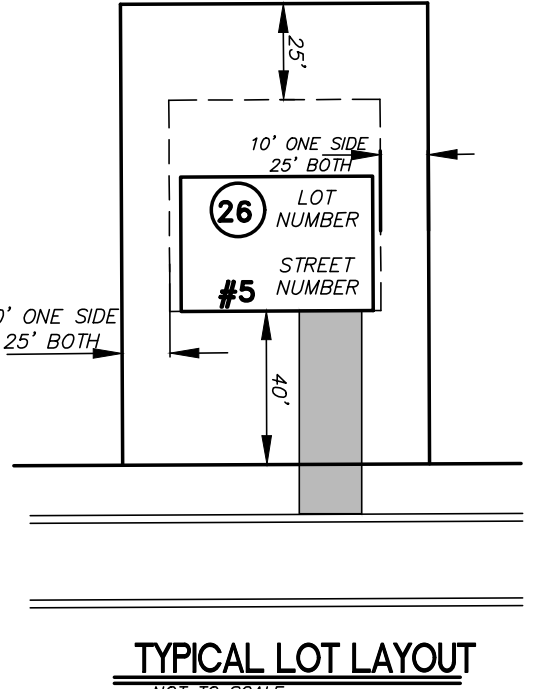
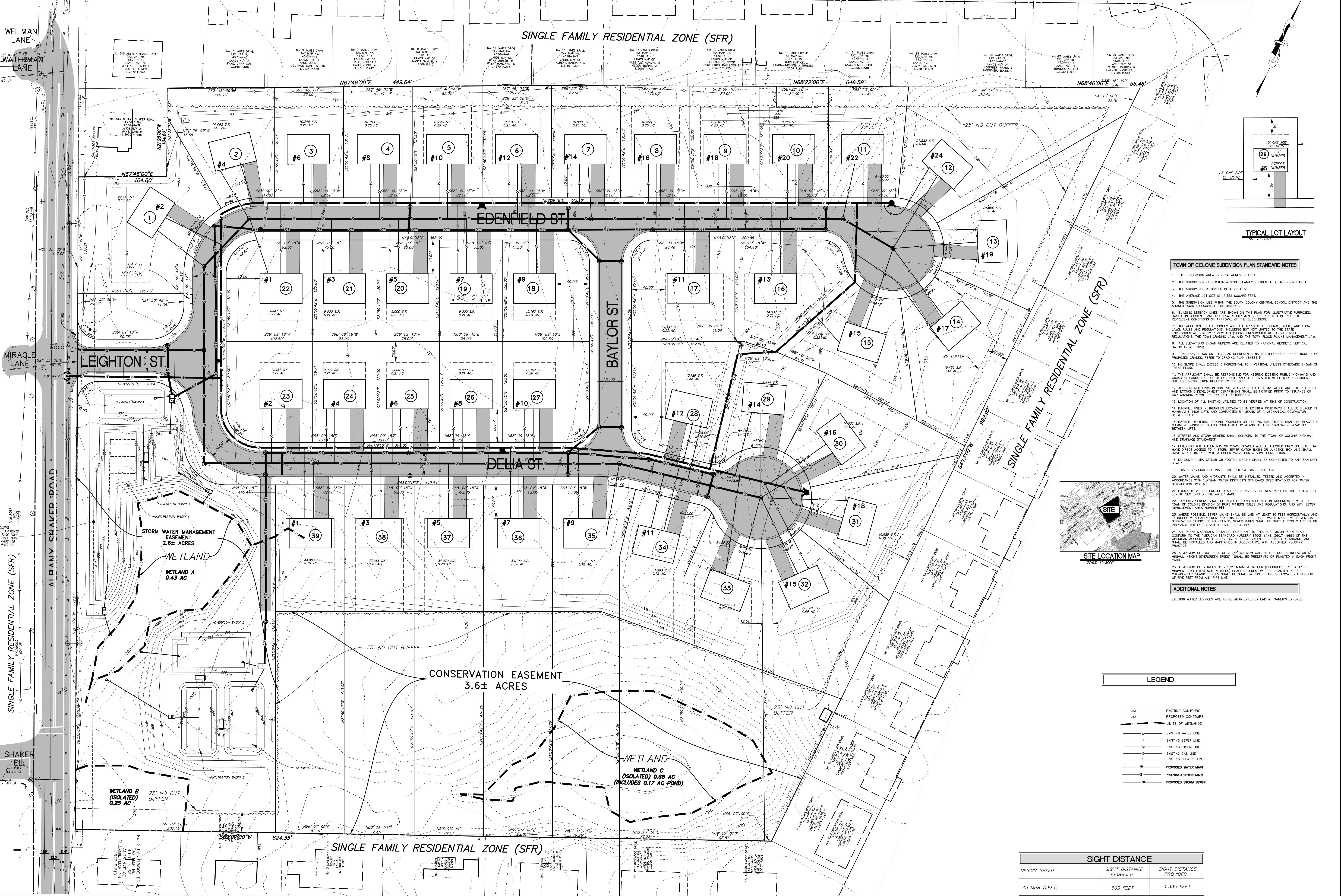


SINGLE FAMILY RESIDENTIAL ZONE (SFR)

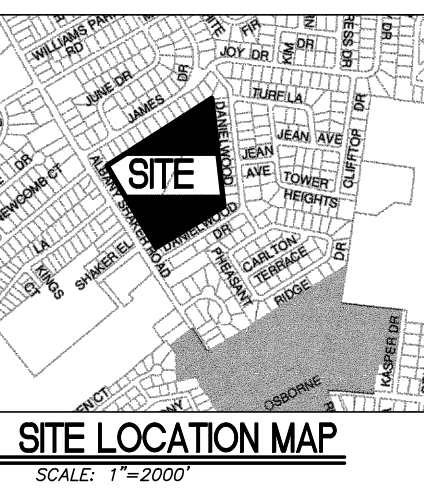


TOWN OF COLONIE SUBDIVISION PLAN STANDARD NOTES

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 17,952 SQUARE FEET.
5. THE SUBDIVISION LIES WITHIN THE SOUTH COLONIE CENTRAL SCHOOL DISTRICT AND THE SHAKER ROAD LOCAL FIRE DISTRICT.
6. THE SUBDIVISION LIES WITHIN THE SOUTH COLONIE CENTRAL SCHOOL DISTRICT AND THE SHAKER ROAD LOCAL FIRE DISTRICT.
7. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS RELATING TO THE SUBDIVISION. (RESIDENTIAL WETLANDS FRONT REGULATION, THE TOWN OF COLONIE PLANNING BOARD, THE TOWN OF COLONIE PLANNING BOARD AND ALL ENVIRONMENTAL QUALITY REVIEW ACT (EQRA), RESIDENTIAL WETLANDS FRONT REGULATION, THE TOWN OF COLONIE PLANNING BOARD AND ALL ENVIRONMENTAL QUALITY REVIEW ACT (EQRA)).
8. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1985).
9. CONTOURS SHOWN ON THE 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 LOTS FREE OF OBSTRUCTION, 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 OF ANY CONSTRUCTION.
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. SANDFILL 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. BENCHMARKS WITH ELEVATIONS OR GRADE 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 LINE.
19. THIS SUBDIVISION LIES WITHIN 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 DESIGN OF SEWER RULES AND REGULATIONS, AND WITH SEWER IMPROVEMENT AREA NUMBER #177.
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 CL. 50 OR POLYETHYLENE GLYCOL (PE) CL. 160, SFR 26 PIPE.
24. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z602-1-1989) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT TRADEMARK, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
25. A MINIMUM OF TWO TREES OF 3 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6" MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESENTED OR PLANTED IN EACH FRONT YARD.
26. A MINIMUM OF 3 TREES OF 3 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6" MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESENTED OR PLANTED IN EACH COLLECTOR-DUCT MAIN. TREES SHALL BE SHALLOW ROOTED AND BE LOCATED A MINIMUM OF FIVE FEET FROM ANY PIPE LINE.

ADDITIONAL NOTES

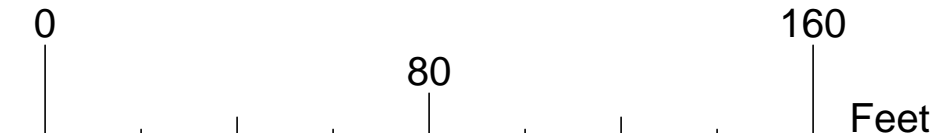
EXISTING WATER SERVICES ARE TO BE ABANDONED BY LAND OWNERS AT THEIR EXPENSE.



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 SEWER

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

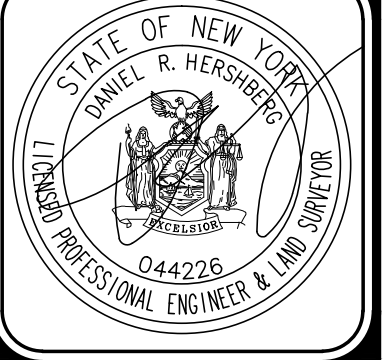


I do hereby submit this concept subdivision plan for review by the Town of Colonie Planning Board. I understand that a concept development plan is intended to be a flexible concept design which may be readily changed as deemed necessary, prior to the work required for a detailed final subdivision plan.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

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

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



DATE	REVISIONS

CONCEPT PLAN
PROPOSED CLUSTER SUBDIVISION
499-507 ALBANY SHAKER ROAD, TOWN OF COLONIE
ALBANY COUNTY, STATE OF NEW YORK
SCALE: 1"=40'

TOWN OF COLONIE PLANNING BOARD APPROVAL

APPLICANT: STRAIGHT DEVELOPMENT CO.
FILE: 180340
DATE: 07/18
CHK: ASE
ENG: C-1

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION