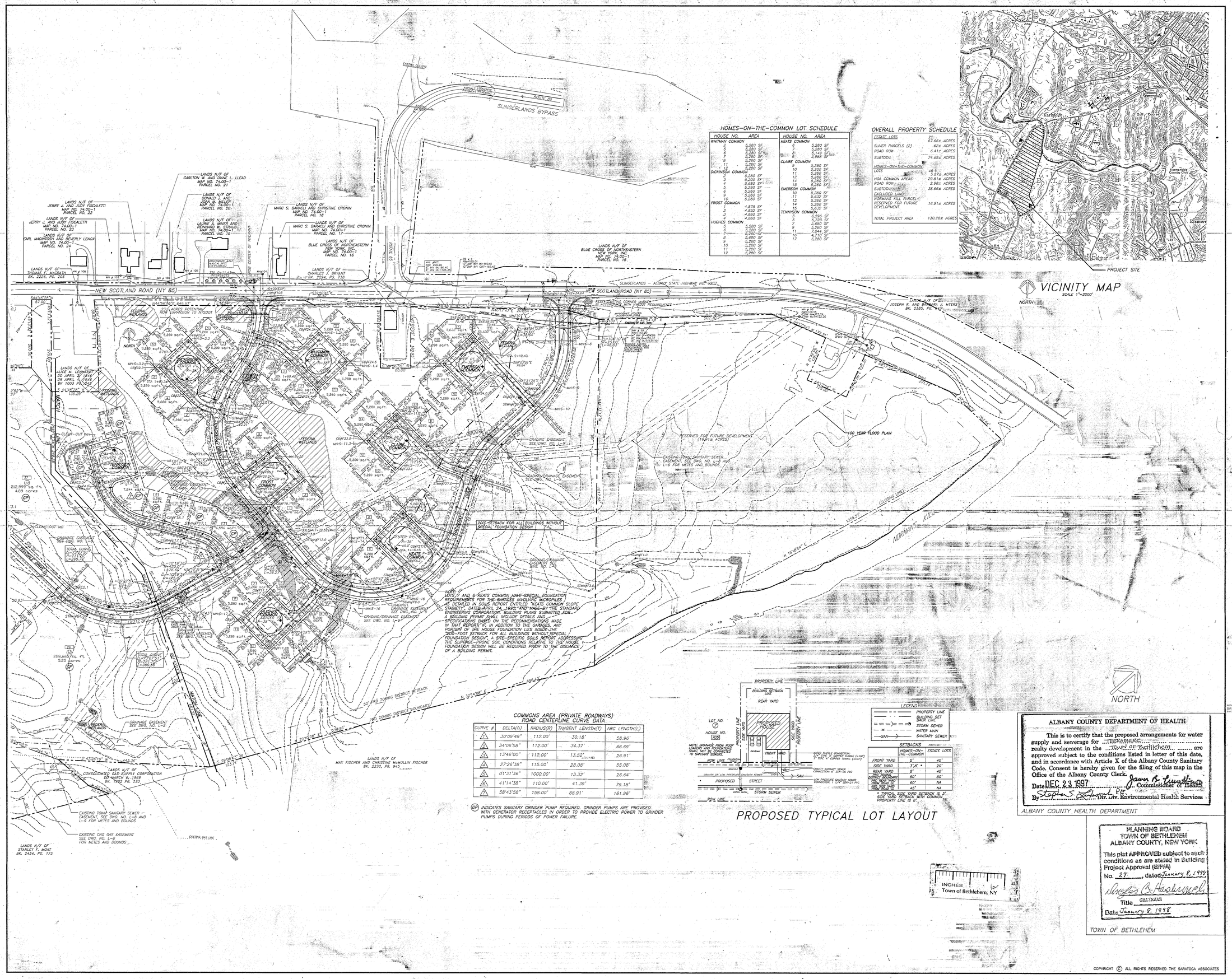


HOMES-ON-THE-COMMON LOT SCHEDULE

HOUSE NO.	AREA	HOUSE NO.	AREA
WHITMAN COMMON		KEATS COMMON	
2	5,280 SF	5	5,280 SF
4	5,280 SF	6	5,280 SF
7	5,280 SF	8	5,149 SF
8	5,280 SF	9	5,988 SF
11	5,280 SF	CLAIRE COMMON	
12	5,280 SF	9	5,280 SF
DICKINSON COMMON		10	5,200 SF
2	5,280 SF	11	5,280 SF
3	5,200 SF	12	5,280 SF
4	5,680 SF	14	5,280 SF
5	5,280 SF	15	5,280 SF
6	5,280 SF	EMERSON COMMON	
9	5,280 SF	10	5,280 SF
10	5,280 SF	11	5,632 SF
FROST COMMON		12	5,280 SF
1	4,878 SF	14	5,280 SF
2	4,692 SF	15	5,632 SF
3	4,680 SF	TENNYSON COMMON	
4	4,680 SF	3	6,296 SF
HUGHES COMMON		5	5,720 SF
5	5,280 SF	7	5,680 SF
6	5,280 SF	9	5,280 SF
7	5,280 SF	11	5,544 SF
8	5,680 SF	16	4,710 SF
9	5,280 SF	17	5,280 SF
10	5,280 SF		
11	5,280 SF		
12	5,280 SF		

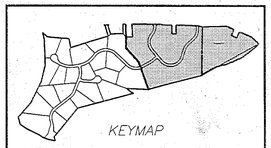
OVERALL PROPERTY SCHEDULE

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	5.87± ACRES
HOA COMMON AREAS		29.81± 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

VICINITY MAP

SCALE 1"=2000'

NORTH



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. THOREAU DRIVE, ELIOT DRIVE, TEASDALE DRIVE AND THACHERAY 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 RETAIN 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	11-14-97	ACHD	RJM
6	12-10-97	FINAL TOWN AND ACHD REVISION	RJM

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

STATE OF NEW YORK · GREGG E. URSPRUNG · NO. 064028 · 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

COMMONS AREA (PRIVATE ROADWAYS) ROAD CENTERLINE CURVE DATA

CURVE #	DELTA(Δ)	RADIUS(R)	TANGENT LENGTH(T)	ARC LENGTH(L)
1	30°09'49"	112.00'	30.18'	58.96'
2	34°06'58"	112.00'	34.37'	66.69'
3	13°46'00"	112.00'	13.52'	26.91'
4	27°26'38"	115.00'	28.08'	55.08'
5	01°31'36"	1000.00'	13.32'	26.64'
6	41°14'38"	110.00'	41.39'	79.18'
7	56°43'58"	158.00'	88.91'	161.96'

(SP) 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.

SETBACKS	HOMES-ON-THE-COMMON	ESTATE LOTS
FRONT YARD	5'	40'
SIDE YARD	5'-8" *	20'
REAR YARD	8'	40'
PRD ZONING DISTRICT BOUNDARY	50'	50'
PRD FRONT YARD	60'	NA
PRD SIDE YARD	40'	NA

* TYPICAL SIDE YARD SETBACK IS 5'. SIDE YARD SETBACK WITH COMMON PROPERTY LINE IS 8'.

PROPOSED TYPICAL LOT LAYOUT

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. Tuthill, Jr. Commissioner of Health

By Stephen S. Lawler, P.E. Dir. Div. Environmental Health Services

ALBANY COUNTY HEALTH DEPARTMENT

PLANNING BOARD
TOWN OF BETHLEHEM
ALBANY COUNTY, NEW YORK

This plat APPROVED subject to such conditions as are stated in Building Project Approval (SP/PA)

No. 29 dated January 8, 1998

Title CHAIRMAN

Date January 8, 1998

TOWN OF BETHLEHEM

INCHES
Town of Bethlehem, NY

TERRAMERE

PLANNED RESIDENCE DISTRICT

BUILDING PROJECT APPROVAL PLAN NORTH 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-7

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