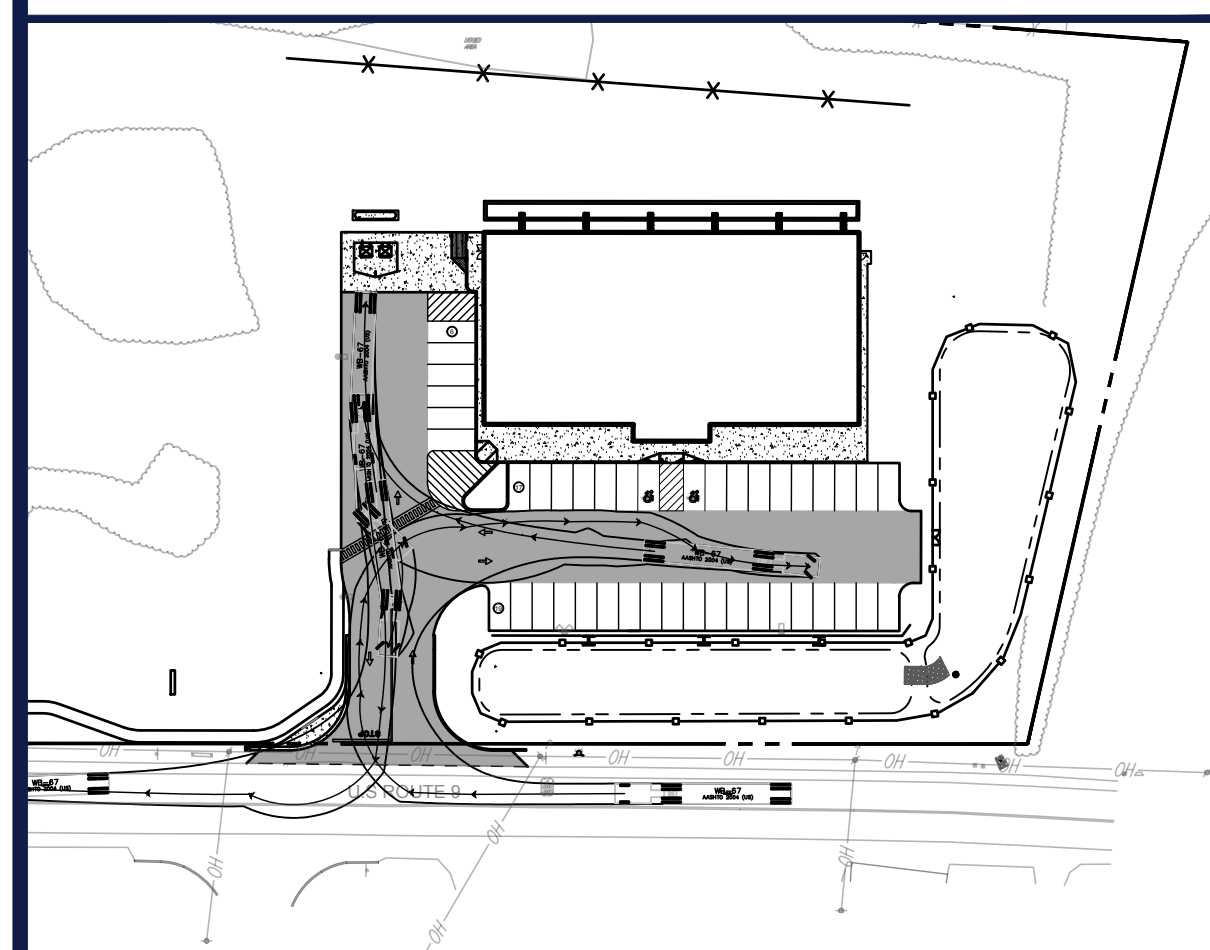


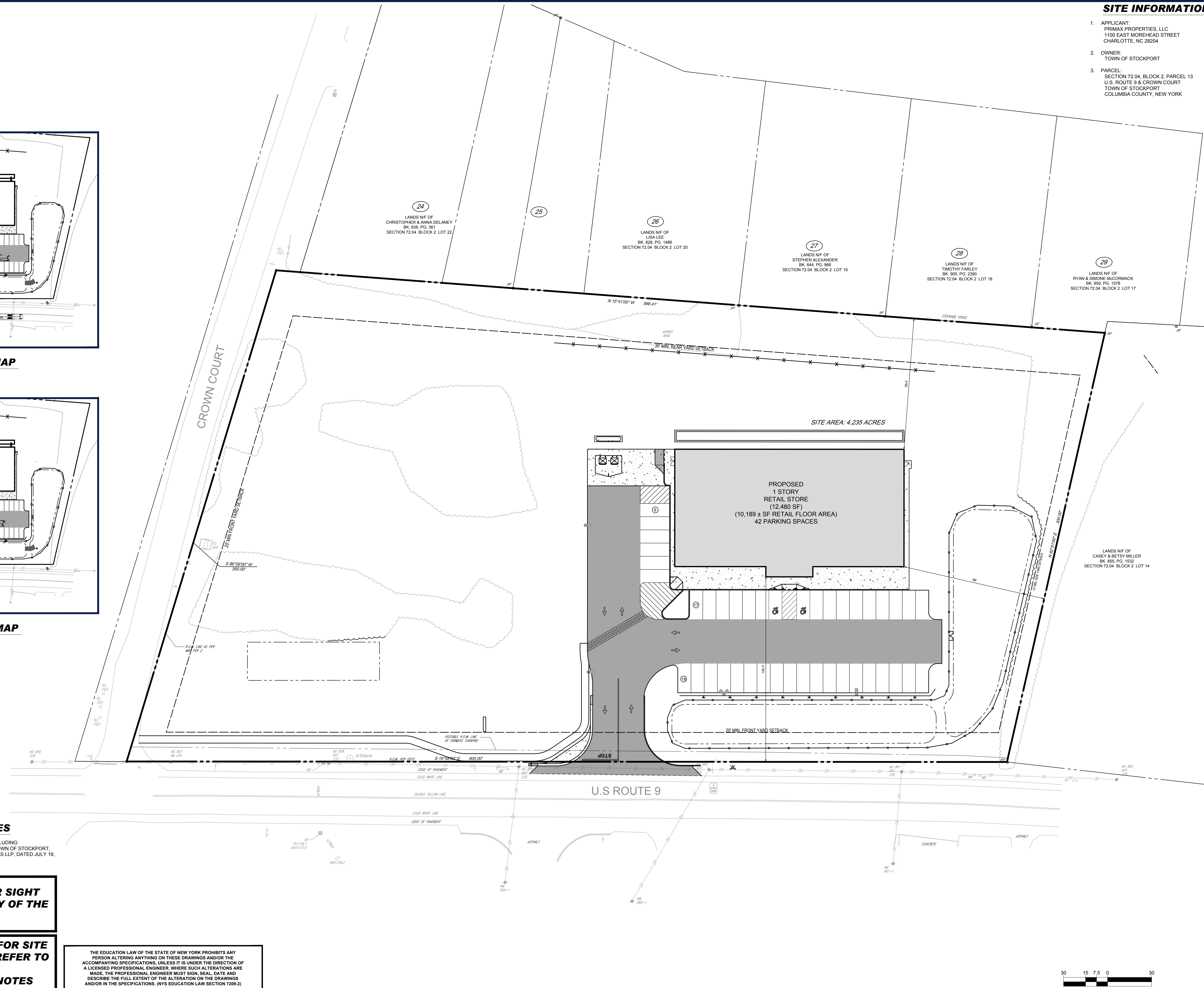
**TRUCK TURNING MAP**

SCALE: 1" = 80'  
VEHICLE: AAHSTO WB-67



**TRUCK TURNING MAP**

SCALE: 1" = 80'  
VEHICLE: AAHSTO WB-67



**SITE INFORMATION**

1. APPLICANT:  
PRIMAX PROPERTIES, LLC  
1100 EAST MOREHEAD STREET  
CHARLOTTE, NC 28204
2. OWNER:  
TOWN OF STOCKPORT
3. PARCEL:  
SECTION 72.04, BLOCK 2, PARCEL 13  
U.S. ROUTE 9 & CROWN COURT  
TOWN OF STOCKPORT  
COLUMBIA COUNTY, NEW YORK

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	10/31/2023	PER DOT SUBMITTAL	JRS CVM
2	01/17/2024	PER DOT SUBMITTAL	NCN CVM
3	02/29/2024	PER TOWN SUBMITTAL	JRS CVM

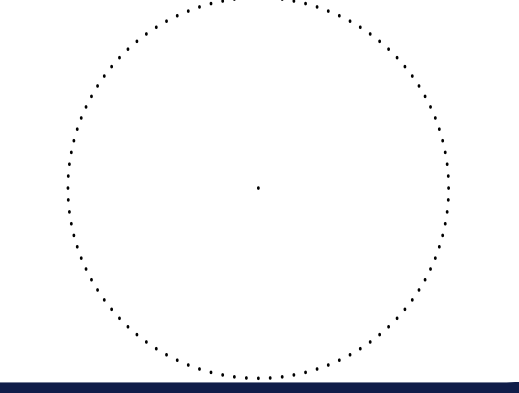
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PROJECT No.: NYB230016  
DRAWN BY: JRS  
CHECKED BY: CVM  
DATE: 09/20/2023  
CAD ID: NYB230016.00-SPPD-08

PROJECT:  
**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**PRIMAX PROPERTIES, LLC**  
PROPOSED DEVELOPMENT  
SEC. 72.04 - BLK 2 - PARCEL 13  
RT. 9 & CROWN COURT  
TOWN OF STOCKPORT  
COLUMBIA COUNTY, NEW YORK

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ALBANY, NY 12205  
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Fax: (518) 438-0900  
www.BohlerEngineering.com



SHEET TITLE:  
**OVERALL SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-300**

REVISION 3 - 02/29/2024

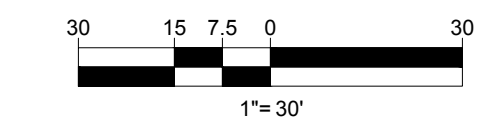
**SURVEY REFERENCE NOTES**

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - 1.1. ALTA'S LAND TITLE SURVEY OF THE LANDS OF THE TOWN OF STOCKPORT, PREPARED BY AUSFELD AND WALDRUFF LAND SURVEYORS LLP, DATED JULY 19, 2023, LAST REVISED AUGUST 16, 2023.

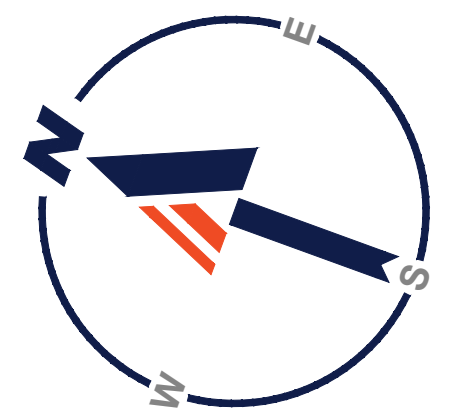
**MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**

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24  
LANDS N/F OF  
CHRISTOPHER & ANNA DELANEY  
BK. 638, PG. 361  
SECTION 72.04 BLOCK 2 LOT 22

25

26  
LANDS N/F OF  
LISA LEE  
BK. 828, PG. 1486  
SECTION 72.04 BLOCK 2 LOT 20

**SITE INFORMATION**

- APPLICANT:  
PRIMAX PROPERTIES, LLC  
1100 EAST MOREHEAD STREET  
CHARLOTTE, NC 28204
- OWNER:  
TOWN OF STOCKPORT
- PARCEL:  
SECTION 72.04, BLOCK 2, PARCEL 13  
U.S. ROUTE 9 & CROWN COURT  
TOWN OF STOCKPORT  
COLUMBIA COUNTY, NEW YORK

**ZONING ANALYSIS TABLE**

ZONING DISTRICT	HAMLET ZONING DISTRICT		
PROPOSED USE	SHOPPING CENTER		
REQUIRED PERMIT	SITE PLAN REVIEW AND SPECIAL USE PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	4.235 ACRES	NO CHANGE
MIN. LOT WIDTH	50 FT (MIN.), 80 FT (MAX.)	N/A	N/A
MAX. BLDG COVERAGE	25%	N/A	6.8%
MIN. FRONT SETBACK	20 FT	N/A	126.3 FT (TO U.S. ROUTE 9) 259.9 FT (TO CROWN CT)
MIN. SIDE SETBACK	10 FT	N/A	99 FT
MIN. REAR SETBACK	30 FT	N/A	89.4 FT
MAX. BUILDING HEIGHT	35 FT	N/A	±20 FT
MIN. OPEN SPACE	40%	N/A	79%
PARKING SPACES	68	N/A	42 (W)
ACCESS. PARKING SPACES	2	N/A	2
PARKING STALL CRITERIA STANDARD: 9 FT x 20 FT	USE/CATEGORY: 1 SPACE PER 150 SF OF RETAIL/SERVICE FLOOR AREA CALCULATION: 10,189 SF / (1 SPACE / 150 SF) = 67.9 = 68 CAR PARKING SPACES		

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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2	01/17/2024	PER DOT SUBMITTAL	NCN	CVM
3	02/29/2024	PER TOWN SUBMITTAL	JRS	CVM

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PROJECT No.: NYB230016  
DRAWN BY: JRS  
CHECKED BY: CVM  
DATE: 09/20/2023  
CAD ID: NYB230016.00-SPFD-08

LAND CASEY & E. BK. 851 SECTION 72.04

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**PRIMAX PROPERTIES, LLC**

PROPOSED DEVELOPMENT  
SEC. 72.04 - BLK 2 - PARCEL 13  
RT. 9 & CROWN COURT  
TOWN OF STOCKPORT  
COLUMBIA COUNTY, NEW YORK

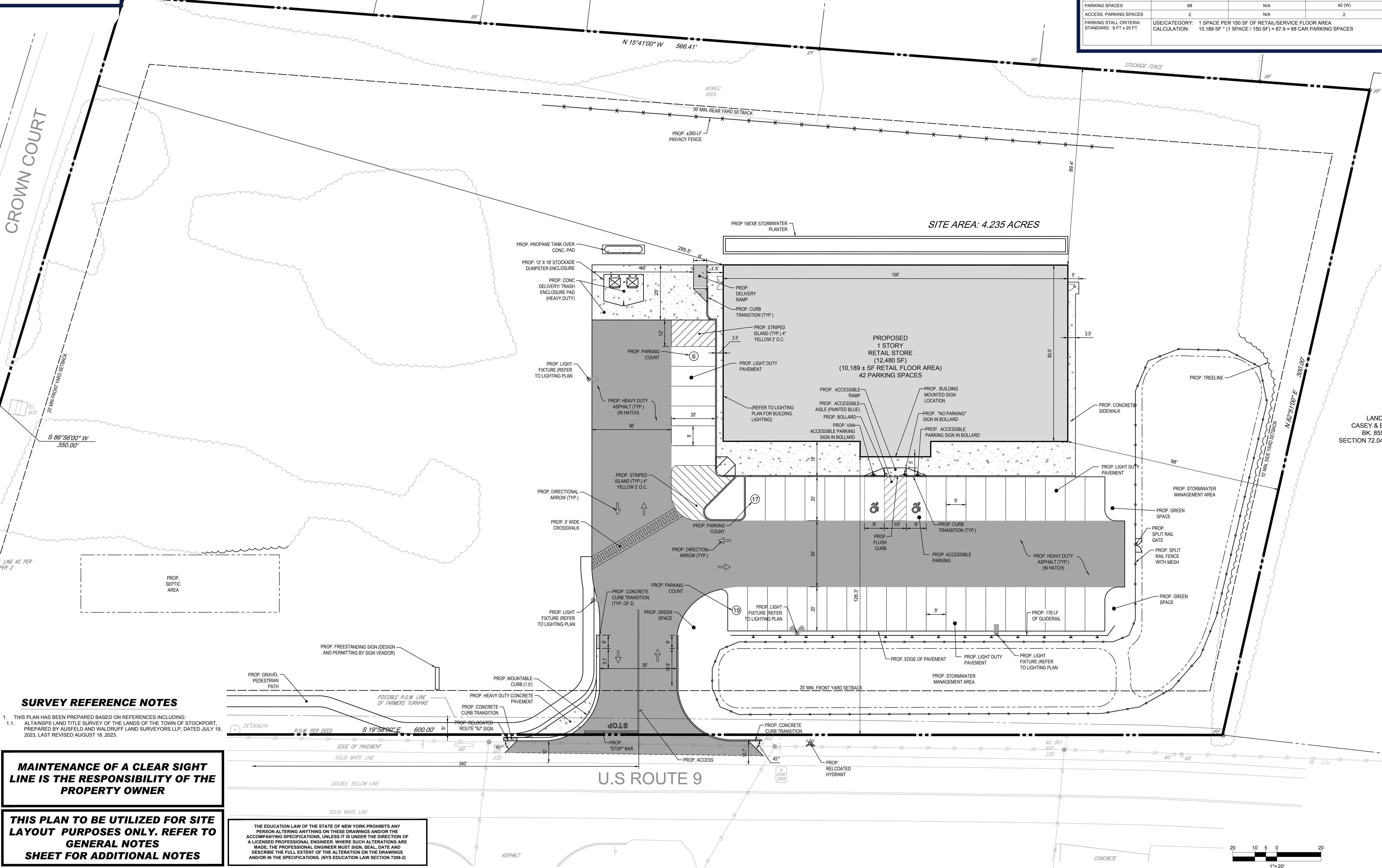
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Fax: (518) 438-0900  
www.BohlerEngineering.com

SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

REVISION 3 - 02/29/2024



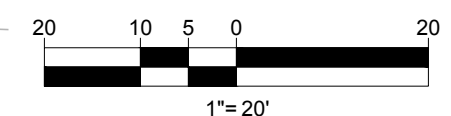
**SURVEY REFERENCE NOTES**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - ALTA/NYS LAND TITLE SURVEY OF THE LANDS OF THE TOWN OF STOCKPORT, PREPARED BY AUSFELD AND WALDRUFF LAND SURVEYORS LLP, DATED JULY 19, 2023, LAST REVISED AUGUST 16, 2023.

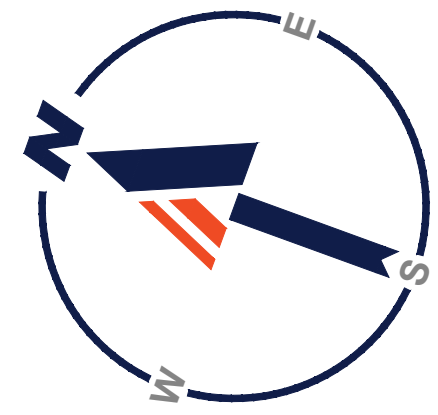
**MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER**

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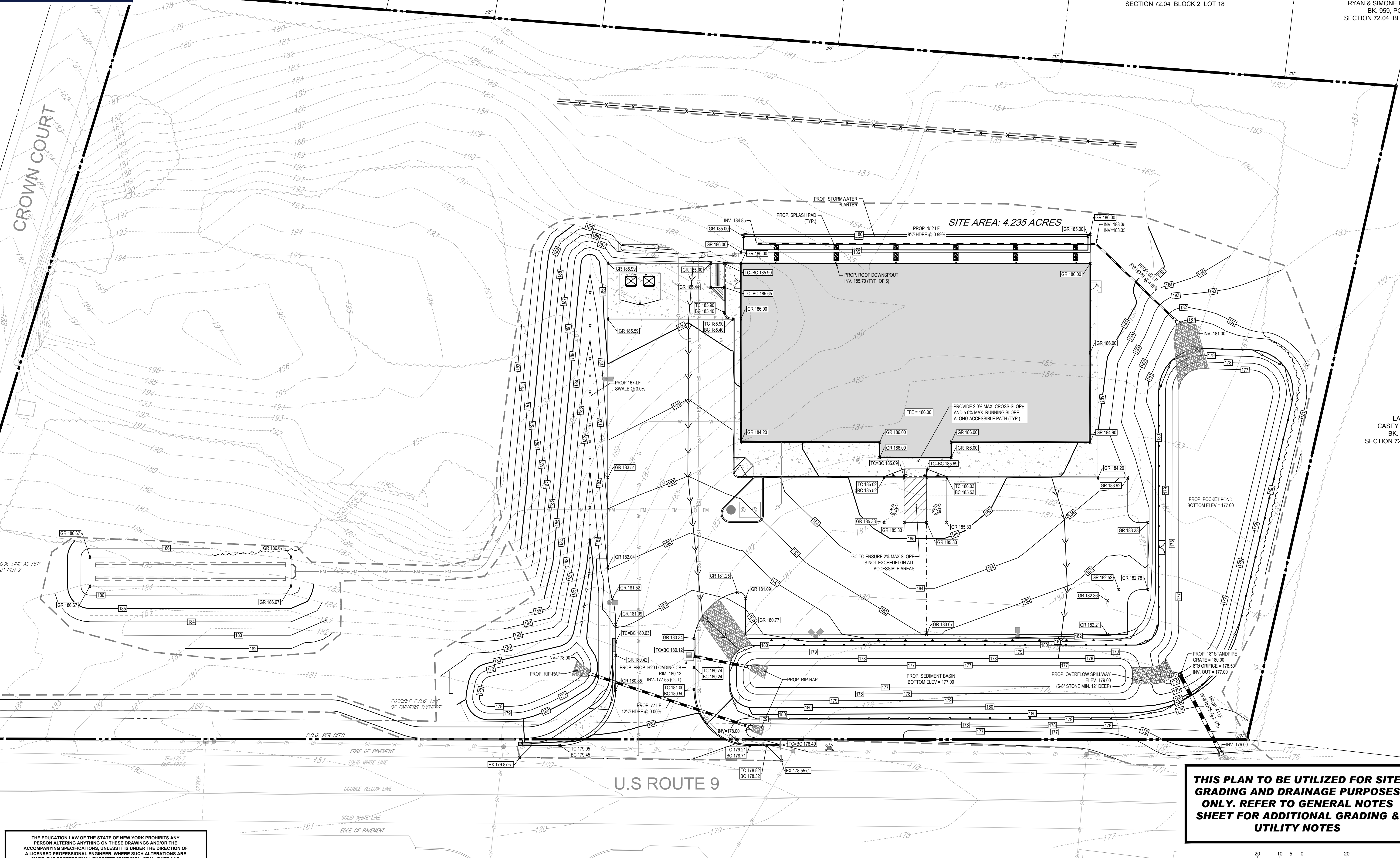
24  
LANDS N/F OF  
CHRISTOPHER & ANNA DELANEY  
BK. 638, PG. 361  
SECTION 72.04 BLOCK 2 LOT 22

26  
LANDS N/F OF  
LISA LEE  
BK. 828, PG. 1486  
SECTION 72.04 BLOCK 2 LOT 20

27  
LANDS N/F OF  
STEPHEN ALEXANDER  
BK. 644, PG. 968  
SECTION 72.04 BLOCK 2 LOT 19

28  
LANDS N/F OF  
TIMOTHY FARLEY  
BK. 900, PG. 2390  
SECTION 72.04 BLOCK 2 LOT 18

29  
LANDS N/F OF  
RYAN & SIMONE Mc  
BK. 959, PG. 1  
SECTION 72.04 BLOC



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/31/2023	PER DOT SUBMITTAL	JRS	CVM
2	01/17/2024	PER DOT SUBMITTAL	NCN	CVM
3	02/29/2024	PER TOWN SUBMITTAL	JRS	CVM

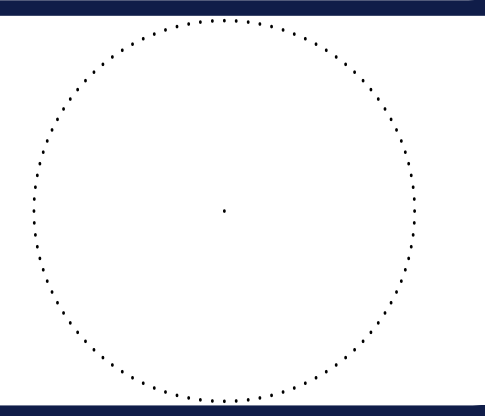
**811**  
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PROJECT No.: NYB230016  
DRAWN BY: JRS  
CHECKED BY: CVM  
DATE: 09/20/2023  
CAD ID: NYB230016.00-SPDP-08

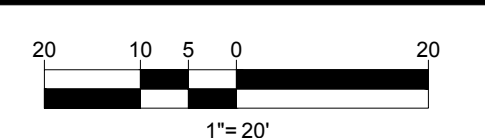
PROJECT:  
**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**PRIMAX PROPERTIES, LLC**  
PROPOSED DEVELOPMENT  
SEC. 72.04 - BLK 2 - PARCEL 13  
RT. 9 & CROWN COURT  
TOWN OF STOCKPORT  
COLUMBIA COUNTY, NEW YORK

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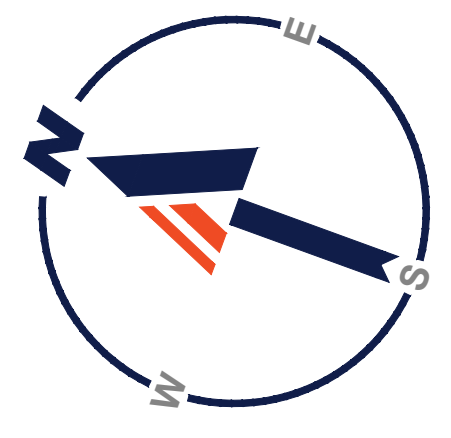
SHEET TITLE:  
**GRADING & DRAINAGE PLAN**  
SHEET NUMBER:  
**C-401**  
REVISION 3 - 02/29/2024

**THIS PLAN TO BE UTILIZED FOR SITE GRADING AND DRAINAGE PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



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C:\PROGRAMDATA\BOHLER\320222\NETEMP\AC\PI\UB\EN\_24224\NYB230016.00-SPDP-08-1-LAYOUT-1-C-401 GRADL\_DRAIN



24  
LANDS N/F OF  
CHRISTOPHER & ANNA DELANEY  
BK. 638, PG. 361  
SECTION 72.04 BLOCK 2 LOT 22

25  
LANDS N/F OF  
LISA LEE  
BK. 828, PG. 1486  
SECTION 72.04 BLOCK 2 LOT 20

26  
LANDS N/F OF  
STEPHEN ALEXANDER  
BK. 644, PG. 966  
SECTION 72.04 BLOCK 2 LOT 19

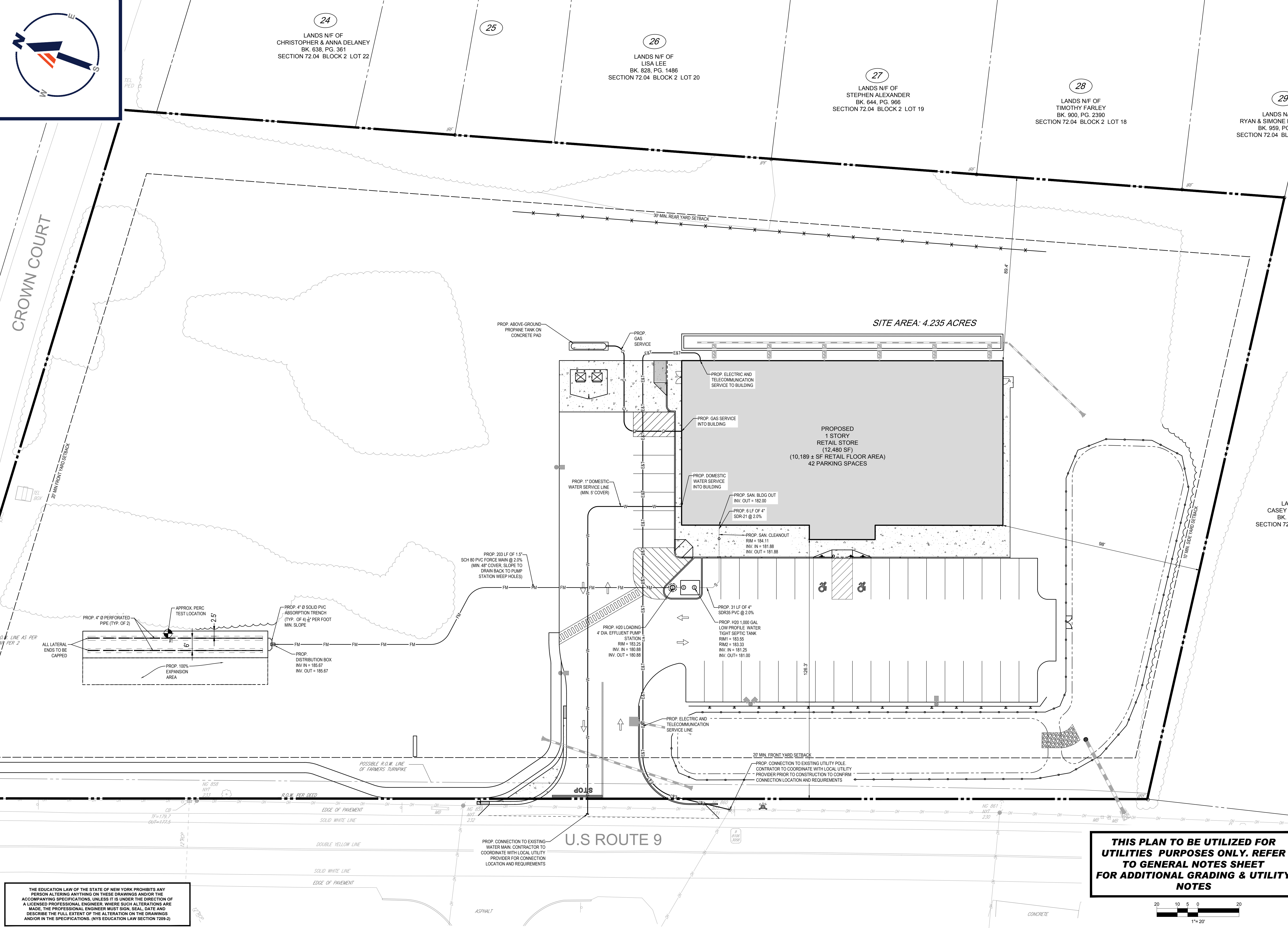
27  
LANDS N/F OF  
TIMOTHY FARLEY  
BK. 900, PG. 2390  
SECTION 72.04 BLOCK 2 LOT 18

28  
LANDS N/F OF  
RYAN & SIMONE Mc  
BK. 959, PG. 1  
SECTION 72.04 BLOC

CROWN COURT

SITE AREA: 4.235 ACRES

PROPOSED  
1 STORY  
RETAIL STORE  
(12,480 SF)  
42 PARKING SPACES



**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	10/31/2023	PER DOT SUBMITTAL	JRS
2	01/17/2024	PER DOT SUBMITTAL	CVM
3	02/29/2024	PER TOWN SUBMITTAL	JRS
			CVM

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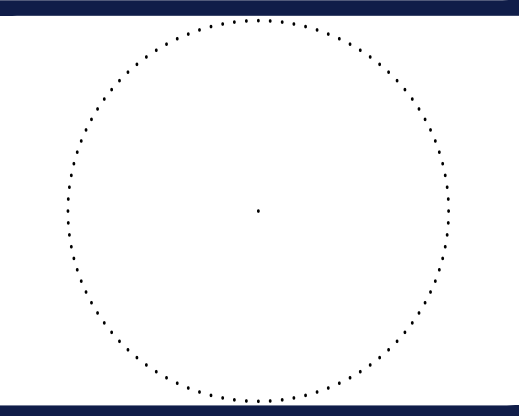
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DRAWN BY: JRS  
CHECKED BY: CVM  
DATE: 09/20/2023  
CAD ID: NYB230016.00-SPDP-08

PROJECT:  
**PROPOSED SITE PLAN DOCUMENTS**

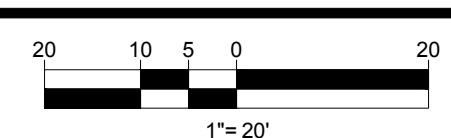
FOR  
**PRIMAX PROPERTIES, LLC**  
PROPOSED DEVELOPMENT  
SEC. 72.04 - BLK 2 - PARCEL 13  
RT. 9 & CROWN COURT  
TOWN OF STOCKPORT  
COLUMBIA COUNTY, NEW YORK

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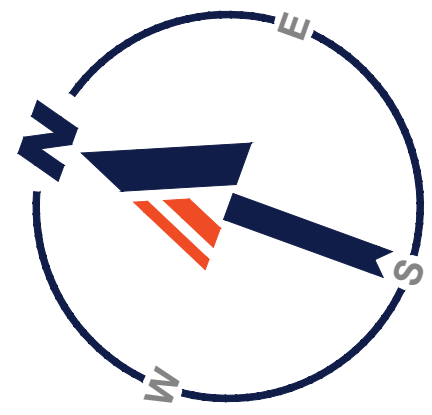
SHEET TITLE:  
**UTILITY PLAN**  
SHEET NUMBER:  
**C-501**  
REVISION 3 - 02/29/2024

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24  
LANDS N/F OF  
CHRISTOPHER & ANNA DELANEY  
BK. 638, PG. 361  
SECTION 72.04 BLOCK 2 LOT 22

26  
LANDS N/F OF  
LISA LEE  
BK. 828, PG. 1486  
SECTION 72.04 BLOCK 2 LOT 20

27  
LANDS N/F OF  
STEPHEN ALEXANDER  
BK. 644, PG. 966  
SECTION 72.04 BLOCK 2 LOT 19

28  
LANDS N/F OF  
TIMOTHY FARLEY  
BK. 900, PG. 2390  
SECTION 72.04 BLOCK 2 LOT 18

29  
LANDS N/F OF  
RYAN & SIMONE Mc  
BK. 959, PG. 1  
SECTION 72.04 BLOC

CROWN COURT

SITE AREA: 4.235 ACRES

AREA OF  
DISTURBANCE: 2.1+ ACRES

LAND  
CASEY & E  
BK. 851  
SECTION 72.04

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/31/2023	PER DOT SUBMITTAL	JRS CVM
2	01/17/2024	PER DOT SUBMITTAL	NCN CVM
3	02/29/2024	PER TOWN SUBMITTAL	JRS CVM



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PROJECT No.: NYB230016  
DRAWN BY: JRS  
CHECKED BY: CVM  
DATE: 09/20/2023  
CAD ID: NYB230016.00-SPPD-08

PROPOSED SITE  
PLAN DOCUMENTS

FOR  
PRIMAX  
PROPERTIES,  
LLC

PROPOSED  
DEVELOPMENT  
SEC. 72.04 - BLK 2 - PARCEL 13  
RT. 9 & CROWN COURT  
TOWN OF STOCKPORT  
COLUMBIA COUNTY, NEW YORK

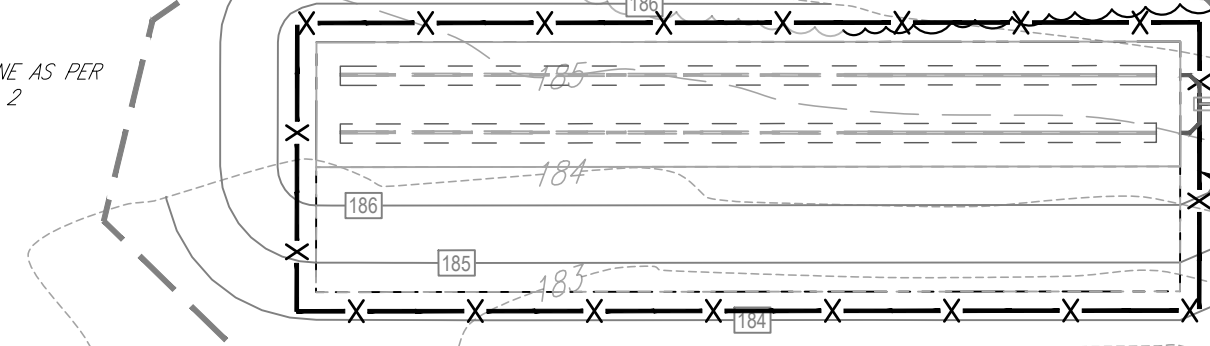
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SHEET TITLE:  
SOIL EROSION  
& SEDIMENT  
CONTROL PLAN

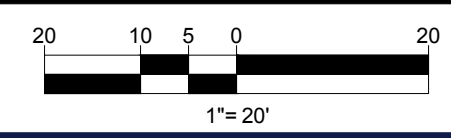
SHEET NUMBER:  
C-601

REVISION 3 - 02/29/2024



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THIS PLAN TO BE UTILIZED FOR SITE  
SOIL AND EROSION CONTROL  
PURPOSES ONLY  
REFER TO SOIL EROSION CONTROL  
NOTES & DETAIL SHEET FOR  
EROSION NOTES AND DETAILS



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