

SITE STATISTICS:
 TAX PARCEL ID: 38.00-1-26.25
 PARCEL SIZE: 7.34 ACRES
 PROPOSED USE: RA3 RESIDENTIAL AGRICULTURAL
 ZONING: 3 ACRES
 MINIMUM LOT WIDTH: 50'
 MAXIMUM BUILDING HEIGHT: 35'
 MAXIMUM LOT COVERAGE: 30%
 MINIMUM FRONT YARD: 50'
 MINIMUM SIDE YARD: 50'
 MINIMUM REAR YARD: 100'
 ALLOWED USES WITH SPECIAL USE PERMIT:
 CONTRACTOR STORAGE
 ANTICIPATED NUMBER OF EMPLOYEES = 30±
 TOTAL PARKING SPACES PROVIDED = 58

TAX MAP ID GUILDERLAND: 38.00-1-26.25
OWNER/APPLICANT:
 FLOCCUZIO CONSTRUCTION, LLC
 250 SUITS ROAD
 DUANESEBURG, NY 12056

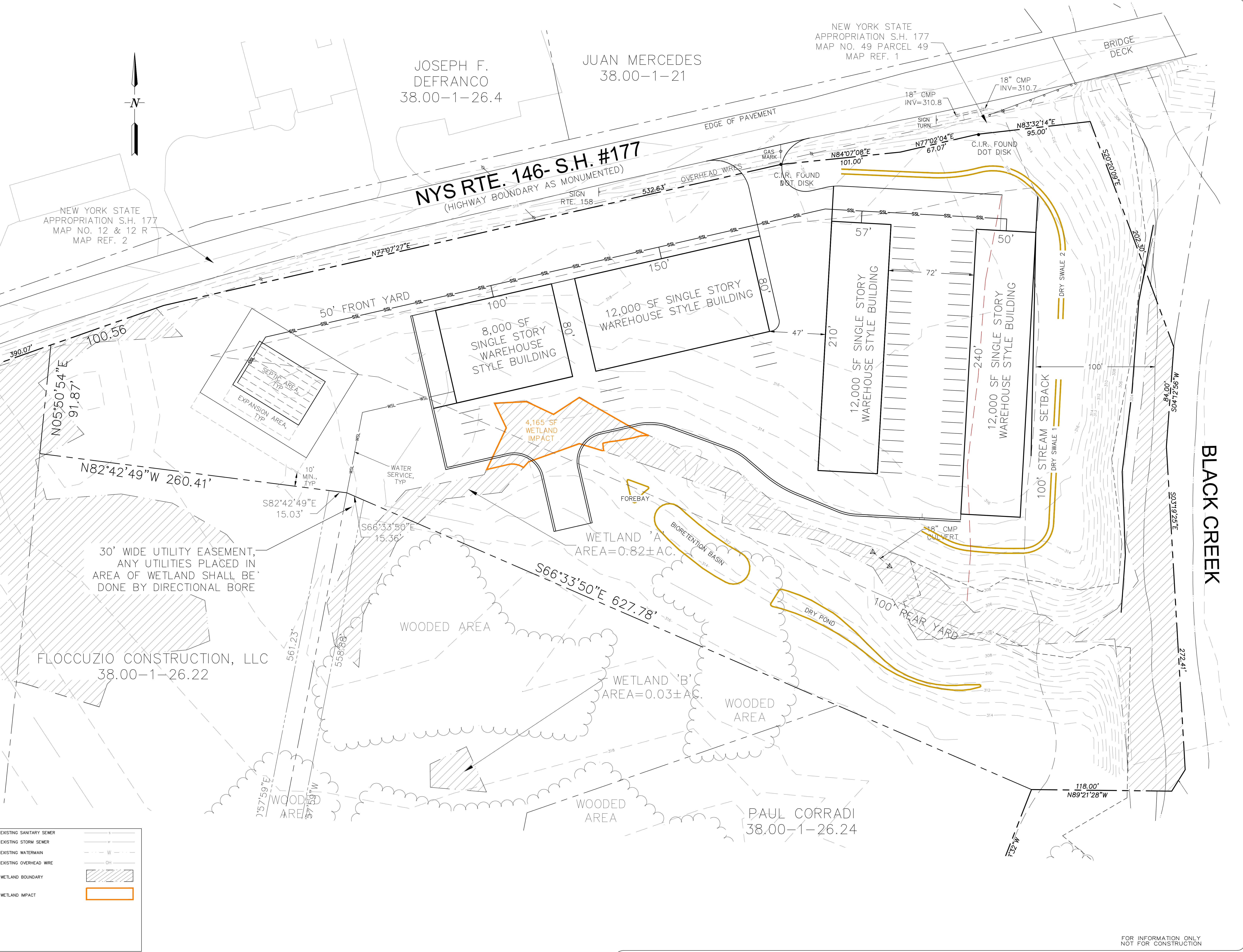
NOTES:
 1) SURVEYED PARCEL: TOWN OF GUILDERLAND - TAX MAP 38.00, BLOCK 1, PARCEL 26.25.
 2) SURVEY PREPARED BY INGALLS & ASSOCIATES, LLP FROM AN AUGUST 2020 FIELD SURVEY.
 3) NORTH IS REFERENCED TO NAD 83 NEW YORK STATE PLANES, EAST ZONE. ELEVATION VERTICAL DATUM IS NAVD 1988.
 4) SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS; RECORDED OR UNRECORDED.
 5) SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 6) UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON VISIBLE PHYSICAL EVIDENCE. THEY SHOULD BE CONSIDERED SCHEMATIC ONLY AND ARE SHOWN TO DENOTE GENERAL UTILITY LOCATIONS AND CONNECTIONS RATHER THAN EXACT UNDERGROUND LOCATIONS. INGALLS & ASSOCIATES, LLP MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE UNDERGROUND UTILITY LOCATIONS AND OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
 7) SURVEY IS PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS CODE OF PRACTICE FOR LAND SURVEYS AS ADOPTED IN OCTOBER OF 1966 AND LAST REVISED ON JULY 18, 1997.
 8) SURVEY PARCEL IS SUBJECT TO SECTION 189 OF THE NEW YORK STATE HIGHWAY LAW. THE TOWN OF GUILDERLAND HIGHWAY DEPARTMENT HAS DETERMINED THAT WEAVER ROAD IS A 3.000 OR 45.50' RIGHT OF WAY.
 9) NO WETLAND SURVEY SHALL BE DEEMED FINAL WITHOUT A JURISDICTIONAL DETERMINATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND/OR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).

DEED REFERENCES:
 1) CONVEYED BY TIMOTHY N. MAKOFF, TRUSTEE OF THE DANIEL MAKOFF LIVING TRUST TO FLOCCUZIO CONSTRUCTION, LLC BY DEED DATED JUNE 23, 2020 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JULY 1, 2020 AS INSTRUMENT NO. R2020-12968.
 2) NEW YORK STATE DEPARTMENT OF TRANSPORTATION REAL ESTATE DIVISION NOTICE OF APPROPRIATION RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON AUGUST 31, 1993 IN LIBER 2491 OF DEEDS AT PAGE 485.

MAP REFERENCES:
 1) NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY SCHOHARIE ROADS, PARTS 1 & 2 S.H. NO. 177, ALBANY COUNTY MAP NO. 49, PARCEL NO. 49 AND APPROVED APRIL 14, 1993.
 2) DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS LAND TO BE PROVIDED FOR THE RECONSTRUCTION OF THE SCHOHARIE PART 1 COUNTY HIGHWAY NO. 177 ALBANY COUNTY FROM M. HESSER REPLICATED OWNER DESCRIPTION AND MAP NO. 12R1 SHEET 1 AND MAP NO. 12 SHEET 2 AS PREPARED ON APRIL 26, 1929.
 3) PLANS ENTITLED "WEST END WATER DISTRICT EXTENSION, TOWN OF GUILDERLAND, NY" AS PREPARED BY DELAWARE ENGINEERING, P.C. AND DATED NOVEMBER 2009.

LEGEND

EXISTING PROPERTY LINE	---	EXISTING SANITARY SEWER	---
PROPOSED PROPERTY LINE	---	EXISTING STORM SEWER	---
PROPOSED SETBACK	---	EXISTING WATERMAIN	---
ADJACENT PROPERTY LINE	---	EXISTING OVERHEAD WIRE	OH
PROPOSED EASEMENT	---	WETLAND BOUNDARY	▨
EXISTING CONTOUR	200	WETLAND IMPACT	▨
EXISTING TREELINE	---		
EXISTING HYDRANT	HYD		
EXISTING UTILITY POLE	UTG 19		
EXISTING SIGN	S		
EXISTING CATCH BASIN	CB		
EXISTING SANITARY MANHOLE	SM		



NOTE: 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT UDIG NY TO LOCATE ALL UNDERGROUND UTILITIES.

NO. DATE	REVISIONS	BY:	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209 SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES MADE FROM THE ORIGINAL OF THIS DRAWING BEARING AN ORIGINAL INKED OR EMBOSSED SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES.	ingalls & associates, LLP ingalls & associates, LLP engineering, environmental, surveying 110 WEST AVENUE UNIT 102 BARCLAY CENTER, NY 12246 PHONE: (518) 363-7725 FAX: (518) 363-2324	SITE PLAN FLOCCUZIO CONSTRUCTION, LLC 634 NYS ROUTE 146 TOWN OF GUILDERLAND COUNTY OF ALBANY STATE OF NEW YORK	DATE: DECEMBER 31, 2024 CHECKED BY: DJT JOB NO. 20-054 DRAWN BY: PJY CADD FILE: 20-054.DF	SCALE: 1"=30' SHEET 1 OF 2
			DAVID F. INGALLS JR., P.E. N.Y.S. LIC. NO. 064993				

FOR INFORMATION ONLY NOT FOR CONSTRUCTION