

DRIVEWAY ENTRANCE DETAIL
(NOT TO SCALE)

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 Cherrydale, Property of Grant Vogel, Slingerlands" dated July 17, 1951, by Edward W. Boutelle & Son, Civil Engineers & Surveyors, as filed in the Albany County Clerk's Office on August 1, 1951, in drawer 145, as map no. 2725.
3. "Map of 'The Commons at Bethlehem', Property of the Commons of Bethlehem, Inc." dated August 23, 1971, revised to May 2, 1972, by Edward W. Boutelle and Son, Civil Engineers & Surveyors, as filed in the Albany County Clerk's Office in drawer 166, as map no. 4750.
4. "Final Plat/Proposed Subdivision 'Willow Estates' Property of A.T. Zautner & Son, Inc." dated January 16, 2003, revised to August 5, 2003, by Paul E. Hite, Licensed Land Surveyor, as filed in the Albany County Clerk's Office on August 15, 2003, in drawer 172, as map no. 11365.
5. "Plat Plan Showing Building Location, Lands of Sean and Theresa L. Egan", dated April 23, 1998, by Smith & Mahoney, P.C.
6. "Map of Proposed Land Division Lands of Theresa L. Egan St. No. 40 Leaf Road" dated October 21, 2013, revised to June 19, 2014, by Paul E. Hite, Licensed Land Surveyor, as filed in the Albany County Clerk's Office on July 7, 2014, in drawer 172, as map no. 12984.

TOWN STANDARD NOTES:

1. Construction fence must be installed along wetland boundaries and buffers within 25 feet of any activity.
2. All disturbed soils must be stabilized with a minimum cover of mulch within 14 days of last activity.
3. All ES&C measures must be inspected and maintained in compliance with Sect. 128-49 of the Town Code.
4. All cut and fill slopes within the area of disturbance must have a maximum slope of 3:1 (H:V) or 33%.
5. All driveways and walkways constructed on the property must not exceed a maximum slope of 10%.
6. Final grading must ensure positive drainage away from the structure with a minimum slope of 1%.
7. Typically, Garage Finished Floor (GFF) is to be 18" above the existing roadway centerline elevation.
8. Notify the Engineering Division of any deviations in building location or grading from approved plans.

SEDIMENT CONTROL NOTES:

1. Property located in an MS-4 Zone, construction disturbance of 1/4 Ac. (10,890 Sq. Ft.) requires a grading and sediment control plan.
2. Total construction disturbance will be 0.96 +/- Ac. (41,595.47 +/- Sq. Ft.).

NOTES:

1. Map prepared from an accurate field survey and deeds and maps of record.
2. Boundary lines shown herein are as deeded, monumented and occupied.
3. See deed dated September 18, 2014 from Theresa L. Egan to Homes By Quality PM, LLC, as recorded in the Albany County Clerk's Office on October 6, 2014, in Book 3114 of deeds, at Page 384.
4. Lands conveyed to the County of Albany for Highway purposes (re-construction of Cherry Avenue), deed dated October 29, 2002, and recorded in the Albany County Clerk's Office on October 31, 2002, in Book 2723 of deeds, at Page 434.
5. (44) denotes Lot Number per Map Reference No. 1.
6. (76) denotes Lot Number per Map Reference No. 2.
7. (22) denotes Lot Number per Map Reference No. 3.

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.

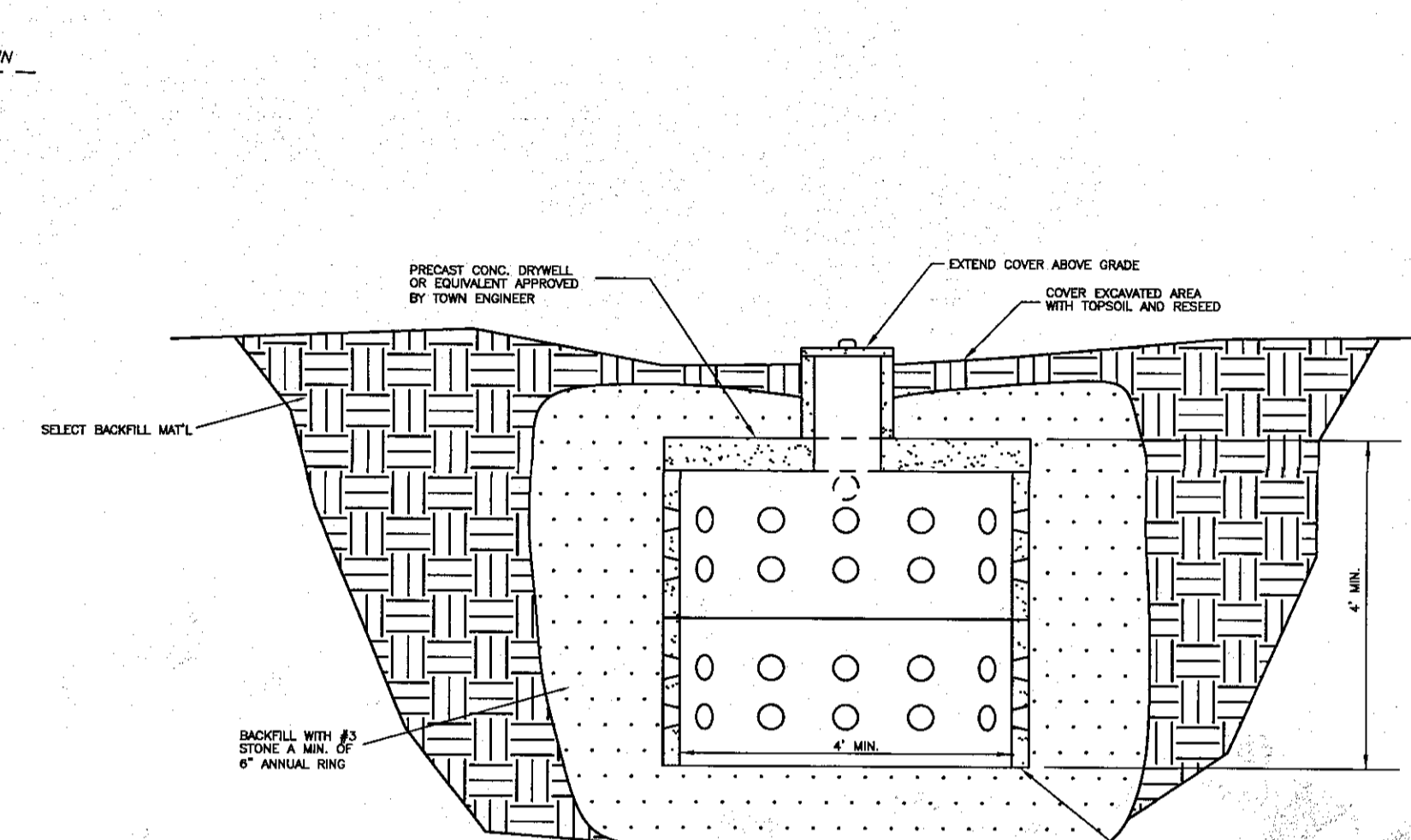
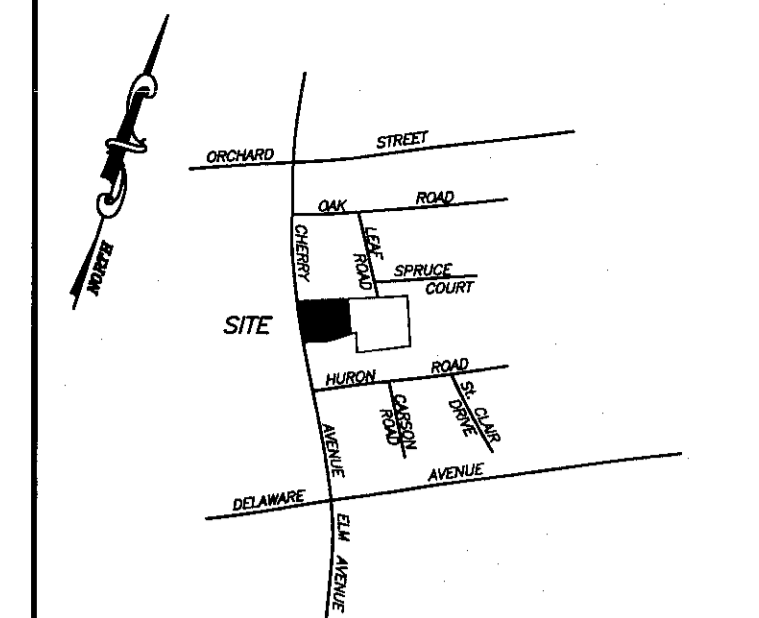
CERTIFIED TO:

1. Homes By Quality PM, LLC.

DEVELOPMENT NOTES:

1. Contours shown are based on USGS datum (NAVD83), contour interval (1) foot.
2. (---) denotes existing contour.
3. (---) denotes proposed contour.
4. x 202.5 denotes existing elevation.
5. x 202.5 denotes proposed elevation.
6. (---) denotes existing edge of woods.
7. (---) denotes proposed edge of woods.
8. (S) denotes existing Sanitary Sewer Manhole.
9. (S) denotes proposed Sanitary Sewer Manhole.
10. (S) denotes proposed Seepage Pit.
11. P.C.D. denotes Proposed Collar Drain.
12. P.S.S.L. denotes Proposed Sanitary Sewer Lateral.
13. E.S.S.L. denotes Existing Sanitary Sewer Lateral. Existing laterals lie within Cherry Avenue and will not be used. Connections to sanitary sewer to be made to existing sanitary sewer in Leaf Road as shown hereon.
14. P.W.S. denotes Proposed Water Service.
15. E.W.S. denotes Existing Water Service.
16. No new highway is to be constructed.
17. All construction access shall be from Cherry Avenue, except for road work associated with the sanitary sewer line extension.

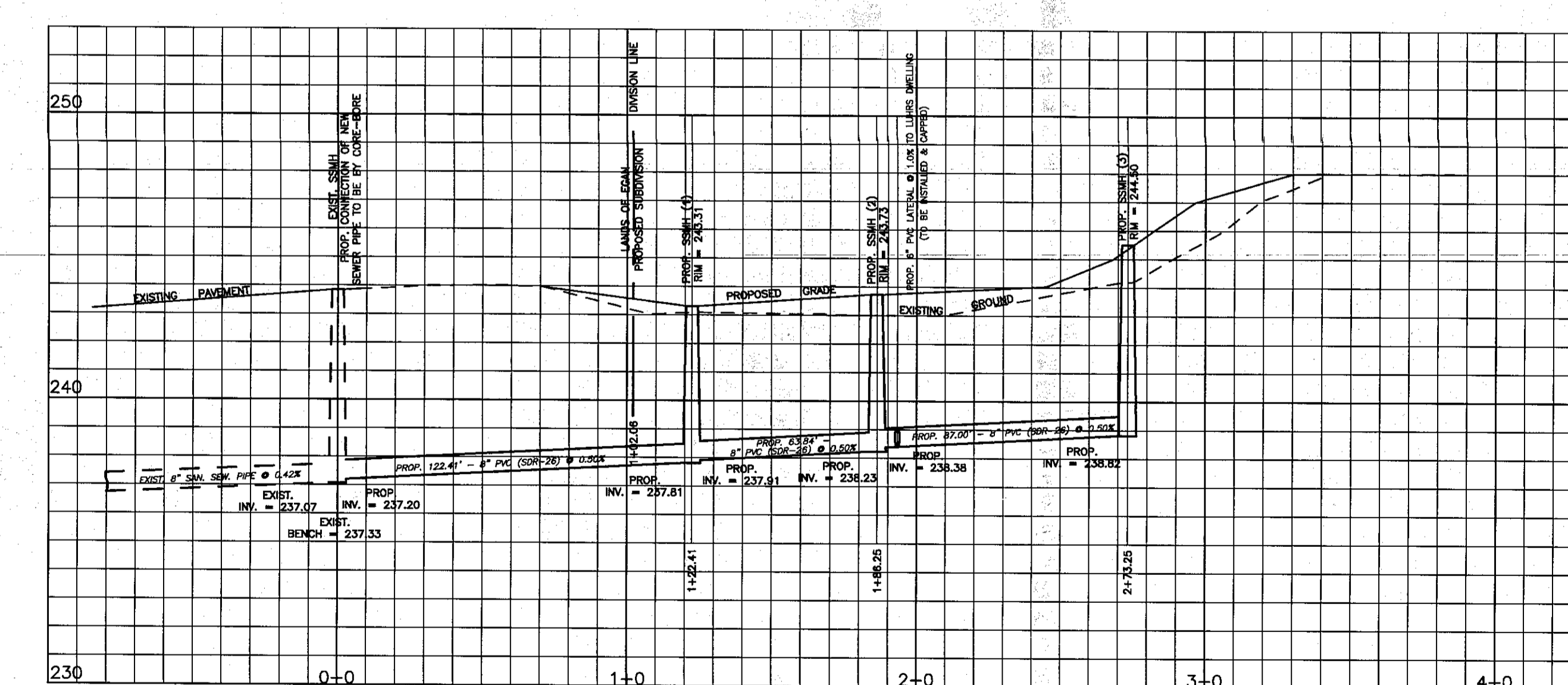
SITE LOCATION: SCALE: NONE



TYPICAL SEEPAGE PIT DETAIL
(NOT TO SCALE)

PLANTING SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	MIN. HT.	QUANTITY
(1)	BLUE ATLAS CEDAR	Cedrus atlantica 'GLAUCA'	8' - 10' HT.	3
(2)	SKYROCKET JUNIPER	Juniperus scopulorum 'SKYROCKET'	8' - 10' HT.	3
(3)	NORTHERN WHITE CEDAR	Thuja occidentalis	8' - 10' HT.	5
(4)	COLORADO BLUE SPRUCE	Picea pungens	8' - 10' HT.	5

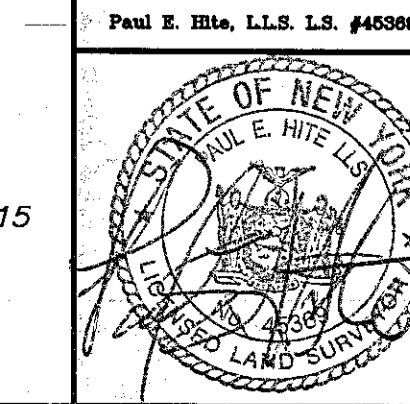
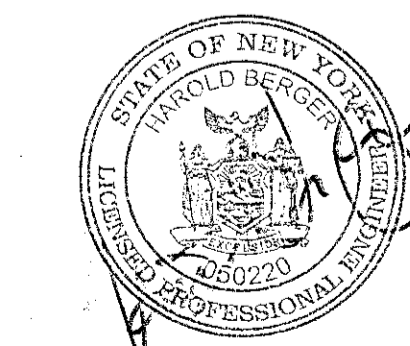


PROPOSED SANITARY SEWER PROFILE
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

RECORD OWNER/SUBDIVIDER

HOMES BY QUALITY PM, LLC
199 DELAWARE AVENUE
DELMAR, NY 12054

TAX MAP 85.14, BLOCK 4, PARCEL p/o 18.1



GRADING & DRAINAGE PLAN

(3) LOT SUBDIVISION

LANDS OF
HOMES BY QUALITY PM, LLC
STREET NO. 86 CHERRY AVENUE
TOWN OF BETHLEHEM

COUNTY:	ALBANY	MAP PREPARED BY:	PAUL E. HITE
STATE:	NEW YORK		LICENSED LAND SURVEYOR
SCALE:	1" = 30'		230 DELAWARE AVENUE
DATE:	FEBRUARY 26, 2015		DELMAR, NEW YORK 12054
DRAWN BY:	JHD	MAP NO. 568-SD	(518) 439-4989

REVISED: JULY 20, 2015 - REVISIONS PER CONDITIONAL APPROVAL CERTIFICATE No. 267 DATED JUNE 16, 2015
REVISED: MAY 12, 2015 - REVISIONS PER TOWN DEPARTMENT OF PUBLIC WORKS & DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING MEMOS DATED APRIL 10, 2015.
PLANNING BOARD REVIEW COMMENTS (APRIL 21, 2015) AND COMMENTS OF SENIOR PLANNER (MAY 7, 2015)