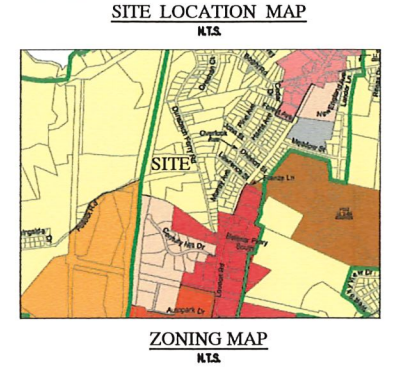
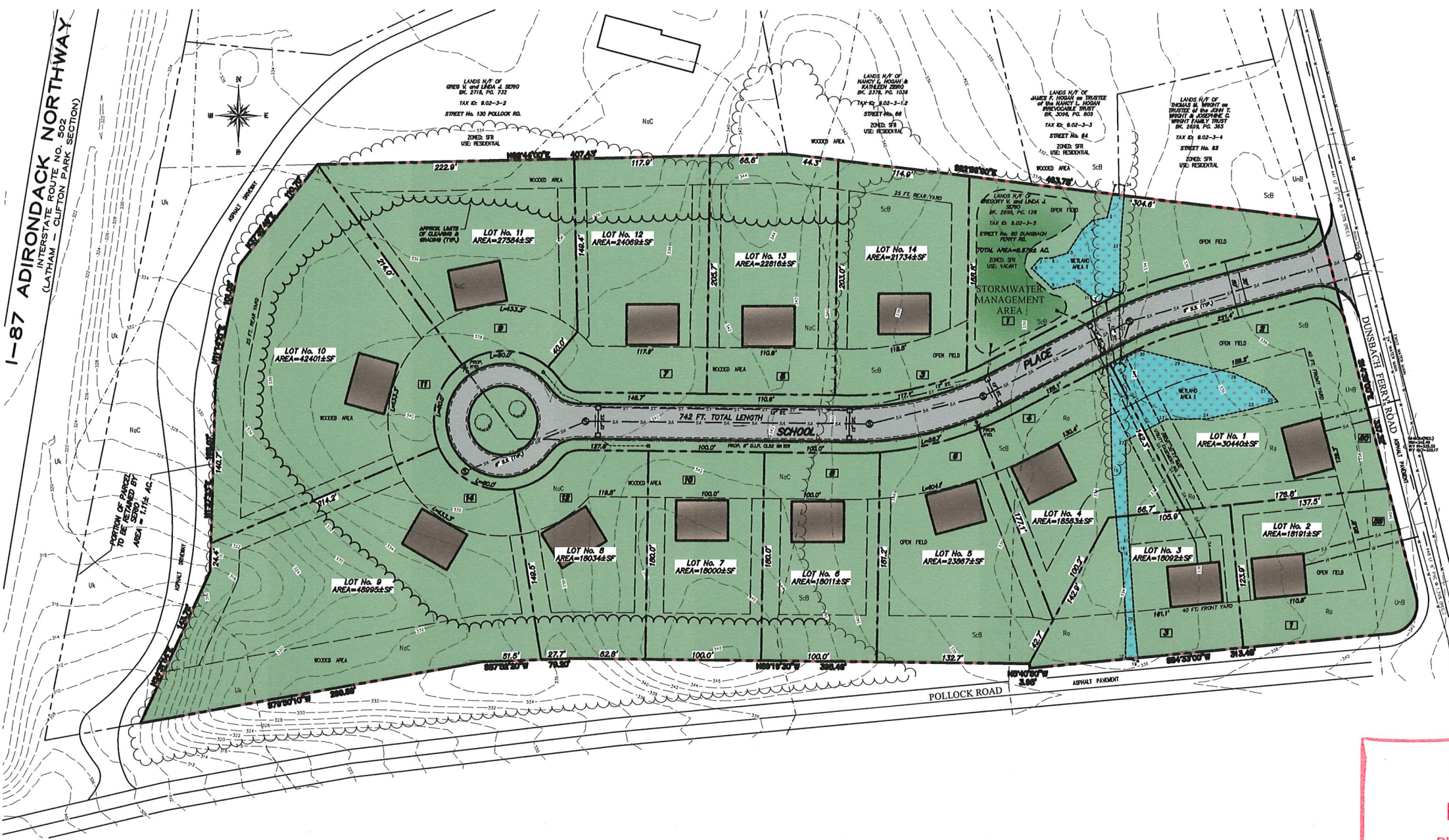
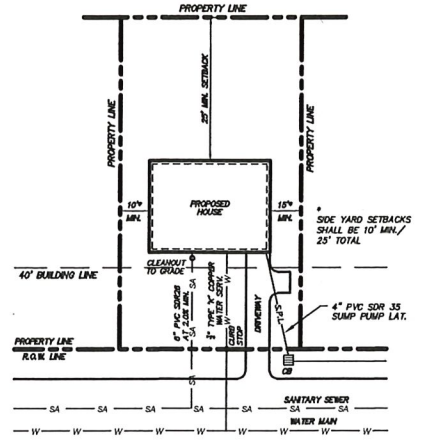


I-87 ADIRONDACK NORTHWAY
 INTERSTATE ROUTE NO. 802
 (LATYAM - CLIFTON PARK SECTION)



RECEIVED
 Town of Colonie
MAY 30 2018
 Planning & Economic
 Development Department



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 BUILDING HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ²			
				LOT WIDTH AND FRONTAGE MINIMUM ³ (feet)	MINIMUM GREEN SPACE COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM (feet)	REAR SETBACK MINIMUM (feet)
SFR (SINGLE FAMILY RESIDENTIAL)	40	30% OF LOT AREA	19,000 ⁶	80	35%	2 ⁵	---	40	10/15	25

- STANDARD SUBDIVISION NOTES:**
- SUBDIVISION CONSISTS OF 8.826 ACRES OF LAND DIVIDED INTO 14 RESIDENTIAL LOTS 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 BOOTH COMMUNITY FIRE 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 HEREIN ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
 - THE SUBDIVISION LIES WITHIN THE LATYAM 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 WETLANDS AREA MANAGEMENT LAW, AND THE TOWN FLOOD PLAIN MANAGEMENT LAW.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING OPENING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF OBSTACLES, 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 RESUMPTION OF ANY GRADING PERMIT OR ANY SOIL RESTORATION.
 - 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 CRAWL SPACES WILL BE ALLOWED ONLY ON LOTS WITH DIRECT ACCESS TO A STORM SEWER CATCH BASIN OR LATCHION BOX AND SHALL HAVE A PLASTIC PIPE WITH A GREEK VALVE FOR A SWM CONNECTION.
 - NO SWAMP PUMP, CELLAR OR FOOTING BEAM SHALL BE CONNECTED TO ANY SANITARY SEWER.
 - ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE HARBOR PLANTING SCHEDULE (HAPS 2014-2016) OF THE HARBOR ASSOCIATION OF NYS/PA/VT OR EQUIVALENT RECOMMENDED MATERIALS, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED HARBOR PRACTICE.
 - A MINIMUM OF TWO TREES OF 2 1/2" DBH (CALIPER EXCLUDING BIRCH) OR 4" MINIMUM HEIGHT (EXCEPTED TREES) SHALL BE PRESERVED OR PLANTED IN EACH FRONT YARD.

- SURVEY NOTES:**
- BASE MAPPING INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
 - TAX MAP DESIGNATION: 802 - 3 - 5.
- SOIL TYPES:**
- N/C - NASSAU CHANNERY SILT LOAM, ROLLED
 3 TO 15% SLOPES
 SOMEWHAT EXCESSIVELY DRAINED
 18 TO 28 INCHES TO LEPTIC BEDROCK
 MORE THAN 80 INCHES TO WATER TABLE
- Ra - RA VYNEHAM SILT LOAM
 8 TO 10% SLOPES
 SOMEWHAT POORLY DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE
- SbB - SCD SILT LOAM
 3 TO 8% SLOPES
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE
- Uk - UDOROTHENTIS, LOAMY-URBAN LAND COMPLEX
 8 TO 10% SLOPES
 WELL DRAINED
 MORE THAN 80 INCHES TO WATER TABLE
- UwB - UTADELLA SILT LOAM
 3 TO 8% SLOPES
 WELL DRAINED
 MORE THAN 80 INCHES TO WATER TABLE
- WETLANDS NOTE:**
 WETLANDS SHOWN DELINEATED IN THE FIELD BY NORTH COUNTY ECOLOGICAL SERVICES AND SUBSEQUENTLY FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING PLLC IN DECEMBER, 2017.

APPLICANT:
 CILLIS BUILDERS, INC.
 80 NEWTON STREET
 ALBANY, N.Y. 12206

OWNER:
 GREGORY V. and
 LINDA J. SERNO
 130 POLLOCK RD
 LATYAM, N.Y. 12110

PLANNING AND ECONOMIC DEVELOPMENT
 DEPARTMENT

Design of: **ADVANCE ENGINEERING & SURVEYING, PLLC**
 CONSULTING IN: CIVIL & ENVIRONMENTAL ENGINEERING, LAND SURVEYING & DEVELOPMENT, COMMERCIAL AND RESIDENTIAL

11 HERBERT DRIVE, LATYAM, N.Y. 12110
 PHONE: (518) 698-3772
 E-MAIL: east@advancesurveying.com

RENDERED SKETCH SUBDIVISION PLAN
 LANDS LOCATED AT
 STREET No. 60 DUNSBAUGH FERRY ROAD
 TOWN OF COLONIE, NEW YORK
 COUNTY OF ALBANY, NEW YORK
 SCALE: N.T.S.
 DATE: JANUARY 8, 2018

RENDER
 1 OF 1 17079-SUB3.090