

APPLICANT:



DIAMOND COMMUNICATION, LLC
820 MORRIS TURNPIKE, SUITE 104
SHORT HILLS, NEW JERSEY, 07078

PREPARED BY:

Climax Development of W.N.Y.
140 West Maplemead Road Williamsville, New York 14221
(716) 630-1567



MICHAEL D. ROZESKI LICENSE NO. 050523
SURVEYOR'S STAMP/SIGNATURE

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SUBMITTALS

NO.	DATE	DESCRIPTION	BY

JOB NO:

SITE INFO:

28 CORPORATE CIRCLE
ALBANY, NEW YORK
ALBANY COUNTY

SHEET TITLE:

SUBDIVISION MAP

DRAWN BY:
MDR/DSA

CHECKED BY:
DSA

DATE:
05/21/2017

SHEET NO:

LS-1

ZONING COMPLIANCE TABLE

ZONING	ALLOWED	CURRENT	PROPOSED SUBLOT 1	PROPOSED SUBLOT 2
MIN. LOT WIDTH (FRONTAGE) ①	25'	250.34'	230.60'	27.40'
MIN. FRONT SETBACK	0'	74.53'	74.53'	244.72'
MIN. SIDE SETBACK	10'	35.32' / 64.67'	0.30' / 64.67'	1.83' / 12.06'
MIN. REAR SETBACK	20'	164.70'	164.70'	31.93'
MAX. STRUCTURE HEIGHT ②	30'	21' / 165'	21'	165'

- ① LOT WIDTH IS DEFINED AS "THE AVERAGE HORIZONTAL DISTANCE BETWEEN SIDE LOT LINES." SECTION 375-6 (b)
- ② ALL BUILDINGS AND STRUCTURES HAVE BEEN PREVIOUSLY PERMITTED BY THE CITY OF ALBANY

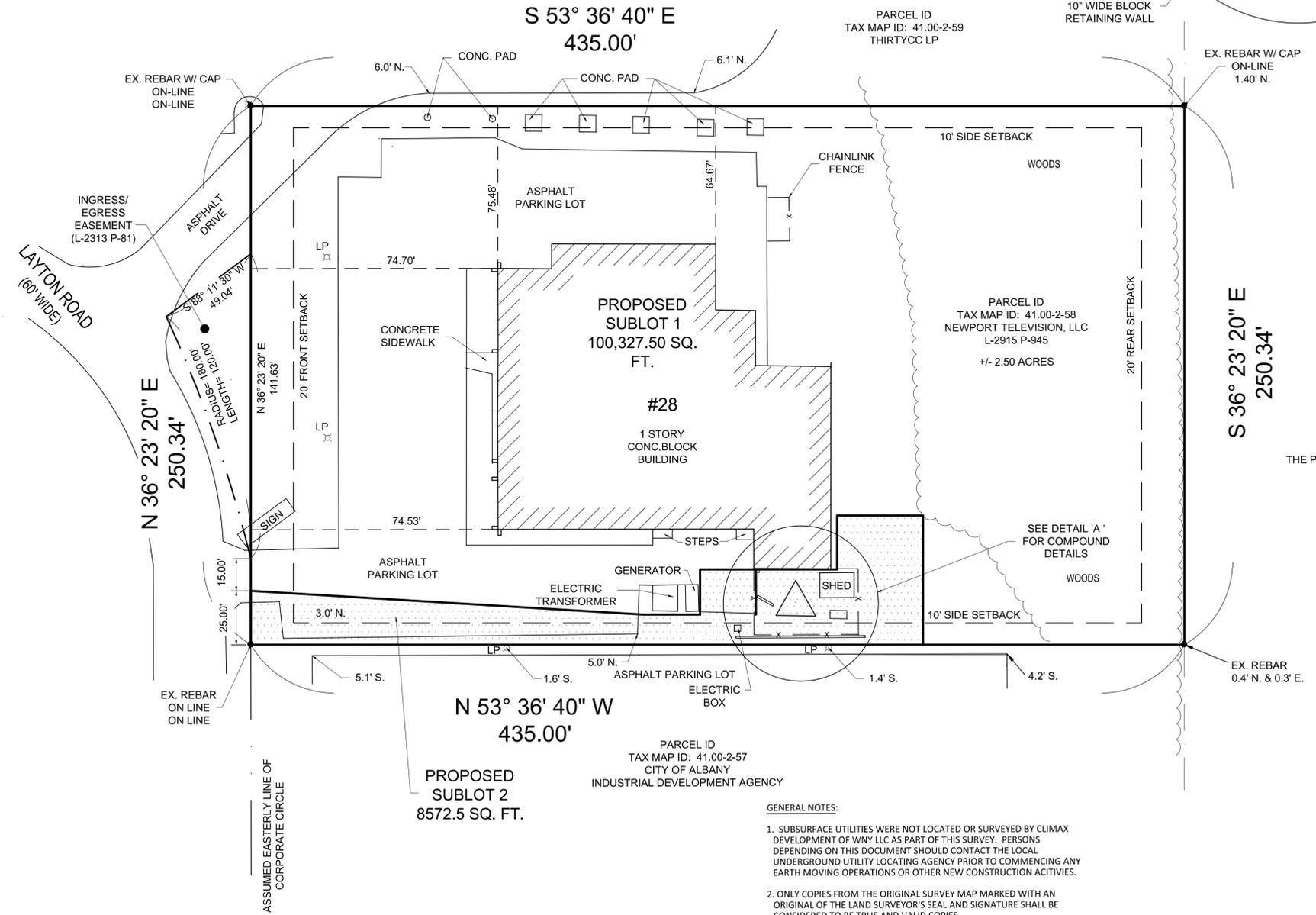
PROPOSED SUBLOT #2 DESCRIPTION:

ALL THAT TRACT, PIECE OR PARCEL OF LAND, SITUATE ON THE EAST SIDE OF CORPORATE CIRCLE (EAST) IN THE CITY OF ALBANY, COUNTY OF ALBANY AND STATE OF NEW YORK, BEING A PORTION OF LOT NO. 3 AS SHOWN ON A MAP ENTITLED "SUBDIVISION PLAN-KARNER ROAD INDUSTRIAL PARK, LOCATED ON KARNER ROAD, CITY OF ALBANY, COUNTY OF ALBANY, NEW YORK", DATED JULY 23 1978 AND LAST UPDATED AUGUST 7, 1984, AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON SEPTEMBER 4, 1984 AS MAP NO. 6109, DRAWER 172, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CORPORATE CIRCLE (EAST) WITH THE BOUNDARY DIVISION LINE OF THE LANDS OF NEWPORT TELEVISION, LLC ON THE NORTH AND THE LANDS OF THE CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY ON THE SOUTH; THENCE NORTHEASTERLY ALONG THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF CORPORATE CIRCLE (EAST) A DISTANCE OF 25.00' TO A POINT, THENCE THROUGH THE LANDS OF NEWPORT TELEVISION, LLC THE FOLLOWING EIGHT (8) COURSES;

- 1) S 57°03'04" E, 183.33'; THENCE
- 2) S 53°36'40" E, 26.00'; THENCE
- 3) N 36°23'20" E, 21.00'; THENCE
- 4) S 53°36'40" E, 64.00'; THENCE
- 5) N 36°23'20" E, 25.00'; THENCE
- 6) S 53°36'40" E, 40.00'; THENCE
- 7) S 36°23'20" W, 60.00'; THENCE
- 8) N 53°36'40" W, 313.00'; THENCE

TO THE POINT OF BEGINNING. CONTAINING 0.197 ACRES OF LAND, MORE OR LESS.



- GENERAL NOTES:
1. SUBSURFACE UTILITIES WERE NOT LOCATED OR SURVEYED BY CLIMAX DEVELOPMENT OF WNY LLC AS PART OF THIS SURVEY. PERSONS DEPENDING ON THIS DOCUMENT SHOULD CONTACT THE LOCAL UNDERGROUND UTILITY LOCATING AGENCY PRIOR TO COMMENCING ANY EARTH MOVING OPERATIONS OR OTHER NEW CONSTRUCTION ACTIVITIES.
 2. ONLY COPIES FROM THE ORIGINAL SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
 3. SURVEY NOT INTENDED FOR THE CONVEYANCE OF THE PARCEL SURVEYED AND IS ONLY PROVIDED IN CONJUNCTION WITH PLANNING, ZONING AND PERMITTING REQUIREMENTS.
 4. PROPERTY LINES ESTABLISHED USING A COMBINATION OF EXISTING FIELD MONUMENTATION, PARENT PARCEL AND ADJOINERS DEEDS.
 5. THE PROPERTY LINE BEARINGS COMPUTED USING DEED DATA AND WERE ROTATED TO COINCIDE WITH THE BEARINGS SHOWN IN LIBER 2915 PAGE 948 AS RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE.
 6. SURVEY DATA AND PLAT ARE BASED UPON FIELD DATA COLLECTED ON FEBRUARY 17, 2016.

LEGEND

MH	⊗	MANHOLE
GM	○	GAS METER
LP	⊗	LIGHT STANDARD
DS	⊗	DRAINAGE STRUCT.
FH	⊗	FIRE HYDRANT
I.P. (MON.)	●	EXISTING IRON PIPE
UP	⊕	UTILITY POLE
---	---	PROPERTY LINE
- - -	- - -	EASEMENT LINE
---	---	SUBLOT LINE
---	---	ROW LINE
X	X	FENCE
⊗	⊗	TREE
⊗	⊗	EDGE OF WOODS
⊗	⊗	BRUSH LINE
⊗	⊗	OVERHEAD UTILITIES

