

- ### TOWN OF COLONIE SUBDIVISION NOTES
- The subdivision is 60.73 acres in area.
 - The subdivision is within SINGLE FAMILY RESIDENTIAL zoning district and within the CONSERVATION DEVELOPMENT OVERLAY district. 56.69 Acres are within SINGLE FAMILY RESIDENTIAL and 4.04 Acres are within INDUSTRIAL zoning districts. Within the SINGLE FAMILY RESIDENTIAL zoning district, 22.42 acres are within the CONSERVATION DEVELOPMENT OVERLAY district and 18.27 acres are within unregulated lands along with constrained lands totaling 41.01 acres or 72.3% of 56.69 acres will be conveyed to the town for conservation and stormwater.
 - The subdivision is divided into 30 lots (44 residential building lots, 2 stormwater management lots, 2 lots conveyed to the Town of Colonie for the dedication of lands to Pine Bush, and 2 industrial lots on Cordell Road).
 - The average residential subdivision lot area is 14,536 square feet.
 - The subdivision lies within the SOUTH COLONIE school district and the STANFORD HEIGHTS fire district.
 - Building setback lines shown on this plan for illustrative purposes, based on current local law requirements, and are not intended to represent conditions of approval of the subdivision.
 - 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), freshwater wetlands permit regulations, the Town grading law, and the Town floodings management law.
 - All wetlands shown on this plan are based on National Wetlands Inventory (NWI) data and are not intended to represent conditions of approval of the subdivision.
 - Contours shown on this plan represent existing topographic conditions. For proposed grades, refer to grading plan (sheet C-7).
 - No slope shall exceed three horizontal to one vertical unless otherwise shown on these plans.
 - All wetlands shown on this plan are based on National Wetlands Inventory (NWI) data and are not intended to represent conditions of approval of the subdivision.
 - The location of all existing utilities to be verified at time of construction.
 - Backfill used in trenches excavated in existing roadways shall be placed in maximum six-inch lifts and compacted by means of a mechanical compactor.
 - Backfill material around proposed or existing structures shall be placed in maximum six-inch lifts and compacted by means of a mechanical compactor.
 - Streets and storm sewers shall conform to the Town of Colonie Highway and Drainage Standards.
 - Buildings with basements or crawl spaces will be allowed only on lots with direct access to a storm sewer catch basin or junction box and shall have a plastic pipe with a check valve for a sump pump connection.
 - No sump pump, cellar or holding tank shall be connected to any sanitary sewer.
 - The subdivision lies partially within the Latham Water District.
 - Water mains and hydrants shall be installed, tested and accepted in accordance with Latham Water District's Standard Specifications for Water Distribution System.
 - Hydrants at the end of dead-end runs require restraint on the last three full-length sections of water main.
 - Sanitary sewers shall be installed in accordance with the Town of Colonie Division of Public Works Rules and Regulations, and with sewer improvement area Number 2017-XXXX.
 - When possible, sewer mains shall be ductile iron Class 52 or PVC C1160, SDR25 pipe.
 - All wetlands shown on this plan are based on National Wetlands Inventory (NWI) data and are not intended to represent conditions of approval of the subdivision.
 - A minimum of two trees of 2 1/2 inches minimum caliper (deciduous trees) or six feet minimum height (evergreen trees) shall be preserved or planted on each lot. See Sheet C-8.
 - A minimum of three trees of 2 1/2 inches minimum caliper (deciduous trees) or six feet minimum height (evergreen trees) shall be preserved or planted on each lot. See Sheet C-8.
 - These plans are approved for a cluster subdivision development in accordance with section 278 of the New York State Town Law and the Town of Colonie rules and regulations pertaining thereto. Open space areas designated on these plans are to remain undeveloped and are subject to the requirements as provided in section 278 and Town's rules and regulations. No alteration or use of said open space areas, unless expressly provided for on these plans, may be made without authorization from the Town of Colonie Town Board and approved by the Town of Colonie Planning Board.
 - No fencing other than that shown on these plans shall be installed within the conservation area.

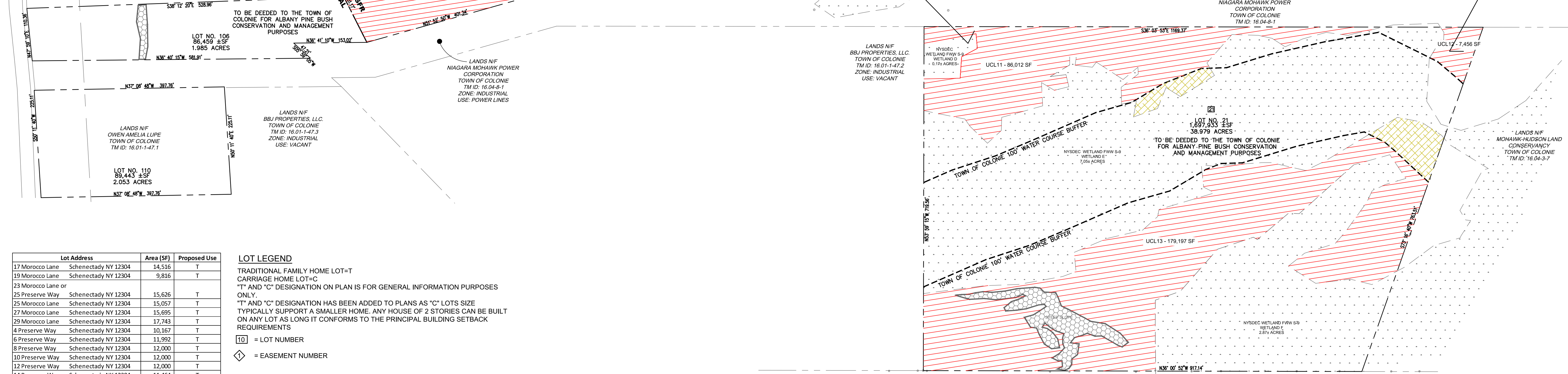
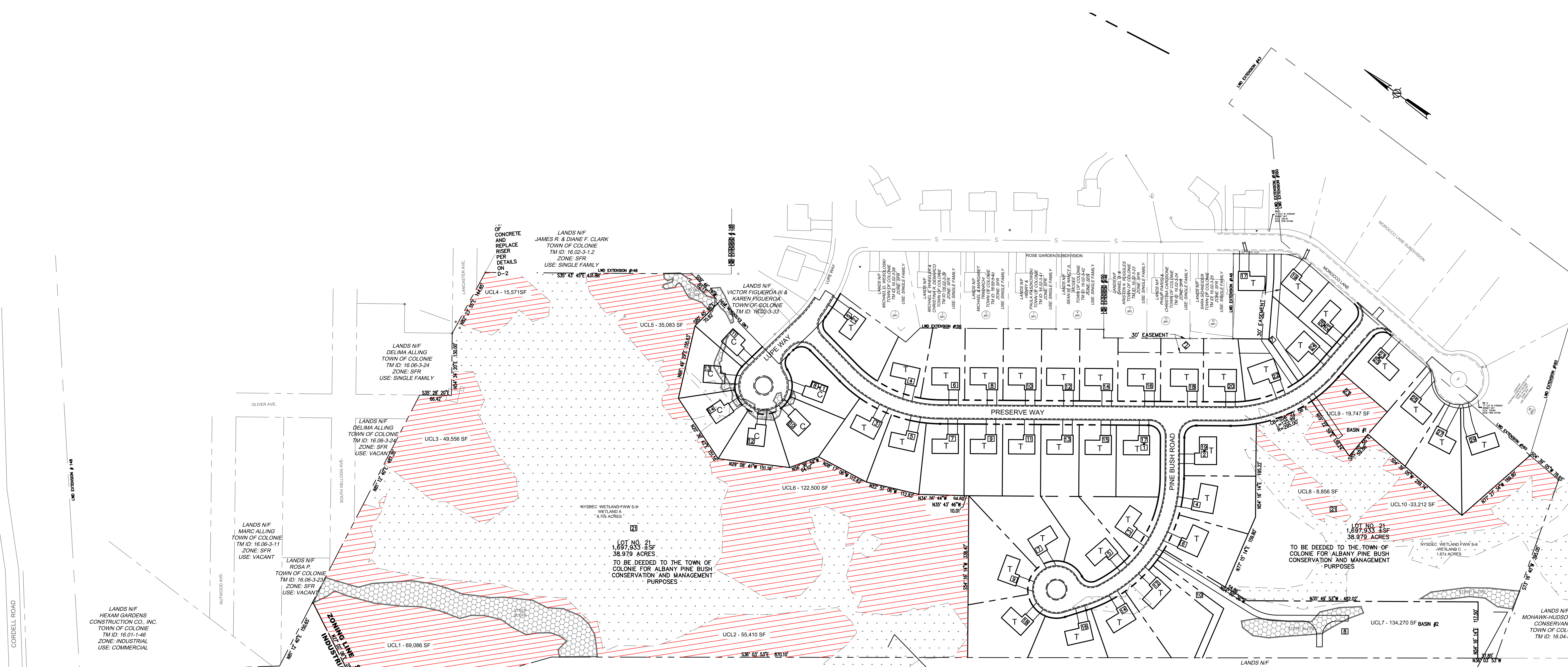
- ### SPECIAL TOWN NOTES
- The Applicant shall bear the sole responsibility for ensuring that all improvements are completed and maintained in accordance with approved plans, specifications and standards.
 - No Certificate of Occupancy shall be issued until all required improvements are satisfactorily completed, and the Planning and Economic Development Department has issued written authorization to the Building Department.
 - The stormwater management system for this subdivision includes stormwater management basins that may contain periodic or consistent standing water.
 - The protected watercourse are identified on these plans may not be disturbed without applicable approvals from the U.S. Army Corps of Engineers and/or New York State Department of Environmental Conservation. These areas may be subject to periodic or permanent standing water conditions.

- ### NYSDOH REALTY SUBDIVISION-CONDITIONS OF APPROVAL:
- THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMANCE WITH SAID PLAN.
 - THAT NO LOT OR REMAINING LAND SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE NEW YORK STATE DEPARTMENT OF HEALTH.
 - THAT THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES WERE INSTALLED WITH A LEGIBLE REPRODUCTION OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT PLAN DETAILING ALL INSTALLED SANITARY FACILITIES.
 - THAT THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH THERE WAS NO WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES WITH A REPRODUCTION OF THE APPROVED PLANS AND SHALL NOTIFY THE PURCHASER OF THE NECESSITY OF INSTALLING SUCH FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
 - THAT THE SANITARY FACILITIES ON THESE LOTS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL (P.E., R.A. OR EXEMPT L.S.) AND WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE NYS DEPARTMENT OF HEALTH AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICER WITHIN 30 DAYS AND PRIOR TO OCCUPANCY.
 - THAT PLAN APPROVAL IS LIMITED TO FIVE YEARS FROM THE DATE OF APPROVAL, AND SHALL EXPIRE ON

EXPIRATION DATE OF PLAN APPROVAL: _____

TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE NYS DEPARTMENT OF HEALTH BASED ON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO EXTEND THE TIME EXTENSION.

- ### GENERAL NOTES
- UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO VERIFICATION BY THE SURVEY PRESEES.
 - UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEY PRESEES.
 - THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND ARE, THEREFORE, THEY ARE NOT INTENDED TO MOVE THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
 - EASEMENTS AND/OR SURVEY PRESEES ON THESE LOTS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL (P.E., R.A. OR EXEMPT L.S.) AND WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE NYS DEPARTMENT OF HEALTH AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICER WITHIN 30 DAYS AND PRIOR TO OCCUPANCY.
 - SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 - TAX MAP DESIGNATION: 16-01-147.1
 - WETLAND AREAS FROM CSFPA ENGINEERING WETLAND DELINEATION PERFORMED ON DECEMBER 3, 2014.
 - TOPOGRAPHY SHOWN OBTAINED SURVEY PERFORMED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. DATED OCTOBER 22, 2014.
 - SITE ZONING: SINGLE FAMILY RESIDENTIAL (DETERMINED BY THE TOWN BOARD L 5 OF 2016 ON MAY 26, 2016).



| Lot Address | Area (SF) | Proposed Use |
|--------------------|-----------|--------------|
| 17 Morocco Lane | 14,536 | T |
| 19 Morocco Lane | 9,856 | T |
| 23 Morocco Lane or | 15,626 | T |
| 25 Morocco Lane | 15,057 | T |
| 27 Morocco Lane | 15,695 | T |
| 29 Morocco Lane | 17,743 | T |
| 6 Preserve Way | 10,167 | T |
| 6 Preserve Way | 11,992 | T |
| 8 Preserve Way | 12,000 | T |
| 10 Preserve Way | 12,000 | T |
| 12 Preserve Way | 12,000 | T |
| 14 Preserve Way | 11,464 | T |
| 16 Preserve Way | 11,827 | T |
| 18 Preserve Way | 11,826 | T |
| 20 Preserve Way | 10,562 | T |
| 22 Preserve Way | 10,962 | T |
| 24 Preserve Way | 11,468 | T |
| 26 Preserve Way or | 9,356 | T |
| 1 Preserve Way or | 12,478 | C |
| 3 Preserve Way | 13,840 | T |
| 5 Preserve Way | 13,840 | T |
| 7 Preserve Way | 13,029 | T |
| 9 Preserve Way | 12,000 | T |
| 11 Preserve Way | 12,000 | T |
| 13 Preserve Way | 12,000 | T |
| 15 Preserve Way | 11,690 | T |
| 17 Preserve Way or | 13,626 | T |
| 19 Preserve Way | 13,626 | T |
| 21 Preserve Way | 1,697,533 | OPEN SPACE |
| 23 Preserve Way | 13,415 | STORMWATER |
| 11 Lupe Way | 8,484 | C |
| 13 Lupe Way | 11,473 | C |
| 6 Lupe Way or 2 | 16,149 | T |
| Preserve Way | 12,830 | C |
| 10 Lupe Way | 10,787 | C |
| 12 Lupe Way | 10,787 | C |
| 14 Lupe Way | 10,787 | C |
| 3 Pinebush Road | 11,295 | T |
| 5 Pinebush Road | 16,180 | T |
| 7 Pinebush Road | 17,265 | T |
| 9 Pinebush Road | 19,373 | T |
| 2 Pinebush Road or | 15,725 | T |
| 19 Preserve Way | 15,703 | T |
| 8 Pinebush Road | 14,766 | T |
| 6 Pinebush Road | 71,137 | STORMWATER |
| 10 Pinebush Road | 4,818 | OPEN SPACE |
| 12 Pinebush Road | 18,927 | T |
| 14 Pinebush Road | 13,117 | T |
| 16 Pinebush Road | 11,949 | T |
| 18 Pinebush Road | 17,328 | T |
| 106 Cordell Road | 66,638 | OPEN SPACE |
| 110 Cordell Road | 89,433 | INDUSTRIAL |

LOT LEGEND

TRADITIONAL FAMILY HOME LOT-T
 CARRIAGE HOME LOT-C
 "T" AND "C" DESIGNATION ON PLAN IS FOR GENERAL INFORMATION PURPOSES ONLY.
 "T" AND "C" DESIGNATION HAS BEEN ADDED TO PLANS AS "C" LOTS SIZE TYPICALLY SUPPORT A SMALLER HOME. ANY HOUSE OF 2 STORES CAN BE BUILT ON ANY LOT AS LONG IT CONFORMS TO THE PRINCIPAL BUILDING SETBACK REQUIREMENTS.
 [T] = LOT NUMBER
 [C] = EASEMENT NUMBER

CONSERVATION OVERLAY DISTRICT

| | |
|---|---------------------------------|
| CONSTRAINED LANDS - | 22.42 ± ACRES |
| UNCONSTRAINED LANDS - | 38.51 ± ACRES |
| TOTAL LANDS - | 60.93 ± ACRES |
| UNCONSTRAINED LANDS REQ'D TO BE DEED RESTRICTED- (40% OF UNCONSTRAINED LANDS) | 15.40 ± AC. |
| UNCONSTRAINED LANDS TO BE CONVEYED - | 18.72 ± ACRES (8 LUPE WAY) |
| UNCONSTRAINED LANDS TO BE CONVEYED - | 1.98 ± ACRES (106 CORDELL ROAD) |
| TOTAL LANDS CONVEYED TO THE TOWN OF COLONIE - | 43.01 ACRES (ABOUT 73%) |

*UNCONSTRAINED LANDS ARE DEFINED AS STATE AND FEDERALLY REGULATED WETLANDS, PROTECTED WATER COURSE AREAS, FEDERALLY DESIGNATED FLOOD HAZARD AREAS, AND SLOPES OVER 25% WHICH INCLUDE 2,000 SF

ZONING DISTRICT: SINGLE FAMILY RESIDENTIAL (SFR)

PROPOSED BULK REQUIREMENTS

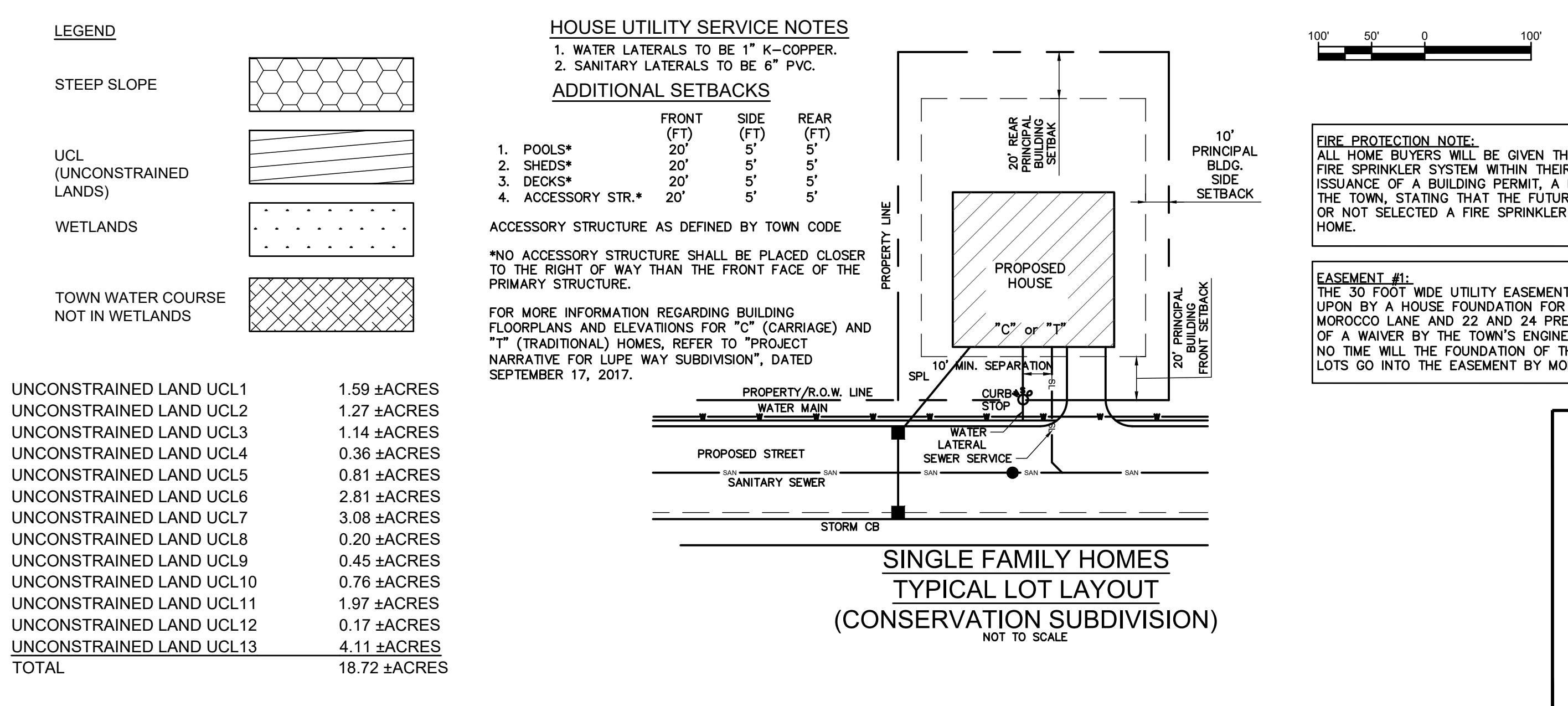
| REQUIRED | PROVIDED |
|------------------------|----------------|
| MINIMUM LOT AREA | 0 SF 8,400 SF |
| MINIMUM WIDTH/FRONTAGE | 0 FT 25-120 FT |
| MINIMUM DEPTH | 0 FT 90-220 FT |
| FRONT YARD SETBACK | 0 FT 20 FT |
| SIDE YARD SETBACK | 0 FT 10 FT |
| REAR YARD SETBACK | 0 FT 20 FT |

ZONING TABLE FOR 8 LUPE WAY

| UNCONSTRAINED LAND UCL1 | 1.59 ± ACRES |
|--------------------------|---------------|
| UNCONSTRAINED LAND UCL2 | 1.27 ± ACRES |
| UNCONSTRAINED LAND UCL3 | 1.14 ± ACRES |
| UNCONSTRAINED LAND UCL4 | 0.36 ± ACRES |
| UNCONSTRAINED LAND UCL5 | 0.81 ± ACRES |
| UNCONSTRAINED LAND UCL6 | 2.81 ± ACRES |
| UNCONSTRAINED LAND UCL7 | 3.08 ± ACRES |
| UNCONSTRAINED LAND UCL8 | 0.20 ± ACRES |
| UNCONSTRAINED LAND UCL9 | 0.45 ± ACRES |
| UNCONSTRAINED LAND UCL10 | 0.76 ± ACRES |
| UNCONSTRAINED LAND UCL11 | 1.97 ± ACRES |
| UNCONSTRAINED LAND UCL12 | 0.17 ± ACRES |
| UNCONSTRAINED LAND UCL13 | 4.11 ± ACRES |
| TOTAL | 18.72 ± ACRES |

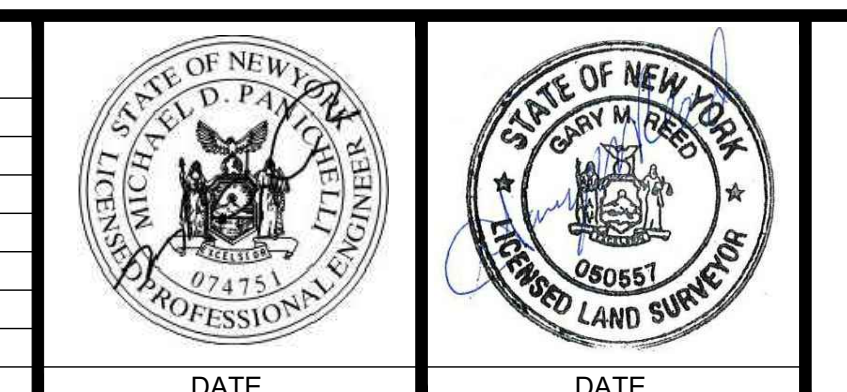
8 LUPE WAY RESIDENTIAL DENSITY (UNCONSTRAINED LAND + BASE RESIDENTIAL DENSITY)

| | |
|---------------------------|--|
| MAXIMUM DENSITY ALLOWED - | 56.90 - 22.42 = 34.48 AC. x 2 = 68.90 UNITS OR 69 LOTS |
| PROJECT DENSITY | 1.29 UNITS/ACRE = 44 LOTS |



SUBMITTAL / REVISIONS

| No. | DATE | DESCRIPTION | BY | REVIEWED BY | DATE |
|-----|---------|--|--------|-------------|----------|
| 1 | 9/8/17 | REVISED PER CHA AND PEDD 1ST PRE. COMMENTS | TS | JWE | 9/12/17 |
| 2 | 1/8/18 | REVISED PER CHA AND PEDD 2ND PRE. COMMENTS | TS/APY | JWE | 12/29/17 |
| 3 | 6/15/18 | REVISED PER CHA 3RD PRE. COMMENTS | APY | JWE | 6/15/18 |



THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

Engineering and Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

LUPE WAY CONSERVATION SUBDIVISION

SUBDIVISION OVERALL PLAN

DAVE ADAMS BUILDERS LLC - 8 LUPE WAY S.I.A.-2017-005

TOWN OF COLONIE NEW YORK

SCALE: 1"=100'-0"

CONTRACT NO. _____

MJ PROJ. No.: 9722_03

DATE: JUNE 6, 2017

C-4

SHEET 5 of 22

File Name: C:\Users\jwagner\appdata\local\temp\AcSubstn_184\Lupe Way Site Plan.dwg (Layout: SUB) Date: Thu, Jun 21, 2018 - 1:33 PM (Name: jwagner)