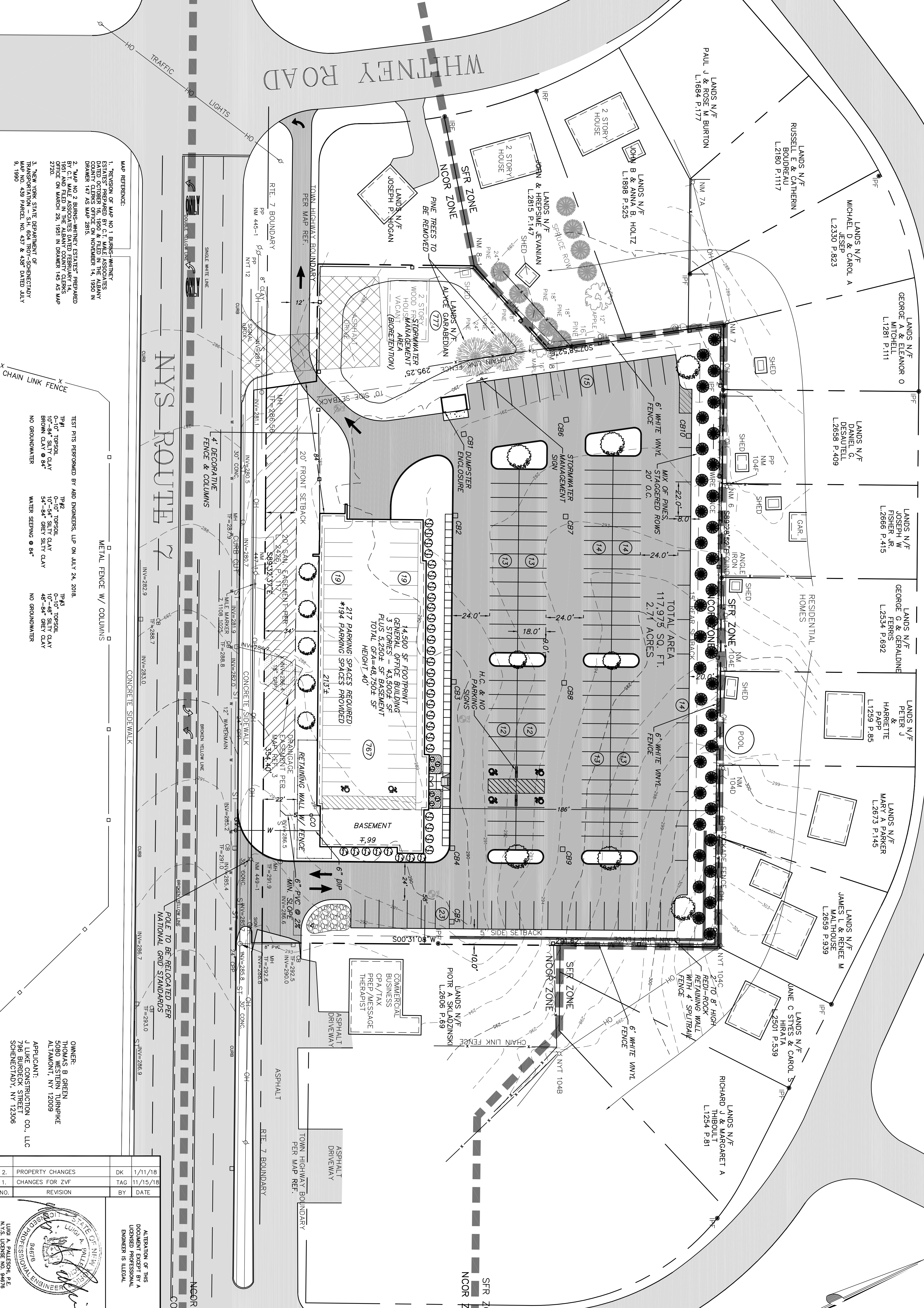


AUDREY ROAD

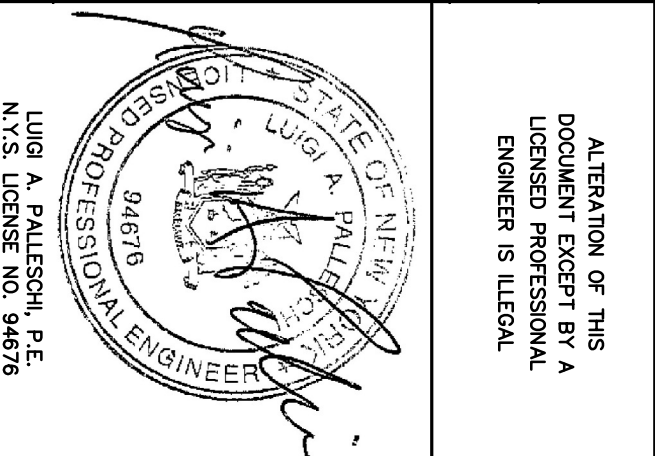


MAP REFERENCE:
 1. REVISION OF MAP NO. 1 BURNS-WHITNEY ESTATES PREPARED BY C.T. MALE ASSOCIATES, INC. IN OCTOBER 1981 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON NOVEMBER 14, 1981 IN DRAWING 147 AS MAP 2815.
 2. MAP NO. 2 BURNS-WHITNEY ESTATES PREPARED BY C.T. MALE ASSOCIATES DATED FEBRUARY 14, 1991 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 29, 1991 IN DRAWING 145 AS MAP 2720.
 3. NEW YORK STATE DEPARTMENT OF TRANSPORTATION - SH. 604 TROY-SCHENECTADY MAP NO. 439 PARCEL NO. 437 & 438 DATED JULY 9, 1990

TEST PITS PERFORMED BY AED ENGINEERS, LLP ON JULY 24, 2018.
 T#1 0-10" TOPSOIL BROWN CLAY @ 5"
 T#2 0-10" TOPSOIL 40-54" SILET CLAY NO GROUNDWATER
 T#3 0-10" TOPSOIL 40-54" SILET CLAY NO GROUNDWATER

OWNER:
 THOMAS B. GREEN
 5080 WESTERN TURNPIKE
 ALBANY, NY 12009
 APPLICANT:
 J. LUKE CONSTRUCTION CO., LLC
 796 BURDECK STREET
 SCHENECTADY, NY 12306

NO.	REVISION	BY	DATE
2.	PROPERTY CHANGES	DK	1/11/18
1.	CHANGES FOR ZVF	TAG	11/15/18



ATTENTION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

SKETCH PLAN
 NORTHWESTERN MUTUAL
 OFFICE BUILDING
 767 TROY-SCHENECTADY ROAD

TOWN OF COLONIE COUNTY OF ALBANY
 STATE OF NEW YORK
ENGINEERS, LLP
 411 Union Street
 Schenectady, NY 12305
 518-377-0315 FAX 518-377-0379
 www.abdnyc.com

DATE: MAY 7, 2018
 SCALE: 1" = 30'
 DWG: 31851-767-58
 SHEET OF 1

COVERAGE STATISTICS:	(767 TROY-SCHENECTADY ROAD)
BUILDINGS:	14,500 SF
PAVEMENT:	59,020 SF
GREEN SPACE:	35% MIN. (38,427 SF)
TOTAL:	109,791 SF (2.92 ACRES)

COVERAGE STATISTICS:	(767 & 777 TROY-SCHENECTADY ROAD)
BUILDINGS:	14,500 SF
PAVEMENT:	59,020 SF
GREEN SPACE:	35% MIN. (41,292 SF)
TOTAL:	117,975 SF (2.71 ACRES)

REQUIRED:
 ZONING: NCR - NEIGHBORHOOD COMMERCIAL OFFICE RESIDENTIAL
 LOT AREA: 6,000 SF MIN.
 LOT WIDTH: 60' MIN.
 BLDG. FOOTPRINT: 15,000 SF MAX.
 40' MAX.
 GREEN SPACE: 35% MIN.
 BASE COMMERCIAL DENSITY: 18,000 SF / AC (17,917 SF / AC PROP.)
 SETBACKS:
 FRONT: 20' MIN.
 SIDE: 5' (15' TOTAL BOTH SIDES)
 REAR: 15' MIN.

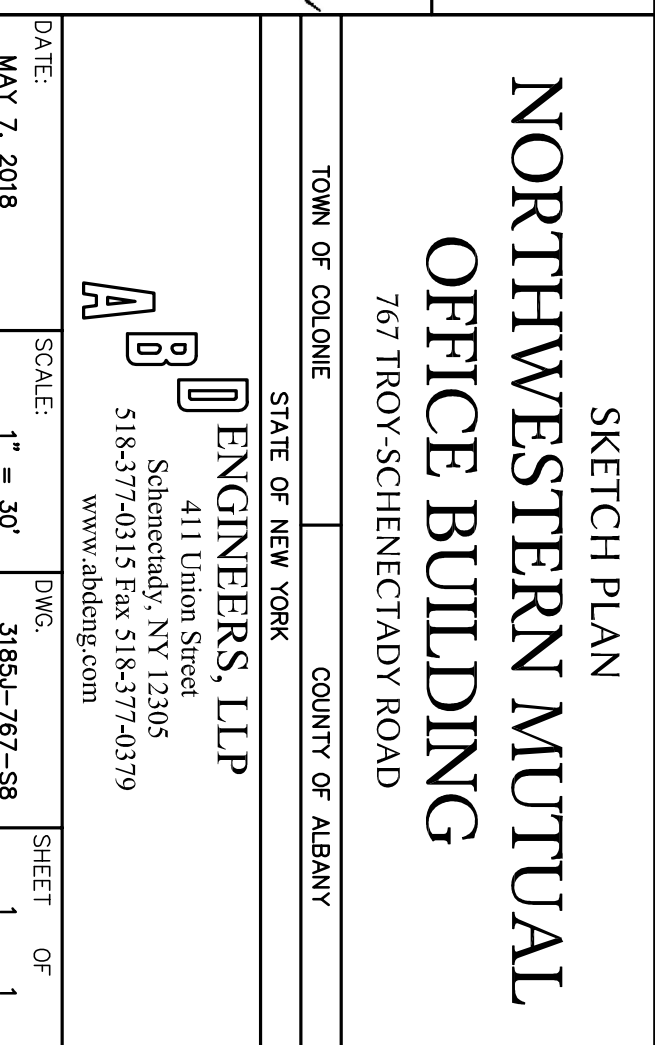
BASE COMMERCIAL DENSITY REQUIREMENT:
 GROSS FLOOR AREA: 48,750 SF / 2.71 ACRES = 17,989 SF / AC

PARKING REQUIREMENTS:
 GENERAL OFFICE: 48,750 SF / 1 SPACE PER 225 SF = 217 REQUIRED
 TOTAL = 194 PROVIDED
 * PARKING WALKER REQUIRED FOR 23 SPACES

ISLAND REQUIREMENTS: 20 SF / STALL = 20 X 156 = 3,120 SF REQUIRED
 TOTAL = 2,394 SF PROVIDED
 (6.3 SF / STALL PROVIDED)

** PARKING WALKER REQUIRED FOR 728 SF ISLANDS (4.7 SF / STALL)

NOTES:
 1. BLAST MAPPING PREPARED BY AED ENGINEERS & SURVEYORS FROM MAP REFERENCE.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED IN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR WITH GREAT CARE IN EXECUTING ANY WORK, 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.P.D. (1-800-982-7882), TOLL FREE.



TOWN OF COLONIE PLANNING BOARD