

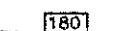





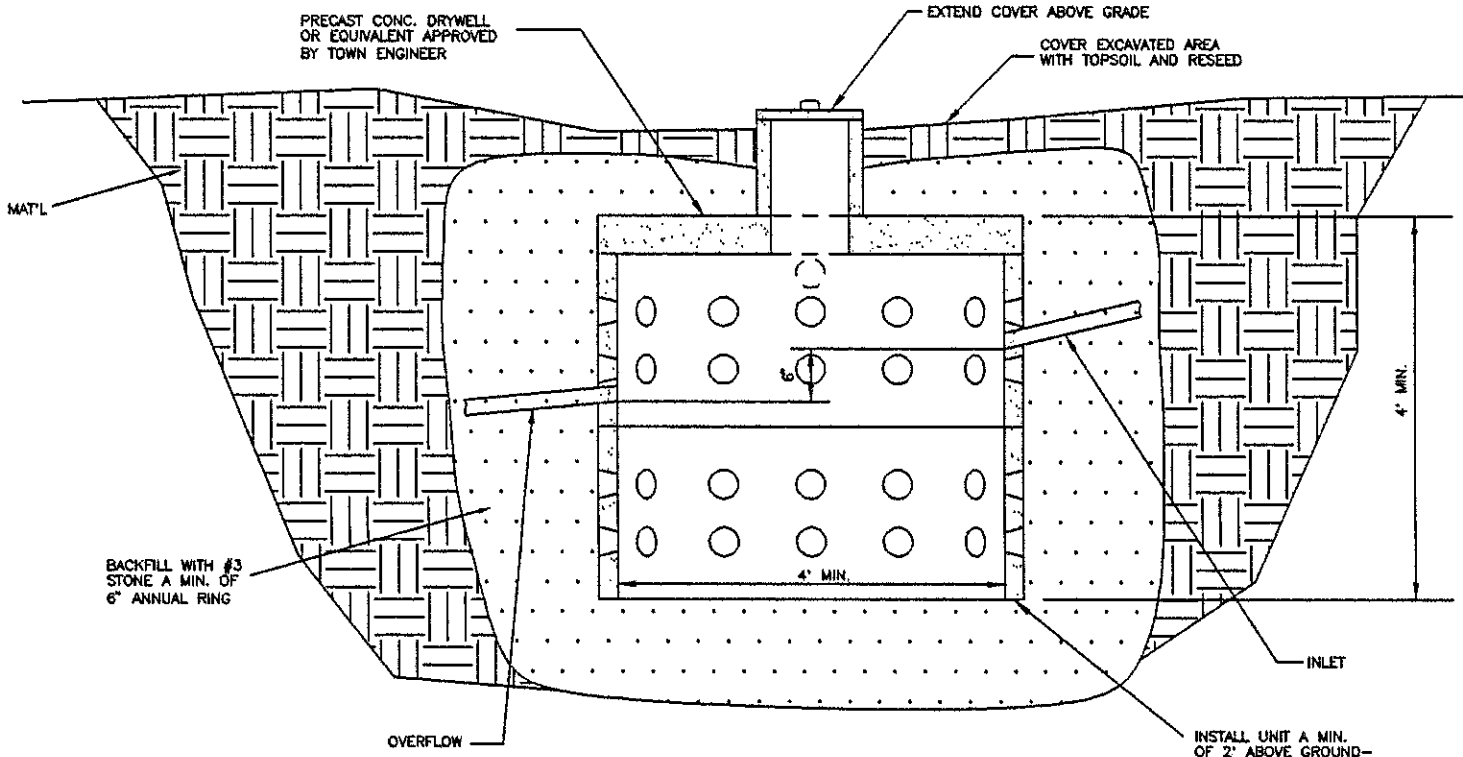
1. "Map of Survey Street Number 229 Elm Avenue" dated October 3, 1986, by Paul E. Hite, L.S.
2. "Map of Proposed (2) Lot Subdivision Property of Paul A. and Judith Selden Elm Avenue" dated January 24, 1989, revised to May 4, 1992, by Paul E. Hite, L.S., as filed in the Albany County Clerk's Office on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

1. Map prepared from an accurate field survey, deeds and maps of record.
2. Boundary lines shown herein are as deeded, monumented and occupied.
3. Property shown herein is located in Reservoir.
4. Property shown herein is located in Selkirk Fire District.
5. Property shown herein is located in Bethlehem Central School District.
6. Property shown herein is located in Bethlehem Sewer District.
7. Property shown herein is located in Bethlehem Elm Ave. - Feura Bush Ext.
8. The locations and footprint 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 associated site grading may vary from what is shown and is subject to the conditions presented below.

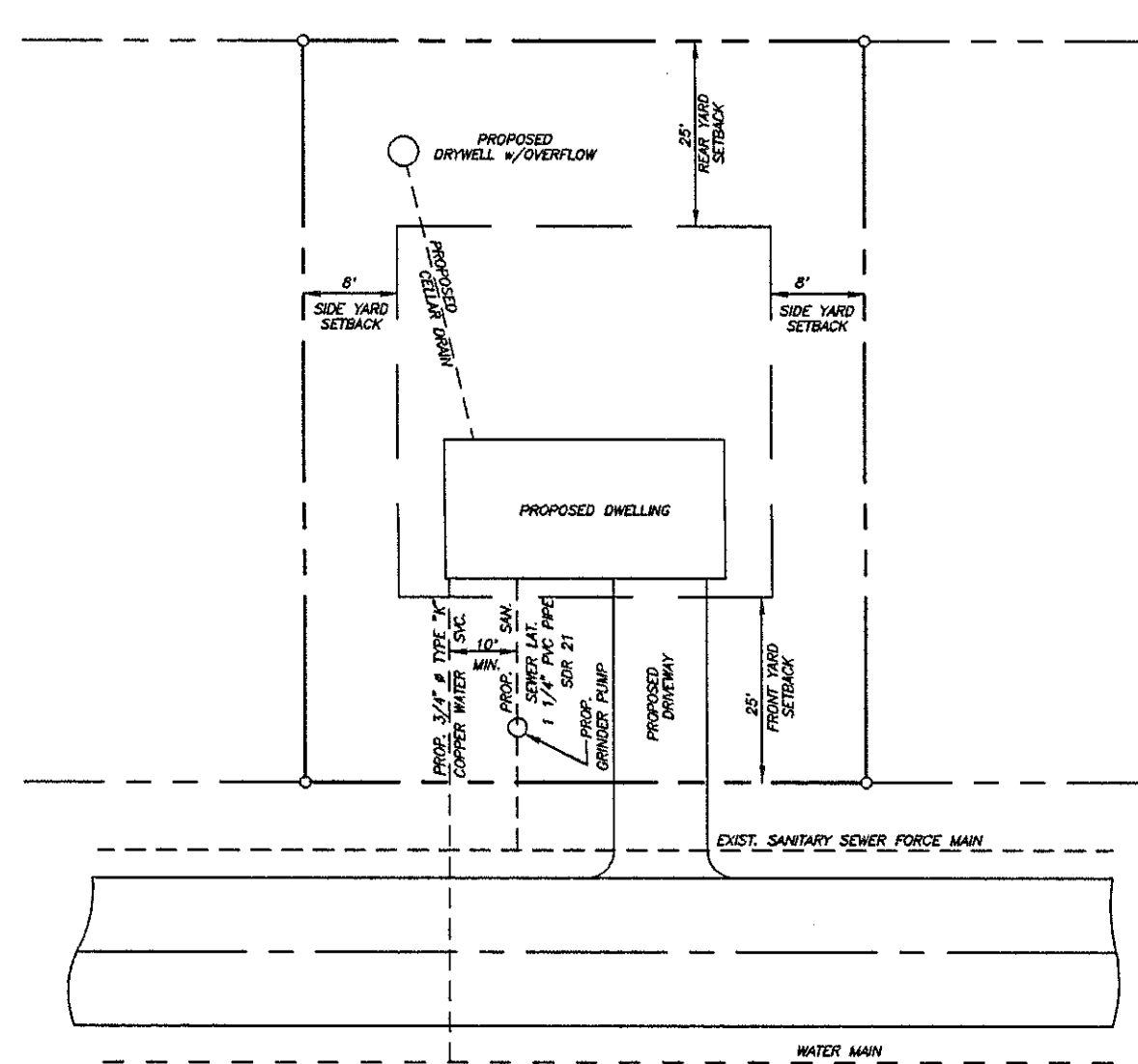
If the proposed building location, building footprint configuration, driveway location or lot grading vary from what is shown on the approved plans, the applicant shall retain the services of a licensed P.E., P.L.S. or a duly authorized design professional to determine that the proposed modifications are consistent with the recommendations provided in the project site "Storm Water Management Report" prepared by Carl 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 affect 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.

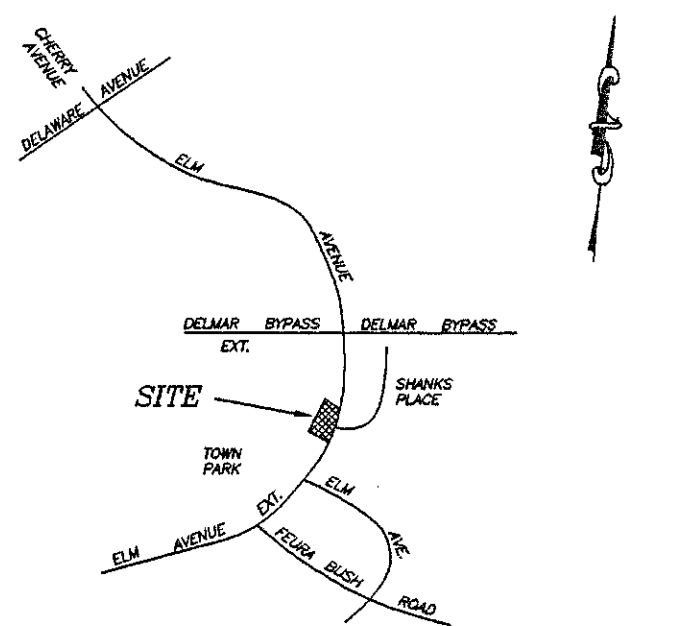
9. For all Lots that have areas designated as Federally regulated wetlands as shown, the Town has no control over and accepts no responsibility for future drainage problems that could occur in these areas. This pertains whether such problems are a result of leaving the areas as they presently exist, 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 plot. Said plot plans shall note that these areas have been deed restricted such that no drilling, grading or disturbance of any kind which would degrade the wetlands shall occur.
11. The sump pump, for testing, road or septic 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 UPFO 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. Shanks to Constantine Koutogiannis, 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 Koutogiannis, 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 - 0.86 +/- acre.
26. Area to be filled - 4,345.3 +/- sq. ft.
27. Area of fill allowed by Army Corps of Engineers per project without a permit - 4,356 +/- sq. ft.
28.  denotes Delineated Federal Wetland to be filled.
29.  denotes Delineated Federal Wetland to remain.
30. Federal Wetlands delineated by Bagnon Environmental, March 2001.
31. Grinder pumps manufactured by Environment One, Meyers, Aurora/Hydromatic Pumps, Inc. or equivalent pumps manufactured by others to be used.
32. Size of proposed pipe under proposed driveways determined by Albany Department of Public Works, Highway Engineering Division.
33. PSSC denotes proposed sanitary sewer connection.
34. PWD denotes proposed water connection.
35. Each driveway servicing the lot(s) shown on this plot shall be constructed with a vehicle turn-around so as to facilitate safe egress from the driveway.
36. 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 plowd clearing 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.
37. Deed restricted areas as shown herein are areas prohibited from clearing, grading, filling or development.
38. --- • --- • --- denotes limit of silt fencing.
39. There is to be a minimum distance of 50 feet required from preserved wetlands to all proposed development shown hereon. Properly bulleted locations shown herein have been reviewed and approved by a local representative of the United States Army Corps of Engineers, Troy, NY.



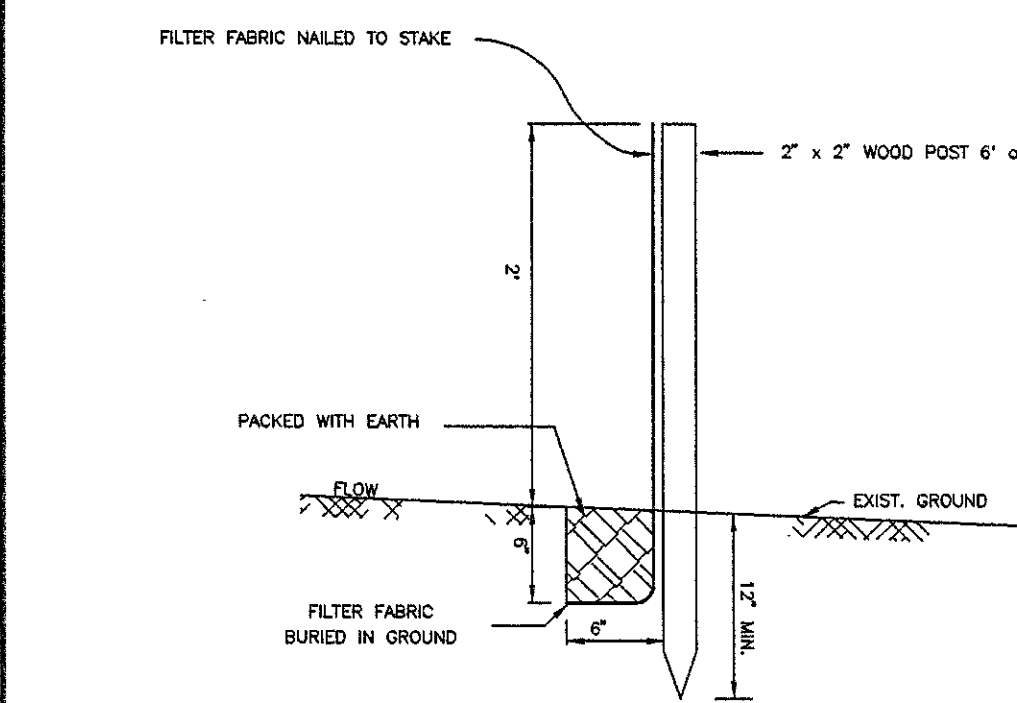
TYPICAL DRYWELL DETAIL
(NOT TO SCALE)



- TYPICAL LOT LAYOUT -
(NOT TO SCALE)



SITE LOCATION: SCALE: NONE



TEMPORARY EROSION CONTROL
(NOT TO SCALE)
DETAIL "A"

CONTROL

"A" RESIDENCE ZONE
"AA" RESIDENCE ZONE

NOTE:
HAY BALES MAY BE SUBSTITUTED FOR SILT
FENCING SHOWN, PROVIDED THE HAY BALES
ARE PROPERLY SECURED PER N.Y.S. D.E.C.

REVISED: AUGUST 4, 2003 - NOTE No. 36 REVISED, FILING NOTE ADDED
REVISED: MARCH 14, 2003 - REVISIONS PER CONDITIONAL APPROVAL OF PLAT CERTIFICATE No. 215-C
REVISED: JANUARY 27, 2003 - DRYWELL DETAIL REVISED
REVISED: APRIL 6 2002 - MISC. REV. PER TOWN PLANNING DEPT. MEMO DATED MAY 1, 2001

INCHES 1
Town of Bethlehem, NY

"A" RESIDENCE ZONE
"AA" RESIDENCE ZONE

FINAL PLAT
PROPOSED
KONTOGIANNIS
(4) LOT SUBDIVISION
ELM AVENUE
TOWN OF BETHLEHEM

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

COUNTY:	ALBANY	
STATE:	NEW YORK	
SCALE:	1" = 40'	
DATE:	APRIL 5, 2001	
DRAWN BY:	SKD	MAP NO.: 46

Paul E. Hite, L.L.S. L.S. #45369



FB 360, Pg. 30 & 4
013, J14
ROT. 90/0.0
FMO 73

TABLE 1