

# SITE DATA CHART

ZONING DISTRICT: OR - OFFICE RESIDENTIAL USE: SCHOOL (PERMITTED USE)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	142,011± SF	NO CHANGE
MAXIMUM BUILDING FOOTPRINT	30,000 SF	N/A	21,805 SF (15.2% OF SITE)
MINIMUM LOT WIDTH	100 FEET	487± SF	NO CHANGE
MINIMUM GREEN SPACE	35%	100%	58.8% (84,961 SF)
MAXIMUM IMPERVIOUS SPACE	65%	0%	40.2% (57,050 SF)
MAXIMUM BUILDING HEIGHT	40 FEET	N/A	32± FEET
BASE COMMERCIAL DENSITY (SF/ACRE)	18,000 MAX.	N/A	12,795 SF/AC

BUILDING SETBACKS			
FRONT (MIN.)	20 FEET	N/A	39.7 FEET
FRONT (MAX.)	20 FEET	N/A	*39.7 FEET
SIDE/BOTH SIDES (MIN.)	10/25 FEET	N/A	135.6/342.9 FEET
REAR (MIN.)	15 FEET	N/A	15.4 FEET

OFF-STREET PARKING			
NUMBER OF SPACES (SEE CALCULATIONS BELOW)	114 SPACES (INCLUDING 5 ADA)	0	*95 SPACES (INCLUDING 4 ADA)
FRONT	15 FEET	N/A	19.1 FEET
EDGE OF SIDEWALK	15 FEET	N/A	N/A
SIDE	10 FEET	N/A	11.1 FEET
REAR	10 FEET	N/A	*0 FEET
PARKING AREA LANDSCAPING (AREAS > 20 STALLS)	20 SF/STALL; 20 SF x 93 STALLS = 1,860 SF	N/A	*853 SF (9.1 SF/STALL)

\* PLANNING BOARD WAIVER REQUIRED

### OFF-STREET PARKING

**EDUCATIONAL USES**  
 1 SPACE PER TEACHER AND STAFF MEMBER, MAXIMUM SHIFT, PLUS  
 1 SPACE PER CLASSROOM

TOTAL CLASSROOMS = 24  
 ASSUMED # OF TEACHERS AND STAFF = 90

SPACES REQUIRED (MIN.) = 114  
 MAX. SPACES PERMITTED: 125% OF REQUIRED (EXCLUDING ADA SPACES) = 138 (EXCLUDES 5 ACCESSIBLE SPACES)

SPACES PROPOSED: 95 SPACES (INCLUDING 4 ACCESSIBLE PARKING SPACES)

### PROJECT DATA

1. APPLICANT:  
 BBL CONSTRUCTION SERVICES  
 302 WASHINGTON AVENUE EXT.  
 ALBANY, NY 12203

2. PROPERTY AREA:  
 \* LOT 30-2-6.472 = 3.26± AC

### PROPOSED LAND USE

\* SCHOOL

### CONCEPT PLAN ENVIRONMENTAL NOTES:

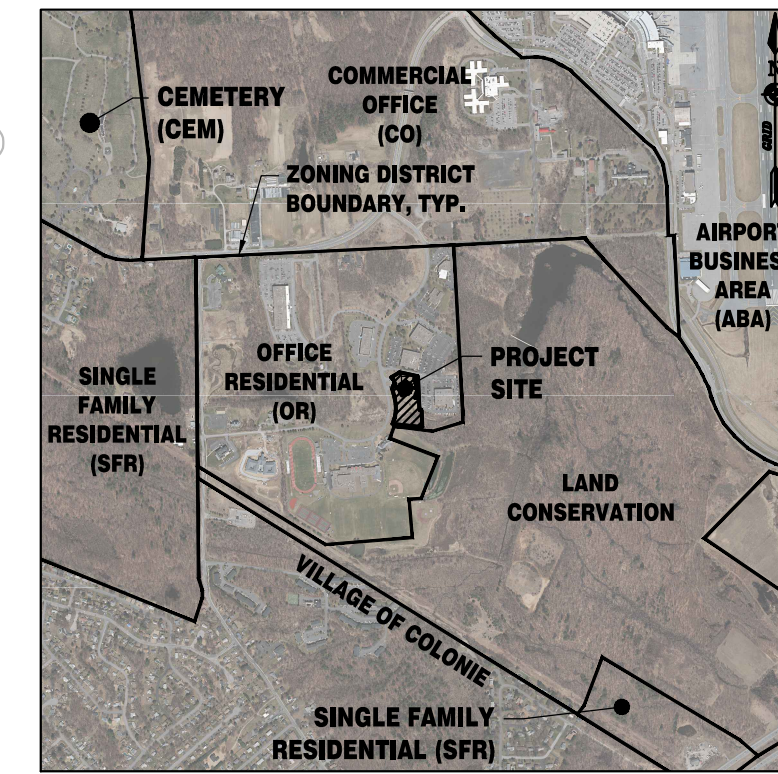
- SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP NO., 36001C0177D, PANEL NO. 0177 D, DATED MARCH 16, 2015.
- SITE IS NOT LOCATED WITHIN A MAPPED NYSDEC WETLANDS OR 100-FOOT WETLANDS BUFFER PER THE NYSDEC ENVIRONMENTAL RESOURCE MAPPER INTERACTIVE MAPPING APPLICATION AS OF DECEMBER 4, 2018.
- PROJECT PROPERTY CONTAINS ACCE WETLANDS, HOWEVER, PROJECT SITE DEVELOPMENT SITE IS NOT LOCATED WITHIN AN ARMY CORPS. OF ENGINEERS (ACOE) WETLANDS PER THE NYSDEC ENVIRONMENTAL RESOURCE MAPPER INTERACTIVE MAPPING APPLICATION, THE US FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER AND A WETLAND DELINEATION SUMMARY REPORT PREPARED BY INGALLS & ASSOCIATES, LLP, DATED DECEMBER 6, 2018.
- SITE IS LOCATED WITHIN A REGULATED MUNICIPAL SEWER (MS4) COMMUNITY PER THE NYSDEC STORMWATER INTERACTIVE MAP MAPPING APPLICATION AS OF DECEMBER 4, 2018.
- SITE IS LOCATED WITHIN AN AREA DESIGNATED AS A WATERSHED IMPROVEMENT STRATEGY AREA, ANN LEE (SHAKERS) POND WATERSHED, REQUIRING ENHANCED PHOSPHOROUS REMOVAL FROM STORMWATER RUNOFF PER APPENDIX E OF THE NYSDEC SPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY GP-0-15-002, AS OF DECEMBER 4, 2018.
- SITE DISCHARGES TO A NYSDEC SECTION 303(D) IMPAIRED WATERBODY PER THE NYSDEC STORMWATER INTERACTIVE MAP MAPPING APPLICATION AND THE NYSDEC SPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY GP-0-15-002, AS OF DECEMBER 4, 2018.
- SITE IS NOT LOCATED WITHIN A CLASS AA OR AAS WATERSHED PER THE NYSDEC STORMWATER INTERACTIVE MAP MAPPING APPLICATION AS OF DECEMBER 4, 2018.
- SITE CONTAINS AN UNNAMED OR NAMED STREAM PER A WETLAND DELINEATION REPORT PREPARED BY INGALLS & ASSOCIATES, LLP, DATED DECEMBER 6, 2018.
- SITE IS LOCATED OVER A SOLE SOURCE AQUIFER PER USEPA INTERACTIVE MAP OF SSAS AS OF DECEMBER 4, 2018.
- SITE IS NOT LOCATED OVER A NYS PRIMARY AQUIFER PER THE NYSDEC PRIMARY AQUIFERS IN NEW YORK STATE MAP AS OF DECEMBER 4, 2018.
- SITE IS NOT LOCATED WITHIN OR ADJACENT TO A NYS DESIGNATED CRITICAL ENVIRONMENTAL AREA PER THE NYSDEC CRITICAL ENVIRONMENTAL AREA WEBSITE AS OF DECEMBER 4, 2018.
- SITE IS LOCATED WITHIN AN AREA MAPPED AS AN ARCHAEOLOGICAL SENSITIVE AREA PER THE NYS CULTURAL RESOURCE INFORMATION SYSTEM (CRS) WEBSITE AS OF DECEMBER 4, 2018.
- SITE DOES NOT CONTAIN BUILDINGS LISTED ON THE NATIONAL REGISTER BUILDING LISTINGS PER THE NYS CULTURAL RESOURCE INFORMATION SYSTEM (CRS) WEBSITE AS OF DECEMBER 4, 2018.
- SITE DOES NOT CONTAIN ANY NYSDEC RARE PLANTS OR ANIMALS PER THE NYSDEC ENVIRONMENTAL RESOURCE MAPPER INTERACTIVE MAPPING APPLICATION AS OF DECEMBER 4, 2018.
- SITE MAY CONTAIN US FISH AND WILDLIFE (USF&W) THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITATS PER THE USF&W FWC INFORMATION FOR PLANNING AND CONSULTATION ONLINE SYSTEM AS OF DECEMBER 4, 2018.
- SITE IS NOT LOCATED WITHIN A NYS COASTAL ZONE AREA PER NYS DEPARTMENT OF STATE COASTAL BOUNDARY MAP AS OF DECEMBER 4, 2018.

### NOTES:

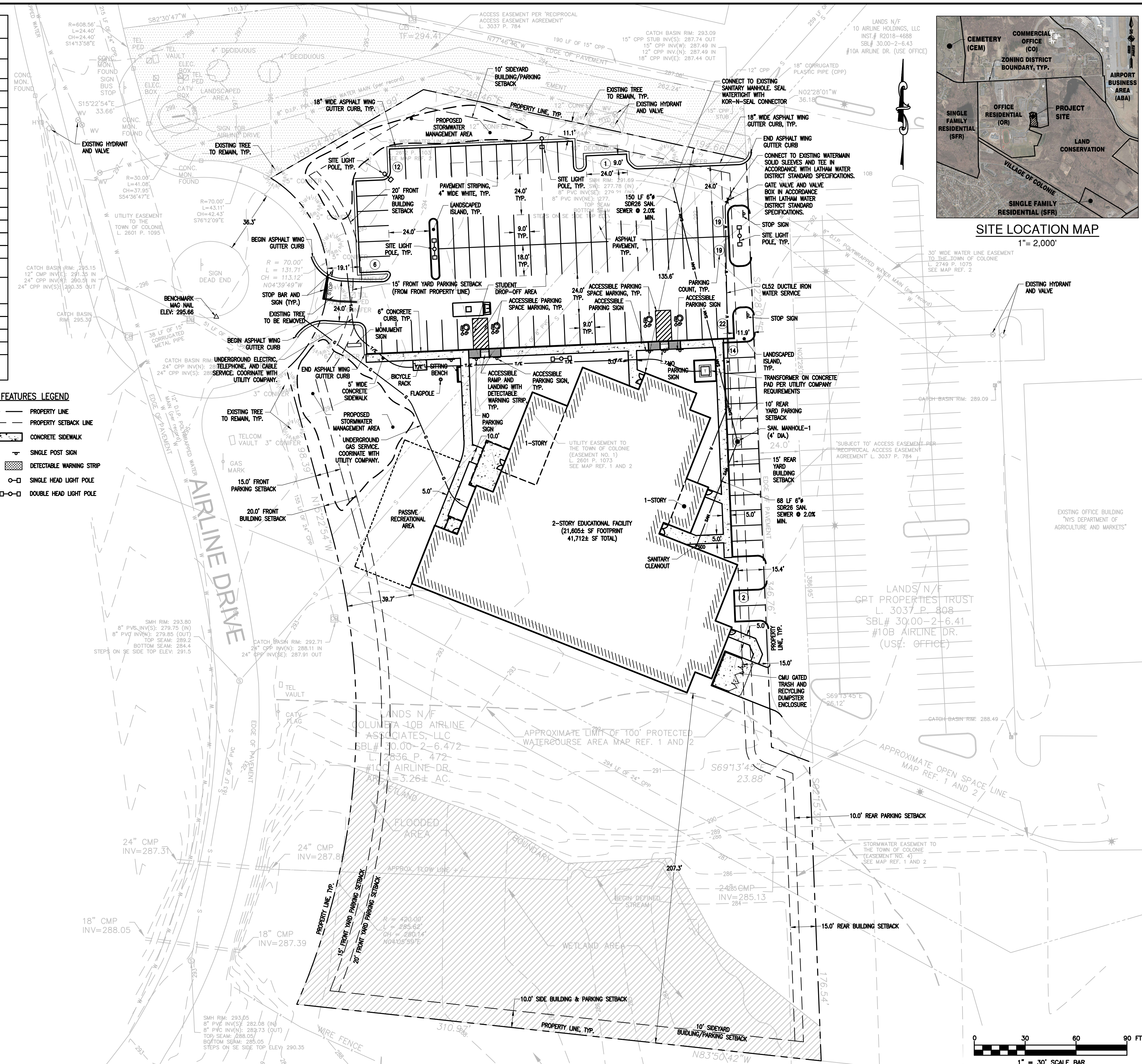
- THIS PLAN IS BASED ON SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", LAST REVISED FEBRUARY 11, 2019, PREPARED BY INGALLS & ASSOCIATES, LLP.
- APPROXIMATE USGS ELEVATION AT BUILDING: 293'±

### PROPOSED FEATURES LEGEND

- PROPERTY LINE
- PROPERTY SETBACK LINE
- CONCRETE SIDEWALK
- SINGLE POST SIGN
- DETECTABLE WARNING STRIP
- SINGLE HEAD LIGHT POLE
- DOUBLE HEAD LIGHT POLE



SITE LOCATION MAP  
1" = 2,000'



302 Washington Avenue Extension  
 Albany, NY 12203



Bergmann Associates, Architects, Engineers,  
 Landscape Architects & Surveyors, D.P.C.  
 2 Winners Circle, Suite 102  
 Albany, NY 12205

office: 518.862.0325  
 fax: 518.862.0326

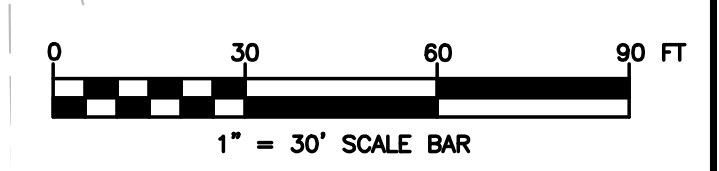
www.bergmannpc.com

DATE	DESCRIPTION
1 04/01/2019	RELOCATED SITE ENTRANCE, ADDED 2 ADD'L PKG SPACES, TRANSFORMER, WING GUTTER CURB
2 04/01/2019	ADDED FLAG POLE & MONUMENT SIGN

Copyright © Bergmann Associates, Architects, Engineers,  
 Landscape Architects & Surveyors, D.P.C

Project Manager: <b>G. URSPRUNG, PE</b>	Checked By: <b>S. HARRISON</b>
Drawn By: <b>S. HARRISON</b>	Design By: <b>W. DARBOUZE, EIT</b>
Date: <b>MARCH 27, 2019</b>	Project Number: <b>12989.00</b>

## CONCEPT SITE PLAN



**C-101**  
 1 of 1