

<b>SITE STATISTICS</b>		APPROVED	/	AMENDED
EXISTING ZONING	RESIDENTIAL DISTRICTS R-3 AND R-4			
PARCEL AREA	73.51 AC.			
TOTAL NUMBER OF LOTS PERMITTED BY CLUSTER ZONING REGULATIONS	34 SINGLE FAMILY LOTS			
TOTAL NUMBER OF PROPOSED LOTS	(26) NEW (1) EXISTING 16 LOTS (R-3 DISTRICT) 11 LOTS (R-4 DISTRICT)			
PROPOSED OPENSOURCE AREA	14.377± ACRES			
STORMWATER MANAGEMENT AREA	3.948± ACRES			
PUBLIC ROAD LENGHT	3,300± LF			
PROPOSED MINIMUM LOT REQUIREMENTS	2,500± LF			
LOT AREA	1.0 ACRES			
LOT WIDTH	100 LF (AT BUILDING LINE)			
BUILDING SETBACKS	16.04± ACRES			
FRONT YARD	40 FT.			
SIDE YARD	20 FT.			
REAR YARD	30 FT.			
UTILITIES	ON-SITE STORMWATER MANAGEMENT SANITARY PROVISIONS WATER PROVISIONS			
	INDIVIDUAL SEPTIC SYSTEMS PRIVATE WELLS			

SEQUENTIAL NYS HEALTH DEPARTMENT LOT REFERENCE NUMBER 1  
 POSTAL ADDRESS AND LOT NUMBER FOR CONVEYING TITLE  
 0.041 LOT #P# 35,147± S.F. LOT AREA IN SQUARE FEET

**LOT NUMBER KEY:**

**PROPOSED 16 FT. WIDE COMMON DRIVEWAY WITH 40' WIDE INGRESS/EGRESS AND UTILITY EASEMENT AND SHARED MAINTENANCE BY 2 LOT OWNERS**

**EXISTING FARM TO BE RETAINED MINIMUM LOT AREA 6 ACRES**

**PROPOSED STONE PILLARS WITH "PRESERVE AT OLD SARATOGA" ENTRANCE SIGN (SEE ARTIST SKETCH)**

**PROPOSED OPENSOURCE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.**

# SHEETS 4, 8 & 12

GRID NORTH APPROXIMATE TRUE NORTH (SEE SURVEY NOTE NO. 3)

**PROPOSED LIMITS OF AMENDED SUBDIVISION**

**PROPOSED TRAIL SYSTEM EXACT LOCATION OF TRAIL TO BE DETERMINED DURING SITE CONSTRUCTION. TRAIL WILL AVOID MATURE VEGETATION WHEREVER POSSIBLE**

**EMERGENCY VEHICLE TURNAROUND AREA**

### ARCHEOLOGICAL SENSITIVE AREA NOTES

- THE NEW YORK STATE OFFICE OF PARKS RECREATION AND HISTORIC PRESERVATION ARCHAEOLOGICAL SITE A90113.000080 IS DESIGNATED AS ARCHAEOLOGICAL SITE AS-2 ON THE PROPOSED SUBDIVISION PLANS
- THE NEW YORK STATE OFFICE OF PARKS RECREATION AND HISTORIC PRESERVATION ARCHAEOLOGICAL SITE A90113.000081 IS DESIGNATED AS ARCHAEOLOGICAL SITE AS-3 ON THE PROPOSED SUBDIVISION PLANS

### N.Y.S. DEPARTMENT OF HEALTH - CONDITIONS OF APPROVAL:

- THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE COLLECTION AND/OR TREATMENT SHALL BE INSTALLED IN CONFORMITY WITH THE APPROVED PLANS.
- 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 (NYSDOH).
- THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES WERE INSTALLED WITH A REPRODUCTION OF THE APPROVED PLANS AND AN ACCURATE AS-BUILT PLAN DEPICTING ALL INSTALLED SANITARY FACILITIES.
- THE DEVELOPER SHALL FURNISH EACH PURCHASER OF A LOT ON WHICH THERE WERE NO WATER SUPPLY AND/OR SEWAGE TREATMENT FACILITIES INSTALLED 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.
- THE SANITARY FACILITIES (I.E., INDIVIDUAL WATER WELLS AND SEWAGE TREATMENT SYSTEMS) ON THESE LOTS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS AT THE TIME OF CONSTRUCTION BY A P.E., R.A., OR EXEMPT L.L.S. AND WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE NYSDOH AND THE TOWN OF MOREAU BUILDING CODE ENFORCEMENT OFFICER WITHIN 30 DAYS AND PRIOR TO OCCUPANCY.
- INDIVIDUAL WELLS AND SEWAGE TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED FOR HOUSEHOLD DOMESTIC PURPOSES WHEN PUBLIC FACILITIES BECOME AVAILABLE. CONNECTION TO THE PUBLIC SEWERAGE SYSTEM IS REQUIRED WITHIN ONE YEAR OF THE SYSTEM(S) BECOMING AVAILABLE.
- PLAN APPROVAL IS LIMITED TO 5 YEARS AND SHALL EXPIRE ON \_\_\_\_\_ TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE NYSDOH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
- THE APPROVED PLANS MUST BE FILED WITH THE SARATOGA COUNTY CLERK PRIOR TO OFFERING LOTS FOR SALE AND WITHIN 90 DAYS OF THE DATE OF PLAN APPROVAL.
- ALL LOCAL AND STATE AGENCY RULES AND REGULATIONS SHALL BE COMPLIED WITH.

**PROPOSED 22 FT. WIDE COMMON DRIVEWAY WITH 40 FT. WIDE INGRESS/EGRESS AND UTILITY EASEMENT AND SHARED MAINTENANCE BY 6 LOT OWNERS**

TOWN OF MOREAU

SCALE: 1"=100'

NOT FOR CONSTRUCTION

SHEET TITLE: OVERALL SUBDIVISION PLAN

SHEET: 1

### MONUMENT TIE TABLE:

PROP. MON. #1 TO PROP. MON. #2:	N28°16'21"E,	892.87'
PROP. MON. #2 TO PROP. MON. #3:	N14°46'49"W,	330.50'
PROP. MON. #3 TO PROP. MON. #4:	N49°55'17"W,	347.19'
PROP. MON. #4 TO PROP. MON. #5:	S10°17'13"W,	506.56'

NEW YORK STATE DEPARTMENT OF HEALTH

DATE: \_\_\_\_\_

This is to certify that the proposed arrangement for water supply and sewage disposal for this realty subdivision in accordance with plans on file in the Office of the State Department of Health are hereby approved. Consent is hereby given to the filing of the map on which this endorsement appears in the office of County Clerk in accordance with the provisions of Section 1117 of the Public Health Law and Section 17-1505 of the Environmental Conservation Law.

P.E.

DRAWN BY:	JCD
CHECKED BY:	JCD
PER PROJECT NUMBER:	12611
DATE:	
BY:	

REVISION:	DATE:	BY:

