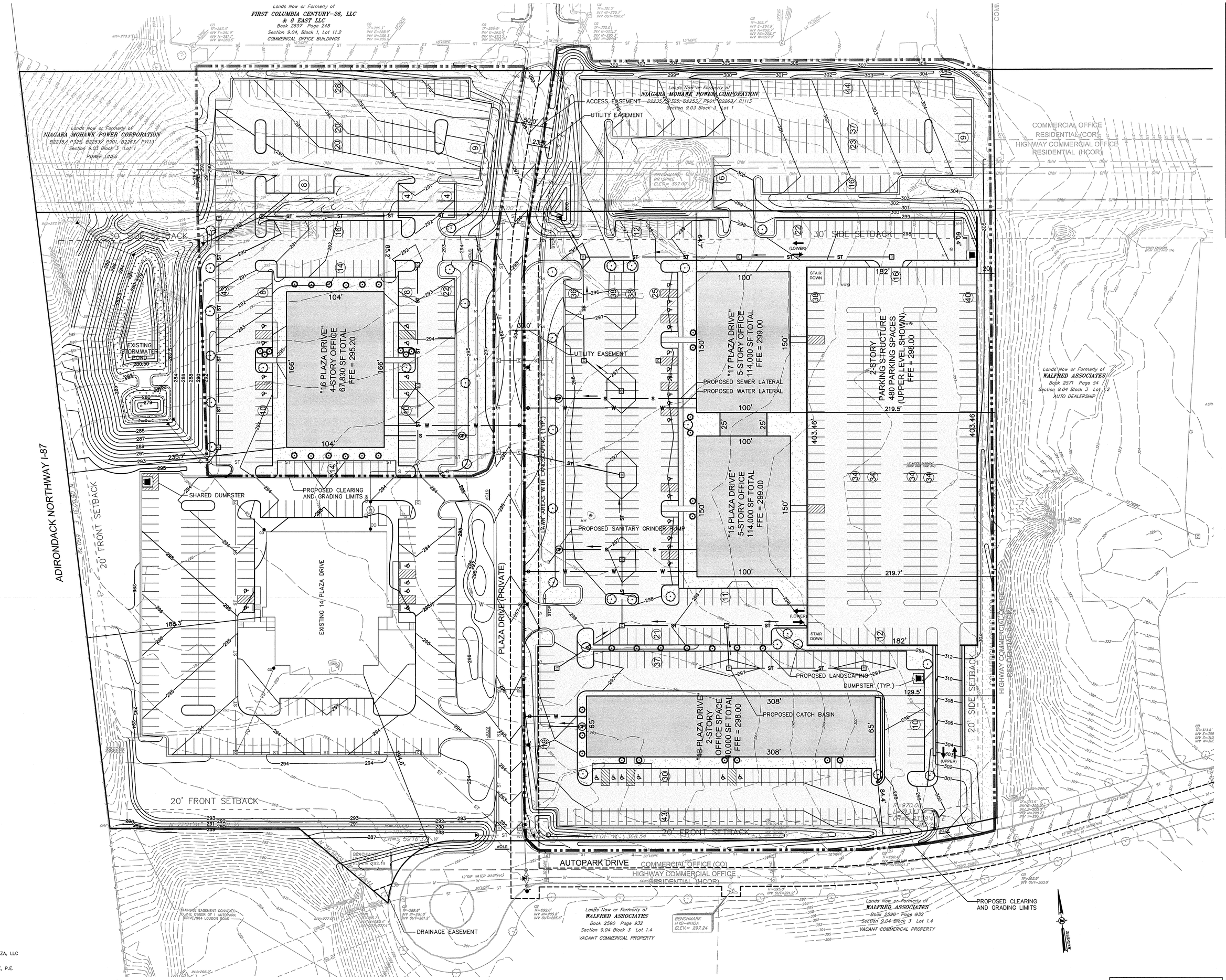

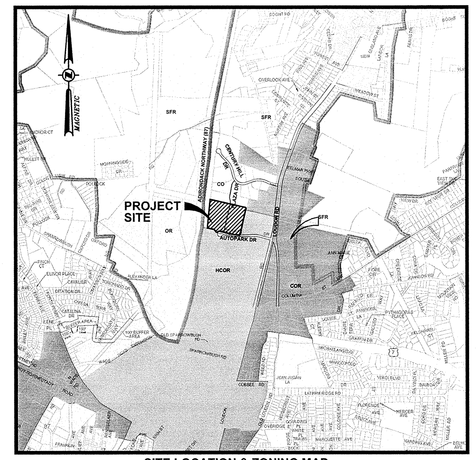

SITE LOCATION & ZONING MAP
SCALE: 1"=2000'

TAX MAP INFORMATION:

TOWN OF COLONIE
NATIONAL GRID – SECTION 09.03, BLOCK 3, LOT 1
3 AUTOPARK DRIVE – SECTION 09.04, BLOCK 3, LOT 4

PROJECT INFORMATION:

1. ADDRESS: 13–17 PLAZA DRIVE, COLONIE, NY
2. NAME OF BUILDING: N/A
3. LOT AREA: TOTAL SITE AREA = 15.12 ACRES
   TOTAL PROJECT AREA = 18.67 ACRES INCLUDING LANDS OF NIMO
4. ZONING: TOWN OF COLONIE, COMMERCIAL OFFICE (CO)
5. EXISTING USE: 14 PLAZA DRIVE DEVELOPED AS COMMERCIAL OFFICE; BALANCE OF SITE IS UNDEVELOPED
6. PROPOSED USE(S): COMMERCIAL OFFICE
7. PROPOSED GROSS FLOOR AREA: 335,830 SF
   14 PLAZA DRIVE = 54,711 SF
   TOTAL SF: 390,541 SF
8. PROPOSED PARKING REQUIRED: 1496
9. PROPOSED PARKING PROVIDED: PLAZA DRIVE EAST = 957 SPACES
   16 PLAZA DRIVE = 238 SPACES
   TOTAL SPACES: 1195
10. EXISTING PARKING PROVIDED: 14 PLAZA DRIVE = 170 SPACES
    BANKED PARKING = 74 SPACES
    TOTAL SPACES: 244
11. BIKE RACKS AND BENCHES WILL BE PROVIDED AT ALL BUILDINGS.
12. BUILDING HEIGHT: MAXIMUM: 75'
13. HOURS & DAYS OF OPERATION: MON. THRU SUN. 12AM TO 12PM
14. THE FOLLOWING FEATURES WERE NOT OBSERVED ON OR ADJACENT TO THE SITE: SMOKE STACKS, BURROW PITS, JUNK YARDS, REFUSE AREA OR BILLBOARDS.
15. THE FOLLOWING EMISSIONS WERE NOT OBSERVED ON OR ADJACENT TO THE SITE: SMOKE, NOISE OR ODORS.
16. THE PROJECT IS LOCATED ENTIRELY WITHIN THE LIMITS OF THE LATHAM WATER DISTRICT.
17. THE PROJECT SITE LIES WITHIN THE NORTH COLONIE CENTRAL SCHOOL DISTRICT.
18. THE PROJECT IS A PHASE OF A LARGER DEVELOPMENT PLAN.
19. IMPACT ON ADJOINING PROPERTY: NONE
20. ANTICIPATED IMPACT ON SERVICES: NONE
21. STORAGE AND DISPOSAL METHODS OF CHEMICALS USED: N/A
22. THE MAJORITY OF THE SITE IS VACANT, AND IS COVERED PREDOMINANTLY BY GRASSES, BRUSH, AND SMALL TREES, WITH THE EXCEPTION OF THE RECENTLY CONSTRUCTED OFFICE BUILDING (14 PLAZA DRIVE). OVERHEAD POWER LINES EXIST WITHIN THE LANDS NOW OR FORMERLY OF NIAGARA MOHAWK POWER CORPORATION. THE SITE IS BORDERED TO THE NORTH BY AN OFFICE PARK, TO THE EAST BY A CAR DEALERSHIP, TO THE SOUTH BY A VACANT LOT, AND TO THE WEST BY INTERSTATE I–87. THE SITE GENERALLY SLOPES FROM THE EAST TO WEST.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM), TOWN OF COLONIE, NEW YORK, COMMUNITY PANEL NUMBER 15 OF 25, THE SUBJECT SITE LIES WITHIN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AND A REVIEW OF NYSDEC AND USFWS NWI WETLAND MAPPING DID NOT REVEAL THE PRESENCE OF ANY STATE OR FEDERALLY REGULATED WETLANDS AT THE SITE.

NOTES:

1. 14 PLAZA DRIVE IS IN THE FINAL PHASES OF CONSTRUCTION.
2. UTILITIES ALONG PLAZA DRIVE HAVE BEEN CONSTRUCTED.

LEGEND:

EXISTING CONDITIONS:

- ADJACENT PROPERTY LINE
- 110 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 500.5 × EXISTING SPOT GRADE
- ROAD — EXISTING ROAD
- SIDEWALK — EXISTING SIDEWALK
- CONC CURB — EXISTING CURB/GUTTER
- EXISTING FENCE
- W — EXISTING WATER LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- S 6" SAN — EXISTING UNDERGROUND SEWER LINE
- ST 15" RCP — EXISTING UNDERGROUND STORM LINE
- EXISTING CABLE TV PEDESTAL
- EXISTING CONIFEROUS TREE
- EXISTING DRAINAGE MANHOLE
- EXISTING DECIDUOUS TREE
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC MANHOLE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING IRON PIPE
- EXISTING IRON ROD
- EXISTING LIGHT POLE
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNKNOWN MANHOLE
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE

PROPOSED CONDITIONS:

- PROPOSED BUILDING
- PROPOSED PAVED SURFACES
- PROPOSED SIDEWALK
- CONC. CURB — PROPOSED CURB/GUTTER
- 25 — PROPOSED PARKING COUNT

ISSUED FOR TOWN REIVEW- NOT FOR CONSTRUCTION

RECORD OWNER:

FIRST COLUMBIA CENTURY PLAZA, LLC
22 CENTURY HILL DRIVE
LATHAM, NEW YORK 12110
CONTACT: CHRISTOPHER BETTE, P.E.
PHONE: (518) 213–1000
FAX: (518) 213–1020

DEVELOPER / APPLICANT:

FIRST COLUMBIA, LLC
22 CENTURY HILL DRIVE
LATHAM, NEW YORK 12110
CONTACT: CHRISTOPHER BETTE, P.E.
PHONE: (518) 213–1000
FAX: (518) 213–1020

SITE CIVIL ENGINEER:

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.
547 RIVER STREET
TROY, NEW YORK 12180
CONTACT: JOSEPH P. LANARO, P.E.
PHONE: (518) 273–0055
FAX: (518) 273–8391

SITE COVERAGE STATISTICS:

	REQUIRED	PROVIDED
LOT AREA	20,000 S.F. (MIN)	813,446 SF (18.67 AC)
MIN GREEN SPACE	35% (MIN)	37.7% (7.04 AC)
PERCENT SITE OF BLDG/PAVING	–	62.3% (11.63 AC)

SITE DIMENSION STATISTICS:

ZONE: COMMERCIAL OFFICE

DESCRIPTION	REQUIRED	PROPOSED
REAR YARD/BLDG LINE	NONE**	NONE**
FRONT YARD/BLDG LINE (SOUTH)	20'	84.4'
SIDE YARD/BLDG LINE (EAST)	20'	20'
FRONT YARD/BLDG LINE (NORTHWAY)	20'	188.3'
SIDE YARD/BLDG LINE NORTH	30'	60.4'
MIN. LOT WIDTH @ LOT LINE	100'	687.65'
MIN. LOT WIDTH @ BLDG LINE	100'	687.65'
MAX. BLDG. HEIGHT	75'	75'

** TOWN CONSIDERS PROPERTY A CORNER LOT

SOIL INFORMATION:

SITE SOIL INFORMATION BASED ON SOIL SURVEY OF ALBANY COUNTY.

HuB – HUDSON SILT LOAM, 3 TO 8 PERCENT SLOPES:

GENTLY SLOPING SOIL IS VERY DEEP AND MODERATELY WELL DRAINED, SEASONAL HIGH GROUNDWATER AT A DEPTH OF 1.5 TO 2 FEET, DEPTH TO BEDROCK IS MORE THAN 60 INCHES.

HuD – HUDSON SILT LOAM, HILLY

THIS HILLY SOIL IS VERY DEEP AND MODERATELY WELL DRAINED, SEASONAL HIGH GROUNDWATER AT A DEPTH OF 1.5 TO 2 FEET, DEPTH TO BEDROCK IS MORE THAN 60 INCHES.

Ma – MADALINE SILT LOAM:

THIS NEARLY LEVEL SOIL IS VERY DEEP AND POORLY AND VERY POORLY DRAINED. SEASONAL HIGH GROUNDWATER AT A DEPTH OF 0.0 TO 0.5 FEET, DEPTH TO BEDROCK IS MORE THAN 60 INCHES.

MAP REFERENCES:

1. MAP OF EXISTING CONDITIONS AS PROVIDED BY FIRST COLUMBIA TO CHAZEN ON JUNE 1, 2006.

MAP NOTES:

1. NORTH ORIENTATION, PROPERTY LINES AND OFFSETS TO BUILDING CORNERS FROM MAP REFERENCES.
2. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. SURFACE FEATURES SUCH AS CATCH BASIN RIMS, MANHOLE COVERS, WATER VALVES, GAS VALVES, ETC. ARE THE RESULT OF THE FIELD SURVEY UNLESS NOTED OTHERWISE. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE "UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION" MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

TOWN OF COLONIE PLANNING BOARD APPROVAL

BAR SCALE
40 0 20 40 80
1 inch = 40 ft.

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THE Chazen COMPANIES
Engineers/Surveyors
Planners
Environmental Scientists

CHAZEN ENGINEERING & LAND SURVEYING CO., P.C.

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Glens Falls, New York 12801
Phone: (518) 812–0513

rev.	date	description
1	06/30/10	REVISED PARKING AND SETBACK LINES

CENTURY HILL PLAZA - PLAZA DRIVE

CONCEPT PLAN

TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

drawn	checked
CNT	REK
date	scale
04/20/10	1"=40'
project no.	
31007.00	
sheet no.	
CP1	
1 OF 1	

Drawing Name: S:\31000–31999\31007_00\DWG\CONCEPT SITE PLAN 31007.00 6–28–2010.dwg
Xref's Attached: X–LAYOUT_31007–00_LEED_WITH BASIN; X–LAYOUT2_31007–00; X–BASE_31007–00
Date Printed: Jun 30, 2010, 4:37pm