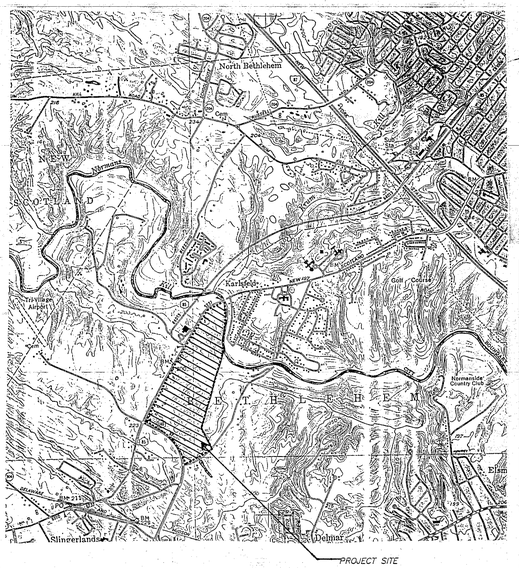


VICINITY MAP

NORTH SCALE 1"=2000'

ESTATE LOT SCHEDULE

LOT NO.	AREA	HOUSE NO.
1	1.87 AC.	15
2	2.59 AC.	47
3	3.26 AC.	49
4	3.54 AC.	52,9
5	4.20 AC.	18
6	2.50 AC.	54
7	1.83 AC.	8,6,9,74
8	2.33 AC.	62
9	3.44 AC.	11
10	3.25 AC.	26
11	2.69 AC.	37
12	2.14 AC.	57
13	3.63 AC.	13
14	3.16 AC.	93
15	2.71 AC.	100
16	2.99 AC.	102
17	2.15 AC.	94
18	2.02 AC.	96,98
19	2.57 AC.	48
20	3.20 AC.	34
21	2.94 AC.	76
22	5.31 AC.	12

SITE STATISTICS

ZONING	PLANNED RESIDENCE DISTRICT (PRD)
ESTATE LOTS	22
HOMES-ON-THE COMMON	48
LINEAR FEET OF NEW TOWN ROADS	7,721.64 LF

OVERALL PROPERTY SCHEDULE

ESTATE LOTS	22
	67.66± ACRES
SILVER PARCELS (2)	.62± ACRES
ROAD ROW	6.41± ACRES
SUBTOTAL	74.69± ACRES
HOMES-ON-THE-COMMON LOTS	48
	5.67± ACRES
HOA COMMON AREAS	25.81± ACRES
ROAD ROW	2.98± ACRES
SUBTOTAL	38.66± ACRES
EXCLUDED LAND NORMANS KILL PARCEL- RESERVED FOR FUTURE DEVELOPMENT	16.91± ACRES
TOTAL PROJECT AREA	130.26± ACRES

PROPOSED TYPICAL LOT LAYOUT

NOTE: DRAINAGE FROM ROOF LEADERS AND FOUNDATIONS SHALL BE DISCHARGED TO SANITARY SEWER.

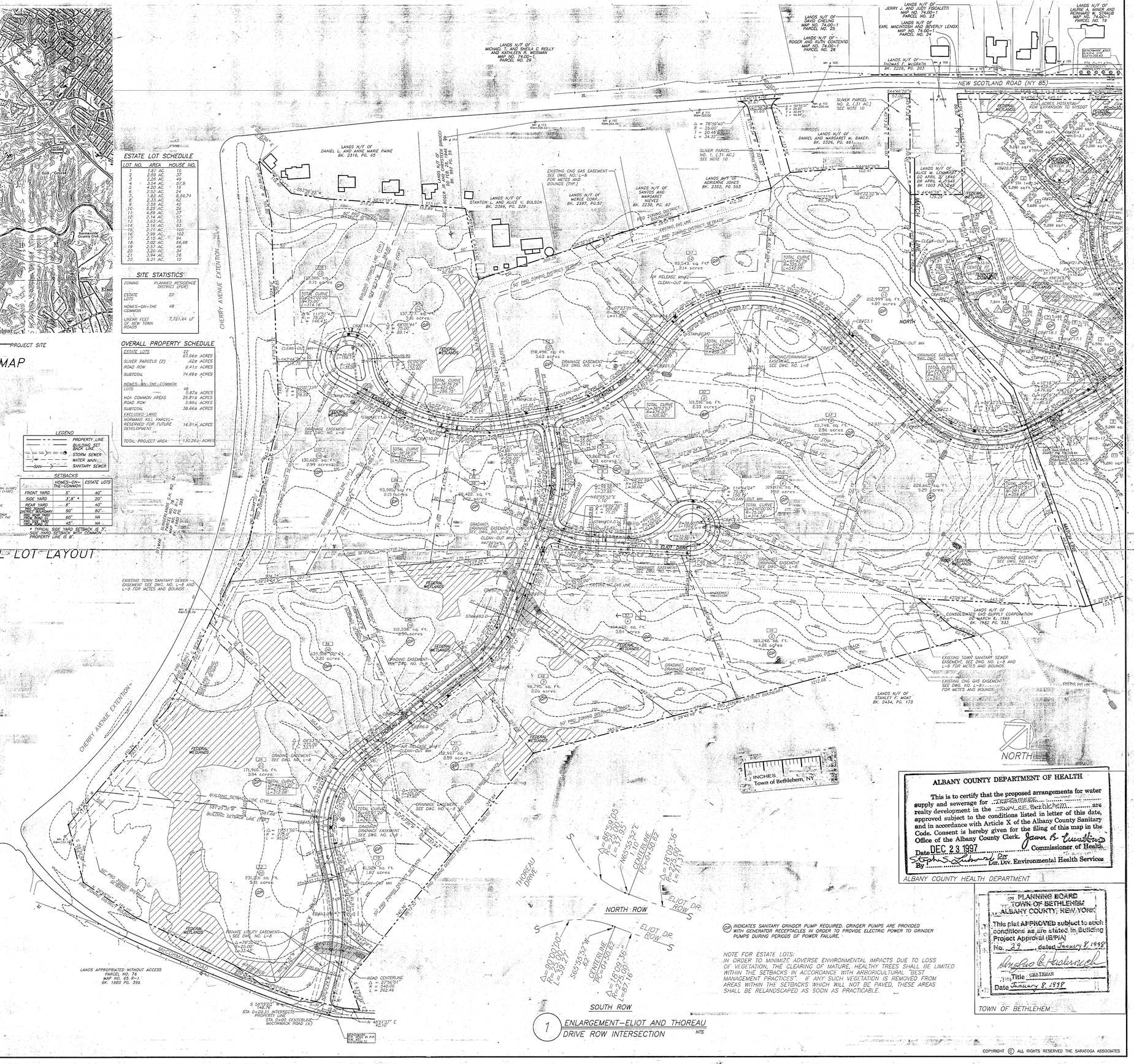
LEGEND

- PROPERTY LINE
- BUILDING SET BACK LINE
- STORM SEWER
- WATER MAIN
- SANITARY SEWER

SETBACKS

	HOMES-ON-THE-COMMON	ESTATE LOTS
FRONT YARD	5'	40'
SIDE YARD	3',8' *	20'
REAR YARD	5'	40'
PRIMARY BUILDING	50'	50'
ACC. BUILDING	60'	NA
POOL (MIN. 5' FROM ACC. BLDG.)	45'	NA

* TYPICAL SIDE YARD SETBACK IS 3', SIDE YARD SETBACK WITH COMMON PROPERTY LINE IS 8'.



(GP) INDICATES SANITARY GRINDER PUMP REQUIRED. GRINDER PUMPS ARE PROVIDED WITH GENERATOR RECEPTACLES IN ORDER TO PROVIDE ELECTRIC POWER TO GRINDER PUMPS DURING PERIODS OF POWER FAILURE.

NOTE FOR ESTATE LOTS:
IN ORDER TO MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS DUE TO LOSS OF VEGETATION, THE CLEARING OF MATURE, HEALTHY TREES SHALL BE LIMITED WITHIN THE SETBACKS IN ACCORDANCE WITH ARBORICULTURAL "BEST MANAGEMENT PRACTICES". IF ANY SUCH VEGETATION IS REMOVED FROM AREAS WITHIN THE SETBACKS WHICH WILL NOT BE PAVED, THESE AREAS SHALL BE RELANDSCAPED AS SOON AS PRACTICABLE.

1 ENLARGEMENT–ELIOT AND THOREAU DRIVE ROW INTERSECTION NTS

ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for TERRAMERE 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 DEC 23 1997 James B. Lundstrom Commissioner of Health

By Stephen S. Lubomski Jr. Lir. Div. Environmental Health Services

ALBANY COUNTY HEALTH DEPARTMENT

PLANNING BOARD TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK

This plat APPROVED subject to attch conditions as are stated in Building Project Approval (B/P/A) No. 29 dated January 8, 1998

Title CHAIRMAN

Date January 8, 1998

TOWN OF BETHLEHEM

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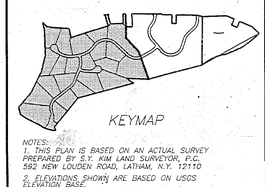

KEYMAP

NOTES:

1. THIS PLAN IS BASED ON AN ACTUAL SURVEY PREPARED BY S.Y. KIM LAND SURVEYOR, P.C. 592 NEW LOUDEN ROAD, LATHAM, N.Y. 12110

2. ELEVATIONS SHOWN ARE BASED ON USGS ELEVATION BASE.

3. THORCAU DRIVE, ELIOT DRIVE, TEASDALE DRIVE AND THACKERAY DRIVE WILL BE DEDICATED TO THE TOWN OF BETHLEHEM. ALL COMMON'S AREAS AND THEIR ACCESS ROADS ARE TO REMAIN PRIVATE ROADWAYS.

4. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS FEDERALLY REGULATED WETLANDS AS SHOWN ON THE PLANS, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.

5. FOR ALL LOTS THAT HAVE PORTIONS OF FEDERALLY REGULATED WETLANDS WITHIN THEIR FEE SIMPLE BOUNDARY, SUCH WETLANDS WILL BE SHOWN ON THE PLOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. FOR THIS PURPOSE, WETLAND INFORMATION MAY BE TRANSFERRED DIRECTLY FROM THESE PLANS. HOWEVER, THE PROPERTY OWNERS REMAIN ALL RESPONSIBILITY FOR REGULATORY COMPLIANCE RELATIVE TO ACTUAL FIELD CONDITIONS AFFECTING OR IMPACTING WETLANDS, AS THEY MAY BE DIFFERENT AT THE TIME OF CONSTRUCTION.

6. SEE DWG. NO. L-45 AND L-46 FOR ADDITIONAL INFORMATION REGARDING WETLAND REGULATIONS.

7. SEE DWG. NO. L-8 AND L-9 FOR METES AND BOUNDS OF ALL NEW AND EXISTING EASEMENTS.

8. SEE DWG. NO. L-12 AND L-13 FOR ADDITIONAL INFORMATION AND BUILDING SETBACKS FOR HOMES-ON-THE COMMON.

9. ALL LOTS WITH WETLANDS MUST HAVE A CLAUSE IN THE DEED IDENTIFYING WATERS OF THE U.S. AND THAT ANY DISTURBANCE OF SAID WATER WILL REQUIRE AUTHORIZATION FROM THE CORPS OF ENGINEERS. A DELINEATION MUST BE ATTACHED TO THE DEED.

10. THE TWO SILVER PARCELS ARE PART OF ESTATE LOT 11. A DEED RESTRICTION ENCUMBERING ONLY ESTATE LOT 11, BUT NOT THE TWO SILVER PARCELS THEMSELVES, WILL STATE THAT THERE SHALL BE NO ACCESS TO ROUTE 85 THROUGH THOSE TWO SILVER PARCELS FROM ESTATE LOT 11 SO LONG AS THE TWO SILVER PARCELS ARE PART OF ESTATE LOT 11. THE TWO SILVER PARCELS MAY BE CONVEYED AT ANY TIME TO THE ADJOINING LANDOWNERS WITHOUT FURTHER SUBDIVISION OR PRD APPROVALS FROM THE TOWN OF BETHLEHEM.

11. IN THE EVENT THAT NEW YORK STATE DEPARTMENT OF TRANSPORTATION HAS NOT ACQUIRED TITLE TO THE POTENTIAL RIGHT-OF-WAY EXPANSION ALONG NEW SCOTLAND ROAD WHEN THE BUILDING PROJECT APPROVAL IS RECEIVED, THE 50 FT. DISTRICT BOUNDARY SETBACK SHALL BE MEASURED FROM THE EXISTING PROPERTY LINE AS SHOWN ON DWG. NO. L-6 AND L-7.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-20-95	FINAL SITE PLAN REVISIONS	RJM
2	3-29-96	FINAL PLAN REVIEW #1	RJM
3	3-21-97	FINAL PLAN REVIEW #2	RJM
4	5-20-97	FINAL PLAN REVIEW #3	RJM
5	6-16-97	FINAL PLAN REVIEW #4	RJM
6	7-24-97	ADD NOTE PER TOWN	RJM
7	11-14-97	ACHD	RJM

STATE OF NEW YORK · SAM YOUNG KIM · 049071 · LICENSED LAND SURVEYOR

STATE OF NEW YORK · GREGG URSPRUNG · 040496 · LICENSED PROFESSIONAL ENGINEER

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THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.

SARATOGA SPRINGS ▪ BUFFALO
NEW YORK CITY ▪ BOSTON, MA

TERRAMERE

PLANNED RESIDENCE DISTRICT

BUILDING PROJECT APPROVAL PLAN SOUTH PARCEL

AUTOCAD FILE NAME: 8811PLAN

TSA PROJECT NO: 88011

DRAWN BY: RJM CHECKED BY: SYK

SCALE: 1"=100'

DATE: 11-8-93

DWG. NO: L-6