

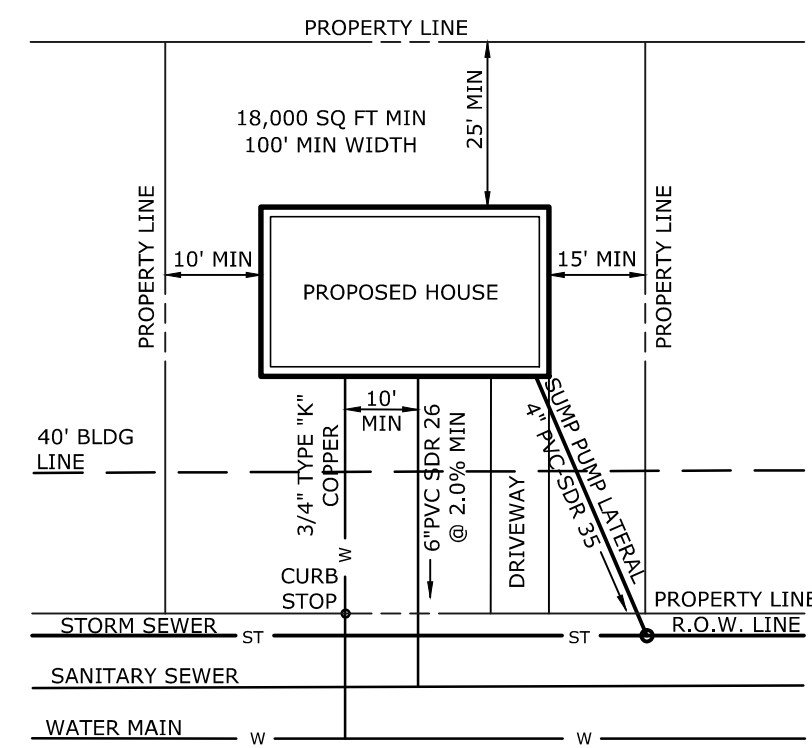
SITE LOCATION PLAN

STANDARD NOTES:

1. THE TOTAL PARCEL CONSISTS OF 102.79± ACRES OF WHICH 3.94± ACRES ARE TO BE SUBDIVIDED INTO 3 SINGLE FAMILY LOTS, RETAINING 98.85± ACRES AS FUTURE DEVELOPMENT.
2. THE PROPOSED SUBDIVISION IS LOCATED COMPLETELY WITHIN A SINGLE FAMILY RESIDENTIAL (SFR) ZONING DISTRICT WITH A CONSERVATION SUBDIVISION OVERLAY. THERE IS NO OTHER ZONING DISTRICTS WITHIN 300' OF THE SITE.
3. APPLICANT NAME: SHELCO DEVELOPMENT, LLC.  
8 SARATOGA STREET  
P.O. BOX 618  
COHOES, NY 12047
4. THE SUBDIVISION LIES IN THE SOUTH COLONIE AND NISKAYUNA SCHOOL DISTRICTS AND THE VERDOY FIRE DISTRICT.
5. BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES, BASED ON CURRENT ZONING LAW REQUIREMENTS, AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION.
6. PROPOSED PARCELS SHALL CONNECT TO EXISTING SANITARY SEWER AND WATER.
7. THE PURPOSE OF THE ODA IS TO ALLOW THE DEVELOPMENT OF THESE THREE PROPOSED BUILDINGS LOTS, TWO OF WHICH WILL HAVE ACCESS THROUGH LOT #36 DENISON ROAD. THE GRANTING OF AN OPEN DEVELOPMENT AREA DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ALL OTHER UNDERLYING SFR ZONING DISTRICT REQUIREMENTS, OR APPLICABLE ENVIRONMENTAL, BUILDING AND LAND USE LAW REQUIREMENTS.

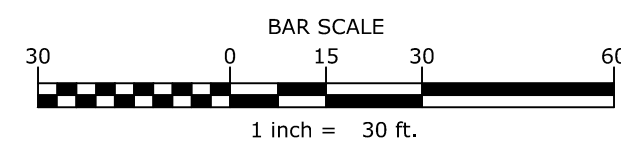


MAP NUMBER 2  
NISKAYUNA HILLS



**SINGLE FAMILY RESIDENTIAL (SFR)  
TYPICAL LOT LAYOUT**

SCALE: N.T.S.  
CROSS REFERENCE: NONE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
1/9/17	PER TOWN OF COLONIE COMMENTS DATED 12/4/17	MAC	MAC	ELV

**OPEN DEVELOPMENT AREA PLAN**

**LANDS N/F SHELCO DEVELOPMENT  
34 DENISON ROAD**

TOWN OF COLONIE ALBANY COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**  
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

50 CENTURY HILL DRIVE, LATHAM, NY 12110  
518.786.7400 \* FAX 518.786.7299

**ODA**  
SHEET 2 OF 2  
DWG. NO: 17-0433