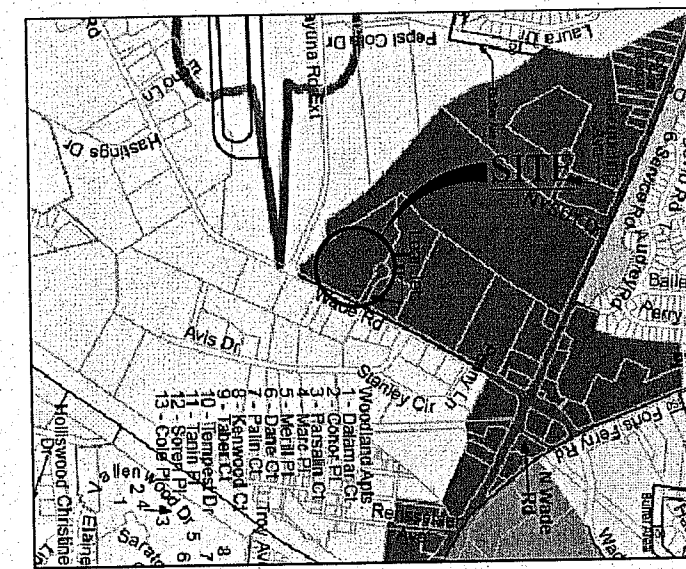
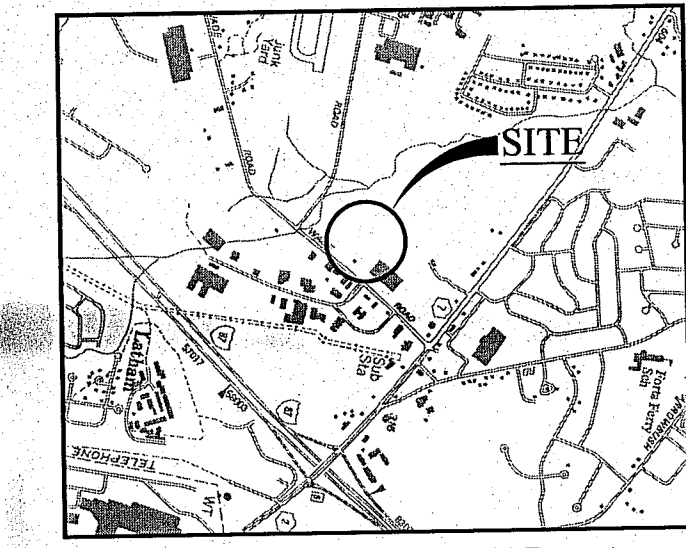


SITE DATA:

- EXISTING:**
 PROPERTY ADDRESS: 2 LEAR JET LANE
 AREA: 438,214± SF (10.06± AC.)
 TAX MAP PARCEL NO.: 19.03-1-37.11.
 FRONTAGE: 467.95' ALONG LEAR JET LN.
 EXISTING LAND USE: VACANT
 TOPOGRAPHY: MODERATELY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTS
- A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
 - B) THE PROJECT SITE IS LOCATED ON THE WESTERLY SIDE OF LEAR JET LN. AND IS SUBJECT TO ROADWAY TRAFFIC NOISES AND ODORS.
 - C) THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES.
 - D) THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE.
 - E) THE SUBJECT PROPERTY CONTAINS FEDERAL WETLANDS AND/OR NYS WETLANDS.
 - F) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
 - G) THE SUBJECT PROJECT SITE IS LOCATED IN THE LATHAM FIRE DISTRICT.



ZONING MAP
N.T.S.



SITE LOCATION MAP
N.T.S.

PARKING ANALYSIS:

REQUIRED:
 OFFICE GENERAL: 1 SPACE PER 225 SF FLOOR SPACE
 5,500 SF / 225 SF = 25 SPACES REQUIRED

REQUIRED:
 WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES
 20 EMPLOYEES / 1.5 = 14 SPACES REQUIRED

PROVIDED:
 42 SPACES (INCLUDES 4 HANDICAP SPACES)

SOIL TYPES:

Fx - FLUVAQUENTS-UDIFLUVENTS COMPLEX, FREQUENTLY FLOODED
 0 TO 3% SLOPES
 POORLY DRAINED
 ABOUT 0 INCHES TO WATER TABLE

UnC - UNADILLA SILT LOAM
 8 TO 15% SLOPES
 WELL DRAINED
 MORE THAN 80 INCHES TO WATER TABLE

UnD - UNADILLA SILT LOAM
 15 TO 25% SLOPES
 WELL DRAINED
 MORE THAN 80 INCHES TO WATER TABLE

ZONING AND LAND USE:
 CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE
 [AMENDED 6-28-2007 BY I.L. No. 10-2007; 8-28-2008 BY I.L. No. 8-2008; 5-21-2009 BY I.L. No. 4-2009; 4-11-2013 BY I.L. No. 5-2013]

DISTRICT	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM ² (feet)	MINIMUM GREEN SPACE COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000	20,000	100	35%	SEE NOTE 9	18,000 ⁹

YARD REQUIREMENTS ³		
FRONT SETBACK ⁴ MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ⁵	REAR SETBACK MINIMUM (feet) ⁶
20	10/25	15

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	438,242 S.F.		UNCHANGED	
LOT WIDTH	467.95'		UNCHANGED	
PAVED/GRAVEL AREA	0 S.F.	0	94,838 S.F.	21.6
GREEN SPACE	438,242 S.F.	100	297,904 S.F.	68.0
BUILDING AREA	0 S.F.	0	45,500 S.F.	10.4
TOTAL	438,242 S.F.	100.0	438,242 S.F.	100.0

SURVEY NOTES:

- BOUNDARY LINE INFORMATION AND BASE MAPPING INFORMATION SHOWN HEREON WAS COMPILED FROM MAPS AND DEEDS OF RECORD AND RECORD DATA AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC
- TAX MAP DESIGNATION: 19.03 - 1 - 37.11
- PROJECT LOCATION:
 LAT: 42°-45'-07"
 LONG: 73°-46'-51"

WETLAND NOTES:

- WETLANDS SHOWN HEREON FLAGGED IN THE FIELD ON MAY 19, 2016 BY NORTH COUNTRY ECOLOGICAL SERVICES AND SUBSEQUENTLY LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON MAY 31, 2016.
- WETLAND BOUNDARIES FORMALLY CONFIRMED BY MR. ANDREW DANGLER OF THE USACE ON JULY 11, 2016.

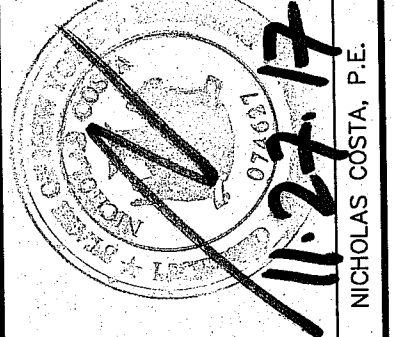
MAP REFERENCE:

CONCEPT PLAN, LOT 2 LEAR JET LANE, TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED JUNE, 1997, LAST REVISED OCTOBER, 1997, AS PREPARED BY AED ENGINEERS AND SURVEYORS.

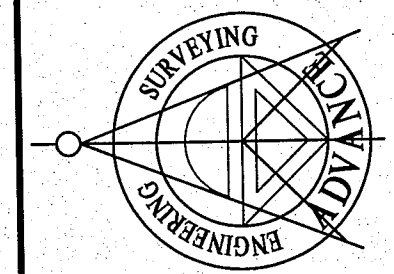
TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT APPROVAL

NO.	REVISION	BY	DATE
1	ISSUED FOR ZONING VERIFICATION & SKETCH REVIEW <td>N.C.</td> <td>11/27/17</td>	N.C.	11/27/17

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Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 PHONE: (518) 696-3772
 E-MAIL: ncosta@aespllc.com



SKETCH SITE PLAN
 LANDS LOCATED AT
 STREET NO. 2 LEAR JET LANE
 TOWN OF COLONIE
 COUNTY OF ALBANY
 NEW YORK
 DATE: OCTOBER 31, 2017
 SCALE: 1" = 40'

SHEET NO.
SKETCH
 1 OF 1 16057-SITE7.DWG