

LANDS N/F CO., INC
BK. 2561 PG. 822

LANDS N/F
CENTRAL SQUARE COMMUNITY, LLC
INST. R2018-16498

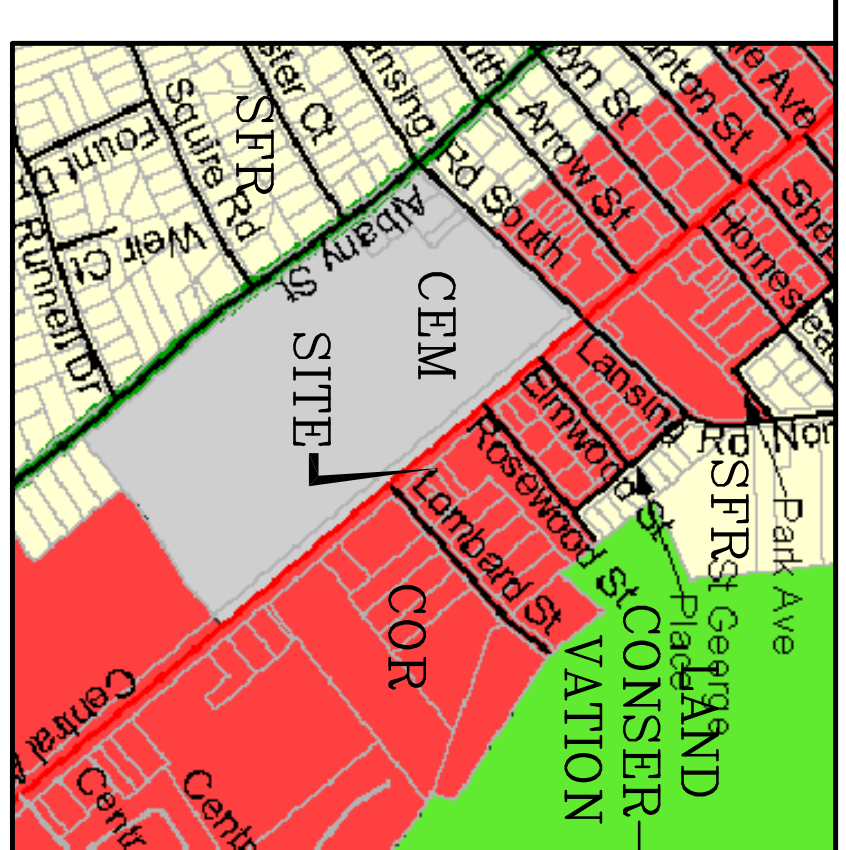
LANDS N/F
2105 CENTRAL AVE, LLC
BK. 2901 PG. 103

LANDS N/F
2105 CENTRAL AVE, LLC
INST. R2017-13018

LANDS N/F
ANTONIA LOPEZ &
KARA COMPTON LOPEZ &
BRYAN W. MOBIS AS TRUSTEES
BK. 2434 PG. 940

LANDS N/F
ROBERT G. FARQUHARSON &
PAULA SUE FARQUHARSON
BK. 2155 PG. 215

LANDS N/F
SUSAN HAY
BK. 2596 PG. 249



SITE LOCATION MAP
N.T.S.

1. BASE MAPING PREPARED BY AED ENGINEERS & SURVEYORS FROM MAP REFERENCE AND GIS MAPPING.
2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING MAP REFERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF SUCH UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ANY EXISTING UTILITIES. 48 HOURS BEFORE YOU DIG DRILL OR BLAST, CALL U.F.P.O. (1-800-982-7982), TOLL FREE.

MAP REFERENCE:
1. "SURVEY PLAN OF LANDS LOCATED AT ST. NOS. 2101, 2103 & 2105 CENTRAL AVENUE" PREPARED BY L. SUPERFELY & ASSOCIATES, DPC AND DATED DECEMBER 12, 2018.

ZONING:	REQ'D (COMMERCIAL OFFICE RESIDENTIAL)	EROGRESSED
LOT SIZE:	20,000 SF MIN.	71,649 SF (1.64 AC)
LOT WIDTH:	100 MIN.	150.00'
BLDG. HEIGHT:	75' MAX.	35'±
BLDG. FOOTPRINT:	30,000 SF	12,150 SF (0.28 AC)
GREEN SPACE:	35% MIN.	43%
SETBACKS:	20' MIN.	59'±
FRONT:	10' (25' TOTAL BOTH SIDES)	10.5'±
SIDE:		
REAR:	15' MIN.	141'±

COVERAGE STATISTICS	PROPOSED	PERCENT
BUILDINGS:	12,150 SF (0.28 AC)	17%
PAVEMENT:	28,722 SF (0.65 AC)	40%
GREEN SPACE:	30,777 SF (0.71 AC)	43%
TOTAL:	71,649 SF (1.64 AC)	100%

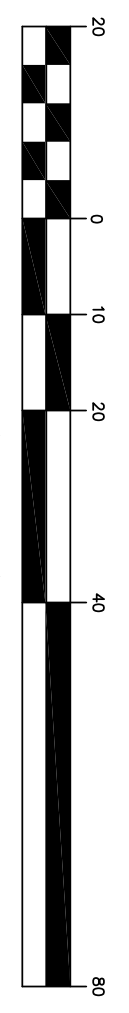
OWNER:
2105 CENTRAL AVENUE, LLC
SUSAN HAY
SOMERVILE, NY 12304
TAX ID: 17-3-1-1, 3, & 4

APPLICANT:
MATTHEW WARD
TOWN PLANNING BOARD
PO BOX 1485
LATHAM, NY 12110

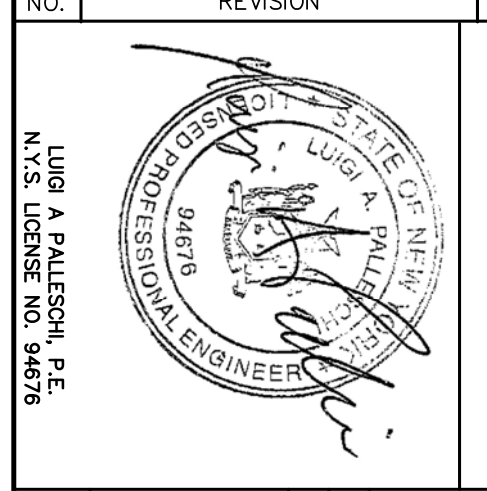
ATTENTION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

SKETCH PLAN
OFFICE/WAREHOUSE AND STORAGE
2101, 2103, & 2105 CENTRAL AVE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft



NO.	REVISION	BY	DATE



LUIGI A. PALISOCH, P.E.
N.Y.S. LICENSE NO. 94676

STATE OF NEW YORK
COUNTY OF ALBANY

ENGINEERS, LLP
4111 Union Street
Schenectady, NY 12305
518-377-8012 FAX 518-377-0779
www.aedg.com

DATE: JANUARY 7, 2021
SCALE: 1" = 20'
DWG. 5295A-55
SHEET 1 OF 1