

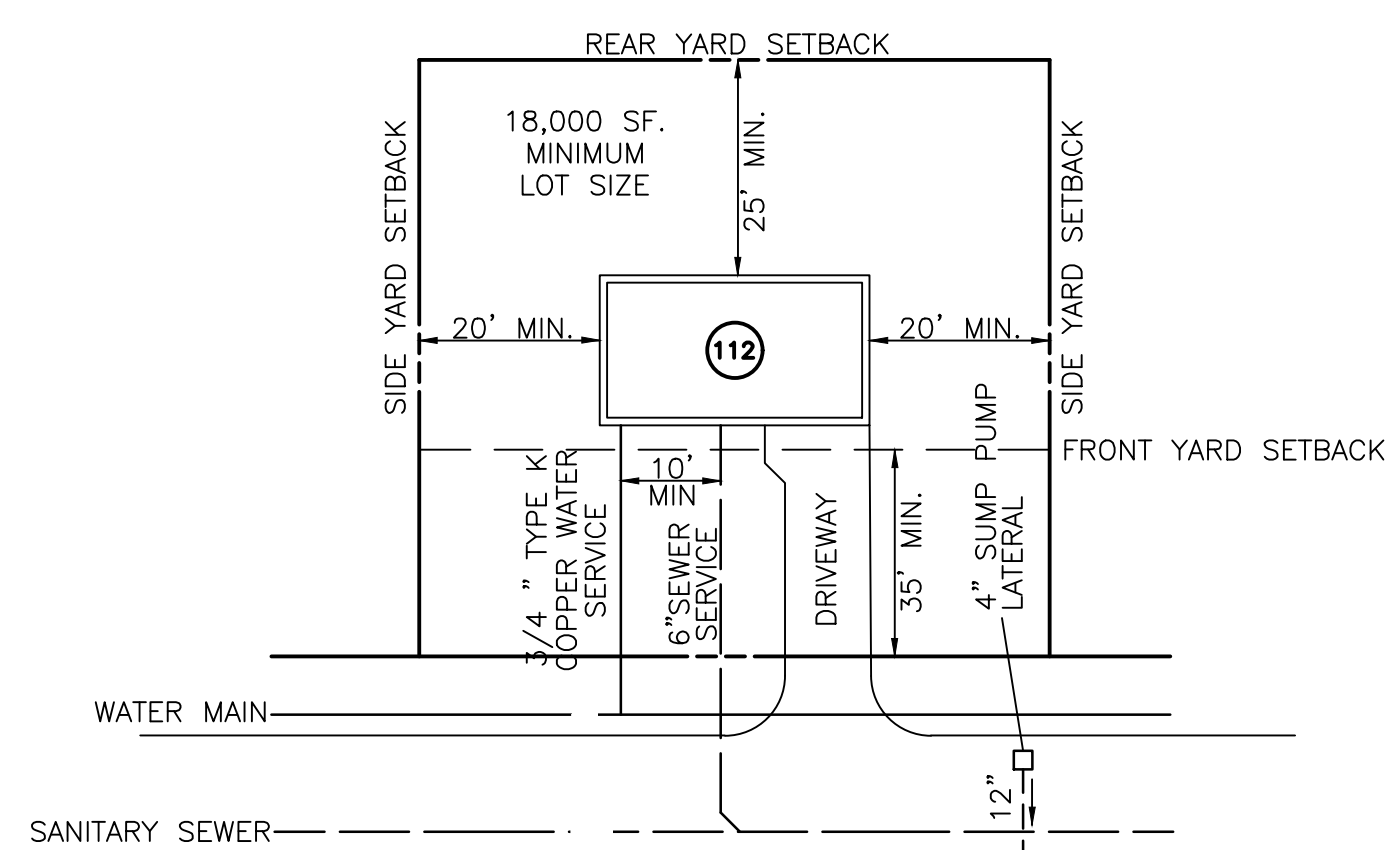
- SITE DATA:**
1. PROPERTY OWNER/APPLICANT: FRANK ROSSI  
1 CONSTITUTION COURT  
BALLSTON SPA, NY 12020
  2. PARCEL CONTAINS 12.43± ACRES OF LAND.
  3. PROPOSED NUMBER OF LOTS = 15
  4. PROPOSED AVERAGE LOT AREA = 29,441± SF.
  5. PROPOSED LOTS ARE SERVED BY THE TOWN OF NISKAYUNA WATER.
  6. PROPOSED LOTS ARE SERVED BY THE TOWN OF NISKAYUNA SANITARY SEWER. INDIVIDUAL GRINDER PUMPS ARE PROPOSED FOR SOME LOTS UTILIZING A LOW PRESSURE SEWER (LPS), PRIOR TO CONNECTING INTO THE TOWN SEWER SYSTEM.
  7. PROPOSED LOTS ARE A PORTION OF IDENTIFICATION NUMBER 40.12-1-30.311 OF THE TOWN OF NISKAYUNA.

**SITE STATISTICS  
(R-1 LOW-DENSITY RESIDENTIAL ZONING DISTRICT)**

SINGLE-FAMILY DWELLING	REQUIRED	PROPOSED
MIN. LOT AREA	18,000 SF	18,048± SF
MIN. LOT WIDTH	100 FEET	100 FEET
MIN. LOT DEPTH	125 FEET	142 FEET
MAX. LOT COVERAGE BUILDINGS & STRUCTURES	25%	25% MAX.
MIN. FRONT YARD SETBACK	35 FEET	35 FEET
MIN. SIDE YARD SETBACK (FOR 1)	20 FEET	20 FEET
MIN. SIDE YARD SETBACK (FOR BOTH)	40 FEET	40 FEET
MIN. REAR YARD SETBACK	25 FEET	25 FEET MIN.

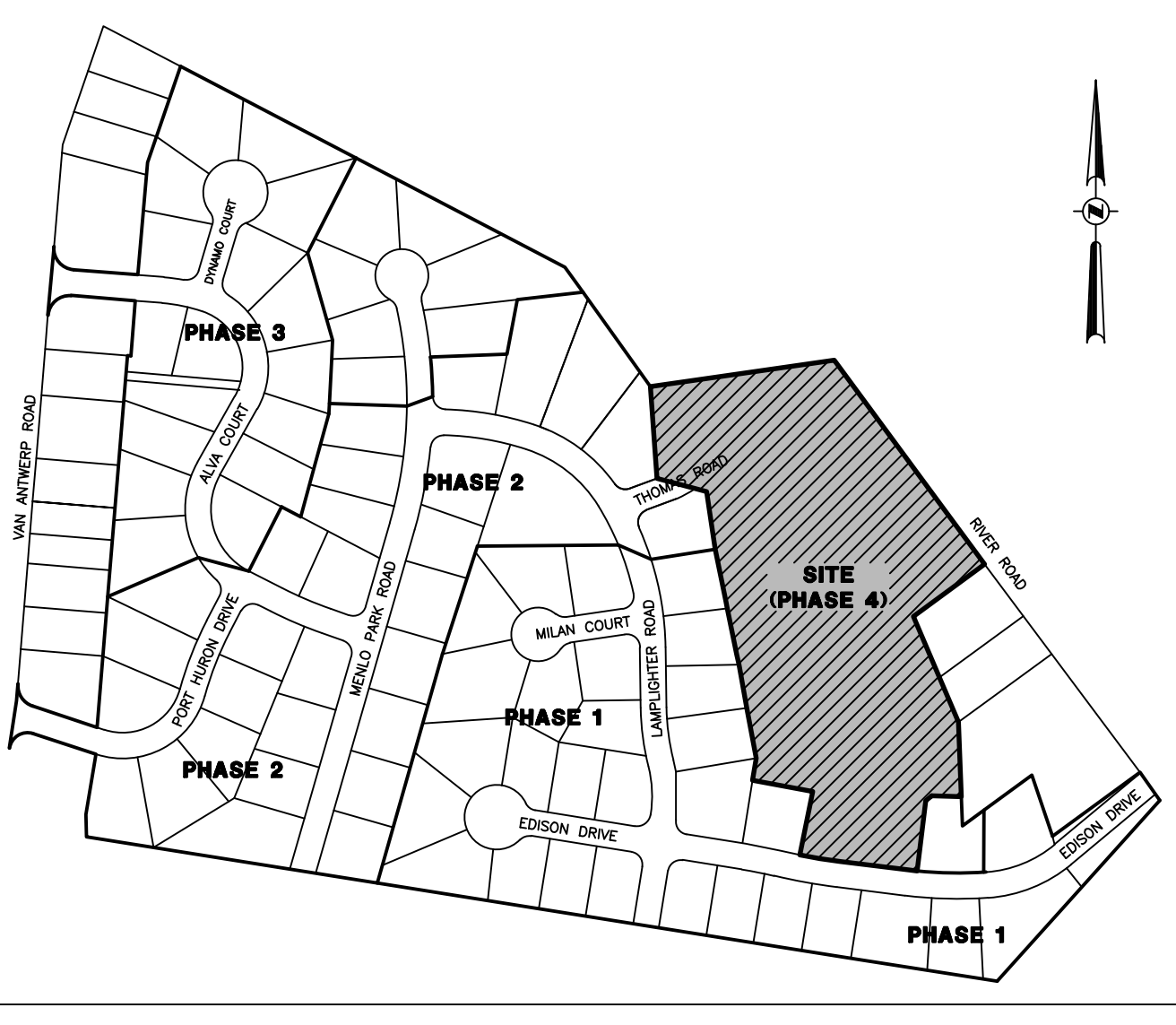
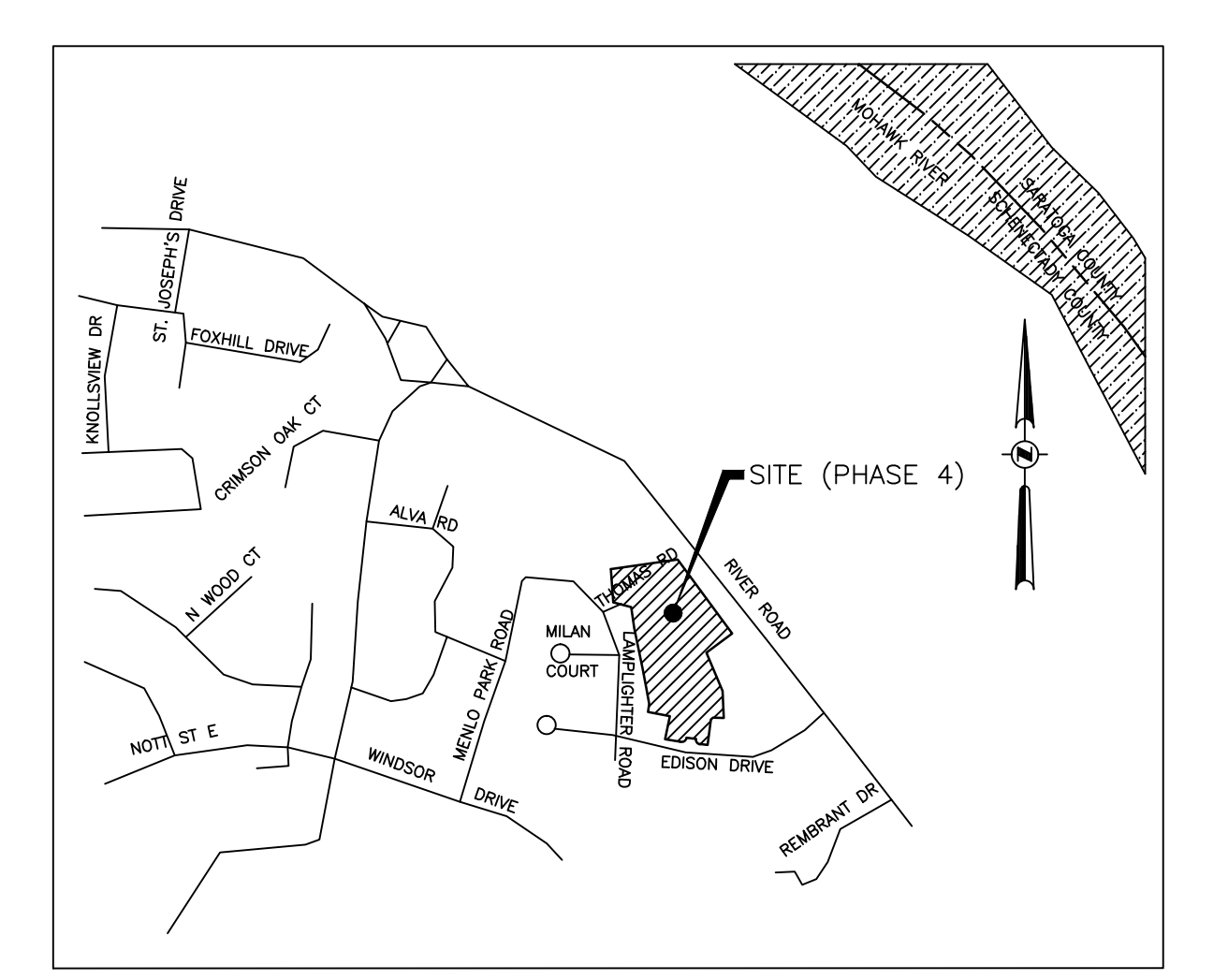
- WETLAND NOTES:**
1. WETLANDS AND OTHER WATERS OF THE U.S. WERE DELINEATED ON APRIL 12, 17, 19-23, 2004 BY A C.T. MALE FIELD REPRESENTATIVE IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL.
  2. WATERS OF THE U.S. DELINEATION FLAGS WERE SURVEYED IN APRIL 2004 BY A C.T. MALE SURVEY CREW.
  3. THE WATERS OF THE U.S. ACREAGE HAS BEEN CALCULATED WITHIN THE PROPERTY LINES WHICH IS ALSO THE LIMITS OF JURISDICTIONAL DETERMINATION.
  4. STREAM 2 HAS NOT BEEN LOCATED BY FIELD SURVEY. THE CENTERLINE OF THE STREAM WAS APPROXIMATED BASED ON FIELD OBSERVATIONS.
  5. LOTS NO. 1, 2, 4, 5, 6, AND 7 AS SHOWN ON THIS MAP HAVE AREAS DESIGNATED AS FEDERALLY PROTECTED WETLANDS. THE TOWN OF NISKAYUNA 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 FUTURE LOT OWNERS FILLING IN OR AROUND THE AREAS WITHOUT REGARD FOR THE LOCAL DRAINAGE PATTERNS.
  6. FOR ALL LOTS HAVING FEDERALLY REGULATED WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE PLAT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT.
  7. ANY DISTURBANCE, FILLING, EXCAVATING, GRADING, OR REGRADING OF THE WETLANDS WILL REQUIRE AUTHORIZATION FROM THE STATE AND/OR FEDERAL REGULATORY AUTHORITIES. NO CONSTRUCTION OR BUILDING ACTIVITIES WHATSOEVER ARE PERMITTED IN THESE AREAS.
  8. THE DEED CONVEYING ANY OF THE LOTS, AS LISTED ABOVE, SHALL CONTAIN A STATEMENT THAT SUCH WETLANDS EXIST WITHIN THE BOUNDS OF THE DEEDED LOT.
  9. ALL WETLANDS THAT ARE NOT SHOWN AS DISTURBED AREAS ON THIS MAP SHALL REMAIN UNDISTURBED DURING PROJECT CONSTRUCTION. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY IN THE VICINITY OF SUCH AREAS, THE UNDISTURBED WETLANDS SHALL BE FIELD LOCATED AND DELINEATED WITH PROTECTIVE FENCING (IE SILT FENCING) ERECTED AT THEIR BOUNDARY.

- GENERAL NOTES:**
1. BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM WATER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE OWNER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMED ARISING OUT OF INCREASED STORM WATER FLOW.
  2. ALL ON-SITE SANITATION AND WATER SUPPLY FACILITIES SHALL BE DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE DEPARTMENT OF HEALTH.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES:**
1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
  2. IN SO FAR AS PRACTICABLE, EXISTING VEGETATION SHALL BE PRESERVED.
  3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE AREA AND DURATION OF SOIL DISRUPTION.
  4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED.
  5. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES, AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.
- MAINTENANCE OF EROSION CONTROL MEASURES:**
1. THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE DEVELOPMENT PROCESS TO ASSURE PROPER FUNCTION. SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEDED AND PROTECTED FROM FURTHER EROSION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPOIL AREAS. WATER SHALL BE APPLIED TO NEWLY SEEDD AREAS AS NEEDED UNTIL GRASS COVER IS WELL ESTABLISHED.
- TREE PRESERVATION POLICY:**
1. SUBDIVISION APPROVAL BY THE PLANNING BOARD AUTHORIZES GRADING AND CLEARING WITHIN THE ROAD RIGHT-OF-WAY AND EASEMENTS ONLY. THE APPLICANT SHALL SUBMIT PLANS FOR INDIVIDUAL LOT GRADING TO BE APPROVED AS PART OF THE BUILDING PERMIT APPLICATION.
  2. THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH A DIAMETER OF 5 INCHES OR MORE AS MEASURED 3 FEET ABOVE THE BASE OF THE TRUNK AND INDICATE THOSE THAT ARE PROPOSED TO BE REMOVED AND THE REASON WHY SUCH REMOVAL IS NECESSARY.
  3. ANY TREES REMOVED FROM A LOT IN A MANNER THAT IS NOT CONSISTENT WITH THE APPROVED GRADING PLAN FOR THAT LOT SHALL BE REPLACED AT THE EXPENSE OF THE DEVELOPER BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. REPLACEMENT TREES SHALL BE OF A TYPE AND SIZE SATISFACTORY TO THE TOWN ENGINEER.
  4. THE GRADING PLAN SHALL BE CONSISTENT WITH THE PURPOSES OF THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE. IN PARTICULAR, ERODIBLE MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.
- GRADING NOTE:**
1. THE APPLICANT SHALL TREAT THE GRADING PLAN SUBMITTED FOR THE SUBDIVISION AS ADVISORY ONLY, AND SHALL SUBMIT GRADING PLANS FOR REVIEW BY THE BUILDING INSPECTOR ON A LOT-BY-LOT BASIS THAT ARE CONSISTENT WITH THE PLANNING BOARD REQUIREMENTS FOR TREE PRESERVATION.
- MAP NOTE:**
1. EXISTING TOPOGRAPHIC INFORMATION WAS COMPILED FROM AERIAL PHOTOGRAPHY FLOWN IN 1983 WITH SPECIFIC AREAS FIELD UPDATED DURING THE MONTH OF JULY 2004.
- MAP REFERENCE:**
1. MAP ENTITLED "151-85 VAN-ANTWERP RD. SITES, NISKAYUNA, NY" PREPARED BY AERIAL DATA REDUCTION ASSOCIATES, INC. AND BEARING DRAWING NUMBER 83-183R.

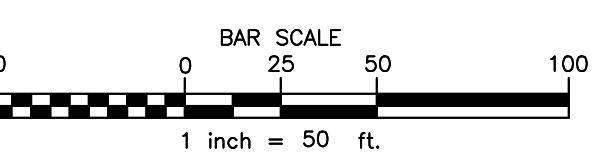


**R-1 ZONING DISTRICT  
TYPICAL HOUSE UTILITY LAYOUT  
(NOT TO SCALE)**

- LEGEND**
- CB CATCH BASIN
  - ES STORM SEWER END SECTION
  - 51-200 STREAM FLAG
  - W-27 WETLAND FLAG
  - 112 LOT NUMBER (15 TOTAL)
  - STORM SEWER
  - SANITARY SEWER
  - WATER MAIN
  - HYD FIRE HYDRANT
  - SMH1 SANITARY SEWER MANHOLE
  - SETBACK LINE
  - LOT LINE
  - 1-FOOT CONTOUR
  - 3-FOOT CONTOUR
  - 5-FOOT CONTOUR
  - IMPACT AREA OF WETLAND



NOT APPROVED  
This plan has not been approved by all jurisdictional agencies or is subject to revisions and should not be used for construction



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR A VIOLATION OF THE DOCUMENT IS PROHIBITED BY THE NEW YORK STATE EDUCATION LAW.

**SUBDIVISION SKETCH PLAN**

**EDISON WOODS RESIDENTIAL SUBDIVISION  
PHASE 4**

TOWN OF NISKAYUNA SCHEENECTADY COUNTY, NEW YORK

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C.T. MALE ASSOCIATES, P.C.  
DESIGNED: MAC  
DRAFTED: MAJ  
CHECKED: MAJ  
PROJ. NO: 09.9255  
SCALE: 1"=50'  
DATE: DEC. 1, 2010

**C.T. MALE ASSOCIATES, P.C.**  
50 CENTURY HILL DRIVE, LATHAM, NY 12110  
518.786.7400 \* FAX 518.786.7299  
ARCHITECTURE & BUILDING SYSTEMS ENGINEERING \* CIVIL ENGINEERING  
ENVIRONMENTAL SERVICES \* SURVEY & LAND INFORMATION SERVICES

**SP1**  
SHEET 1 OF 1  
DWG. NO: 10-0704