

MAP NOTES:

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- A SITE EVALUATION WAS PERFORMED ON MAY 5, 2005 BY MR. KURT WEISKOTTEN OF KW ENVIRONMENTAL SERVICES, IT HAS BEEN DOCUMENTED AND APPROVED BY THE ACOE THAT THERE ARE NO FEDERAL WETLANDS PRESENT ON THE PROPERTY.
- SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE (FORMER AVENUE A).
- UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL ABOVE GROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

TREE PRESERVATION POLICY

- THE SUBDIVISION GRADING PLAN IS UNDERSTOOD BY THE APPLICANT AND BY THE PLANNING BOARD TO BE A GENERAL REPRESENTATION THAT GRADING FOR THE SITE CAN BE ACCOMPLISHED IN A MANNER THAT RENDERS THE PROPOSED LOTS BUILDABLE. A GRADING PLAN FOR INDIVIDUAL LOTS SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL ON A CASE BY CASE BASIS. THIS PLAN MAY BE SUBMITTED AFTER SUBDIVISION APPROVAL BUT SHALL BE REQUIRED AS PART OF THE APPLICATION FOR A BUILDING PERMIT.
- 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.
 - THE GRADING PLAN SUBMITTED FOR THE BUILDING PERMIT SHALL IDENTIFY ALL TREES WITH 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.
 - 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 A CERTIFICATE OF OCCUPANCY. REPLACEMENT TREES SHALL BE OF A TYPE AND SIZE SATISFACTORY TO THE TOWN ENGINEER.
 - THE GRADING PLAN SHALL BE CONSISTENT WITH THE PURPOSE OF THE SOIL AND EROSION AND SEDIMENT CONTROL ORDINANCE. IN PARTICULAR, ERODIBLE MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.

BY ISSUANCE OF A BUILDING PERMIT, THE TOWN OF NISKAYUNA DOES NOT ASSUME ANY LIABILITY FOR STORM SEWER DAMAGE BY GENERAL APPROVAL OF THESE PLANS. THE DEVELOPER MUST ASSUME ANY AND ALL LIABILITIES FOR DAMAGE CLAIMS ARISING OUT OF INCREASED STORM WATER FLOW.

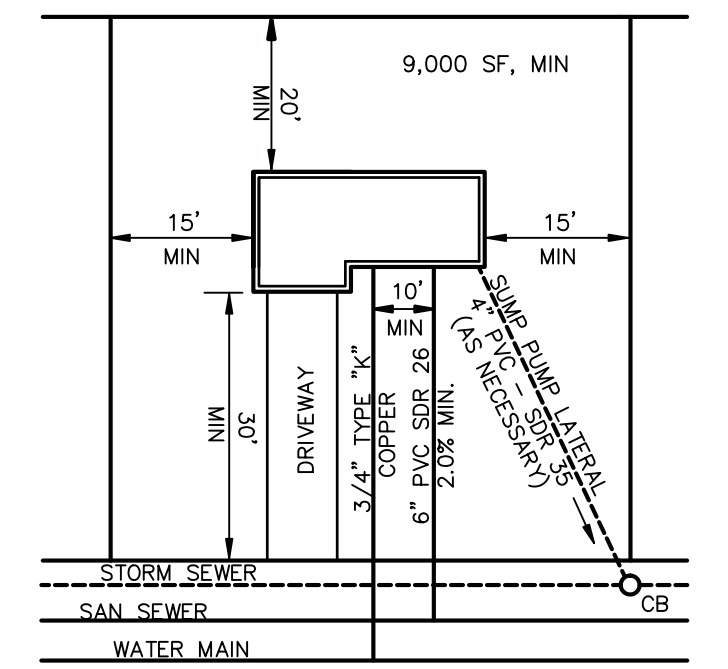
COMMISSIONER OF PUBLIC WORKS _____ DATE _____
CHAIRMAN _____ DATE _____

SUBDIVISION NOTES:

- TOTAL AREA OF THE SUBDIVISION PARCEL = 5.55 (+/-) AC. INCLUDING AVENUE A.
- PARCEL IS IDENTIFIED AS TAX PARCELS 031.13-1-35.11, 031.13-1-45, 031.13-1-46 AND 031.17-1-1,2, TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK.
- SUBDIVISION LIES WITHIN THE MEDIUM DENSITY RESIDENTIAL (R-2) ZONING DISTRICT.
THE R-2 ZONING DISTRICT LOT REQUIREMENTS ARE AS FOLLOWS:
USES: SINGLE FAM
LOT SIZE, MIN.: 9,000 SF
LOT WIDTH: 80'
LOT DEPTH: 100'
SET BACKS:
FRONT: 30'
SIDE: 15'
REAR: 20'
- THE PROPOSED NUMBER OF LOTS = 14 SINGLE-FAMILY LOTS
- A PORTION OF THE EXISTING PROPERTY IS LOCATED WITHIN THE CONSOLIDATED WATER DISTRICT NO. 5. IT IS PROPOSED TO EXTEND THE DISTRICT BOUNDARIES TO INCLUDE ALL 14 PARCELS.
- THE EXISTING PROPERTY IS NOT LOCATED WITHIN A CONSOLIDATED SEWER DISTRICT. IT IS PROPOSED TO CREATE A SEWER DISTRICT THAT WILL INCLUDE THE BOUNDARIES OF THE 14 RESIDENTIAL LOTS. THIS CONSOLIDATED SEWER DISTRICT WILL ALSO REQUIRE AN OUT OF DISTRICT USER AGREEMENT WITH THE CITY OF SCHENECTADY.
- ALL ROADS, STORM, SANITARY AND WATER SYSTEMS TO BE INSTALLED WITHIN THE PROPOSED RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE TOWN OF NISKAYUNA STANDARD SPECIFICATIONS.

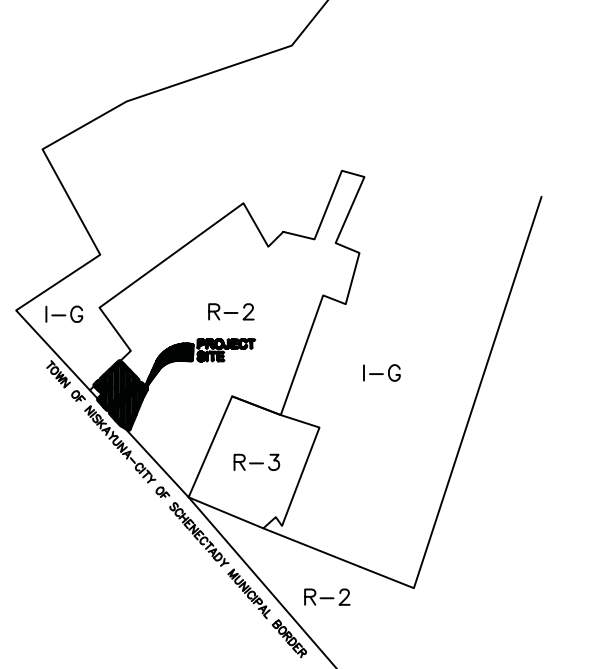
STORMWATER MANAGEMENT NOTES:

- THE TOWN OF NISKAYUNA IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE OUTLET PIPE, OVERFLOW WEIR AND RETENTION DIKE ASSOCIATED WITH THE STORMWATER MANAGEMENT AREA WITHIN SCHENECTADY COUNTY'S RIGHT-OF-WAY. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO ALL DAMAGE CAUSED BY STORM EVENTS OR ERRANT VEHICLES WHICH CAUSE DIRECT DAMAGE TO THE OPERATION OF THE STORMWATER MANAGEMENT AREA WHICH WOULD OTHERWISE NOT REQUIRE REPAIR FOR THE NORMAL OPERATION OF THE EXISTING DITCHLINE.



R-2 RESIDENTIAL ZONING
TYPICAL LOT UTILITY LAYOUT
NOT TO SCALE

NOTE: THE WATER SERVICE SHALL BE INSTALLED UP-GRADE WITH APPROPRIATE HORIZONTAL SEPARATION.

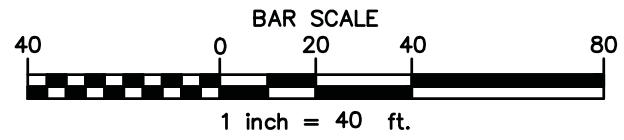


SITE LOCATION AND ZONING MAP
SCALE: 1"=2000'

CHORD	DELTA	BEARING	CHORD	LENGTH	RADIUS
C1	58°33'07"	N74°55'58"E	29.34	30.66	30.00
C2	28°02'18"	N89°48'42"W	41.18	41.60	85.00
C3	40°58'40"	S55°40'49"W	59.50	60.79	85.00
C4	40°54'12"	S14°44'23"W	59.40	60.68	85.00
C5	40°19'19"	S25°52'22"E	58.59	59.82	85.00
C6	39°51'43"	S65°57'52"E	57.95	59.14	85.00
C7	39°51'25"	N74°10'34"E	57.94	59.13	85.00
C8	44°49'40"	N31°50'02"E	64.82	66.50	85.00
C9	22°19'08"	N01°44'22"W	32.90	33.11	85.00
C10	58°33'17"	S16°22'47"W	29.34	30.66	30.00
C11	90°17'24"	N00°30'43"E	35.44	39.40	25.00
C12	90°19'27"	N89°10'52"W	35.46	39.41	25.00

LEGEND:

- CONC - CONCRETE MONUMENT
- COR - CAPPED IRON ROD
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND
- SIGN - SIGN POST
- UTL - UTILITY POLE
- WV - WATER VALVE
- HYD - HYDRANT
- W - WATER MAIN
- OHW - OVERHEAD UTILITY LINES
- CB - CATCH BASIN
- DMH - DRAINAGE MANHOLE
- SMH - SANITARY MANHOLE
- 18"SCP - EXISTING STORM SEWER LINE
- 8"SS - EXISTING SANITARY SEWER LINE (GRAVITY)
- 2"FM - EXISTING SANITARY SEWER LINE (PRESSURE)
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER COURSE OR SURFACE WATER BOUNDARY
- ELEVATION CONTOUR LINE
- TREE LINE
- BUILDING OUTLINE
- CB 1 - PROPOSED HIGH DENSITY POLYETHYLENE STORM SEWER, END SECTION & CATCH BASIN W/GRATE.
- DMH 4 - PROPOSED STORM SEWER MANHOLE W/ COVER
- SPL - PROPOSED STORM SEWER CATCH BASIN W/ GRATE OR JUNCTION BOX W/ COVER AND SUMP PUMP LATERALS AS NECESSARY.
- W - PROPOSED DUCTILE IRON WATER MAIN, HYDRANT, GATE VALVE & TEE.
- 11 1/4" - PROPOSED BEND WITH ANGLE DESIGNATION
- 8"W - PROPOSED THRUST BLOCK
- SMH 3 - PROPOSED SANITARY SEWER MANHOLE W/ COVER
- 2"FM - PROPOSED PVC LOW PRESSURE SANITARY SEWER FORCE MAIN



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THE Chazen COMPANIES
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SUBDIVISION PLAN

TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK

ISSUED FOR PRELIMINARY APPROVAL