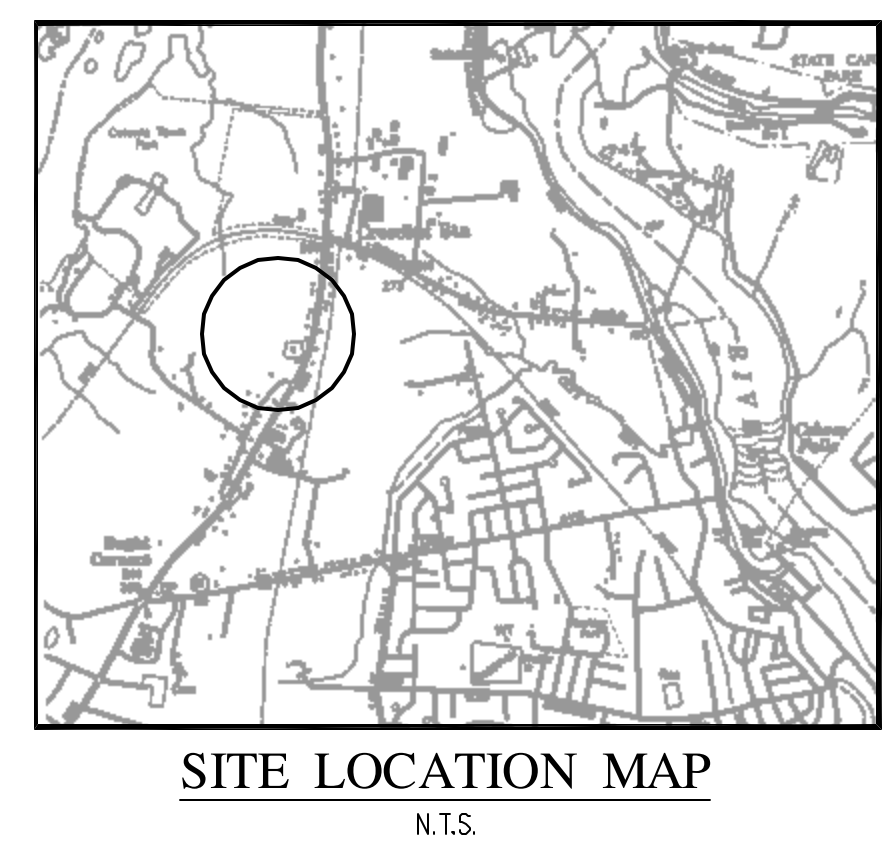
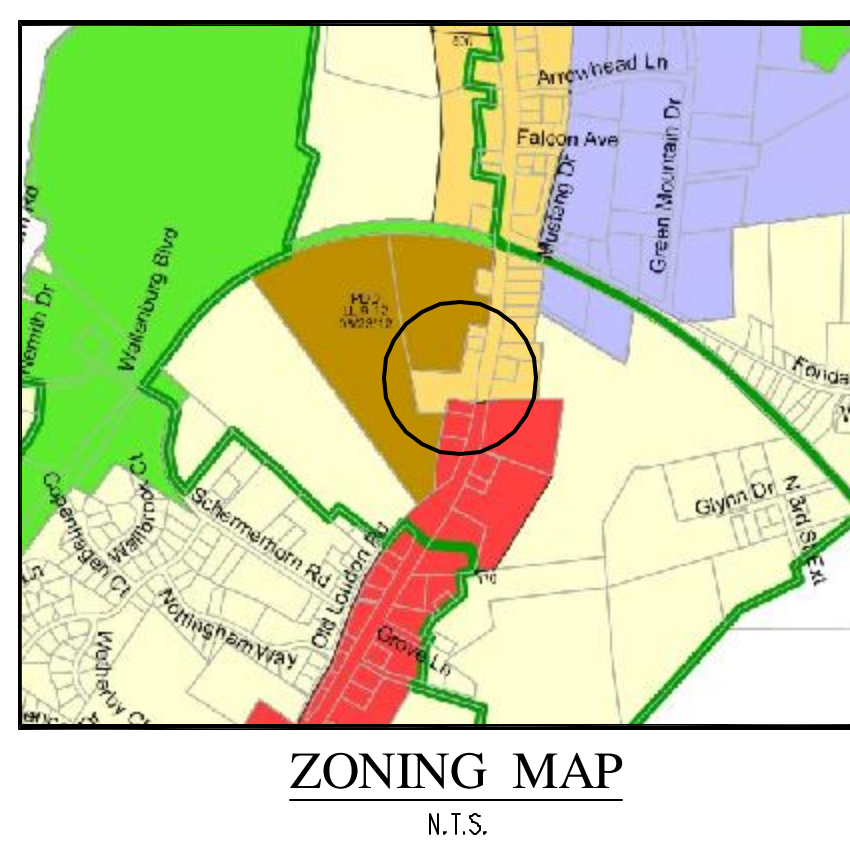
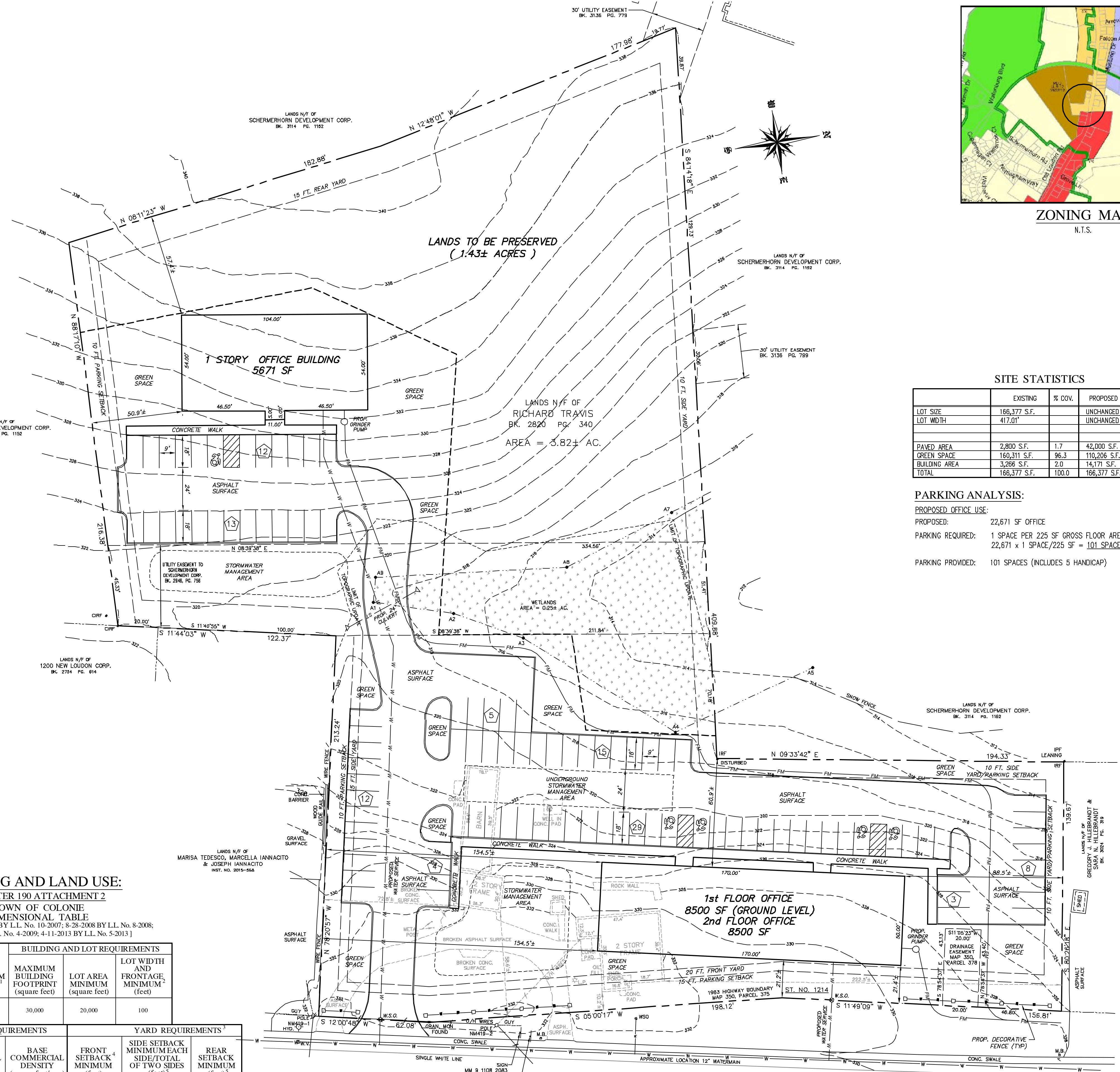


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**ZONING AND LAND USE:**

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 OR (OFFICE RESIDENTIAL)	MAXIMUM HEIGHT <sup>1</sup> (feet)	BUILDING AND LOT REQUIREMENTS			
		MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM <sup>2</sup> (feet)	
	40	30,000	20,000	100	
BUILDING AND LOT REQUIREMENTS		YARD REQUIREMENTS <sup>3</sup>			
MINIMUM GREEN SPACE COVERAGE <sup>3</sup>	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM (feet) <sup>4</sup>	SIDE SETBACK MINIMUM/EACH SIDE/TOTAL OF TWO SIDES (feet) <sup>5</sup>	REAR SETBACK MINIMUM (feet) <sup>3</sup>
35%	SEE NOTE 9	18,000 <sup>9</sup>	20	10/25	15



**SITE STATISTICS**

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	166,377 S.F.		UNCHANGED	
LOT WIDTH	417.01'		UNCHANGED	
PAVED AREA	2,800 S.F.	1.7	42,000 S.F.	25.2
GREEN SPACE	160,311 S.F.	96.3	110,206 S.F.	66.3
BUILDING AREA	3,266 S.F.	2.0	14,171 S.F.	8.5
TOTAL	166,377 S.F.	100.0	166,377 S.F.	100.0

**PARKING ANALYSIS:**

PROPOSED OFFICE USE:  
PROPOSED: 22,671 SF OFFICE  
PARKING REQUIRED: 1 SPACE PER 225 SF GROSS FLOOR AREA  
22,671 x 1 SPACE/225 SF = 101 SPACES  
PARKING PROVIDED: 101 SPACES (INCLUDES 5 HANDICAP)

**CONSERVATION DEVELOPMENT OVERLAY ANALYSIS:**

TOTAL SITE AREA: 3.82± ACRES  
CONSTRAINED LANDS: 0.25± ACRES  
UN-CONSTRAINED LANDS: 3.57± ACRES  
40% LAND TO BE PRESERVED: 1.43± ACRES  
DEVELOPABLE LANDS: 2.14± ACRES

**SURVEY NOTES:**

- BOUNDARY EVIDENCE AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC, ON JULY 27, 2016 AND AUGUST 3, 2016 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THOSE OCCASIONS.
- TAX MAP DESIGNATION: 5.03-1-5
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- TOPOGRAPHIC INFORMATION SHOWN WITHIN SURVEY LIMIT LINE WAS FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON JULY 27, 2016 AND AUGUST 3, 2016 AND BLENDED INTO PRIOR TOPOGRAPHIC INFORMATION TO COMPLETE THIS EXISTING SURFACE TOPOGRAPHY MAP.
- WETLAND LIMITS AND DELINEATION IDENTIFICATION POINTS SHOWN HEREON BASED ON FIELD ANALYSIS AND DELINEATION PERFORMED BY CORLEND ENVIRONMENTAL, LLC ON MAY 18, 2016 AND SUBSEQUENTLY LOCATED BY FIELD SURVEY BY ADVANCE ENGINEERING & SURVEYING, PLLC.

**MAP REFERENCES:**

- "NORTHERN PASS PLANNED DEVELOPMENT DISTRICT, ROUTE 9, TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK," PREPARED BY ADVANCE ENGINEERING & SURVEYING, PLLC, DATED MAY 2013, LAST REVISED JUNE 2014 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON DEC. 17, 2015 IN DRAWER 172 AS MAP NO. 1318B.
- NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, LOUDON-CRESCENT STATE HIGHWAY NO. 5555, ALBANY COUNTY, JOHN TRAVIS (REPUTED OWNER), MAP NO. 350, PARCEL NOS. 375, 378, 383 & 390, DATED SEPT. 23, 1963.
- STATE OF NEW YORK DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS, LAND TO BE PROVIDED FOR THE RECONSTRUCTION OF THE LOUDON-CRESCENT STATE HIGHWAY NO. 5555 ALBANY COUNTY FROM JOHN TRAVIS REPUTED OWNER, MAP NO. 55, DATED AUG. 5, 1932.

**OWNER:**  
RICHARD TRAVIS  
P.O. BOX 957  
BROADALBIN NY 12025  
**APPLICANT:**  
TRALONGO BUILDERS, INC.  
2243 1st AVENUE  
SCHENECTADY NY 12303

PLANNING AND ECONOMIC DEVELOPMENT  
DEPARTMENT



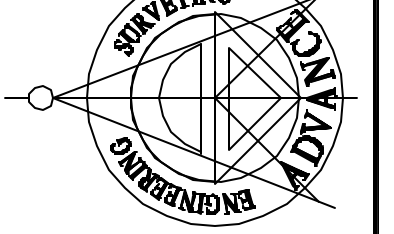
**LOUDON ROAD - N.Y.S. ROUTE 9**  
(LOUDON - CRESCENT S.H. NO. 5555)  
ASPHALT PAVEMENT, VARIABLE WIDTH R.O.W.

NO.	REVISION	BY	APPD.	DATE
1)	ISSUED FOR REVIEW	F.S.C.	N.C.	08/08/17

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THIS SURVEY AND MAP IS A PROFESSIONAL SERVICE AND IS A PRODUCT OF APPLICABLE LAW.  
It is a violation of the Education Law for any person, unless he is acting as a duly licensed professional engineer or professional land surveyor, to prepare or cause to be prepared any document in any way.

**Design of:**  
**ADVANCE ENGINEERING & SURVEYING, PLLC**  
CONSULTING IN -  
CIVIL & ENVIRONMENTAL ENGINEERING  
LAND SURVEYING & DEVELOPMENT  
COMMERCIAL AND RESIDENTIAL  
11 HERBERT DRIVE, LATHAM, N.Y. 12110  
E-MAIL: NCS3TAP@aimail.com  
PHONE: (518) 698-3772  
NICHOLAS COSTA, P.E.

**SKETCH SITE PLAN**  
**CONCEPT MIXED-USE PLAN**  
**ST. NO. 1214 LOUDON ROAD**  
COUNTY OF ALBANY STATE OF NEW YORK  
DATE: AUGUST 9, 2017 SCALE: 1" = 30'



**OWNER:**  
RICHARD TRAVIS  
P.O. BOX 957  
BROADALBIN NY 12025  
**APPLICANT:**  
TRALONGO BUILDERS, INC.  
2243 1st AVENUE  
SCHENECTADY NY 12303

SHEET NO.  
**SKETCH**  
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