NOTE RELATED TO 50' NO CUT BUFFER

THE AREA SHOWN ON THE FINAL PLAT AS "NATURAL AREA" AND LABELED AS A "50' NO CUT BUFFER" IS REGULATED BY THE FOLLOWING CONDITIONS:

1. THE INTENT OF THE NATURAL BUFFER AREA IS TO FACILITATE A VISUAL SCREENING. VEGETATION, INCLUDING TREES AND SHRUBS, LOCATED WITHIN THE NATURAL AREA SHALL NOT BE CUT UNLESS SUPPORTING EVIDENCE CAN BE DOCUMENTED THAT REMOVAL IS NECESSARY TO PROTECT LIFE OR PROPERTY.

2. EVIDENCE SUPPORTING THE NEED TO REMOVE OR ALTER VEGETATION SHALL BE SUBMITTED TO THE HOMEOWNER'S ASSOCIATION BY A QUALIFIED ARBORIST. SAID DOCUMENTATION SHALL BE KEPT ON FILE WITH THE HOA FOR A PERIOD OF 5 YEARS AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE TOWN, ITS AGENTS OR ASSIGNS UPON REQUEST.

3. THE GEOMETRIC CENTER OF THE STEM SHALL BE USED TO DETERMINE IF THE SPECIMEN IS LOCATED WITHIN THE NATURAL AREA. LIMBS EXTENDING OUTSIDE THE NATURAL AREA LIMITS MAY BE TRIMMED.

4. INFECTED OR DEAD VEGETATION MAY BE REMOVED OR ALTERED WITH PROPER DOCUMENTATION.

5. VOLUNTARY REMOVAL OF SELECT VEGETATION MAY BE PERMITTED WITH WRITTEN CONSENT OF ALL ADJACENT PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT SPECIMENS. WRITTEN CONSENT SHALL BE KEPT ON FILE WITH THE HOA FOR A PERIOD OF 5 YEARS AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE TOWN, ITS AGENTS OR ASSIGNS UPON REQUEST.

6. ENFORCEMENT OF THE NATURAL AREA CONDITIONS ARE SUBJECT TO ANY HOMEOWNER ASSOCIATION BYLAWS AND MUNICIPAL ENFORCEMENT OF THE TOWN ZONING LAW.

SHEET INDEX

C1.....PROPOSED CLUSTER SUBDIVISION PLAT
C2.....EXISTING CONDITIONS
C3, C4, C5, C6.....PROPOSED GRADING AND UTILITY PLAN
C7.....ROAD, WATER AND STORM SEWER PROFILES
C8.....WATER MAIN EXTENSION PLAN
C9.....STORM WATER POLLUTION PREVENTION PHASING PLAN
C10.....STORM WATER POLLUTION PREVENTION DETAILS
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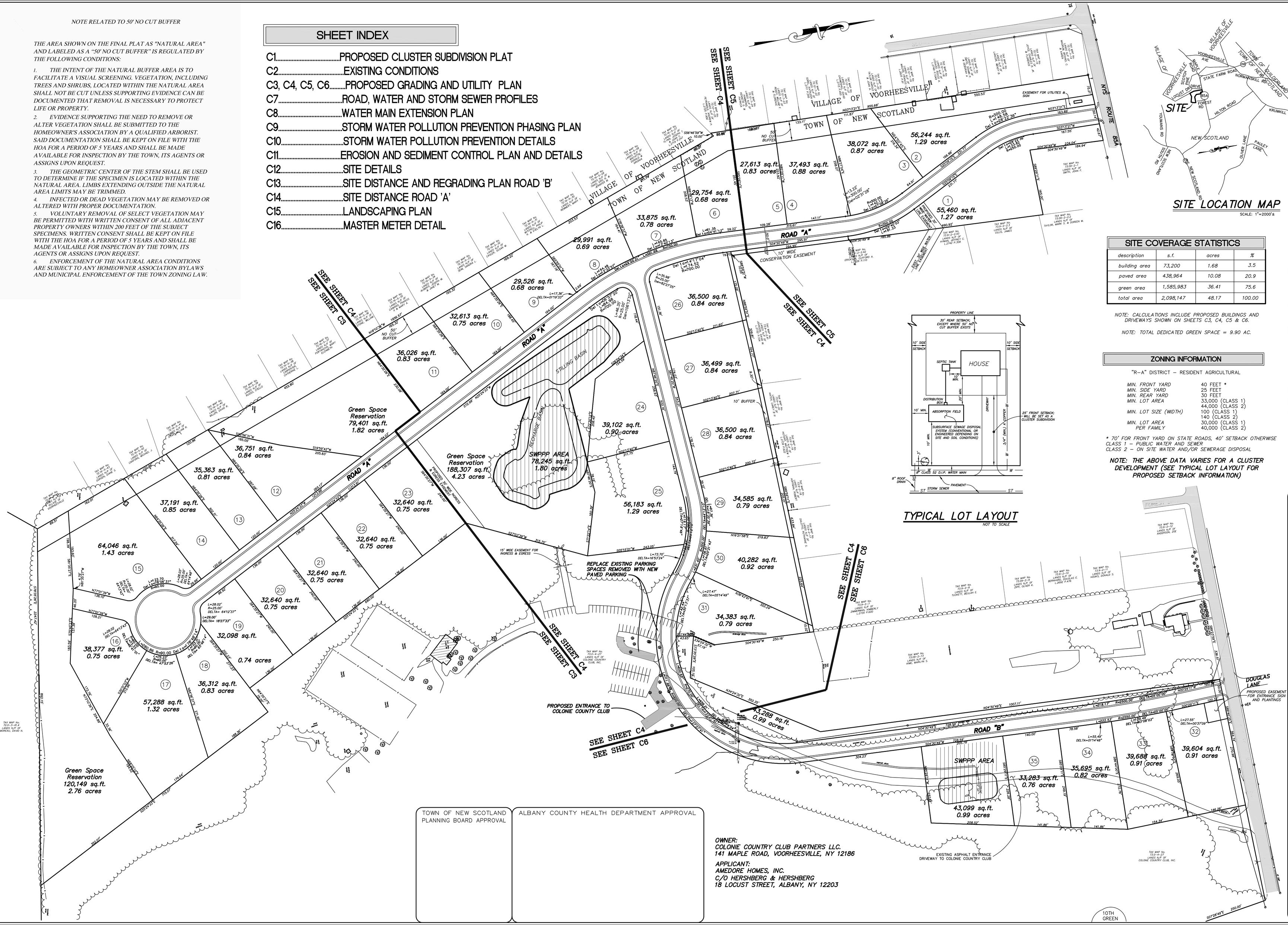
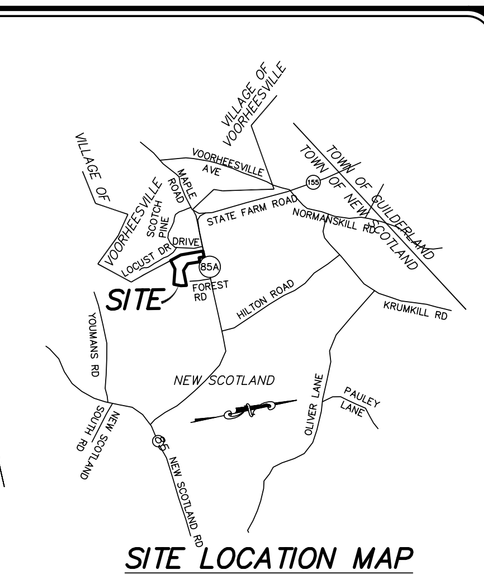
C12.....SITE DETAILS
C13.....SITE DISTANCE AND REGRADING PLAN ROAD 'B'
C14.....SITE DISTANCE ROAD 'A'
C15.....LANDSCAPING PLAN
C16.....MASTER METER DETAIL





SITE LOCATION MAP

SCALE: 1"=2000'±

SITE COVERAGE STATISTICS

description	s.f.	acres	%
building area	73,200	1.68	3.5
paved area	438,964	10.08	20.9
green area	1,585,983	36.41	75.6
total area	2,098,147	48.17	100.00

NOTE: CALCULATIONS INCLUDE PROPOSED BUILDINGS AND DRIVEWAYS SHOWN ON SHEETS C3, C4, C5 & C6.

NOTE: TOTAL DEDICATED GREEN SPACE = 9.90 AC.

ZONING INFORMATION

"R-A" DISTRICT – RESIDENT AGRICULTURAL

MIN. FRONT YARD	40 FEET *
MIN. SIDE YARD	25 FEET
MIN. REAR YARD	30 FEET
MIN. LOT AREA	33,000 (CLASS 1) 44,000 (CLASS 2)
MIN. LOT SIZE (WIDTH)	100 (CLASS 1) 140 (CLASS 2)
MIN. LOT AREA PER FAMILY	30,000 (CLASS 1) 40,000 (CLASS 2)

* 70' FOR FRONT YARD ON STATE ROADS, 40' SETBACK OTHERWISE
CLASS 1 – PUBLIC WATER AND SEWER
CLASS 2 – ON SITE WATER AND/OR SEWERAGE DISPOSAL

NOTE: THE ABOVE DATA VARIES FOR A CLUSTER DEVELOPMENT (SEE TYPICAL LOT LAYOUT FOR PROPOSED SETBACK INFORMATION)

TYPICAL LOT LAYOUT

NOT TO SCALE

TOWN OF NEW SCOTLAND PLANNING BOARD APPROVAL	ALBANY COUNTY HEALTH DEPARTMENT APPROVAL

OWNER:
COLONIE COUNTRY CLUB PARTNERS LLC.
141 MAPLE ROAD, VOORHEESVILLE, NY 12186

APPLICANT:
AMEDORE HOMES, INC.
C/O HERSHBERG & HERSHBERG
18 LOCUST STREET, ALBANY, NY 12203

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION

PRELIMINARY PLAT

HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL

STATE OF NEW YORK · DANIEL A. HERSHBERG · 044226 · PROFESSIONAL ENGINEER & LAND SURVEYOR

REVISIONS	REMARKS	DATE
1	TOWN FORUM–WATER	1/9/07
2	37 LOTS & ROAD "78" ALIGNMENT	2/1/07
3	CLUSTER LAYOUT	4/27/07
4	PLAN DEVELOPMENT	7/17/07
5	GENERAL REVISIONS	1/28/08
6	GENERAL REVISIONS	2/25/08

PROPOSED CLUSTER SUBDIVISON FOR COLONIE COUNTRY CLUB ESTATES TOWN OF NEW SCOTLAND COUNTY OF ALBANY, STATE OF NEW YORK

FILE: 060137 | SCALE: 1"=100' | BY: WM | CHK: DRH | DATE: 9/15/06 | 060137-G.DWG

C1