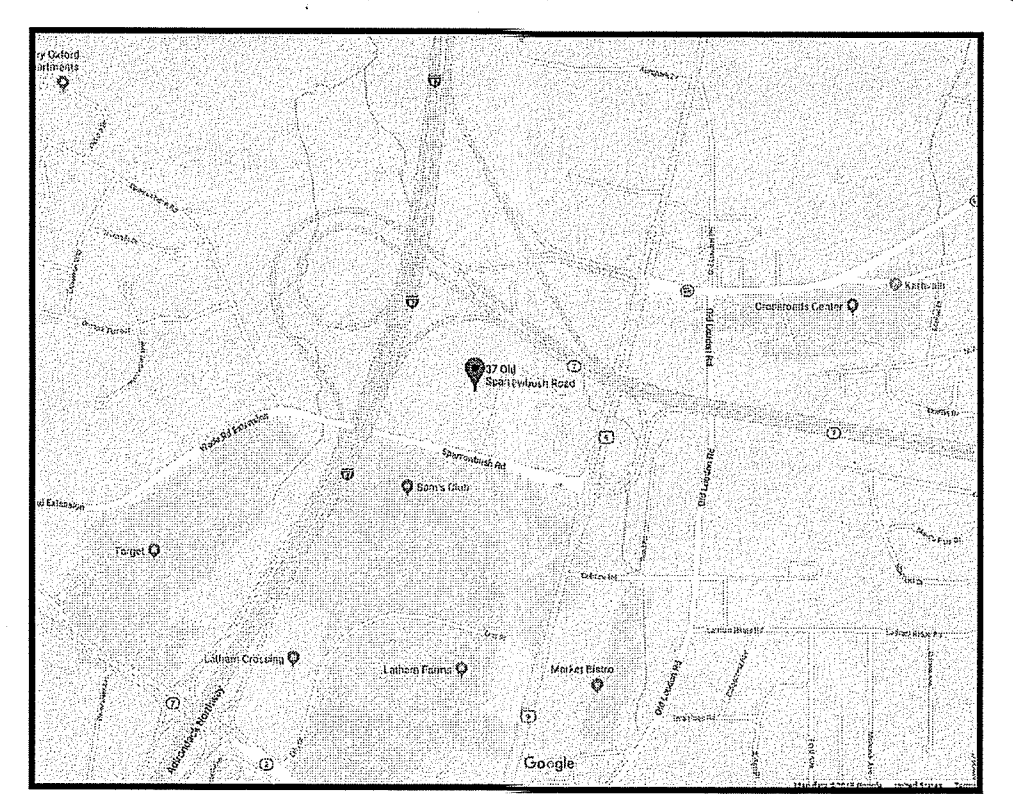


ZONING MAP
SCALE: 1" = 2000'



SITE LOCATION MAP
N.T.S.

SITE STATISTICS

	EXISTING	% COV.	PROPOSED Lot No. 1	% COV.	PROPOSED Lot No. 2	% COV.
LOT SIZE	123,552 S.F.		73,877 S.F.		49,675 S.F.	
LOT WIDTH	498.75'		100.00'		398.75'	
PAVED AREA	0 S.F.	0.0	33,940 S.F.	46.0	16,432 S.F.	33.1
GREEN SPACE	123,552 S.F.	100.0	29,933 S.F.	40.5	22,480 S.F.	45.2
BUILDING AREA	0 S.F.	0.0	9,984 S.F.	13.5	10,783 S.F.	21.7
TOTAL	123,552 S.F.	100.0	73,877 S.F.	100.0	49,675 S.F.	100.0

- WAIVERS REQUESTED:**
1. THE BUILDING EXCEEDS THE 20FT MINOR ROAD MAXIMUM FRONT SETBACK FROM OLD SPARROWBUSH ROAD.
 2. PARKING IN FRONT YARD SETBACK IS NOT PERMITTED

- PARKING ANALYSIS:**
- PROPOSED OFFICE (GENERAL):**
 PROPOSED USE: 19,968 SF OFFICE (GENERAL)
 PARKING REQUIRED: 1 SPACE PER 225 SF GROSS FLOOR AREA
 19,968 x 1 SPACE/225 SF = 89 SPACES
 PARKING PROVIDED: 89 SPACES (INCLUDES 4 ACCESSIBLE SPACES)
- 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 (INCLUDES 1 ACCESSIBLE SPACE)

Hub - HUDSON SILT LOAM
 0 TO 3% SLOPES
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

h-c - HUDSON SILT LOAM
 8 TO 15% SLOPES
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

RhA - RHINEBECK SILTY CLAY LOAM
 0 TO 3% SLOPES
 SOMEWHAT POORLY DRAINED
 ABOUT 6 TO 18 INCHES TO WATER TABLE

- SURVEY NOTES:**
1. BASE MAPPING, INCLUDING BOUNDARY LINE, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS SUPPLIED IN ELECTRONIC FORMAT BY S.Y. KIM LAND SURVEYOR, P.C. AND DOES NOT CONSTITUTE A FIELD SURVEY BY ADVANCE ENGINEERING & SURVEYING PLLC.
 2. TAX MAP DESIGNATION: 19.01 - 2 - 1.1.

MAP REFERENCE:
 SITE PLAN FOR LANDS OF MICHAEL GIOVANONE (37 OLD SPARROWBUSH ROAD), TOWN OF COLONIE, ALBANY COUNTY, N.Y., DATED MARCH 13, 2007, LAST REVISED JULY 14, 2010, AS PREPARED BY S.Y. KIM LAND SURVEYOR, P.C. AND RECEIVED TOWN OF COLONIE SITE PLAN APPROVAL SEPTEMBER 30, 2010.

Z.B.A. NOTE:
 A USE VARIANCE (ZBA # 18-058), DATED NOVEMBER 9, 2018, HAS BEEN GRANTED FOR THE USE OF A SELF-STORAGE FACILITY IN AN HCOR ZONE.

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

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]

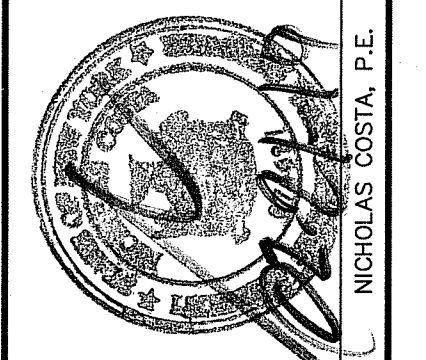
DISTRICT	BUILDING AND LOT REQUIREMENTS				BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ³		
	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONT SETBACK MINIMUM ² (feet)	MINIMUM GREEN SPACE COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ²	REAR SETBACK MINIMUM (feet) ²
HCOR (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.

NO.	REVISION	BY	APPD.	DATE
1)				

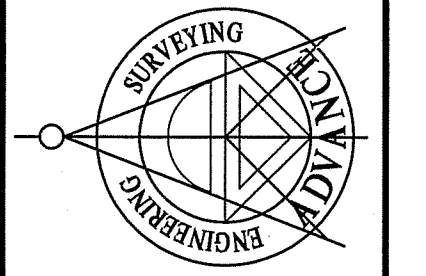
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 LAND SURVEYING & DEVELOPMENT
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 PHONE: (518) 698-3772
 NICHOLAS COSTA, P.E.



CONCEPT SITE PLAN
PROPOSED MIX-USE DEVELOPMENT
 37 OLD SPARROWBUSH ROAD

TOWN OF COLONIE
 COUNTY OF ALBANY NEW YORK

DATE: JUNE 22, 2018
 SCALE: 1" = 80'