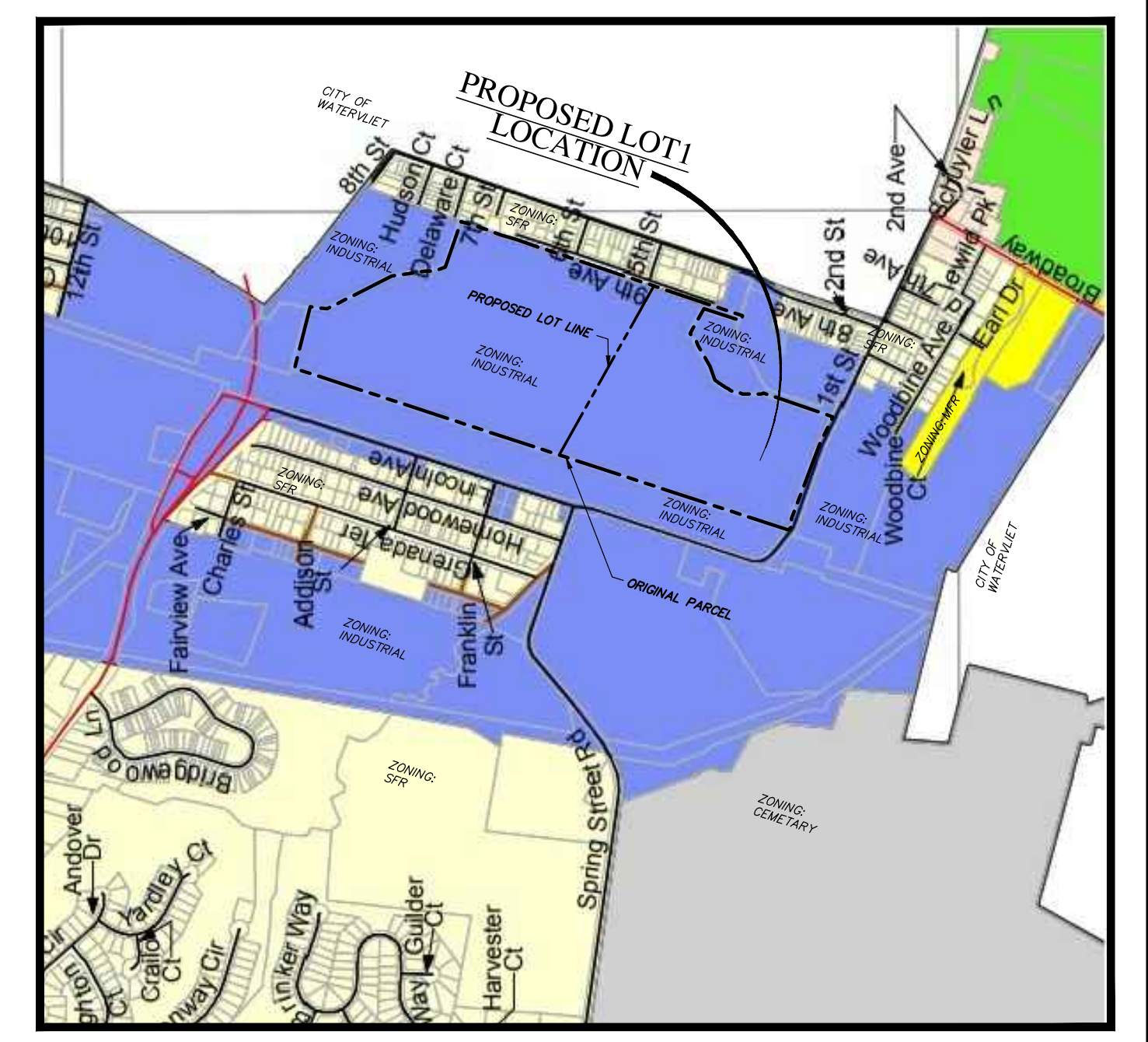


SITE LOCATION MAP
N.T.S.



ZONING MAP
SCALE: 1" = 200'

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 (INDUSTRIAL)	BUILDING AND LOT REQUIREMENTS				
	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA (square feet)	LOT WIDTH AND FRONTAGE MINIMUM ² (feet)	MINIMUM GREEN SPACE COVERAGE ³
	75	---	20,000	100	35%

BUILDING AND LOT REQUIREMENTS	YARD REQUIREMENTS			
	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK ¹ (feet)	REAR SETBACK ¹ (feet)
	18,000 ¹⁰	50	20/50	15

PARKING ANALYSIS:
PROPOSED OFFICE USE:
PARKING REQUIRED: 1 SPACE PER 225 SF
10,000 SF / 225 SF
= 45 SPACES REQUIRED
PARKING PROVIDED:
45 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
PROPOSED WAREHOUSE USE:
PARKING REQUIRED: 1 SPACE PER 15 EMPLOYEES
PARKING PROVIDED:
45 SPACES (INCLUDES 2 ACCESSIBLE SPACES)

SITE STATISTICS (LOT 1)

LOT SIZE	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	1,219,680 SF		1,219,680 SF	
LOT WIDTH	829.55'		829.55'	
PAVED/GRAVEL	24,985 S.F.	2.0	692,111 SF	56.7
GREEN SPACE	1,194,695 S.F.	98.0	477,569 S.F.	39.2
EXISTING GREEN SPACE	0 S.F.	0	50,000 SF	4.1
TOTAL	1,219,680 S.F.	100.0	1,219,680 S.F.	100.0

- SURVEY NOTES:**
- TAX MAP DESIGNATION: 44.10-1-32.1
 - TOPOGRAPHIC INFORMATION SHOWN HEREON OBTAINED FROM NYSDS CLEARINGHOUSE FILE GEODATABASES OF VECTOR 2-FT CONTOURS FOR ALBANY COUNTY DERIVED 2008 LIDAR DATA AND DO NOT REPRESENT A FIELD TOPOGRAPHY SURVEY PERFORMED BY ADVANCE ENGINEERING & SURVEYING, P.L.C.
 - BASEMAP AND BOUNDARY LINE INFORMATION SHOWN HEREON PROVIDED ELECTRONICALLY BY NATHAN M. BURROWS L.S.

- REQUESTED WAIVERS**
- FRONT SET BACK GREATER THAN 50 FT.
 - PARKING CLOSER THAN 50 FT FROM FRONT LOT LINE.

SITE DATA:
EXISTING:
PROPERTY ADDRESS: 950 FIFTH STREET
AREA: 3,659,040.4 SF (83.4 AC.)
TAX MAP PARCEL NO: 44.10-1-32.1
FRONTAGE: 829.55' ALONG FIRST STREET
EXISTING LAND USE: STORAGE AND VACANT LAND
TOPOGRAPHY: GENTLY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE
EXISTING PARKING SPACES: 0

- MAP REFERENCE:**
- SUBDIVISION PLAN, MWR 2-LOT SUBDIVISION, LANDS OF DH ESTATES INC. TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK DATED JULY 10, 2018, AS PREPARED BY NINE LAND SURVEYING, P.L.C.

OWNER
GUILFORD TRANS IND
ATtn: DH ESTATES, INC
IRON HORSE PARK
NORTH BILLERICA, MA 01862

APPLICANT
PETER LUIZZI & BROS.
CONTRACTING, INC.
49 RAILROAD AVENUE
ALBANY, NY 12205

TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



NO.	BY	APPR.	DATE	NO.	BY	APPR.	DATE	REVISION
								1)
NO.	BY	APPR.	DATE	NO.	BY	APPR.	DATE	REVISION
								2)

Design of:
ADVANCE ENGINEERING & SURVEYING, P.L.C.
CONSULTING IN
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL

DATE: JUNE 5, 2018
SCALE: 1" = 50'

SHEET NO.
CNCP
1 OF 1 18854-CNCP1