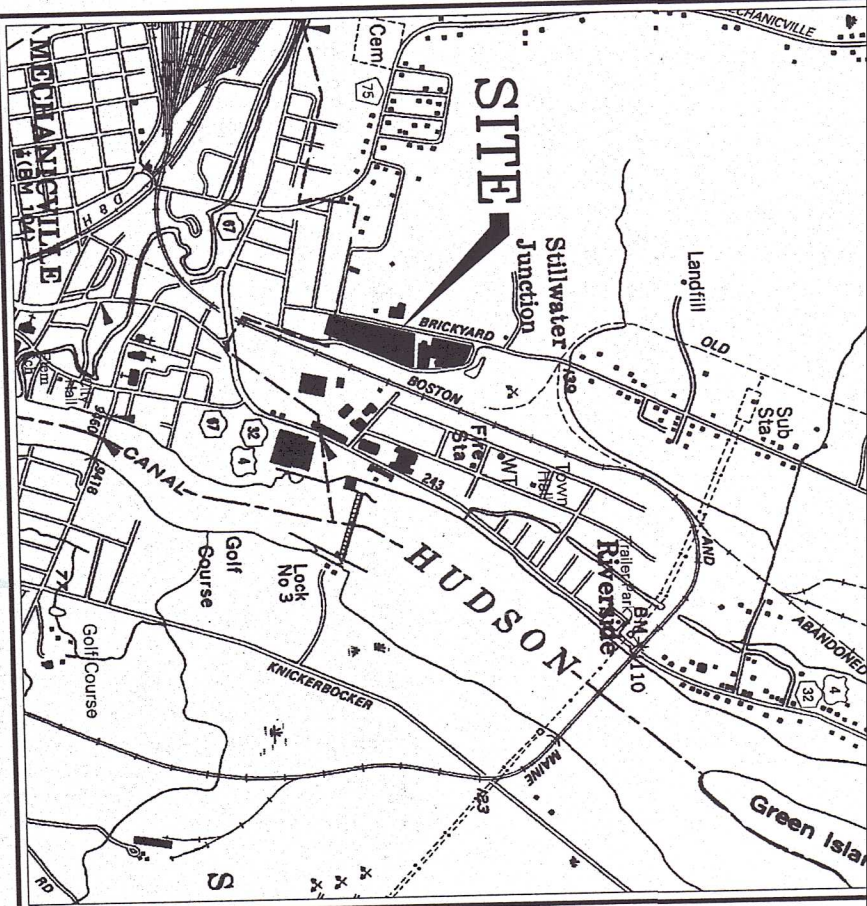
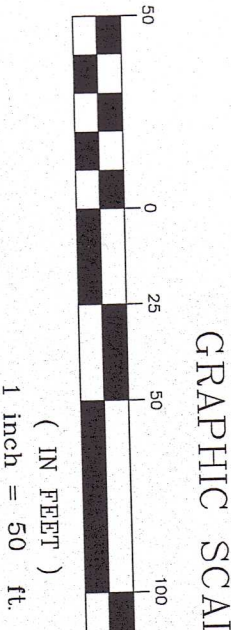
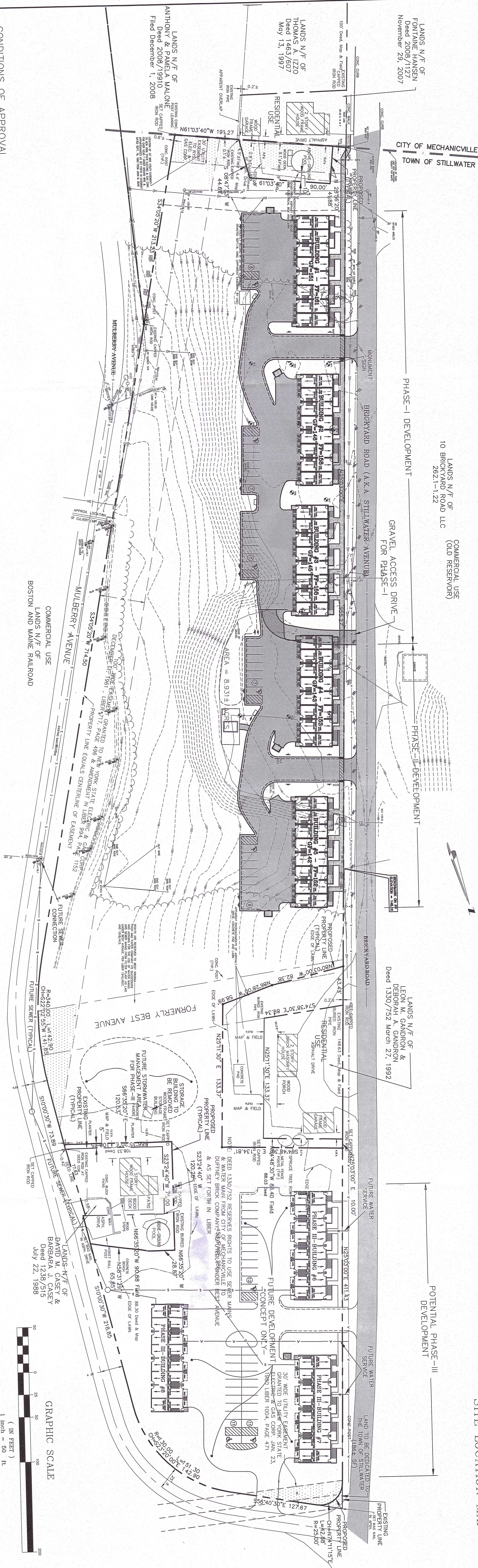




SITE LOCATION MAP



- NOTES:
1. THE APARTMENT OWNER SHALL BE RESPONSIBLE TO OWN AND MAINTAIN THE SIDEWALKS AND POST LIGHTING.
 2. EACH BUILDING SHALL REQUIRE A KNOX BOX. KNOX BOX LOCATION SHALL BE COORDINATED WITH THE FIRE DEPARTMENT AND THE BUILDING INSPECTOR.
 3. ALL UTILITIES WILL BE PRIVATE AND WILL NOT BE OFFERED TO THE TOWN OF STILLWATER.
 4. 2 UNITS PER BUILDING SHALL BE CONSTRUCTED AS HANDICAP ADAPTABLE.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF STILLWATER, NEW YORK, ON THE 14 DAY OF JUNE, 2014, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGES, ERASURES, MODIFICATION OR REVISIONS OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THE _____ DAY OF _____ 2014 BY _____

Debra J. Michael
PLANNING BOARD CHAIRMAN

CONDITIONS OF APPROVAL

- THE JUNE 25, 2015 DENE REPORT WILL BE FOLLOWED WITH ALL RECOMMENDATIONS INCLUDING SITE PREPARATION FOR THE ENTIRE SITE.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL THE PLACEMENT OF FILL AND TESTING HAS BEEN COMPLETED BY DENE ENGINEERING AND A CERTIFICATION PROVIDED TO THE BUILDING DEPARTMENT.
- THE REQUIRED CONSTRUCTION MONITORING BY DENE ENGINEERING MUST BE DONE DURING THE SITE PREPARATION AND COPIES OF ALL REPORTS AND TEST RESULTS BE PROVIDED TO THE BUILDING DEPARTMENT.
- THE SITE MATERIAL AND DEBRIS THAT IS TO BE REMOVED FROM THE SITE MUST BE DISPOSED IN A SITE APPROVED BY THE BUILDING DEPARTMENT.

STANDARD NOTES

1. THIS PROPERTY MAY BORDER A FARM, AS DEFINED IN THE TOWN OF STILLWATER LOCAL LAW #1 OF 1997. RESIDENTS SHOULD BE AWARE THAT FARMERS HAVE THE RIGHT TO ENGAGE IN FARM PRACTICES WHICH MAY GENERATE DUST, ODOOR, SMOKE, NOISE AND VIBRATION.
2. THIS PROPOSAL INCLUDES A TOTAL OF 8.913± ACRES AND LIES WITHIN THE TOWN OF STILLWATER INDUSTRIAL (ID) ZONING DISTRICT.

STANDARD NOTES

MIN. LOT WIDTH @ BLDG. LINE: 200'

SETBACKS:

FRONT: 30'

SIDE: 30'

REAR: 30'

3. PARCEL IS IDENTIFIED AS TAX PARCEL: 262-1-1.11, TOWN OF STILLWATER, SARATOGA COUNTY, NEW YORK.

SITE DATA

AREA	8.931± AC
EXISTING ZONING	ID - INDUSTRIAL
MINIMUM BLDG HEIGHT	43,560 SF
MAX. LOT COVERAGE	60%

PARKING SUMMARY (PHASES 1 & 2)

5x 8 UNIT APARTMENTS = 40 UNITS	5x 8 UNIT APARTMENTS = 40 UNITS
PARKING: 1 GARAGE SPACE PER UNIT	PARKING: 1 GARAGE SPACE PER UNIT
OUTDOOR PARKING SPACES = 37	OUTDOOR PARKING SPACES = 37
TOTAL PARKING SPACES = 77	TOTAL PARKING SPACES = 77

PARKING SUMMARY (FUTURE PHASE 3)

3x 8 UNIT APARTMENTS = 24 UNITS	3x 8 UNIT APARTMENTS = 24 UNITS
PARKING: 1 GARAGE SPACE PER UNIT = 24	PARKING: 1 GARAGE SPACE PER UNIT = 24
OUTDOOR PARKING SPACES = 36	OUTDOOR PARKING SPACES = 36
TOTAL PARKING SPACES = 36	TOTAL PARKING SPACES = 36

SITE STATISTICS (AFTER SUBDIVISION)

EXISTING:	0 SF	(0.000 AC)	0.0%
PARKING/PAVEMENT:	73,256 SF	(1.682 AC)	19.9%
PAVEMENT/GRASS:	294,355 SF	(6.756 AC)	80.1%
TOTAL	367,611 SF	(8.440± AC)	100%

FRONT SETBACK VARIANCE

EXISTING BUILDING:	0 SF	(0.000 AC)	0.0%
PAVEMENT/GRASS:	73,256 SF	(1.682 AC)	19.9%
PAVEMENT/GRASS:	294,355 SF	(6.756 AC)	80.1%
TOTAL	367,611 SF	(8.440± AC)	100%

PROPOSED: (PHASES 1 & 2)

BUILDING:	21,690 SF	(0.498 AC)	5.9%
PAVEMENT:	48,378 SF	(1.111 AC)	13.2%
GRASS/SPACE:	297,573 SF	(6.831 AC)	80.9%
TOTAL	367,641 SF	(8.440± AC)	100%

LOT COVERAGE: 5.9%

TAX MAP # 262-1-1.11

OWNER/APPLICANT: FRANK BOVE

80 RAILROAD ST. MECHANICVILLE, NY 12118

TOWN COMMENTS/ SANITARY CONNECTION

TCA

1/4/16

TOWN COMMENTS

TCA

7/20/15

TOWN COMMENTS

TCA

5/15/15

PARKING ADJUSTMENT

TCA

4/17/15

SUBDIVISION ADJUSTMENT

TCA

4/1/15

TDE COMMENTS

TCA

2/18/15

TOPO ADDED

TCA

1/26/15

BUILDING HEIGHT

TCA

1/13/15

PER TOWN ENGINEER

TCA

12/23/14

REVISION

BY

DATE

OVERALL SITE PLAN

APARTMENT BUILDINGS

BRICKYARD ROAD

TOWN OF STILLWATER

STATE OF NEW YORK

COUNTY OF SARATOGA

ABO ENGINEERS & SURVEYORS

411 Union Street

Saratoga Springs, NY 12056

518-377-0315

Fax: 518-377-0379

DATE: NOVEMBER 3, 2014

SCALE: 1"=50'

DWG: 440A-SITE

SHEET: 1 OF 5