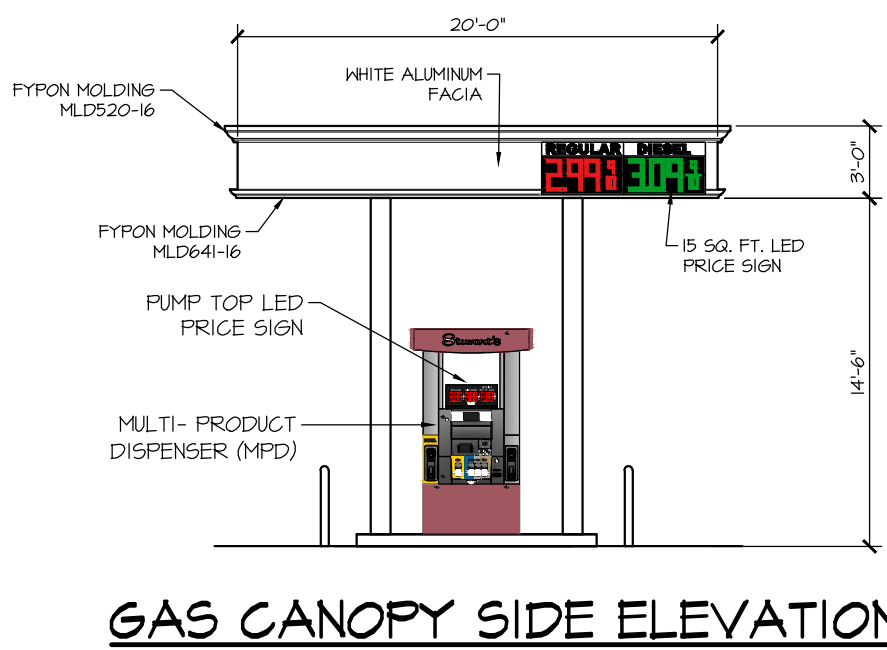
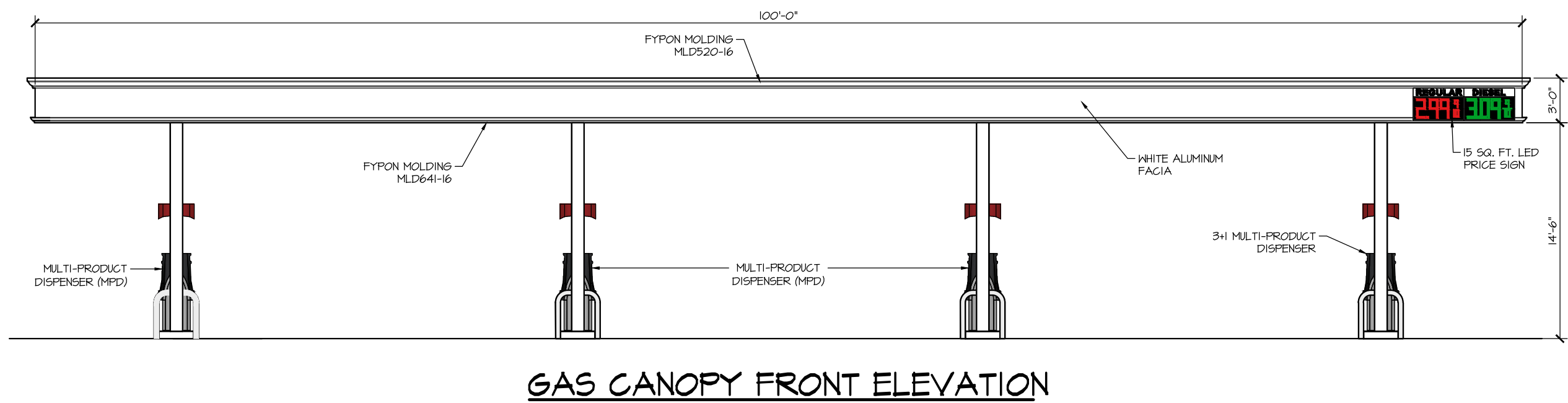
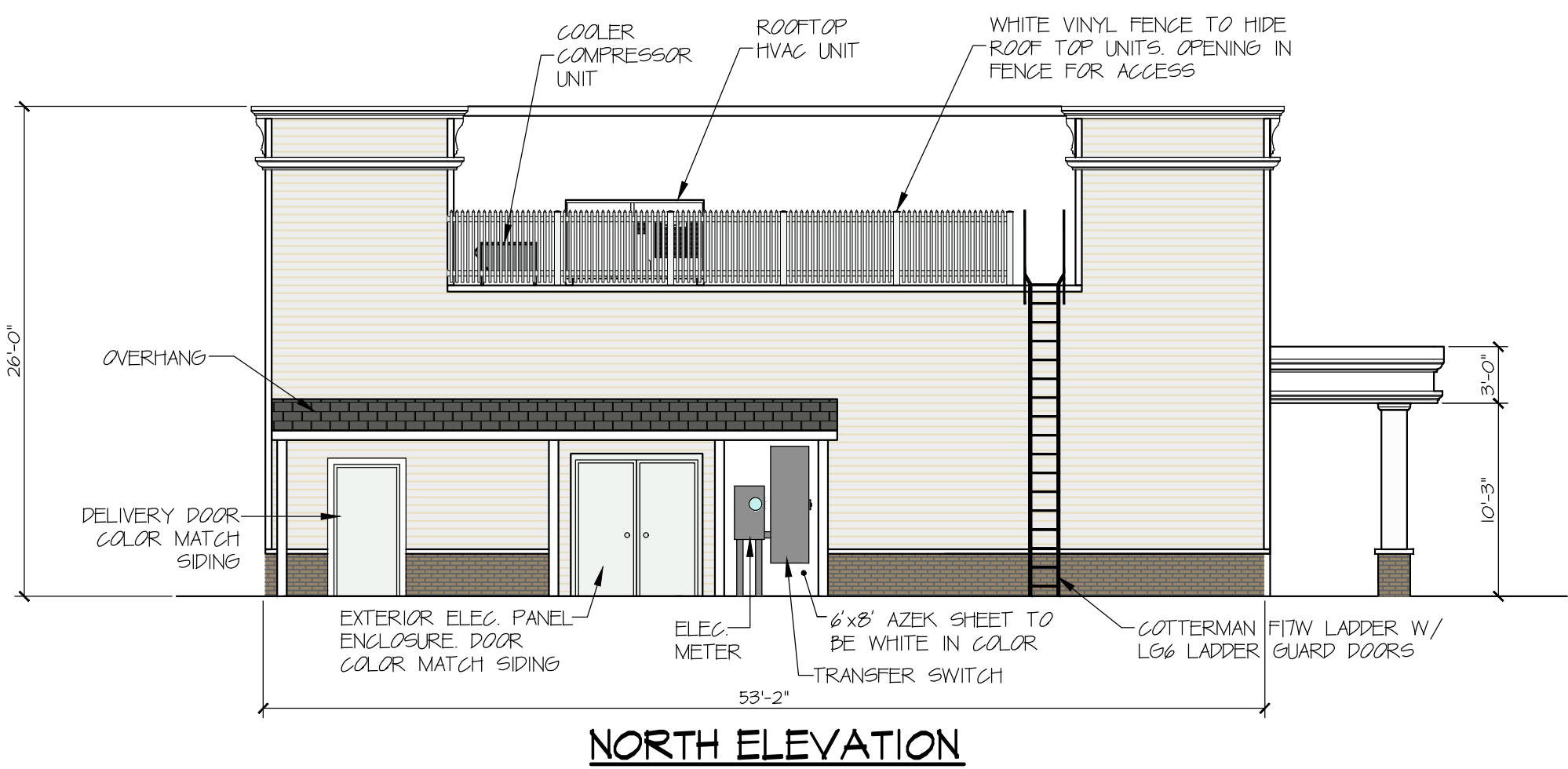
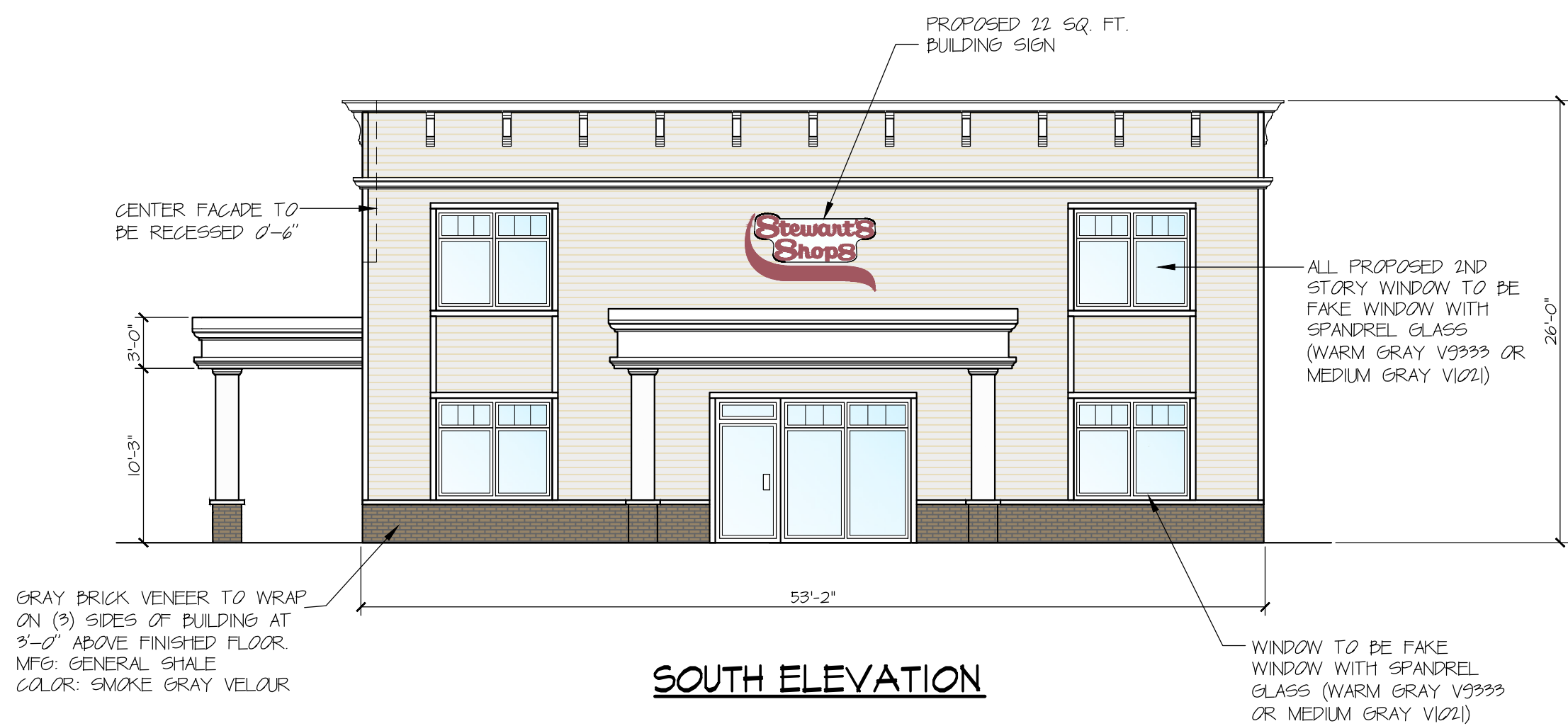
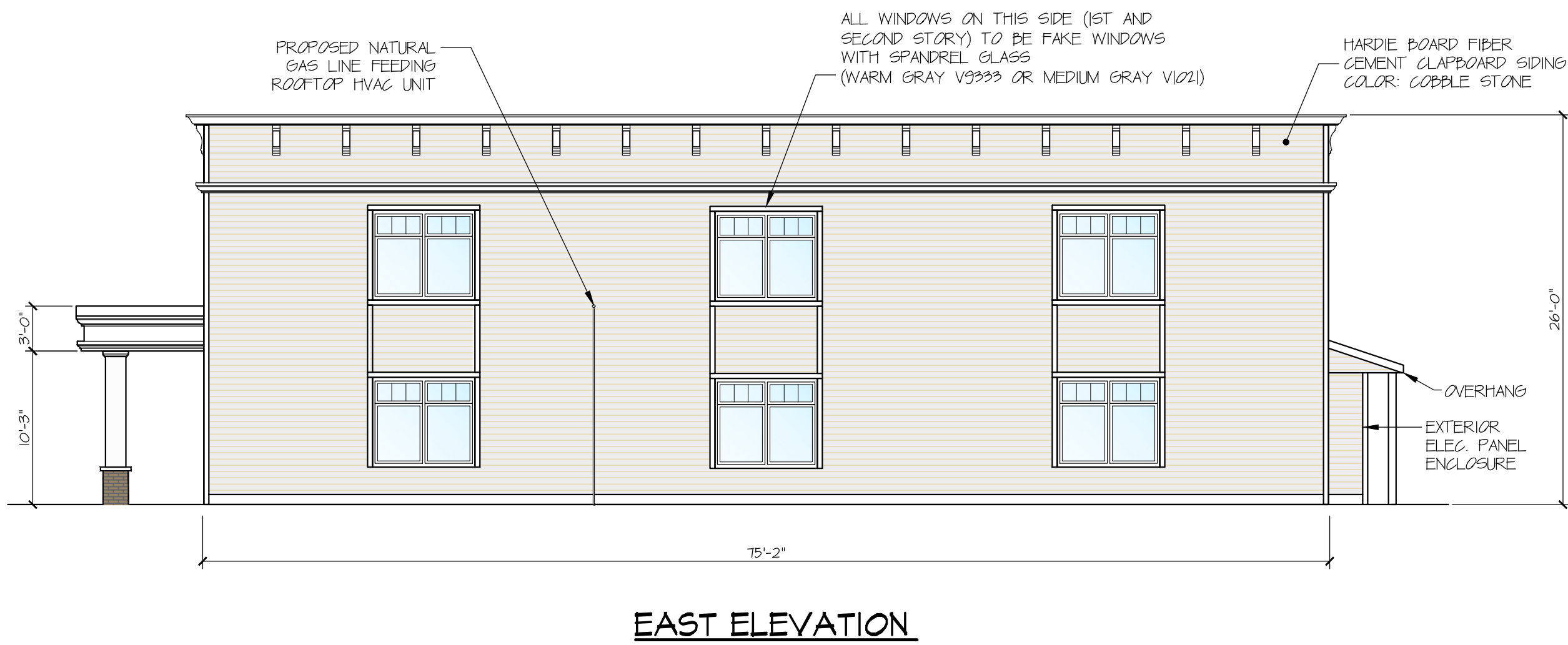
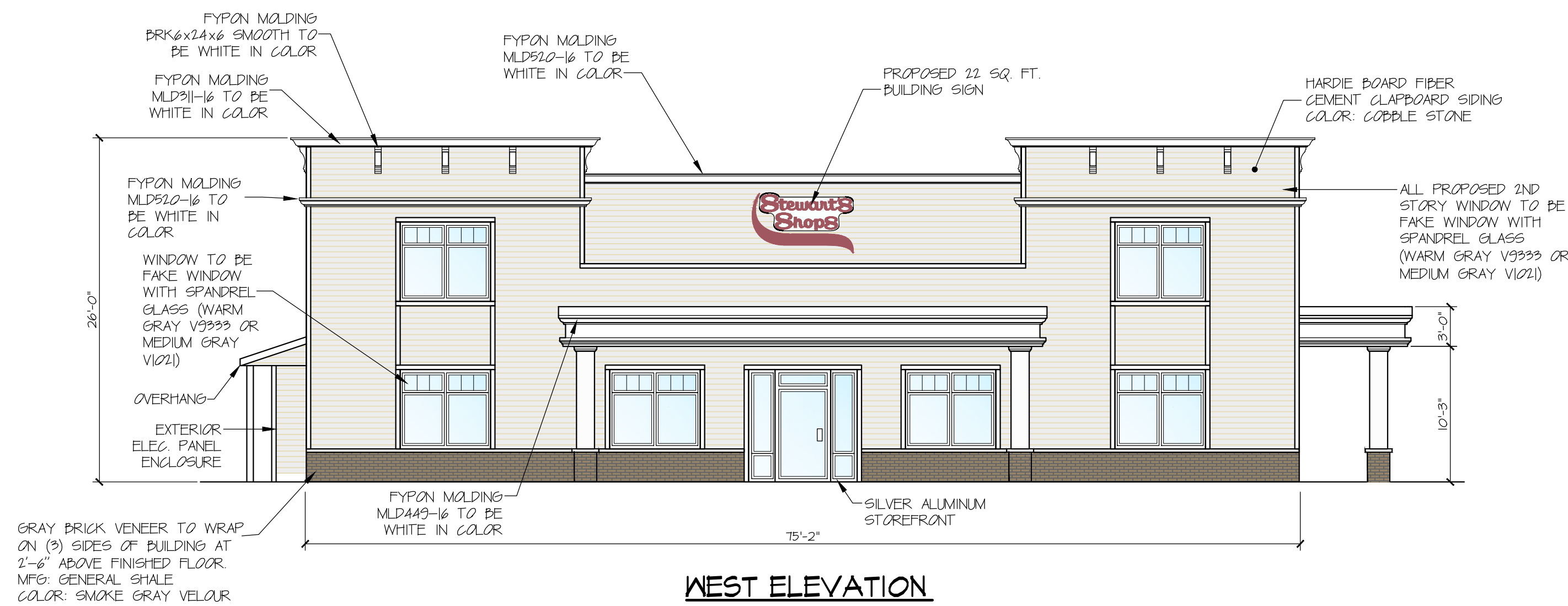


PROPOSED STEWART'S SHOP

2 COLVIN AVENUE
CITY OF ALBANY, NY



TYPICAL BUILDING SIGN

- SIZE: - 22 SQ. FT.
LETTERS: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN
ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND

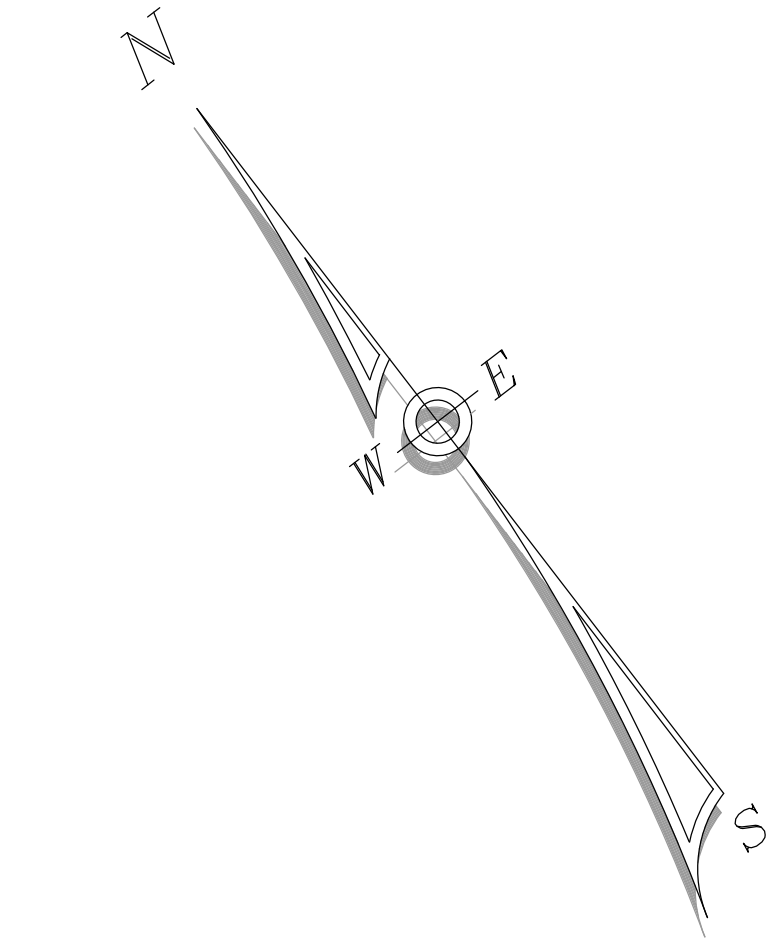
STORE NAME, ABBREVIATION & NO.		COLVIN AVENUE - CLVA - 237	
SITE LOCATION		2 COLVIN AVENUE - ALBANY, NY	
DATE	NO.	REVISIONS	
1/28/20	1	LAYOUT REVISED PER CITY STAFF COMMENTS	
DRAWN BY: JRG		SCALE: NONE	
DATE: 12/24/19		DRAWING NO. T-1	
SARATOGA SPRINGS, NY 12866		TEL: (518)581-1200 FAX: (518)581-1204	
TITLE:		TITLE SHEET	

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



SITE LOCATION MAP
SCALE: N.T.S.

LEGEND	
PROPERTY LINE	---
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	---
OVERHEAD UTILITIES	---
WATER SERVICE, 1" TYPE "K" COPPER	---
SEWER SERVICE, 4" SDR 26	---
STORM PIPE, PROPOSED, HDPE	---
STORM PIPE, EXISTING	---
STOCKADE FENCE	---
CHAINLINK FENCE	---
SPLITRAIL FENCE	---
U/G ELECTRICAL/TELE SERVICE	---
U/G ELECTRICAL CONDUIT	---
U/G GAS LINE	---
U/G CAMERAL CONDUIT	---
DIESEL PRODUCT LINE	---
SUPER PRODUCT LINE	---
UNLEADED PRODUCT LINE	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED SPOT ELEVATION	⊕ 100.00
EXISTING UNCHANGED SPOT ELEVATION	⊗ 100.00
NOTES: 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED. 2. DASHED LINES INDICATE NEW WORK. 3. DOTTED LINES INDICATE REMOVED ITEMS.	



- SIGN KEY:**
- 1) ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
 - 2) SIGN POST TO BE SECURED IN BOLLARD WITH SAND
 - 3) SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.



HANDICAP SIGN
RT-8 12"x18"
RT-8A 12"x6"
5'-0" MOUNTING HEIGHT MIN,
SEE PLAN FOR LOCATION



NO PARKING
ANY TIME

NO PARKING SIGN
RT-1 12"x18"
5'-0" MOUNTING
HEIGHT MIN, SEE
PLAN FOR LOCATION

CITY OF ALBANY - ALBANY COUNTY
TAX MAP 5.B.L.# 64.26-1-345647
ZONING DISTRICT - MIXED-USE NEIGHBORHOOD CENTER (MU-NC)

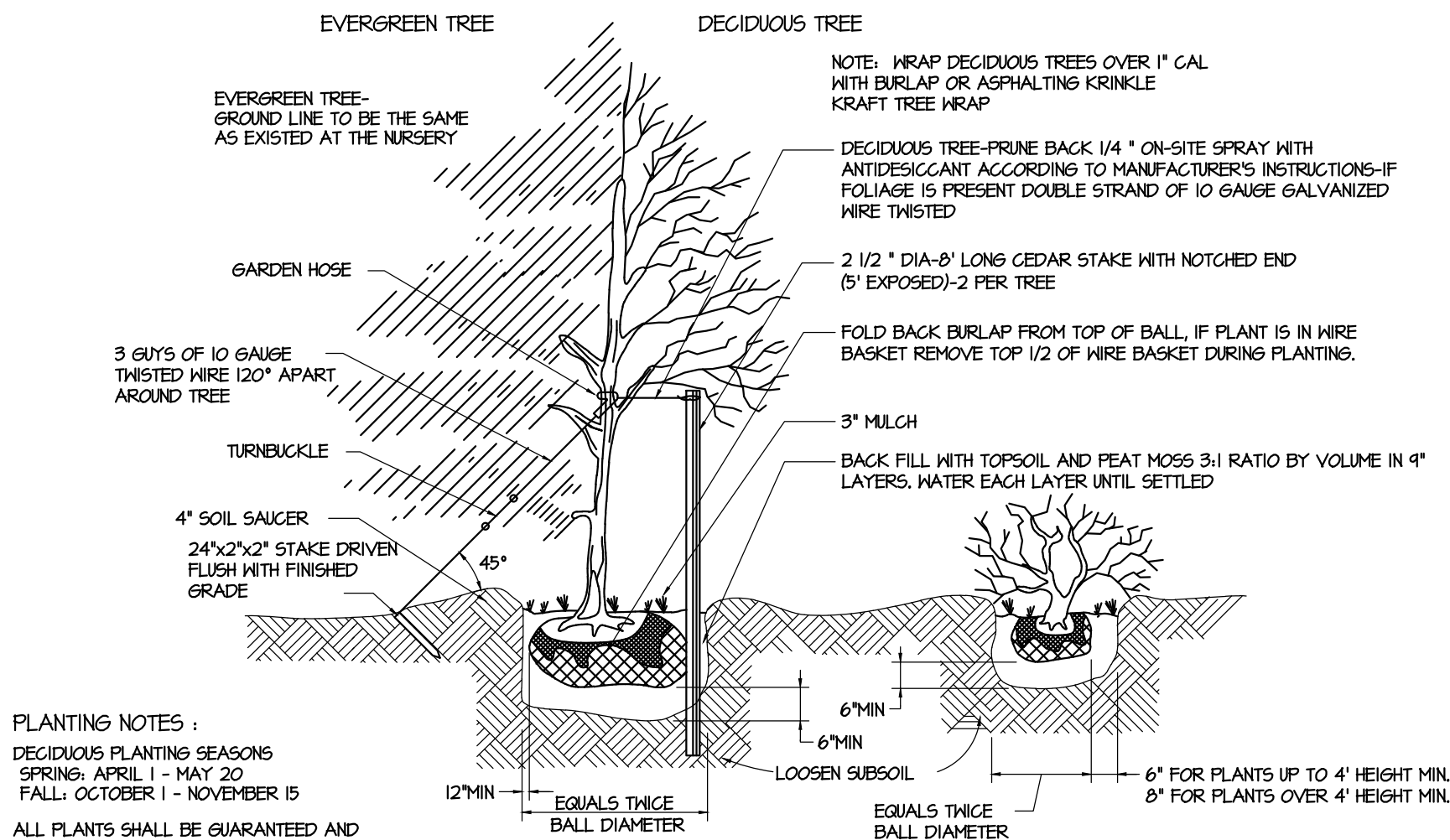
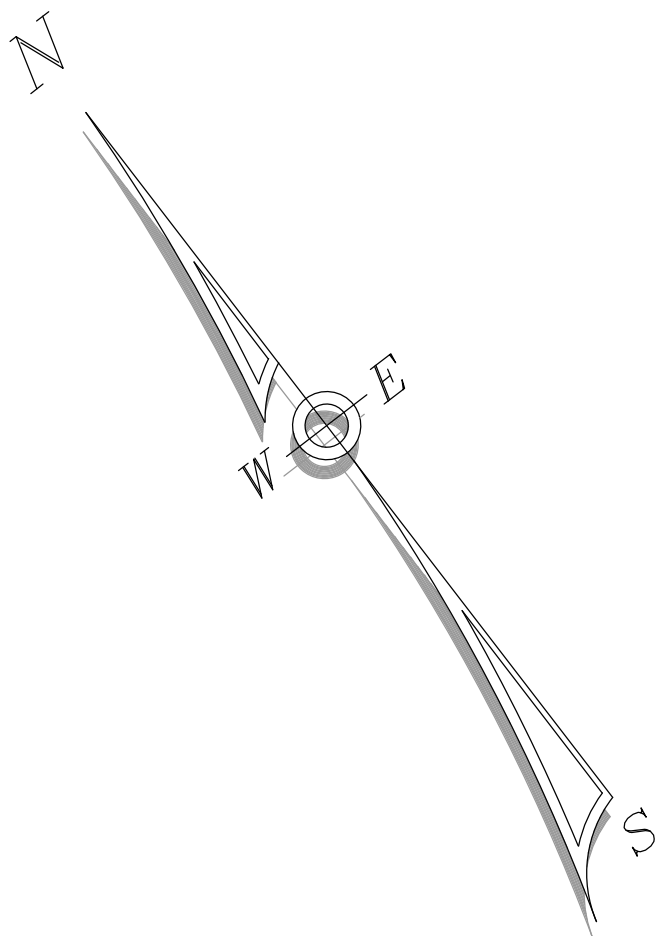
VEHICLE FUELING STATION ARE PERMITTED IN THE MU-NC DISTRICT SUBJECT TO A CONDITIONAL USE APPROVAL.

	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT SIZE	N/A	34,610 SQ. FT. (0.91 ACRES)
MINIMUM LOT WIDTH	20 FEET	233 FEET
MAXIMUM LOT COVERAGE	90%	78%
MAXIMUM FRONT SETBACK (COLVIN / EAST)	10 FEET	10 FEET
MAXIMUM FRONT SETBACK (WASHINGTON / SOUTH)	10 FEET	2 FEET
MINIMUM SIDE SETBACK (WEST)	0 FEET	82 FEET
MINIMUM REAR SETBACK (NORTH)	10 FEET	44 FEET
MAXIMUM BUILDING HEIGHT	3-1/2 STORIES	1-STORY (26 FEET)
PARKING	1 PER 200 SQ. FT. NET LEASABLE AREA 3,946/200=20 SPACES	22 SPACES

SITE STATISTICS:

<u>EXISTING</u> <u>SITE USAGE DATA</u>		<u>PROPOSED</u> <u>SITE USAGE DATA</u>	
GREENSPACE	14,488 SQ. FT. 36%	GREENSPACE	8,712 SQ. FT. 22%
BUILDING	6,248 SQ. FT. 16%	BUILDING	3,946 SQ. FT. 10%
CONC. / PAVE	18,324 SQ. FT. 46%	CONC. / PAVE	26,902 SQ. FT. 68%

	STORE NAME, ABBREVIATION & NO. COLVIN AVENUE - CLVA - 237		
	SITE LOCATION 2 COLVIN AVENUE - ALBANY, NY		
	DATE 1/28/20	NO. 1	
	REVISIONS LAYOUT REVISED PER CITY STAFF COMMENTS		
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		DRAWN BY: JR/G SCALE: 1"=20' DATE: 12/24/19 DRAWING NO. 5-2	
TITLE: PROPOSED SITE PLAN		SARATOGA SPRINGS, NY 12866 TEL: (518)581-1200 FAX: (518)581-1209	



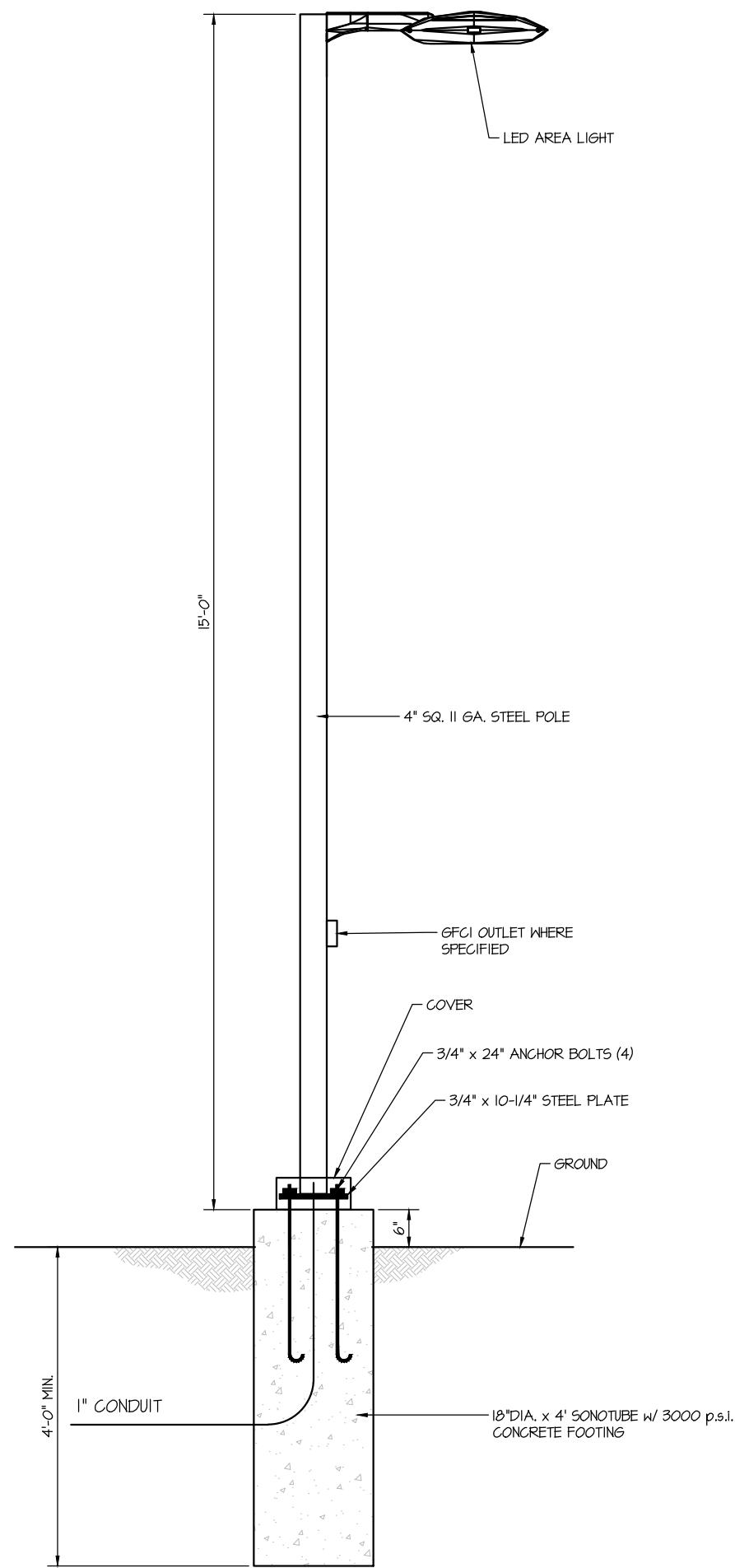
PLANTING NOTES:
DECIDUOUS PLANTING SEASONS
SPRING: APRIL 1 - MAY 20
FALL: OCTOBER 1 - NOVEMBER 15
ALL PLANTS SHALL BE GUARANTEED AND
MAINTAINED FOR A PERIOD OF 1 YEAR
AFTER BEING PROPERLY PLANTED.
REPLACEMENT PLANTS SHALL BE PLANTED
IN CONFORMANCE WITH THE SAME
SPECIFICATIONS AS THE ORIGINAL PLANTS.

PLANTING DETAIL
SCALE: N.T.S.

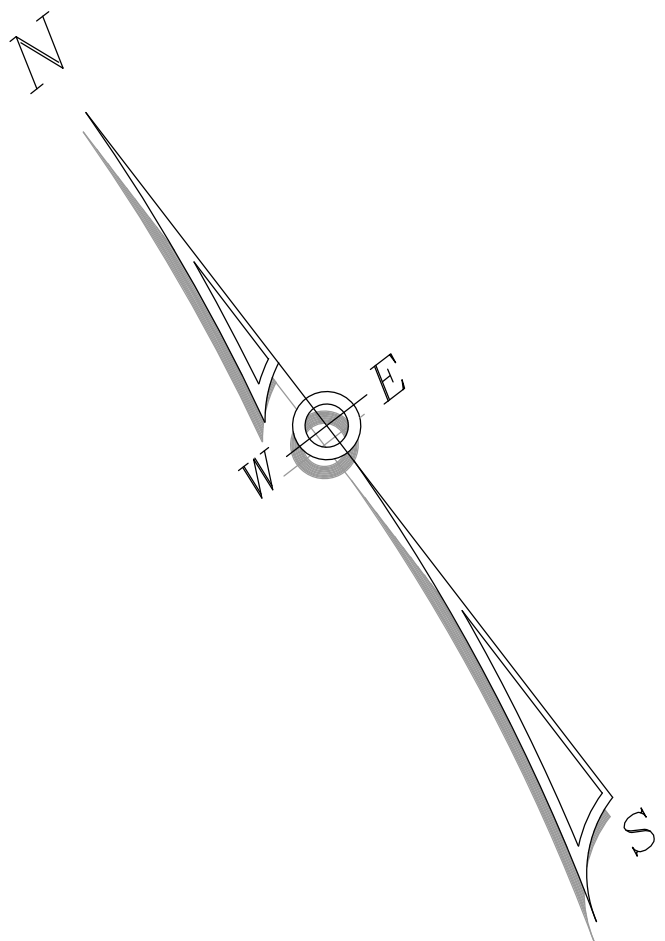
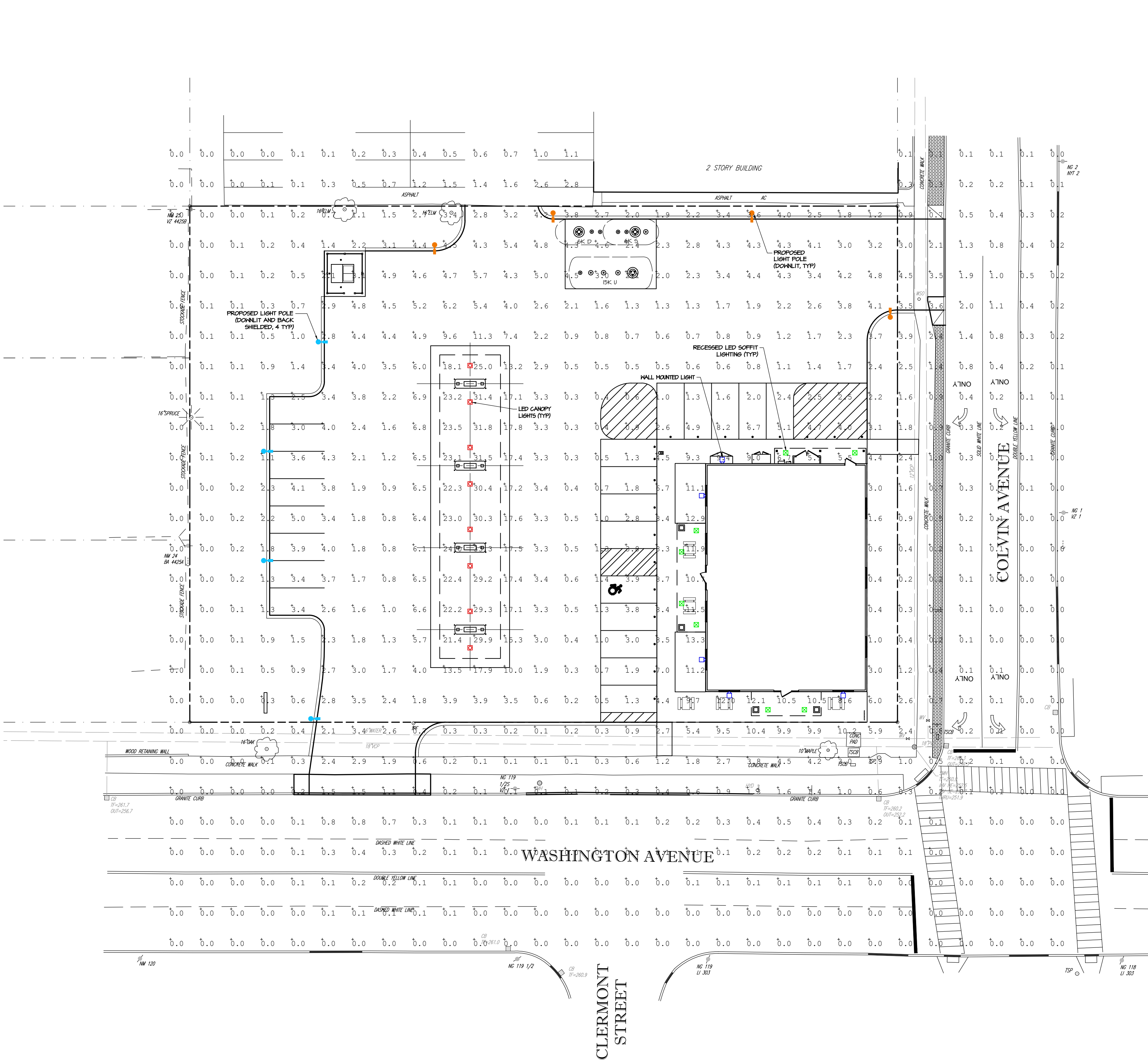
PLANT LIST

PERENNIALS	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
	H5	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - STELLA DE ORO	22	2 GAL.	AS SHOWN
	RF	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	28	2 GAL.	AS SHOWN
	EP	ECHINACEA PURPUREA 'RUBY STAR'	CONEFLOWER - PURPLE	12	2 GAL.	AS SHOWN
	PF	PENNISETUM PISLET	GRASS - PISLET FOUNTAIN	16	2 GAL.	AS SHOWN
	SN	SALVIA NEMOROSA 'MAINAGHT'	SALVIA - MAY NIGHT	22	2 GAL.	AS SHOWN
	OH	HYDRANGEA QUERCIFOLIA 'BRIDO'	SNOWFLAKE OAKLEAF HYDRANGEA	6	14"-18"	AS SHOWN
	RPJ	RHOXODENDRON 'PJM'	PJM RHODODENDRON	6	14"-18"	AS SHOWN
	SJ	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	8	14"-18"	AS SHOWN
	BT	BERBERIS THUNBERGII	RED LEAF BARBERRY	12	18"-24"	AS SHOWN
	PA	PLATANUS X ACERIFOLIA	LONDON PLANETREE	4	3" - 3-1/2" CAL.	AS SHOWN
	GTS	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	1	3" - 3-1/2" CAL.	AS SHOWN
	QR	QUERCUS RUBRA	NORTHERN RED OAK	1	3" - 3-1/2" CAL.	AS SHOWN
	TON	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	21	5'-6" MIN.	AS SHOWN
	CF	CORNUS FLORIDA 'CHEROKEE CHIEF'	RED FLOWERING DOGWOOD	2	3" - 3-1/2" CAL.	AS SHOWN

STORE NAME, ABBREVIATION & NO.		COLVIN AVENUE - CLVA - 237	
SITE LOCATION		2 COLVIN AVENUE - ALBANY, NY	
DATE	NO.	REVISIONS	
1/28/20	1	LAYOUT REVISED PER CITY STAFF COMMENTS	
DRAWN BY: JR/G		SCALE: 1"=20'	
DATE: 12/24/19		DRAWING NO. S-3	
STEWART'S SHOPS		SARATOGA SPRINGS, NY 12866	
TEL: (518)581-1200		FAX: (518)581-1209	
TITLE: LANDSCAPE PLAN			



LIGHT POLE DETAIL



Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Extents of Light	Illuminance	Fc	0.15	33.3	0.0
Canopy	Illuminance	Fc	22.25	33.3	10.0
Parking Lot	Illuminance	Fc	3.04	11.3	0.2
Sidewalks/Entrance	Illuminance	Fc	10.04	13.3	5.5

Luminaire Schedule			Arrangement	Description	Lim. Watts	Lum. Lumens
Symbol	Qty	Label				
	4	ARE-EDG-3M-DA-06-E-UL-BZ-100	SINGLE	POLE LIGHT, 60 WHITE LED, 1000mA DRIVER, DIRECT ARM MOUNT	136.3	9196
	4	ARE-EDG-3MB-DA-06-E-UL-BZ-100	SINGLE	POLE LIGHT, 60 WHITE LED, BACK SHIELDED, 1000mA DRIVER, DIRECT ARM MOUNT	134	8891
	8	CAN-304-PS-RS-06-E-UL-WH-525	SINGLE	CANOPY LIGHT, 60 WHITE LED, 525mA DRIVER, RECESSED MOUNT	100	10862
	5	SEC-EDG-3M-WM-04-E-UL-WH-525	SINGLE	SECURITY LIGHT, 40 WHITE LED, 525mA DRIVER, WALL MOUNTED	68	5674
	8	SFT-228-5M-RM-03-E-UL-WH-525	SINGLE	SOFFIT LIGHT, 30 WHITE LED, 525mA DRIVER, RECESSED MOUNT	54	4436

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DATE	NO.	REVISIONS
12/28/20	1	LAYOUT REVISED PER CITY STAFF COMMENTS

STORE NAME, ABBREVIATION & NO.
COLVIN AVENUE - CLVA - 237

SITE LOCATION
2 COLVIN AVENUE - ALBANY, NY

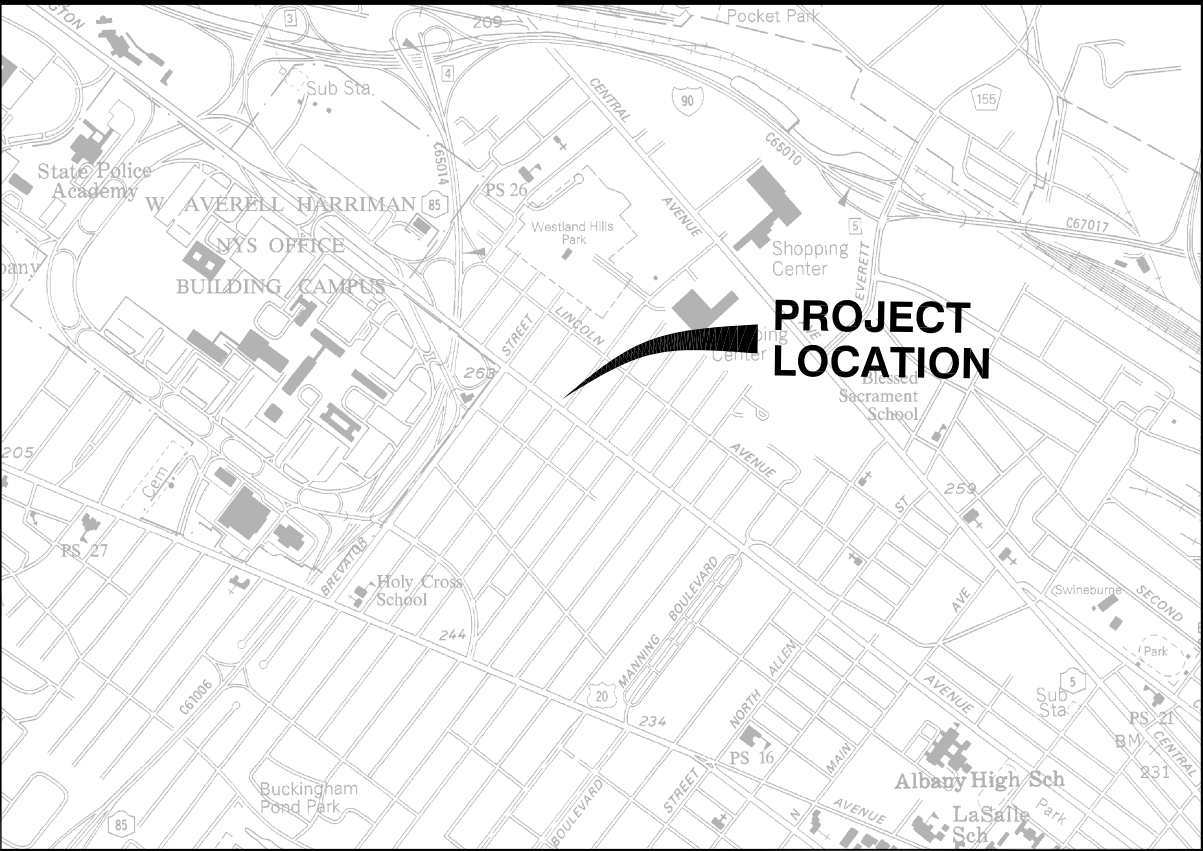
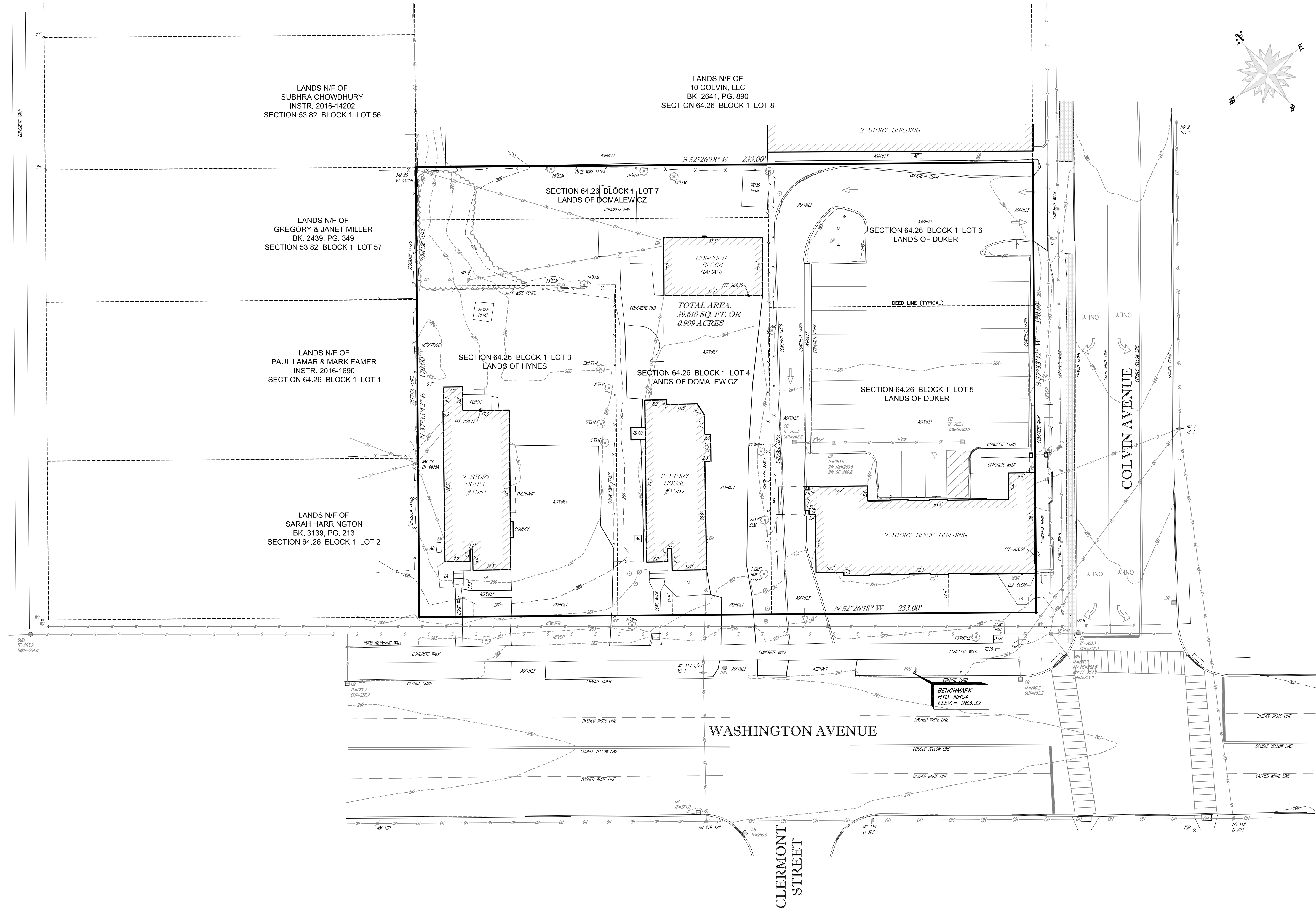
SARATOGA SPRINGS, NY 12866
TEL (518)581-1200 FAX (518)581-1209

DRAWN BY: JR/S
SCALE: 1"=20'
DATE: 12/24/19
DRAWING NO. **S-4**

TITLE:
PHOTOMETRIC PLAN

LEGEND:

- CB CATCH BASIN
HD HYDRANT
LP LIGHT POLE
SM SANITARY MANHOLE
SM STORM MANHOLE
EM ELECTRIC MANHOLE
WV WATER VALVE
TID TELEPHONE PEDESTAL
UID UTILITY POLE
G GAS LINE
S SANITARY LINE
ST STORM LINE
W WATER LINE
T TELEPHONE LINE
E ELECTRIC LINE
OH OVERHEAD WIRES
LA LANDSCAPED AREA
RD ROOF DRAIN
+ 107.82 SPOT ELEVATION
SP SOIL BORING
MW MONITORING WELL
GMK GAS MARKER POST
EM ELECTRIC METER
GM GAS METER



SITE LOCATION PLAN: 1"=2000'

GENERAL NOTES:

- HORIZONTAL DATUM IS NEW YORK STATE PLANE EAST ZONE, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY.
- VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 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 INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
- UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

DEED REFERENCES:

- JOHN HYNES TO TIMOTHY A. HYNES, DATED AUGUST 4, 2006 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED BOOK 2853 AT PAGE 703.
- NATIONAL COMMERCIAL BANK AND TRUST COMPANY TO MICHAEL A. AND SHARON J. DUKER, DATED OCTOBER 13, 2016 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED INSTR. 2016-28940.
- BRIAN P. FITZGERALD AND MARK J. FITZGERALD TO GARY W. AND SANDRA M. DOMALEWICZ, DATED DECEMBER 8, 2004 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED BOOK 2787 AT PAGE 500.

TAX PARCEL NUMBER:

CITY OF ALBANY, ALBANY COUNTY, NEW YORK
SEC. 64.26 - BLK. 1 - PARCELS 3, 4, 5, 6 & 7

FLOOD ZONE NOTE:

PROPERTY SHOWN HEREON LIES OUTSIDE A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; AS PER FEMA OFFICIALS, THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 360001C0191D, PANEL 191 OF 434, OF THE CITY OF ALBANY, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015.

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