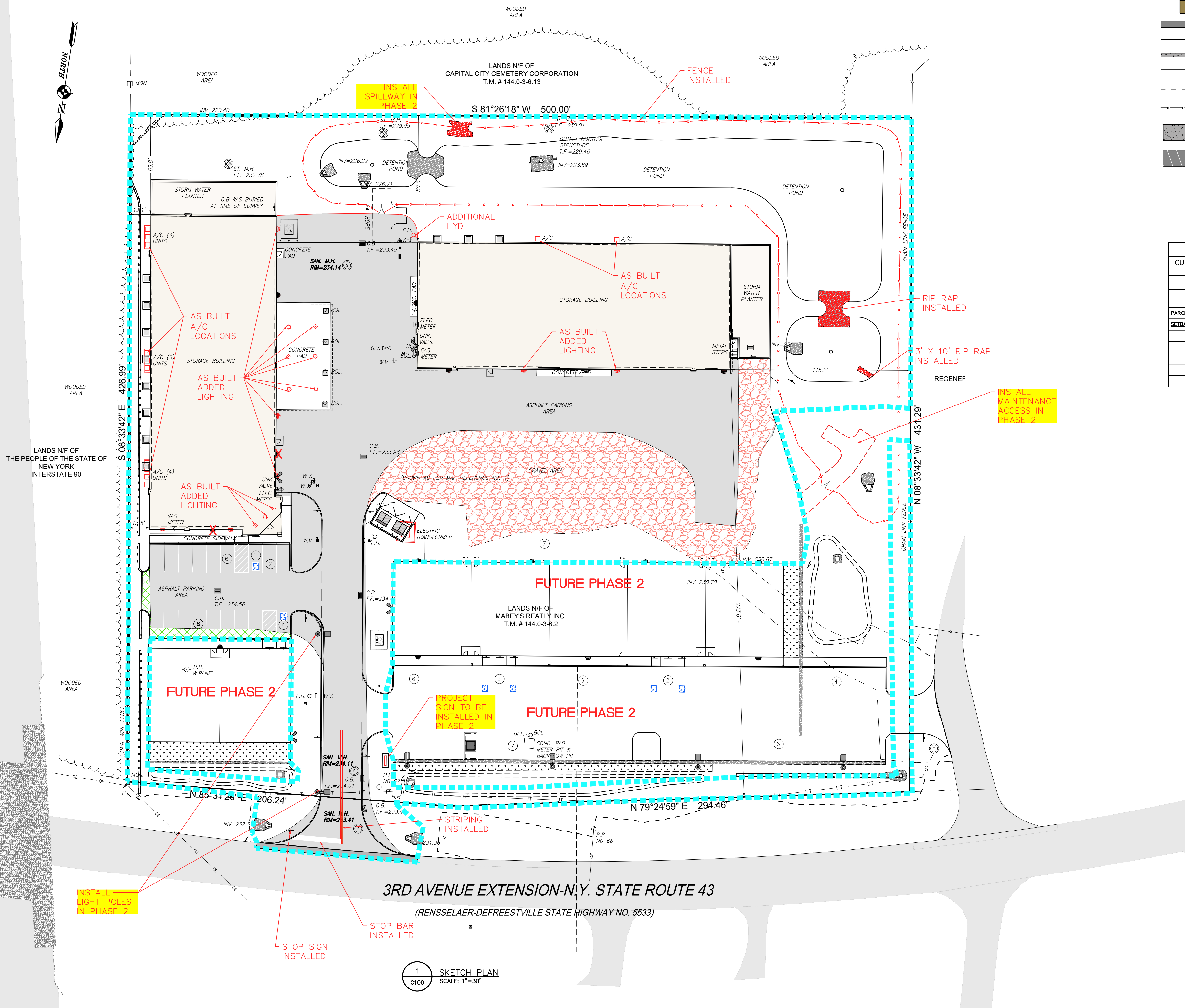


Z:\Projects\Drawings\HART CHB 2021\2018.057 - Maybes Sheets\C100, SITE-phase 1-as building / DANIELLE / Thursday, June 23, 2022 12:08:15 PM // ARCH FULL BLEED D (24.00 X 36.00 INCHES) // 11



SITE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED ROAD CENTER LINE
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED WORK LIMITS
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE SURFACE
- PROPOSED ROAD LINING & STRIPING
- PROPOSED SIGN
- PROPOSED 2 POSTED SIGN
- PROPOSED BOLLARD
- PROPOSED PARKING COUNT

| SITE DATA CHART | | |
|--|---------------------|-----------|
| CURRENT ZONING: (OC) CORPORATE OFFICE/REGIONAL COMMERCIAL DISTRICT | | |
| TAX MAP NUMBER 144.0-3-6.2 | | |
| PARCEL SIZE | REQUIRED PER ZONING | PROPOSED |
| 5 ACRES | 5 ACRES | 5 ACRES |
| SETBACKS | | |
| FRONT (NORTH) | 25 FEET | 26.5 FEET |
| SIDE (EAST) | 12 FEET | 12.8 FEET |
| SIDE (WEST) | 12 FEET | 80.7 FEET |
| REAR (SOUTH) | 25 FEET | 64.8 FEET |
| PARKING | 5 FEET | >5 FEET |

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HART ENGINEERING

1989 FERRIS ROAD
CASTLETON NY, 12033

Phone: (518) 479-4014
Fax: (518) 477-6371

| NO. | DATE | DESCRIPTION | ISSUED FOR REVIEW | REV. | OK'D | SPH |
|-----|--------|-------------|-------------------|------|------|-----|
| 1 | 3/9/22 | | | | | |

SITE PLAN AS-BUILT PHASE 1

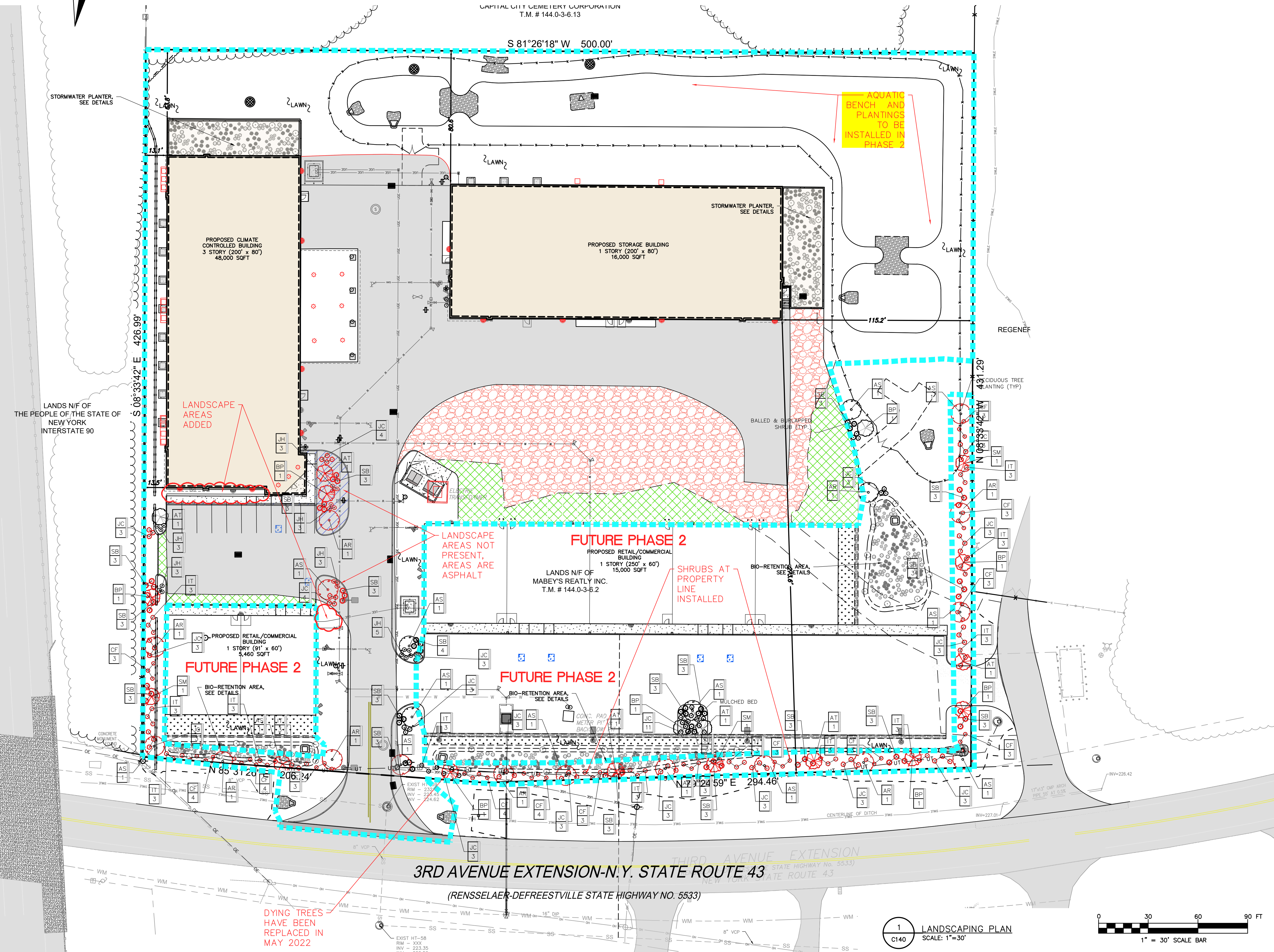
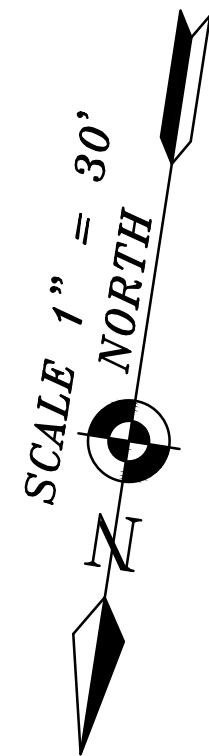
MABE'S REALTY
STORAGE & COMMERCIAL
BUILDINGS
486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

Planning Board-Town of East Greenbush

BY DIRECTION OF
CHAIRMAN OF THE PLANNING
BOARD THESE PLANS ARE APPROVED.
SEE FIRST SHEET FOR DATE & SIGNATURE.

ENGINEER: SPH
DRAWN BY: DAH
DATE ISSUED: MARCH 9, 2022
SCALE: 1" = 30'
DRAWING NUMBER: C100
1 OF 1

Z:\Projects\Drawings\HART CHB 2021\2018.057 - Mayhew Sheets\140_LAND-Phase 1.dwg / DANIELLE / Thursday, June 23, 2022 12:46:00 PM / ARCH FULL BLEED D (34.00 X 36.00 INCHES) / 11



| PLANT LIST | | | | | | | | | |
|------------|-----------------|------|------------------------------------|------------------------------|-----|-------------|-------|----------|--------------------------|
| SYMBOL | TYP | ABRV | BOTANICAL NAME | COMMON NAME | QTY | SIZE | COND | SPACING | MATURE SIZE |
| | DECIDUOUS TREES | AS | ACER GINNALA "BETZAM" | BEECHOVEN MAPLE | 12 | 2 1/2" CAL | B&B | AS SHOWN | 20-25' HT./10-15' SPREAD |
| | | AR | ACER RUBRUM | ARMSTRONG COLUMNAR RED MAPLE | 9 | 2 1/2" CAL | B&B | AS SHOWN | 40-45' HT./15-25' SPREAD |
| | | SM | SYRINGA METICULA | JAPANESE LILAC TREE | 3 | 2 1/2" CAL | B&B | AS SHOWN | 25' HT./20-25' SPREAD |
| | | AT | AMALANCHIER C. "SPRIZAM" | SPRING GLORY SERVICEBERRY | 5 | 2 1/2" CAL | B&B | AS SHOWN | 12' HT./8-10' SPREAD |
| | | BP | BETULA PAPIYFERA | PAPER BIRCH | 8 | 2 1/2" CAL | B&B | AS SHOWN | 50-70' HT./10-35' SPREAD |
| | SHRUBS | JH | JUNIPERUS HORIZONTALIS "BLUE CHIP" | BLUE CHIP JUNIPER | 21 | NO. 3 CONT. | CONT. | AS SHOWN | 8-10' HT./6-8' SPREAD |
| | | CF | CALYCANTHUS FLORIDUS | SWEETSHRUB | 43 | 2" HT. | CONT. | AS SHOWN | 6-9' HT./6-12' SPRD. |
| | | IT | ITEA VIRGINICA | VIRGINIA SWEETSPIRE | 39 | NO. 5 CONT. | CONT. | AS SHOWN | 3-5' HT./4-6' SPRD. |
| | | JC | JUNIPERUS CHINENSIS "SEA GREEN" | SEA GREEN JUNIPER | 36 | NO. 3 CONT. | CONT. | AS SHOWN | 3' HT./5-6' SPRD. |
| | | SB | SPIRAEA X BUMALDA "DART'S RED" | DART'S RED SPIRAEA | 61 | 2" HT. | CONT. | AS SHOWN | 2-3' HT./4-5' SPRD. |

LANDSCAPING LEGEND:

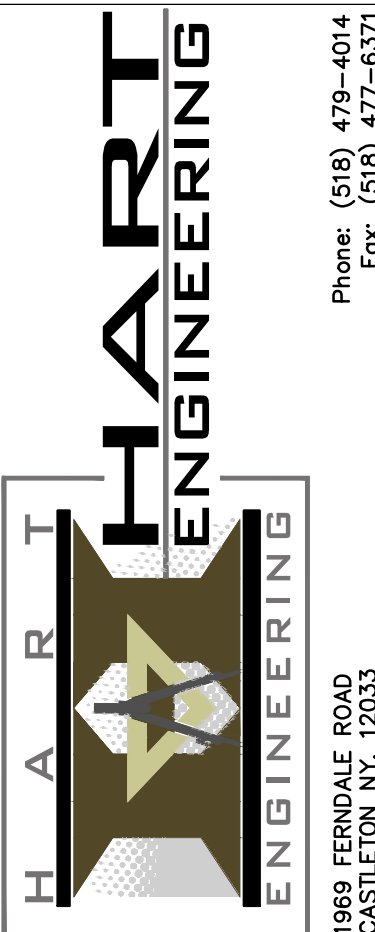
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED TREE LINE
- PROPOSED SHRUB LINE
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIAL BED
- PLANT NAME
PLANT QUANTITY

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| NO. | DATE | DESCRIPTION | REVISED PER TOWN COMMENTS | REVISED PER TOWN COMMENTS |
|-----|---------|-------------|---------------------------|---------------------------|
| 1 | 8/14/19 | | | |
| 2 | 9/4/19 | | | |

LANDSCAPE PLAN AS-BUILT
PHASE 1

MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS
486 3RD AVENUE EXTENSION
EAST GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

ENGINEER:
CHRISTIAN M. BERTRAM PE
DRAWN BY:
CHRISTIAN M. BERTRAM PE
DATE ISSUED:
JUNE 14, 2019
SCALE:
1" = 30'
DRAWING NUMBER:
C140
8 OF 25

HART ENGINEERING

RESIDENTIAL, COMMERCIAL & MUNICIPAL SITE DESIGN & DEVELOPMENT

1969 FERNDAL ROAD CASTLETON, NY 12033



(518) 479-4014 FAX (518) 477-6371
STEVEN P. HART, P.E.

East Greenbush Planning Department
East Greenbush Town Hall
225 Columbia Turnpike
Rensselaer, New York 12144
Attn: Ms. Anna Feltham, Director of Planning

June 23, 2022

Re: Mabey Realty – Third Avenue Extension, Town of East Greenbush

Dear Anna:

With respect to the Phase 1 Construction for the Mabeys site, we offer the following clarification for the Phase 1 work and impacts on the overall SWPPP.

We have attached a map titled "Impervious Area Phase 1". This map highlights the limits of Phase 1 construction along with the ground finishes. Per the Legend on the right side of the map and the notes below, the phase one construction has less impervious area than what the ponds and treatment practices were designed to handle.

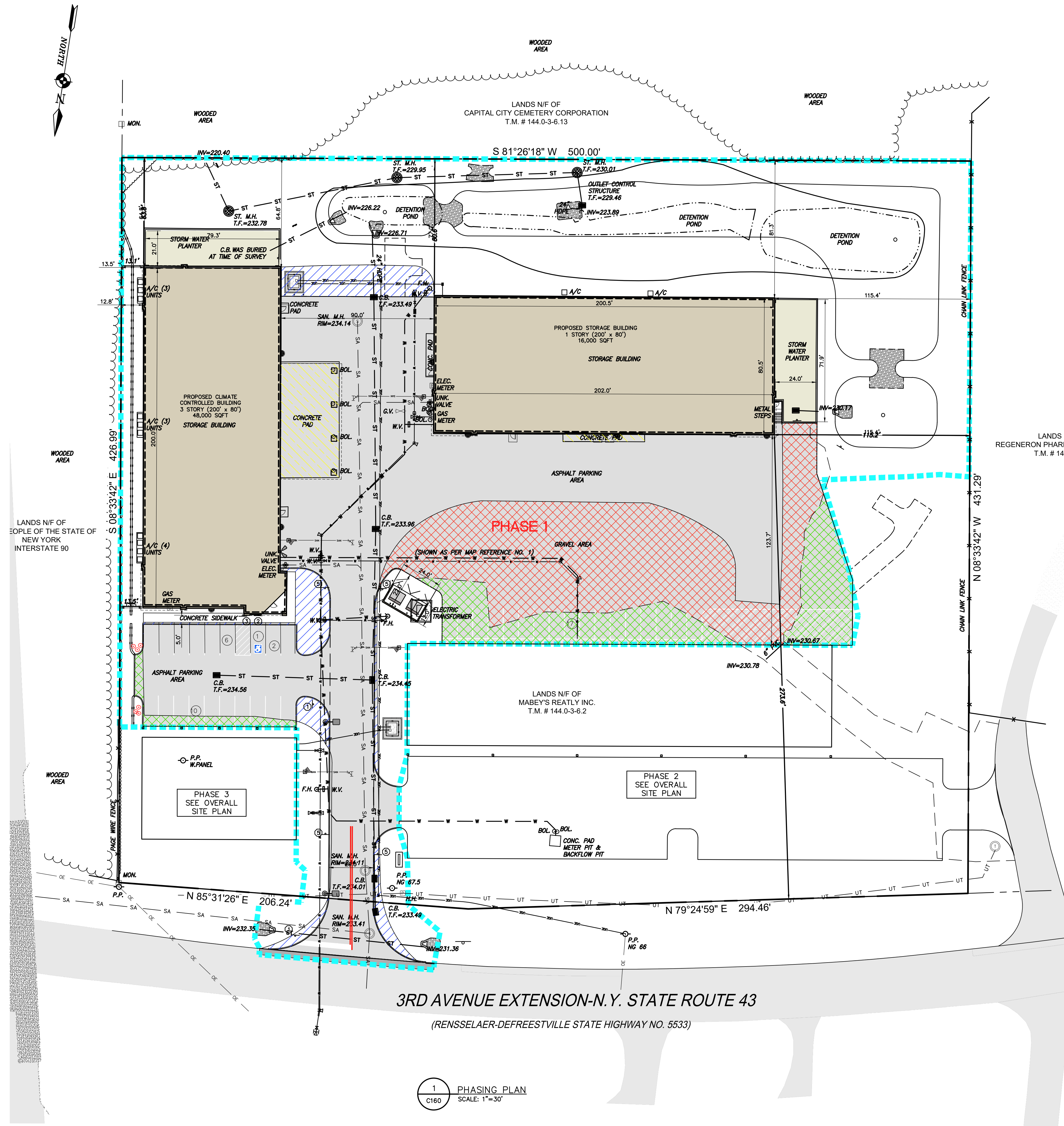
We have approximately 2460 sf of grass area that was supposed to be asphalt and 13,840 sf of stone/gravel area that was supposed to be asphalt. With that in mind, we do not feel any modifications are needed to the SWPPP at this time. Any future impacts that would be realized in Phase 2, will be addressed as part of that design and site plan approval process.

We trust that the above narrative and attached plans adequately addresses your comments. We look forward to discussing this with you and the Planning Board in greater detail at your earliest convenience.

Very truly yours,
Hart Engineering,


Steven P. Hart, PE

File: mabeyegpb22-4
Cc: Mr. Ryan Blass, owner



LEGEND:

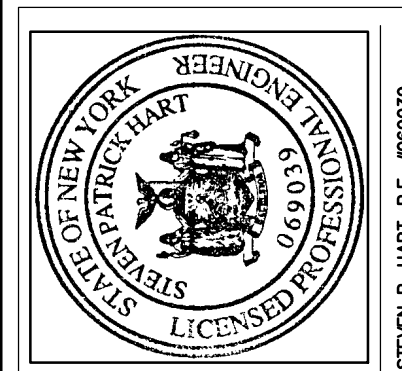
- GRAVEL AREA PROPOSED AS ASPHALT - 13840 SF
- GRASS AREA PROPOSED AS ASPHALT - 6400 SF
- CONCRETE AREA PROPOSED AS ASPHALT - 2535 SF
- ASPHALT AREA PROPOSED AS GRASS - 3940 SF

IMPERVIOUS AREA NOTES:

- THERE IS A TOTAL OF 13,840 SF OF GRAVEL AREA THAT WAS DESIGNED AS ASPHALT.
- THERE IS AN ADDED 2,460 SF OF GREEN SPACE THAT WAS DESIGNED AS ASPHALT.

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CASTLETON NY, 12033
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Fax: (518) 477-6371



| NO. | DATE | DESCRIPTION | REV'D | CK'D |
|-----|---------|---------------------------|-------|------|
| 1 | 8/14/19 | REVISED PER TOWN COMMENTS | CMB | CMB |
| 2 | 9/4/19 | REVISED PER TOWN COMMENTS | CMB | CMB |

IMPERVIOUS AREA
PHASE 1
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS
486 3RD AVENUE EXTENSION
EAST GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

ENGINEER:
CHRISTIAN M. BERTRAM PE
DRAWN BY:
CHRISTIAN M. BERTRAM PE
DATE ISSUED:
JUNE 14, 2019
SCALE:
1" = 30'
DRAWING NUMBER:
C160
10 OF 25

Planning Board-Town of East Greenbush
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