



Engineering, Surveying &
Landscape Architecture, PC
100 Great Oaks Boulevard
Suite 118
Albany, NY 12203
518.389.3600

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES *	9 x 18	9 x 18	244	153
STANDARD ACCESSIBLE SPACES **	8 x 18	8 x 18	5	5
VAN ACCESSIBLE SPACES **	8 x 18	8 x 18	2	2
GARAGE SPACES ***	--	12 x 22	--	130
TOTAL SPACES	--	--	244	290

* DWELLING, MULTIFAMILY REQUIRES 2 SPACES PER DWELLING UNIT.
** ADA REQUIREMENTS.
*** ACCESSIBLE APARTMENT UNITS WILL HAVE ACCESSIBLE GARAGES.

ZONING SUMMARY

ZONING DISTRICT	COMMERCIAL OFFICE (CO)	
	REQUIRED	PROVIDED
MIN. LOT AREA (SF)	20,000	928,699
MIN. LOT AREA (AC)	0.46	21.32
MIN FRONT SETBACK (LF)	20	*70
MIN. REAR SETBACK (LF)	15	381
MIN SIDE SETBACK (EACH/TOTAL)	20 / 50	20 / 50
MIN. FRONTAGE (LF)	100	486
MAX. HEIGHT (FT)	75	±35
MIN. GREEN SPACE	35%	67%
RESIDENTIAL DENSITY (6 UNITS PER ACRE)	127 UNITS	126 UNITS

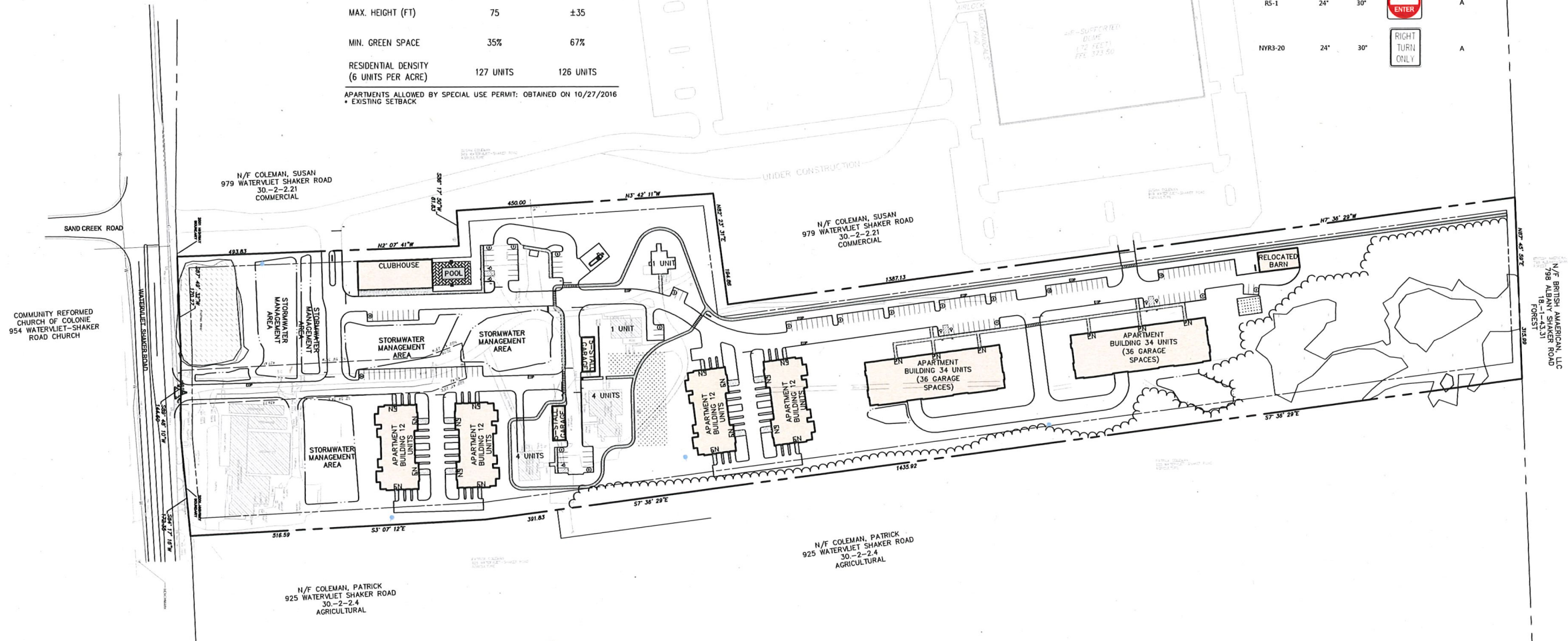
APARTMENTS ALLOWED BY SPECIAL USE PERMIT: OBTAINED ON 10/27/2016
* EXISTING SETBACK

Site Coverage Statistics

Description	Size		Percentage of Site
	S.F.	Acres	
BUILDINGS AREA	111,892	2.6	12.2
ASPHALT AREA	206,500	4.7	22.5
GRAVEL AREA	13,225	0.3	1.4
GREEN AREA	597,082	13.7	63.9
LOT SIZE	928,699	21.32	100

Sign Summary

M.U.T.C.D. Number	Specification Width Height	Desc.	SIGN POST TYPE
R1-1	30" 30"	STOP	A
R7-1	12" 18"	NO PARKING ANY TIME	A
R7-8	12" 18"	RESERVED PARKING	A
R7-8P	18" 6"	VAN ACCESSIBLE	A
R4-7	24" 30"	ONE WAY	A
RS-1	24" 30"	DO NOT ENTER	A
NYRS-20	24" 30"	RIGHT TURN ONLY	A



SHAKER WEST FARM
945 & 957 Watervliet Shaker Road
Colonie, New York

No.	Revision	Date	Appr.

Designed by C. Garber Checked by P. Michel
Issued for: Date: August 6, 2018
Site Plan Review

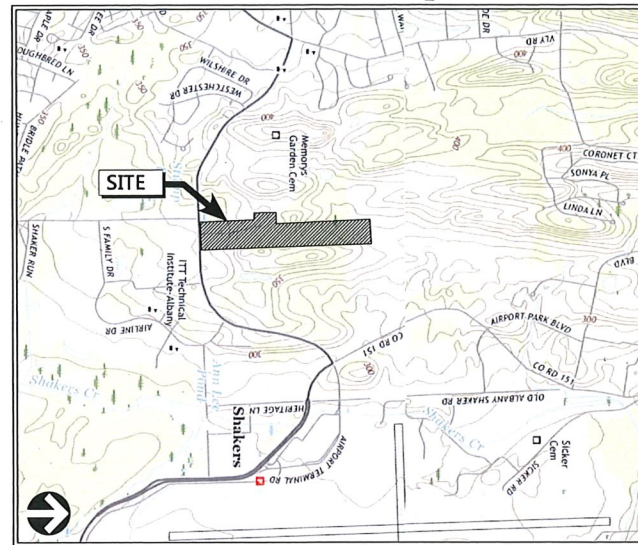
Not Approved for Construction
Layout and Materials Plan 1

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Town of Colonie
SEP 14 2018
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Development Department

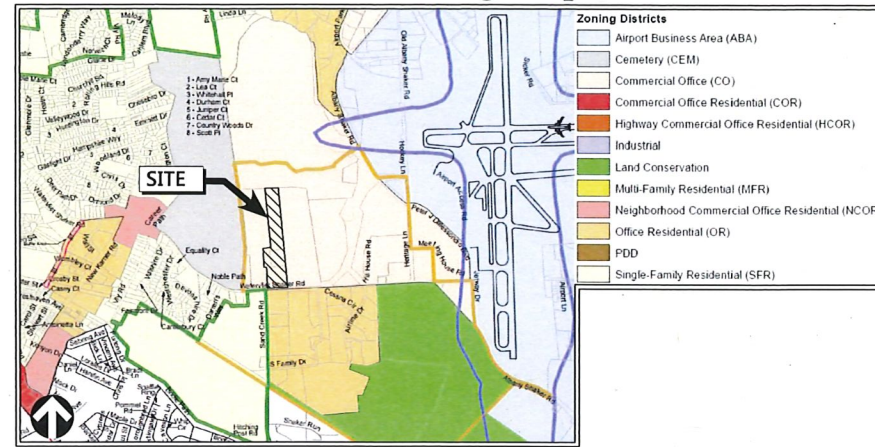
TOWN OF COLONIE PLANNING BOARD

Drawing Number
C-5
Sheet 5 of 29
Project Number
29557.00

Location Map



Zoning Map



Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES *	9 x 18	9 x 18	255	125
STANDARD ACCESSIBLE SPACES **	8 x 18	8 x 18	4	4
VAN ACCESSIBLE SPACES **	8 x 18	8 x 18	1	1
GARAGE SPACES ***	---	12 x 22	---	130
TOTAL SPACES	---	---	260	260

* DWELLING, MULTIFAMILY REQUIRES 2 SPACES PER DWELLING UNIT.
 ** ADA REQUIREMENTS.
 *** ACCESSIBLE APARTMENT UNITS WILL HAVE ACCESSIBLE GARAGES.

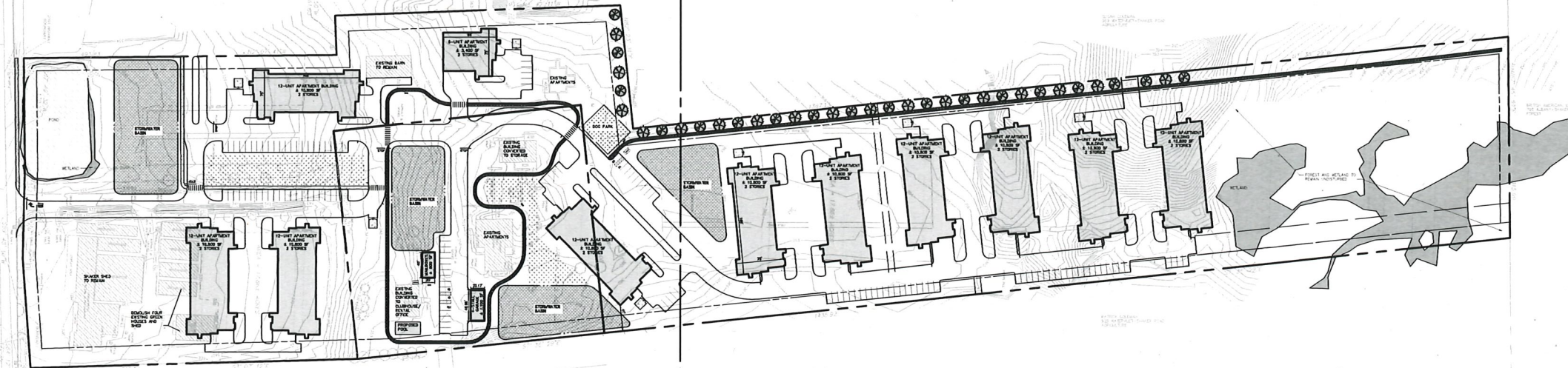
Site Coverage Statistics

Description	Size		Percentage of Site
	S.F.	Acres	
BUILDINGS AREA	143,880	3.3	15.7
CONCRETE AREA	5,063	0.1	0.6
ASPHALT AREA	190,291	4.4	20.7
GRAVEL AREA	34,907	0.8	3.8
GREEN AREA	544,837	12.5	59.3
LOT SIZE	918,978	21.1	100



SAND CREEK ROAD

WATERLIET SHAKER ROAD



APPLICANT:
GORDON COMMERCIAL DEVELOPMENT, LLC
50 STATE STREET, 6TH FLOOR
ALBANY, NY 12207

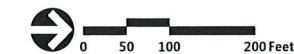
Park Place at Shaker West
945 & 957 Watervliet Shaker Road
Colonie, New York

No.	Revision	Date	App'd

Designed by A. Karl Checked by M. Tucker
 Issued for: Date: October 5, 2016

Not Approved for Construction
 Drawing Title: **Concept Submission - Overall Plan**

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Development Department



C-1

Sheet 1 of 5

Project Number: 29557.00