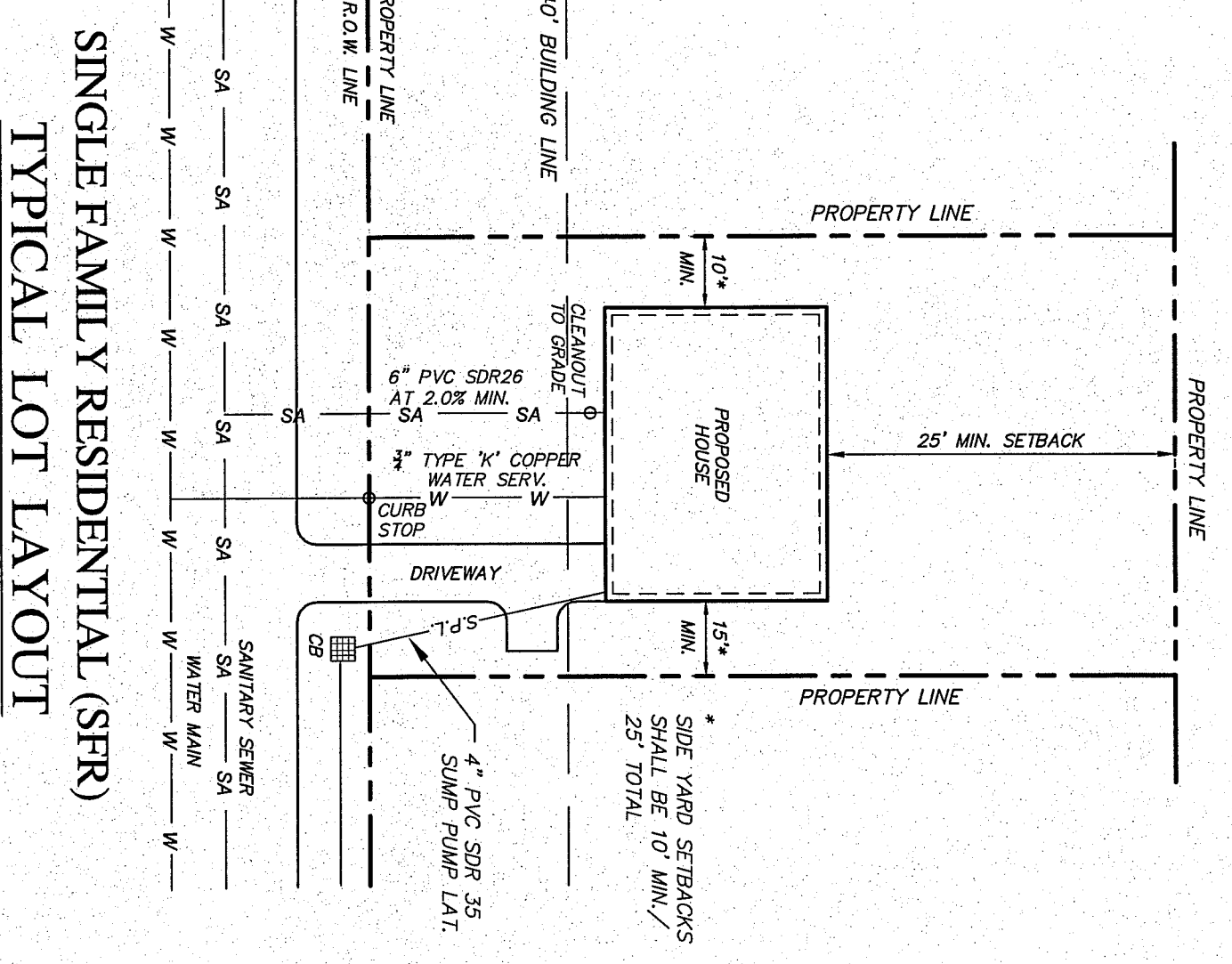
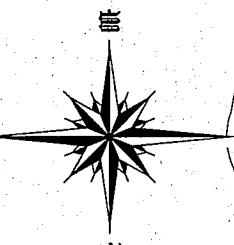
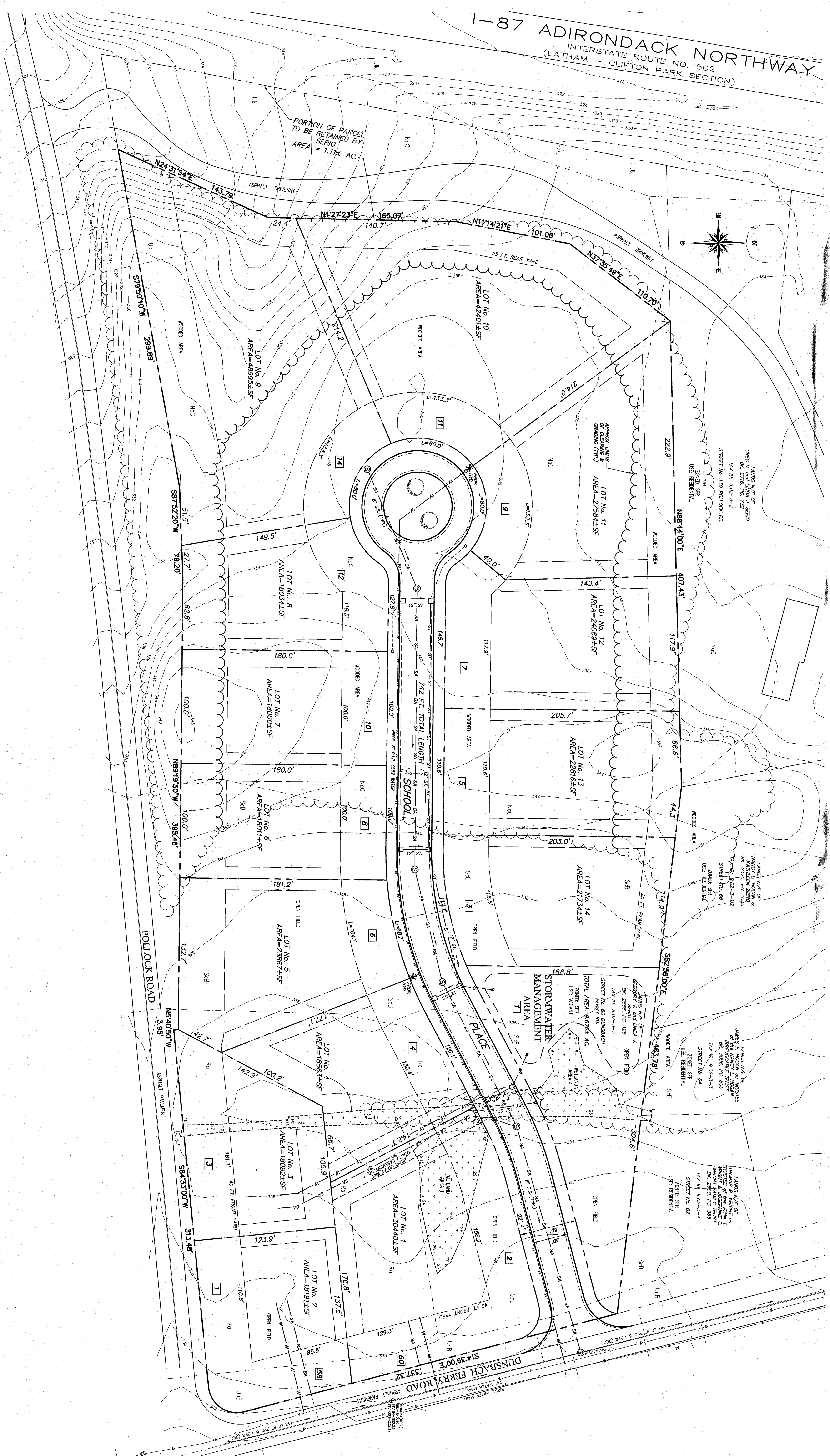


1-87 ADIRONDACK NORTHWAY INTERSTATE ROUTE NO. 502 (LATHAM - CLIFTON PARK SECTION)



DISTRICT	MAXIMUM BUILDING LOT AREA (square feet)	MINIMUM GREEN COVERAGE (%)	MINIMUM FRONT YARD SETBACK (feet)	MINIMUM SIDE YARD SETBACK (feet)	MINIMUM REAR YARD SETBACK (feet)
RESIDENTIAL	40	25	25	5	5

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

MAXIMUM BUILDING LOT AREA (square feet)	MINIMUM GREEN COVERAGE (%)	MINIMUM FRONT YARD SETBACK (feet)	MINIMUM SIDE YARD SETBACK (feet)	MINIMUM REAR YARD SETBACK (feet)
40	25	25	5	5

STANDARD SUBDIVISION NOTES:

1. SUBDIVISION CONVEYS ALL RIGHTS OF LAND OWNED INTO 14 RESIDENTIAL LOTS AND 1 COMMON AREA.
2. SUBDIVISION IS LOCATED IN AN SFR ZONING DISTRICT.
3. APPLICANT'S NAME IS JAMES BULLERS, INC.
4. THE SUBDIVISION LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE EAST COLONIE SCHOOL DISTRICT.
5. THE PROPOSED BUILDING SET, SHAPE AND LOCATION AND BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES. BASED ON CURRENT LAW FOR LAND REQUIREMENTS.
6. ALL EXISTING STORM SEWERS ARE RELATED TO NATIONAL CENTER, SERIAL DATA (NCD) 1959.
7. THE SUBDIVISION LIES WITHIN THE LATHAM WATER DISTRICT.
8. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
9. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION. THE TOWN ENGINEER SHALL VERIFY THE DEPTHS OF ALL UTILITIES AND THE TOWN ENGINEER SHALL VERIFY THE DEPTHS OF ALL UTILITIES.
10. CONSTRUCTION RELATED TO THE SUBDIVISION SHALL BE NOTIFIED PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS.
11. PUBLIC WORKS, SERIAL OF SUBDIVISION SHALL BE NOTIFIED PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS.
12. BROWALD, USED IN PROPOSED EXCAVATION, SHALL BE PLACED IN WADSWORTH.
13. BROWALD MATERIAL, ARISING FROM PROPOSED EXCAVATION, SHALL BE PLACED IN WADSWORTH.
14. BROWALD SHALL BE PLACED IN WADSWORTH.
15. NO SHARP POINTS, CURVES OR FORMS SHALL BE CONNECTED TO ANY EXISTING STORM SEWER.
16. ALL EXISTING UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION. THE TOWN ENGINEER SHALL VERIFY THE DEPTHS OF ALL UTILITIES AND THE TOWN ENGINEER SHALL VERIFY THE DEPTHS OF ALL UTILITIES.
17. A MINIMUM OF 24 INCHES OF 12" MANHOLE CURBS (SERIES 855) OR 6" MANHOLE CURBS (SERIES 855) SHALL BE PROVIDED OR PLACED IN EACH FRONT YARD.

SURVEY NOTES:

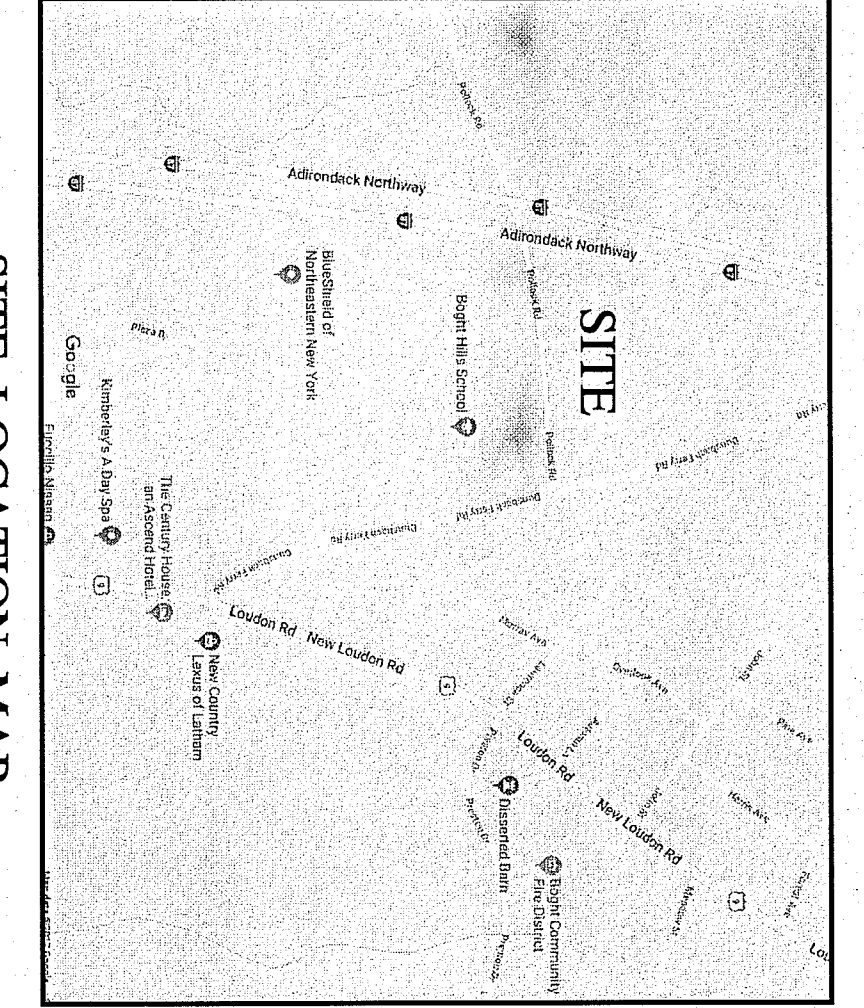
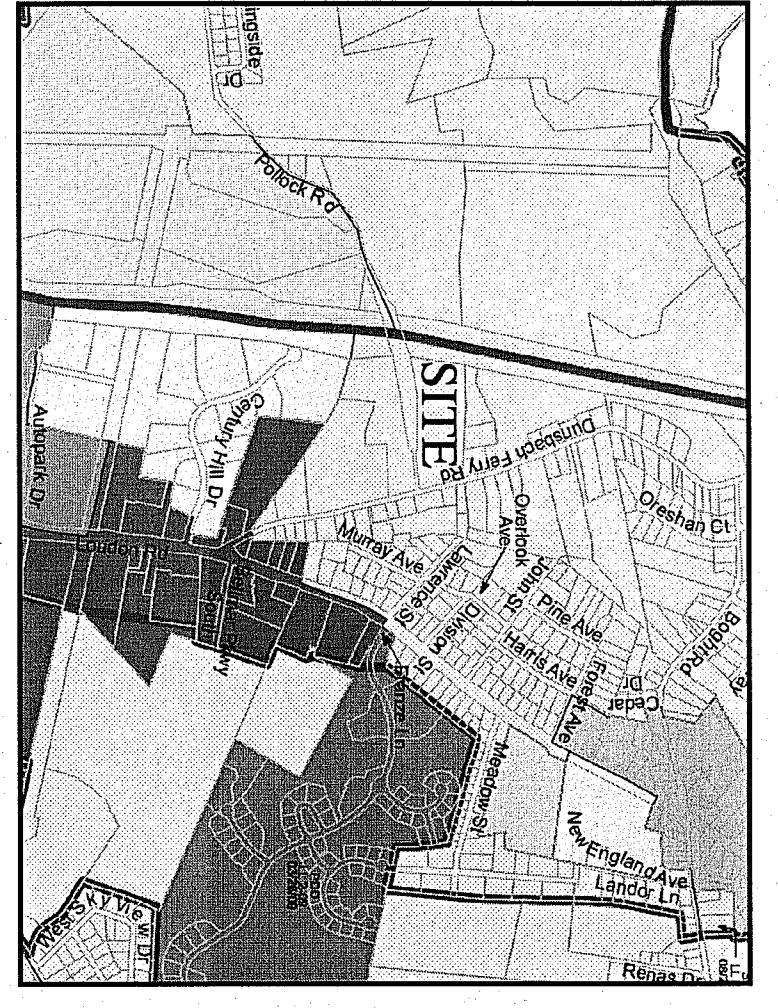
1. BASE LAPPING INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE ANY WARRANTY OR GUARANTEE BY ADVANCE ENGINEERING & SURVEYING, PLLC.
2. TAX MAP DESIGNATION: 502 - 3 - 5.

SOIL TYPES:

- N1C - NASSAU CHANNERY SILT/LOAM
- U1B - UNSATURATED SILT/LOAM
- U1C - UNSATURATED SILT/LOAM
- U1D - UNSATURATED SILT/LOAM
- U1E - UNSATURATED SILT/LOAM
- U1F - UNSATURATED SILT/LOAM
- U1G - UNSATURATED SILT/LOAM
- U1H - UNSATURATED SILT/LOAM
- U1I - UNSATURATED SILT/LOAM
- U1J - UNSATURATED SILT/LOAM
- U1K - UNSATURATED SILT/LOAM
- U1L - UNSATURATED SILT/LOAM
- U1M - UNSATURATED SILT/LOAM
- U1N - UNSATURATED SILT/LOAM
- U1O - UNSATURATED SILT/LOAM
- U1P - UNSATURATED SILT/LOAM
- U1Q - UNSATURATED SILT/LOAM
- U1R - UNSATURATED SILT/LOAM
- U1S - UNSATURATED SILT/LOAM
- U1T - UNSATURATED SILT/LOAM
- U1U - UNSATURATED SILT/LOAM
- U1V - UNSATURATED SILT/LOAM
- U1W - UNSATURATED SILT/LOAM
- U1X - UNSATURATED SILT/LOAM
- U1Y - UNSATURATED SILT/LOAM
- U1Z - UNSATURATED SILT/LOAM

WETLANDS NOTE:

- WETLANDS SHOWN HEREON IN THE FIELD BY NORTH COUNTY ECOLOGICAL SERVICES AND SUBSEQUENTLY FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC IN DECEMBER, 2017.

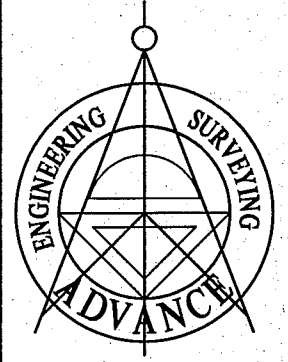


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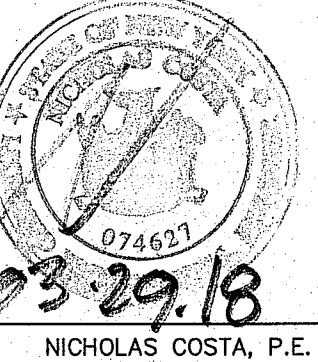
NO.	REVISION	BY	APPD.	DATE	NO.	REVISION	BY	APPD.	DATE
A	ISSUED FOR REVIEW		R.D.D.	N.C.	01.08.18				

SKETCH
OF 1 17079-SUB2.DWG

SKETCH SUBDIVISION PLAN
LANDS LOCATED AT
STREET NO. 60 DUNSBACK FERRY ROAD
TOWN OF COLONIE
COUNTY OF ALBANY NEW YORK
SCALE: 1" = 40'
DATE: JANUARY 8, 2018



Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
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APPLICANT:
JAMES BULLERS, INC.
88 NEWTON STREET
ALBANY, N.Y. 12205

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

PLANNING AND ECONOMIC DEVELOPMENT
DEPARTMENT