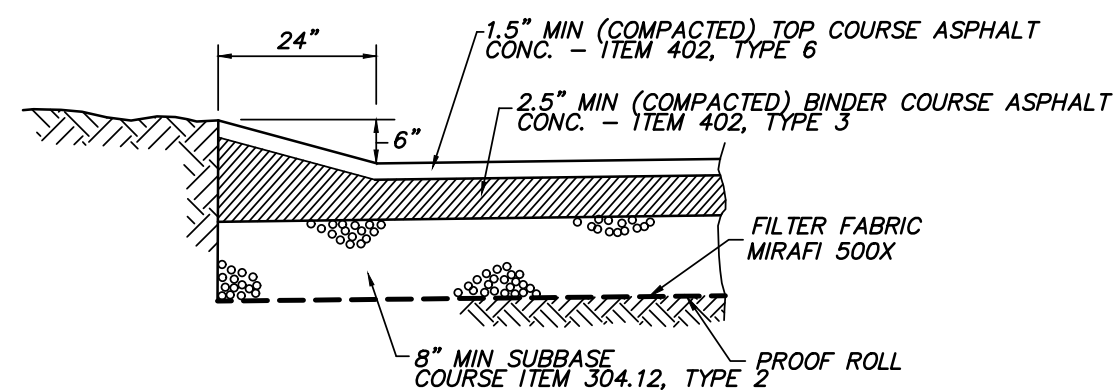
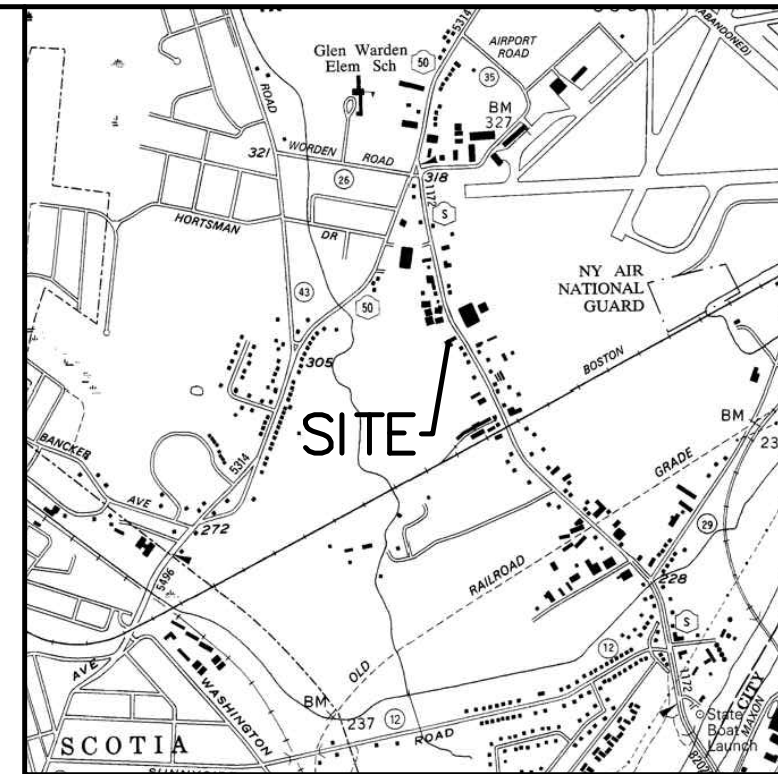
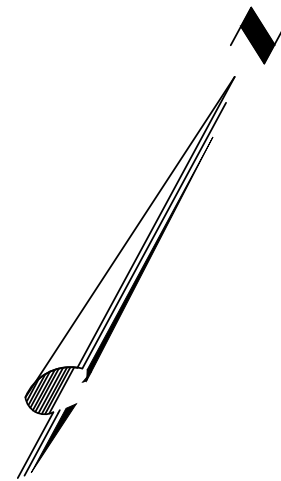




NO SCALE

LANDS N/F OF
SAMANTHA LLC
L 1605, P 825
TAX ID: 30.10-3-7



SITE LOCATION MAP

GENERAL NOTES:

1. BASE MAPPING PREPARED BY A&D 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 EXISTENCE OF EVERY APPROXIMATELY LOCATED SUCH PIPE LINES, SUBSURFACE 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. (1-800-962-7892).
3. EXISTING AND PROPOSED GAS, ELECTRIC, AND TELECOMMUNICATIONS SERVICE LAYOUTS ARE SCHEMATIC ONLY. ALL REMOVALS, FINAL LOCATIONS, 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.

FREEMANS BRIDGE ROAD CORRIDOR		
ZONING:	<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%
GREENSPACE:	35% MIN.	20.1%**
SETBACKS		
FRONT:	40' MIN.	58.7'
SIDE:	15' MIN.	10.4'* & 10.6'*
REAR:	30' MIN.	72.6'

*EXISTING NON-CONFORMITY
**AREA VARIANCE REQUESTED

COVERAGE STATISTICS		EXISTING	PROPOSED
BUILDINGS:	4,112± SF	28.6%	4,112± SF 28.6%
PAVEMENT:	3,943± SF	27.4%	7,380± SF 51.3%
GREEN SPACE:	6,335± SF	44.0%	2,898± SF 20.1%
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:	13 SPACES

NOTE:
NYSDOT PERMITS REQUIRED FOR ALL WORK
WITHIN ROW. FUTURE NYSDOT SIDEWALK
LOCATION SHOWN PER PLANS ENTITLED
"FREEMANS BRIDGE ROAD COMPLETE STREETS"
PREPARED BY CREIGHTON MANNING DATED
SEPTEMBER 2023.
COORDINATE ALL WORK IN THE ROW WITH
NYSDOT AND CREIGHTON MANNING.

PROPOSED EASEMENT
ACCESS, PARKING,
LIGHTING, LANDSCAPING
& SNOW STORAGE
PER MAP REF. #1

APPROX. LOCATION OF FUTURE
NYS DOT SIDEWALK

PLANT (1) SNOWDRIFT CRABAPPLE
TREE AND ALTERNATE (4) PJM
RHODODENDRONS AND (3) EMERALD
AND GOLD EUONYMUS

SAW CUT ROAD FOR SEWER LATERAL TIE-IN
- REPLACE PAVEMENT AND PROVIDE WORK ZONE
TRAFFIC CONTROL PER NYSDOT STANDARD SHEETS

REMOVE 750± SF OF EX. ASPHALT
AND GRAVEL, TOPSOIL AND SEED
PER NYSDOT STANDARD SHEETS

WATER LATERAL TIE IN
REPLACE PAVEMENT AND PROVIDE
WORK ZONE TRAFFIC CONTROL PER
NYS DOT STANDARD SHEETS

APPROX. CONTINUATION OF SHARED
CURB CUT PER NYSDOT PLANS
(SEE NOTE ABOVE)

APPLICANT:
DYLAN DREWES
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	
<i>PROPOSED TEXT - ITALICIZED</i>	
GV	○ GAS VALVE
WV	○ WATER VALVE
NSD	○ WATER SHUT OFF
MB	○ MANHOLE
CB	○ CATCH BASIN
PP	⊙ UTILITY POLE
LP	○ LIGHT POLE
IRF	⊙ IRON ROD FOUND
CRF	⊙ CAPPED IRON ROD FOUND
BML	⊙ BUILDING MOUNTED LIGHT
—	— SIGN
—	— GAS LINE
—	— TELEPHONE LINE
—	— WATER LINE
—	— UNDERGROUND ELEC. LINE
—	— STORM LINE
—	— SANITARY LINE
—	— OVERHEAD UTIL.

1.	ACCESS/PARKING EASEMENTS	DK	2.6.24
NO.	REVISION	BY	DATE

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
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STATE OF NEW YORK

ABD ENGINEERS
 **SURVEYORS**
 411 Union St Schenectady, N.Y. 12305
 518-377-0315 Fax: 518-377-0379
www.abdeng.com

DATE: DECEMBER 18, 2023	SCALE: 1" = 20'	DWG. 5708A-S3	SHEET 1	OF 1
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