

*Addition
to Annex
River Pointe*

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 24
 Controlled Site Use
 Site Plan Approval

Date: 10/12/2015
 Information Only
 Preliminary
 Final

Name of proposed development: River Pointe Subdivision

Applicant:

Name: Rao Custom Homes

Address: 8760 River Road

Baldwinsville, New York 13027

Telephone: (315) 516-2006

Owner of record:

Name : Salvatore Rao

Address: 6200 Festival Ct.

Baldwinsville, New York 13027

Telephone: _____

Proof of ownership attached: _____

Site Location:

River Road, North end of Glacier Ridge

Proposed use (s) of site:

Residential, Single Family Lots

Current use & condition of site:

Vacant, Wooded

Plans prepared by:

Name : TDK Engineering

Address: 19 Genesee Street

Camillus, New York 13031

Telephone: (315) 672-8726

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. 081.-01-32.0

Current Zoning PUD

Is site in an Agricultural Tax District? No
Area of land 15.03 acres.

Plans for sewer and water connections

OCDWEP – Sewers, OCWA – Water

Character of surrounding:

Residential, Wooded

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Rao Custom Homes	2. PROJECT NAME River Pointe Subdivision
3. PROJECT LOCATION: Municipality Town of Lysander County Onondaga	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Northwest corner of intersection at River Road and Glacier Ridge	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Development of 24 residential lots with associated roads and utilities.	
7. AMOUNT OF LAND AFFECTED: Initially <u>14</u> acres Ultimately <u>14</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: NYSDEC Notice of Intent, OCDWEP & OCDOH - Sanitary Sewers	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: Town of Lysander - Subdivision Approval, NYSDEC - NOI	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>John Rao</u> Date: _____ Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:	

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

2015 River Pointe Proposal

EXISTING		PROPOSED	
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE	EASEMENT LINE	EASEMENT LINE
TOPOGRAPHIC CONTOUR	TOPOGRAPHIC CONTOUR	TOPOGRAPHIC CONTOUR	TOPOGRAPHIC CONTOUR
SEWER LINE	SEWER LINE	SEWER LINE	SEWER LINE
WATER MAIN	WATER MAIN	WATER MAIN	WATER MAIN
POWER LINE	POWER LINE	POWER LINE	POWER LINE
CONTOUR	CONTOUR	CONTOUR	CONTOUR

EXISTING		PROPOSED	
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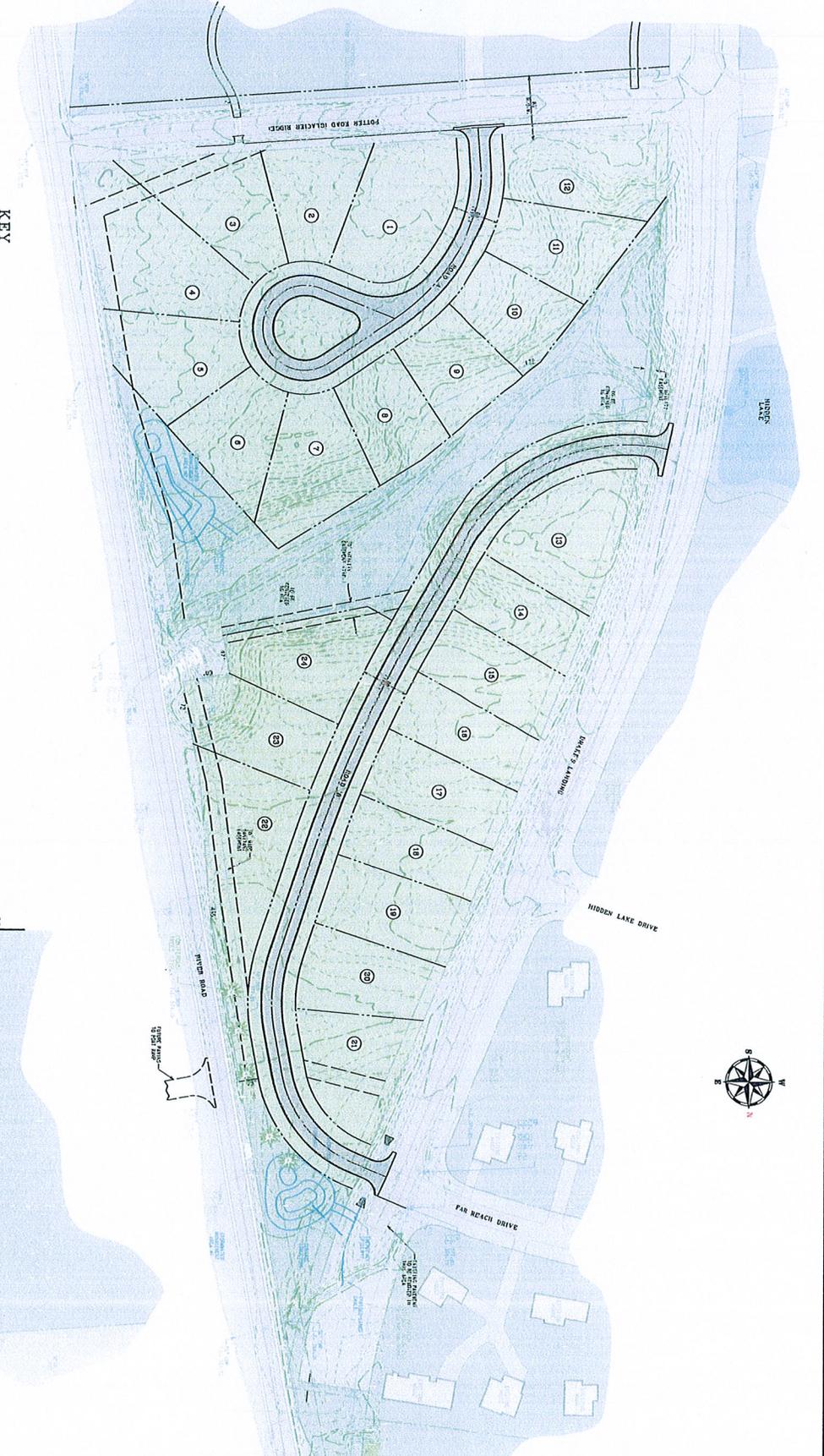
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SITE PLAN

1" = 40' SCALE

DATE: 05/11/2015

PROJECT: RIVER POINTE SUBDIVISION

CLIENT: RAO CUSTOM HOMES

LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

SITE SUMMARY

TOTAL LOTS	24
TOTAL ACRES	14.4
TOTAL SQUARE FEET	1,234,567
TOTAL GARAGE SPACE	1,234
TOTAL DRIVEWAY SPACE	1,234
TOTAL SIDEWALK SPACE	1,234
TOTAL BIKEWAY SPACE	1,234
TOTAL PLAY SPACE	1,234
TOTAL OPEN SPACE	1,234
TOTAL TREED SPACE	1,234
TOTAL LANDSCAPING SPACE	1,234
TOTAL UTILITY SPACE	1,234
TOTAL CONCRETE SPACE	1,234
TOTAL ASPHALT SPACE	1,234
TOTAL GRASS SPACE	1,234
TOTAL SOFT SPACE	1,234
TOTAL HARD SPACE	1,234
TOTAL TOTAL SPACE	1,234

TDK Engineering Associates, PC

1234 Main Street, Lysander, NY 13110

Phone: 315-735-1234

Website: www.tdkeng.com

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SP-1

Project History

Planning Board Meeting—May 15, 2006

5. Major Subdivision
Case No. 2005—004

Rao, John
Drake's Landing/River & Potter

Jason Kantak, TDK Engineering, represented the applicant, stating that at the last meeting one of the outstanding items in addressing SEQR was the agreement to upgrade Potter/Glacier Ridge Road.

SUPPORTING DOCUMENTATION:

MEMORANDUM OF UNDERSTANDING, dated May, 2006, stating, in part, that Potter Road between Drakes and River is in need of reconstruction and widening in order to properly handle the expected motor vehicle traffic from the Greentree, River Grove and Willowbrook Developments. Parties involved for said improvements are: Town of Lysander; Empire State Development Corporation; Greentree Realty Capital, LLC, River Grove, LLC and Willowbrook Construction Corporation.

Letter dated May 8, 2006, prepared by Brian Madigan, Barton & Loguidice:

In part, Our review reveals four minor revisions that must be included on the plans as follows: 1) A drainage easement should be indicated between SMA #2 and the 30.0-foot drainage easement proposed along the existing swale indicated on the Site Plan. 2) Green space areas to be dedicated to Radisson should be indicated on the Site Plan. 3) CB-14 is mislabeled on Sheet GD-1.

We will require submission of a preliminary grading plan to ensure that the grading limits indicated on Sheet ES-1 will be generally maintained.

Mr. Kantak stated that they have met all of the requirements asked of Mr. Madigan.

Report prepared by Hartgen Archeological Associates, Inc., dated September, 2005: Phase IB Archaeological Field Reconnaissance Report for the Rao Subdivision Project in the Town of Lysander, Onondaga County, New York. Full report has been submitted to the New York State Office of Parks, Recreation and Historic Preservation (State Historic Preservation Office/SHPO), who made the following recommendation:

Letter dated October 3, 2005, from New York State Office of Parks, Recreation and Historic Preservation (State Historic and Preservation Office/SHPO): Letter from Ruth L. Pierpont, Director, stating, in part, that based upon this review, it's the OPRHP's opinion that your project will have NO IMPACT upon cultural resources or eligible for inclusion in the State and National Registers of Historic Places.

Resolution of the Onondaga County Planning Board, dated September 6, 2005: This action has been referred to the Onondaga County Planning Board who have made the following recommendation:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT in regards to the above referral:

The proposed subdivision must comply with all necessary wetland permit requirements by the New York State Department of Environmental Conservation and the US Army Corp of Engineers.

W. Frederick Rood, Chairman, stated that the board is now in a position to proceed with the SEQR review. The applicant has completed Part I; it is the board's responsibility to complete Part II.

IMPACT ON LAND:

- 1) Will the proposed action result in a physical change to the project? Yes, small to moderate impact:

- Construction that will continue for more than one year or involve more than one phase or stage. Mr. Kantak stated that the project may be done in two phases.

2) Will there be an effect to any unique or unusual land forms found on the site? No

IMPACT ON WATER:

3) Will the proposed action affect any water body designated as protected? No.

4) Will proposed action affect any non-protected existing or new body of water? No.

5) Will proposed action affect surface or groundwater quality or quantity? No

6) Will proposed action alter drainage flow or patterns or surface water run-off? No

IMPACT ON AIR:

7) Will proposed action affect air quality? No

IMPACT ON PLANTS AND ANIMALS:

8) Will proposed action affect any threatened or endangered species? No.

9) Will proposed action substantially affect non-threatened or non-endangered species? No.

IMPACT ON AGRICULTURAL LAND RESOURCES:

10) Will proposed action affect agricultural land resources? No

IMPACT ON AESTHETIC RESOURCES:

11) Will proposed action affect aesthetic resources? No.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES:

12) Will proposed action impact any site or structure of historic, prehistoric or paleontological importance? No, letter on file, dated October 3, 2005, from Ruth L. Pierpont, Director, stating, in part, that based upon this review, it's the OPRHP's opinion that your project will have NO IMPACT upon cultural resources or eligible for inclusion in the State and National Registers of Historic Places.

IMPACT ON OPEN SPACE AND RECREATION:

13) Will proposed action affect the quantity or quality of existing or future open spaces or recreational opportunities? No.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS:

14) Will proposed action impact the exceptional or unique characteristics of a critical environmental area established pursuant to subdivision 6 NYCRR 6.7.14(g)? No.

IMPACT ON TRANSPORTATION:

- 15) Will there be an effect to existing transportation systems? Yes
- Alteration of present patterns of movement of people and/or goods. Impact can be mitigated by project change.

IMPACT ON ENERGY:

16) Will proposed action affect the community's sources of fuel or energy supply? No.

NOISE AND ODOR IMPACTS:

17) Will there be objectionable odors, noise, or vibration as a result of the proposed action? No.

IMPACT ON PUBLIC HEALTH:

18) Will proposed action affect public health and safety? No.

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD:

19) Will proposed action affect the character of the existing community? No.

20) Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? No.

RESOLUTION #10 -- Motion by Rood, Second by Woods

RESOLVED, that having reviewed the SEQR regulations, determined this is an UNLISTED ACTION, and having reviewed the Full Environmental Assessment Form, and subject to the applicant taking the following actions to mitigate significant or adverse impacts resulting from the John Rao, Willowbrook Construction, River Pointe Subdivision, Drakes Landing/River and Potter Roads, Baldwinsville, New York, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes

FINDINGS:

An environmental assessment indicates that this action will not result in any significant or adverse environmental impacts.

This action is consistent with the Town's comprehensive plan.

This action is consistent with the Town's current zoning ordinance.

This action has been referred to the Onondaga County Planning Board who have made the following recommendation:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT in regards to the above referral:

The proposed subdivision must comply with all necessary wetland permit requirements by the New York State Department of Environmental Conservation and the US Army Corp of Engineers.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

RESOLUTION #11 -- Motion by Rood, Second by Abbott

RESOLVED, that a Public Hearing having been held and there being no findings or grounds for decision contrary to the laws and regulations of the Town of Lysander, County of Onondaga or State of New York, Preliminary Plat approval for a forty (40) lot subdivision application by Jon Rao, Willowbrook

Construction, River Pointe Subdivision, for property located at Drakes Landing/River & Potter Roads, Baldwinsville, New York, Part of Farm Lot 61 and Tax Map No. 081-01-29.1 as shown on a map dated April 6, 2006, prepared by Stephen Sehnert, Licensed Land Surveyor, is hereby approved with the following modifications and conditions:

- 1) All outstanding fees associated with this application, including expert fees if applicable, and designated fees in lieu of land for public use are paid to the Town Clerk, and
- 2) MEMORANDUM OF UNDERSTANDING, dated May, 2006, stating that Potter Road between Drakes and River is in need of reconstruction and widening in order to properly handle the expected motor vehicle traffic from the Greentree, River Grove and Willowbrook Developments. Agreement for said improvements be signed by the following: Town of Lysander; Empire State Development Corporation; Greentree Realty Capital, LLC, River Grove, LLC; Willowbrook Construction Corporation; and filed with the Town of Lysander.

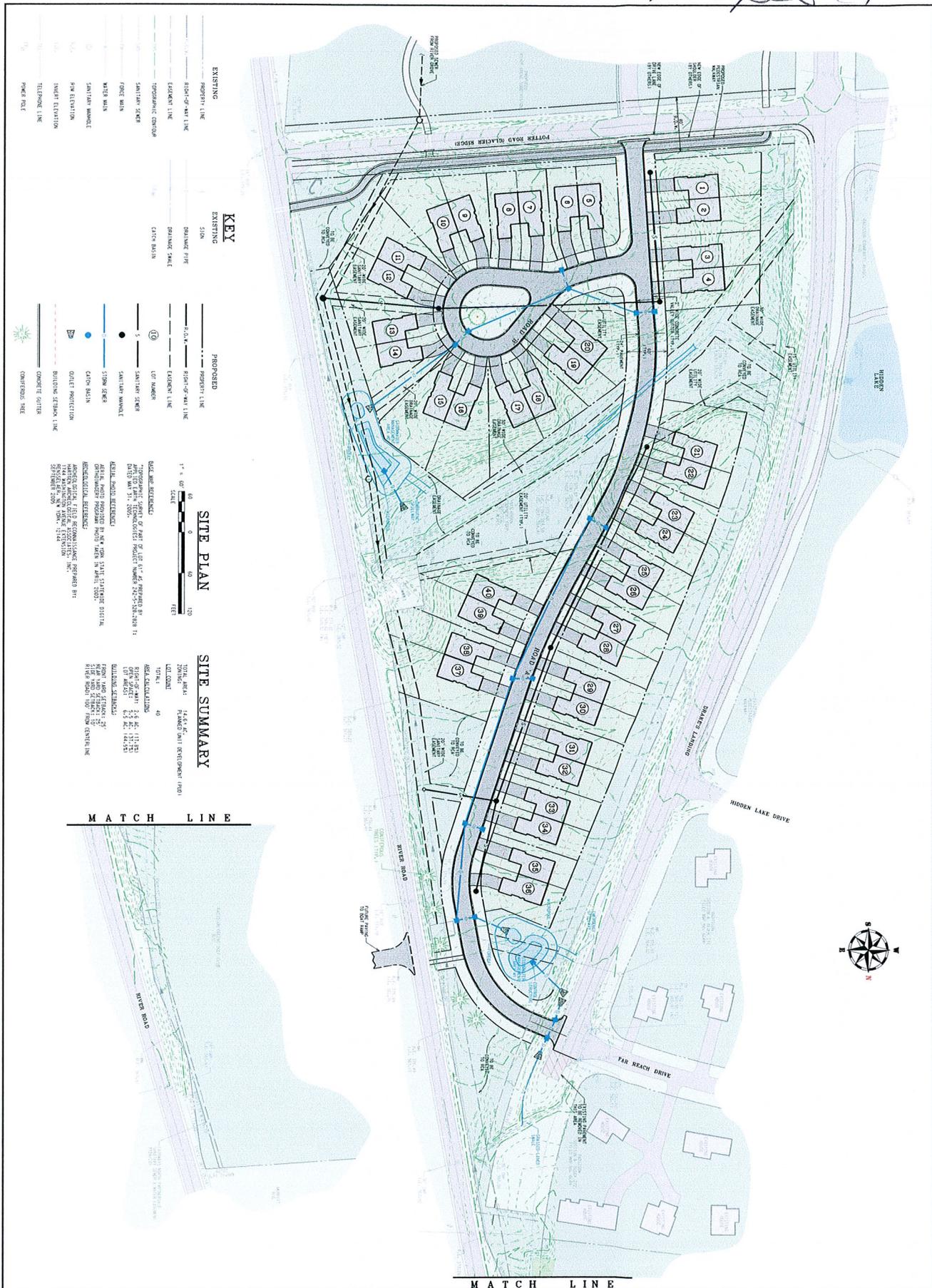
BE IF FURTHER RESOLVED, the applicant is required to submit to the Planning Board a Final Plat for approval one-hundred, eighty (180) days of this preliminary approval or such approval shall expire.

5 Ayes -- 0 Noes

All modifications and conditions, setforth in the plat approval, must be met within the prescribed time prior for the application to be considered approved for filing the plat in the Onondaga County Clerk's office and the issuance of building permits.

Mr. Kantak thanked the board for their time.

2005/2006
Proposal



PROJECT: RIVER POINTE SUBDIVISION CLIENT: RAO CUSTOM HOMES LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK	DATE: 01/13/06 REVISED PER RAL COMMENTS: DATED 12/19/05 REVISED PER RAL COMMENTS REVISED PER RAL COMMENTS REVISED PER RAL COMMENTS REVISED PER RAL COMMENTS SUBMITTER APPROVAL	DATE: 01/13/06 03/29/06 04/04/06 04/07/06 04/11/06 04/15/06
	NOTE: NO WARRANTY IS MADE BY ENGINEER EXCEPT AS PROVIDED UNDER SECTION 2009 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.	

PROJECT No.: 20051017
DATE: 12/14/05
DRAWN BY: JDM
CHECKED BY: JDM

PROJECT: RIVER POINTE SUBDIVISION
CLIENT: RAO CUSTOM HOMES
LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

DATE: 01/13/06
REVISED PER RAL COMMENTS:
 DATED 12/19/05
 REVISED PER RAL COMMENTS
 REVISED PER RAL COMMENTS
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 REVISED PER RAL COMMENTS
 SUBMITTER APPROVAL

TDK ENGINEERING ASSOCIATES, P.C.

CIVIL - SITE DEVELOPMENT - GEOTECHNICAL - ENVIRONMENTAL
 MARINE - INDUSTRIAL - GEOGRAPHIC INFORMATION SYSTEMS

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