SINGLE FAMILY RESIDENTIAL ZONE (SFR)

WELIMAN LANE

WATERMAN LANE

MIRACLE LANE

EDENFIELD ST.

BAYLOR ST.

DELIA ST.

LEIGHTON ST.

SHAKER RD.

ALBANY SHAKER ROAD

SINGLE FAMILY RESIDENTIAL ZONE (SFR)

SINGLE FAMILY RESIDENTIAL ZONE (SFR)

SINGLE FAMILY RESIDENTIAL ZONE (SFR)

N67°46'00"E 449.64'

N68°22'00"E 646.58'

N68°46'00"E 55.46'

N67°46'00"E 104.60'

N21°38'00"W 104.90'

S69°07'00"W 824.35'

S21°13'00"W 992.97'

877.40'

25' NO CUT BUFFER

25' BUFFER

MAIL KIOSK

SEDIMENT BASIN 1

SEDIMENT BASIN 2

INFILTRATION BASIN 1

INFILTRATION BASIN 2

OVERFLOW BASIN 1

OVERFLOW BASIN 2

SWPPP #1

SWPPP #2

WETLAND

WETLAND

STORM WATER MANAGEMENT EASEMENT 2.6± ACRES

CONSERVATION EASEMENT 3.6± ACRES

EXISTING WATER SERVICE TO BE ABANDONED (SEE NOTE)

SITE

SITE LOCATION MAP

SCALE: 1"=2000'

TYPICAL LOT LAYOUT

NOT TO SCALE

10' ONE SIDE 25' BOTH

26 LOT NUMBER

#5 STREET NUMBER

40'

TOWN OF COLONIE SUBDIVISION PLAN STANDARD NOTES

1. THE SUBDIVISION AREA IS 20.96 ACRES IN AREA.
2. THE SUBDIVISION LIES WITHIN A SINGLE FAMILY RESIDENTIAL (SFR) ZONING AREA.
3. THE SUBDIVISION IS DIVIDED INTO 39 LOTS.
4. THE AVERAGE LOT SIZE IS 17,352 SQUARE FEET.
5. THE SUBDIVISION LIES WITHIN THE SOUTH COLONY CENTRAL SCHOOL DISTRICT AND THE SHAKER ROAD LOUDONVILLE FIRE DISTRICT.
6. BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES, BASED ON CURRENT LAND USE LAW REQUIREMENTS, AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION.
7. 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), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT LAW.
8. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
9. CONTOURS SHOWN ON THIS PLAN REPRESENT EXISTING TOPOGRAPHIC CONDITIONS. FOR PROPOSED GRADES, REFER TO GRADING PLAN (SHEET ↑
10. NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS
11. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
12. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
13. LOCATION OF ALL EXISTING UTILITIES TO BE VERIFIED AT TIME OF CONSTRUCTION.
14. BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
15. BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
16. STREETS AND STORM SEWERS SHALL CONFORM TO THE "TOWN OF COLONIE HIGHWAY AND DRAINAGE STANDARDS".
17. BUILDINGS WITH BASEMENTS OR CRAWL SPACES WILL BE ALLOWED ONLY ON LOTS THAT HAVE DIRECT ACCESS TO A STORM SEWER CATCH BASIN OR JUNCTION BOX AND SHALL HAVE A PLASTIC PIPE WITH A CHECK VALVE FOR A SUMP CONNECTION.
18. NO SUMP PUMP, CELLAR OR FOOTING DRAINS SHALL BE CONNECTED TO ANY SANITARY SEWER.
19. THIS SUBDIVISION LIES INSIDE THE LATHAM WATER DISTRICT.
20. WATER MAINS AND HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH "LATHAM WATER DISTRICT'S STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEM".
21. HYDRANTS AT THE END OF DEAD END RUNS REQUIRE RESTRAINT ON THE LAST 3 FULL LENGTH SECTIONS OF THE WATER MAIN.
22. SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF COLONIE DIVISION OF PURE WATERS RULES AND REGULATIONS, AND WITH SEWER IMPROVEMENT AREA NUMBER ???
23. WHERE POSSIBLE, SEWER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. WHEN VERTICAL SEPARATION CANNOT BE MAINTAINED, SEWER MAINS SHALL BE DUCTILE IRON CLASS 52 OR POLYVINYL CHLORIDE (PVC) CL 160, SDR 26 PIPE.
24. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.7-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
25. A MINIMUM OF TWO TREES OF 2 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6' MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESERVED OR PLANTED IN EACH FRONT YARD.
26. A MINIMUM OF 3 TREES OF 2 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6' MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESERVED OR PLANTED IN EACH CUL-DE-SAC ISLAND. TREES SHALL BE SHALLOW ROOTED AND BE LOCATED A MINIMUM OF FIVE FEET FROM ANY PIPE LINE.

ADDITIONAL NOTES

EXISTING WATER SERVICES ARE TO BE ABANDONED BY LWD AT OWNER'S EXPENSE.

PROPOSED SITE COVERAGE STATISTICS

DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	913,156	20.96	100.00%
IMPERVIOUS AREA	170,923	3.92	18.7
BUILDING COVERAGE	68,250	1.57	7.5
PAVEMENT/SIDEWALK COVERAGE	102,673	2.36	11.2
PERVIOUS AREA	742,233	17.04	81.3

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOWN OF COLONIE PLANNING BOARD APPROVAL

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION

HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL

STATE OF NEW YORK DANIEL R. HERSHBERG LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR 044226

REVISIONS	DATE
REMARKS	

CONCEPT PLAN
COLD SPRINGS
PROPOSED CLUSTER SUBDIVISION
499-507 ALBANY SHAKER ROAD, TOWN OF COLONIE
ALBANY COUNTY, STATE OF NEW YORK

APPLICANT:
STARLIGHT DEVELOPMENT CO.

FILE: 160340 | SCALE: 1"=50' | BY: AS | CHK: DRH | DATE: 8/1/18 | 1600340-6.DWG

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