

**GENERAL NOTES**

- OWNERS OF SUBJECT PREMISES: ROBYN AND JOSEPH NUNZIATO, 54 WEMPLE ROAD, GLENMONT, NY 12077.
- PROPOSED SUBDIVISION IS LOCATED IN A RESIDENTIAL "A" ZONE. LANDS ON THE WEST SIDE OF WEMPLE ROAD ARE ZONED RESIDENTIAL "AA" DISTRICT.
- TOTAL SITE AREA IS 2.229 ACRES.
- TAX MAP NUMBER OF SITE IS 97.00-1-11.3.
- TOTAL NUMBER OF LOTS IS TWO, WITH AN AVERAGE LOT AREA OF 1.11 ACRES.
- LOT NUMBERS TO BE USED FOR HOUSE NUMBERS.
- BENCH MARK: TOP OF CONCRETE SLAB ON NORTHWESTERLY CORNER OF PORCH LOCATED ON THE NORTHWEST CORNER OF 54 WEMPLE ROAD ELEVATION = 192.23 FEET (USGS)
- A PERMIT FOR THE WATER AND SEWER CONNECTION IS REQUIRED FROM THE TOWN OF BETHELEHM PRIOR TO CONSTRUCTION OF BUILDING.
- PRIOR TO EXCAVATION CONTRACTOR SHALL: 1. CONTACT THE LOCAL UNDERGROUND LOCATOR SERVICE TO VERIFY EXISTENCE OF UTILITIES; AND 2. DETERMINE THEIR EXACT LOCATION AND DEPTH.
- ALL UTILITIES ON OR ADJACENT TO THIS SITE MAY OR MAY NOT BE SHOWN ON THIS PLAN.
- SEE MAP ENTITLED: "BUILDING LOCATION SURVEY FOR JAMES W. AND THOMAS NEWELL, TOWN OF BETHELEHM", PREPARED BY EDWARD W. BOUTELLE AND SON, DATED DECEMBER 17, 1986, LAST REVISED FEBRUARY 19, 1986.
- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN OF BETHELEHM STANDARD DETAILS AND SPECIFICATIONS.
- ALL ELEVATIONS SHOWN ARE BASED ON USGS ELEVATION DATUM
- PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY DEPARTMENT.
- THE CONVEYANCE OF RIGHT-OF-WAY ALONG WEMPLE ROAD AS SHOWN ON THIS MAP SHALL BE MADE PRIOR TO FINAL SUBDIVISION APPROVAL
- THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE TOWN WATER AND SEWER DISTRICTS.
- DURING INSTALLATION OF THE SANITARY SEWER, NO MORE THAN ONE LENGTH OF EXISTING WATER MAIN PIPE WILL BE EXPOSED AT ANY TIME. WHENEVER THE WATER MAIN IS EXPOSED, WATER IN THE MAIN WILL BE SHUT OFF. AFFECTED RESIDENTS ARE TO BE NOTIFIED IN ADVANCE OF WATER MAIN SHUT DOWN.
- CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION TO ALL PARTIES AFFECTED BY SEWER AND WATER SERVICES INTERRUPTIONS DURING CONSTRUCTION PHASE.
- 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.
- THE CONVEYANCE OF SEWER EASEMENT ALONG WEMPLE ROAD AS SHOWN ON THIS MAP SHALL BE MADE PRIOR TO FINAL SUBDIVISION APPROVAL
- THE PROPOSED DRIVEWAY LOCATION FOR LOT 46 SHOULD REMAIN GENERALLY AS SHOWN TO PROVIDE ADEQUATE SIGHT DISTANCE.
- NO FOOTING, ROOF OR CELLAR DRAIN SHALL BE CONNECTED TO THE SANITARY SEWER FACILITIES

**PLANNING BOARD APPROVAL**

PLANNING BOARD  
TOWN OF BETHELEHM  
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.

Signed *Angela C. Hadamich*  
CHAIRMAN

Title \_\_\_\_\_  
Date MAR 14 1995

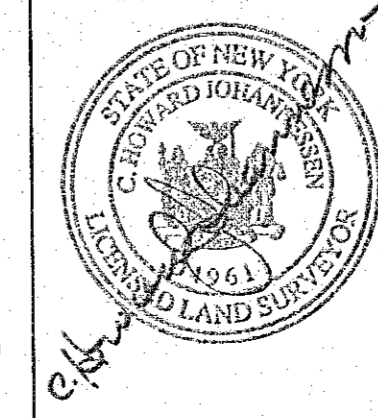
See also Certificate of Approval of Final Plat No. 179-F

**FINAL PLAT OF TWO LOT SUBDIVISION LANDS OF ROBYN AND JOSEPH NUNZIATO**

TOWN OF: BETHELEHM STATE OF NEW YORK COUNTY OF: ALBANY

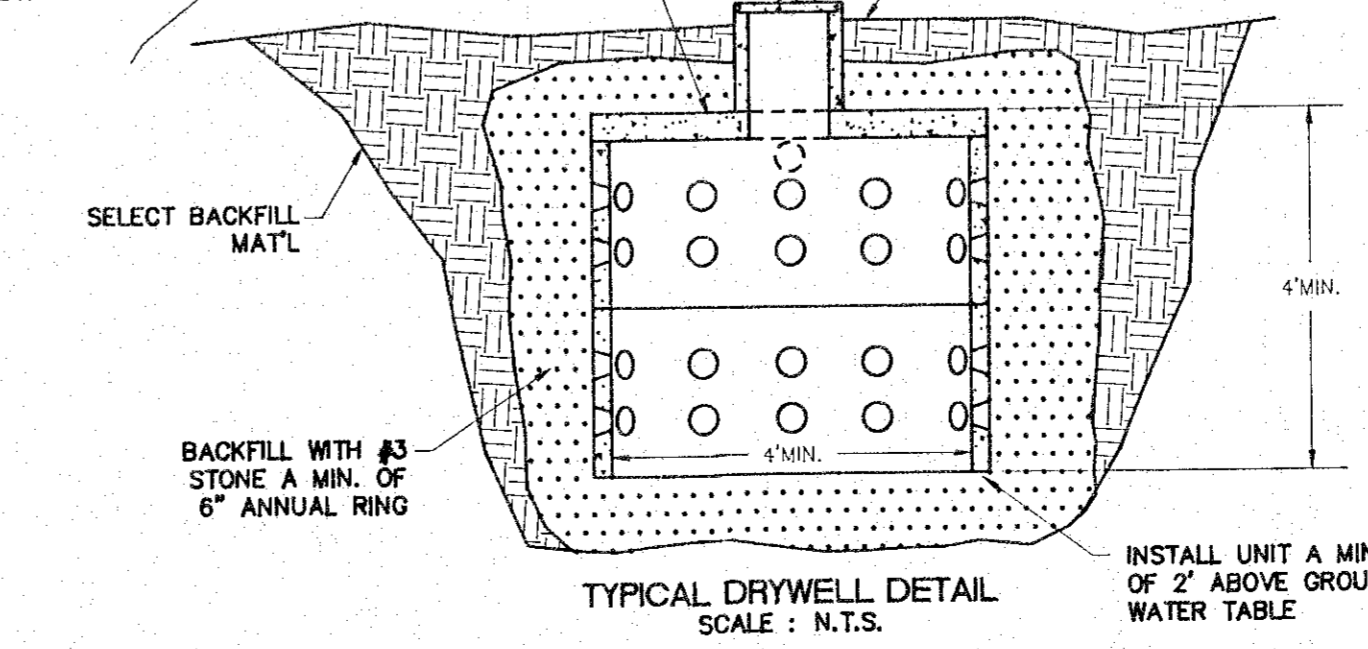
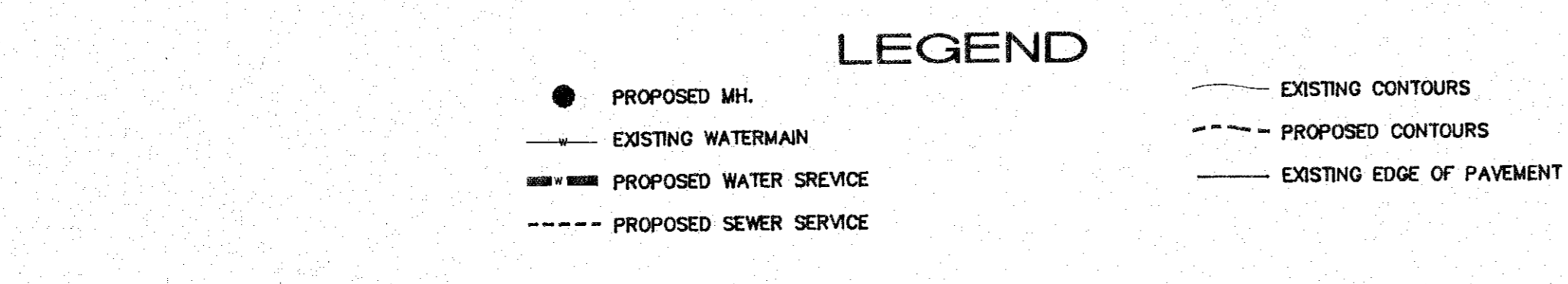
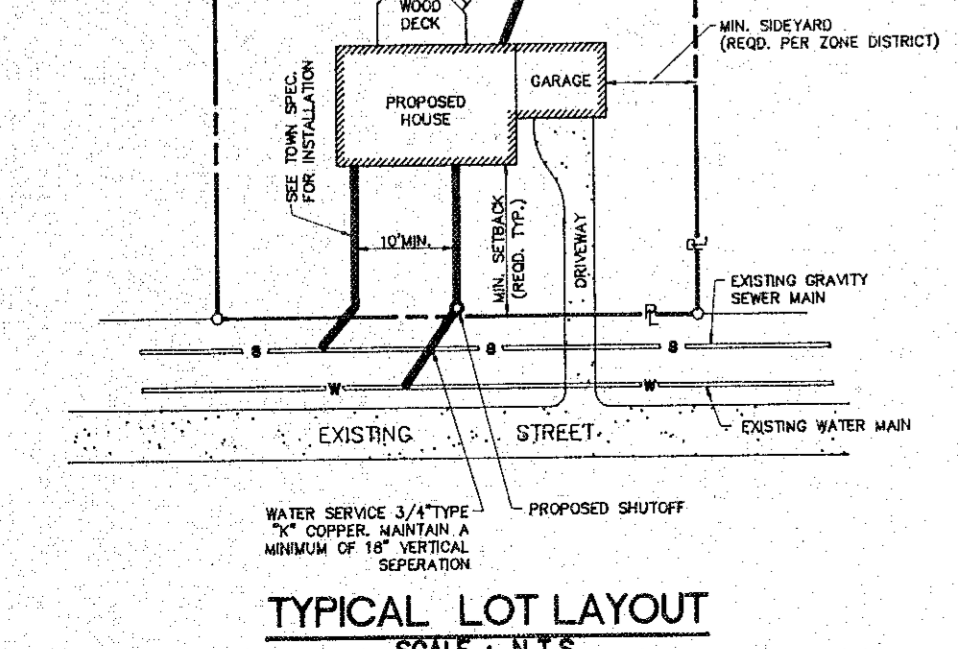
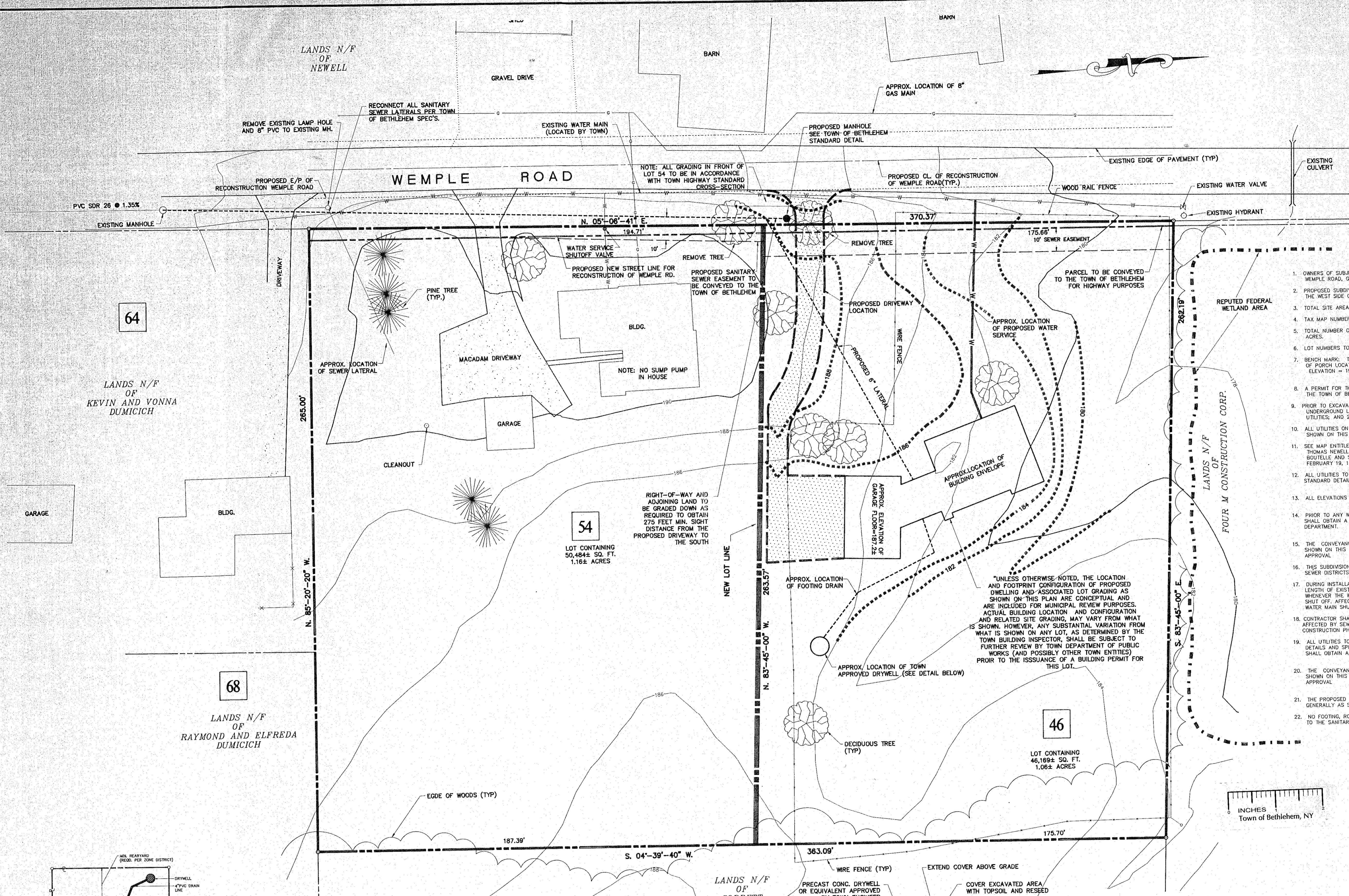
PREPARED BY  
**EDWARD W. BOUTELLE & SON**  
CIVIL ENGINEERS AND SURVEYORS  
A DIVISION OF J. KENNETH FRASER AND ASSOCIATES, P.E.L.S.L.A.P.C.  
DELMAR, NEW YORK

REVISIONS	
DATE	DESCRIPTION
6/27/95	REVISED PER LETTER DATED JUNE 20, 1995
7/24/95	REVISED PER LETTER DATED JUNE 20, 1995
8/01/95	REVISED PER LETTER DATED JULY 28, 1995
8/02/95	REVISED PER I.O.B.E.
8/16/95	REVISED PER I.O.B.E.



SCALE: 1" = 20'  
FIELD BK. 681  
PG. 53

DATE: FEBRUARY 16, 1995  
SHEET 1 OF 2  
DWG. NO. 97.00-1-11.3



"UNLESS OTHERWISE NOTED, THE LOCATION AND FOOTPRINT CONFIGURATION OF PROPOSED DWELLING AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATION AND CONFIGURATION AND RELATED SITE GRADING, MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS LOT.

RIGHT-OF-WAY AND ADJOINING LAND TO BE GRADED DOWN AS REQUIRED TO OBTAIN 275 FEET MIN. SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY TO THE SOUTH

PVC SDR 26 @ 1.35%

64

LANDS N/F OF KEVIN AND VONNA DUMICICH

68

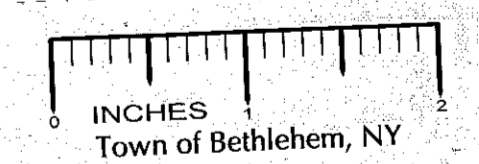
LANDS N/F OF RAYMOND AND ELFREDA DUMICICH

54

LOT CONTAINING 50,484± SQ. FT. 1.16± ACRES

46

LOT CONTAINING 46,169± SQ. FT. 1.06± ACRES



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7200 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW. ANY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID. TRUE COPIES IDENTIFIED HEREON SHALL BE VALID. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE ETHICS CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. LAND SURVEYORS SHALL BE HELD ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION HEREON AND TO THE AGENTS OF THE LENDING INSTITUTION. CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.