

Magnetic North per Map Ref #1

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)
- q ROAD SIGN
- ∩ 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

$R = 25.00'$
 $Lc = 40.15'$
 $Ch = S 41'22'43" E$
 $35.98'$

BM=N.H.O.A.
Elev.=209.98'

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 3068 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.

MAP REFERENCES

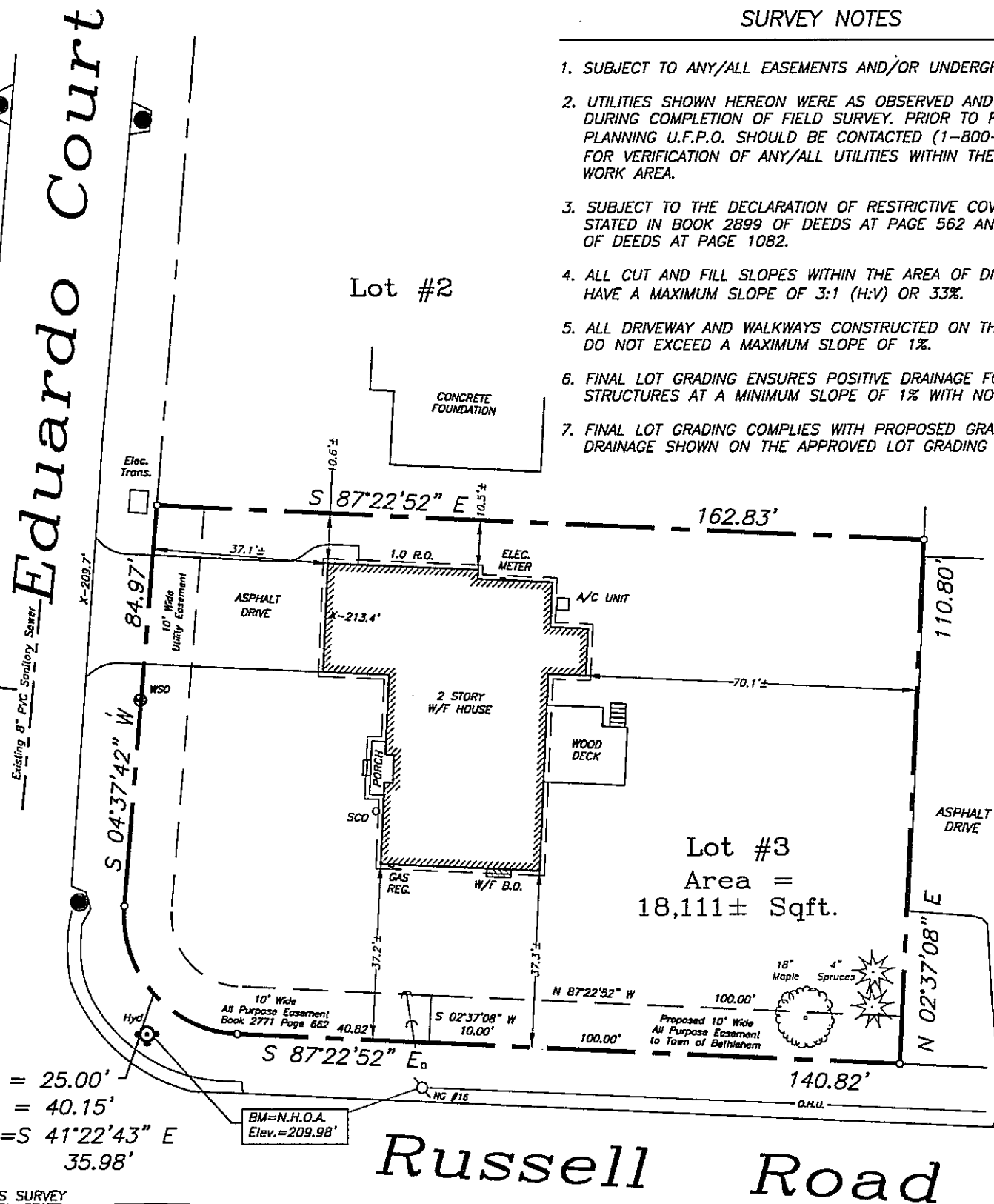
- "SURVEY AND SUBDIVISION PLAT, LANDS N/F OF ANTONIO CALIFANO & MERYL BATTISTONI" PREPARED BY BRIAN R. HOLBRITTER PLS, DATED OCTOBER 28, 2013 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN DRAWER 172 AS MAP #12991.

DEED REFERENCES

- ANTONIO J. CALIFANO AND DONNA M. CALIFANO TO HANIFIN HOME BUILDERS, INC., DATED JUNE 20, 2016 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN BOOK 2016 OF DEEDS AT PAGE 13202.

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&SC MEASURES MUST BE INSPECTED AND MAINTAINED IN COMPLIANCE WITH SECTION 128-49 OF THE TOWN CODE.
- ALL CUT AND FILL SLOPES WITH 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.



Lot #3
 Area =
 18,111± Sqft.

Final Survey
Lot #3

Millwood Estates

TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK

SCALE: 1" = 30'

TAX MAP PARCEL 63.0-3-3.23

JANUARY 3, 2017

MAP NO. 2014-72T

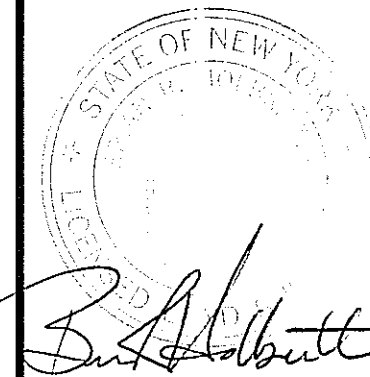
BRIAN R. HOLBRITTER



LAND SURVEYING & SITE DEVELOPMENT

34 CENTER STREET
SCHAGHTICOKE, NY 12154

PHONE: 518-753-7592

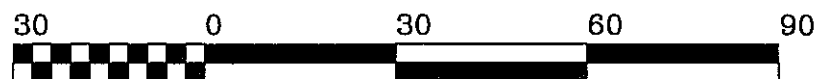


BRIAN R. HOLBRITTER P.L.S. #50,326

CERTIFICATIONS:

- Town of Bethlehem
- Hanifin Home Builders, Inc.

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Scale: 1 Inch = 30 Feet