"BRIAR TRACE SUBDIVISION"

PER MAP REF.

① LANDS N/F PAUL & DEANNA PLEASANTS L.1684, P.226

③ LANDS N/F MARK HOPKINS & CAROL TWIGG L.1250, P.523

⑤ LANDS N/F KAIN DEVELOPMENT, LLC L.1709, P.566

CONSERVATION EASEMENT NO. 1 TO THE CITY OF SARATOGA SPRINGS (PER MAP REF.)

ASPHALT HIGHWAY ROAD

CONC MON

STREAM

WOODED

BOX WIRE FENCE REMAINS

S07°11'11"W

IRF 3.3ft' EAST OF LINE

BOX WIRE FENCE REMAINS

563.25'

IRS

N05°51'05"E

PP NM 107

24" ROP INV=278.88

BRUSH

164.00'

N44°56'08"E

102.74'

N32°59'17"E

283.76'

BRUSH

3.7'±

PP NM 108

89.9'±

GRAVEL

100' SETBACK LINE

PROPOSED SEPTIC AREA

ADDITION TO CONSERVATION EASEMENT No.1 5,535 SF ±

LOT # 1 110,878± SQ. FT. 2.55± ACRES

48

2 STORY WOOD FRAME HOUSE

GRAVEL DRIVEWAY

S.S.M.H. RIM=305.15 INV=294.65

50' SETBACK LINE

77'±

719.5'±

101.1'±

101.1'±

WOOD FRAME SHED

179.88'

STREAM

WOODED

N37°34'47"E

64.19'

S49°35'07"E

83.35'

S33°24'47"E

CONSERVATION EASEMENT NO. 2 TO THE CITY OF SARATOGA SPRINGS (PER MAP REF.)

EASEMENT TO NIAGARA MOHAWK POWER CORP.

200' SETBACK LINE

LOT # 2 87,052± SQ. FT. 2.00± ACRES

54

TEST PIT #3

ASPHALT

FF 370.00± AMSL

TH #3

M.G.P.

50' SETBACK LINE

SINGLE FAMILY RESIDENCE 54 NELSON AVE EXT

ASPHALT DRIVEWAY

50' SETBACK LINE

3/4" COPPER WATER SERVICE

50' SETBACK LINE

WOODED

GV

LANDS N/F JOHN & ANN PAUTLER L.1006, P.1135

LANDS N/F JOHN & ANN PAUTLER L.1006, P.1135

PP NM 111

G.S.P.

PORTION OF - SARATOGA COURT SUBDIVISION

NELSON AVENUE EXT.

County Route 64

PP NM 109-1

PP NM 109

PP NM 110

10" DIP WATER MAIN

BENCHMARK: TOP OF NUT BETWEEN "E" & "F" IN "MUELLER" ELEV. = 292.08'

SURVEY LEGEND:

- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- C.M. = CONCRETE MONUMENT FOUND
- IRS = IRON ROD SET/TO BE SET
- = UTILITY POLE
- = FIRE HYDRANT
- = WATER SHUTOFF
- = TEST PIT
- = GAS VALVE
- G.S.P. = GAS STAND PIPE
- = EDGE OF WOODS
- = STONE WALL REMAINS
- x = WIRE FENCE REMAINS

SITE NOTES

TAX MAP No. 179-4-16.2 OUTSIDE DISTRICT
SITE AREA: 2.55 ACRES (110,878 sf)
ZONING CLASSIFICATION: RR-1 RESIDENTIAL

PROPOSED MINIMUM SETBACKS FOR LOT 1 FOR PRIMARY AND ACCESSORY BUILDINGS

LOT No. 1
= FRONT: 50 ft.
– SIDE: 70 ft.
– REAR: 100 ft.

CONSERVATION EASEMENTS

CONSERVATION EASEMENT No. 1
REAR AND SIDE YARDS
67,355 sf = 1.55 ACRES

CONSERVATION EASEMENT No. 1 ADDITION
REAR AND SIDE YARDS
5,535 sf = 0.13 ACRES

CONSERVATION EASEMENT No. 2
STREAM CORRIDOR
39,228 sf = 0.90 ACRES

PROPOSED SUMMARY OF CONSERVATION EASEMENTS

CONSERVATION EASEMENT No. 1: REAR AND SIDE YARDS.
USE RESTRICTIONS:
– NO PRINCIPAL RESIDENTIAL STRUCTURES PERMITTED.
– ONE ACCESSORY STRUCTURE PERMITTED UP TO 1,350SF
– PERMITTED USES INCLUDE PRIVATE RESIDENTIAL YARD USE BY APPLICANT
MANAGEMENT PLAN:
– EXISTING TREES SHALL REMAIN. DEAD OR DISEASED TREES MAY BE REMOVED AT ANY TIME.
– GRASS AREAS CAN BE MOWED AND MAINTAINED AS RESIDENTIAL YARD.

CONSERVATION EASEMENT No. 2: STREAM CORRIDOR
USE RESTRICTIONS:
– NO PRINCIPAL OR ACCESSORY RESIDENTIAL STRUCTURES PERMITTED.
– NO REMOVAL OF VEGETATION OR SOIL DISTURBANCE IS PERMITTED.
– PERMITTED USES INCLUDE PRIVATE RESIDENTIAL YARD USE BY APPLICANT
MANAGEMENT PLAN:
– EXISTING TREES SHALL REMAIN. DEAD OR DISEASED TREES MAY BE REMOVED AT ANY TIME.
– GRASS AREAS CAN BE MOWED AND MAINTAINED AS RESIDENTIAL YARD.
– PLANTING OR INSTALLATION OF NATURAL STONE RIP RAP TO STABILIZE SLOPES AND PREVENT EROSION WILL BE ALLOWED.

CITY OF SARATOGA SPRINGS STANDARD NOTES

1. ALL WORK MUST CONFORM TO ALL FEDERAL, STATE AND CITY CODES, SPECIFICATIONS, ORDINANCES, RULES AND REGULATIONS.
2. THE CONTOURS AND BENCHMARKS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM, 1929, AND MAP REFERENCE.
3. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR TO A LOCATION APPROVED BY THE CITY ENGINEER.
4. THE CONTRACTOR MUST SET UP A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER PRIOR TO ANY CONSTRUCTION. CONSTRUCTION INSPECTIONS BY THE CITY ENGINEER OR A DESIGNATED REPRESENTATIVE ARE REQUIRED. THE COST OF THE CONSTRUCTION INSPECTIONS IS THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER. AN ESCROW ACCOUNT TO COVER THE COST OF THE INSPECTIONS MUST BE ESTABLISHED PRIOR TO ANY CONSTRUCTION.
5. THE CONTRACTOR MUST OBTAIN A BLASTING PERMIT FROM THE BUILDING INSPECTOR IF ANY BLASTING IS REQUIRED FOR THE PROJECT.
6. THE CONTRACTOR MUST OBTAIN A WORK PERMIT ISSUED BY THE SARATOGA COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
7. ALL POINTS OF CONSTRUCTION INGRESS OR EGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT OR DEBRIS ONTO A PUBLIC ROAD.
8. A CERTIFICATE OF OCCUPANCY CANNOT BE ISSUED UNTIL ALL ON-SITE WORK IS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS; AND AN AS-BUILT DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER.

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD OF THE CITY OF SARATOGA SPRINGS

_____ CHAIRPERSON

_____ DATE

DEED REFERENCE:
SCOTT TRIFILO
INSTR# 2011024458

MAP REFERENCE:
MAP ENTITLED, "CONSERVATION SUBDIVISION 48 – 54 NELSON AVENUE EXT," PREPARED BY VANDUSEN & STEVES LAND SURVEYORS, DATED JUNE 20, 2006 AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON OCTOBER 13, 2006 AS MAP NO. 06888.

NO.	REVISION	BY	DATE

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 SUB. 2 OF THE NEW YORK STATE EDUCATION LAW. THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE AUTHENTIC.
CERTIFICATIONS INDICATED OR APPLIED HEREON SHALL ONLY RUN TO THE PARTY FOR WHOM THE SURVEY WAS PREPARED. THE LAW GOVERNING THE ADDITIONAL RIGHTS GIVEN HEREON, CERTIFICATIONS, ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUBSEQUENT OWNERS NOT LISTED HEREON.

7000 WESTERVELD, P.L.S.
N.Y.S. LICENSE NO. 50319

CONSERVATION SUBDIVISION AMENDMENT
48 NELSON AVENUE EXT.

CITY OF SARATOGA SPRINGS | COUNTY OF SARATOGA
STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax.518-377-0379

DATE	SCALE	DWG.	SHEET OF
MARCH 27, 2012	1" = 30'	4203A-AMEND	1 1