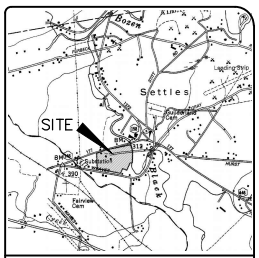

SITE LOCATION MAP

SCALE: 1" = 2000'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- ADJACENT PROPERTY LINE
- ACOE WETLAND BOUNDARY
- EXISTING STREAM
- FLOOD HAZARD
- TEST PIT LOCATION
- LIMIT OF DISTURBANCE

FLOOD HAZARD NOTE:

FLOOD HAZARD IS ZONE A TAKEN FROM FEMA FLOOD MAP PANEL 0153D #360010 ZONE AE & ZONE X

SITE STATISTICS:

TAX PARCEL ID:	38.00-1-26.2
PARCEL SIZE:	19.3±ACRES
PROPOSED USE:	RESIDENTIAL
ZONING:	RA3 RESIDENTIAL AGRICULTURAL
MINIMUM LOT SIZE:	3 ACRES
MINIMUM LOT WIDTH:	200'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	30%
MINIMUM FRONT YARD:	50'
MINIMUM SIDE YARD:	50'
MINIMUM REAR YARD:	100'

ALLOWED USES:
SINGLE-FAMILY DWELLING

TAX MAP ID GUILDERLAND: 38.00-1-26.2

OWNER/APPLICANT:
FLOCCUZIO CONSTRUCTION, LLC.
250 SUITS ROAD
DUANESBURG, NY 12056

TEST PIT LOG

TEST PIT NUMBER	DEPTH	TEST PIT DATA
TP-1	0 - 6" 6" - 72"	LOAMY TOPSOIL CLAYEY SILT, SMALL ROCKS MOTTLING @30" NO GROUNDWATER ENCOUNTERED
TP-2	0 - 6" 6" - 72"	LOAMY TOPSOIL CLAYEY SILT, SMALL ROCKS MOTTLING @34" NO GROUNDWATER ENCOUNTERED
TP-3	0 - 6" 6" - 72"	LOAMY TOPSOIL CLAYEY SILT, SMALL ROCKS MOTTLING @34" NO GROUNDWATER ENCOUNTERED
TP-4	0 - 6" 6" - 72"	LOAMY TOPSOIL CLAYEY SILT, SMALL ROCKS MOTTLING @32" NO GROUNDWATER ENCOUNTERED

DEEP TEST PITS PERFORMED ON: 12/21/20
DEEP TEST PITS PERFORMED BY: CHAD PAGAN, INGALLS & ASSOCIATES, LLP

STANDARD SUBDIVISION NOTES:

1) PRIOR TO ANY WORK IN THE TOWN RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE TOWN HIGHWAY SUPERINTENDENT.
2) PRIOR TO ANY WORK IN THE STATE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A HIGHWAY WORK PERMIT FROM THE NYSDOT.
3) PRIOR TO ANY WORK ON SANITARY SEWER AND WATER, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN WATER AND WASTEWATER DEPARTMENT & NYSDOH.
4) FOR ALL LOTS THAT HAVE AREAS DESIGNATED AS PRESERVED FEDERAL WETLANDS AS SHOWN ON THE SUBDIVISION PLAT, THE TOWN HAS NO CONTROL OVER AND ACCEPTS NO RESPONSIBILITY FOR FUTURE DRAINAGE PROBLEMS THAT COULD OCCUR IN THESE AREAS. THIS PERTAINS WHETHER SUCH PROBLEMS ARE A RESULT OF LEAVING THE AREAS AS THEY PRESENTLY EXIST, OR A RESULT OF FUTURE LOT OWNERS FILLING IN AND AROUND THE AREAS WITHOUT REGARD FOR LOCAL DRAINAGE PATTERNS.
5) FOR ALL LOTS HAVING PRESERVED FEDERAL WETLANDS, SUCH WETLANDS WILL BE SHOWN ON THE PLOT PLANS SUBMITTED TO THE TOWN BUILDING DEPARTMENT FOR A BUILDING PERMIT. THIS WETLAND INFORMATION CAN BE TAKEN DIRECTLY FROM THE SUBDIVISION PLAT. SAID PLOT PLANS SHALL NOTE THAT FURTHER FILLING OF WETLANDS MAY REQUIRE AUTHORIZATION FROM FEDERAL REGULATORY AUTHORITIES.
6) UNLESS OTHERWISE NOTED, THE LOCATIONS AND FOOTPRINT CONFIGURATIONS OF PROPOSED DWELLINGS, DRIVEWAYS AND ASSOCIATED LOT GRADING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE INCLUDED FOR MUNICIPAL REVIEW PURPOSES. ACTUAL BUILDING LOCATIONS AND CONFIGURATIONS, AND RELATED SITE GRADING, MAY VARY FROM WHAT IS SHOWN. HOWEVER, ANY SUBSTANTIAL VARIATION FROM WHAT IS SHOWN ON ANY LOT, AS DETERMINED BY THE TOWN BUILDING INSPECTOR, SHALL BE SUBJECT TO FURTHER REVIEW BY THE TOWN WATER & WASTEWATER DEPARTMENT (AND POSSIBLY OTHER TOWN ENTITIES) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT LOT
7) THE CONTRACTOR SHALL CALL THE DIG SAFELY NEW YORK (1-800 962-7962) OR 811 TWO WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED IN THE FIELD.
8) NO SUMP PUMP, ROOF DRAINS, CELLAR DRAINS, OR FOOTING DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

TAX MAP ID:
38.00-1-26.2

SITE AREA:
19.3± ACRES

OWNER/APPLICANT:
FLOCCUZIO CONSTRUCTION LLC
250 SUITS ROAD
DUANESBURG, NY 12056

GRAPHIC SCALE
60 0 60 120 240
(IN FEET)
1 inch = 60 ft.

NOTE: 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

NO.	DATE:	REVISIONS	BY:
8	06/29/21	TOWN COMMENTS	CWP
7	06/24/21	REVISED LOT LAYOUT PER TOWN COMMENTS	CWP
6	06/08/21	REVISED TITLE BLOCK PER TOWN COMMENTS	CWP
5	04/27/21	REVISED PER USACOE FIELD VISIT	CWP
4	04/24/21	REVISED LOT LAYOUT NO KICHOLE LOTS TOWN COMMENTS	CWP
3	02/11/21	REVISED LOT LAYOUT TOWN COMMENTS	CWP
2	02/08/21	REVISED LOT LAYOUT TOWN COMMENTS	CWP
1	01/08/21	REVISED LOT LAYOUT TOWN COMMENTS	CWP

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FINAL PLAT
RESIDENTIAL DEVELOPMENT
634 NYS ROUTE 146
TOWN OF GUILDERLAND
COUNTY OF ALBANY STATE OF NEW YORK

DATE: 10-06-20
CHECKED BY: JJP
JOB NO. 20-054
SCALE: 1" = 60'
DRAWN BY: CWP
CADD FILE: 20-054 DF
SHEET 1 OF 1

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION