

TOWN STANDARD NOTES:

- MANAGEMENT, AND THE TOWN PROTECTED WATERCOURSE LAW

- AUTHORIZATION TO THE BUILDING DEPARTMENT.
- HIGHWAYS.
- - ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- 8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

<u>GENERAL NOTES:</u>

- 1. ALL SURVEY INFORMATION IS REFERENCED TO: 1970 AND LAST REVISED OCTOBER 31, 1990. FEATURES SHOWN ARE BASED UPON MAP REFERENCE 1.
- OR SEPTIC AREAS TO CONFIRM THE SETBACKS INDICATED.
- REFERENCE 1.
- 5. SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN AN UP TO DATE TITLE REPORT OR ABSTRACT OF TITLE
- CALL DIGSAFE FOR FURTHER VERIFICATION.
- AND LAST REVISED ON JULY 18, 1997.

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: 39.1% SETBACKS:

REQUIRED: FRONT: 50 FT

SIDE: 20/50 FT REAR: 15 FT

PROPOSED: FRONT: 80 FT SIDE: 261.9 FT

REAR: 90 FT

PROPOSED DEVELOPMENT: 10,000 SF STORAGE BUILDING/WAREHOUSE POWER SUPPLY, NO WATER/SANITARY FACILITIES

SITE AREA BREAKDOWN								
TYPE	EXISTING AREAS (SF)	PERCENTAGE	NET AREA INC/DEC (SF)	PROPOSED AREAS (SF)	PERCENTAGE			
BUILDING	21,600	11.1%	+10,000	31,600	16.3%			
PAVED GRAVEL/ASPHALT	76,500	39.4%	+10,600	86,700	44.6%			
GRASS	96,200	49.5%	-20,200	76,000	39.1%			
TOTAL	194,300			194,300				

1. 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

2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS 3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED, AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN

4. 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. 5. ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR 6. ALL LANDSCAPING MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.L-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN 7. 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.

1.1. MAP ENTITLED "J&R BUILDERS SUPPLY CORP." PREPARED BY C.T. MALE ASSOCIATES DATED NOVEMBER 12, 1.2. 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

2. 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 STAKE OUT ANY BUILDINGS

3. NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES EAST ZONE. ELEVATIONS ARE BASED ON MAP

4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.

6. 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.

7. 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

8. 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.

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TOWN OF COLONIE PLANNING BOARD

SITE Manage Market Strategy Ma						
SITE LOCATION MAP SCALE: N.T.S.						
Date						
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Revision Description						
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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.						
CHRISTOPHER D. LONGO, PE N.Y.S. LIC. # 095840						
EMPIRE ENGINEERING, PLLC 1900 DUANESBURG ROAD DUANESBURG, NY 12056						
PH: (518) 858-4117 EMAIL: CLONGO@EMPIREENG.NET PROJECT BUILDING ADDITION						
CORE BUILDING MATERIALS 117 KARNER ROAD						
Titie SKETCH SITE PLAN						
Date Sheet 02/14/2018						
Scale						