

SITE LOCATION MAP
SCALE: N.T.S.

SITE DATA:
TAX MAP ID# 541-3-8 (3.38 ACERS)
ZONING: COMMERCIAL OFFICE (RESIDENTIAL)
TOTAL AREA: 3.38 AC.
GREEN SPACE: 38% MIN.
BUILDING HEIGHT: 75' MAX.
BLDG. SETBACK REQUIREMENTS:
FRONT YARD: 20' MIN. 25' MAX. (22.4' PROPOSED WALKER REQUIRED)
SIDE YARD: 5' MIN. (5' TO 10' TO 15' TO 20' TO 25' TO 30' TO 35' TO 40' TO 45' TO 50' TO 55' TO 60' TO 65' TO 70' TO 75' TO 80' TO 85' TO 90' TO 95' TO 100')
REAR YARD: 15' MIN. 50' MIN.
PARKING SETBACK REQUIREMENTS:
FRONT YARD: 15' MIN.
SIDE/REAR YARD: RESIDENTIAL: 50' MIN.

PARKING SPACE REQUIREMENTS:
1. 57.62/715 SF = 5319/715 = 308 SPACES
PARKING PROVIDED: 308 SPACES

INTERNAL PARKING ISLAND REQUIREMENTS:
REQUIRED: 20 SF OF GREEN ISLAND PER PARKING STALL = 308 X 20 = 6180 SF
PROVIDE: 5,099 SF (WALKER REQUIRED)

TOTAL LIMIT OF DISTURBANCE: 4.6 ACERS

SITE STATISTICS:
121 EVERETT ROAD:
EXISTING SITE: 13,736 SF, 0.32 AC, 6.0%
PAVEMENT: 13,736 SF, 0.32 AC, 6.0%
TOTAL SEASIDE: 2,542 SF, 0.06 AC, 100%
TOTAL: 16,278 SF, 0.38 AC, 100%

PROPOSED SITE:
28,116 SF, 0.65 AC, 12.0%
PAVEMENT: 15,443 SF, 2.65 AC, 48.3%
GREEN SPACE: 90,692 SF, 2.08 AC, 38.2%
TOTAL: 234,211 SF, 5.38 AC, 100%

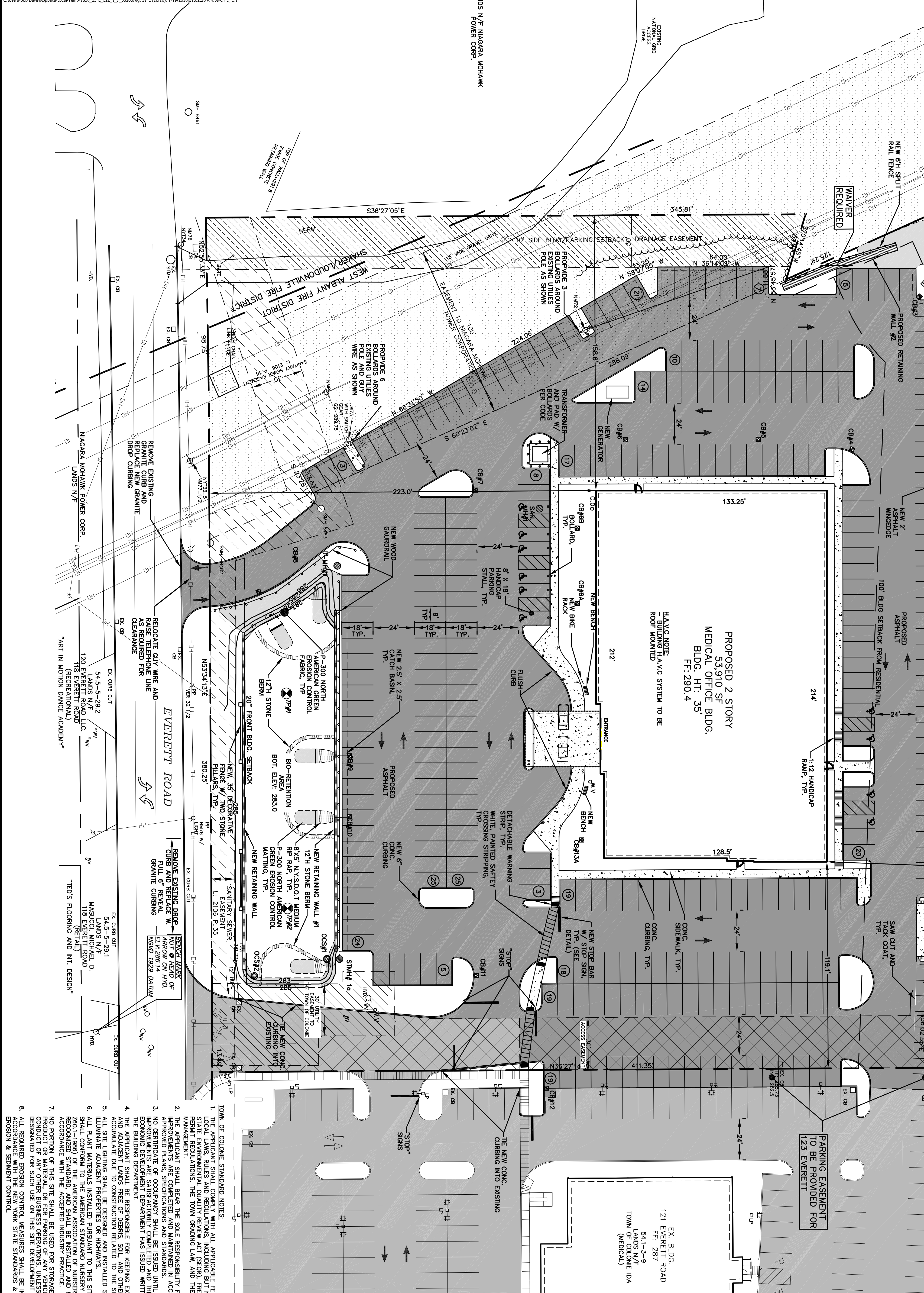
121 EVERETT ROAD:
EXISTING SITE: 22,863 SF, 0.52 AC, 13.9%
PAVEMENT: 63,553 SF, 1.42 AC, 50.7%
GREEN SPACE: 98,339 SF, 2.24 AC, 35.4%
TOTAL: 184,754 SF, 3.78 AC, 100%

PROPOSED SITE:
22,863 SF, 0.52 AC, 13.9%
PAVEMENT: 63,553 SF, 1.42 AC, 50.7%
GREEN SPACE: 98,339 SF, 2.24 AC, 35.4%
TOTAL: 184,754 SF, 3.78 AC, 100% (GREENSPACE WAIVER REQUIRED)

BASEMAP NOTES:
1. GEOGRAPHICAL INFORMATION FROM ORIGINAL SITE DESIGN FOR 121 EVERETT ROAD WITH ASBUILT INFORMATION ALONG THE COMMON DRIVE AREA.

SITE NOTES:
1. NEW DWELLER ENCLOSURE SHALL BE MASSIVE CONSTRUCTION AND REFLECT THE ARCHITECTURE OF THE PROPOSED BUILDING.
2. SIGNAGE RESTRICTING REVERSE AND RECYCLING COLLECTION TO BETWEEN 7:00AM AND 7:00PM SHALL BE PLACED ON DWELLER ENCLOSURE GATE.
3. ANY BUILDING SEWER TO BE REUSED MUST BE CLOSED CIRCUIT TIE-IN IN THE PRESENCE OF A PURE WATER INSPECTOR PRIOR TO CONNECTION. ANY DEFECTS MUST BE REPAIRED PRIOR TO THE SATISFACTION OF PURE WATER.
4. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED PUBLIC SEWER MAIN OR PRIVATE BUILDING SEWER.
5. SHOW ALL ACCUMULATION IN EXCESS OF 4" SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS. SNOW SHALL BE PARKED FROM SITE WHEN IT IMPEDERS ACCESS/PARKING NEEDS.
6. BUILDING TO BE SPRINKLERED.
7. ASBUILT GROUND UTILITY WORK REPORT REQUIRED FROM ALBANY COUNTY D.O.T. FOR ANY WORK PROPOSED IN COUNTY R.O.W.
CONCRETE NOTES:
1. ALL DOORS SHALL HAVE A MINIMUM 5% CONCRETE PAD. REQUIREMENTS WITH A FOUNDATION.
2. ALL HANDICAP RAMP SHALL BE REINFORCED WHEN THE FORMS ARE IN PLACE BY THE ENGINEER PRIOR TO POURING.
3. A REVIEW OF THE FLAT WORK WITH THE CONTRACTOR ARCHITECT; AND BROWNS IS MANDATORY PRIOR TO ANY WORK.
4. THE ENGINEER SHALL REVIEW ALL FLAT WORK FORMS PRIOR TO POURING OF CONCRETE.
5. ALL CONC. SIDEWALK TERMINATION POINTS TO PARKING LOT SHALL BE ADA COMPLIANT. (SEE DETAILS).

LEND:
PROPOSED ASPHALT
EXISTING ASPHALT
PROPOSED 6" CONC. CURBING
PROPOSED 2" ASPHALT WINGWODE
30' ACCESS EASEMENT
SANITARY EASEMENT
100' NIAGARA MOHAWK EASEMENT
30' DRAINAGE EASEMENT



GENERAL NOTES:
1. THERE ARE NO VISUAL FEATURES SUCH AS SMOKE STACKS, BORROW PITS, TANK YARDS, REFUSE AREAS OR BURIED WASTEWATER UTILITIES TO EXIST.
2. THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS ON THIS SITE. ADJACENT TRAFFIC NOISE AND EMISSIONS DO EXIST.
3. THE ENTIRE PROJECT LIES WITHIN THE NORTH COLONIE AND SEWER SERVICE AREAS. THE PROJECT ALSO LIES PARTIALLY WITHIN THE WEST ALBANY FIRE DISTRICT AND PARTIALLY ON THE SHAKER LODDOWVILLE FIRE DISTRICT.
4. THE ENTIRE PROJECT IS IN FLOOD ZONE C.
5. SOILS ARE GENERALLY RIVERHEAD FINE SANDY LOAM AND UNDERLIES LOWLY-RIBBON LAND COMPLEX, BUT ALSO CONTAINS COLONIE LOAMY FINE SAND. THE SOIL ANALYSIS IS PER ALBANY COUNTY SOIL CONSERVATION SERVICE AND FIELD INVESTIGATION BY AGRICULTURAL ENGINEERS AND SURVEYORS. THERE ARE NO ROCK OUTCROPS OR GROUND WATER TABLES FROM 2' TO 6' BELOW THE SURFACE.
KNOX BOX AND DRE CONNECTION NOTE:
-THE FINAL LOCATION OF THESE FEATURES SHALL BE PROVIDED ON THE BUILDING PERMIT PLANS AND ARE SUBJECT TO THE REVIEW AND APPROVAL BY THE TOWN OF COLONIE.

TEST PIT INFORMATION:
-TEST PITS PERFORMED BY AGR ENGINEERS ON 11/17/17
TP#1
6-8" FILL: BROWN FINE SAND, LITTLE SILT, ROOTS
6-8" FILL: BROWN FINE SAND, LITTLE FINE SAND, WITH ORGANICS WATER COILING IN AT 5'
TP#2
0-4" FILL: BROWN FINE SAND, LITTLE SILT, ROOTS
4-8" SANDY SILT
8" FILL: GRAY SILT, LITTLE FINE SAND, WITH ORGANICS WATER AT 8'

OWNER:
GG FAMILY HOLDINGS, LLC
12211 EVERETT ROAD
LODOWVILLE, NY 12211

APPLICANT:
HUNTINGTON ASSOCIATES, LLC
100 W. ALBANY STREET
ALBANY, NY 12205

REVISION:

NO.	DATE	BY	REVISION
3	1.19.18	J.E.H.	LATHAM WATER COMMENTS
2	12.5.17	J.E.H.	BKL/TOWN COMMENTS
1	10.19.17	J.E.H.	PRELIMINARY FINAL PLANS

ATTENTION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

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SITE PLAN
PROPOSED 2 STORY
MEDICAL OFFICE
123 EVERETT ROAD
TOWN OF COLONIE
STATE OF NEW YORK
COUNTY OF ALBANY

DATE: AUGUST 4, 2017
SCALE: 1" = 30'
DWG: 1836_SITE_C22
SHEET: 1 OF 10