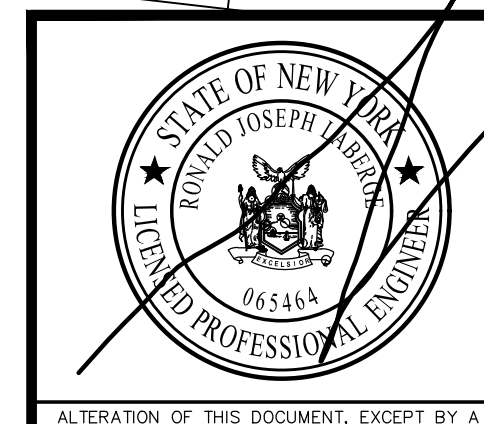


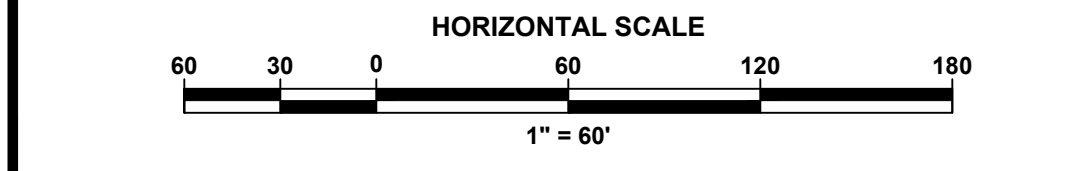
- SURVEY NOTES:**
1. TOPOGRAPHIC INFORMATION SHOWN INSIDE SURVEY LIMITS WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED DURING THE MONTH OF AUGUST, 2018. ALL OTHER DATA OUTSIDE SURVEY LIMITS IS COMPILED FROM OTHER SOURCES AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.
  2. THE BASIS OF BEARING IS GRID NORTH, NEW YORK STATE PLANE NAD83, EAST ZONE AND VERTICAL DATUM IS NAVD83 (GEOID 12B) DERIVED FROM GPS RTK UTILIZING NYS DOT RTN CORS NETWORK.
  3. NO BOUNDARY OR PROPERTY LINE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY.
  4. UNDERGROUND UTILITIES SHOWN HEREON ARE NOT CERTIFIED TO, WHILE EVERY EFFORT WAS MADE TO PLOT UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES FROM FIELD INVESTIGATIONS AS WELL AS DATA OBTAINED FROM PREVIOUS MAPS, RECORD UTILITY DRAWINGS AND UTILITY FIELD MARKOITS, THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE, SIZE AND LOCATION OF ANY UNDERGROUND UTILITIES AND STRUCTURES SHOWN OR NOT SHOWN HEREON. DIG SAFETY NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
  5. NO SEARCH OF THE PUBLIC RECORD WAS MADE FOR EASEMENTS OR AGREEMENTS THAT MAY AFFECT THE SURVEYED PARCEL.
  6. PROPERTY LINES AS SHOWN ON THIS MAP ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON TAX MAP AND/OR GIS INFORMATION AVAILABLE AT THE TIME, AND ARE NOT INTENDED TO REPRESENT ACTUAL BOUNDARY LOCATIONS.
  7. ALL INVERTS SHOWN ARE RECORD DATA TAKEN FROM MAP REF. 1.
- GENERAL NOTES AND REFERENCES:**
1. ZONING DISTRICTS FROM TOWN OF COLONIE "ZONING DISTRICT MAP" ADOPTED 1/4/2007.
  2. SITE AREA OF 26.120 ACRES FROM MAP "BOUNDARY SURVEY" FOR ACADIA REALTY LIMITED PARTNERSHIP BY DAVID A FLANDERS, ASSOCIATES 1"=40' 12/21/1994.

ZONING SUMMARY TABLE				
ITEM	REQUIRED	EXISTING	PROPOSED	CHANGE
HIGHWAY COMMERCIAL OFFICE RESIDENTIAL ZONE (HCOR) PROPOSED ADD, BANK: PERMITTED USE				
EXISTING: (RETAIL=±252,879 SF BANK=±3,872 SF W/DRIVE THRU GREEN SPACE=± 291,073 SF				
ACADIA NEW LOUDON LLC: PARCEL 19.2-6-11 SITE AREA=26.120 AC.				
MINIMUM LOT AREA	20,000 SF	1,137,787.2 SF	1,137,787.2 SF	-
LOT WIDTH/FRONTAGE	100 FT.	1,400 FT.	1,400 FT.	-
BUILDING COVERAGE/AREA SF/AC	18,000	9,829	9,958 SF	+129 SF
MAXIMUM BUILDING HEIGHT	75 FT.	27.7 FT.	27.7 FT.	-
GREEN SPACE (190-41-A-5)	35%	25.6 %	25.8 %	+0.2 %
FRONT YARD SETBACK (190-41-1-C)	25 FT.	390 FT.	74 FT.	-316 FT.
SIDE YARD/(TOTAL OF TWO)	20/(50) FT.	50/(95) FT.	50/(95) FT.	-
REAR YARD SETBACK	15 FT.	105 FT.	105 FT.	-
PARKING REQUIREMENTS: RETAIL(1/200 SF) BANK(1/225 SF) DRIVE THRU (+3)				
PARKING SPACES	1,302	1,284	1,239	-45



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REVISIONS			
NO.	DATE	DESCRIPTION	BY



TOWN OF COLONIE  
ALBANY COUNTY \* NEW YORK

**873 ACADIA NEW LOUDON LLC  
BANK PAD SITE  
SKETCH PLAN**

DESIGNED BY PEK  
DRAWN BY WJB  
REVIEWED BY

Laberge  
ENGINEERING  
ARCHITECTURE

Group  
SURVEYING  
PLANNING

DATE 10/08/18  
SCALE 1"=60'  
SHEET 1

4 Computer Drive West • Albany, New York 12205  
(518) 458-7112 • www.labergegroup.com

Laberge Group - 10/18/2018 04:30 Cadd Dwg Sketch Plan (Sketch Plan.dwg) [Site For Zoning] October 08, 2018 - 9:31am WJB