



PUBLIC NOTICE

US Army Corps
of Engineers
New York District
Jacob K. Javits Federal Building
New York, N.Y. 10278-0090
ATTN: Regulatory Branch

In replying refer to:

Public Notice Number: 2001-00616-YN
Issue Date: AUGUST 23, 2004
Expiration Date: SEPTEMBER 23, 2004

To Whom It May Concern:

The New York District, Corps of Engineers has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Adirondack Development Group
864 Burdeck Street
Schenectady, NY 12306

ACTIVITY: Discharge fill material into 1.18 acres of waters of the United States
to facilitate the construction of a residential subdivision.

WATERWAY: Wetlands and unnamed tributaries to the Mohawk River

LOCATION: Town of Niskayuna, Schenectady County, New York.

A detailed description and plans of the applicant's activity are enclosed to assist in your review.

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

ALL COMMENTS REGARDING THE PERMIT APPLICATION MUST BE PREPARED IN WRITING AND MAILED TO REACH THIS OFFICE BEFORE THE EXPIRATION DATE OF THIS NOTICE, otherwise, it will be presumed that there are no objections to the activity.

CENAN-OP-RW
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Any person may request, in writing, before this public notice expires, that a public hearing be held to collect information necessary to consider this application. Requests for public hearings shall state, with particularity, the reasons why a public hearing should be held. It should be noted that information submitted by mail is considered just as carefully in the permit decision process and bears the same weight as that furnished at a public hearing.

Our preliminary determination is that the activity for which authorization is sought herein is not likely to affect any Federally endangered or threatened species or their critical habitat. However, pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the District Engineer is consulting with the appropriate Federal agency to determine the presence of and potential impacts to listed species in the project area or their critical habitat.

Based upon a review of the latest published version of the National Register of Historic Places, there are no known sites eligible for, or included in, the Register within the permit area. Presently unknown archeological, scientific, prehistorical, or historical data may be lost by work accomplished under the required permit.

Reviews of activities pursuant to Section 404 of the Clean Water Act will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 (b) of the Clean Water Act and the applicant will obtain a water quality certificate or waiver from the appropriate state agency in accordance with Section 401 of the Clean Water Act prior to a permit decision.

In addition to any required water quality certificate, the applicant has obtained or requested the following governmental authorization for the activity under consideration: site plan approval from the Town of Niskayuna.

It is requested that you communicate the foregoing information concerning the activity to any persons known by you to be interested and who did not receive a copy of this notice. If you have any questions concerning this application, you may contact this office at (518) 270-0588 and ask for Andrew Dangler.

For more information on New York District Corps of Engineers programs, visit our website at <http://www.nan.usace.army.mil>

FOR THE DISTRICT ENGINEER:


Richard L. Tomer
Chief, Regulatory Branch

Enclosures

CENAN-OP-RW
PUBLIC NOTICE NO. 2001-00616-YN

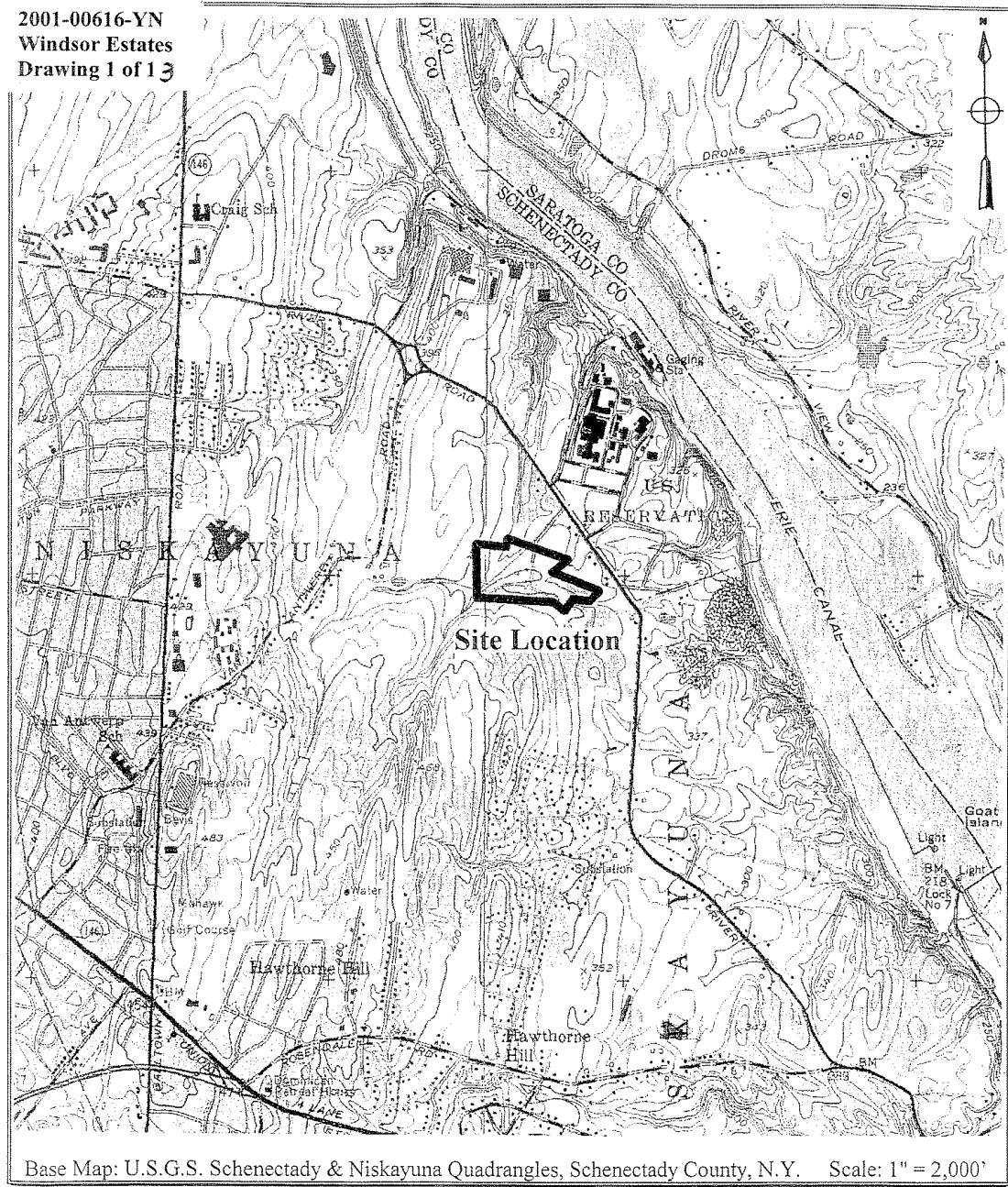
WORK DESCRIPTION

The applicant, Adirondack Development Group, has requested Department of the Army authorization for the discharge of fill material into waters of the United States to facilitate the construction of a residential subdivision in the Town of Niskayuna, Schenectady County, New York.

The work would involve the discharge of fill material into 1.18 acres of wetlands and 405 linear feet of intermittent stream channel to facilitate the construction of a 30-lot subdivision known as Windsor Estates-Section 3. The stated purpose of this project is to provide additional residential housing in the Town of Niskayuna.

To mitigate for the proposed impacts to aquatic resources, the applicant proposes to establish 1.41 acres of a mixture of palustrine forested and scrub-shrub wetlands on the 23.2 acre site. A deed restriction would be placed on the mitigation site and the remaining 1.54 acres of wetland remaining on the site.

2001-00616-YN
Windsor Estates
Drawing 1 of 13



North Country Ecological Services
173 Willie Road
Gloversville, N.Y. 12078

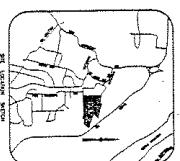
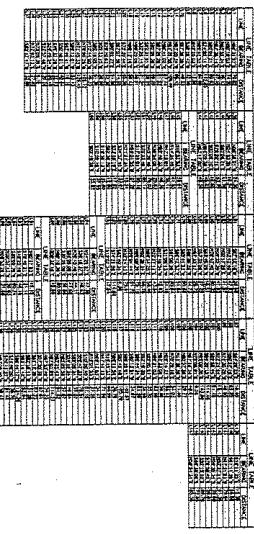
FIGURE 1-SITE LOCATION

LAMPIGHTER
COURT
Windsor Estates
Drawing 2 of 13

2001-00616-YN

Windsor Estates

Drawing 2 of 13



WETLAND AREA	
Acres	0.00
Hectares	0.00
Percent	0.00%
Percent of Total	0.00%

WETLAND AREAS	
Acres	0.00
Hectares	0.00
Percent	0.00%
Percent of Total	0.00%

REVISED FEDERAL WETLAND
DETECTION MAP

ENGINEERS
SURVEYORS

MAPS & SURVEYS
1900-1990

MANHATTAN P.C.

100-1000-10000

2001-00616-YN
Windsor Estates
Drawing 3 of 13

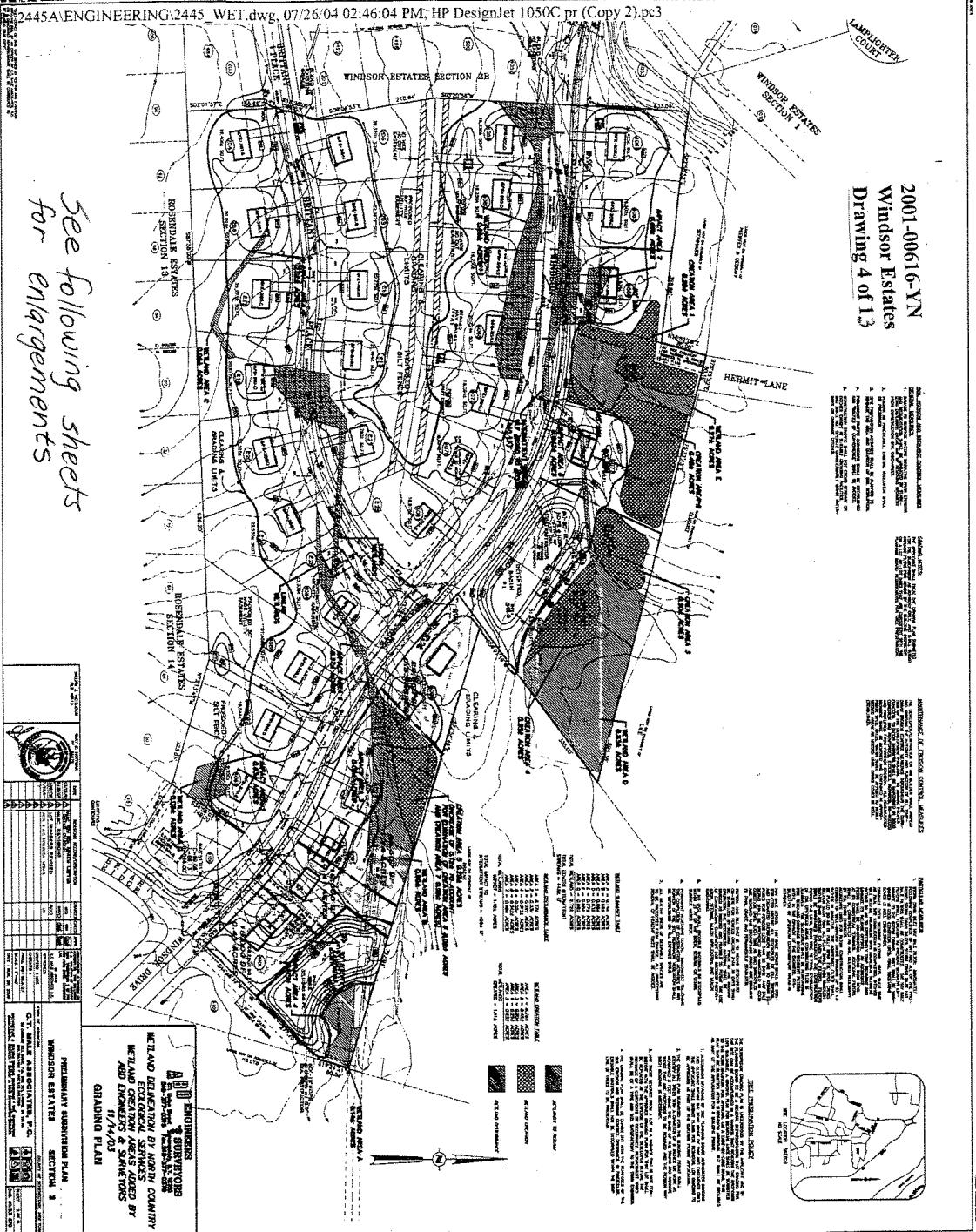
OWNER:
HL PARK DEVELOPMENT CORPORATION
864 BURDECK STREET
SCHENECTADY, NY 12306

APPLICANT:
ADIRONDACK DEVELOPMENT GROUP
864 BURDECK STREET
SCHENECTADY, NY 12306

WETLAND TABLE		
AREA 1	1.45 AC.	63,181± SQ. FT.
AREA 2	0.25 AC.	11,072± SQ. FT.
AREA 3	0.63 AC.	27,251± SQ. FT.
AREA 4	0.08 AC.	3,450± SQ. FT.
AREA 5	0.13 AC.	5,619± SQ. FT.
TOTAL WETLANDS	2.54 AC.	110,573± SQ. FT.

NOTES:

1. LINEAR FOOTAGE OF DEFINED TRIBUTARY = 445 LF
2. LATITUDE = $42^{\circ}49'07''$
3. LONGITUDE = $73^{\circ}52'37''$
4. TOTAL SITE AREA = 23.222± AC.
5. ACOE CONFIRMATION: MAY 22, 2001
6. SUBDIVISION DATE OF SECTION III: NOVEMBER 29, 2000



See following sheets
for enlargements

TO BE PROTECTED FROM DAMAGE. ALL UNNECESSARY REMOVAL OF HEALTHY TREES SHALL BE AVOIDED.

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Windsor Estates
Drawing 5 of 13

WETLAND SUMMARY TABLE

AREA A = 0.14± ACRES
AREA B = 0.66± ACRES
AREA C = 0.06± ACRES
AREA D = 0.83± ACRES
AREA E = 0.27± ACRES
AREA F = 0.68± ACRES
AREA G = 0.083± ACRES

TOTAL WETLAND = 2.72± ACRES
TOTAL LENGTH INTERMITTENT STREAMS = 445± LF

WETLAND DISTURBANCE TABLE

AREA 1 = 0.37± ACRES
AREA 2 = 0.03± ACRES
AREA 3 = 0.02± ACRES
AREA 4 = 0.05± ACRES
AREA 5 = 0.02± ACRES
AREA 6 = 0.042± ACRES
AREA 7 = 0.68± ACRES

TOTAL WETLANDS IMPACT = 1.18± ACRES
TOTAL IMPACT TO INTERMITTENT STREAMS = 405± LF

LANDS NOW OR FORMERLY OF

PRAZAK

AREA 5 0.25± ACRES
OF 0.12± TO ACCOUNT
NATION OF CREATION AREA 6 0.08± ACRES
47TON AREA 7 0.05± ACRES)

DO NOT REMOVE IN DEVELOPMENT

3. ANY TREES REMOVED FROM A LOT IN A MANIFEST SISTENT WITH THE APPROVED GRADING PLAN BE REPLACED AT THE EXPENSE OF THE DEVELOPMENT ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL BE OF A TYPE AND SIZE SATISFACTOR

4. THE GRADING PLAN SHALL BE CONSISTENT WITH SOIL EROSION AND SEDIMENT CONTROL ORDERS. ERODIBLE MATERIALS SHALL NOT BE STOCKPILED. LINE OF TREES TO BE PRESERVED.

WETLANDS TO REMAIN

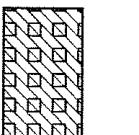
WETLAND CREATION TABLE

AREA 1 = 0.26± ACRES
AREA 2 = 0.45± ACRES
AREA 3 = 0.20± ACRES
AREA 4 = 0.25± ACRES
AREA 5 = 0.25± ACRES

WETLAND DISTURBANCE

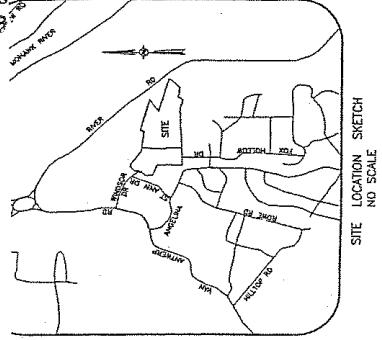
TOTAL WETLANDS CREATED = 1.41± ACRES

WETLAND CREATION



WETLAND DISTURBANCE



SITE LOCATION SKETCH
NO SCALE

MAINTENANCE OF EROSION CONTROL MEASURES PARTICULAR MEASURES:

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, SEDIMENT BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED AS NEEDED. DESIGN AND ACCUMULATED AND REMOVED AND CONTINUED IN APPROPRIATE SPOT AREAS, WATER SHALL BE APPLIED TO NEWLY SEDED AREAS AS NEEDED UNTIL GRASS COVER IS ESTABLISHED.

SOIL EROSION AND SEDIMENT CONTROL MEASURES
GENERAL MEASURES:

1. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION SHALL BE MINIMIZED BY STABILIZING THE BANKS AND SEDIMENTATION SPILL BY REINFORCING THE EROSION CONTROL MEASURES.
2. INsofar 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 CROSSINGS FACILITATES AND SHALL NOT OPERATE UNNECESSARILY WITHIN WATERWAYS OR DRAINAGE DITCHES.

GRADING NOTES:

THE APPLICANT SHALL TREAT THE GRADING PLAN SUBMITTED FOR THE SUBDIVISION AS CONFIDENTIAL AND SHALL SUBMIT GRADE PLANS FOR REVIEW BY THE BUILDING INSPECTOR ON A LOT-BY-LOT BASIS THAT ARE CONSISTENT WITH THE PLANNING BOARD REQUIREMENTS FOR TREE PRESERVATION.

1. STORM DRAIN INLET HAY BAILE FILTER: IMMEDIATELY FOLLOWING COMPLETION OF ANY AND ALL OF THE PROPOSED STREAM CHANNELS, HE COSTRUCTED AN HAY BAILE FILTER. IT SHALL FUNCTION TO PREVENT SEDIMENT FILTERS OVERLAWED DRAINAGE DITCHES, THEY SHALL BE MAINTAINED IN GOOD CONDITION UNTIL FINAL DRAINAGE DITCH SEDIMENT FILTERS.
2. AS FINAL SITE STABILIZATION IS COMPLETED, DITCH FILTERS AS TO EFFECTIVELY YIELD A SEDIMENT FILTERS, AS TO EFFECTIVELY YIELD A SEDIMENT FILTER SHALL BE CONSTRUCTED WITHIN EACH DITCH AT ITS DOWNSTREAM TERMINUS. ADDITIONAL FILTERS SHALL BE CONSTRUCTED AS ARE DEEMED NECESSARY AS AGGREGATE IS USED FOR FILTER CONSTRUCTION.
3. HAY BAILE FILTERS SHALL BE CONSTRUCTED OF WELL-GRADED STONE RANGING UP TO 1.5 INCHES IN DIAMETER. THE AGGREGATE FILTER SHALL BE PLACED SO AS TO FULLY SPAN THE DITCH CROSS SECTION SUCH THAT IT MAY NOT BE WASHED AWAY THROUGH SHEAR BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL SUCH TIME AS FINAL STABILIZATION OF THE UPSTREAM AREAS CONTRIBUTING FLOW IS ACHIEVED.
4. TOPSOIL AND FILL MATERIALS SHALL BE REMOVED FOR RECLAMATION AND STOCKPILED AS STOCKPILE AREAS. AFTER THE CONSTRUCTION OF THE ENGINEER STABILIZATION OF UPSTREAM CONTRIBUTORY AREAS IS ACHIEVED.
5. HAY BAILE BERM'S SHALL BE CONSTRUCTED AROUND ALL STOCKPILES OF FILL MATERIALS AND EXCAVATED OVERBANK THAT ARE TO REMAIN EXPOSED FOR PERIODS LESS THAN 30 DAYS. HAY BAILE BERM'S SHALL BE ANCHORED AND MAINTAINED IN GOOD CONDITION AND AS SHOWN AS SHOWN STOCKPILLS AS FINAL GRADE AND PERMANENTLY STABILIZED.
6. TOPSOIL AND FILL THAT IS TO REMAIN STOCKPILED ON SITE FOR PERIODS GREATER THAN 30 DAYS SHALL BE EXCAVATED AND STOCKPILED MATERIAL SHALL BE OPERATED THE STOCKPILED MATERIAL SHALL BE GRADED AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING, MULCH APPLICATION, SOD LAYERING, AND STOCKPILE REMOVAL.
7. IN NO CASE SHALL ERODIBLE MATERIALS BE STOCKPILED WITHIN 25 FT. OF ANY DITCH, STREAM, OR OTHER SURFACE WATER BODY.
8. PERMANENT VEGETATIVE COVER: IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOLIDS.
9. ALL HEALTHY TREES OF DESIRABLE SPECIES ARE TO BE PROTECTED FROM DAMAGE. ALL UNNECESSARY REMOVAL OF HEALTHY TREES SHALL BE AVOIDED.

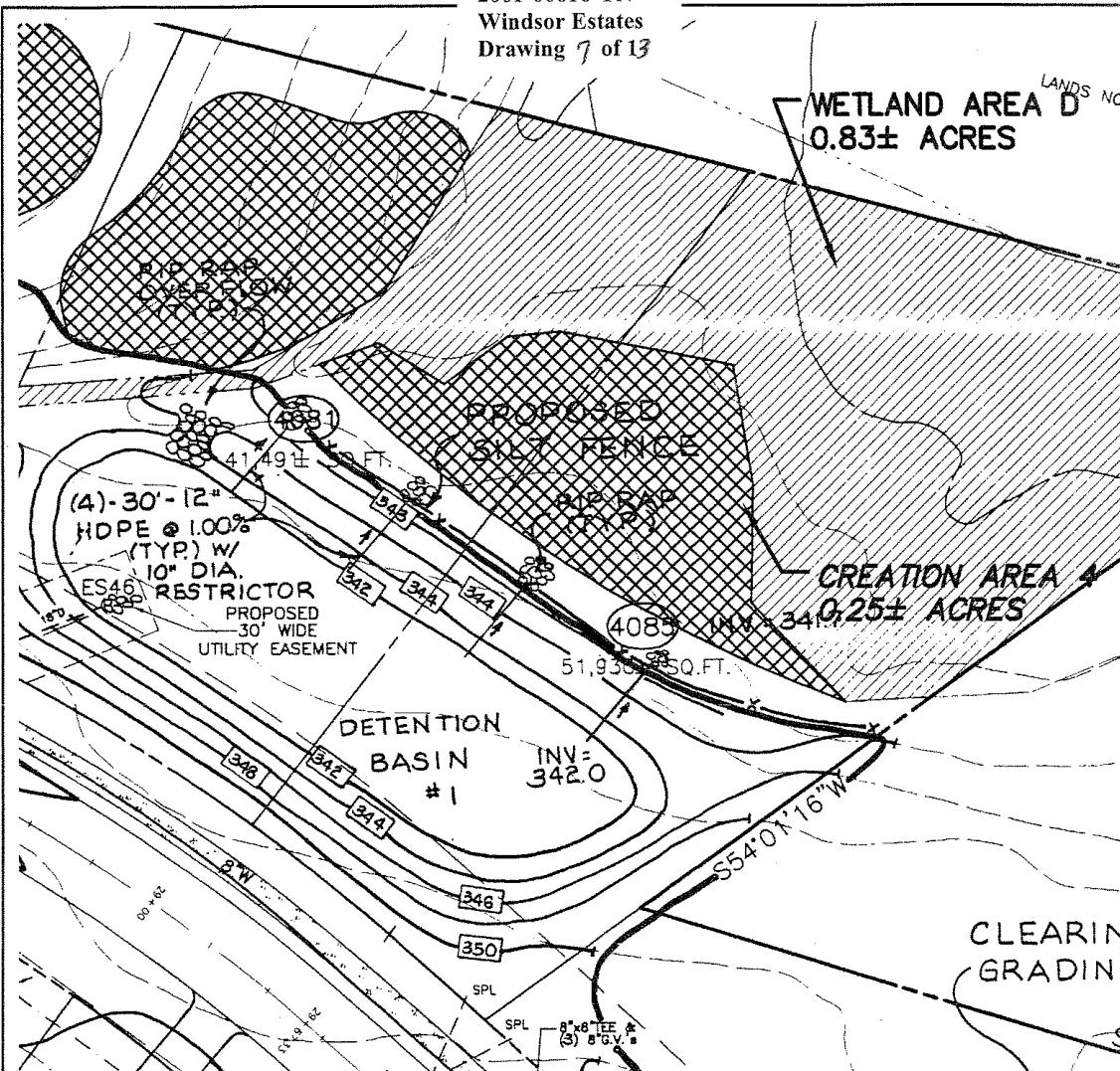
TREE PRESERVATION POLICY

THE SUBMISSION GRADING PLAN IS UNDERPETOED BY THE PLANNING BOARD AUTHORIZES GRADING THE SITE CAN BE ACCOMPLISHED IN A MANNER THAT RENDER THE SITE UNBUILDABLE. 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.

1. SUBDIVISION APPROVAL BY THE PLANNING BOARD AUTHORIZES GRADING AND CLEARING WITHIN THE ROAD RIGHT OF WAY AND EXISTING ONLY. THE SUBDIVISION APPROVAL IS SUBJECT TO SUBDIVISION 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 OF LAND 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.
4. THE GRADING PLAN SHALL BE CONSISTENT WITH THE PURPOSES OF THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE. IN PARTICULAR, STOCKPILED MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DROP LINE OF TREES TO BE PRESERVED.

**GRADING PLAN
PRELIMINARY SUBDIVISION PLAN
WINDSOR ESTATES SECTION 3**
SHEET 2 OF 2

2001-00616-YN
Windsor Estates
Drawing 7 of 13



AREAS IN BETWEEN PLANTING AREAS TO BE SEADED WITH NORTHEAST WETLAND GRASS/FORB MIX @ 8#/PER ACRE.
SIDE SLOPES AREAS TO BE SEADED WITH NORTHEAST UPLAND WILDFLOWER/RESTORATION EROSION MIX @ 4.7#/PER ACRE.

CONSTRUCTION NOTES:

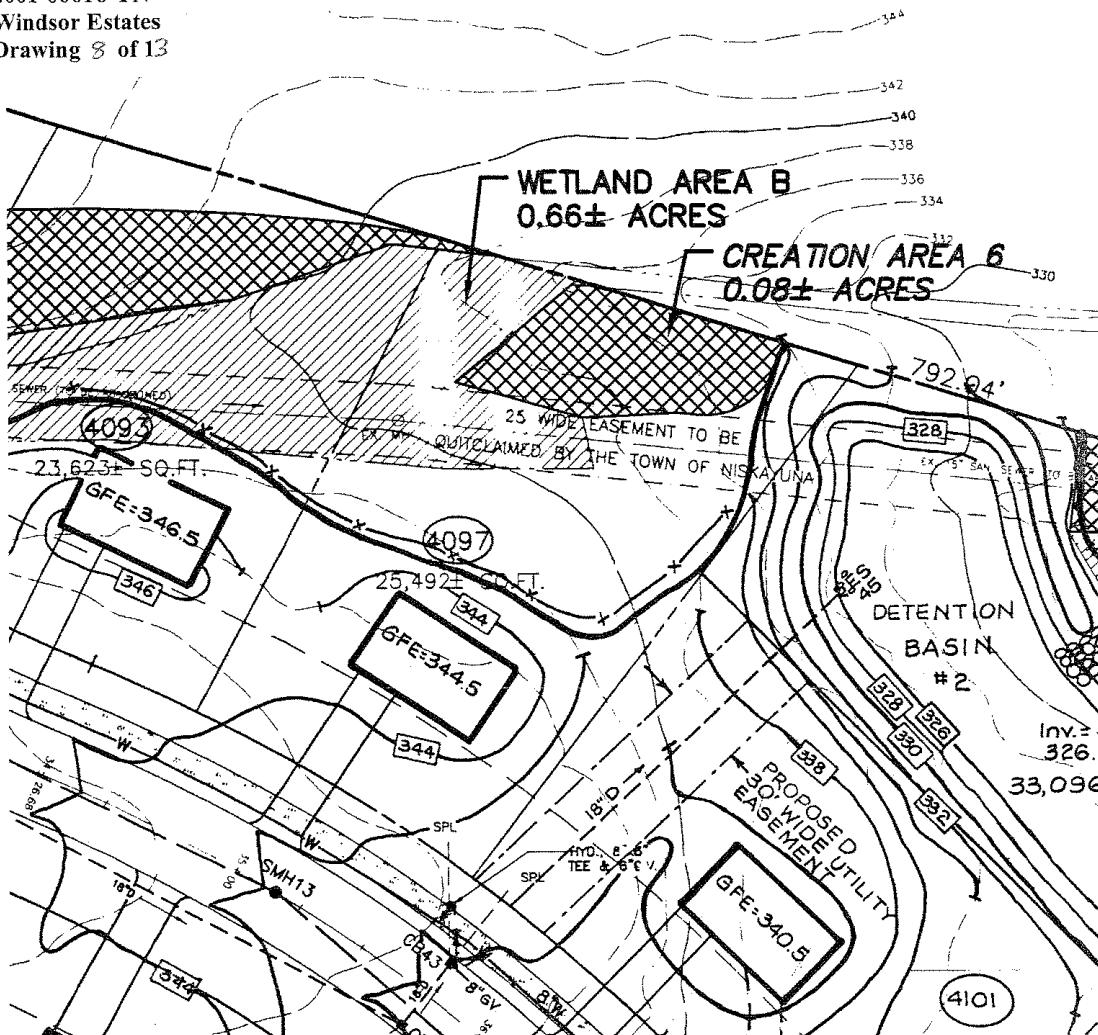
1. MULMOOKS SHALL BE BUILT USING TOPSOIL STORED FROM AREAS TO BE DISCARDED DURING CONSTRUCTION OR A HIGH QUALITY TOPSOIL IMPORTED TO THE SITE. MULMOOKS ARE NOT REQUIRED TO BE A SMOOTH EVEN SURFACE, A ROUGH PROFILE IS ACCEPTABLE.
2. SIDE SLOPES TO THE BOUNDARY OF CONSTRUCTED WETLAND SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL. SLOPES SHALL BE STABILIZED USING WILDFLOWER/RESTORATION MIX AT THE SPECIFIED RATE.
3. CONSTRUCTION SHALL BE SUPERVISED BY A LANDSCAPE ARCHITECT OR SIMILAR QUALIFIED PERSON FAMILIAR WITH WETLAND CONSTRUCTION AND WETLAND PLANTING TECHNIQUES.

SILT FENCE — — —

WINDSOR ESTATES
WETLAND CREATION AREA 4
GRADING AND LANDSCAPE PLAN
4081, AND 4085 WINDSOR DRIVE

		DATE
		BY
		REVISION
TOWN OF COLONIE		COUNTY OF ALBANY
STATE OF NEW YORK		
ABD ENGINEERS SURVEYORS 411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax.518-377-0379		
DATE: NOVEMBER 14, 2003	SCALE: 1=50'	DWG. 2445_wet4
		SHEET 4 OF

2001-00616-YN
Windsor Estates
Drawing 8 of 13



KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE
NR	O	VIBURNUM LANTANA	MAGNOLIA	BR-15"
S9	O	LINDERA BETULINA	SPICE BUSH	BR-15"
SF	O	CSUADIA SENSIBILIS	SENSITIVE FERN	BR-15" OC
SR	O	JUNCUS EFFUSUS	SOFT RUSH	BR-15" OC
RD	O	CORNUS SERICEA	RED-OSEEN DOGWOOD	BR-15" OC
TG	O	CAREX STRICTA	TUSSOCK SEDGE	BR-15" OC

AREAS IN BETWEEN PLANTING AREAS TO BE SEEDDED WITH NORTHEAST WETLAND GRASS/FORB MIX @ 6# PER ACRE.
SIDE SLOPES AREAS TO BE SEEDDED WITH NORTHEAST UPLAND WILDFLOWER/RESTORATION EROSION MIX @ 4.7# PER ACRE.

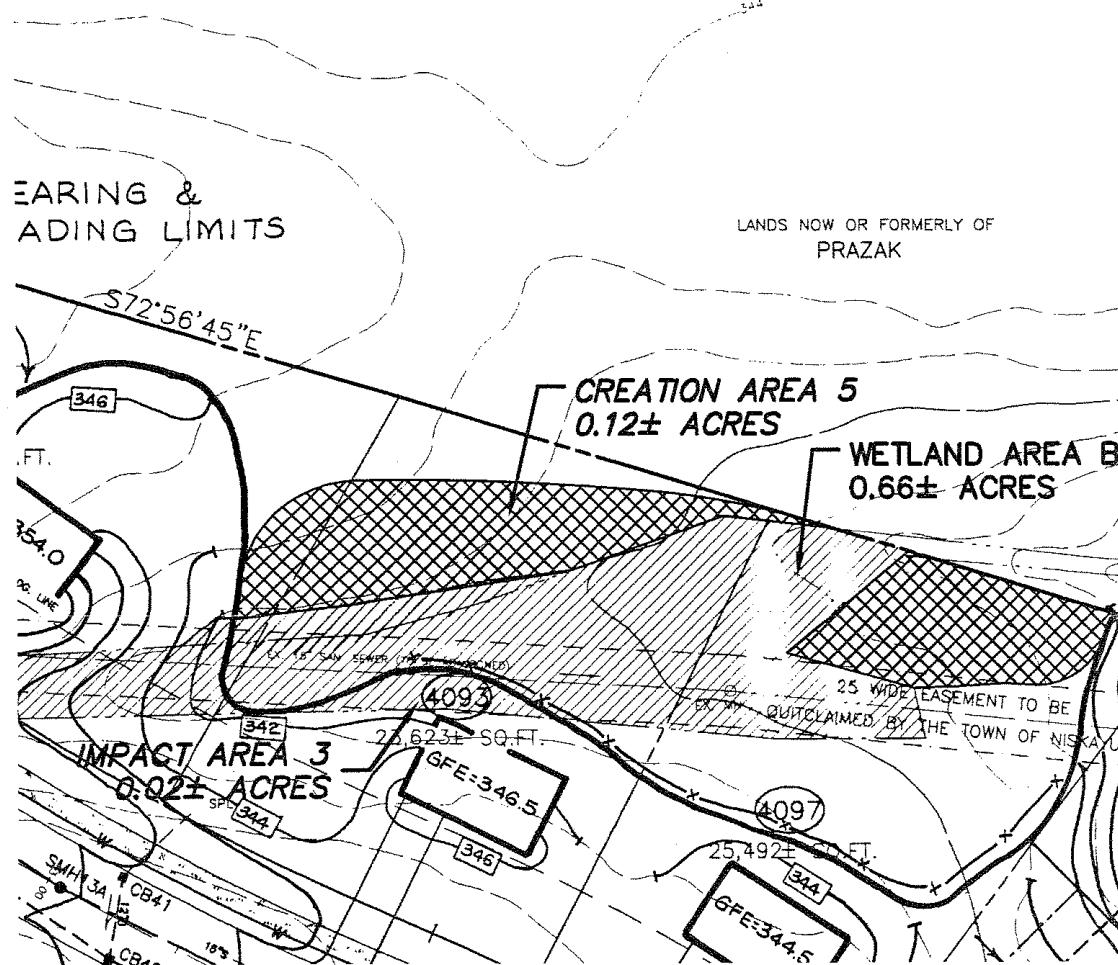
- CONSTRUCTION NOTES:
1. HUMMOCKS SHALL BE BUILT USING TOPSOIL STORED FROM AREAS TO BE DISTURBED DURING CONSTRUCTION, OR A HIGH QUALITY TOPSOIL IMPORTED TO THE SITE. HUMMOCKS ARE NOT REQUIRED TO BE A SMOOTH EVEN SURFACE, A ROUGH PROFILE IS ACCEPTABLE.
 2. SIDE SLOPES TO THE BOUNDARY OF CONSTRUCTED WETLAND SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL. SLOPES SHALL BE STABILIZED USING WILDFLOWER/RESTORATION MIX AT THE SPECIFIED RATE.
 3. CONSTRUCTION SHALL BE SUPERVISED BY A LANDSCAPE ARCHITECT OR SIMILAR QUALIFIED PERSON FAMILIAR WITH WETLAND CONSTRUCTION AND WETLAND PLANTING TECHNIQUES.

SILT FENCE — — —

WINDSOR ESTATES
WETLAND CREATION AREA 6
GRADING AND LANDSCAPE PLAN
4097 WINDSOR DRIVE

BY	DATE	REVISION
TOWN OF COLONIE	COUNTY OF ALBANY	
STATE OF NEW YORK		
ABD ENGINEERS		
SURVEYORS		
411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax: 518-377-0379		
NO. DATE: NOVEMBER 14, 2003	SCALE: 1"=50'	DWG. 2445_wet6 SHEET 6

2001-00616-YN
Windsor Estates
Drawing 9 of 13



PLANT LIST	STY	CITY	BOTANICAL NAME	COMMON NAME	SIZE
RD	0		VERBENUM LENTAGO	NANASERRY	BR-18"
SB	0		LINDERA BENZIN	SPICE BUSH	BR-18"
SF	0		OSMUDA SENSIUS	SENITIVE FERN	BR-18" OC
SC	0		JUNCUS EFUSUS	SOFT RUSH	BR-18" OC
RD	0		CORNUS SERICEA	RED-OSIER DOGWOOD	BR-18" OC
TS	0		CAREX STRICTA	TUSSOCK SEDGE	BR-18" OC

AREAS IN BETWEEN PLANTING AREAS TO BE SEADED WITH NORTHEAST
WETLAND GRASS/FORB MIX @ \$6 PER ACRE.
SIDE SLOPES AREAS TO BE SEADED WITH NORTHEAST UPLAND
WILDFLOWER/RESTORATION EROSION MIX @ 4.7#/PER ACRE.

CONSTRUCTION NOTES:

- HUMMOCKS SHALL BE BUILT USING TOPSOIL STORED FROM AREAS TO BE DISTURBED DURING CONSTRUCTION, OR A HIGH QUALITY TOPSOIL IMPORTED TO THE SITE. HUMMOCKS ARE NOT REQUIRED TO BE A SMOOTH EVEN SURFACE. A ROUGH PROFILE IS ACCEPTABLE.
- SIDE SLOPES TO THE BOUNDARY OF CONSTRUCTED WETLAND SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL. SLOPES SHALL BE STABILIZED USING WILDFLOWER/RESTORATION MIX AT THE SPECIFIED RATE.
- CONSTRUCTION SHALL BE SUPERVISED BY A LANDSCAPE ARCHITECT OR SIMILAR QUALIFIED PERSON FAMILIAR WITH WETLAND CONSTRUCTION AND WETLAND PLANTING TECHNIQUES.

SILT FENCE — — —

DATE	BY	REVISION
TOWN OF COLONIE		COUNTY OF ALBANY
STATE OF NEW YORK		
WINDSOR ESTATES		
WETLAND CREATION AREA 5		
GRADING AND LANDSCAPE PLAN		
4089, AND 4093 WINDSOR DRIVE		
ABD ENGINEERS SURVEYORS		
411 Union Street Schenectady, N.Y. 12305		
518-377-0315 Fax 518-377-0379		
DATE:	SCALE:	DWG:
NOVEMBER 14, 2003	1"=50'	2445_wets
SHEET 5 OF		

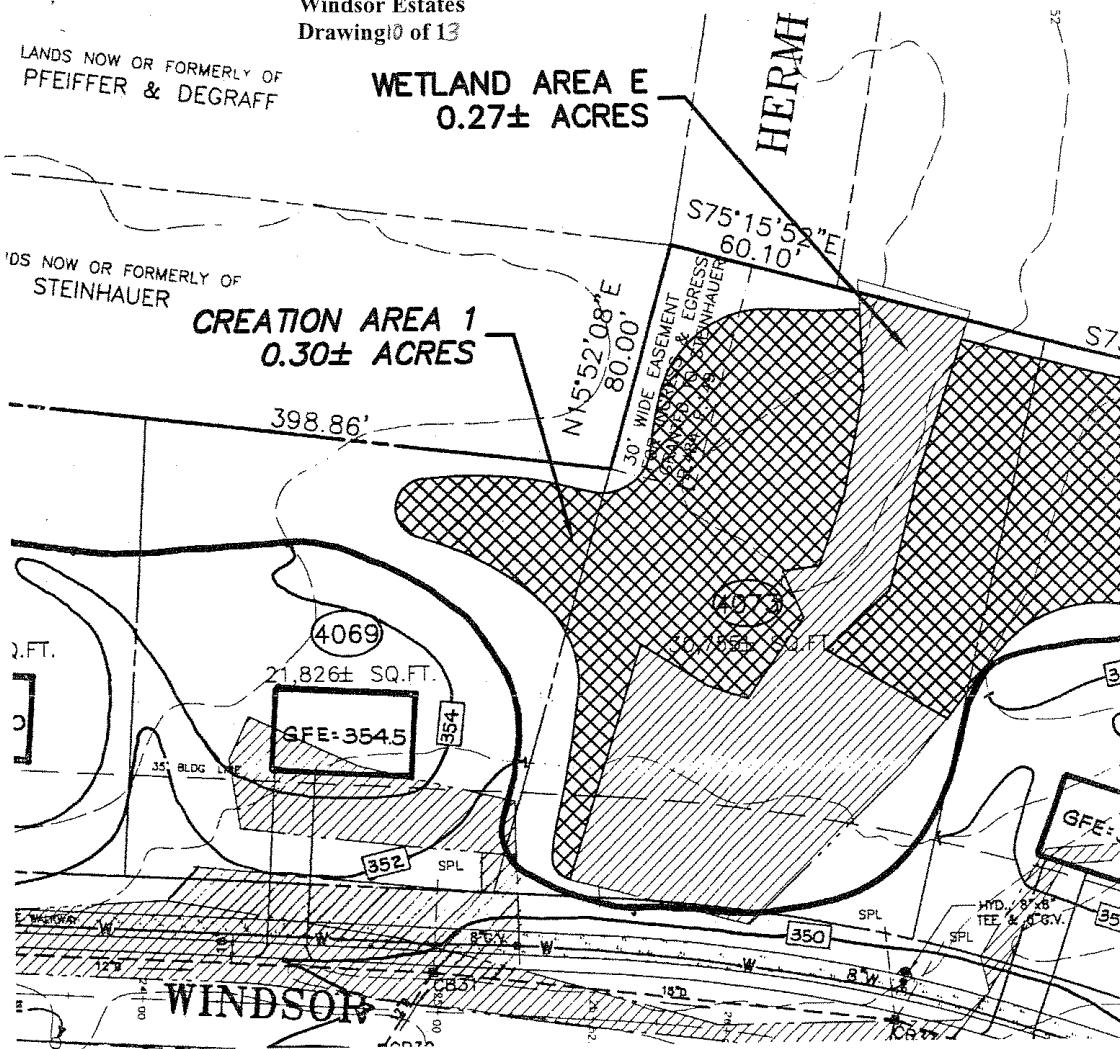
2001-00616-YN
Windsor Estates
Drawing 10 of 13

LANDS NOW OR FORMERLY OF
PFEIFFER & DEGRAFF

WETLAND AREA E
0.27± ACRES

LANDS NOW OR FORMERLY OF
STEINHAUER

CREATION AREA 1
0.30± ACRES



KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE
NB	0	VIBURNUM LENTAGO	NANNYBERRY	BR-18'
SB	0	LINDERA BENZONIA	SPIKE BUSH	BR-18'
SF	0	OSMUNDA CUCULLA	SWEET FERN	BR-18' OC
SR	0	JUNCUS EFFUSUS	SOFT RUSH	BR-18' OC
RD	0	CORNUS SERICEA	RED-OSEER DOGWOOD	BR-18' OC
TS	0	CAREX STRICTA	TUSsock SEDGE	BR-18' OC

AREAS IN BETWEEN PLANTING AREAS TO BE SEEDED WITH NORTHEAST
WETLAND GRASS/FORB MIX @ 6#/PER ACRE.
SIDE SLOPES AREAS TO BE SEDED WITH NORTHEAST UPLAND
WILDFLOWER/RESTORATION EROSION MIX @ 4.7#/PER ACRE.

CONSTRUCTION NOTES:

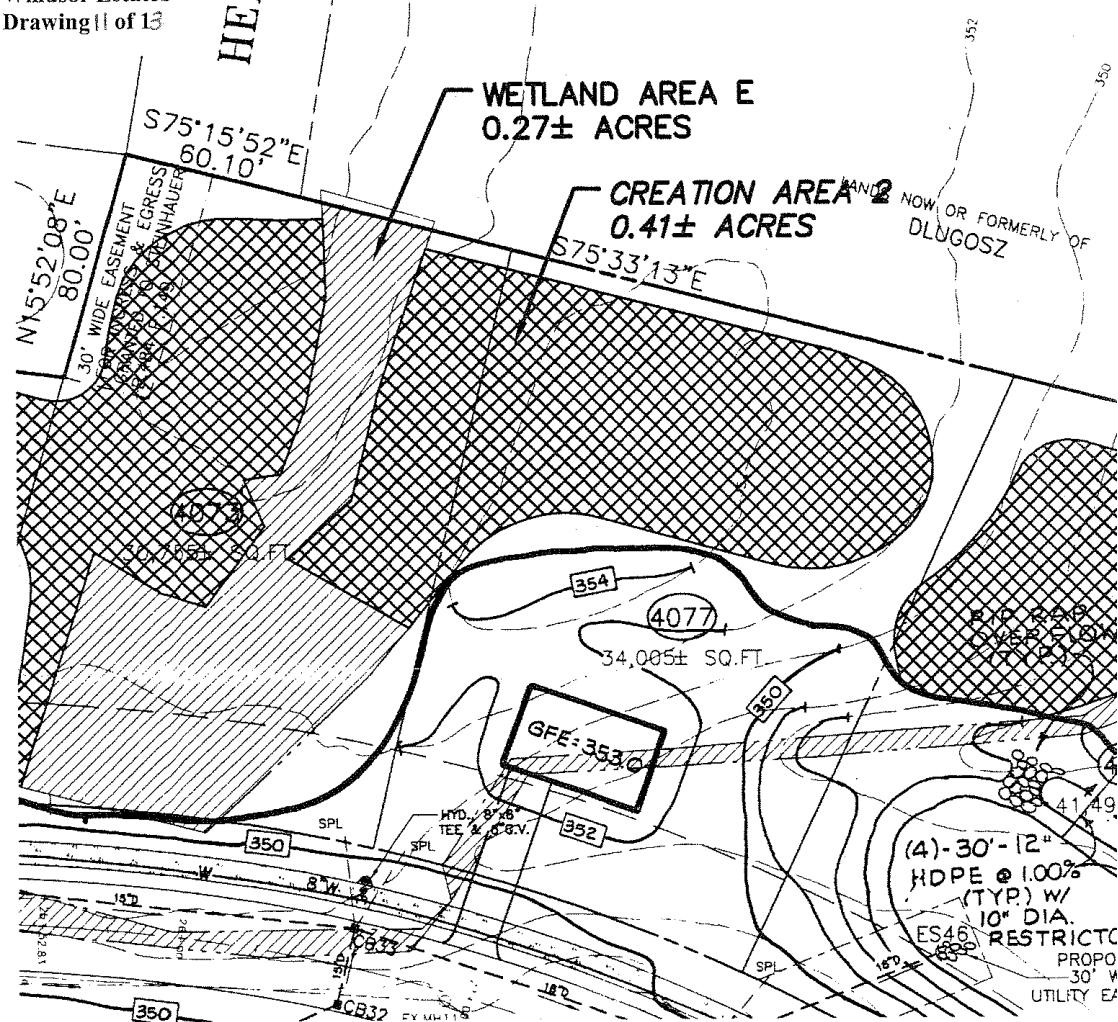
1. HUMMOCKS SHALL BE BUILT USING TOPSOIL STORED FROM AREAS TO BE DISBURSED DURING CONSTRUCTION, OR A HIGH QUALITY TOPSOIL IMPORTED TO THE SITE. HUMMOCKS ARE NOT REQUIRED TO BE A SMOOTH EVEN SURFACE. A ROUGH PROFILE IS ACCEPTABLE.
2. SIDE SLOPES TO THE BOUNDARY OF CONSTRUCTED WETLAND SHALL NOT EXCEED 1 VERTICAL TO 3 HORIZONTAL SLOPES SHALL BE STABILIZED USING WILDFLOWER/RESTORATION MIX AT THE SPECIFIED RATE.
3. CONSTRUCTION SHALL BE SUPERVISED BY A LANDSCAPE ARCHITECT OR SIMILAR QUALIFIED PERSON FAMILIAR WITH WETLAND CONSTRUCTION AND WETLAND PLANTING TECHNIQUES.

SILT FENCE — — —

WINDSOR ESTATES
WETLAND CREATION AREA 1
GRADING AND LANDSCAPE PLAN
4069, AND 4073 WINDSOR DRIVE

NO.	DATE	BY	REVISION
TOWN OF COLONE		COUNTY OF ALBANY	
		STATE OF NEW YORK	
ABD ENGINEERS  SURVEYORS 411 Union Street, Albany, N.Y. 12205 518-377-0315 Fax 518-377-0379			
NO.	DATE: NOVEMBER 14, 2003	SCALE: 1"=50'	DWG. 2445_wett SHEET 1 OF

2001-00616-YN
Windsor Estates
Drawing 11 of 13



AREAS IN BETWEEN PLANTING AREAS TO BE SEADED WITH NORTHEAST WETLAND GRASS/FORM MIX @ 6# PER ACRE.
SIDE SLOPES AREAS TO BE SEADED WITH NORTHEAST UPLAND WILDFLOWER/RESTORATION EROSION MIX @ 4.7# PER ACRE.

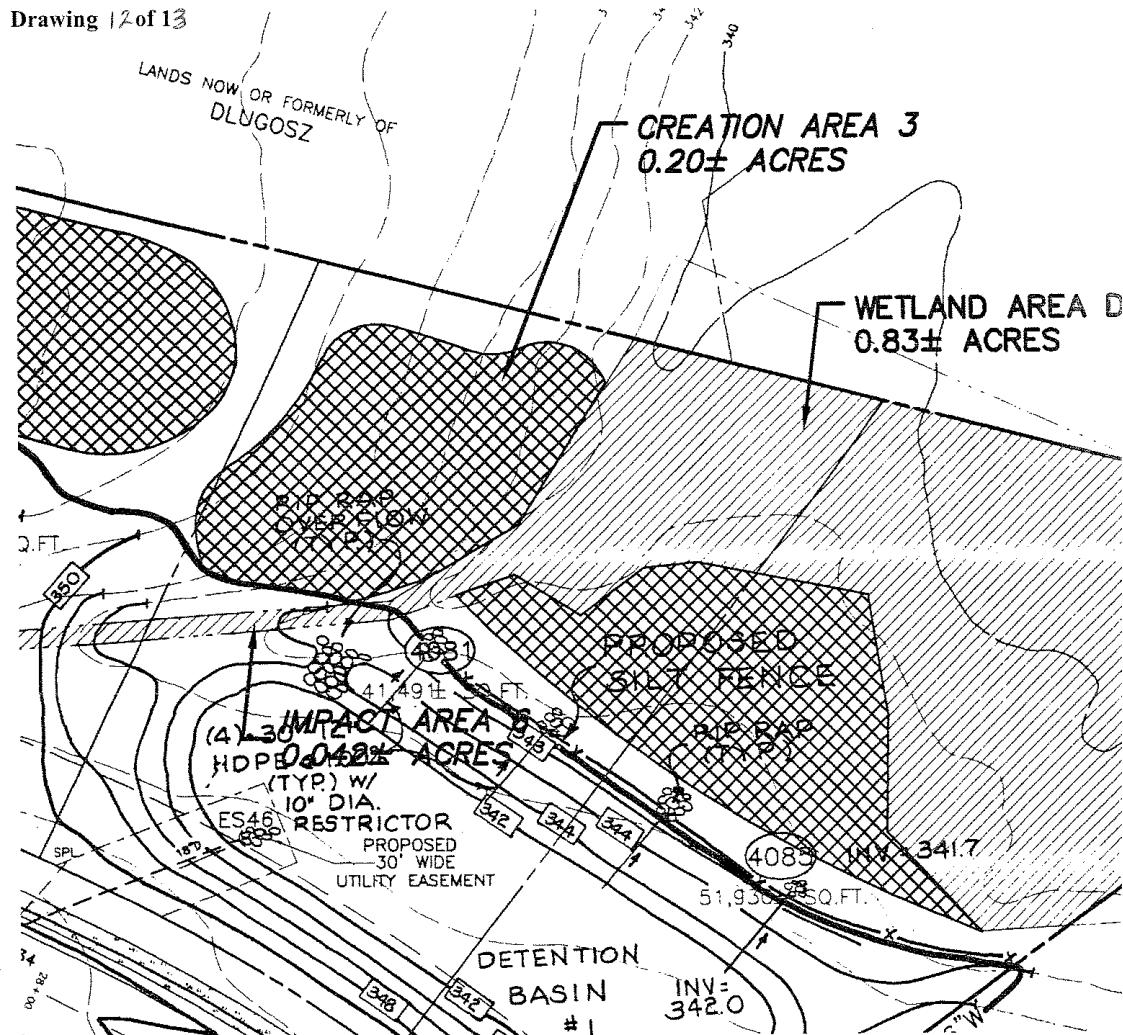
CONSTRUCTION NOTES:

- HUMmockS SHALL BE BUILT USING TOPSOIL STORED FROM AREAS TO BE DISTURBED DURING CONSTRUCTION OR A HIGH QUALITY TOPSOIL IMPORTED TO THE SITE. HUMMOCKS ARE NOT REQUIRED TO BE A SMOOTH EVEN SURFACE, A ROUGH PROFILE IS ACCEPTABLE.
- SIDE SLOPES TO THE BOUNDARY OF CONSTRUCTED WETLAND SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL. SLOPES SHALL BE STABILIZED USING WILDFLOWER/RESTORATION MIX AT THE SPECIFIED RATE.
- CONSTRUCTION SHALL BE SUPERVISED BY A LANDSCAPE ARCHITECT OR SIMILAR QUALIFIED PERSON FAMILIAR WITH WETLAND CONSTRUCTION AND WETLAND PLANTING TECHNIQUES.

SILT FENCE — — —

REVISION	DATE	WINDSOR ESTATES		
		TOWN OF COLONIE	COUNTY OF ALBANY	STATE OF NEW YORK
		WETLAND CREATION AREA 2		
		GRADING AND LANDSCAPE PLAN		
		4073, AND 4077 WINDSOR DRIVE		
		ABD ENGINEERS SURVEYORS		
		411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax 518-377-0379		
1	NOVEMBER 14, 2003	SCALE: 1"=50'	DWG. 2445_wet2	SHEET 2

2001-00616-YN
 Windsor Estates
 Drawing 12 of 13



AREAS IN BETWEEN PLANTING AREAS TO BE SEDED WITH NORTHEAST WETLAND GRASS/FORB MIX @ 69 PER ACRE.
 SIDE SLOPES AREAS TO BE SEDED WITH NORTHEAST UPLAND WILDFLOWER/RESTORATION EROSION MIX @ 4.7# PER ACRE.

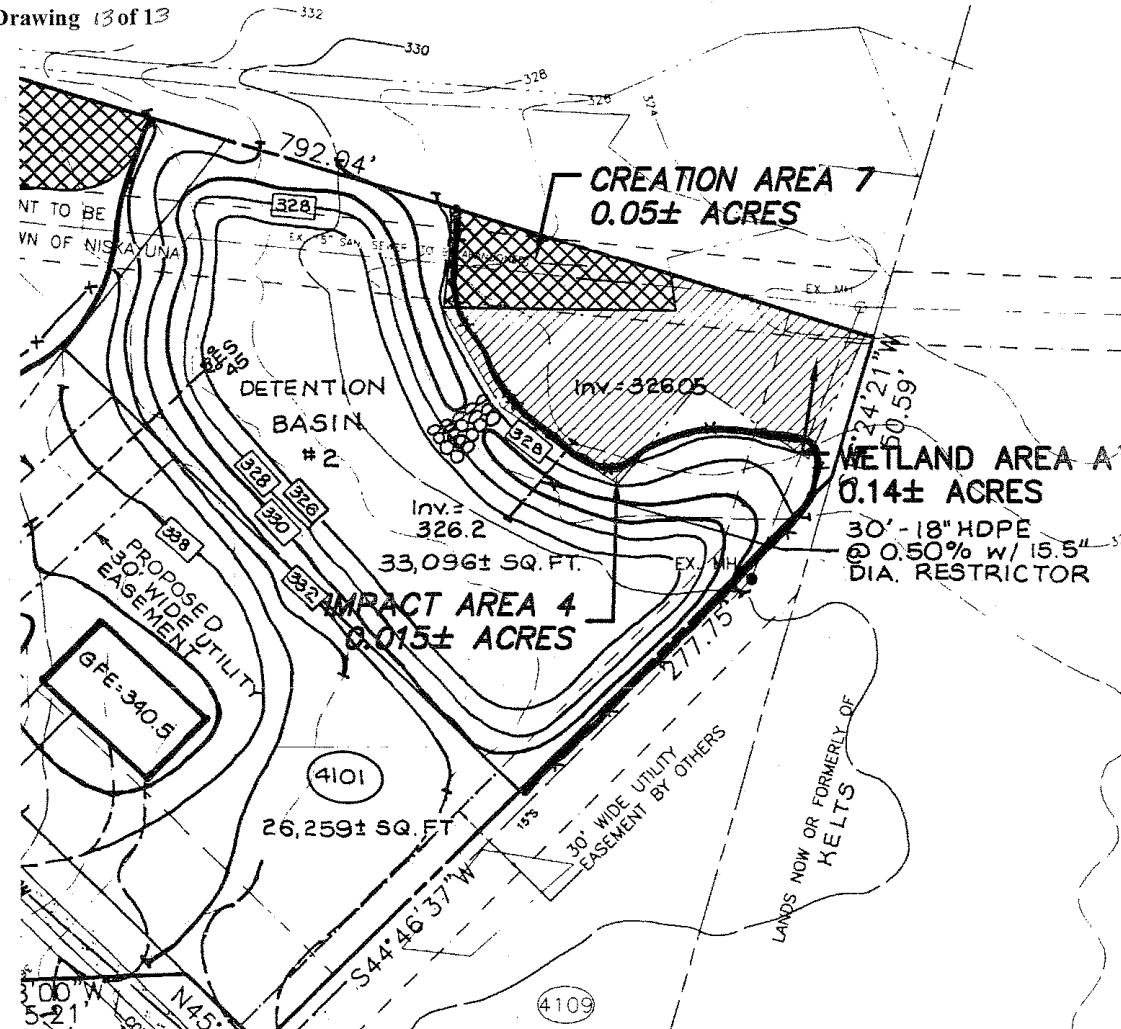
CONSTRUCTION NOTES:

- HUMMOCKS SHALL BE BUILT USING TOPSOIL STORED FROM AREAS TO BE DISTURBED DURING CONSTRUCTION, OR A HIGH QUALITY TOPSOIL IMPORTED TO THE SITE. HUMMOCKS ARE NOT REQUIRED TO BE A SMOOTH EVEN SURFACE, A ROUGH PROFILE IS ACCEPTABLE.
- SIDE SLOPES TO THE BOUNDARY OF CONSTRUCTED WETLAND SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL. SLOPES SHALL BE STABILIZED USING WILDFLOWER/RESTORATION MIX AT THE SPECIFIED RATE.
- CONSTRUCTION SHALL BE SUPERVISED BY A LANDSCAPE ARCHITECT OR SIMILAR QUALIFIED PERSON FAMILAR WITH WETLAND CONSTRUCTION AND WETLAND PLANTING TECHNIQUES.

SILT FENCE — — —

		DATE	
		BY	
		REVISION	
TOWN OF COLONIE		COUNTY OF ALBANY	
STATE OF NEW YORK			
ABD ENGINEERS SURVEYORS 411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax 518-377-0379			
DATE:	NOVEMBER 14, 2003	SCALE:	1"=50'
REV:		DWG:	2445_wet3
		SHEET	3

2001-00616-YN
Windsor Estates
Drawing 13 of 13



AREAS IN BETWEEN PLANTING AREAS TO BE SEDED WITH NORTHEAST
WETLAND GRASS/FORD MIX @ 6#/PER ACRE.
SIDE SLOPES AREAS TO BE SEDED WITH NORTHEAST UPLAND
WILDFLOWER/RESTORATION EROSION MIX @ 4.7#/PER ACRE.

CONSTRUCTION NOTES:

1. HUMMOCKS SHALL BE BUILT USING TOPSOIL STORED FROM AREAS TO BE DISTURBED DURING CONSTRUCTION, OR A HIGH QUALITY TOPSOIL IMPORTED TO THE SITE. HUMMOCKS ARE NOT REQUIRED TO BE A SMOOTH EVEN SURFACE, A ROUGH PROFILE IS ACCEPTABLE.
2. SIDE SLOPES TO THE BOUNDARY OF CONSTRUCTED WETLAND SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL SLOPES SHALL BE STABILIZED USING WILDFLOWER/RESTORATION MIX AT THE SPECIFIED RATE.
3. CONSTRUCTION SHALL BE SUPERVISED BY A LANDSCAPE ARCHITECT OR SIMILAR QUALIFIED PERSON FAMILIAR WITH WETLAND CONSTRUCTION AND WETLAND PLANTING TECHNIQUES.

SILT FENCE

NO.	REVISION	DATE	WINDSOR ESTATES	
			TOWN OF COLONE	COUNTY OF ALBANY
			STATE OF NEW YORK	
			A B D ENGINEERS SURVEYORS 411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax: 518-377-0379	

DATE: NOVEMBER 14, 2003 SCALE: 1"=50' DWG. 2445_wet7 SHEET 7 OF