

MAP REFERENCE:
The Meadows Subdivision Section 2" dated September, 1989, revised to May 5, 1993
by Paul E. Hite, L.S. and J. Kenneth Fraser and Associates, P.C., as filed in the Albany
County Clerk's Office on May 24, 1993 in drawer 172, as map no. 9770.

- GENERAL NOTES:
1. Map prepared from an accurate field survey and deeds & maps of record.
 2. --- denotes existing contours.
 3. Contour interval = (2) feet, based on USGS datum.
 4. 193.82 denotes existing elevation.
 5. 193.82 denotes proposed elevation.
 6. Site is located in "AB" Residential Zone.
 7. Entire site is currently wooded. Areas to remain as such are as shown.
 8. All proposed utilities to be installed shall meet all requirements of the Town of Bethlehem and the Albany County Health Department.
 9. All buildings to be constructed on this site will be the same in design (see building elevation plans submitted to the Board). Siding will be double 4" vinyl. Buildings will vary in color in order to create a visual diversity on the site.
 10. Locations of existing underground utilities taken from various maps and are therefore approximate and subject to field verification.

DEVELOPMENT NOTES:

1. BOUNDARY LINES SHOWN ARE FROM A COMPLETE AND ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD.
2. PROPERTY SHOWN IS LOCATED IN "AB" RESIDENTIAL, DISTRICT "AB" RESIDENTIAL, MINIMUM LOT AREA IS 22,000 SQ. FT. SUBDIVISION MEETS ALL REQUIREMENTS OF TOWN ZONING.
3. PROPERTY SHOWN IS LOCATED IN FD 202 - ELSMERE FIRE DISTRICT.
4. PROPERTY SHOWN IS LOCATED IN DELMAR ELSMERE SEWER DISTRICT.
5. PROPERTY SHOWN IS LOCATED IN BETHLEHEM CENTRAL SCHOOL DISTRICT.
6. PROPOSED EASEMENTS SHOWN TO BE GRANTED TO THE TOWN OF BETHLEHEM.
7. CONTRACTOR IS 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.
8. NO SUMP PUMP, FOOTING, ROOF OR CELLAR DRAIN SHALL BE CONNECTED TO THE SANITARY SEWER FACILITIES.
9. PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
10. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SEWER AND WATER DEPARTMENTS.
11. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL THE UNDERGROUND LOCATING SERVICE (UFGO - 1-800-962-7962) TWO WORKING DAYS PRIOR TO WORK BEING DONE.
12. 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 AT THE PROJECT SITE.
13. SUBDIVISION CONSISTS OF 4 BUILDING LOTS. LOT AREAS RANGE FROM 0.51± ACRES TO 0.58± ACRES.
14. ALL GRADING TO BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM SLOPE.
15. 149 DENOTES STREET NUMBER AND LOT NUMBER.
16. "ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE".
17. EVALUATION OF FEDERAL WETLANDS FOR THIS PROJECT WAS PERFORMED BY BAGDON-ENVIRONMENTAL-ON-APRIL-25, 2003.
18. THREE (3) EVERGREEN TREES HAVING A MINIMUM HEIGHT OF SIX (6) FEET SHALL BE PLANTED ON THE SOUTHERLY SIDE AND WITHIN THE TOWN RIGHT-OF-WAY OF BENDER LANE.

SUBDIVISION OWNER/DEVELOPER
FOXPIRE TOWN HOMES, LLC
15 KENWOOD AVENUE
GLENMONT, NY 12077

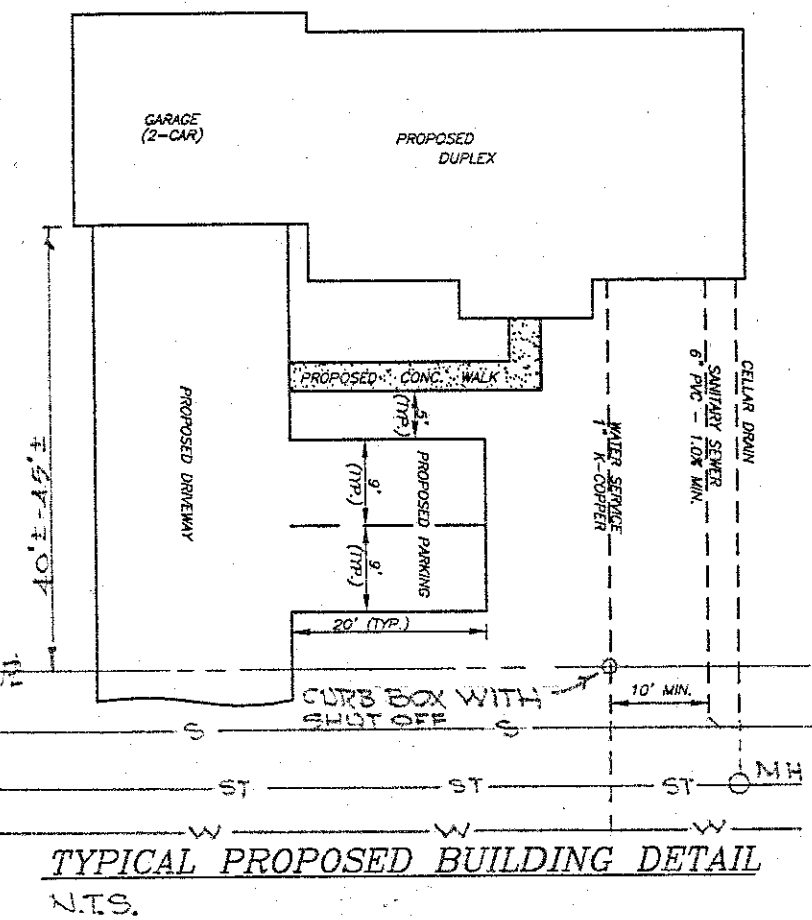
AREA OF SUBDIVISION - 2.16± ACRES
TAX MAP 86.18-6-P/01-P/02

RECORD OF WORK		BY	DATE
REVISED PER TOWN MEMO OF 04/18/97		J.E.	07/19/02
REVISED UTILITY AND GRADING		J.E.	08/06/02
REV. PER 03/26/02 PLANNING MEMO & 10/01/02 ENG. MEMO		J.E.	02/13/03
REV. PER 03/26/02 TOWN ENG. MEMO		J.E.	04/29/03
REVISED PER 04/04/03 PLANNING FAX LETTER		J.E.	06/10/03
REVISED PER 04/14/03 TOWN ENG. LETTER		J.E.	06/20/03
Professional Engineer		Paul E. Hite, L.S. L.S. #45869	
Professional Engineer		Paul E. Hite, L.S. L.S. #45869	

COUNTY: ALBANY
STATE: NEW YORK
SCALE: 1" = 40'
DATE: FEBRUARY 11, 1997
DRAWN BY: J.E.H. MAP NO.: 374A

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

SITE LOCATION: NONE



BUILDING REQUIREMENTS

- "AB" ZONE
1. FRONT YARD = 35 FEET
 2. SIDE YARD = 15 FEET
 3. REAR YARD = 25 FEET
 4. PERCENTAGE OF OCCUPANCY = 20% (CORNER LOT = 25 & 35 FEET)
 5. WIDTH AT BUILDING LINE = 150 FEET
 6. PARKING SPACES = 2 PER UNIT

LEGEND

- DENOTES TEST PITS - RESULTS:
- TEST PIT NO. 1:
1'-5" TOPSOIL
5'-10" GREY CLAY
- TEST PIT NO. 2:
1'-5" TOPSOIL
5'-10" BROWN CLAY
- * (NO EVIDENCE OF WATER TABLE FOUND IN TEST PIT NO. 1 OR TEST PIT NO. 2)
- DENOTES EXISTING ELEVATION
--- DENOTES PROPOSED ELEVATION
--- DENOTES EXISTING CONTOURS
--- DENOTES PROPOSED CONTOURS
--- DENOTES PROPOSED BUILDINGS
--- DENOTES PROPOSED SANITARY SEWER
--- DENOTES PROPOSED STORM SEWER

TOWN OF BETHLEHEM PLANNING BOARD

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK
FINAL PLAT APPROVAL

WHERE SHOWN BY THE DUTY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT.

SIGNED: *Michael J. Haskins*
DATE: *SEP 12 2003*

SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. *20-5301-P*

ALBANY COUNTY HEALTH DEPARTMENT

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for the Meadows Subdivision Section 2, 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: *SEP 12 2003*
By: *John F. ...* Commissioner of Health

SUBDIVISION PLAN
FINAL PLAT
PROPOSED DUPLEX LOTS
BENDER LANE
"THE MEADOWS" SUBDIVISION
SECTION 2C
TOWN OF BETHLEHEM