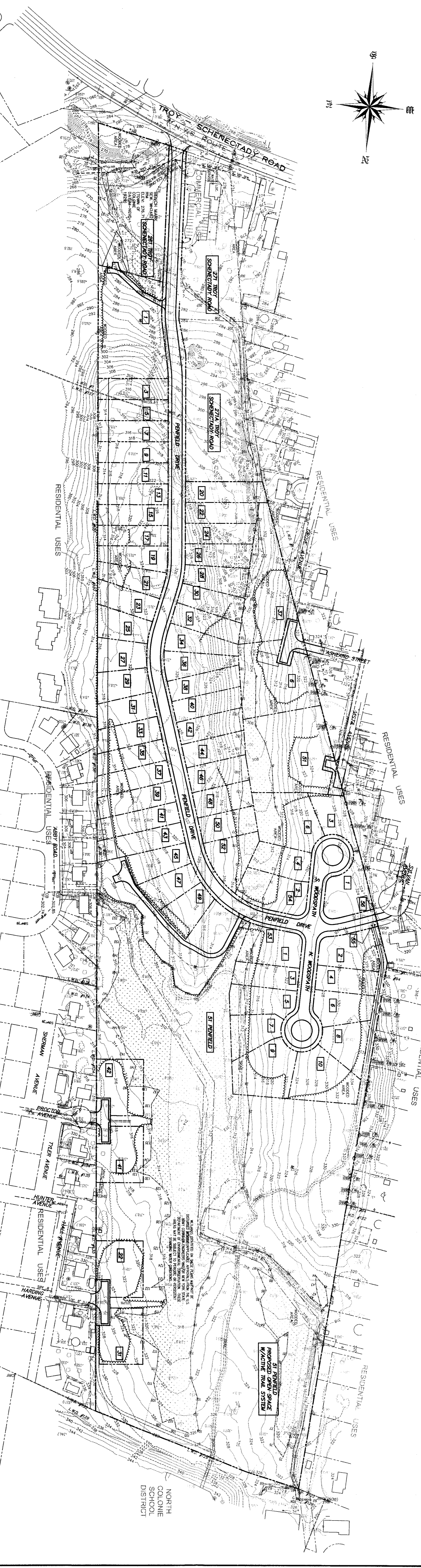
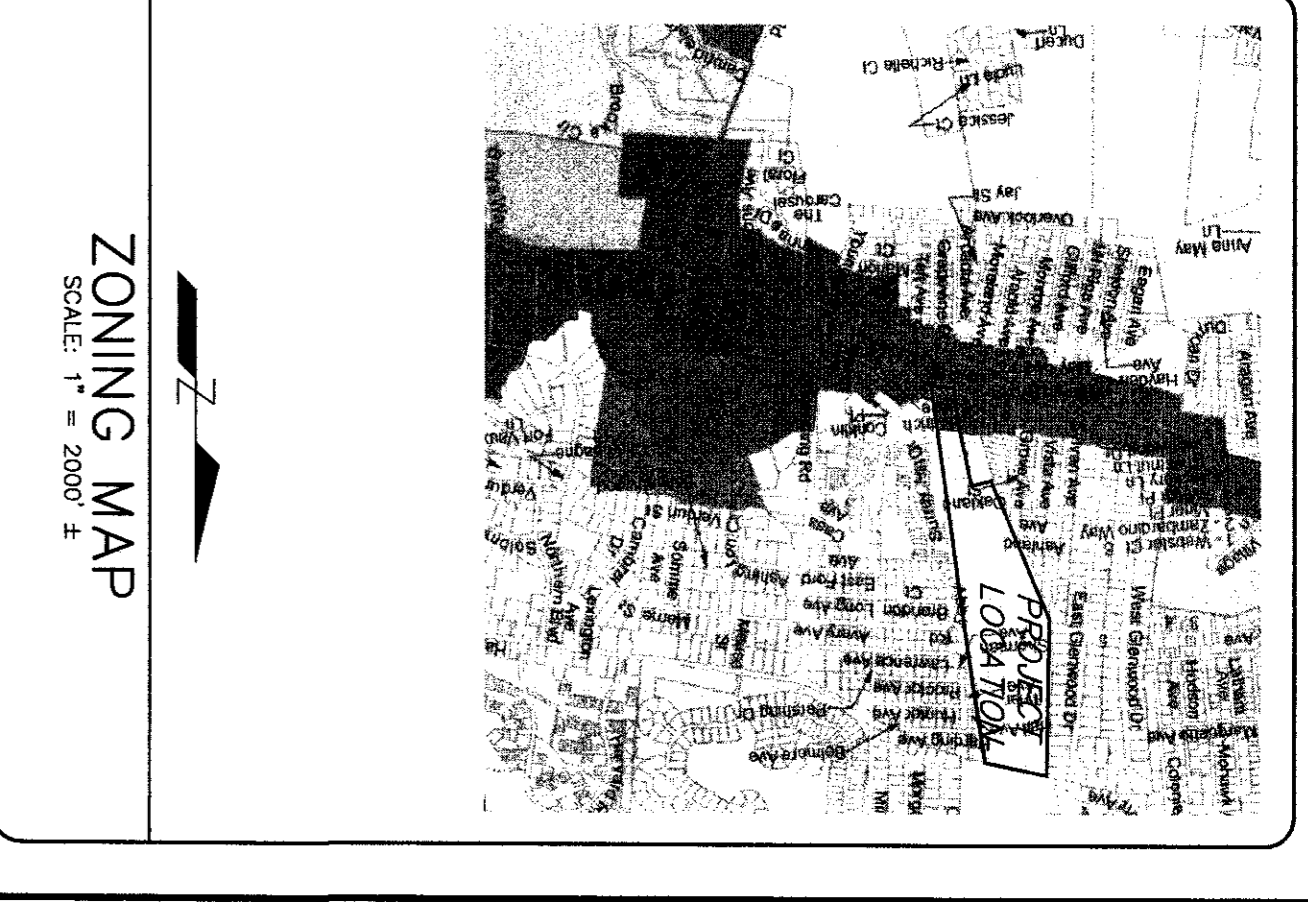
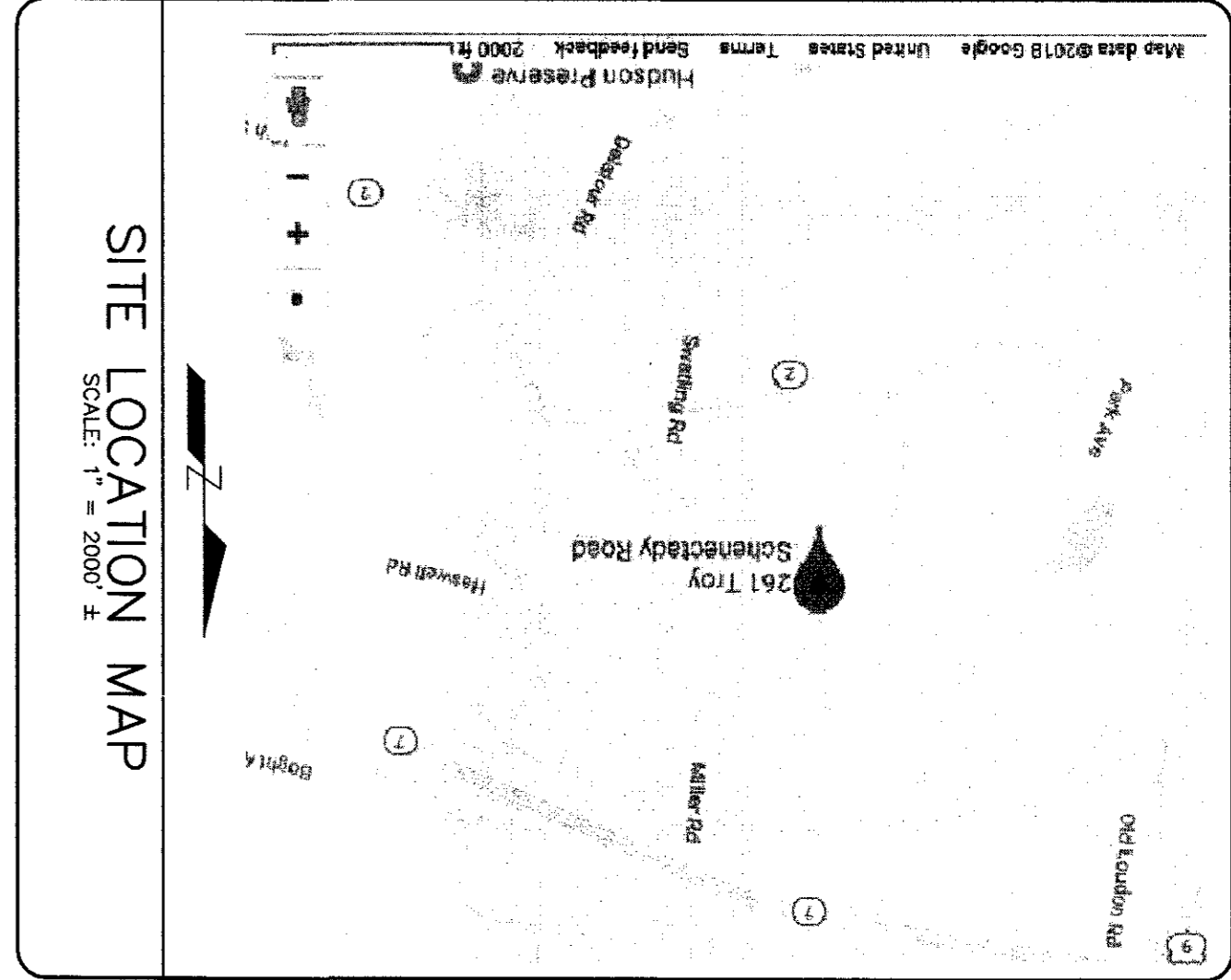
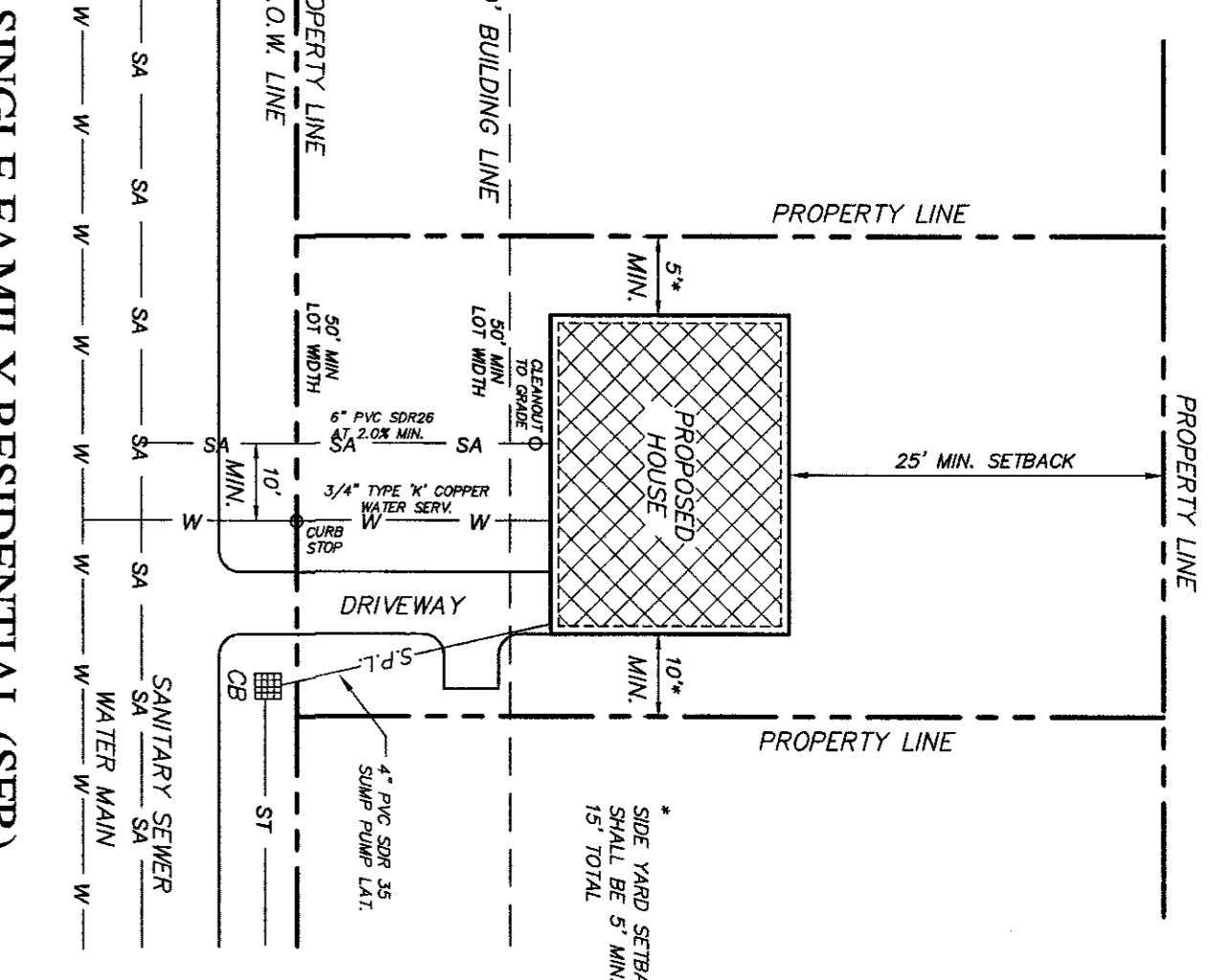


NO.	AREA
1	10.02E AC.
2	0.36E AC.
TOTAL	10.38E AC.

NO.	LENGTH
1	95' L.F.
TOTAL	95' L.F.

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



TOWN OF COLONIE SUBDIVISION NOTES

- THE SUBDIVISION IS 488R ACRES IN AREA.
- THE SUBDIVISION LIES WITHIN A COR. & SR. ZONE AND IS KNOWN AS 1A4 MAP PARCEL NOS. 1820-54 & 55.1.
- THE DEVELOPMENT IS DIVIDED INTO 54 LOTS. 53 RESIDENTIAL LOTS, 1 STORMWATER MANAGEMENT LOT, 1 OPEN SPACE (W/STORMWATER MANAGEMENT BASIN) & 1 TOURIST COMMERCIAL OTHER RESIDENTIAL LOT.
- THE AVERAGE RESIDENTIAL LOT AREA IS 1848 SQUARE FEET.
- THE SUBDIVISION LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE LATHAM FIRE DISTRICT.
- BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES. BASED ON THE TOWN'S ZONING REGULATIONS, THE SUBDIVISION IS SUBJECT TO RESIDENTIAL STANDARDS OF APPROVAL OF THE SUBDIVISION (PER NON-CONSERVATION DEVELOPMENT ONLY).
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND ORDINANCES PERTAINING TO THE SUBDIVISION. THE TOWN ENGINEER SHALL REVIEW AND APPROVE ANY PLANS, SPECIFICATIONS AND REPORTS SUBMITTED BY THE APPLICANT FOR APPROVAL.
- THE APPLICANT SHALL MAINTAIN ACCESS TO ALL EXISTING PUBLIC UTILITIES AND TO THE TOWN OF COLONIE DEPARTMENT OF PUBLIC WORKS, DEPARTMENT OF ZONING, AND THE TOWN OF COLONIE DEPARTMENT OF HIGHWAY CONSTRUCTION. THE TOWN OF COLONIE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED PRIOR TO DISTURBANCE OF ANY EXISTING UTILITY TO BE RELOCATED AT TIME OF CONSTRUCTION. BEFORE ANY EXCAVATION, CONSTRUCTION SHALL CALL WITH THE UTILITY MARK OUT.
- LOCATION OF ALL EXISTING UTILITIES TO BE RELOCATED AT TIME OF CONSTRUCTION BEFORE ANY EXCAVATION, CONSTRUCTION SHALL CALL WITH THE UTILITY MARK OUT.
- BORROW USED IN TRACERS EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 100' DISTANCE FROM ROADWAY. BORROW USED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 100' DISTANCE FROM ROADWAY. BORROW USED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 100' DISTANCE FROM ROADWAY.
- BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 100' DISTANCE FROM STRUCTURE AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LOTS. COMPACT TO 5% MOISTURE PRODUCTION.
- 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 STORM SEWER CATCH BASIN OR DRAINAGE BOX AND SHALL HAVE A PLASTIC PIPE WITH A CHECK VALVE FOR A STORM PUMP CONNECTION.
- NO SUMP PUMP, CELLAR OR FLOOD DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER.
- THE SUBDIVISION LIES PARTIALLY WITHIN THE LATHAM WATER DISTRICT.
- WATER MAINS AND HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH LATHAM WATER DISTRICT'S STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEM.
- HYDRANTS AT THE END OF DEAD END RUNS REQUIRE RESTRAINT ON THE LAST THREE TIE LENGTH SECTIONS OF WATER MAIN.
- SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF COLONIE DEPARTMENT OF PUBLIC WORKS RULES AND REGULATIONS, AND WITH SEWER IMPROVEMENT AREA NUMBER 2018-001.
- WHERE POSSIBLE, SEWER MAINS SHALL BE LAID AT LEAST TO 12" 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 PER CLASS 5028 PIPE.
- ALL PLUMBING MATERIALS INSTALLED PURSUANT TO THIS DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD PIPE SPECIFICATIONS AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- A MINIMUM OF TWO TREES OF 2" MINIMUM CALIPER/DIAMETER (OR 6" FT. MINIMUM HEIGHT (REBORN TREES) SHALL BE PRESERVED OR PLANTED IN EACH FRONT YARD.
- A MINIMUM OF THREE TREES OF 2" MINIMUM CALIPER/DIAMETER (OR 6" FT. MINIMUM HEIGHT (REBORN TREES) SHALL BE PRESERVED OR PLANTED IN EACH LOT. CAL. 5-2.5-3-2 TREES SHALL BE SHALLOW ROOTED AND BE LOCATED A MINIMUM OF ONE FEET FROM ANY PIPE.
- THESE PLANS ARE PREPARED FOR CONSERVATION (CLUSTER) SUBDIVISION IN ACCORDANCE WITH SECTION 27B OF THE NEW YORK STATE TOWN LAW AND CHAPTER 158, ARTICLE 30 OF THE CODE OF REGULATIONS IN CONSERVATION OF MODIFICATION OF THE LOT AREA REQUIREMENTS AS PROVIDED IN EXCESS. PROVIDED FOR ON THESE PLANS, MAY BE MADE WITHOUT APPROVAL BY THE COLONIE PLANNING BOARD. ALL LANDS NOT INCLUDED WHEN DESIGNING LOT BOUNDARIES, STREET RIGHTS-OF-WAY, OR STORM WATER MANAGEMENT FACILITIES SHALL BE CONSIDERED TO BE OPEN SPACE. OPEN SPACE AND SEWER RIGHTS SHALL BE 65' WIDED ON THE TYPICAL LOT LAYOUT SHOWN HEREON. NO FENCING OTHER THAN THAT SHOWN ON THESE PLANS SHALL BE INSTALLED WITHIN THE OPEN SPACE AREA OF THIS SUBDIVISION.

SOIL TYPES:

NB - NINDA SILT LOAM
3 TO 6% SANDS
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE

NC - NINDA SILT LOAM
ABOUT 18 TO 24 INCHES TO WATER TABLE

RA - RINNEBERG SILTY CLAY LOAM
3 TO 6% SANDS
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE

NB - NASSAU CHANNERY SILT LOAM
3 TO 6% SANDS
MODERATELY WELL DRAINED
MORE THAN 80 INCHES TO WATER TABLE

UNDULATING

WETLAND NOTE

- LIMITS OF WET AND WETLAND DETERMINED BY A FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, P.L.L.C. ON 07/03/2018. FIELD ANALYSES AND DETERMINATION PERFORMED BY NORTH COLONIE ENGINEERING & SURVEYING, P.L.L.C.
- ADVANCE ENGINEERING & SURVEYING, P.L.L.C. HAS CONDUCTED A FIELD SURVEY AND DETERMINATION PERFORMED BY NORTH COLONIE ENGINEERING & SURVEYING, P.L.L.C. ON 07/03/2018.
- LIMITS OF WETLAND DETERMINED BY A FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, P.L.L.C. ON 07/03/2018.
- ADVANCE ENGINEERING & SURVEYING, P.L.L.C. HAS CONDUCTED A FIELD SURVEY AND DETERMINATION PERFORMED BY NORTH COLONIE ENGINEERING & SURVEYING, P.L.L.C. ON 07/03/2018.

NOTES:

- PROPERTY LINE SHOWN HEREON HAS BEEN COMPARED TO THE TOWN OF COLONIE RECORD MAPS AND IS FOUND TO BE CORRECT.
- SHOW HEREON GENERATED VIA AERIAL PHOTOGRAPHS AND SUPERIMPOSED VIA CONVENTIONAL GROUND SURVEYING.
- 1:200-3-55.1 & 54.
- SEE SUBJECT TO ALL ORDINANCES, COVENANTS AND AGREEMENTS.
- SUBJECT TO ANY STATE OR FEDERAL REGULATIONS.
- UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- PROJECT LOCATION: LAT: N 42°44'54" LONG: W 07°53'44"30

SUBDIVISION NOTES:

- THE STORM WATER MANAGEMENT SYSTEM FOR THIS SUBDIVISION INCLUDES STORM WATER MANAGEMENT BASINS THAT MAY CONTAIN PERIODIC OR PERSISTENT STANDING WATER.
- THE PROTECTED WATERCOURSE AREA DERIVED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE TOWN OF COLONIE.
- WETLANDS IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THESE AREAS MAY BE SUBJECT TO PERIODIC OR PERSISTENT STANDING WATER CONDITIONS.

MAP REFERENCE:

- FOR A COMPLETE LIST OF REGULATIONS GOVERNING THE TOWN OF COLONIE, REFER TO THE TOWN OF COLONIE ZONING AND SUBDIVISION REGULATIONS, 158, ARTICLE 30 OF THE CODE OF REGULATIONS.
- FOR A COMPLETE LIST OF REGULATIONS GOVERNING THE TOWN OF COLONIE, REFER TO THE TOWN OF COLONIE ZONING AND SUBDIVISION REGULATIONS, 158, ARTICLE 30 OF THE CODE OF REGULATIONS.
- FOR A COMPLETE LIST OF REGULATIONS GOVERNING THE TOWN OF COLONIE, REFER TO THE TOWN OF COLONIE ZONING AND SUBDIVISION REGULATIONS, 158, ARTICLE 30 OF THE CODE OF REGULATIONS.
- FOR A COMPLETE LIST OF REGULATIONS GOVERNING THE TOWN OF COLONIE, REFER TO THE TOWN OF COLONIE ZONING AND SUBDIVISION REGULATIONS, 158, ARTICLE 30 OF THE CODE OF REGULATIONS.
- FOR A COMPLETE LIST OF REGULATIONS GOVERNING THE TOWN OF COLONIE, REFER TO THE TOWN OF COLONIE ZONING AND SUBDIVISION REGULATIONS, 158, ARTICLE 30 OF THE CODE OF REGULATIONS.
- FOR A COMPLETE LIST OF REGULATIONS GOVERNING THE TOWN OF COLONIE, REFER TO THE TOWN OF COLONIE ZONING AND SUBDIVISION REGULATIONS, 158, ARTICLE 30 OF THE CODE OF REGULATIONS.

ZONING AND LAND USE:

CHAPTER 150 ATTACHMENT 2
DIMENSIONAL TABLE
LAW NO. 8-2008 BY L.L. NO. 10-2007; 8-2008 BY L.L. NO. 8-2008; 3-21-2009 BY L.L. NO. 4-2009; 4-11-2010 BY L.L. NO. 5-2010

BUILDING AND LOT REQUIREMENTS	MINIMUM LOT AREA (SQUARE FEET)	MINIMUM LOT WIDTH (FEET)	MINIMUM LOT DEPTH (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MINIMUM OPEN SPACE (SQUARE FEET)	MINIMUM OPEN SPACE COVERAGE (%)	MINIMUM OPEN SPACE DEPTH (FEET)	MINIMUM OPEN SPACE WIDTH (FEET)	MINIMUM OPEN SPACE HEIGHT (FEET)	MINIMUM OPEN SPACE VOLUME (CUBIC FEET)
MAXIMUM BUILDING HEIGHT (FEET)	10	18	18	20	20	20	1000	10%	10	10	10	1000

YARD REQUIREMENTS:

MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)
20	20	20

STAMP:
ADVANCE ENGINEERING & SURVEYING, P.L.L.C.
NICHOLAS COSTA, P.E.
DATE: JUN 13 2018

DATE: MARCH 2018

SCALE: 1" = 120'

SUBDIVISION AMENDMENT PLAN "ON THE FARM ESTATES" (PER MAP REFERENCE No. 1)

NO.	REVISION	BY	APPD.	DATE	NO.	REVISION	BY	APPD.	DATE
1	ISSUED FOR SKETCH PLAN REVIEW	R.D.D.	N.C.	10.31.17	7	ISSUED FOR SUBDIVISION AMENDMENT REVIEW	R.D.D.	N.C.	4-25-19
2	ISSUED FOR REVISED SKETCH PLAN REVIEW	T.M.	N.C.	11.14.17					
3	ISSUED FOR PRELIMINARY FINAL REVIEW	R.D.D.	N.C.	03.17.18					
4	REVISED PER TDE COMMENTS	T.M.	N.C.	08.20.18					
5	REVISED PER TOWN REVIEW COMMENTS	T.M.	N.C.	10.25.18					
6	REVISED PER TOWN REVIEW COMMENTS	T.M.	N.C.	12.10.18					

OVERALL SUBDIVISION PLAN
SCHUYLER MANOR CONSERVATION SUBDIVISION
S.I.A. 2018-001 TAX ID: 19-20-3-54 & 55.1

281 & 261A TROY-SCHENECTADY RD. TOWN OF COLONIE
COUNTY OF ALBANY STATE OF NEW YORK

DATE: MARCH 2018 SCALE: 1" = 120'

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
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@aeand.com

CONTRACTOR:
NICHOLAS COSTA, P.E.
DATE: JUN 13 2018

Copyright 2018
All Rights Reserved. This is a
reproduction of a project of
ADVANCE ENGINEERING & SURVEYING, PLLC.

It is a violation of the Education
Law of the State of New York, or
any other law, unless the user is using
this document for the purpose of a
project of the user, to alter this
document in any way.