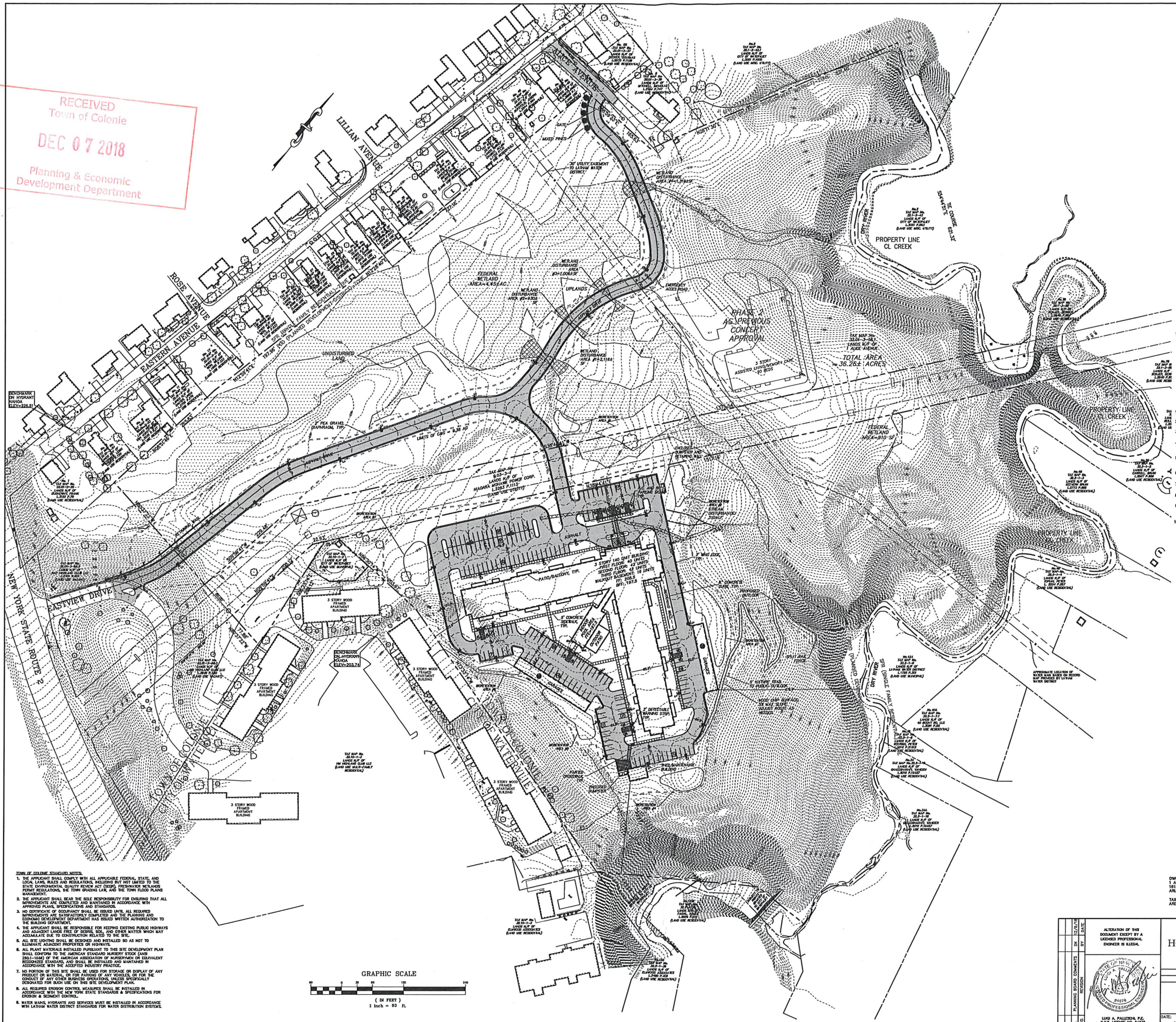
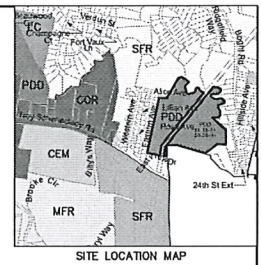


RECEIVED
Town of Colonie
DEC 07 2018
Planning & Economic
Development Department



MAP REFERENCE:
1. "CONCEPT PLAN PLANNED DEVELOPMENT DISTRICT NO. 1 ALICE AVENUE", PREPARED BY HOFFMAN & HOFFMAN CONSULTING AND LAND SURVEYORS, DATED MARCH 8, 2008 AND REVISED JULY 3, 2013.

- NOTES:
1. BASE MAPPING PREPARED FROM MAP REFERENCE AND ALBANY COUNTY GIS DATA.
 2. THE PLANS SHOW SOME KNOWN STRUCTURES, ABOVEGROUND STRUCTURES AND UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN LOCATING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL 800-482-7862 (TOLL FREE).
 3. SITE IS ZONED PDD (PLANNED DEVELOPMENT DISTRICT) LL 18-11.
 4. FEDERAL WETLAND DELINEATION PERFORMED BY HOFFMAN & HOFFMAN IN OCTOBER 2010 AND FIELD CHECKED BY A.C.G.E. IN NOVEMBER 2010.
 5. THERE ARE NO VISUAL FEATURES SUCH AS SMOKE STACKS, BORROW PITS, OVERHEAD UTILITY LINES, SANITARIAS, REFUSE AREAS OR BELLSHEDS ON-SITE EXCEPT AS SHOWN.
 6. THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER HAZARDOUS ON-SITE EXCEPT AS SHOWN.
 7. THERE ARE NO HISTORIC OR ARCHAEOLOGICAL SITES ON THIS SITE.
 8. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC DATUM (NAD83) (1983).
 9. THE SITE LIES WITHIN THE LATHAM WATER DISTRICT, NORTH COLONIE SCHOOL DISTRICT & THE NORTH FIRE DISTRICT.
 10. SOILS ARE GENERALLY HEAVY CLAY LOAM WITH SOME BROWNSOIL SILTY CLAY LOAM AND LOOSERETS, LOAM, FOR CLAY WITH SILT SURFACE.
 11. ANY TRUCK DELIVERIES AND TRASH PICKUP TO BE AFTER 7:00 AM AND NO LATER THAN 7:00 PM.
 12. SNOWFALL GREATER THAN 4" SHALL BE CLEARED WITHIN 24 HOURS.
 13. REFER TO GEOTECHNICAL REPORT PREPARED BY DOTTI ENGINEERING DATE: OCTOBER 8, 2007 FOR SOILS, FILL UNDERSTANDINGS AND CONSTRUCTION RELATED REQUIREMENTS.
 14. STREET NUMBERS (1" HIGH) MUST BE CLEARLY LABELED ON EACH BUILDING WITH THE APARTMENT NUMBERS CLEARLY LABELED ON EACH APARTMENT DOOR.

- TOWN OF COLONIE STIPULATED NOTES:
1. ANY TRACKED SOILS ONTO PUBLIC ROADS WILL BE SWEPT UP IMMEDIATELY.
 2. A CONCRETE WASHOUT MUST BE DUG BEFORE ANY POURING IS TO TAKE PLACE.
 3. ANY PAVING THAT IS DONE ON SITE MUST BE RUN THROUGH A FILTER AND/OR STONE.
 4. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SITE CONSTRUCTION ENTRANCE MUST HAVE TO BE INSTALLED AND INSPECTED BY THE TOWN OF COLONIE STORMWATER MANAGEMENT OFFICE.
 5. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A PRE-CONSTRUCTION MEETING WILL HAVE TO BE HELD WITH THE APPLICANT ENGINEER AND TOWN INSPECTOR.
 6. A FINAL GRADING INSPECTION WILL HAVE TO BE CONDUCTED BEFORE A C.O.S IS ISSUED.
 7. IF A C.O.S IS NEEDED DURING NON-GROWING MONTHS, A GRADING ESCROW WILL BE TAKEN.
 8. ANY AND ALL EXPOSED SOILS MUST BE STABILIZED BEFORE A C.O.S IS ISSUED.
 9. A STORMWATER MAINTENANCE AGREEMENT MAY NEED TO BE FILED OUT WITH THE NEW PROPERTY OWNER PRIOR TO C.O.S WITH A CHECK FOR \$60 MADE OUT TO THE ALBANY COUNTY CLERK FOR THE FILING FEE.
 10. SHOW REMOVED FROM PAVED AREAS SHOULD NOT BE PILED WITHIN THE STORMWATER MANAGEMENT BASIN.

ZONING PDD - PLANNED DEVELOPMENT DISTRICT (LL 18-11)
ALLOWS UP TO 170 HIGHEST RATE SENIOR APARTMENT UNITS, 80 ASSISTED LIVING FACILITY UNITS AND OTHER RETAIL AND COMMERCIAL COMPONENTS SUCH AS CONVENIENCE STORE AND MEDICAL SERVICES.

MIN. FRONT YARD 40 FEET
MIN. SIDE YARD 10 FEET (MIN. EACH SIDE)
MIN. REAR YARD 10 FEET (TOTAL OF TWO SIDES)
MAX. BUILDING HEIGHT 35 FEET
MIN. GREEN SPACE COVERAGE 35%

PROPOSED COVERAGE STATISTICS

| | | |
|--------------|-------------------------|-------|
| BUILDINGS: | 53,063 SF | 3.4% |
| PAVEMENT: | 135,545 SF | 8.8% |
| GREEN SPACE: | 1,371,054 SF | 86.8% |
| TOTAL: | 1,579,662 SF (36.26 AC) | 100% |

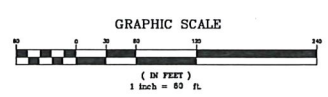
WETLAND DISTURBANCES

| | |
|---------|--------------------|
| AREA #1 | 2,118 SF |
| AREA #2 | 930 SF |
| AREA #3 | 1,008 SF |
| AREA #4 | 1,318 SF |
| TOTAL: | 5,374 SF (0.122AC) |

PARKING REQUIREMENTS

| DESCRIPTION | REQUIREMENT | QUANTITY | # REQUIRED |
|--------------------------|-------------------------|-----------------------|------------|
| PDD DWELLING MULTIFAMILY | 1 1/2 PER DWELLING UNIT | 140 UNITS | 210 |
| TOTAL SPACES REQUIRED | 210 | TOTAL SPACES PROVIDED | 218 |

- TOWN OF COLONIE STANDARD NOTES:
1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND REGULATIONS RELATING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA), FRESHWATER WETLANDS ZONING REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT.
 2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND STANDARDS.
 3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BUILDING DEPARTMENT.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF OBSTACLES AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
 5. ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO UNWARRANT ADJACENT PROPERTIES OR HIGHWAYS.
 6. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-2006) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARDS, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ACCEPTED INDUSTRY PRACTICES.
 7. NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR PARKING OF ANY VEHICLES OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
 8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARD & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL.
 9. WATER MAINS, FIREWORKS AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH LATHAM WATER DISTRICT STANDARDS FOR WATER DISTRIBUTION SYSTEMS.



OWNER:
1 ALICE AVENUE, LLC
1615 WEST HARMON ST SUITE 201
ARLINGTON VA 22201

TOWN OF COLONIE PLANNING BOARD

ALTERATION OF THIS DOCUMENT DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IS REQUIRED.

PLANNING BOARD COMMENTS:

DATE: JANUARY 23, 2018

SCALE: 1" = 80'

SHEET OF 1

STATE OF NEW YORK
COUNTY OF ALBANY

ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.ahjeng.com

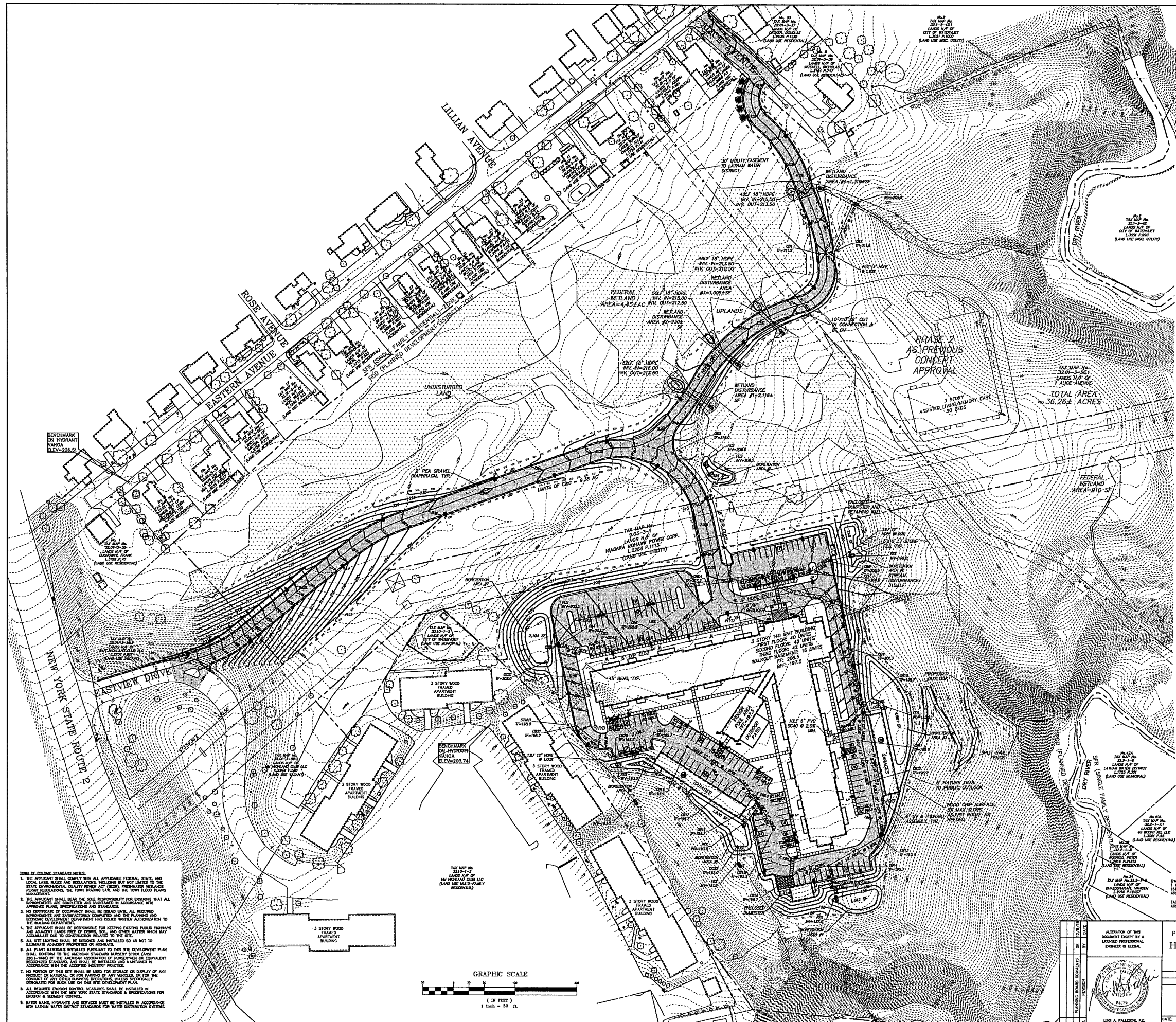
LUIGI A. PALERMO, P.E.
N.Y. LICENSE NO. 84478

DATE: JANUARY 23, 2018

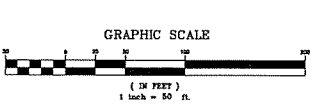
SCALE: 1" = 80'

DWG. 4933A-57

SHEET OF 1



- TOWN OF COLONE STORMWATER NOTES:**
1. 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 AND DESIGN, FRESHWATER METABOLIC PESTICIDE REGULATION, THE TOWN ZONING LAW, AND THE TOWN FLOOD PLANNING MANAGEMENT.
 2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND STANDARDS.
 3. NO DISTURBANCE OF OCCUPANCY SHALL BE CAUSED UNTIL ALL REQUIRED IMPROVEMENTS ARE SUCCESSFULLY COMPLETED AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BUILDING DEPARTMENT.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LOTS FREE OF OBSTACLES, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
 5. ALL SITE LIGHTING SHALL BE DESIGNED AND DETAILLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
 6. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z603-1.0) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECORDING STANDARDS AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ACCEPTED INDUSTRY PRACTICE.
 7. NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OF MATERIAL, OR FOR PORTION OF ANY VEHICLES, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY PERMITTED FOR SUCH USE IN THIS SITE DEVELOPMENT PLAN.
 8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARD & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL.
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 5. THERE ARE NO VISUAL FEATURES SUCH AS BARRIERS, STAKES, BARRIERS, OVERHEAD UTILITY LINES, LANDMARKS, REFUSE AREAS OR BARRIERS ON-SITE EXCEPT AS SHOWN.
 6. THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER IRRITANTS ON-SITE EXCEPT AS SHOWN.
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 10. SOILS ARE GENERALLY HUDSON SILT LOAM WITH SOME BROWNSWOOD SILTY CLAY LOAM AND UNDERMOUNTS, LEAN, PER UDEA WEB SOIL SURVEY.
 11. ANY TRUCK DECORATIONS AND TRAILER PROPS TO BE AFTER 7:00 AM AND NO LATER THAN 7:00 PM.
 12. SNOWFALL GREATER THAN 4" SHALL BE CLEARED WITHIN 24 HOURS.
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- TOWN OF COLONE STORMWATER NOTES:**
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| | |
|--|------------------|
| PRELIMINARY GRADING & UTILITIES PLAN FOR HOFFMAN SENIOR HOUSING PDD 1 ALICE AVENUE | |
| TOWN OF COLONE | COUNTY OF ALBANY |
| STATE OF NEW YORK | |
| ENGINEERS, LLP 411 Union Street Schenectady, NY 12305 518-377-0315 Fax 518-377-0379 www.aeb.org | |
| DATE: JANUARY 23, 2018 | SHEET 1 OF 1 |