

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 PLANS 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 OBSCURE 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 Z60.1-1989) 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 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 DEPT. OF PUBLIC WORKS AND BUREAU OF ENGINEERING SHALL BE NOTIFIED 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 & ELEVATION OF THE EXISTING LATERAL IN THE PRESENCE OF A DIVISION OF PURE WATERS INSPECTOR. THE EXISTING LATERAL MAY REQUIRE CCTV TO CONFIRM THE CONDITIONS OF THE LATERAL. IF THERE IS A DISCREPANCY, CONTRACTOR IS TO NOTIFY THE ENGINEER AND THE DIVISION OF PURE WATERS. 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	567.63'		UNCHANGED	
PAVED AREA	0 S.F.	0.0	46,350 S.F.	17.9
GREEN SPACE	253,171 S.F.	100.0	168,865 S.F.	66.7
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
 44 EMPLOYEES/1.5 = 29 SPACES
 PARKING PROVIDED: 29 SPACES (INCLUDES 2 ACCESSIBLE SPACES)

LOT 6: SITE STATISTICS

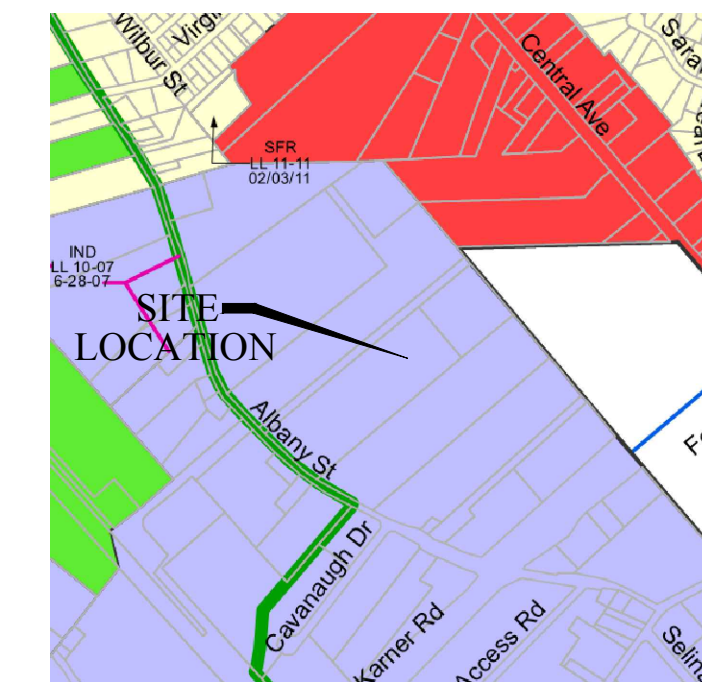
	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	148,496 S.F.		UNCHANGED	
LOT WIDTH	332.37'		UNCHANGED	
PAVED AREA	0 S.F.	0.0	32,175 S.F.	21.7
GREEN SPACE	148,000 S.F.	100.0	90,071 S.F.	60.6
BUILDING AREA	0 S.F.	0.0	26,250 S.F.	17.7
TOTAL	148,496 S.F.	100.0	148,496 S.F.	100.0

PARKING ANALYSIS:

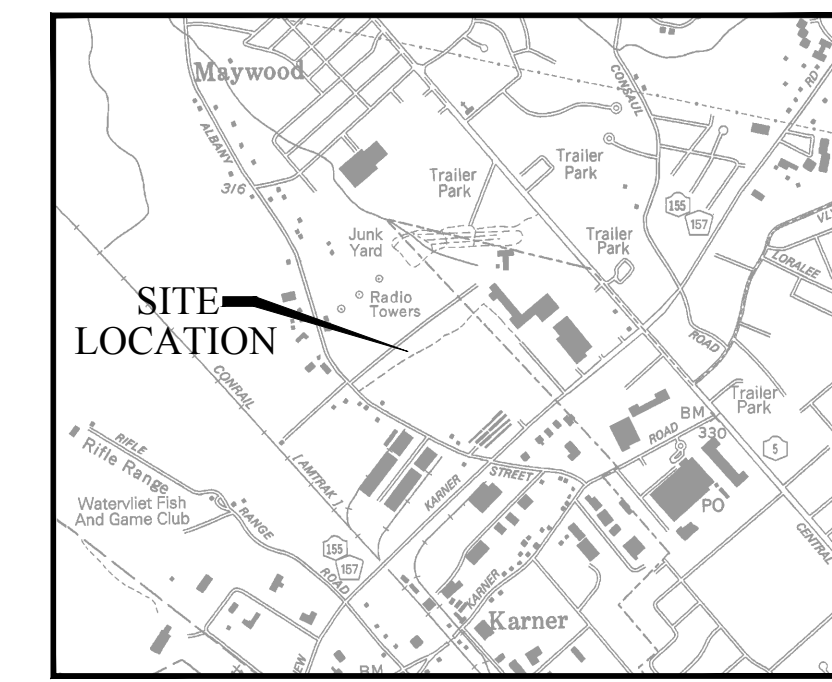
PROPOSED WAREHOUSE (LOT 6):
 PROPOSED USE: 26,250 SF WAREHOUSE
 PARKING REQUIRED: 1 SPACE PER 1.5 EMPLOYEE
 29 EMPLOYEES/1.5 = 19 SPACES
 PARKING PROVIDED: 19 SPACES (INCLUDES 2 ACCESSIBLE SPACES)

ZONING AND LAND USE:
 CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE
 [AMENDED 6-28-2007 BY L.L. No. 10-2007, 9-28-2008 BY L.L. No. 8-2008, 5-21-2009 BY L.L. No. 4-2009, 4-11-2013 BY L.L. No. 5-2013]

DISTRICT (INDUSTRIAL)	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	BUILDING AND LOT REQUIREMENTS				YARD REQUIREMENTS ³			
			LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM ² (feet)	MINIMUM GREEN SPACE COVERAGE ²	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ³	REAR SETBACK MINIMUM (feet) ³
IND (INDUSTRIAL)	75	-----	20,000	100	35%	-----	18,000 ¹⁰	50	2050	15

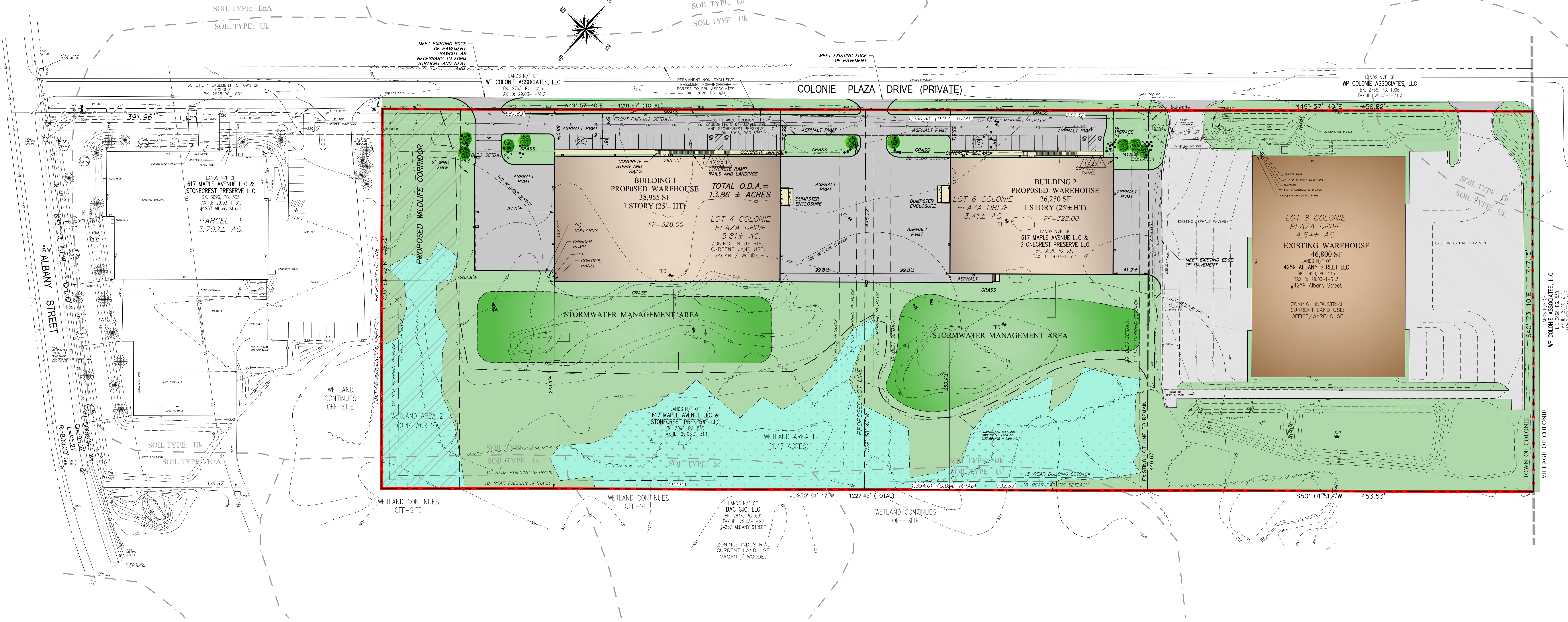


ZONING MAP



SITE LOCATION MAP

1" = 2000'



SIGN SCHEDULE

SIGN NO.	SIGN TEXT	SIGN SIZE	TEXT SIZE & COLOR	NO. RECD.	TYPE OF MOUNTING	MUTCD NO.
R7-8	STOP	12" x 24"	BACKGROUND WHITE/BLUE	4	GROUND MOUNTED METAL POSTS	R7-8
R7-8a	STOP	12" x 24"	LEGEND GREEN/WHITE	4	GROUND MOUNTED METAL POSTS	R7-8a
R7-1	PARKING	12" x 18"	BACKGROUND WHITE	2	GROUND MOUNTED METAL POSTS	R7-1
R7-1a	PARKING	12" x 18"	LEGEND RED	2	GROUND MOUNTED METAL POSTS	R7-1a

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

TOWN BOARD NOTE:

TOWN BOARD RESOLUTION NO. 95 FOR 2018 APPROVED AN OPEN DEVELOPMENT AREA (ODA) FOR 4253 & 4259 ALBANY STREET.

ODA NOTE:

"THE PURPOSE OF THE ODA IS TO ALLOW THE DEVELOPMENT OF PROPOSED LOTS 4 AND 6 AND EXISTING LOT 8 COLONIE PLAZA DRIVE (FKA 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."

PINE BUSH PRESERVE STUDY AREA NOTE:

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

WETLAND CONFIRMATION NOTE:

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

MAP REFERENCE:

1. MAP TITLED OVERALL PLAN, 8 COLONIE PLAZA RD., (4259 ALBANY STREET), TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK, DATED MAY 25, 2004 AND LAST REVISED MAY 13, 2015, AS PREPARED BY ASB ENGINEERS & SURVEYORS.

SITE DATA:

LATITUDE: N42°-43'-54"
 LONGITUDE: W73°-51'-32"

SURVEY NOTES:

1. BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON WAS TAKEN FROM MAP REFERENCE AND DOES NOT CONSTITUTE A SURVEY BY ADVANCE ENGINEERING & SURVEYING, PLLC.
2. TAX MAP DESIGNATION: TOWN OF COLONIE P/O 29-03-1-31.1 & 31.2.
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 NAD 83 NEW YORK STATE PLANES, 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 EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT 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 CORPS OF ENGINEERS AND/OR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

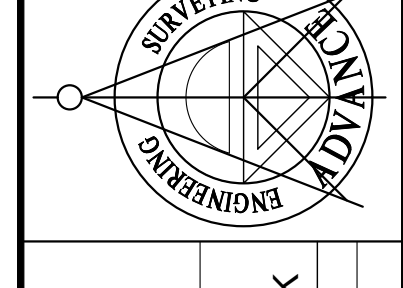
OWNER/APPLICANT:

617 MAPLE AVENUE LLC & STONECREST PRESERVE LLC
 1000 TROY SHORECREST RD.
 LATHAM, N.Y. 12110

NO.	DATE	BY	APPROVED
1	08/01/17		

ISSUED FOR REVIEW
 (1)

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMUNICATIONS DESIGN
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
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 E-MAIL: aecost@advance-engineering.com
 NICHOLAS COSTA, P.E.



ALBANY STREET O.D.A.
 LANDS KNOWN AS
 LOTS 4, 6 & 8 COLONIE PLAZA DRIVE
 TOWN OF COLONIE
 COUNTY OF ALBANY
 STATE OF NEW YORK
 SCALE: 1" = 50'
 DATE: JUNE 1, 2017

PLANNING AND ECONOMIC DEVELOPMENT
 DEPARTMENT