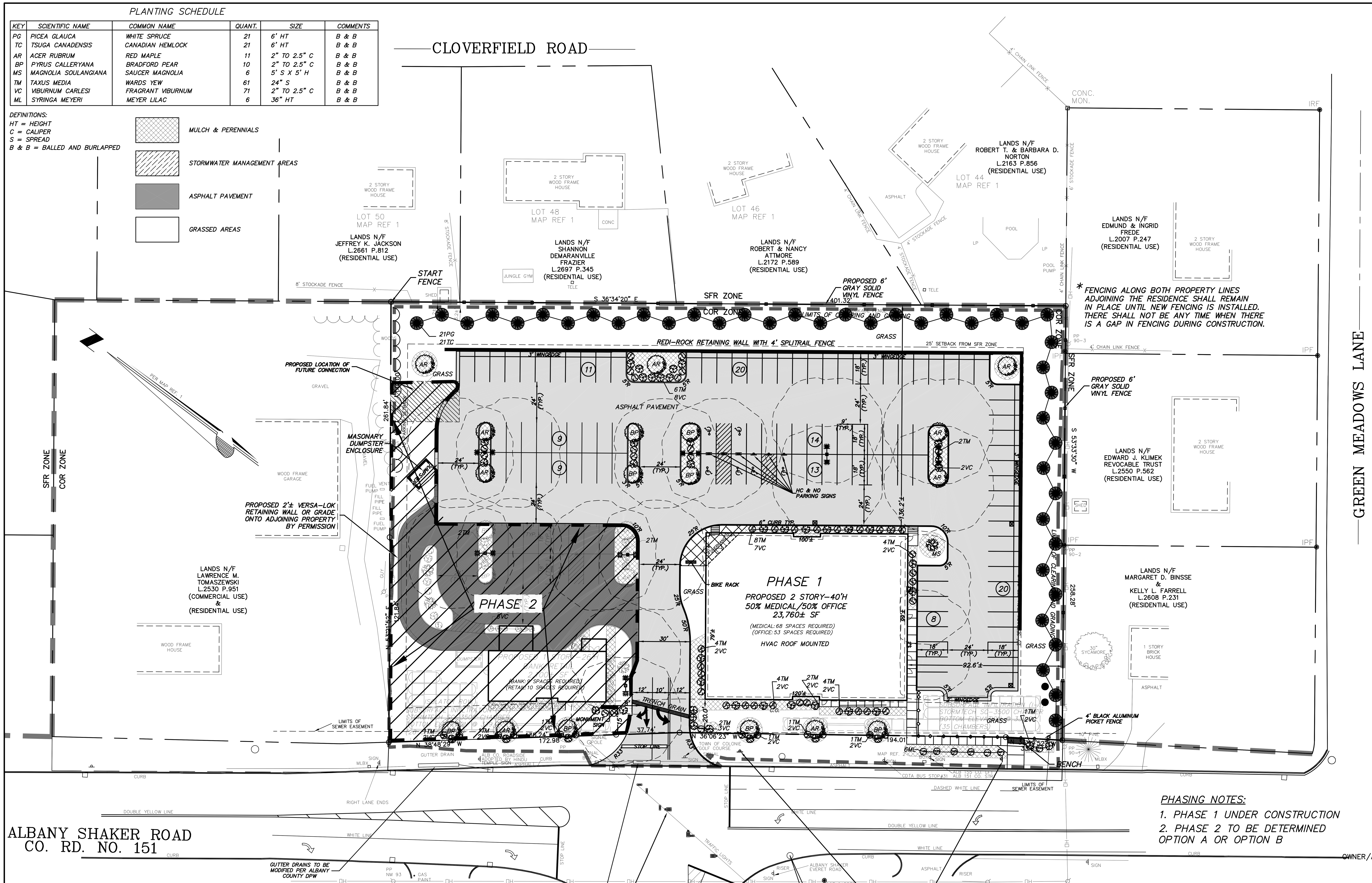
PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANT.	SIZE	COMMENTS
PG	PICEA GLAUCA	WHITE SPRUCE	21	6' HT	B & B
TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	21	6' HT	B & B
AR	ACER RUBRUM	RED MAPLE	11	2" TO 2.5" C	B & B
BP	PYRUS CALLERYANA	BRADFORD PEAR	10	2" TO 2.5" C	B & B
MS	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	6	5' S X 5' H	B & B
TM	TAXUS MEDIA	WARDS YEW	61	24" S	B & B
VC	VIBURNUM CARLESI	FRAGRANT VIBURNUM	71	2" TO 2.5" C	B & B
ML	SYRINGA MEYERI	MEYER LILAC	6	36" HT	B & B

DEFINITIONS:
HT = HEIGHT
C = CALIPER
S = SPREAD
B & B = BALLED AND BURLAPPED



GENERAL NOTES

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS. PER MAP REFERENCES AND A APRIL 2007 FIELD SURVEY.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND 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 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.
3. LOT 399 AND 403 ALABNY SHAKER ROAD TO BE COMBINED AND MADE INTO 1 LOT.
4. ZONED COMMERCIAL OFFICE RESIDENTIAL (COR)
5. THERE ARE NO VISUAL FEATURES SUCH AS SMOKE STACKS, BORROW PITS, REFUSE AREAS OR BILLBOARDS. SITE CONTAINS MISC. STEEL, VINLY, METAL AND WOOD FENCE PARTS AND VEHICLES. OVERHEAD UTILITIES DO EXIST.
6. THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS ON THIS SITE.
7. THE ENTIRE PROJECT LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT, THE LATHAM WATER DISTRICT AND SEWER SERVICE AREA A. THE PROJECT ALSO LIES PARTIALLY WITHIN THE WEST ALBANY FIRE DISTRICT AND PARTIALLY IN THE SHAKER LOUDONVILLE FIRE DISTRICT.
8. THE ENTIRE PROJECT IS IN FLOOD ZONE C. (AREA OF MINIMAL FLOODING & OUTSIDE THE 100 YEAR FLOOD ZONES)
9. SOILS ARE GENERALLY RIVERHEAD FINE SANDY LOAM AND UDORTHENS LOAMY-URBAN LAND COMPLEX, BUT ALSO CONTAIN UDIPSAMMENTS URBAN-LAND COMPLEX, ELNORA LOAMY SAND AND COLONIE LOAMY FINE SAND. THE SOIL ANALYSIS IS PER ALBANY COUNTY SOIL CONSERVATION SERVICE AND FIELD INVESTIGATION BY ABD ENGINEERS AND SURVEYORS. THERE ARE NO ROCK OUT CROPS. NO GROUND WATER DOWN TO 13±' BELOW THE SURFACE.
10. ANY TRUCK DELIVERIES AND TRASH PICKUP TO BE AFTER 7:00 AM AND NO LATER THAN 7:00 PM.
11. ELEVATIONS BASED ON NGVD 1929
12. REFER TO GEOTECHNICAL REPORT PREPARED BY DENTE ENGINEERING MAY 2008 FOR SOILS, FILL, UNDERDRAINS AND CONSTRUCTION RELATED REQUIREMENTS.
13. OFFSITE SNOW REMOVAL FOR EXCESS SNOW WITHIN 24 HOUR PERIOD.
14. ALL EXTERIOR LIGHTING TO HAVE TIMERS WHILE THE BUILDINGS ARE NOT IN USE.
15. ALL HVAC UNITS TO BE SCREENED ON ALL FOUR SIDES FOR VISUAL AND NOISE ABATEMENT.
16. AS PER CONDITIONAL FINAL APPROVAL OF JUNE 9, 2009, NO FOOD USES ARE PERMITTED WITHOUT THE REVIEW AND APPROVAL OF THE PLANNING BOARD.

TOWN 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 PLAINS 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 ENGINEERING & PLANNING SERVICES 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 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.
7. NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR 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 AND THE DPW BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ANY SOIL DISTURBANCE OR ISSUANCE OF ANY GRADING PERMIT.
9. ALL WATERMAINS, HYDRANTS AND SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE LATHAM WATER DISTRICT'S STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS.
10. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10.0 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPERATION SHALL BE MAINTAINED TO AND WATER MAIN CROSSINGS. WHEN IMPOSSIBLE TO VERTICAL SEPERATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF 18 INCHES BETWEEN THE SEWER AND WATER MAIN CROSSINGS. WHEN IMPOSSIBLE TO OBTAIN THE VERTICAL SEPARATION, DUCTILE IRON CLASS 52 OR POLYVINYL (PVC) CL 160, SDR-26 PIPE SHALL BE USED FOR THE SEWER MAINS.

PHASING NOTES:

1. PHASE 1 UNDER CONSTRUCTION
2. PHASE 2 TO BE DETERMINED OPTION A OR OPTION B

TAX MAP NO.: SEE GENERAL NOTE 3
54.01-1-50.2 LOT 399
54.01-1-49 LOT 403

OWNER/APPLICANT: CRISAFULLI ASSOCIATES, LLC
MICHAEL A. CRISAFULLI
930 ALBANY SHAKER ROAD
LATHAM, NY 12205

COVERAGE STATISTICS

	TOTAL AREA EXISTING		COMMERCIAL OFFICE RESIDENTIAL (COR) TOTAL AREA PROPOSED	
BUILDINGS:	6,454 SF	6.3 %	13,980 SF	13.6%
GREEN SPACE:	74,421 SF	35%(Min.)	37,114 SF	36.0%
INTERNAL GREENSPACE:	2,400 SF REQUIRED (120X20=2,400)		3,250 SF PROVIDED	
PAVEMENT (ASPHALT & CONCRETE):	22,204 SF	21.6 %	51,985 SF	50.4%
TOTALS:	103,079 SF	100 %	103,079 SF (2.37 AC)	100 %

SETBACKS

	REQUIRED	EXISTING	PROPOSED
FRONT	20'	41.1'±	20.0'±
SIDE	25' ADJOINING SFR ZONE 0' ADJOINING COR ZONE 10' PARKING COR ZONE	48.9'± COR & 221.1'± SFR	5.0'± COR & 92.6'± SFR
REAR	25' ADJOINING SFR ZONE	12.7'± SFR	136.2'± SFR
HEIGHT	75 FEET	2 STORIES	2 STORIES

PARKING ANALYSIS

	COMMERCIAL OFFICE RESIDENTIAL (COR) REQUIRED	PROVIDED
50% MEDICAL OFFICE (11,880 SF): 1 SPACE PER 175 SF OF GROSS FLOOR AREA	68 SPACES	
50% OFFICE (11,880 SF) : 1 SPACE PER 225 OF GROSS FLOOR AREA	53 SPACES	
2,100 SF BANK : 1 SPACE PER 225 OF GROSS FLOOR AREA	9 SPACES	
TOTAL	130 SPACES	123 SPACES

* PARKING WAIVER TO 120 SPACES GRANTED JUNE 9, 2009
* 10' PARKING SETBACK WAIVER FOR DRIVE THRU GRANTED JUNE 9, 2009

NO.	REVISION	BY	DATE
6.	ADDED PHASING PLAN	LAP	3/15/10
5.	BANK LAYOUT & LANDSCAPE	LAP	1/18/10
4.	ADDED NOTE #16	LAP	10/1/09
3.	C.H.A. & TOWN COMMENTS	LAP	6/25/09
2.	C.H.A. & D.P.W. COMMENTS	JKL	5/27/09
1.	C.H.A. & D.P.W. COMMENTS	JKL	3/10/09

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

JOSEPH J. BIANCHINE, P.E.
N.Y.S. LICENSE NO. 50226

PLANNING BOARD

PHASE 2-OPTION A
LANDSCAPING, LAYOUT & LIGHTING PLAN
LOUDON SQUARE
399 ALBANY SHAKER ROAD

TOWN OF COLONIE | COUNTY OF ALBANY
STATE OF NEW YORK

ABD ENGINEERS SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax.518-377-0379

DATE: JUNE 13, 2008 | SCALE: 1" = 30' | DWG. 3731A-SITE2.3_PHASING | SHEET 3 OF 4