

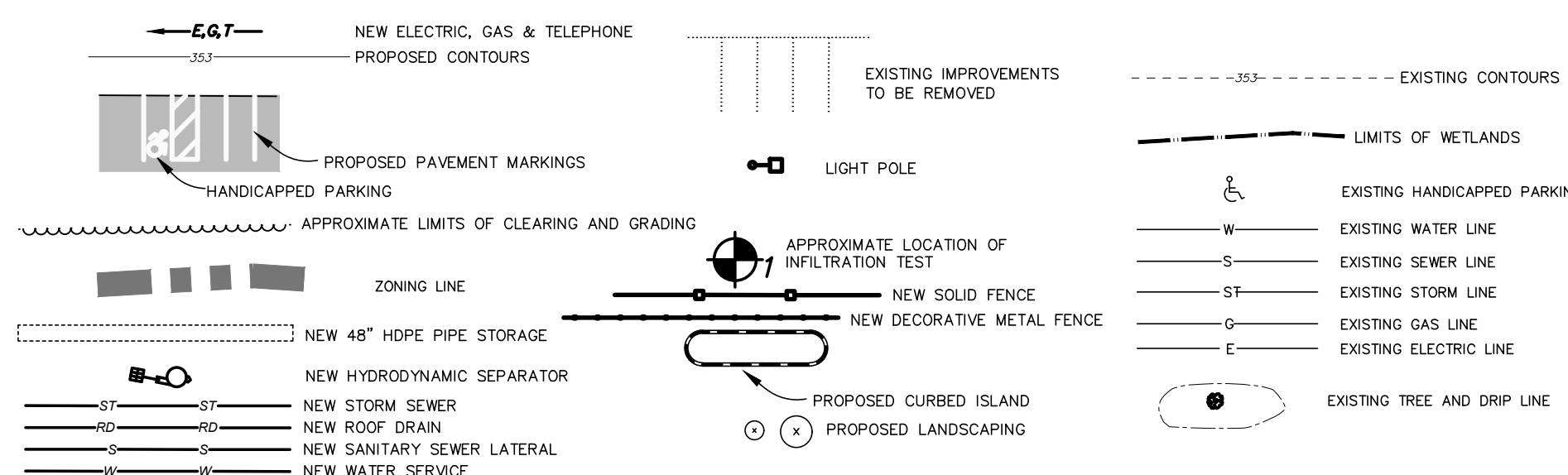
SOIL ANALYSIS				
TYPE	SURFACE	SUBSURFACE	GROUNDWATER	BEDROCK
U ₁ -U ₂ URBAN, LOAMY	DARK BROWN SILT LOAM ABOUT 5 INCHES THICK	TO A DEPTH OF 60 INCHES OR MORE, OF BROWN AND YELLOWISH BROWN SILT LOAM AND LOAM THAT CONTAINS AS MUCH AS 40 PERCENT ROCK FRAGMENTS	SEASONAL HIGH WATER TABLE AT A DEPTH OF 36"-72"	DEPTH OF BEDROCK IS MORE THAN 6 FEET
U ₃ -URBAN LAND	TYPICALLY, IN AN AREA OF THIS UNIT 85 PERCENT OR MORE OF THE SURFACE CONSISTS OF PARKING LOTS, SHOPPING CENTERS, INDUSTRIAL PARKS, AND URBAN BUSINESS CENTERS	SMALL AREAS OF MOSTLY MISCELLANEOUS FILL, SIMILAR IN CONTENT TO PRESENT DAY DUMPS, IN AREAS SEVERAL FEET OF THIS FILL HAVE BEEN PLACED OVER STREAMS, SWAMPS, AND FLOOD PLAINS	SEASONAL HIGH WATER TABLE AT A DEPTH OF 36"-72"	DEPTH OF BEDROCK IS MORE THAN 6 FEET
U ₄ -URBAN LAND-DEVELOPMENTS COMPLETE	BROWN LOAMY FINE SAND OR FINE SAND THAT IS AS MUCH AS 10 PERCENT GRAVEL	A DEPTH OF 60 OR MORE INCHES ARE LAYERS OF BROWN AND YELLOWISH BROWN LOAMY FINE SAND OR FINE SAND THAT IS AS MUCH AS 10 PERCENT GRAVEL	SEASONAL HIGH WATER TABLE AT A DEPTH OF 4' TO 6'	DEPTH OF BEDROCK IS MORE THAN 6 FEET

SOIL ANALYSIS INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ALBANY COUNTY, NEW YORK", AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.

NOTES

1. THERE ARE NO SMOKE STACKS, BORROW PITS, JUNK YARDS, REFUSE AREAS LOCATED ON SITE.
2. THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS FROM THE SITE.
3. THE PARCELS ARE INSIDE THE LATHAM WATER DISTRICT.
4. CONTOURS BASED UPON NVD 1929
5. VEHICLE LOADING/UNLOADING SHALL TAKE PLACE ON SITE AND NOT WITHIN THE PUBLIC RIGHT OF WAY.
6. BASE SURVEY MAPPING WAS OBTAINED FROM SURVEY PREPARED BY S.Y. KIM ENTITLED "SURVEY MAP OF A PORTION OF LANDS ALONG NEW LOUDON ROAD" DATED FEBRUARY 12, 2015 AS JOB NO. 12-1345.

LEGEND



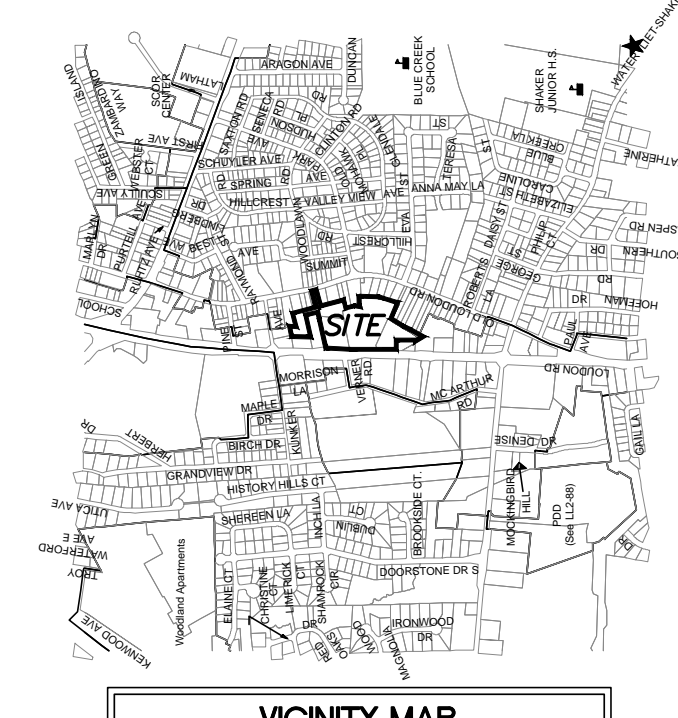
PARKING ANALYSIS TABLE			
DESCRIPTION	REQUIREMENT	QUANTITY	# REQUIRED
OFFICE AREA	1/225 ± f.	15,778 ± f.	84
WAREHOUSE AREA	1/200 ± f.	5,867 ± f.	12
SERVICE STATION 2/BAY		34 BAYS	17
TOTAL SPACES PROVIDED			113

ANALYSIS BASED UPON DIVISION LINE SHOWN ON BELOW PLAN AND IS FOR NORTHWAY TOYOTA OPERATIONS ONLY.

SITE COVERAGE STATISTICS			
EXISTING			
description	s.f.	acres	%
BUILDING AREA	55,210	1.27	11.63%
GREEN AREA	201,277	4.62	42.60%
PAVED AREA	215,957	4.86	45.71%
TOTAL AREA	472,444	10.85	100.00%

PROPOSED			
description	s.f.	acres	%
BUILDING AREA	70,715	1.62	14.83%
GREEN AREA	166,835**	3.63	35.00%**
PAVED AREA	239,162	5.49	50.17%
TOTAL AREA	476,712	10.94	100.00%

** 13,031 S.F. (2.73% OF THE TOTAL GREEN AREA) LIES WITHIN THE SFR ZONE. TOTAL GREEN AREA PROPOSED IN THE COR ZONE IS 32.27%



ZONING INFORMATION

COR DISTRICT
 COMMERCIAL OFFICE RESIDENTIAL
 MIN. FRONT YARD⁴ 20 FEET
 MIN. SIDE YARD² 10 FEET MINIMUM EACH SIDE
 20 FEET TOTAL OF BOTH SIDES
 MIN. REAR YARD² 15 FEET
 MAX. BUILDING HEIGHT¹ 75 FEET
 MAX. BUILDING FOOTPRINT 30,000 S.F.
 MIN. LOT AREA 20,000 S.F.
 MIN. LOT WIDTH & FRONTAGE 100 FEET

PROPOSED WAIVER REQUEST

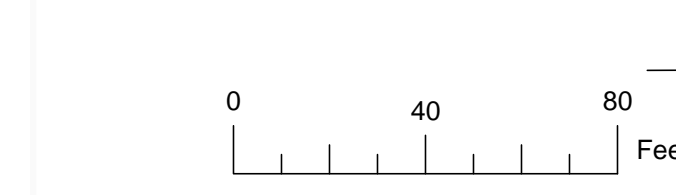
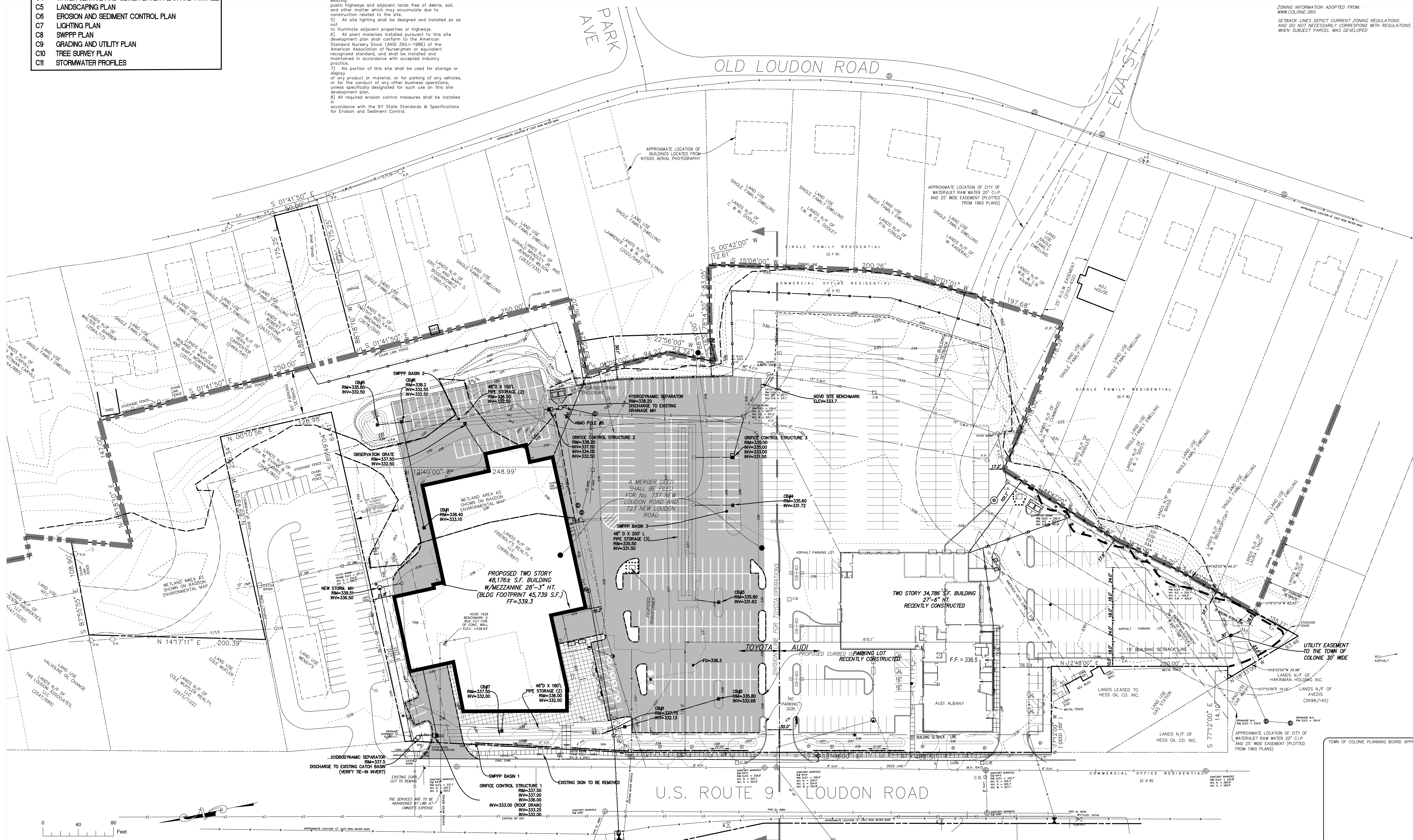
1. WITH GREATER THAN 20 PARKING SPACES PROPOSED, A MINIMUM OF 20 SQ. FT. OF LANDSCAPED ISLAND SHALL BE INCLUDED IN THE INTERIOR OF THE PARKING AREA FOR EACH ISLAND. AN ISLAND SHALL BE CONSIDERED TO BE IN THE INTERIOR OF THE PARKING AREA IF AT LEAST 75% OF ITS PERIMETER ADJUTS THE PARKING AREA PAVEMENT.
2. THE BUILDING EXCEEDS THE 20' MINOR ROAD MAXIMUM FRONT SETBACK.

SCHEDULE OF DRAWINGS

- C1 OVERALL SITE PLAN
- C1A EXISTING CONDITIONS PLAN
- C2 DEMOLITION PLAN
- C3 PAVING PLAN
- C4 WATER SERVICE AND SEWER LATER PLAN AND PROFILE
- C5 LANDSCAPING PLAN
- C6 EROSION AND SEDIMENT CONTROL PLAN
- C7 LIGHTING PLAN
- C8 SWPPP PLAN
- C9 GRADING AND UTILITY PLAN
- C10 TREE SURVEY PLAN
- C11 STORMWATER PROFILES

TOWN OF COLONIE NOTES

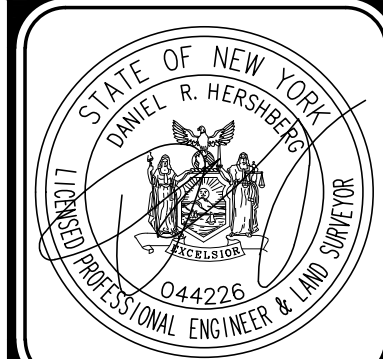
- 1) The Applicant shall comply with all applicable federal, state, and local laws, rules and regulations, including but not limited to the State Environmental Quality Review Act (SEQRA), Freshwater Wetlands Permit Regulations, the Town Grading Law, and the Town Flood Plains Management.
- 2) The Applicant shall bear the sole responsibility for ensuring that all improvements are completed and maintained in accordance with approved plans, specifications, and standards.
- 3) 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.
- 4) 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.
- 5) All site lighting shall be designed and installed so as not to illuminate adjacent properties or highways.
- 6) All plant materials installed pursuant to this site development plan shall conform to the American Standard Nursery Stock (ANSI Z60.1-1986) of the American Association of Nurserymen or equivalent recognized standard, and shall be installed and maintained in accordance with accepted industry practice.
- 7) 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 operations, unless specifically designated for such use on this site development plan.
- 8) All required erosion control measures shall be installed in accordance with the NY State Standards & Specifications for Erosion and Sediment Control.



FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION

HERSHBERG & HERSHBERG
 Consulting Engineers and Land Surveyors
 18 Locust Street
 Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ILLEGAL.



REVISIONS	DATE	REMARKS
1	6/19/17	START CONCEPT SUBMISSION EMAIL
2	6/19/17	CONCEPT SUBMISSION EMAIL
3	6/29/17	PRELIMINARY FINAL 1ST SUBMISSION
4	10/24/17	PRELIMINARY FINAL 2ND SUBMISSION
5	12/1/17	PRELIMINARY FINAL 3RD SUBMISSION
6	1/9/18	PRELIMINARY FINAL 4TH SUBMISSION

OVERALL SITE PLAN FOR NORTHWAY TOYOTA
 No. 737 LOUDON ROAD
 TOWN OF COLONIE, ALBANY COUNTY, N.Y.

DATE: 12/17/17
 SCALE: AS SHOWN
 FILE: 160222