PROJECT INFORMATION:

OWNER/APPLICANT:
JOE CILIENTO
JC STRUCTURES
600 CONSAULUS AVE
SCHENECTADY, NY 12306

PROPERTY ADDRESS:
1293 US ROUTE 9
SCHODACK, NY

PROPERTY TAX MAP NUMBER
210.0–7–39.13

PARCEL AREA:
4.61± AC
200,951± SF

MUNICIPALITY:
TOWN OF SCHODACK
RENSSELAER COUNTY

ZONING:
EXISTING: HIGHWAY–COMMERCIAL HC

HC ZONING AREA AND BULK REQUIREMENTS:

LOT AREA:
REQUIRED: 20,000 SF MIN.
EXISTING: 200,951± SF

STRUCTURE COVERAGE:
REQUIRED: MAX. 35%
EXISTING: 7,400 SF (3.7%)
PROPOSED: 39,000 SF (19.4%)

OPEN SPACE:
REQUIRED: 20% MIN.
PROPOSED: 75,137 SF (37.4%)

HEIGHT:
REQUIRED: 45 FT. MAX
PROPOSED: 1–STORY, 25± FT

LOT WIDTH/DEPTH:
REQUIRED: 125 FT/150 FT MINIMUM
EXISTING: 502.7 FT / 400.0 FT

SETBACK DIMENSIONS:
REQUIRED:
SIDE: MIN. 20 FT.
FRONT: MIN. 40 FT.
REAR: MIN. 40 FT
PROPOSED:
SIDE: 24 FT
FRONT: 83.9 FT
REAR: 51.8 FT

PROPOSED USE:
WAREHOUSE (STORAGE/DISTRIBUTION)

PARKING:
REQUIRED: INDUSTRIAL USE, 1 SPACES PER EMPLOYEE ON LARGEST SHIFT

EXISTING: 17 SPACES
PROPOSED: 33 SPACES (16 NEW SPACES)

MAP REFERENCES:

1) MAP ENTITLED "RENDER CONCEPT SITE PLAN, LANDS KNOWN AS STREET No. 1293 US RTE 9", BY ADVANCE ENGINEERING & SURVEYING, PLLC DATED FEBRUARY 12, 2023.

GENERAL NOTES:

1) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES EAST ZONE. ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM.
2) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTION; RECORDED OR UNRECORDED.
3) SUBJECT TO ANY STATEMENT OF FACT CONTAINED IN AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT.
4) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DEPICT GENERAL UTILITY CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. CALL DIG–SAFE FOR FURTHER VERIFICATION.

TEST PIT LOG

	PROFILE	STABILIZED INFILTRATION RATE
TP 1	0–4" TOPSOIL 4"–42" DENSE SILT LOAM 42"–84" GRAVELY SAND w/ SILT NO GROUNDWATER NO BEDROCK	PT 1 2:07, 4:08, 4:50 PT 2 4:10, 7:40, 9:12, 11:12 12:12 MAX STABILIZED RATE: 11–15 MIN/IN
TP2	0–6" TOPSOIL 6"–48" DENSE SILT LOAM 48"–108" COARSE SANDY GRAVEL NO GROUNDWATER NO BEDROCK	IT 1 0:30, 0:35, 0:40
TEST PITS PERFORMED ON 11/6/24 BY: C. LONGO, PE, INVITATION EXTENDED TO RCDOH BUT NO ATTENDANCE		PT PERFORMED AT 42" DEPTH

SITE LOCATION MAP
SCALE: N.T.S.

No.	Revision Description	Date

PRIOR TO ANY EARTH DISTURBANCE THE CONTRACTOR SHALL CALL IN A TICKET TO DIG SAFE NY AND OBTAIN A CLEAR TO DIG

IT IS A VIOLATION OF SECTION 7209 OF THE NYS EDUCATION LAW FOR ANY PERSON TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER

CHRISTOPHER D. LONGO, PE
N.Y.S. LIC. # 095840

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PROJECT
Proposed Warehouse & Storage
1293 Rte. 9
SCHODACK, NY

Title
CONCEPT SITE PLAN

Date	Sheet
11/22/2024	C101
Scale 1"=30'	
Job# 22024	

"Town of Schodack Planning Baord"

Date: _____