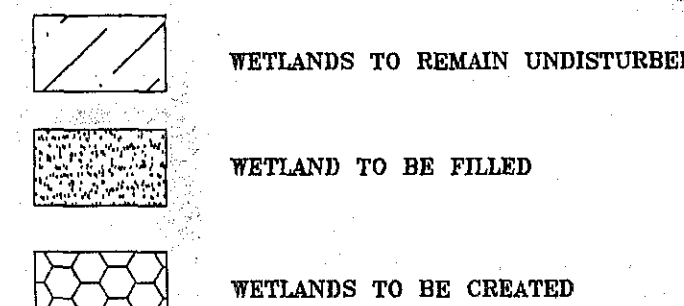


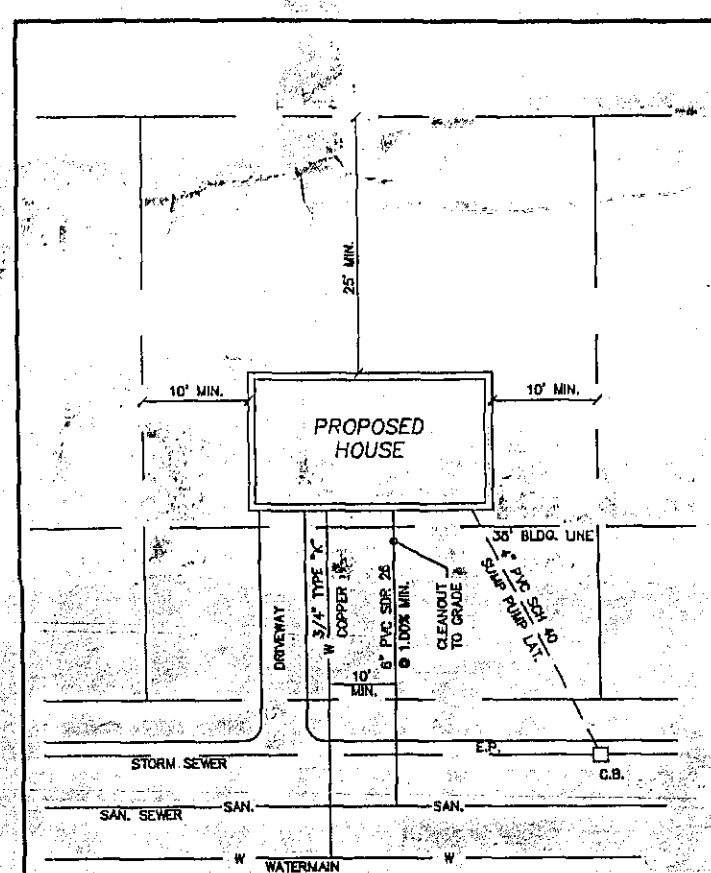
# WETLAND SITE STATISTICS:

TOTAL SITE AREA: 2,137,836± SQ. FT. OR 49.08± ACRES  
 WETLAND 1 - 105,051± SQ. FT. OR 2.412± ACRES  
 WETLAND 2 - 1,192± SQ. FT. OR 0.027± ACRES  
 WETLAND 3 - 521,308± SQ. FT. OR 11.968± ACRES  
 WETLAND 4 - 404,828± SQ. FT. OR 9.284± ACRES  
 WETLAND 5 - 31,319± SQ. FT. OR 0.722± ACRES  
 TOTAL WETLAND AREA - 1,063,698± SQ. FT. OR 24.419± ACRES  
 INTERMITTENT STREAMS TOTAL LENGTH = 1420±'  
 LATITUDE / LONGITUDE: 42°39'30" / 73°50'13"  
 DATE OF DELINEATION: JUNE 10, 2002  
 DATE OF SURVEY: JULY 3 - JULY 17, 2002  
 ADDITIONAL SURVEY: JUNE 8, 2005  
 2 NEW FLAGS ADDED ON APRIL 11, 2005  
 WETLAND AREA TO BE DISTURBED  
 0.3182 AC. ± 0.1152 AC. FROM PREVIOUS WORK  
 FOR A TOTAL OF 0.4332 AC.  
 WETLAND AREA TO BE CREATED: 0.86± AC.



## ZONING REQUIREMENTS:

MAXIMUM DENSITY: 3 DENSITY UNITS PER ACRE OF UNCONSTRAINED LAND  
 MINIMUM LOT SIZE: 14,620 SQ. FT.  
 MINIMUM FRONT YARD: 35'/60' FROM CENTERLINE OF ROAD  
 MINIMUM SIDE YARD: 10'  
 MINIMUM REAR YARD: 25'  
 MINIMUM HIGHWAY FRONTAGE: 70'  
 MAXIMUM BUILDING HEIGHT: 30'  
 MINIMUM LOT DEPTH: 120'  
 MINIMUM LOT WIDTH: 100'  
 MAXIMUM LOT COVERAGE: 20%



TYPICAL LOT LAYOUT  
(NOT TO SCALE)

Curve	Delta	Radius	Length
C-1	71°34'24"	25.00	31.23
C-2	4°02'24"	400.00	31.73
C-3	92°00'34"	25.00	40.15
C-4	5°04'18"	450.00	39.83
C-5	90°00'00"	25.00	39.27
C-6	12°11'10"	325.00	60.60
C-7	38°19'50"	125.00	79.26
C-8	261°36'12"	75.00	342.44
C-9	54°19'36"	125.00	118.52
C-10	1°37'46"	275.00	7.92
C-11	90°00'00"	25.00	39.27
C-12	41°24'35"	125.00	90.34
C-13	282°49'09"	75.00	344.03
C-14	41°24'35"	125.00	90.34
C-15	5°04'18"	450.00	39.83
C-16	90°00'00"	25.00	39.27
C-17	12°21'04"	125.00	26.95
C-18	23°58'45"	125.00	52.31
C-19	25°03'45"	75.00	32.81
C-20	60°50'38"	75.00	79.64
C-21	60°50'38"	75.00	79.64
C-22	60°50'38"	75.00	79.64
C-23	61°45'49"	75.00	80.85
C-24	55°05'21"	75.00	69.49
C-25	14°38'40"	125.00	31.88
C-26	26°47'54"	125.00	58.46
C-27	39°30'49"	75.00	51.72
C-28	21°30'46"	75.00	93.61
C-29	60°59'50"	75.00	79.85
C-30	90°47'45"	75.00	118.85
C-31	5°05'24"	400.00	35.41
C-32	4°01'17"	400.00	28.20

## NOTES FOR ALL DRIVEWAYS OVER 100 FT. LONG:

1. DRIVEWAY WIDTH IS 11 FEET MINIMUM.
2. ALL TURNS IN THE DRIVEWAY TO HAVE RADIUS TO ACCOMMODATE TURNING RADIUS OF EMERGENCY VEHICLES, OR WIDENED WIDTH TO ACCOMMODATE SUCH VEHICLES.
3. DRIVEWAY GRADES NOT TO EXCEED 10%.
4. DRIVEWAY CONSTRUCTION IS IN ACCORDANCE WITH TOWN HIGHWAY SPECIFICATIONS WITH THE ASPHALT SURFACE OPTIONAL. THE DRIVEWAY SHALL BE PAVED FROM THE EDGE OF EXISTING ROADWAY PAVEMENT TO THE LIMITS OF THE PUBLIC ROAD RIGHT-OF-WAY. CONSTRUCTION TO ACCOMMODATE EMERGENCY VEHICLE LOADINGS FOR THE SOIL CONDITIONS PRESENT.
5. ADEQUATELY DESIGNED DRIVEWAY CULVERTS TO BE INSTALLED IN ALL DRIVEWAYS TO ACCOMMODATE LOCAL DRAINAGE PATTERNS.
6. A PLACED 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.

## NOTES FOR ALL DRIVEWAYS OVER 200-FT LONG:

1. A WATER METER PIT IS TO BE INSTALLED ADJACENT TO AND OUTSIDE OF PUBLIC ROAD RIGHT-OF-WAY. ALL WATER METERS ARE RADIO READ METERS, AND ARE FURNISHED AND INSTALLED BY THE TOWN WATER DEPARTMENT. (THE PROJECT OWNER INSTALLS THE METER PIT).



TRUE NORTH AT THE 74°30'  
MERIDIAN OF WEST LONGITUDE

## MAP REFERENCE:

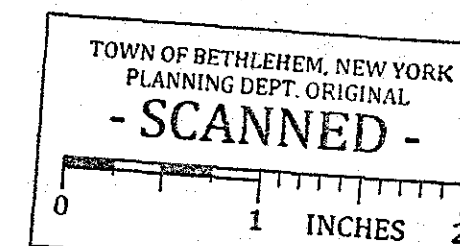
1. MAP ENTITLED "MAP AMENDING A PORTION OF WESTLAND PARK" FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JULY 8, 1993 AS MAP NO. 10 IN BOOK 74, VOLUME 2.
2. APPROPRIATION MAP FOR THE NEW YORK STATE THRUWAY MAP 301 PARCEL 338, FILED IN THE NEW YORK STATE THRUWAY AUTHORITY.
3. NIAGARA MOHAWK POWER CORPORATION RIGHT OF WAY MAP KNOWN AS CENTRAL AVENUE-KUMARILL TRANSMISSION LINE, FILED IN THE NIAGARA MOHAWK POWER CORPORATION.

## STANDARD NOTES:

1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH TOWN STANDARD DETAILS AND SPECIFICATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THESE TWO DOCUMENTS FOR USE ON THE JOB.
2. ALL ELEVATIONS SHOWN ARE ON USGS ELEVATION BASE.
3. ALL GRADING TO BE 3:1 (HORIZONTAL/VERTICAL) MAXIMUM SLOPE. GRADED LAWN/YARD AREAS SHALL HAVE A MINIMUM SLOPE OF 2%.
4. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY, A HIGHWAY WORK PERMIT FROM THE COUNTY OF ALBANY DEPARTMENT OF PUBLIC WORKS IS REQUIRED.
5. PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN DEPARTMENT OF PUBLIC WORKS.
6. UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE EXCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS, 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 THE TOWN DEPARTMENT OF PUBLIC WORKS (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT.
7. FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THE FEDERAL WETLANDS MAP, SHEET 1, THE TOWN OF BETHLEHEM AND ALBANY COUNTY HAS NOT CONVEYED OVER AND ACCEPTED 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 AS A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
8. FOR ALL LOTS HAVING PRESERVED FEDERAL 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 OR FEDERAL WETLANDS MAP. SAID PLOT PLANS SHALL NOTE THAT FURTHER FILLING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.
9. THE CONTRACTOR SHALL CALL THE U.F.P.O. (1-800-968-7868) TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
10. STREET RIGHT-OF-WAY MONUMENTS SHALL BE INSTALLED FOLLOWING COMPLETION OF HOME CONSTRUCTION AT POINTS DESIGNATED BY THE TOWN OF BETHLEHEM.
11. NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
12. EDUARDO COURT AND VINCENZO COURT RIGHT-OF-WAYS ARE TO BE DEDICATED TO THE TOWN OF BETHLEHEM.
13. WETLAND AREAS THAT ARE TO REMAIN UNDISTURBED OR CREATED WILL BE PROTECTED BY DEED RESTRICTION.
14. EDUARDO COURT CONSISTS OF 1125± FEET OF NEW HIGHWAY. VINCENZO COURT CONSISTS OF 862± FEET OF NEW HIGHWAY.
15. PROPOSED ROADS WILL BE PAVED AS PER TOWN STANDARDS.
16. HORIZONTAL SEPARATION BETWEEN STORM SEWER CATCH BASINS AND WATERLINES MUST BE A MINIMUM OF 18 INCHES.
17. IF 18 INCH VERTICAL SEPARATION AT CROSSINGS OF WATER AND SEWER MAINS CANNOT BE ACHIEVED, SEWER PIPE MUST BE SDR 26 CL 160.

## SITE STATISTICS:

1. TOTAL LOT AREA = 2,137,836± SQ. FT. OR 49.08± ACRES
2. TAX MAP NOS.: 63.0-3-3.1 AND 63.0-3-3.2
3. SUBDIVISION CONSISTS OF 2 LOTS TOTALING 49.08± ACRES DIVIDED INTO 20 LOTS, WITH AN AVERAGE LOT SIZE OF 1.06± ACRES.
4. THE PROPOSED SUBDIVISION IS LOCATED IN THE RESIDENTIAL A ZONE IN TOWN OF BETHLEHEM AND PARTIALLY WITHIN THE RESIDENTIAL R-40 ZONE IN TOWN OF GUILDERLAND.
5. WETLANDS FLAGGED BY NORTH COUNTRY ECOLOGICAL SERVICES ON JUNE 10, 2002.
6. THE PROPOSED SUBDIVISION LIES WITHIN THE NORTH BETHLEHEM WATER DISTRICT AND VINCENZO SEWER DISTRICT, TOWN OF BETHLEHEM. WATER AND SEWER DISTRICT EXTENSIONS WILL NOT BE REQUIRED.
7. THE PROPOSED SUBDIVISION LIES WITHIN THE GUILDERLAND CENTRAL SCHOOL DISTRICT, WATER DISTRICT NO. 1 OF THE TOWN OF BETHLEHEM AND ELWOOD PARK FIRE DISTRICT.
8. VARIANCE HAS BEEN GRANTED FOR LOT NO. 510 RUSSELL ROAD ALLOWING 84.39' OF ROAD FRONTAGE.



ALBANY COUNTY HEALTH DEPARTMENT APPROVAL DATE DEC 10 2008 These plans for Sewage Disposal and Water System Improvements. Examined and Approved 		TOWN OF BETHLEHEM APPROVAL TOWN 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: TITLE: DATE: SEE ALSO CERTIFICATE OF APPROVAL OF FINAL PLAT MAP NO. 10-1-06
~ MILLWOOD ESTATES ~ TOWN OF BETHLEHEM ALBANY COUNTY, N.Y. SCALE: 1" = 100' OCTOBER 15, 2007 JOB NO. 16-176-02 Millwood-Final-1008c.dwg SYK S.Y. KIM LAND SURVEYOR, P.C. 592 NEW LOUDON ROAD, LATHAM, N.Y. 12110 PHONE: (518) 783-3969 FAX: (518) 783-1608		

OWNER & APPLICANT:  
 RDA ASSOCIATES, INC.  
 11 EDUARDO COURT  
 ALBANY, N.Y. 12203  
 AND  
 ANTONIO J. CALIFANO  
 11 EDUARDO COURT  
 ALBANY, N.Y. 12203

UNAUTHORIZED ADDITION OR ALTERATION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209, SUB-PARAGRAPH 2 OF NEW YORK STATE EDUCATION LAW.