



NOTES:

1. BASE MAPPING BY AED ENGINEERS & SURVEYORS FROM A DEC. 2004 FIELD SURVEY, MAY 2014 UPDATE AND APRIL 2022 UPDATE.
2. THE PLANS SHOW SOME 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 THE EVENT OF ANY DISCREPANCY BETWEEN THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TAKE CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE THE DATE OF DRILL OR BLAST, CALL THE NEW YORK ONE-CALL SYSTEM 1-800-852-7962.

MAP REFERENCE:

1. "MAP OF SURVEY, LANDS N/F BLUE RIBBON OF AMSTERDAM, LLC, L.1234, P.237", PREPARED BY AED ENGINEERS & SURVEYORS, DATED DECEMBER 13, 2004 AND LAST REVISED NOVEMBER 5, 2014.
2. "MAP SHOWING SURVEY, LANDS N/F ANGELO & GENASIOS MENEGAS, PREPARED BY AED ENGINEERS & SURVEYORS, DATED AUGUST 29, 2006 AND LAST REVISED MAY 21, 2014.
3. "MAP SHOWING LANDS N/F ANGELO & GENASIOS MENEGAS LOTS P.86, P.87, P.90 & PORTION L.847 P.42" PREPARED BY AED ENGINEERS & SURVEYORS DATED DECEMBER 13, 2004, LAST REVISED JANUARY 26, 2005.
4. "SURVEY OF LANDS OCCUPIED BY JOHN D. DAVID N. & JAMES W. BARNESCH & JOAN M. SHAPIRO (AS D. 12007) AS PREPARED BY RICHARD A. PAPA DATED MARCH 29, 1984.
5. "AS BUILT SURVEY OF BLUE RIBBON OF AMSTERDAM, LLC PREPARED BY STEPHEN E. LAMB, L.S. DATED 11/14/08.
6. "WETLAND LOCATION MAP LANDS OF MENEGAS & MENEGAS" DATED 5/26/04 PREPARED BY STEPHEN P. WALRATH, L.S.
7. "SURVEY AND PROPOSED SUBDIVISION OF THE LANDS OF ANGELO & GENASIOS MENEGAS" DATED APRIL 21, 1998 PREPARED BY STEPHEN E. LAMB L.S. AND REVISED TO DECEMBER 12, 1997 FILED IN MONTEGOMERY COUNTY CLERK'S OFFICE AS PH-1-0-3343, DATED 12/15/97.

ZONING: B-1 BUSINESS (PROFESSIONAL OFFICE)

REQUIRED:	
LOT SIZE:	NO MIN. OR MAX.
LOT WIDTH:	NO MIN. OR MAX.
LOT COVERAGE:	25% MAX.
BUILDING HEIGHT:	3 STORES (30') MAX.
SETBACKS:	REQUIRED: PROVIDED:
FRONT:	50' MIN. 30' &
SIDE:	20' MIN. 20'
REAR:	50' MIN. 8.5'

* VARIANCE APPROVED, FRONT AND SIDE VARIANCE APPROVED BY TOWN OF AMSTERDAM ZONING BOARD OF APPEALS AT MAY 16, 2022, ZONING BOARD OF APPEALS MEETING.

TOTAL AREA OF DISTURBANCE 4.56 ACRES

COVERAGE STATISTICS: APARTMENT PARCEL, 24-6-241		
BUILDINGS:	226,700-SF	7.2%
PAVEMENT:	33,150-SF	8.4%
GREEN SPACE:	287,154-SF	84.4%
TOTAL:	425,404-SF (9.77 ACRES)	100%

PARKING REQUIREMENTS

REQUIRED:	2 SPACES PER DWELLING UNIT = 40-UNITS * 2 = 80 SPACES
PROVIDED:	80 SPACES (1-GARAGE SPACE & 1-DRIVEWAY SPACE PER UNIT)

KEY	SCIENTIFIC NAME	PLANTING SCHEDULE	COMMON NAME	QUANTITY	SIZE	COMMENTS
AR	ACER RUBRUM		RED MAPLE	4	2 1/2" - 3" C	B&B
PA	PICEA ABIES		NORWAY SPRUCE	8	6" TO 7" HT	
PS	PINUS STROBUS		WHITE PINE	7	6" TO 7" HT	

TOPSOIL AND SEED ALL DISTURBED AREAS
 C = CALIPER HT = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED

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

SITE PLAN AMENDMENT
GOLF COURSE ROAD APARTMENTS
 GOLF COURSE ROAD

TOWN OF AMSTERDAM COUNTY OF MONTGOMERY
 STATE OF NEW YORK

ENGINEERS & SURVEYORS
 111 6th Street
 Schenectady, N.Y. 12306
 518-377-4351 Fax: 518-377-0378
 www.aedny.com

DATE: MAY 30, 2023 SCALE: 1" = 30' DWG: 20476-4024T SHEET: 1 OF 4

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