

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:
- Map prepared from an accurate field survey and deeds & maps of record.
  - denotes existing contours.
  - Contour interval = (2) feet based on USGS datum.
  - 193.82 denotes existing elevation.
  - 193.82 denotes proposed elevation.
  - Site is located in "AB" Residential Zone.
  - Entire site is currently wooded. Areas to remain as such are as shown.
  - All proposed utilities to be installed shall meet all requirements of the Town of Bethlehem and the Albany County Health Department.
  - 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.
  - Locations of existing underground utilities taken from various maps and are therefore approximate and subject to field verification.

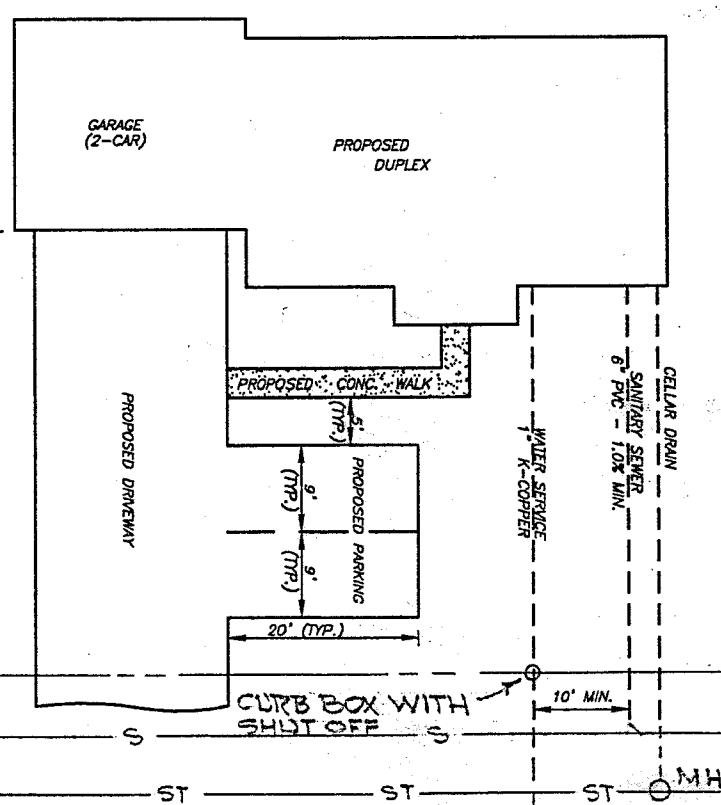
#### DEVELOPMENT NOTES:

- BOUNDARY LINES SHOWN ARE FROM A COMPLETE AND ACCURATE FIELD SURVEY, MAPS AND DEEDS OF RECORD.
- 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.
- PROPERTY SHOWN IS LOCATED IN FD 202 - ELSMERE FIRE DISTRICT.
- PROPERTY SHOWN IS LOCATED IN DELMAR ELSMERE SEWER DISTRICT.
- PROPERTY SHOWN IS LOCATED IN BETHLEHEM CENTRAL SCHOOL DISTRICT.
- PROPOSED EASEMENTS SHOWN TO BE GRANTED TO THE TOWN OF BETHLEHEM.
- 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.
- NO SUMP PUMP, FOOTING, ROOF OR CELLAR DRAIN SHALL BE CONNECTED TO THE SANITARY SEWER FACILITIES.
- PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
- PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN SEWER AND WATER DEPARTMENTS.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL THE UNDERGROUND LOCATING SERVICE (UFGS) - 1-800-962-7962 TWO WORKING DAYS PRIOR TO WORK BEING DONE.
- 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.
- SUBDIVISION CONSISTS OF 4 BUILDING LOTS. LOT AREAS RANGE FROM 0.51± ACRES TO 0.58± ACRES.
- ALL GRADING TO BE 3:1 (HORIZONTAL-VERTICAL) MAXIMUM SLOPE.
- 149 DENOTES STREET NUMBER AND LOT NUMBER.
- "ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE".
- EVALUATION OF FEDERAL WETLANDS FOR THIS PROJECT WAS PERFORMED BY BAGDON ENVIRONMENTAL ON APRIL 25, 2003.
- 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

SITE LOCATION: NONE



TYPICAL PROPOSED BUILDING DETAIL  
N.T.S.

#### BUILDING REQUIREMENTS "AB" ZONE

- FRONT YARD = 35 FEET
  - CORNER LOT = 25' X 30' FEET
  - SIDE YARD = 15 FEET
  - REAR YARD = 25 FEET
  - PERCENTAGE OF OCCUPANCY = 20%
  - WIDTH OF BUILDING LINE = 150 FEET
  - PARKING SPACES = 2 PER LOT
- DENOTES TEST PITS - RESULTS:  
TEST PIT NO. 1:  
1'-5" SAND  
5'-10" GREY CLAY  
TEST PIT NO. 2:  
1' TOPSOIL  
1'-4" SAND  
4'-10" BROWN CLAY  
\*(NO EVIDENCE OF WATER TABLE FOUND IN TEST PIT NO. 1 OR TEST PIT NO. 2)

#### LEGEND

- 193.82 DENOTES EXISTING ELEVATION
- 193.82 DENOTES PROPOSED ELEVATION
- 192 DENOTES EXISTING CONTOURS
- 192 DENOTES PROPOSED CONTOURS
- 192 DENOTES PROPOSED BUILDINGS
- 192 DENOTES PROPOSED SANITARY SEWER
- 192 DENOTES PROPOSED STORM SEWER

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

WHEN SIGNED BY THE AUTHORIZED OFFICER OF THE ALBANY COUNTY ENGINEERING DIVISION, THIS ENDORSEMENT IS NOT A GUARANTEE OF THE ACCURACY OF THIS MAP.

SIGNED: *Angela C. MacFarlane*  
TITLE: *Chairman*  
DATE: *9-26-03*

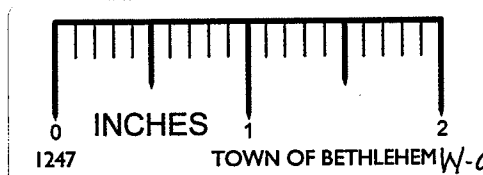
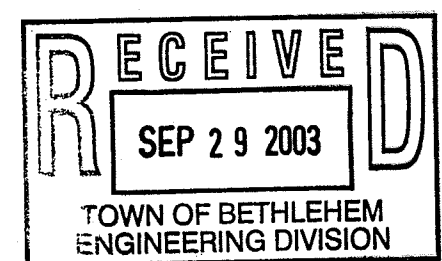
SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT NO. *22-12-01*

#### ALBANY COUNTY HEALTH DEPARTMENT

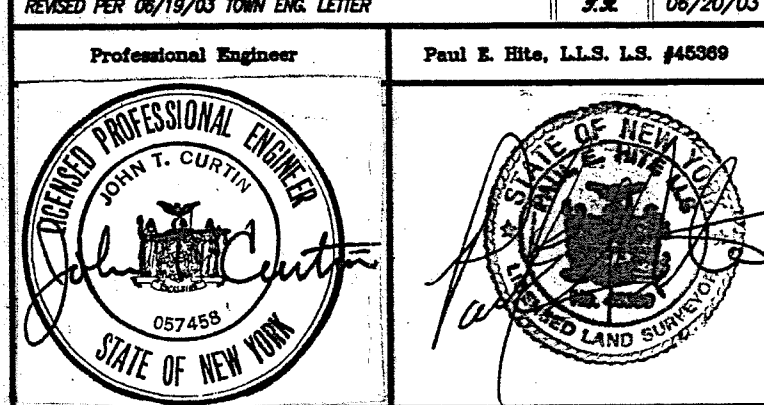
ALBANY COUNTY DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewerage for the Meadows Subdivision Section 2" are in accordance with 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. *Steven S. Schuchman, Jr.* Commissioner of Health

Date: *SEP 18 2003*



RECORD OF WORK	BY	DATE
REVISED PER TOWN MEMO OF 04/18/97	J.E.	07/15/02
REVISED UTILITY AND GRADING	J.E.	08/04/02
REV. PER 06/25/02 PLANNING BOARD & TOWN ENGINEERING MEMO	J.E.	07/13/03
REV. PER 05/28/03 TOWN ENGINEERING MEMO	J.E.	04/28/03
REVISED PER 06/25/03 PLANNING BOARD LETTER	J.E.	06/26/03
REVISED PER 06/19/03 TOWN ENGINEERING LETTER	J.E.	06/26/03



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

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