

**APPLICANT:** THREE POINT DEVELOPMENT LLC  
 (518) 785-9000  
 THREE WINNERS CIRCLE, SUITE 140  
 COHUES, NY 12047  
 CIVIL ENVIRONMENTAL STRUCTURAL  
 2933 ROSAMUND AVE  
 NISKAYUNA, NY 12098  
 (518) 366-0779  
 beth@bentleygroup.com

**REVISIONS:**

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

**NOTES:**

- THE SUBDIVISION IS 18.9+ ACRES IN AREA.
- THE SUBDIVISION LIES WITHIN AN SFR ZONING DISTRICT.
- THE SUBDIVISION IS DIVIDED INTO 29 LOTS AND ONE STORM WATER MANAGEMENT BASIN PARCEL.
- THE AVERAGE LOT AREA IS 24,688 +/- SQUARE FEET. REMAINING PARCEL NOT USED IN CALCULATION.
- THE SUBDIVISION LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE SCHUYLER HEIGHTS DISTRICT.
- BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN AS ILLUSTRATIVE PURPOSES. BASED ON CURRENT LAND USE LAW REQUIREMENTS AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION.
- 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 AND THE STATE EMBANKMENT AND EROSION CONTROL REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT PLAN.
- ALL ELEVATIONS SHOWN HEREON ARE RELATED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NAVDAT89).
- CONTOURS SHOWN ON THIS PLAN REPRESENT EXISTING TOPOGRAPHIC CONDITIONS FOR PROPOSED GRADES. REFER TO GRADING PLAN (SHEET 3 OF 12).
- NO SLOPE SHALL EXCEED HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT HIGHWAYS OPEN TO TRAFFIC AT ALL TIMES. THE APPLICANT SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO PUBLIC WORKS, BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
- ALL REMAINING UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, AND SEWER, SHALL BE LOCATED AND DEPTH SHALL BE VERIFIED AT THE TIME OF CONSTRUCTION.
- BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-HIGH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-HIGH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- STREETS AND STORM SEWERS SHALL CONFORM TO THE TOWN OF COLONIE HIGHWAY AND DRAINAGE STANDARDS.
- BUILDINGS WITH BASEMENTS OR CRAWL SPACES WILL BE ALLOWED ONLY ON LOTS WITH DIRECT ACCESS TO A PUBLIC STREET OR TO A PUBLIC WATER MAIN OR SEWER MAIN.
- NO SUMP PUMP, CELLAR OR FOOTING DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER. THE SUBDIVISION LIES ENTIRELY OUTSIDE THE LATHAM WATER DISTRICT.
- WATER MAINS AND HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH LATHAM WATER DISTRICTS STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS.
- HYDRANTS AT THE END OF DEAD END RUNS REQUIRE RESTRAINT ON THE LAST THREE FULL LENGTH SECTIONS OF WATER MAIN.
- SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF COLONIE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION, AND WITH SEWER IMPROVEMENT AREA NUMBER 2009-005.
- 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 PIPE 30" OR 36" DIA. SLOPE PIPE SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18" FROM WATER MAINS. ALL SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18" FROM WATER MAINS. ALL SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18" FROM WATER MAINS.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE TOWN OF COLONIE STANDARD SPECIFICATIONS FOR LANDSCAPING AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- SURVEY SHOWS WAS PREPARED FROM AN AUGUST 2008 FIELD SURVEY.
- SURVEY SHOWS WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR ROAD RECORD SUBJECT TO ANY STATEMENTS OF FACT THAT SUCH AN ABSTRACT OF TITLE OR ROAD RECORD MAY REVEAL.
- SURVEY SHOWS IS SUBJECT TO SURFACE CONDITIONS THAT MAY EXIST, IF ANY.
- THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF COLONIE AND THE STATE OF NEW YORK.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE IN RED, SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
- CERTIFICATIONS INDICATED OR IMPLIED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROFESSIONAL CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE BOARD OF SURVEYING AND MAPPING. THIS SURVEY WAS PREPARED, AND ON HIS OR HER BEHALF TO THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PREPARED, AND ON HIS OR HER BEHALF TO THE ASSOCIATES OF THE LEADING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THERE ARE NO IDENTIFIABLE SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS.
- BASED UPON A REVIEW OF THE ALBANY COUNTY SOIL SURVEY AND A GEOTECHNICAL INVESTIGATION, THE PREDOMINANT SOIL TYPE ON THIS PARCEL IS HUDSON SILT WITH AN APPROXIMATE UNSATURATED WATER BETWEEN 9 AND 11 FEET AND AN APPROXIMATE DEPTH TO BEDROCK OF 20 OR MORE FEET.
- THERE ARE NO SMOKE STACKS, BORROW PITS, JUNK YARDS, BILLBOARDS OR REUSE AREAS LOCATED WITHIN THE SUBJECT PARCEL.

**MAP REFERENCES:**

- MAP ENTITLED "SURVEY OF LANDS OF THE ALLEGHENY LUDLOW INDUSTRIES INC. FOR AL TECH SPECIALTY STEEL CORPORATION", PREPARED BY C.T. MALE ASSOCIATES P.C., DATED AUGUST 27, 1976. D.M.C. NO. 70-74-34.
- MAP ENTITLED "SCHUYLER LANDING", PREPARED BY SMITH AND WADSWORTH, DATED AUGUST 11, 1889 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN DRAWING 172. AS MAP NOS. 10730 AND 10735.
- MAP ENTITLED "LOUDON HILLS EAST SUBDIVISION", PREPARED BY BOSWELL ENGINEERING AND DATED FEBRUARY 6, 2008.

**LANDSCAPE NOTE:**

- THIS SUBDIVISION IS ADJACENT TO A REMEDIATED INDUSTRIAL LANDFILL. FOR EITHER INFORMATION, CONTACT THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGION 4 OFFICE. SITE IDENTIFICATION NUMBER N080654209.
- ALL HOUSES SHALL BE CONSTRUCTED WITH AN ACTIVE SUBSILAB VENTILATION SYSTEM AND/OR RADON MITIGATION SYSTEM IN ACCORDANCE WITH THE NYSDEC CONDITIONS.
- AT ANY TIME DURING THE PREPARATION OF THE SUBDIVISION PROPERTY MATERIALS INDICATIVE OF A REMEDIATED INDUSTRIAL LANDFILL SHALL BE IDENTIFIED AND IMMEDIATELY NOTIFIED TO THE NYSDEC.

**WETLAND NOTE:**

WETLANDS IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THESE AREAS MAY BE SUBJECT TO PERIODIC OR PERSISTENT STANDING WATER CONDITIONS.

ALBANY COUNTY HEALTH DEPARTMENT

**IMPORTANT NOTE:**

STORM WATER MANAGEMENT REQUIREMENTS DUE TO STORM WATER MANAGEMENT FOR THIS SUBDIVISION INCLUDES STORM WATER MANAGEMENT BASINS THAT MAY CONTAIN PERIODIC OR PERSISTENT STANDING WATER.

ALL WORK ON THE POND OUTFALL PIPES SHALL BE COORDINATED WITH THE OWNER AND NYSDEC. NO EXISTING ROAD MATERIAL SHALL BE TAKEN OFF REMAINING LANDS OF REALCO DUE TO HIGH CONCENTRATIONS OF HEAVY METALS.

**USACE JURISDICTIONAL WETLANDS TO REMAIN**

EXISTING TREE LINE

EXISTING OVERHEAD UTILITIES

EXISTING FENCE

EXISTING GAS LINE

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO BE FILLED**

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**TYPICAL LOT LAYOUT**

NOT TO SCALE

LANDSCAPING MATERIALS SHALL BE PLACED IN THE FRONT YARD OF EACH BUILDING LOT. THE LANDSCAPING SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM ALL UTILITIES.

ACCESS ROADS - LOTS 5, 2 AND 25 SHALL ACCESS STERLING RIDGE ROAD. LOT 12 SHALL ACCESS SPRING STREET ROAD.

ALL HOUSES SHALL BE CONSTRUCTED WITH A SUBSILAB VENTILATION SYSTEM OR RADON RESISTANT FINISH SYSTEM AS PRESCRIBED BY THE NYSDEC.

SEWER CLEAN OUT (TYP.)

1/4" DIA. PVC COPPER WATER SERVICE

6" PVC SDR-35 SEWER CONNECTION 2.0X MIN. SLOPE

4" PVC SDR-35 STORM SEWER CONNECTION

WATER SERVICE SHUTOFF (TYP.) ON PROPERTY SIDE

IF NECESSARY, IF NECESSARY

28 FT BEAR TRACK

10 FT MIN. SIDE SEWER

10 FT MIN. SIDE SEWER

40 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

**LEGEND**

PROPERTY LINE

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO REMAIN**

EXISTING TREE LINE

EXISTING OVERHEAD UTILITIES

EXISTING FENCE

EXISTING GAS LINE

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO BE FILLED**

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**TYPICAL LOT LAYOUT**

NOT TO SCALE

LANDSCAPING MATERIALS SHALL BE PLACED IN THE FRONT YARD OF EACH BUILDING LOT. THE LANDSCAPING SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM ALL UTILITIES.

ACCESS ROADS - LOTS 5, 2 AND 25 SHALL ACCESS STERLING RIDGE ROAD. LOT 12 SHALL ACCESS SPRING STREET ROAD.

ALL HOUSES SHALL BE CONSTRUCTED WITH A SUBSILAB VENTILATION SYSTEM OR RADON RESISTANT FINISH SYSTEM AS PRESCRIBED BY THE NYSDEC.

SEWER CLEAN OUT (TYP.)

1/4" DIA. PVC COPPER WATER SERVICE

6" PVC SDR-35 SEWER CONNECTION 2.0X MIN. SLOPE

4" PVC SDR-35 STORM SEWER CONNECTION

WATER SERVICE SHUTOFF (TYP.) ON PROPERTY SIDE

IF NECESSARY, IF NECESSARY

28 FT BEAR TRACK

10 FT MIN. SIDE SEWER

10 FT MIN. SIDE SEWER

40 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

**LEGEND**

PROPERTY LINE

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO REMAIN**

EXISTING TREE LINE

EXISTING OVERHEAD UTILITIES

EXISTING FENCE

EXISTING GAS LINE

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO BE FILLED**

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**TYPICAL LOT LAYOUT**

NOT TO SCALE

LANDSCAPING MATERIALS SHALL BE PLACED IN THE FRONT YARD OF EACH BUILDING LOT. THE LANDSCAPING SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM ALL UTILITIES.

ACCESS ROADS - LOTS 5, 2 AND 25 SHALL ACCESS STERLING RIDGE ROAD. LOT 12 SHALL ACCESS SPRING STREET ROAD.

ALL HOUSES SHALL BE CONSTRUCTED WITH A SUBSILAB VENTILATION SYSTEM OR RADON RESISTANT FINISH SYSTEM AS PRESCRIBED BY THE NYSDEC.

SEWER CLEAN OUT (TYP.)

1/4" DIA. PVC COPPER WATER SERVICE

6" PVC SDR-35 SEWER CONNECTION 2.0X MIN. SLOPE

4" PVC SDR-35 STORM SEWER CONNECTION

WATER SERVICE SHUTOFF (TYP.) ON PROPERTY SIDE

IF NECESSARY, IF NECESSARY

28 FT BEAR TRACK

10 FT MIN. SIDE SEWER

10 FT MIN. SIDE SEWER

40 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

**LEGEND**

PROPERTY LINE

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO REMAIN**

EXISTING TREE LINE

EXISTING OVERHEAD UTILITIES

EXISTING FENCE

EXISTING GAS LINE

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO BE FILLED**

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**TYPICAL LOT LAYOUT**

NOT TO SCALE

LANDSCAPING MATERIALS SHALL BE PLACED IN THE FRONT YARD OF EACH BUILDING LOT. THE LANDSCAPING SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM ALL UTILITIES.

ACCESS ROADS - LOTS 5, 2 AND 25 SHALL ACCESS STERLING RIDGE ROAD. LOT 12 SHALL ACCESS SPRING STREET ROAD.

ALL HOUSES SHALL BE CONSTRUCTED WITH A SUBSILAB VENTILATION SYSTEM OR RADON RESISTANT FINISH SYSTEM AS PRESCRIBED BY THE NYSDEC.

SEWER CLEAN OUT (TYP.)

1/4" DIA. PVC COPPER WATER SERVICE

6" PVC SDR-35 SEWER CONNECTION 2.0X MIN. SLOPE

4" PVC SDR-35 STORM SEWER CONNECTION

WATER SERVICE SHUTOFF (TYP.) ON PROPERTY SIDE

IF NECESSARY, IF NECESSARY

28 FT BEAR TRACK

10 FT MIN. SIDE SEWER

10 FT MIN. SIDE SEWER

40 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

**LEGEND**

PROPERTY LINE

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO REMAIN**

EXISTING TREE LINE

EXISTING OVERHEAD UTILITIES

EXISTING FENCE

EXISTING GAS LINE

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO BE FILLED**

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**TYPICAL LOT LAYOUT**

NOT TO SCALE

LANDSCAPING MATERIALS SHALL BE PLACED IN THE FRONT YARD OF EACH BUILDING LOT. THE LANDSCAPING SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM ALL UTILITIES.

ACCESS ROADS - LOTS 5, 2 AND 25 SHALL ACCESS STERLING RIDGE ROAD. LOT 12 SHALL ACCESS SPRING STREET ROAD.

ALL HOUSES SHALL BE CONSTRUCTED WITH A SUBSILAB VENTILATION SYSTEM OR RADON RESISTANT FINISH SYSTEM AS PRESCRIBED BY THE NYSDEC.

SEWER CLEAN OUT (TYP.)

1/4" DIA. PVC COPPER WATER SERVICE

6" PVC SDR-35 SEWER CONNECTION 2.0X MIN. SLOPE

4" PVC SDR-35 STORM SEWER CONNECTION

WATER SERVICE SHUTOFF (TYP.) ON PROPERTY SIDE

IF NECESSARY, IF NECESSARY

28 FT BEAR TRACK

10 FT MIN. SIDE SEWER

10 FT MIN. SIDE SEWER

40 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

**LEGEND**

PROPERTY LINE

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO REMAIN**

EXISTING TREE LINE

EXISTING OVERHEAD UTILITIES

EXISTING FENCE

EXISTING GAS LINE

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO BE FILLED**

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**TYPICAL LOT LAYOUT**

NOT TO SCALE

LANDSCAPING MATERIALS SHALL BE PLACED IN THE FRONT YARD OF EACH BUILDING LOT. THE LANDSCAPING SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM ALL UTILITIES.

ACCESS ROADS - LOTS 5, 2 AND 25 SHALL ACCESS STERLING RIDGE ROAD. LOT 12 SHALL ACCESS SPRING STREET ROAD.

ALL HOUSES SHALL BE CONSTRUCTED WITH A SUBSILAB VENTILATION SYSTEM OR RADON RESISTANT FINISH SYSTEM AS PRESCRIBED BY THE NYSDEC.

SEWER CLEAN OUT (TYP.)

1/4" DIA. PVC COPPER WATER SERVICE

6" PVC SDR-35 SEWER CONNECTION 2.0X MIN. SLOPE

4" PVC SDR-35 STORM SEWER CONNECTION

WATER SERVICE SHUTOFF (TYP.) ON PROPERTY SIDE

IF NECESSARY, IF NECESSARY

28 FT BEAR TRACK

10 FT MIN. SIDE SEWER

10 FT MIN. SIDE SEWER

40 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

**LEGEND**

PROPERTY LINE

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO REMAIN**

EXISTING TREE LINE

EXISTING OVERHEAD UTILITIES

EXISTING FENCE

EXISTING GAS LINE

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO BE FILLED**

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**TYPICAL LOT LAYOUT**

NOT TO SCALE

LANDSCAPING MATERIALS SHALL BE PLACED IN THE FRONT YARD OF EACH BUILDING LOT. THE LANDSCAPING SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM ALL UTILITIES.

ACCESS ROADS - LOTS 5, 2 AND 25 SHALL ACCESS STERLING RIDGE ROAD. LOT 12 SHALL ACCESS SPRING STREET ROAD.

ALL HOUSES SHALL BE CONSTRUCTED WITH A SUBSILAB VENTILATION SYSTEM OR RADON RESISTANT FINISH SYSTEM AS PRESCRIBED BY THE NYSDEC.

SEWER CLEAN OUT (TYP.)

1/4" DIA. PVC COPPER WATER SERVICE

6" PVC SDR-35 SEWER CONNECTION 2.0X MIN. SLOPE

4" PVC SDR-35 STORM SEWER CONNECTION

WATER SERVICE SHUTOFF (TYP.) ON PROPERTY SIDE

IF NECESSARY, IF NECESSARY

28 FT BEAR TRACK

10 FT MIN. SIDE SEWER

10 FT MIN. SIDE SEWER

40 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

**LEGEND**

PROPERTY LINE

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO REMAIN**

EXISTING TREE LINE

EXISTING OVERHEAD UTILITIES

EXISTING FENCE

EXISTING GAS LINE

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**USACE JURISDICTIONAL WETLANDS TO BE FILLED**

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN

**TYPICAL LOT LAYOUT**

NOT TO SCALE

LANDSCAPING MATERIALS SHALL BE PLACED IN THE FRONT YARD OF EACH BUILDING LOT. THE LANDSCAPING SHALL MAINTAIN A 10' HORIZONTAL SEPARATION FROM ALL UTILITIES.

ACCESS ROADS - LOTS 5, 2 AND 25 SHALL ACCESS STERLING RIDGE ROAD. LOT 12 SHALL ACCESS SPRING STREET ROAD.

ALL HOUSES SHALL BE CONSTRUCTED WITH A SUBSILAB VENTILATION SYSTEM OR RADON RESISTANT FINISH SYSTEM AS PRESCRIBED BY THE NYSDEC.

SEWER CLEAN OUT (TYP.)

1/4" DIA. PVC COPPER WATER SERVICE

6" PVC SDR-35 SEWER CONNECTION 2.0X MIN. SLOPE

4" PVC SDR-35 STORM SEWER CONNECTION

WATER SERVICE SHUTOFF (TYP.) ON PROPERTY SIDE

IF NECESSARY, IF NECESSARY

28 FT BEAR TRACK

10 FT MIN. SIDE SEWER

10 FT MIN. SIDE SEWER

40 FT FRONT SETBACK

STREET

SANITARY SEWER

WATER MAIN

**LEGEND**

PROPERTY LINE

PROPOSED STORM SEWER WITH CATCH BASIN

PROPOSED SANITARY SEWER WITH MANHOLE

PROPOSED WATER MAIN WITH HYDRANT

CATCH BASIN WITH SUMP PUMP LATERAL

EXISTING SANITARY SEWER

EXISTING WATER MAIN

EXISTING CONTOUR

PROPOSED BUFFER LANDSCAPING SEE LANDSCAPING PLAN