

MAP REFERENCES:

1. "Map of Survey Street Number 229 Elm Avenue" dated October 3, 1986, by Paul E. Hite, L.S.
2. "Map of Proposed (2) Lot Subdivision Property of Paul A. and Judith Seiden Elm Avenue" dated January 24, 1989, revised to May 4, 1992, by Paul E. Hite, L.S., as filed in the Albany County Clerk's Office on May 28, 1992, in drawer 172, as map no. 9549.

- 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. Property shown hereon is located in Residence "A" zone.
 4. Property shown hereon is located in Salkirk Fire District.
 5. Property shown hereon is located in Bethlehem Central School District.
 6. Property shown hereon is located in Bethlehem Sewer District.
 7. Property shown hereon is located in Bethlehem Water District, Elm Ave. - Feura Bush Ext.
 8. The locations and footprints configurations of proposed dwellings and associated lot grading as shown on the plan are conceptual and are included for municipal review purposes. Actual Building locations and configurations, and related site grading may vary from what is shown subject to the conditions presented below.

If the proposed building location, building footprint configuration, driveway location or lot grading vary from what is shown on the approved plans, the applicant shall retain the services of a licensed P.E., P.L.S. or other authorized design professional to determine that the proposed modifications are consistent with the recommendations provided in the project specific "Storm Water Management Report" prepared by Cort R. Aiken, P.E., dated October 23, 2002. The results of the evaluation shall be documented and submitted to the Town of Bethlehem Building Department and Engineering Division in the form of a letter report, certified by the design professional and attached to the proposed building plan for the affected lot(s).

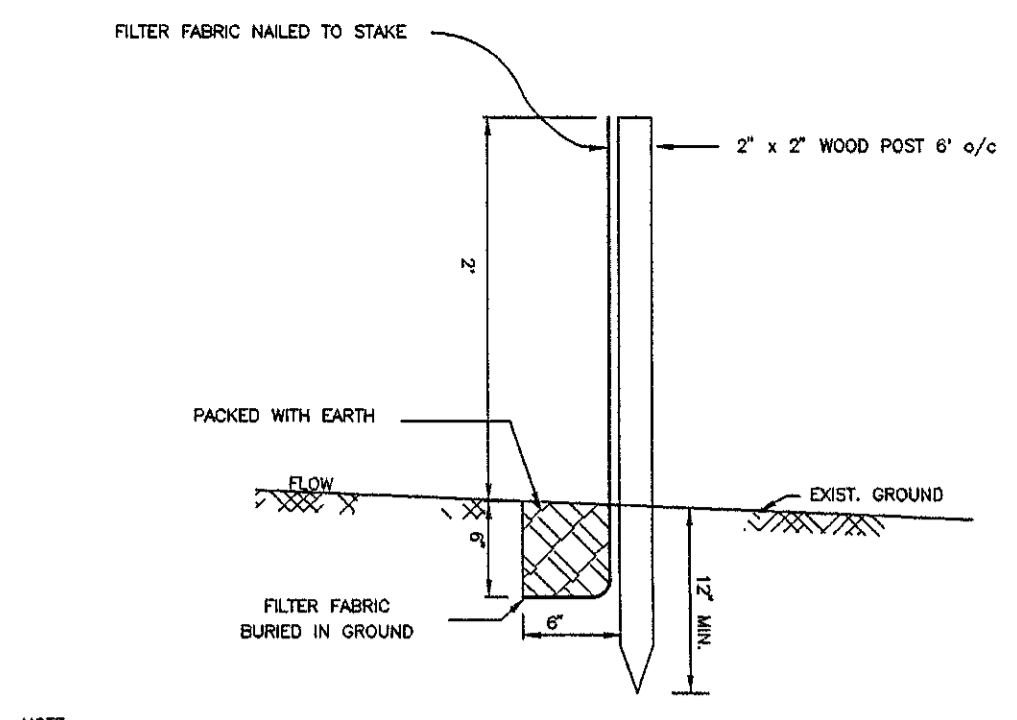
Any amendments to the approved Grading Plan or Storm Water Management System shall be subject to Town Engineering Division review and approval prior to issuance of a Building Permit for the affected lot(s). Where modifications are proposed in the approved Grading Plan, the letter report shall indicate that all pertinent and previously approved modifications to the Grading Plan and Stormwater Management System were considered in the evaluation.

9. For all Lots that have areas designated as Federally regulated wetlands as shown, 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, or in breach of deed restrictions as indicated in Note No. 10 below.
10. For all Lots having Federally regulated Wetlands, such Wetlands will be shown on the plot plans submitted to the Town Building Department for a Building Permit. This wetland information can be taken directly from the plat. Said plot plans shall note that these areas have been deed restricted such that no filling, grading or disturbance of any kind which would degrade the wetlands shall occur.
11. No sump pump or footing, roof or ceiling drain shall be connected to the sanitary sewer facilities.
12. Prior to any work in the Elm Avenue right-of-way, the contractor shall obtain a work permit from the Albany County Highway Department.
13. 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.
14. Prior to any work on sanitary sewer and water, the contractor shall obtain the necessary permits from the Town Department of Public Works, and County of Albany if required.
15. Prior to any excavation, the contractor shall call UFPO two working days prior to the work to have underground utilities located in the field. Call 1-800-962-7962.
16. Total area of subdivision consists of 2.26 +/- acres. Proposed number of lots in subdivision is 4.

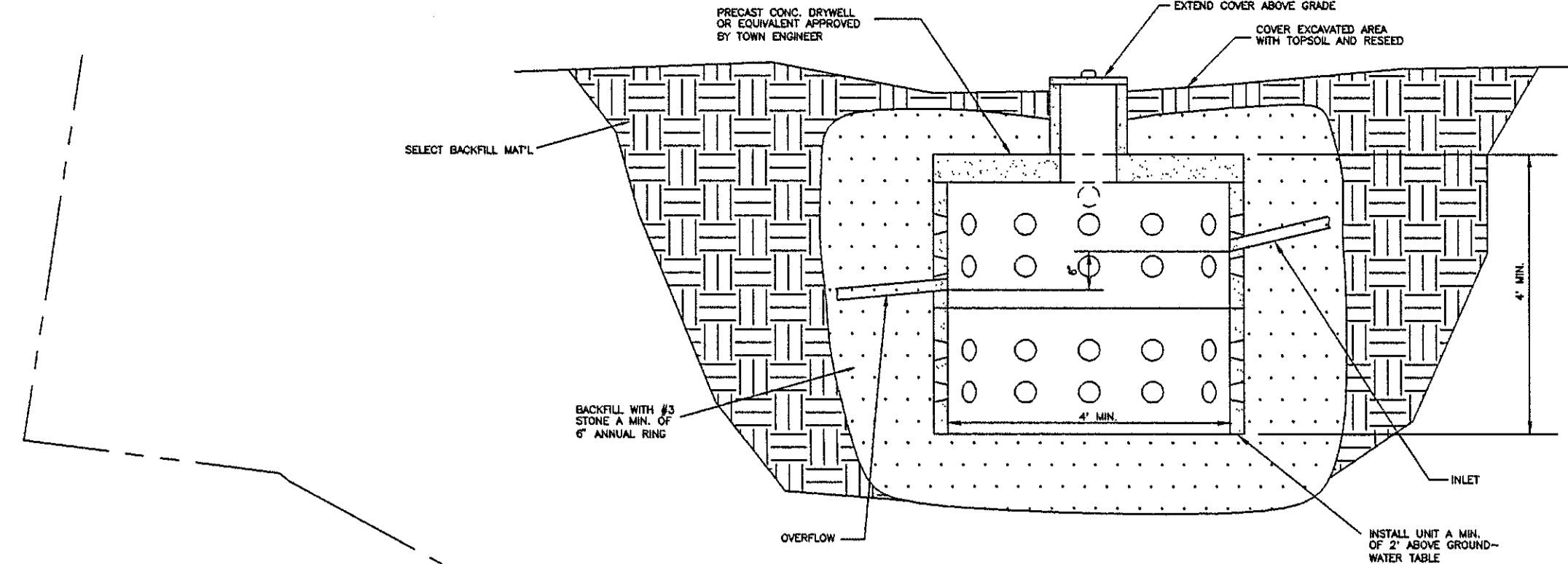
17. denotes existing edge of woods.
18. denotes proposed edge of woods.
19. denotes existing contour.
20. denotes proposed grading contour.
21. 180.62 denotes existing elevation.
22. 183.75 denotes proposed elevation.

23. Contours shown at 2' intervals (U.S.G.S. datum).
24. For title to surveyed premises see deed dated January 6, 2000 from Charlotte M. Shorks to Constantine Kontogiannis, as recorded in the Albany County Clerk's Office on January 14, 2000, in Book 2648 of deeds, at Page 380, and deed dated January 6, 2000 from Patricia E. Devoe to Constantine Kontogiannis, as recorded in the Albany County Clerk's Office on January 14, 2000, in Book 2648 of deeds, at Page 384.
25. Area of Federal Wetlands on site - 0.96 +/- acre. Area to be filled - 4,345.3 +/- sq. ft. Area of fill allowed by Army Corps of Engineers per project without a permit - 4,356 +/- sq. ft.
26. denotes Delineated Federal Wetland to be filled.
27. denotes Delineated Federal Wetland to remain.
28. Federal Wetlands delineated by Bogdan Environmental, March 2001.
29. Grinder pumps manufactured by Environment One, Meyers, Aurora/Hydromatic Pumps, Inc. or equivalent pumps manufactured by others to be used.
30. Size of proposed pipe under proposed driveways determined by County of Albany Department of Public Works, Highway Engineering Division.
31. Roof drainage from Lot Nos. 1 & 3 to be collected in rain gutters and directed towards the road swale of Elm Avenue, as cited in the Engineering Report prepared for this project.
32. Each driveway servicing the lot(s) shown on this plat shall be constructed with a vehicle turn-around so as to facilitate safe egress from the driveway.

33. FOR ALL DRIVEWAYS OVER 100 FEET LONG:
 - a) Driveway width is 11 feet minimum.
 - b) All turns in the driveway to have radii to accommodate turning radius of emergency vehicles, or widened widths to accommodate such vehicles.
 - c) Driveway grades not to exceed 10%.
 - d) Driveway construction is in accordance with Town Highway specifications with the asphalt surface optional. Construction to accommodate emergency vehicle loadings for the soil conditions present.
 - e) Adequately designed driveway culverts to be installed in all driveways to accommodate local drainage patterns.
 - f) A placard identifying the house number of the residence in four-inch minimum size numerals to be installed adjacent to the driveway at the public road right-of-way line.
34. Deed restricted areas as shown hereon are areas prohibited from clearing, grading, filling or development.
35. denotes limit of silt fencing.
36. There is to be a minimum distance of 50 feet required from preserved wetlands to all proposed dwellings shown hereon. Proposed building and setback locations shown hereon have been reviewed and approved by the local representative of the United States Army Corps of Engineers, Troy, NY.



DETAIL "A"
SILT FENCE FOR TEMPORARY EROSION CONTROL
(NOT TO SCALE)



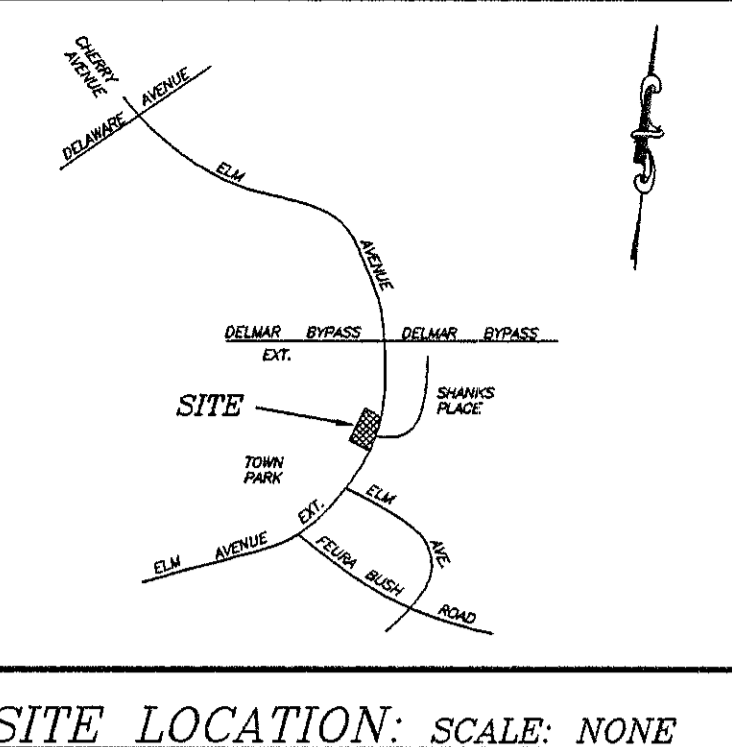
TYPICAL DRYWELL DETAIL
(NOT TO SCALE)

SANITARY SEWER CONSTRUCTION NOTES:

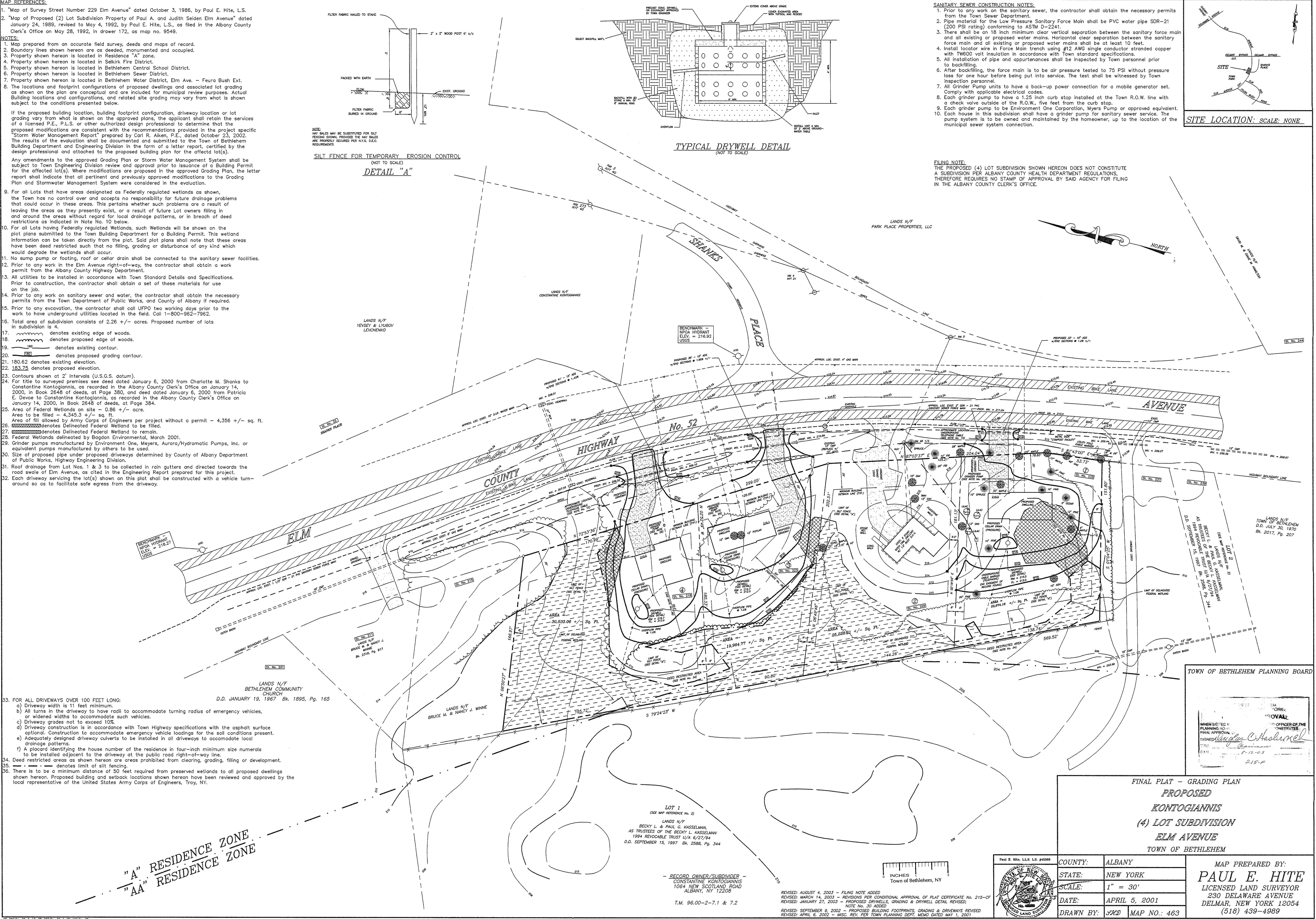
1. Prior to any work on the sanitary sewer, the contractor shall obtain the necessary permits from the Town Sewer Department.
2. Pipe material for the Low Pressure Sanitary Force Main shall be PVC water pipe SDR-21 (200 PSI rating) conforming to ASTM D-2241.
3. There shall be an 18 inch minimum clear vertical separation between the sanitary force main and all existing or proposed water mains. Horizontal clear separation between the sanitary force main and all existing or proposed water mains shall be at least 10 feet.
4. Install locator wire in Force Main trench using #12 AWG single conductor stranded copper with TW600 volt insulation in accordance with Town standard specifications.
5. All installation of pipe and appurtenances shall be inspected by Town personnel prior to backfilling.
6. After backfilling, the force main is to be air pressure tested to 75 PSI without pressure loss for one hour before being put into service. The test shall be witnessed by Town inspection personnel.
7. All Grinder Pump units to have a back-up power connection for a mobile generator set. Comply with applicable electrical codes.
8. Each grinder pump to have a 1.25 inch curb stop installed at the Town R.O.W. line with a check valve outside of the R.O.W., five feet from the curb stop.
9. Each grinder pump to be Environment One Corporation, Myers Pump or approved equivalent.
10. Each house in this subdivision shall have a grinder pump for sanitary sewer service. The pump system is to be owned and maintained by the homeowner, up to the location of the municipal sewer system connection.

FILING NOTE:

THE PROPOSED (4) LOT SUBDIVISION SHOWN HEREON DOES NOT CONSTITUTE A SUBDIVISION PER ALBANY COUNTY HEALTH DEPARTMENT REGULATIONS, THEREFORE REQUIRES NO STAMP OF APPROVAL BY SAID AGENCY FOR FILING IN THE ALBANY COUNTY CLERK'S OFFICE.



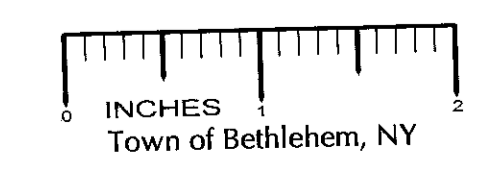
SITE LOCATION: SCALE: NONE



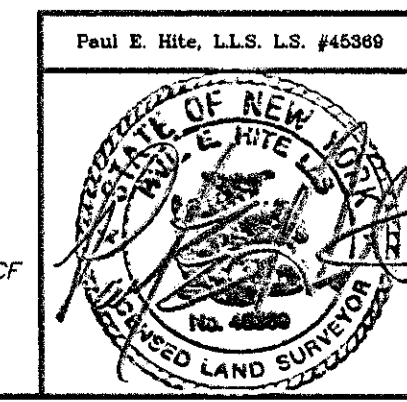
"A" RESIDENCE ZONE
"AA" RESIDENCE ZONE

LOT 1
(SEE MAP REFERENCE No. 2)
LANDS N/F
BECKY L. & PAUL G. KASSELMAN,
AS TRUSTEES OF THE BECKY L. KASSELMAN
1984 REVOCABLE TRUST U/A 6/27/94
D.D. SEPTEMBER 15, 1997 Bk. 2588, Pg. 344

RECORD OWNER/SUBDIVIDER
CONSTANTINE KOTOGIANNIS
1064 NEW SCOTLAND ROAD
ALBANY, NY 12208
T.M. 96.00-2-7.1 & 7.2



REVISED: AUGUST 4, 2003 - FILING NOTE ADDED
REVISED: MARCH 14, 2003 - REVISIONS PER CONDITIONAL APPROVAL OF PLAT CERTIFICATE No. 215-OF
REVISED: JANUARY 27, 2003 - PROPOSED DRYWELLS, GRADING & DRYWELL DETAIL REVISED;
NOTE No. 30 ADDED
REVISED: SEPTEMBER 9, 2002 - PROPOSED BUILDING FOOTPRINTS, GRADING & DRIVEWAYS REVISED
REVISED: APRIL 6, 2002 - MISC. REV. PER TOWN PLANNING DEPT. MEMO DATED MAY 1, 2001



COUNTY:	ALBANY
STATE:	NEW YORK
SCALE:	1" = 30'
DATE:	APRIL 5, 2001
DRAWN BY:	JAC
MAP NO.:	463

TOWN OF BETHLEHEM PLANNING BOARD

APPROVAL

WHEN SIGNED BY PLANNING BOARD OFFICER OF THE TOWN OF BETHLEHEM

Signature

DATE: 4/12/03

FINAL PLAT - GRADING PLAN
PROPOSED
KOTOGIANNIS
(4) LOT SUBDIVISION
ELM AVENUE
TOWN OF BETHLEHEM

MAP PREPARED BY:
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