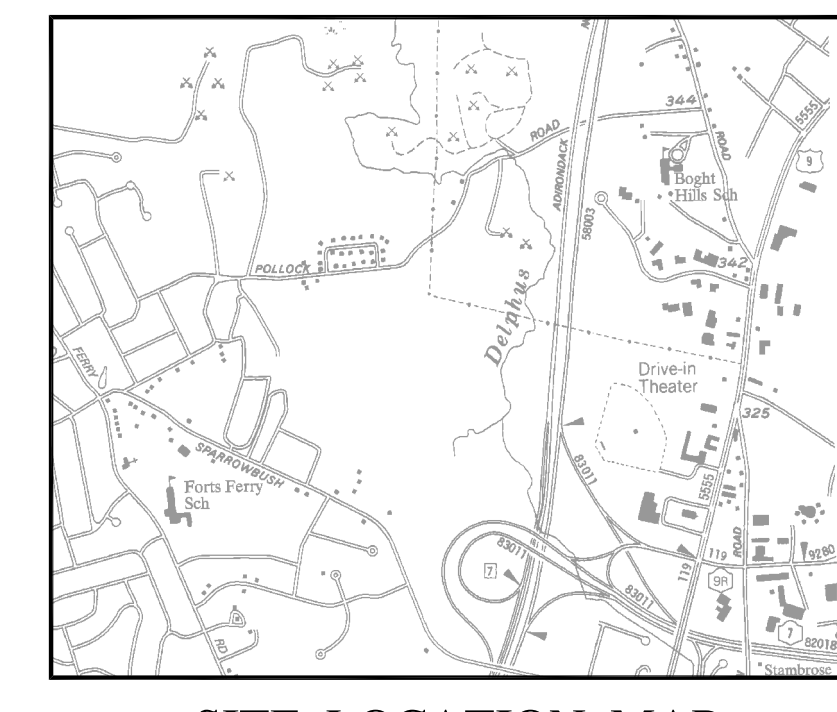
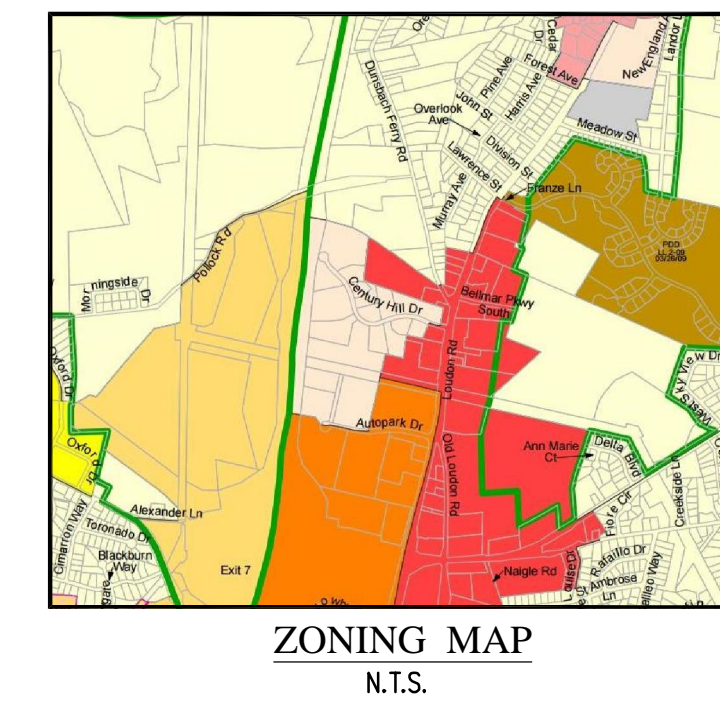


SITE DATA:

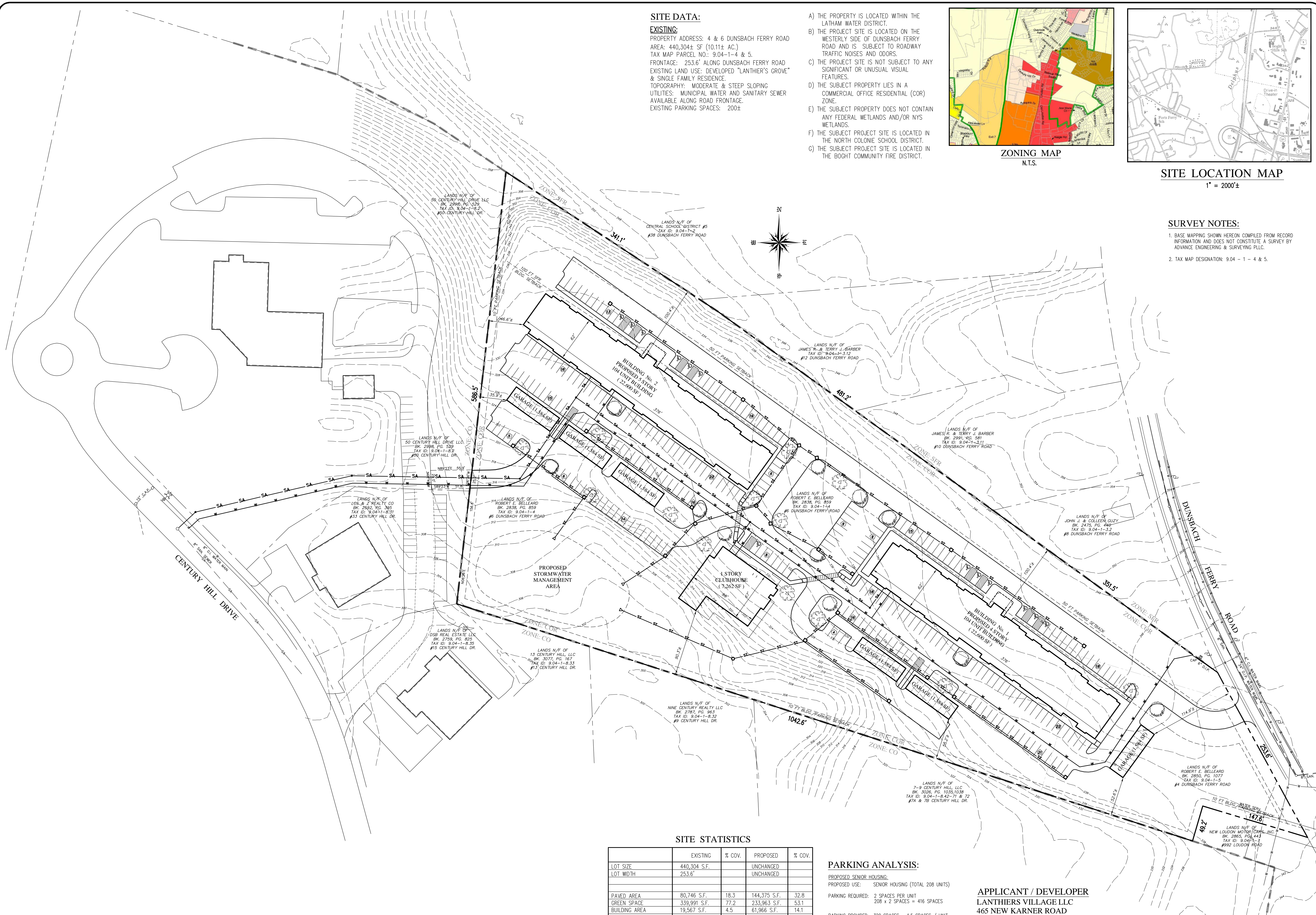
EXISTING:
 PROPERTY ADDRESS: 4 & 6 DUNSBACK FERRY ROAD
 AREA: 440,304± SF (10.11± AC.)
 TAX MAP PARCEL NO.: 9.04-1-4 & 5.
 FRONTAGE: 253.6' ALONG DUNSBACK FERRY ROAD
 EXISTING LAND USE: DEVELOPED "LANTHIER'S GROVE"
 & SINGLE FAMILY RESIDENCE.
 TOPOGRAPHY: MODERATE & STEEP SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER
 AVAILABLE ALONG ROAD FRONTAGE.
 EXISTING PARKING SPACES: 200±

- A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
- B) THE PROJECT SITE IS LOCATED ON THE WESTERLY SIDE OF DUNSBACK FERRY ROAD 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 A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE.
- E) THE SUBJECT PROPERTY DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR NYS WETLANDS.
- F) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
- G) THE SUBJECT PROJECT SITE IS LOCATED IN THE BOGHT COMMUNITY FIRE DISTRICT.



SURVEY NOTES:

1. BASE MAPPING SHOWN HEREON COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A SURVEY BY ADVANCE ENGINEERING & SURVEYING, PLLC.
2. TAX MAP DESIGNATION: 9.04 - 1 - 4 & 5.



SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	440,304 S.F.		UNCHANGED	
LOT WIDTH	253.6'		UNCHANGED	
PAVED AREA	80,746 S.F.	18.3	144,375 S.F.	32.8
GREEN SPACE	339,991 S.F.	77.2	233,963 S.F.	53.1
BUILDING AREA	19,567 S.F.	4.5	81,966 S.F.	14.1
TOTAL	440,304 S.F.	100.0	440,304 S.F.	100.0

PARKING ANALYSIS:

PROPOSED SENIOR HOUSING:
 PROPOSED USE: SENIOR HOUSING (TOTAL 208 UNITS)
 PARKING REQUIRED: 2 SPACES PER UNIT
 208 x 2 SPACES = 416 SPACES
 PARKING PROVIDED: 320 SPACES = 1.5 SPACES / UNIT

APPLICANT / DEVELOPER
 LANTHIER'S VILLAGE LLC
 465 NEW KARNER ROAD
 ALBANY, N.Y. 12205

NO.	REVISION	BY	APPD.	DATE
A				

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 ADVANCE ENGINEERING & SURVEYING, PLLC
 ADVANCE ENGINEERING & SURVEYING, PLLC
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 E-MAIL: ncostap@gmail.com
 PHONE: (518) 698-3772
 NICHOLAS COSTA, P.E.

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

SKETCH PLAN - SENIOR HOUSING
AT 4 & 6 DUNSBACK FERRY ROAD
 TOWN OF COLONIE
 STATE OF NEW YORK
 COUNTY OF ALBANY
 DATE: JUNE 27, 2016
 SCALE: 1" = 60'
 SHEET 1 OF 1

SHEET NO.
OVRL
 1 OF 1 14035-SKETCH13

C:\Users\14035-46@dunsbach.com\pntg\pntg\sketch13.dwg 9/16/2016 3:00:00 PM Robert D Davis, Jr., 11