



A hand-drawn map of a residential area. The map shows several streets and roads, some with names and some labeled as 'PLACE', 'DRIVE', 'ROAD', or 'AVENUE'. A large, irregularly shaped area is labeled 'SITE' and is filled with a diagonal hatching pattern. The map includes the following labels:

- Top left: HURON
- Top right: ROAD
- Middle left: SIBLEY PLACE
- Middle left: WAYNE PLACE
- Middle left: CLAIR DRIVE
- Middle left: DAWSON ROAD
- Middle left: CLUSTER ROAD
- Middle left: DELAWARE
- Middle left: KENSINGTON COURT
- Middle right: STRAITON PLACE
- Middle right: DAWSON ROAD
- Bottom right: VILLAGE AVENUE
- Bottom right: MINNEBROOK AVENUE
- Bottom right: HOBNETT
- Bottom right: MAPLE TERR.
- Left side: CHERYL AVENUE

ITE LOCATION: SCALE: NONE

NOTES:

1. Map prepared from an accurate field survey, deeds, and maps of record.
2. Boundary lines shown hereon are as deeded, monumented and occupied.
3. See deed dated June 6, 1934 to Porter W. and Nettie G. Howard, as recorded in the Albany County Clerk's Office in Book 862 of deeds, at Page 348; and deed dated November 13, 1939 to Porter W. and Nettie G. Howard, as recorded in the Albany County Clerk's Office in Book 912 of deeds, at Page 309.

SUBDIVISION NOTES:

1. Proposed subdivision is located in an "A" Residential Zone.
2. Contours shown are USGS datum (1' interval).
3. Subdivision is located totally within existing water and sewer districts.
4. Prior to any work in existing Town Right-of-way, the contractor shall obtain a highway work permit from the Town Highway Dept.
5. Contractor shall call the U.F.P.O. at least (2) working days prior to any excavation work, to have underground utilities located in the field. Call 1-800-962-7962.
6. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Sewer and Water Departments.
7. Total area of subdivision is 1.70 acres.
8. Subdivision is located in Delmar Fire District.
9. Subdivision is located in Bethlehem Central School District.
10. E.S.L. denotes existing sewer lateral.
11. C.D. denotes proposed cellar drain.
12. 232 denotes proposed grading contour.
13. — — — denotes existing contour.
14. — w — w — denotes existing water main.
15. — g — g — denotes existing gas main.
16. Proposed subdivision meets all zoning requirements.
17. Prior to any work being done in Delaware Avenue Right-of-Way, a New York State Department of Transportation work permit will be acquired.
18. Corner Lots located in an "A" Residential Zone have the option of 25' or 20' front yard setbacks, as shown.
19. All trees shown, with the exception of those within proposed building envelopes or driveways, shall be retained if at all possible.
20. Existing sidewalk to remain in its present location and condition.
21. The location shown for the proposed driveway on Lot No. 3 shall not be changed appreciably when driveway is constructed.
22. All utilities to be installed in accordance with Town Standard Details and Specifications. Prior to construction, the Contractor shall obtain a set of these materials for use on the job.
23. Parcel of land to be conveyed to Town of Bethlehem for highway purposes. Area = 93.95 +/- Sq. Ft.
24. Lawn area within Delaware Avenue Right-of-Way will be graded and seeded prior to the issuance of a Certificate of Occupancy for Lot 3.
25. See deed to Harry O. Gochee, Jr. dated August 15, 1994, as recorded in the Albany County Clerk's Office in Bk. 2516 of deeds at Pg. 145.

TOWN OF BETHLEHEM PLANNING BOARD

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 THIS PLAT

Douglas C. Hasbruck

SIGNED _____

TITLE Chairman

DATE JUN 25 1998

SEE ALSO CERTIFICATE OF APPROVAL

193-F

MAP OF FINAL PLAT NO. 7757
MAP OF PROPOSED SUBDIVISION
OF
C. PORTER W. HOWARD
SUBDIVISION No. 2
TOWN OF BETHLEHEM