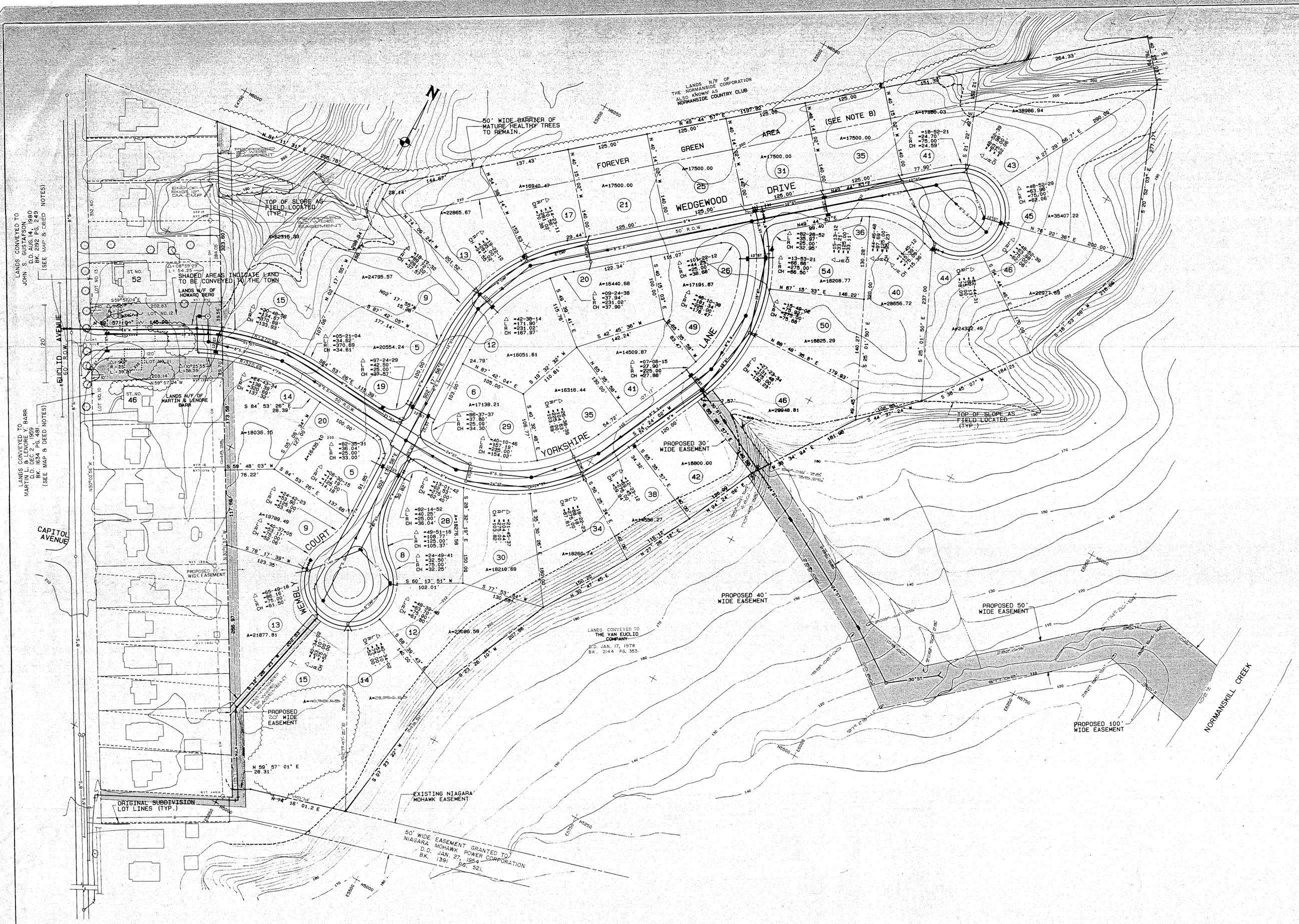
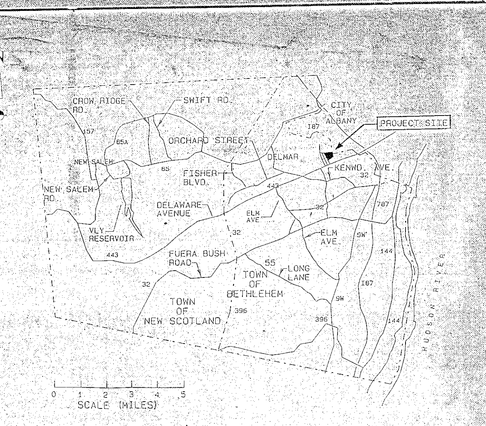
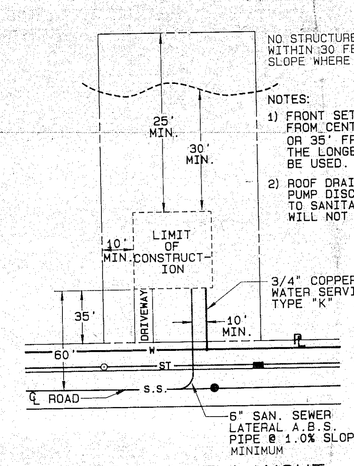




LOCATION PLAN



NOTES:

1) FRONT SETBACK IS 60' FROM CENTERLINE OF ROAD OR 35' FROM R.O.W. THE LONGER DISTANCE WILL BE USED.

2) ROOF DRAINAGE AND SUMP PUMP DISCHARGE CONNECTIONS TO SANITARY SEWER SYSTEM WILL NOT BE ALLOWED.

TYPICAL LOT LAYOUT SINGLE FAMILY HOME

N.T.S.

"MAP AND DEED NOTES"

1. SEE MAP ENTITLED "MAP SHOWING A PORTION OF PROPERTY OF T.E. BURHANS" DATED JAN.30,1930 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON FEB.5,1937 AS MAP NO. 600 IN DRAWER NO.92.
2. SEE DEED OF NOLAN,JR., MACFARLAND AND HELLER TO THE VAN EUCLID COMPANY-D.D. JAN.17,1978. BK.2144 PG.355. LOT NO.11 EUCLID AVENUE.
3. SEE DEED OF NOLAN,JR., MACFARLAND AND HELLER TO THE VAN EUCLID COMPANY-D.D. JAN.17,1978 BK.2144 PG.353. 50 ACRES±
4. SEE DEED OF POYNER TO THE VAN EUCLID COMPANY. D.D. NOV.11,1981. BK.2214 PG.717. LOT NO.12 EUCLID AVENUE.

CERTIFICATION:
Survey shown is in accordance with the minimum standards of Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors.

CERTIFIED TO:
First American Bank of New York, its successors and/or assigns, Ticor Title Guarantee Company (Title No.19786-00806), The Van Euclid Company.

(Certification is to Boundary lines of approved Subdivision and Easements shown same as Normansatt as shown hereon. Boundary lines of individual Lots to be confirmed by filed Subdivision map.)

INCHES
Town of Bethlehem, NY

NOTE:
ALL EASEMENTS SHOWN TO BE GRANTED TO TOWN OF BETHLEHEM, ALL STREET RIGHT-OF-WAYS TO BE CONVEYED TO TOWN OF BETHLEHEM

This subdivision is subject to the following conditions and restrictions, except where a grading plan and engineering report proposed by a licensed Professional Engineer, qualified in soil stability analysis, has been presented to and approved by the Engineering Department AND Planning Board of the Town, relative to a specific variation therefrom.

1. No development or removal of existing ground cover or other vegetation shall be permitted below the defined "top of slope".
2. No existing vegetation shall be removed for a distance of ten (10) feet from the defined "top of slope" inward on the plateau.
3. The above may be considered for modification ONLY upon presentation **to and** approval by the Town Engineering Department and Planning Board of a plan prepared by a licensed Landscape Architect showing the following:
   a. the area of the lot from which vegetation is to be removed;
   b. identification of the type and size of vegetation to be removed;
   c. method by which vegetation is to be removed;
   d. proposed location of supplemental planting to be installed;
   e. a plant list indicating the type, size, quantity, and condition of all proposed supplemental plantings;
   f. proposed time schedule for the installation of proposed supplemental plantings.

   In no case shall trees 6" or greater in caliper size be considered for removal unless a determination is presented by the applicant and accepted by the Planning Board that a tree or trees within the restricted area pose a potential safety hazard.
4. All mature healthy trees on the plateau shall be saved to the maximum extent possible and where existing vegetation is removed, ground cover shall be established immediately after regrading in order to minimize erosion. The planting or seeding of ground cover after 1 October of any given year shall include additional erosion control measures acceptable to the Town, and may include special mulching, hay bales, etc.
5. No earth fill shall be allowed or placed within twenty (20) feet of the defined "top of slope".
6. Landscape grading fill height shall not exceed three (3) feet from existing original grade and all grading shall be designed both to prevent ponding of water and to direct surface runoff toward the street where possible.

   Storm water runoff from any principal structure and from paved surfaces related thereto, and/or from the general area surrounding the principal structure shall be directed towards the street in a manner and design approved by the Town.

   Where surface water will flow towards the "top of slope", under no circumstances shall such water be permitted to be directed towards and over the "top of slope" by means of swales, ditches, open ended pipes, or other such methods which would concentrate the flow of such water.
7. No structures of any kind or nature, including swimming pools, shall be constructed or placed within thirty (30) feet of the defined "top of slope".

   The above may be considered for modification ONLY upon presentation and approval by the Town Engineering Department and Planning Board of a plan and report prepared by a licensed Professional Engineer qualified in soil stability analysis. Under no circumstances shall structures be considered which would impose significant loads on the slope caused by masonry or concrete walls, or the foundations of garages, carriage houses, yard buildings, swimming pools, or residence foundations. ONLY very minor "structures", such as a small wooden or metal sided shed with a floor area no greater than 120 square feet and secured only by posts, and/or the rear posts of a house-attached deck shall be considered as a proposed modification.
8. No excavation material shall be deposited on the slope or restricted area (see Item No. 4 above).
9. A fifty (50) foot deep barrier of mature healthy trees shall be maintained along the rear property line of those lots adjacent to the Normanside Country Club property.

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for NORMANSGATE ..... SUBDIVISION ..... realty development in the TOWN OF BETHLEHEM ..... are approved subject to the conditions listed in letter of this date, and 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 6/9/89 ..... Commissioner of Health

..... Dir. Div. Environmental Health Services

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

FINAL PLAT APPROVAL

When signed by the duly authorized officer of the Planning Board, this endorsement constitutes final approval of this Plat.

Signed ..... CHAIRMAN

Title .....

Date JUN 19 1989

See also Certificate of Approval of Final Plat No. 77-5

REVISIONS	
DATE	DESCRIPTION
1/89	REVISED PER TOWNS COMMENTS
1/89	REVISED PER TOWNS COMMENTS
4/89	ADD SUB. DATA, ADJOINING
	PROPERTY OWNERS, MAP &
	DEED NOTES, REV. BY P.E.H.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION LAW OF THE NEW YORK STATE EDUCATION LAW

PROJ. ENG'R. LAW
DRAWN BY: MES
ASSEMBLED BY: MES
CHECKED BY: JKF

PROPERTY OF
THE VAN EUCLID COMPANY

NORMANSGATE SUBDIVISION-PLAT
TOWN OF BETHLEHEM
ALBANY COUNTY NEW YORK

CONSULTING ENGINEERS
J. KENNETH FRASER & ASSOCIATES, P.C.
RENSSELAER, NEW YORK

PAUL E. HITE
LICENSED LAND SURVEYOR DELMAR, NEW YORK

SCALE: 1"=60' DATE: JULY 1988 SHEET 1 OF 1