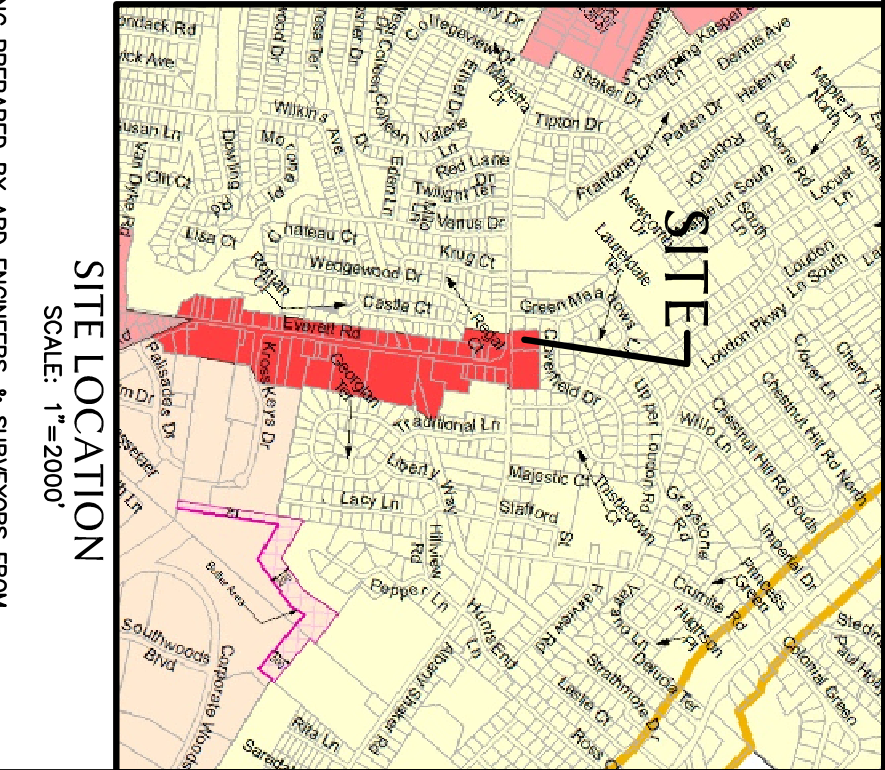


CLOVERFIELD DRIVE

REQUIRED:		
ZONING:	COR - COMMERCIAL OFFICE RESIDENTIAL	
LOT AREA:	20,000 SF MIN.	52,421 SF (1.20 ACRES)
LOT WIDTH:	100' MIN.	200.34'
BLDG. FOOTPRINT:	30,000 SF MAX.	9,000 SF
BLDG. HEIGHT:	75' MAX.	2 STORIES (38±)
GREEN SPACE:	35% MIN.	44.3%
BASE COMMERCIAL DENSITY:	18,000 SF/AC	15,000 SF/AC
SETBACKS:	21,600 SF ALLOWED	
FRONT:	20' MIN.	20.0'
SIDE:	10' (25' TOTAL BOTH SIDES)	68.3' & 16.6'
REAR:	15' MIN.	154.0'



SITE LOCATION
SCALE: 1"=200'

PARKING REQUIREMENTS:	
MEDICAL OFFICE: 1 SPACE / 175 SF REQUIRED=92 SPACES	
GENERAL OFFICE: 1 SPACE / 225 SF REQUIRED=40 SPACES	
* 92 SPACES TOTAL REQUIRED	
75 SPACES TOTAL PROVIDED	
* WAIVER REQUIRED	
COVERAGE STATISTICS	
BUILDINGS:	9,000 SF 17.2%
PAVEMENT:	20,163 SF 38.3%
* INTERIOR ISLAND 2624 SF	
GREEN SPACE: 35% MIN.	23,238 SF 44.3%
TOTAL	52,421 SF (1.20 ACRES) 100%
* WAIVER REQUIRED	

- NOTES:
- BASE MAPING PREPARED BY AED ENGINEERS & SURVEYORS FROM A JANUARY 2015 FIELD SURVEY AND MAP REFERENCES.
 - THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED ON THE PLANS. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA. THE PLANS SHOW THE LOCATION OF EXISTING AND PROPOSED UTILITIES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA. THE PLANS SHOW THE LOCATION OF EXISTING AND PROPOSED UTILITIES. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA.
 - NO FEDERAL, WETLANDS, VERIFIED BY AED ENGINEERS & SURVEYORS.
 - THERE ARE NO SHORE STAKES, BORROW PITS, OVERHEAD UTILITY LINES, JUNKYARDS, REFUSE AREAS OR BILLBOARDS ON-SITE EXCEPT AS NOTED, EMISSIONS ON-SITE.
 - THERE ARE NO HISTORIC OR ARCHAEOLOGICAL SITES ON THIS PROJECT.
 - ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (GEOID 1929).
 - THE SITE LIES WITHIN THE LATHAM WATER DISTRICT.
 - THIS SITE LIES WITHIN THE COR (COMMERCIAL OFFICE RESIDENTIAL) ZONE AND SFR ZONING EXISTS ALONG SITE BOUNDARY.
 - SOILS ARE GENERALLY RIVERHEAD FINE SANDY LOAM AND UNDERLIES URBAN-LAND COMPLEX, ELONGA LOAMY SAND AND COLONE LOAMY FINE SAND. THE SOIL ANALYSIS IS PER ALBANY COUNTY SOIL CONSERVATION SERVICE REPORT DATED 10/1/10. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA.
 - NO GROUND WATER DOWN TO 15' BELOW THE SURFACE.
 - RECROPPAL PARKING EASEMENT AGREEMENT BETWEEN 399 AND 407 ALBANY SHAKER ROAD.

TOWN OF COLONE STANDARD NOTES:

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE REMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT.
- THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL APPROVED PLANS, SPECIFICATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE REMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT, ARE STRICTLY COMPLIED WITH.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED AND THE PLANNING AND BUILDING DEPARTMENTS HAVE REVIEWED AND APPROVED THE PLANS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF OBSTACLES, AND OF THE WATER WHICH MAY ACCUMULATE ON THE SITE. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF OBSTACLES, AND OF THE WATER WHICH MAY ACCUMULATE ON THE SITE.
- ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI) STANDARD FOR THE SALE AND TRANSFER OF NURSERY STOCK, WHICH IS EQUIVALENT TO THE STANDARD SET BY THE NATIONAL FLORAL ASSOCIATION.
- NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY MATERIALS, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION MATERIALS, OR OTHER MATERIALS, UNLESS SPECIFICALLY PERMITTED BY THE TOWN OF COLONE.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF COLONE EROSION CONTROL STANDARDS FOR CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY PERMITTED BY THE TOWN OF COLONE.
- WATER MAINS, HYDRANTS AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH LATHAM WATER DISTRICT STANDARDS FOR WATER DISTRIBUTION SYSTEMS.

OWNER:	
LAWRENCE M. TOMASZEWSKI	
1000 ALBANY SHAKER ROAD	
ALBANY, NY 12205	
APPLICANT UNDER CONTRACT:	
MICHAEL A. CRISAFULLI	
930 ALBANY SHAKER ROAD	
LATHAM, NY 12205	
TOWN OF COLONE PLANNING BOARD	
CONCEPTUAL LAYOUT, LIGHTING & LANDSCAPING PLAN	
MEDICAL/OFFICE BUILDING	
407 ALBANY SHAKER ROAD	
TOWN OF COLONE	
STATE OF NEW YORK	
COUNTY OF ALBANY	

DATE:	
FEBRUARY 13, 2015	
SCALE:	
1" = 30'	
DWG. 3731C-S4	
SHEET OF 4	
TOWN OF COLONE	
STATE OF NEW YORK	
COUNTY OF ALBANY	
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- MAP REFERENCES:
- MAP ENTITLED "LONDON SQUARE 399 ALBANY-SHAKER ROAD" PREPARED BY AED ENGINEERS & SURVEYORS DATED JUNE 13, 2008 AND LAST REVISED 10/7/09. SITE PLAN APPROVAL BY TOWN OF COLONE FEBRUARY 5, 2010.
 - MAP ENTITLED "PHASE 2, BERKSHIRE BANK, LONDON SQUARE, 399 ALBANY SHAKER ROAD" PREPARED BY AED ENGINEERS & SURVEYORS, DATED JUNE 13, 2008 AND LAST REVISED MARCH 25, 2013.

EVERETT ROAD

CR 155

STEWARTS SHOPS

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

KEY	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
RA	ACER RUBRUM	RED MAPLE	2	2" TO 2.5" C	B & B
BB	BETULA PICEA	BIRCH	5	2" TO 2.5" C	B & B
MS	PICEA ABIES	NORWAY SPRUCE	5	5" TO 6" HT	B & B
WP	PINUS STROBUS	BURNING BUSH	5	5" TO 6" HT	B & B
BB	ELONIVUS ALATIS	ENHARD AND GOLD ELONIVUS	4	24" TO 30" S	B & B
EF	ELONIVUS FORTUNE	COLD TIP JUNIPER	4	24" TO 30" S	B & B
LP	LAMBERTUS CHINENSIS	PRINCE JUNIPER	6	24" TO 30" S	B & B
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