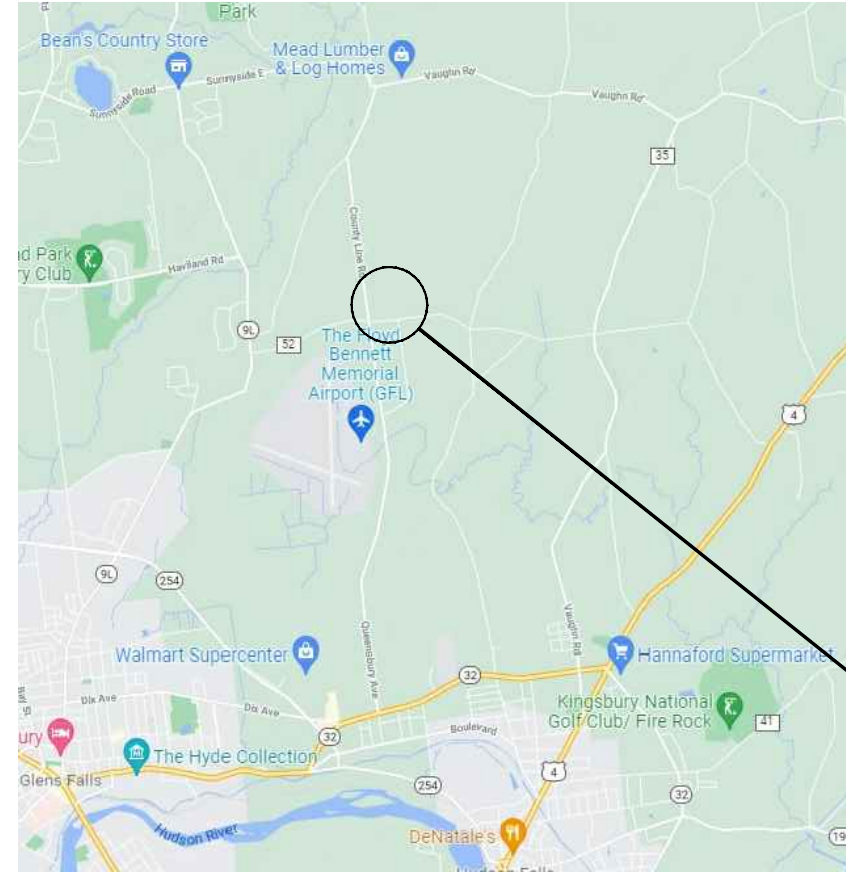


CONCEPTUAL SITE PLAN FOR HILLTOP CONSTRUCTION COMPANY DEVELOPMENT PROPOSAL WARREN & WASHINGTON COUNTIES IDA AIRPORT INDUSTRIAL PARK LOTS 4 & 5, KINGSBURY, N.Y.



1 LOCATION MAP
NOT TO SCALE



CONCEPTUAL BUILDING ELEVATION
N.T.S.

PROJECT LOCATION
AIRPORT INDUSTRIAL PARK LOTS 4 & 5
COUNTY LINE RD/CASEY ROAD
KINGSBURY, NEW YORK
WASHINGTON COUNTY

PROJECT SITE INFORMATION:

DEVELOPER: HILLTOP CONSTRUCTION CO.
51 CROWLEY ROAD
HUDSON FALLS, NY 12839

PARCEL SIZE: 1.77 AC LOT 4 / 1.83 AC LOT 5 = 3.6 ACRES
PARCEL TAX ID: 137-2-1.5 LOT 4 / 137-2-1.6 LOT 5
PROPOSED USE: COMMERCIAL/BUSINESS
PARCEL ZONING: PARK INDUSTRIAL COMMERCIAL - PIC-75
RESTRICTED LAND: 1.14 AC LOT 4 / 0.84 AC LOT 5 = 1.98 AC
BUILDABLE AREA: 1.62 ACRES TOTAL

APPROXIMATE PROPOSED WORK AREA/LAND DISTURBANCE: 1.4 ACRES

PERMITS/APPROVALS:

ALL APPROVALS AND PERMITS FROM REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO START OF ANY CONSTRUCTION. AGENCY APPROVAL OR PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO (TO BE VERIFIED UPON COMMENCEMENT OF SITE PLANNING AND DESIGN);

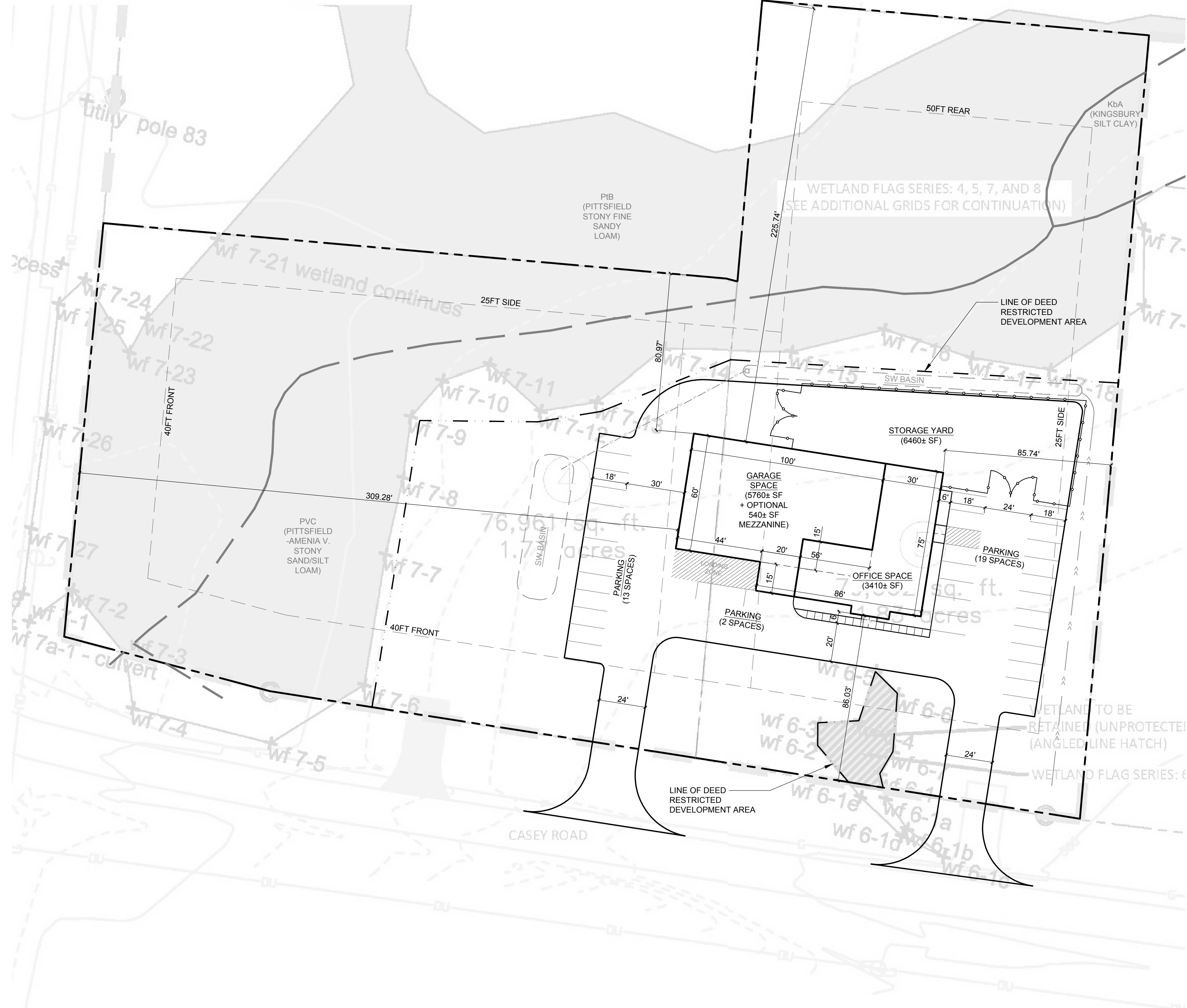
- HIGHWAY WORK/DRIVEWAY PERMIT
- WATER/SEWER DISTRICT CONNECTIONS/PERMITS
- NYSDEC SPDES PERMIT FOR STORMWATER DISCHARGES
- KINGSBURY PLANNING BOARD - SITE PLAN REVIEW/SIGN PERMIT
- WARREN-WASHINGTON COUNTIES IDA

GENERAL NOTES

- ALL UNDERGROUND UTILITIES ARE SHOWN IN THEIR RELATIVE POSITION AND ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL VERIFY THEIR ACTUAL LOCATION IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION. COORDINATE TEMPORARY CONDITIONS WHICH IMPACT FACILITY OPERATIONS, SITE UTILIZATION, AND ACCESS. TEMPORARY TRAFFIC CONTROL MEASURES SHALL COMPLY WITH LOCAL/COUNTY/NYS DOT PERMIT REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY AND SAFELY MAINTAINING AND PROTECTING AREA BETWEEN ACTIVE WORK ZONES AND ALL ADJOINING PROPERTIES AND LESSEES OR R.O.W'S AND RESTRICTED LAND AREAS.
- NO WORK, STORAGE, OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF THE SITE, WORK AREAS, WETLAND BOUNDARIES, RESTRICTED LAND AREAS, OR ANY EASEMENTS AND RIGHTS-OF-WAY UNLESS OTHERWISE NOTED ON DRAWINGS AND APPROVED BY REGULATORY AUTHORITIES. IN THE EVENT THAT WORK OUTSIDE OF PROPERTY BOUNDARY OR LEASE AREA IS NECESSARY, THE PERMISSION OF THE ADJOINING PROPERTY OWNER OR LESSEE OR THE APPLICABLE AUTHORITY OF JURISDICTION MUST FIRST BE OBTAINED.
- REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS, AND DELETERIOUS MATERIALS WITHIN THE AREAS DESIGNATED FOR CONSTRUCTION. LEGALLY DISPOSE OF ALL EXCAVATED MATERIALS NOT USED UNLESS APPROVED FOR STOCKPILING OR USE ON SITE.
- STRIP ALL PAVEMENTS AND TOPSOIL IN WORK AREAS PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED AND REUSED IN LAWN AND PLANTING AREAS, OR STOCKPILED FOR FUTURE USE.
- ALL PAVEMENT REPLACEMENT OR RESTORATION AND CONNECTIONS TO EXISTING SURFACES SHALL MEET AND MATCH EXISTING GRADES, UNLESS NOTED OTHERWISE. UNIFORMLY SLOPE AND BLEND NEW WORK WITH EXISTING CONDITIONS PER FIELD VERIFIED CONDITIONS.
- CONTRACTOR SHALL MAINTAIN AND PROTECT EXISTING OR PUBLIC IN SERVICE UTILITIES WITHIN DESIGNATED WORK AREAS TO REMAIN AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATIONS, UNLESS NOTED OTHERWISE, AND SHALL COMPLY WITH ALL SUCH REQUIRED PERMITS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. THE ENGINEER SHALL BE NOTIFIED OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS FOR REVIEW AND COORDINATION WITH NEW WORK SPECIFIED.
- ALL TRENCH EXCAVATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION AND APPLICABLE UTILITY PROVIDERS.
- ALL UTILITY WORK INVOLVING CONNECTIONS TO NEW, EXTENDED, OR EXISTING SYSTEMS SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER OR PROVIDER.
- ALL EXCAVATIONS SHALL BE BACKFILLED TO EXISTING GRADE AT THE END OF EACH WORK DAY, UNLESS PROPER PROTECTION, SHORING, AND/OR SAFETY MEASURES HAVE BEEN INSTALLED OR IMPLEMENTED. WORK AREAS SHALL BE PROTECTED TO PREVENT UNSTABLE CONDITIONS OR ACCIDENTAL ENTRY OR INJURY.
- ALL EXISTING SUBSURFACE STRUCTURES AND UTILITIES SHOWN ON PLANS ARE APPROXIMATE. RELATED WORK AND CONNECTIONS TO SUCH SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
- UNLESS OTHERWISE INDICATED, ALL SPOT GRADES OR CONTOURS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL REFER TO THE PROJECT GRADING PLANS AND PROPERTY SURVEY FOR ADDITIONAL INFORMATION REGARDING SITE GRADES.
- ANY CONDITION ENCOUNTERED IN THE FIELD DIFFERENT FROM THOSE SHOWN HEREIN, SHALL BE REPORTED TO THE PROJECT ENGINEER BEFORE CONSTRUCTION WITH RELATED WORK PROCEEDS.
- CONTRACTOR SHALL INSTALL AND MAINTAIN SITE EROSION AND SEDIMENT CONTROL MEASURES FOR DURATION OF PROJECT UNTIL SITE RE-STABILIZATION IS ESTABLISHED. REFER TO THE SWPPP AND/OR STORM WATER MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL IMPLEMENT NOISE AND DUST CONTROL PROCEDURES AND MEASURES AND COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ONGOING ACTIVITIES AND OPERATIONS OF THE SITE. FOR WORK WITHIN ANY R.O.W. CONTRACTOR SHALL IMPLEMENT MEASURES TO MAINTAIN A CLEAN AND UNOBSTRUCTED R.O.W. AT ALL TIMES.
- EXISTING ON SITE RUBBISH OR REFUSE SHALL BE REMOVED FROM SITE. CONTRACTOR SHALL PROPERLY DISPOSE OF ALL REFUSE AND DEBRIS IN A LEGAL MANNER. ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION SO AS NOT TO DISRUPT PROGRESS AND TO ENSURE SAFE SITE CONDITIONS.
- CONTRACTOR SHALL PERFORM SITE CLEANUP AT COMPLETION OF PROJECT, INCLUDING ALL PUBLIC AND PRIVATE LANDS AND RIGHTS-OF-WAY, PARKING LOTS, DRIVING LANES, PUBLIC STREETS, SIDEWALKS, AND EXISTING OR INSTALLED CATCH BASINS AND/OR DRAINAGE STRUCTURES OR CONVEYANCES. ALL AREAS SHALL BE CLEANED OF DEBRIS, DUST, SEDIMENT, AND ETC.
- CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY ITEMS KNOWN TO CONTAIN HAZARDOUS MATERIALS OR SUBSTANCES. CONTRACTOR SHALL NOTIFY PROPER AUTHORITIES IMMEDIATELY OF HAZARDOUS MATERIALS OR SUBSTANCES DISCOVERED DURING COMPLETION OF SPECIFIED WORK.
- CONTRACTOR SHALL BE FAMILIAR WITH AND SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMITS, ALL SAFETY STANDARDS AND REGULATIONS, AND INDUSTRY STANDARDS FOR EACH REPRESENTATIVE WORK TRADE.

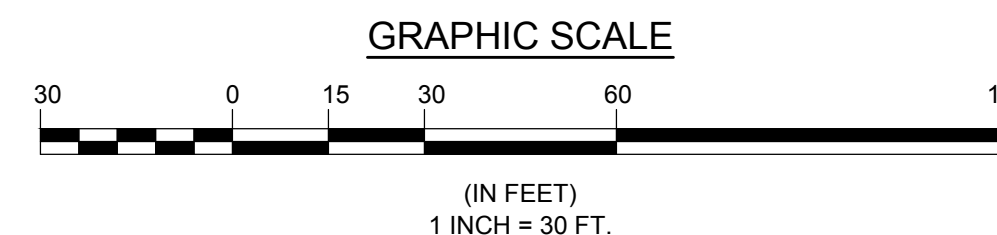
DRAWING REFERENCES:

- THIS DRAWING WAS NOT PREPARED FROM AN ACTUAL TOPOGRAPHIC AND BOUNDARY SURVEY AND UTILIZED REFERENCE DOCUMENTATION AVAILABLE AT THE TIME OF ITS PREPARATION. DOCUMENTATION INCLUDED BUT WAS NOT LIMITED TO: CLIENT PROVIDED INFORMATION, PUBLIC RECORDS OR DOCUMENTS, FIELD OBSERVATIONS AND/OR FIELD VERIFIED EXISTING CONDITIONS, AND HISTORICAL PROPERTY DATA AND/OR DOCUMENTS. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO VERIFICATION. ANY PROPERTY LIMITATIONS AND/OR EASEMENTS, AND ANY LOCAL, COUNTY, STATE, OR FEDERAL AUTHORITIES RULES AND REGULATIONS.
- MAP DR-1 MADE FOR WARREN & WASHINGTON COUNTIES I.D.A. BY VAN DUSEN AND STEVES LAND SURVEYORS, DATED 12/06/2021.
- WETLAND DELINEATION MAP/DRAWINGS MADE FOR PHASE II USAGE WETLAND PERMITTING FOR WARREN-WASHINGTON COUNTIES INDUSTRIAL PARK BY JARRETT ENGINEERS, PLLC, DATED 12/07/2021.
- TOWN OF KINGSBURY LOCAL LAW CHAPTER 280 - ZONING



2 CONCEPTUAL SITE PLAN

1 INCH = 30 FEET



LOT STATISTICS:	REQUIRED	PROPOSED	YARD REQUIREMENTS:	REQUIRED	PROVIDED
LOT SIZE:	75,000 SF	EXISTING	FRONT:	40 FT	86.0 FT (SOUTH)
PERMEABILITY:	N/A	TBD	SIDE 1:	25 FT	85.7 FT (EAST)
BUILDING HEIGHT:	50 FT	30± FT	SIDE 2:	25 FT	309.3 FT (WEST)
FRONTAGE:	200 FT	EXISTING	REAR:	50 FT	80.9 FT / 225.7 FT (NORTH)
DENSITY:	30,000 SF 75,000 SF	10,000± SF			
PARKING: (1/100 OFFICE)	34 SPACES	34 SPACES			

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STRUCTURAL ■ CIVIL ■ MUNICIPAL

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CONCEPTUAL FOR REVIEW

ENGINEERS STAMP:

REVISIONS	
5	
4	
3	
2	
1	

PROJECT NO.: 1744
SCALE: AS NOTED
DATE: 1/27/2022
DRAWN BY: DWRPE

PROJECT:
**HILLTOP CONSTRUCTION
AIRPORT INDUSTRIAL PK**

DRAWING TITLE
**LOTS 4 & 5 CONCEPT
DEVELOPMENT PLAN**

DRAWING NO.
C-1
OF 1

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