



SITE LOCATION MAP
SCALE: 1"=2000'

- NOTES:**
1. BASE MAPPING PREPARED BY ABB ENGINEERS & SURVEYORS FROM A MARCH 2015 FIELD SURVEY.
 2. 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. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962), TOLL FREE.
 3. NO FEDERAL WETLANDS VERIFIED BY WILLIAM H. SMARTENGINEERING, PLLC 2/9/16.
 4. THERE ARE NO SMOKE STACKS, BORROW PITS, OVERHEAD UTILITY LINES, JUNKYARDS, REFUSE AREAS OR BILLBOARDS ON-SITE.
 5. THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS ON-SITE.
 6. THERE ARE NO HISTORIC OR ARCHAEOLOGICAL SITES ON THIS PROJECT AS CONFIRMED BY BIRCHWOOD ARCHAEOLOGICAL SERVICES.
 7. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
 8. THE SITE LIES WITHIN THE LATHAM WATER DISTRICT, NORTH COLONIE SCHOOL DISTRICT & THE LATHAM FIRE DISTRICT.
 9. SOILS ARE GENERALLY FINE TO COARSE SAND TO SILTY CLAY LOAM, GROUNDWATER VARIES NEAR SURFACE IN ISOLATED WETLANDS TO OVER 8 FEET, ROCK IS OVER 8 FEET, PER ALBANY COUNTY SOIL CONSERVATION SERVICE AND ON SITE TEST PITS BY ABB ENGINEERS & SURVEYORS.
 10. THIS SITE LIES WITHIN THE COR (COMMERCIAL OFFICE RESIDENTIAL) ZONE, SFR ZONE EXISTS ON THE EAST SIDE OF OLD LOUDON ROAD AND HCOR ZONE 300± ON THE WEST SIDE OF LOUDON ROAD.
 11. VARIANCE RECEIVED 3/19/15 & 10/15/15 FOR 6 UNITS.
 12. SIGN STATING 'DELIVERIES AND REFUSE/RECYCLING PICKUP TO BE AFTER 8:00 AM AND NO LATER THAN 5:00 PM.' TO BE PLACED ON DUMPSTER ENCLOSURE.
 13. DEEP RIPPING AND/OR DECOMPACTION METHODS PER NYSDEC MANUAL ARE REQUIRED FOR INFILTRATION PRACTICES PRIOR TO INSTALLATION OF SUBSURFACE UNITS.

ZONING:	COR (COMMERCIAL OFFICE RESIDENTIAL)	
	REQUIRED	PROPOSED
LOT SIZE:	20,000 SF MIN.	53,830 SF (1.24 AC) *
LOT WIDTH:	100' MIN.	125.87'
BLDG. HEIGHT:	75' MAX.	26' & 27'
BLDG. FOOTPRINT:	30,000 SF	9,810 SF
GREEN SPACE:	35% MIN.	44.3%
SETBACKS:		
FRONT:	20'	21.7'
SIDE:	10' (25' TOTAL BOTH SIDES)	10.0', 11.0', 41.1', 45.3' & 67.4'
REAR:	15' MIN.	15.0'

*INCLUDES 475± (0.01± AC) SF TO BE DEDICATED TO TOWN OF COLONIE FOR HIGHWAY PURPOSES

COVERAGE STATISTICS	PROPOSED INCLUDING 475± (0.01± AC) SF TO BE DEDICATED TO TOWN OF COLONIE FOR HIGHWAY PURPOSES	PROPOSED WITHOUT 475± (0.01± AC) SF TO BE DEDICATED TO TOWN OF COLONIE FOR HIGHWAY PURPOSES
BUILDINGS:	10,801 SF 20.1%	10,801 SF 20.2%
PAVEMENT:	19,857 SF 36.9%	19,698 SF 36.9%
GREEN SPACE: 35% MIN.	23,172 SF 43.0%	22,865 SF 42.9%
TOTAL	53,830 SF (1.24 AC) 100%	53,355 SF (1.23 AC) 100%

PARKING REQUIREMENTS:	
OFFICE	1 SPACE / 225 SF (3,000± SF) = 14 REQUIRED
APARTMENTS	2 SPACES / UNIT = 12 REQUIRED
26 SPACES TOTAL REQUIRED	
18 SPACES	
6 GARAGED SPACES	
30 SPACES TOTAL PROVIDED	

SITE PLAN APPROVAL
FEB - 2 2017
TOWN OF COLONIE

RECEIVED
Town of Colonie
JAN 11 2017
Planning & Economic Development Department
TAX MAP #19.15-1-9
OWNER/APPLICANT:
MARINI HOMES, ROBERT MARINI JR.
624 NEW LOUDON ROAD
LATHAM, NY 12110

TOWN OF COLONIE PLANNING BOARD

**SITE PLAN AMENDMENT
LAYOUT LIGHTING & LANDSCAPING PLAN
HOME DESIGN CENTER AND
APARTMENTS
250 OLD LOUDON ROAD**

TOWN OF COLONIE COUNTY OF ALBANY
STATE OF NEW YORK

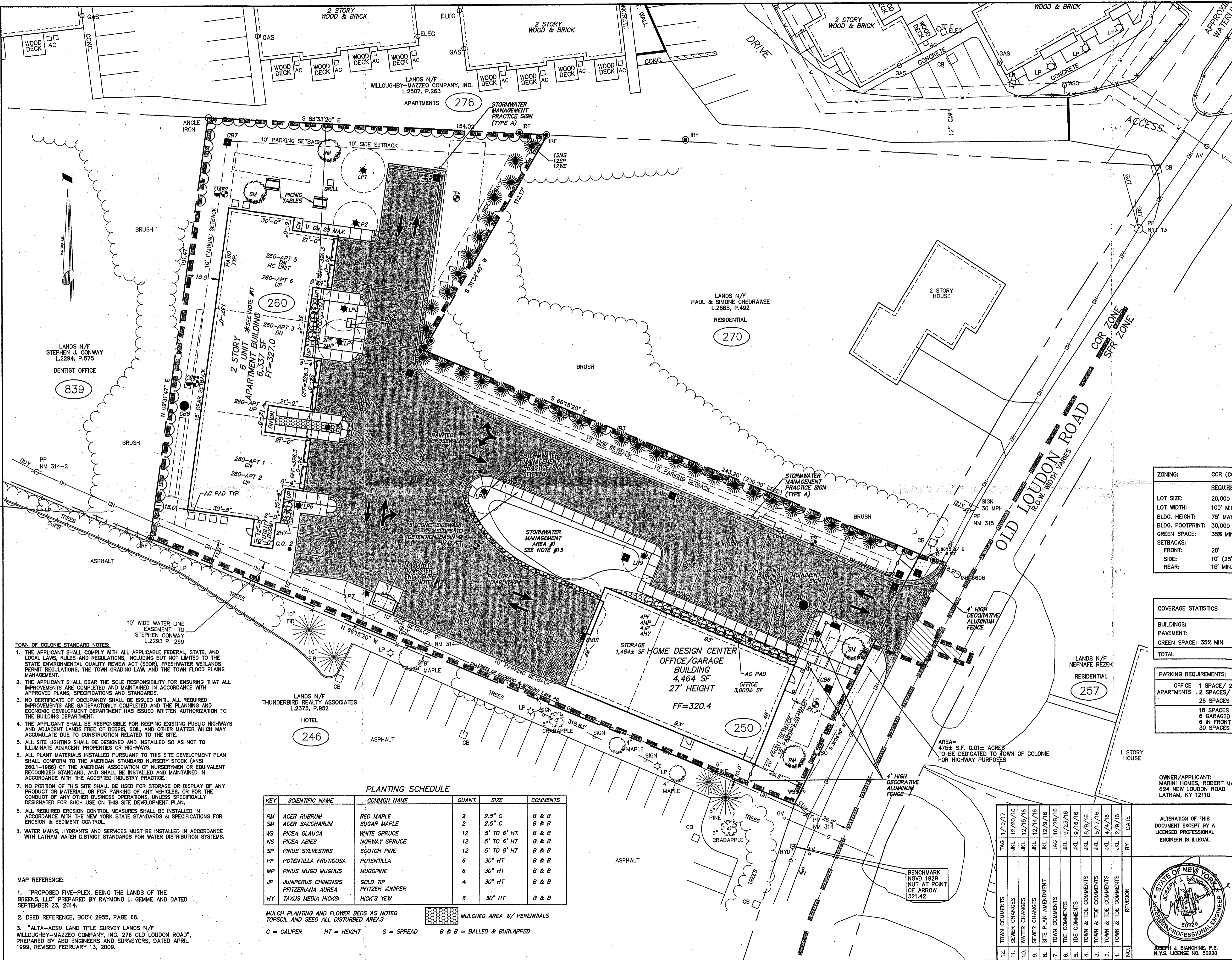
ABB ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE: NOVEMBER 24, 2015 SCALE: 1"=20' DWG. 4577B-S17 SHEET 1 OF 5

NO.	DATE	BY	REVISION
12.	TAG 1/10/17		TOWN COMMENTS
11.	JKL 12/20/16		SEWER CHANGES
10.	JKL 12/15/16		WATER CHANGES
9.	JKL 12/14/16		SEWER CHANGES
8.	JKL 12/9/16		SITE PLAN AMENDMENT
7.	TAG 10/28/16		TOWN COMMENTS
6.	JKL 9/23/16		TOWN COMMENTS
5.	JKL 9/16/16		TOWN & TDE COMMENTS
4.	JKL 8/19/16		TOWN & TDE COMMENTS
3.	JKL 5/17/16		TOWN & TDE COMMENTS
2.	JKL 4/14/16		TOWN & TDE COMMENTS
1.	JKL 2/9/16		TOWN & TDE COMMENTS



JOSEPH J. BIANCHINE, P.E.
N.Y.S. LICENSE NO. 80228



- TOWN OF COLONIE STANDARD NOTES:**
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 PLANS MANAGEMENT.
 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 THE 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 SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z601-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ACCEPTED INDUSTRY PRACTICE.
 7. NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, 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 & SEDIMENT CONTROL.
 9. WATER MAINS, HYDRANTS AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH LATHAM WATER DISTRICT STANDARDS FOR WATER DISTRIBUTION SYSTEMS.

- MAP REFERENCE:**
1. "PROPOSED FIVE-PLEX, BEING THE LANDS OF THE GREENS, LLC" PREPARED BY RAYMOND L. GEMME AND DATED SEPTEMBER 23, 2014.
 2. DEED REFERENCE, BOOK 2955, PAGE 66.
 3. "ALTA-ACSM LAND TITLE SURVEY LANDS N/F WILLOUGHBY-MAZZEO COMPANY, INC. 276 OLD LOUDON ROAD", PREPARED BY ABB ENGINEERS AND SURVEYORS, DATED APRIL 1999, REVISED FEBRUARY 13, 2009.

PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
RM	ACER RUBRUM	RED MAPLE	2	2.5" C	B & B
SM	ACER SACCHARUM	SUGAR MAPLE	2	2.5" C	B & B
WS	PICEA GLAUCA	WHITE SPRUCE	12	5' TO 6' HT.	B & B
NS	PICEA ABIES	NORWAY SPRUCE	12	5' TO 6' HT	B & B
SP	PINUS SYLVESTRIS	SCOTCH PINE	12	5' TO 6' HT	B & B
PF	POTENTILLA FRUTICOSA	POTENTILLA	6	30" HT	B & B
MP	PINUS MUGO MUGHUS	MUGOPINE	6	30" HT	B & B
JP	JUNIPERUS CHINENSIS	GOLD TIP PRITZER JUNIPER	4	30" HT	B & B
HY	TAXUS MEDIA HICKSI	HICK'S YEW	6	30" HT	B & B

MULCH PLANTING AND FLOWER BEDS AS NOTED TOPSOIL AND SEED ALL DISTURBED AREAS
C = CALIPER HT = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED
MULCHED AREA W/ PERENNIALS