LEGEND:

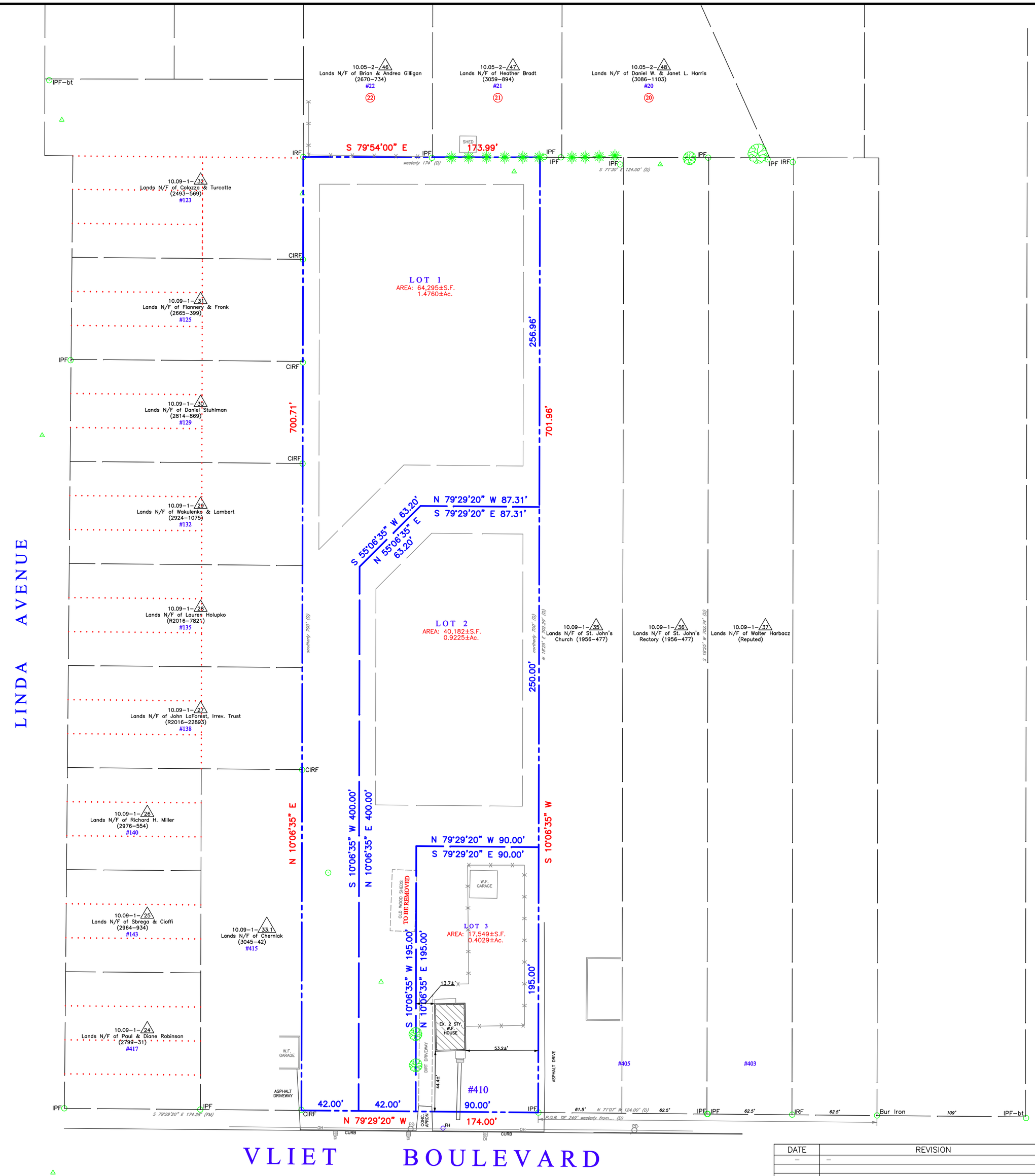
OH	Overhead Utility Lines
PP	Power Pole
X—X	Fence
△	Transit Station
△ 1	Tax Map Parcel Number
CLF	Chain Link Fence
IRF	Iron Rod Found
IPF	Iron Pipe Found
CIRF	Capped Iron Rod Found
CIRS	Capped Iron Rod Set
FH	Fire Hydrant
WV	Water Valve
MH	Man Hole
DI	Drop Inlet
FM	Field Measured
(C)	Calculated
(Sc.)	Scaled
(D)	Deed Data
MR	Map Reference
DR	Deed Reference
·····	Subdivision Lot Line
(12)	Subdivision Lot No.

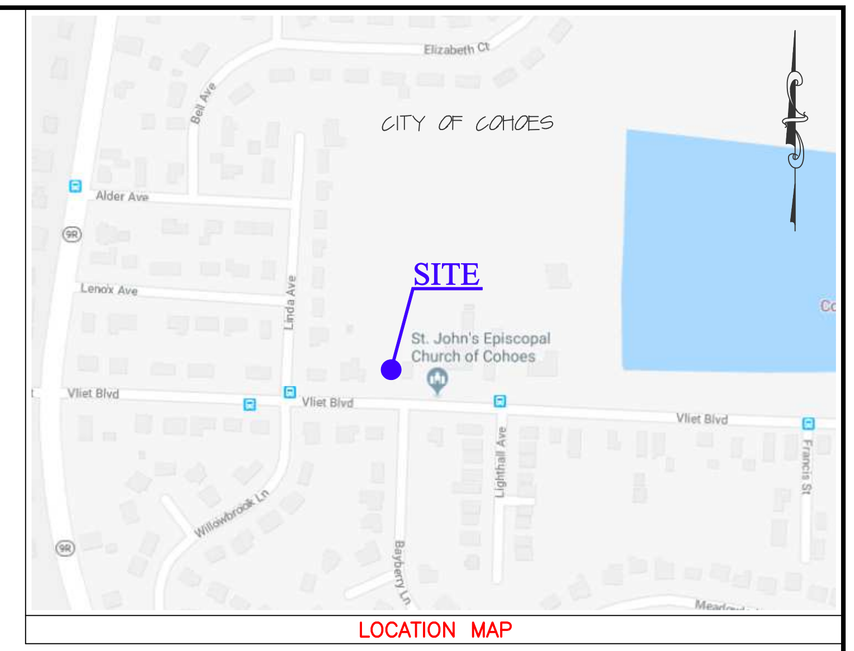
DEED REFERENCE:

1. Joseph Keyser to Milltown Homes, LLC, dated December 28, 2017 and recorded as Instrument #R2018–861.

MAP REFERENCES:

1. "Map of Pleasant View – Cohoes, N.Y.", prepared by Roemer & Larmon, Engrs., dated July 1, 1907 and filed in Drawer–36, Book–36 as Map #575.
2. "Map Prepared for Chas. Gildea of Land on the North Side of Vliet St. Ext. in the City of Cohoes", prepared by James F. Hoffman, P.E., L.S., C.E., dated Oct. 16, 1953 and filed in Drawer–154 as Map #3177.
3. "A Map of Land of .....", prepared by M. J. Mains, Land Surveyor, dated March 30, 1963 and filed in Drawer–163 as Map #4161.
4. A Map made by James F. Hoffman, P.E., C.E., L.S., dated June 4, 1965, last revised 4–7–66 and filed in Drawer–163 as Map #4280.
5. "Survey and Subdivision of Lands N/F of June A. & Walter Cherniak", prepared by Brian R. Holbritter, P.L.S., dated January 10, 2005 filed in Drawer–172 as Map #11633.
6. City of Cohoes Tax Map #10.09–1–34





LOCATION MAP

ZONING: R–1 (Residential)

–Total Area: 122,026±S.F./2.8013±Ac.
–Lot size: 10,000 S.F. minimum
–Lot Width: 70' minimum
–Lot Depth: 100' minimum
–Setbacks: Front – 30' minimum
Side – 12' minimum
Rear – 20' minimum
–Greenspace: 50% minimum
–Building Height: 35' maximum

DATE	REVISION
–	–

"Survey subject to whatever state of fact which may be disclosed by an accurate and up to date abstract of title and/or title report."

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub–division 2, of the New York York State Education Law."

PROPOSED 3-LOT SUBDIVISION

OF LANDS OF
MILLTOWN HOMES, LLC (R2018–861)
#410 VLIET BOULEVARD – ALBANY, N.Y.

Scale: 1"=40'	Date: February 12, 2018	Prepared by: F.J.M., Jr.
Municipality: City of Cohoes		Research by: F.J.M., Jr.
County: Albany		Drawn by: F.J.M., Jr.
State of New York		Sheet: 1 of 1
Prepared for: Anthony LePage		

FREDERICK J. METZGER, JR., L.S.

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