

### SIGNAGE TABLE

	# OF SIGNS	BUILDING SIGN FRONT	DIRECTIONAL SIGNS	CANOPY SIGN	FREE STANDING SIGN	FREE STANDING SIGN HEIGHT	SIGNAGE SETBACK
ALLOWED	2	55.24 SF PER SIGN	2 SF PER SIGN	NOT SPECIFICALLY IDENTIFIED IN CODE	59.6 SF PER SIGN	20'	15'
PROPOSED	8*	(2) - 37.60 SF = 75.20	(3) - 3.6 SF SIGNS = 10.8 SF*	(2) - 11 SF SIGNS = 22 SF	119.86 SF/239.72 TOTAL*	25'	15'

\* - VARIANCE REQUIRED

NOTE: SIGNAGE FOR CORNER LOT ARE NOT SPECIFICALLY IDENTIFIED, TOWN WILL NEED TO MAKE A DETERMINATION.

### ZONING ANALYSIS TABLE

ZONING DISTRICT	COR. COMMERCIAL OFFICE RESIDENTIAL SUPERMARKET IS A PERMITTED USE		
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SQFT	98,628 SQFT ±	UNCHANGED
MINIMUM LOT WIDTH	100 FT	258 FT ±	258 FT ±
MAX. BUILDING FOOTPRINT	30,000 SQFT	6,381 SQFT ±	10,001 SQFT
MAX. MIN. SETBACK FRONT YARD	20'	85.4 FT ±	68.6 FT ± *
MIN. LEFT SETBACK SIDE YARD	10' ONE SIDE / 25' TOTAL	82.0 FT ±	59.8 FT ±
MIN. RIGHT SETBACK SIDE YARD	10' ONE SIDE / 25' TOTAL	115.3 FT ±	87.4 FT ±
MIN. SETBACK REAR YARD	15'	157.9 FT ±	148.2 FT ±
MIN. PARKING SETBACK FRONT YARD	15'	111 FT ±	82.9 FT ±
MIN. PARKING SETBACK SIDE YARD	10'	52 FT ±	10.0 FT ±
MIN. PARKING SETBACK REAR YARD	15'	70 FT ±	82.5 FT ±
MIN. SIGN SETBACK	15'	19 FT ±	15 FT ±
SIGN HEIGHT RESTRICTION	20'	20'±	25'-0"
MAX. BUILDING HEIGHT	75'	30'±	32'-10"
GREEN SPACE MINIMUM	35%	40% ±	52% ±
MIN. INTERNAL GREEN SPACE	1060 SF	0	1069 SF
MIN. INTERNAL GREEN SPACE CRITERIA	20 SF/ PARKING SPACE (BASED ON 53 SPACES) = 1060 SQFT		
MIN. PARKING/LOADING/STORAGE RESIDENCY BUFFER	50 FT	152 FT ±	82.5 FT ±
MIN. RESIDENCY BUILDING SETBACK	100 FT	152 FT ±	148.2 FT ±
MIN. SEPARATION TO RESID. ZONE	100 FT	152 FT ±	148.2 FT ±
PARKING SPACES	53	103	53 (W/ CANOPY PARKING)
PARKING CRITERIA	1 SPACES / 100 SF GROSS FLOSS AREA 5,275 SF / 100 = 53		

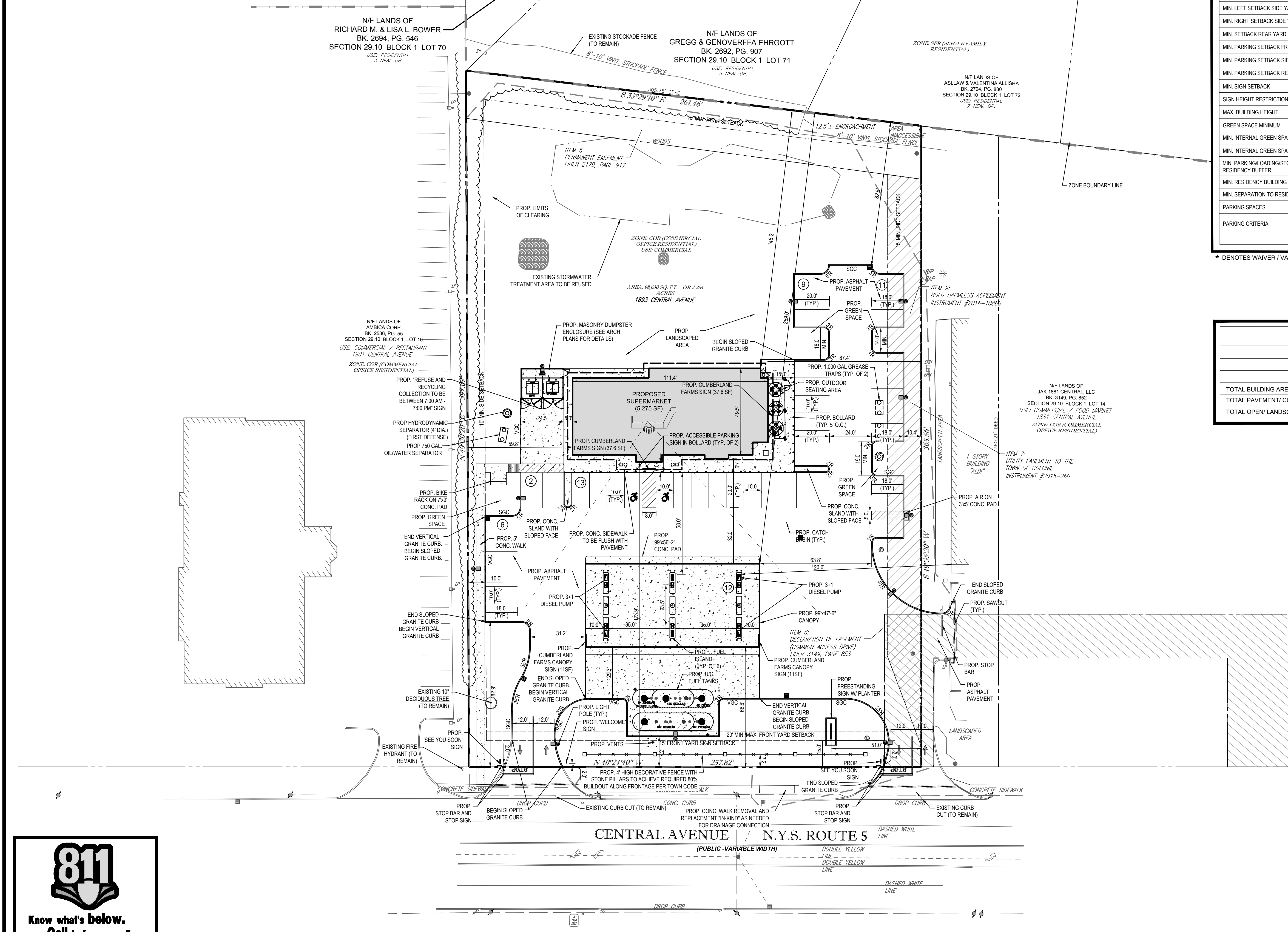
\* DENOTES WAIVER / VARIANCE REQUIRED.

### OVERALL SITE STATISTICS

	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
TOTAL BUILDING AREA FOOTPRINT	6,381	0.15	6.7%	10,171	0.23	10.3%
TOTAL PAVEMENT/ CONC. AREA	57,795	1.33	58.8%	37,468	0.86	38.0%
TOTAL OPEN/ LANDSCAPE AREA	34,184	0.78	34.5%	50,991	1.17	51.7%

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



TOWN OF COLONIE APPROVAL

1" = 30'

## BOHLER ENGINEERING

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 IOWA  
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 MINNESOTA  
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 NEW MEXICO  
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 NORTH DAKOTA  
 OHIO  
 OKLAHOMA  
 OREGON  
 SOUTH DAKOTA  
 TEXAS  
 UTAH  
 WISCONSIN  
 WYOMING

### REVISIONS

REV	DATE	COMMENT	BY
1	7/25/18	PER CLIENT COMMENTS	AKS
2			
3			
4			
5			
6			
7			
8			
9			

### PRELIMINARY

PROJECT NO.: B160141  
 DRAWN BY: AKS  
 CHECKED BY: JRG  
 DATE: 07/03/2018  
 SCALE: AS NOTED  
 CAD I.D.: B160141SS00

### SITE DEVELOPMENT PLANS FOR

**Cumberland Farms**  
 LOCATION OF SITE  
 1893 CENTRAL AVENUE  
 TOWN OF COLONIE  
 ALBANY COUNTY  
 STATE OF NEW YORK

### BOHLER ENGINEERING

17 COMPUTER DRIVE WEST  
 ALBANY NY, 12205  
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### W.D. GOEBEL

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SHEET TITLE:

## SITE PLAN

SHEET NUMBER:

# CFG04.0

REV 1