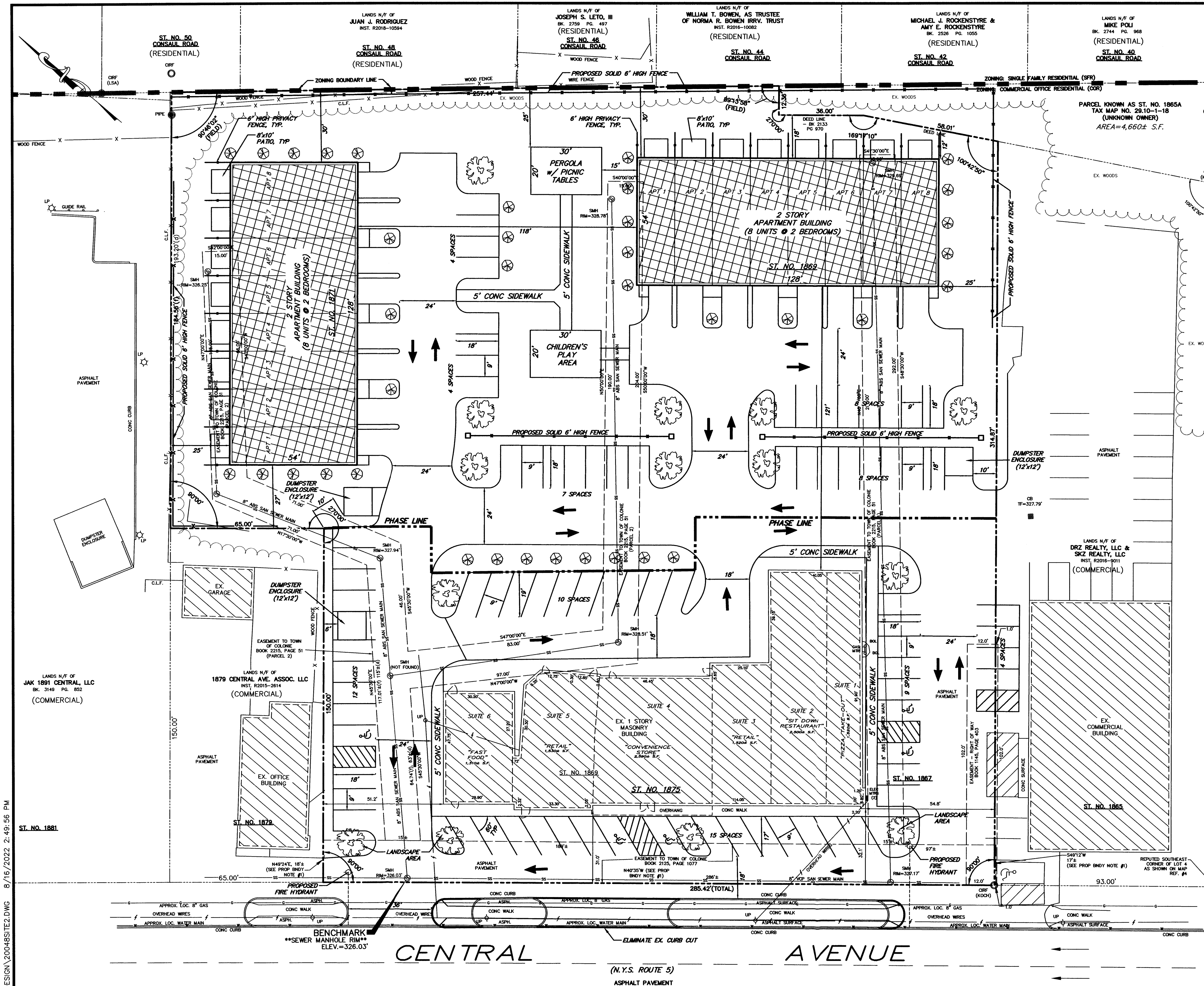


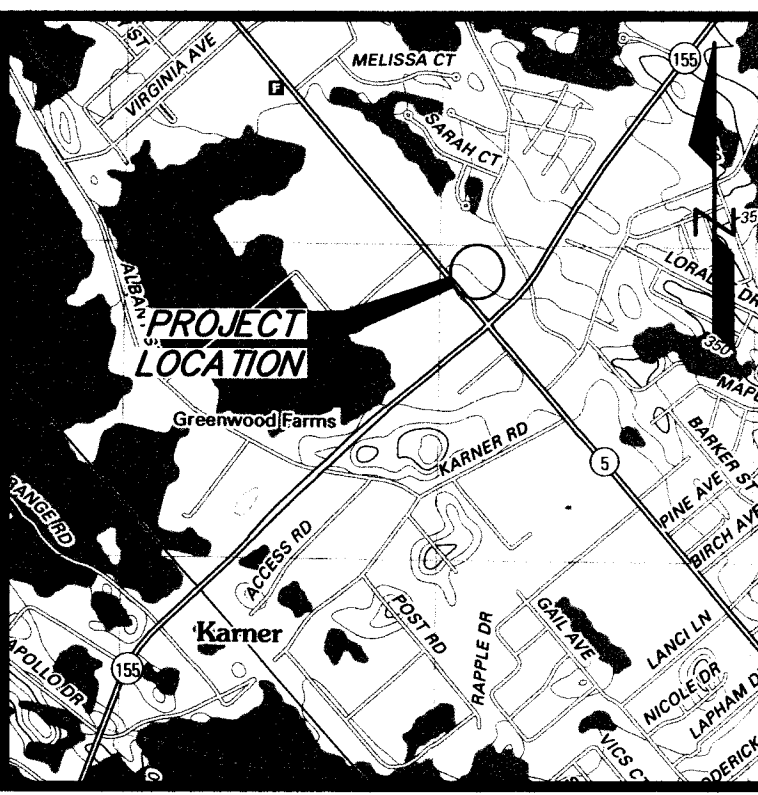


EXISTING SITE STATISTICS:

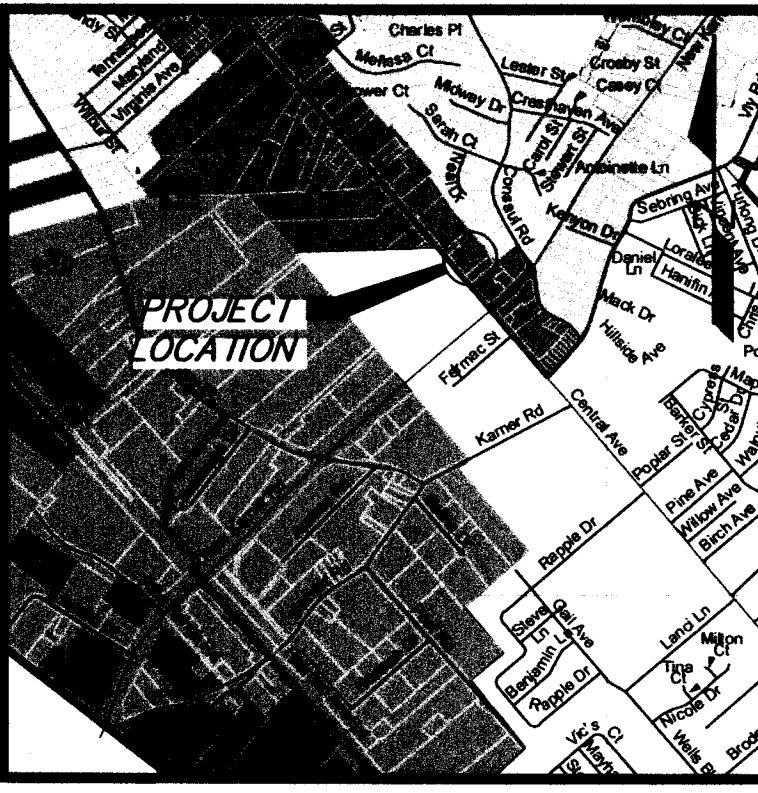
SITE COVERAGE: (106,794± S.F. PARCEL)	
RETAIL BUILDING	11,511± S.F. (10.8%)
WAREHOUSE BUILDING	3,754± S.F. (3.5%)
MOBILE HOMES AND SHEDS	14,048± S.F. (13.2%)
GRAVEL/STONE	15,275± S.F. (14.3%)
PAVEMENT/CONCRETE	37,002± S.F. (34.6%)
GREEN AREA	25,204± S.F. (23.6%)
TOTAL	106,794± S.F. (100.0%)

PROPOSED SITE STATISTICS:

SITE COVERAGE: (106,794± S.F. PARCEL)	
RETAIL BUILDING	11,511± S.F. (10.8%)
APARTMENT BUILDINGS	13,824± S.F. (12.9%)
PAVEMENT/CONC.	50,805± S.F. (47.6%)
GREEN AREA	30,654± S.F. (28.7%)
TOTAL	106,794± S.F. (100.0%)



SITE LOCATION MAP
SCALE: 1" = 2000'



ZONING MAP
SCALE: 1" = 2000'

- SURVEY NOTES:
- BOUNDARY EVIDENCE SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON SEPT. 30, 2020 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT OCCASION.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 14, 2020 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT OCCASION.
 - TAX MAP DESIGNATION: 29.10-1-16
 - 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.
 - UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AVAILABLE TO OUR OFFICE, AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 - ELEVATIONS BASED ON NAVD 1988 DATUM
 - POTABLE WATER LINES AND WATER SERVICES EXIST WITHIN PROPERTY TO SERVICES MOBILE HOMES - NO EVIDENCE NOTED AT GROUND SURFACE.
 - UNDERGROUND NATURAL GAS, TELEPHONE, CATV AND COMMUNICATIONS UTILITIES MAY EXIST ALONG PROPERTY FRONTAGE ON CENTRAL AVENUE AND/OR UPON THE SURVEYED PREMISES; NO SURFACE EVIDENCE NOTED IN FIELD.

TOWN OF COLONIE - STANDARD NOTES

- THE SUBJECT PROPERTY CONSISTS OF 2.45± ACRES OF LAND.
- THE PROPERTY IS LOCATED IN COMMERCIAL OFFICE RESIDENTIAL (COR) ZONING DISTRICT.
- THE APPLICANT'S NAME IS SASI PROPERTIES, LLC. - SABER SERAJ. (PRINCIPAL)
- THE PROPERTY LIES WITHIN THE SOUTH COLONIE SCHOOL DISTRICT AND THE MIDWAY FIRE DISTRICT.
- BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES, BASE ON CURRENT LAND USE LAW REQUIREMENTS, AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF SUBDIVISION
- ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NAVD 1988).
- THE PROPERTY LIES INSIDE THE LATHAM WATER DISTRICT
- 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 (SEQ), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN'S GRADING LAW, THE TOWN WATERCOURSE AREA MANAGEMENT LAW, AND THE TOWN FLOOD PLANS MANAGEMENT LAW.
- 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.
- 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.
- NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
- 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 OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- BUILDINGS WITH BASEMENTS OR CRAWL SPACES WILL BE ALLOWED TO DISCHARGE ON-SITE UPON APPROVAL OF THE TOWN OF COLONIE DEPARTMENT OF PUBLIC WORKS 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.
- 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 RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.

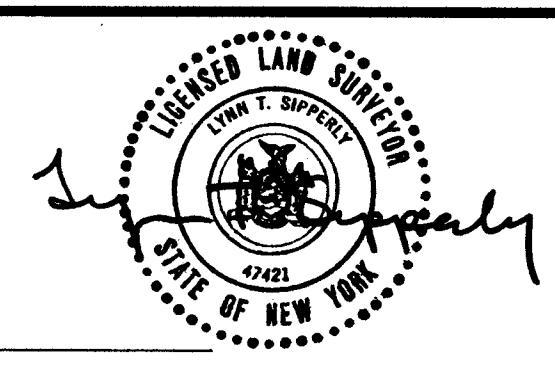
DISAPPROVED
BY TOWN OF COLONIE BUILDING DEPT.
Z20200077

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UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.

REV. NO.	DATE	DESCRIPTION	BY
CLS	07/25/22	SUITE 1 & 2 REVISED	
REVISIONS			

LS L. SIFFERLY & ASSOCIATES, DPC
ENGINEERS * SURVEYORS * LAND PLANNERS
696 TRIOY-SCHENECTADY ROAD
LATHAM, NEW YORK 12110
PHONE: (518) 782-1800 FAX: (518) 782-1252



DESIGNED BY:
DRAWN BY: C.L.S.
CHECKED BY: L.T.S.
APPROVED BY: L.T.S.
SCALE: 1" = 20'
DATE: JULY 6, 2022

SKETCH SITE PLAN
FOR LANDS LOCATED AT
ST. NO. 1875 CENTRAL AVENUE
TOWN OF COLONIE
COUNTY OF ALBANY
STATE OF NEW YORK

SHEET NUMBER	
1	
1 OF 1	
REV. NO.	DWG. NO.
A	D-22046