SITE LOCATION MAP

SCALE: 1" = 2000'

N

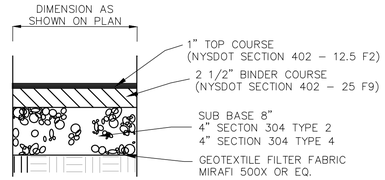
PER NYS GRID

SITE ZONING

EXISTING ZONE: BUSINESS DISTRICT B-1

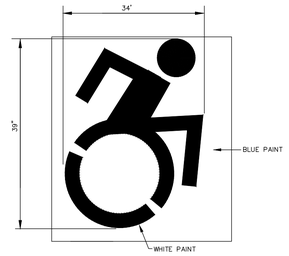
MINIMUM LOT SIZE: NONE
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 25%
MINIMUM FRONT YARD: 50 FT
MINIMUM SIDE YARD: 20 FT
MINIMUM REAR YARD: 50 FT
MINIMUM LOT WIDTH: N/A

PROPOSED:
PROPOSED USE: AS PERMITTED BY ZONE
8,000 S.F. MULTI TENANT BUILDING
24 OFF STREET PARKING SPACES
PROPOSE FRONT YARD: 50 FT
PROPOSED SIDE YARD: NA
PROPOSED REAR YARD: 50 FT



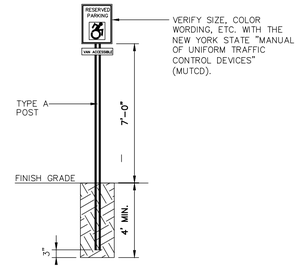
ASPHALT PAVEMENT SECTION

N.T.S.



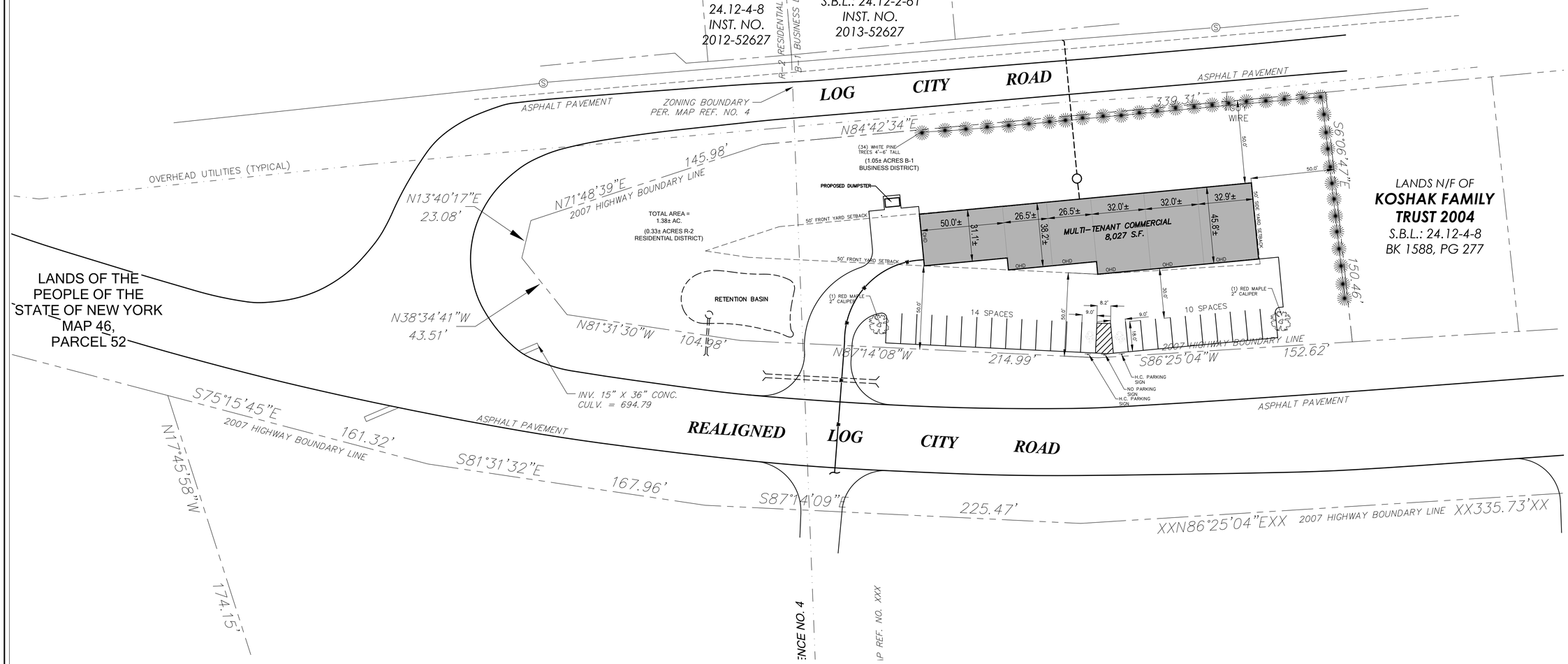
ACCESSIBLE PARKING SPACE DETAIL

N.T.S.



ACCESSIBLE PARKING SIGN DETAIL

N.T.S.



GRAPHIC SCALE
30' 15' 0 30'
(IN FEET)
1 inch = 30 ft.

SURVEY NOTES:

1. SURVEY COMPLETED BY STEPHEN P. WALRATH, L.S. LAND SURVEYING AND LAND PLANNING IN JUNE, 2023.
2. NORTH ORIENTATION IS BASED ON THE NEW YORK STATE PLANE COORDINATE SYSTEM, NAD83 – EAST ZONE, AS DETERMINED BY GPS OBSERVATIONS AT THE TIME OF THE FIELD SURVEY..
3. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD AND ANY STATE OF FACTS AN UP TO DATE TITLE REPORT WILL SHOW.
4. SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
5. 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.
6. PARCEL TAX MAP I.D. NO. 24.12-4-7.33.

DEED REFERENCE:

1. DEED DATED DECEMBER 17, 2021 FROM DERAFFELE MFG. CO., INC TO CONCORD DEVELOPMENT CO., LLC, AND RECORDED IN THE MONTGOMERY COUNTY CLERK'S OFFICE ON JANUARY 4, 2022 AS INSTRUMENT NO. 2022-96691.

MAP REFERENCES:

1. AS SHOWN ON MAP ENTITLED "NEW YOKR STATE DEPARTMENT OF TRANSPORTATION ACQUISITIONS MAPS." MAP NO. 46, PARCELS 51, 52 & 53 AND MAP NO. 81, PARCEL 54 DATED DECEMBER 6, 2007.
2. AS SHOWN ON MAP ENTITLED "SURVEY MAP OF LANDS ANARGYROS K. DIKA (LIBER 612/PAGE 48) S.B.L. 24.12-4-7.3" DATED JANUARY 30, 2008 AND PREPARED BY FERGUSON & FLOSS PROFESSIONAL LAND SURVEYORS.
3. AS SHOWN ON MAP ENTITLED "SUBDIVISION OF A PORTION OF LANDS OF DERAFFELE MFG. CO., INC" DATED MARCH 3, 2011 AND PREPARED BY AZIMUTH SURVEYING & CARTOGRAPHY.
4. TOWN OF AMSTERDAM PROPOSED ZONING MAP DATED JUNE 2009, LAST REVISED DECMEBER 2010, PREPARED BY DELAWARE ENGINEERING, P.C. ADOPTED AUGUST 19, 2009, AMENDED DECEMBER 15, 2010.

NO.	DATE:	REVISIONS	BY:

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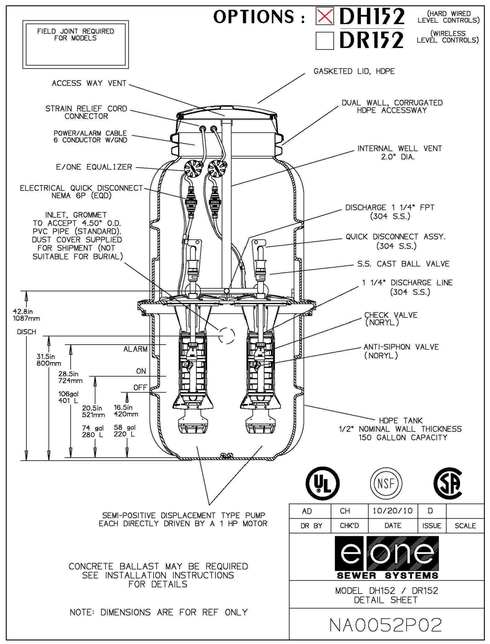
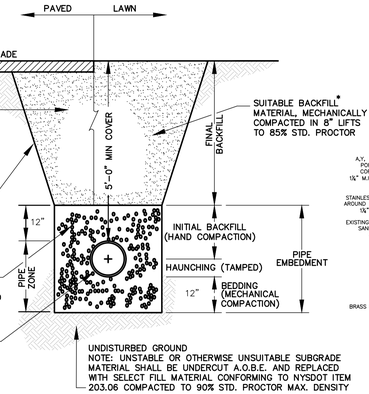
ENGINEERING THAT TRANSFORMS IMAGINATION INTO REALITY

SITE PLAN
CONCORD DEVELOPMENT
LOG CITY ROAD
TOWN OF AMSTERDAM
COUNTY OF MONTGOMERY STATE OF NEW YORK

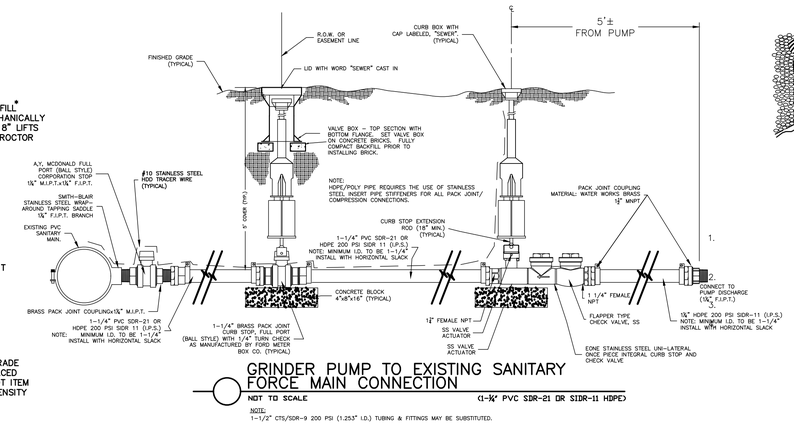
DRAWN BY:
CADD FILE:
DATE: DECEMBER 22, 2023
CHECKED BY:
JOB NO.
SCALE: 1" = 30'
SHEET 1 OF 3



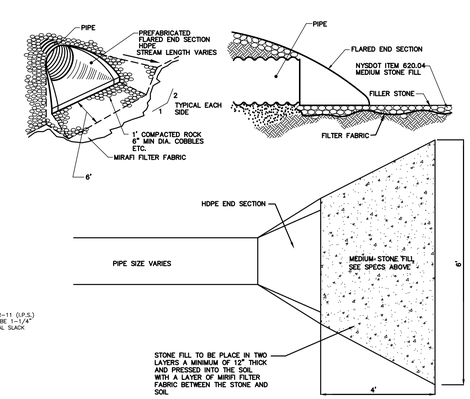


SANITARY SEWER & WATER LINE TRENCH AND BACKFILL DETAIL
(NOT TO SCALE)

* NOTE
SUITABLE BACKFILL MATERIAL FOR FINAL BACKFILL SHALL BE FREE OF DEBRIS, FOREIGN MATERIAL, LARGE STONES, TREES, ORGANIC MATTER AND OTHER DELETERIOUS MATER AND CONFORMS WITH ASTM D 2487 SOIL GROUPS GW, GP, GM, SM, SW, AND SP.



GRINDER PUMP TO EXISTING SANITARY FORCE MAIN CONNECTION
NOT TO SCALE (1-¼" PVC SDR-21 OR SIDR-11 HDPE)
NOTE:
1-1/2" CTS/SDR-9 200 PSI (1.253" I.D.) TUBING & FITTINGS MAY BE SUBSTITUTED.



PIPE W/ FLARED END SECTION
SCALE : NONE

GRADING & DRAINAGE NOTES

ALL STRUCTURES SHALL HAVE GUTTERS CONSTRUCTED ON THEM. THE GUTTERS SHALL DISCHARGE EITHER DIRECTLY TO THE STORM SEWER OR IN SUCH A WAY TO PROVIDE POSITIVE DRAINAGE TO THE STORM SEWERS.

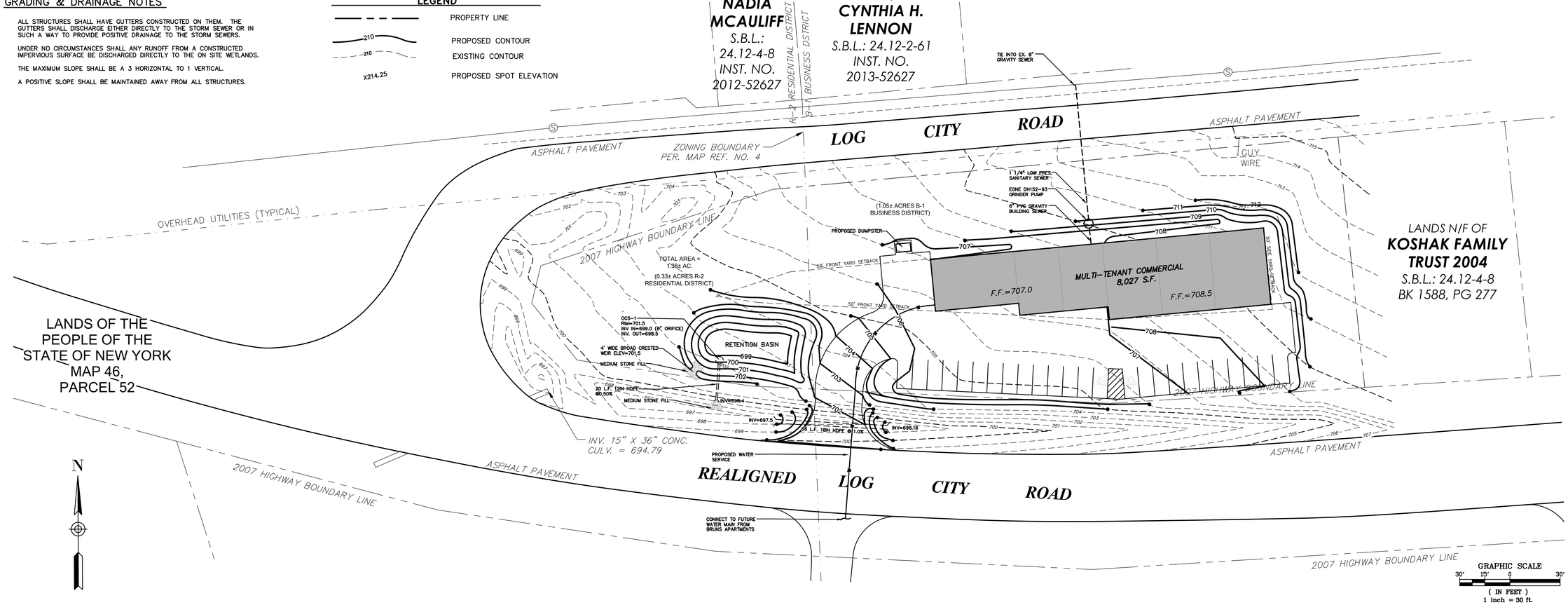
UNDER NO CIRCUMSTANCES SHALL ANY RUNOFF FROM A CONSTRUCTED IMPERVIOUS SURFACE BE DISCHARGED DIRECTLY TO THE ON SITE WETLANDS.

THE MAXIMUM SLOPE SHALL BE A 3 HORIZONTAL TO 1 VERTICAL.

A POSITIVE SLOPE SHALL BE MAINTAINED AWAY FROM ALL STRUCTURES.

LEGEND

	PROPERTY LINE
210	PROPOSED CONTOUR
210	EXISTING CONTOUR
X214.25	PROPOSED SPOT ELEVATION



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ENGINEERING THAT TRANSFORMS IMAGINATION INTO REALITY

GRADING/UTILITY PLAN
CONCORD DEVELOPMENT
LOG CITY ROAD
TOWN OF AMSTERDAM
COUNTY OF MONTGOMERY · STATE OF NEW YORK

DRAWN BY:
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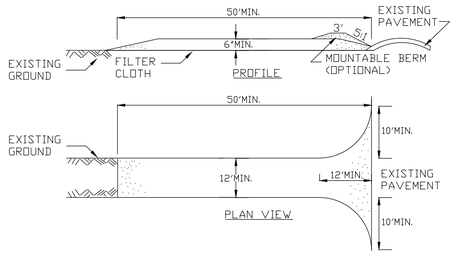
SCALE: 1" = 30'
SHEET 2 OF 3

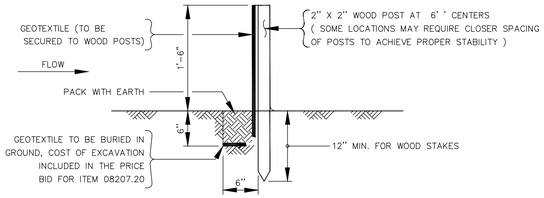


STABILIZED CONSTRUCTION ENTRANCE DETAIL

(NOT TO SCALE)

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. CONSTRUCTION ACCESS ALONG FEURA BUSH ROAD SHALL BE CONSTRUCTED IN COMPLIANCE WITH THESE PLANS AND NYSDOT STANDARD SHEET 209.05



SILT FENCE DETAIL

(NOT TO SCALE)

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

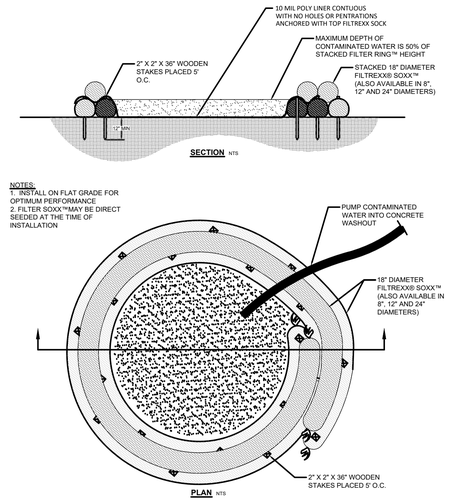
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



FILTREXX® CONCRETE WASHOUT

NTS

LEGEND

	PROPERTY LINE
210	PROPOSED CONTOUR
210	EXISTING CONTOUR
X214.25	PROPOSED SPOT ELEVATION

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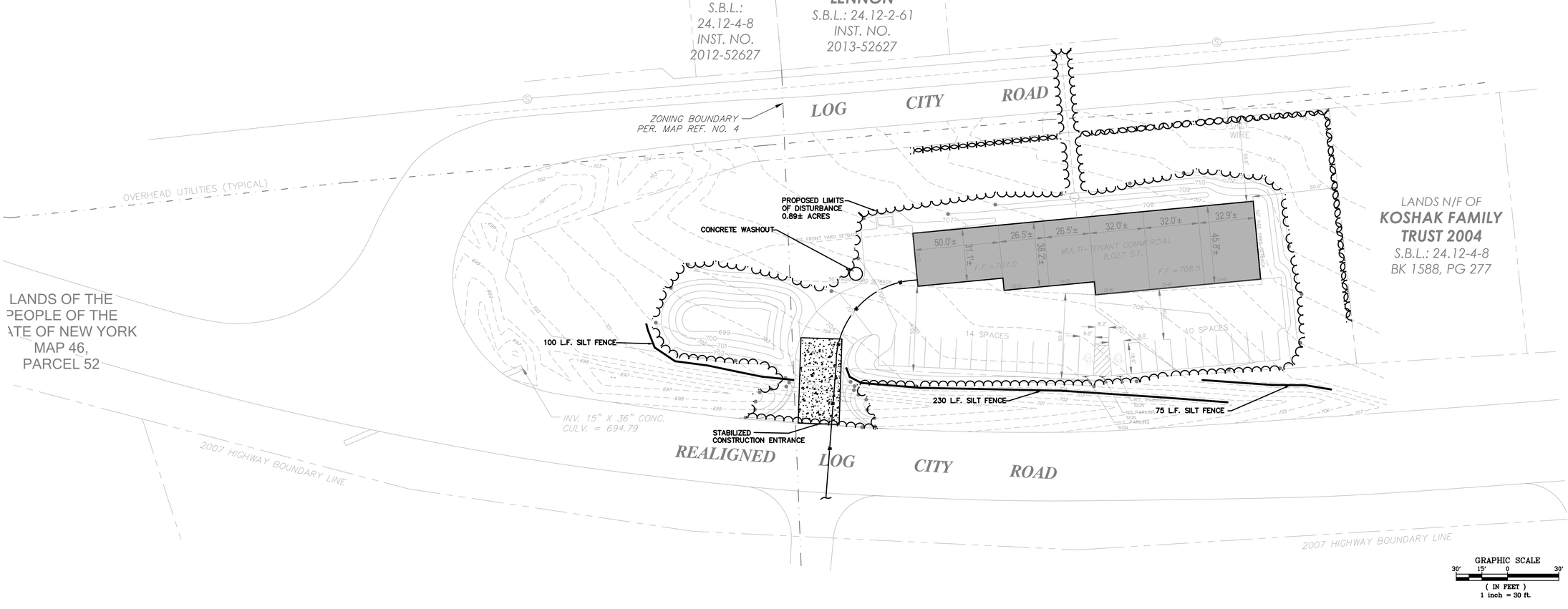
2. UNDER NO CIRCUMSTANCES SHALL ANY RUNOFF FROM A CONSTRUCTED IMPERVIOUS SURFACE BE DISCHARGED DIRECTLY TO THE ON SITE WETLANDS.
3. THE MAXIMUM SLOPE SHALL BE A 3 HORIZONTAL TO 1 VERTICAL.
4. A POSITIVE SLOPE SHALL BE MAINTAINED AWAY FROM ALL STRUCTURES.



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