



DEED REFERENCE:
 DEED TO 348 OLD NISKAYUNA ROAD LLC FROM JAMES A. FAVETTE, DATED
 JANUARY 11, 2016, AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON
 MARCH 13, 2016 IN INSTRUMENT #R2016-5978.

SOIL DATA: PERFORMED BY ABO ENGINEERS, LLP AND
 WITNESSED BY TOWN OF COLONIE & ALBANY COUNTY DOH
 ON 8/9/17.

TEST PIT #1
 0-1'-6" TOP-SOIL
 16"-60" COARSE BROWN SAND
 MOTTLING @ 24"

TEST PIT #2
 0-1'-6" TOP-SOIL
 16"-60" COARSE BROWN SAND
 NO UNDERWATER

PERC TEST #1: 1" IN 4 MINUTES @ 24" DEPTH
 PERC TEST #2: 1" IN 2 MINUTES @ 30" DEPTH

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft

OWNER: NISKAYUNA ROAD LLC
 348 OLD NISKAYUNA ROAD
 NISKAYUNA, NY 12309
 TAX MAP #: 18-00-4-3.2

ALTERATION OF THIS
 DOCUMENT MADE BY A
 PROFESSIONAL ENGINEER IS ILLLEGAL



CONCEPT
 GRADING & UTILITIES PLAN
OFFICE/WAREHOUSE
 348 OLD NISKAYUNA ROAD
 TOWN OF COLONIE
 STATE OF NEW YORK
 COUNTY OF ALBANY

ABO ENGINEERS, LLP
 4111 Union Street
 Saratoga Springs, NY 12157
 518-577-4031 Fax: 518-577-4039
 www.aboengineers.com

DATE: AUGUST 21, 2017
 SCALE: 1" = 40'
 DWG: 4841A-312
 SHEET 2 OF 2

- NOTES:
1. BASE MAPPING PREPARED BY ABO ENGINEERS, LLP FROM A JULY 2017 FIELD SURVEY.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. THE EXACT LOCATION OF SUCH STRUCTURES AND/OR UTILITIES IS NOT SHOWN AND THE CONTRACTOR SHALL VERIFY THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA. ANY DIFFERENCES FROM THAT SHOWN OR MAY NOT BE SHOWN AND THERE SHALL BE NO LIABILITY FOR THE CONTRACTOR TO VERIFY THE LOCATION OF ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.P.O. (1-800-962-7962), TOLL FREE.
 3. NO FEDERAL WETLANDS ON SITE VERIFIED BY WILLIAM SMART ENGINEERING, PLLC FROM A NOV. 2017 FIELD WALK.
 4. THERE ARE NO SMOKE STACKS, BORROW PITS, OVERHEAD UTILITY LINES, JUNKYARDS, REFUSE AREAS OR BILLBOARDS ON-SITE.
 5. EMISSIONS AND STACKS OF SMOKE, NOISE, DUSTS OR OTHER POLLUTANTS SHALL BE MONITORED AND CONTROLLED.
 6. THERE ARE NO HISTORIC OR ARCHAEOLOGICAL SITES ON THIS PROJECT AS CONFIRMED BY COLUMBIA HERITAGE FROM A NOV. 2017 STUDY.
 7. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
 8. THE SITE LIES WITHIN THE LATHAM WATER DISTRICT, NORTH COLONIE SCHOOL DISTRICT & THE VEROY FIRE DISTRICT. SAND, GRASSLANDS, ALBANY COUNTY SOIL CONSERVATION SERVICE AND ON SITE TEST PITS BY ABO ENGINEERS & SURVEYORS.
 9. THE SITE LIES WITHIN THE LATHAM BUSINESS AREA.
 10. BUILDING SHOULD BE DESIGNED WITH ACCESSIBILITY MEETING THE REQUIREMENTS OF THE AMERICAN WITH PHYSICALLY HANDICAPPED ACT OF 1990 AND THE 2015 VERSION OF THE INTERNATIONAL FIRE CODE. SMOKE AND HEAT REMOVAL SHOULD ALSO BE ADDRESSED.
 11. A FIRE SPRINKLER SYSTEM WILL BE REQUIRED AND ALSO MUST MEET CHAPTER 32 REQUIREMENTS IF APPLICABLE.

SMOUT ROAD & REPLACE PER TOWN OF COLONIE STANDARDS. 12" TYPE 3 GRAVEL SUBBASE, 6" TYPE 2 CRUSHER RUN SUBBASE, 3" TYPE 3 SAND COURSE, AND 1 1/2" TYPE 6 TOP COURSE. ALL EDGES SHALL BE SMOUT AND TACKCOATED. IF CURRENT CONDITIONS EXCEED THESE MINIMUMS ROAD REPLACEMENT SHALL BE IN HAND.

MONUMENT SIGN
 TOWN OF COLONIE HIGHWAY WORK PERMIT REQUIRED
 CUT-IN CONNECTION 10' TO 10' @ ANCHOR TEE WITH W/ (2) 10" SOLID STEEL, 6" GATE VALVE. NOTE: 6" CV TO BE BOLTED DIRECTLY TO ANCHOR TEE.

- TOWN OF COLONIE STANDARD NOTES:
1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE TOWN OF COLONIE ZONING ORDINANCE, TOWN OF COLONIE SUBDIVISION PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT.
 2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL APPROVED PLANS, SPECIFICATIONS AND STANDARDS ACCORDANCE WITH TOWN OF COLONIE STANDARDS AND STANDARDS.
 3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED AND THE PLANNING AND BUILDING DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE APPLICANT.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT DUES TO CONSTRUCTION RELATED TO THE SITE.
 5. ALL PLANT MATERIALS INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE ACCEPTED INDUSTRY PRACTICE.
 6. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z601-1989) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT ACCORDANCE WITH THE ACCEPTED INDUSTRY PRACTICE.
 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 DEPOSIT OF WASTE OR OTHER MATERIALS UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE BY THE TOWN OF COLONIE.
 8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL.
 9. WATER MAINS, HYDRANTS AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH LATHAM WATER DISTRICT STANDARDS FOR WATER DISTRIBUTION SYSTEMS.

NO.	REVISION	BY	DATE