

REQUIRED:	
ZONING:	R-2S RESIDENTIAL DISTRICT SENIORS
SETBACKS:	
FRONT:	25' MIN.
SIDE:	15' MIN. (60'MIN. ALONG BROOKSIDE MUSEUM)
REAR:	25' MIN.
PARKING PROVIDED:	
24 UNITS = 42 PARKING SPACES (1.75 SPACES PER UNIT)	

- NOTES:
1. BASE MAPPING PREPARED FROM MAP REFERENCE.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962), TOLL FREE.

- MAP REFERENCES:
1. "SURVEY AND MAP OF LANDS N/F OF LANDS NOW OR FORMERLY OF ROSE MARIE ROSSI, FAIRGROUND AVENUE" AS PREPARED BY ABD ENGINEERS AND SURVEYORS, LLP. DATED MAY 30, 2025.

OWNER: ROSE MARIE ROSSI
1 CONSTRUCTION CT.
BALLSTON SPA, NY 12020

APPLICANT: KATZ EXCAVATING & CONSTRUCTION, LLC.
243 SWEETMAN ROAD
BALLSTON SPA, NY 12020

TAX MAP #: 216.31-1-1.1

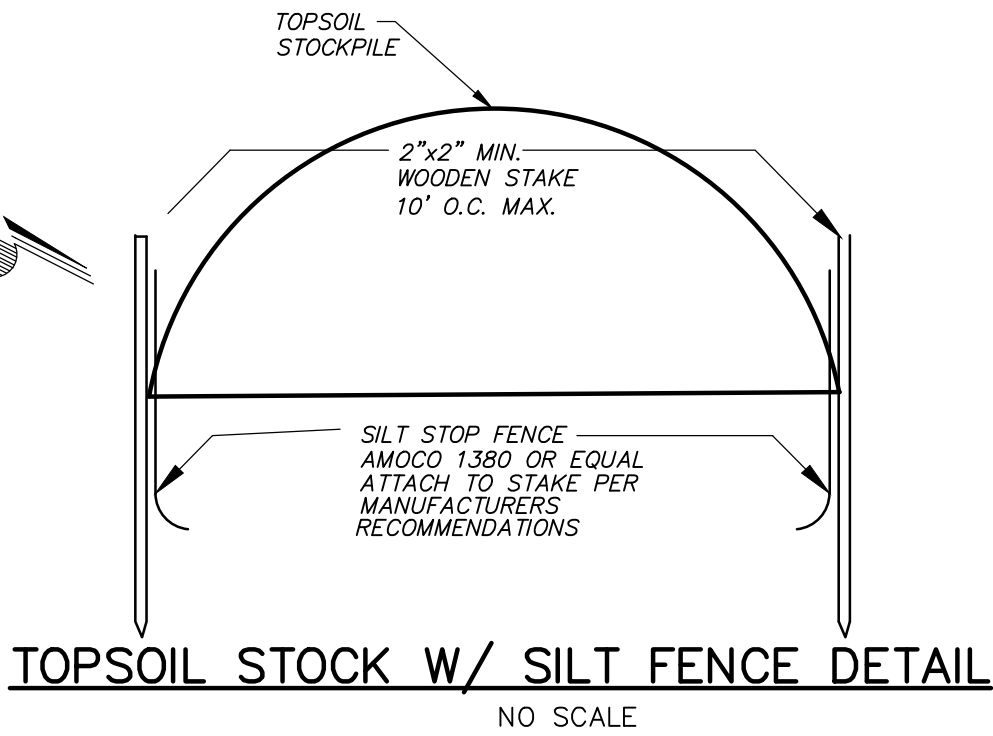
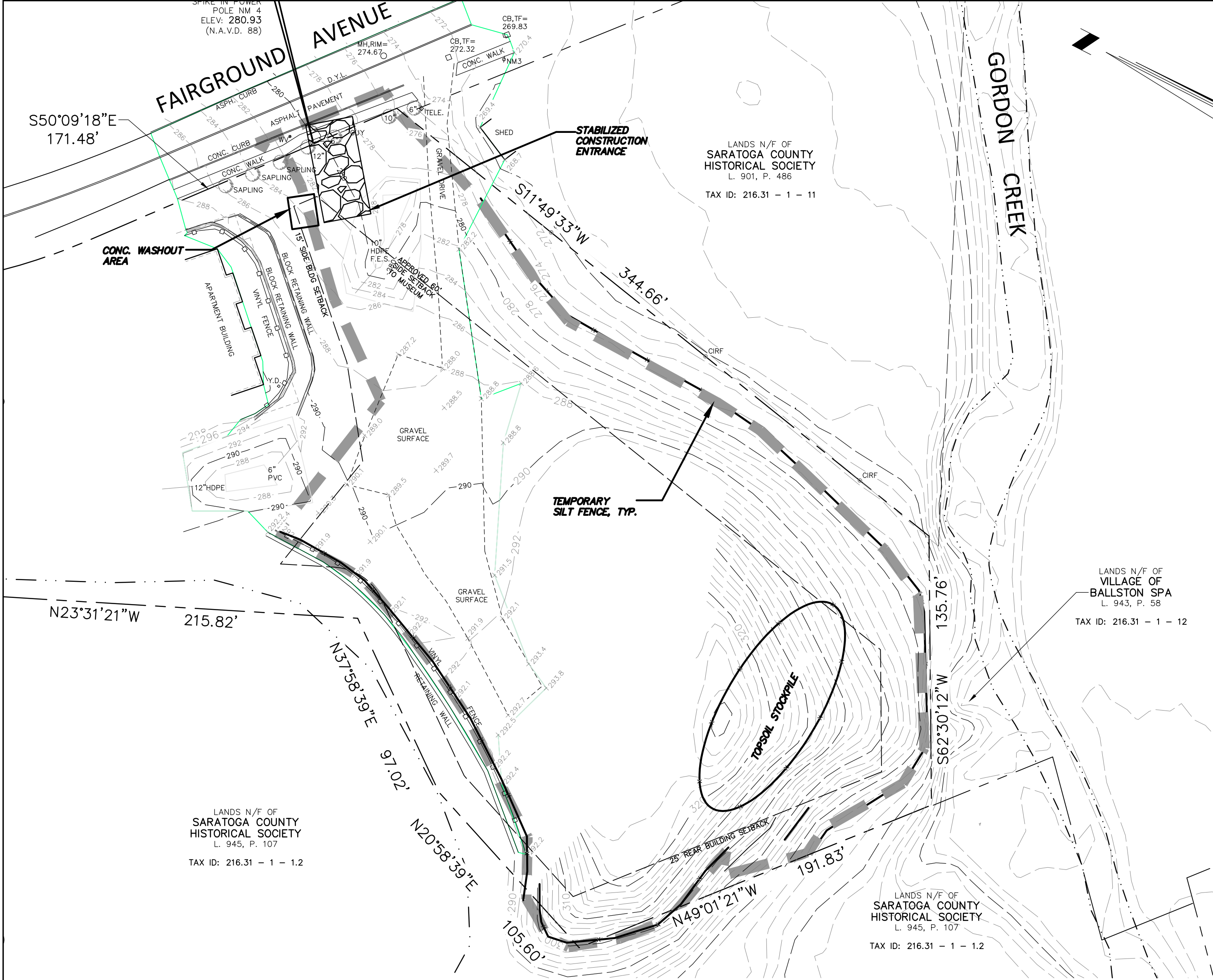
SIDEWALK CURB RAMP WITH NYSDOT DETECTABLE WARNING STRIP

NO SCALE.
SEE SIDEWALK DETAIL FOR SITE SPECIFIC SLOPES

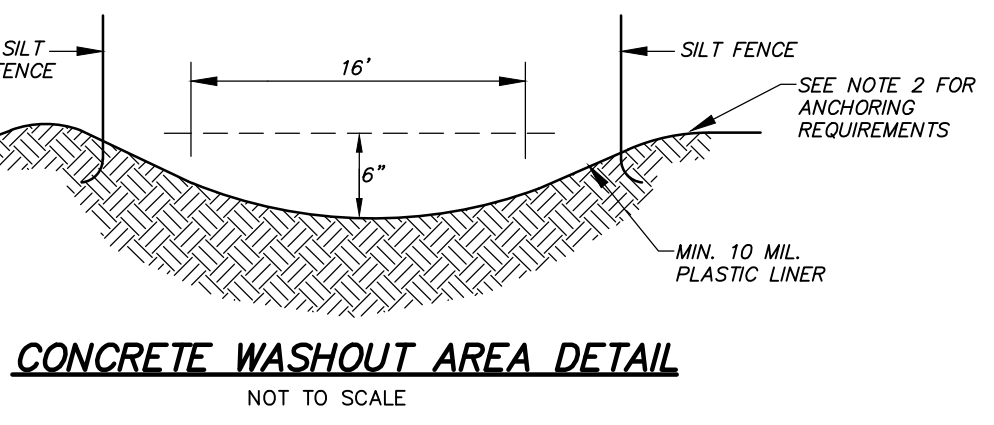
- SIDEWALK HANDICAP ACCESS CRITERIA
1. THE MAXIMUM SLOPE OF A SIDEWALK HANDICAP ACCESS IN NEW CONSTRUCTION SHALL BE 1:12.
 2. THE MINIMUM WIDTH OF A SIDEWALK HANDICAP ACCESS SHALL BE FIVE FEET, EXCLUSIVE OF FLARED SIDES.
 3. ALL SIDEWALK HANDICAP ACCESS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
 4. DETECTABLE WARNINGS SHALL BE INSTALLED THE FULL WIDTH AND DEPTH OF THE RAMP PER A.D.A. STANDARDS.



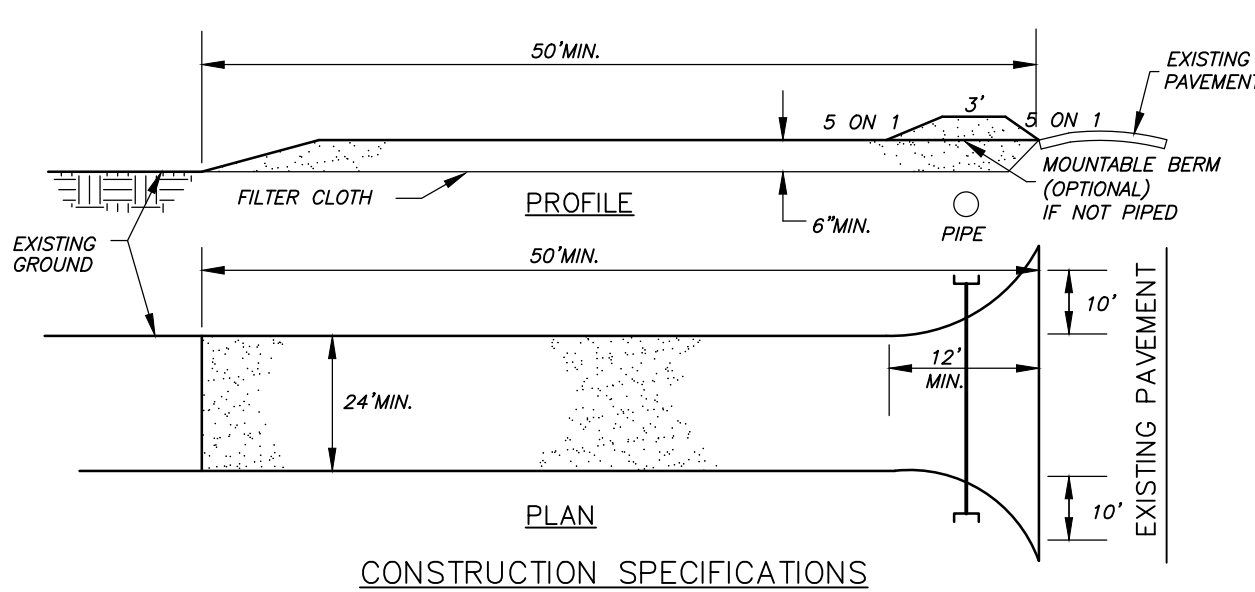
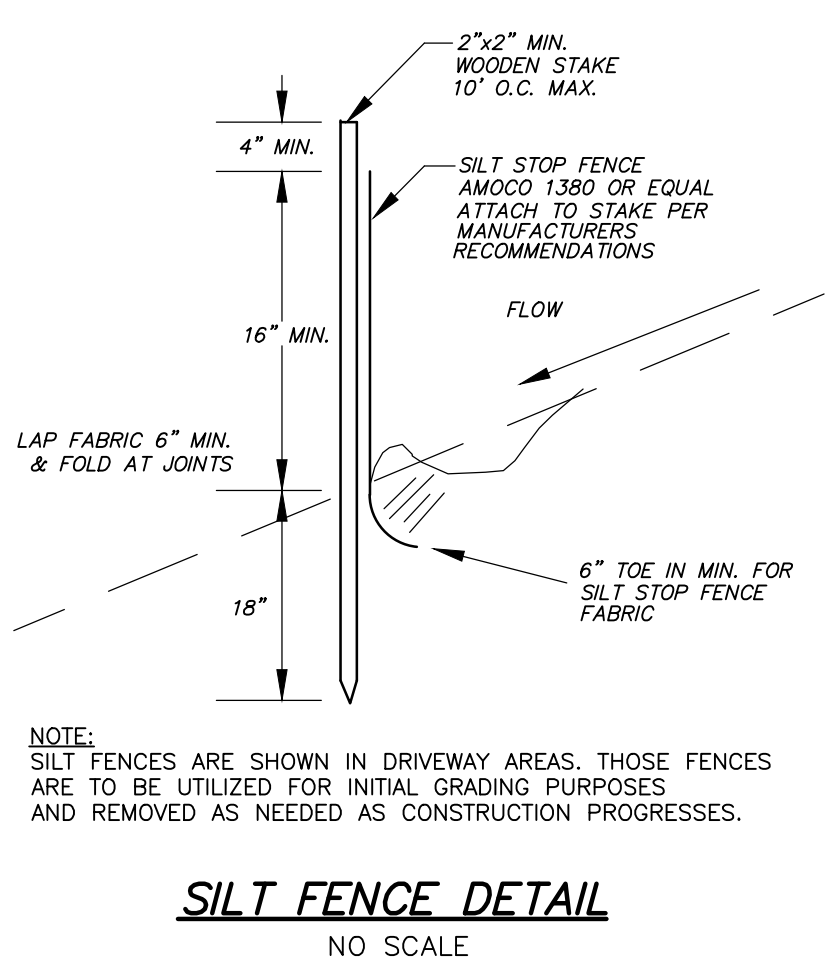
ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL		CONCEPTUAL SITE PLAN SENIOR APARTMENTS FAIRGROUND AVE.			
VILLAGE OF BALLSTON		COUNTY OF SARATOGA			
STATE OF NEW YORK					
ABD ENGINEERS & SURVEYORS					
411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax: 518-377-0379 www.abdeng.com					
DATE:	SCALE:	DWG.	SHEET OF		
AUGUST 20, 2025	1" = 40'	5865A-SITE	1 2		



- NOTES:**
1. BASE MAPPING PREPARED FROM MAP REFERENCE.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962), TOLL FREE.
- MAP REFERENCES:**
1. "ROSSI COMMERCIAL BUSINESS PLANNED UNIT DEVELOPMENT" AS PREPARED BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLP, DATED APRIL 9, 2013, AS REVISED.
- SOIL EROSION AND STABILIZATION:**
1. PLANS SHOW TEMPORARY SOIL EROSION AND STABILIZATION MEASURES WHICH SHALL BE MAINTAINED UNTIL ALL AREAS ARE STABILIZED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND MULCH (OR HYDROSEED). THE OWNER SHALL BE RESPONSIBLE TO PROVIDE AN ADEQUATE WATER SOURCE AND HOSES AND GERMINATION OF THE SEED. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR WATERING UNLESS THE CONTRACT STATES SUCH.
 3. SOIL EROSION IN SAND WILL OCCUR AFTER EVERY RAINFALL UNTIL TURF IS ESTABLISHED. IT SHALL BE THE OWNERS RESPONSIBILITY TO REPAIR EROSION AFTER EVERY RAINFALL. FAILURE TO REPAIR MINOR EROSION WILL RESULT IN MAJOR EROSION AND POSSIBLY PAVEMENT AND STRUCTURE FAILURE. THE ENGINEER SHALL NOT BE RESPONSIBLE IF EROSION OCCURS.
 4. ADDITIONAL EROSION CONTROL METHODS INCLUDING SOIL STABILIZATION MATS, PLACEMENT OF STONE, PLACEMENT OF SOIL MAY BE REQUIRED DUE TO CLIMATIC CONDITIONS (EXCESS RAIN, ETC.) THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE EXTRA MEASURES AND IT SHALL NOT BE CONSIDERED AN OMISSION OR ERROR ON THE PLAN IF THESE ADDITIONAL MEASURES ARE NOT SPECIFIED INITIALLY.
- STOCK PILE NOTE**
1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK AND STOCK PILING OF MATERIALS DURING CONSTRUCTION OCCUR WITHIN PROPOSED AREAS FOR DISTURBANCE AND DO NOT EXTEND BEYOND THE PROTECTED AREAS BEYOND THE LIMITS OF DISTURBANCE.
- DISTURBANCE NOTE**
1. STABILIZATION SHALL OCCUR SO THERE IS NEVER MORE THAN 5 ACRES OF UNSTABILIZED AREA AT ONE TIME.
- ROAD CLEANING NOTE**
1. ROAD CLEANING SHALL OCCUR AT THE END OF EACH CONSTRUCTION DAY. IF DRY SWEEPING DOES NOT CLEAN THE ROAD SURFACE ADDITIONAL MEASURES INCLUDING WET SWEEPING SHALL BE EMPLOYED.
- STORMWATER MANAGEMENT AREA NOTE:**
1. VEGETATION SHALL BE ESTABLISHED IN ALL STORMWATER MANAGEMENT AREAS PRIOR TO RECEIVING ANY STORMWATER RUNOFF.
- THE OWNER AND CONTRACTOR SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT AND AS A MINIMUM IMPLEMENT THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:**
- CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
 - INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLANS OR DETAILS AND AS NEEDED DURING THE GENERAL COURSE OF WORK.
 - SOIL EROSION WILL OCCUR AFTER EVERY RAINFALL UNTIL TURF IS ESTABLISHED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR EROSION AFTER EVERY RAINFALL. FAILURE TO REPAIR MINOR EROSION WILL RESULT IN MAJOR EROSION AND POSSIBLY PAVEMENT AND STRUCTURE FAILURE. PRIOR TO SITE DISTURBANCE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
 - TEMPORARY INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE PADS AT ALL LOCATION WHERE CONSTRUCTION VEHICLES WILL ENTER ONTO PUBLIC STREETS. ALL PUBLIC STREETS TO BE INSPECTED AND MAINTAINED CLEAR OF SOIL ACCUMULATION.
 - EXCAVATION WORK CARRIED OUT DURING PERIODS OF INCLEMENT WEATHER SHALL REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS MAY BE NECESSARY BASED ON CONDITIONS.
 - ADDITIONAL EROSION CONTROL METHODS INCLUDING SOIL STABILIZATION MATS, PLACEMENT OF STONE, PLACEMENT OF SOIL MAY BE REQUIRED DUE TO CLIMATIC CONDITIONS (EXCESS RAIN, ETC.)
 - STABILIZATION OF DISTURBANCE AREAS TO BE PAVED BY COMPACTION AND APPLICATION OF SUBBASE WITHIN ONE MONTH AFTER UTILITIES ARE INSTALLED.
 - VEGETATIVE STABILIZATION OF DISTURBED AREAS TO BE SEEDING INCLUDING R.O.W. AND EASEMENTS WITHIN TWO WEEKS OF FINAL GRADING.
 - PLANS SHOW TEMPORARY SOIL EROSION AND STABILIZATION MEASURES WHICH SHALL BE MAINTAINED UNTIL ALL AREAS ARE STABILIZED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND MULCH (OR HYDROSEED) AND TO PROVIDE AN ADEQUATE WATER SOURCE AND HOSES FOR GERMINATION OF THE SEED.
 - IF THE CONTRACTOR ELECTS NOT TO INSTALL IMPORTED TOPSOIL OR SPREAD TOPSOIL FROM THE SITE THE SEEDING MAY NOT ESTABLISH ITSELF OR MAY BE SUBJECT TO STRESS FAILURE. THE OWNER SHALL TAKE COMPLETE RESPONSIBILITY FOR ESTABLISHING THE LAWN BY PROPER WATER AND FERTILIZING.
 - WEEKLY INSPECTION OF EROSION AND SEDIMENT CONTROL MEASURES AND DOWNSTREAM PROPERTIES TO DETERMINE THEIR EFFECTIVENESS. IMPLEMENTATION OF ADDITIONAL MEASURES AS NECESSARY TO PROTECT ADJACENT AND DOWNSTREAM PROPERTIES AS DETERMINED BY THE DESIGN ENGINEER AND/OR INSPECTOR.
 - INSPECTION PER THE N.O.I./S.W.P.P.P.



- CONCRETE WASHOUT NOTES**
1. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.
 2. PLASTIC LINER SHALL BE HAVE A MINIMUM THICKNESS OF 10 MIL. WITH NO HOLES OR TEARS, AND ANCHORED BEYOND THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, OR OTHER STRUCTURAL APPURTENANCE EXCEPT AT ACCESS POINT.
 3. CONCRETE WASHOUT AREA SHALL CONFORM TO THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL "BLUE BOOK"
- CONCRETE WASHOUT MAINTENANCE NOTES**
1. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDEN CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA SUCH AS A GRASS FILTER STRIP.
 2. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
 3. DISPOSE OF HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECT SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH/FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
 4. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 5. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.



- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE- USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 30 FEET
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - NOT LESS THAN THE FULL DRIVEWAY WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24' MINIMUM IF SINGLE ENTRANCE TO SITE.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT.
 8. WASHING - WHEELS SHALL BE CLEANED WHEN NECESSARY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- STABILIZED CONSTRUCTION ENTRANCE**
- NOT TO SCALE



OWNER:
ROSE MARIE ROSSI
1 CONSTRUCTION CT.
BALLSTON SPA, NY 12020

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