



SITE LOCATION

NOTES  
 1. BASE MAPPING BY AED ENGINEERS & SURVEYORS FROM A DEC. 2004 FIELD SURVEY, MAY 2004 UPDATE AND APRIL 2005 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 PARTICULAR, THE CONTRACTOR IS WARNED THAT 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 HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXERCISING ANY WORK. 48 HOURS BEFORE YOU DRILL, BORE OR BLAST, CALL THE NEW YORK ONE-CALL SYSTEM 1-800-852-7922.

MAP REFERENCES  
 1. "MAP OF SURVEY, LANDS N/W 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/W ANGELO & DEBARSHO MICHIGAS, PREPARED BY AED ENGINEERS & SURVEYORS, DATED AUGUST 28, 2006 AND LAST REVISED MAY 21, 2014.  
 3. "MAP SHOWING LANDS N/W ANGELO & DEBARSHO MICHIGAS L.873 P.88, P.82, P.80 & PORTION L.847 P.47", PREPARED BY AED ENGINEERS & SURVEYORS DATED DECEMBER 13, 2004, LAST REVISED JANUARY 26, 2005.  
 4. "SURVEY OF LANDS OCCUPIED BY JOHN D. DAVO H. & JAMES M. BARNESCH & SEAN M. SHARPE (AS S 10207) AS PREPARED BY RICHARD A. PAPA DATED MARCH 28, 1994.  
 5. AS BUILT SURVEY OF BLUE RIBBON OF AMSTERDAM, LLC PREPARED BY STEPHEN E. LAWS, L.S. DATED 11/7/08.  
 6. "WETLAND LOCATION MAP LANDS OF ANGELO & MICHIGAS DATED 5/26/04 PREPARED BY STEPHEN P. WALDWIN, L.S.  
 7. "SURVEY AND PROPOSED SUBDIVISION OF THE LANDS OF ANGELO & DEBARSHO MICHIGAS" DATED APRIL 21, 1998 PREPARED BY STEPHEN E. LAWS, L.S. AND REVISED TO RECORD, IS 1997, FILED IN MONTGOMERY COUNTY CLERK'S OFFICE AS PH-1-01343, 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: 2 STORIES (50') MAX.	
SETBACKS: REAR: 30' MIN.	PROVIDED:
FRONT: 30' MIN.	30' #
SIDE: 30' MIN.	30'
REAR: 30' MIN.	82.5'

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

COVERAGE STATISTICS: APARTMENT PARCELS 24-4-24.1			
BUILDINGS: 25% MAX.	35,700-SF	7.2%	
PAVING: 25% MAX.	23,150-SF	8.4%	
GREEN SPACE:	297,154-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	COMMON NAME	QUANTITY	SIZE	COMMENTS	PLANTING SCHEDULE		
						C	H	S
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 H = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED



LOT LINE ADJUSTMENT: LANDS OF UNITED METHODIST CHURCH OF THE AMSTERDAM AREA TO CONVEY 1.689± AC. TO LANDS OF DAN VANN PROPERTIES LLC. LANDS N/W OF METHODIST CHURCH OF THE AMSTERDAM AREA L. 376, P. 875. TAX ID: 24.20-1-1 347 GOLF COURSE RD. EXISTING AREA=12.58 ACRES

LANDS N/W OF RONALD C. KORNIA & RONALD A. KORNIA L. 381, P. 310. TAX ID: 24.20-1-1 345 GOLF COURSE RD.

LANDS N/W OF ALBERT MEDICAL CENTER N/W FORT JOHNSON VOLUNTEER FIRE COMPANY, INC. TAX ID: 24.20-1-1 342 GOLF COURSE RD.

DATE: APRIL 25, 2023	SCALE: 1" = 30'	SHEET: 1 OF 1
<p>STATE OF NEW YORK          TOWN OF AMSTERDAM COUNTY OF MONTGOMERY</p> <p><b>ABD ENGINEERS &amp; SURVEYORS</b>          111 Glen Street, Schenectady, NY 12305          518-377-4315 Fax: 518-377-2379          www.abdcs.com</p>		
<p>SITE PLAN AMENDMENT          PROPOSED 40-RESIDENTIAL APARTMENT UNITS          GOLF COURSE ROAD</p>		