

SITE STATISTICS

| | EXISTING | % COV. | PROPOSED | % COV. |
|---------------|-------------|--------|-------------|--------|
| LOT SIZE | 43,560 S.F. | | UNCHANGED | |
| LOT WIDTH | 209.93' | | UNCHANGED | |
| PAVED AREA | 0 S.F. | 0.0 | 15,532 S.F. | 35.7 |
| GREEN SPACE | 43,560 S.F. | 100.0 | 23,928 S.F. | 54.9 |
| BUILDING AREA | 0 S.F. | 0.0 | 4,100 S.F. | 9.4 |
| TOTAL | 43,560 S.F. | 100.0 | 43,560 S.F. | 100.0 |

PARKING ANALYSIS:

PROPOSED OFFICE (MEDICAL):
 PROPOSED USE: 4,100 SF OFFICE (MEDICAL)
 PARKING REQUIRED: 1 SPACE PER 175 SF GROSS FLOOR AREA
 4,100 x 1 SPACE/175 SF = 23 SPACES
 PARKING PROVIDED: 23 SPACES (INCLUDES 2 HANDICAP)

CONSERVATION DEVELOPMENT OVERLAY ANALYSIS

MINIMUM CONSERVATION AREA: 40% (17,424 SF)
 DEED RESTRICTED AREA: 0.15± AC
 PROPOSED CONVEYANCE TO THE TOWN OF COLONIE: 0.29± AC
 0.44± AC OR APPROXIMATELY 44% OF PROJECT SITE
 BASE COMMERCIAL DENSITY PERMITTED: 17,892 SF GROSS FLOOR AREA

NOTE:

THE SITE DOES NOT CONTAIN ANY CONSTRAINED LANDS.

SITE DATA:

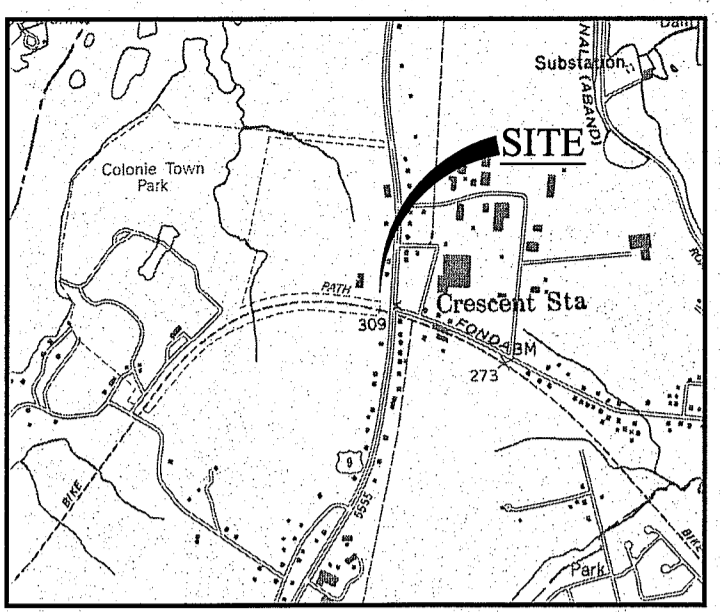
EXISTING:
 PROPERTY ADDRESS: 1240 LOUDON RD (NYS ROUTE 9)
 AREA: 43,560± SF (1.00± AC.)
 TAX MAP PARCEL NO.: 4.02-1-8.12
 FRONTAGE: 209.93' ALONG LOUDON ROAD.
 EXISTING LAND USE: UN-DEVELOPED VACANT LAND.
 TOPOGRAPHY: GENTLY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG PROPERTY FRONTAGE.
 EXISTING PARKING SPACES: 0
 A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
 B) THE PROJECT SITE IS LOCATED ON THE WESTERLY SIDE OF LOUDON 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 OFFICE RESIDENTIAL (OR) 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 BOGHT COMMUNITY FIRE DISTRICT.
 H) THE SUBJECT PROJECT LIES WITHIN THE CONSERVATION DEVELOPMENT OVERLAY DISTRICT.

SURVEY NOTES:

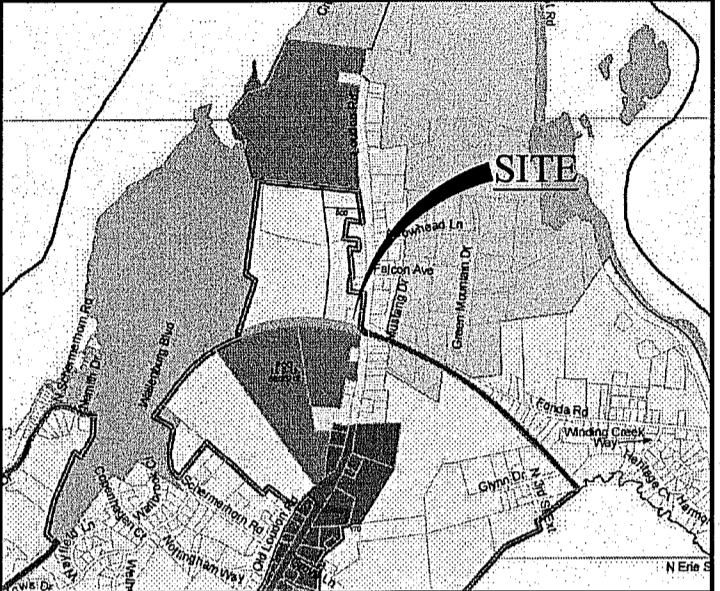
- BOUNDARY EVIDENCE AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON MARCH 12, 2016 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
- TAX MAP DESIGNATION: 4.02 - 1 - 8.12.
- THE OFFSETS OR DIMENSIONS SHOWN 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.
- SITE LOCATION: 42°-47'-54" N. 073°-44'-02" W.

MAP REFERENCE:

SURVEY MAP OF LANDS BEING CONVEYED TO DAVID MITOLA, 1240 LOUDON ROAD, TOWN OF COLONIE, COUNTY OF ALBANY, NEW YORK, DATED APRIL 15, 2016, AS PREPARED BY ADVANCE ENGINEERING & SURVEYING, PLLC.



SITE LOCATION MAP
1" = 2000'±



ZONING MAP
N.T.S.

SOIL TYPES:

- HuB - HUDSON SILT LOAM
3 TO 8% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE
- NuB - NUNDA SILT LOAM
3 TO 8% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE
- NuC - NUNDA SILT LOAM
8 TO 15% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE
- RhA - RHINEBECK SILTY CLAY LOAM
0 TO 8% SLOPES
SOMWHAT POORLY DRAINED
ABOUT 6 TO 18 INCHES TO WATER TABLE
- RhB - RHINEBECK SILTY CLAY LOAM
3 TO 8% SLOPES
SOMWHAT POORLY DRAINED
ABOUT 6 TO 18 INCHES TO WATER TABLE

STANDARD NOTES:

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT.
- THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BUILDING DEPARTMENT.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60-1-1989) OF THE AMERICAN ASSOCIATION OF NURSERMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR PARKING OF ANY VEHICLES, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATION, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND THE DEPT. OF PUBLIC WORKS AND BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ANY SOIL DISTURBANCE OR ISSUANCE OF ANY GRADING PERMIT.

OWNER / APPLICANT
 1240 LOUDON ROAD LLC
 70 REMSEN STREET
 COHOES, N.Y. 12047

ZONING AND LAND USE:

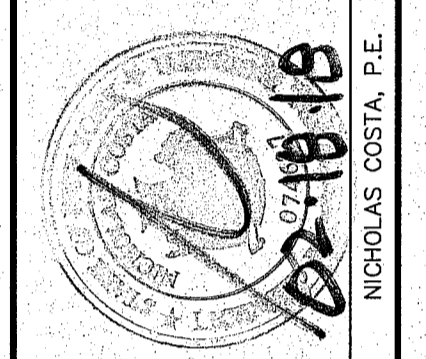
CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE

[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]

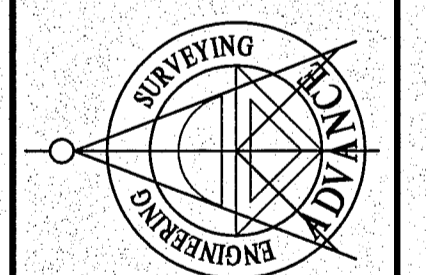
| DISTRICT OR (OFFICE RESIDENTIAL) | BUILDING AND LOT REQUIREMENTS | | | BUILDING AND LOT REQUIREMENTS | | | YARD REQUIREMENTS ³ | | | |
|---|------------------------------------|--|--------------------------------|--|---|---------------------------------------|--|---|---|--|
| | MAXIMUM HEIGHT ¹ (feet) | MAXIMUM BUILDING FOOTPRINT (square feet) | LOT AREA MINIMUM (square feet) | LOT WIDTH AND FRONTAGE MINIMUM ² (feet) | MINIMUM GREEN SPACE COVERAGE ² | 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 |
| | 40 | 30,000 | 20,000 | 100 | 35% | SEE NOTE 9 | 18,000 ⁹ | 20 | 10/25 | 15 |

| NO. | REVISION | BY | APPD. | DATE |
|-----|-----------------------------|--------|-------|----------|
| A | ISSUED FOR REVIEW | R.D.D. | N.C. | 7-14-16 |
| B | ISSUED FOR SITE PLAN REVIEW | R.D.D. | N.C. | 1-13-17 |
| C | REVISED PER TOWN COMMENTS | R.D.D. | N.C. | 06.01.17 |
| D | REVISED PER TOWN COMMENTS | T.M. | N.C. | 09.18.17 |
| E | REVISED PER TOWN COMMENTS | T.M. | N.C. | 02.13.18 |

ADVANCE ENGINEERING & SURVEYING, PLLC
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 E-MAIL: ncss@ape.com
 PHONE: (518) 689-3772



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



SITE PLAN
 PROPOSED OFFICE BUILDING
 1240 LOUDON ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY
 NEW YORK
 DATE: JULY 14, 2016
 SCALE: 1" = 20'

SHEET NO.
SITE
 3 OF 12 15121-SITE.DWG