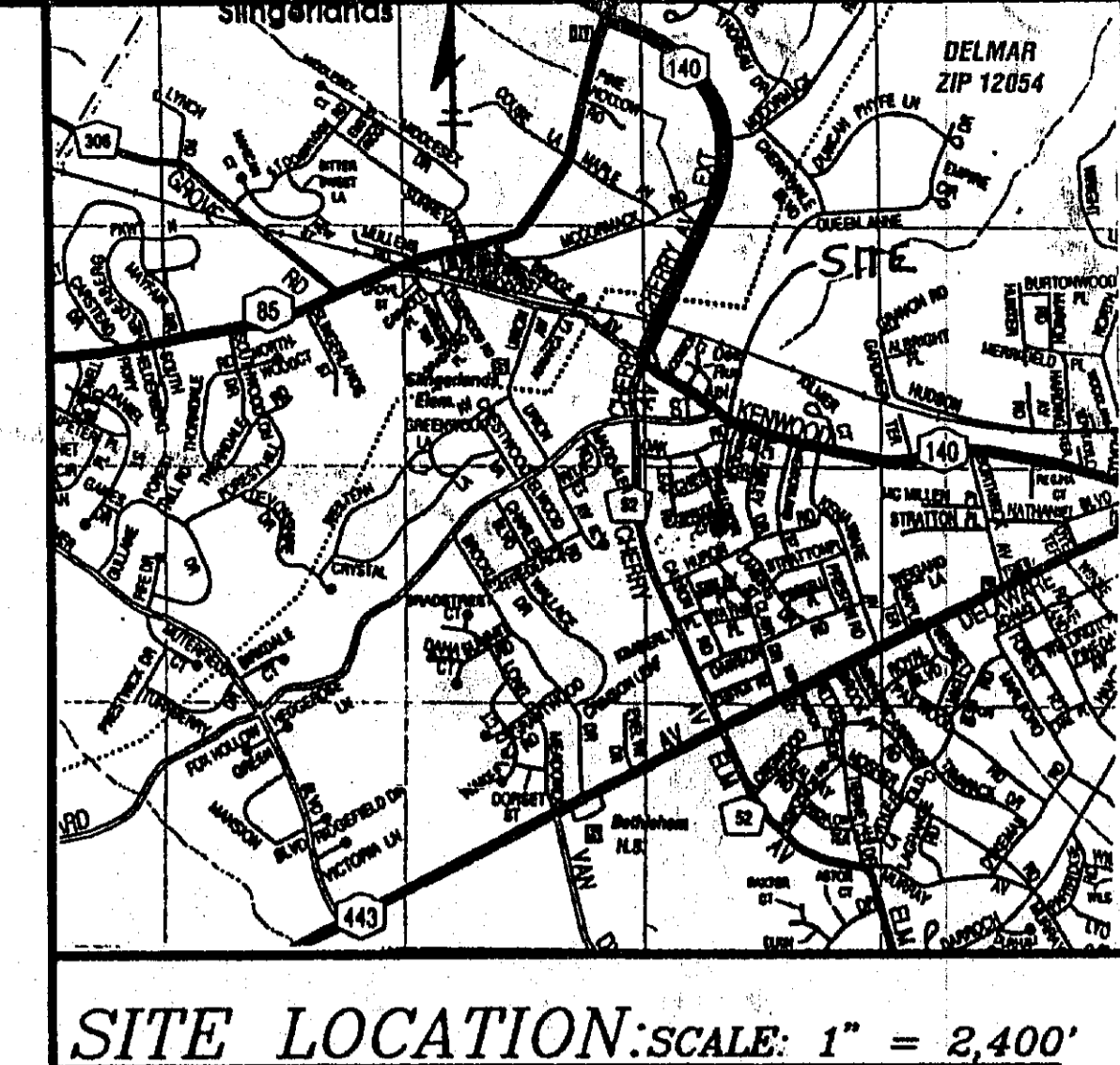
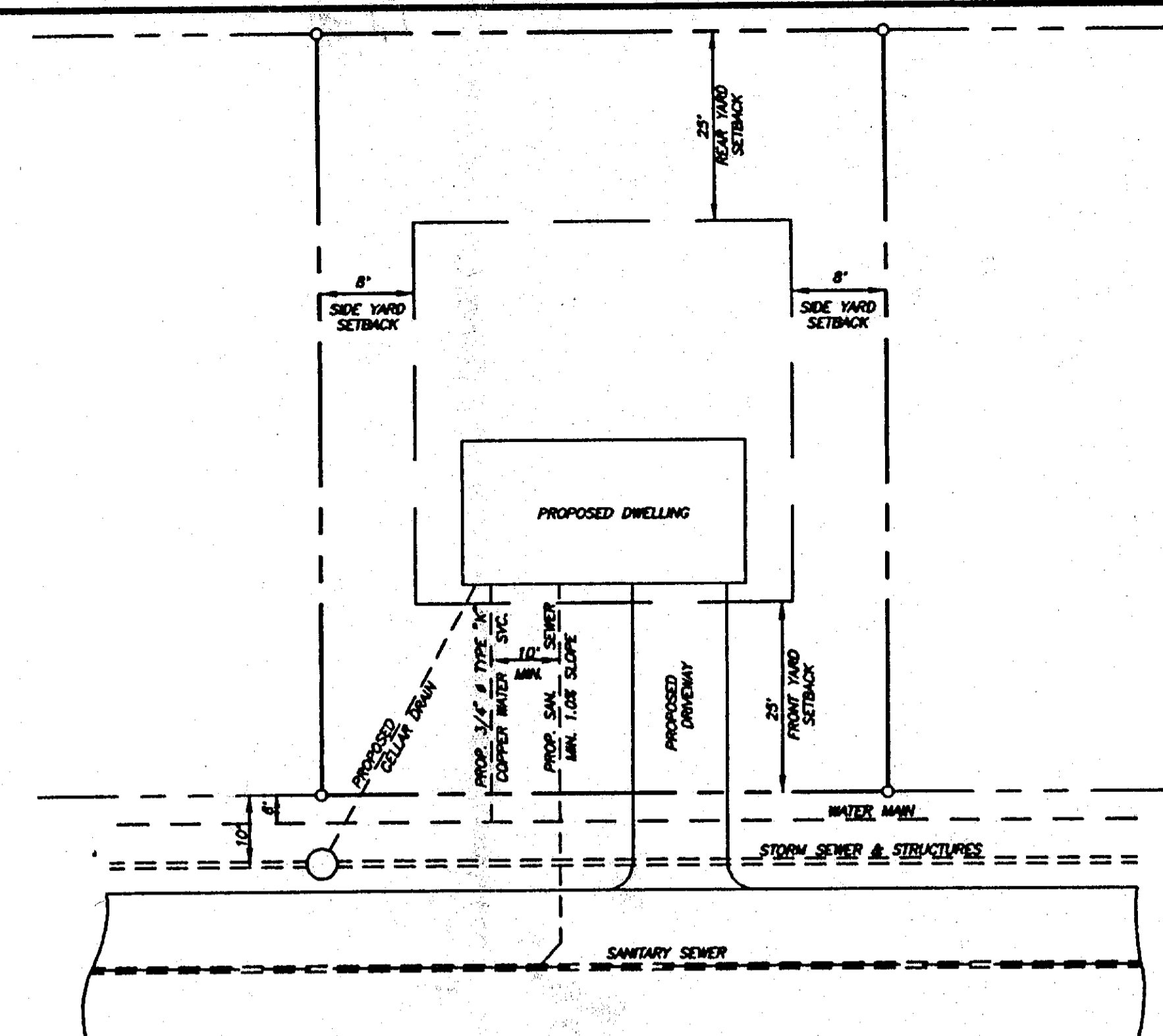
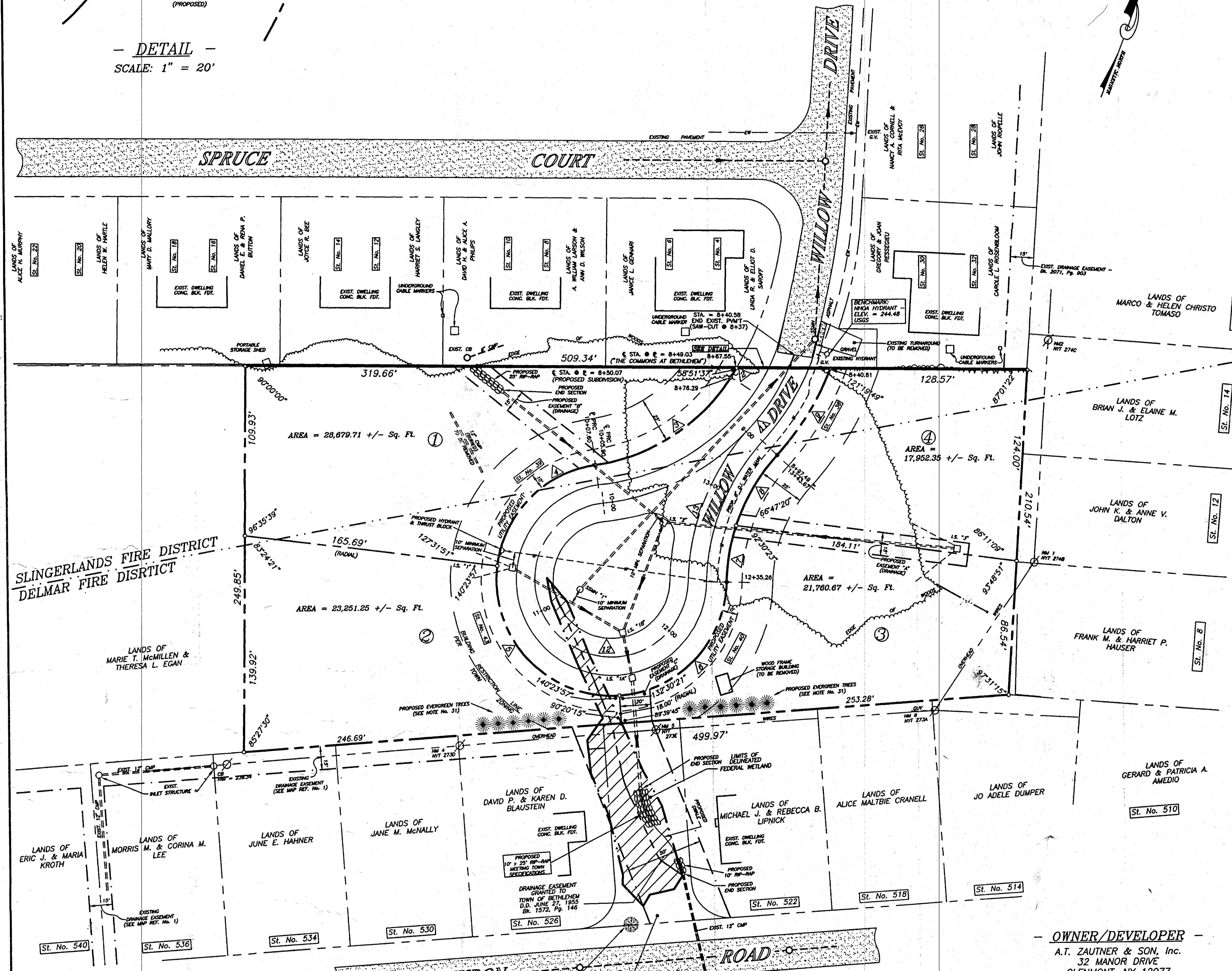
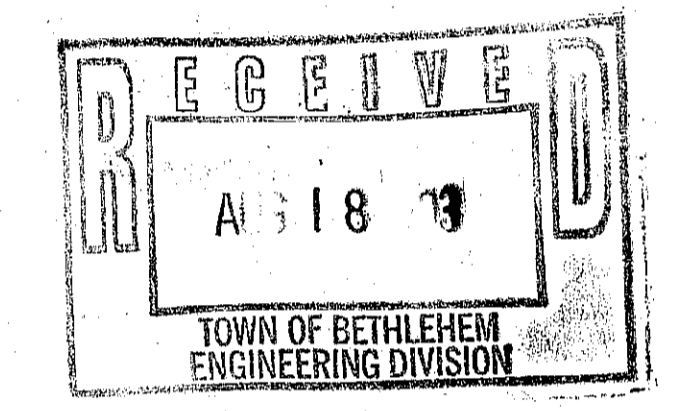


- MAP REFERENCES:**
1. "Map of Portion of 'Kenaware', Section #1, Property of Charles Buchman", dated March 23, 1955, revised to August 18, 1958, by Edward W. Boutelle & Son, Engineers and Surveyors, as filed in the Albany County Clerk's Office on September 2, 1958, in drawer 159, as map no. 3650.
 2. "Map of a Portion of 'Kenaware', Section #2, Property of Charles Buchman", dated February 18, 1957, revised to September 29, 1958, by Edward W. Boutelle & Son, Civil Engineers and Surveyors, as filed in the Albany County Clerk's Office on September 2, 1958, in drawer 159, as map no. 3650.
 3. "Map of 'Kilmerland' Property of Buchman Land Corp.", dated February 27, 1963, by Edward W. Boutelle and Son, Civil Engineers and Surveyors, as filed in the Albany County Clerk's Office on May 24, 1963, in drawer 162, as map no. 4024.
 4. "The Commons at Bethlehem", dated August 23, 1971, by Edward W. Boutelle & Son, Engineers and Surveyors, as filed in the Albany County Clerk's Office in drawer 166.



- DEVELOPMENT NOTES:**
1. Boundary lines are from a complete and accurate field survey, maps and deeds of record.
 2. Property shown hereon is located in "A" Residential zone. Minimum square footage per lot is 12,000 Sq. Ft. Minimum width of lot at building line is 85 feet. Subdivision meets all requirements of Town zoning.
 3. Property shown hereon is in Bethlehem Water District No. 1.
 4. Property shown hereon is in Bethlehem Sewer District - D.E.S.D.
 5. Property shown hereon is in Bethlehem Central School District.
 6. Proposed waterline shown hereon to be 8" diameter Ductile Iron Cement Lined Pipe.
 7. Proposed easements shown hereon to be granted to the Town of Bethlehem.
 8. --- denotes proposed storm sewer pipe and manhole (SMH).
 9. --- denotes proposed storm sewer pipe and catch basin (IS).
 10. --- denotes proposed waterline (see Note No. 6).
 11. --- denotes proposed sanitary sewer pipe and manhole (SSMH).
 12. --- denotes proposed hydrant.
 13. --- denotes proposed gate valve.
 14. --- denotes existing sanitary sewer pipe and manhole (SSMH).
 15. --- denotes existing waterline (8" diameter ductile iron pipe).
 16. --- denotes existing storm sewer pipe and manhole (SMH).
 17. --- denotes existing storm sewer pipe and catch basin (CB).
 18. Contractor responsible for notifying and coordinating with all respective utility companies prior to excavation. Contractor is also responsible for determining exact location and depth of all utilities before excavating.
 19. No sump pump, roof drain, cellar drain or footing drain shall be connected to the sanitary sewer system.
 20. Prior to any work in the Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
 21. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
 22. Prior to any excavation, the contractor shall call the underground locating service (UFPS - 1-800-245-2828) two working days prior to work being done.
 23. 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.
 24. Subdivision consists of 4 Lots; average area of 22,905 +/- Sq. Ft.; approximately 503 linear feet of new highway.
 25. Amount of Federal Wetlands on site - 919.7 +/- Sq. Ft. (0.02 +/- acre). Amount to be filled - 919.7 +/- Sq. Ft. (0.02 +/- acre). Delineated by Bagdon Environmental, May, 2001. No preserved Federal Wetlands on site.
 26. Right-of-way for proposed street shown hereon is to be conveyed to the Town of Bethlehem.
 27. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.
 28. All grading to be 3:1 (horizontal:vertical) maximum slope.
 29. 100:2 (2%) minimum.
 30. Lots with driveways over 100 feet long are subject to the following:
 - a. Driveway width is 11 feet minimum.
 - b. All turns in the driveway to have radii to accommodate turning radius of emergency vehicles.
 - c. Driveway grades not to exceed 10%.
 - d. Driveway construction is in accordance with Town Highway Specifications with the asphalt surface optional. The driveway shall be paved from the edge of existing roadway pavement to the limits of the public road right-of-way. Construction to accommodate emergency vehicle loadings for the soil conditions present.
 - e. Adequately designed driveway culverts to be installed in all driveways to accommodate local drainage patterns.
 - f. A placard identifying the house number of the residence in four-inch minimum size numerals to be installed adjacent to the driveway at the public road right-of-way line.
 31. Proposed evergreen trees for screening are to be Austrian Pine (Pinus nigra), and a minimum of (6) feet tall. Trees to be field adjusted as necessary to accommodate any existing trees that are retained.



TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

FINAL PLAT APPROVAL

WHEN SIGNED BY AN AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT.

SIGNED: *Angela C. Haddock*
TITLE: CHAIRMAN
DATE: 8-15-03

SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. 220-F

ALBANY COUNTY HEALTH DEPARTMENT

ALBANY COUNTY DEPT. OF HEALTH
DATE: AUG 13 2003

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

Stephen S. Sabinski, P.E.
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH SERVICES

FINAL PLAT

PROPOSED SUBDIVISION
"WILLOW ESTATES"

PROPERTY OF
A. T. ZAUTNER & SON, Inc.

TOWN OF BETHLEHEM

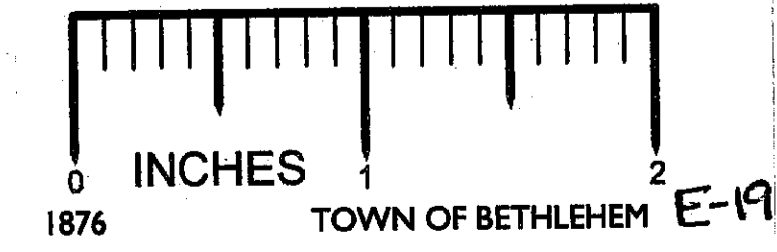
CURVE DATA - LOTS

CURVE	DELTA	RADIUS	LENGTH	CHORD
1	0°16'58"	225.00'	1.11'	1.11'
2	0°14'37"	225.00'	6.98'	6.98'
3	4°37'37"	125.00'	108.27'	104.92'
4	75°03'42"	75.00'	98.26'	91.38'
5	100°47'54"	75.00'	131.95'	115.58'
6	85°00'42"	75.00'	111.28'	101.35'
7	17°01'43"	125.00'	37.15'	37.01'
8	24°22'51"	125.00'	53.19'	52.79'
9	21°43'34"	175.00'	66.36'	65.96'
10	0°18'37"	175.00'	1.00'	1.00'

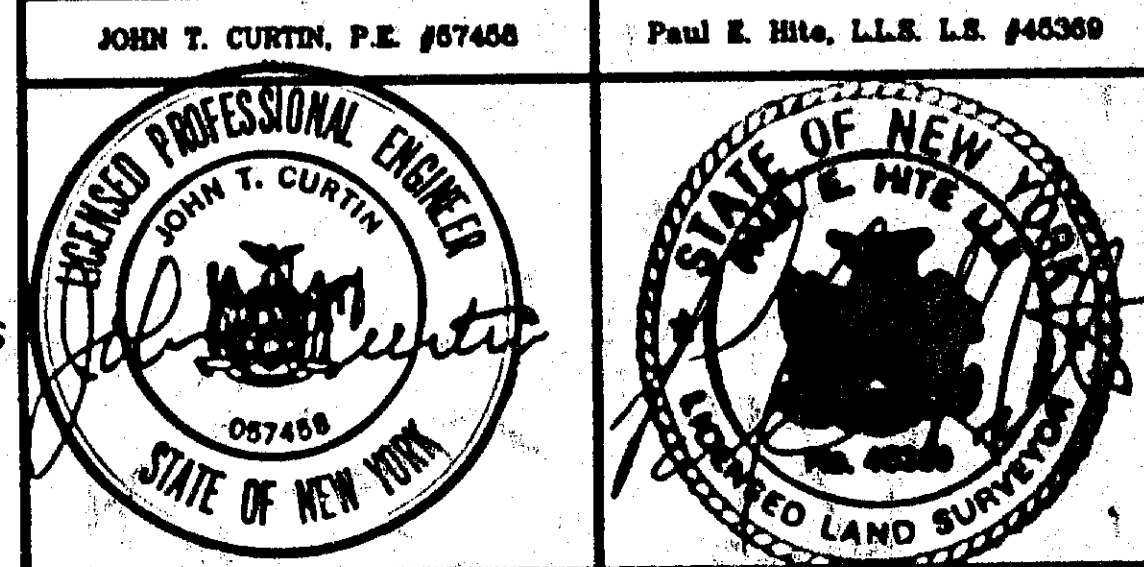
CURVE DATA - CENTERLINE

CURVE	DELTA	RADIUS	LENGTH	CHORD
11	6°00'56"	150.00'	165.32'	157.08'
12	26°24'09"	50.00'	229.36'	75.00'
13	41°24'35"	150.00'	108.41'	106.07'

OWNER/DEVELOPER
A. T. ZAUTNER & SON, Inc.
32 MANOR DRIVE
GLENMONT, NY 12077
AREA = 2.66 +/- ACRES
T.M. 85.14-4-18.2



REVISED: AUGUST 5, 2003 - REVISIONS PER TOWN ENGINEERING DEPT. REVIEW COMMENTS DATED JULY 28, 2003 & ALBANY COUNTY HEALTH DEPARTMENT REVIEW COMMENTS
REVISED: JUNE 16, 2003 - REVISIONS PER TOWN ENGINEERING DEPT. REVIEW COMMENTS DATED APRIL 3, 2003 & CONDITIONAL FINAL PLAT APPROVAL NO. 220-F DATED MAY 6, 2003
REVISED: MARCH 1, 2003 - REVISIONS PER TOWN ENGINEERING & PLANNING DEPT. REVIEW COMMENTS, DATED FEBRUARY 12, 2003; SHEET NO. 6 ADDED



COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 40'
DATE:	JANUARY 16, 2003
DRAWN BY:	JND MAP NO.: 474

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