

**MAP REFERENCES:**

1. SUBDIVISION OF LANDS OWNED BY TRIF CONST. CO. TO BE KNOWN AS RIDGE ESTATES, APPROXIMATE TOWN OF COLONIE, DATED DECEMBER 9, 1977, LAST REVISED MARCH 18, 1978, AS PREPARED BY G.J. MEYER, P.L.S.
2. MAP OF PACIFIC ROCK CORPORATION ROUTE NO. 9, TOWN OF COLONIE, ALBANY COUNTY, N.Y., DATED OCTOBER 6, 1973, LAST REVISED NOVEMBER 24, 1983 AS PREPARED BY THOMAS C. NICOLA, P.L.S.

**SOIL TYPES:**

CoC - COLONIE LOAMY FINE SAND, ROLLING COLONIE, ROLLING, AND SIMILAR SOILS TO 15% SOMEWHAT EXCESSIVELY DRAINED MORE THAN 80 INCHES TO WATER TABLE

NuD - NUNDA SILT LOAM NUNDA AND SIMILAR SOILS 85% MODERATELY WELL DRAINED ABOUT 18 TO 24 INCHES TO WATER TABLE

Ur - URBAN LAND NOT PRIME FARMLAND

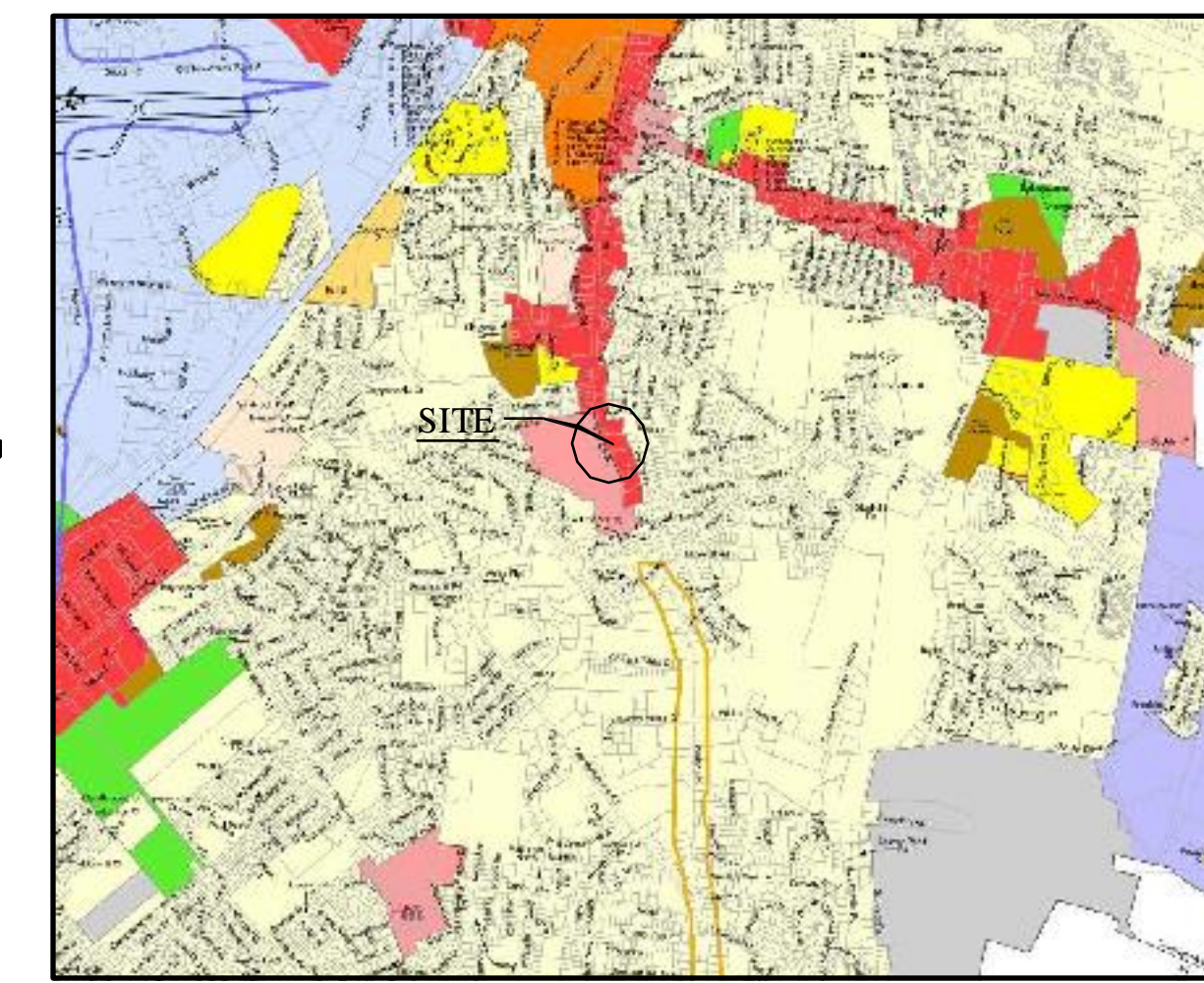
**SURVEY NOTES:**

1. BOUNDARY INFORMATION, TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREIN COMPILED FROM AN ACTUAL FIELD SURVEY BY ADVANCE ENGINEERING & SURVEYING, PLLC IN ACCORDANCE WITH 2015.
2. TAX MAP DESIGNATION: 31.04-1-3.
3. THE OFFSETS OR DIMENSIONS SHOWN HEREIN, FROM PROPERTY LINES TO BUILDINGS, BEFORE BEING REFERENCED AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO CORRECT THE EXISTENCE OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. ELEVATIONS BASED ON TOWN OF COLONIE DATUM.
6. UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
7. SUBJECT PARCEL AS DESCRIBED IN LIBER 3133 OF DEEDS AT PAGE 153.
8. SITE LOCATION  
LATITUDE: 42° 43' 50" N  
LONGITUDE: 73° 45' 39" W

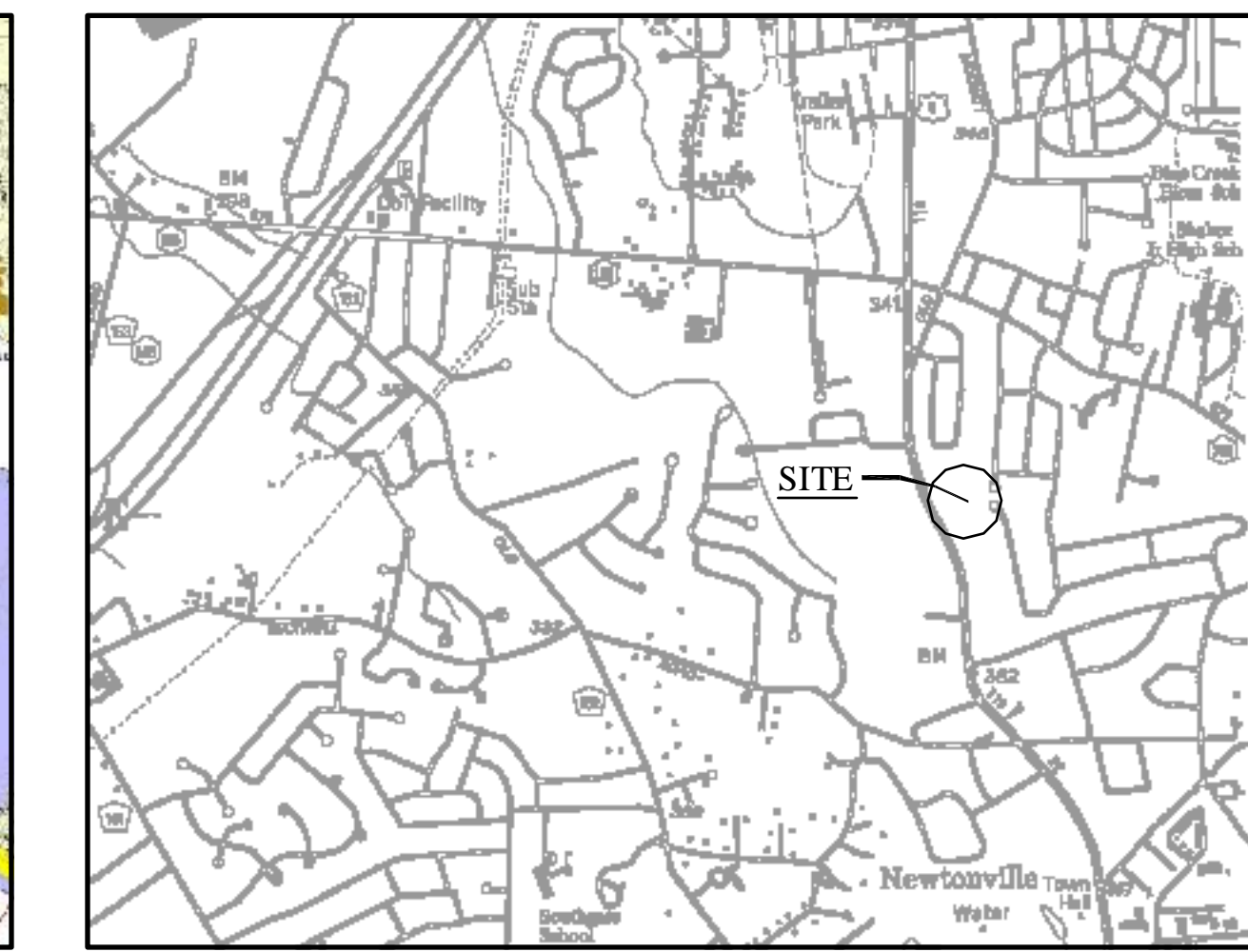
**SITE DATA:**

**EXISTING:**

- PROPERTY ADDRESS: 815 NEW LOUDON ROAD  
TOTAL AREA: 3.15 AC.  
TAX MAP PARCEL NO.: 31.04-1-3  
FRONTAGE: 360 FT. ALONG NEW LOUDON ROAD
- EXISTING LAND USE: PRODUCT DEALER (A-FRAME FOODS)  
TOPOGRAPHY: GENTLY SLOPING & STEEP SLOPING  
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE
1. THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
  2. THE PROJECT SITE IS LOCATED ON THE EASTERN SIDE OF NEW LOUDON ROAD (U.S. ROUTE 8).
  3. THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE.
  4. THE SUBJECT PROPERTY DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR RYS WETLANDS.
  5. THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
  6. THE SUBJECT PROJECT SITE IS LOCATED IN THE LATHAM FIRE DISTRICT.

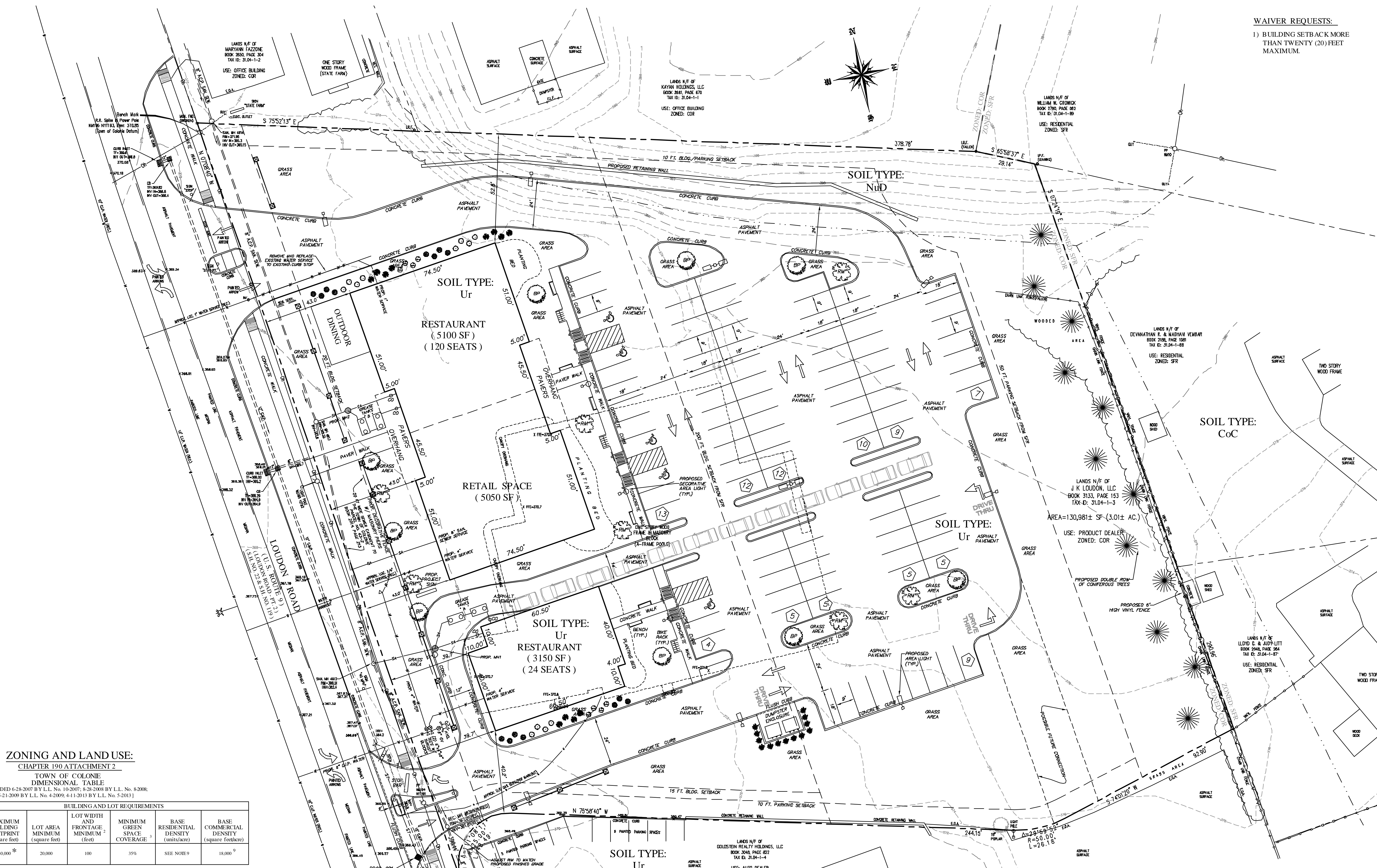


ZONING MAP  
N.T.S.



SITE LOCATION MAP  
SCALE: 1" = 200'

**WAIVER REQUESTS:**  
1) BUILDING SETBACK MORE THAN TWENTY (20) FEET MAXIMUM.



**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]

BUILDING AND LOT REQUIREMENTS						
DISTRICT	MAXIMUM HEIGHT (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT FRONTAGE MINIMUM (feet)	MINIMUM GREEN SPACE COVERAGE	BASE RESIDENTIAL DENSITY (units/acre)
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000 <sup>36</sup>	20,000	100	35%	SEE NOTE <sup>9</sup>

YARD REQUIREMENTS <sup>3</sup>		
FRONT SETBACK MINIMUM (feet)	MINIMUM EACH SIDE/TOTAL OF TWO SIDES	REAR SETBACK MINIMUM (feet) <sup>7</sup>
20	10/25	15

**NOTES ON DIMENSIONAL TABLE:**

1. WITH THE EXCEPTION OF CHURCH TOWERS, SPIRES, OR BELTRES, FLAGPOLES, WATER TANKS, ELEVATOR BULKHEADS, OR STAIRWAY ENCLOSURES, A PARAPET SHALL NOT EXCEED MORE THAN SEVEN FEET ABOVE THE MAXIMUM HEIGHT. BUILDING-MOUNTED ACCESSORY STRUCTURES SUCH AS COMMUNICATIONS ANTENNAS SHALL NOT EXCEED THE MAXIMUM HEIGHT OF THE HIGHEST POINT OF THE BUILDING, UNLESS OTHERWISE SPECIFIED.
2. THE MINIMUM LOT WIDTH SHALL BE MAINTAINED CONTINUOUSLY BETWEEN THE FRONT LOT LINE AND THE FRONT BUILDING SETBACK LINE, AND SHALL BE PROVIDED AT ALL POINTS ALONG THE FRONT BUILDING SETBACK LINE FOR EACH FRONT YARD. THE MINIMUM LOT FRONTAGE SHALL APPLY TO EACH STREET ON A CORNER LOT OR THROUGH LOT.
3. MINIMUM GREEN SPACE REQUIREMENTS SHALL APPLY TO ANY USE OTHER THAN A SINGLE-FAMILY DWELLING OR TWO-FAMILY DWELLING. MINIMUM GREEN SPACE IS SUBJECT TO INVENTIVE PROVISIONS AS DESCRIBED BELOW. ANY AREA OF A STREET OR UTILITY RIGHT-OF-WAY ADJACENT TO A PARCEL, AND USED FOR OFF-STREET PARKING, LOADING, STORAGE, OR OTHER SUCH PURPOSES INCIDENTAL TO THE USE OF THE PARCEL, SHALL BE CONSIDERED A PART OF THE PARCEL FOR PURPOSES OF DETERMINING THE MINIMUM REQUIRED GREEN SPACE.
4. MINIMUM FRONT YARD SETBACKS APPLY ONLY TO NEW CONSTRUCTION AND NOT TO RENOVATION OF EXISTING STRUCTURES.
5. ALL NON-RESIDENTIAL STRUCTURES AND RELATED PARKING, LOADING, REFUSE CONTAINMENT AREAS, AND STORAGE AREAS MUST BE SET BACK A MINIMUM OF 25 FEET FROM THE BOUNDARY OF ANY ADJACENT LOT WITH AN EXISTING SINGLE-FAMILY USE, EXCEPT IN THE BIODISTRICT.
6. BASE RESIDENTIAL DENSITY IN AN SFR DISTRICT SHALL APPLY TO CONSERVATION SUBDIVISION DEVELOPMENT ONLY.
7. DOES NOT APPLY.
8. DOES NOT APPLY.
9. IN AN OR, NR, OR OR HOR DISTRICT, UP TO ONE OF THE BASE COMMERCIAL DENSITY MAY BE CONVERTED TO RESIDENTIAL USE, AT A RATIO OF 3,000 SQUARE FEET OF COMMERCIAL USE PER DWELLING UNIT.
10. BASE COMMERCIAL DENSITY IN A CO, NO OR OR A DISTRICT SHALL APPLY TO CONSERVATION SUBDIVISION DEVELOPMENT ONLY.

**SITE STATISTICS**

LOT SIZE	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	130,981 SF.		UNCHANGED	
LOT WIDTH	360 FT.		UNCHANGED	
PAVED/PAV. GRANUL. AREA	82,328 SF.	62.9	54,809 SF.	41.9
GREEN SPACE	29,016 SF.	22.1	67,852 SF.	48.0
BUILDING AREA	19,836 SF.	15.0	13,300 SF.	10.1
TOTAL	130,981 SF.	100.0	130,981 SF.	100.0

**PARKING ANALYSIS:**

REQUIRED: RETAIL BUSINESS: 1 SPACE PER 200 SF OF GROSS FLOOR AREA  
RESTAURANT: 1 SPACE PER EVERY 3 SEATS, PLUS 1 PER CASH EMPLOYEE, MAX. SHIFT

THEREFORE: 5,050 SF RETAIL / 200 SF = 25 SPACES  
RESTAURANT WITH 120 SEATS / 3 PLUS 12 EMPLOYEES = 52 SPACES  
RESTAURANT WITH 24 SEATS / 3 PLUS 6 EMPLOYEES = 14 SPACES

TOTAL SPACES REQUIRED: 92  
TOTAL SPACES PROVIDED = 92 (INCLUDES 5 HANDICAP)

APPLICANT / DEVELOPER  
WADE DEVELOPMENT II  
33 WADE ROAD  
LATHAM, N.Y. 12110

OWNER  
J K LOUDON LLC  
33 WADE ROAD  
LATHAM, N.Y. 12110

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

NO.	BY	APPRO.	DATE	REVISION
1				

Design of:  
**ADVANCE ENGINEERING & SURVEYING, PLLC**  
CONSULTING IN:  
CIVIL & ENVIRONMENTAL ENGINEERING  
LAND SURVEYING & DEVELOPMENT  
COMMERCIAL AND RESIDENTIAL

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NICOLAUS COSTA, P.E.

**CONCEPT SITE PLAN**  
PROPOSED MIXED-USE  
815 NEW LOUDON ROAD  
TOWN OF COLONIE  
COUNTY OF ALBANY  
STATE OF NEW YORK

DATE: MARCH, 2018  
SCALE: 1" = 20'  
SHEET 1 OF 1

SHEET NO.  
**CNCPT**  
1 OF 1 15055-SKETCH14