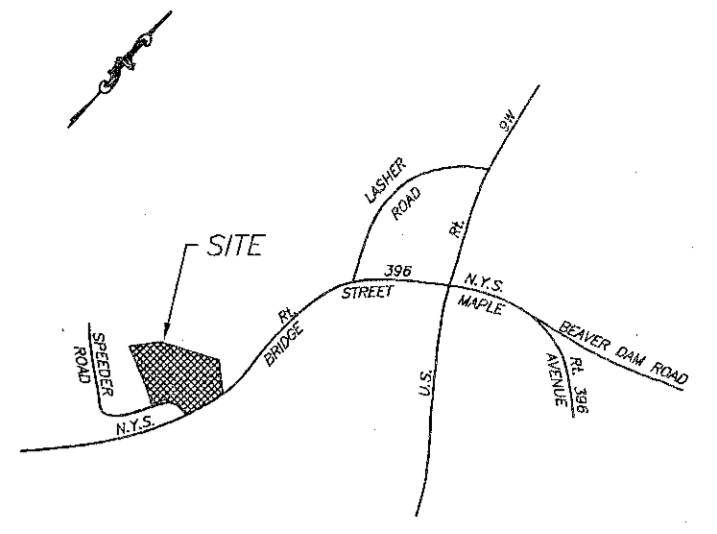


- MAP REFERENCES:**
1. "Map of Survey: Portion of Property of Penn Central Transportation Company, Main Line, Selkirk" dated April 21, 1978, revised to March 4, 1983, by Paul E. Hite, Licensed Land Surveyor.
 2. "Map of Survey, Property to be Conveyed to Kelli Quinlan Beckmann, Speeder Road (Private Road)" dated July 7, 1994, by Paul E. Hite, Licensed Land Surveyor.
 3. "Map of Survey, Lands to be Conveyed by James Herbert Bohl" dated September 25, 1995, revised to January 11, 2002, by Paul E. Hite, Licensed Land Surveyor.
 4. "Map of Survey, Property of David E. & Louise M. Frick" dated April 3, 1979, revised to May 23, 1990, by Kevin M. Brady, Licensed Land Surveyor.
 5. "Map of Survey Lands of: Selkirk Railroad Y.M.C.A. At Selkirk, New York, Inc. State Rte. No. 396" dated April 14, 1993, by Charles Allen Hite, Licensed Land Surveyor.
 6. "Map of Survey, Lands to be Conveyed to SP & E, LLC by CSX Transportation, Inc., N.Y.S. Route 396 & Speeder Road" dated September 8, 2009, by Paul E. Hite, Licensed Land Surveyor.

- NOTES:**
1. See deed dated September 22, 2009 from Vesta Community Housing Development Board, Inc. to SP & E, LLC, as recorded in the Albany County Clerk's Office on September 25, 2009, in Book 2959 of deeds, at Page 1158.
See Quitclaim deed dated October 15, 2009 from CSX Transportation, Inc. to SP & E, LLC, as recorded in the Albany County Clerk's Office on October 21, 2009, in Book 2962 of deeds, at Page 65.
 2. Portion of Speeder Road lying outside of lands acquired by the State of New York is a private road.
 3. See Map No. 66, Parcel 83 & 84 as prepared by the New York State Department of Transportation for the construction of the Becker Corners - Callanan Corner, S.H. No. 1562 (N.Y.S. Route 396) and filed with Notice of Appropriation dated February 15, 1991, as recorded in the Albany County Clerk's Office on March 8, 1991 in Book 2433 of deeds, at Page 763, fee parcel.
 4. See Map No. 64, Parcel No. 80 as prepared by the New York State Department of Transportation for the construction of Becker Corners - Callanan Corner S.H. 1562 (N.Y.S. Route 396) and filed with Notice of Appropriation dated April 13, 1989, as recorded in the Albany County Clerk's Office on May 12, 1989 in Book 2391 of deeds, at Page 579, Permanent Easement for ingress & egress.
 5. U.C.M. denotes underground cable marker.
 6. C.F.P. denotes concrete fence post.
 7. Boundary lines of area to be developed (2.934 +/- acres) per survey performed by Charles Allen Hite, Licensed Surveyor (see Map Reference No. 5).
 8. Original lot line shown between parcels is now the southerly line of project area. Parcels were merged February 26, 2010.

- DEVELOPMENT NOTES:**
1. See Resolution AV-1008 dated June 16, 2010 by the Town of Bethlehem Zoning Board of Appeals granting requested variances ("additional" 100-foot buffer and 10-foot setback for parking and access area) on the following conditions:
 - a) This Resolution shall not relieve the Applicant from compliance with the portion of Town Code Sections 128-38 (D)(1) and 128-56 (F) that requires landscaping in the setback areas to screen the project from "neighboring properties". The details of this landscaping shall be determined by the Town Planning Board during its Site Plan review.
 - b) The "proposed building" shall be constructed only in the location shown on a map entitled "Lands of SP & E, LLC, St. No. 109, Bridge Street - N.Y.S. Route 396" dated April 2, 2010, by Paul E. Hite, Licensed Land Surveyor.
 - c) Applicant shall comply with the referenced Recommendations of the Albany County Planning Board. (Review by the Albany County Department of Health for wastewater discharge, approved on December 4, 2009.)
 - d) The project shall be completed within the time required by Section 128-89 (R) of the Town Code.
 2. Contours and elevations are based on USGS datum, contour interval (2) feet.
 3. denotes existing contour.
 4. denotes proposed finished elevation. Proposed finished grades shall be strictly adhered to.
 5. denotes proposed silt fence. See details Sheet No. 2.
 6. denotes proposed Norway Spruce. (See Planting Schedule).
 7. denotes proposed White Fir. (See Planting Schedule).
 8. There are no advertising signs proposed for the site.
 9. Low level Halogen lights to be installed at all building corners above doorways.
 10. Entire gravelled portion of site to be used as a driveway.
 11. Proposed building is to be a private garage. No handicap parking spaces are required. If offices are constructed, or repair work for the public is performed, then handicap parking and accessibility must be made available.



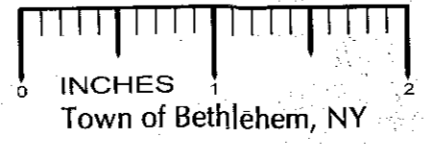
SITE LOCATION: SCALE: NONE

PARKING SCHEDULE

6 EMPLOYEES
3 SPACES REQUIRED
3 SPACES PROVIDED

PLANTING SCHEDULE

No.	COMMON NAME	BOTANICAL NAME	SIZE
5	NORWAY SPRUCE	PICEA ABIES	5' - 6" HIGH (B&B)
5	WHITE FIR	ABIES CONCOLOR	5' - 6" HIGH (B&B)



REVISED: SEPTEMBER 1, 2010 - REVISIONS PER TOWN OF BETHLEHEM DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING MEMO DATED AUGUST 23, 2010

COURSE TABLE

COURSE	BEARING	DISTANCE	ANGLE
1	S 29°04'58" W	38.52'	
2	N 59°05'21" W	18.40'	
3	S 29°29'21" W	20.01'	
4	S 59°05'21" E	18.54'	
5	S 29°04'59" W	41.47'	
6	N 60°55'01" W	18.83'	
7	S 29°29'23" W	29.63'	

TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This Site Plan Approved.

George J. ...
Title: Chairman

Date: March 1, 2011 SPA-164

MAP OF
PROPOSED SITE PLAN
LANDS OF SP & E, LLC
St. No. 109
BRIDGE STREET - N.Y.S. ROUTE 396
TOWN OF BETHLEHEM

COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 50'
DATE:	JULY 13, 2010
DRAWN BY:	JHD MAP NO.: 538SITE

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

