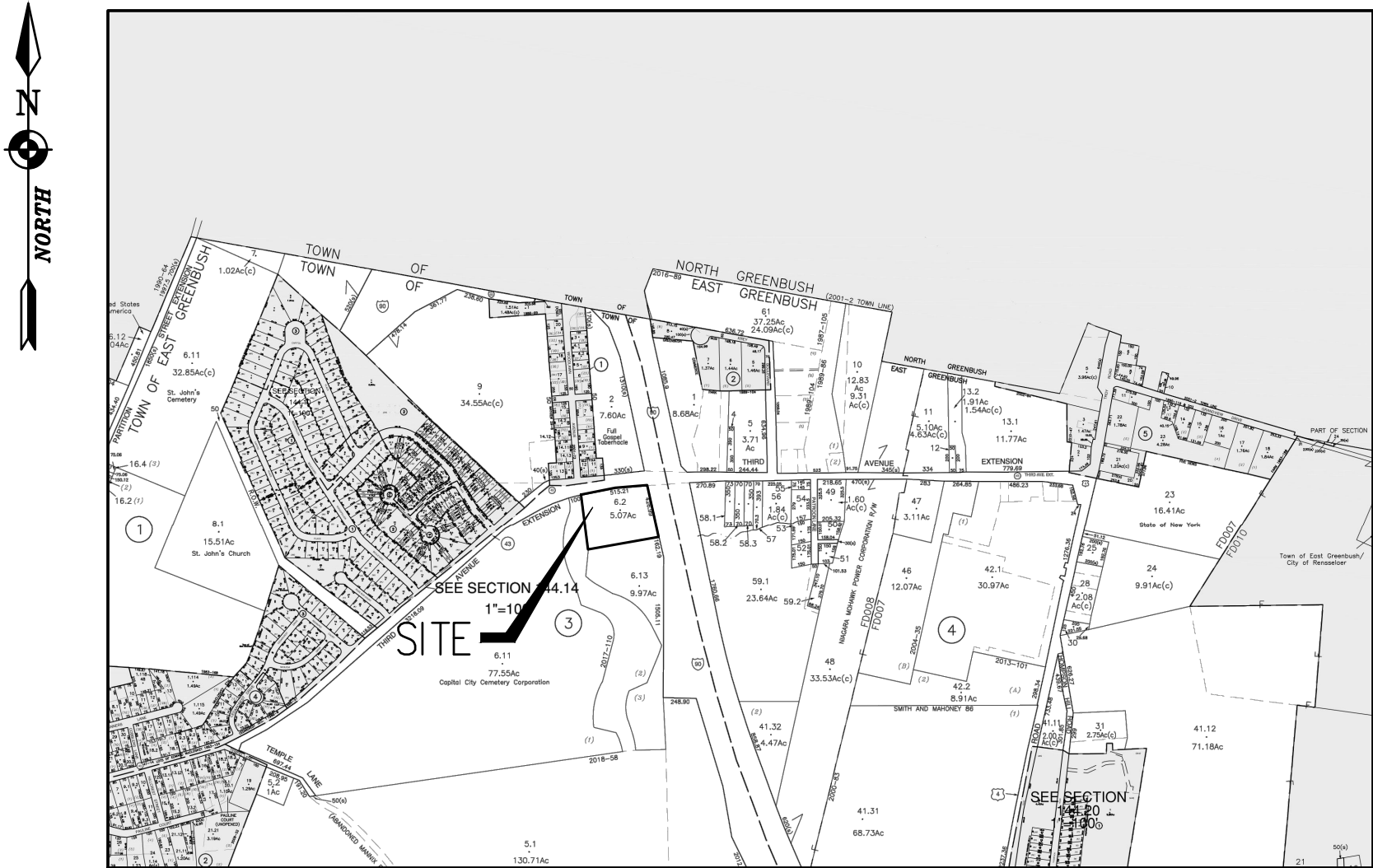


MABEY'S REALTY — PHASE 2

STORAGE & COMMERCIAL BUILDING
486 3RD AVE EXTENSION, TOWN OF EAST GREENBUSH
COUNTY OF RENSSELAER, STATE OF NEW YORK



TAX MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE

AUGUST 3, 2022

REVISED:
JANUARY 2023
MARCH 2023

PROJECT CONTACT LIST

GOVERNMENTAL APPROVAL AGENCIES

COUNTY HEALTH DEPARTMENT
RENSSELAER COUNTY HEALTH DEPARTMENT
2ND FLOOR, NED PATTISON
GOVERNMENT CENTER
1600 7TH AVENUE
TROY, NY 12180
(518) 270-2655

PLANNING BOARD

TOWN OF EAST GREENBUSH DIRECTOR OF PLANNING: ANNA FELTHAM
225 COLUMBIA TURNPIKE
RENSSELAER, NY 12144
EMAIL: AFELTHAM@EASTGREENBUSH.ORG
TELE (518) 694-4011
FAX (518) 477-2386

PUBLIC WORKS

TOWN OF EAST GREENBUSH PUBLIC WORKS
DANIEL FIACCO (COMMISSIONER OF PUBLIC WORKS)
DPW GARAGE
69 GILLIGAN ROAD
EAST GREENBUSH, NY 12061-1710
DFIACCO@EASTGREENBUSH.ORG
477-6103
FAX: 477-5021

UTILITY COMPANIES

WATER & SEWER

EAST GREENBUSH WATER
SEWER DEPARTMENT
225 COLUMBIA TURNPIKE
RENSSELAER, NY 12144
477-9367

CONTACT: MR. NICK MARINO (WATER)
CONTACT: MR. GEORGE LOVELY (SEWER)

TELEPHONE

VERIZON-NEW YORK
140 WEST STREET
NEW YORK, NY 10007

GAS & ELECTRIC

NATIONAL GRID
300 ERIE BOULEVARD WEST
SYRACUSE, NY 13202-4250
642-4272

CABLE

SPECTRUM CABLE
130 WASHINGTON AVENUE EXTENSION
ALBANY, NY 12203
(518) 869-5500

TAX MAP INFORMATION:

TOWN OF EAST GREENBUSH
SECTION 144.00, BLOCK 3, LOT 6.2

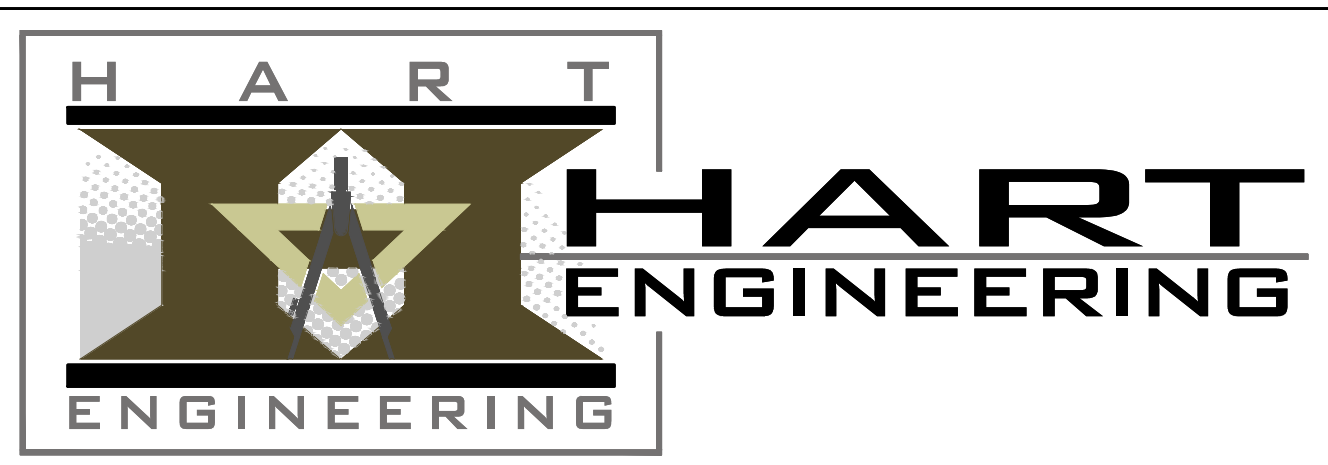
AREA:

TOTAL PARCEL ACREAGE : 5.0 ACRES +/-

PREPARED FOR:

MABEY'S REALTY, INC.
PO BOX 138
RENSSELAER, NY 12144
518-283-0017
ATTN: LAURA BLASS

PREPARED BY:



1969 FERNDAL ROAD
CASTLETON NY, 12033

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

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
1	C000	COVER SHEET
2	X100	EXISTING CONDITIONS
3	C100	SITE PLAN
4	C110	GRADING & DRAINAGE PLAN
5	C120	UTILITY PLAN
6	C130	EROSION CONTROL PLAN
7	C140	LANDSCAPING PLAN
8	C150	LIGHTING PLAN
9	C403	BIORETENTION DETAILS-1
10	C404	BIORETENTION DETAILS-2
11	C500	SITE DETAILS (1)
12	C501	SITE DETAILS (2)
13	C503	WATER DETAILS
14	C504	SANITARY DETAILS
15	C505	STORM DETAILS (1)
16	C506	EROSION CONTROL DETAILS

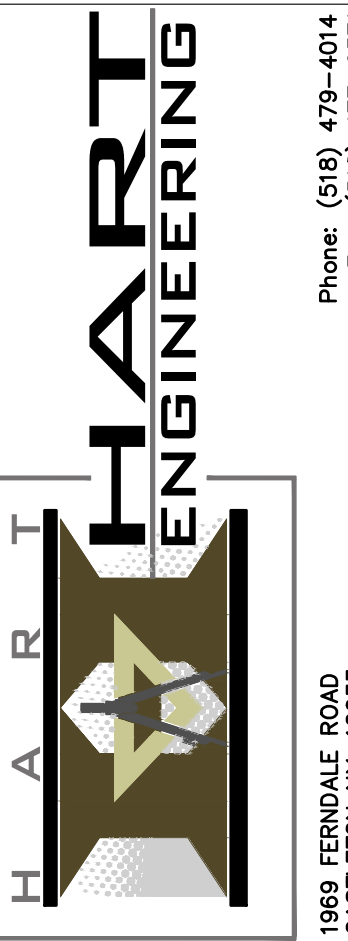
TOWN OF EAST GREENBUSH PLANNING BOARD

SITE PLAN APPROVAL BY PLANNING BOARD
TOWN OF EAST GREENBUSH, NEW YORK
CONDITIONS OR MODIFICATIONS _____

DATED _____
APPROVED BY _____
CHAIRMAN

DATED _____
APPROVED BY _____
COMMISSIONER OF PUBLIC WORKS

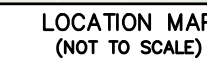
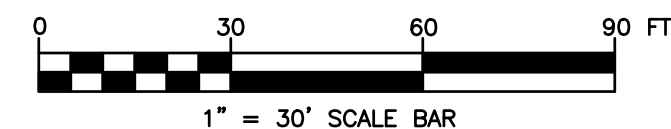
Drawing Copyright © 2019
NOTE: Unauthorised use of this drawing is a violation of section 7209 of the New York State Education Law.
Only copies from the original of this map bearing an embossed seal of the State of New York and the embossed seal of the State of New York are considered to be true and valid copies.



NO.	DATE	DESCRIPTION	REV'D	OK'D
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER M.J. COMMENT LETTER DATED 2/27/23	DAH	SPH

COVER SHEET
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2
486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

ENGINEER: STEVEN P. HART, P.E.
DRAWN BY: DAH
DATE ISSUED: AUGUST 2022
SCALE: N.T.S.
DRAWING NUMBER: C000
1 OF 16



MAYBE'S REALTY, INC.
PO BOX 138
RENSSELAER NY 12144

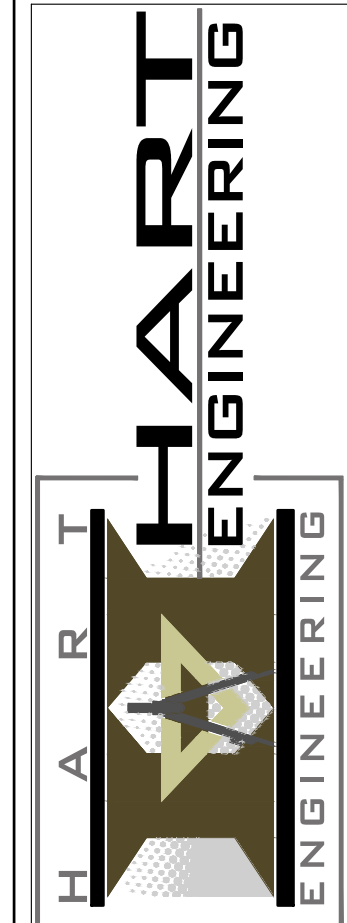
CURRENT ZONING: (OC) CORPORATE
OFFICE/REGIONAL COMMERCIAL DISTRICT

	REQUIRED PER ZONING
PARCEL SIZE	5 ACRES
SETBACKS	
FRONT	25 FEET
SIDE	12 FEET
REAR	25 FEET
PARKING	5 FEET
MAX BUILDING COVERAGE	35%
MINIMUM WIDTH	400 FEET
MAXIMUM BUILDING HEIGHT	50 FEET

1. MAP ENTITLED "PLAT OF SURVEY MABEY'S REALTY STORAGE & COMMERCIAL BUILDING" DATED APRIL 23, 2019, LAST REVISED 8/14/19 AS PREPARED BY JOHN JOHN J. DUNN, L.S..
2. AS BUILT INFORMATION AS PROVIDED BY CREIGHTON MANNING ENGINEERING, LAST UPDATED 11/14/22.

Drawing Copyright ©2019
NOTE: Unauthorized
alteration or addition to this
map is a violation of section
7208, sub-division 2 of the
New York State Education
law.

Only copies from the original
of this map bearing an
original signature in red ink,
and the embossed seal of
the preparer shall be
considered to be true and
valid copies.



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



CERTIFICATE OF ADOPTION

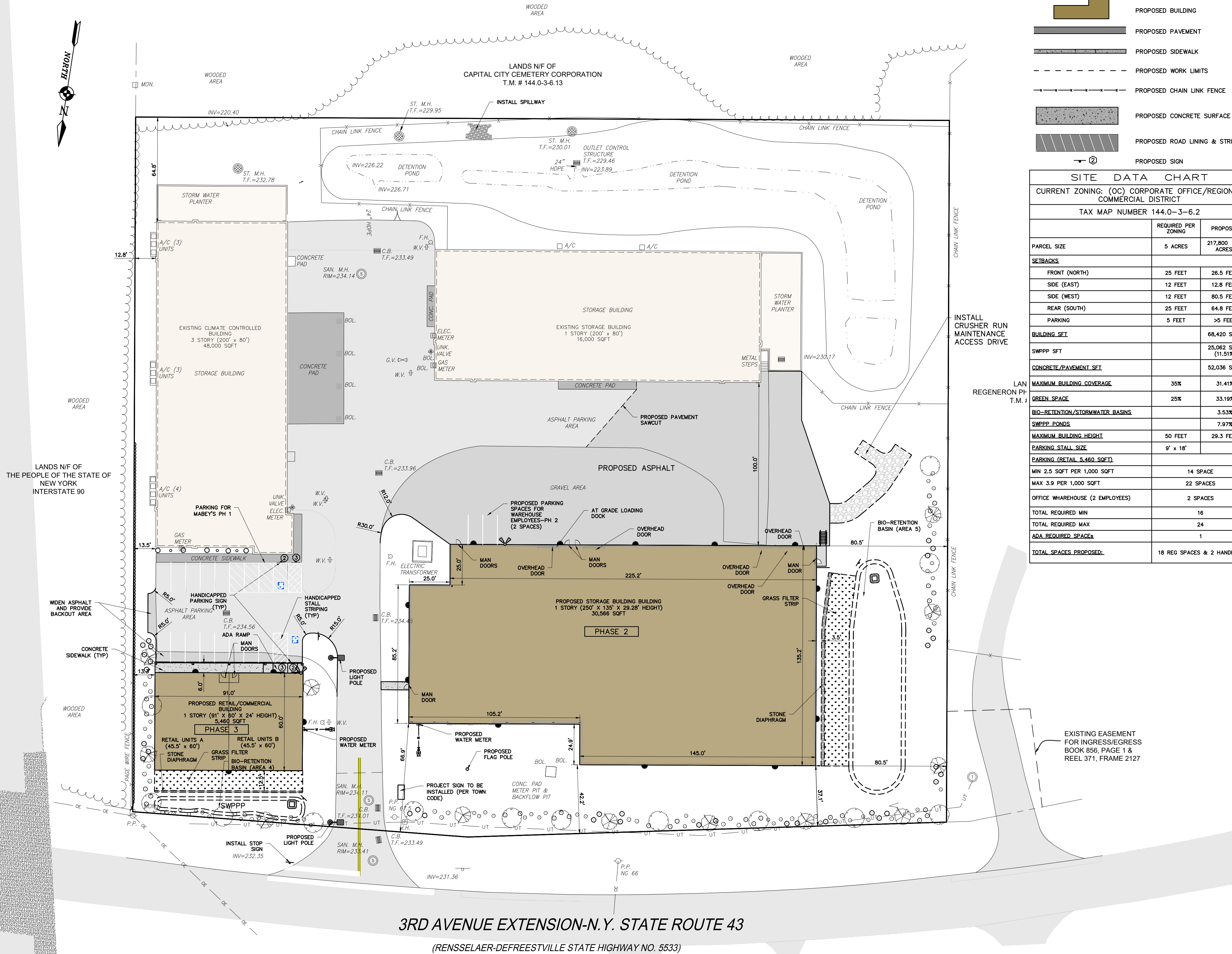
NO.	DATE	DESCRIPTION	REV'D.	CK'D
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER NJ COMMENT LETTER DATED 2/27/23	DAH	SPH

MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS—PHASE 2

COUS.	FACT. OCCUPATION	COLLEGE, DEGREE AND	DATE	NAME	WORK
	486 3RD AVENUE EXTENSION				

ENGINEER:
STEVEN P. HART, P.E.
DRAWN BY:
DAH
DATE ISSUED:
AUGUST 2022
SCALE:
1" = 30'
DRAWING NUMBER:

X100



3RD AVENUE EXTENSION-N.Y. STATE ROUTE 43

(RENSSELAER-DEFREESTVILLE STATE HIGHWAY NO. 5533)

1 SITE PLAN
C100 SCALE: 1"=30'

SITE LEGEND:

	PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED WORK LIMITS
	PROPOSED CHAIN LINK FENCE
	PROPOSED CONCRETE SURFACE
	PROPOSED ROAD LINING & STRIPING
	PROPOSED SIGN

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	217,800 (5 ACRES)
SETBACKS		
FRONT (NORTH)	25 FEET	26.5 FEET
SIDE (EAST)	12 FEET	12.8 FEET
SIDE (WEST)	12 FEET	80.5 FEET
REAR (SOUTH)	25 FEET	64.8 FEET
PARKING	5 FEET	>5 FEET
BUILDING SET		
BUILDING SET		68,420 SQFT
SWPPP SFT		25,062 SQFT (11.51%)
CONCRETE/PAVEMENT SET		52,036 SQFT
MAXIMUM BUILDING COVERAGE		
MAXIMUM BUILDING COVERAGE	35%	31.41%
GREEN SPACE		
GREEN SPACE	25%	33.19%
BIO-RETENTION/STORMWATER BASINS		
BIO-RETENTION/STORMWATER BASINS		3.53%
SWPPP PONDS		
MAXIMUM BUILDING HEIGHT	50 FEET	29.3 FEET
PARKING STALL SIZE	9' x 18'	
PARKING (RETAIL 5,460 SQFT)		
MIN 2.5 SQFT PER 1,000 SQFT		14 SPACES
MAX 3.9 PER 1,000 SQFT		22 SPACES
OFFICE WAREHOUSE (2 EMPLOYEES)		
TOTAL REQUIRED MIN		16
TOTAL REQUIRED MAX		24
ADA REQUIRED SPACES		1
TOTAL SPACES PROPOSED:		
TOTAL SPACES PROPOSED		18 REG SPACES & 2 HANDICAP

GENERAL CONSTRUCTION:

- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
- ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
- NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
- NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
- ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE. SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

LAYOUT:

- BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING:

- NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUB-BASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUB-BASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
- SUB-BASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
- PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
- TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
 - TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
 - APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
 - TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
- AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

STRIPING:

- STRIPING PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- COLOR:
 - DRIVE LANE DIVIDERS - WHITE OR AOE
 - NO PARKING ZONE WARNINGS - WHITE OR AOE
 - PARKING DIVIDERS - WHITE OR AOE
 - WALKING LINES - WHITE OR AOE
 - HANDICAP PARKING LINES & SYMBOL - BLUE

OWNER/APPLICANT:

MABEY'S REALTY, INC.
PO BOX 138
RENSSELAER NY 12144

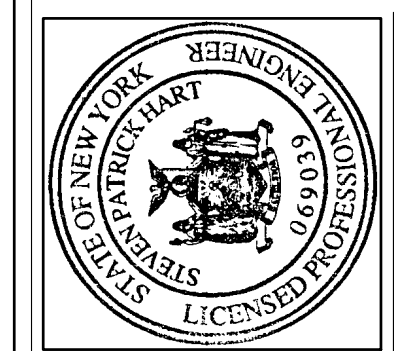
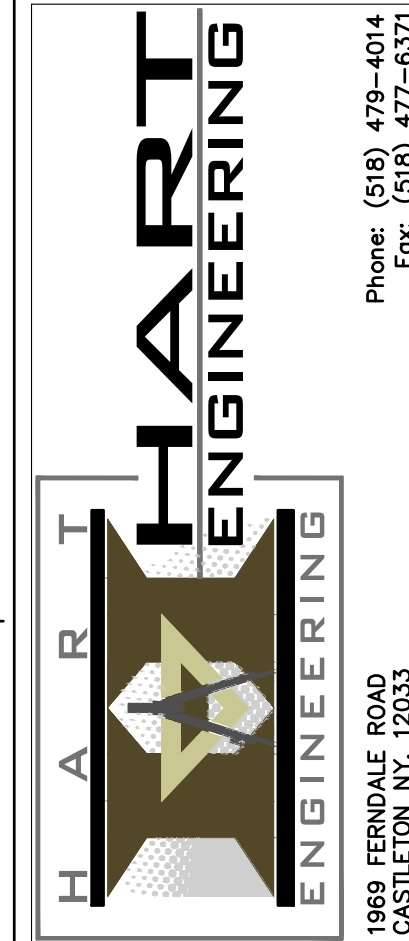
MAP REFERENCE:

- MAP ENTITLED "PLAT OF SURVEY MABEY'S REALTY STORAGE & COMMERCIAL BUILDING" DATED APRIL 23, 2019, LAST REVISED 8/14/19 AS PREPARED BY JOHN JOHN J. DUNN, L.S.
- AS BUILT INFORMATION AS PROVIDED BY CREIGHTON MANNING ENGINEERING, LAST UPDATED 11/14/22.

Planning Board-Town of East Greenbush

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

Drawing Copyright © 2019
NOTE: Unauthorized alteration of this map is a violation of the New York State Education Law.
Only copies from the original of this map bearing an embossed seal of the engineer and the embossed seal of the drafter shall be considered to be true and valid copies.



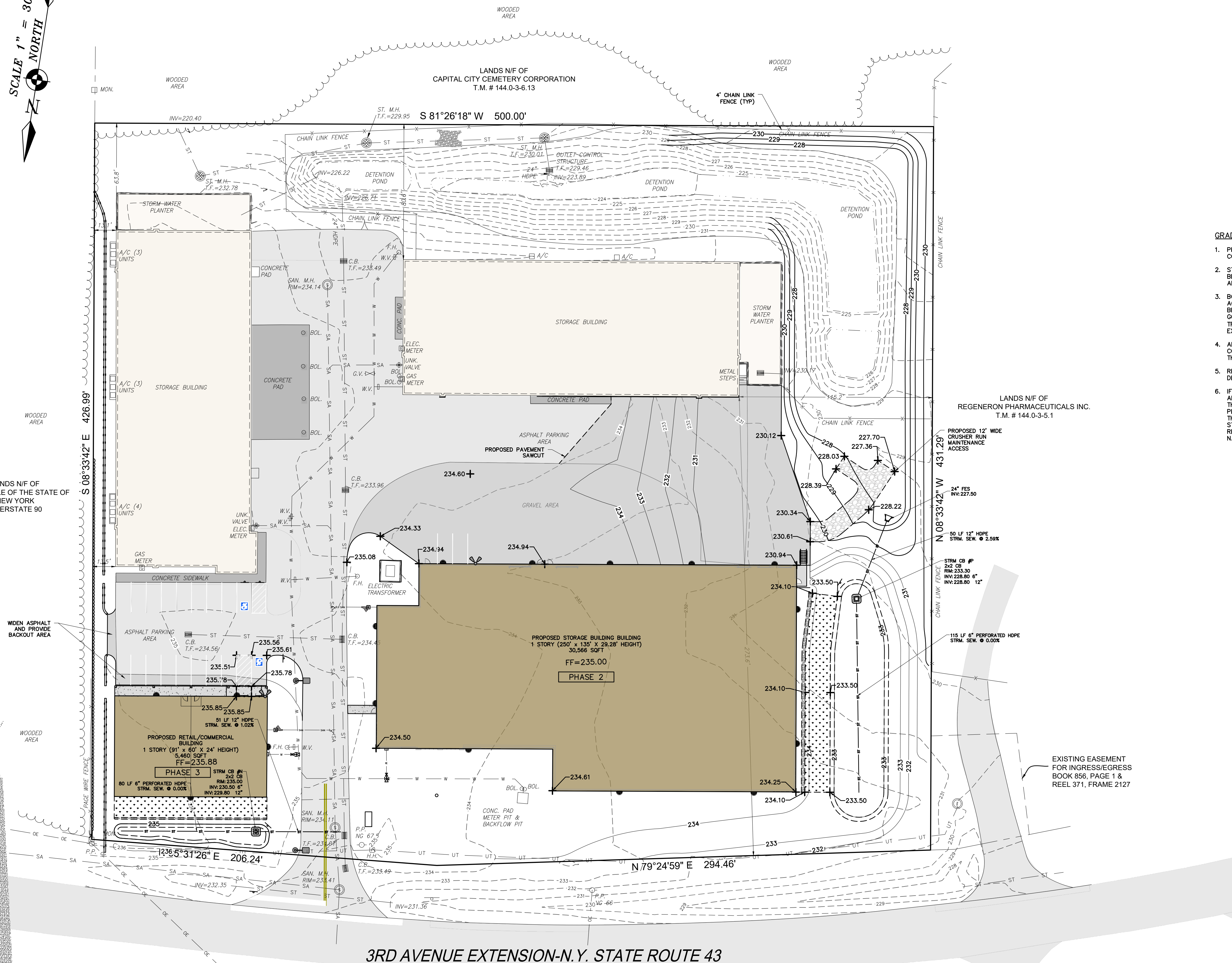
NO.	DATE	DESCRIPTION	REV.	SPH
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER M.J. COMMENT LETTER DATED 2/27/23	DAH	SPH

SITE PLAN
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS - PHASE 2
486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

ENGINEER:
STEVEN P. HART, P.E.
DRAWN BY:
DAH
DATE ISSUED:
AUGUST 2022
SCALE:
1" = 30'
DRAWING NUMBER:
C100
3 OF 16

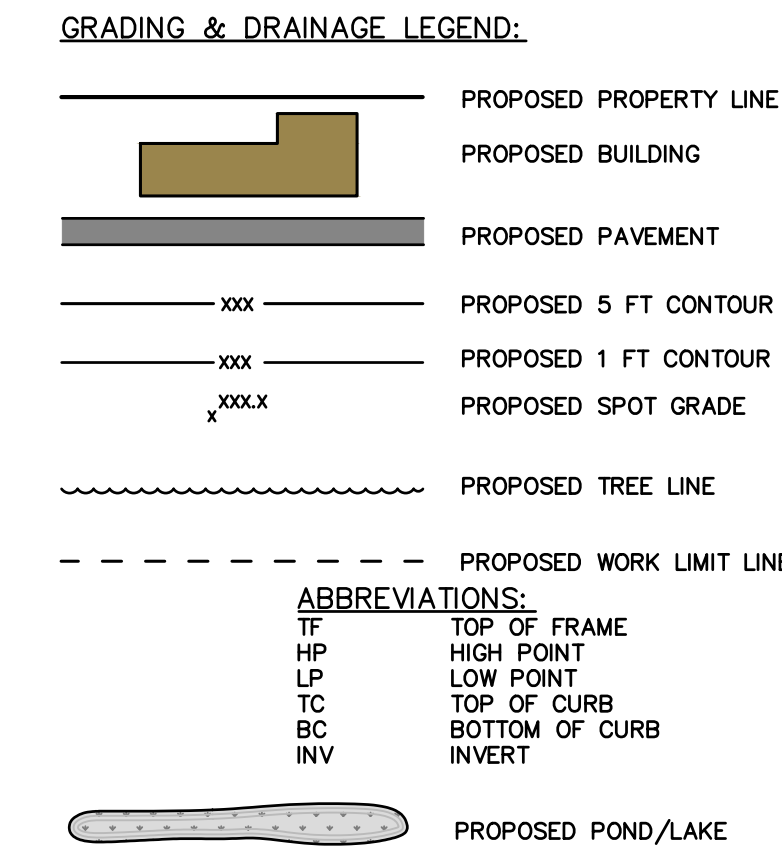
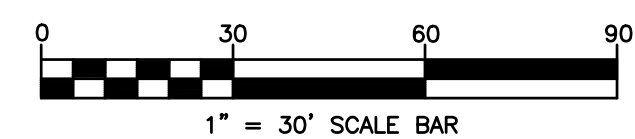
LANDS N/F OF
THE PEOPLE OF THE STATE OF
NEW YORK
INTERSTATE 90

SCALE 1" = 30'
NORTH



3RD AVENUE EXTENSION-N.Y. STATE ROUTE 43
(RENSSELAER-DEFREESTVILLE STATE HIGHWAY NO. 5533)

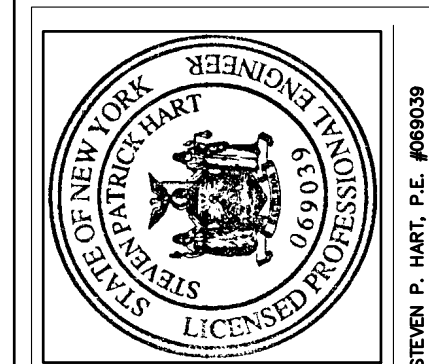
1 GRADING AND DRAINAGE PLAN
C110 SCALE: 1"=30'



- GRADING NOTES:**
- PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.
 - STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.
 - BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD A CONDITION AS THEY WERE BEFORE THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.
 - REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.
 - IF PREVIOUSLY UNKNOWN CULTURAL, ARCHEOLOGICAL, OR HISTORIC REMAINS OR ARTIFACTS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROJECT SPONSORS SHALL SUSPEND CONSTRUCTION OPERATIONS IN THE PERTINENT AREA AND SHALL NOTIFY THE PROJECT ENGINEER. CONSTRUCTION IN THAT AREA SHALL RESUME ONLY AFTER COMPLETION OF FEDERAL, TRIBAL, AND STATE COORDINATION TO DETERMINE WHETHER PROTECTION OR RECOVERY OF THE REMAINS IS WARRANTED, OR WHETHER THE SITE IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.

GRADING & DRAINAGE
PLAN
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2
486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

NO.	DATE	DESCRIPTION	REV'D	SPH
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER MJ COMMENT LETTER DATED 2/27/23	DAH	SPH



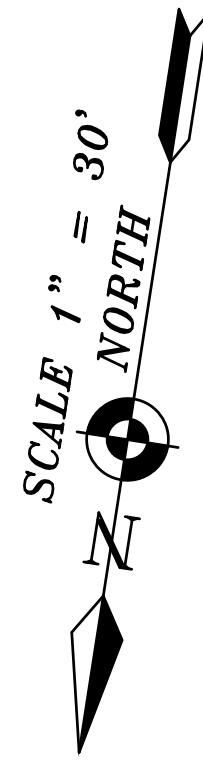
HART ENGINEERING
1989 FERRISDALE ROAD
CASTLETON NY, 12033
Phone: (518) 479-4014
Fax: (518) 477-6371

Drawing Copyright © 2019
NOTE: Unauthorized use or reproduction of this map is a violation of the New York State Education Law.
Only copies from the original of this map bearing an embossed seal of the engineer and the embossed seal of the drafter shall be considered to be true and valid copies.

ENGINEER: STEVEN P. HART, P.E.
DRAWN BY: DAH
DATE ISSUED: AUGUST 2022
SCALE: 1" = 30'
DRAWING NUMBER: C110

Planning Board-Town of East Greenbush
BY DIRECTION OF
CHAIRMAN OF THE PLANNING
BOARD THESE PLANS ARE APPROVED.
SEE FIRST SHEET FOR DATE & SIGNATURE.

LANDS N/F OF
THE PEOPLE OF THE STATE OF
NEW YORK
INTERSTATE 90



SCALE 1" = 30'

NORTH

WOODED AREA

WOODED AREA

WOODED AREA

LANDS N/F OF
CAPITAL CITY CEMETERY CORPORATION
T.M. # 144.0-3-6.13

WATER METER NOTE:

- INSTALLATION OF WATER METERS MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
- FDG LOCATIONS SHALL BE REVIEWED AND APPROVED BY THE RESPONDING AGENCY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

**CONTRACTOR SHALL OBTAIN PERMITS FROM TOWN WATER AND SEWER DEPARTMENT PRIOR TO BEGINNING ANY UTILITY WORK

UTILITY PLAN NOTES:

- GENERAL CONSTRUCTION:**
- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERS FROM THOSE SHOWN HEREON, SHALL BE REPORTED TO THE DESIGN ENGINEER BEFORE CONSTRUCTION IS TO PROCEED.
 - SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE, SEWERS SHALL BE LAID AT LEAST 10 (TEN) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE 18 (EIGHTEEN) INCHES BETWEEN TOP OF SEWER AND BOTTOM OF THE WATER MAIN AT UTILITY CROSSINGS. WHEN NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, SEWER PIPE SHALL BE PRESSURE RATED AND TESTED @ 150psi, 10 (TEN) FEET ON EACH SIDE OF THE WATER MAIN BEING CROSSED.
 - ALL PROPOSED UTILITIES SHALL TERMINATE 5 FEET FROM ANY PROPOSED BUILDING FACE. CONTRACTOR TO COORDINATE WITH BUILDING PLANS FOR ANY CONNECTIONS.
 - ALL STORM SEWER SHALL BE SMOOTH INTERIOR HDPE UNLESS OTHERWISE SPECIFIED.
 - ALL SANITARY SEWER SHALL BE SDR 35 PVC UNLESS OTHERWISE SPECIFIED.
 - ALL WATER PIPE SHALL BE C900 DR14 PVC UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR TO VERIFY STATUS OF ALL UTILITY SERVICES PRIOR TO INTERRUPTION.
 - EXPLORATORY EXCAVATIONS SHALL BE PERFORMED BY THE CONTRACTOR AT ALL UTILITY CONNECTION LOCATIONS AND AS NEEDED TO VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK.
 - BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY THE ENGINEER IF ANY VARIATION FROM THE PLAN IS REQUIRED.
 - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES IN SERVICE FOR THE DURATION OF THE WORK.
 - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING UTILITY TRENCHES AND EXCAVATIONS AND FOR THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.

UTILITY LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED TELEPHONE LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED REDUCER
- PROPOSED LIGHT WALL PACK
- PROPOSED POST AND LUMINAIRE
- PROPOSED SANITARY MANHOLE

*ALL TENANTS TO BE METERED INDIVIDUALLY. EACH SPACE SHALL BE PROVIDED WITH A METER

MAP REFERENCE:

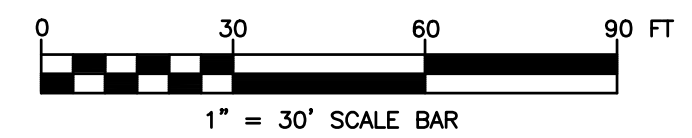
- MAP ENTITLED "PLAT OF SURVEY MABEY'S REALTY STORAGE & COMMERCIAL BUILDING" DATED APRIL 23, 2019, LAST REVISED 8/14/19 AS PREPARED BY JOHN JOHN J. DUNN, L.S.
- AS BUILT INFORMATION AS PROVIDED BY CREIGHTON MANNING ENGINEERING, LAST UPDATED 11/14/22.

Dig Safely.
New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

3RD AVENUE EXTENSION-N.Y. STATE ROUTE 43

(RENSSELAER-DEFREESTVILLE STATE HIGHWAY NO. 5533)

1
C110 UTILITY PLAN
SCALE: 1"=30'

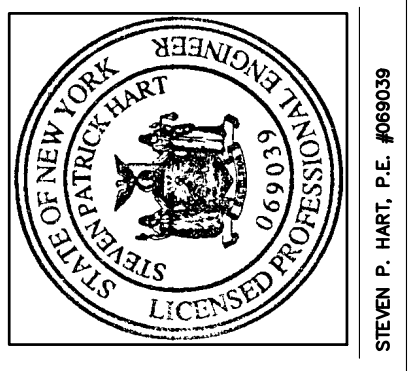


Planning Board-Town of East Greenbush

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

Drawing Copyright © 2019
NOTE: Unpublished
this map is a violation of section
7209 of the Education Law.
Only copies from the original
of this map bearing an
original signature and
the embossed seal of
the engineer shall be
considered to be true and
valid copies.

HART ENGINEERING
1989 FERRISLE ROAD
CASTLETON NY, 12033
Phone: (518) 479-4014
Fax: (518) 477-6371



NO.	DATE	DESCRIPTION	REV'D	SPH
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER M.J. COMMENT LETTER DATED 2/27/23	DAH	SPH

UTILITY PLAN
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2
486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY: RENSSELAIR STATE: NEW YORK

ENGINEER:
STEVEN P. HART, P.E.
DRAWN BY:
DAH
DATE ISSUED:
AUGUST 2022
SCALE:
1" = 30'
DRAWING NUMBER:
C120
5 OF 16

Z:\Projects\Drawings_2022\2022_03\1 - Maybes-Phase 2\Sheet\0160_LAND.dwg // Tuesday, March 21, 2023 3:41:07 PM // DANIELLE // 111

LANDS N/F OF
THE PEOPLE OF THE STATE OF
NEW YORK
INTERSTATE 90



LANDS N/F OF
CAPITAL CITY CEMETERY CORPORATION
T.M. # 144.0-3-6.13

LANDS N/F OF
REGENERON PHARMACEUTICALS INC.
T.M. # 144.0-3-5.1

EXISTING EASEMENT
FOR INGRESS/EGRESS
BOOK 856, PAGE 1 &
REEL 371, FRAME 2127

OWNER/APPLICANT:

MABEY'S REALTY, INC.
PO BOX 138
RENSSELAER NY 12144

3RD AVENUE EXTENSION-N.Y. STATE ROUTE 43

(RENSSELAER-DEFREESTVILLE STATE HIGHWAY NO. 5533)

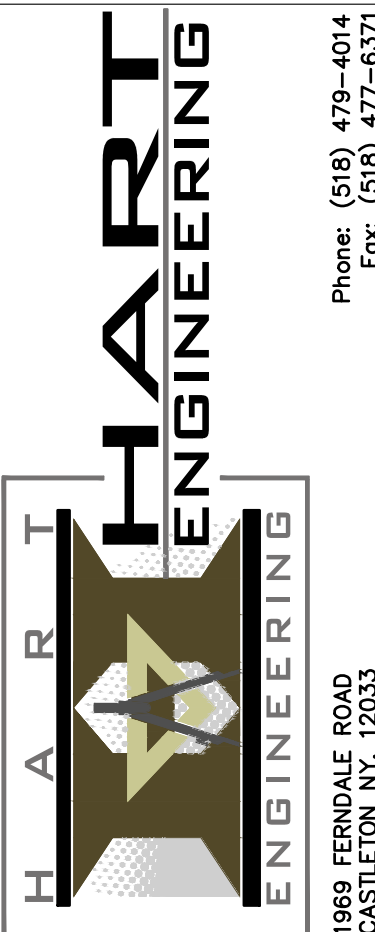
1 LANDSCAPE PLAN
C100 SCALE: 1"=30'

PLANT LIST									
SYMBOL	TYP	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COND	SPACING	MATURE SIZE
	DECIDUOUS TREES	AS	ACER GINNALA "BETZAM"	BEETHOVEN MAPLE	3	2 1/2" CAL.	B&B	AS SHOWN	20-25 HT./10-15' SPREAD
		AT	AMALANCHIER C. "SPRIZAM"	SPRING GLORY SERVICEBERRY	1	2 1/2" CAL.	B&B	AS SHOWN	12' HT./8-10' SPREAD
	SHRUBS	JH	JUNPERIS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	23	NO. 3 CONT.	CONT.	AS SHOWN	8-10' HT./6-8' SPREAD
		IT	ITEA VIRGINICA	VIRGINIA SWEETSPICE	22	NO. 5 CONT.	CONT.	AS SHOWN	3-5' HT./4-6' SPREAD
		JC	JUNPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30	NO. 3 CONT.	CONT.	AS SHOWN	3' HT./5-6' SPREAD
		SB	SPRAEA X BUMALDA 'DART'S RED'	DART'S RED SPIRAEA	31	24" HT.	CONT.	AS SHOWN	2-3' HT./4-5' SPREAD

LANDSCAPING LEGEND:

	PROPOSED PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED DECIDUOUS TREES
	PROPOSED SHRUBS
	PROPOSED PERENNIAL BED
	PLANT NAME PLANT QUANTITY

Drawing Copyright © 2019
NOTE: Unauthorized use or
alteration of this drawing
map is a violation of section
7209 of the Education Law.
Only copies from the original
of this map bearing an
original seal of the
engineer and the embossed seal of
the state are considered to be true and
valid copies.



NO.	DATE	DESCRIPTION	REV'D	SPH
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER MJ COMMENT LETTER DATED 2/27/23	DAH	SPH

LANDSCAPING PLAN
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2
486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

ENGINEER:
STEVEN P. HART, P.E.
DRAWN BY:
DAH
DATE ISSUED:
AUGUST 2022
SCALE:
1" = 30'
DRAWING NUMBER:
C140

Planning Board-Town of East Greenbush
BY DIRECTION OF
CHAIRMAN OF THE PLANNING
BOARD THESE PLANS ARE APPROVED.
SEE FIRST SHEET FOR DATE & SIGNATURE.

Z:\Projects\Drawings_2022\2022-03-01 - Maybes-Phase 2\Sheet\0150_LITE.dwg // Tuesday, March 21, 2023 5:42:56 PM // ARCH FULL BLEED D (36.00 x 24.00 INCHES) // 11

LANDS N/F OF
THE PEOPLE OF THE STATE OF
NEW YORK
INTERSTATE 90



LANDS N/F OF
CAPITAL CITY CEMETERY CORPORATION
T.M. # 144.0-3-6.13

LANDS N/F OF
REGENERON PHARMACEUTICALS INC.
T.M. # 144.0-3-5.1

LUMINAIRE SCHEDULE					
SYMBOL	QTY	LABEL	LUM. LUMENS	LLF	DESCRIPTION
	7	A	12168	0.900	NV-1-T4-48L-7-40K-UNV WALL MOUNTED AT 18'
	9	B	8136	0.900	NV-W-T4-32L-7-40K-UNV-WM WALL MOUNTED AT 15'

EXISTING EASEMENT
FOR INGRESS/EGRESS
BOOK 856, PAGE 1 &
REEL 371, FRAME 2127

OWNER/APPLICANT:

MABEY'S REALTY, INC.
PO BOX 138
RENSSELAER NY 12144

LANDSCAPING & LIGHTING LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED TREE LINE
- PROPOSED SHRUB LINE
- FOOT CANDLE TICK MARKS
- PHOTOMETRIC CONTOUR
- PROPOSED POST AND LUMINAIRE
- PROPOSED WALL PACK

LIGHTING NOTES:

- GRID NUMBERS SHOWN REPRESENT FOOTCANDLE VALUES AT GROUND PLANE.
- THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY HART ENGINEERING. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
- IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
- FOR ADDITIONAL LIGHTING NOTES AND LIGHTING DETAILS, SEE SHEET C500
- ANY DEVIATIONS FROM THE PROPOSED PLAN WOULD REQUIRE APPROVAL FROM THE TOWN OF EAST GREENBUSH PLANNING BOARD.

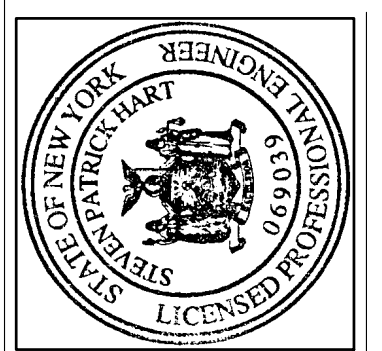
3RD AVENUE EXTENSION-N.Y. STATE ROUTE 43

(RENSSELAER-DEFREESTVILLE STATE HIGHWAY NO. 5533)

1 LIGHTING PLAN
C150 SCALE: 1"=30'

Drawing Copyright © 2019
NOTE: Unauthorised use of this map is a violation of section 7209 of the Education Law.
Only copies from the original of this map bearing an embossed seal of the original author and the embossed seal of the original author are considered to be true and valid copies.

HART ENGINEERING
1989 FERRIS ROAD
CASTLETON NY, 12033
Phone: (518) 479-4014
Fax: (518) 477-6371

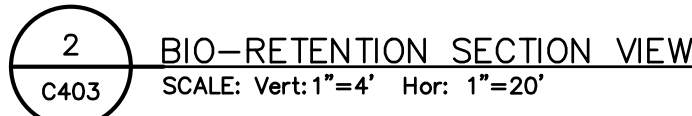
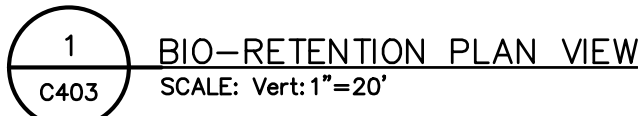


NO.	DATE	DESCRIPTION	REV'D	SPH
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER M.J. COMMENT LETTER DATED 2/27/23	DAH	SPH

LIGHTING PLAN
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2
486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

ENGINEER: STEVEN P. HART, P.E.
DRAWN BY: DAH
DATE ISSUED: AUGUST 2022
SCALE: 1" = 30'
DRAWING NUMBER: C150

Planning Board-Town of East Greenbush
BY DIRECTION OF
CHAIRMAN OF THE PLANNING
BOARD THESE PLANS ARE APPROVED.
SEE FIRST SHEET FOR DATE & SIGNATURE.



Maintenance Tasks	Frequency
MOWING OF GRASS FILTER STRIPS AND BIORETENTION TURF COVER	AT LEAST 4 TIMES A YEAR
SPOT WEEDING, EROSION REPAIR, TRASH REMOVAL, AND MULCH RAKING	TWICE DURING GROWING SEASON
ADD REINFORCEMENT PLANTING TO MAINTAIN DESIRED THE VEGETATION DENSITY REMOVE INVASIVE PLANTS USING RECOMMENDED CONTROL METHODS STABILIZE THE CONTRIBUTING DRAINAGE AREA TO PREVENT EROSION	AS NEEDED
SPRING INSPECTION AND CLEANUP SUPPLEMENT MULCH TO MAINTAIN A 3 INCH LAYER PRUNE TREES AND SHRUBS	ANNUALLY
REMOVE SEDIMENT IN PRE-TREATMENT CELLS AND INFLOW POINTS WHEN IT EXCEEDS 3"	ONCE EVERY 2 TO 3 YEARS
REPLACE THE MULCH LAYER	EVERY 3 YEARS

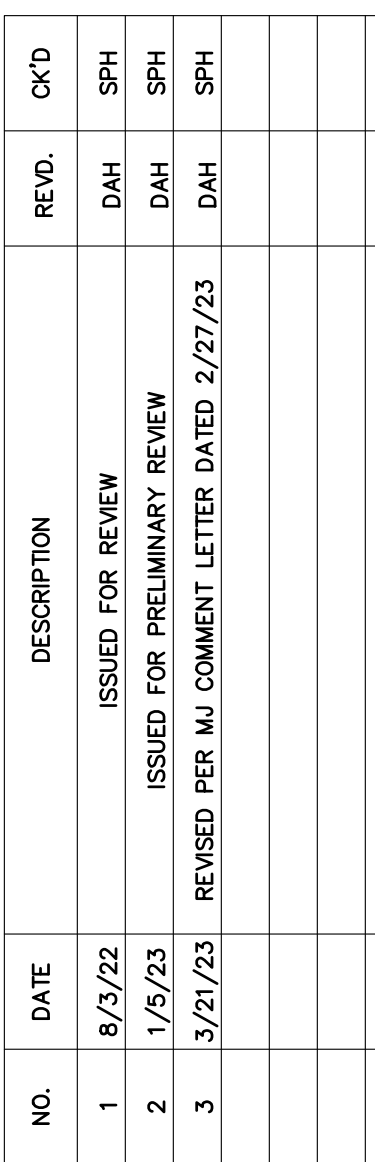
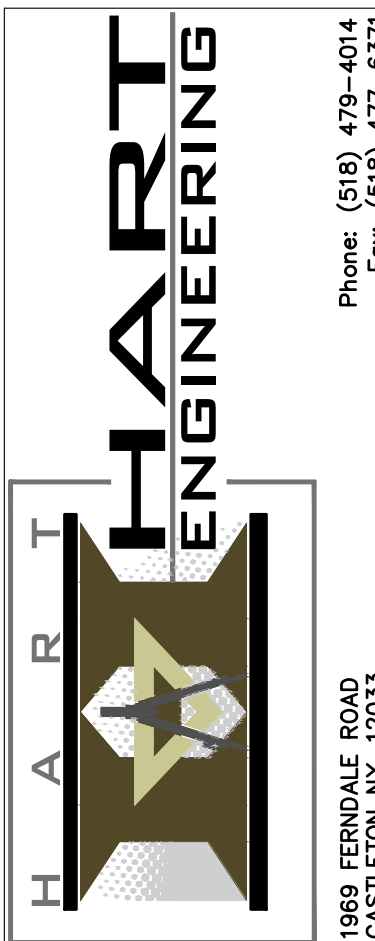
SYM	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
○	BJ	CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	2" PLUGS	13	
⊗	IS	IRIS VERSICOLOR	BLUE FLAG IRIS	2" PLUGS	8	
⊗	IV	ILEX VERCELLATA	WINTERBERRY	2 GAL.	10	CONTAINER GROWN
⊗	RC	PYRUS ARBUTIFOLIA	RED CHOKEBERRY	1 GAL.	7	CONTAINER GROWN
⊗	SA	SCIRPUS ACUTUS	HARDSTEM BULRUSH	2" PLUGS	12	

PARAMETERS	SPECIFICATIONS	SIZE	NOTES:
PLANTINGS	SEE YOUR LOCAL NRCS STANDARD SPECIFICATIONS GUIDANCE	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOILS (4"=DEEP)	SAND 35-60% SILT 30-55% CLAY 10-25%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM
MULCH	UN COLORED SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN	PEA GRAVEL: ASTM D 446 ORNAMENTAL STONE, WASHED COBBLES	PEA GRAVEL: NO 6 STONE: 2"-5"	
GEOTEXTILE	CLASS "C" APPARENT OPENING SIZE (ASTM-D-4751) GRAB TENSILE STRENGTH (ASTM-D-4632) BURST STRENGTH (ASTM-D-4633)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43. NO. 67.	0.25" - 0.75"	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW; MINIMUM OF 3" GRAVEL OVER PIES; NOT NECESSARY UNDERNEATH PIPES
UNDERDRAIN PIPING	ASTM D 1785 OR AASHTO M-278	6" RIDGID SCHEDULE 40 PVC	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW
POUR IN PLACE CONCRETE (IF REQUIRED)	SEE LOCAL DOT STANDARDS SPECS.; f'c=3500PSI @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED; RE-INFORCED TO MEET ASTM C 15-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED; 28 DAY STRENGTH AND SLUMP TEST: ALL CONCRETE DESIGN (CAST IN PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVES STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEAL & APPROVED BY A LICENSE PROFESSIONAL STRUCTURAL ENGINEER.
SAND (1 2"=DEEP)	AASHTO M-G OR ASTM C-33	0.02" - 0.04"	SAND SUBSTITUTION SUCH AS DIABASE GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTE ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND

1. BIORETENTION FACILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, CHAPTER 6.
2. PLANTING SOIL SHALL BE TESTED A MEET THE FOLLOWING CRITERIA:

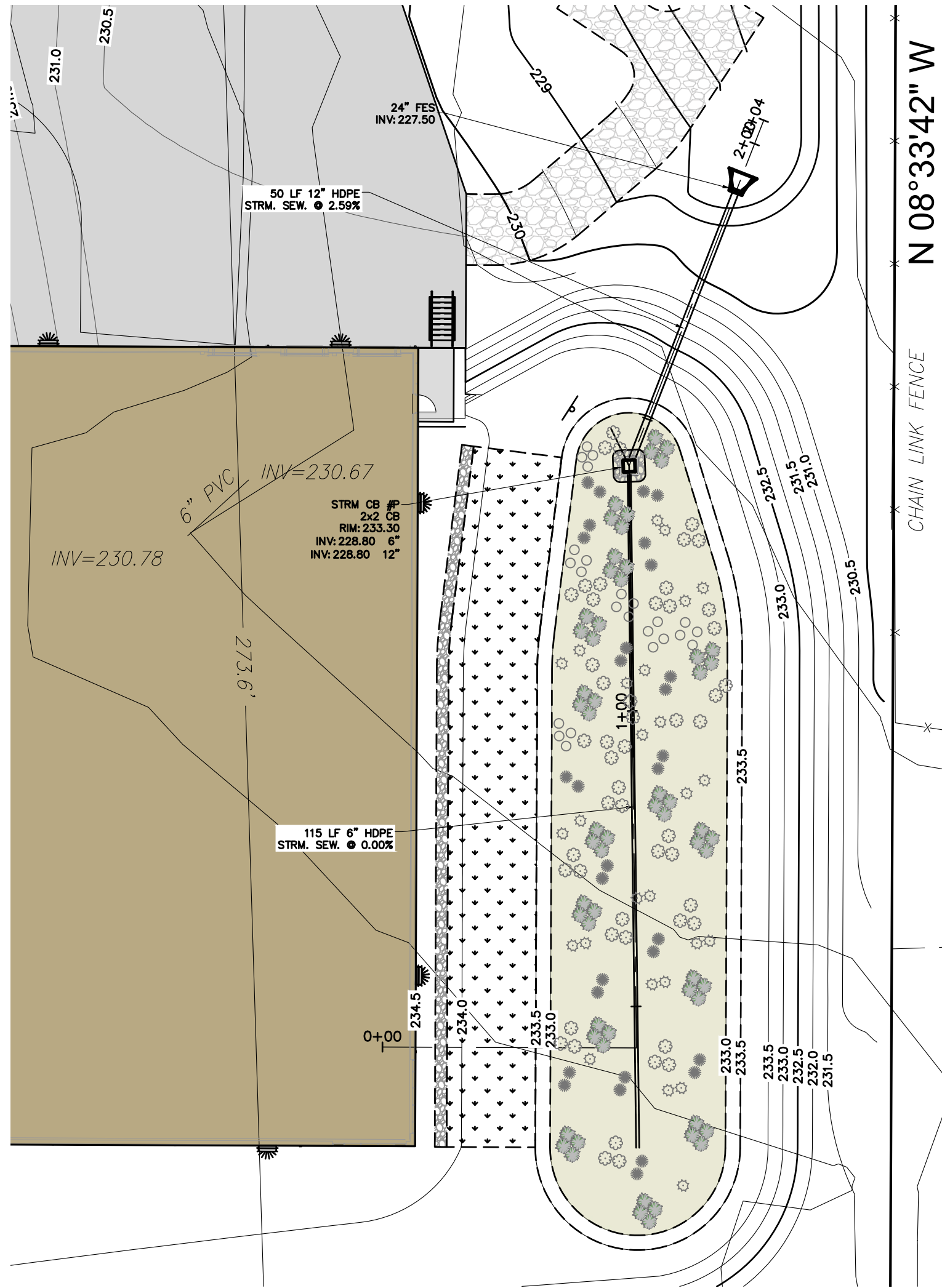
PH	5.2-7.0
ORGANIC MATTER	1.5-4%
MAGNESIUM	35 LB/AC
PHOSPHOROUS P ₂ O ₅	75 LB/AC
POTASSIUM K ₂ O	85/AC
SOLUBLE SALTS	NOT TO EXCEED 500PPM

 * IN LIEU OF PLANTING MIX, NYSD DOT BIORETENTION SOIL MIX CAN BE UTILIZED
3. ROTOTILL 2-3" OF SAND BASE INTO THE BASE OF THE BIORETENTION FACILITY.
4. BACK FILLING OF BIORETENTION FACILITY SHALL BE PLACED IN 12" LIFTS.
5. MAIN COLLECTOR PIPE OF THE UNDER DRAIN SYSTEM SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%, OBSERVATION HOLE SHALL CAN OUT PIPES MUST BE PLACED EVERY 1000SF OF SURFACE AREA.
6. BIORETENTION AREA MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. ALL BIO-RETENTION BASINS SHALL BE AT A MINIMUM OF 2' ABOVE GROUND WATER.



TOWN: EAST GREENBUSH	COUNTY: RENSSELAER	STATE: NEW YORK
----------------------	--------------------	-----------------

C403



BIORETENTION PLANT MATERIAL SCHEDULE

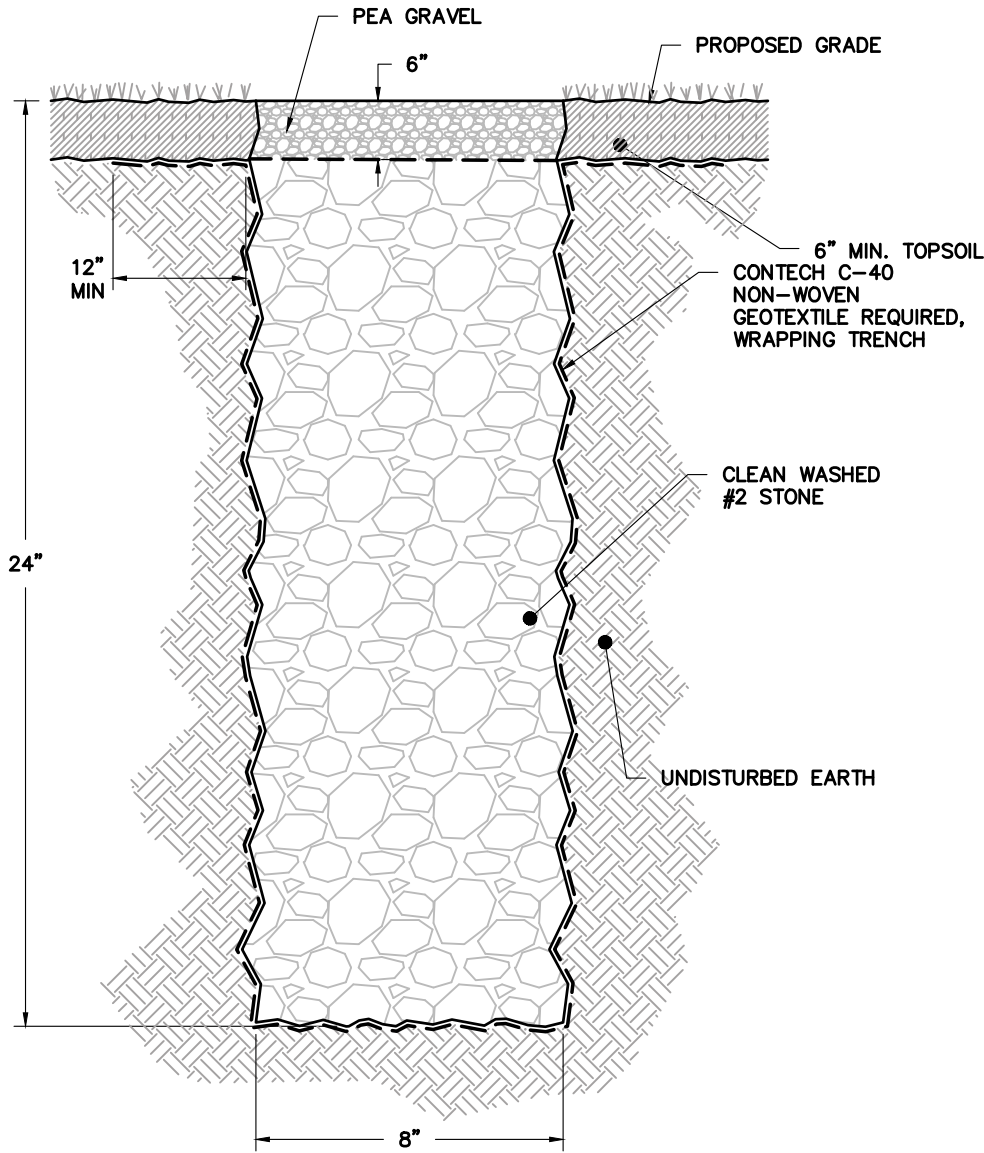
SYM	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
○	BJ	CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	2" PLUGS	24	
●	IS	IRIS VERSICOLOR	BLUE FLAG IRIS	2" PLUGS	30	
○	IV	ILEX VERICILLATA	WINTERBERRY	2 GAL.	26	CONTAINER GROWN
○	RC	PYRUS ARBUTIFOLIA	RED CHOKEBERRY	1 GAL.	51	CONTAINER GROWN
○	SA	SCIRPUS ACUTUS	HARDSTEM BULRUSH	2" PLUGS	60	

TABLE 1. SUGGESTED ANNUAL MAINTENANCE ACTIVITIES FOR BIORETENTION

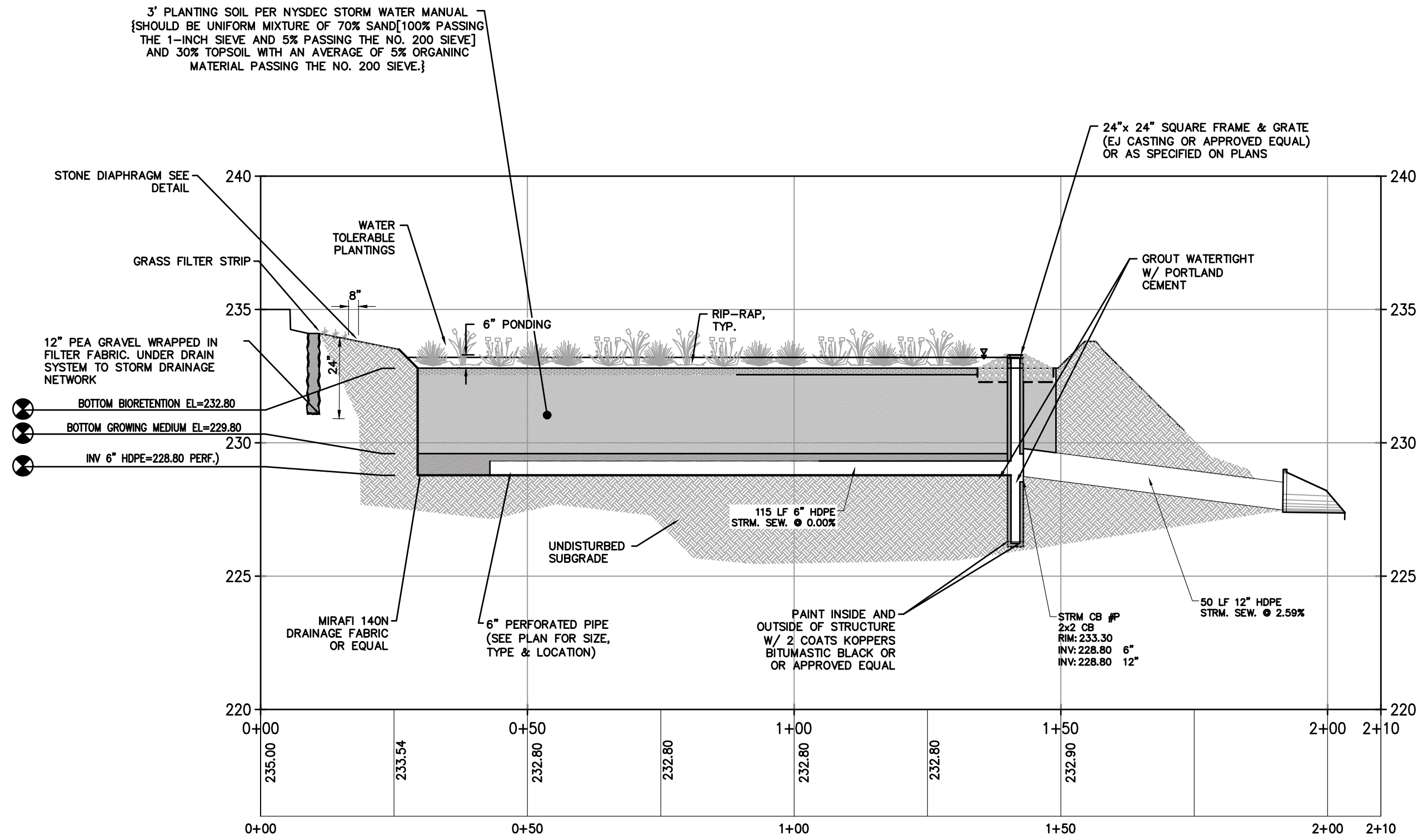
Maintenance Tasks	Frequency
MOWING OF GRASS FILTER STRIPS AND BIORETENTION TURF COVER	AT LEAST 4 TIMES A YEAR
SPOT WEEDING, EROSION REPAIR, TRASH REMOVAL, AND MULCH RAKING	TWICE DURING GROWING SEASON
ADD REINFORCEMENT PLANTING TO MAINTAIN DESIRED THE VEGETATION DENSITY REMOVE INVASIVE PLANTS USING RECOMMENDED CONTROL METHODS STABILIZE THE CONTRIBUTING DRAINAGE AREA TO PREVENT EROSION	AS NEEDED
SPRING INSPECTION AND CLEANUP SUPPLEMENT MULCH TO MAINTAIN A 3 INCH LAYER PRUNE TREES AND SHRUBS	ANNUALLY
REMOVE SEDIMENT IN PRE-TREATMENT CELLS AND INFLOW POINTS WHEN IT EXCEEDS 3"	ONCE EVERY 2 TO 3 YEARS
REPLACE THE MULCH LAYER	EVERY 3 YEARS

MATERIALS SPECIFICATION FOR BIORETENTION

PARAMETERS	SPECIFICATIONS	SIZE	NOTES:
PLANTINGS	SEE YOUR LOCAL NRCS STANDARD SPECIFICATIONS GUIDANCE	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOILS [4" DEEP]	SAND 35-60% SILT 30-55% CLAY 10-25%	N/A	USDA SOIL TYPES LOAMY SAND, SANDY LOAM OR LOAM
MULCH	UN COLORED SHREDDED HARDWOOD	PEA GRAVEL: NO. 6 STONE: 2"-5"	AGED 6 MONTHS, MINIMUM
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN	PEA GRAVEL: ASTM D 448 ORNAMENTAL STONE: WASHED COBBLES CLASS "C" APPARENT OPENING SIZE (ASTM-D-475 1) GRAB TENSILE STRENGTH (ASTM-D-4632) BURST STRENGTH (ASTM-D-4633)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43, NO. 67	0.25" - 0.75"	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW; MINIMUM OF 3" GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES
UNDERDRAIN PIPING	ASTM D 1785 OR AASHTO M-278	6" RIDGID SCHEDULE 40 PVC	3/8" PERF. @ 6" O.C., 4 HOLES PER ROW
POUR IN PLACE CONCRETE (IF REQUIRED)	SEE LOCAL DOT STANDARDS SPECS.; f _{cc} =3500PSI @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED; RE-INFORCED TO MEET ASTM 615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST IN PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVES STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEAL & APPROVED BY A LICENSE PROFESSIONAL STRUCTURAL ENGINEER.
SAND [1 2" DEEP]	AASHTO M-6 OR ASTM C-33	0.02" - 0.04"	SAND SUBSTITUTION SUCH AS DIABASE GRAYSTONE #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTE ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND



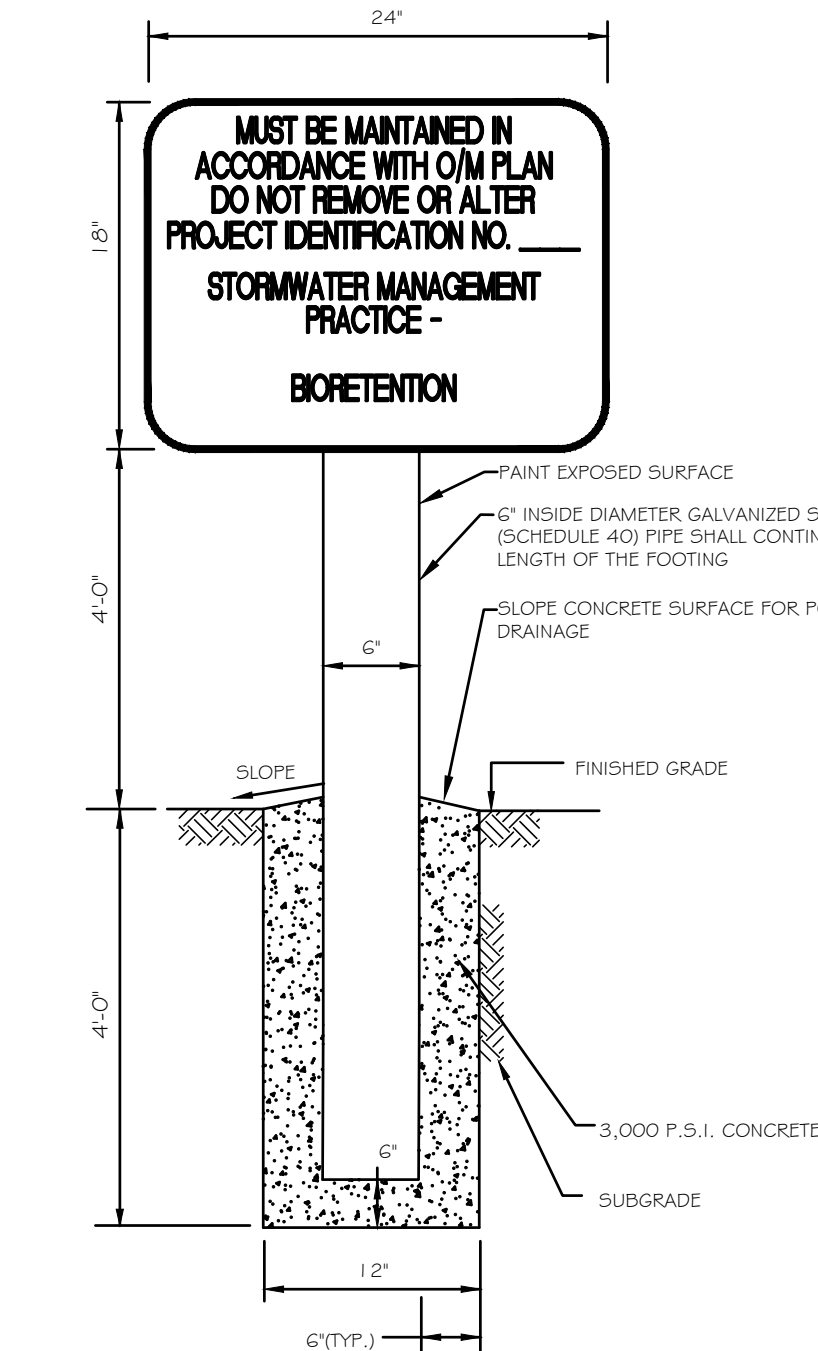
STONE DIAPHRAGM DETAIL
N.T.S.



2 BIO-RETENTION SECTION VIEW
C404 SCALE: Vert: 1"=4' Hor: 1"=20'

NOTES:

- BIORETENTION FACILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL, CHAPTER 6.
- PLANTING SOIL SHALL BE TESTED & MEET THE FOLLOWING CRITERIA:
PH RANGE 5.2-7.0
ORGANIC MATTER 1.5-4%
MAGNESIUM 35 LB/AC
PHOSPHOROUS P₂O₅ 75 LB/AC
POTASSIUM K₂O 65/AC
SOLUBLE SALTS NOT TO EXCEED 500PPM
* IN LIEU OF PLANTING MIX, NYS DOT BIORETENTION SOIL MIX CAN BE UTILIZED
- ROTOTILL 2-3" OF SAND BASE INTO THE BASE OF THE BIORETENTION FACILITY.
- BACK FILLING OF BIORETENTION FACILITY SHALL BE PLACED IN 12" LIFTS.
- MAIN COLLECTOR PIPE OF THE UNDER DRAIN SYSTEM SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS OR CLEAN OUT PIPES MUST BE PLACED EVERY 100SF OF SURFACE AREA.
- BIORETENTION AREA MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- ALL BIO-RETENTION BASINS SHALL BE AT A MINIMUM OF 2' ABOVE GROUND WATER.



STORMWATER MANAGEMENT SIGN
N.T.S.

Planning Board-Town of East Greenbush

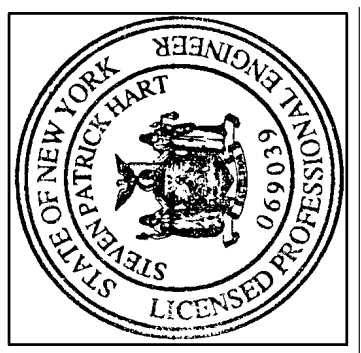
BY DIRECTION OF
CHAIRMAN OF THE PLANNING
BOARD THESE PLANS ARE APPROVED.
SEE FIRST SHEET FOR DATE & SIGNATURE.

Drawing Copyright © 2019
NOTE: Unauthorized alteration of this map is a violation of the New York State Education Law.
Only copies from the original of this map bearing an original signature and seal, and the embossed seal, are considered to be true and valid copies.

HART ENGINEERING

1989 FERRISLE ROAD
CASTLETON NY, 12033

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



NO.	DATE	DESCRIPTION	REV'D	SPH
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER M.J. COMMENT LETTER DATED 2/27/23	DAH	SPH

BIORETENTION DETAILS-2

MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2

486 3RD AVENUE EXTENSION
EAST GREENBUSH, NY 12063

ENGINEER:
STEVEN P. HART, P.E.

DRAWN BY:
DAH

DATE ISSUED:
AUGUST 2022

SCALE:

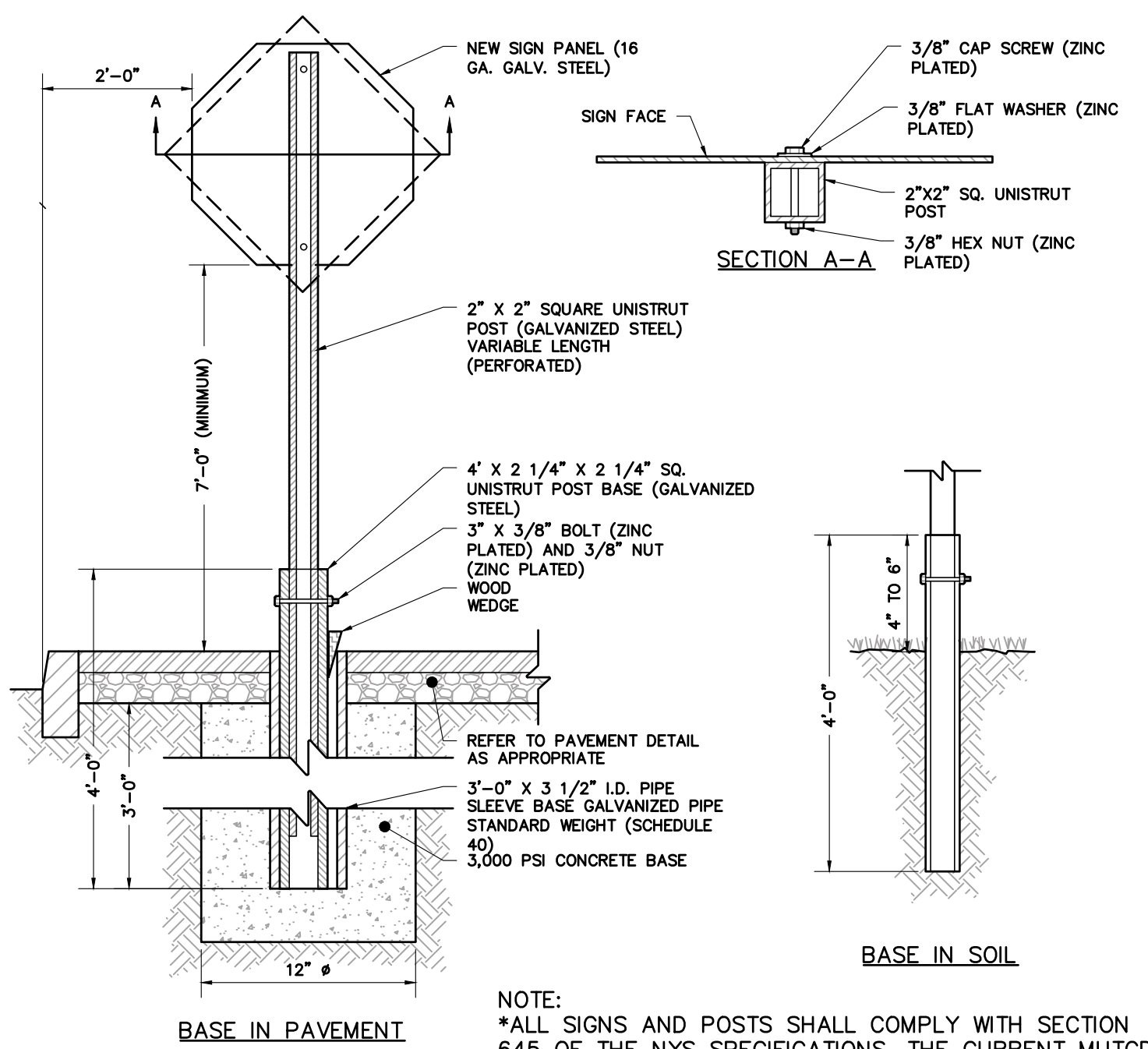
DRAWING NUMBER:
C404

SIGN TEXT LOCATION		APPROXIMATE SIZE	MUTCD NO.
①		30" x 30"	R1-1C
②		18" x 24"	R7-8D
③		18" x 24"	R8-3
④		18" x 24"	R7-6
⑤		18" x 24"	R8-31
⑥		24" x 36"	

**ALL SIGNS AND POSTS SHALL COMPLY WITH SECTION 645 OF THE NYS SPECIFICATIONS, THE CURRENT MUTCD AND THE NYS SUPPLEMENT

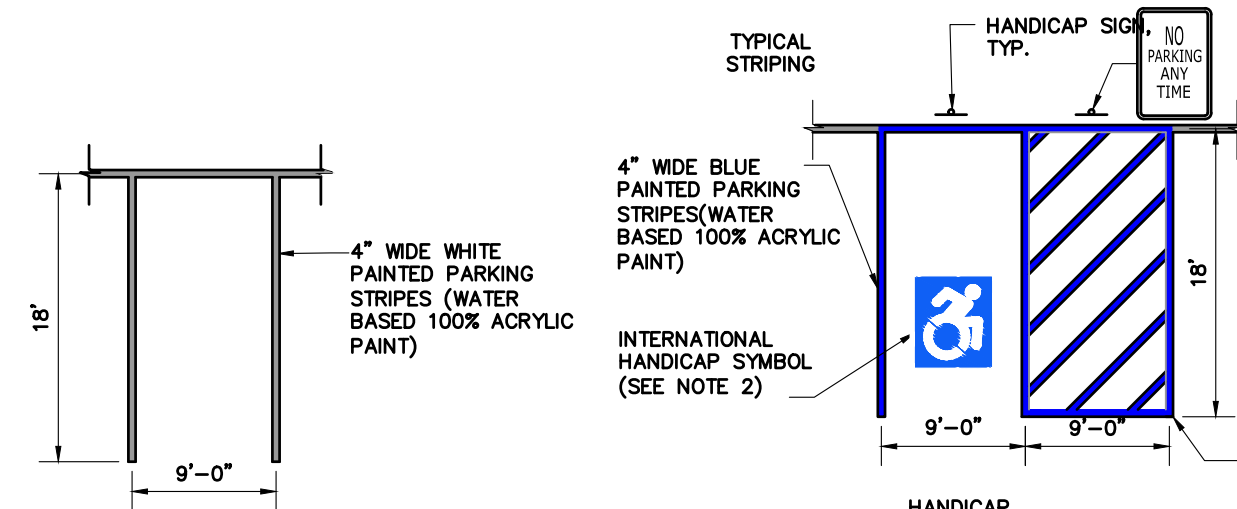
TRAFFIC SIGN SCHEDULE

N.T.S.



TYPICAL POST MOUNT SIGN INSTALLATION

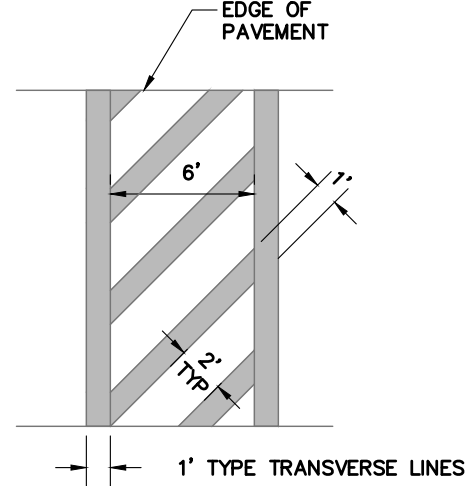
N.T.S.



- NOTES:
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
 2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE W/ ADA STANDARDS
 3. SLOPE OF PAVEMENT SURFACE IN HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 4. SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

PAVEMENT MARKING DETAIL-PARKING STRIPING

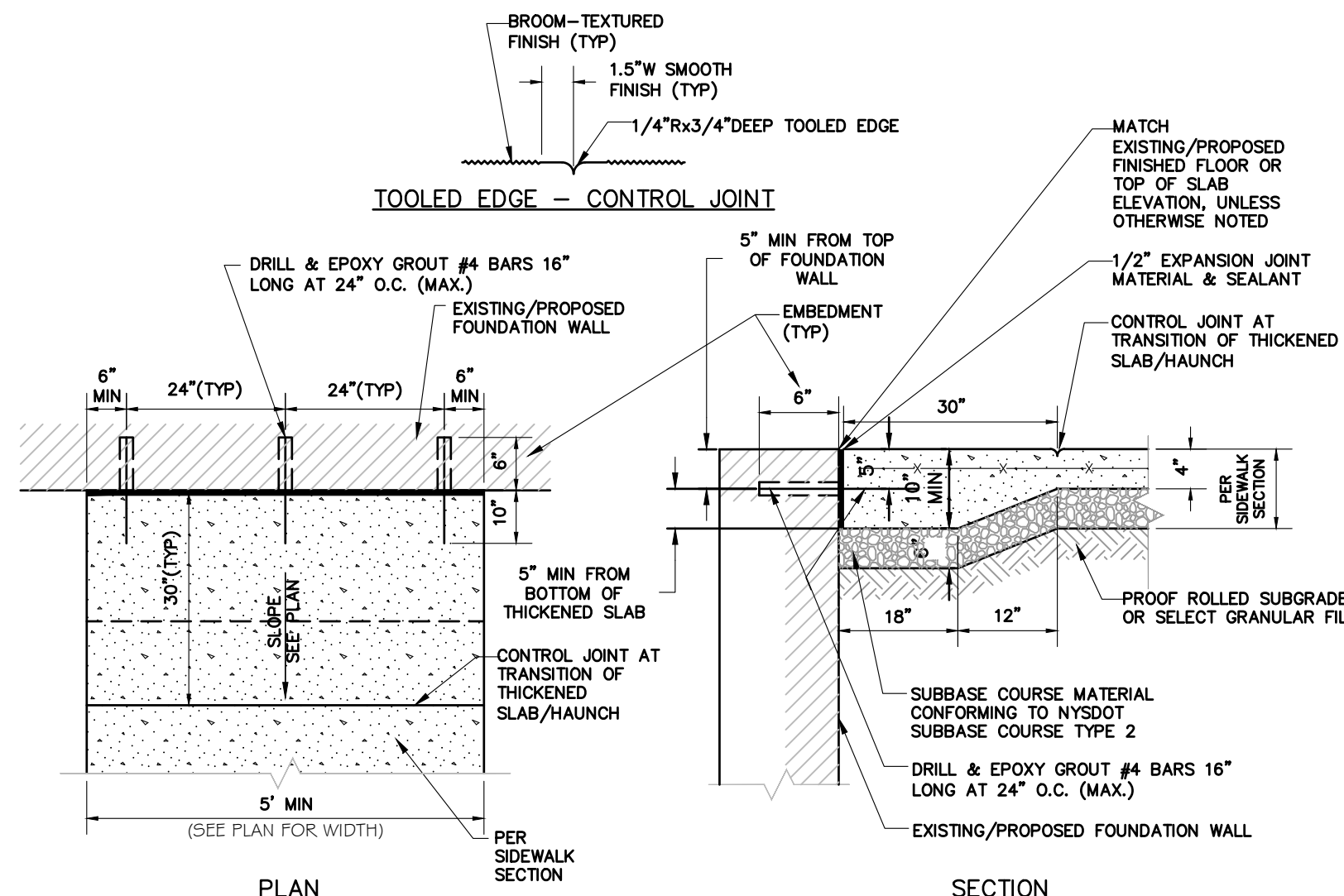
N.T.S.



- NOTES:
1. ALL CROSS WALK STRIPING SHALL BE WHITE (WATER BASED 100% ACRYLIC PAINT)

PAVEMENT MARKING DETAIL-CROSSWALK STRIPING

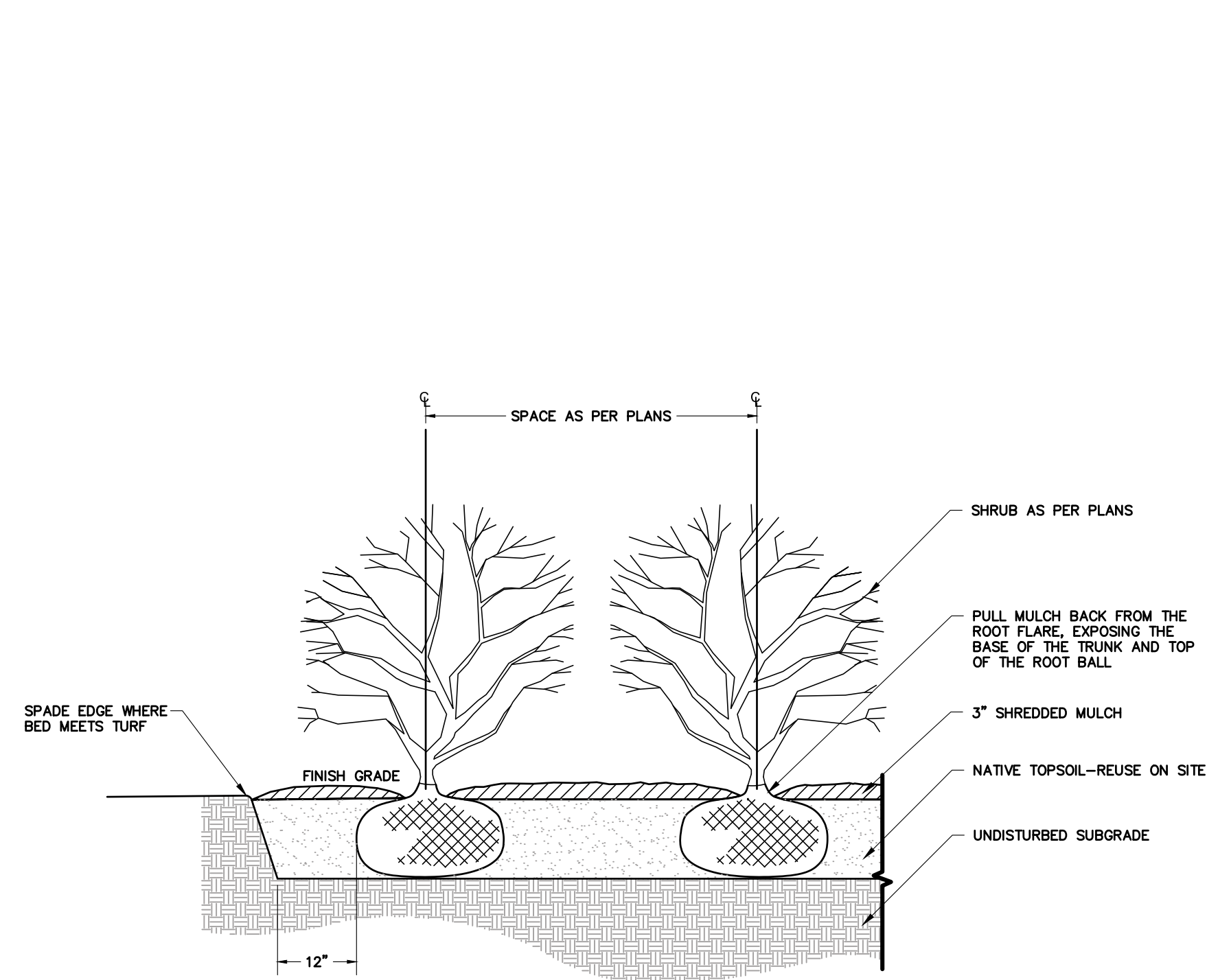
N.T.S.



- NOTE:
1. THICKENED (HAUNCH) & ADDITIONALLY REINFORCED CONCRETE SIDEWALK ENDS ARE REQUIRED AT ALL EXISTING/PROPOSED BUILDING ENTRANCES.
 2. SEE CONCRETE SIDEWALK DETAIL FOR ADDITIONAL DETAILS & NOTES.

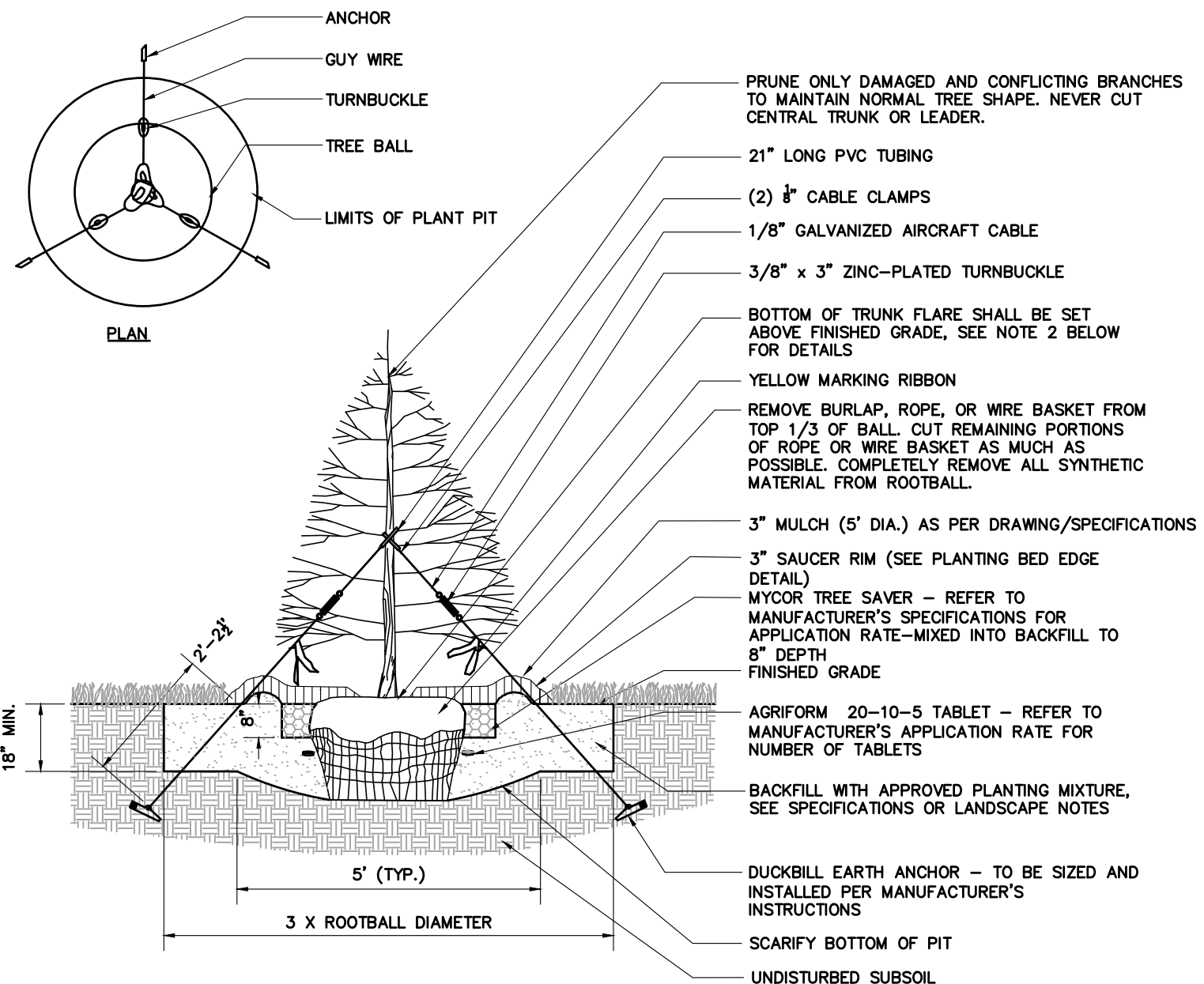
CONCRETE SIDEWALK AT BUILDING ENTRANCES

N.T.S.



SHRUB PLANTING

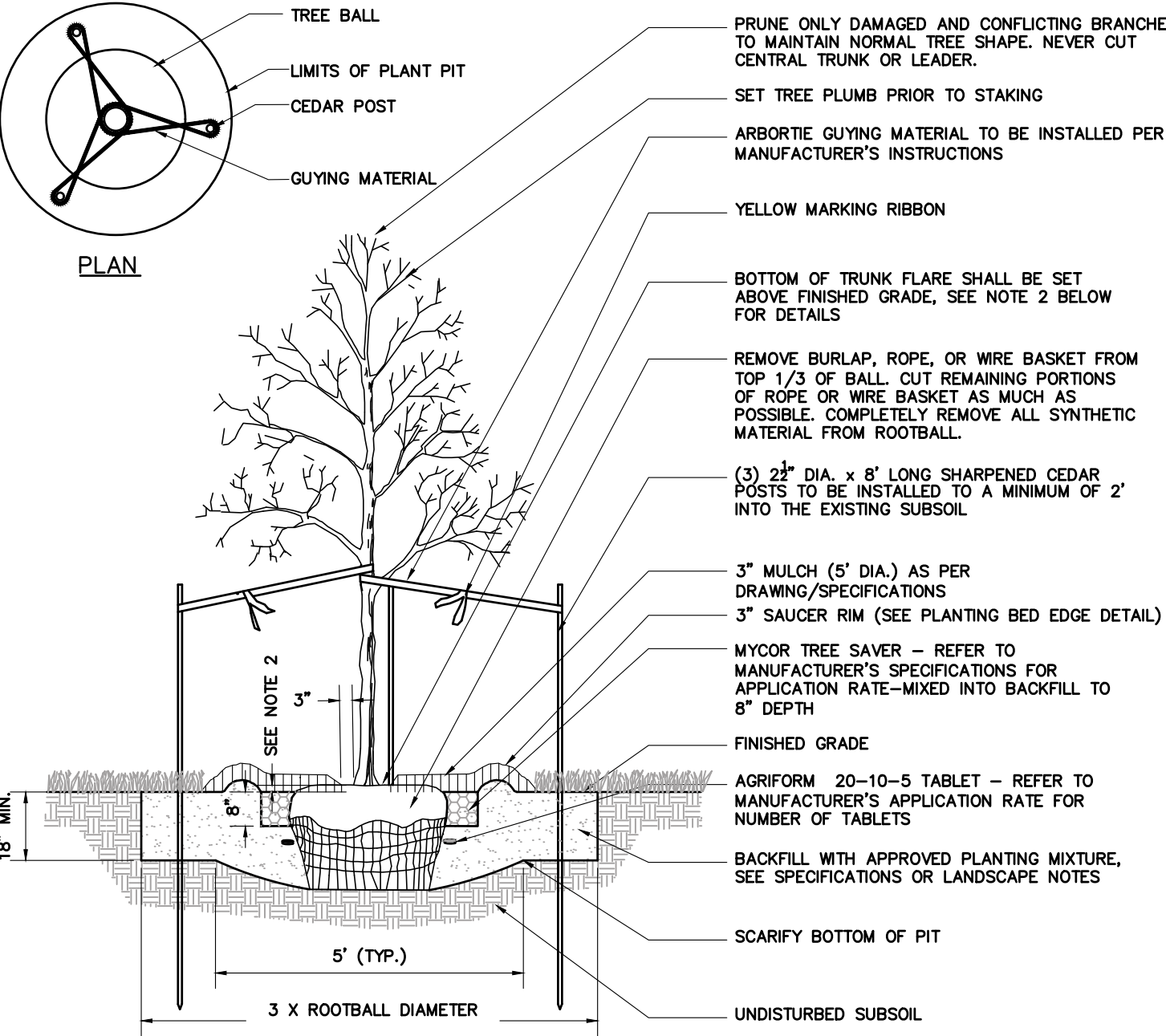
N.T.S.



- NOTES:
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
 2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
FOR SANDY OR LOAMY SOILS: 1"
FOR CLAY OR POORLY DRAINED SOILS: 3"
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

EVERGREEN TREE PLANTING

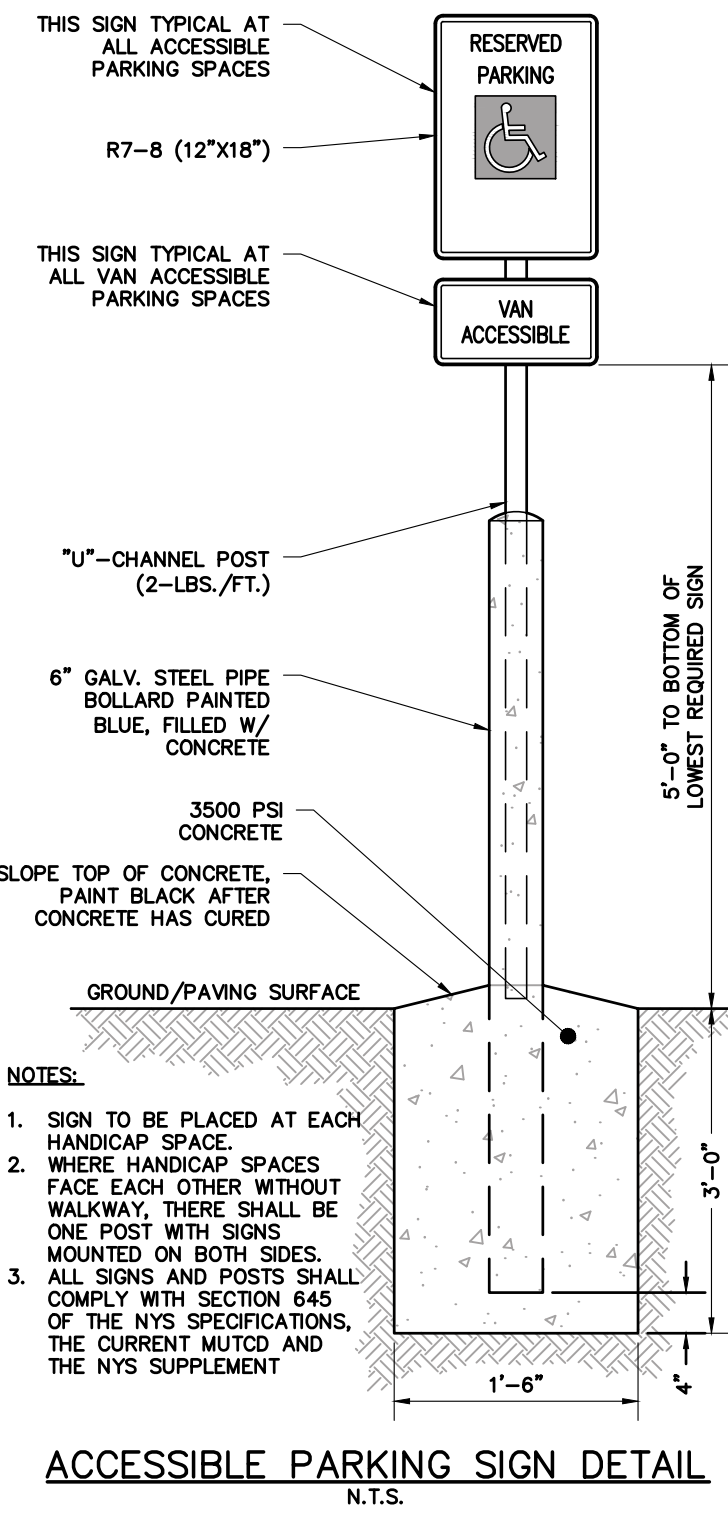
N.T.S.



- NOTES:
1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
 2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
FOR SANDY OR LOAMY SOILS: 1"
FOR CLAY OR POORLY DRAINED SOILS: 3"
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

DECIDUOUS TREE PLANTING LESS THAN 4" CAL.

N.T.S.



- NOTES:
1. SIGN TO BE PLACED AT EACH HANDICAP SPACE.
 2. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED ON BOTH SIDES.
 3. ALL SIGNS AND POSTS SHALL COMPLY WITH SECTION 645 OF THE NYS SPECIFICATIONS, THE CURRENT MUTCD AND THE NYS SUPPLEMENT

Planning Board-Town of East Greenbush

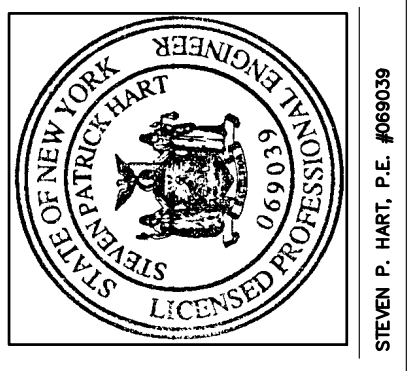
BY DIRECTION OF
CHAIRMAN OF THE PLANNING
BOARD THESE PLANS ARE APPROVED.
SEE FIRST SHEET FOR DATE & SIGNATURE.

Drawing Copyright © 2019
NOTE: Unauthorized alteration of this map is a violation of the New York State Education Law.
Only copies from the original of this map bearing an embossed seal of the original author and the embossed seal of the original author are considered to be true and valid copies.

HART ENGINEERING

1989 FERRISDALE ROAD
CASTLETON NY, 12033

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



NO.	DATE	DESCRIPTION	REV.	OK'D
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER M.J. COMMENT LETTER DATED 2/27/23	DAH	SPH

SITE DETAILS (2)

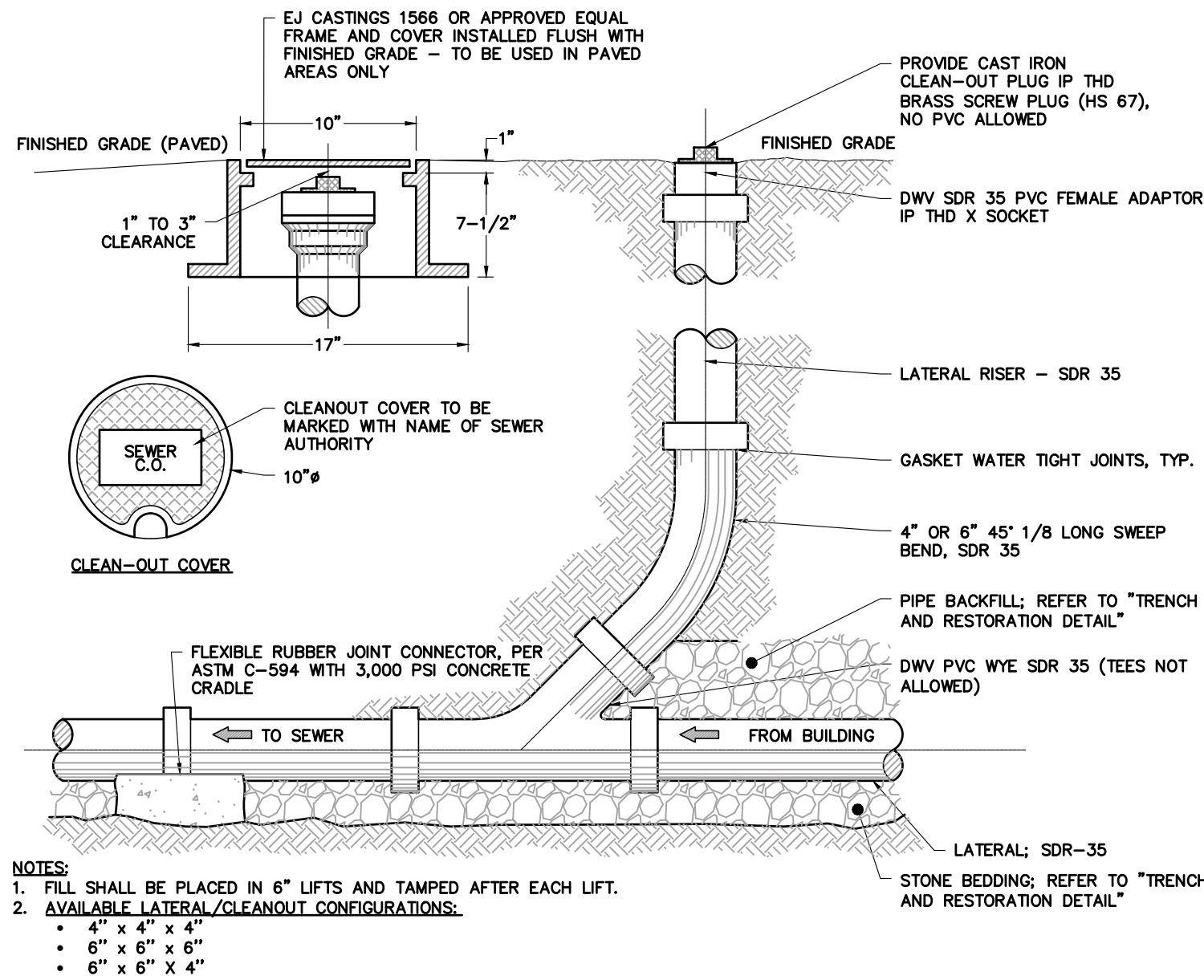
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2

486 3RD AVENUE EXTENSION
EAST GREENBUSH COUNTY-RESEDAAR STATE: NEW YORK

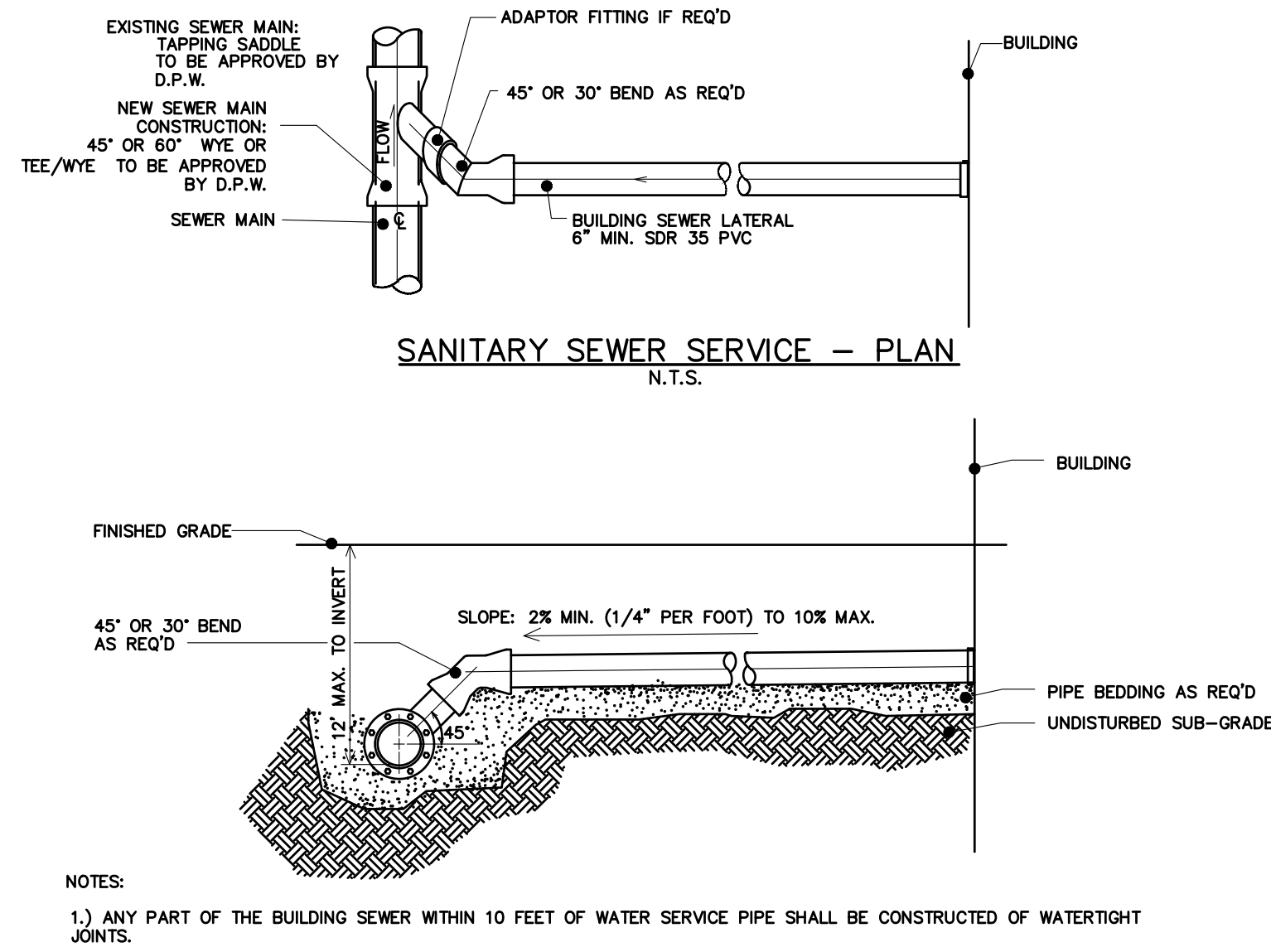
ENGINEER: STEVEN P. HART, P.E.
DRAWN BY: DAH
DATE ISSUED: AUGUST 2022
SCALE: NTS
DRAWING NUMBER: C501

12 OF 16

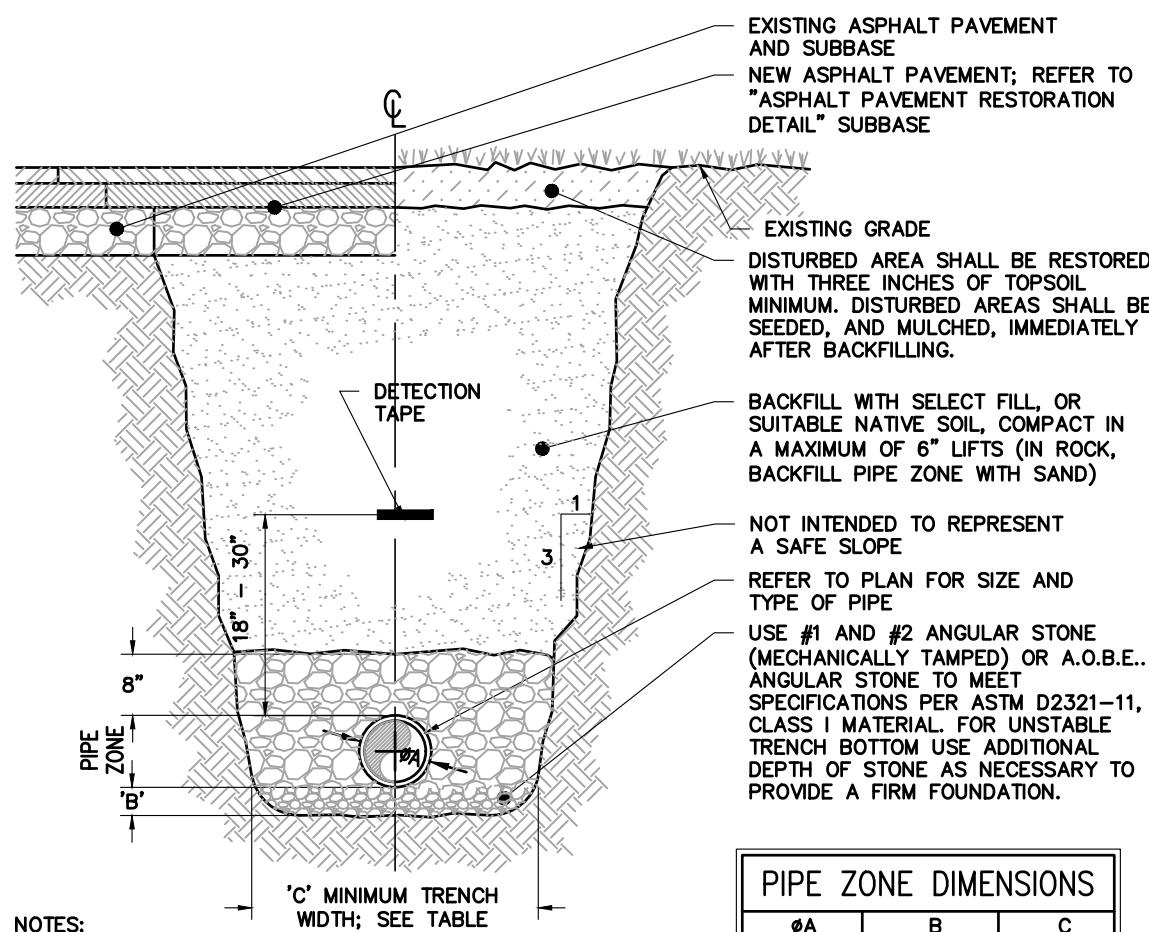
NOTE:
ALL SEWER MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE
TOWNS SEWER REGULATIONS. IN ADDITION THE TOWNS DPW MAY REQUIRE
ADDITIONAL MODIFICATIONS DURING CONSTRUCTION



BUILDING AND SEWER CLEAN-OUT
N.T.S.



SANITARY SEWER SERVICE - SECTION
N.T.S.



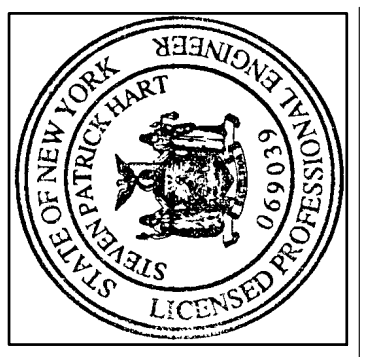
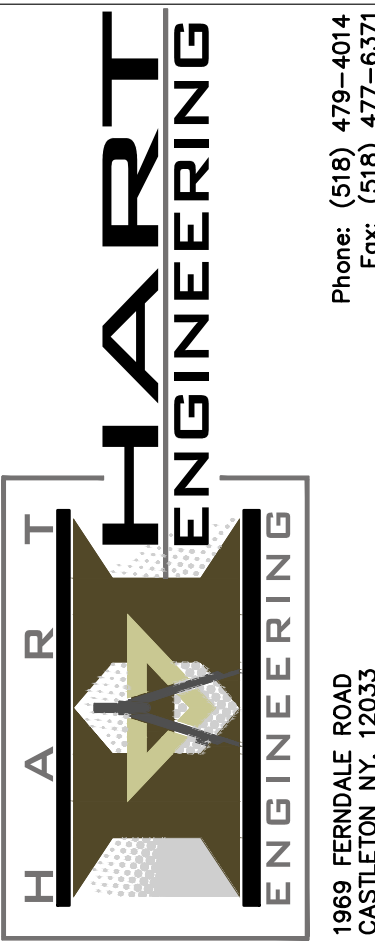
SANITARY SEWER TRENCH & RESTORATION DETAIL
N.T.S.

PIPE ZONE DIMENSIONS		
#A	B	C
4"	6"	21"
6"	6"	23"
8"	6"	26"
10"	6"	28"
12"	6"	30"
15"	12"	34"
18"	12"	39"
24"	12"	48"
30"	12"	56"
36"	12"	64"
42"	12"	72"
48"	12"	80"
54"	12"	88"
60"	12"	96"

Planning Board-Town of East Greenbush

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

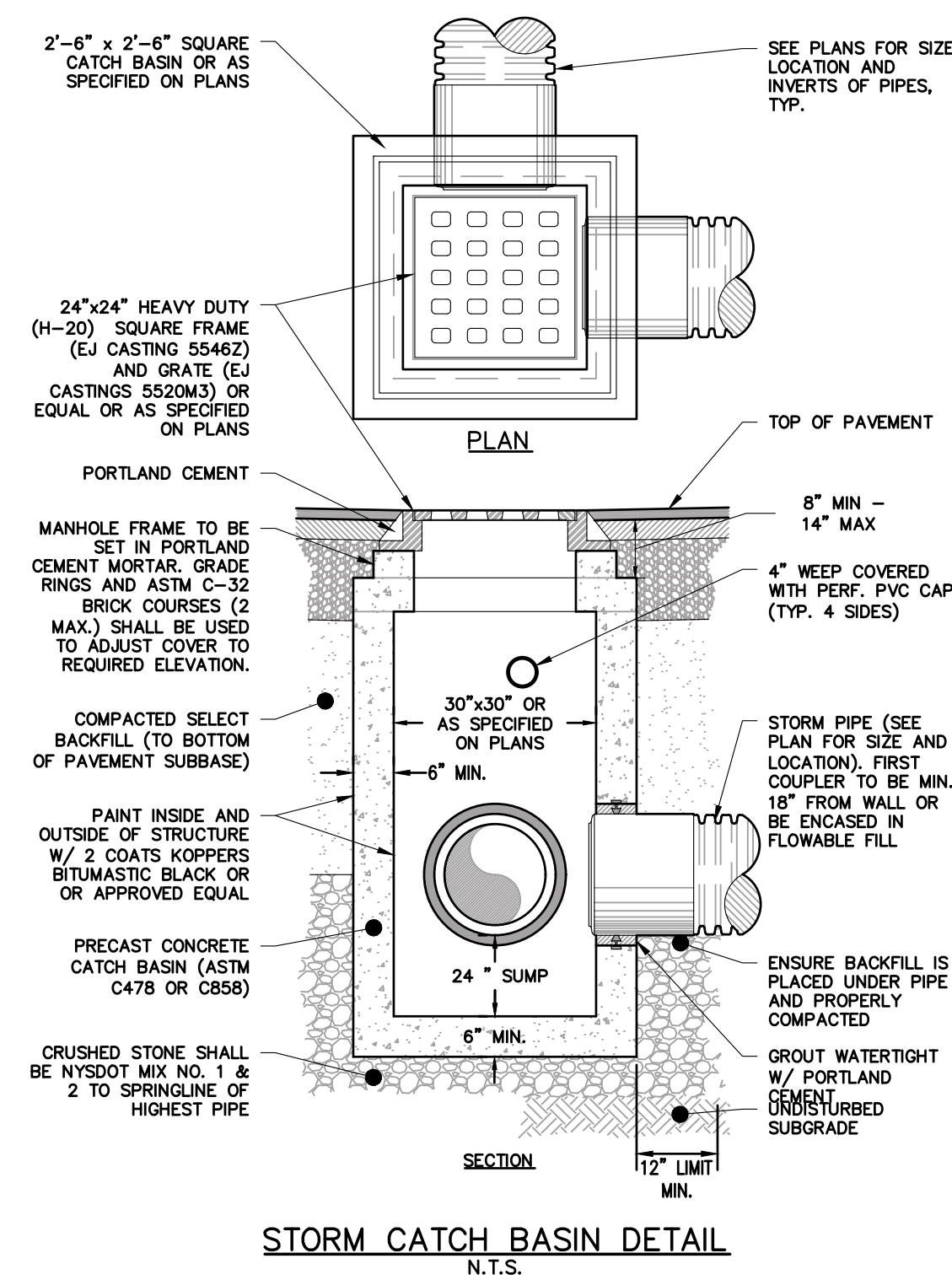
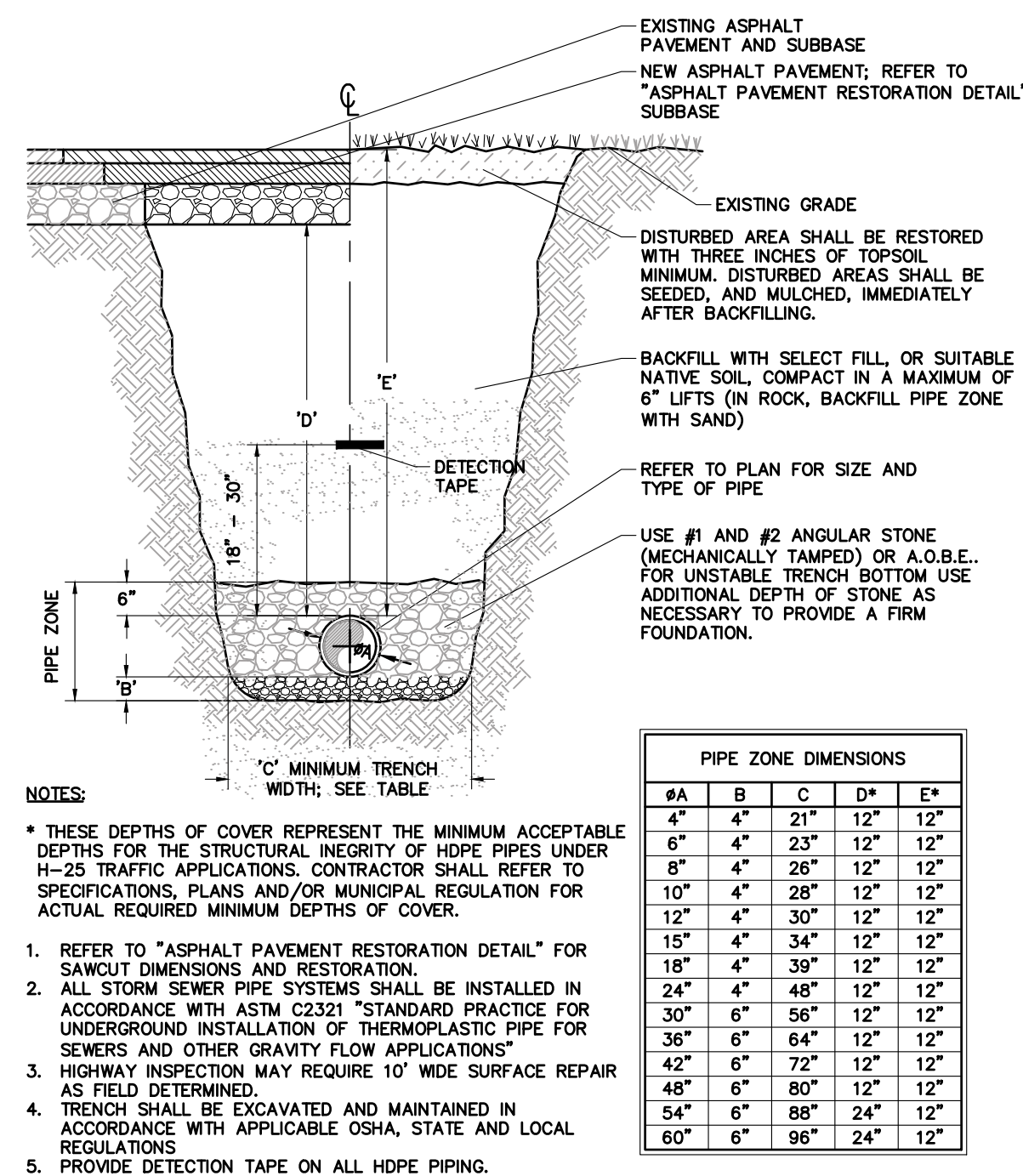
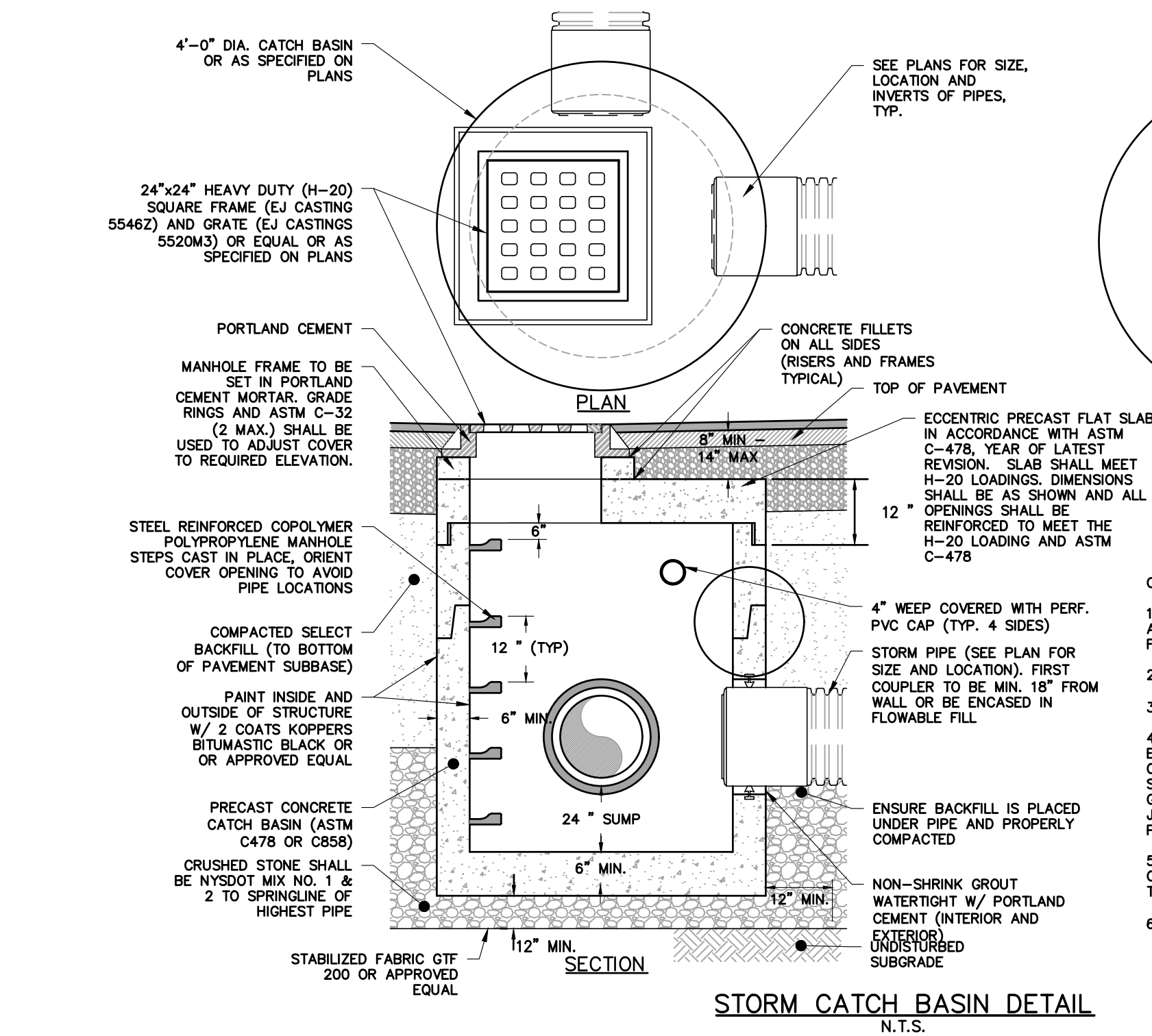
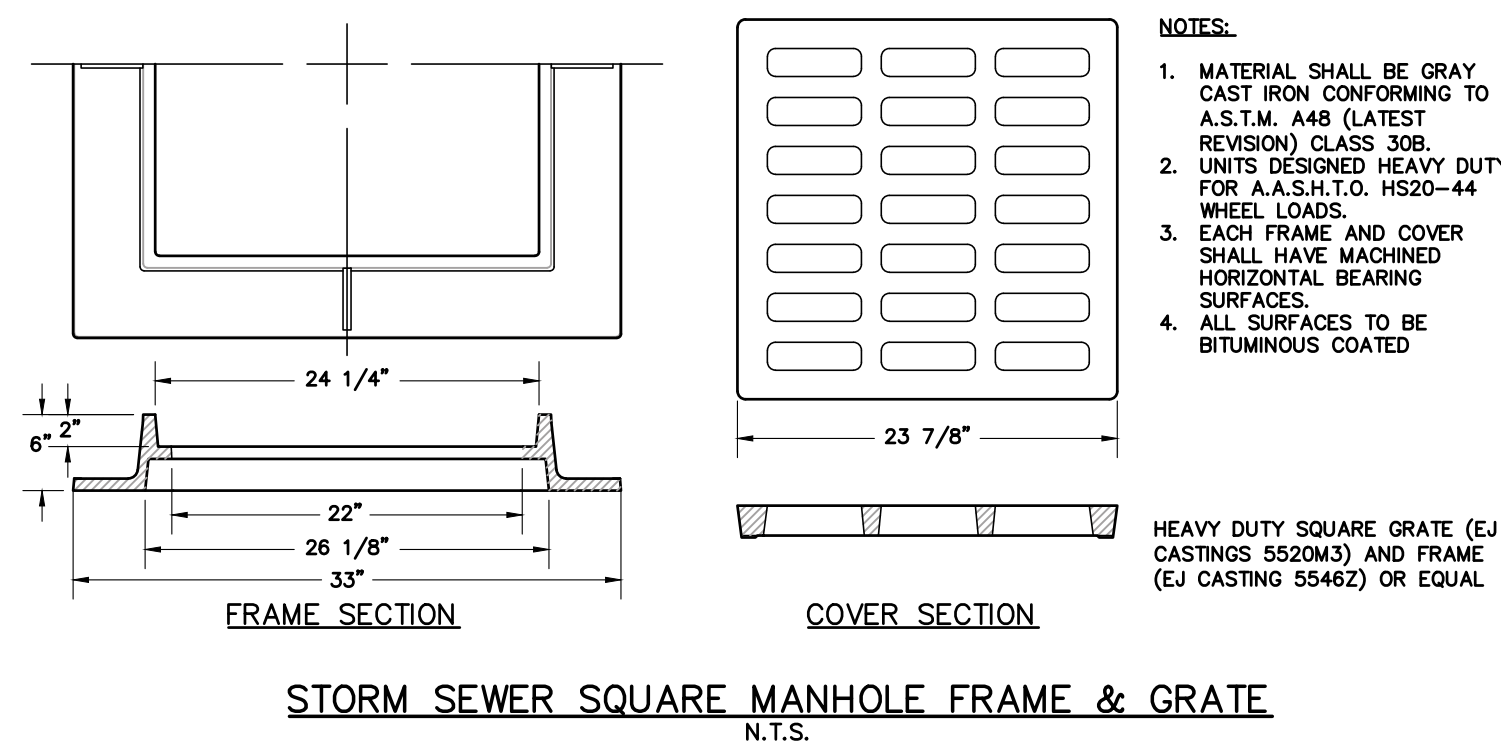
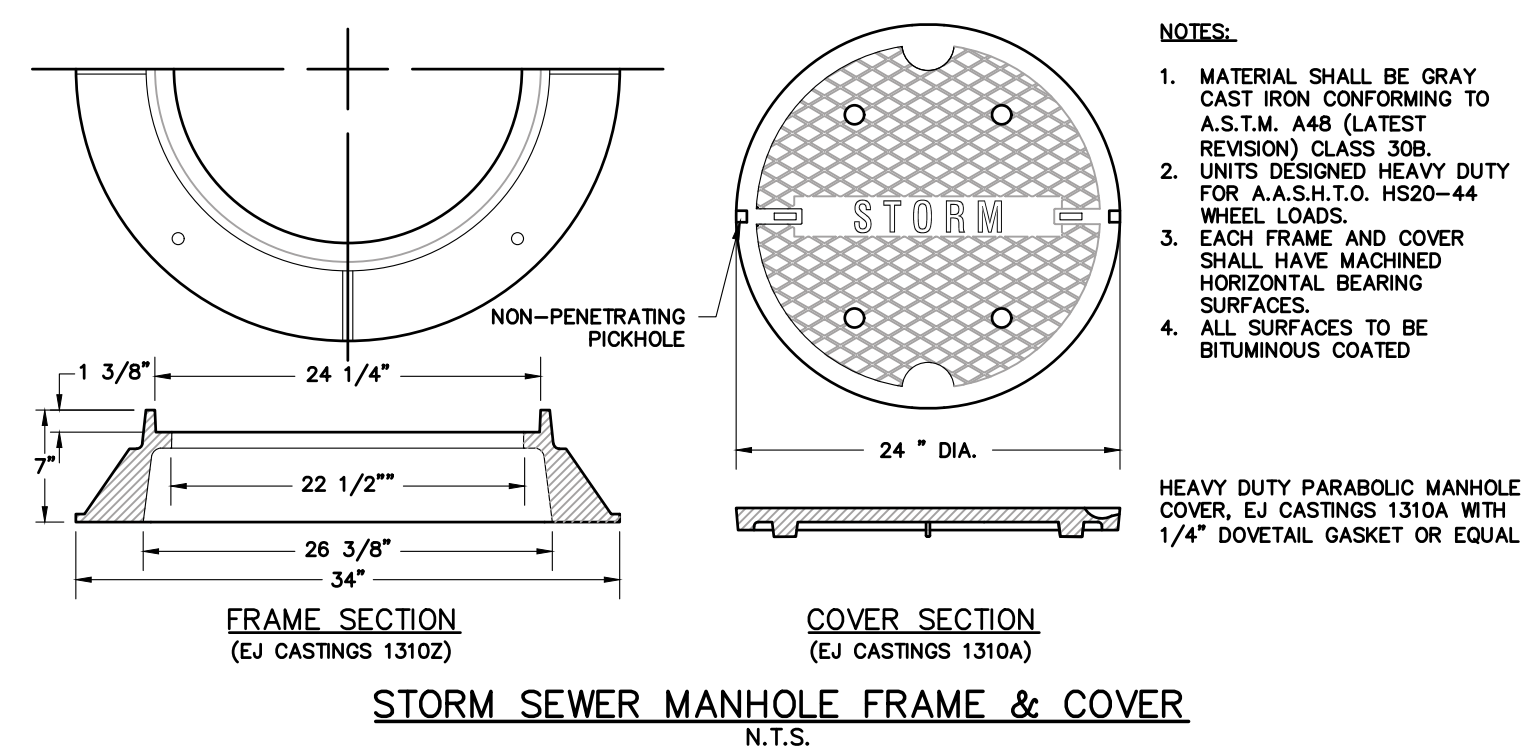
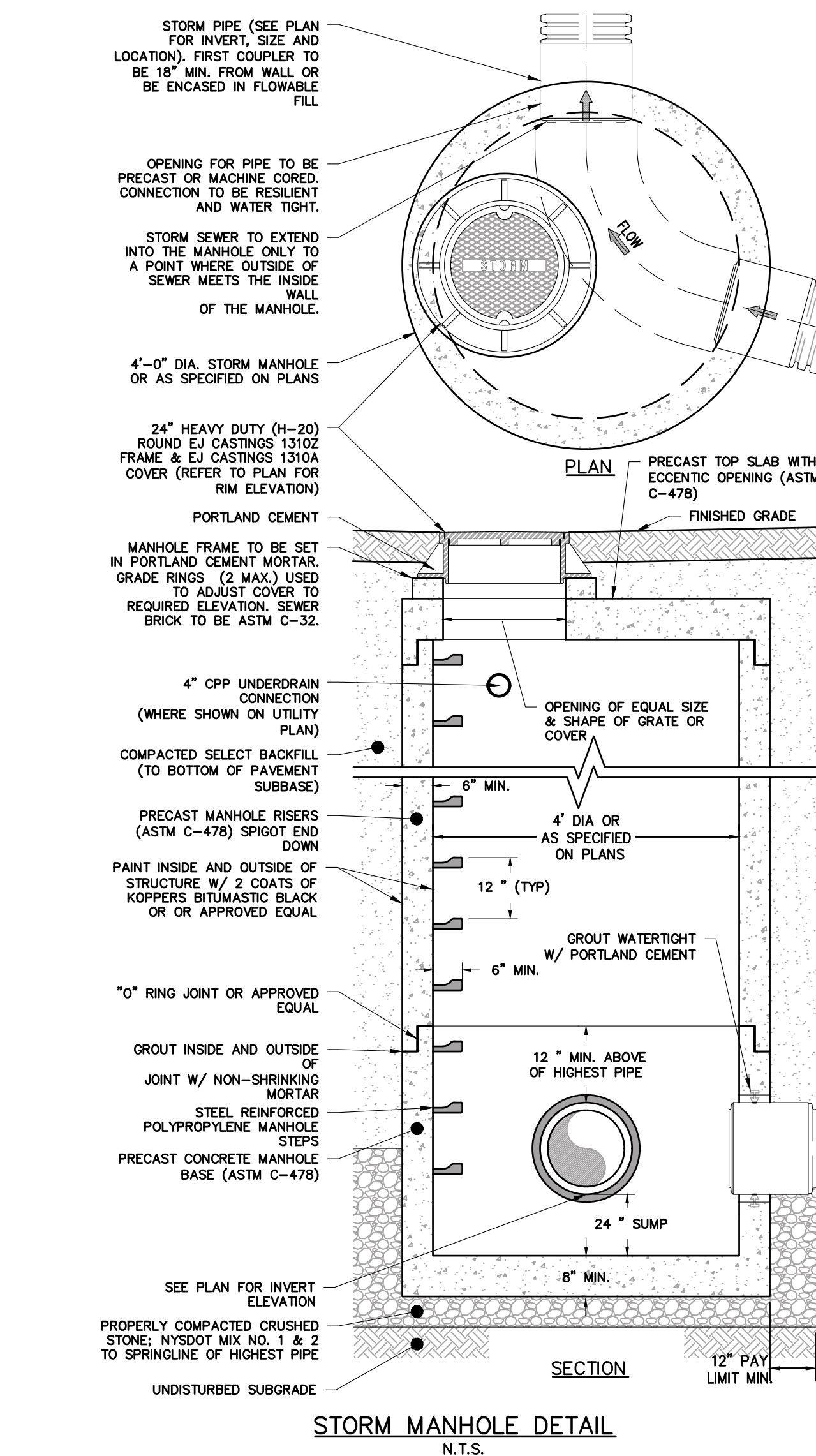
Drawing Copyright © 2019
NOTE: Unauthorized alteration of this map is a violation of the 7209 Subdivision Map Act.
Only copies from the original of this map bearing an embossed seal of the engineer and the embossed seal of the drafter are considered to be true and valid copies.



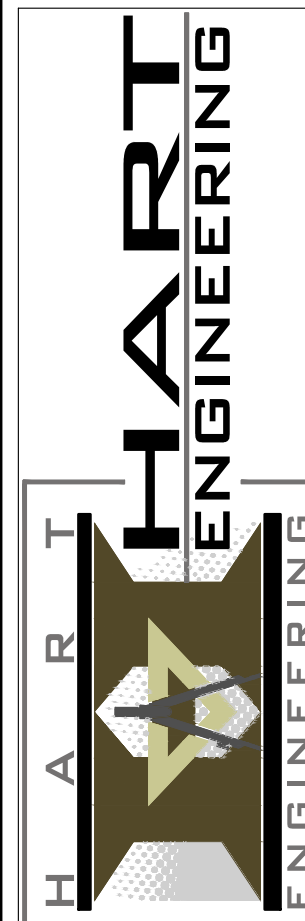
NO.	DATE	DESCRIPTION	REV'D.	OK'D
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER MJ COMMENT LETTER DATED 2/27/23	DAH	SPH

SANITARY DETAILS
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2
486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY:ROUSELAUD STATE: NEW YORK

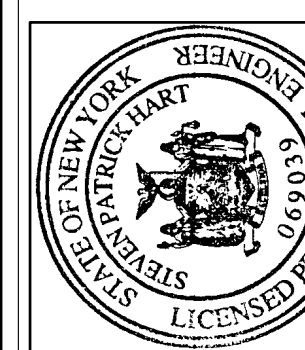
ENGINEER:
STEVEN P. HART, P.E.
DRAWN BY:
DAH
DATE ISSUED:
AUGUST 2022
SCALE:
NTS
DRAWING NUMBER:
C504



Drawing Copyright ©2019
NOTE: Unauthorized
iteration or addition to this
map is a violation of section
2209, sub-division 2 of the
New York State Education
law.



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



NO.	DATE	DESCRIPTION	REV'D.	OK'D
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER MJ COMMENT LETTER DATED 2/27/23	DAH	SPH

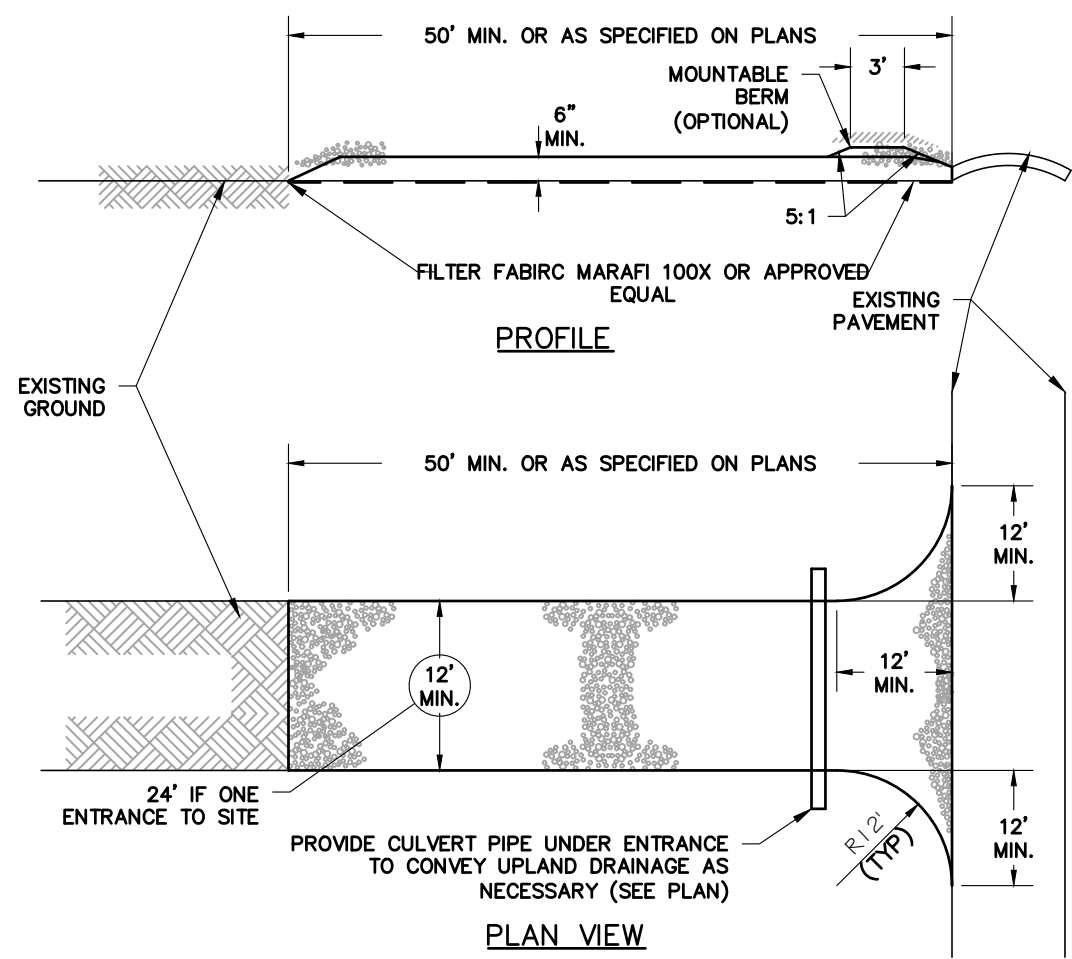
STORM DETAILS (1)

MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2
486 3RD AVENUE EXTENSION

ENGINEER: STEVEN P. HART, P.E.
DRAWN BY: DAH
DATE ISSUED: AUGUST 2022
SCALE: NTS
DRAWING NUMBER:

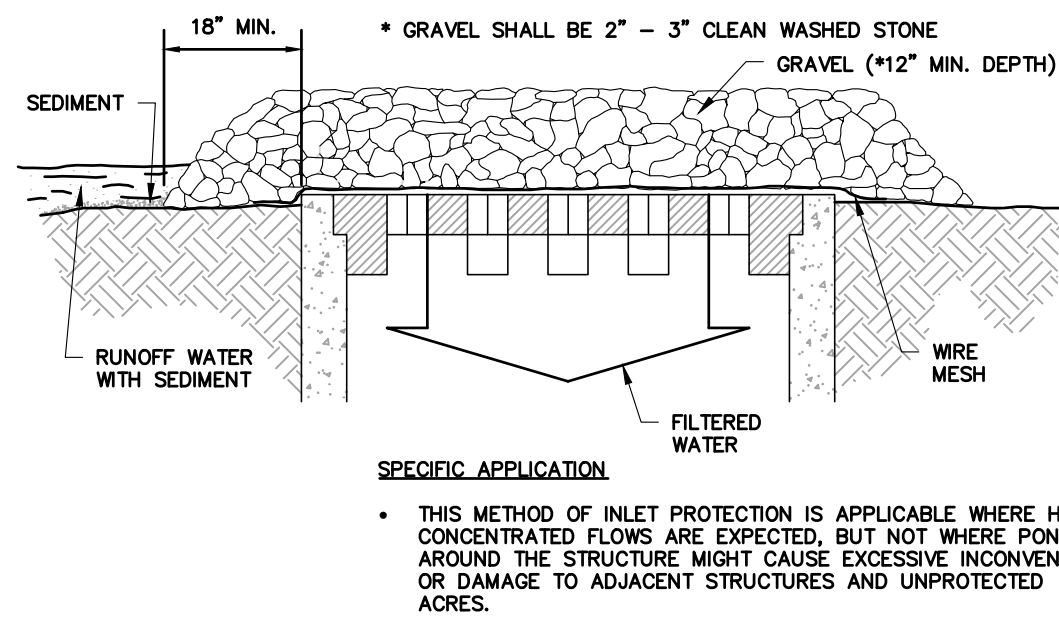
15 OF 16

Planning Board-Town of East Greenbush
<p>BY DIRECTION OF CHAIRMAN OF THE PLANNING BOARD THESE PLANS ARE APPROVED. SEE FIRST SHEET FOR DATE & SIGNATURE.</p>

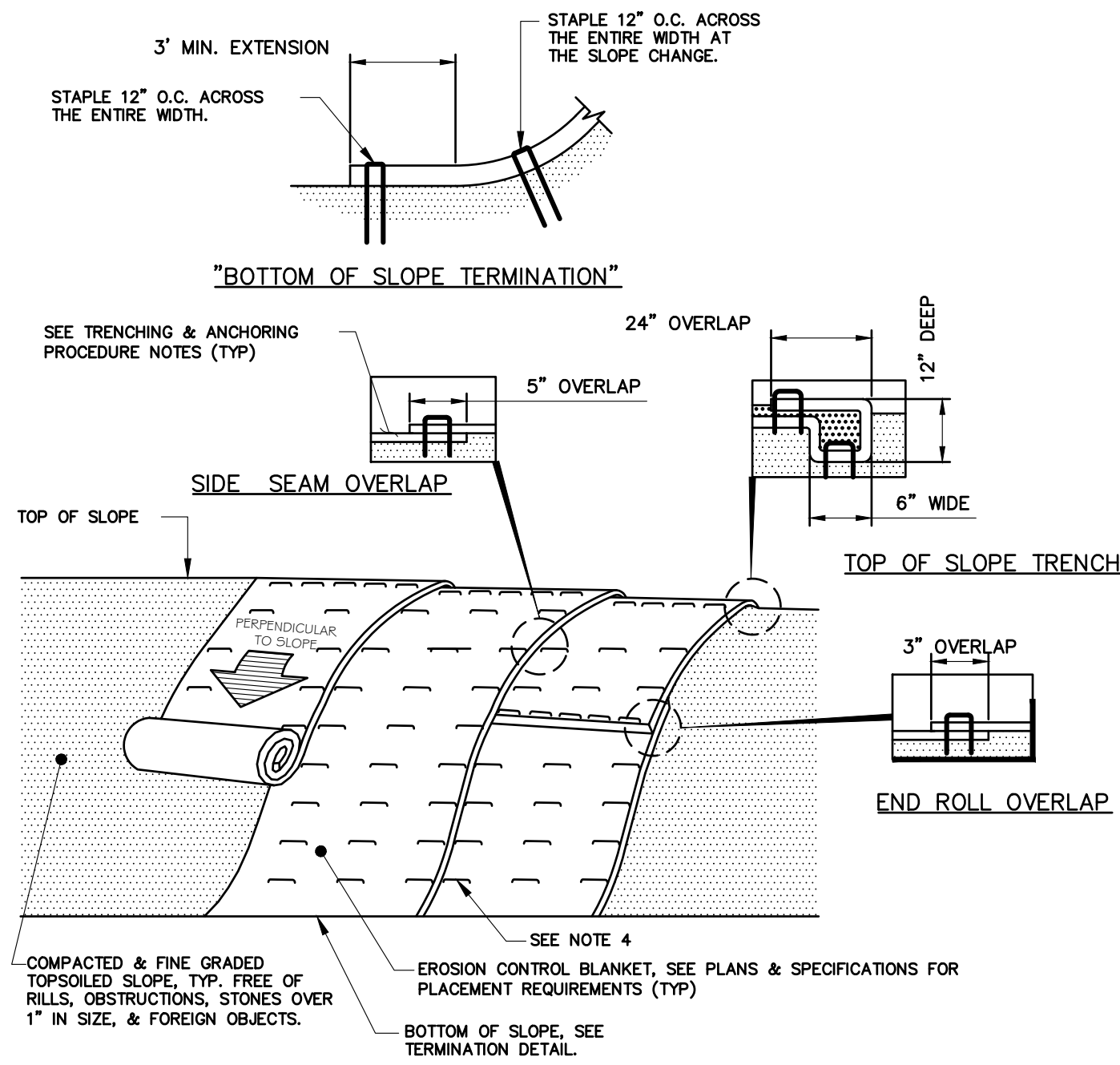


- STONE SIZE: USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THICKNESS: NOT LESS THAN SIX (6) INCHES.
- WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR(24) FOOT IF SINGLE ENTRANCE TO SITE.
- LENGTH: AS REQUIRED, BUT NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
- FILTER CLOTH: WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING: WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ACCESS
N.T.S.



GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
N.T.S.



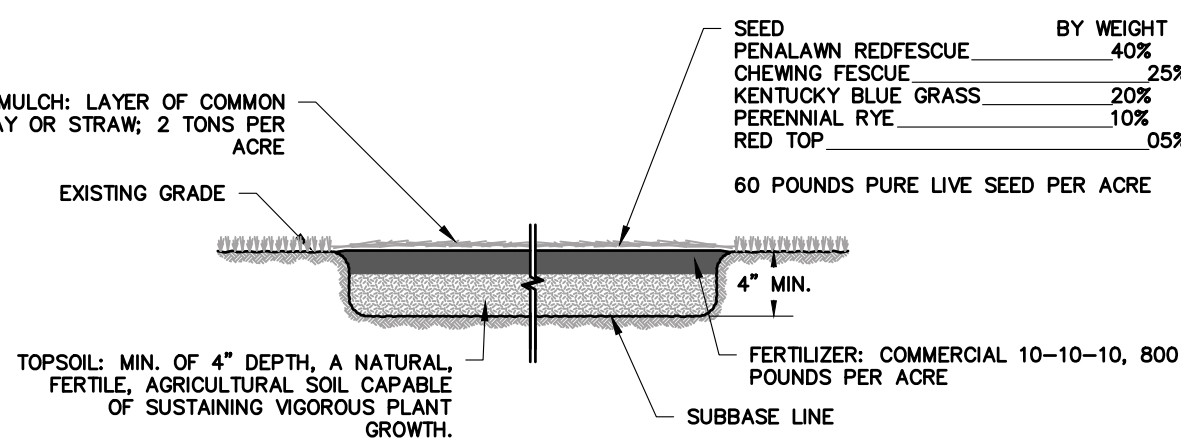
- NOTES:
- PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.
 - USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.
 - KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.
 - USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:
SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

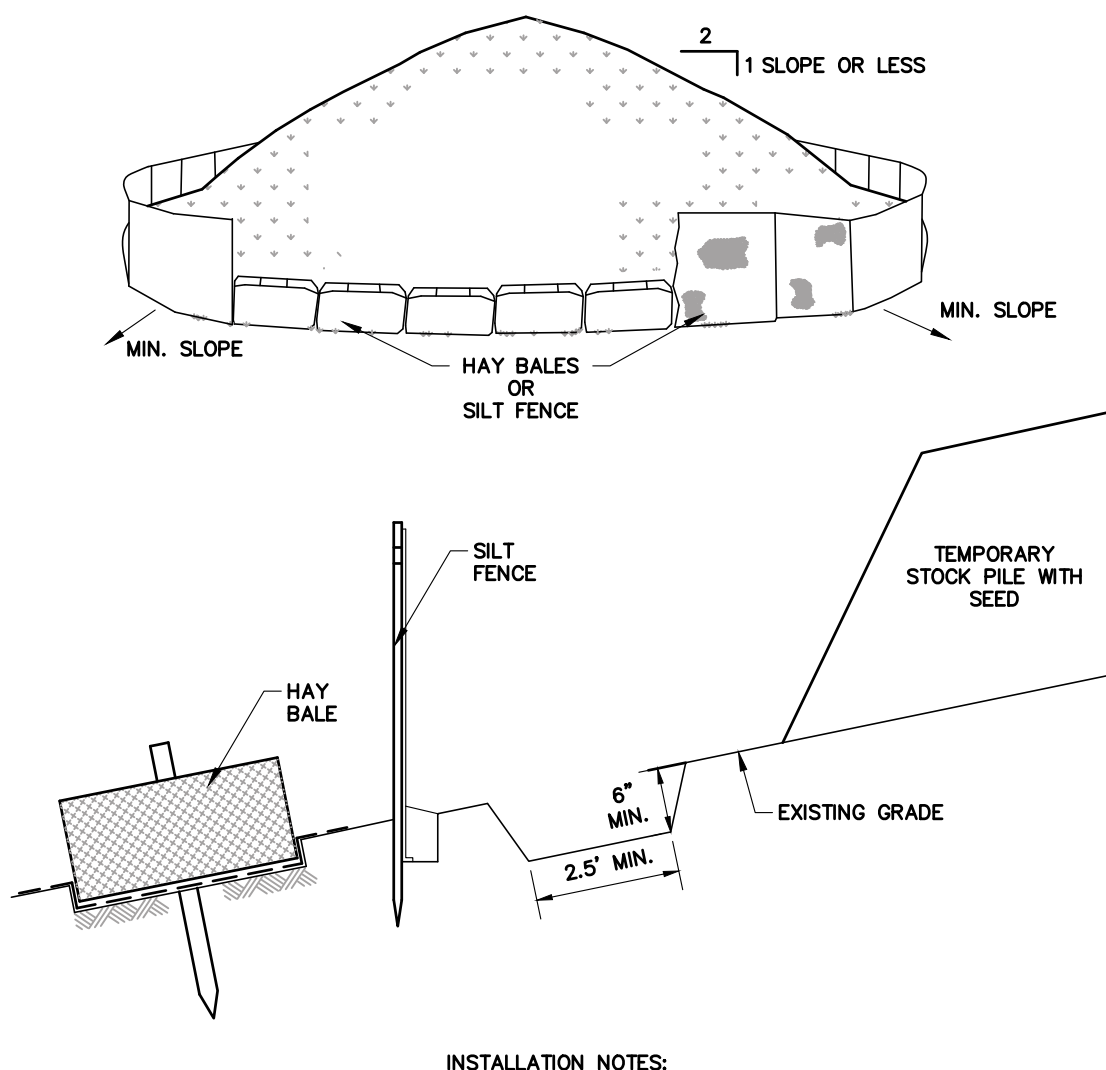
TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6" D x 6" W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

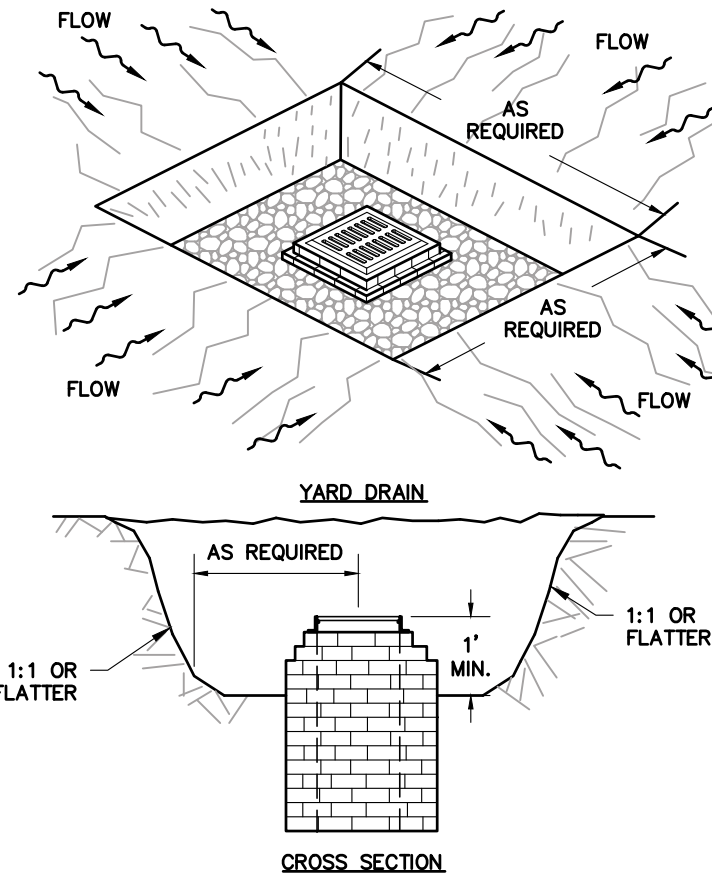
EROSION CONTROL BLANKET INSTALLATION
DETAIL
N.T.S.



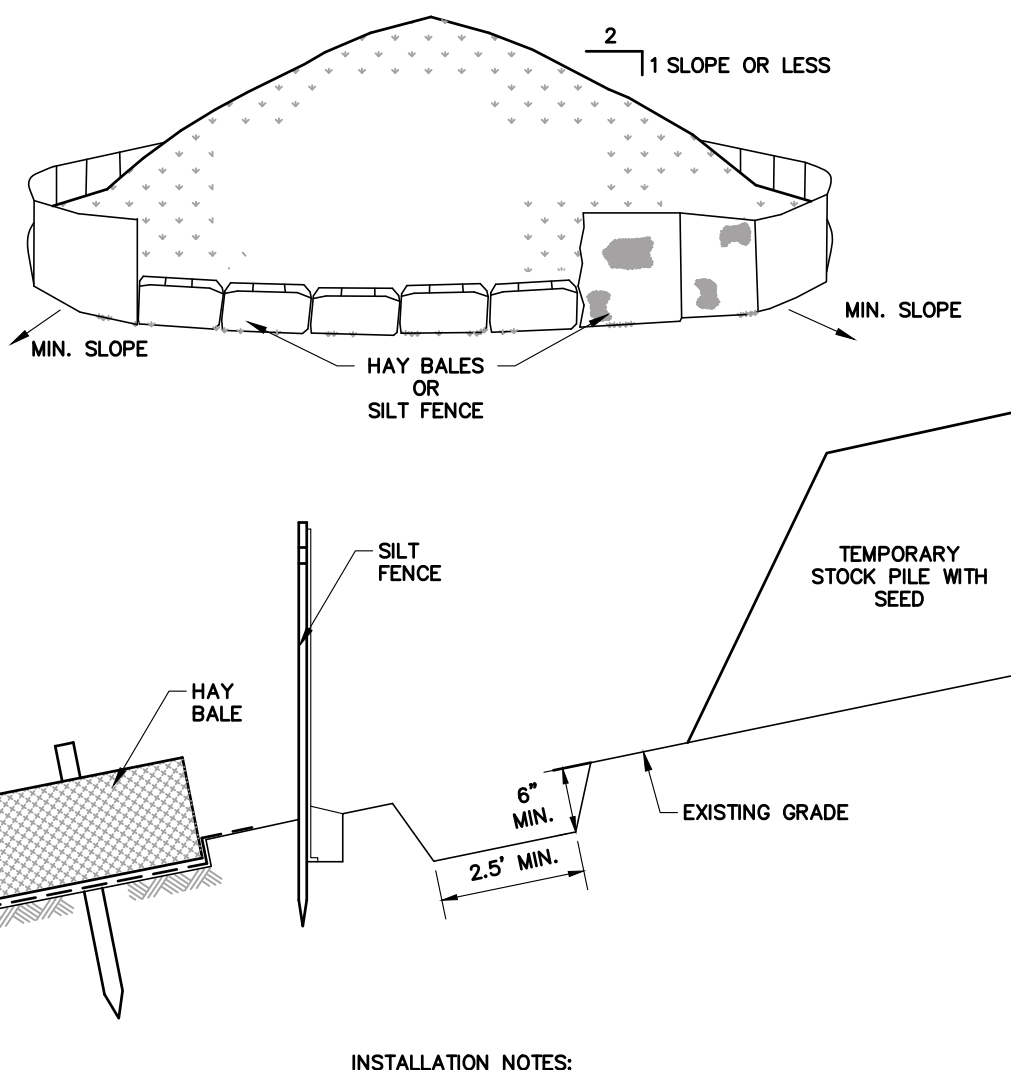
TOPSOIL, FERTILIZER, SEED & MULCH
N.T.S.



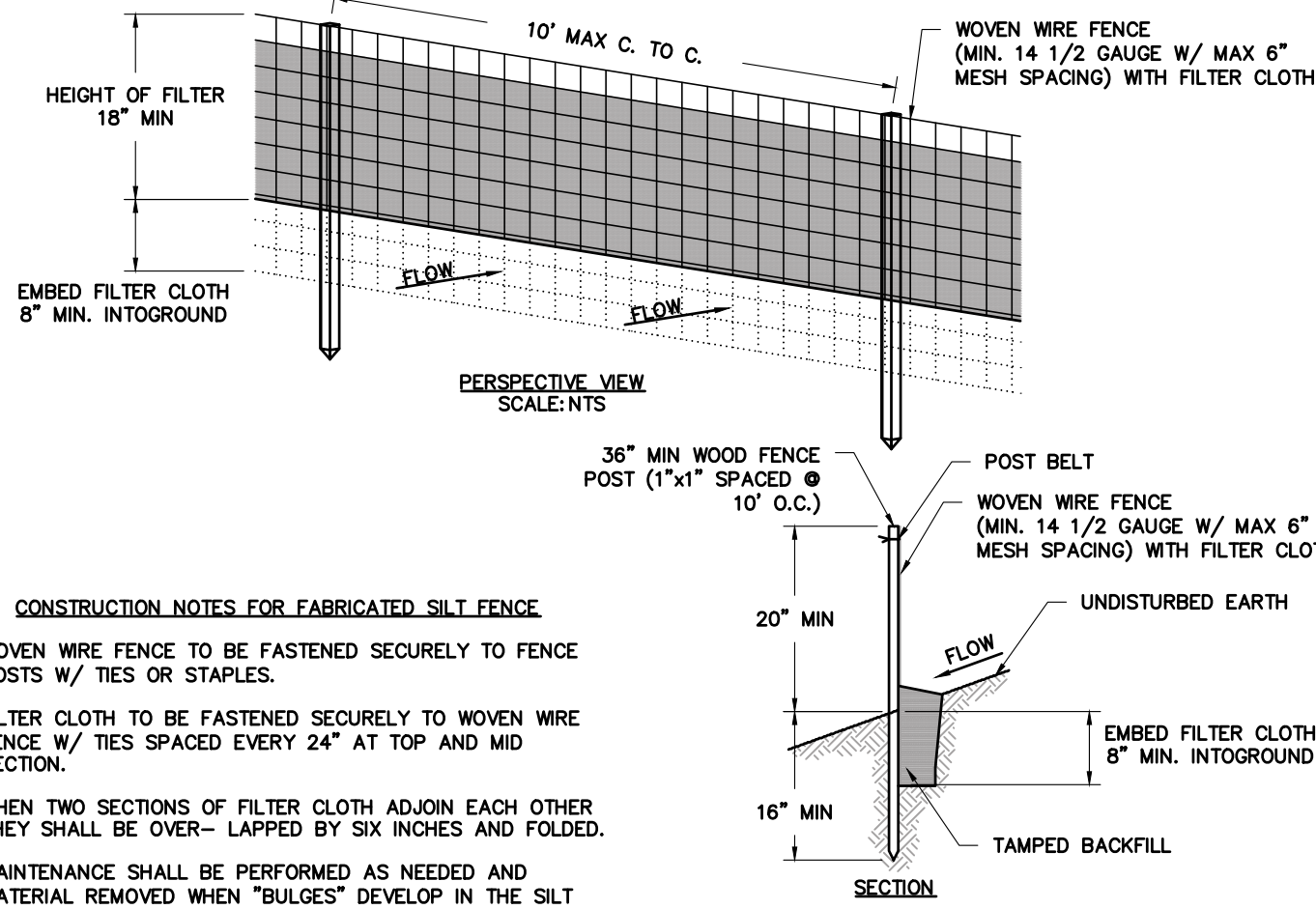
STOCK PILE DETAIL
N.T.S.



CATCH BASIN SEDIMENT TRAP DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

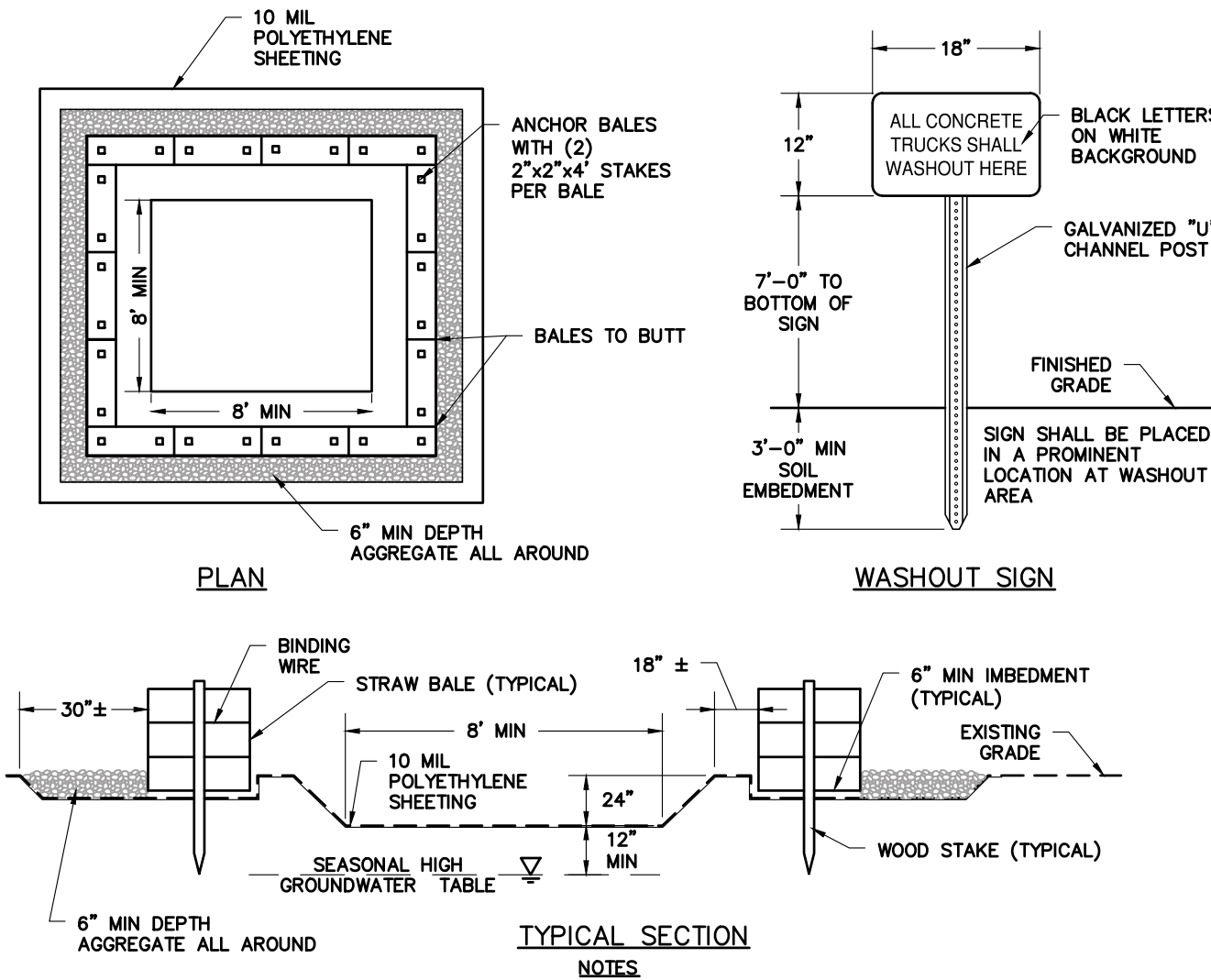


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS W/ TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE W/ TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO SILT FENCE PLACED ON A SLOPE ARE

SLOPE STEEPNESS	MAXIMUM LENGTH (FT)
2:1	25 FT
3:1	50 FT
4:1	75 FT
5:1 (OR FLATTER)	100 FT

- POSTS: WOOD POST (1"x1" HARDWOOD)
- FENCE: WOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING
- FILTER CLOTH: FILTER X MIRAFI 100X, STABLELINKA T140X OR APPROVED EQUAL.
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



CONCRETE WASHOUT AREA DETAIL
N.T.S.

- CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
- CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
- WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
- WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
- ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

Planning Board-Town of East Greenbush

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

Drawing Copyright © 2019
NOTE: Unauthorized alteration of this map is a violation of the New York Education Law.
Only copies from the original of this map bearing an embossed seal of the engineer and the embossed seal of the drafter shall be considered to be true and valid copies.

HART ENGINEERING

1989 FERDINAND ROAD
CASTLETON NY, 12033

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



NO.	DATE	DESCRIPTION	REV'D	SPH
1	8/3/22	ISSUED FOR REVIEW	DAH	SPH
2	1/5/23	ISSUED FOR PRELIMINARY REVIEW	DAH	SPH
3	3/21/23	REVISED PER M.J. COMMENT LETTER DATED 2/27/23	DAH	SPH

EROSION CONTROL
DETAILS
MABEY'S REALTY
STORAGE & COMMERCIAL
BUILDINGS-PHASE 2

486 3RD AVENUE EXTENSION
TOWN: EAST GREENBUSH COUNTY: RENSSELAIRE STATE: NEW YORK

ENGINEER:
STEVEN P. HART, P.E.
DRAWN BY:
DAH
DATE ISSUED:
AUGUST 2022
SCALE:
NTS
DRAWING NUMBER:
C506