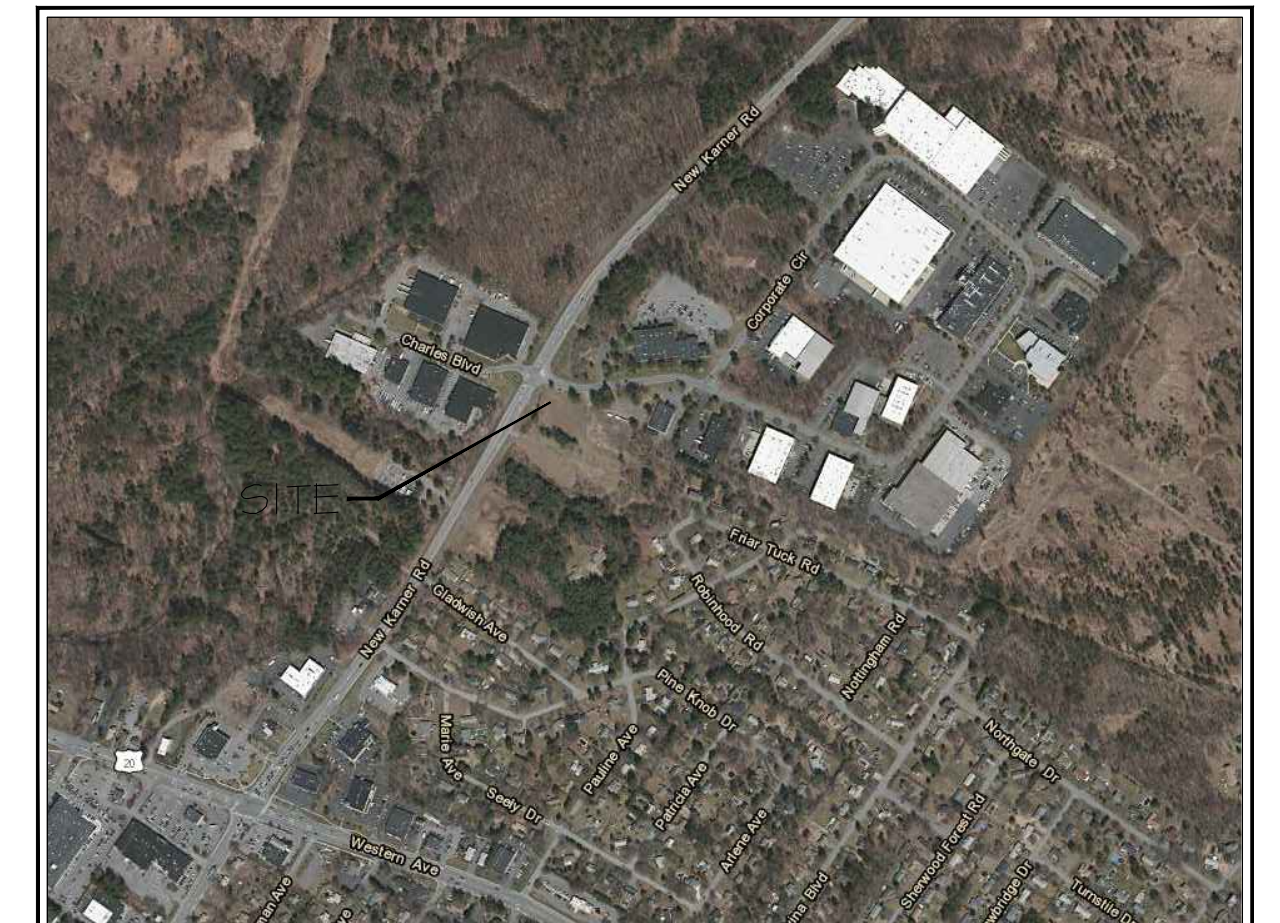
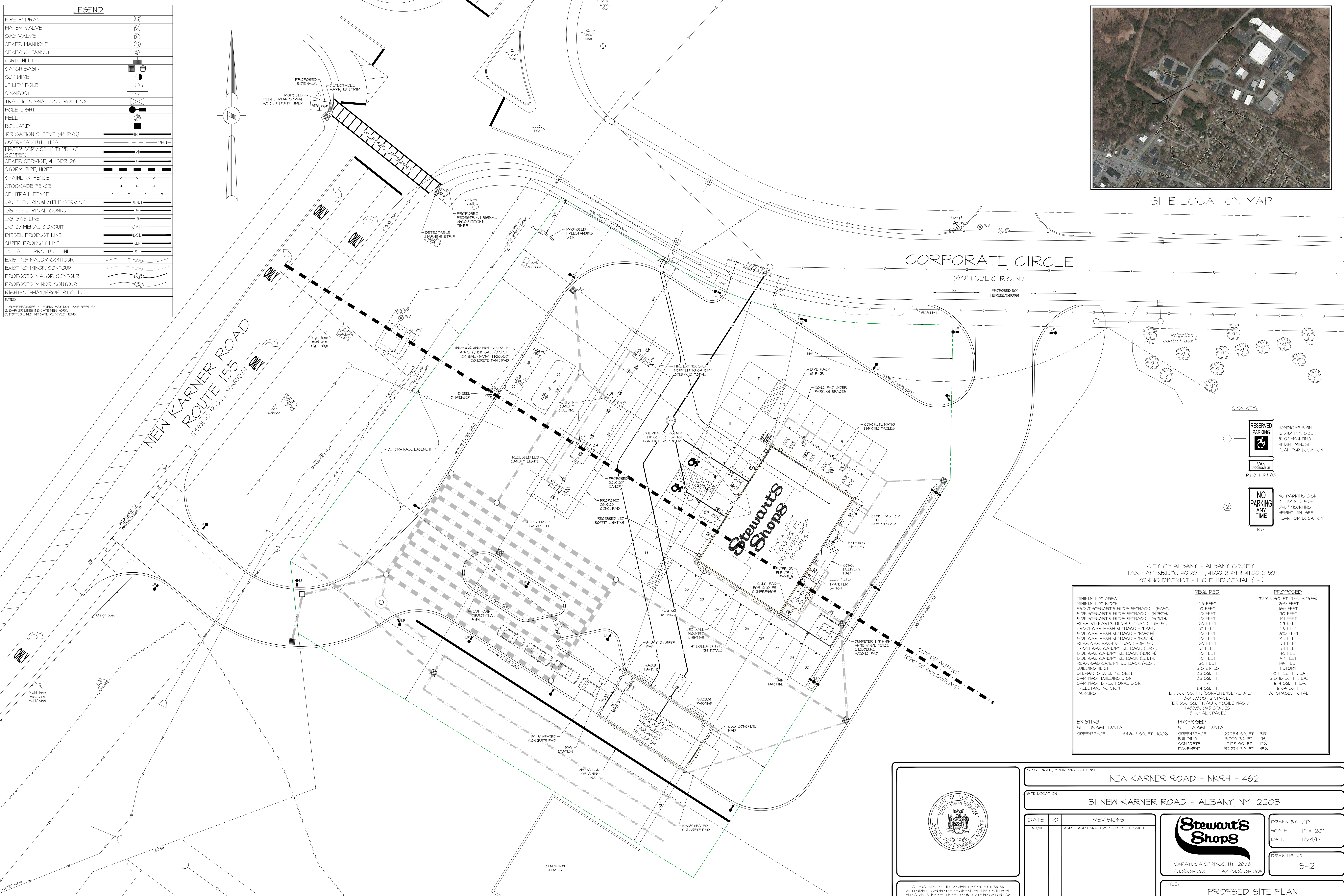
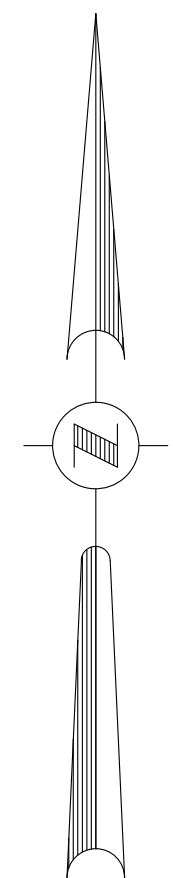


LEGEND	
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE (4" PVC)	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE "K"	
SEWER SERVICE, 4" SDR 26	
STORM PIPE, HDPE	
CHAINLINK FENCE	
STOCKADE FENCE	
SPLITRAIL FENCE	
W/G ELECTRICAL/TELE SERVICE	
W/G ELECTRICAL CONDUIT	
W/G GAS LINE	
W/G GENERAL CONDUIT	
DIESEL PRODUCT LINE	
SUPER PRODUCT LINE	
UNLEADED PRODUCT LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
RIGHT-OF-WAY/PROPERTY LINE	

NOTES:
 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.
 2. DARKER LINES INDICATE NEW WORK.
 3. DOTTED LINES INDICATE REMOVED ITEMS.



SITE LOCATION MAP

SIGN KEY:	
	HANDICAP SIGN 12"x18" MIN. SIZE 5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION RT-8 & RT-8A
	VAN ACCESSIBLE RT-8 & RT-8A
	NO PARKING ANY TIME NO PARKING SIGN 12"x18" MIN. SIZE 5'-0" MOUNTING HEIGHT MIN. SEE PLAN FOR LOCATION RT-1





CITY OF ALBANY - ALBANY COUNTY
 TAX MAP S.B.L.#s: 40.20-1-I, 41.00-2-41 & 41.00-2-50
 ZONING DISTRICT - LIGHT INDUSTRIAL (L-1)

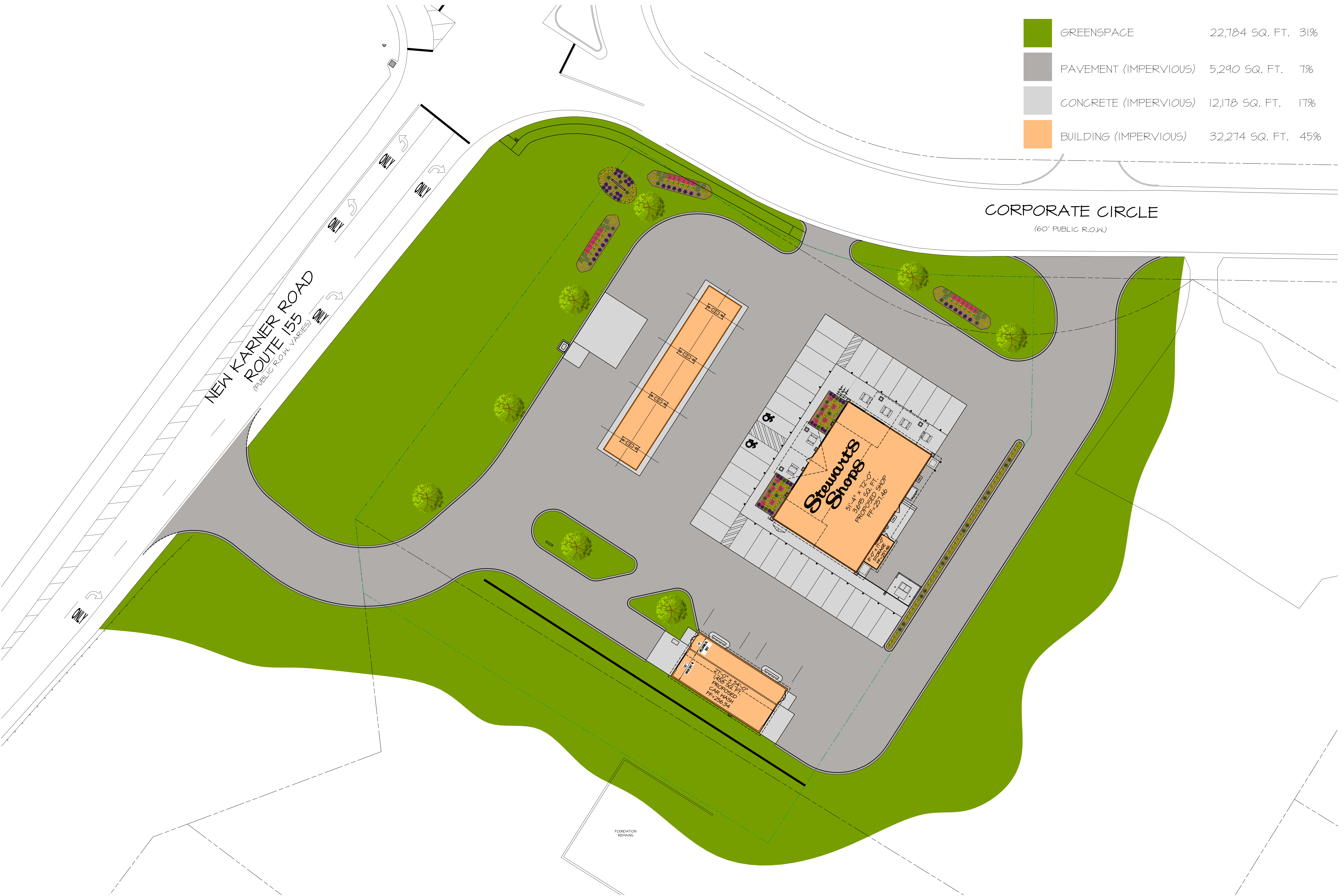
REQUIRED	PROPOSED
MINIMUM LOT AREA	12526 SQ. FT. (0.66 ACRES)
MINIMUM LOT WIDTH	265 FEET
FRONT STEWART'S BLDG SETBACK - (EAST)	166 FEET
SIDE STEWART'S BLDG SETBACK - (NORTH)	170 FEET
SIDE STEWART'S BLDG SETBACK - (SOUTH)	141 FEET
REAR STEWART'S BLDG SETBACK - (WEST)	24 FEET
FRONT CAR WASH SETBACK - (EAST)	176 FEET
SIDE CAR WASH SETBACK - (NORTH)	205 FEET
SIDE CAR WASH SETBACK - (SOUTH)	45 FEET
FRONT GAS CANOPY SETBACK - (WEST)	34 FEET
FRONT GAS CANOPY SETBACK - (EAST)	74 FEET
SIDE GAS CANOPY SETBACK (NORTH)	40 FEET
SIDE GAS CANOPY SETBACK (SOUTH)	97 FEET
REAR GAS CANOPY SETBACK (WEST)	141 FEET
REAR GAS CANOPY SETBACK (EAST)	115 FEET
BUILDING HEIGHT	1 @ 11 SQ. FT. EA.
STEWART'S BUILDING SIGN	2 @ 16 SQ. FT. EA.
CAR WASH BUILDING SIGN	1 @ 4 SQ. FT. EA.
CAR WASH DIRECTIONAL SIGN	1 @ 64 SQ. FT.
FREESTANDING SIGN	30 SPACES TOTAL
PARKING	1 PER 300 SQ. FT. (CONVENIENCE RETAIL)
	1 PER 500 SQ. FT. (AUTOMOBILE WASH)
	1450/500=3 SPACES
	15 TOTAL SPACES

EXISTING SITE USAGE DATA	PROPOSED SITE USAGE DATA
GREENSPACE	64,844 SQ. FT. 100%
GREENSPACE	22,184 SQ. FT. 31%
BUILDING	5,240 SQ. FT. 7%
CONCRETE	12,718 SQ. FT. 17%
PAVEMENT	32,274 SQ. FT. 45%

	STORE NAME, ABBREVIATION & NO.		NEW KARNER ROAD - NKRH - 462	
	SITE LOCATION		31 NEW KARNER ROAD - ALBANY, NY 12203	
	DATE	NO.	REVISIONS	DRAWN BY:
	7/28/19		ADDED ADDITIONAL PROPERTY TO THE SOUTH	CP
SCALE: 1" = 20'		DATE: 1/24/19		DRAWING NO.
				5-2
SARATOGA SPRINGS, NY 12866		TEL: (518) 581-1200 FAX: (518) 581-1209		TITLE:
				PROPOSED SITE PLAN

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW

	GREENSPACE	22,784 SQ. FT.	31%
	PAVEMENT (IMPERVIOUS)	5,290 SQ. FT.	7%
	CONCRETE (IMPERVIOUS)	12,178 SQ. FT.	17%
	BUILDING (IMPERVIOUS)	32,274 SQ. FT.	45%



NEW KARNER ROAD
ROUTE 155
(PUBLIC R.O.W. VARIES)

CORPORATE CIRCLE
(60' PUBLIC R.O.W.)

**Stewarts
Shops**
51'-4" x 72'-0"
3,678 SQ. FT.
PROPOSED SHOP
FF=231,46

21'-0" x 54'-0"
1,158 SQ. FT.
PROPOSED
CAR WASH
FF=226,34

FOUNDATION
REMAINS