

MAP REFERENCE:  
 1. CONCEPT PLAN PLANNED DEVELOPMENT DISTRICT NO. 1 ALICE AVENUE, PREPARED BY HERSHBERG & HERSHBERG CONSULTING ENGINEERING AND LAND SURVEYORS, DATED MARCH 8, 2006 AND REVISED JULY 3, 2013.

- NOTES:
- BASE MAPPING PREPARED FROM MAP REFERENCE AND ALBANY COUNTY USE DATA.
  - THE PLANS SHOW SOME KNOWN STRUCTURES, ABOVEGROUND UTILITIES AND/OR 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, SURFACE 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 UTILITY (1-800-484-7363), TOLL FREE.
  - SITE IS ZONED P00 (PLANNED DEVELOPMENT DISTRICT) LL 18-11.
  - FEDERAL METLAND DELINEATION PERFORMED BY HERSHBERG & HERSHBERG IN OCTOBER 2019 AND FIELD CHECKED BY A.C.O. IN NOVEMBER 2019.
  - THERE ARE NO VISUAL FEATURES SUCH AS SMOKE STACKS, BORROW PITS, OVERHEAD UTILITY LINES, LANDFILL, REFUSE AREAS OR DUMPSTERS ON-SITE EXCEPT AS SHOWN.
  - THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS ON-SITE EXCEPT AS SHOWN.
  - THERE ARE NO HISTORIC OR ARCHAEOLOGICAL SITES ON THIS SITE.
  - ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NOVEMBER 1985).
  - THE SITE LIES WITHIN THE LATHAM WATER DISTRICT, NORTH COULDSVILLE DISTRICT & THE VERTON FIRE DISTRICT.
  - SOILS ARE GENERALLY HEAVY BUT LOCAL WITH SOME BRONCKOS SILTY CLAY LOAM AND LOOSHTONTS, LOAMY, FINE SAND, NEAR SEA SURFACE.
  - ANY TRUCK DELIVERIES AND TRASH PICKUP TO BE AFTER 7:00 AM AND NO LATER THAN 7:00 PM.
  - SHOWALL GREATER THAN 4" SHALL BE CLEARED WITHIN 24 HOURS.
  - REFER TO GEOTECHNICAL REPORT PREPARED BY CONTE ENGINEERING DATED OCTOBER 8, 2009 FOR SOILS, FILL, UNDERDRAINS AND CONSTRUCTION RELATED REQUIREMENTS.
  - STREET NUMBERS (12" HIGH) MUST BE CLEARLY LABELED ON EACH BUILDING WITH THE APARTMENT NUMBERS CLEARLY LABELED ON EACH APARTMENT DOOR.

- TOWN OF COLONIE STORMWATER NOTES:
- ANY TRACKED SOILS ONTO PUBLIC ROADS WILL BE SHEPT UP IMMEDIATELY.
  - A CONCRETE WASHOUT MUST BE USED BEFORE ANY PAVING IS TO TAKE PLACE.
  - ANY PAVING THAT IS DONE ON SITE MUST BE RUN THROUGH A FILTER AND/OR STONE.
  - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A STONE CONSTRUCTION OF COLONIE STORMWATER MANAGEMENT OFFICE.
  - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A PRE-CONSTRUCTION MEETING WILL HAVE TO BE HELD WITH THE APPLICANT ENGINEER AND STORM INSPECTION.
  - A FINAL GRAZING INSPECTION WILL HAVE TO BE CONDUCTED BEFORE A C.O. IS ISSUED.
  - IF A C.O. IS ISSUED DURING HIGH-GROWING MONTHS, A GRAZING ESCROW WILL BE TAKEN.
  - ANY AND ALL EXPOSED SOILS MUST BE STABILIZED BEFORE A C.O. IS ISSUED.
  - A STORMWATER MAINTENANCE AGREEMENT MAY NEED TO BE FILED OUT WITH THE NEW PROPERTY OWNER PRIOR TO C.O. WITH A CHECK FOR \$65 MADE OUT TO THE ALBANY COUNTY CLEIN FOR THE FILING FEE.
  - SHOW REMOVED FROM PAVED AREAS SHOULD NOT BE PILED WITHIN THE STORMWATER MANAGEMENT BASINS.

ZONING: P00 - PLANNED DEVELOPMENT DISTRICT (LL 18-11)  
 ALLOWS UP TO 170 MARKET RATE SENIOR APARTMENT UNITS, 90 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 16 FEET  
 MIN. GREEN SPACE COVERAGE 30%

PROPOSED COVERAGE STATISTICS

BUILDINGS	5,003 SF	3.4%
PAVEMENT	158,545 SF	8.8%
GREEN SPACE	1,371,054 SF	66.8%
TOTAL	1,574,602 SF (36.28 AC)	100%

METLAND DISTURBANCES

AREA #1	2,118 SF
AREA #2	830 SF
AREA #3	1,008 SF
AREA #4	1,318 SF
TOTAL	5,374 SF (0.122AC)

PAVING REQUIREMENTS

DESCRIPTION	REQUIREMENT	QUANTITY	# REQUIRED
POD DWELLING	1 1/2 PER DWELLING UNIT	140 UNITS	210
TOTAL SPACES REQUIRED		210	TOTAL SPACES PROVIDED 218

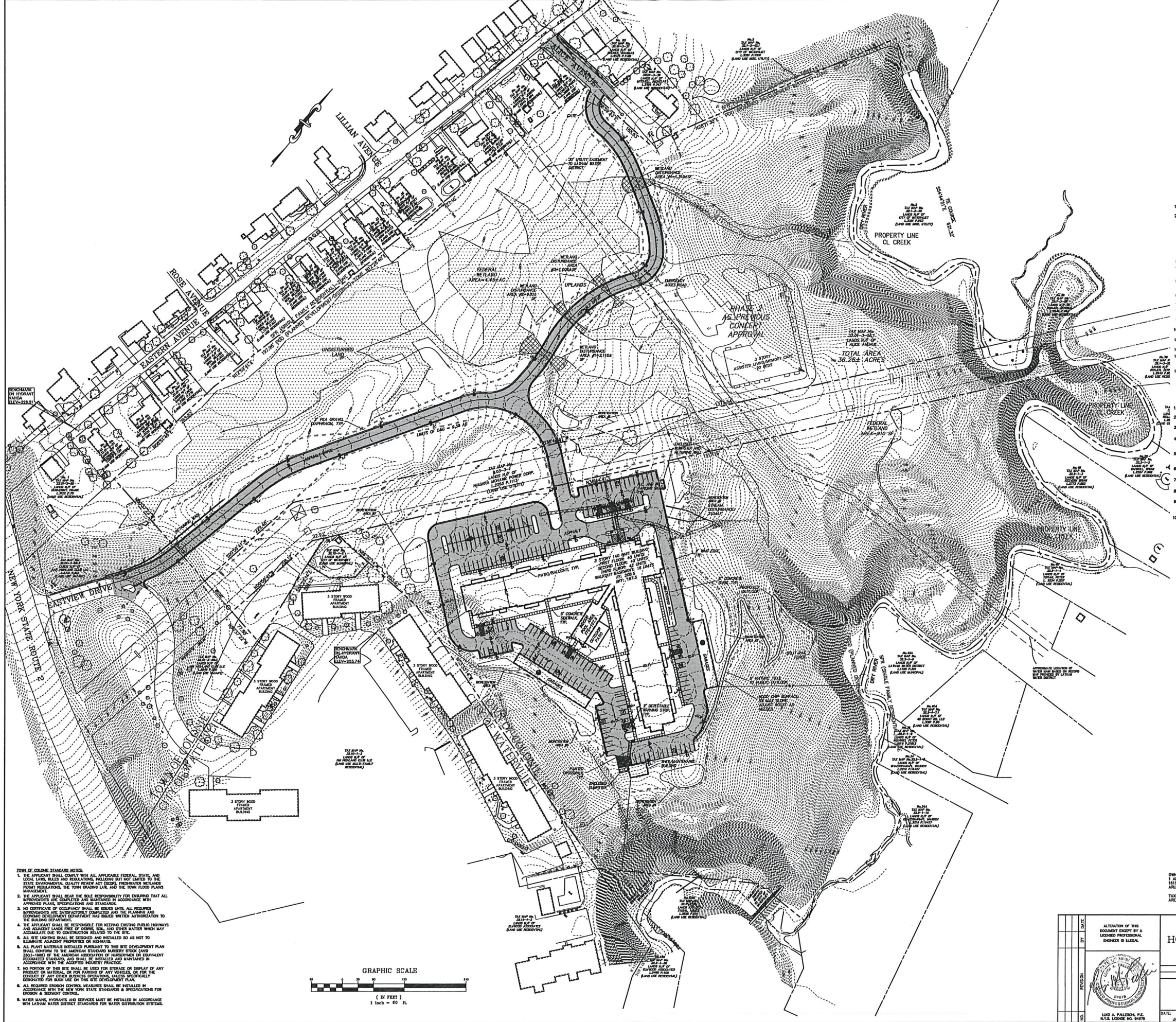
OWNER:  
 T ALICE AVENUE, LLC  
 1615 WEST ARLING ST SUITE 201  
 ARLINGTON TX 76010  
 TAX MAP # 321-3-561  
 AREA-3628 ACRES

TOWN OF COLONIE PLANNING BOARD

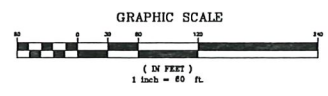
STATE OF NEW YORK  
 COUNTY OF ALBANY

411 Union Street  
 Selkirk, NY 12150  
 518-377-0315 Fax 518-377-0379  
 www.albany.com

DATE: JANUARY 23, 2018 SCALE: 1" = 60' DWG: 4953A-57 SHEET OF 1



- TOWN OF COLONIE STANDARD NOTES:
- 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), FEDERALIST RELIANCE FORMS REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT.
  - THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL APPROVED PERMITS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
  - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED PERMITS, INSPECTIONS, CORRECTIVES AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BOARD OF ZONING.
  - THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT DRIVEWAYS OPEN TO TRAFFIC AND PROVIDING WATER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
  - ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
  - ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1995) OF THE AMERICAN ASSOCIATION OF PLANTERS AND EQUIPMENT RECOMMENDED STANDARDS AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ACCEPTED INDUSTRY PRACTICE.
  - NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR STORAGE OF ANY MATERIALS OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY DENOTED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
  - ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL.
  - WATER MAINS, HIGHWAYS AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH LATHAM WATER DISTRICT STANDARDS FOR WATER DISTRIBUTION SYSTEMS.



RECEIVED  
 Town of Colonie  
 Planning & Economic  
 Development Department  
 SEP 13 2018



