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



DATE: 8/13/19

REMARKS: CONCEPT SUBMISSION

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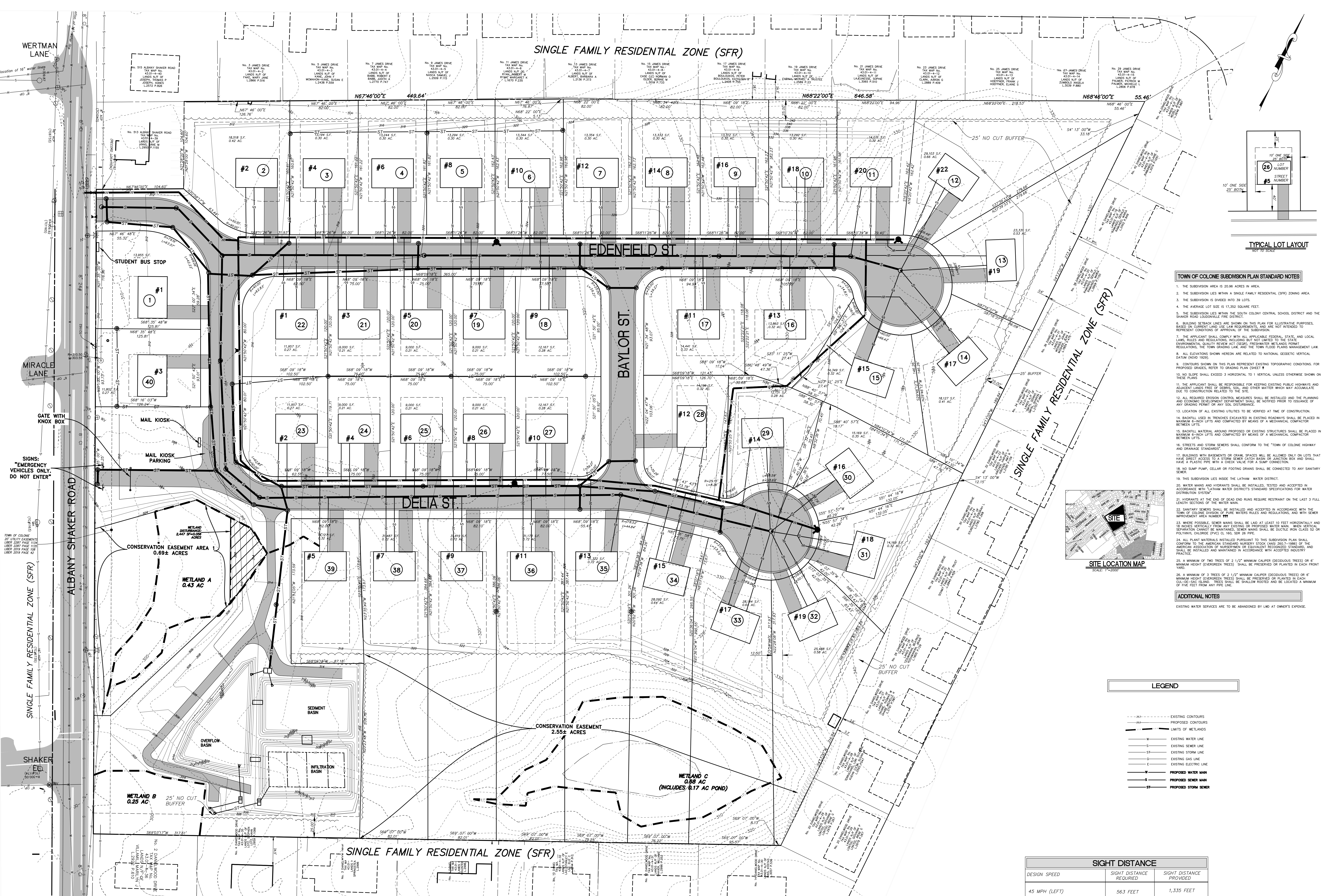
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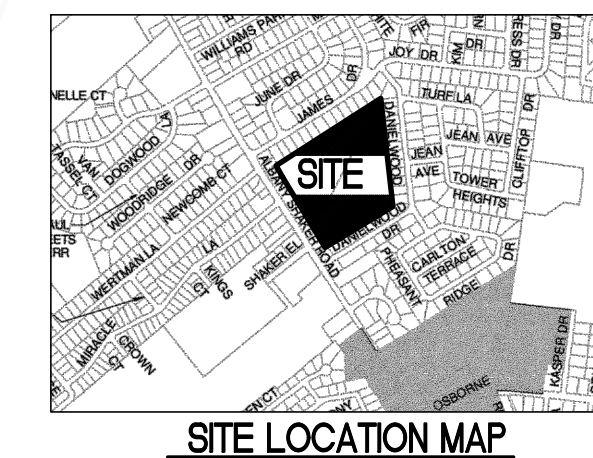


TOWN OF COLONIE SUBDIVISION PLAN STANDARD NOTES

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 17,992 SQUARE FEET.
5. THE SUBDIVISION LIES WITHIN THE TOWN OF COLONIE CENTRAL SCHOOL DISTRICT AND THE SHAKER ROAD LOADONVILLE FIRE DISTRICT.
6. THE SUBDIVISION LIES WITHIN THE TOWN OF COLONIE WATER DISTRICT. THE SUBDIVISION IS SUBJECT TO THE TOWN OF COLONIE WATER DISTRICT'S STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS.
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 (SEQRA), FEDERALIST WETLANDS PROTECTION REGULATIONS, THE TOWN OF COLONIE FLOOD PLANE MANAGEMENT LAW, AND ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
8. CONTOURS SHOWN ON THE PLAN REPRESENT EXISTING TOPOGRAPHIC CONDITIONS FOR PROPOSED GRADES. REFER TO GRADING PLAN (SHEET #) FOR PROPOSED GRADES.
9. NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
10. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF OBSTACLES, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
11. 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 OF ANY CONSTRUCTION.
12. LOCATION OF ALL EXISTING UTILITIES TO BE VERIFIED AT THE TIME OF CONSTRUCTION.
13. BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
14. EXISTING MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
15. STREETS AND STORM SEWERS SHALL CONFORM TO THE "TOWN OF COLONIE HIGHWAY AND DRAINAGE STANDARDS".
16. WATER MAINS AND HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF COLONIE WATER DISTRICT'S STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS.
17. HYDRANTS AT THE END OF DEAD END RUNS REQUIRE RESTRAINT ON THE LAST 3 FULL LENGTH SECTIONS OF THE WATER MAIN.
18. SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF COLONIE DIVISION OF PURE WATER RULES AND REGULATIONS, AND WITH SEWER IMPROVEMENT AREA NUMBER #777.
19. 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 CL 150 OR 200 POLYETHYLENE GLYCOL (PE) CL 160 SDR 26 PIPE.
20. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z603-1-1989) OF THE NORTHERN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOMMENDED PRACTICES, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES.
21. A MINIMUM OF TWO TREES OF 2 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6" MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PROVIDED OR PLANTED IN EACH FRONT YARD.
22. A MINIMUM OF 3 TREES OF 2 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6" MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PROVIDED OR PLANTED IN EACH CORNER OF EACH BLOCK. 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 LAND OWNERS AT THEIR EXPENSE.



SITE LOCATION MAP
SCALE: 1"=1000'

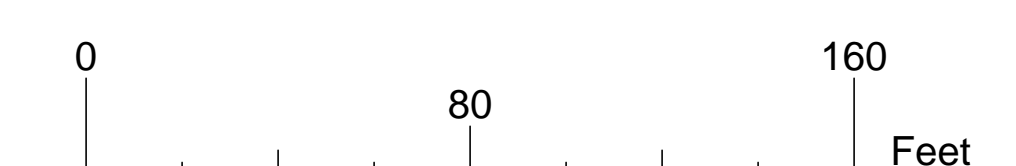
LEGEND

- EXISTING CONTOURS
- - - - PROPOSED CONTOURS
- - - - LIMITS OF WETLANDS
- - - - EXISTING WATER LINE
- - - - EXISTING SEWER LINE
- - - - EXISTING STORM LINE
- - - - EXISTING GAS LINE
- - - - EXISTING ELECTRIC LINE
- - - - PROPOSED WATER MAIN
- - - - PROPOSED SEWER MAIN
- - - - PROPOSED STORM MAIN

SIGHT DISTANCE		
DESIGN SPEED	SIGHT DISTANCE REQUIRED	SIGHT DISTANCE PROVIDED
45 MPH (LEFT)	563 FEET	1,335 FEET
45 MPH (RIGHT)	464 FEET	1,427 FEET

PROPOSED SITE COVERAGE STATISTICS

DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	913,156	20.96	100.00%
IMPERVIOUS AREA	193,272	4.42	21.0
BUILDING COVERAGE	70,000	1.60	7.6
PAVEMENT/SIDEWALK COVERAGE	123,272	2.82	13.4
PERVIOUS AREA	719,884	16.54	79.0



I do hereby submit this concept subdivision plan for review by the Town of Colonie Planning Board. I understand that a concept development plan is intended to be a flexible concept design which may be readily changed as deemed necessary, prior to the work required for a detailed final subdivision plan. I understand any approval by the Town of Colonie Planning Board is not bound by said plan if field conditions are in fact different.

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION