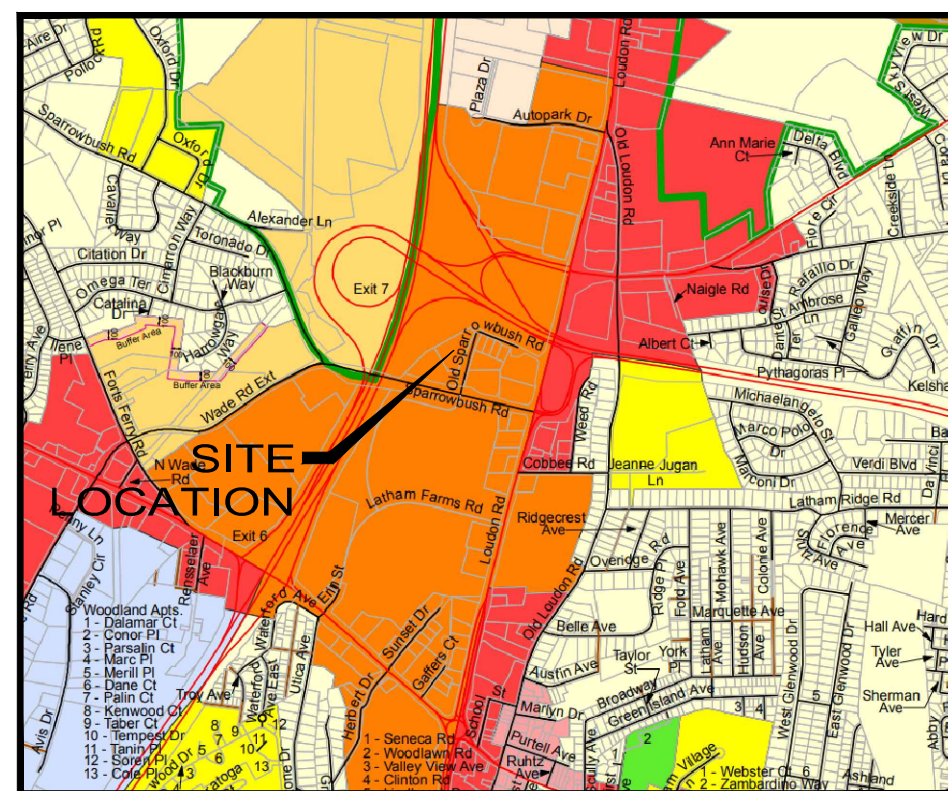
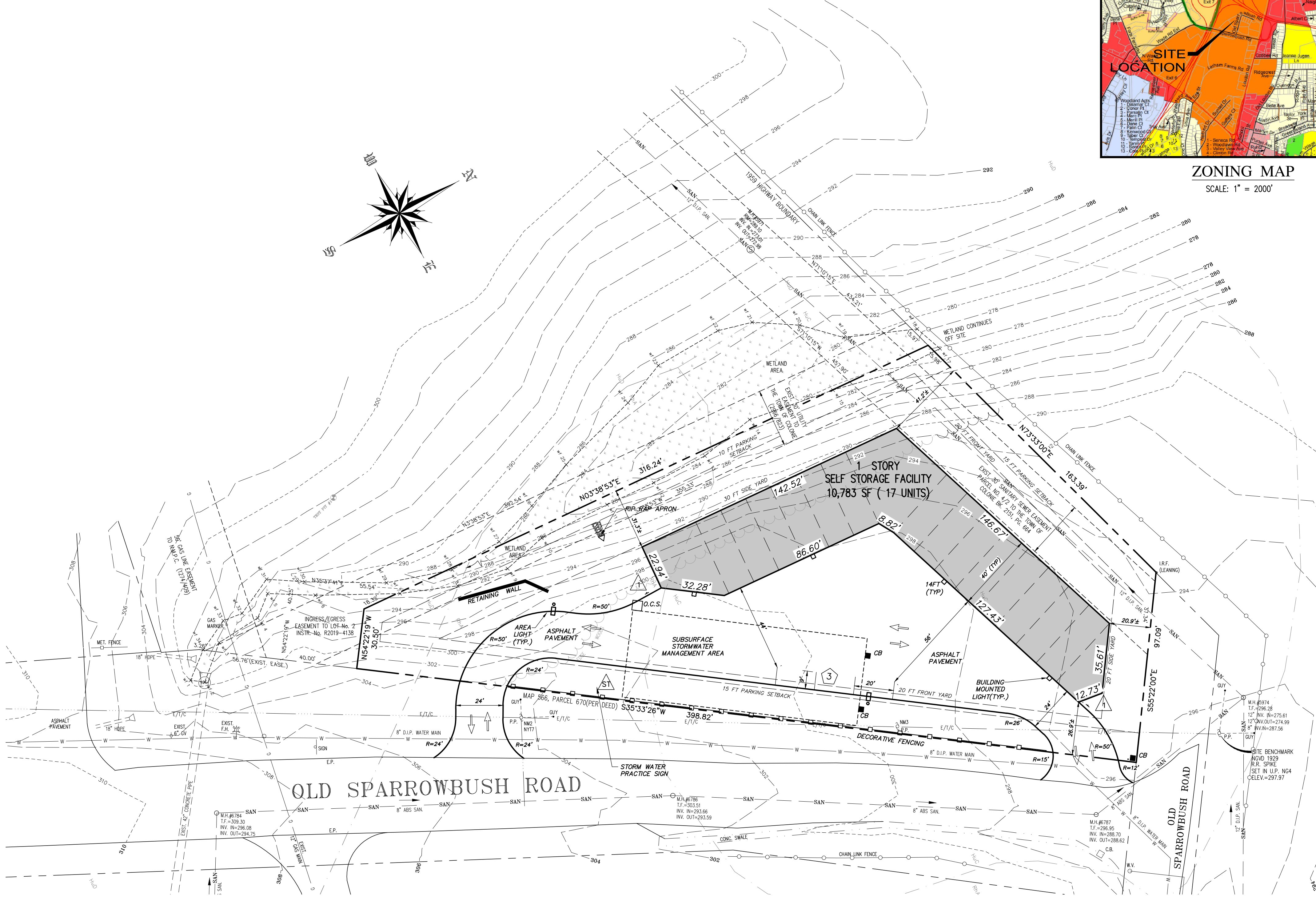
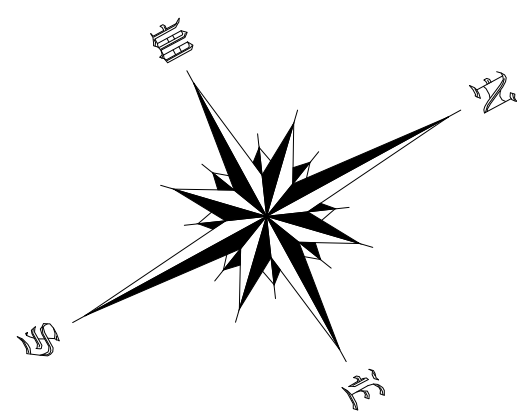
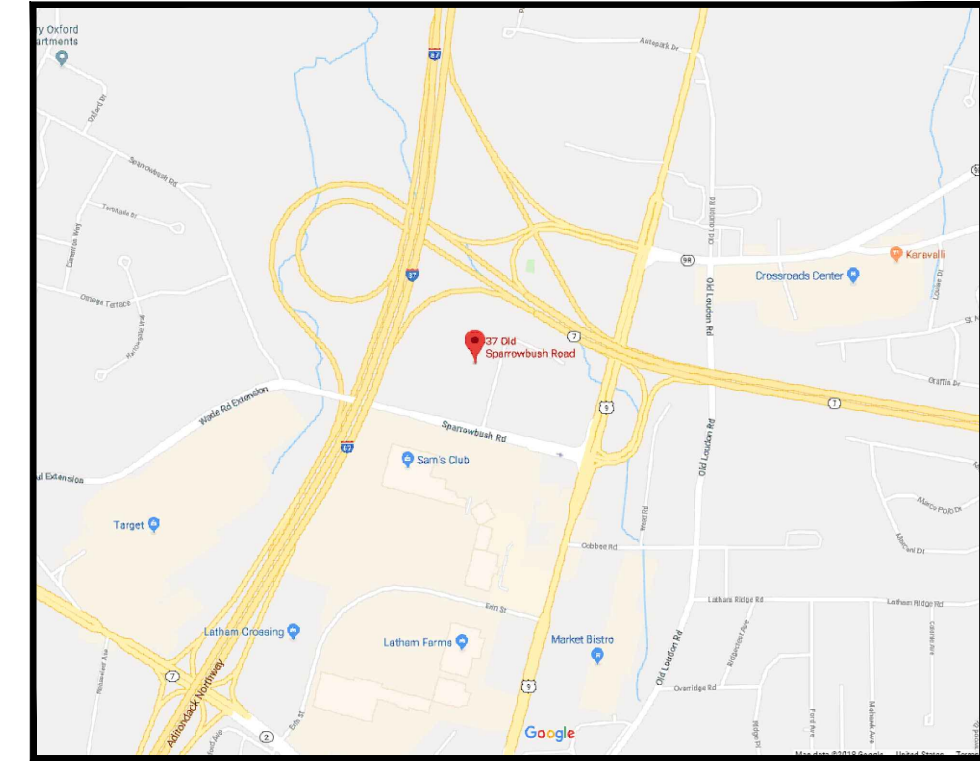


SIGN SCHEDULE

SIGN NO.	SIGN TEXT	SIGN SIZE	TEXT SIZE & COLOR	NO. REQ'D.	TYPE OF MOUNTING	MUTCD NO.
1		12" x 18"	BACKGROUND WHITE LEGEND RED	2	GROUND MOUNTED METAL POSTS	



ZONING MAP
SCALE: 1" = 2000'



SITE LOCATION MAP
N.T.S.

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	49,676 S.F.		UNCHANGED	
LOT WIDTH	398.82'		UNCHANGED	
PAVED AREA	0 S.F.	0.0	14,940 S.F.	30.0
GREEN SPACE	49,676 S.F.	100.0	23,953 S.F.	48.3
BUILDING AREA	0 S.F.	0.0	10,783 S.F.	21.7
TOTAL	49,676 S.F.	100.0	49,676 S.F.	100.0

PARKING ANALYSIS:

PROPOSED SELF STORAGE FACILITY:
 PROPOSED USE: 10,783 SF SELF STORAGE FACILITY (17 UNITS)
 PARKING REQUIRED: 1 SPACE PER 40 UNITS
 PARKING PROVIDED: 3 SPACES

SURVEY NOTES:

- BOUNDARY EVIDENCE AND CERTAIN PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON JANUARY 30, 2019 IN THE PRESENCE OF SNOW AND ICE, WHICH MAY HAVE OBSCURED OR OBSTRUCTED CERTAIN PHYSICAL FEATURES OR APPURTENANCES, AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT OCCASION.
- TAX MAP DESIGNATION: 19.01 - 2 - 1.12.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- TOPOGRAPHIC INFORMATION AND CERTAIN PLANIMETRIC INFORMATION SHOWN HEREON PER MAP REFERENCE AND WAS SUPPLIED ELECTRONICALLY.
- ELEVATIONS BASED ON THE TOWN OF COLONIE DATUM PER MAP REF.
- NORTH ORIENTATION BASED UPON THE MAP REFERENCE.
- UNDERGROUND UTILITIES SHOWN HEREON 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 ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.

MAP REFERENCE:

MINOR SUBDIVISION PLAN, LANDS LOCATED AT 37 OLD SPARROWBUSH ROAD, TOWN OF COLONIE, ALBANY COUNTY, N.Y., DATED MAY 22, 2018, LAST REVISED FEBRUARY 4, 2019, AS PREPARED BY ADVANCE ENGINEERING & SURVEYING PLLC AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 1, 2019 IN DRAWER 172 AS MAP NO. 13682.

Z.B.A. NOTE:

A SPECIAL USE PERMIT (ZBA # 18-059), DATED NOVEMBER 9, 2018, HAS BEEN GRANTED FOR THE USE OF A SELF-STORAGE FACILITY IN AN HCR ZONE.

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]

DISTRICT	MAXIMUM HEIGHT ¹ (feet)	BUILDING AND LOT REQUIREMENTS			BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ²		
		MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM ² (feet)	MINIMUM GREEN SPACE COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK ⁴ MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ⁵	REAR SETBACK MINIMUM (feet) ⁵
HCR (HIGHWAY COMMERCIAL OFFICE/RESIDENTIAL)	75	-	20,000	100	35%	SEE NOTE 9	18,000 ⁹	20	20/50	15

MAXIMUM SETBACK:
 1. ON MINOR ROAD, THE MAXIMUM SETBACK SHALL BE 20 FEET.
 2. ON MAJOR ROAD THE MAXIMUM SETBACK SHALL BE 25 FEET.

STORAGE UNIT NOTE:

- THE STANDARD STORAGE UNIT IS 14 FT X 40 FT WHICH WILL ACCOMMODATE MOST STANDARD VEHICLES ALONG WITH RECREATIONAL VEHICLES, INCLUDING THE ROAD BUSES AND VANS.
- THE SMALLER STORAGE UNITS WILL BE UTILIZED FOR THE STORAGE OF OTHER RECREATIONAL VEHICLES SUCH AS: MOTORCYCLES, SNOWMOBILES, WATERCRAFT, ETC. SOME OF THESE VEHICLES WILL BE ON TRAILERS WHILE OTHERS ARE NOT.

WAIVER NOTES

- THE FOLLOWING WAIVERS ARE REQUESTED:
- MAXIMUM FRONT YARD SETBACK FOR OLD SPARROWBUSH ROAD; AND
 - PARKING WITHIN THE FRONT YARD SETBACK.

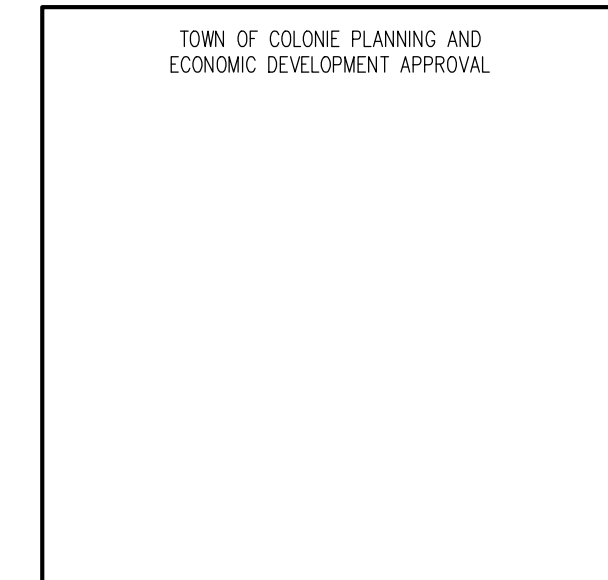
HIGHWAY WORK PERMIT NOTE:

A HIGHWAY WORK PERMIT WILL BE REQUIRED PRIOR TO ANY WORK WITHIN THE TOWN RIGHT-OF-WAY.

EASEMENT ENCROACHMENT AGREEMENT:

AN EASEMENT ENCROACHMENT AGREEMENT WILL BE REQUIRED FOR ANY ENCROACHMENT IN THE TOWN EASEMENTS.

APPLICANT / DEVELOPER
MICHAEL GIOVANONE
C/O CONCORD POOLS
156 SPARROWBUSH ROAD
LATHAM N.Y. 12110

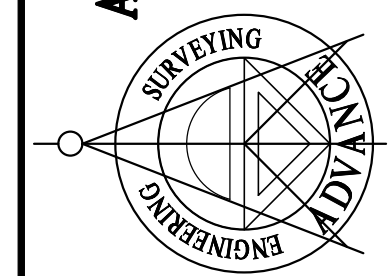


NO.	REVISION	BY	DATE
1)	ISSUED FOR REVIEW	F.S.C. N.C.	7/29/19
2)	REVISED PER TDC COMMENT LETTER DATED 9/12/19	T.M. N.C.	9/23/19
3)	REVISED PER TDC COMMENT LETTER DATED 11/21/19	T.M. N.C.	12/3/19

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

11 HERBERT DRIVE, LATHAM, N.Y. 12110
 E-MAIL: NCOSTAPE@me.com
 PHONE: (518) 698-3772
 NICHOLAS COSTA, P.E.



SITE PLAN
 PROPOSED SELF STORAGE DEVELOPMENT
 39 OLD SPARROWBUSH ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY NEW YORK
 DATE: JUNE 6, 2019
 SCALE: 1" = 30'

SHEET NO.
SITE
 3 OF 10 18080-SITE4



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