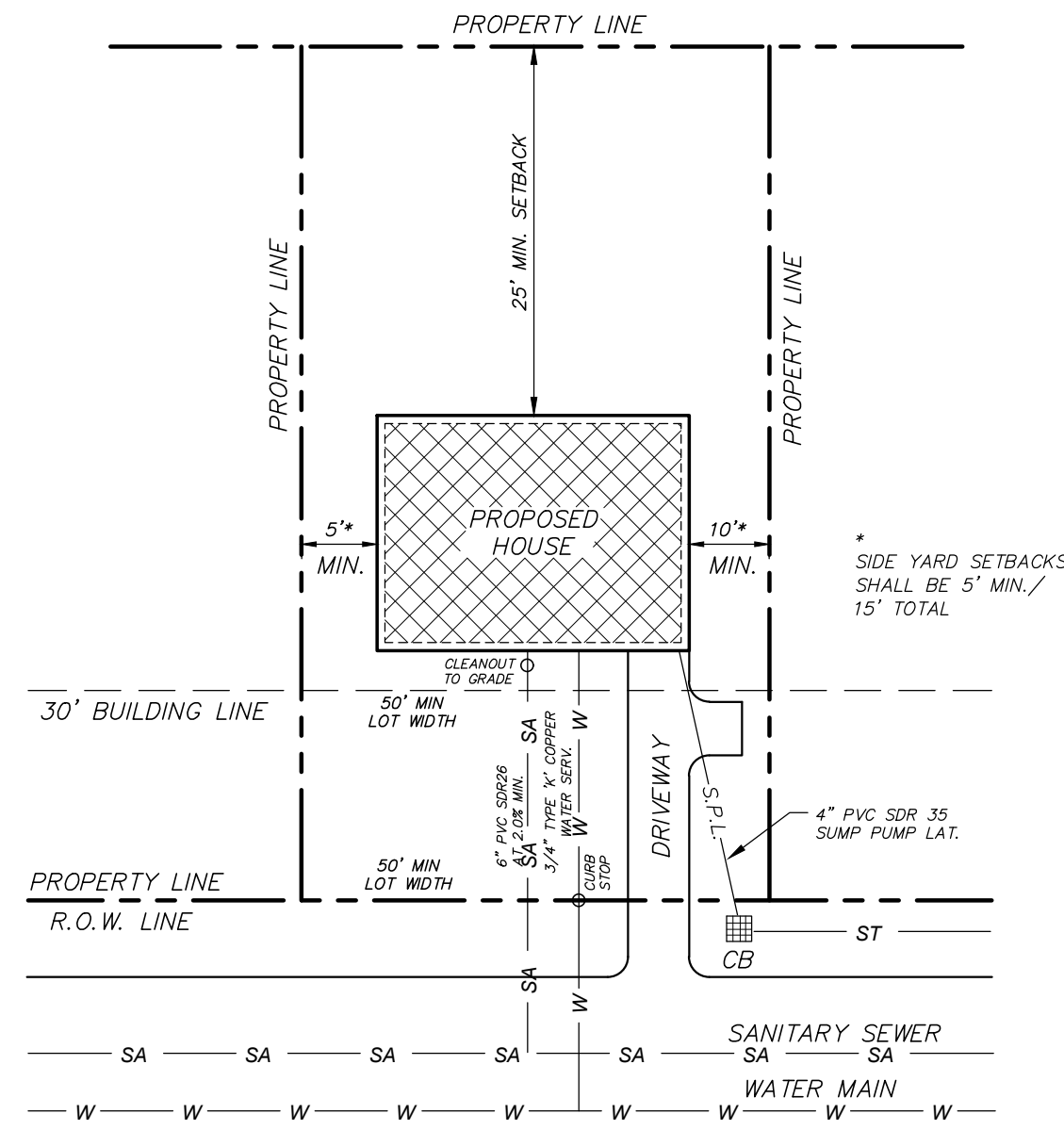
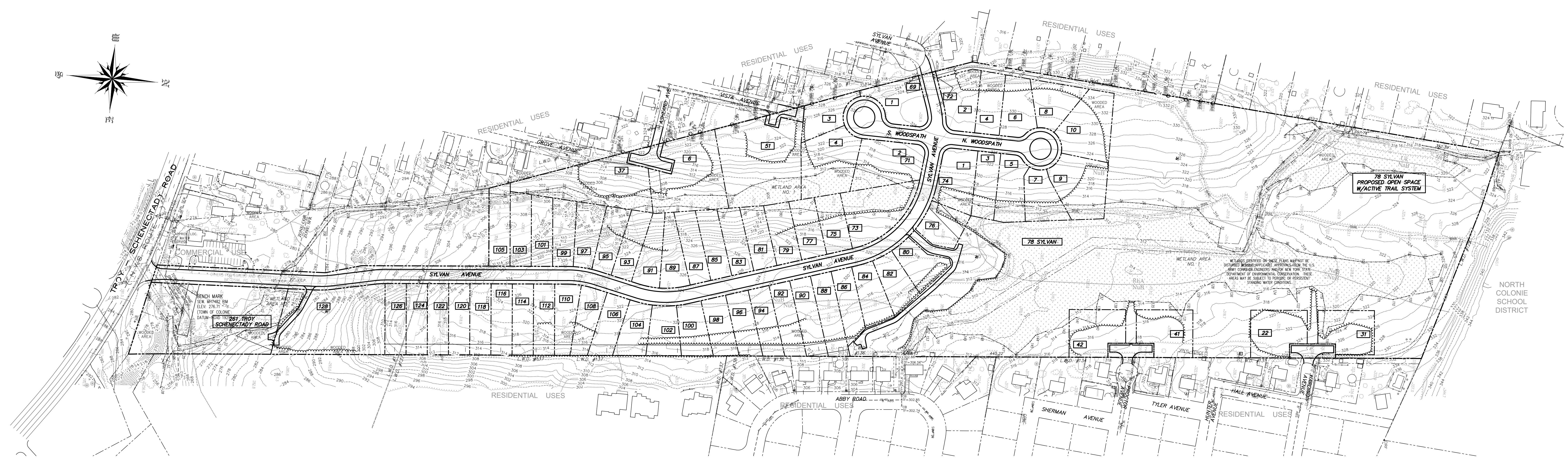
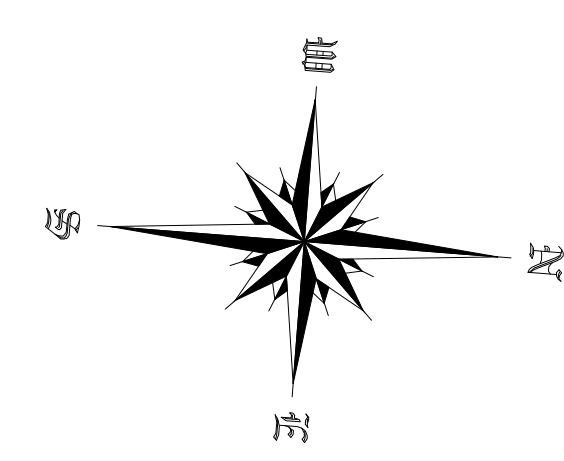
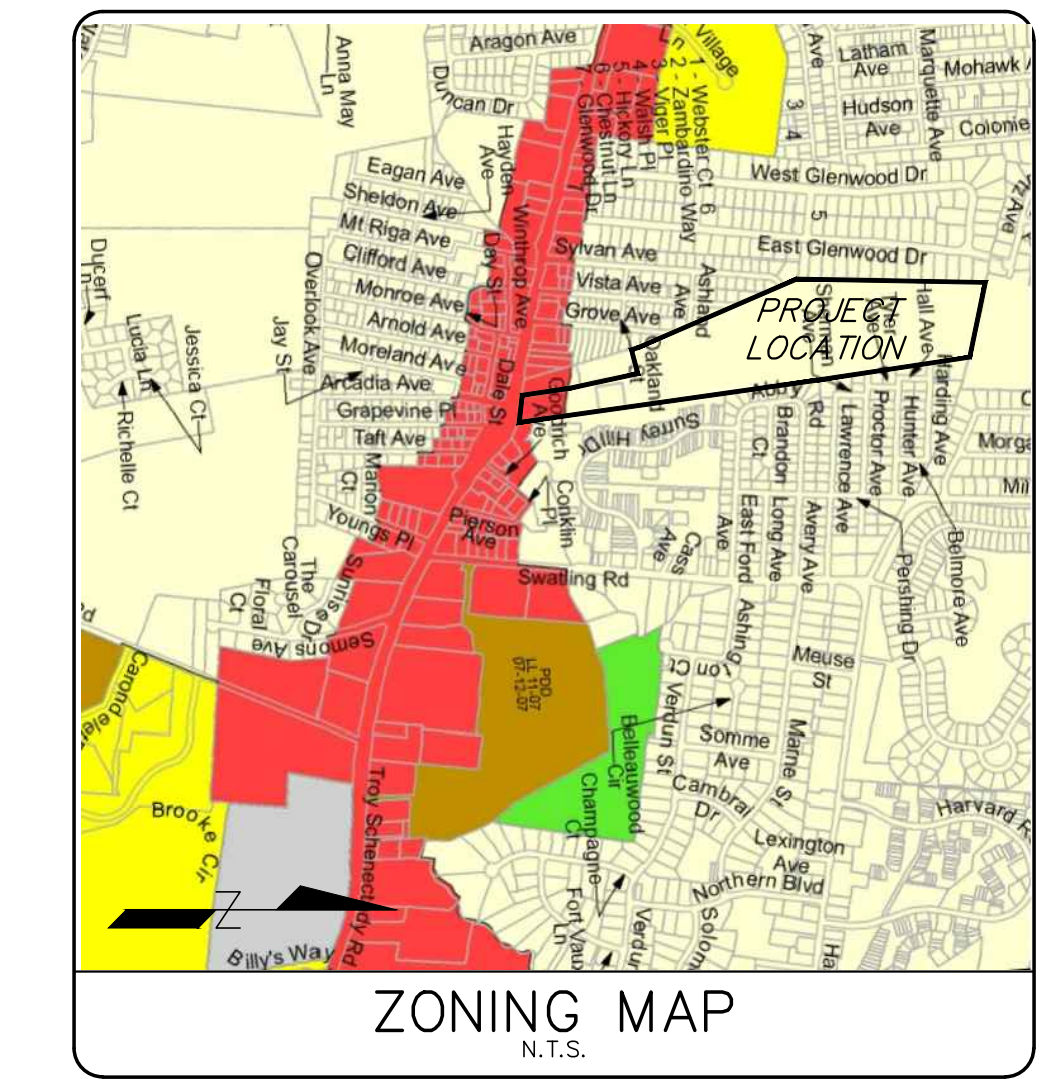


REGULATED WETLAND TABULATION	
NO.	AREA
1	10.02± AC.
2	0.36± AC.
TOTAL	10.38± AC.

STREAM TABULATION	
NO.	LENGTH
1	95 ±LF
TOTAL	95 ±LF



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



**TOWN OF COLONIE SUBDIVISION NOTES:**

- THE SUBDIVISION IS 48.89± ACRES IN AREA.
- THE SUBDIVISION LIES WITHIN A COR & SFR ZONE AND IS KNOWN AS TAX MAP PARCEL NOS. 19.20-3-54 & 55.1.
- THE DEVELOPMENT IS DIVIDED INTO 66 LOTS, 63 RESIDENTIAL LOTS, 1 STORMWATER MANAGEMENT LOT, 1 OPEN SPACE (W/STORMWATER MANAGEMENT AREA) & 1 FUTURE COMMERCIAL OFFICE RESIDENTIAL LOT.
- THE AVERAGE RESIDENTIAL LOT AREA IS 15,616 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 CURRENT LAND USE LAW REQUIREMENTS AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION (FOR NON-CONSERVATION DEVELOPMENT ONLY).
- 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 PLANS MANAGEMENT LAW.
- ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- CONTOURS SHOWN ON THESE DEVELOPMENT PLANS REPRESENT EXISTING TOPOGRAPHIC CONDITIONS. FOR PROPOSED GRADES, REFER TO GRADING PLANS.
- NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATERIAL WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND THE TOWN OF COLONIE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
- LOCATION OF ALL EXISTING UTILITIES TO BE VERIFIED AT TIME OF CONSTRUCTION BEFORE ANY EXCAVATION. CONTRACTOR SHALL CALL "811" FOR UTILITY MARK OUT.
- 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. COMPACT TO 95% MODIFIED PROCTOR.
- BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6"-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".

**SOIL TYPES:**

- NuB - NUNDA SILT LOAM**  
3 TO 8% SLOPES  
MODERATELY WELL DRAINED  
ABOUT 18 TO 24 INCHES TO WATER TABLE
- NuC - NUNDA SILT LOAM**  
8 TO 15% SLOPES  
MODERATELY WELL DRAINED  
ABOUT 18 TO 24 INCHES TO WATER TABLE
- RbA - RHINEBECK SILTY CLAY LOAM**  
0 TO 3% SLOPES  
SOMEWHAT POORLY DRAINED  
ABOUT 6 TO 18 INCHES TO WATER TABLE
- NaB - NASSAU CHANNERY SILT LOAM, UNDULATING**  
3 TO 8% SLOPES  
SOMEWHAT EXCESSIVELY DRAINED  
MORE THAN 80 INCHES TO WATER TABLE
- Uk - UDORTMENTS, LOAMY-URBAN LAND COMPLEX**  
0 TO 8% SLOPES  
WELL DRAINED  
ABOUT 36 TO 72 INCHES TO WATER TABLE
- NuD - NUNDA SILT LOAM**  
15 TO 25% SLOPES  
MODERATELY WELL DRAINED  
ABOUT 18 TO 24 INCHES TO WATER TABLE
- NuE - NUNDA SILT LOAM**  
25 TO 35% SLOPES  
MODERATELY WELL DRAINED  
ABOUT 18 TO 24 INCHES TO WATER TABLE

**NOTES:**

- PROPERTY LINE SHOWN HEREON HAS BEEN COMPILED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
- TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON GENERATED VIA AERIAL METHODS AND SUPPLEMENTED VIA CONVENTIONAL GROUND METHODS.
- TAX MAP DESIGNATION : 19.20-3-55.1 & 54.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- PROJECT LOCATION : LAT : N 42-44-54  
LONG : W 073-44-30

**WETLAND NOTE:**

- LIMITS OF WETLAND AND WETLAND DELINEATION IDENTIFICATION POINTS SHOWN HEREON ARE BASED ON A FIELD ANALYSIS AND DELINEATION PERFORMED BY NORTH COUNTRY ECOLOGICAL SERVICES JULY 25, 2016 & OCTOBER 31, 2016 AND SUBSEQUENTLY FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC.

**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 IDENTIFIED 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.
- EXISTING LOTS TO BE MERGED UNDER A SINGLE OWNERSHIP PRIOR TO FILING OF THESE SUBDIVISION PLANS.

**ZONING AND LAND USE:**  
CHAPTER 190 ATTACHMENT 2  
TOWN OF COLONIE  
DIMENSIONAL TABLE  
[AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008; 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

DISTRICT	MAXIMUM HEIGHT <sup>1</sup> (feet)	BUILDING AND LOT REQUIREMENTS		BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS <sup>2</sup>		
		MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	MINIMUM GREEN SPACE COVERAGE <sup>3</sup>	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)	REAR SETBACK MINIMUM (feet)
SFR (SINGLE FAMILY RESIDENTIAL)	40	40% OF LOT AREA	18,000 <sup>6</sup>	80	35%	2 <sup>4</sup>	40	10/25	25

NO.	DATE	BY	REVISION
1	03.17.17	R.M.	ISSUED FOR SKETCH PLAN REVIEW
2	11.14.17	T.M.	ISSUED FOR REVISION SKETCH PLAN REVIEW
3	03.17.18	R.D.	ISSUED FOR PRELIMINARY FINAL REVIEW

DESIGNED BY: ADVANCE ENGINEERING & SURVEYING, PLLC  
CONSULTING IN: CIVIL & ENVIRONMENTAL ENGINEERING  
LAND SURVEYING & DEVELOPMENT  
COMMERCIAL AND RESIDENTIAL

11 HERBERT DRIVE, LATHAM, N.Y. 12110  
E-MAIL: mostage@aem.com  
PHONE: (518) 698-3772

**CONSERVATION SUBDIVISION**

OVERALL SUBDIVISION PLAN ON THE FARM ESTATES S.I.A. 2018-001  
TAX ID: 19.20-3-54 & 55.1  
261 & 261A TROY-SCHENECTADY RD. TOWN OF COLONIE  
COUNTY OF ALBANY STATE OF NEW YORK  
DATE: MARCH 2018 SCALE: 1"=100'

PROPERTY OWNERS: NICHOLAS THOMAS, ELIZABETH THOMAS & ELAINA PERRANO, 261 TROY-SCHENECTADY ROAD, LATHAM, NY 12110  
THELMA THOMAS & ELIZABETH THOMAS, 261A TROY-SCHENECTADY ROAD, LATHAM, NY 12110  
APPLICANT/DEVELOPER: HALFMOON MATERIALS GROUP LLC, 1 MADISON STREET, SUITE 300, TROY, N.Y. 12180

ALBANY COUNTY HEALTH DEPARTMENT  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT