TOWN OF BETHLEHEM DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING MEMO DATED SEPTEMBER 7, 2007

**TOWN OF BETHLEHEM PLANNING BOARD**  
 PLANNING BOARD  
 TOWN OF BETHLEHEM  
 ALBANY COUNTY, NEW YORK

This plan APPROVED subject to such conditions as are stated in Building Project Approval (B/P/A) No. 25, dated 5-13-08.

Commissioner: *Paul E. Hite*  
 Title: *Commissioner*  
 Date: *5-13-08*

ALBANY COUNTY HEALTH DEPARTMENT  
 ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewage disposal for the above described property are approved subject to the conditions listed in letter at the time approved subject to Article X of the Albany County Charter and its amendments with Article X of the Albany County Charter and its amendments in the Code Book of the Albany County Clerk. *James A. Lisciani*  
 Commissioner of Health

**MAP OF PROPOSED SUBDIVISION**  
**DOWERSKILL VILLAGE SECTION No. 2B**  
**PLANNED RESIDENCE DISTRICT No. 4**  
**PROPERTY OF: JENKINS BUILDING CORP.**  
**PHASE II AMENDED**  
**TOWN OF BETHLEHEM**

JOHN T. CURTIS, P.E. #81458  
 PAUL E. HITE, L.L.S. #48398

COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 40'
DATE:	MAY 29, 2007
DRAWN BY:	JKD
MAP NO.:	511

MAP PREPARED BY:  
**PAUL E. HITE**  
 LICENSED LAND SURVEYOR  
 230 DELAWARE AVENUE  
 DELMAR, NEW YORK 12054  
 (518) 439-4989