

MAP REFERENCE

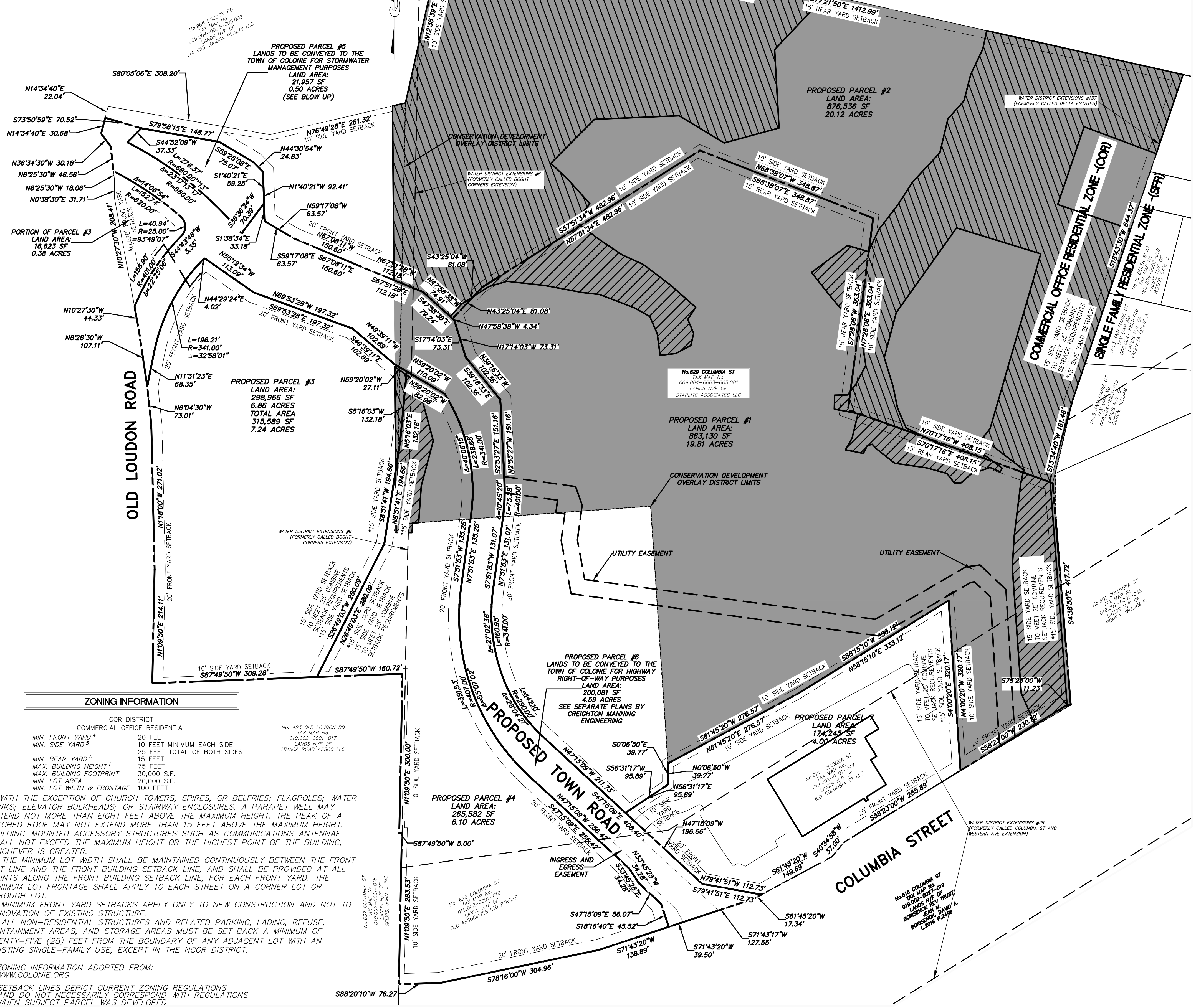
MAP PREPARED BY CREIGHTON MANNING TITLED "US ROUTE 9 AND NY ROUTE 9R JOHNSON ROAD EXT ALBANY COUNTY NEW YORK" PREPARED FOR GALESKI GROUP 695 ROTTERDAM INDUSTRIAL PARK SCHENECTADY, NY 12306, DATED MAY 2018 WITH A PROJECT No. 116-232.

LEGEND

- AREA WITHIN CONSERVATION OVERLAY
- DEED RESTRICTIONS WITHIN CONSERVATION OVERLAY



VICINITY MAP
SCALE: 1"=1000'



- THE SUBDIVISION IS 62.37 ACRES IN AREA.
- THE SUBDIVISION LIES WITHIN A COR (COMMERCIAL OFFICE RESIDENTIAL) ZONING DISTRICT.
- THE SUBDIVISION IS DIVIDED INTO 7 BUILDING LOTS.
- THE AVERAGE LOT AREA IS 388,120 SQUARE FEET.
- THE SUBDIVISION LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE BOUGHT FIRE DISTRICT.
- BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES, BASED ON CURRENT LAND USE LAW REQUIREMENTS, AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION.
- 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 LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT LAW.
- ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- CONTOURS SHOWN ON THIS PLAN REPRESENT EXISTING TOPOGRAPHIC CONDITIONS. FOR PROPOSED GRADES, REFER TO GRADING PLAN SHEETS C4, C5 AND C6.
- NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEP EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
- LOCATION OF ALL EXISTING UTILITIES TO BE VERIFIED AT TIME OF CONSTRUCTION.
- BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- BACKFILL MATERIAL AROUND PROPOSED OF EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- STREETS AND STORM SEWERS SHALL CONFORM TO THE "TOWN OF COLONIE HIGHWAY AND DRAINAGE STANDARDS"
- BUILDINGS WITH BASEMENTS OR CRAWL SPACES WILL BE ALLOWED ONLY ON LOTS WITH DIRECT ACCESS TO A STORM SEWER CATCH BASIN OR JUNCTION BOX AND SHALL HAVE A PLASTIC PIPE WITH A CHECK VALVE FOR A SUMP PUMP CONNECTION.
- NO SUMP PUMP, CELLAR OR FOOTING DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER.
- THE SUBDIVISION LIES INSIDE/OUTSIDE/PARTIALLY WITHIN THE LATHAM WATER DISTRICT.
- WATER MAINS AND HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH "LATHAM WATER DISTRICT'S STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEM".
- HYDRANTS AT THE END OF DEAD END RUNS REQUIRE RESTRAINT ON THE LAST THREE FULL LENGTH SECTIONS OF WATER MAIN.
- SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF COLONIE DIVISION OF PURE WATERS RULES AND REGULATIONS, AND WITH SEWER IMPROVEMENT AREA NUMBER _____
- WHERE POSSIBLE, SEWER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. WHEN VERTICAL SEPARATION CANNOT BE MAINTAINED, SEWER MAINS SHALL BE DUCTILE IRON CLASS 52 OR PVC CL160, SDR26 PIPE.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986 OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- NO FENCING OTHER THAN THAT SHOWN ON THESE PLANS SHALL BE INSTALLED WITHIN THE OPEN SPACES AREA OF THIS SUBDIVISION.

ZONING INFORMATION

COR DISTRICT
COMMERCIAL OFFICE RESIDENTIAL

MIN. FRONT YARD⁴ 20 FEET
MIN. SIDE YARD⁵ 10 FEET MINIMUM EACH SIDE
25 FEET TOTAL OF BOTH SIDES
MIN. REAR YARD⁵ 15 FEET
MAX. BUILDING HEIGHT¹ 75 FEET
MAX. BUILDING FOOTPRINT 30,000 S.F.
MIN. LOT AREA 20,000 S.F.
MIN. LOT WIDTH & FRONTAGE 100 FEET

1. WITH THE EXCEPTION OF CHURCH TOWERS, SPIRES, OR BELFRIES; FLAGPOLES; WATER TANKS; ELEVATOR BULKHEADS; OR STAIRWAY ENCLOSURES. A PARAPET WALL MAY EXTEND NOT MORE THAN EIGHT FEET ABOVE THE MAXIMUM HEIGHT. THE PEAK OF A PITCHED ROOF MAY NOT EXTEND MORE THAN 15 FEET ABOVE THE MAXIMUM HEIGHT. BUILDING-MOUNTED ACCESSORY STRUCTURES SUCH AS COMMUNICATIONS ANTENNAE SHALL NOT EXCEED THE MAXIMUM HEIGHT OR THE HIGHEST POINT OF THE BUILDING, WHICHEVER IS GREATER.

2. THE MINIMUM LOT WIDTH SHALL BE MAINTAINED CONTINUOUSLY BETWEEN THE FRONT LOT LINE AND THE FRONT BUILDING SETBACK LINE, AND SHALL BE PROVIDED AT ALL POINTS ALONG THE FRONT BUILDING SETBACK LINE, FOR EACH FRONT YARD. THE MINIMUM LOT FRONTAGE SHALL APPLY TO EACH STREET ON A CORNER LOT OR THROUGH LOT.

4. MINIMUM FRONT YARD SETBACKS APPLY ONLY TO NEW CONSTRUCTION AND NOT TO RENOVATION OF EXISTING STRUCTURE.

5. ALL NON-RESIDENTIAL STRUCTURES AND RELATED PARKING, LADING, REFUSE, CONTAINMENT AREAS, AND STORAGE AREAS MUST BE SET BACK A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE BOUNDARY OF ANY ADJACENT LOT WITH AN EXISTING SINGLE-FAMILY USE, EXCEPT IN THE NCOR DISTRICT.

ZONING INFORMATION ADOPTED FROM:
WWW.COLONIE.ORG

SETBACK LINES DEPICT CURRENT ZONING REGULATIONS AND DO NOT NECESSARILY CORRESPOND WITH REGULATIONS WHEN SUBJECT PARCEL WAS DEVELOPED

HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.

STATE OF NEW YORK
DANIEL R. HERSHBERG
PROFESSIONAL ENGINEER & LAND SURVEYOR
044226

DATE	REVISIONS
6-7-2018	GENERAL UPDATE
6-11-2018	REVISED PROPERTY LINE OFFSET
6-12-2018	REVISED PROPERTY LINE OFFSETS
6-13-2018	GENERAL REVISIONS

STARLITE COMMERCIAL SUBDIVISION
STARLIGHT COMMERCIAL
NO. 629 COLUMBIA STREET
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

APPLICANT:
STARLITE ASSOCIATES LLC
& 621 COLUMBIA ST. LLC

FILE: 170159-SUBDIVISION
SCALE: 1"=100'
DATE: 5/22/18
CHK: DRH
BY: SMC

SUB