AUDREY ROAD

WHITNEY ROAD

BALLEY AVENUE

COR ZONE

NCOR ZONE

SFR ZONE

NYS ROUTE 7

LANDS N/F RAMONA E WEISSBARD TM#: 19.9-1-4

LANDS N/F ACOB PROPERTIES LLC TM#: 19.9-1-5

LANDS N/F DREW A NEWBURY TM#: 19.9-1-6

LANDS N/F GEORGE G FERRIS TM#: 19.9-1-7

LANDS N/F PAMELA G AUGUST TM#: 19.9-1-8

LANDS N/F MARGARET A FORCE TM#: 19.9-1-9

LANDS N/F DAVID A MOTTA TM#: 19.9-1-10

LANDS N/F KENNETH L ACKLEY II TM#: 19.9-1-11

LANDS N/F MELINDA H FRAZER TM#: 19.9-1-12

LANDS N/F MICHAEL D JESEP TM#: 19.9-1-3

LANDS N/F RUSSELL E BOUDREAU TM#: 19.9-1-2

LANDS N/F ROSE M BURTON TM#: 19.9-1-1

LANDS N/F JOHN B & ANNA B. HOLTZ TM#: 19.9-1-22

LANDS N/F HREPSIME JEVANIAN TM#: 19.9-1-21

LANDS N/F ALYCE GARABEDIAN TM#: 19.9-1-19 (UNDER CONTRACT)

LANDS N/F JOSEPH P HOGAN TM#: 19.9-1-20

LANDS N/F PIOTR A SKLADZINSKI TM#: 19.9-1-17

RESIDENTIAL HOMES

2 STORY HOUSE

1 1/2 STORY WOOD FRAME HOUSE

PROPANE TANK

SHED

GAR.

POOL

MIX OF PINES, STAGGERED ROWS 20' O.C.

ALL TREES WITHIN PROJECT LIMITS TO BE REMOVED EXCEPT AS NOTED

6' WHITE VINYL FENCE

2'-TO 8' HIGH REDI-ROCK RETAINING WALL WITH 4' SPLITRAIL FENCE

CHAIN LINK FENCE

TOTAL AREA
117,975 SQ. FT.
2.71 ACRES

15' REAR SETBACK

5' SIDE SETBACK

10' SIDE SETBACK

20' FRONT SETBACK

24.0'

18.0'

9.0'

STORMWATER MANAGEMENT SIGN

PICNIC TABLE

H.C. & NO PARKING SIGNS

BIKE RACK

DUMPSTER ENCLOSURE

STORMWATER MANAGEMENT AREA (BIORETENTION)

13,500 SF FOOTPRINT
GENERAL OFFICE BUILDING
3 STORIES - 40,500± GFA
HEIGHT 40'

FFE=295.0±
GFE=284.0±

180 PARKING SPACES REQUIRED
180 PARKING SPACES PROVIDED
195'±

MECH.

LIMITS OF C&G:
2.80± ACRES

COMMERCIAL BUSINESS

CPA/TAX PREP/MASSAGE THERAPIST

APPROX. EXISTING SANITARY LATERAL PER RECORD MAP

TOWN HIGHWAY BOUNDARY PER MAP REF.

RTE. 7 BOUNDARY

ASPHALT DRIVEWAY

ASPHALT

20' SAN. EASEMENT PER L. 2426, P. 117

DRAINAGE EASEMENT PER MAP REF. 3

6" PVC @ 2% MIN. SLOPE, WITH 4' MIN. COVER

8"x6" PVC SANITARY WYE

4' DECORATIVE FENCE & COLUMNS

BENCHMARK
TOP OF MH COVER
ELEV=286.60

MILE MARKER
I 1108_1025

NYSDOT PERMIT REQUIRED

MAKE CONNECTION TO EX. 12"W WITH (2) MJ SOLID SLEEVES, 12"x6" MJ TEE, & 6" MJ GATE VALVE

POLE TO BE RELOCATED PER NATIONAL GRID STANDARDS

METAL FENCE W/ COLUMNS

CHAIN LINK FENCE

SINGLE WHITE LINE

DOUBLE YELLOW LINE

BROKEN YELLOW LINE

CONCRETE SIDEWALK

CURB

SIGNAL BOX

TRAFFIC LIGHTS

SITE

SITE LOCATION

NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM A FIELD SURVEY COMPLETED ON MARCH 2004. UPDATED FEBRUARY 11, 2019.
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. EX. WATER SERVICE TO BE ABANDONED BY THE LATHAM WATER DISTRICT, AT THE OWNER'S EXPENSE.
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. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
7. THE SITE IS ZONED NCOR, LIES WITHIN THE LATHAM WATER DISTRICT, NORTH COLONIE SCHOOL DISTRICT & THE VERDOY FIRE DISTRICT.
8. SOILS ARE GENERALLY UDORTHENTS, LOAMY URBAN LAND COMPLEX, GROUNDWATER 6'+, BEDROCK 6'+, PER USDA NATURAL RESOURCES CONSERVATION SERVICE AND ON SITE TEST PITS BY ABD ENGINEERS, LLP.
9. NO GARBAGE COLLECTION SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM.

REQUIRED:	
ZONING: NCOR – NEIGHBORHOOD COMMERCIAL OFFICE RESIDENTIAL	
	REQUIRED
LOT AREA:	6,000 SF MIN.
LOT WIDTH:	60' MIN.
BLDG. FOOTPRINT:	15,000 SF MAX.
BLDG. HEIGHT:	40' MAX.
GREEN SPACE:	35% MIN.
BASE COMMERCIAL DENSITY:	18,000 SF/AC
SETBACKS:	
FRONT:	20' MIN.
SIDE:	5' (15' TOTAL BOTH SIDES)
REAR:	15' MIN.

BASE COMMERCIAL DENSITY REQUIREMENT:

GROSS FLOOR AREA: 40,500 SF / 2.71 ACRES = 14,945 SF/AC

PARKING REQUIREMENTS:

GENERAL OFFICE: 40,500 SF / 1 SPACE PER 225 SF = 180 REQUIRED
TOTAL = 180 PROVIDED

ISLAND REQUIREMENTS: 20 SF / STALL = 20 X 142 = 2,840 SF REQUIRED
TOTAL = 2,848 SF PROVIDED
(20.1 SF / STALL PROVIDED)

COVERAGE STATISTICS: (767 & 777 TROY-SCHENECTADY ROAD)		
BUILDINGS:	13,500 SF	11.4%
PAVEMENT:	60,033 SF	50.9%
GREEN SPACE: 35% MIN. (41,292 SF)	44,442 SF	37.7%
TOTAL	117,975 SF (2.71 ACRES)	100%

TOWN OF COLONIE PLANNING BOARD

MAP REFERENCES:

1. "REVISION OF MAP NO 1 BURNS-WHITNEY ESTATES" PREPARED BY C.T. MALE ASSOCIATES DATED OCTOBER 16, 1950 & FILED IN THE ALBANY COUNTY CLERKS OFFICE ON NOVEMBER 14, 1950 IN DRAWER 147 AS MAP 2815.
2. "MAP NO 2 BURNS-WHITNEY ESTATES" PREPARED BY C.T. MALE ASSOCIATES DATED FEBRUARY 14, 1951 AND FILED IN THE ALBANY COUNTY CLERKS OFFICE ON MARCH 29, 1951 IN DRAWER 145 AS MAP 2720.
3. "NEW YORK STATE DEPARTMENT OF TRANSPORTATION – S.H. 604 TROY-SCHENECTADY MAP NO. 439 PARCEL NO. 437 & 438" DATED JULY 9, 1990

TEST PITS PERFORMED BY ABD ENGINEERS, LLP ON JULY 24, 2018.

TP#1	TP#2	TP#3
0-10" TOPSOIL	0-10" TOPSOIL	0-10" TOPSOIL
10"-84" SILTY CLAY	10"-54" SILTY CLAY	10"-48" SILTY CLAY
BROWN CLAY @ 84"	54"-84" GREY SILTY CLAY	48"-84" GREY CLAY
NO GROUNDWATER	WATER SEEPING @ 84"	NO GROUNDWATER

OWNER:
(TM#: 19.9-1-18)
THOMAS B. GREEN
5080 WESTERN TURNPIKE
ALTAMONT, NY 12009

(TM#: 19.9-1-19)
ALYCE GARABEDIAN
7 CASTLEGATE ROAD
BALLSTON LAKE, NY 12019

APPLICANT:
J. LUKE CONSTRUCTION CO., LLC
796 BURDECK STREET
SCHENECTADY, NY 12306

NO.	REVISION	BY	DATE

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

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

CONCEPT SITE PLAN

NORTHWESTERN MUTUAL OFFICE BUILDING

767 TROY-SCHENECTADY 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
MARCH 26, 2019	1" = 30'	3185J-767-S9	1 1