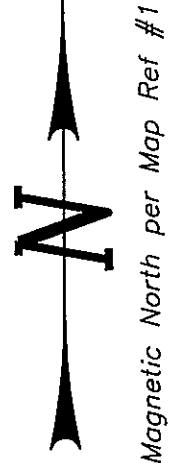


Lands N/F of
Town of Bethlehem
Deed Book 3072 Page 1040
Tax Map Parcel 63.-3-67



SITE LOCATION - N.T.S.

Other Lands N/F of
R.D.A. Associates, INC.
Deed Book 2749 Page 964
Tax Map Parcel 63.-3-63

MAP REFERENCES

- "MILLWOOD ESTATES: FINAL PLAT", PREPARED BY S.Y. KIM, LAND SURVEYOR, P.C., DATED OCTOBER 15, 2007, LAST REVISED SEPTEMBER 17, 2008 AND FILED FEBRUARY 4, 2009 IN THE ALBANY COUNTY CLERK'S OFFICE IN DRAWER 179 AS MAP 12277.

DEED REFERENCES

- ANTONIO J. CALIFANO AND DONNA M. CALIFANO TO R.D.A. ASSOCIATES, INC. DATED NOVEMBER 19, 2003 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN BOOK 2749 OF DEEDS AT PAGE 964.

SURVEY NOTES

- SUBJECT TO ANY/ALL EASEMENTS AND/OR UNDERGROUND UTILITIES.
- UTILITIES SHOWN HEREON WERE AS OBSERVED AND LOCATED DURING COMPLETION OF FIELD SURVEY. PRIOR TO FURTHER PLANNING U.F.P.O. SHOULD BE CONTACTED (1-800-962-7962) FOR VERIFICATION OF ANY/ALL UTILITIES WITHIN THE PROPOSED WORK AREA.
- SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AS STATED IN BOOK 2899 OF DEEDS AT PAGE 562 AND BOOK 3088 OF DEEDS AT PAGE 1082.
- ALL CUT AND FILL SLOPES WITHIN THE AREA OF DISTURBANCE HAVE A MAXIMUM SLOPE OF 3:1 (H:V) OR 33%.
- ALL DRIVEWAY AND WALKWAYS CONSTRUCTED ON THE PROPERTY DO NOT EXCEED A MAXIMUM SLOPE OF 1%.
- FINAL LOT GRADING ENSURES POSITIVE DRAINAGE FORM STRUCTURES AT A MINIMUM SLOPE OF 1% WITH NO FLAT SPOTS.
- FINAL LOT GRADING COMPLIES WITH PROPOSED GRADES AND DRAINAGE SHOWN ON THE APPROVED LOT GRADING PLAN.

TOWN STANDARD NOTES

- CONSTRUCTION FENCE MUST BE INSTALLED ALONG WETLAND BOUNDARIES AND BUFFERS WITHIN 25 FEET OF ANY ACTIVITY.
- ALL DISTURBED SOILS MUST BE STABILIZED WITH A MINIMUM COVER OF MULCH WITHIN 14 DAYS OF LAST ACTIVITY.
- ALL E&S MEASURES MUST BE INSPECTED AND MAINTAINED IN COMPLIANCE WITH SECTION 128-49 OF THE TOWN CODE.
- ALL CUT AND FILL SLOPES WITHIN THE AREA OF DISTURBANCE MUST HAVE A MAXIMUM SLOPE OF 3:1 (H:V) OR 33%.
- ALL DRIVEWAYS AND WALKWAYS CONSTRUCTED ON THE PROPERTY MUST NOT EXCEED A MAXIMUM SLOPE OF 10%.
- FINAL GRADING MUST ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES WITH A MINIMUM SLOPE OF 1%.
- TYPICALLY, GARAGE FINISHED FLOOR (GFF) IS TO BE 18 INCHES ABOVE THE EXISTING ROADWAY CENTERLINE ELEVATION.
- NOTIFY THE ENGINEERING DIVISION OF ANY DEVIATIONS IN BUILDING LOCATION OR GRADING FROM APPROVED PLANS.

Zoning Requirements:
Maximum Density: 3 Density Units per Acre of Unconstrained Land
Minimum Lot Size: 14,520 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%

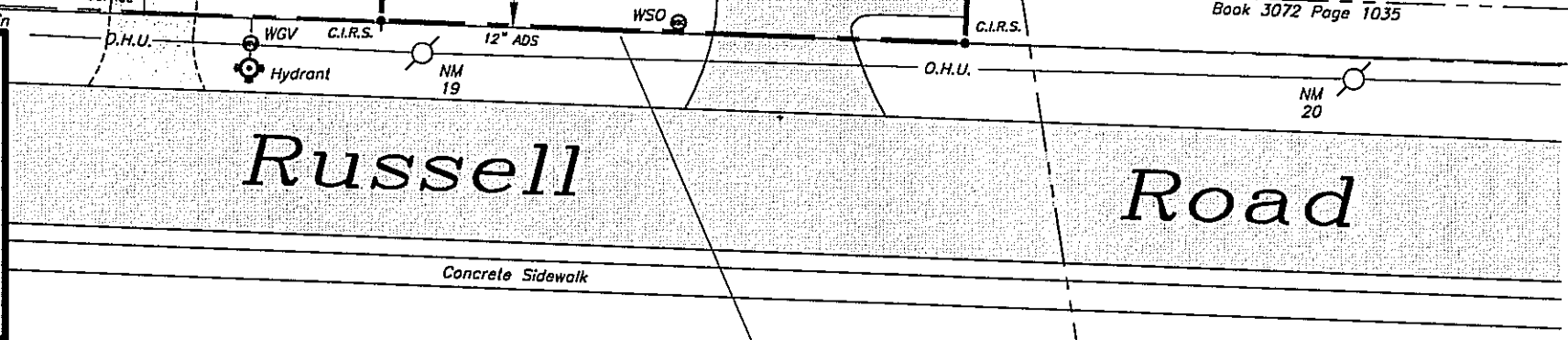
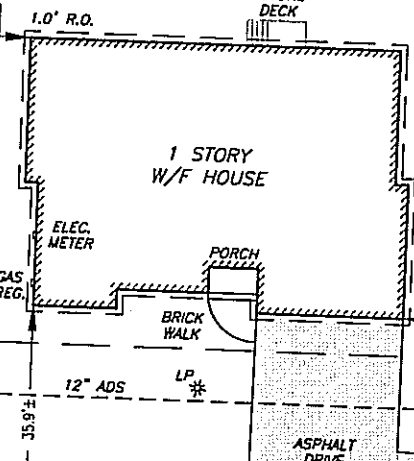
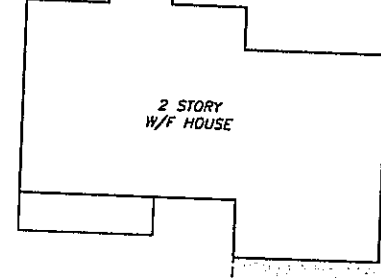
LEGEND

- FENCE
- o IRON PIPE FOUND
- o PROPERTY CORNER
- CAPPED IRON ROD SET (CIRS)
- 4 ROAD SIGN
- U UTILITY POLE
- OVERHEAD UTILITIES
- PROPERTY LINE
- GUY WIRE
- FENCE POST
- C.I.R.F. CAPPED IRON ROD FOUND
- I.P.F. IRON PIPE FOUND
- I.R.F. IRON ROD FOUND

522
Lands N/F of
Miles D. Murray &
Anne E. Harrigan
Deed Book 2016 Page 7898
Tax Map Parcel 63.-3-74

518
Area = 1.06± Acres
or 46,090± Sqft.

514
Other Lands N/F of
R.D.A. Associates, INC.
Deed Book 2749 Page 964
Tax Map Parcel 63.-3-72

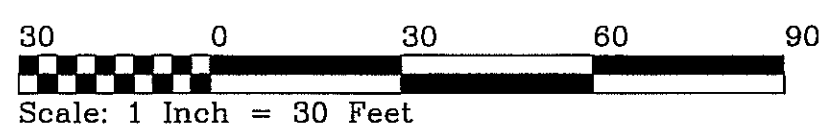


Final Survey
Lot #518
Millwood Estates

TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK

SCALE: 1" = 30' TAX MAP PARCEL 63.0-3-73
OCTOBER 12, 2016 MAP NO. 2016-018B

BRIAN R. HOLBRITTER
P.L.S.
LAND SURVEYING & SITE DEVELOPMENT
34 CENTER STREET
SCHAGHTICOKE, NY 12154
PHONE: 518-753-7592
State of NY #50,326 State of VT #737



UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNED WITH RED INK SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATION INDICATED OR IMPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED AND ON HIS BEHALF TO THE ADDITIONAL PARTIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.