

DRAWING LIST

G001	COVER SHEET
1 OF 1	SURVEY
S101	SITE LAYOUT PLAN
S102	LANDSCAPE PLAN
S103	SITE LIGHTING PLAN
S104	SITE DETAILS
S105	SIGNAGE PLAN
SW101	GRADING PLAN
SW102	UTILITY PLAN
SW103	EROSION AND SEDIMENT CONTROL PLAN
SW104	UTILITY DETAILS
A101	BUILDING 1 FLOOR PLAN & ELEVATIONS
A102	BUILDING 2 FLOOR PLAN & ELEVATIONS

SITE STATISTICS

SITE ZONING: ROSSI COMMERCIAL BUSINESS PLANNED UNIT DEVELOPMENT DISTRICT (P.U.D.D.)

LOT #1B AREA: 6.66 +/- ACRES

MAX. BUILDING AREA: 31,500 SF +/-

BUILDING 1 AREA: 18,848 SF
BUILDING 2 AREA: 12,486 SF
TOTAL BUILDING AREA: 31,334 SF

MAX. BUILDING HEIGHT: 40 FT

PROP. BUILDING HEIGHT: 30 FT +/-

REQ'D BUILDING SETBACK:

FRONT YARD: 15 FT
SIDE YARD: 10 FT
REAR YARD: 10 FT

REQ'D PARKING SETBACK:

FRONT YARD: 10 FT
SIDE YARD: 5 FT
REAR YARD: 10 FT

IN AREAS ADJACENT TO RURAL ZONED PROPERTIES, THE ABOVE SETBACKS SHALL BE SUPERSEDED BY THE 30 FT BUFFER ZONE.

MIN. REQ'D GREENSPACE: 35%

GREENSPACE PROVIDED: 3.31 / 6.66 = 50%

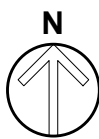
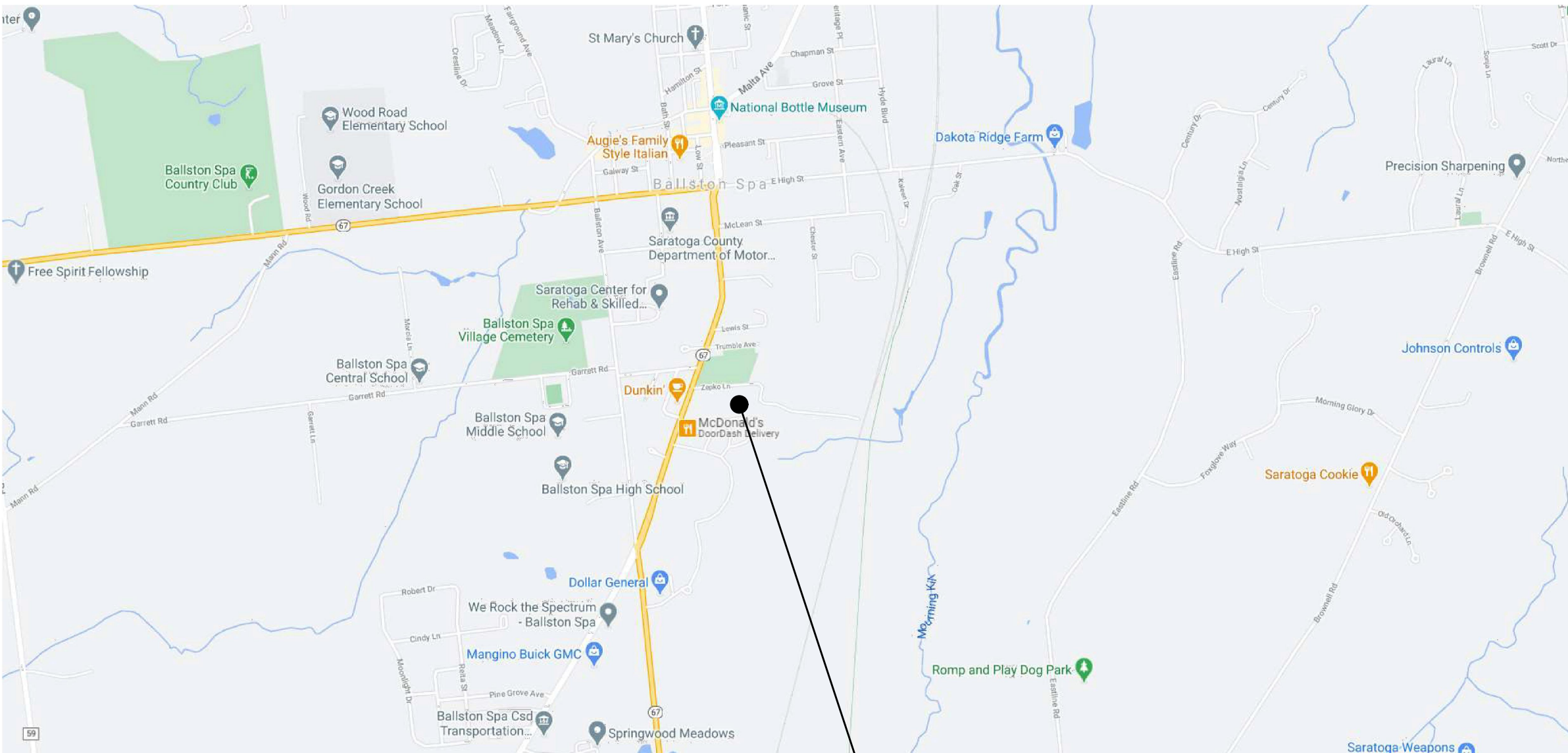
PARKING SPACE DIMENSIONS: 9 FT X 18 FT

MIN. # OF PARKING SPACES SHALL GENERALLY BE (1) SPACE PER 300 SF FOR RETAIL ORIENTED AREAS

MIN. # OF PARKING SPACES: 31,334 SF / 300 = 105

ALL ESTABLISHMENTS WITHIN THE ROSSI COMMERCIAL BUSINESS P.U.D.D. SHALL BE CONNECTED TO THE TOWN OF BALLSTON MUNICIPAL WATER SUPPLY FACILITIES AND MUNICIPAL SANITARY SEWER FACILITIES.

PLANNING SUBMISSION
LOT #1B VIA ROSSI RD.
BALLSTON SPA, NY
TAX MAP # 216.00-2-49
PROPOSED (2) ONE-STORY
MULTI-TENANT RETAIL BUILDINGS



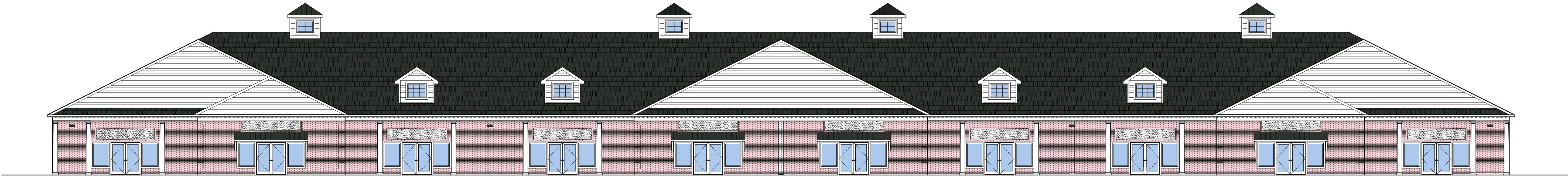
LOCATION MAP
SCALE: NTS

PROJECT SITE



GENERAL CONSTRUCTION NOTES

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR).
- THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC STREETS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- STREETS AND STORM SEWERS SHALL CONFORM TO THE MUNICIPAL LAW.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE-OUT ALL IMPROVEMENTS, VERIFY GRADES, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER. ALL GRADING SHALL BLEND INTO THE SURROUNDING GRADES AT THE EDGE OF THE CONSTRUCTION LIMITS.
- CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE OF CONSTRUCTION LIMITS, OR ANY DISTURBANCE ON THE SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
- CONTRACTOR SHALL VISIT THE SITE TO OBSERVE ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
- CONTRACTOR TO PROVIDE RECORD MAPPING TO THE MUNICIPALITY FOR ALL INFRASTRUCTURE THAT WILL NOT BE OWNED, OPERATED, AND MAINTAINED BY THE MUNICIPALITY.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO CONTACT DIG SAFETY NEW YORK AS REQUIRED.
- ALL FILL AREA REQUIRED FOR PROJECT SHALL BE CONSTRUCTED IN THE FOLLOWING MANNER:
 - REMOVAL AND STRIPING OF ALL ORGANIC MATTER FROM FILL SHALL BE DONE.
 - FILL WILL BE DONE IN 6" LIFTS WITH NATIVE OR IMPORT CLEAN FILL WITH NO ORGANIC MATERIAL
 - THE FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TEST AND VERIFIED BY CONTRACTOR.
 - EXISTING WATER, SEWER, AND STORM MAINS/LATERALS ARE TO BE ASSUMED APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND CONDITION OF INFRASTRUCTURE.
- NO VEGETATION OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
- ALL FILL PLACED ON THE SITE SHALL BE AS FREE OF ORGANIC MATERIAL AS PRATICABLE.
- IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER BE RETAINED TO EVALUATE POTENTIAL SETTLEMENT ISSUES AND MOISTURE CONTENT OF NATIVE SOILS USED AS FILL.
- STORMWATER PIPES TO HAVE A MINIMUM SLOPE OF 0.5%.
- ALL PIPES TO HAVE A MINIMUM OF 2 1/2 FEET OF COVER OVER THE TOP OF THE PIPES.
- ALL STORMWATER AND DRAINAGE SHALL BE DESIGNED TO COMPLY WITH NYSDEC AND TOWN OF BALLSTON STORMWATER REGULATIONS. ANY SURFACE WATER COLLECTED BY ROOFS, PARKING LOTS, OR IMPERVIOUS MAN-MADE STRUCTURES OR SURFACE WATER FLOWING FROM UNDEVELOPED AREAS SHALL BE MANAGED ON SITE.
- THESE PLANS SHOW KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN 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 PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AT ALL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. THE CONTRACTOR SHALL CONTACT U.F.P.O. AT 1-800-962-7962 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT EXPLORATORY TESTS PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS. THE COST OF WHICH SHALL BE INCLUDED IN THE VARIOUS ITEMS IN THIS CONTRACT. EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



RECORD OF WORK:		DATE:	DESCRIPTION:	BY:
		5.4.21	PLANNING COMMENTS	JRS

MULTI-TENANT RETAIL BUILDINGS
LOT #1B VIA ROSSI RD.
BALLSTON SPA, NY
OWNER: FRANK ROSSI

START DATE:

STAMP:



DATE: 1/6/21

FILE:

PAGE CONTENT:

COVER SHEET

DRAFTER: SINGER
ENGINEER: NOLAN

PAPER SIZE: D (24"x36")
SCALE: AS SHOWN

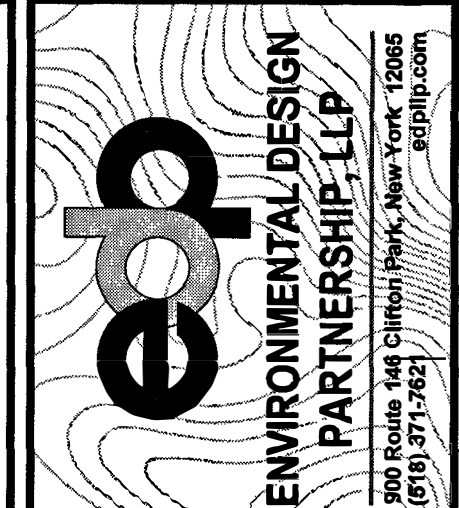
SHEET:

G001



SURVEY NOTES:

- 1) Survey map as prepared for Frank Rossi.
- 2) No monumentation set.
- 3) All underground utilities, if any, not field located.
- 4) This survey was prepared without the benefit of an up-to-date abstract of title and is made subject to whatever state of facts such a document would reveal.
- 5) Elevation Datum: 1988 NAVD
- 6) Zepko Lane is subject to the rights of others for ingress and egress over that traveled way. "Right of Way" rights granted in Map 277 of Dec. on Page 42.
- 7) Setbacks shown herein as obtained from Map Reference No. 1.



SURVEY OF LOT 1B
SUBDIVISION OF LANDS OF FRANK ROSSI AND
ROSE MARIE ROSSI

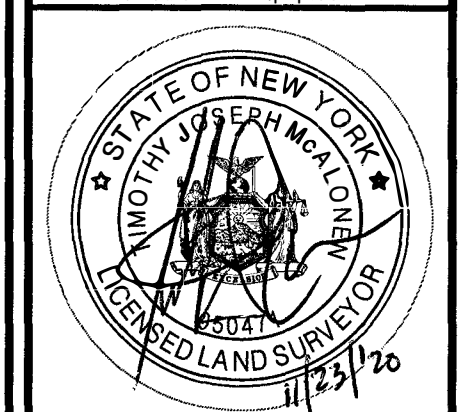
TOWN OF BALLSTON
SARATOGA COUNTY, NEW YORK

DRAWN BY	TSH
CHECK BY	TJM
EDP PROJECT NUMBER	12648

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY, UNLESS DONE UNDER THE DIRECT SUPERVISION OF A COMPARABLE PROFESSIONAL (L) ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR SURVEYOR FOR A SURVEYOR IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION	DATE	BY
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**TIMOTHY J.
McALONEN**
PLS 50,471
tmcalonen@edpllp.com



SCALE:
1" = 40'

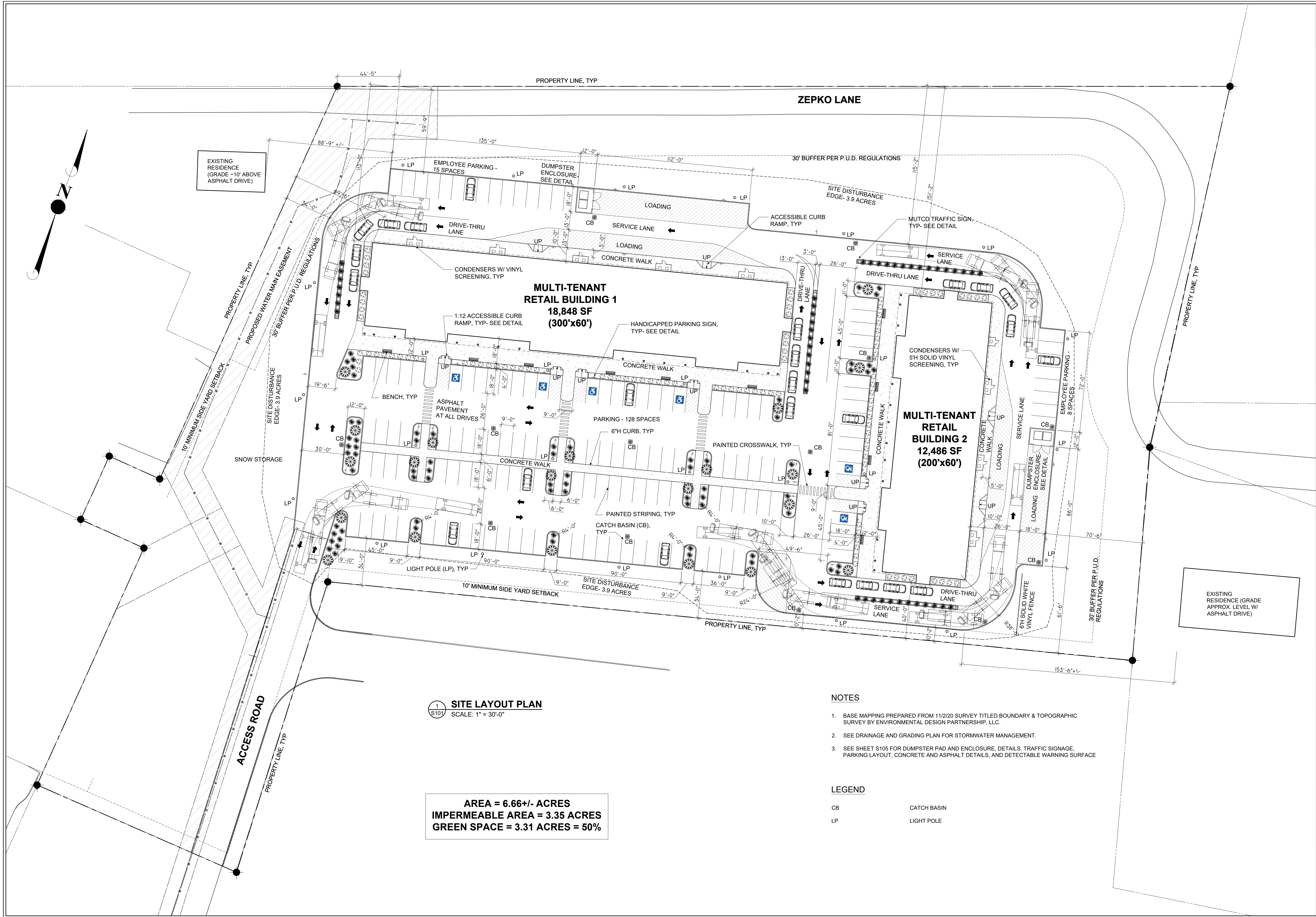
SHEET TITLE:

**BOUNDARY &
TOPOGRAPHIC
SURVEY**

SHEET:

1 of 1

Path: \\SARATOGA\\Ballston\\Route 50\\Rossi PUD\\05--dwg\\2020 Boundary Topo Survey Lot 1B Via Rossi.dwg Nov 23, 2020 08:55:00AM, TSH



1 SITE LAYOUT PLAN
SCALE: 1" = 30'-0"

AREA = 6.66+/- ACRES
IMPERMEABLE AREA = 3.35 ACRES
GREEN SPACE = 3.31 ACRES = 50%

NOTES

1. BASE MAPPING PREPARED FROM 11/2/20 SURVEY TITLED BOUNDARY & TOPOGRAPHIC SURVEY BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLC.
2. SEE DRAINAGE AND GRADING PLAN FOR STORMWATER MANAGEMENT.
3. SEE SHEET S105 FOR DUMPSTER PAD AND ENCLOSURE, DETAILS, TRAFFIC SIGNAGE, PARKING LAYOUT, CONCRETE AND ASPHALT DETAILS, AND DETECTABLE WARNING SURFACE

LEGEND

CB CATCH BASIN
LP LIGHT POLE

NOLAN ENGINEERING PLLC
DESIGNING THE FUTURE

RICHARD E. NOLAN, P.E. LICENSE #083929
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DATE:	DESCRIPTION:	BY:
5.4.21	PLANNING COMMENTS	JRS

MULTI-TENANT RETAIL BUILDINGS

LOT #1B VIA ROSSI RD.
BALLSTON SPA, NY

OWNER: FRANK ROSSI

START DATE:

STAMP:



DATE: 1/6/21

FILE:

PAGE CONTENT:

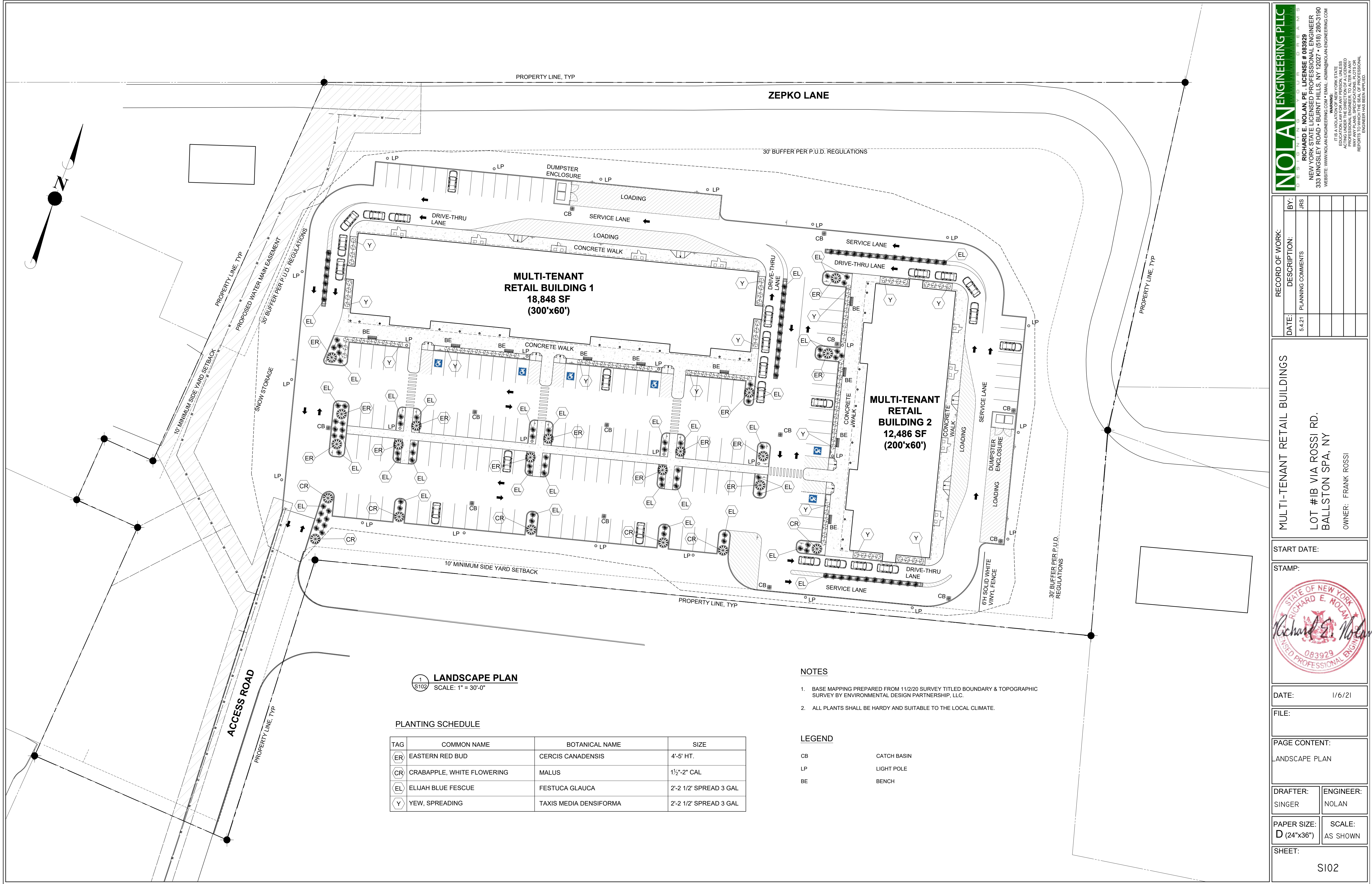
SITE LAYOUT PLAN

DRAFTER: SINGER
ENGINEER: NOLAN

PAPER SIZE: D (24"x36")
SCALE: AS SHOWN

SHEET:

S101



1 LANDSCAPE PLAN
S102 SCALE: 1" = 30'-0"

PLANTING SCHEDULE

TAG	COMMON NAME	BOTANICAL NAME	SIZE
ER	EASTERN RED BUD	CERCIS CANADENSIS	4'-5' HT.
CR	CRABAPPLE, WHITE FLOWERING	MALUS	1½"-2" CAL
EL	ELIJAH BLUE FESCUE	FESTUCA GLAUCA	2'-2 1/2' SPREAD 3 GAL
Y	YEW, SPREADING	TAXIS MEDIA DENSIFORMA	2'-2 1/2' SPREAD 3 GAL

NOTES

1. BASE MAPPING PREPARED FROM 11/2/20 SURVEY TITLED BOUNDARY & TOPOGRAPHIC SURVEY BY ENVIRONMENTAL DESIGN PARTNERSHIP, LLC.
2. ALL PLANTS SHALL BE HARDY AND SUITABLE TO THE LOCAL CLIMATE.

LEGEND

CB	CATCH BASIN
LP	LIGHT POLE
BE	BENCH

NOLAN

ENGINEERING PLLC

DESIGNING THE FUTURE

OF AMERICA

RICHARD E. NOLAN, P.E.

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DATE:	DESCRIPTION:	BY:
5.4.21	PLANNING COMMENTS	JRS

MULTI-TENANT RETAIL BUILDINGS

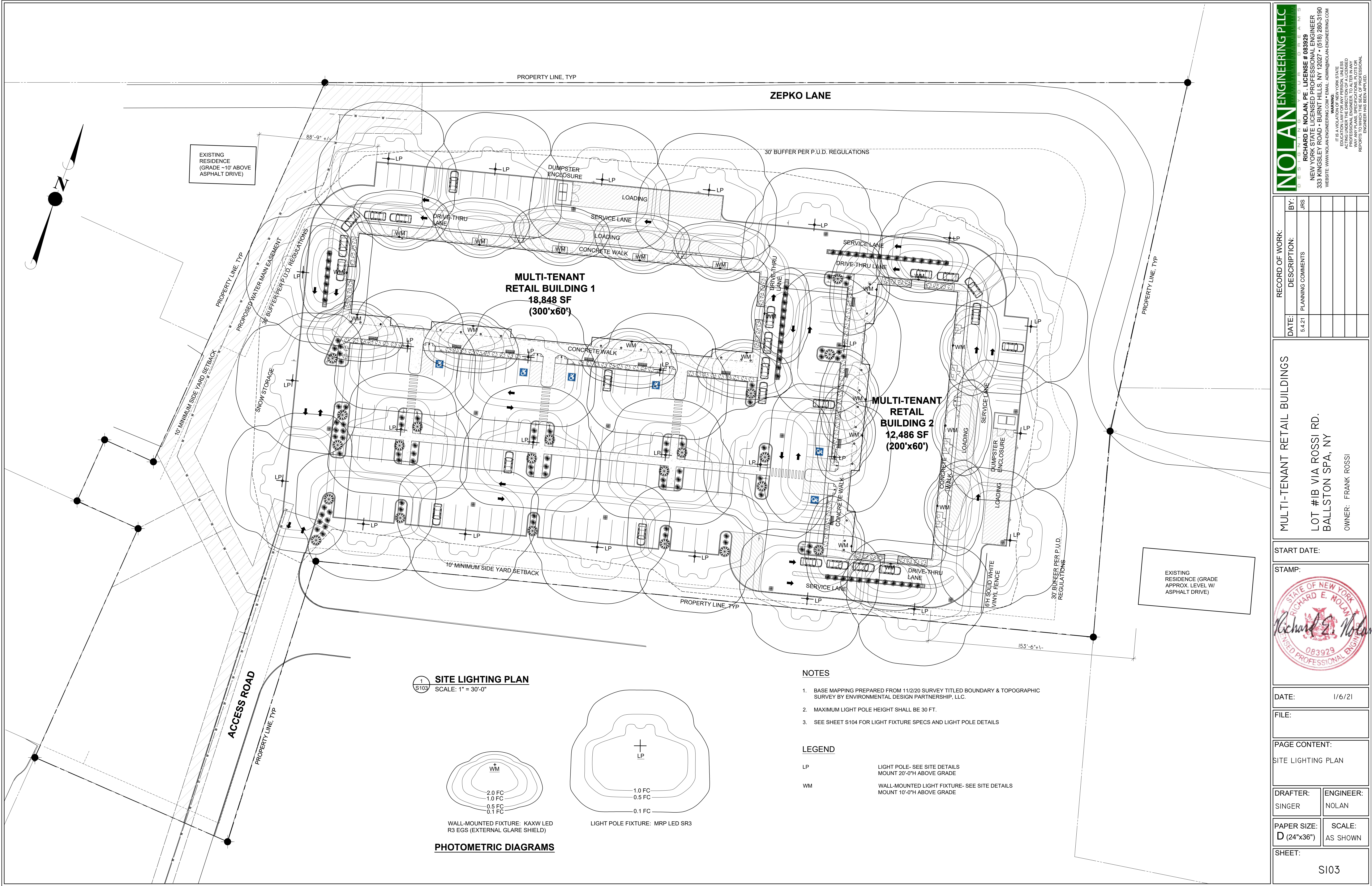
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BALLSTON SPA, NY

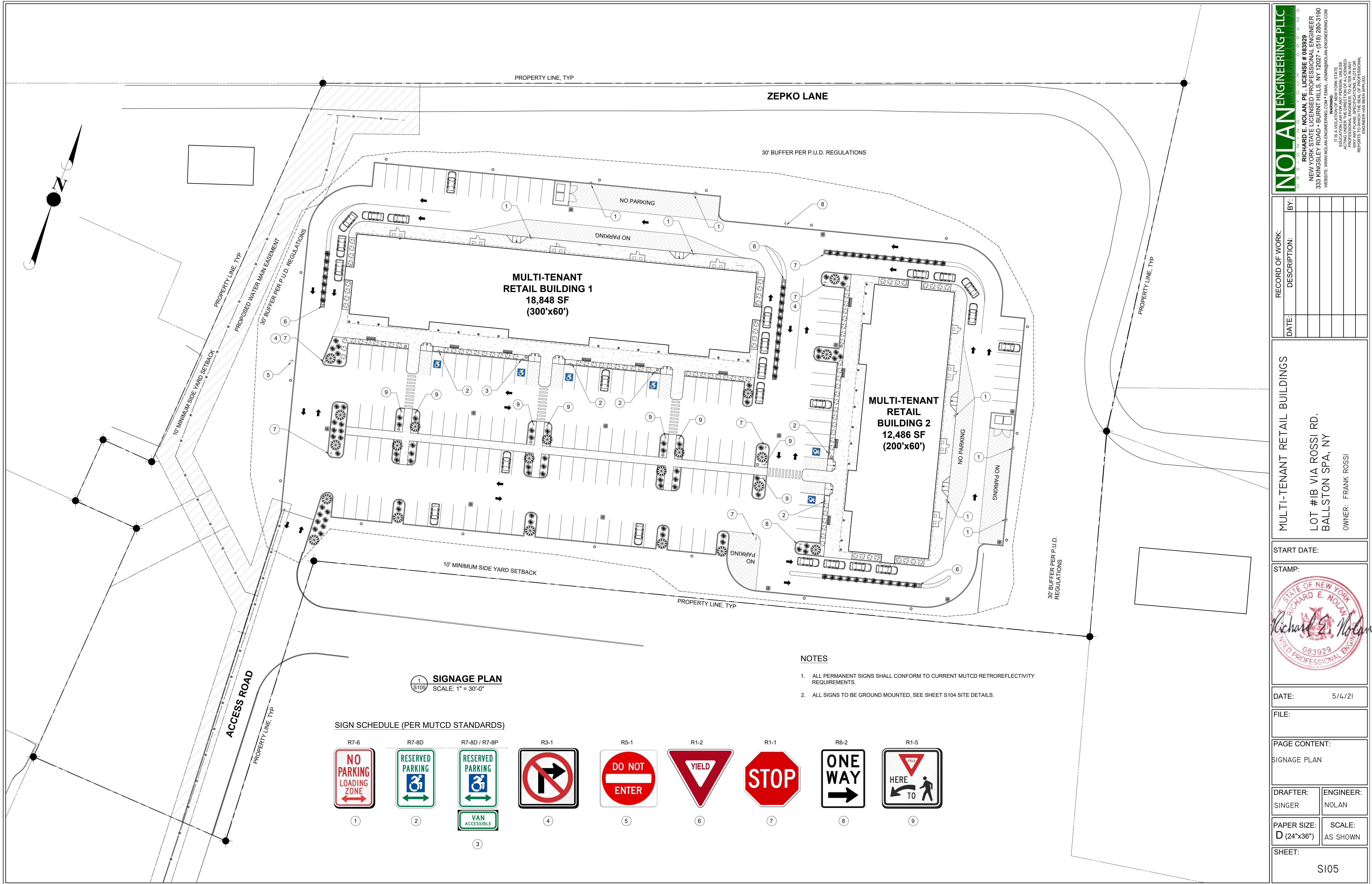
OWNER: FRANK ROSSI

START DATE:

STAMP:

DATE:	1/6/21
FILE:	
PAGE CONTENT:	LANDSCAPE PLAN
DRAFTER:	ENGINEER:
SINGER	NOLAN
PAPER SIZE:	SCALE:
D (24"x36")	AS SHOWN
SHEET:	S102





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DATE:	DESCRIPTION:

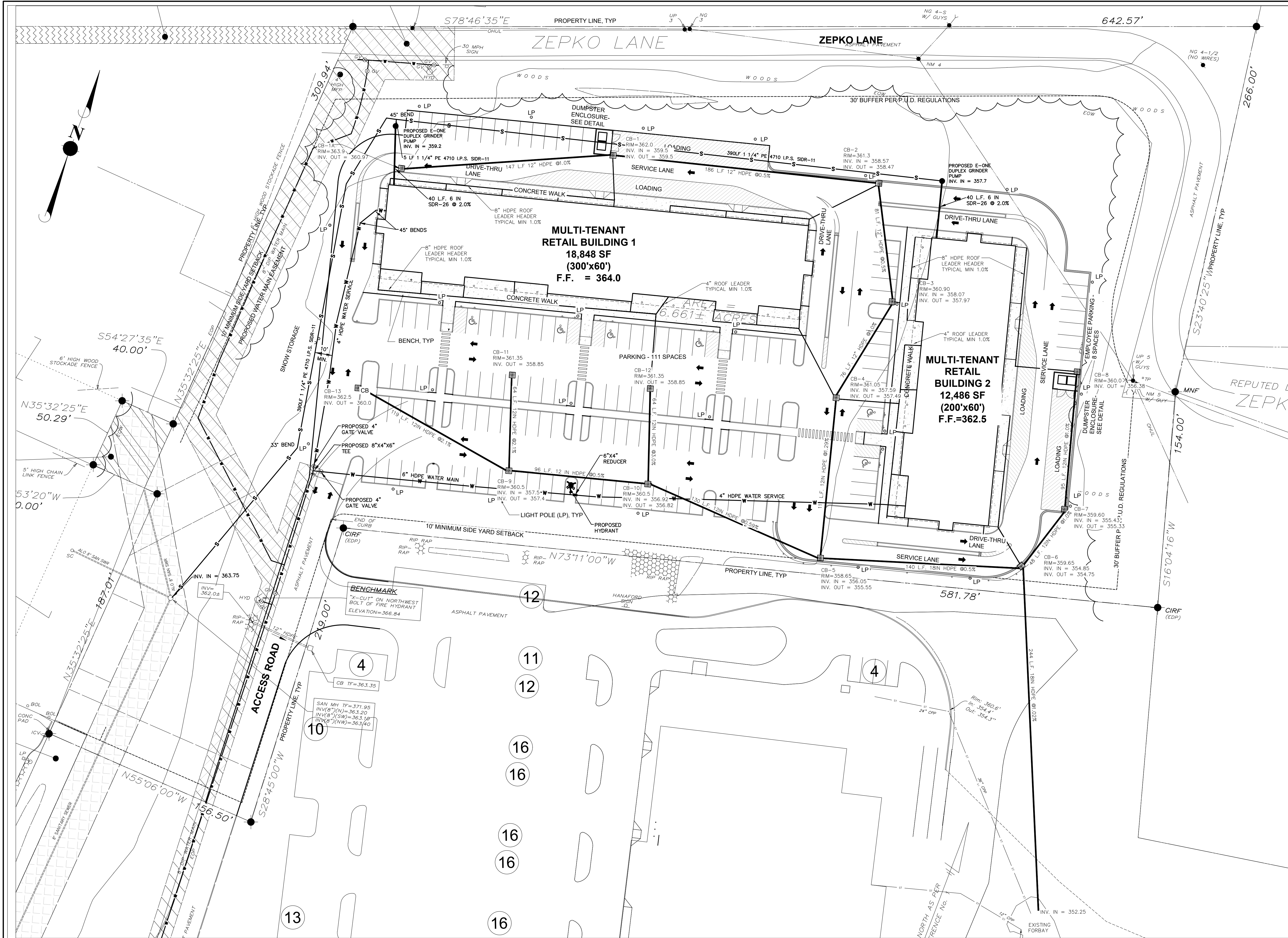
MULTI-TENANT RETAIL BUILDINGS
LOT #1B VIA ROSSI RD.
BALLSTON SPA, NY
OWNER: FRANK ROSSI

START DATE:

STAMP:

STATE OF NEW YORK
RICHARD E. NOLAN
LICENSED PROFESSIONAL ENGINEER
083929

DATE:	5/14/21
FILE:	
PAGE CONTENT:	SIGNAGE PLAN
DRAFTER:	ENGINEER:
SINGER	NOLAN
PAPER SIZE:	SCALE:
D (24"x36")	AS SHOWN
SHEET:	S105



NOTE: 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT THE DIG SAFELY NEW YORK TO LOCATE ALL UNDERGROUND UTILITIES. 1-800-962-7962

UTILITY PLAN

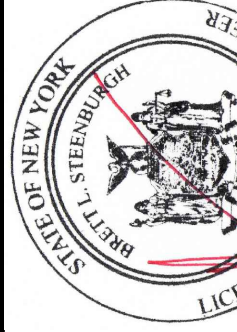
FRANK ROSSI
ROSSI MALL
TOWN OF BALLSTON
STATE OF NEW YORK

COUNTY OF SARATOGA
DRAWN BY: BLS
CHECKED BY: BLS
CADD FILE: GRADING PLAN
DATE: DECEMBER 31, 2020

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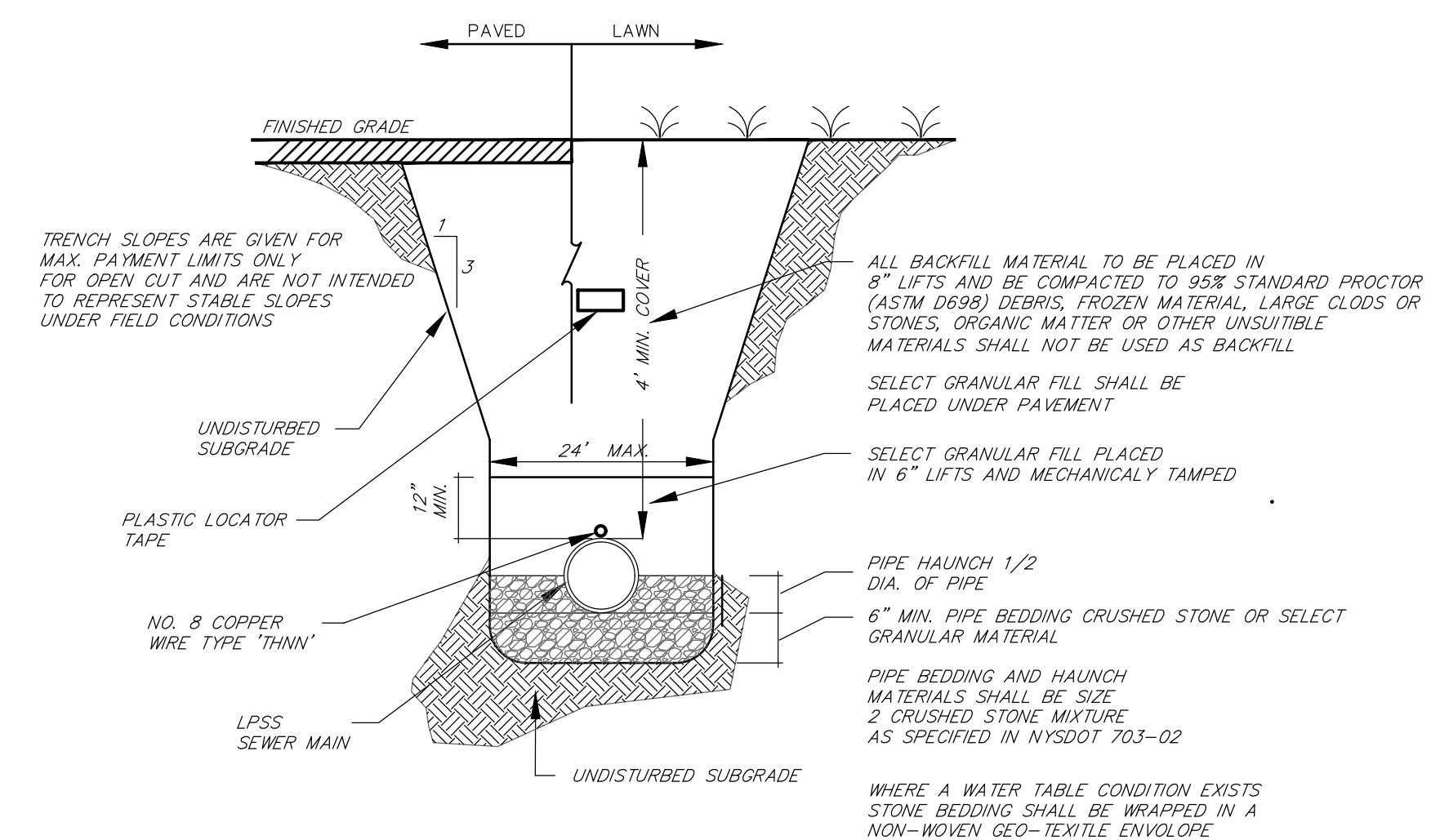
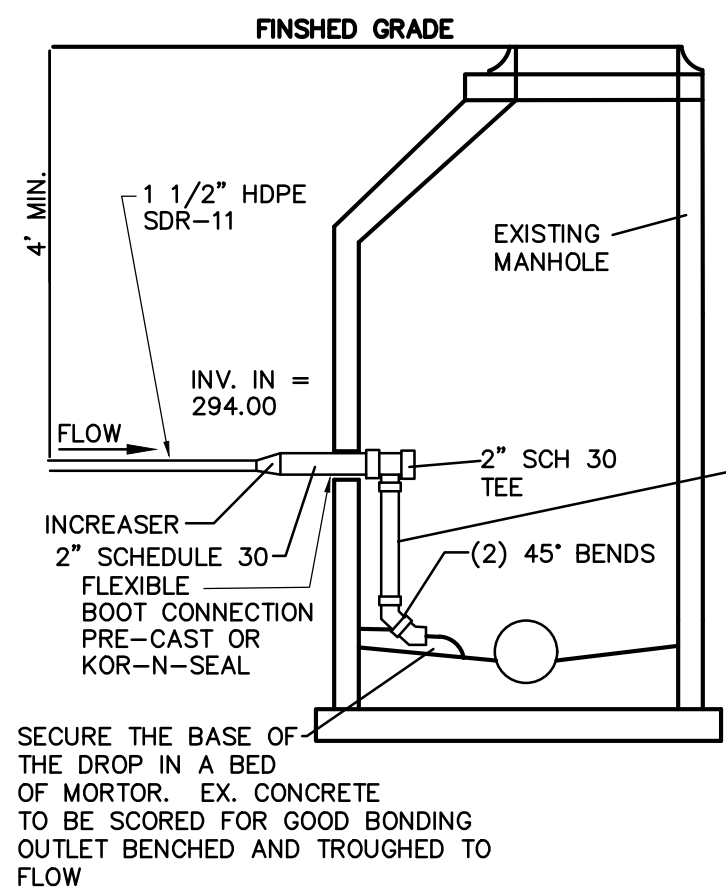
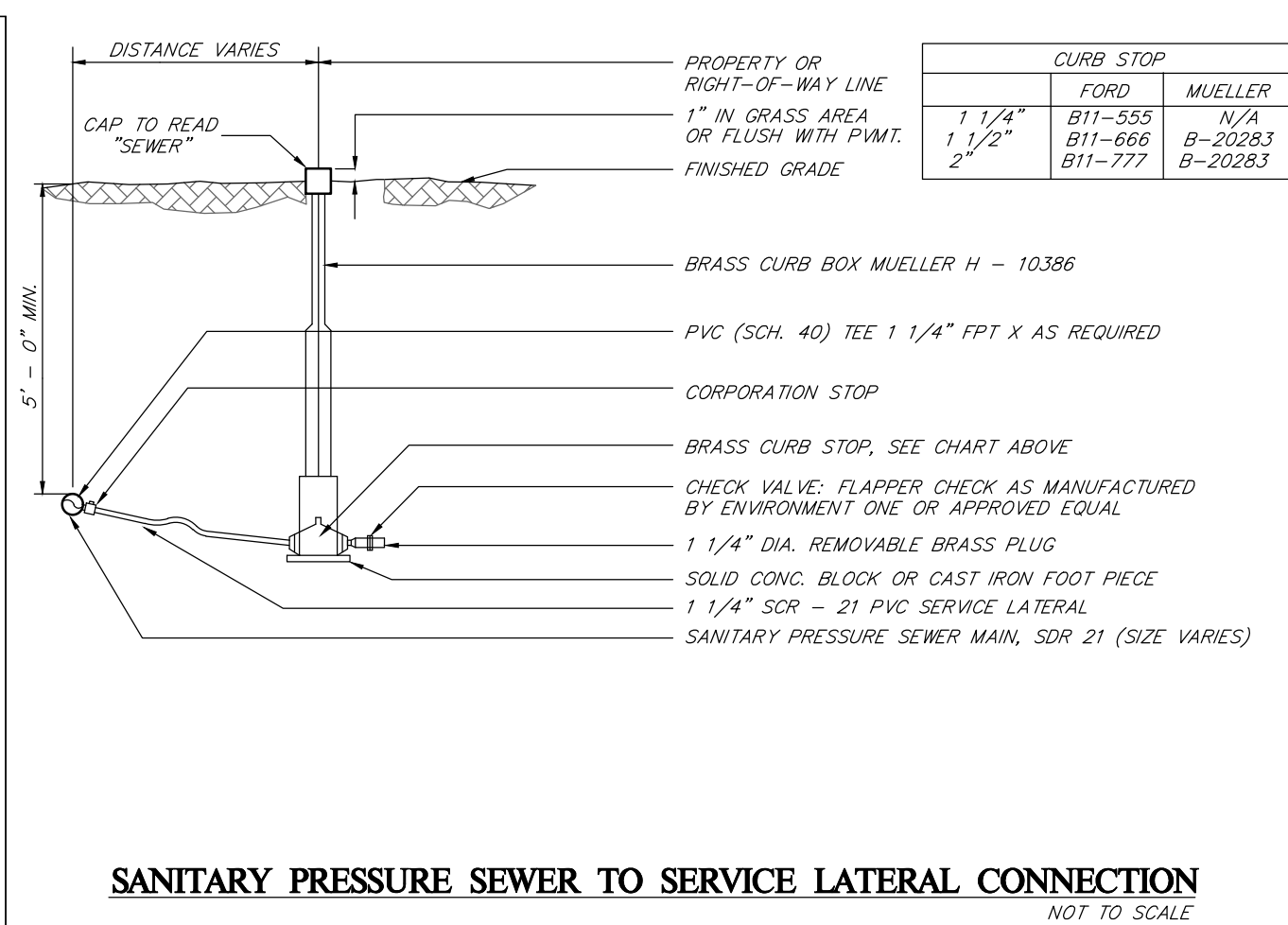
BRETT L. STEENBURGH, P.E. PLLC

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Scaling off these drawings shall be done only for review and approval purposes. Contractors shall use dimensions and electronic data only for layout and construction.
Unauthorized alterations or additions to this document is a violation of Sec. 7209 Sub. 2 of the NYS Education Law.
Brett L. Steenburg, P.E. PLLC
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NO.	DATE	REVISIONS	BY:
1	4-22-21	REVISED AS PER TDE COMMENTS	



2" INSIDE LATERAL DROP DETAIL
LOCATE DROP SO NOT TO INTERFERE WITH
INGRESS EGRESS TO MANHOLE

NOTES

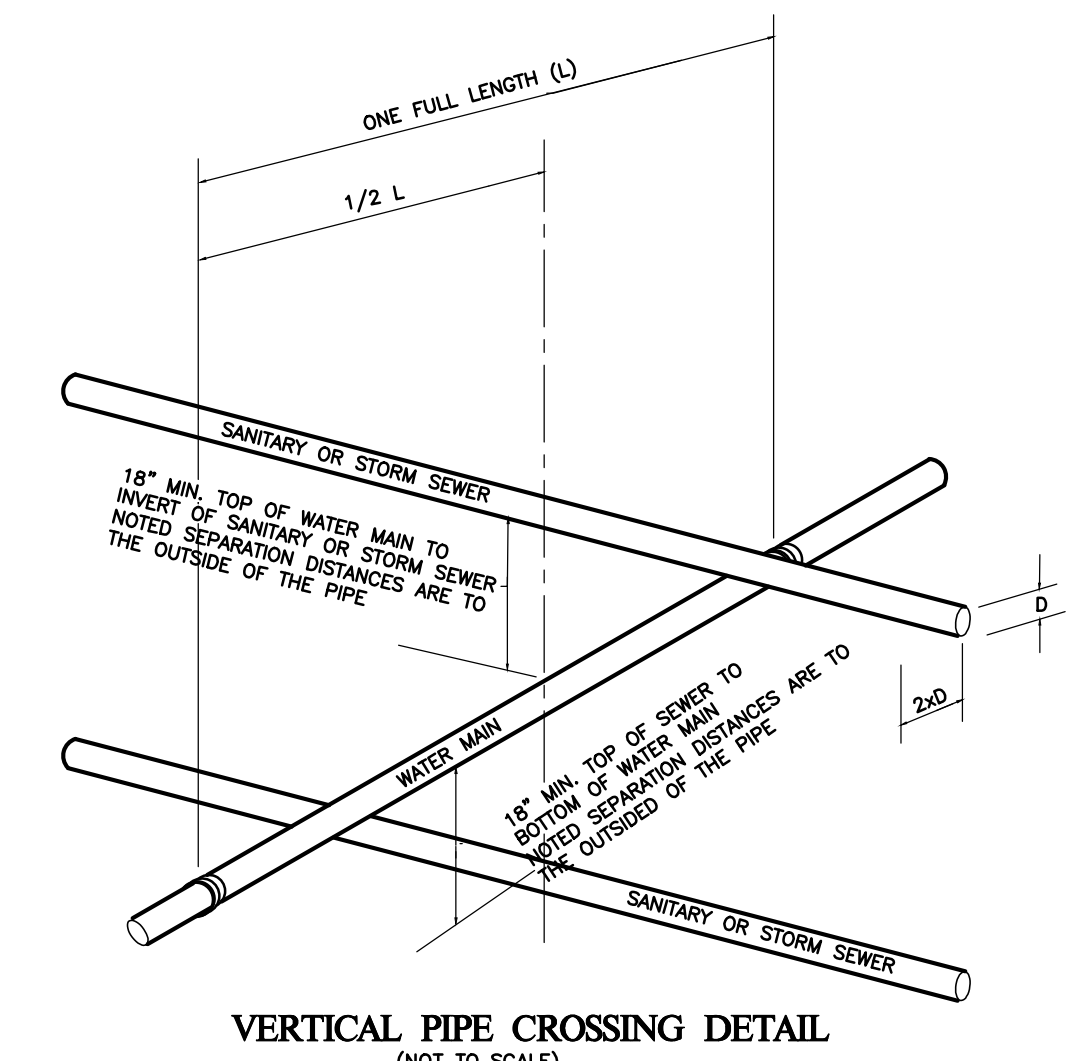
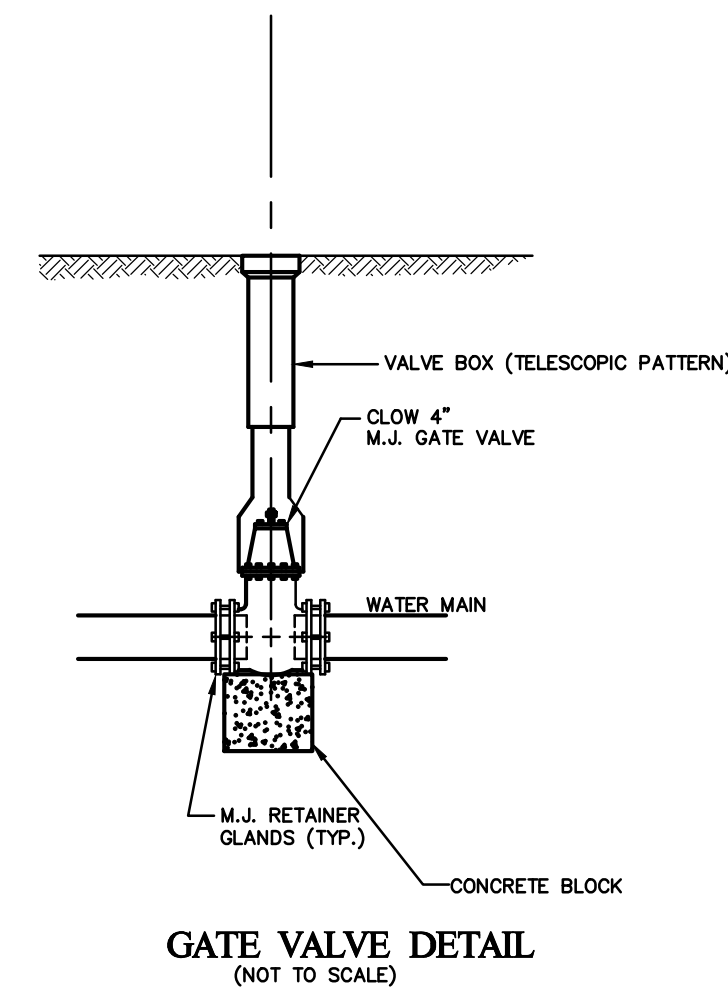
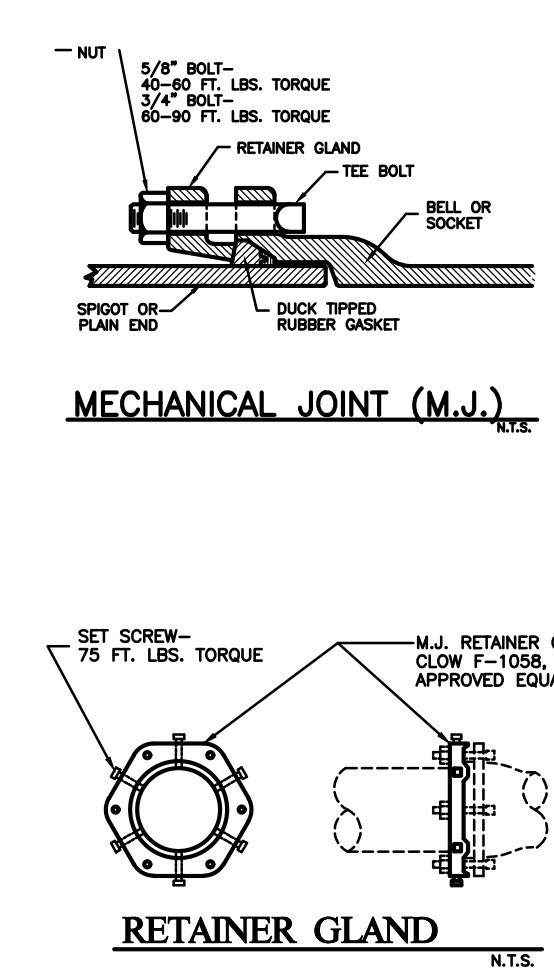
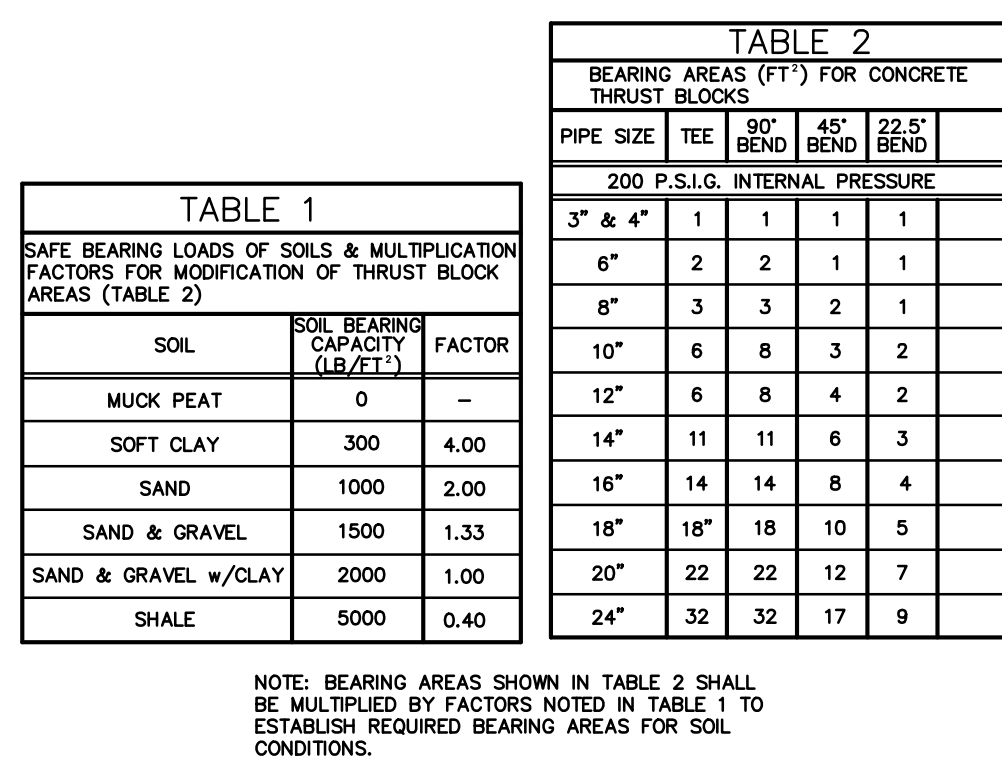
1. NATIVE EXCAVATED GRANULAR MATERIAL MAY BE USED IF APPROVED BY ENGINEER.

2. CRUSHED STONE NOT TO EXCEED #2 IN SIZE. GRANULAR FILL TO MEET THE FOLLOWING REQUIREMENTS:

0% IN EXCESS OF 3"

25%-75% PASSING THE #4 SIEVE

0%-15% PASSING THE #200 SIEVE



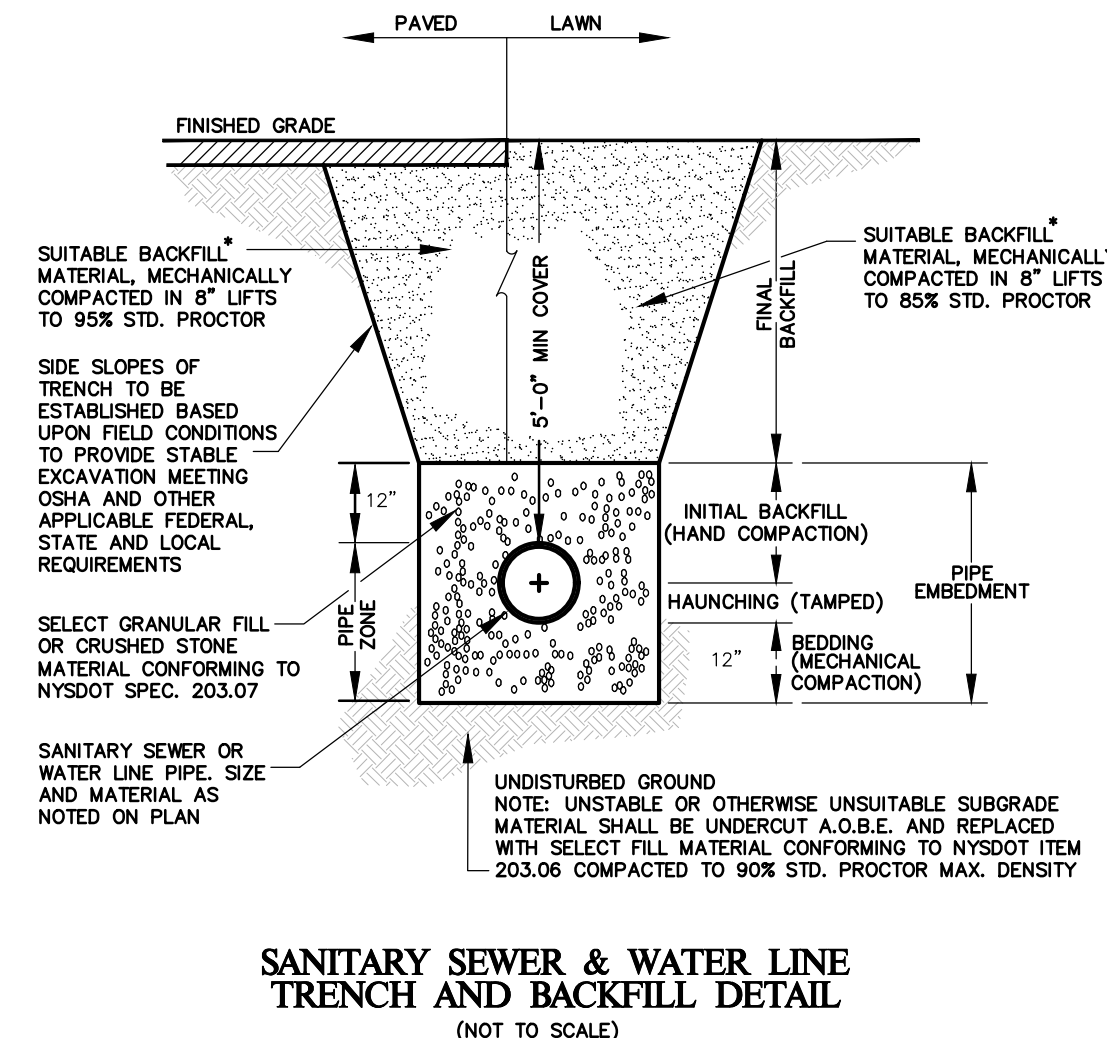
1. ALL WATERMAINS SERVICES SHALL BE HDPE
AS NOTED
2. THE WATERMAIN SHALL BE PRESSURE TESTED AT 150 PSI FOR 2 HOURS. THE ALLOWABLE LEAKAGE FOR 18 FT. OF LAYING LENGTH OF PIPE IS 0.74 GAL/2 HOURS/1000 FT. OF PIPE.
PRESSURE AND LEAKAGE TESTS MUST BE PERFORMED ON THE WATER SYSTEM, AND RESULTS MUST CONFORM TO AWWA C600 STANDARDS.
3. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE
WITH AWWA C651 CONTINUOUS FEED METHOD PROCEDURE IN
AWWA C651 STANDARDS REQUIRED FOR POTABLE WATER SHALL
BE MET. CHLORINATION AFTER A 24 HOUR HOLDING PERIOD IN
THE MAIN SHALL HAVE A FREE CHLORINE RESIDUAL OF NOT
LESS THAN 10 MG/L.

SAMPLING REQUIREMENTS:

- 1ST DAY - TOTAL COLIFORM AND HETATROPHIC
- 2ND DAY - TOTAL COLIFORM

4. WATERMAINS AND SEWERS SHALL BE LOCATED SUCH THAT AN
18 INCH VERTICAL SEPARATION IS MAINTAINED AT POINTS WHERE
THEY CROSS. ALSO, A 10 FT. HORIZONTAL DISTANCE BETWEEN
THE TWO MUST BE MAINTAINED IN AREAS WHERE THEY RUN
PARALLEL. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE
SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR
FROM THE SEWER AS POSSIBLE.
5. WATERWORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL
FEDERAL, STATE, AND LOCAL STANDARDS AND SPECIFICATIONS.
6. MATERIALS SHALL COMPLY WITH THE FOLLOWING:
 - D.I.P. - AWWA C151/A21.51
 - FITTINGS - AWWA C104/A21.4
 - VALVES - AWWA C500
 - FIRE HYDRANTS - AWWA C502

7. CONNECTIONS TO EXISTING MAINS TO BE DONE USING A CUT IN TEE AS PER TOWN ENGINEER.
8. ALL WATERMAIN INSTALLATION SHALL COMPLY WITH AWWA C600
9. ALL WATER SERVICES SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES
10. ALL WATER SERVICES SHALL BE METERED. METERS SHALL BE PROVIDED BY THE VILLAGE OF BALLSTON SPA AT THE DEVELOPERS COST
11. IF CONTAMINATED GROUNDWATER IS ENCOUNTERED ANY TIME DURING THE CONSTRUCTION, NON PERMIABLE PIPE, JOINTS, HYDRANTS AND AND SERVICE CONNECTIONS SHALL BE USED IN THE AREA OF CONTAMINATION.
12. HYDRANTS SHALL BE LOCATED A MINIMUM OF 10' FROM ALL SANITARY AND STORM SEWER STRUCTURES.
13. WATER MAINS SHALL NOT BE BROUGHT INTO SERVICE UNTIL THE COMPLETED WORKS IS ISSUED.
14. THE FOLLOWING MATERIALS SHALL BE SUPPLIED
 - GATE VALVES – CLOW
 - CORPORATION STOPS – MUELLER
 - HYDRANTS – CLOW EDDY WITH STORTZ CONNECTOR



NOTE

SUITABLE BACKFILL MATERIAL FOR FINAL BACKFILL SHALL BE FREE OF DEBRIS, FOREIGN MATERIAL, LARGE STONES, TREES, ORGANIC MATTER AND OTHER DELETERIOUS WATER AND CONFORMS WITH ASTM D 2487 SOIL GROUPS GW, GP, GM, SM, SW, AND SP.

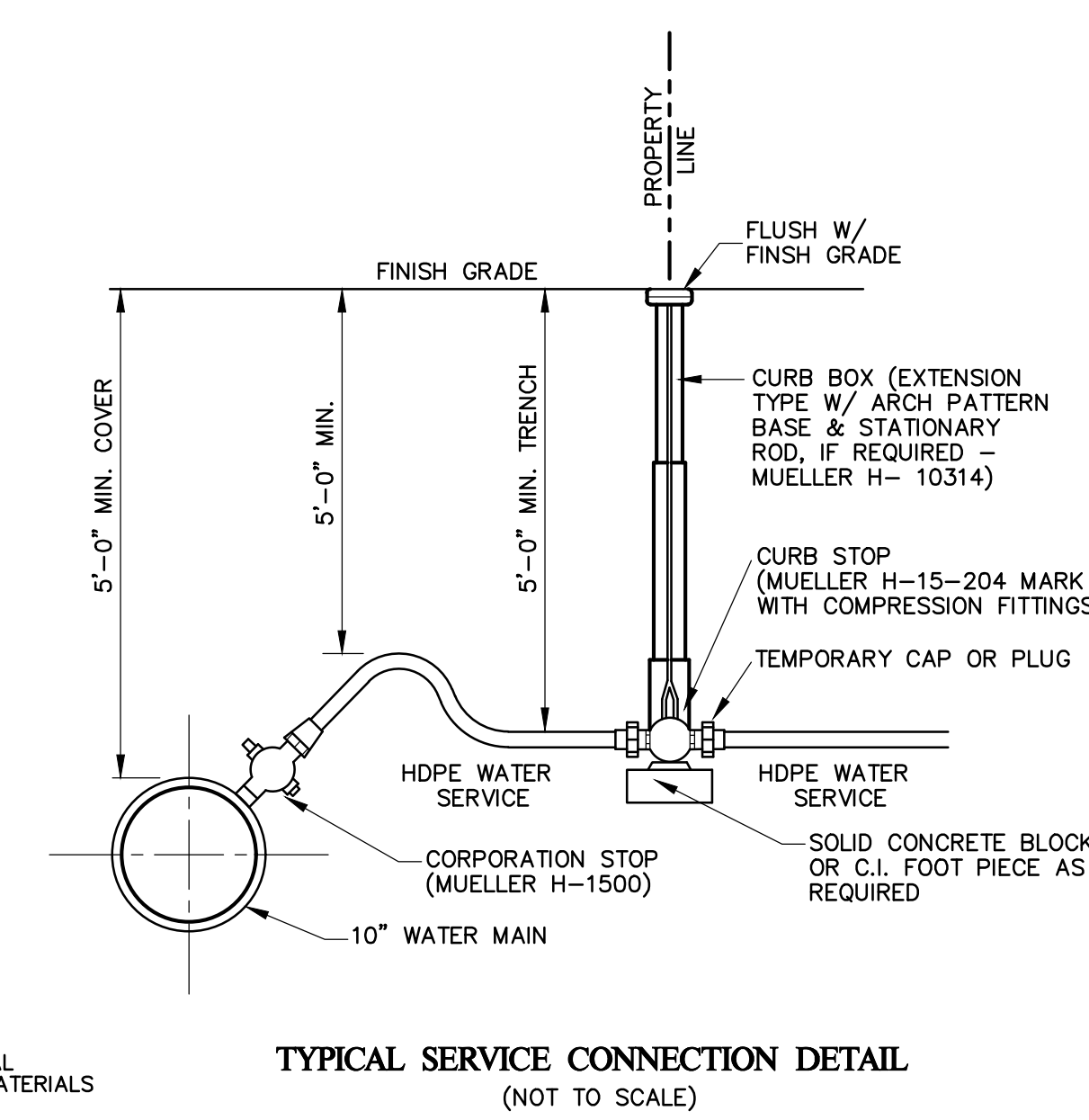
BEDDING AND BACKFILL NOTES:

THE ALL BEDDING, BACKFILL AND HAUNCHING SHALL COMPLY WITH THE TEN STATES STANDARD SECTION 33.83 AND 33.84.

BEDDING CLASSES A, B, C OR CURSHED STONE AS DESCRIBED IN ASTM C 12 SHALL BE USED AND CAREFULLY COMPACTED FOR ALL RIGID PIPE.

EMBEDMENT MATERIALS FOR BEDDING AND INITIAL BACKFILL, CLASSES I, II OR III AS DESCRIBED IN ASTM 2321 SHALL BE USED AND CAREFULLY COMPACTED FOR ALL FLEXIBLE PIPE.

FINAL BACKFILL SHALL BE OF A SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. DEBRIS, PROBABLY FROM CLODS OF STONES, ORGANIC MATTER AND OTHER UNSTABLE MATERIALS SHALL BE USED FOR FINAL BACKFILL WITHIN 2 FEET OF THE TOP OF PIPE.



BRETT L. STEENBURGH, P.E. PLLC

BRETT L. STEENBURGH, P.E. PLLC



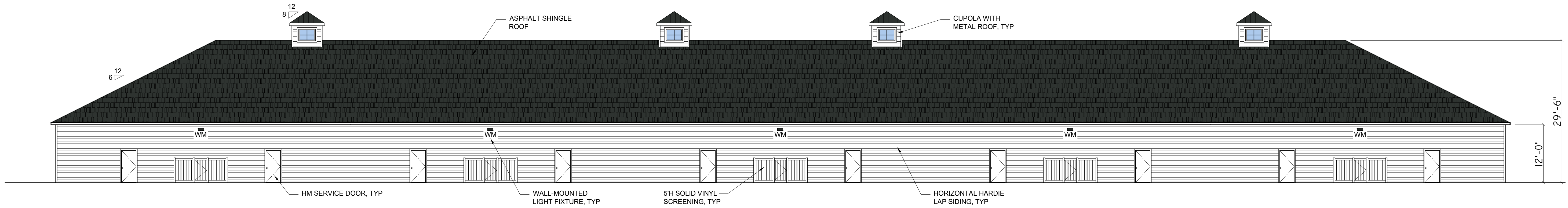
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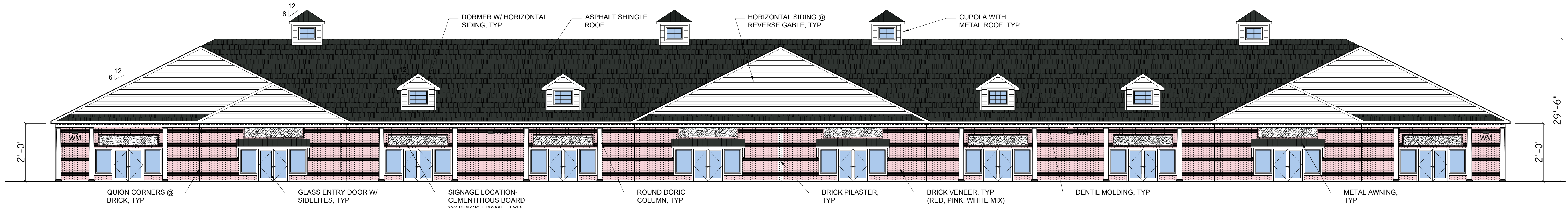
UTILITY DETAILS

COUNTY OF SARATOGA		TOWN OF BALLSTON		STATE OF NEW YORK	
DRAWN BY: BLS CADD FILE: GRADING PLAN		CHECKED BY: BLS JOB NO. ROSSI		SCALE: AS NOTED	
DATE: 06-03-2009				SHEET 5/104	

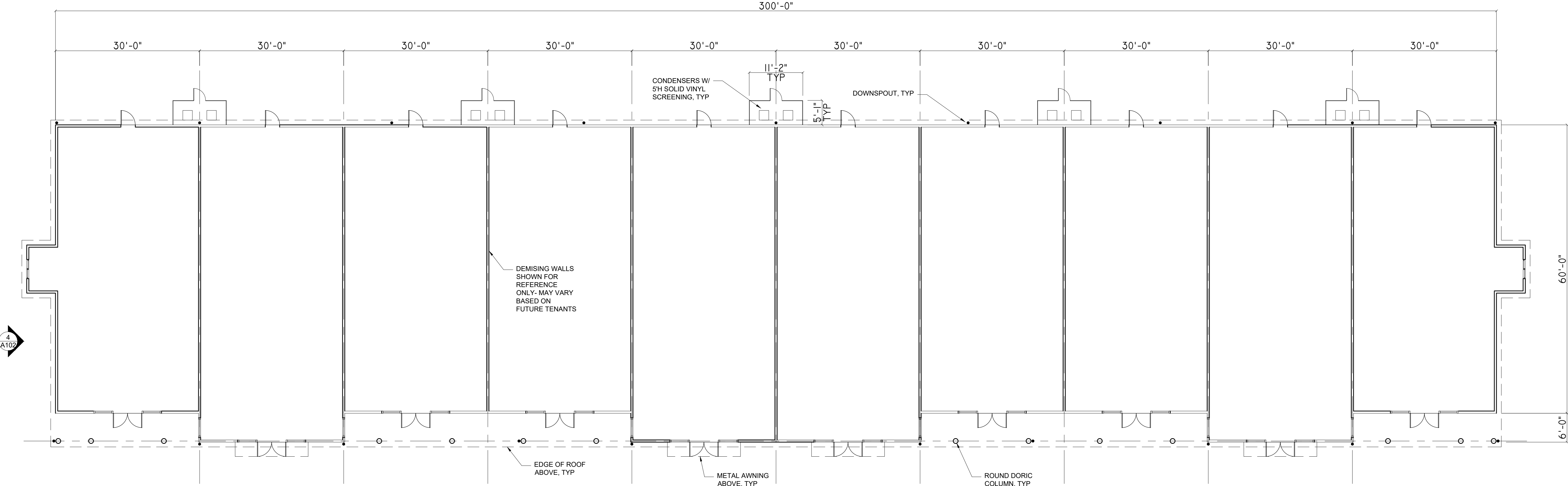
DATE:	DECEMBER 31, 2020
SHEET	SW104
A comprehensive civil engineering firm with a personal touch	BRETT L. STENINGURGH, P.E. N.Y.S. LIC. NO. 075688
Express written consent of Brett L. Steningurgh, P.E., PLLC	NO. DATE: REVISED AS PER IDE COMMENTS
1	REVISED
4-22-21	REVISIONS
B7C	



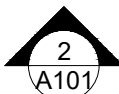
3
A101
REAR ELEVATION- BUILDING 1
SCALE: $\frac{3}{32}$ " = 1'-0"



2
A101
FRONT ELEVATION- BUILDING 1
SCALE: $\frac{3}{32}$ " = 1'-0"



1
A101
FLOOR PLAN- BUILDING 1
SCALE: $\frac{3}{32}$ " = 1'-0"



NOLAN ENGINEERING PLLC
DESIGNING THE FUTURE
RICHARD E. NOLAN, P.E. - LICENSE #083929
NEW YORK STATE PROFESSIONAL ENGINEER
333 KINGSLEY ROAD, SUITE 100
BALLSTON SPA, NY 12027 • (518) 280-3190
WEBSITE: WWW.NOLAN-ENGINEERING.COM • EMAIL: ADJNOLAN@NOLAN-ENGINEERING.COM
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RECORD OF WORK:	
DATE:	DESCRIPTION:
5.4.21	PLANNING COMMENTS

MULTI-TENANT RETAIL BUILDINGS
LOT #1B VIA ROSSI RD.
BALLSTON SPA, NY
OWNER: FRANK ROSSI

START DATE:

STAMP:



DATE: 1/6/21

FILE:

PAGE CONTENT:
BUILDING 1 FLOOR PLAN
AND ELEVATIONS

DRAFTER:
SINGER

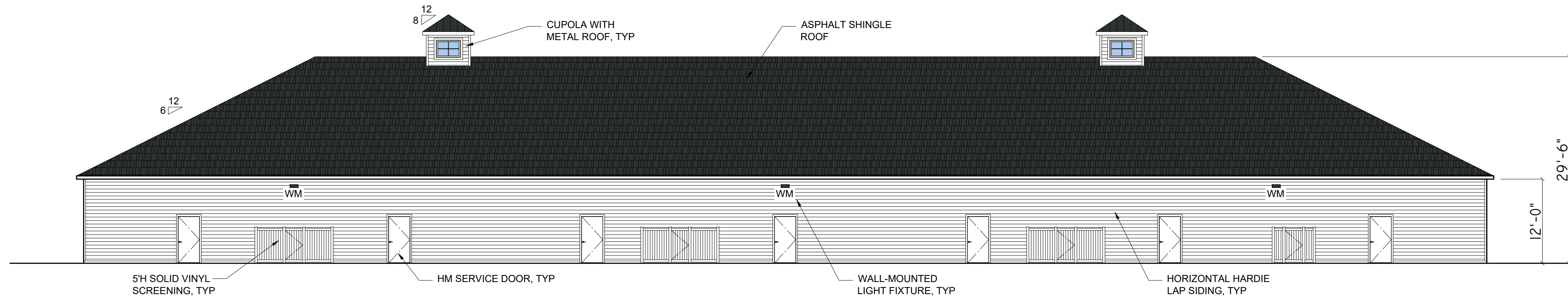
ENGINEER:
NOLAN

PAPER SIZE:
D (24"x36")

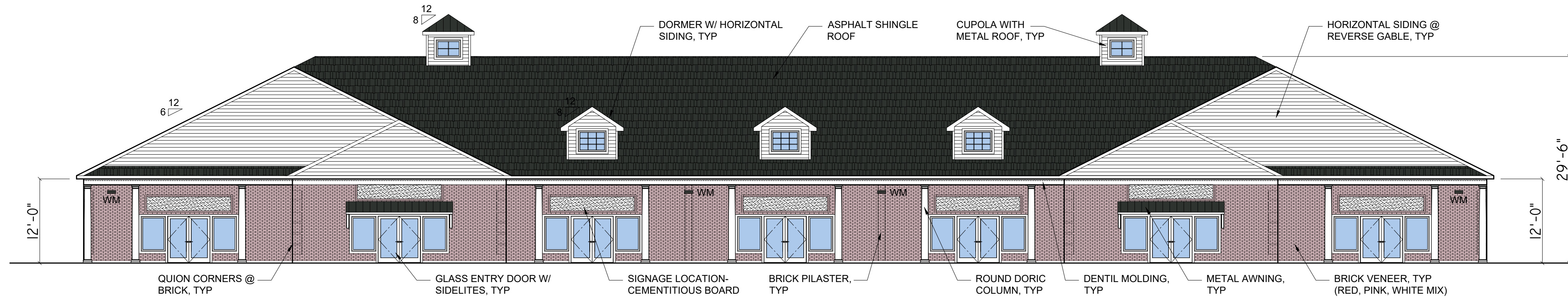
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AS SHOWN

SHEET:

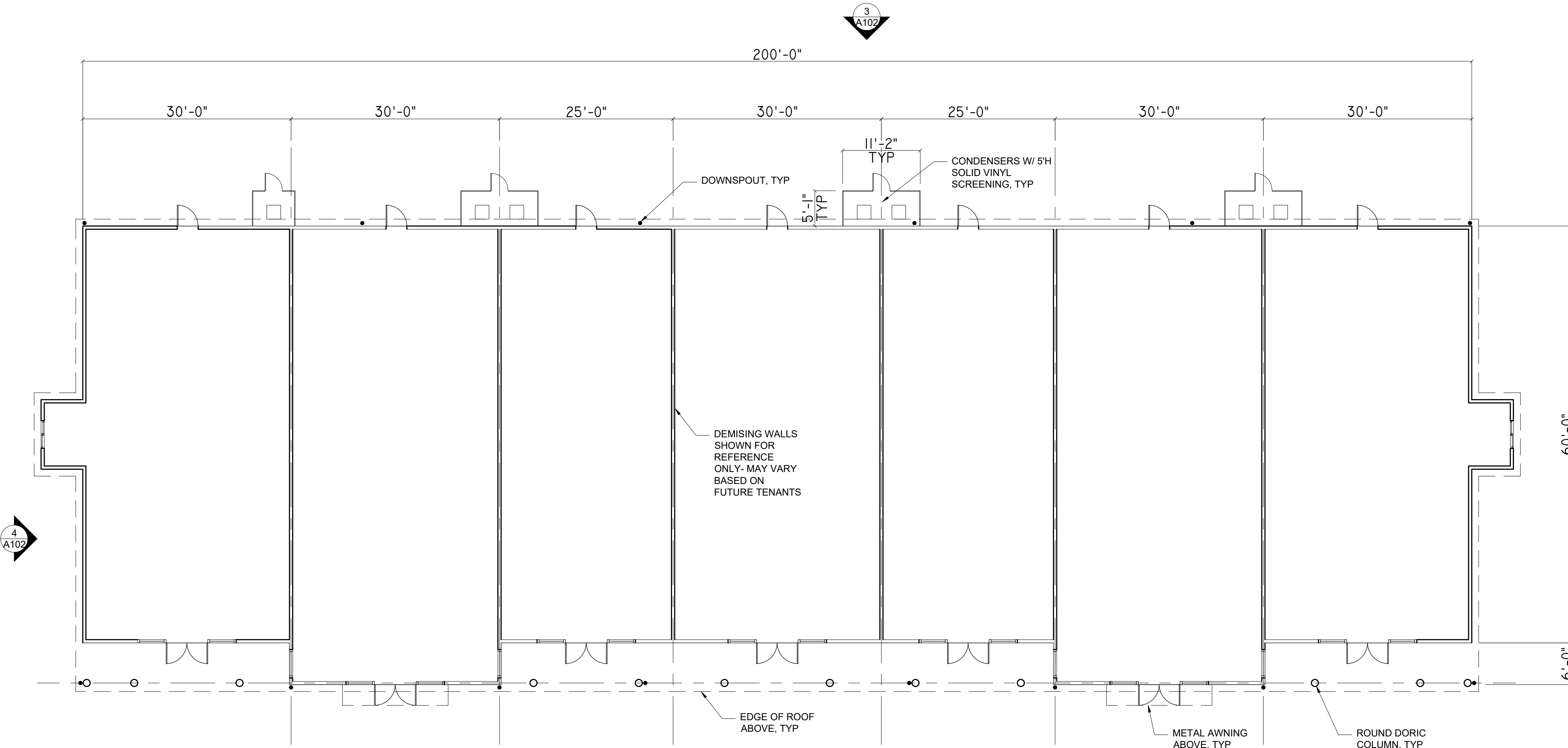
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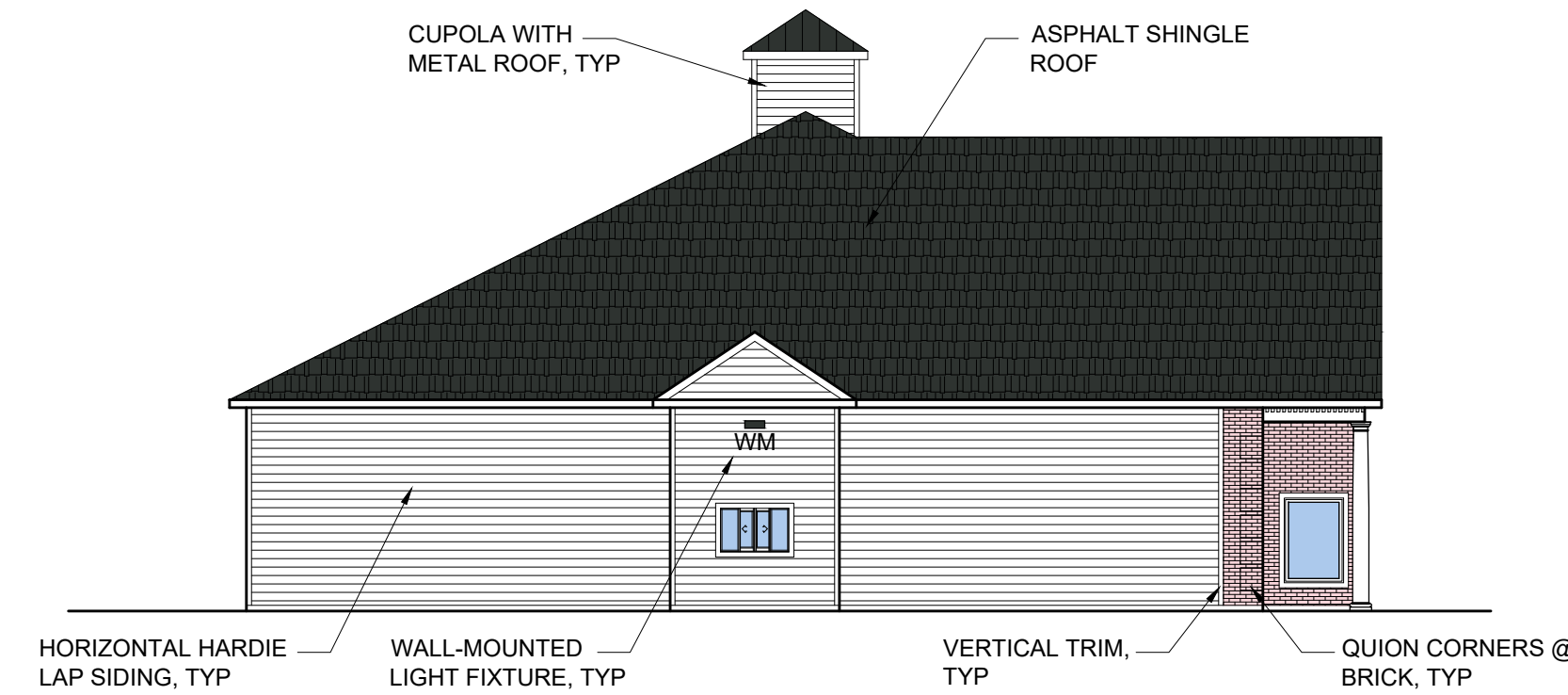
3
A102
REAR ELEVATION- BUILDING 2
SCALE: $\frac{3}{8}$ " = 1'-0"



2
A102
FRONT ELEVATION- BUILDING 2
SCALE: $\frac{3}{8}$ " = 1'-0"



1
A102
FLOOR PLAN- BUILDING 2
SCALE: $\frac{3}{8}$ " = 1'-0"



4
A102
SIDE ELEVATION- TYPICAL
SCALE: $\frac{3}{8}$ " = 1'-0"

NOLAN ENGINEERING PLLC
DESIGNING THE FUTURE TODAY
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NEW YORK CITY LICENSE #11011
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REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER HAS BEEN APPLIED

RECORD OF WORK:		DATE:	DESCRIPTION:	BY:
		5.4.21	PLANNING COMMENTS	JRS

MULTI-TENANT RETAIL BUILDINGS
LOT #1B VIA ROSSI RD.
BALLSTON SPA, NY
OWNER: FRANK ROSSI

START DATE:

STAMP:

STATE OF NEW YORK
REGISTERED PROFESSIONAL ENGINEER
RICHARD E. NOLAN
083929

DATE:	1/6/21
FILE:	
PAGE CONTENT:	BUILDING 2 FLOOR PLAN AND ELEVATIONS
DRAFTER:	ENGINEER:
SINGER	NOLAN
PAPER SIZE:	SCALE:
D (24"x36")	AS SHOWN
SHEET:	A102