

	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SQ. FT.	51,024 SQ. FT. (1.17 ACRES)
MINIMUM LOT WIDTH	100 FEET	94 FEET
MINIMUM GREENSPACE COVERAGE	35%	30%
FRONT BLDG SETBACK - (SOUTH)	20 FEET MIN.	10 FEET
SIDE BLDG SETBACK - (EAST)	10 FEET MIN. 25 FEET TOTAL	75 FEET
SIDE BLDG SETBACK - (WEST)	10 FEET MIN. 25 FEET TOTAL	151 FEET
REAR BLDG SETBACK - (NORTH)	15 FEET MIN.	51 FEET
FRONT GAS CANOPY SETBACK (SOUTH)	20 FEET MIN.	29 FEET
SIDE GAS CANOPY SETBACK (EAST)	10 FEET MIN. 25 FEET TOTAL	209 FEET
SIDE GAS CANOPY SETBACK (WEST)	10 FEET MIN. 25 FEET TOTAL	95 FEET
REAR GAS CANOPY SETBACK (NORTH)	15 FEET	82 FEET
BUILDING HEIGHT	75 FEET	24 FEET
STEWART'S BUILDING SIGN	4.77 SQ. FT. TOTAL	1 @ 17 SQ. FT. EA.
FREESTANDING SIGN	72.85 SQ. FT. TOTAL	1 @ 95 SQ. FT. EA.
PARKING	3,716/100=37 SPACES	37 SPACES
	(CONFORMANCE STORE) 1/100 SQ. FT.	
EXISTING SITE USAGE DATA	PROPOSED SITE USAGE DATA	
GREENSPACE 15,799 SQ. FT. 30%	GREENSPACE 19,649 SQ. FT. 38%	
BUILDING 7,842 SQ. FT. 15%	BUILDING 5,816 SQ. FT. 12%	
CONCRETE 1,922 SQ. FT. 4%	CONCRETE 4,940 SQ. FT. 10%	
PAVEMENT 24,566 SQ. FT. 50%	PAVEMENT 22,589 SQ. FT. 46%	

SIGN FORMULA:
PERMITTED FREESTANDING SIGN AREA "A" = $2[(P/L)(F/10)]$, WHERE P IS THE AREA IN SQUARE FEET OF THE BUILDING FOOTPRINT, AND F IS THE LENGTH IN FEET OF THE PRIMARY FRONTAGE. "A" NEED NOT BE LESS THAN 92 SQUARE FEET AND SHALL NOT BE GREATER THAN 160 SQUARE FEET.
"A" = $2[(9.675/1000)(51.1/10)]$
"A" = 72.15 SQ. FT.

PERMITTED SIGN AREA "A" = $0.42LH$, WHERE L IS THE LENGTH IN FEET OF THE STORE FRONT. "A" NEED NOT BE LESS THAN TWENTY (20) SQ. FT. AND SHALL NOT BE GREATER THAN SEVENTY-FIVE (75) SQ. FT.
"A" = $0.42(7.89)H$
"A" = 47.71 SQ. FT.

NOTES:
1. SITE IS ENTIRELY INSIDE THE LATHAM WATER DISTRICT.
INTERIOR LANDSCAPED ISLANDS:
97 SPACES=740 SQ. FT. LANDSCAPED AREA REQUIRED
710 SQ. FT. LANDSCAPED AREA PROVIDED

- STANDARD NOTES REQUIRED BY THE TOWN OF COLONIE**
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 (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT LAW.
 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 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 DEBRIS, 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 SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z601-1984) 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 MATERIALS, OR FOR PARKING OF ANY VEHICLES, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
 8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

PLANNING BOARD DECISION

STORE NAME, ABBREVIATION & NO.
FULLER ROAD - FLRN - 140

SITE LOCATION
19 FULLER ROAD - ALBANY, NY 12205

DATE	NO.	REVISIONS
9/1/16	1	MOVED BUILDING & CANOPY TOWARDS PINEHURST
10/26/16	2	4 MOVED DRIVEWAY ON FULLER
6/16/17	3	MISC. COMMENTS
12/14/18	4	ADDRESS COMMENTS FROM FB MTS
8/13/19	5	DRIVEWAY, KATHERINE RD TO TOWN SPEC.
10/13/19	6	COMMENTS FROM CONCEPT MTS
		MOVED GAS TANKS

DRAWN BY: CP
SCALE: 1" = 40'
DATE: 3/20/16
DRAWING NO. S-2

SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1204

TITLE: **PROPOSED SITE PLAN**

STATE OF NEW YORK
SCOTT EDWIN KITCHNER
LICENSED PROFESSIONAL ENGINEER
091096

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

PERC DATA:
SOIL DATA OBTAINED BY STEWART'S SHOPS CORP. 9/22/16
STABILIZED RATE - 4" MIN.

SOIL DATA:
SOIL DATA OBTAINED BY STEWART'S SHOPS CORP. 9/22/16

DEEP HOLES:
#D1
0'-10" TOPSOIL
10'-36" YELLOW SAND
NO ROCK FOUND
NO GROUND WATER FOUND
NO EVIDENCE OF SEASONALLY HIGH GROUND WATER

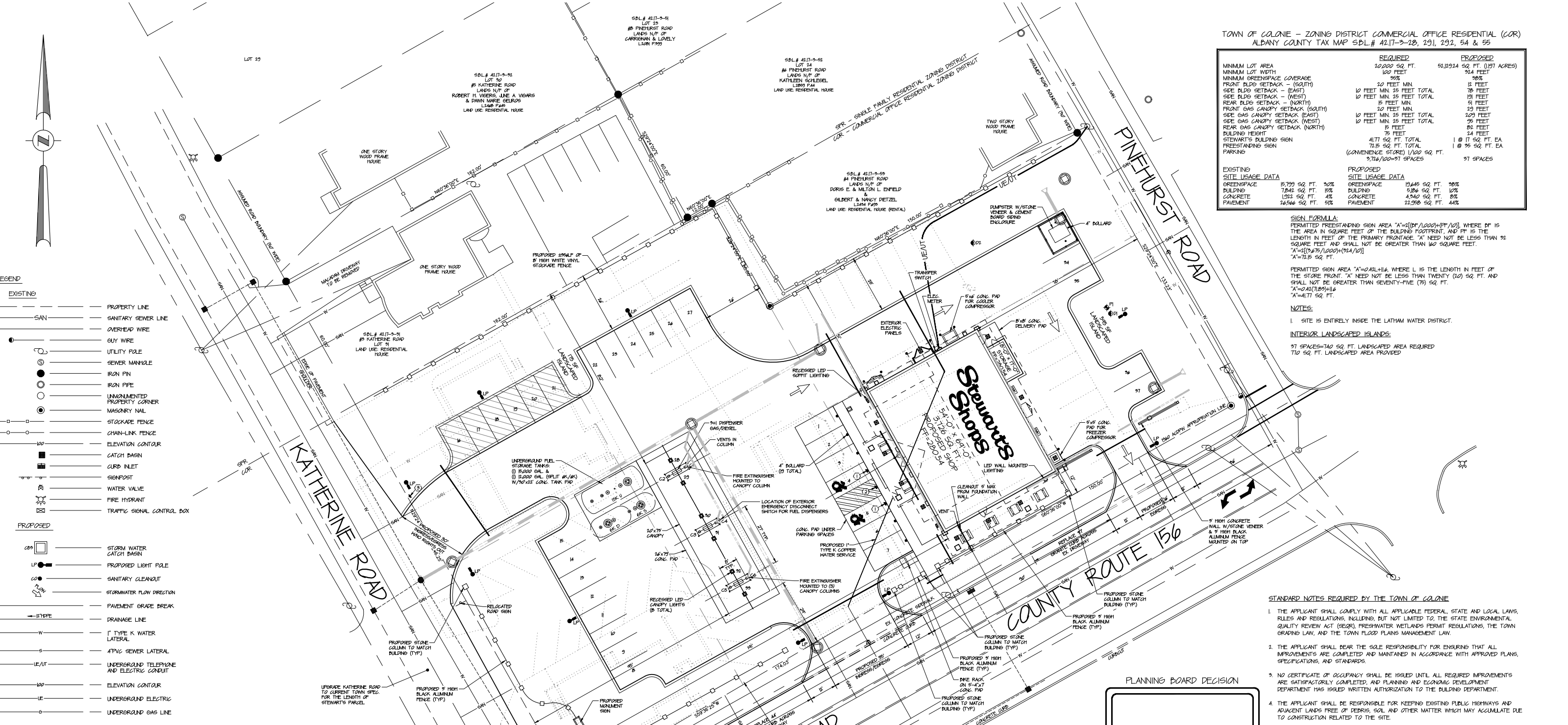
#D2
0'-10" TOPSOIL
10'-36" YELLOW SAND
NO ROCK FOUND
NO GROUND WATER FOUND
NO EVIDENCE OF SEASONALLY HIGH GROUND WATER

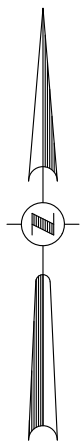
- LEGEND**
- EXISTING**
- PROPERTY LINE
 - SANITARY SEWER LINE
 - OVERHEAD WIRE
 - GUY WIRE
 - UTILITY POLE
 - SEWER MANHOLE
 - IRON PIN
 - IRON PIPE
 - UNMOUNTED PROPERTY CORNER
 - MASONRY NAIL
 - STOCKADE FENCE
 - CHAIN-LINK FENCE
 - ELEVATION CONTOUR
 - CATCH BASIN
 - GURD INLET
 - SIGNPOST
 - WATER VALVE
 - FIRE HYDRANT
 - TRAFFIC SIGNAL CONTROL BOX
- PROPOSED**
- STORM WATER CATCH BASIN
 - PROPOSED LIGHT POLE
 - SANITARY CLEANOUT
 - STORMWATER FLOW DIRECTION
 - PAVEMENT GRADE BREAK
 - DRAINAGE LINE
 - 1" TYPE K WATER LATERAL
 - 4" PVC SEWER LATERAL
 - UNDERGROUND TELEPHONE AND ELECTRIC CONDUIT
 - ELEVATION CONTOUR
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS LINE

- SURVEY NOTES:**
1. DEED REFERENCES:
#129 FULLER ROAD - RICHARD JACK AND CARMEL JACK, CO-TRUSTEES OF THE RICHARD JACK REVOCABLE TRUST, AND CARMEL JACK AND RICHARD JACK, CO-TRUSTEES OF THE CARMEL JACK REVOCABLE TRUST, TO RICHARD JACK, DATED MAY 27, 2011 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 19, 2011 IN LIBER 3007 AT PAGE 144.
#11 AND #9 KATHERINE ROAD - RICHARD JACK AND CARMEL JACK, CO-TRUSTEES OF THE RICHARD JACK REVOCABLE TRUST, TO RICHARD JACK, DATED MAY 27, 2011 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 19, 2011 IN LIBER 3007 OF DEEDS AT PAGE 11.
#13 AND #17 FULLER ROAD, AND #1 PINEHURST ROAD - RICHARD JACK AND CARMEL JACK, CO-TRUSTEES OF THE CARMEL JACK REVOCABLE TRUST, TO RICHARD JACK, DATED MAY 27, 2011 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 19, 2011 IN LIBER 3007 OF DEEDS AT PAGE 134.
 2. BOUNDS OF FULLER ROAD ARE SHOWN AS ESTABLISHED BY ALBANY COUNTY APPROPRIATION IN 1960 WITH REFERENCE TO MAP NO. 65 PARCEL NO. 69 (CHARLES & DOROTHY JACK, REPUTED OWNERS) AND MAP NO. 69 PARCEL NO. 79 (CLARENCE & BETTY MOREHOUSE, REPUTED OWNERS) FOR FULLER ROAD - COUNTY ROAD PAGES 60-4 PSC 1899B, DATED JANUARY 5, 1960 AND DECEMBER 30, 1959, RESPECTIVELY BY THE NYS DEPARTMENT OF PUBLIC WORKS. NOTICES OF APPROPRIATION WERE NOT FOUND IN ALBANY COUNTY CLERK'S OFFICE.
 3. LOT NUMBERS DESIGNATED FOR #9 KATHERINE ROAD, #4 PINEHURST ROAD AND TO THE NORTHWEST REFER TO A SUBDIVISION MAP OF "LAKEVIEW PARK" DATED AUGUST, 1916 BY FRED M. EAMES, C.E. AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE IN DRAWER NO. 32, CLOSET 2 AS MAP NO. 223.
 4. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD, PARTICULARLY PERTAINING TO UNDERGROUND UTILITIES.
 5. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM.

SIGN KEY:

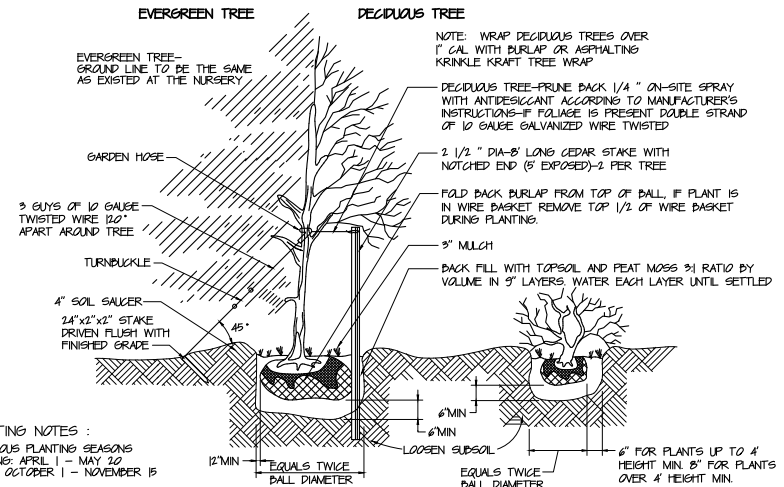
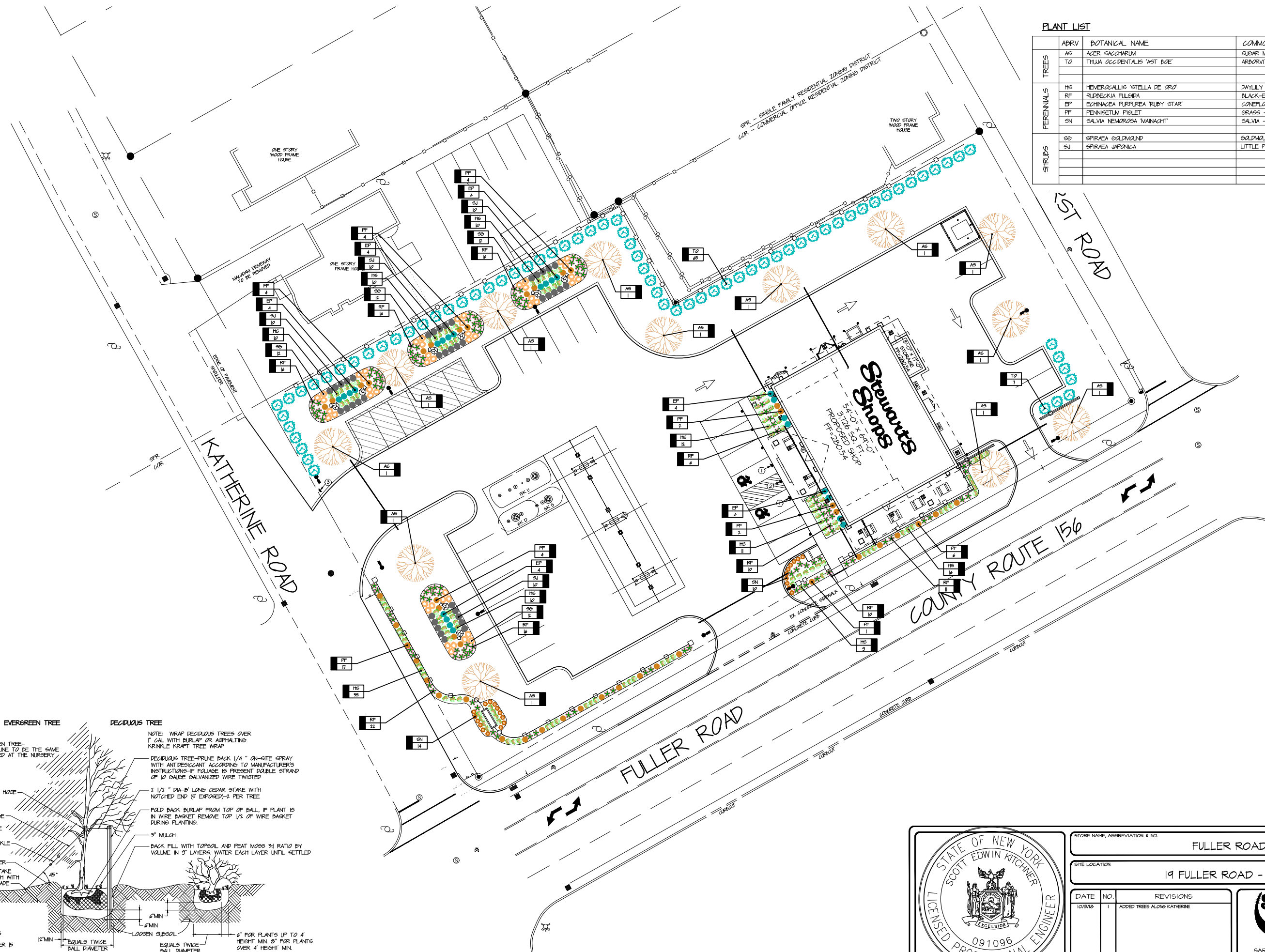
RESERVED PARKING	HANDICAP SIGN 12"x18" MIN. SIZE 5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION (QTY. 2)
VAN ACCESSIBLE	
NO PARKING ANY TIME	NO PARKING SIGN 12"x18" MIN. SIZE 5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION (QTY. 1)
TRUCKS NO RIGHT TURN	NO RIGHT TURN SIGN 12"x18" MIN. SIZE 5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION (QTY. 1)
TRUCKS NO LEFT TURN	NO LEFT TURN SIGN 12"x18" MIN. SIZE 5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION (QTY. 1)





PLANT LIST

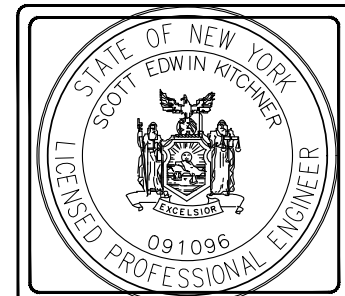
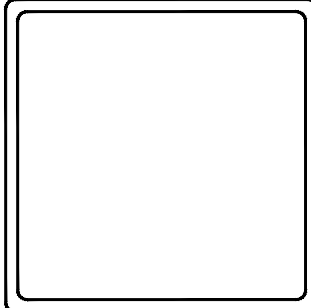
	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
TREES	AS	ACER SACCHARUM	SUGAR MAPLE	19	4" CAL	AS SHOWN
	T2	THUJA OCCIDENTALIS 'AST BOE'	ARBORVITAE - NORTH POLE	72	5'-6" MIN	AS SHOWN
PERENNIALS	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	125	2 GAL	AS SHOWN
	RF	RUPRECKIA FULVIDA	BLACK-EYED SUSAN	125	2 GAL	AS SHOWN
	EP	ECHINACEA PURPUREA 'RUBY STAR'	CONEFLOWER - PURPLE	24	2 GAL	AS SHOWN
	PF	PENNISETUM PILEAT	GRASS - PILEAT FOUNTAIN	44	3 GAL	AS SHOWN
	SN	SALVIA NEMOROSA 'MANAHT'	SALVIA - MAY NIGHT	24	2 GAL	AS SHOWN
SHRUBS	SS	SPIRAEA GOLDMOUND	GOLDMOUND SPIREA	48	14"-18"	AS SHOWN
	SJ	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	40	14"-18"	AS SHOWN



PLANTING NOTES:
 DECIDUOUS PLANTING SEASONS
 SPRING: APRIL 1 - MAY 30
 FALL: OCTOBER 1 - NOVEMBER 15
 ALL PLANTS SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 1 YEAR AFTER BEING PROPERLY PLANTED.
 REPLACEMENT PLANTS SHALL BE PLANTED IN CONFORMANCE WITH THE SAME SPECIFICATIONS AS THE ORIGINAL PLANTS.

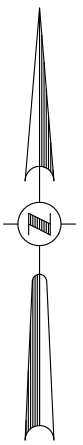
PLANTING DETAIL
 SCALE: NONE
 CROSS REFERENCE: NONE

PLANNING BOARD DECISION

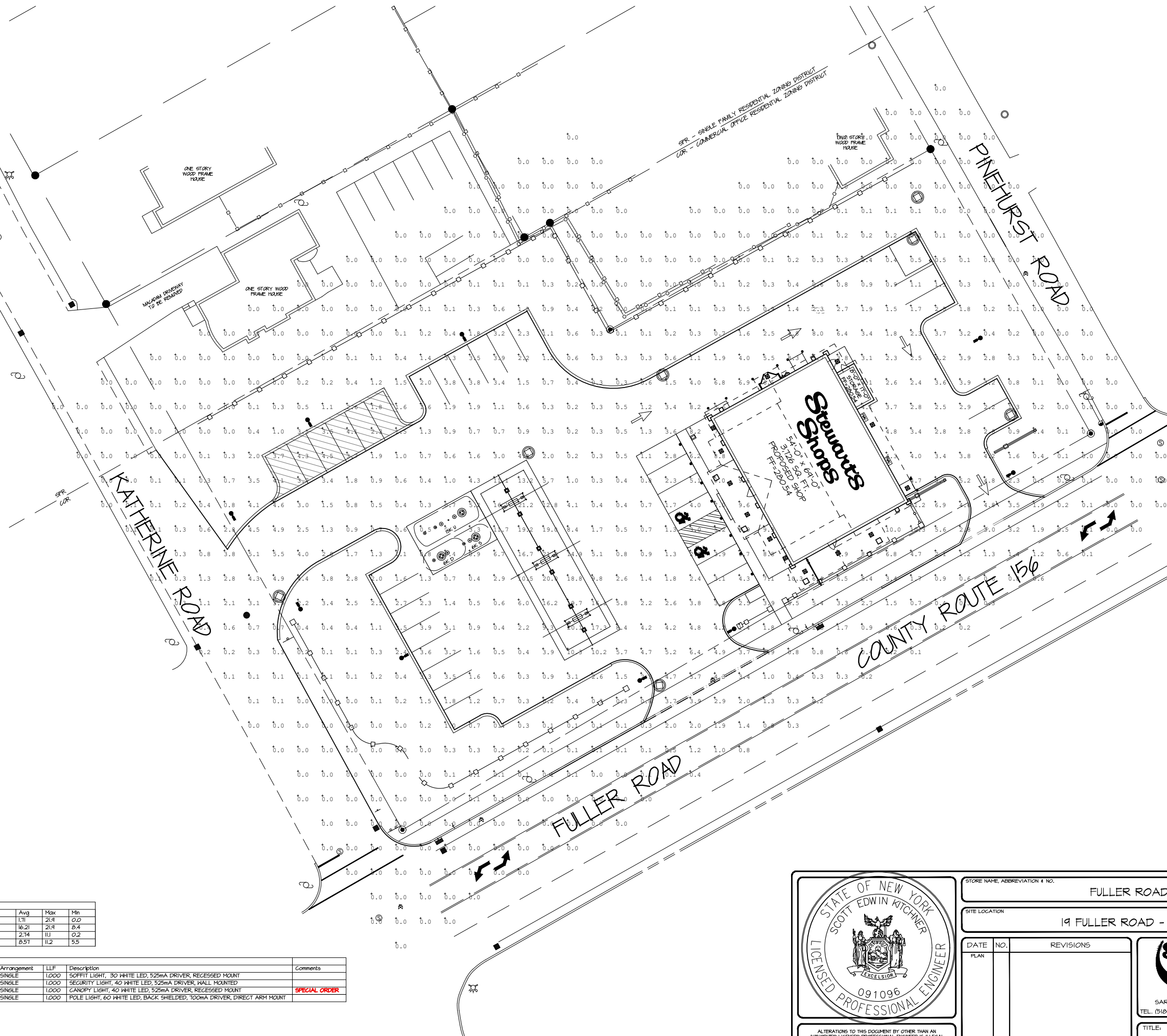


STORE NAME, ABBREVIATION & NO.		FULLER ROAD - FLRN - 140	
SITE LOCATION		19 FULLER ROAD - ALBANY, NY 12205	
DATE	NO.	REVISIONS	
10/3/16	1	ADDED TREES ALONG KATHERINE	
DRAWN BY: CP		SCALE: 1" = 40'	
DATE: 3/20/16		DRAWING NO. S-5	
TITLE: LANDSCAPING PLAN		SARATOGA SPRINGS, NY 12866 TEL. (518)581-1200 FAX (518)581-1204	

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- LEGEND**
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 - UTILITY POLE
 - SEWER MANHOLE
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 - UNDERGROUND GAS LINE



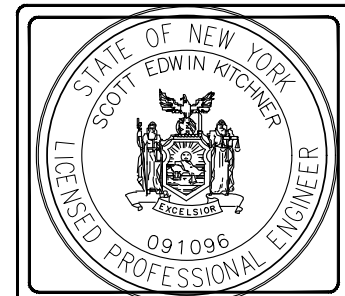
Calculation Summary

Light	Units	Avg	Max	Min
ENTIRE SITE	Fc	1.71	21.4	0.0
CANOPY	Fc	16.21	21.4	0.4
PARKING LOT	Fc	2.74	11.1	0.2
SIDEWALKS	Fc	0.57	11.2	5.5

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Comments
□	13	SFT-226-3M-R4-03-E-UL-WH-525	SINGLE	1.000	SOFFIT LIGHT, 30 WHITE LED, 525mA DRIVER, RECESSED MOUNT	
□	3	SEC-ED6-3M-WM-04-E-UL-WH-525	SINGLE	1.000	SECURITY LIGHT, 40 WHITE LED, 525mA DRIVER, HALL MOUNTED	
□	6	CAN-304-PS-R5-04-E-UL-WH-525	SINGLE	1.000	CANOPY LIGHT, 40 WHITE LED, 525mA DRIVER, RECESSED MOUNT	SPECIAL ORDER
●	1	ARE-ED6-3M-B-DA-06-E-UL-BZ-100	SINGLE	1.000	POLE LIGHT, 80 WHITE LED, BACK SHIELDED, 100mA DRIVER, DIRECT ARM MOUNT	

PLANNING BOARD DECISION



STORE NAME, ABBREVIATION & NO.		FULLER ROAD - FLRN - 140	
SITE LOCATION		19 FULLER ROAD - ALBANY, NY 12205	
DATE	NO.	REVISIONS	
SARATOGA SPRINGS, NY 12866 TEL. (518)501-1200 FAX (518)501-1209		DRAWN BY: CP SCALE: 1" = 40' DATE: 3/20/16 DRAWING NO.: S-6	
TITLE: LIGHTING PLAN			

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