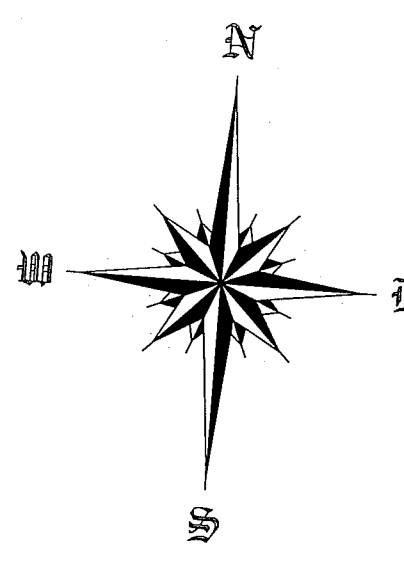
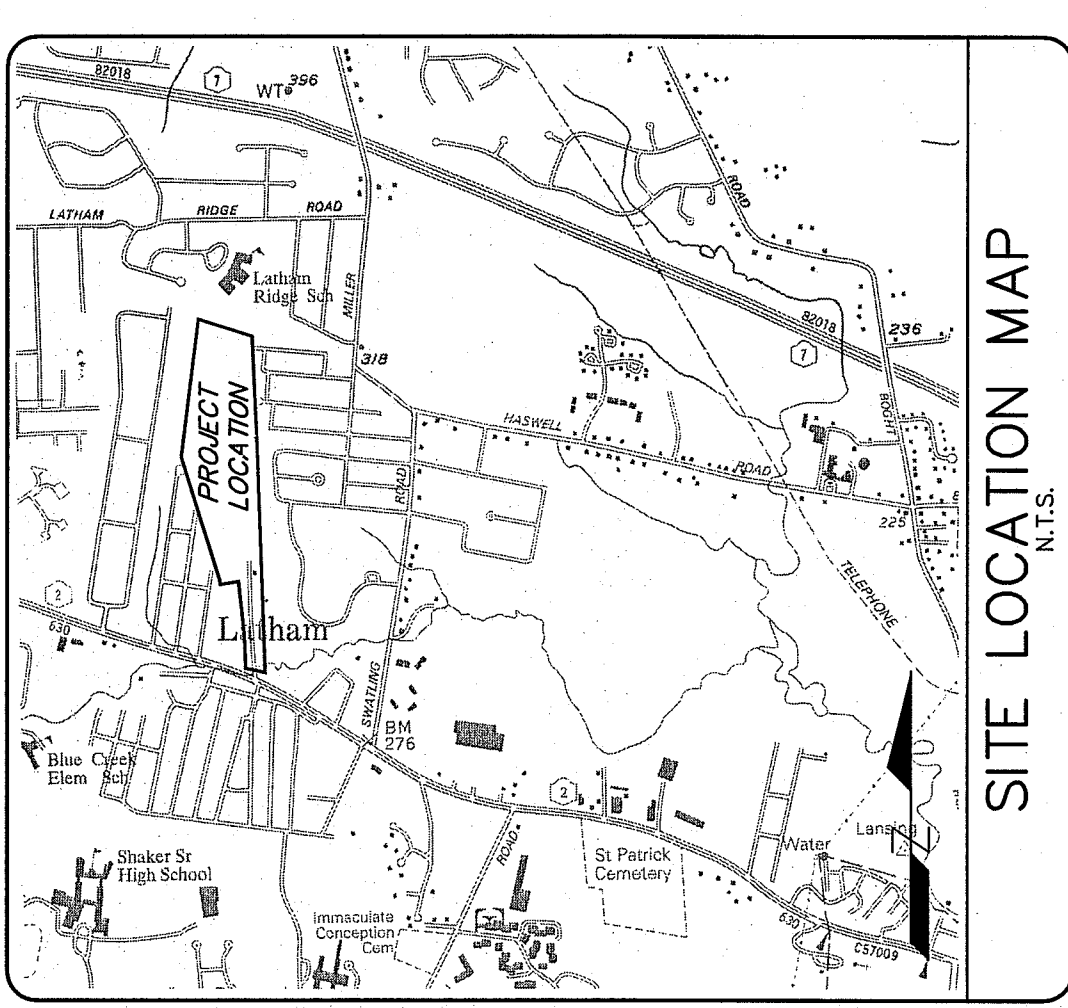
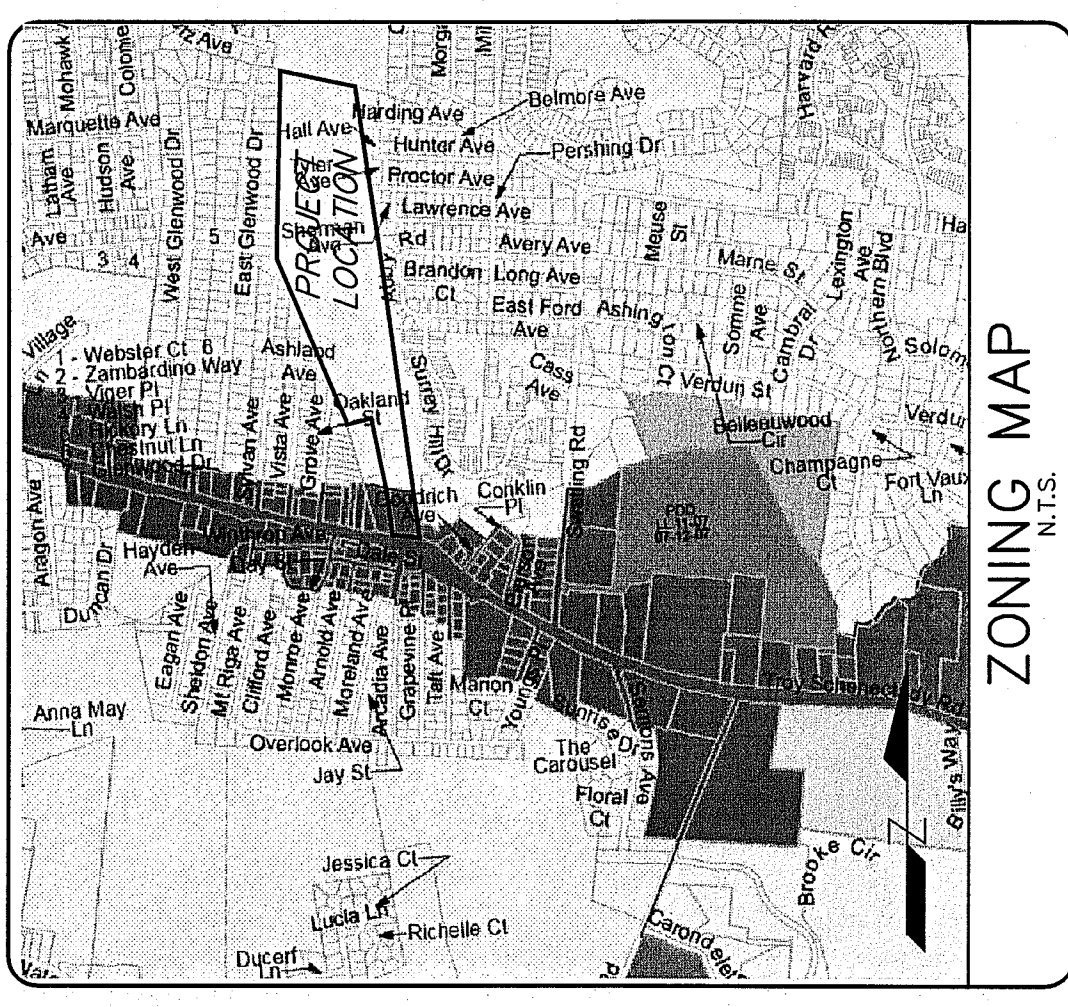


NO.	REVISION	BY	APPRO.	DATE
1	ISSUED FOR REVISION			
2	ISSUED FOR REVISION			

Design of
ADVANCE ENGINEERING & SURVEYING, P.L.C.
 CIVIL & ENVIRONMENTAL ENGINEERING
 COMMERCIAL AND RESIDENTIAL
 CONSULTING IN -
 LAND SURVEYING AND DEVELOPMENT
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 PHONE: (518) 699-3772
 E-MAIL: mostop@advance.com
 NICHOLAS COSTA, P.E.
 1/14/17

OVERALL SITE ANALYSIS DIAGRAM
 ON THE FARM ESTATES
 MAJOR SUBDIVISION
 LOCATED AT 261 & 261A TROY-SCHENECTADY ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY
 DATE: MARCH 7, 2017
 SCALE: 1" = 120'

SHEET NO.
ANA
 16102-SUBC3
 1 OF 4



PROPERTY OWNERS
 NICHOLAS THOMAS, ELIZABETH THOMAS
 & ELAINE PERRITANO
 261 TROY-SCHENECTADY ROAD
 LATHAM, NY 12110
 THELMA THOMAS & ELIZABETH S. THOMAS
 261A TROY-SCHENECTADY ROAD
 LATHAM, NY 12110

APPLICANT / DEVELOPER
 HALFMOON MATERIALS
 GROUP LLC
 1 MADISON STREET
 SUITE 300
 TROY, N.Y. 12180

NOTES:

- PROPERTY USE BOUNDARIES FROM AN AERIAL AREA SURVEY, PREPARED BY ADVANCE ENGINEERING & SURVEYING, P.L.C. IN THE MONTH OF JUNE, 2017.
- TOPOGRAPHIC AND PLIMETRIC INFORMATION SHOWN HEREON GENERATED VIA AERIAL METHODS AND SUPPLEMENTED VIA CONVENTIONAL GROUND METHODS.
- TAX MAP DESIGNATION: 19-20-2-55.1 & 54.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- DISCLOSE TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- PROJECT LOCATION: LAT.: N. 45-44-54
LONG.: W. 072-44-30

SOIL TYPES:

N8c - NUNDA SILT LOAM
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

N8c - NUNDA SILT LOAM
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

R1A - RICHMOND SILTY CLAY LOAM
 MODERATELY POORLY DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

N8c - NUNDA SILT LOAM
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

N8c - NUNDA SILT LOAM
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

SITE DATA:

EXISTING: ADDRESS: 261 & 261A TROY-SCHENECTADY RD. (NYS ROUTE 2)
 AREA: 48.84 AC.
 TAX MAP PARCEL NOS: 15.07-1-54 & 55.1
 EXISTING LAND USE: DWELLING

TOPOGRAPHY: GENTLY AND MODERATELY SLOPING

UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTS. EXISTING PARKING SPACES: 25

A) THE PROPERTY IS PARTIALLY LOCATED WITHIN THE LATHAM WATER DISTRICT.
 B) THE PROJECT SITE IS LOCATED ON THE NORTHERLY SIDE OF N.Y.S. ROUTE 2 AND IS ADJACENT TO ROUNDWAY TRAFFIC NOISES AND ODORS.
 C) THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES.
 D) THE SUBJECT PROPERTY LIES IN A COR AND SR 7006.
 E) THE SUBJECT PROPERTY CONTAINS FEDERAL WETLANDS AND/OR NYS WETLANDS.
 F) THE SUBJECT PROJECT SITE IS LOCATED IN THE LATHAM FIRE DISTRICT.
 G) THE SUBJECT PROJECT SITE IS LOCATED IN THE LATHAM FIRE DISTRICT.

REGULATED WETLAND TABULATION	
NO.	AREA
1	10.02± AC.
2	0.36± AC.
TOTAL	10.38± AC.

STREAM TABULATION	
NO.	LENGTH
1	95 ±LF
TOTAL	95 ±LF

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

DISTRICT	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA (square feet)	BUILDING AND LOT REQUIREMENTS		YARD REQUIREMENTS	
			MINIMUM GREEN SPACE COVERAGE (%)	BASE RESIDENTIAL (units/acre)	FRONT SETBACK (feet)	REAR SETBACK (feet)
SR 7006 (RESIDENTIAL)	40	10,000 ⁶	35%	2 ⁶	40	25

ZONING AND LAND USE:
 CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE
 I AMENDED 6-26-14 BY L.L. No. 4-2006
 I AMENDED 4-11-2013 BY L.L. No. 5-2013
 I AMENDED 4-11-2013 BY L.L. No. 5-2013

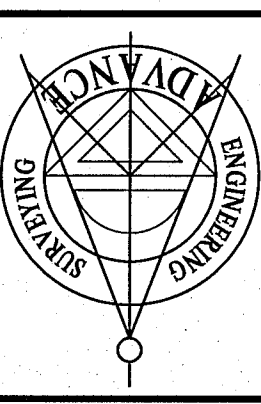
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

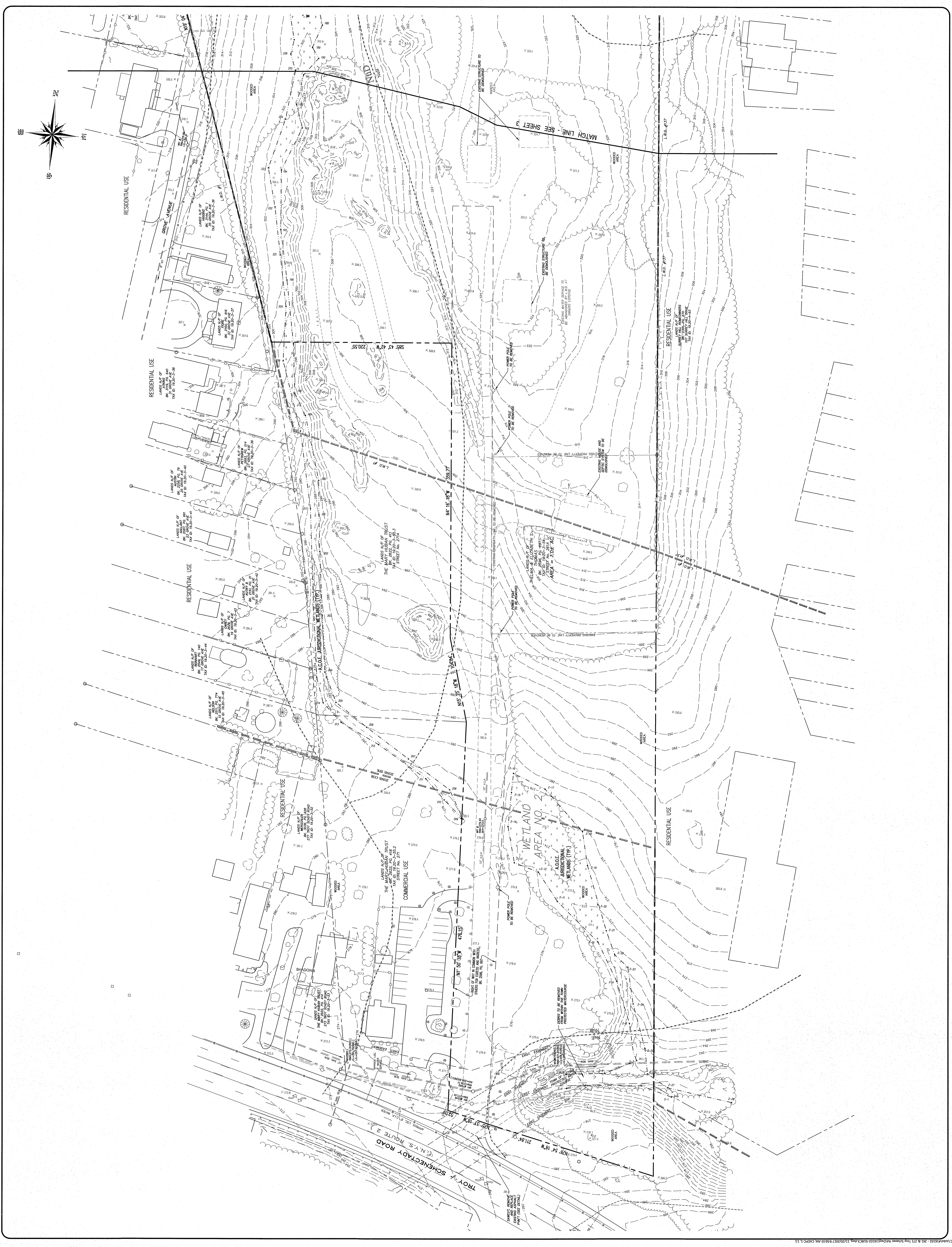


Design of:
ADVANCE ENGINEERING & SURVEYING, P.L.C.
CONSULTING IN
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING AND DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 898-3722
E-MAIL: neostops@gmail.com
NICHOLAS COSTA, P.E.



It is hereby certified that the above is a true and correct copy of the original as shown to me by the person whose name is subscribed to this certificate, and that I am a duly Licensed Professional Engineer in the State of New York.

NO.	REVISION	BY	APPD.	DATE
1	ISSUED FOR SKETCH PLAN REVIEW	R.D.C.	N.C.	10.13.17
2	ISSUED FOR REVISED SKETCH PLAN REVIEW	T.M.	N.C.	11.14.17



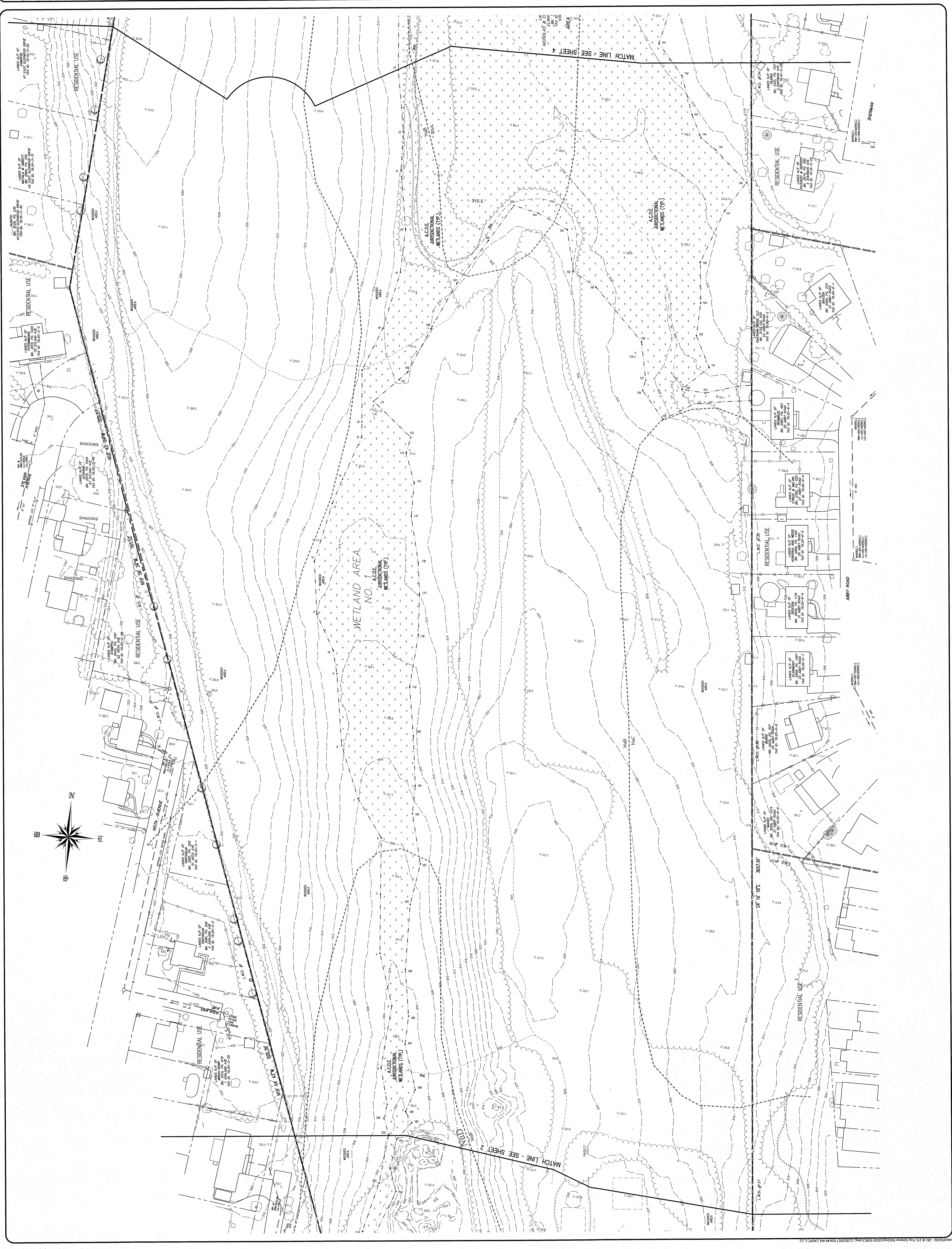


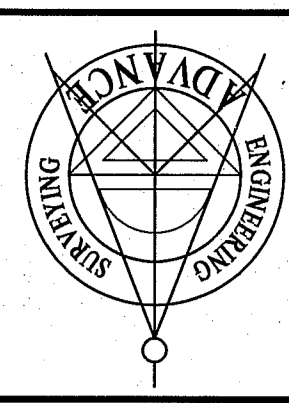
Design of:
ADVANCE ENGINEERING & SURVEYING, LLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL



It is a condition of the Elevation
Contract that the Engineer shall
maintain the original drawings and
all amendments in his office for a
period of 5 years after the date of
completion of the project. The
Engineer shall be responsible for
the protection of the drawings and
any amendments in his office.
NICHOLAS COSTA, P.E.
E-MAIL: nicostap@att.net
PHONE: (518) 698-3772
11 HERBERT DRIVE, LATHAM, N.Y. 12110

NO.	REVISION	BY	APPRO.	DATE
1	ISSUED FOR SECTON PLAN REVIEW			
2	ISSUED FOR REVISION SECTON PLAN REVIEW			

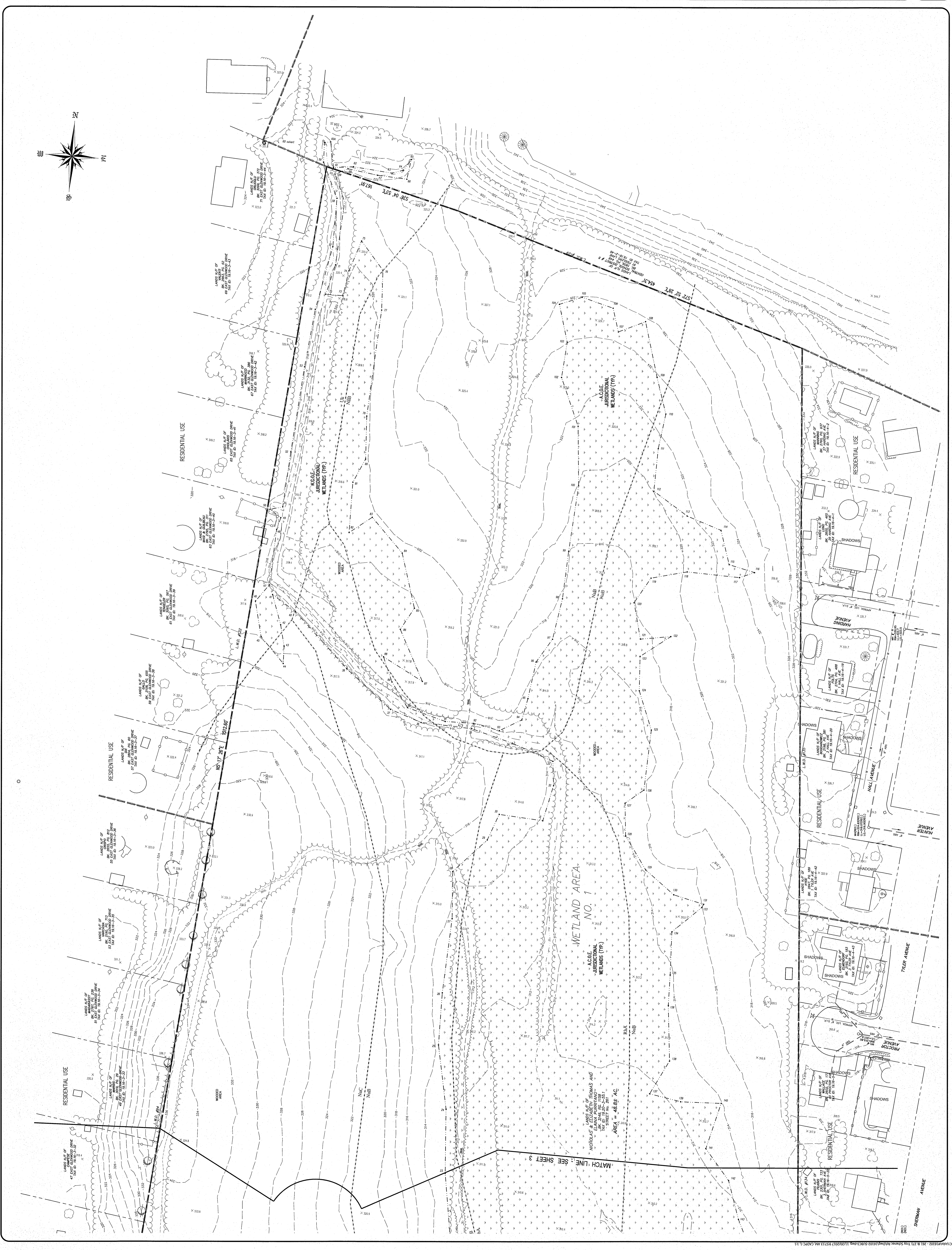




Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING AND DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL
 PHONE: (518) 698-3772
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 E-MAIL: advance@advanceeng.com
 NICHOLAS COSTA, P.E.

It is a condition of the Contract for Professional Services, to which the Client has agreed, that the Client shall indemnify and hold the Engineer harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the Engineer in connection with or arising out of the performance of the Contract, whether or not such claims, damages, losses and expenses are caused in whole or in part by the negligence of the Engineer.

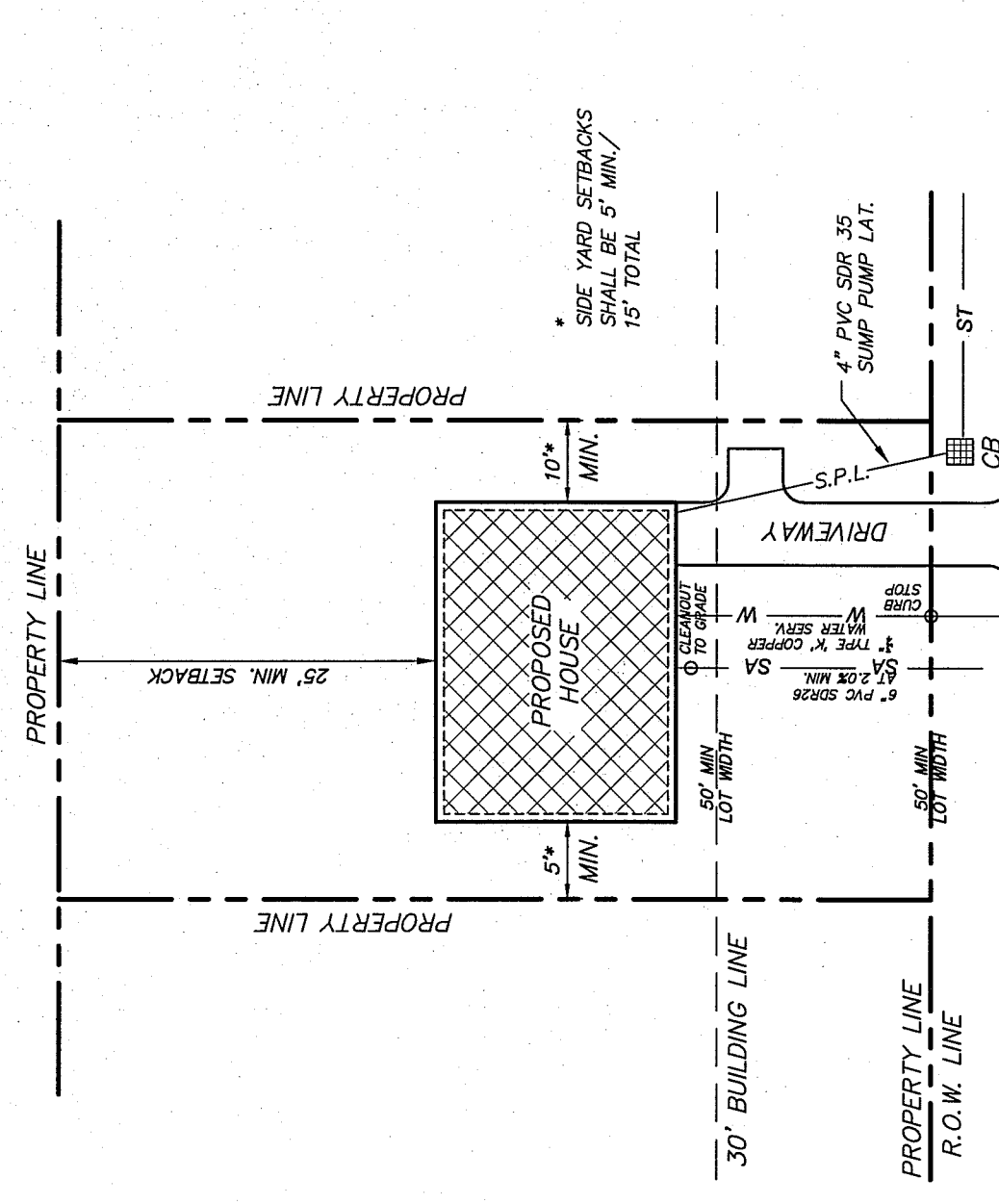
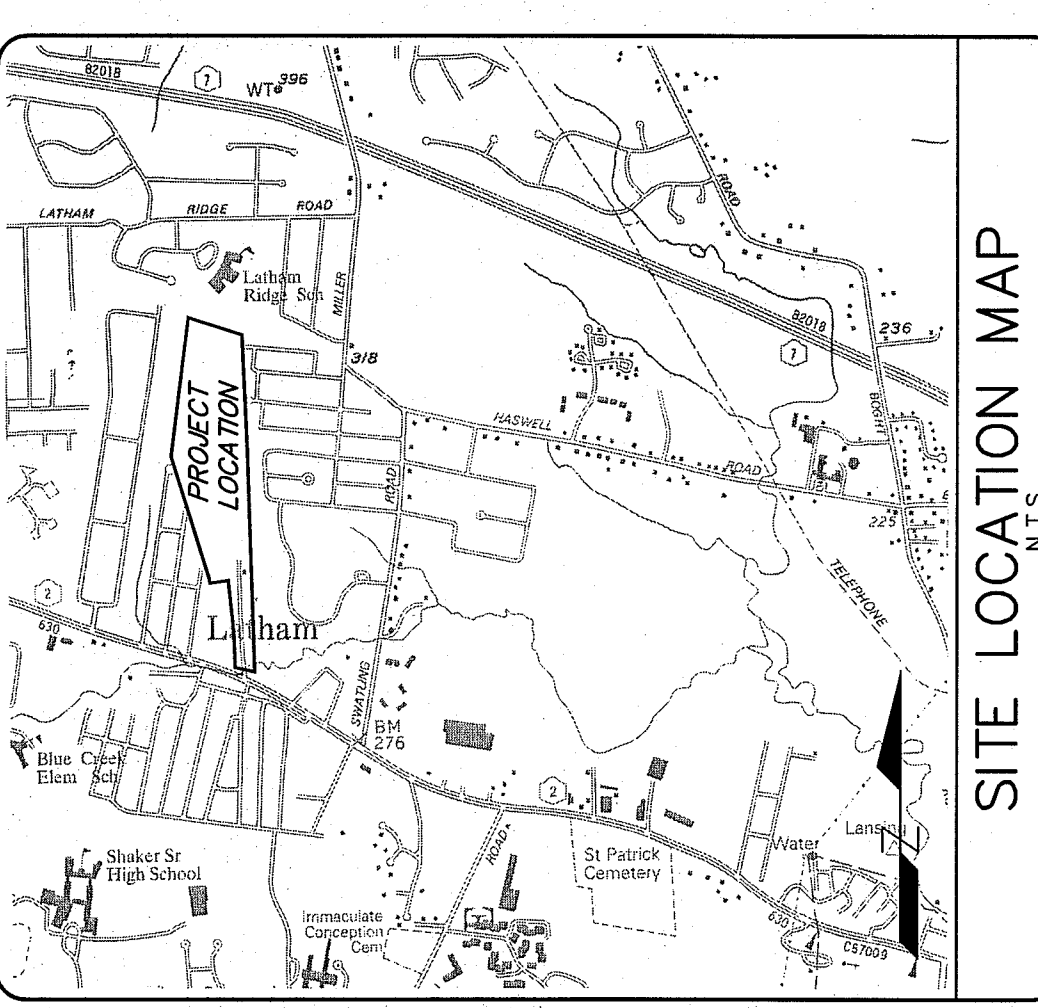
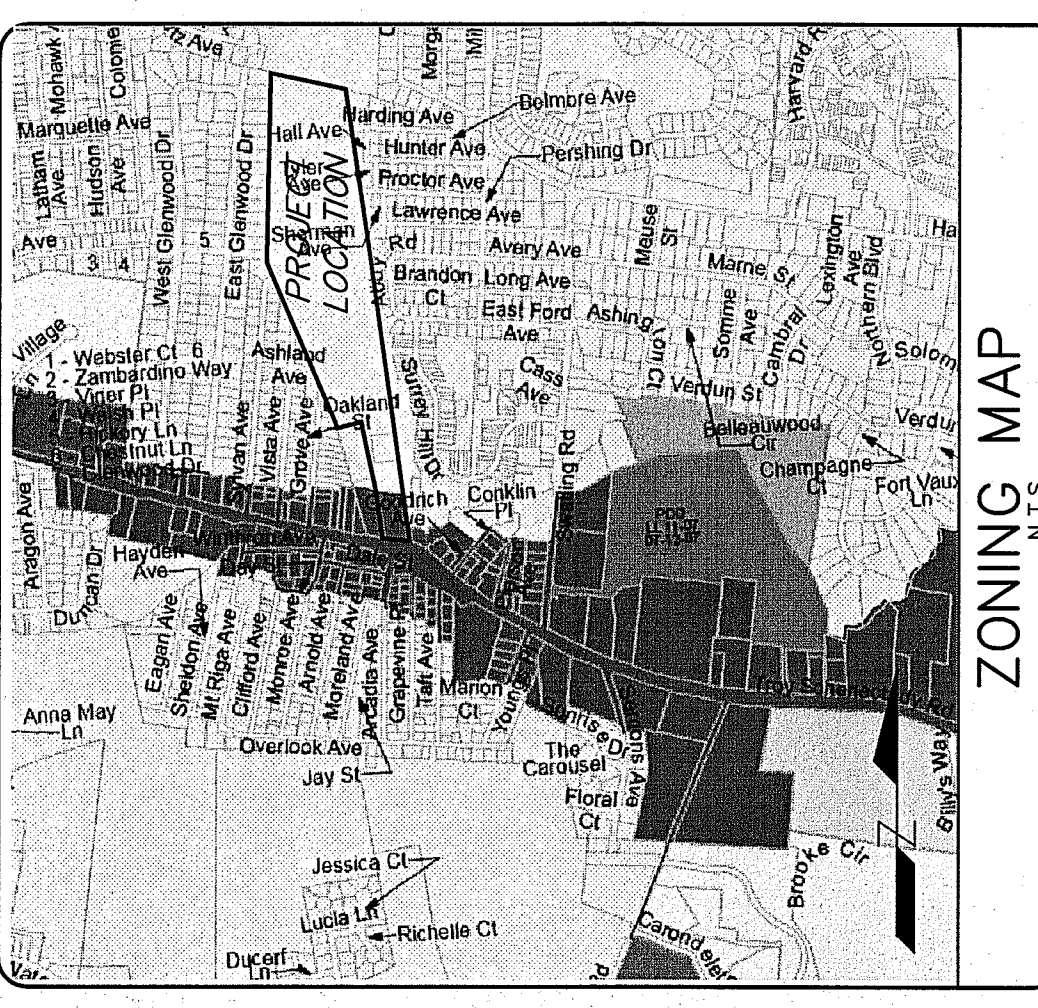
NO.	REVISION	BY	APPD.	DATE	NO.	REVISION	BY	APPD.	DATE
1	ISSUED FOR SKETCH PLAN REVIEW	E.B.D.	N.C.	10/13/17					
2	ISSUED FOR REVISED SKETCH PLAN REVIEW								



NO.	REVISION	BY	DATE
1	ISSUED FOR SKETCH PLAN REVIEW		
2	ISSUED FOR REVISED SKETCH PLAN REVIEW		

Design of
ADVANCE ENGINEERING & SURVEYING, P.L.C.
 CONSULTING IN
 CIVIL & ENVIRONMENTAL ENGINEERING
 COMMERCIAL AND RESIDENTIAL
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 E-MAIL: ncosta@advanceeng.com
 NICHOLAS COSTA, P.E.

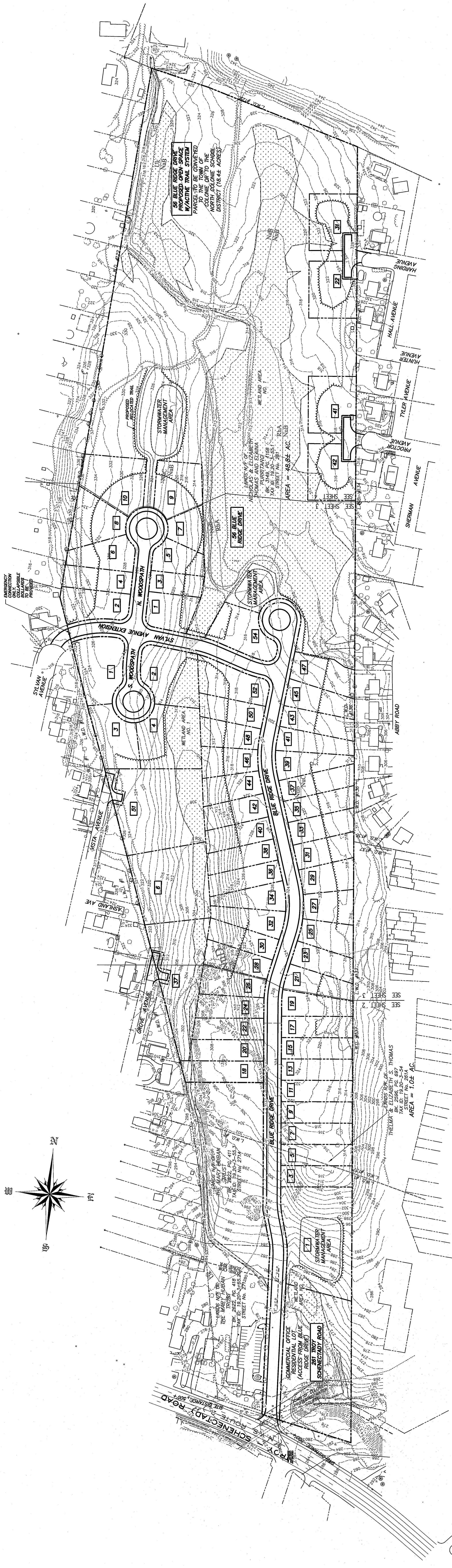
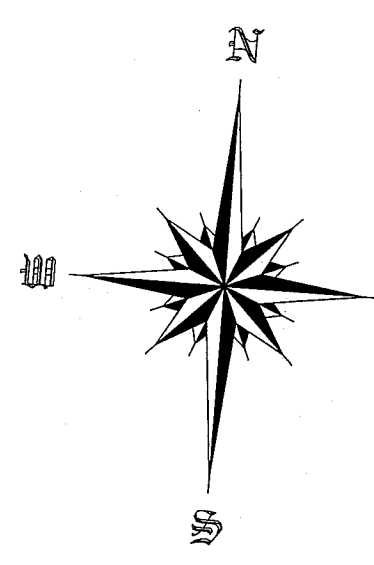
DATE: MARCH 7, 2017
 COUNTY OF ALBANY
 TOWN OF COLONIE
 LOCATED AT 281 & 261A TROY-SCHENECTADY ROAD
 ON THE FARM ESTATES
 MAJOR SUBDIVISION
 OVERALL CONCEPTUAL PLAN
 CONSERVATION SUBDIVISION
 SCALE: 1" = 120'
 SHEET NO. **OVRL**
 1 OF 4



**SINGLE FAMILY RESIDENTIAL (SFR)
 TYPICAL LOT LAYOUT**
 N.T.S.

REGULATED WETLAND TABULATION	
NO.	AREA
1	10.02± AC.
2	0.36± AC.
TOTAL	10.38± AC.

STREAM TABULATION	
NO.	LENGTH
1	95 ±LF
TOTAL	95 ±LF



TOWN OF COLONIE SUBDIVISION NOTES:

- THE DEVELOPMENT IS 48.8± ACRES IN AREA.
- SUBJECT PROPERTY IS KNOWN AS TAX MAP PARCEL NOS. 19-23-3-54 & 55.
- THE DEVELOPMENT IS DIVIDED INTO 66 LOTS, 63 RESIDENTIAL LOTS, 1 STORMWATER MANAGEMENT LOT, 1 OPEN SPACE (W/STORMWATER MANAGEMENT AREA) & 1 FUTURE COMMERCIAL OFFICE RESIDENTIAL LOT.
- THE SUBJECT PROPERTY HAS A DWELING AND GARAGES AND CONSISTS OF BRUSH, WETLANDS AND WOODED AREAS INCLUDING FIRST AND SECONDARY GROWTH DECIDUOUS AND CONIFEROUS TREES.
- THE STORMWATER MANAGEMENT SYSTEM FOR THIS DEVELOPMENT INCLUDES STORMWATER MANAGEMENT BASINS THAT MAY CONTAIN PERIODIC OR PERSISTENT STANDING WATER.
- FEDERAL JURISDICTIONAL WETLAND BOUNDARIES SHOWN HEREON DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC.
- WETLANDS IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE U.S. ARMY CORPS OF ENGINEERS. THESE AREAS MAY BE SUBJECT TO PERIODIC OR PERSISTENT STANDING WATER CONDITIONS.
- THE DEVELOPMENT LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE LATHAM FIRE DISTRICT.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FEDERAL AND STATE WETLANDS REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT LAW.
- ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- CONTOURS SHOWN ON THESE DEVELOPMENT PLANS REPRESENT EXISTING TOPOGRAPHIC CONDITIONS FOR PROPOSED GRADES, REFER TO GRADING PLANS.
- NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT PROPERTIES FREE FROM OBSTRUCTION. ANY OBSTRUCTION SHALL BE NOTIFIED PRIOR TO CONSTRUCTION RELATED TO THE SITE.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND THE TOWN OF COLONIE SHALL BE NOTIFIED PRIOR TO CONSTRUCTION. ANY OBSTRUCTION SHALL BE NOTIFIED PRIOR TO CONSTRUCTION OF ANY GRADING POINT OR ANY SOIL DISTURBANCE.
- LOCATION OF ALL EXISTING UTILITIES TO BE KEPT AT TIME OF CONSTRUCTION BEFORE ANY CONSTRUCTION CONTRACTOR SHALL CALL "DIG SAFE NEW YORK" AT 1-800-962-7867 FOR UTILITY MARK OUT.
- BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6" LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS. COMPACT TO 95% MOISTURE PROCTOR.

SOIL TYPES:

- NB - NUNDA SILT LOAM
 3 TO 8% SLOPES
 ABOUT 18 TO 24 INCHES TO WATER TABLE
- NC - NUNDA SILT LOAM
 MODERATELY WELL DRAINED
- PA - REINERBECK SILTY CLAY LOAM
 0 TO 3% SLOPES
 ABOUT 6 TO 18 INCHES TO WATER TABLE
- NB - NAASSAU CHANNERY SILT LOAM,
 UNULATING
 3 TO 8% SLOPES
 MODERATELY WELL DRAINED
 MORE THAN 90 INCHES TO WATER TABLE
- UK - UDORTHERENTS, LOAMY-URBAN LAND
 0 TO 8% SLOPES
 ABOUT 36 TO 72 INCHES TO WATER TABLE
- NU - NUNDA SILT LOAM
 15 TO 25% SLOPES
 ABOUT 18 TO 24 INCHES TO WATER TABLE
- NI - NUNDA SILT LOAM
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

APPLICANT STATEMENT:

DO HEREBY SUBMIT THIS CONCEPT SUBDIVISION PLAN FOR REVIEW BY THE TOWN OF COLONIE ENGINEERING BOARD. I UNDERSTAND THAT THE CONCEPT SUBDIVISION PLAN IS INTENDED TO BE REVIEWED BY THE BOARD WHICH MAY BE REVISITED AS DEEMED NECESSARY PRIOR TO THE WORK REQUIRED FOR A DETAILED FINAL SUBDIVISION PLAN. I UNDERSTAND ANY APPROVAL BY THE BOARD IS NOT BINDING ON THE APPLICANT. THE APPLICANT'S INTENT IS TO SUBMIT TO CONDITIONS AS SET FORTH ON SAID PLAN AND THE TOWN OF COLONIE ENGINEERING BOARD IS NOT BOUND BY SAID PLAN IF FIELD CONDITIONS ARE IN FACT DIFFERENT.

PROPERTY OWNERS
 NICHOLAS THOMAS, ELIZABETH THOMAS & ELAINA PERRITANO
 261 TROY-SCHENECTADY ROAD
 LATHAM, NY 12110

THELMA THOMAS & ELIZABETH THOMAS
 261A TROY-SCHENECTADY ROAD
 LATHAM, NY 12110

APPLICANT / DEVELOPER
 HALLEMON MATERIALS GROUP LLC
 1 MADISON STREET
 SUITE 300
 TROY N.Y. 12180

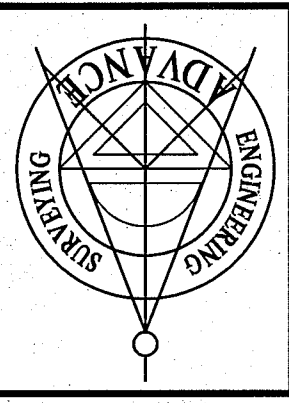
NOTES:
 1. PROPERTY LINE SHOWN HEREON HAS BEEN DERIVED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ADVANCE ENGINEERING & SURVEYING, P.L.C.
 2. TOPOGRAPHIC AND GEOMETRIC INFORMATION SHOWN HEREON GENERATED VIA AERIAL METHODS AND SUPPLEMENTED VIA CONVENTIONAL GROUND METHODS.
 3. TAX MAP DESIGNATION: 19-23-3-54 & 55
 4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 6. PROJECT LOCATION: LAT.: N 45-44-54-54
 LONG.: W 073-44-30

ZONING AND LAND USE:
 CHAPTER 190, ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE

(AMENDED 6-23-2007 BY L.L. No. 03-2007, 5-23-2008 BY L.L. No. 8-2008, 2-15-2009 BY L.L. No. 03-2009, 11-15-2011 BY L.L. No. 5-2011)

DISTRICT	BUILDING AND LOT REQUIREMENTS		BUILDING AND LOT REQUIREMENTS		YARD REQUIREMENTS	
	MAXIMUM BUILDING FOOTPRINT (Square Feet)	30% OF LOT AREA	MINIMUM FRONTAGE (Feet)	MINIMUM COVERAGE (%)	FRONT SETBACK (Feet)	REAR SETBACK (Feet)
RESIDENTIAL	40	18,000 ⁶	80	35%	40	25

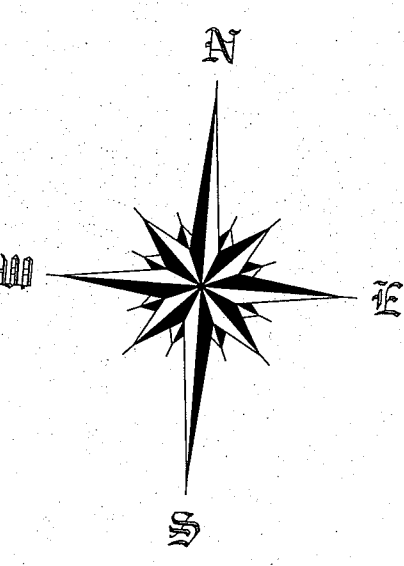
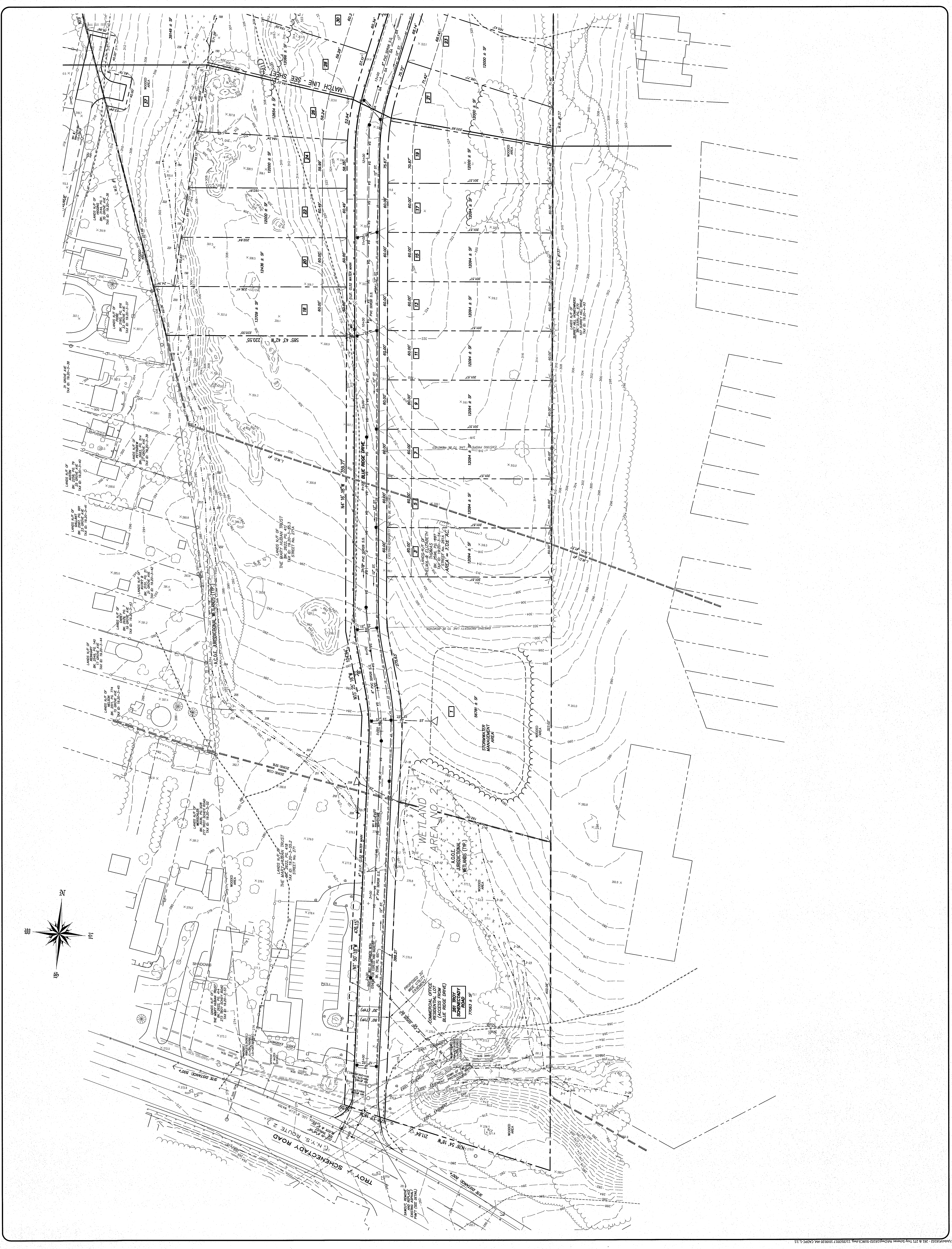
PLANNING AND ZONING DEVELOPMENT DEPARTMENT



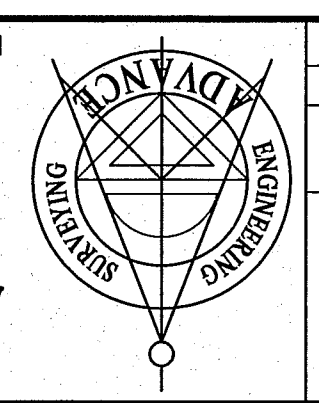
ADVANCE ENGINEERING & SURVEYING, P.L.L.C.
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 PHONE: (518) 698-3772
 E-MAIL: ncosta@advanceeng.com
 NICHOLAS COSTA, P.E.

In a review of the Engineering Plan, the Engineer has determined that the proposed subdivision complies with the provisions of the subdivision laws of the State of New York, and that the proposed subdivision is in the public interest. The Engineer's review is limited to the information provided and does not constitute a warranty of any kind.

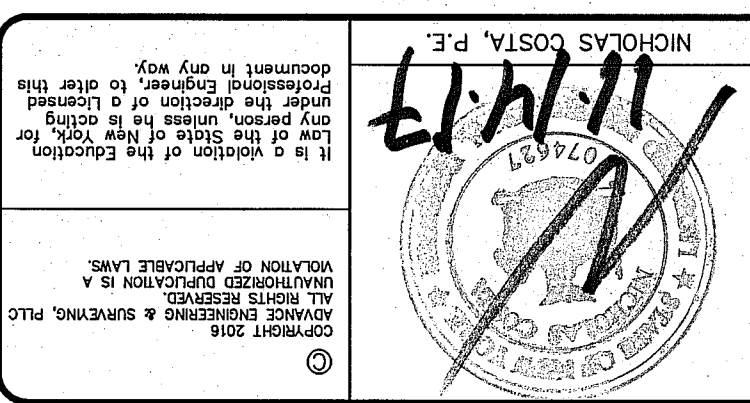
NO.	REVISION	BY	DATE
1	ISSUED FOR SKETCH PLAN REVIEW	M.C.	11/14/17
2	ISSUED FOR REVISION SKETCH PLAN REVIEW	M.C.	11/14/17



DATE: MARCH 7, 2017
 COUNTY OF ALBANY
 STATE OF NEW YORK
 TOWN OF COLONIE
 LOCATED AT 281 & 281A THROV-SCHENECTADY ROAD
ON THE FARM ESTATES
 CONCEPTUAL SUBDIVISION PLAN - 2

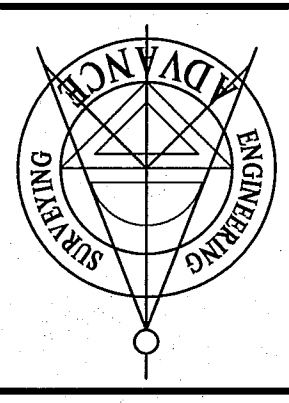


Design of:
ADVANCE ENGINEERING & SURVEYING, P.L.C.
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING AND DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 E-MAIL: info@advanceeng.com
 PHONE: (518) 698-3772



NO.	REVISION	BY	DATE
1	ISSUED FOR REVISION	M.C.	11/14/17
2	ISSUED FOR REVISION	M.C.	11/14/17





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ADVANCE ENGINEERING & SURVEYING, P.L.C.
 CONSULTING IN:
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 PHONE: (518) 698-3772
 E-MAIL: nicost@advanceeng.com
 NICHOLAS COSTA, P.E.

It is a condition of the subdivision that the applicant shall provide a written description of the proposed subdivision, including a map showing the location of the proposed subdivision, the location of the proposed subdivision, and the location of the proposed subdivision. The applicant shall also provide a written description of the proposed subdivision, including a map showing the location of the proposed subdivision, the location of the proposed subdivision, and the location of the proposed subdivision.

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	ISSUED FOR SKETCH PLAN REVIEW	R.D.L.	10.13.17				
2	ISSUED FOR REVISED SKETCH PLAN REVIEW	T.M.K.	11.14.17				

