

TOWN OF NEW SCOTLAND

MAJOR SUBDIVISION - PRELIMINARY PLAT

DATE: 01 / 30 / 08

TAX MAP ID#: 73.00 - 4 - 27

SUBMITTAL FEE WITH APPLICATION:

ONE TO FIVE LOTS - \$100.00 + \$50.00 PER LOT

SIX OR MORE LOTS - \$200.00 + \$50.00 PER LOT

SUB/DIV NAME: Colonie Country Club Estates

OWNER: Colonie Country Club, Partners

ADDRESS: 141 Maple Road

Voorheesville, N.Y. 12186

PHONE#: ( 518 ) 765 - 4106

OWNER(S) SIGNATURE OF CONSENT TO APPLICATION:

APPLICANT: Amadore Homes Inc.

APP ADDRESS: 1900 Western Avenue

Albany, New York 12203

APP SIGNATURE:

APP PHONE#: (518) 456 - 1010

APP INTEREST IN PROPERTY: Contract Vendee

SUB/DIV LOCATION: 141 Maple Road (Route 85A)

ORIGINAL PARCEL SIZE: 246.32 Acres -

ZONING DIST: R-A -

NEW LOT SIZES: 0.68 - 1.55 Acres

Department Use	
Date/Purpose:	
Sub-Div #:	# _____
Submtl/Dt:	____ / ____ / ____
App/Fee :	____ / ____ / ____
Date/Pd :	____ / ____ / ____
1 <sup>ST</sup> P.B. :	____ / ____ / ____
2 <sup>ND</sup> P.B. :	____ / ____ / ____
Pub/Hrng:	____ / ____ / ____
Other:	____ / ____ / ____
App/Deny	____ / ____ / ____
Date:	____ / ____ / ____
Other:	_____

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BRIEF DESCRIPTION OF PROPOSED SUBDIVISION:

Construct 5,350 +/- feet of Town Roads (to be named). Develop 35 lots, 4 of which will be occupied by two duplex buildings. Subsequent to construction, those lots will be subdivided through the party wall. Install 5460 +/- feet of new 8" water main as a public extension. Install a storm water collection system and two storm water pollution prevention areas. Set aside 8.17 +/- acres as green space. Provide 50 foot no-cut buffer along the west boundary of the site.

REQUIRED SUBMITTAL INFORMATION:

TWELVE (12) COPIES OF PLAT AND SUBMITTAL MATERIAL AT A MINIMUM OF FOURTEEN (14) DAYS PRIOR TO THE OFFICIAL REVIEW MEETING, WITH PLAT CLEARLY MARKED "PRELIMINARY PLAT"

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PRELIMINARY PLAT REQUIREMENTS:

- 1. PLAT SUBMITTED ON WHITE BACKGROUND, CLEARLY LEGIBLE DRAWINGS
- 2. PLAT SHEET SIZE IS MAXIMUM OF 30"x40". STANDARD SIZES OF 17" x22", 22"x34", 24"x36", 30"x40" ARE RECOMMENDED. WHERE MORE THAN ONE SHEET IS REQUIRED, A KEY DIAGRAM MUST BE FURNISHED FOR THE RELATIVE SECTION LOCATIONS
- 3. ALL DIMENSIONS MUST BE IN FEET AND HUNDREDTHS, WITH A MAXIMUM OF ONE (1) INCH EQUAL TO ONE HUNDRED (100) FEET
- 4. KEY MAP WITH SCALE MAXIMUM OF ONE (1) INCH EQUAL TO EIGHT HUNDRED (800) FEET SHOWING:
  - a. THE PROPOSED SUBDIVISION AND ALL AREAS EXTENDING TWO HUNDRED (200) FEET BEYOND THE SUBDIVISION BOUNDARIES
  - b. RELATION OF THE SUBDIVISION TO PRIMARY AND SECONDARY HIGHWAY SYSTEMS ALSO NOTING MAIN INTERSECTIONS
  - c. BOUNDARY LINES OF ZONING, SPECIAL DISTRICTS AND MUNICIPAL AREAS
  - d. MATCH LINES FOR TWO OR MORE DRAWINGS
  - e. SHADE OR SIGNIFICANTLY OUTLINE THE SUBDIVISION
  - f. ADJACENT PROPERTY BOUNDARIES AND OWNERS NAMES (IF SUB-DIVISIONS USE SUBDIVISIONS NAME)
- 5. TITLE BLOCK SHOWING:
  - A. SUBDIVISION NAME
  - B. TOWN AND COUNTY WHERE LOCATED
  - C. NAME AND ADDRESS OF RECORD OWNER
  - D. SUB-DIVIDER'S NAME AND ADDRESS
  - E. TRUE OR MAGNETIC NORTH AND DATE TAKEN
  - F. DATES OF THE ORIGINAL SUBMISSION AND SUBSEQUENT SUBMISSIONS
  - G. MAP SCALE
  - H. NAME, ADDRESS, SEAL AND SIGNATURE OF THE LICENSED PREPARER
- 6. EXISTING SITE CONDITIONS TO BE SHOWN:
  - A. TOPOGRAPHIC CONTOURS:
    - 1. EXISTING TRACT CONTOURS AND LANDS WITHIN FIFTY (50) FEET AT VERTICAL INTERVALS OF FIVE (5) FEET, OR, ON RELATIVELY LEVEL PARCELS, AS SATISFACTORY FOR PLANNING BOARD STUDY
    - 2. CONTOUR ELEVATION BENCH MARK SHALL REFER TO KNOWN ESTABLISHED ELEVATIONS
    - 3. THE EXTENT OF ALTERED CONTOURS FOR THE DEVELOPMENT OF STREETS, STORM MANAGEMENT, SEWAGE DISPOSAL, DRIVEWAYS, ETC.
    - 4. IDENTIFY CLEARING AND GRADING LIMITS
  - B. NATURAL FEATURES:

- 1. LOCATION AND AREA OF TREE MASSES, EXISTING WATER COURSES AND SIGNIFICANT NATURAL FEATURES
- 2. AREAS DESIGNATED AS WET LANDS BY N.Y.S.D.E.C. AND FEDERAL JURISDICTIONAL WET LANDS, EACH FLAGGED AS NECESSARY
- 3. SOIL MAP INCLUDING THE INTERPRETATION OF THE EXISTING SOILS, TYPE, PERCOLATION, SOIL BEARING AND DEPTH TO GROUND WATER
- C. LIMITS OF CLEARING FOR ALL VEGETATED AREAS NOTED
- D. EXISTING STRUCTURES, WATER LINES, GAS LINES, SEWER LINES, POWER LINES, CULVERTS, HYDRANTS TO BE SHOWN BY LOCATION AND WITH ELEVATIONS
- E. EXISTING STREETS WITH NAMES, PAVEMENT WIDTH, RIGHT OF WAYS WITH WIDTHS, ON AND ADJACENT TO THE TRACT
- F. EXISTING PROPERTY LINES
- G. EASEMENTS AND RIGHT OF WAYS, WITH THEIR REASONS FOR ESTABLISHMENT
- H. MUNICIPAL, PUBLIC LANDS, DESIGNATED PARKS, OPEN SPACE, AND OTHER LANDS DESIGNATED FOR PUBLIC OR COMMUNITY USE
- I. ANY BUILDINGS OR STRUCTURES PLANNED TO REMAIN
- 7. PROPOSED SITE CONDITIONS:
  - A. LOCATION, WIDTHS, GRADES AND NAMES OF HIGHWAYS
  - B. LOCATION, WIDTH, NAME AND PURPOSE OF ANY PROPOSED EASEMENT OR RIGHTS OF WAY
  - C. LOCATION OF PLAY GROUNDS, PUBLIC AREAS, PUBLIC BUILDINGS AND OPEN SPACES
  - D. STREET ACCESSES TO ADJOINING PROPERTIES
  - E. RESTRICTED AREAS WITH THEIR PURPOSE NOTED
  - F. LOT LAYOUT:
    - 1. DIMENSIONS AND AREA SHOWN TO THE ONE HUNDREDTH (100) FOOT, WITH BLOCKS AND LOTS NUMBERED AND WITH LOT DRAINAGE SHOWN
    - 2. IDENTIFY LOTS OR PARCELS RESERVED FOR PARTICULAR USES, AND, NOTE IF OFFERED FOR DEDICATION
    - 3. 911 LOT NUMBERING IN COMPLIANCE WITH THE TOWN OF NEW SCOTLAND 911 DESIGNATIONS
- 8. UTILITIES:
  - A. LOCATION OF ANY ON SITE WATER SYSTEMS, AND, OR CONNECTIONS TO AN EXISTING SYSTEM
  - B. SANITARY DISPOSAL SYSTEM INCLUDING:
    - 1. DEPTH TO THE WATER TABLE
    - 2. SOIL TEST BORING DATA (AS NECESSARY)
    - 3. TREATMENT AREA
    - 4. CONNECTION POINTS
    - 5. LINE SIZES
    - 6. ANY CONNECTIONS TO AN EXISTING SYSTEM
  - C. EVIDENCE THAT THE PROPOSED WATER, AND, OR SANITARY SEWAGE SYSTEM HAS BEEN REVIEWED AND APPROVED BY THE ALBANY COUNTY HEALTH DEPARTMENT, AND, IF NECESSARY, BY N.Y.S.D.E.C. OR N.Y.S.D.O.H.