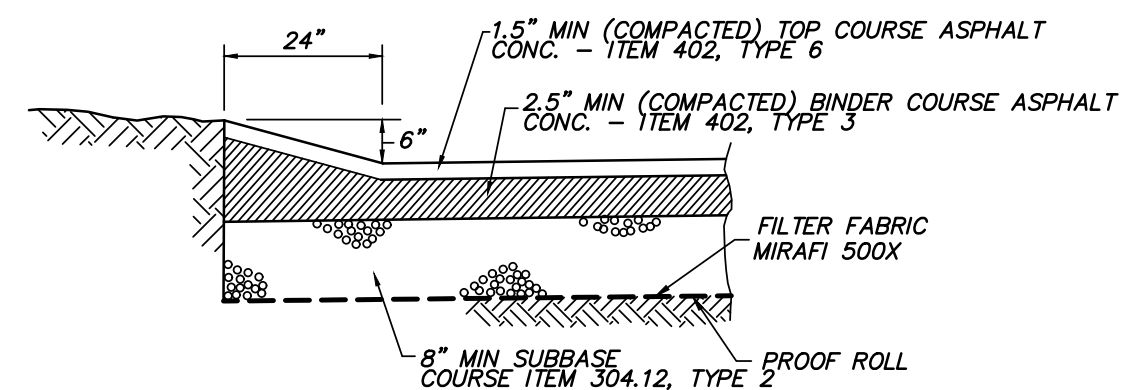
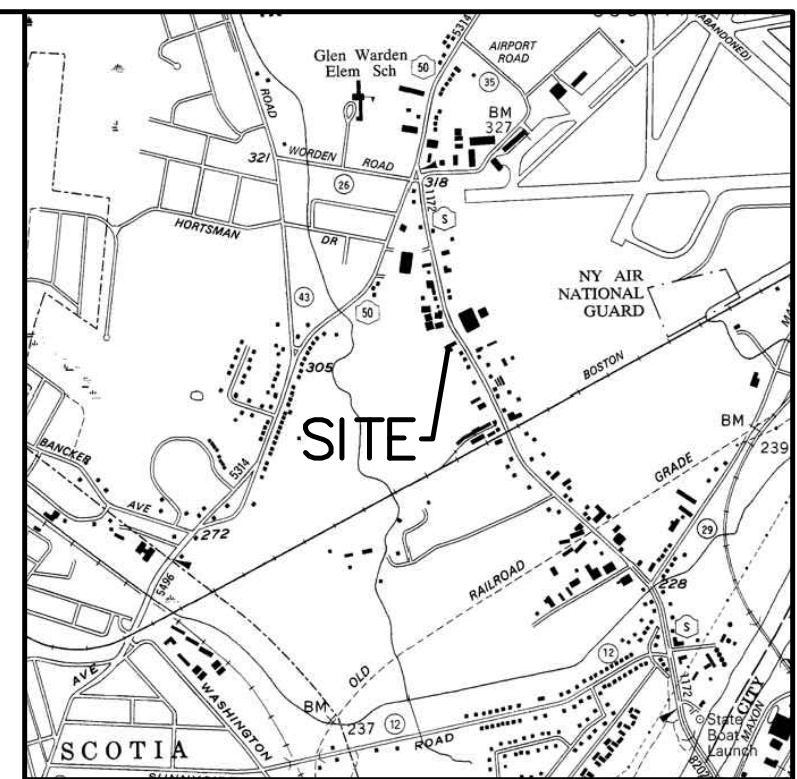
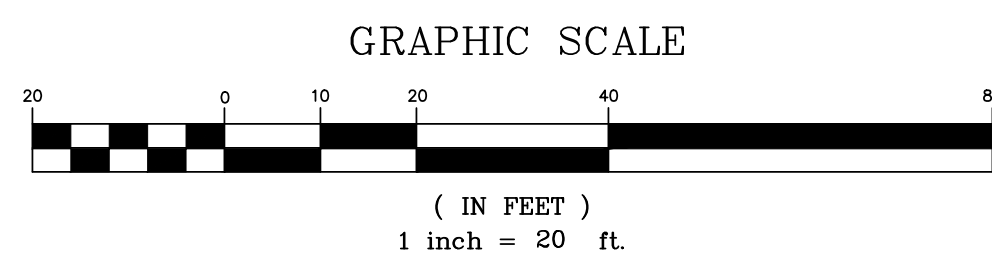
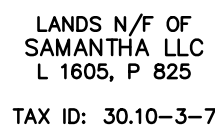
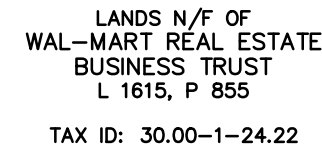




NO SCALE



SITE LOCATION MAP

GENERAL NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS & SURVEYORS, LLP FROM A NOVEMBER 2023 FIELD SURVEY, MAP REFERENCE, AND GIS DATA.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, STRUCTURES, STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS OR HER RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE (48) HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962).
3. EXISTING AND PROPOSED GAS, ELECTRIC, AND TELECOMMUNICATIONS SERVICE LAYOUTS ARE SCHEMATIC ONLY. ALL REMOVALS, FINAL UTILITIES, AND INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH ALL UTILITY COMPANIES.

MAP REFERENCES:

1. SUBDIVISION OF LOT 1 OF SUBDIVISION OF A PORTION OF LANDS OF IDA PIOTROWSKI, CLEMENT E. PIOTROWSKI AND RAYMOND M. PIOTROWSKI, TOWN OF GLENVILLE, SCHENECTADY COUNTY, NEW YORK, DATED NOVEMBER 11, 2001, LAST REVISED JANUARY 18, 2002, AS PREPARED BY PAUL F. TOMMELL, L.S., P.C. AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON FEBRUARY 1, 2002 AS MAP NO.'S K44 & 45.

ZONING: FREEMANS BRIDGE ROAD CORRIDOR		
	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT AREA:	30,000 SF MIN.	14,390± SF*
LOT WIDTH:	60' MIN.	60.0'
LOT DEPTH:	100' MIN.	250.2'
BLDG. HEIGHT:	35' MAX.	20'±
LOT COVERAGE:	35% MAX.	28.6%
SETBACKS		
FRONT:	40' MIN.	58.7'
SIDE:	15' MIN.	10.4' * & 10.6'*
REAR:	30' MIN.	72.6'

*EXISTING NON-CONFORMITY

COVERAGE STATISTICS					
	EXISTING			PROPOSED	
BUILDINGS:	4,112±	SF	28.6%	4,112±	SF 28.6%
PAVEMENT:	3,943±	SF	27.4%	5,733±	SF 39.8%
GREEN SPACE:	6,335±	SF	44.0%	4,545±	SF 31.6%
TOTAL	14,390± SF			100%	

PARKING REQUIREMENTS	
RETAIL:	1 SPACE/350 SF GROSS FLOOR AREA (2,400 ÷ 350 = 6.85)
TOTAL REQUIRED:	7 SPACES
TOTAL PROVIDED:	7 SPACES

APPLICANT:
WILLIAM ERICKSON
TUNE SKIS LLC
272 SARATOGA ROAD
GLENVILLE, NY 12302

TAX MAP #: 30.14-2-1
AREA=
14,390± SQ. FT.
0.33± ACRES

LEGEND

EXISTING TEXT - STANDARD
PROPOSED TEXT - ITALICIZED

GV	○	GAS VALVE
WO	○	WATER VALVE
WSD	○	WATER SHUT OFF
CH	○	MANHOLE
MB	○	CATCH BASIN
PP	⊙	UTILITY POLE
L	○	LIGHT POLE
IRF	⊙	IRON ROD FOUND
CRF	⊙	CAPPED IRON ROD FOUND
BML	■	BUILDING MOUNTED LIGHT SIGN
—G—		GAS LINE
—T—		TELEPHONE LINE
—W—		WATER LINE
—UG—		UNDERGROUND ELEC. LINE
—ST—		STORM LINE
—S—		SANITARY LINE
—OH—		OVERHEAD UTIL.

ALTERATION OF THIS
DOCUMENT EXCEPT BY A
LICENSED PROFESSIONAL
ENGINEER IS ILLEGAL



LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94676

SITE PLAN
TUNE SKIS
139 FREEMANS BRIDGE ROAD

TOWN OF GLENVILLE		COUNTY OF SCHENECTADY	
STATE OF NEW YORK			
		ENGINEERS SURVEYORS	
411 Union St. Schenectady, N.Y. 12305 518-377-0315 Fax 518-377-0379 www.abdeng.com			
DATE:	SCALE:	DWG.	SHEET OF
DECEMBER 18, 2023	1" = 20'	5708A-S2	1 1