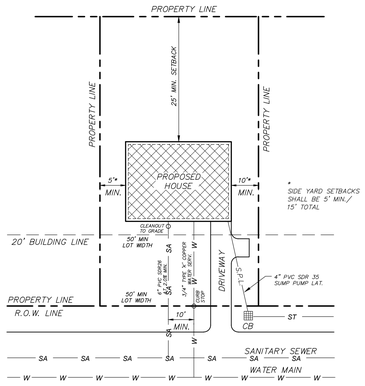
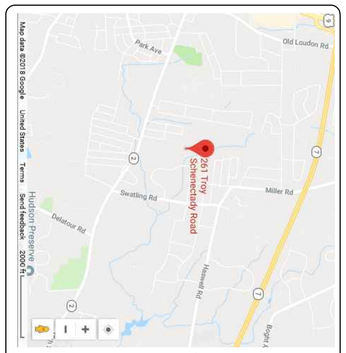
REGULATED WETLAND TABULATION	
NO.	AREA
1	10.02± AC.
2	0.36± AC.
TOTAL	10.38± AC.

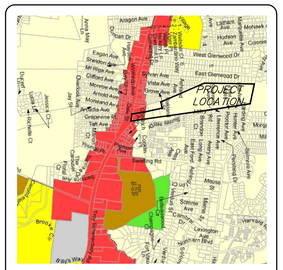
STREAM TABULATION	
NO.	LENGTH
1	95 ±LF
TOTAL	95 ±LF



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



SITE LOCATION MAP
SCALE: 1" = 2000' ±



ZONING MAP
SCALE: 1" = 2000' ±

TOWN OF COLONIE SUBDIVISION NOTES:

1. THE SUBDIVISION IS 48.89± ACRES IN AREA.
2. THE SUBDIVISION LIES WITHIN A COR & SFR ZONE AND IS KNOWN AS TAX MAP PARCEL NOS. 19.20–3–54 & 55.1.
3. 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.
4. THE AVERAGE RESIDENTIAL LOT AREA IS 15,816 SQUARE FEET.
5. THE SUBDIVISION LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE LATHAM FIRE DISTRICT.
6. 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).
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 (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT LAW.
8. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
9. CONTOURS SHOWN ON THESE DEVELOPMENT PLANS REPRESENT EXISTING TOPOGRAPHIC CONDITIONS. FOR PROPOSED GRADES, REFER TO GRADING PLANS
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 LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
12. 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.
13. LOCATION OF ALL EXISTING UTILITIES TO BE VERIFIED AT TIME OF CONSTRUCTION BEFORE ANY EXCAVATION. CONTRACTOR SHALL CALL "811" FOR UTILITY MARK OUT.
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. COMPACT TO 95% MODIFIED PROCTOR.
15. BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6"–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. BUILDINGS WITH BASEMENTS OR CRAWL SPACES WILL BE ALLOWED ONLY ON LOTS WITH DIRECT ACCESS TO A STORM SEWER CATCH BASIN OR JUNCTION BOX AND SHALL HAVE A PLASTIC PIPE WITH A CHECK VALVE FOR A SUMP PUMP CONNECTION.
18. NO SUMP PUMP, CELLAR OR FOOTING DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER.
19. THE SUBDIVISION LIES PARTIALLY 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 THREE FULL LENGTH SECTIONS OF WATER MAIN.
22. SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF COLONIE DIVISION OF PURE WATERS RULES AND REGULATIONS, AND WITH SEWER IMPROVEMENT AREA NUMBER 2018–001.
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 CLASS 52 OR PVC CL160, SDR26 PIPE.
24. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1–1986) OF THE AMERICAN 30. ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
25. A MINIMUM OF TWO TREES OF 2 $\frac{1}{2}$" MINIMUM CALIPER(DECIDUOUS TREES) OR 6 FT. MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESERVED OR PLANTED IN EACH FRONT YARD.
26. A MINIMUM OF THREE TREES OF 2 $\frac{1}{2}$" MINIMUM CALIPER(DECIDUOUS TREES) OR 6 FT. MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESERVED OR PLANTED IN EACH CUL–DE–SAC ISLAND. TREES SHALL BE SHALLOW ROOTED AND BE LOCATED A MINIMUM OF FIVE FEET FROM ANY PIPE.
27. THESE PLANS ARE APPROVED FOR CONSERVATION (CLUSTER) SUBDIVISION IN ACCORDANCE WITH SECTION 278 OF THE NEW YORK STATE TOWN LAW AND CHAPTER 190, ARTICLE XII OF THE CODE OF THE TOWN OF COLONIE. OPEN SPACE AREAS DESIGNATED ON THESE PLANS ARE TO REMAIN UNDEVELOPED IN CONSIDERATION OF MODIFICATION OF THE LOT AREA REQUIREMENTS AS PROVIDED IN SECTION 278 AND THE TOWN CODE. NO ALTERATION OR USE OF SAID OPEN SPACE AREAS, UNLESS EXPRESSLY PROVIDED FOR ON THESE PLANS, MAY BE MADE WITHOUT APPROVAL BY THE COLONIE PLANNING BOARD. ALL LANDS NOT INCLUDED WITHIN DEFINED LOT BOUNDARIES, STREET RIGHTS–OF–WAY, OR STORM WATER MANAGEMENT PARCELS SHALL BE CONSIDERED TO BE OPEN SPACE. MINIMUM YARD SETBACKS SHALL BE AS NOTED ON THE TYPICAL LOT LAYOUT SHOWN HEREON.
28. NO FENCING OTHER THAN THAT SHOWN ON THESE PLANS SHALL BE INSTALLED WITHIN THE OPEN SPACE AREA OF THIS SUBDIVISION.

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

RhA - 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 - UDORTHENTS, 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:

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

WETLAND NOTE:

1. 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:

1. THE STORM WATER MANAGEMENT SYSTEM FOR THIS SUBDIVISION INCLUDES STORM WATER MANAGEMENT BASINS THAT MAY CONTAIN PERIODIC OR PERSISTENT STANDING WATER.
2. THE PROTECTED WATERCOURSE AREA IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE TOWN OF COLONIE.
3. 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:

1. "CONSERVATION SUBDIVISION, OVERALL SUBDIVISION PLAN, SUBDIVISION PLAN–1, PLAN–2, & PLAN–3, 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," DATED MARCH, 2018, LAST REVISED DECEMBER 10, 2018 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON APRIL 5, 2019 IN DRAWER 172 AS MAP NO. 13694.

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[1] (feet)	BUILDING AND LOT REQUIREMENTS: MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM[2] (feet)	BUILDING AND LOT REQUIREMENTS: MINIMUM GREEN SPACE COVERAGE[3]	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	YARD REQUIREMENTS[3]: FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)[5]	REAR SETBACK MINIMUM (feet)[3]
SFR (SINGLE-FAMILY RESIDENTIAL)	40	30% OF LOT AREA	18,000[6]	80	35%	2[6]	.....	40	10/25	25

ALBANY COUNTY HEALTH DEPARTMENT	PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

PROPERTY OWNERS
NICHOLAS THOMAS, ELIZABETH THOMAS & ELAINA PURRITANO
261 TROY-SCHENECTADY ROAD
LATHAM, NY 12110

THELMA THOMAS & ELIZABETH S. THOMAS
261A TROY-SCHENECTADY ROAD
LATHAM, NY 12110

APPLICANT / DEVELOPER
HALFMOON MATERIALS GROUP LLC
1 MADISON STREET
SUITE 300
TROY N.Y. 12180

Dig Safely. New York Call 811 before you dig

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

NO.	REVISION	BY	APPD.	DATE
1	ISSUED FOR SKETCH PLAN REVIEW	R.D.D.	N.C.	10.31.17
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 TOC COMMENTS	T.M.	N.C.	08.30.18
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

NO.	REVISION	BY	APPD.	DATE
7)	ISSUED FOR SUBDIVISION AMENDMENT REVIEW	R.D.D.	N.C.	4-25-19

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Design of:
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CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
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11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698–3772
E–MAIL: nicostapp@gmail.com
NICHOLAS COSTA, P.E.

OVERALL SUBDIVISION PLAN
SCHUYLER MANOR CONSERVATION SUBDIVISION
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" = 120'

SHEET NO.
OVRL-SUB
SHEET 3 of 24 16102–SUBSB

U:\852.SUB\Drawings\Dwg\SUBSB\plan 2018\16102 - 261 & 271 troy schenectady RD SUBSB.dwg, 4/26/2019 11:39:26 AM, Robert D Davis Jr, 1:1