GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, STANDARDS ORDINANCES, RULES AND REGULATIONS.
2. EXISTING WATER MAIN & SANITARY SEWER SHOWN HEREON WERE OBTAINED FROM THE AVAILABLE RECORD DRAWINGS. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THEIR ACTUAL LOCATION SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AND MUNICIPAL AGENCIES HAVING JURISDICTION SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATING AND/OR CONSTRUCTION. (1-800-962-7962).
3. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. RIMS, GRATES, INVERTS, CLEARANCES AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED AT LEAST TWENTY- FOUR (24) HOURS IN ADVANCE OF ANY INSTALLATION TO BE ABLE TO PROVIDE OBSERVATION AS REQUIRED. THE CONTRACTOR MUST KEEP A RECORD OF ALL UNDERGROUND UTILITIES INSTALLED AND ENCOUNTERED SO THE ENGINEER WOULD BE ABLE TO USE THE RECORDS FOR THE PREPARATION OF RECORD DRAWINGS AS REQUIRED BY THE LOCAL MUNICIPALITY.
4. WHEN CROSSING EXISTING UTILITIES WITH PROPOSED UTILITIES, CONTRACTOR SHALL COORDINATE SUCH CROSSINGS WITH THE RESPECTIVE MUNICIPAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE EXISTING UTILITIES.
5. ALL PROPOSED UTILITIES AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
6. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
7. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, TRIMMING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE, AND FUNCTIONAL.
8. ALL DISTURBED AREA OUTSIDE OF PAVED AREA TO RECEIVE TOPSOIL AND SEED, EXCEPT AS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL:
   - 9.A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
   - 9.B. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
   - 9.C. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS OF THE WORK.
   - 9.D. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
   - 9.E. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
10. WATER MAINS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF HALFMOON STANDARDS & SPECIFICATIONS.
11. SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF HALFMOON & THE S.C.S.D. #1 STANDARDS & SPECIFICATIONS.
12. ALL BACKFILL USED IN TRENCHES WITHIN ROADWAY AREAS SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
13. WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
14. CONTRACTOR SHALL ADJUST RIM/TOP OF FRAME ELEVATIONS TO PROPOSED FINISHED GRADES FOR ALL UTILITIES LOCATED WITHIN LIMITS OF PROPOSED WORK.
15. NO SUMP PUMP, CELLAR OR FOOTING DRAINS SHALL BE CONNECTED TO ANY SANITARY SEWER.
16. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE SEWERS SHALL BE LAID AT LEAST 10.0 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF 18 INCHES BETWEEN THE SEWER AND WATER MAIN CROSSINGS.
17. CONTRACTOR MUST PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO PLACING HAY BALES AND SILTATION FENCING AROUND WORK.
18. ALL WATER MAIN PIPE TO BE USED MUST MEET ALL APPROPRIATE AWWA STANDARDS.
19. CONTRACTOR IS ADVISED THAT CONSTRUCTION PROCEDURE AND MATERIALS TO BE USED FOR ALL WORK WILL HAVE TO COMPLY WITH THE WRITTEN SPECIFICATIONS AND STANDARDS OF THE VARIOUS TOWN OF HALFMOON DEPARTMENTS INCLUDING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR SECURING AND COMPLYING WITH THOSE RESPECTIVE WRITTEN SPECIFICATIONS AND STANDARDS.
20. REFER TO AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR FOUNDATION DRAIN LOCATIONS, MECHANICAL, PLUMBING AND OTHER PERTINENT COMPONENTS OF THE PROJECT.

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	71,907 S.F.		71,907 S.F.	
LOT WIDTH	100'		100'	
PAVED AREA	47,434 S.F.	66.0	41,858 S.F.	58.2
GREEN SPACE	24,473 S.F.	34.0	28,024 S.F.	39.0
BUILDING AREA	0 S.F.	0	2,025 S.F.	2.8
TOTAL	71,907 S.F.	100.0	71,907 S.F.	100.0

PARKING ANALYSIS:

PARKING REQUIRED:
FAST FOOD RESTAURANT: 1 SPACE FOR EVERY 2 SEATS PLUS ONE PER EMPLOYEE, MAXIMUM SHIFT.

SEATS PROPOSED: 62
PARKING REQUIRED = 62/2 = 31 + 8 EMPLOYEES = 39 SPACES

PARKING PROVIDED:

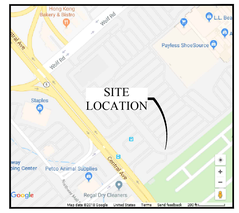
39 SPACES (INCLUDES 2 HANDICAP SPACES)

ZONING AND LAND USE:

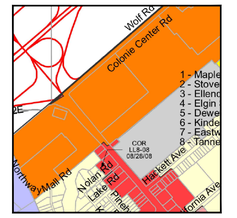
CHAPTER 190 ATTACHMENT 2
TOWN OF COLONIE
DIMENSIONAL TABLE
[AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008; 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

DISTRICT	MAXIMUM HEIGHT (feet) [1]	BUILDING AND LOT REQUIREMENTS: MAXIMUM BUILDING FOOTPRINT (sf)	LOT AREA MINIMUM (sf)	LOT WIDTH AND FRONTAGE MINIMUM (feet) [2]	BUILDING AND LOT REQUIREMENTS: MINIMUM GREEN SPACE COVERAGE [3]	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (sf/acre)	YARD REQUIREMENTS [3]: FRONT SETBACK MINIMUM (feet) [4]	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) [5]	REAR SETBACK MINIMUM (feet) [5]
HCOR (HIGHWAY COMMERCIAL OFFICE RESIDENTIAL)	75	--	20,000	100	35%	SEE NOTE 9	18,000 [9]	20	20/50	15

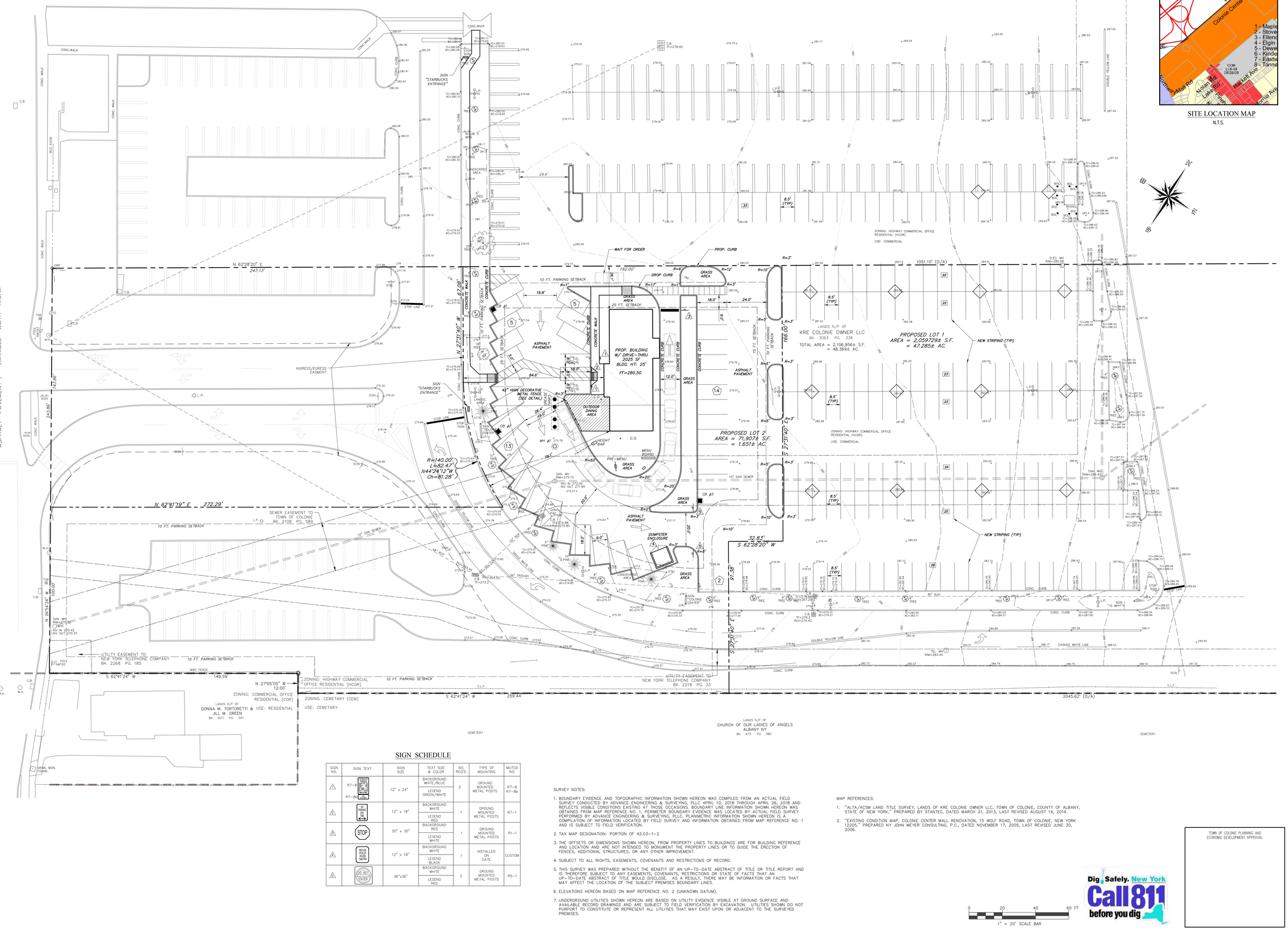
MAXIMUM SETBACK:
1. ON MINOR ROAD, THE MAXIMUM SETBACK SHALL BE 20 FEET.
2. ON MAJOR ROAD THE MAXIMUM SETBACK SHALL BE 25 FEET.



SITE LOCATION MAP
N.T.S.



SITE LOCATION MAP
N.T.S.



SIGN SCHEDULE

SIGN NO.	SIGN TEXT	SIGN SIZE	TEXT SIZE & COLOR	NO. REQ'D.	TYPE OF MOUNTING	MUTCD NO.
1	R7-8 / R7-8a	12" x 24"	BACKGROUND WHITE/BLUE; LEGEND GREEN/WHITE	2	GROUND MOUNTED METAL POSTS	R7-8, R7-8a
2	ONE WAY	12" x 18"	BACKGROUND WHITE; LEGEND RED	1	GROUND MOUNTED METAL POSTS	R7-1
3	STOP	30" x 30"	BACKGROUND RED; LEGEND WHITE	1	GROUND MOUNTED METAL POSTS	R1-1
4	ROUTE 5 ONE WAY NEW YORK	12" x 18"	BACKGROUND WHITE; LEGEND BLACK	1	INSTALLED ON GATE	CUSTOM
5	DO NOT ENTER	36"x36"	BACKGROUND WHITE; LEGEND RED	2	GROUND MOUNTED METAL POSTS	R5-1

SURVEY NOTES:

1. BOUNDARY EVIDENCE AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC APRIL 10, 2018 THROUGH APRIL 26, 2018 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THOSE OCCASIONS. BOUNDARY LINE INFORMATION SHOWN HEREON WAS OBTAINED FROM MAP REFERENCE NO. 1, PERIMETER BOUNDARY EVIDENCE WAS LOCATED BY ACTUAL FIELD SURVEY PERFORMED BY ADVANCE ENGINEERING & SURVEYING, PLLC. PLANIMETRIC INFORMATION SHOWN HEREON IS A COMPILATION OF INFORMATION LOCATED BY FIELD SURVEY AND INFORMATION OBTAINED FROM MAP REFERENCE NO. 1 AND IS SUBJECT TO FIELD VERIFICATION.
2. TAX MAP DESIGNATION: PORTION OF 42.03-1-2
3. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE. AS A RESULT, THERE MAY BE INFORMATION OR FACTS THAT MAY AFFECT THE LOCATION OF THE SUBJECT PREMISES BOUNDARY LINES.
6. ELEVATIONS HEREON BASED ON MAP REFERENCE NO. 2 (UNKNOWN DATUM).
7. 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.

MAP REFERENCES:

1. "ALTA/ACSM LAND TITLE SURVEY, LANDS OF KRE COLONIE OWNER LLC, TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK," PREPARED BY STANTEC, DATED MARCH 21, 2013, LAST REVISED AUGUST 14, 2014.
2. "EXISTING CONDITION MAP, COLONIE CENTER MALL RENOVATION, 15 WOLF ROAD, TOWN OF COLONIE, NEW YORK 12205," PREPARED NY JOHN MEYER CONSULTING, P.C., DATED NOVEMBER 17, 2005, LAST REVISED JUNE 30, 2006.

TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT APPROVAL

Dig Safely. New York Call 811 before you dig

NO.	DATE	BY	APP'D
1	05/29/2018	TM	N.C.
2	07/15/2019	TM	N.C.

REVISION

ISSUED FOR REVIEW
REVISED PARKING

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Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-3772 E-MAIL: nicostap@gmail.com
NICHOLAS COSTA, P.E.

SKETCH SITE PLAN
PROPOSED BUILDING AT
COLONIE CENTER LOT 2

COLONIE CENTER — TOWN OF COLONIE
COUNTY OF ALBANY — NEW YORK
DATE MAY 7, 2018 — SCALE: 1" = 20'

SHEET NO.
SITE
1 OF 1 16204 SITE6

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