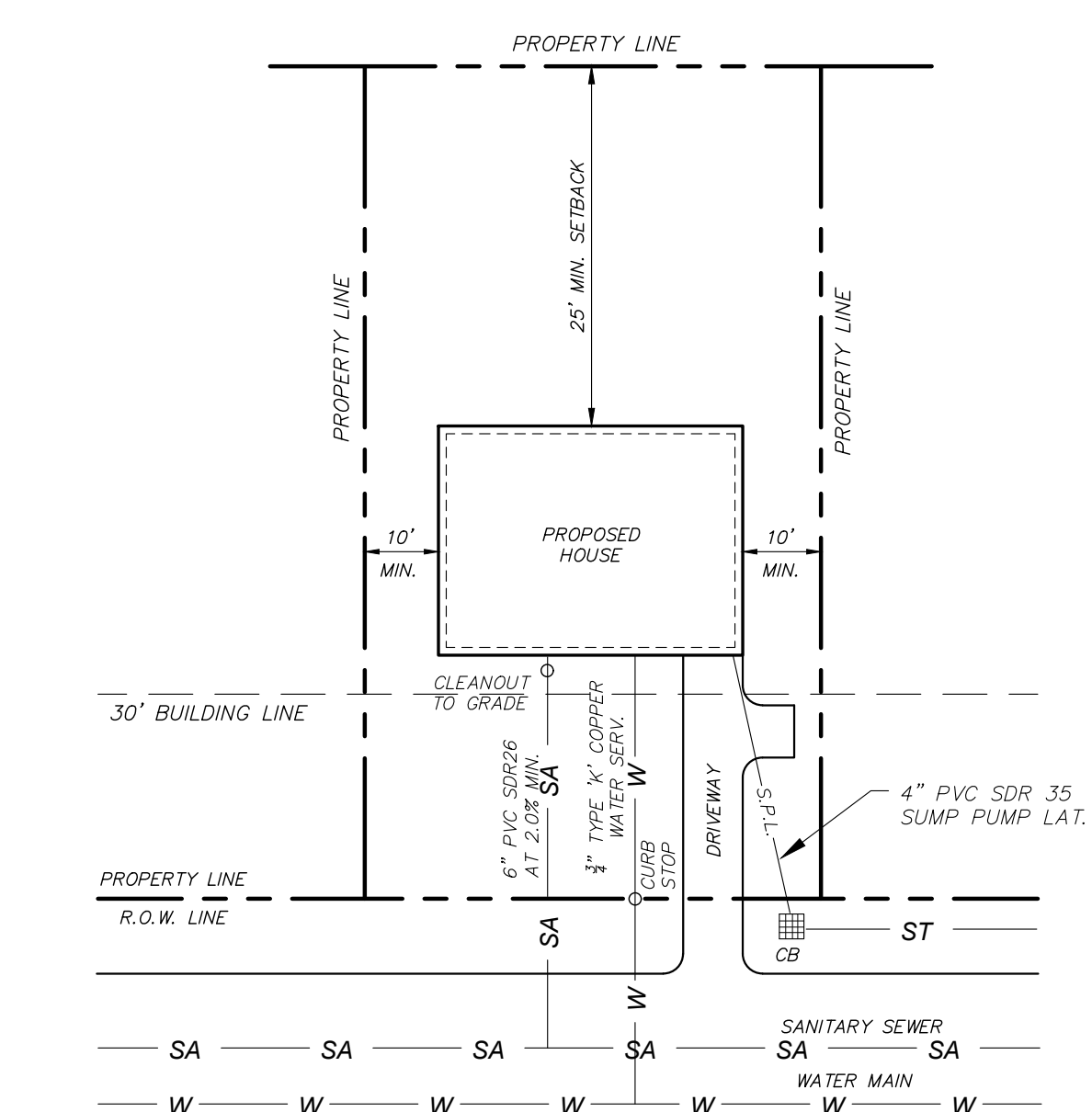
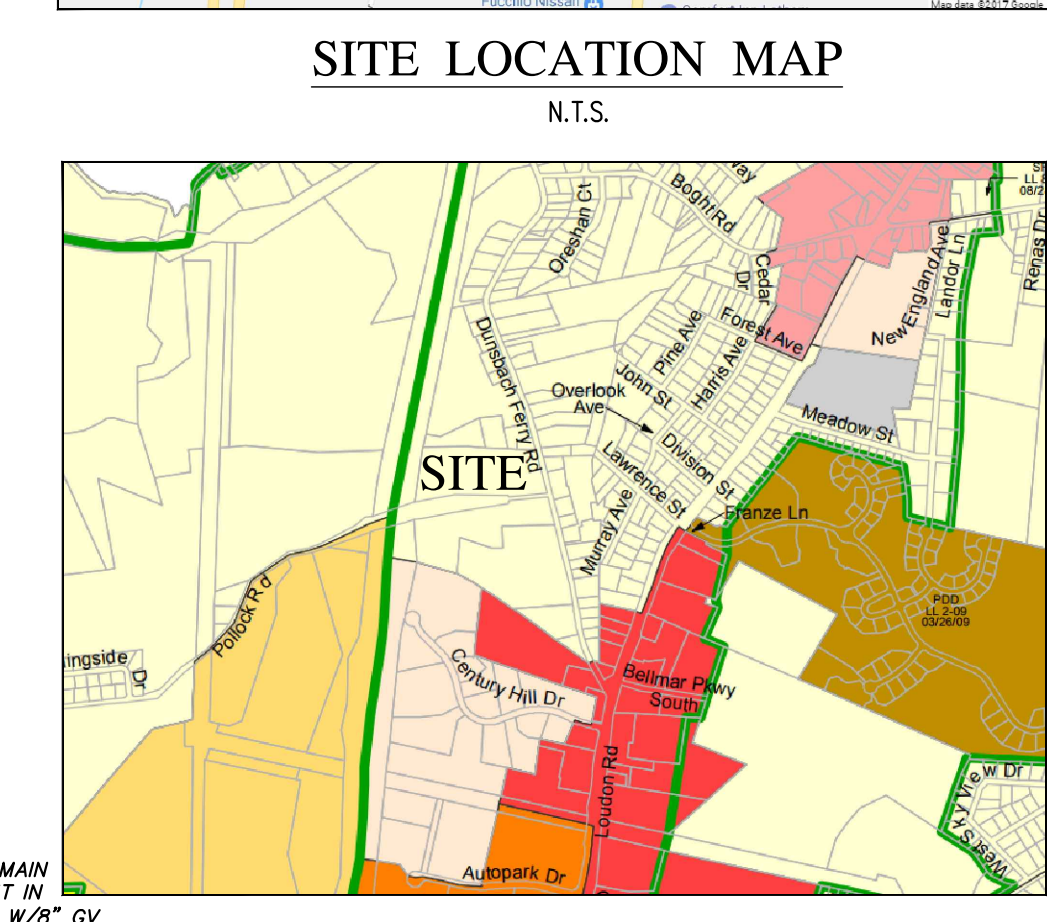
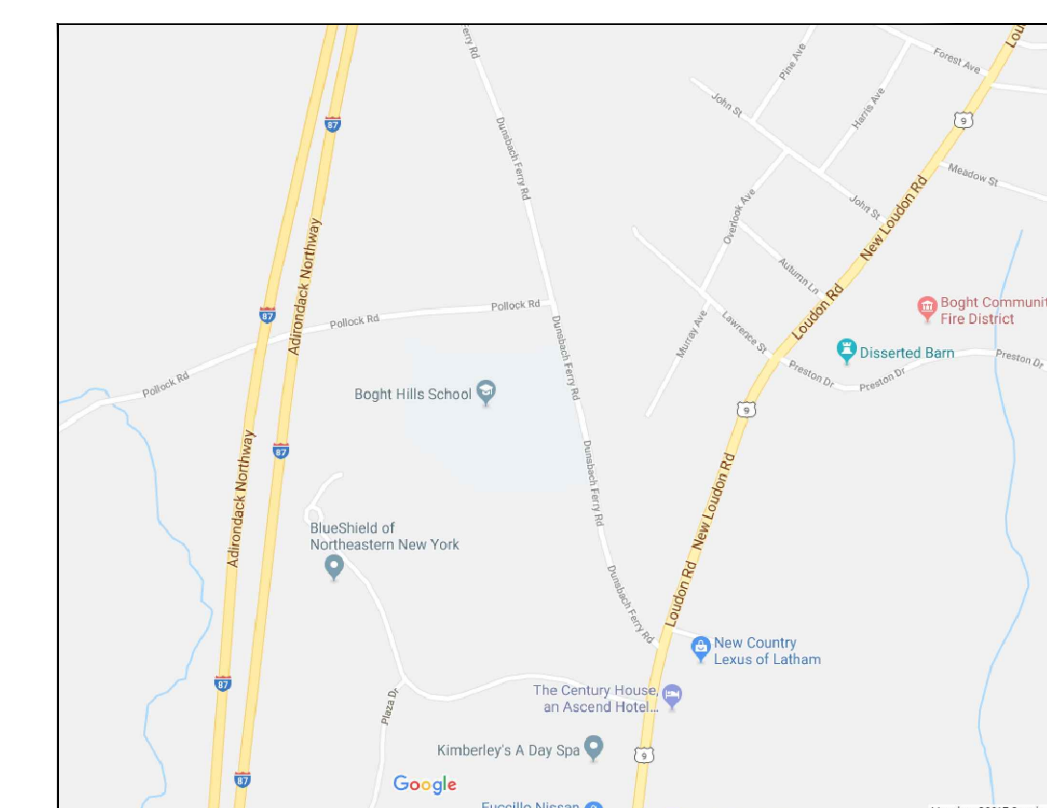


ADIRONDACK
INTERSTATE ROUTE NO. 502
(LATHAM - CLIFTON PARK SECTION)



ZONING AND LAND USE:
CHAPTER 190 ATTACHMENT 2
TOWN OF COLONIE
DIMENSIONAL TABLE

DISTRICT	MAXIMUM HEIGHT ¹ (feet)	BUILDING AND LOT REQUIREMENTS		BUILDING AND LOT REQUIREMENTS		YARD REQUIREMENTS ²				
		MAXIMUM BUILDING FOOTPRINT ³ (square feet)	LOT AREA MINIMUM ⁴ (square feet)	LOT WIDTH AND FRONTAGE MINIMUM ⁵ (feet)	MINIMUM GREEN SPACE COVERAGE ⁶	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK ⁷ (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL ⁸ (feet)	REAR SETBACK MINIMUM ⁹ (feet)
SFR (SINGLE FAMILY RESIDENTIAL)	40	30% OF LOT AREA	18,000 ⁶	80	35%	2 ⁵	-----	40	10/25	25

STANDARD SUBDIVISION NOTES:

- SUBDIVISION CONSISTS OF 3.674 ACRES OF LAND DIVIDED INTO 14 RESIDENTIAL LOTS, DEED RESTRICTED AREA AND 1 STORMWATER MANAGEMENT LOT.
- SUBDIVISION IS LOCATED IN AN SFR ZONING DISTRICT.
- APPLICANT'S NAME IS CILLIS BUILDERS, INC.
- THE SUBDIVISION LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE BOGHT COMMUNITY DISTRICT.
- THE PROPOSED BUILDING SIZE, SHAPE AND LOCATION AND 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.
- ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- THE SUBDIVISION LIES WITHIN THE LATHAM WATER DISTRICT.
- 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 (SEQRA), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, THE TOWN WATERCOURSE AREA MANAGEMENT LAW AND THE TOWN FLOOD PLANS MANAGEMENT.
- 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.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
- NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
- 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.
- BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- BUILDINGS WITH BASEMENTS OR GRADE 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 CONNECTION.
- NO SUMP PUMP, CELLAR OR FLOOD DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANS 2601-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARDS, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- A MINIMUM OF TWO TREES OF 2 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6" MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESERVED OR PLANTED IN EACH FRONT YARD.

SOIL TYPES:

- NaC - NASSAU CHANNERY SILT LOAM, ROLLING 3 TO 15% SLOPES SOMEWHAT EXCESSIVELY DRAINED 80 TO 30 INCHES TO LETTING BEDROCK, MORE THAN 80 INCHES TO WATER TABLE
- Ra - RAYNHAM SILT LOAM 0 TO 1% SLOPES SOMEWHAT POORLY DRAINED ABOUT 12 TO 24 INCHES TO WATER TABLE
- ScB - SCIO SILT LOAM 3 TO 15% SLOPES MODERATELY WELL DRAINED ABOUT 18 TO 24 INCHES TO WATER TABLE
- Uk - UDORTHENTS, LOAMY-URBAN LAND COMPLEX 0 TO 1% SLOPES WELL DRAINED ABOUT 36 TO 72 INCHES TO WATER TABLE
- UnB - UNADILLA SILT LOAM 3 TO 15% SLOPES WELL DRAINED MORE THAN 80 INCHES TO WATER TABLE

SURVEY NOTES:

- BASE MAPPING INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC IN MAY OF 2016.
- TAX MAP DESIGNATION: 9.02 - 3 - 5.

WETLANDS NOTE:

WETLANDS SHOWN DELINEATED IN THE FIELD BY NORTH COUNTRY ECOLOGICAL SERVICES AND SUBSEQUENTLY FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC IN AUGUST OF 2018.

APPLICANT:
CILLIS BUILDERS, INC.
88 NEWTON STREET
ALBANY, N.Y. 12205

OWNER:
GREGORY V. and
LINDA J. SERIO
130 POLLOCK RD
LATHAM, N.Y. 12110

RENDER CONSERVATION SUBDIVISION PLAN
LANDS KNOWN AS
STREET No. 60 DUNSBUCH FERRY ROAD
TOWN OF COLONIE
COUNTY OF ALBANY
DATE: NOVEMBER 5, 2018
SCALE: 1" = 40'

ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
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E-MAIL: NCS@AESPLLC.COM
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RENDER
1 OF 1 17079-CONS5