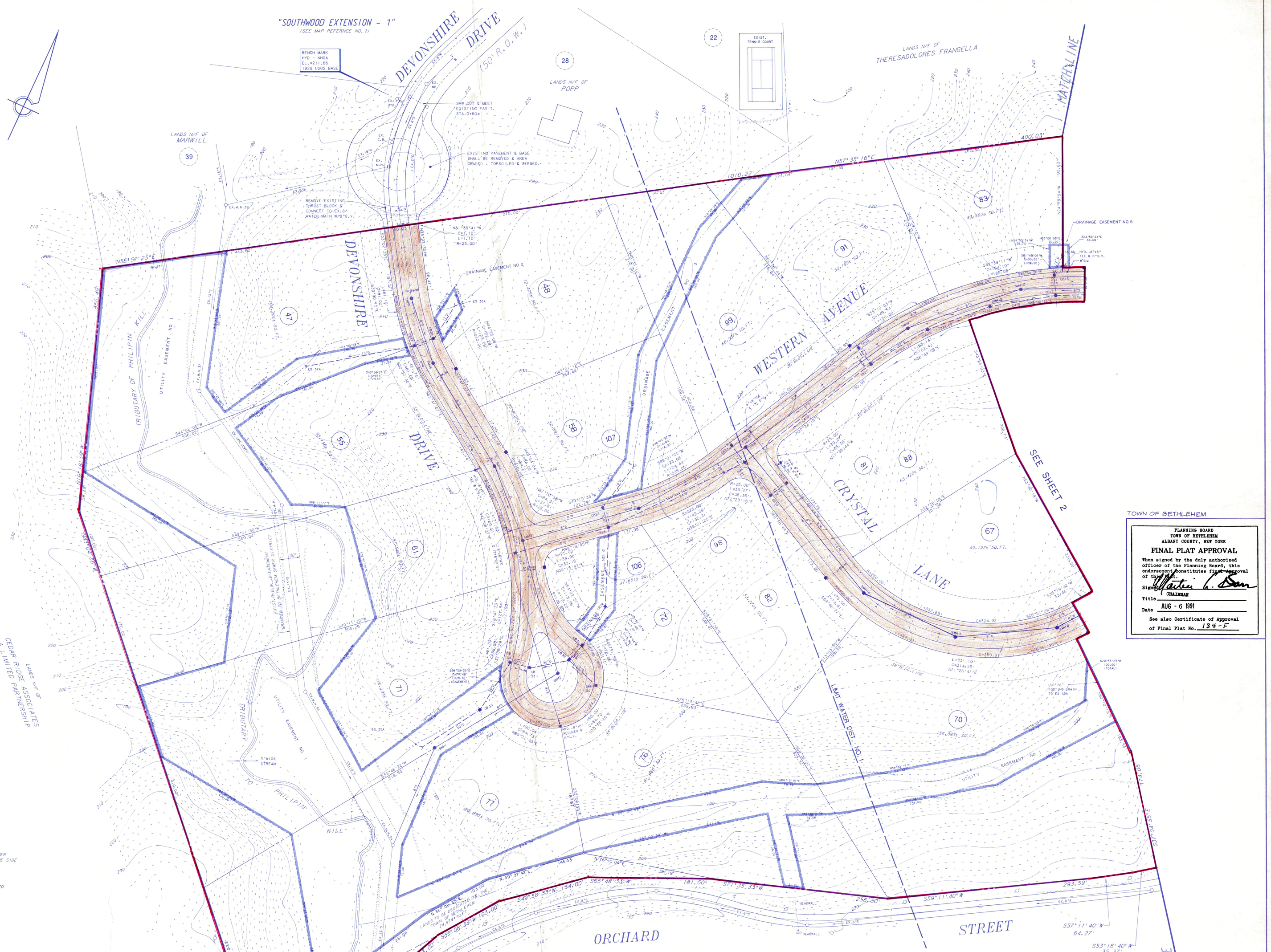
SITE LOCATION MAP

SCALE: 1" = 1000'

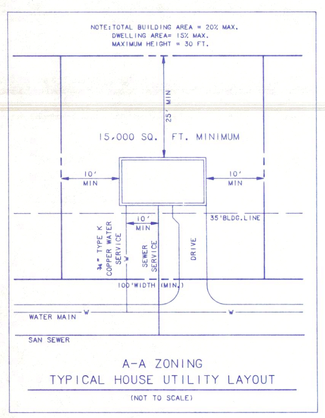


LEGEND

- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & CATCH BASIN
- EXISTING WATER MAIN, HYDRANT, GATE VALVE & TEE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & CATCH BASIN & FOOTING DRAIN
- PROPOSED WATER MAIN, HYDRANT, GATE VALVE & TEE
- INDICATES PROPOSED CONCRETE MONUMENT
- (4) INDICATES HOUSE AND LOT NUMBER
- LIMITS OF UTILITY EASEMENTS TO BE GRANTED TO THE TOWN OF BETHLEHEM

NOTES:

1. TOTAL AREA OF SUBDIVISION = 49.822± ACRES
2. PARCEL IS PORTION OF TAX MAP NO. 85.13-1-9
3. SUBDIVISION IS ZONED RESIDENCE A-A
4. TOTAL NUMBER OF LOTS = 25
5. AVERAGE LOT AREA = 1.6± ACRES
6. AREA OF RIGHT OF WAY = 4.872± ACRES
7. ALL CORNER LOTS SHOWN HEREON SHALL HAVE A MINIMUM FRONT YARD OF 35' FROM THE RIGHT OF WAY AND A MINIMUM SIDE YARD OF 20' FROM THE RIGHT OF WAY OF THE SIDE STREET. THE HOUSE CAN FACE EITHER STREET, THE FRONT YARD BEING ON THE STREET THE HOUSE FACES AND THE SIDE YARD BEING ON THE STREET AT THE SIDE OF THE HOUSE.
8. ALL EASEMENTS SHOWN ARE TO BE GRANTED TO THE TOWN OF BETHLEHEM.
9. NO FOUNDATION, FLOOR, BASEMENT, OR ROOF DRAINS ARE TO CONNECT TO THE PROPOSED SANITARY SEWER SYSTEM.



A-A ZONING
TYPICAL HOUSE UTILITY LAYOUT
(NOT TO SCALE)

MAP REFERENCE:

1. "BOUNDARY SURVEY PORTION OF LANDS NOW OR FORMERLY OF MYRON M. SERLING AND LEONARD R. LEVINE" DATED DECEMBER 29, 1988 LAST REVISED JANUARY 4, 1989, MADE BY C.T. MALE ASSOCIATES, P.C. BEARING MAP NO. 88-720R.

OWNER:
SONMAR DEVELOPMENT CORP.
600 NEW HAMPSHIRE AVE.N.W.
SUITE 720
WASHINGTON, D.C. 20037

INCHES
Town of Bethlehem, NY

TOWN OF BETHLEHEM

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

FINAL PLAT APPROVAL

When signed by the duly authorized officer of the Planning Board, this endorsement constitutes final approval of the plat.

Signed: Walter R. Dorn
Title: CHAIRMAN
Date: AUG - 6 1991

See also Certificate of Approval of Final Plat No. 134-F

C.T. MALE ASSOCIATES, P.C.
JUL 25 1991
PRINTED AND ISSUED

ALBANY COUNTY HEALTH DEPARTMENT

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for DEVONSHIRE HILLS realty development in the TOWN OF BETHLEHEM 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 AUG 05 1991 Commissioner of Health

By Stephen [illegible] Dir. Div. Environmental Health Services

GARY E. HOFFMAN
PE 64079
4/1/91

DATE		RECORD OF WORK	Drawn	Check	Appr
4-1-91	1	REVISIONS PER TOWN REVIEW	KPR	GEH	GEH
7/1/91	2	ADDED LOT NO. 98	GLT	GEH	GEH
	3				
	4				
	5				
	6				
	7				
	8				

Drafter: LAM | Checker: | Appr. by:

ROBERT E. WALSH
PLS 48166
4/1/91

DATE: MARCH 9, 1989

SUBDIVISION
DEVONSHIRE HILLS

TOWN OF BETHLEHEM | COUNTY OF ALBANY

C. T. MALE ASSOCIATES, P.C.
50 Century Hill Drive, P.O. Box 727, Latham, NY 12110
(518) 785-0976
Engineering Surveying Architecture Landscape Architecture
Laboratory Services Computer Services

SCALE: 1" = 50' | PROJ. NO. 88.1743 | SHEET 1 OF 11 | DWG. NO. 89-1288