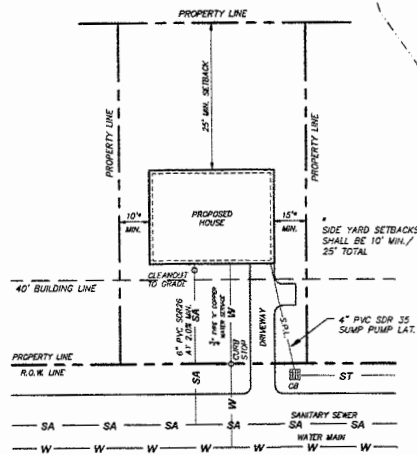




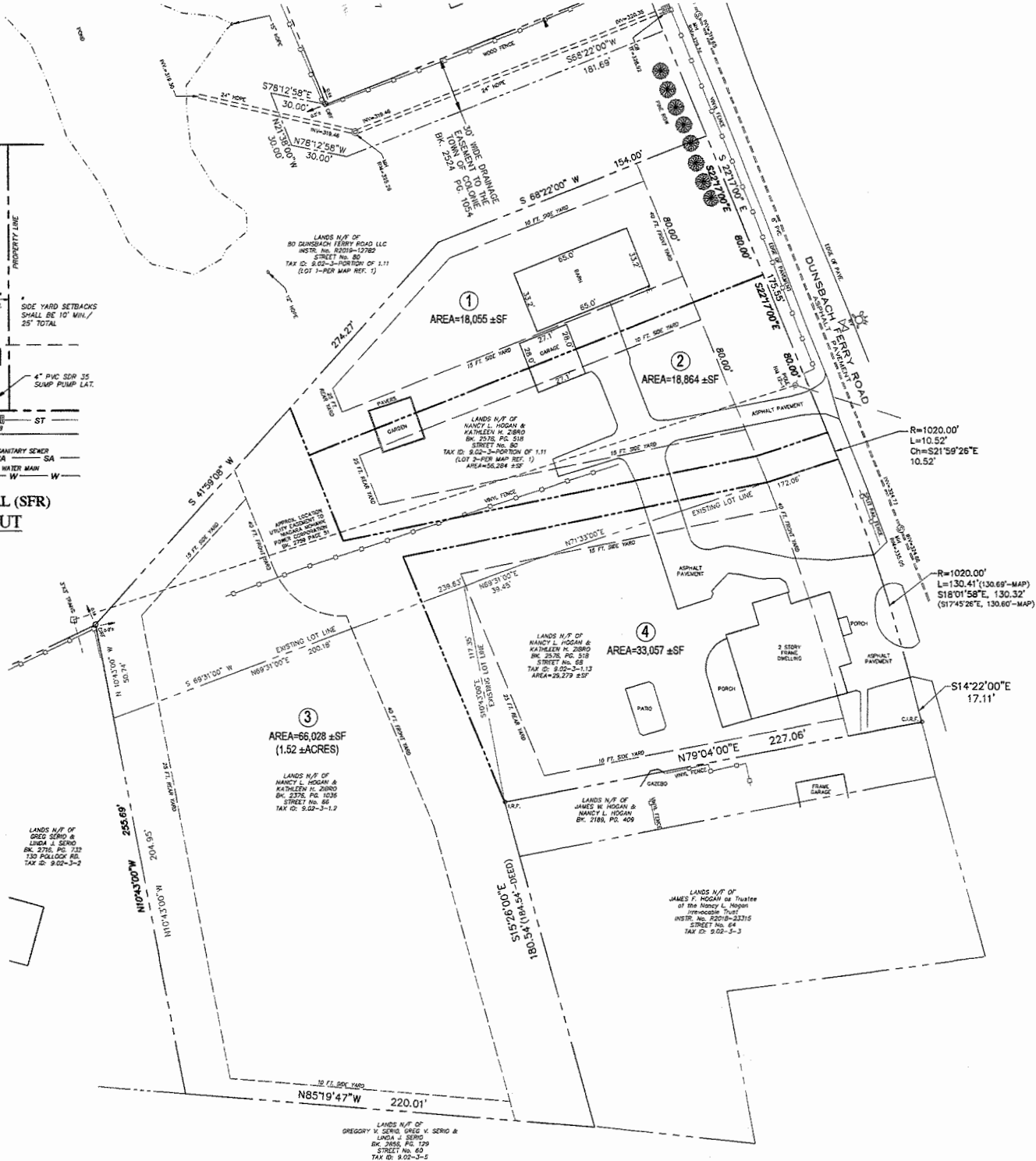
SINGLE FAMILY RESIDENTIAL (SFR) TYPICAL LOT LAYOUT

TOWN OF COLONIE STORM WATER NOTE:

PRIOR TO A BUILDING PERMIT BEING ISSUED BY THE TOWN OF COLONIE, THE SUBDIVISION MAP MUST BE APPROVED BY THE TOWN ENGINEER. THE TOWN ENGINEER SHALL NOT EXCEED PREDEVELOPMENT LEVELS.

STANDARD SUBDIVISION NOTES:

1. SUBDIVISION CONSISTS OF 3.124 ACRES OF LAND DIVIDED INTO FOUR LOTS.
2. SUBDIVISION IS LOCATED IN AN SFR ZONING DISTRICT.
3. APPLICANTS NAME IS NANCY L. HOGAN & KATHLEEN H. ZERRO.
4. THE SUBDIVISION LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE BOOTH COUNCILMANSHIP DISTRICT.
5. THE PROPOSED BUILDING SIZE, SHAPE, AND LOCATION AND BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATION PURPOSES, BASED ON CURRENT LAND USE LAW REQUIREMENTS, AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION.
6. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
7. THE SUBDIVISION LIES WITHIN THE LATHAM WATER DISTRICT.
8. 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 PROTECTION REGULATIONS, THE TOWN GRADING LAW, THE TOWN WATERCOURSE AREA MANAGEMENT LAW, AND THE TOWN FLOOD PLAIN MANAGEMENT LAW.
9. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DIRT, SOIL, AND OTHER MATERIAL WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
10. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF CONSTRUCTION SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
11. NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
12. 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.
13. 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.
14. 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 CONNECTION.
15. NO SUMP PUMP, CELLAR OR FOOTING DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER.
16. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION MAP SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
17. A MINIMUM OF TWO TREES OF 2 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6" MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PREPARED OR PLANTED IN EACH FRONT YARD.



SURVEY NOTES:

1. BOUNDARY EVIDENCE AND PLANNING INFORMATION SHOWN FROM AN ACTUAL FIELD SURVEY CONDUCTED BY NANCY L. HOGAN & KATHLEEN H. ZERRO ON OCTOBER 20, 2011, AND REVISOR 11/11/2011. CORRECTIONS ON THESE OCCASIONS.
2. TAX MAP DESIGNATION: 9-25-3-10, L2 AND A PORTION.
3. THE EFFECTS OF THIS SURVEY SHALL BE LIMITED TO THE PROPERTY LINES OF THIS SURVEY AND NOT TO THE DIRECTION OF FENCES, ANY OTHER IMPROVEMENTS.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND R.
5. THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A TITLE OR TITLE REPORT AND IS NOT INTENDED TO BE A SUBSTITUTE FOR A TITLE REPORT OR TO BE USED IN PLACE OF A TITLE REPORT.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE EVIDENCE VISIBLE AT GROUND SURFACE AND DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION. UTILITIES SHOWN DO NOT PAU OR REPRESENT ALL UTILITIES THAT MAY EXIST ADJACENT TO THE SURVEYED PREMISES.

MAP REFERENCES:

1. 2 LOT SUBDIVISION FOR LANDS OWNED BY NANCY L. HOGAN & KATHLEEN H. ZERRO, TOWN OF COLONIE, NEW YORK, DATED DECEMBER 13, 2011, LAST PREPARED BY NANCY L. HOGAN & KATHLEEN H. ZERRO, COUNTY CLERK'S OFFICE ON JUNE 27, 2011 IN DRAWER 1.
2. "NANCY L. HOGAN & KATHLEEN H. ZERRO, AS SUBDIVISION PLANNING, TOWN OF COLONIE, ALBANY COUNTY, ASSOCIATES, P.C., DATED JUNE 28, 2011 AND FILED IN THE COUNTY CLERK'S OFFICE ON MAY 24, 2011 IN DRAWER 1."
3. "TOWN SUBDIVISION FOR NANCY L. HOGAN & KATHLEEN H. ZERRO, TOWN OF COLONIE, ALBANY COUNTY, ASSOCIATES, P.C., DATED JUNE 28, 2011 AND FILED IN THE COUNTY CLERK'S OFFICE ON MAY 24, 2011 IN DRAWER 1."
4. "TOWN SUBDIVISION FOR NANCY L. HOGAN & KATHLEEN H. ZERRO, TOWN OF COLONIE, ALBANY COUNTY, ASSOCIATES, P.C., DATED JUNE 28, 2011 AND FILED IN THE COUNTY CLERK'S OFFICE ON MAY 24, 2011 IN DRAWER 1."
5. "TO A & B MAP (40 DUNSBACK FERRY ROAD) FINAL P.L. DESIGN DEVELOPER: SAW A DESIGN, TOWN OF COLONIE, PREPARED BY S.T. HAN LAND SURVEYOR, P.C., DATED JUNE 28, 2011 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON MAY 24, 2011 IN DRAWER 1."
6. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, INTER (LATHAM-CLIFTON PARK SECTION), COUNTY OF ALBANY, 50, FRANK C. AND HAZEL S. JONES (DEPUTY OWNERS).

OWNER/APPLICANT:
NANCY L. HOGAN &
KATHLEEN H. ZERRO
68 DUNSBACK FERRY RD
CHOSES, N.Y. 12047

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