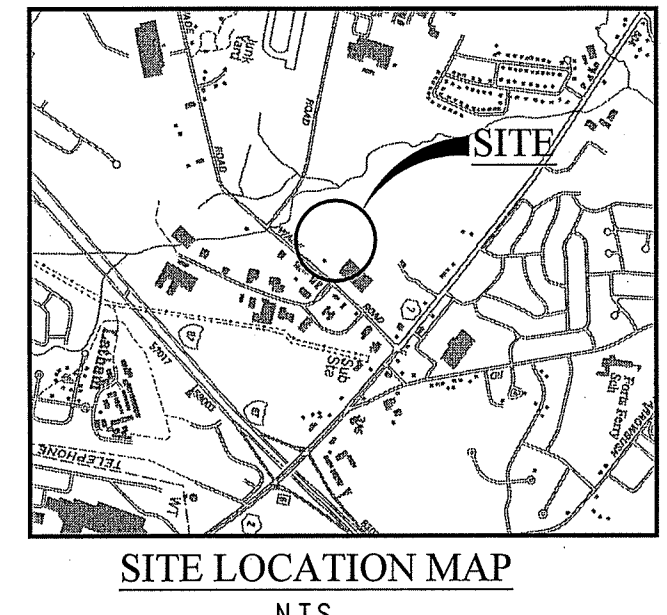
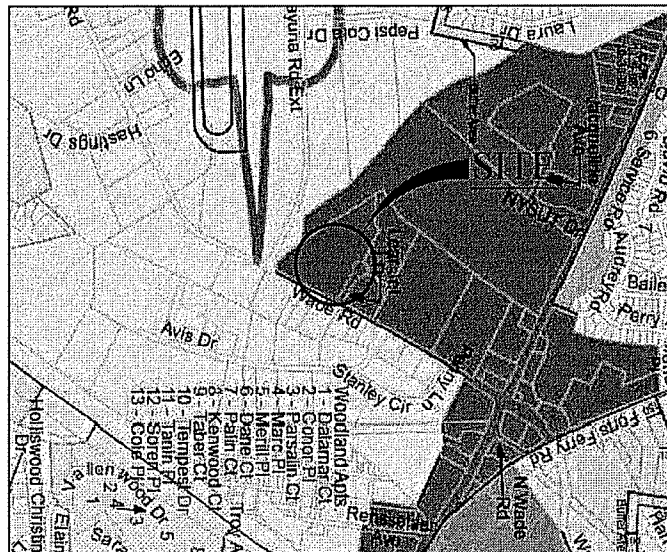


SITE DATA:
 EXISTING:
 PROPERTY ADDRESS: 2 LEAR JET LANE
 AREA: 438,214± SF (10.06± AC.)
 TAX MAP PARCEL NO.: 19.03-1-37.11
 FRONTAGE: 467.95' ALONG LEAR JET LN.
 EXISTING LAND USE: VACANT
 TOPOGRAPHY: MODERATELY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTS
 A) THE 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.



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
 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 L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008; 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

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

* PER TOWN BOARD RESOLUTION NO. 531 FOR 2015, SECTION 6 AMENDMENT, CHAPTER 190, SECTION 190-22 (C) OF SUCH LAND USE LAW IS HEREBY CREATED AS FOLLOWS: O. WHOLESALE BUSINESS AND WAREHOUSE STORAGE/DISTRIBUTION IN COR DISTRICTS. IN A COR DISTRICT, A WHOLESALE BUSINESS USE AND A WAREHOUSE STORAGE/DISTRIBUTION USE SHALL BE PERMITTED PURSUANT TO A SPECIAL USE PERMIT WHERE THE BUILDING IS 60,000 SQUARE FEET IN SIZE OR LESS.

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

OWNER
 LEAR JET, LLC
 1202 TROY SCHENECTADY ROAD
 LATHAM, N.Y. 12110
APPLICANT
 ROSETTI DEVELOPMENT COMPANIES
 1202 TROY SCHENECTADY ROAD
 LATHAM, N.Y. 12110

SURVEY NOTES:
 1. 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.
 2. TAX MAP DESIGNATION: 19.03 - 1 - 37.11.
 3. PROJECT LOCATION:
 LAT: 42°-45'-07"
 LONG: 73°-46'-51"

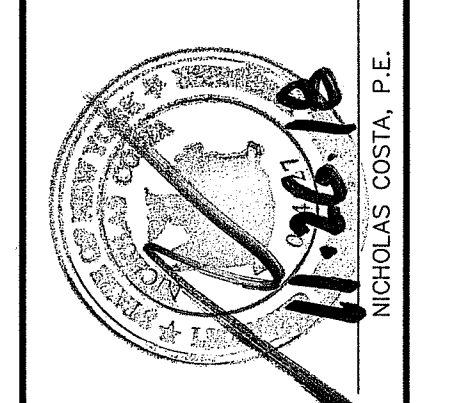
WETLAND NOTES:
 1. WETLANDS SHOWN HEREON FLAGGED IN THE FIELD ON MAY 19, 2016 BY NORTH COUNTRY ECOLOGICAL SERVICES AND SUBSEQUENTLY LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON MAY 31, 2016.
 2. WETLAND BOUNDARIES FORMALLY CONFIRMED BY MR. ANDREW DANGLER OF THE USAGE ON JULY 11, 2016.

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 ABE ENGINEERS AND SURVEYORS.

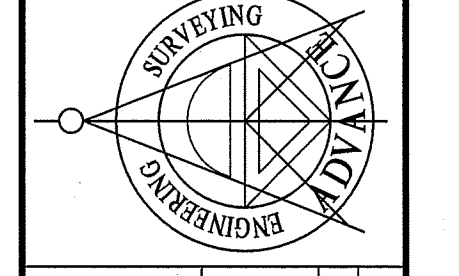
TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT APPROVAL

NO.	REVISION	BY	DATE
1)	ISSUED FOR ZONING VERIFICATION & SKETCH REVIEW	N.C.	11/27/17
2)	ISSUED FOR SKETCH REVIEW	N.C.	11-28-18

ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 E-MAIL: ncostage@me.com
 PHONE: (518) 898-3772



Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
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 LAND SURVEYING & DEVELOPMENT
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SKETCH SITE PLAN
 LANDS LOCATED AT
 STREET NO. 2 LEAR JET LANE
 TOWN OF COLONIE
 COUNTY OF ALBANY
 NEW YORK
 DATE: OCTOBER 31, 2017

SHEET NO.
SKETCH
 1 OF 1 16057-SITE8.DWG