




APPLICANT/OWNER:
SHOPPER'S WORLD VENTURES 1, LLC
PARK AVE
TOWN OF CLIFTON PARK, SARATOGA COUNTY, NEW YORK



SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS
4	REMOVALS PLAN
6	SITE PLAN
7	GRADING PLAN
8	UTILITY PLAN
9	PLANTING PLAN
10	EROSION AND SEDIMENT CONTROL PLAN
11	SITE DETAILS
12	SITE DETAILS
13	SITE DETAILS



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

900 Route 146 Clifton Park, New York 12065
(518) 371-7621
edpllp.com

TAX MAP No. 271.3-81
MARCH 20, 2023

PROPOSED REDEVELOPMENT OF
PARK AVE K-MART APARTMENTS
SHOPPER'S WORLD VENTURES 1, LLC

PARK AVE
TOWN OF CLIFTON PARK
SARATOGA COUNTY, NEW YORK

TURN BY		DDR
CHECKED BY		JCD
DP PROJECT NUMBER		13422
NO ALTERATION OF THESE DOCUMENTS IN ANY WAY UNLESS DONE UNDER THE DIRECT SUPERVISION OF A QUALIFIED PROFESSIONAL (P.E.) ENGINEER FOR AN OWNER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR SUPERVISOR OF A SUPERVISOR IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISFEASANCE.		
REVISION	DATE	BY

STEPHANIE T.
ALESSANDRINI
P.E. 100,887

JOSEPH C. DANNIBLE
R.L.A 2,288

AS NOTED

NOT FOR
CONSTRUCTION

COVER
SHEET

SHEET:

1 of 13

SITE STATISTICS

EXISTING ZONING	TC-5 NEIGHBORHOOD ZONE
PARCEL AREA	13.13± ACRES
EXISTING PARCEL STATS	
BUILDING AREA	85,000± SF
GREENSPACE	30.8% (4.0± AC)
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
UNITS	100 UNITS
BUILDING AREA	136,000± SF
PARKING	
RESIDENT'S PARKING	191 SPACES (TOTAL)
COVERED	36 SPACES
SURFACE	155 SPACES
GREEN SPACE	39.4%
MAXIMUM BUILDING HEIGHT	47.6'
PROPOSED BUILDING STORIES	4 STORIES
PROPOSED BUILDING SETBACK	
FRONT YARD	445'
SIDE YARD	54'
REAR YARD	110'
UTILITY PROVISIONS	
STORMWATER MANAGEMENT	OFFSITE (EXISTING)
WATER	CLIFTON PARK WATER AUTHORITY
SANITARY PROVISIONS	SARATOGA COUNTY SEWER DISTRICT #1
SNOW STORAGE	ONSITE AND OFFSITE

STANDARD CLIFTON PARK SITE NOTES:

STANDARD NOTE FOR PERMANENT OPEN SPACE AREAS:

1. CONSTRUCTION OF PRINCIPAL OR ACCESSORY BUILDINGS INCLUDING SHEDS, BARNs AND OTHER IMPROVEMENTS INCLUDING BUT NOT LIMITED TO POOLS & FENCES.
2. GRADING OF LAND.
3. CLEARING OF VEGETATION, INCLUDING ANY PRUNING OR REMOVAL OF BRUSH, DEAD WOOD, ETC.
4. INSTALLATION OF ANY UTILITIES, EITHER ABOVE GROUND OR BELOW GROUND.

ECC STANDARD NOTES:

HARMFUL/HAZARDOUS MATERIALS AND HEALTH ISSUES:

NO SALTS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS MAY BE USED ON THIS PROPERTY WHERE THEY WILL CONTAMINATE ANY WETLAND AREAS OR SURFACE WATER THROUGH RUNOFF, LEACHING, OR IN ANY MANNER WHICH VIOLATES THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW.

MARKING AREAS NOT TO BE DISTURBED:

THE BORDERS OF ALL LAND THAT IS TO REMAIN UNDISTURBED SHALL BE CLEARLY MARKED ON THE SITE BEFORE SITE PREPARATION BEGINS. THESE ON-SITE BOUNDARY MARKERS SHALL REMAIN UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED.

EROSION AND WATER QUALITY CONTROLS:

ALL EROSION AND WATER QUALITY CONTROLS SHALL BE PUT IN PLACE AT THE INITIAL PHASE OF SITE PREPARATION AND SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION ENDS AND SOILS ARE STABILIZED.

FUGITIVE DUST AND DEBRIS:

THE APPLICANT WILL CONTROL FUGITIVE DUST AND DEBRIS DURING THE CONSTRUCTION/DEMOLITION PHASE OF THE PROJECT.

NOISE:

NO PERSON SHALL OPERATE OR PERMIT TO BE OPERATED ANY TOOLS OR EQUIPMENT USED IN CONSTRUCTION, DRILLING, EXCAVATIONS OR DEMOLITION WORK, BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M., WHERE SUCH SOUND IS PLAINLY AUDIBLE ACROSS A RESIDENTIAL PROPERTY LINE, EXCEPT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO EMERGENCY WORK.

EMERGENCY ACCESS NOTE:

THE APPLICANT SHALL COORDINATE WITH THE CLIFTON PARK FIRE DEPARTMENT FOR THE LOCATION OF THE KNOX BOX AND FIRE DEPARTMENT CONNECTION.

APPROVED BY MOTION OF THE PLANNING BOARD OF THE TOWN OF CLIFTON PARK, NEW YORK ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID MOTION, ANY CHANGE, ERASURE, MODIFICATIONS OR REVISIONS OF THIS PLOT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGN THIS _____ DAY OF _____,
20____ BY _____

PLANNING BOARD CHAIRMAN

The Planning Board approval shall be valid for one year from the date of Planning Board Final or Conditioned Final Approval. If compliance with the site plan is not made by the applicant before the termination of this one-year period, said approval shall automatically terminate.

The Planning Board may, in its sole discretion, at the applicant's written timely and, in any event, at least 30 days prior to the expiration of the initial one-year approval, grant the applicant an extension of time within which to comply with the site plan as provided within the aforesaid one-year period, and further provided that such extension shall in no event exceed one year. No further extensions shall be permitted.

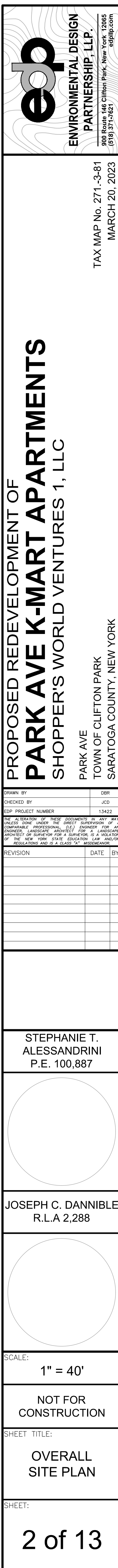
RECORD OF SUBMITTALS	DATE	BY
SUBMITTAL TO TDE FOR REVIEW	3/17/2023	STA

PLANS PREPARED BY :



**ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP.**

900 Route 146 Clifton Park, New York 12065
(518) 371-7621 edpllp.com

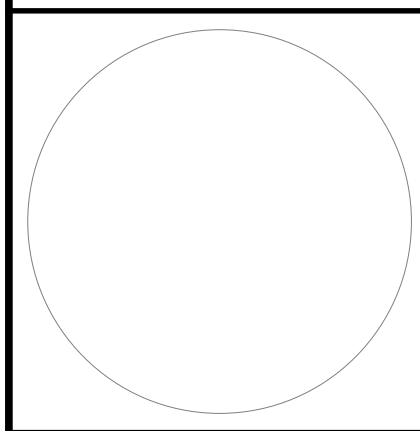


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SHOPPER'S WORLD VENTURES 1, LLC

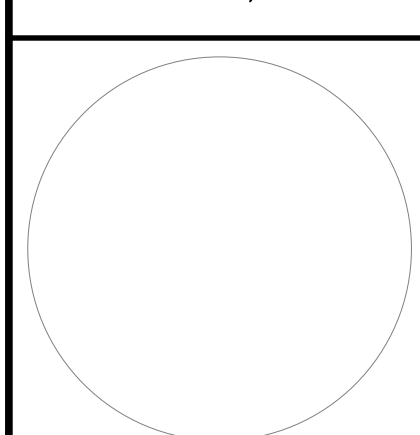
PARK AVE
TOWN OF CLIFTON PARK
SARATOGA COUNTY, NEW YORK

[illegible]

STEPHANIE T.
ALESSANDRINI
P.E. 100,887



JOSEPH C. DANNIBLE
R.L.A 2,288



SCALE:
1" = 40'

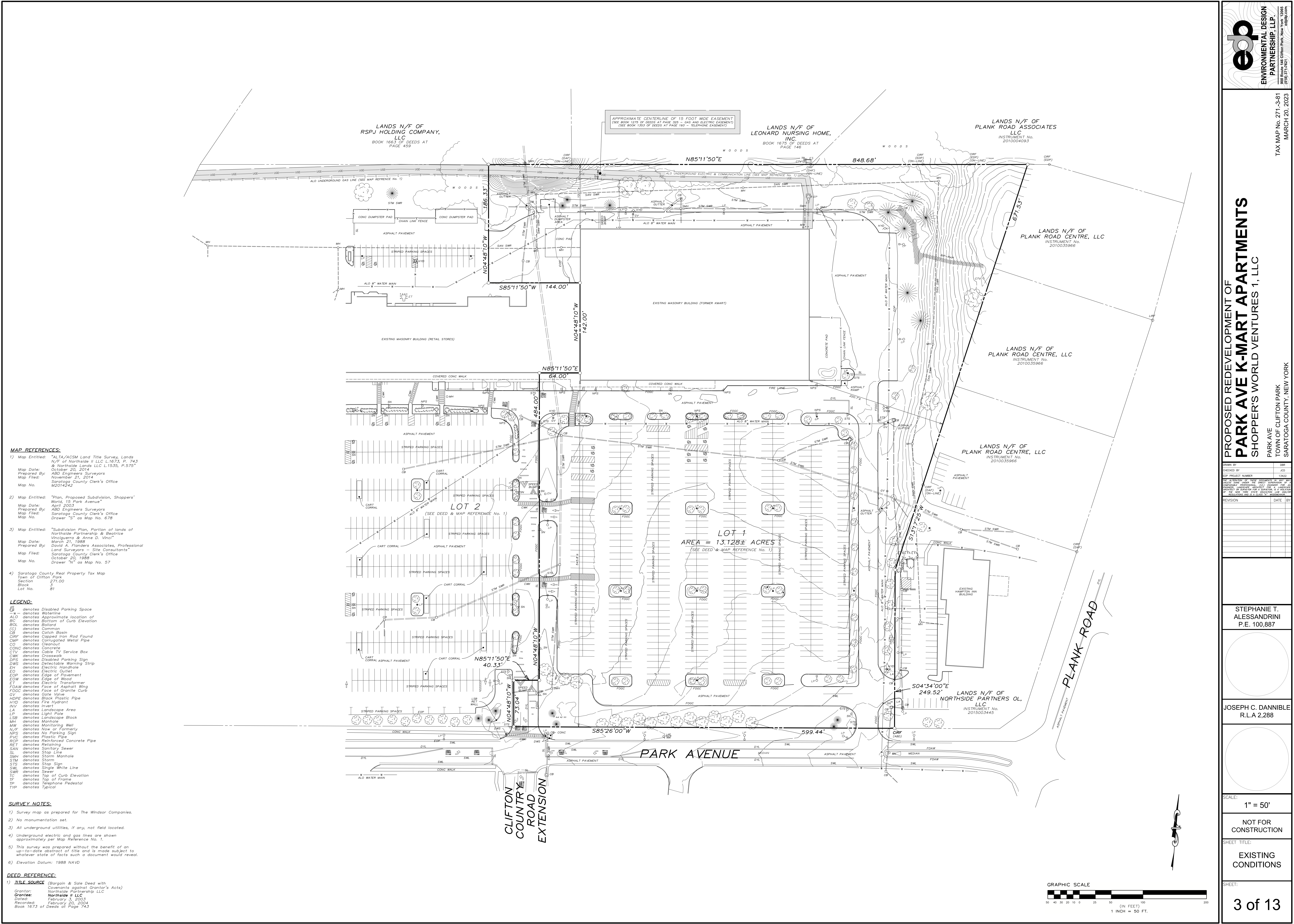
NOT FOR
CONSTRUCTION

SHEET TITLE:

OVERALL
SITE PLAN

SHEET:

2 of 13



MAP REFERENCES:

- 1) Map Entitled: "ALTA/ACSM Land Title Survey, Lands N/F of Northside II LLC L.1673, P. 743 & Northside Lands LLC L.1535, P.575"
Map Date: October 20, 2014
Prepared By: ABD Engineers Surveyors
Map Filed: November 21, 2014
Map No.: Saratoga County Clerk's Office M2014242
- 2) Map Entitled: "Plan, Proposed Subdivision, Shoppers' World, 15 Park Avenue"
Map Date: April 2003
Prepared By: ABD Engineers Surveyors
Map Filed: Saratoga County Clerk's Office
Map No.: Drawer "C" as Map No. 679
- 3) Map Entitled: "Subdivision Plan, Portion of lands of Northside Partnership & Beatrice Vinciguerra & Anne D. Vinci"
Map Date: March 21, 1988
Prepared By: David A. Flanders Associates, Professional Land Surveyors - Site Consultants
Map Filed: Saratoga County Clerk's Office
Map No.: October 20, 1988
Drawer "N" as Map No. 57
- 4) Saratoga County Real Property Tax Map
Town of Clifton Park
Section 271.00
Block 81
Lot No. 81

LEGEND:

- CS denotes Disabled Parking Space
- W denotes Waterline
- ALO denotes Approximate location of
- BC denotes Bottom of Curb Elevation
- BOL denotes Bollard
- CO denotes Common
- CB denotes Catch Basin
- CRF denotes Capped Iron Rod Found
- CMP denotes Corrugated Metal Pipe
- CO denotes Cleanout
- CONC denotes Concrete
- CTV denotes Cable TV Service Box
- CWK denotes Crosswalk
- DPS denotes Disabled Parking Sign
- DWS denotes Detectable Warning Strip
- EH denotes Electric Handhole
- EO denotes Electric Outlet
- EOP denotes Edge of Pavement
- EDW denotes Edge of Wood
- ET denotes Electric Transformer
- FOAW denotes Face of Asphalt Wing
- FOGC denotes Face of Granite Curb
- GV denotes Gate Valve
- HDPE denotes Black Plastic Pipe
- HYD denotes Fire Hydrant
- INV denotes Invert
- LA denotes Landscape Area
- LP denotes Light Pole
- LSB denotes Landscape Block
- MH denotes Manhole
- MW denotes Monitoring Well
- N/F denotes North or Formerly
- NPS denotes No Parking Sign
- PVC denotes Plastic Pipe
- RCP denotes Reinforced Concrete Pipe
- RET denotes Retaining
- SAV denotes Sanitary Sewer
- SL denotes Stop Line
- SMH denotes Storm Manhole
- STM denotes Storm
- STS denotes Stop Sign
- SWL denotes Single White Line
- SWR denotes Sewer
- TC denotes Top of Curb Elevation
- TF denotes Top of Frame
- TP denotes Telephone Pedestal
- TP denotes Typical

SURVEY NOTES:

- 1) Survey map as prepared for The Windsor Companies.
- 2) No monumentation set.
- 3) All underground utilities, if any, not field located.
- 4) Underground electric and gas lines are shown approximately per Map Reference No. 1.
- 5) This survey was prepared without the benefit of an up-to-date abstract of title and is made subject to whatever state of facts such a document would reveal.
- 6) Elevation Datum: 1988 NAVD

DEED REFERENCE:

- 1) TITLE SOURCE (Bargain & Sale Deed with Covenants against Grantor's Acts)
Grantor: Northside Partnership LLC
Grantee: Northside II LLC
Dated: February 3, 2003
Recorded: February 20, 2004
Book 1673 of Deeds at Page 743

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REVISION	DATE	BY

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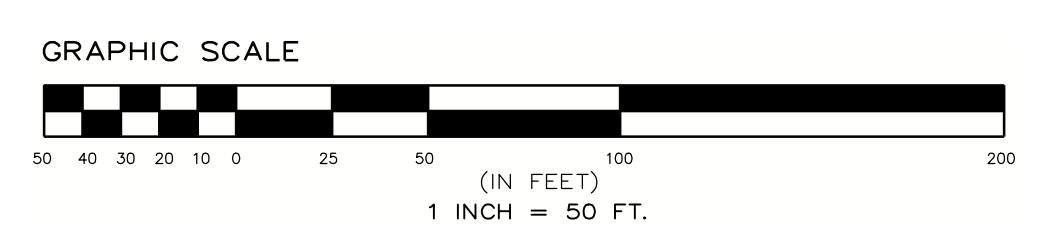
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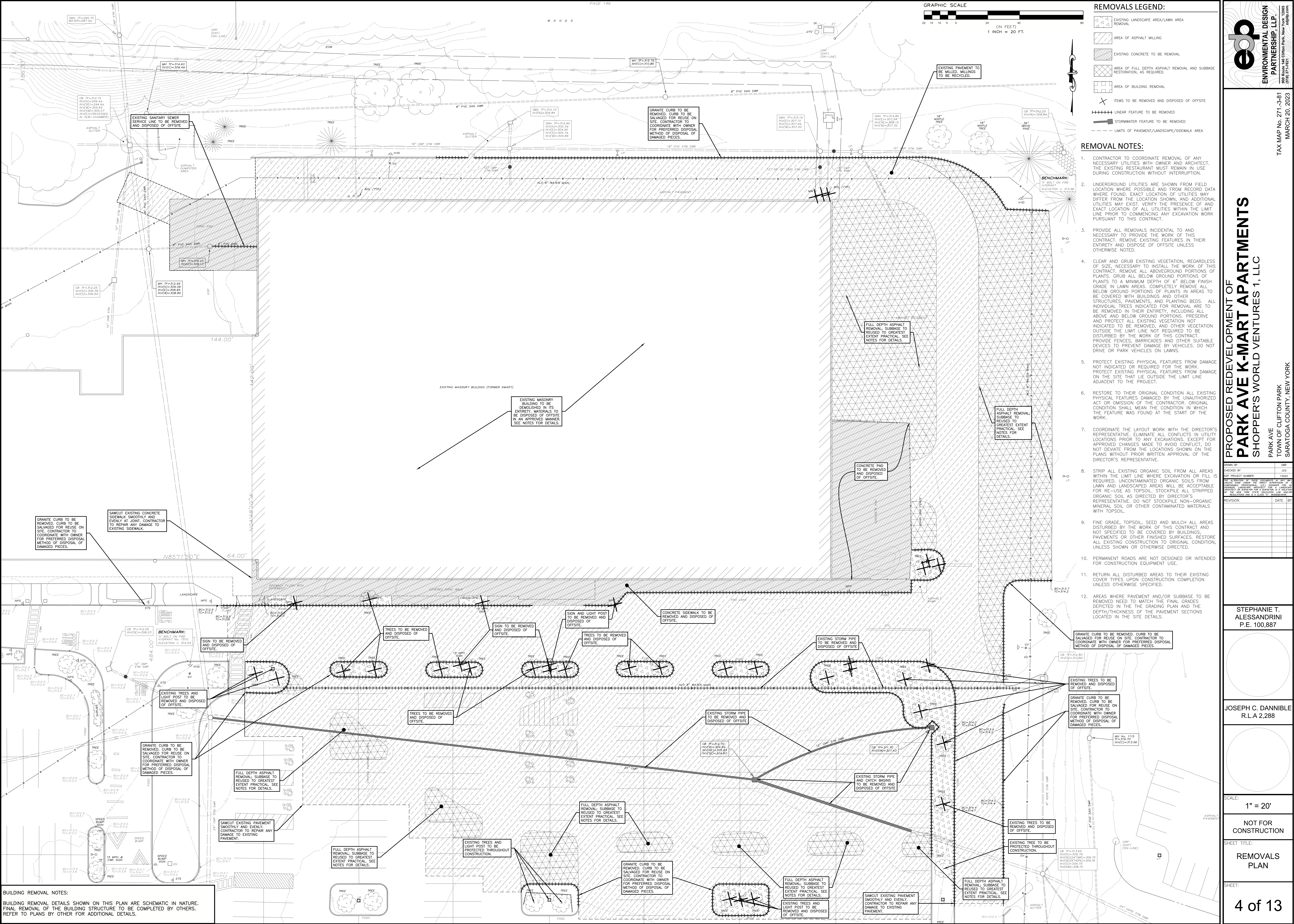
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1" = 50'

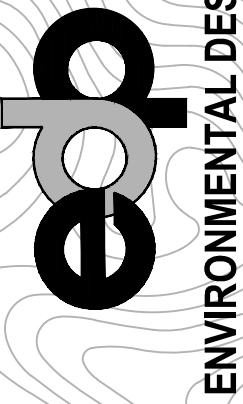
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SHEET TITLE:
EXISTING
CONDITIONS

SHEET:







ENVIRONMENTAL DESIGN
PARTNERS, LLP
908 Route 46 Clifton Park, New York 12065
(518) 577-0021

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SARATOGA COUNTY, NEW YORK

OWNER: STEPHANIE T. ALESSANDRINI, P.E. 100,887

OWNER: JOSEPH C. DANNIBL, R.L.A. 2,288

SCALE: 1" = 20'

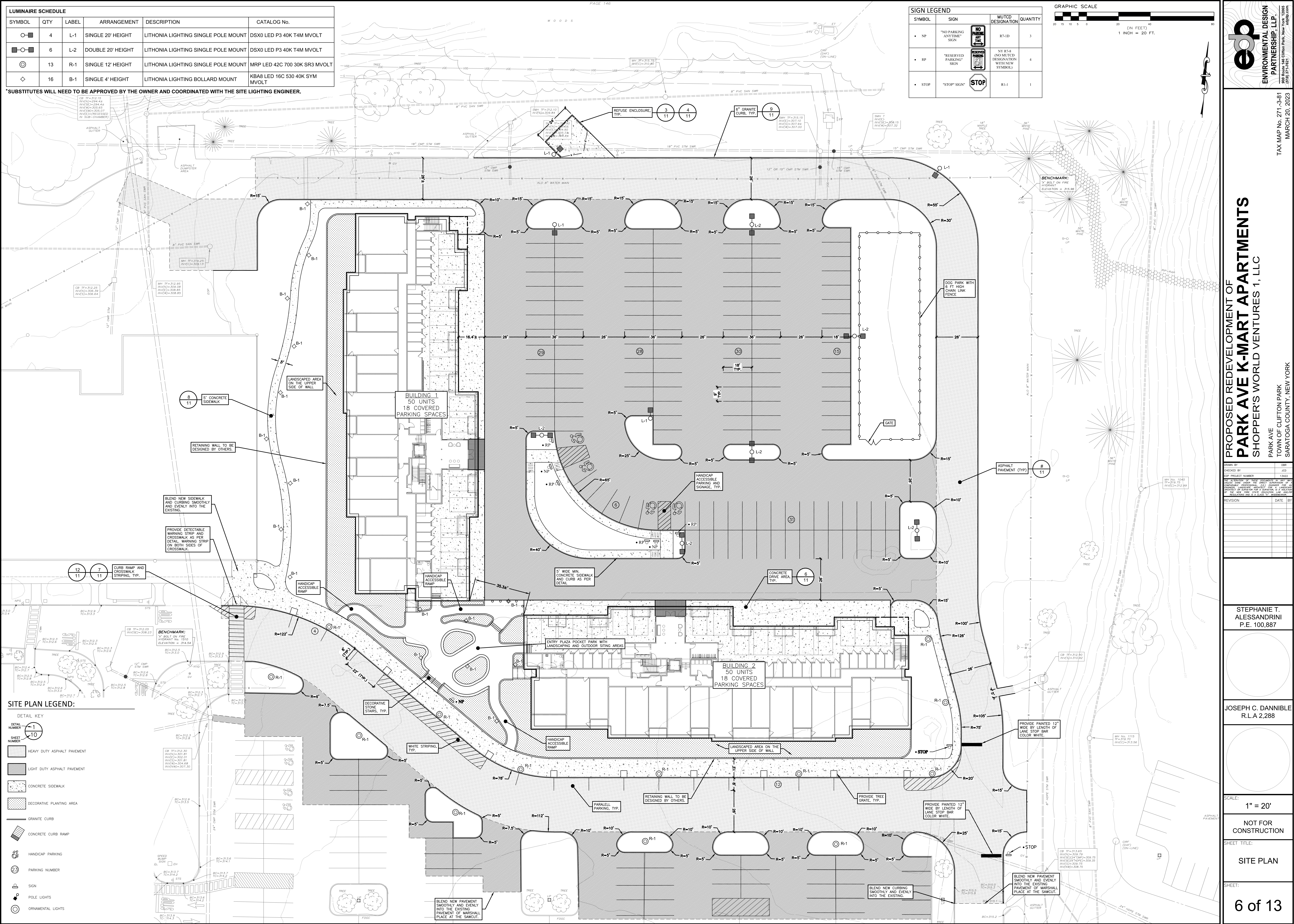
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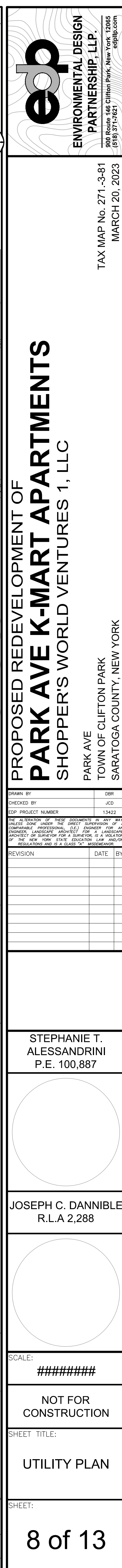
SHEET TITLE: REMOVALS PLAN

SHEET: 4 of 13

DATE: 03/20/2023

BY: [Signature]





3. PLANTING CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL AREAS OF SITE WHICH ARE DISTURBED AND NOT LANDSCAPED, PAVED, SHALL BE TOPSOILED, SEED, AND MULCHED - MULCH - SHALL BE COMPOSED OF 100% BIODEGRADABLE (NETTING) MIXTURES TO BE APPLIED SHALL BE DETERMINED BY OWNER'S REPRESENTATIVES.
5. TOPSOIL 4" DEEP
6. EXISTING VEGETATION SHALL REMAIN UNDISTURBED WITHIN ALL AREAS OF SITE WHICH DO NOT REQUIRE GRADING.
7. ALL PLANTING BEDS TO RECEIVE 3" MINIMUM BARK MULCH WITH FILTER FABRIC WEED CONTROL - OR EQUIV.
8. THIS PLAN IS FOR PLANTING PURPOSES ONLY. REFER TO SITE PLAN FOR DETAILED GRADING AND UTILITY INFORMATION.
9. GUARANTEE:
 - a. FROM A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER CONTRACT IS COMPLETED AS COMPLETE, THE CONTRACTOR SHALL:

UNDER THIS CONTRACT;

2. REMOVE AND REPLACE PLANTS THAT THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION;

3. REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED;

4. GUY AND MAINTAIN AS SPECIFIED HEREIN, AT NO ADDITIONAL CHARGE TO THE BUYER.

B. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER BEGINNING OF THE "GUARANTEE PERIOD" SHALL NOT EXTEND THE "GUARANTEE PERIOD" FOR ANY PARTICULAR PLANTS; THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER BEGINNING OF THE "GUARANTEE PERIOD" SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF REPLACEMENT.

7. APPLICABLE STANDARDS: "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN SOCIETY OF HORTICULTURE AND "STANDARDIZED PLANT NAMES" BY THE NATIONAL BOTANICAL GARDEN. BOTANICAL NOMENCLATURE, ARE A PART OF THIS CONTRACT. ALL PLANTS TO BE NURSERY GROWN, NOT GATHERED IN THE FIELD.

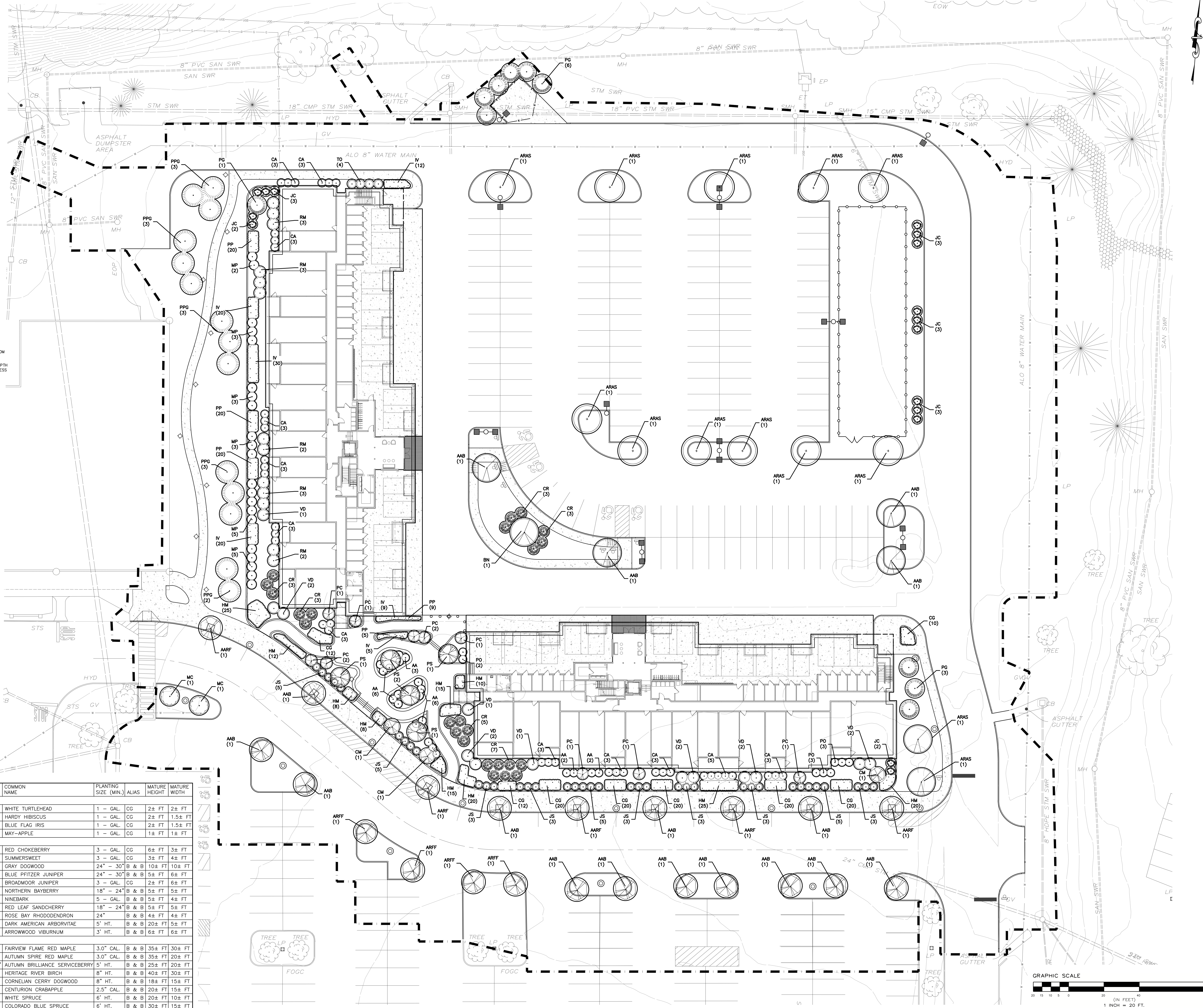
PLANTS LISTED IN THE PLANTING SCHEDULE CAN BE SUBSTITUTED FOR SIMILAR SPECIES OF THE SAME SIZE WITH THE APPROVAL OF THE OWNER/DEVELOPER AND/OR PROJECT LANDSCAPE ARCHITECT.

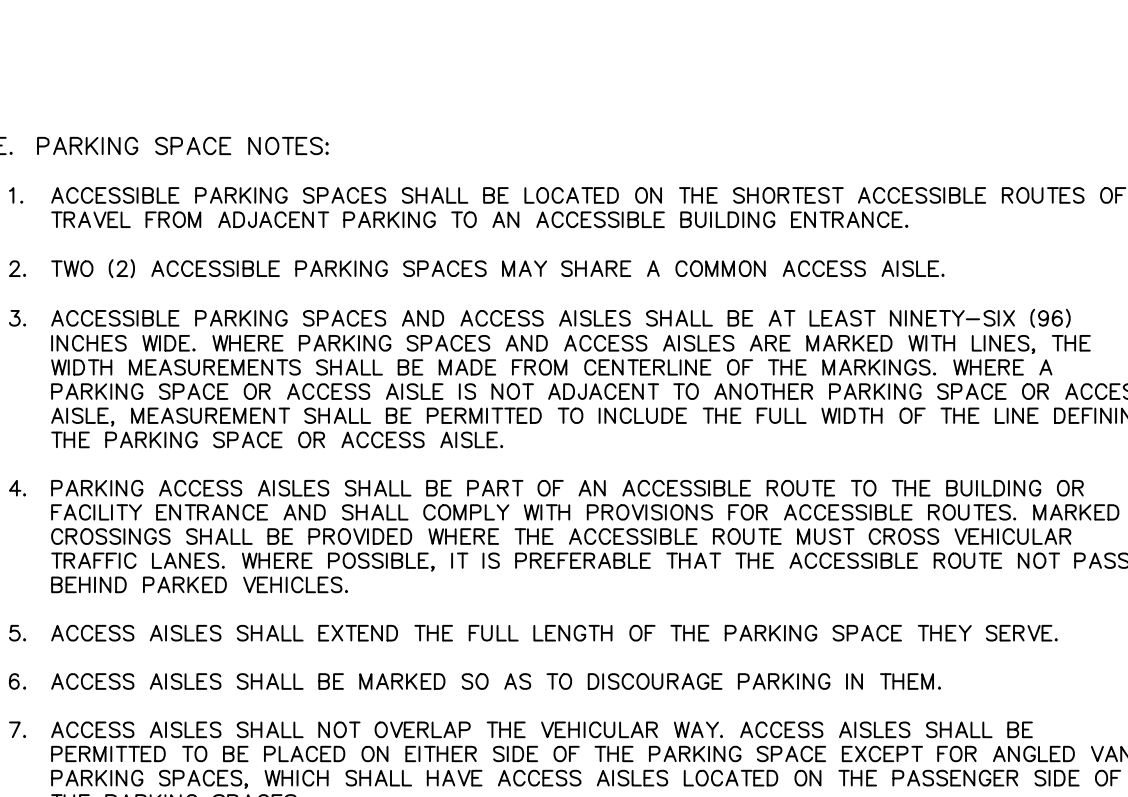
ALL PAVEMENT, AND GRAVEL BASE SHALL BE REMOVED FROM PROPOSED PLANTING BEDS AREAS. COMPACTED SUB BASE MATERIALS SHALL BE DECOMPACTED FOR A DEPTH OF 12". PLANTING BEDS SHALL BE FREE OF ROOTS TILLED TO A DEPTH OF 12". INCORPORATE 2" OF COMPOST INTO SOIL AND TOP DRESS WITH 3" OF HARDWOOD MULCH.

ALL AREAS WHICH ARE DISTURBED AND NOT
LANDSCAPED, PAVED OR OTHERWISE RESTORED SHALL
RECEIVE A MINIMUM OF 4" OF TOPSOIL. ALL
LANDSCAPE BEDS SHALL RECEIVE A MINIMUM OF 12"
OF TOPSOIL.
TOP SOIL SHALL HAVE;
2% -20% ORGANIC MATTER
PH OF 6-7.6%
MAXIMUM PARTICLE SIZE 1.5"

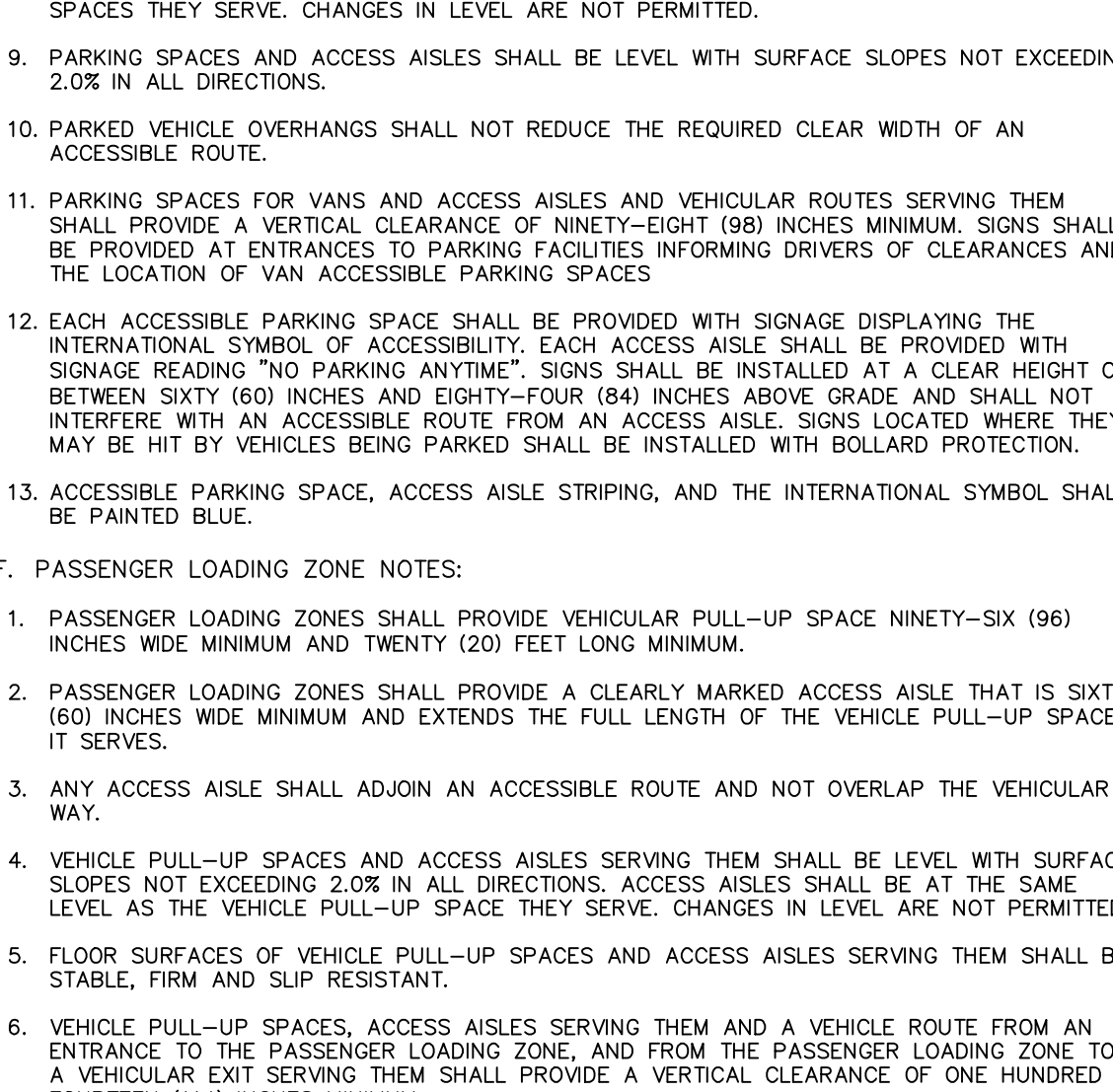
SEED ALL AREAS WHICH ARE DISTURBED AND NOT LANDSCAPED, PAVED OR OTHERWISE RESTORED WITH GRASS SEED CONTAINING A MINIMUM 20% KENTUCKY BLUE GRASS, 20% FESCUE AND A MAXIMUM OF 20% ANNUAL RYE GRASS. SEED SHALL BE APPLIED AT A RATE OF 7-10 LBS PER 1,000 SF.

QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE (MIN.)	ALIAS	MATURE HEIGHT	MATURE WIDTH
PERENNIALS							
134	CG	CHELONE GLABRA	WHITE TURTLEHEAD	1 – GAL.	CG	2± FT	2± FT
158	HM	HIBISCUS MOSCHEUTOS	HARDY HIBISCUS	1 – GAL.	CG	2± FT	1.5± FT
96	IV	IRIS VERSICOLOR	BLUE FLAG IRIS	1 – GAL.	CG	2± FT	1.5± FT
74	PP	PODOPHYLLUM PELLTATUM	MAY–APPLE	1 – GAL.	CG	1± FT	1± FT
SHRUBS							
19	AA	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 – GAL.	CG	6± FT	3± FT
38	CA	CLETHRA ALNIFOLIA	SUMMERSWEET	3 – GAL.	CG	3± FT	4± FT
24	CR	CORNUS RACEMOSA	GRAY DOGWOOD	24" – 30"	B & B	10± FT	10± FT
16	JC	JUNIPERUS CHINENSIS 'HETZ'	BLUE PITTSPER JUNIPER	24" – 30"	B & B	5± FT	6± FT
38	JS	JUNIPERUS SABINA BROADMOOR	BROADMOOR JUNIPER	3 – GAL.	CG	2± FT	6± FT
21	MP	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	18" – 24"	B & B	5± FT	5± FT
8	PO	PHYSCARPUS OPULIFOLIUS	NINEBARK	5 – GAL.	B & B	5± FT	4± FT
10	PC	PRUNUS X CISTENA	RED LEAF SANDCHERRY	18" – 24"	B & B	5± FT	5± FT
13	RM	RHOODODENDRON MAXIMUM	ROSE BAY RHOODODENDRON	24"	B & B	4± FT	4± FT
4	T	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	5' HT.	B & B	20± FT	5± FT
13	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3' HT.	B & B	6± FT	6± FT
TREES							
9	ARFF	ACRE RUBRUM 'FAIRVIEW FLAME'	FAIRVIEW FLAME RED MAPLE	3.0" CAL.	B & B	35± FT	30± FT
13	ARAS	ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE RED MAPLE	3.0" CAL.	B & B	35± FT	20± FT
17	AAB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5" HT.	B & B	25± FT	20± FT
1	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8" HT.	B & B	40± FT	30± FT
3	CM	CORNUS MAS	CORNELIAN CERRY DOGWOOD	8" HT.	B & B	18± FT	15± FT
2	MC	MALUS 'CENTURIOR'	CENTURIOR CRABAPPLE	2.5" CAL.	B & B	20± FT	15± FT
10	PG	PICEA GLAUCA	WHITE SPRUCE	6" HT.	B & B	20± FT	10± FT
14	PPG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6" HT.	B & B	30± FT	15± FT
5	PS	PRUNUS SARGENTII	SARGENT CHERRY	2.5" CAL.	B & B	25± FT	20± FT

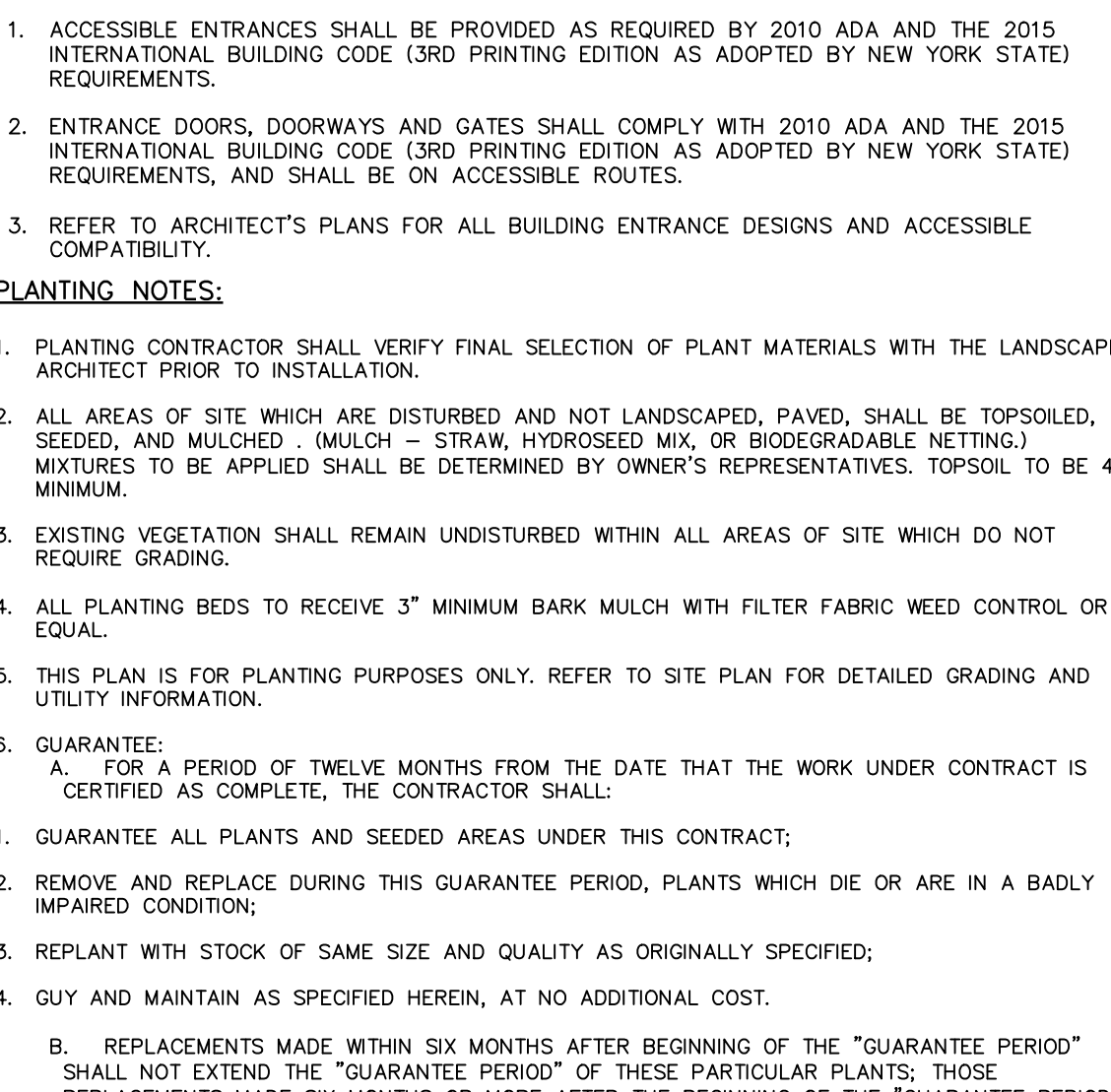




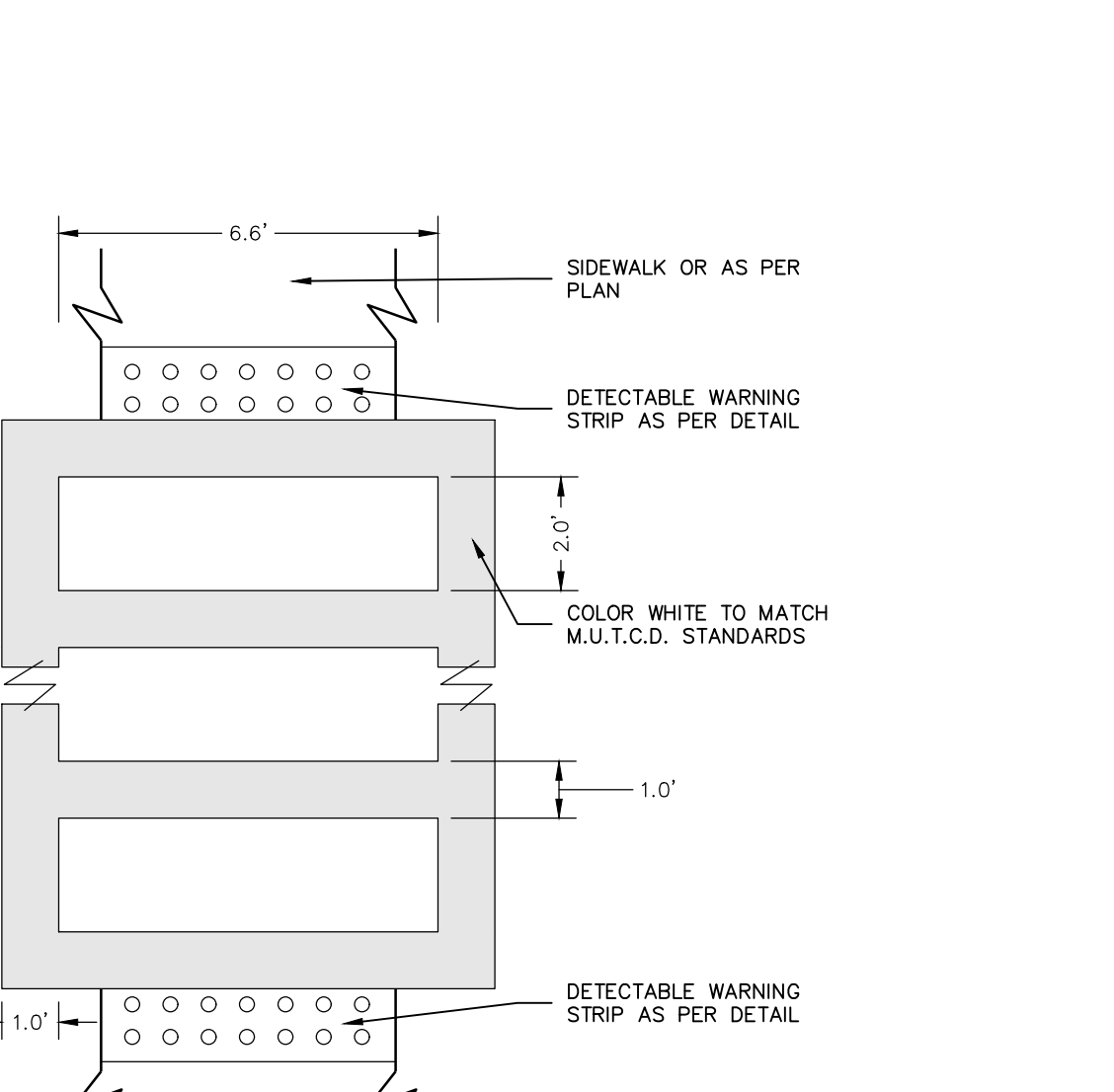
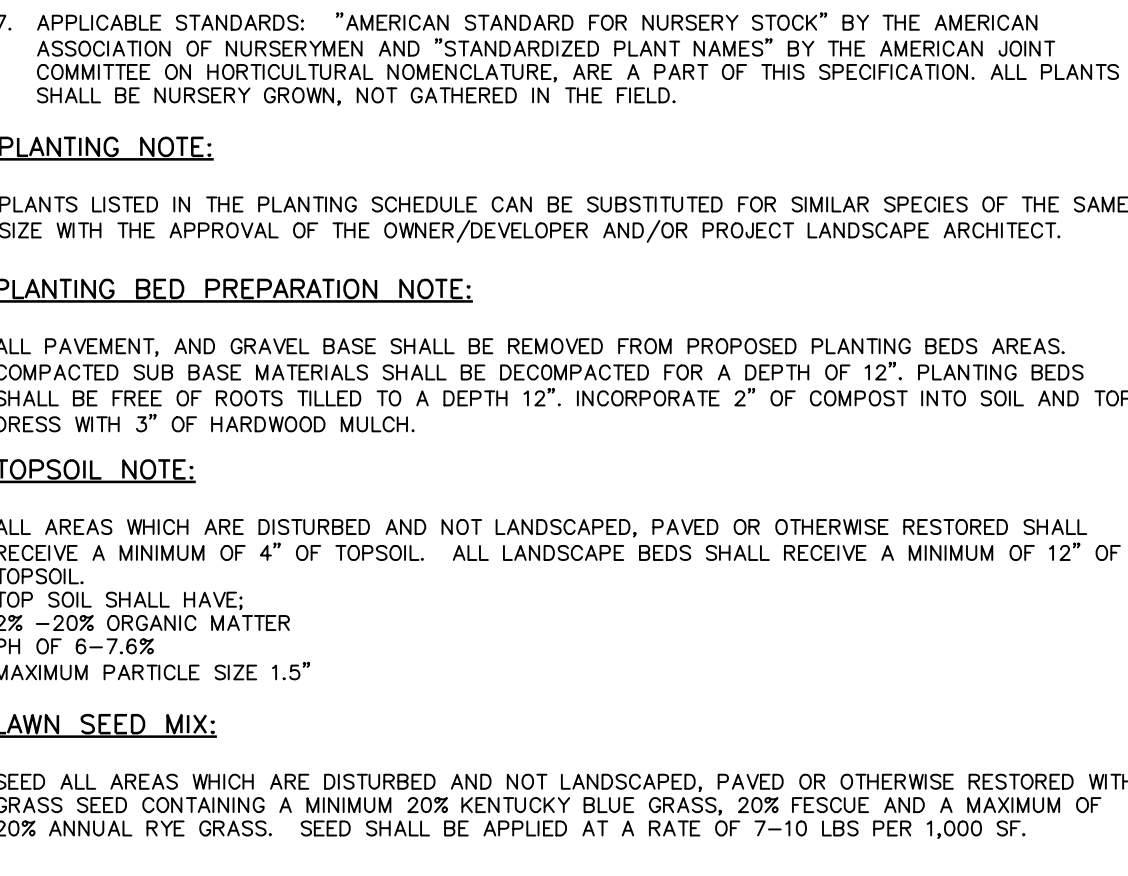
8. FLOOR SURFACES OF PA
FIRM AND SLIP RESISTA



G. ACCESSIBLE ENTRANCE NOTES:



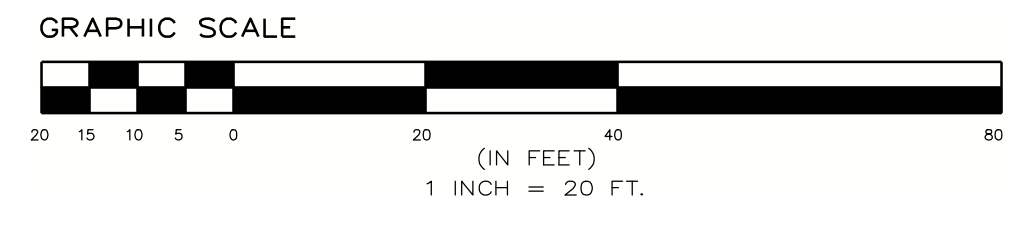
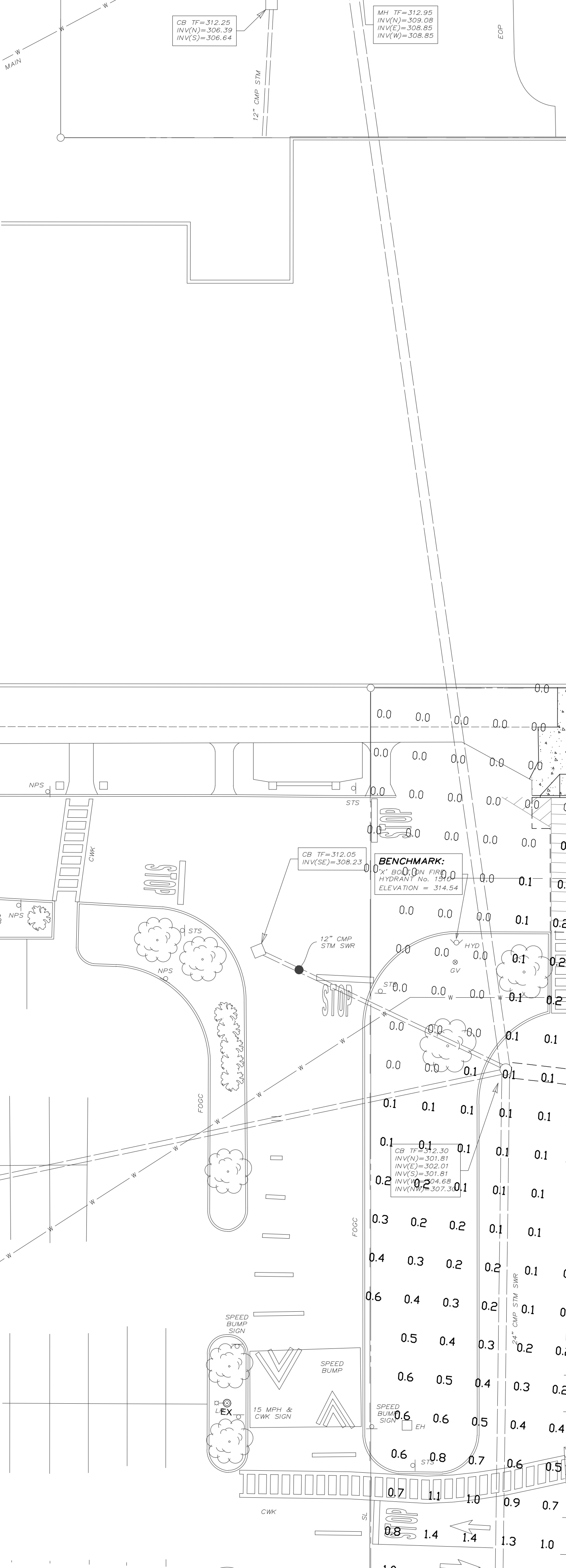
SHALL BE MAINTAINED AND GUARANTEED
REPLACEMENT.




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SCALED PHOTOMETRY test report no. LTL24474P18
lamp(s) NICHIA 2198
ballast AD 913701213402
condemna file "K8AS" ED_16C_50_40K_SYM_MVOLT.ies'
l lamp(s) per luminaire photometry is absolute
Light Loss Factor = 100%, watts per luminaire = 28
Buttrench (from mounting axis to photometric center)= 0 in
mounting height= 4 ft
number locations= 16, number luminaires= 16
kw all locations= 0.4

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SARATOGA COUNTY, NEW YORK

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REVISION	DATE BY

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FOOTCANDLE ANALYSIS