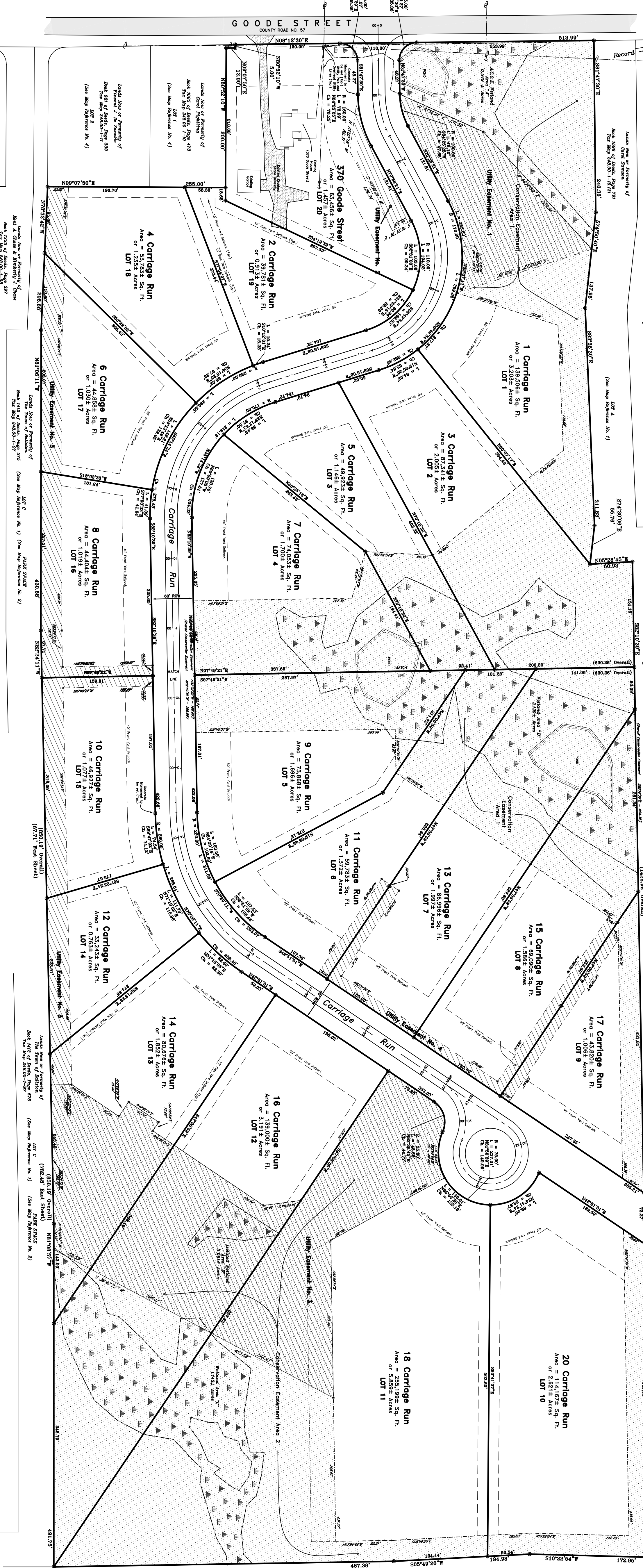


LEGEND

- Conservation Area
- Easement Area
- Drainage Easement
- U.S.A.C.O.E. Wetland
- Proposed Concrete Monument



SITE STATISTICS & ZONING REQUIREMENTS:
 TOTAL AREA OF PARCEL: 401.01± AC
 ZONING DISTRICT: RURAL

STANDARD SUBDIVISION REQUIREMENTS:
 MINIMUM LOT SIZE: 80,000 SF
 MINIMUM LOT AREA: 175
 MINIMUM YARD SETBACKS: 60'
 FRONT: 15' OR HEIGHT
 REAR: 15' OR HEIGHT
 SIDE:

PROPOSED CONSERVATION SUBDIVISION REQUIREMENTS:
 CONSERVATION LOT SIZE BASED ON PUBLIC WATER

NUMBER OF LOTS: 19 NEW LOTS
 FRONTAGE: 1.5 NEW LOTS
 MINIMUM SIZE: 98±
 MAXIMUM SIZE: 44±
 AVERAGE SIZE: 288±

AREA:
 MINIMUM SIZE: 0.75± AC OR 33,243± SQ. FT.
 MAXIMUM SIZE: 5.86± AC OR 255,199± SQ. FT.
 AVERAGE SIZE: 3.31± AC OR 144,221± SQ. FT.

NEW LENGTH OF ROAD: 2,340± LF

LOT & ROAD AREA:
 CONSERVATION: 26.28± ACRES = 65.5%
 EASEMENT AREA: 13.85± ACRES = 34.5%

WETLANDS
 TOTAL JURISDICTIONAL WETLANDS: 3.27± AC
 TOTAL ISOLATED WETLANDS: 0.91± AC
 TOTAL DISTURBANCE: 0.04± AC

MAP REFERENCES:

- 1) MAP ENTITLED: "SUBDIVISION FOR DAVID A. STEWART", DATED NOVEMBER 27, 1990, MADE BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C. AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP S-306.
- 2) MAP ENTITLED: "STEWART SUBDIVISION", DATED JANUARY 28, 1991, LAST REVISED JUNE 11, 1991, MADE BY NORTHEAST LAND SURVEY & LAND DEVELOPMENT CONSULTANTS, P.C. AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP S-311.
- 3) MAP ENTITLED: "LOT LINE ADJUSTMENT LANDS OF BRIAN T. FENEY & SHERI D. SPROVON, P.L.L.C. AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON JUNE 6, 2006, AS MAP NO. P-371.
- 4) MAP ENTITLED: "SECTION NO. 1 HULLEN ESTATES PROPERTY OF RICHARD STEWART", DATED DECEMBER 10, 1970, LAST REVISED MAY 14, 1971, MADE BY COULTER AND ASSOCIATES, INC., AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE ON JANUARY 25, 1972, AS MAP LAM-14.

NOTES:

- 1) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN SURVEY AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACTS SHOWN THEREIN.
- 2) THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYS.
- 3) SEE SHEET 1 (OVERALL SUBDIVISION PLAN) FOR ZONING REQUIREMENTS AND SITE STATISTICS.

CONSERVATION EASEMENT:

- 1) USE RESTRICTIONS:
 - NO FURNISHES OR ACCESSORY STRUCTURES PERMITTED
 - WOODED AREA MANAGEMENT PLAN MAY BE REMOVED AT ANY TIME
 - APPROVAL TO CUT OR REMOVE ANY LIVE VEGETATION GREATER THAN 6" IN DIA. BREAST HEIGHT SHALL BE DONE ONLY UPON WRITTEN APPROVAL FROM THE CHAIR OF THE PLANNING BOARD.
- 2) OPEN FIELD MANAGEMENT PLAN:
 - VEGETATION CAN BE CUT DOWNED WITHIN THE OLD HAY FIELDS UP TO THE WETLAND BOUNDARY.
 - WETLANDS WITHIN SHALL EITHER BE THE RESERVE OR WETLAND BOUNDARY.

MINIMUM YARD SETBACKS:
 FRONT: 15'
 REAR: 15'
 SIDE: 15'

TOWN OF BALLSTON

NEW YORK STATE DEPARTMENT OF HEALTH

WESTWIND FARM SUBDIVISION
 TOWN OF BALLSTON
 SARATOGA COUNTY, NEW YORK

SUBDIVISION SHEET (EAST)

TOMMELL & ASSOCIATES
 2 GILBERT ROAD
 SARATOGA SPRINGS, NY 12866
 PH: (518) 587-3149
 FAX: (518) 587-7251

PROJECT NO. 2006-0062
 DATE SEPTEMBER 8, 2010
 SCALE 1" = 50'
 SHEET NO. 5 of 19

No.	DATE	DESCRIPTION
1	9/08/10	PRELIMINARY DRAWINGS
2	3/09/11	SUBMITTED FOR NYSDOH APPROVAL
3	5/04/11	SUBMITTED FOR FINAL APPROVAL
4	6/08/11	FINAL COMMENTS FROM CT MALE AND NYSDOH
5	7/13/11	FINAL COMMENTS FROM CT MALE
6	8/1/11	FINAL COMMENTS FROM CT MALE

REVISIONS

STEWART CONSTRUCTION, INC.
 Professional Home Builders