

HERSHBERG & HERSHBERG
 Consulting Engineers and Land Surveyors
 40 Calvin Avenue
 Albany, New York 12208

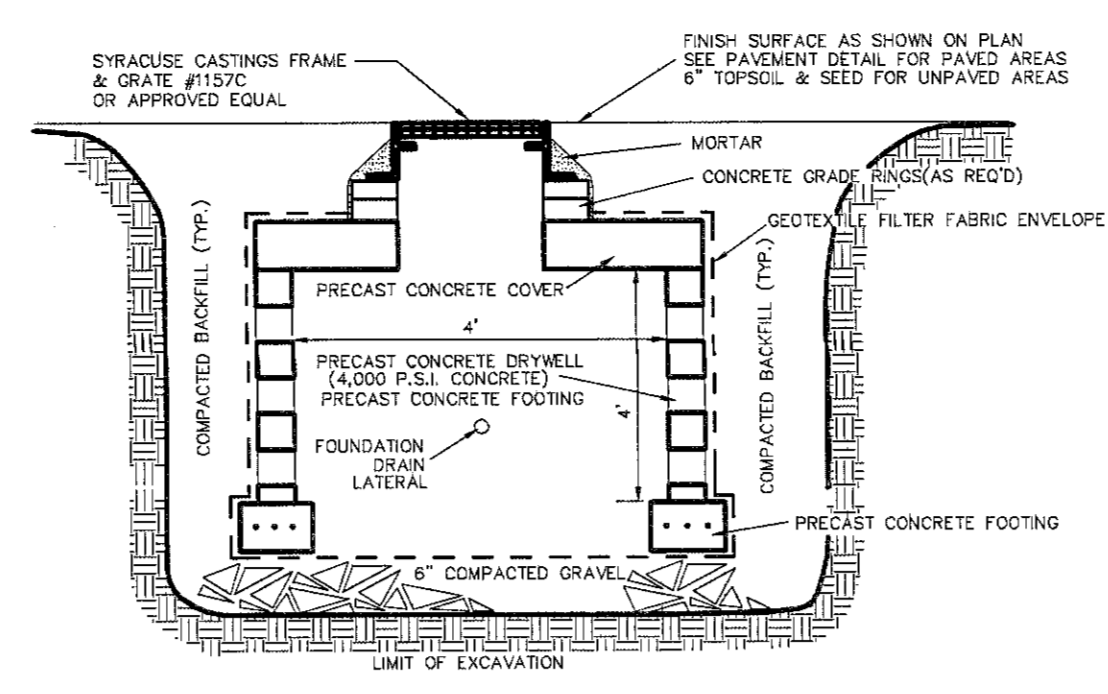
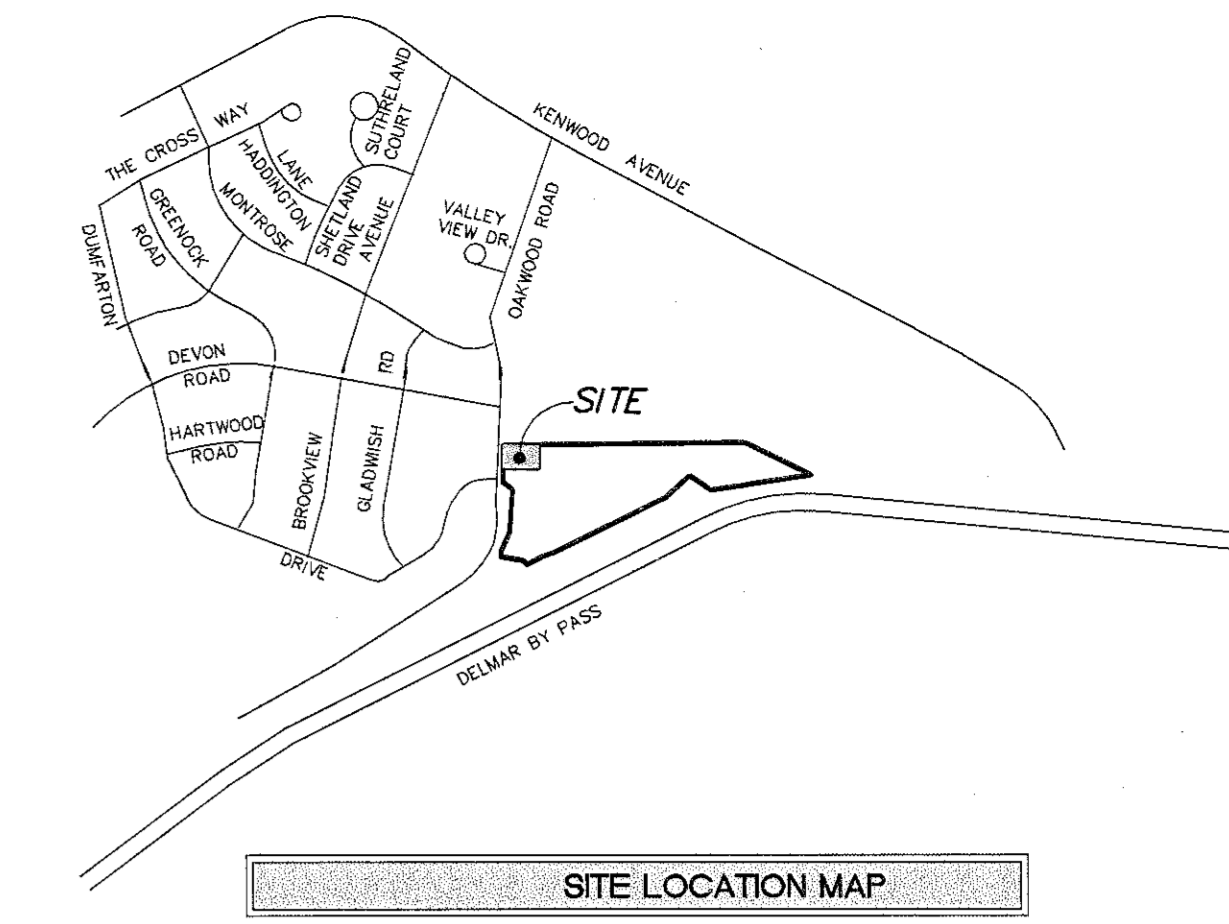
ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.



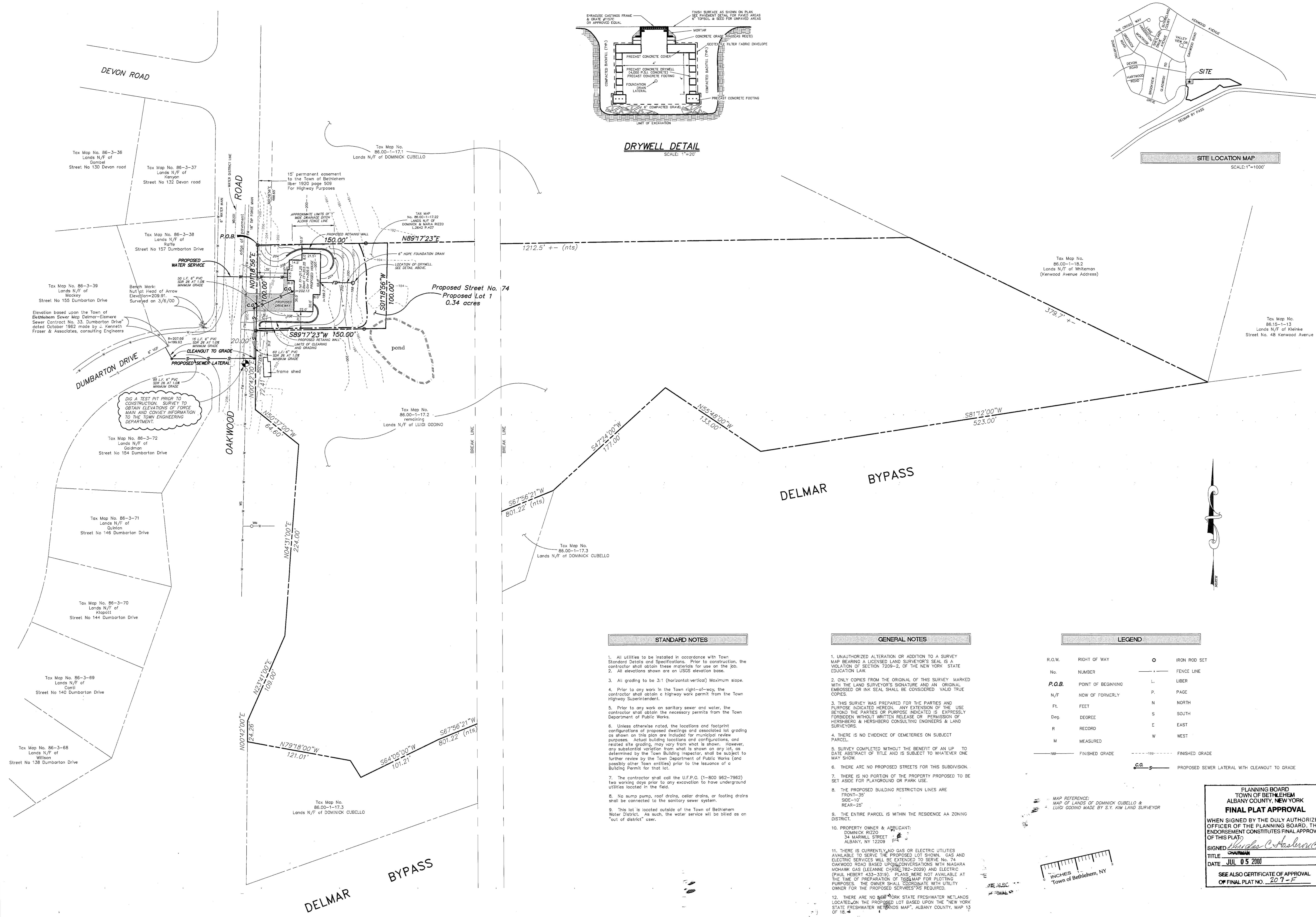
REVISIONS	DATE	REMARKS
1	3/16/00	PLOT PLAN FOR LOT #2
2	4/2/00	ONE LOT SUBDIVISION
3	5/16/00	MEMO DATED APRIL 25, 2000
4	5/21/00	GENERAL
5	6/29/00	LETTER DATED 6/25/00
6	6/26/00	FINAL COMMENTS

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FINAL PLAT MINOR SUBDIVISION PLAN FOR
PROPOSED No. 74 OAKWOOD ROAD
TOWN OF BETHLEHEM, ALBANY COUNTY, N.Y.
 SCALE: 1"=40'
 FILE: 000650
 DATE: 3/16/00
 BY: WH



DRYWELL DETAIL
 SCALE: 1"=20'



STANDARD NOTES

- All utilities to be installed in accordance with Town Standard Details and Specifications. Prior to construction, the contractor shall obtain these materials for use on the job.
- All elevations shown are on USGS elevation base.
- All grading to be 3:1 (horizontal:vertical) maximum slope.
- Prior to any work in the Town right-of-way, the contractor shall obtain a highway work permit from the Town Highway Superintendent.
- Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works.
- Unless otherwise noted, the locations and footprint configurations of proposed dwellings and associated lot grading as shown on this plan are included for municipal review purposes. Actual building locations and configurations, and related site grading, may vary from what is shown, however, any substantial violation from what is shown on any lot, as determined by the Town Building Inspector, shall be subject to further review by the Town Department of Public Works (and possibly other Town entities) prior to the issuance of a Building Permit for that lot.
- The contractor shall call the U.F.P.O. (1-800-962-7962) two working days prior to any excavation to have underground utilities located in the field.
- No sump pump, roof drains, cellar drains, or footing drains shall be connected to the sanitary sewer system.
- This lot is located outside of the Town of Bethlehem Water District. As such, the water service will be billed as an "out of district" user.

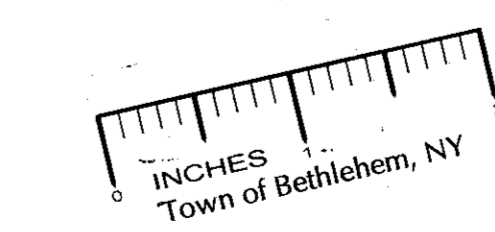
GENERAL NOTES

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF HERSHBERG & HERSHBERG CONSULTING ENGINEERS & LAND SURVEYORS.
- THERE IS NO EVIDENCE OF CEMETERIES ON SUBJECT PARCEL.
- SURVEY COMPLETED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND IS SUBJECT TO WHATEVER ONE MAY SHOW.
- THERE ARE NO PROPOSED STREETS FOR THIS SUBDIVISION.
- THERE IS NO PORTION OF THE PROPERTY PROPOSED TO BE SET ASIDE FOR PLAYGROUND OR PARK USE.
- THE PROPOSED BUILDING RESTRICTION LINES ARE FRONT-25' SIDE-10' REAR-25'
- THE ENTIRE PARCEL IS WITHIN THE RESIDENCE AA ZONING DISTRICT.
- PROPERTY OWNER & APPLICANT: DOMINICK RIZZO 34 MARWILL STREET ALBANY, NY 12209
- THERE IS CURRENTLY NO GAS OR ELECTRIC UTILITIES AVAILABLE TO SERVE THE PROPOSED LOT SHOWN. GAS AND ELECTRIC SERVICES WILL BE EXTENDED TO SERVE NO. 74 OAKWOOD ROAD BASED UPON CONVERSATIONS WITH NIAGARA MOHAWK GAS (LEANNE CHASE 782-2029) AND ELECTRIC (PAUL HERBERT 433-3319). PLANS WERE NOT AVAILABLE AT THE TIME OF PREPARATION OF THIS MAP FOR PLOTTING PURPOSES. THE OWNER SHALL COORDINATE WITH UTILITY OWNER FOR THE PROPOSED SERVICES REQUIRED.
- THERE ARE NO NEW YORK STATE FRESHWATER WETLANDS LOCATED ON THE PROPOSED LOT BASED UPON THE "NEW YORK STATE FRESHWATER WETLANDS MAP", ALBANY COUNTY, MAP 13 OF 18.

LEGEND

R.O.W.	RIGHT OF WAY	○	IRON ROD SET
No.	NUMBER	---	FENCE LINE
P.O.B.	POINT OF BEGINNING	L	LIBER
N/F	NOW OF FORMERLY	P	PAGE
Fl.	FEET	N	NORTH
Deg.	DEGREE	S	SOUTH
R	RECORD	E	EAST
M	MEASURED	W	WEST
---	FINISHED GRADE	---	FINISHED GRADE
---	PROPOSED SEWER LATERAL WITH CLEANOUT TO GRADE	---	PROPOSED SEWER LATERAL WITH CLEANOUT TO GRADE

MAP REFERENCE:
 MAP OF LANDS OF DOMINICK CUBELLO & LUIGI CODINO MADE BY S.Y. KIM LAND SURVEYOR



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.
 SIGNED: *Thomas R. Hershberg*
 TITLE: CHAIRMAN
 DATE: JUL 05 2000
 SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT No. 207-F