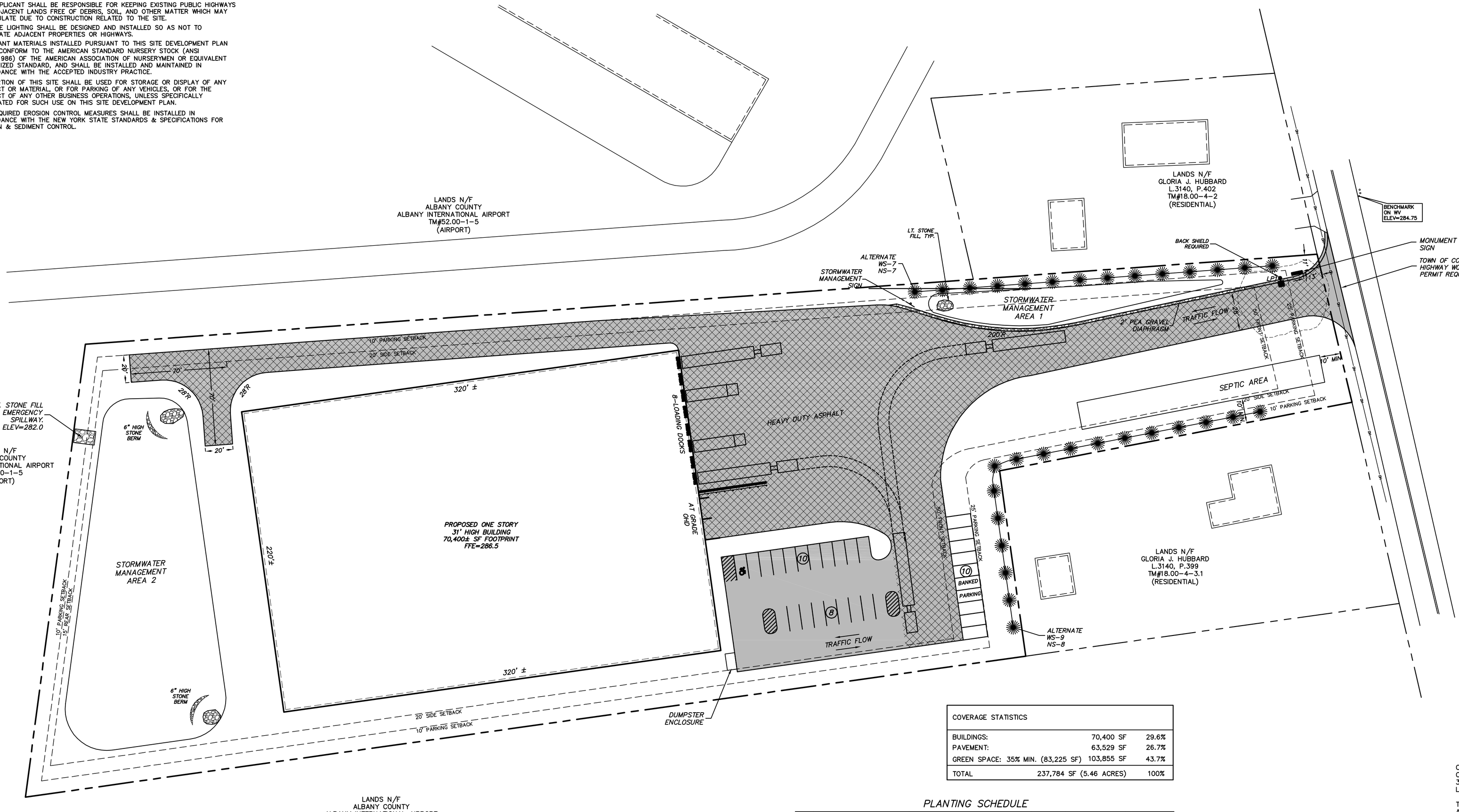
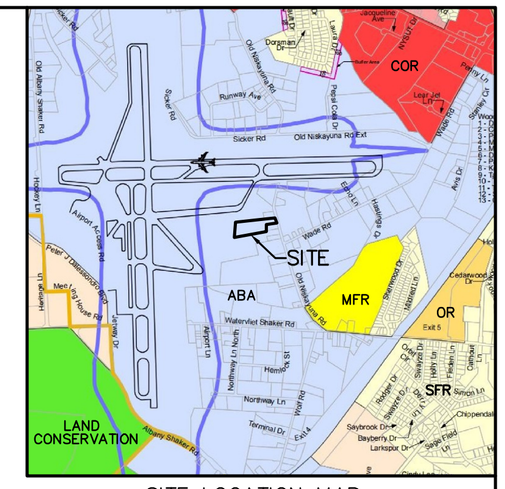
TOWN OF COLONIE STANDARD NOTES:

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT.
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 AUTHORIZATION TO THE BUILDING DEPARTMENT.
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 HIGHWAYS.
6. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN 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 CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL.





SITE LOCATION MAP

NOTES :

1. BASE MAPPING PREPARED BY ABD 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. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. - 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.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. THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS ON-SITE
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 VERDOY FIRE DISTRICT.
9. SOILS ARE GENERALLY FINE SAND TO LOAMY FINE SAND, GROUNDWATER VARIES FROM 1.5 FEET TO OVER 8 FEET, ROCK IS OVER 8 FEET, PER ALBANY COUNTY SOIL CONSERVATION SERVICE AND ON SITE TEST PITS BY ABD ENGINEERS, LLP.
10. THIS SITE LIES WITHIN THE ABA (AIRPORT BUSINESS AREA).
11. BUILDING SHOULD BE DESIGNED WITH ACCESSABILITY MEETING THE REQUIREMENTS OF CHAPTER 32, HIGH PILED COMBUSTABLE STORAGE, OF THE 2015 VERSION OF THE INTERNATIONAL FIRE CODE. SMOKE AND HEAT REMOVAL SHOULD ALSO BE ADDRESSED.
12. A FIRE SPRINKLER SYSTEM WILL BE REQUIRED AND ALSO MUST MEET CHAPTER 32 REQUIREMENTS IF APPLICABLE. SPRINKLER CONNECTION TO BE LOACTED ON NORTHEAST SIDE OF BUILDING. ARCHITECT TO COORDINATE EXACT LOCATION WITH FIRE DEPT.
13. WATER MAINS, HYDRANTS AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH LATHAM WATER DISTRICT STANDARDS FOR WATER DISTRIBUTION SYSTEMS.
14. ALL DISTURBED AREAS TO BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS LISTED IN TABLE 5.3 OF THE NYS STORMWATER DESIGN MANUAL.

ZONING: ABA – AIRPORT BUSINESS AREA

	REQUIRED	PROVIDED
LOT AREA:	20,000 SF MIN.	237,784 SF (5.46 AC)
LOT WIDTH:	100' MIN.	110.34'
BLDG. HEIGHT:	75' MAX.	31'
GREEN SPACE:	35% MIN.	35.2%
BASE COMMERCIAL DENSITY:	N/A	N/A
SETBACKS:		
FRONT:	50' MIN.	68.44'
SIDE:	20' (50' TOTAL BOTH SIDES)	57.00', 112.44'
REAR:	15' MIN.	61.79'

PARKING REQUIREMENTS:

OFFICE 2,500± :1/225 SF OF GFA REQUIRED (11 REQUIRED)
WAREHOUSE: 1/1.5 EMPLOYEE AT MAX. SHIFT
(10 EMPLOYEES: 7 REQUIRED)

18 SPACES PROVIDED
17 SPACES REQUIRED

COVERAGE STATISTICS		
BUILDINGS:	70,400 SF	29.6%
PAVEMENT:	63,529 SF	26.7%
GREEN SPACE: 35% MIN. (83,225 SF)	103,855 SF	43.7%
TOTAL	237,784 SF (5.46 ACRES)	100%

PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
RM	ACER RUBRUM	RED MAPLE	4	2" TO 2.5" C	B & B
NS	PICEA ABIES	NORWAY SPRUCE	18	6' HT (MIN.)	B & B
WS	PICEA GLAUCA	WHITE SPRUCE	19	6' HT (MIN.)	B & B
BB*	EUONYMUS ALATUS*	BURNING BUSH*	6	42" S (MIN.)	B & B
EF	EUONYMUS FORTUNE I	EMERALD AND GOLD EUONYMUS	7	18" TO 24" S	CONTAINER

*OPTIONAL SUBSTITUTION: HIGHBUSH BLUEBERRY, RED CHOKEBERRY, MAPLELEAF VIBURNUM OR VIRGINIA SWEETSPIRE

MULCH PLANTING AND FLOWER BEDS AS NOTED
TOPSOIL AND SEED ALL DISTURBED AREAS

MULCHED AREA W/ PERENNIALS

C = CALIPER HT = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

OWNER/APPLICANT:
CRISAFULLI ASSOCIATES, LLC.
399 ALBANY SHAKER ROAD
LOUDONVILLE, NY 12211

TAX MAP #: 18.00-4-3.2
AREA=
237,784± SQ. FT.
5.46± ACRES

TOWN OF COLONIE PLANNING BOARD

DEED REFERENCE:

DEED TO 348 OLD NISKAYUNA ROAD LLC FROM JAMES A. FAYETTE, DATED JANUARY 11, 2016, AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 15, 2016 IN INSTRUMENT #R2016-5678.

MAP REFERENCE:

"BOUNDARY SURVEY 6.333± ACRE PARCEL, LANDS NOW OR FORMERLY OF ADA A. HELLWIG", PREPARED BY G. ALAN CRUICKSHANK, DATED FEBRUARY 11, 1980.

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

TEST PIT #1
0-16" TOPSOIL
16"-60" COARSE BROWN SAND
MOTTLING @ 24"
WATER SEEPING @ 60"

TEST PIT #2
0-16" TOPSOIL
16"-60" COARSE BROWN SAND
MOTTLING @ 36"
NO GROUNDWATER

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

TEST PIT #3 (5/2/18)
0-16" TOPSOIL
16"-60" COARSE BROWN SAND
WATER SEEPING @ 48"

NO.	REVISION	BY	DATE
3.	TDE COMMENTS	TAG	5/14/18
2.	ACDOH COMMENTS	TAG	4/5/18
1.	TOWN & TDE COMMENTS	DK	3/19/18

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

PROGRESS PRINT 7/16/18

LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94676

SKETCH PLAN 23
LAYOUT, LIGHTING & LANDSCAPING PLAN

NTW NATIONAL TIRE WHOLESALE

348 OLD NISKAYUNA ROAD

TOWN OF COLONIE | COUNTY OF ALBANY

STATE OF NEW YORK

ABD ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE:	SCALE:	DWG.	SHEET OF
AUGUST 21, 2017	1" = 40'	4841A-S23	1 5