

- MAP REFERENCES:
1. "Map of Portion of 'Kenaware', Section #1, Property of Charles Buchman" dated March 23, 1955, revised to August 18, 1955, 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. 4760.
 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. 11366.
 5. "Plot 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.

- NOTES:
1. Map prepared from an accurate field survey and deeds and maps of record.
 2. Boundary lines shown hereon 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. 542 denotes Lot Number per Map Reference No. 1.
 6. 540 denotes Lot Number per Map Reference No. 2.
 7. 540 denotes Lot Number per Map Reference No. 3.

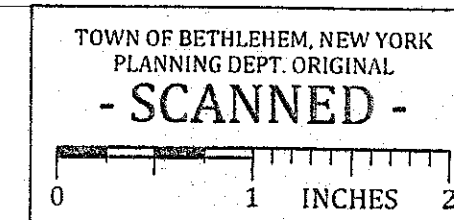
CERTIFICATION:
Survey shown is in accordance with the minimum standards of "Code of Practice For Land Surveys" as adopted by the New York State Association of Professional Land Surveyors.

CERTIFIED TO:
1. Homes By Quality PM, LLC.

SITE LOCATION: SCALE: NONE

- DEVELOPMENT NOTES:
1. Proposed Subdivision is located in "CR" (Core Residential) Zone.
 2. Proposed Subdivision is in Bethlehem Water District No. 1.
 3. Proposed Subdivision is in Bethlehem Sewer District - D.E.S.D.
 4. Proposed Subdivision is in Bethlehem Central School District.
 5. Proposed Subdivision is not located in an Agricultural District or 500' Buffer Zone thereof.
 6. Existing St. No. 44 denotes Existing Street Number.
 7. Proposed St. No. 40 denotes Proposed Street Number.
 8. See Tax Map No. 85.14, Block 4, Parcel 18.1.
 9. Proposed Subdivision consists of (3) Lots:
Lot 1 (Street Number 84 Cherry Avenue) Area = (24,157.18 +/- Sq. Ft.) 0.55 +/- Acres.
Lot 2 (Street Number 86 Cherry Avenue) Area = (10,224.56 +/- Sq. Ft.) 0.24 +/- Acres.
Lot 3 (Street Number 88 Cherry Avenue) Area = (9,756.25 +/- Sq. Ft.) 0.22 +/- Acres.
Total Area = 1.01 +/- Acres.
Proposed Lots meet all Zoning requirements for "CR" (Core Residential) Zone.
 10. a) @ denotes existing Sanitary Sewer Manhole.
b) @ denotes proposed Sanitary Sewer Manhole.
c) 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.
d) E.W.S. denotes Existing Water Service.
 11. No new highway is to be constructed.
 12. Lots with driveways over 100 feet long are subject to the following:
a. Driveway width is 12 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.
 13. No fences, structures or change of grading is permitted within any sewer easement on the property.
 14. Driveway turnarounds shall be constructed for Lot 1, Lot 2 and Lot 3 as indicated on Sheet No. 2 of 4 (Grading & Drainage Plan).

- TOWN OF BETHLEHEM STANDARD NOTES FOR PLANS:
1. 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.
 2. All elevations shown are on USGS elevation base.
 3. All grading to be 3:1 (horizontal:vertical) maximum slope. Graded lawn/yard areas shall have a minimum slope of 2%.
 4. Prior to any work in the County Right-of-Way, a work permit from the County of Albany County Department of Public Works is required.
 5. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
 6. Unless otherwise noted, the locations and footprint configurations of proposed dwellings, driveways and associated lot grading as shown on this plan are conceptual and are included for municipal review purposes. Actual building locations and configurations, and related site grading, may vary from what is shown. However, any substantial variation from what is shown on any lot, as determined by the Town Building Inspector, shall be subject to further review by the Town Department of Public Works (and possibly other Town entities) prior to the issuance of a Building Permit for that lot.
 7. All controlled fill shall be certified by a licensed soils engineer, that placement of the material was done in a manner suitable for the construction of the road and the installation of water main, storm sewers, and sanitary sewers. To this end, no fill shall be placed in areas identified on these plans as controlled fill areas until the certifying soils engineer has been consulted.
 8. The contractor shall call Dig Safely New York (1-800-962-7962) two working days prior to any excavation to have underground utilities located in the field.
 9. Street right-of-way monuments shall be installed following completion of home construction at points designated by the Town of Bethlehem.
 10. No sump pump, roof drains, cellar drains or footing drains shall be connected to the sanitary sewer system.



TOWN OF BETHLEHEM PLANNING BOARD

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

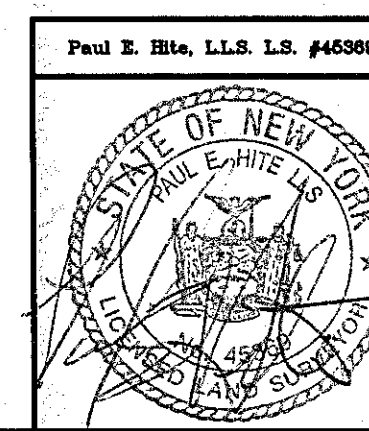
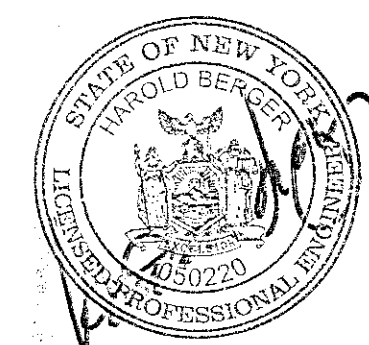
WHEN SIGNED BY THE DUTY AUTHORIZED OFFICER OF THE PLANNING BOARD, THIS ENDORSEMENT CONSTITUTES FINAL APPROVAL OF THIS PLAT

SIGNED: *Christopher J. Hite*
TITLE: *Surveyor*
DATE: *01/26/2016*

SEE ALSO CERTIFICATE OF APPROVAL
*FINAL PLAT NO. 267 OF 2016

ALBANY COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES

By direction of the Commissioner of Health, these plans are hereby approved. See first sheet for date and signature.



MAP OF
FINAL PLAT OF (3) LOT SUBDIVISION
LANDS OF
HOMES BY QUALITY PM, LLC
CHERRY AVENUE
TOWN OF BETHLEHEM

COUNTY:	ALBANY	MAP PREPARED BY:	PAUL E. HITE
STATE:	NEW YORK	LICENSED LAND SURVEYOR	230 DELAWARE AVENUE
SCALE:	1" = 30'	DELMAR, NEW YORK 12054	(518) 439-4989
DATE:	FEBRUARY 26, 2015		
DRAWN BY:	JCD	MAP NO. 558-SD	

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)



- 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