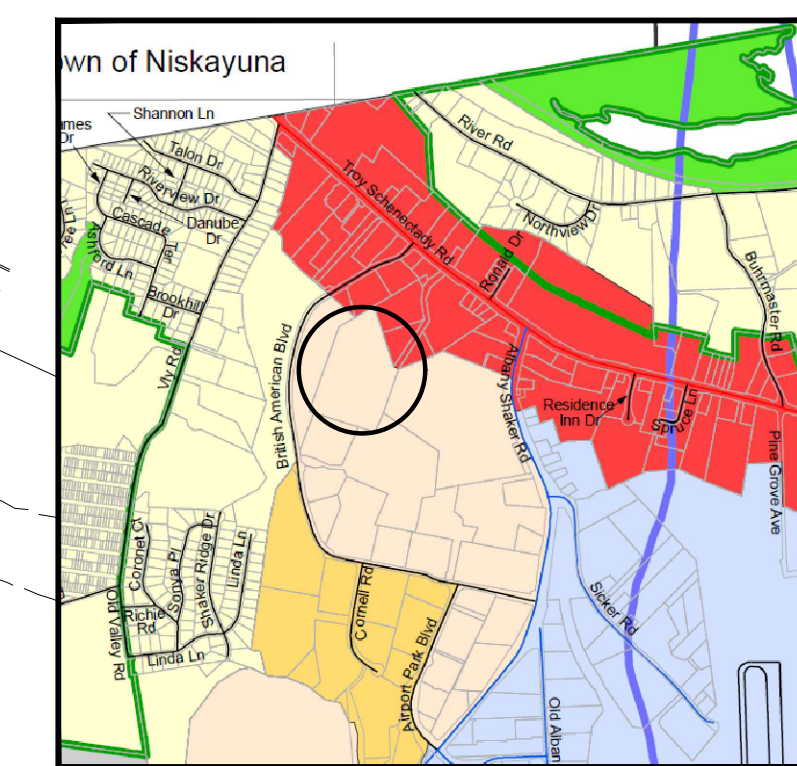


SITE LOCATION MAP
N.T.S.



ZONING MAP
N.T.S.

SITE DATA:

EXISTING:
 PROPERTY ADDRESS: 1148 TROY SCHYD. RD. & 3014 BRITISH AMERICAN BLVD.
 AREA: 30.18 ACRES
 TAX MAP PARCEL NO: 18.00-1-13.1, 7.4 & PORTION OF 63.1.
 FRONTAGE: 1,550' ALONG BRITISH AMERICAN BLVD.
 EXISTING LAND USE: UN-DEVELOPED VACANT LAND
 TOPOGRAPHY: MODERATELY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE.
 EXISTING PARKING SPACES: 0

- A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
- B) THE PROJECT SITE IS LOCATED ON THE EASTERN SIDE OF BRITISH AMERICAN BLVD. AND IS SUBJECT TO ROADWAY TRAFFIC NOISES AND ODORS.
- C) THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES.
- D) THE SUBJECT PROPERTY LIES IN AN SFR ZONE.
- E) THE SUBJECT PROPERTY MAY CONTAIN FEDERAL WETLANDS AND/OR NYS WETLANDS.
- F) THE SUBJECT PROJECT SITE IS LOCATED IN THE NISKAYUNA SCHOOL DISTRICT.
- G) THE SUBJECT PROJECT SITE IS LOCATED IN VERDOY FIRE DISTRICT.

SITE STATISTICS

LOT SIZE	PROPOSED	% COV.
LOT WIDTH	UNCHANGED	
LOT DEPTH	UNCHANGED	
PAVED AREA 196,297 SF. 15.0		
OPEN SPACE 991,770 SF. 75.4		
BUILDING AREA 126,494 SF. 9.6		
TOTAL 1,314,561 SF. 100.0		

PARKING ANALYSIS:

PROPOSED USE: 138 APARTMENT UNITS
 PROVIDED PARKING: 258 SPACES
 PROVIDED RATIO: 1.9 SPACES / UNIT
 PROPOSED USE: 42 COTTAGES
 PROVIDED PARKING: 133 SPACES
 PROVIDED RATIO: 3.1 SPACES / UNIT

SKETCH NOTES:

- 1. BASE MAPPING INFORMATION SHOWN HEREON FROM RECORD INFORMATION AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
- 2. TAX MAP DESIGNATIONS: 18.00-1-13.1, 7.4 & PORTION OF 18.00-1-63.1.

OWNER/APPLICANT:
 PEPPER WOODS INC.
 1140 TROY-SCHENECTADY RD.
 LATHAM, N.Y. 12110

TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT APPROVAL

ZONING AND LAND USE:
 CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE

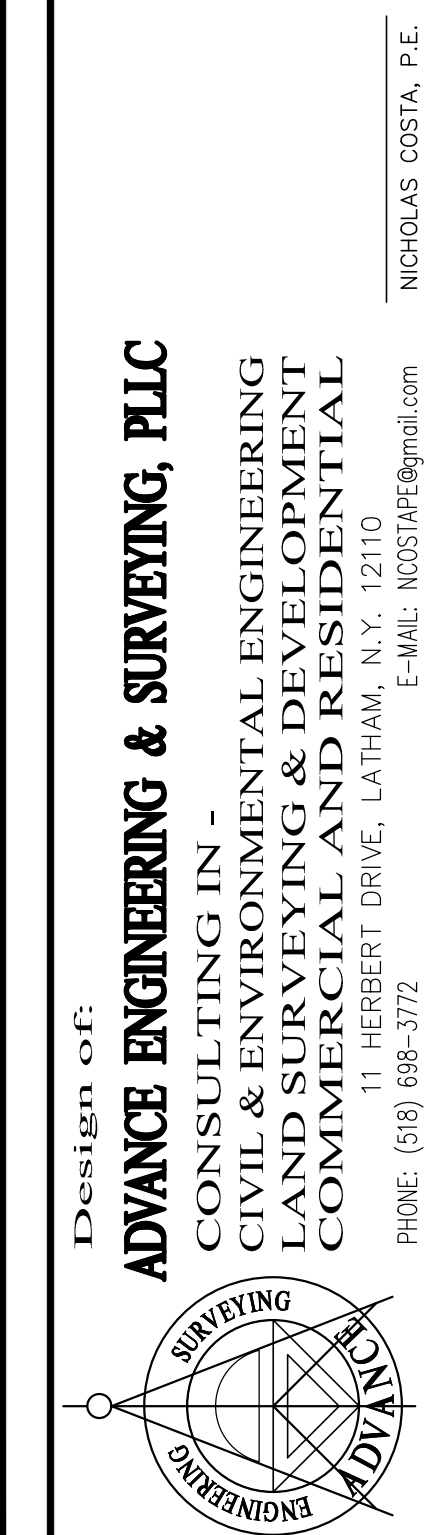
[AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-25-2008 BY L.L. No. 8-2008; 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

DISTRICT	MAXIMUM BUILDING HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA (square feet)	BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ²			
				LOT WIDTH AND FRONTAGE, MINIMUM ³ (feet)	MINIMUM GREEN SPACE COVERAGE ⁴	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK + MINIMUM (feet)	REAR SETBACK MINIMUM (feet)	REAR SETBACK MINIMUM (feet)
CO (COMMERCIAL OFFICE)	75	—	20,000	100	35%	—	18,000 ¹⁰	20	2050	15



NO.	BY	APPRO.	DATE	REVISION
1)	ISSUED FOR SKETCH PLAN REVIEW		4-23-19	

ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN:
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING AND DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 PHONE: (518) 686-3777
 E-MAIL: NCS@aesys.com



SKETCH PLAN MIXED-USE DEVELOPMENT
BRITISH AMERICAN BOULEVARD
PREPARED FOR FADDEGON
 1148 TROY-SCHENECTADY RD. TOWN OF COLONIE
 COUNTY OF ALBANY NEW YORK
 DATE: APRIL 25, 2019
 SCALE: 1" = 50'

SHEET NO.
SKETCH
 1 OF 1 19013-SKETCH