

TOWN OF COLONIE STANDARD SITE PLAN 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 (SEQRA), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANNING 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 GRANTED 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 MATERIAL 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 MEDIUM STANDARD NURSERY STOCK (ANSI Z601-1996) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOMMENDED STANDARDS 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 OPERATION UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND THE COPY OF PUBLIC WORKS AND BUREAU OF ENGINEERING SHALL BE NOTICED PRIOR TO ANY SOIL DISTURBANCE OR ISSUANCE OF ANY GRADING PERMIT.
9. PRIOR TO OBTAINING A SEWER CONNECTION PERMIT, CONTRACTOR SHALL PERFORM A TEST PIT TO DETERMINE THE ACTUAL LOCATION & DEPTH OF THE EXISTING LATERAL IN THE PRESENCE OF A COVER OF PAVED SURFACE THEREON. THE EXISTING LATERAL MAY REQUIRE CUTTING TO CONFORM TO THE CONDITIONS OF THE LATERAL. IF THERE IS A DISCREPANCY, CONTRACTOR TO NOTIFY THE ENGINEER AND THE ENGINEER OF PURE BLOODS CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF EXISTING LATERAL, IF NECESSARY.

LOT 4: SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	253,171 S.F.		UNCHANGED	
LOT WIDTH	567.87'		UNCHANGED	
PAVED AREA	0 S.F.	0.0	51,878 S.F.	20.4
GREEN SPACE	253,171 S.F.	100.0	167,293 S.F.	66.1
BUILDING AREA	0 S.F.	0.0	38,955 S.F.	15.4
TOTAL	253,171 S.F.	100.0	253,171 S.F.	100.0

PARKING ANALYSIS:

PROPOSED WAREHOUSE (LOT 4):

PROPOSED USE: 38,955 SF WAREHOUSE

PARKING REQUIRED: 1 SPACE PER 1.5 EMPLOYEE
66 EMPLOYEES/1.5 = 44 SPACES

PARKING PROVIDED: 44 SPACES (INCLUDES 2 ACCESSIBLE SPACES)

LOT 6: SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	148,498 S.F.		UNCHANGED	
LOT WIDTH	332.37'		UNCHANGED	
PAVED AREA	0 S.F.	0.0	34,407 S.F.	23.1
GREEN SPACE	148,498 S.F.	100.0	87,845 S.F.	59.2
BUILDING AREA	0 S.F.	0.0	26,250 S.F.	17.7
TOTAL	148,498 S.F.	100.0	148,498 S.F.	100.0

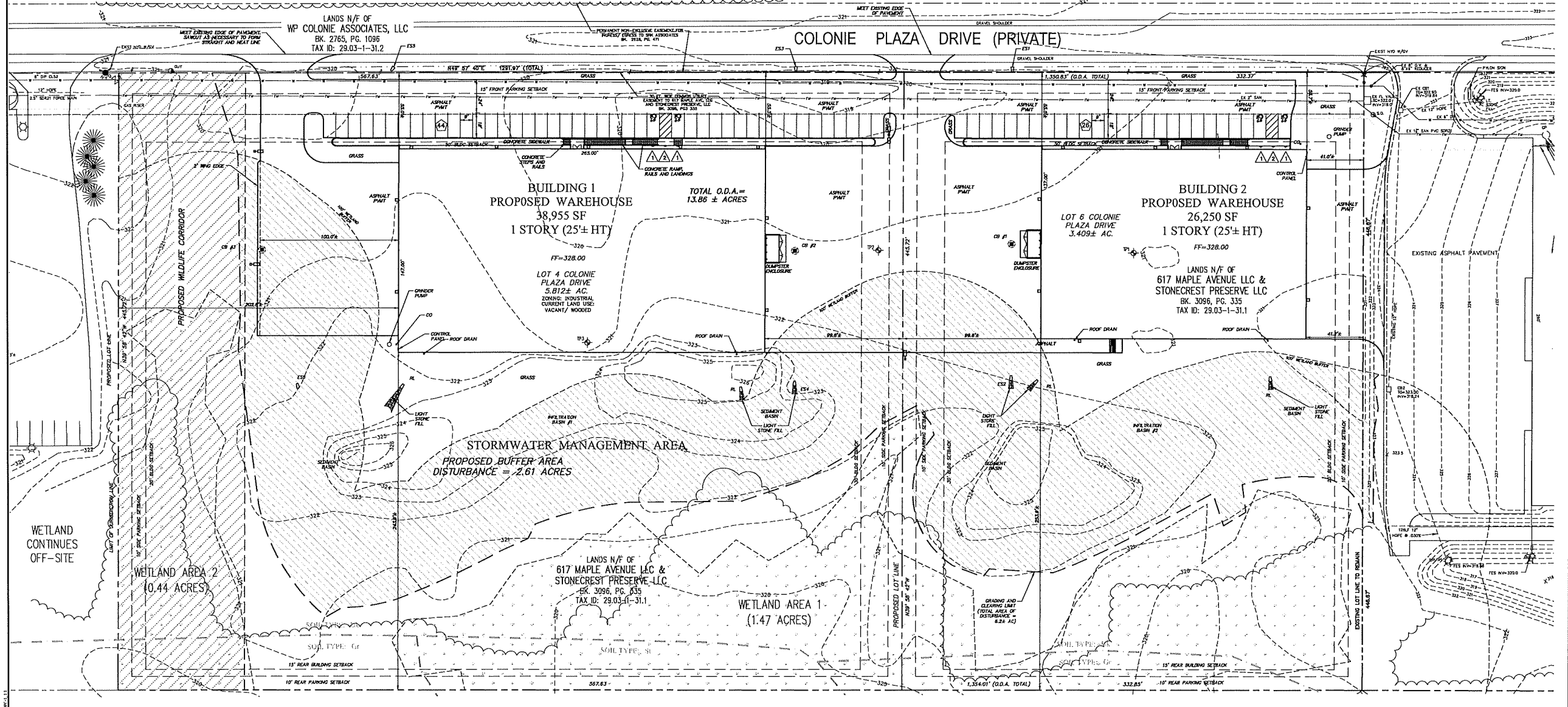
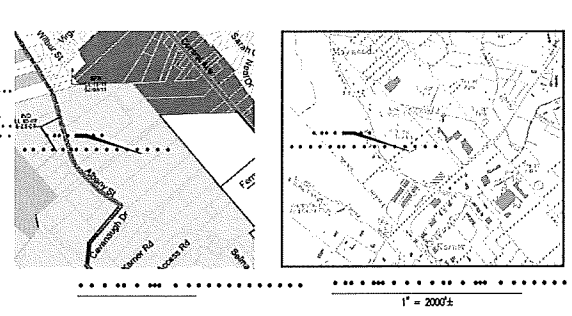
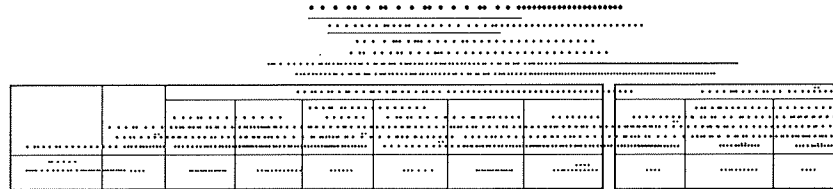
PARKING ANALYSIS:

PROPOSED WAREHOUSE (LOT 6):

PROPOSED USE: 26,250 SF WAREHOUSE

PARKING REQUIRED: 1 SPACE PER 1.5 EMPLOYEE
39 EMPLOYEES/1.5 = 26 SPACES

PARKING PROVIDED: 26 SPACES (INCLUDES 2 ACCESSIBLE SPACES)



SIGN SCHEDULE

SIGN NO.	SIGN TEXT	TEXT SIZE	TEXT COLOR	NO. REPTS.	TYPE OF MOUNTING	MOUNTED NO.
RT-1	NO PARKING	12" x 24"	BACKGROUND WHITE/BLACK LEGEND GREEN/WHITE	4	GROUND MOUNTED METAL POSTS	RT-1
RT-2	NO PARKING	12" x 18"	BACKGROUND WHITE LEGEND RED	2	GROUND MOUNTED METAL POSTS	RT-2

NOTE: ALL SIGNS WITHIN THE STATE RIGHT-OF-WAY SHALL BE INSTALLED PER NYSDOT STANDARDS AND SPECIFICATIONS.

TOWN BOARD RESOLUTION NO. 85 FOR 2016 APPROVED AN OPEN DEVELOPMENT AREA (ODA) FOR 4253 & 4259 ALBANY STREET.

"THE PURPOSE OF THE ODA IS TO ALLOW THE DEVELOPMENT OF PROPOSED LOTS 4 AND 6 AND EXISTING LOT 8 COLONIE PLAZA DRIVE (THA AS 4253 & 4259 ALBANY STREET, RESPECTIVELY) WITHOUT FRONTAGE ON A DEDICATED HIGHWAY. THE GRANTING OF AN OPEN DEVELOPMENT AREA DOES NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ALL OTHER UNDERLYING INDUSTRIAL LAND ZONING DISTRICT REQUIREMENTS OR APPLICABLE ENVIRONMENTAL, BUILDING AND LAND USE LAW REQUIREMENTS."

THE SUBJECT PARCELS ARE LOCATED WITHIN THE ALBANY PINE BUSH PRESERVE STUDY AREA.

WETLAND BOUNDARIES WERE FORMALLY CONFIRMED BY THE FIELD BY MR. ANDREW DANIELER AND MR. BRAD SHERWOOD ON MAY 8, 2015.

LATITUDE: 42°47'54"
LONGITUDE: 73°31'32"

1. MAP TITLED OVERALL PLAN & COLONIE PLAZA RD. (4259 ALBANY STREET) TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK, DATED MAY 15, 2008 AND LAST REVISED MAY 13, 2014, AS PREPARED BY AEO ENGINEERS & SURVEYORS.
2. TAX MAP LEGISLATION: TOWN OF COLONIE P/D 28-03-1-211 & 212.
3. WETLANDS SHOWN WERE DELINEATED IN THE FIELD BY NORTH COUNTRY ECOLOGICAL SERVICES AND WERE FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING PLLC.
4. NORTH ORIENTATION TAKEN FROM MAP REFERENCE AND IS BELIEVED TO BE IN ACCORD WITH NEW YORK STATE PLANNING EAST ZONE.
5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY ENGINEER'S REPORT, ALL GRADING SURFACES AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY ELECTRICAL ENGINEERS WHO WILL SUPPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES WHICH MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
7. NO WETLAND SURVEY SHALL BE DEEMED FINAL WITHOUT A JURISDICTIONAL DETERMINATION FROM THE UNITED STATES ARMY CORP OF ENGINEERS AND/OR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

617 MAPLE AVENUE LLC & STONECREST PRESERVE LLC
1912 WEST SHERWOOD RD.
BUILDING 3
LATHAM, N.Y. 12110

TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT DIVISION

Call 811
before you dig

Design of: ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN - CIVIL & ENVIRONMENTAL ENGINEERING & DESIGN OF COMMERCIAL AND RESIDENTIAL PROJECTS
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-3772
E-MAIL: advance@advancepllc.com

DATE: JANUARY 3, 2016 SCALE: 1" = 20'

SHEET NO. SITE SHEET 4 of 10 13142--0043