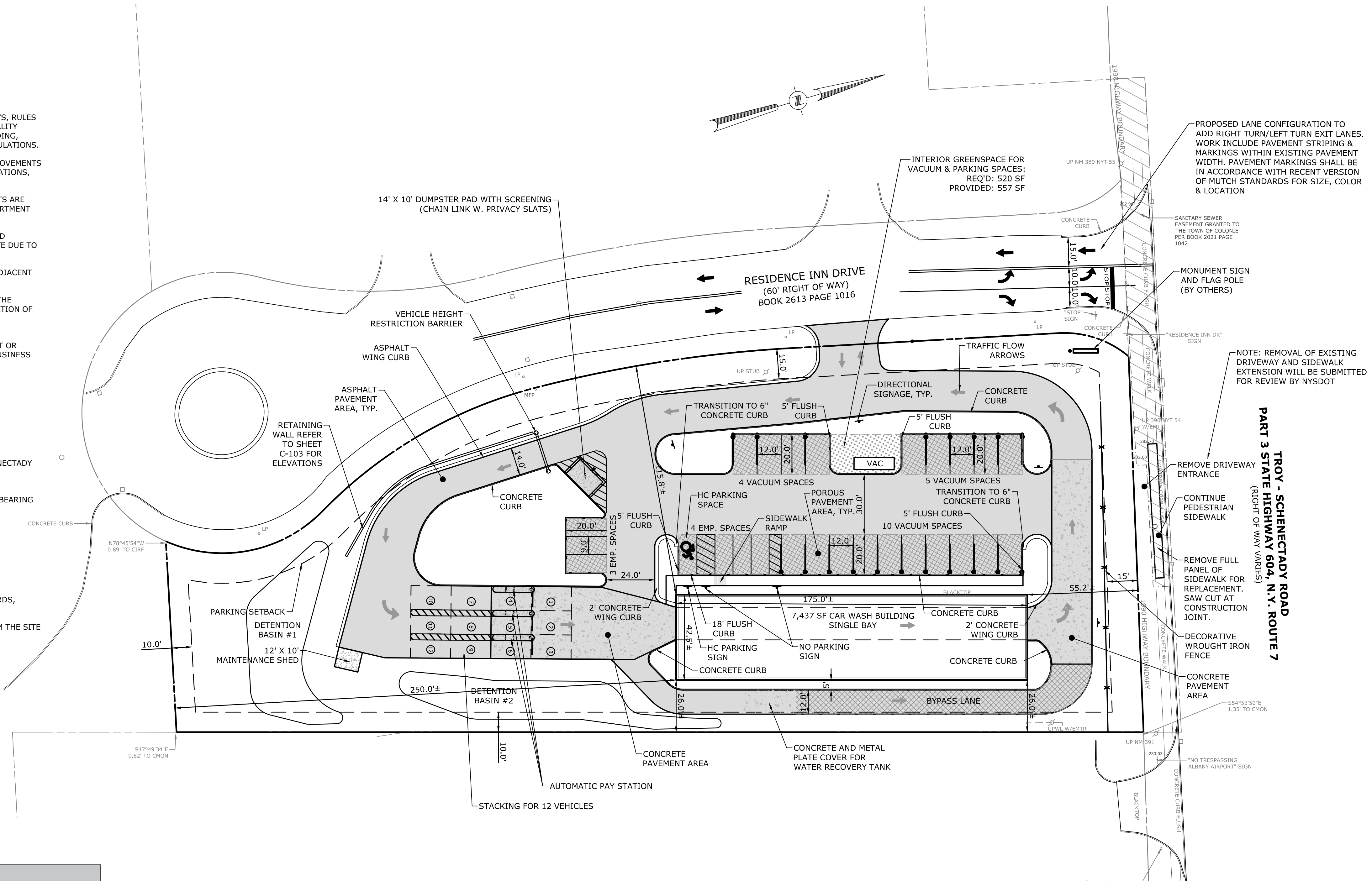


**TOWN STANDARD NOTES:**

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, FLOOD PLAIN MANAGEMENT, AND PROTECTED WATERCOURSE AREA MANAGEMENT REGULATIONS.
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 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 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 PLAN.

**SITE PLAN NOTES:**

1. OWNER/APPLICANT:  
HOFFMAN DEVELOPMENT GROUP  
1757 CENTRAL AVE  
ALBANY, NY 12205
2. THE PROJECT BOUNDARY CONSISTS OF TWO LOTS KNOWN AS 1066 & 1068 TROY SCHENECTADY ROAD (TAX IDs 18-2-9 & 18-2-10); THE LOTS ARE TO BE MERGED FOR THIS PLANNED DEVELOPMENT.
3. TOPOGRAPHIC, BOUNDARY, VERTICAL DATUM (NGVD 1929), NORTH ORIENTATION AND BEARING BASE ARE PER MAP REFERENCE NO. 1 ON SHEET C-101.
4. THE SITE IS LOCATED WITHIN BOUNDARY OF G.E.I.S. AIRPORT AREA.
5. THE SITE IS LOCATED IN LATHAM WATER DISTRICT.
6. THE SITE IS LOCATED WITHIN THE VERDOY ROAD FIRE DISTRICT.
7. THE SITE IS LOCATED WITHIN THE NORTH COLONIE CENTRAL SCHOOL DISTRICT.
8. THE SITE HAS NO VISUAL FEATURES SUCH AS SMOKE STACKS, BORROW PITS, JUNK YARDS, REFUSE AREAS, OVERHEAD UTILITY LINES, OR BILLBOARDS.
9. THE SITE HAS NO SOURCES OF SMOKE, ODORS OR OTHER EMISSIONS CURRENTLY FROM THE SITE OR THE ADJOINERS.
10. STORMWATER MANAGEMENT AREAS WILL NOT BE USED FOR SNOW STORAGE.



SITE STATISTICS			
ZONE: COMMERCIAL OFFICE RESIDENTIAL (COR)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	20,000 SF MIN	79,701 SF or 1.82 AC.	79,701 SF OR 1.82 AC.
MAX. BUILDING HEIGHT	75 FEET	N/A	20 FEET
BUILDING FOOTPRINT	30,000 MAX	N/A	7,557 SF (9.5%)
PAVEMENT AREA	N/A	35,410 SF (44.4%)	34,874 SF (43.7%)
GREENSPACE AREA	35% MIN.	44,291 SF (55.6%)	37,340 SF (46.8%)
LOT WIDTH	100' MIN.	188'	188'
FRONT SETBACK	20'	N/A	NORTH: 55.2' WEST: 115.8'
SIDE SETBACK	10'/25' TOTAL	N/A	SOUTH: 250.0' EAST: 26.0'
PARKING	1 SPACE/EMPLOYEE=7 10 STACKING/BAY=10	N/A	EMPLOYEE SPACES: 7 STACKING SPACES: 12 VACUUMING SPACES: 19

TOWN OF COLONIE PLANNING BOARD

		DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.  © 2019 C.T. MALE ASSOCIATES DESIGNED: FGP DRAFTED: MAC CHECKED: FGP PROJ. NO : 17.7577 SCALE : 1"=30' DATE : DEC. 20, 2018
		3/18/19	PER TDE & TOWN COMMENTS 2/22/19 & 3/8/19	MAC	DFA	FGP	

<b>SITE LAYOUT PLAN</b>	
<b>HOFFMAN CAR WASH</b> <b>1066-1068 TROY SCHENECTADY ROAD</b>	
TOWN OF COLONIE	ALBANY COUNTY, NEW YORK
<b>C.T. MALE ASSOCIATES</b> Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • HIGHLAND, NY • JOHNSTOWN, NY LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY 	
<b>C-102</b> SHEET 3 OF 16 DWG. NO: 18-0103	

CAD DWG. FILE NAME: K:\Projects\177577\LD\Drawings-Maps\C-102.dwg