



- NOTES:**
1. BASE MAPPING PREPARED BY AEO ENGINEERS, LLP FROM AN APRIL 2018 FIELD SURVEY AND MAP REFERENCE
 2. THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING INDICATED IN PARTICULAR WHICH CONTRACTOR TO MARK THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES. SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE ARE MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND SHOULD ANY WORK, 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.P.O. (1-800-952-7962) TOLL FREE.

MAP REFERENCE:
 MAP ENTITLED "FOUNDATION LOCATION SURVEY TWELVE ACRE REALTY, LLC 922 TROY-SCHENECTADY ROAD" PREPARED BY NIGALLS & ASSOCIATES, LLP DATED AUGUST 24, 2016

DENSITY CALCULATIONS:
 BASE COMMERCIAL DENSITY:
 19,200 SF/AC X 2.40 AC = 43,200 SF ALLOWED
 MIXED USE BASE RESIDENTIAL DENSITY:
 80X OF THE BASE COMMERCIAL DENSITY MAY BE
 3,000 SF OF COMMERCIAL USE PER DWELLING UNIT.
 43,200 X 0.8 = 34,560 SF
 34,560/3,000 = 11.52 UNITS ALLOWED
 8 UNITS PROPOSED X 3,000 = 24,000 SF
 43,200 - 24,000 = 19,200 SF COMMERCIAL
 12,000+ SF COMMERCIAL EXISTING

ZONING:	COR - COMMERCIAL OFFICE RESIDENTIAL
LOT AREA:	20,000 SF MIN.
BUILDING FOOTPRINT:	30,000 SF MAX.
LOT WIDTH:	100' MIN.
BLDG. HEIGHT:	75' MAX.
GREEN SPACE:	35% MIN.
BASE COMMERCIAL DENSITY:	18,000 SF/AC
SETBACKS:	20' MIN.
FRONT:	10' (25' TOTAL BOTH SIDES)*
SIDE:	15' MIN. **
REAR:	

COVERAGE STATISTICS		
BUILDINGS:	8,100 SF	7.8%
PAVEMENT:	28,143 SF	26.9%
GREEN SPACE:	68,292 SF	65.3%
TOTAL:	104,535 SF (2.40 AC)	100%

*REQUIREMENTS PER PREVIOUS APPROVAL OF 922 TROY SCHENECTADY ROAD SITE PLAN ON OCTOBER 14 2016

PARKING REQUIREMENTS		
*ADULT EDUCATIONAL: 1 SPACE PER STAFF PLUS 1 PER STUDENT		
8 STAFF + 40 STUDENTS	48 SPACES REQUIRED	49 SPACES PROVIDED
DWELLING: 2 SPACES PER UNIT		
2 X 8 UNITS	16 SPACES REQUIRED	23 SPACES PROVIDED
		72 SPACES TOTAL PROVIDED

OWNER/APPLICANT:
 TWELVE ACRE REALTY, LLC
 922 TROY SCHENECTADY ROAD
 LATHAM, NY 12110
 TAX MAP #S:
 182-5-8
 182-5-9
 182-5-722

ALTERATION OF THIS
 LICENSE PROFESSIONAL
 ENGINEER IS ILLEGAL

STATE OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF PLANNING
 TOWN OF COLONIE COUNTY OF ALBANY

MIXED USE BUILDING
 928 TROY SCHENECTADY ROAD

STATE OF NEW YORK
 ENGINEERS, LLP
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DATE: MARCH 2, 2018 SCALE: 1" = 30' DWG: 4971A-59 SHEET 1 OF 1