

LEGEND

EXISTING PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
PROPERTY SETBACK	---
EXISTING WATER MAIN	— W —
PROPOSED FENCE	— X —
PROPOSED FRENCH DRAIN	---
PROPOSED WATER SERVICE	— WSL —
PROPOSED GRAVEL AREA	▒
PROPOSED RIP RAP	▒
PROPOSED GRASS AREA	▒

SITE AREA BREAKDOWN

TYPE	EXISTING AREAS (SF)	PERCENTAGE	NET AREA INC/DEC (SF)	PROPOSED AREAS (SF)	PERCENTAGE
PHASE 1					
BUILDING	21,600	11.1%	+15,000	36,600	18.8%
PAVED GRAVEL/ASPHALT	76,500	39.4%	+22,700	99,200	51.1%
GRASS	96,200	49.5%	-37,700	58,500	30.1%
TOTAL	194,300			194,300	
PHASE 2 - REDEVELOPMENT					
BUILDING			-2,385	34,215	17.6%
PAVED GRAVEL/ASPHALT			-14,300	84,900	43.7%
GRASS			+16,685	75,185	38.7%
TOTAL				194,300	

TOWN 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 (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, THE TOWN FLOOD PLAINS MANAGEMENT, AND THE TOWN PROTECTED WATERCOURSE LAW.
- 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 APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER 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 LANDSCAPING MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60L-1986) OF THE AMERICAN ASSOCIATION OF NURSEYRSMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR PARKING OF ANY VEHICLES, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

GENERAL NOTES:

- ALL SURVEY INFORMATION IS REFERENCED TO:
 - MAP ENTITLED "J&R BUILDERS SUPPLY CORP.," PREPARED BY C.T. MALE ASSOCIATES DATED NOVEMBER 12, 1970 AND LAST REVISED OCTOBER 31, 1990.
 - PLAT UPDATE PREPARED BY GERALD R GRAY PLS. FROM A JANUARY 2018 FIELD SURVEY. FIELD SURVEY WAS CONDUCTED IN THE AREA OF THE PROPOSED IMPROVEMENTS. OTHER PLANIMETRIC AND UTILITY FEATURES SHOWN ARE BASED UPON MAP REFERENCE 1.
- THIS MAP IS NOT A SURVEY. INFORMATION SHOWN IS FROM MAP REFERENCES ABOVE AND FOR GENERAL INFORMATION AND DESIGN PURPOSES ONLY. A LICENSED LAND SURVEYOR SHALL STATE ANY BUILDINGS OR SEPTIC AREAS TO CONFIRM THE SETBACKS INDICATED.
- A TEMPORARY EASEMENT TO NYS DOT FOR STORM SEWER WEST OF THE EXISTING STORM SEWER MAIN AND EASEMENT IS IDENTIFIED WITHIN DEEDS AND ON THE REFERENCED SURVEY. THIS TEMPORARY EASEMENT IS NOT SHOWN ON THIS MAP.
- NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES EAST ZONE. ELEVATIONS ARE BASED ON MAP REFERENCE 1.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS; RECORDED OR UNRECORDED.
- SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN AN UP TO DATE TITLE REPORT OR ABSTRACT OF TITLE.
- UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. GERALD R GRAY PLS MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. CALL DIGSAFE FOR FURTHER VERIFICATION.
- SURVEY MAP REFERENCE 2 IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.
- DUE TO SNOW COVERED CONDITIONS AT THE TIME OF THE FIELD SURVEY, CERTAIN BOUNDARY, PLANIMETRIC AND UTILITY FEATURES MAY NOT HAVE BEEN VISIBLE. THEREFORE ARE NOT SHOWN ON THIS MAP.
- THE SUBJECT PROPERTY WAS REVIEWED BY BIOLOGIST FROM LABELLA ASSOCIATES IN DECEMBER 2018, AND WAS DETERMINED THAT NO WETLANDS EXIST ON SITE.

PROJECT INFORMATION:

OWNER/APPLICANT:
CORE BUILDING MATERIALS
117 KARNER ROAD
ALBANY, NY 12205

PROPERTY TAX MAP NUMBER
29.03-2-30

PARCEL AREA:
4.46 AC

MUNICIPALITY:
TOWN OF COLONIE, ALBANY COUNTY

ZONING:
INDUSTRIAL - I

HEIGHT:
REQUIRED: 75 FT MAXIMUM
PROPOSED: 26 FT (1-STORY, 20 FT INSIDE HEIGHT)

AREA:
REQUIRED: 20,000 SF MINIMUM
EXISTING: 194,300 SF

WIDTH/FRONTAGE:
REQUIRED: 100 FT
EXISTING: 696.7 FT

GREEN SPACE:
REQUIRED: 35% MINIMUM
PROVIDED: 30.1% (PHASE 1)
46.3% (PHASE 2)

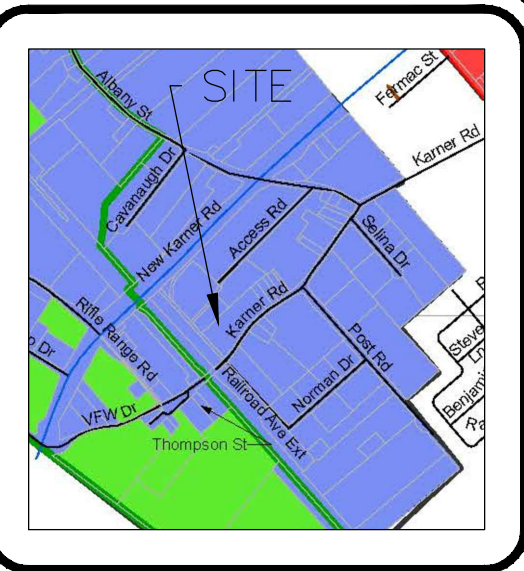
SETBACKS:
REQUIRED:
FRONT: 50 FT
SIDE: 20/50 FT
REAR: 15 FT
PROPOSED:
FRONT: 100.7 FT
SIDE: 63.6 FT / 187.3 FT
REAR: 40 FT

PARKING:
REQUIRED:
1 SPACE PER 225 SF OF GFA OFFICE USE
1 SPACE PER 1.5 EMPLOYEES ON LARGEST SHIFT
SETBACKS: 15 FT FRONT, 10 FT SIDE/REAR
2,000 SF / 225 = 8.9 ~ 9 SPACES REQUIRED, OFFICE
10 EMPLOYEES MAX SHIFT / 1.5 = 6.7 ~ 7 SPACES REQUIRED, WAREHOUSE
16 SPACES REQUIRED

EXISTING:
20± SPACES
PROPOSED: 20 SPACES

PROPOSED DEVELOPMENT:
PHASE 1 - 15,000 SF STORAGE BUILDING/WAREHOUSE
POWER SUPPLY, NO WATER/SANITARY FACILITIES

PHASE 2 - DEMOLITION OF (3) STRUCTURES TOTALING 12,070 SF
CONSTRUCTION OF (1) 10,000 SF BUILDING
(8,000 SF WAREHOUSE, 2,000 SF OFFICE)
RECONSTRUCTION OF PARKING AREA
NEW SEPTIC SYSTEM



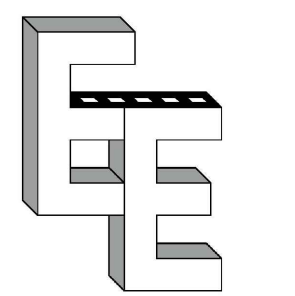
SITE LOCATION MAP
SCALE: 1"=2000'

No.	Revision Description	Date
1	REVISED FROM SKETCH PLAN	10/24/18
2	REVISED LAYOUT	3/22/19
3	REVISED FOR CONCEPT SUBMISSION	8/23/19
4	REVISED FOR CONCEPT SUBMISSION	9/12/19

PRIOR TO ANY EARTH DISTURBANCE THE CONTRACTOR SHALL CALL IN A TICKET TO DIG SAFE NY AND OBTAIN A CLEAR TO DIG

IT IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER.

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PROJECT
CORE BUILDING MATERIALS
117 KARNER ROAD
COLONIE, NY

Title: CONCEPT SITE PLAN
Date: 02/14/2018
Scale: 1"=40'
Sheet: C101