CoB - COLONIE LOAMY FINE SAND
3 TO 8% SLOPES
WELL DRAINED
MORE THAN 80 INCHES TO WATER TABLE

Sh - SHAKER FINE SANDY LOAM
0 TO 3% SLOPES
POORLY DRAINED
ABOUT 0 TO 12 INCHES TO WATER TABLE

Uf - UDIPSAMMENTS
URBAN LAND COMPLEX
COARSE SAND
SOMEWHAT EXCESSIVELY DRAINED
MORE THAN 80 INCHES TO WATER TABLE

EnB - ELNORA LOAMY FINE SAND
3 TO 8% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE

Ur- URBAN LAND

EnA - ELNORA LOAMY FINE SAND
0 TO 3% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE

St - STAFFORD LOAMY FINE SAND
0 TO 3% SLOPES
SOMEWHAT POORLY DRAINED
ABOUT 6 TO 18 INCHES TO WATER TABLE

SITE STATISTICS (LANDS TO THE TOWN FOR HIGHWAY PURPOSES)

	PROPOSED	
AREA	92,866 S.F.	2.13 ACRES

SITE DATA:

EXISTING:

PROPERTY ADDRESS: 614 ALBANY SHAKER ROAD
AREA: 23.22± AC. (1,011,436± SF)
TAX MAP PARCEL NO.: 30.04 – 1 – 20.
FRONTAGE:
465'± ALONG ALBANY SHAKER ROAD
EXISTING LAND USE: UN-DEVELOPED (VACANT)
TOPOGRAPHY: GENTLY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE

A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
B) THE PROJECT SITE IS LOCATED ON THE SOUTHWESTERLY SIDE OF ALBANY SHAKER 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 SINGLE FAMILY RESIDENTIAL (SFR) ZONE.
E) THE SUBJECT PROPERTY CONTAINS 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 THE SHAKER ROAD FIRE DISTRICT.

SITE STATISTICS (SENIOR SITE)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	120,687 S.F.		UNCHANGED	
LOT WIDTH	250' ±		UNCHANGED	
PAVED AREA	0 S.F.	0.0	36,836 S.F.	30.5
GREEN SPACE	120,687 S.F.	100.0	44,214 S.F.	36.6
BUILDING AREA	0 S.F.	0.0	39,637 S.F.	32.8
TOTAL	120,687 S.F.	100.0	120,687 S.F.	100.0

PARKING ANALYSIS:

SENIOR SITE:

PARKING REQUIRED: 1 PER THREE RESIDENTS + 1 PER EMPLOYEE

61 UNITS / 3 = 21 + 5 EMPLOYEES = 26 SPACES

PARKING PROVIDED:

44 SPACES (INCLUDES 4 ACCESSIBLE SPACES)

SITE STATISTICS (APARTMENT SITE)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	797,883 S.F.		UNCHANGED	
LOT WIDTH	1,300' ±		UNCHANGED	
PAVED AREA	0 S.F.	0.0	129,672 S.F.	16.3
GREEN SPACE	797,883 S.F.	100.0	620,211 S.F.	77.7
BUILDING AREA	0 S.F.	0.0	48,000 S.F.	6.0
TOTAL	797,883 S.F.	100.0	797,883 S.F.	100.0

PARKING ANALYSIS:

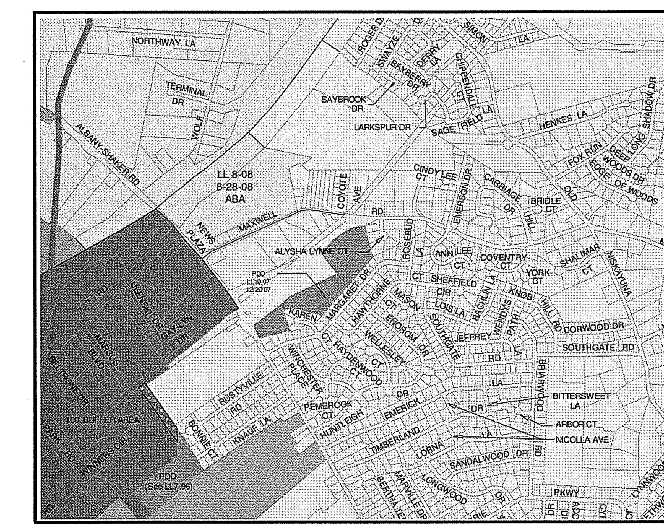
APARTMENT SITE:

PARKING REQUIRED: 2 SPACES PER UNIT

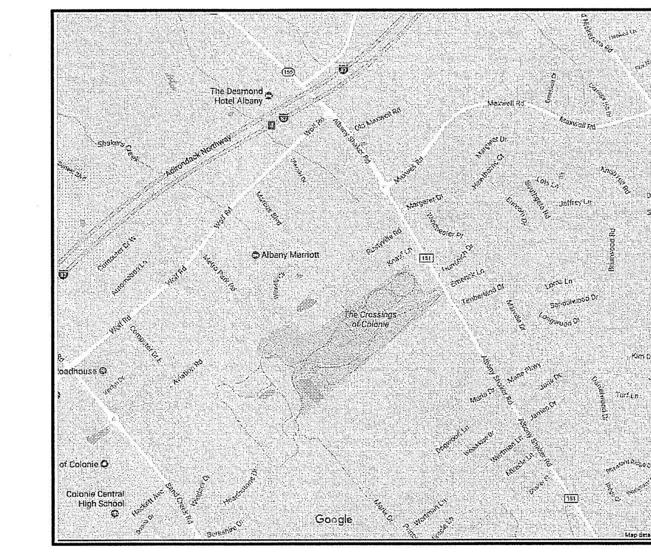
158 UNITS X 2 = 316 SPACES

PARKING PROVIDED:

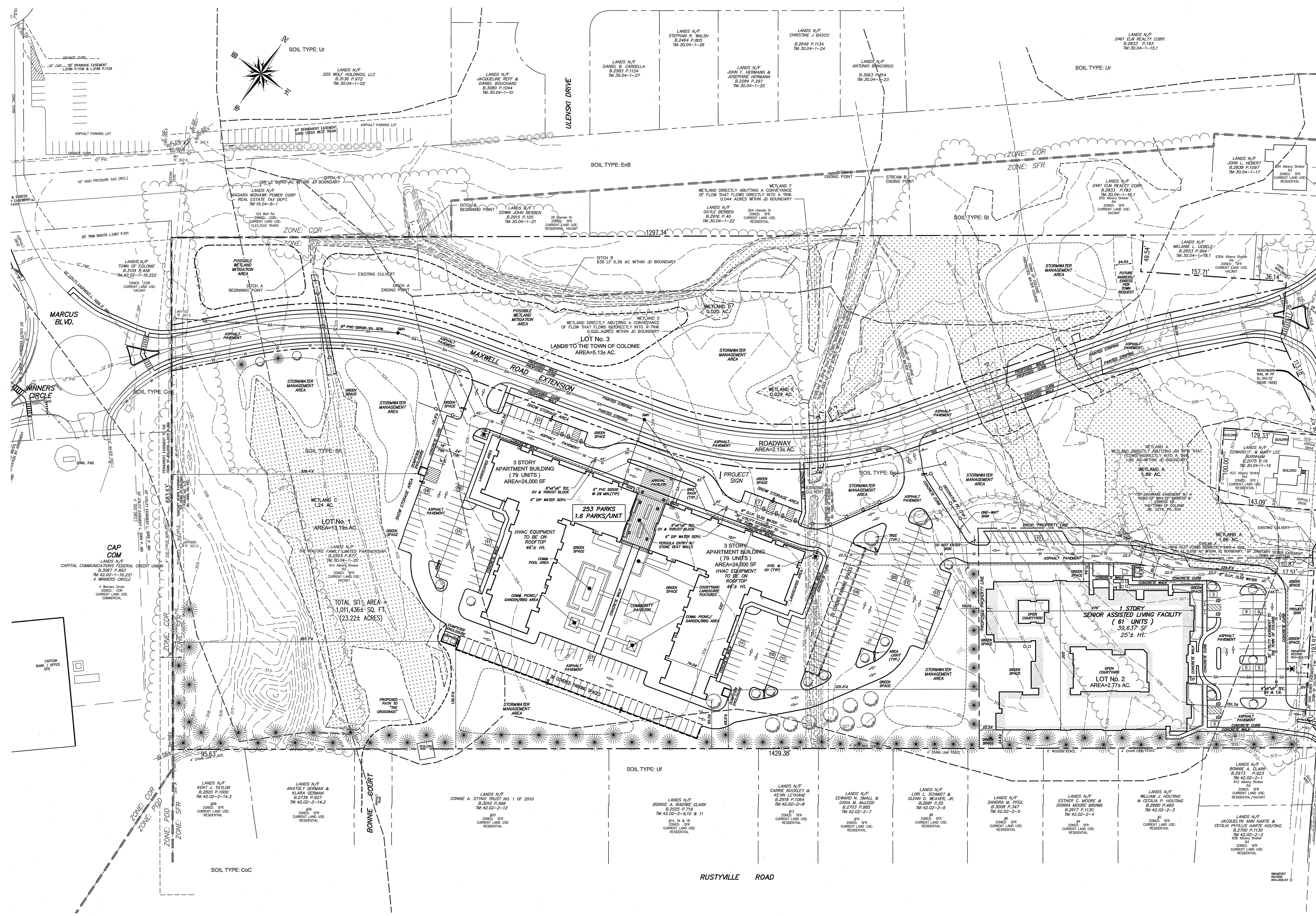
251 SPACES (1.6 SPACES PER UNIT) (INCLUDES 7 ACCESSIBLE SPACES)



COLONIE ZONING MAP
N.T.S.



SITE LOCATION MAP
N.T.S.



OWNER/APPLICANT
RADTKE FAMILY LIMITED PARTNERSHIP
409-411 OLD NISKAYUNA ROAD
LATHAM, N.Y. 12110

TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT APPROVAL

SURVEY NOTES:

1. BASE MAPPING, INCLUDING BOUNDARY LINE, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A FIELD SURVEY BY ADVANCE ENGINEERING & SURVEYING PLLC.
2. TAX MAP DESIGNATION: 30.04-1-20

UTILITY SERVICES:

TYPICAL SEWER LATERAL:

6" PVC SDR26 @ 2.0% MIN. SLOPE

TYPICAL WATER SERVICE:

4" D.I.P. CL52 WATER

NO.	REVISION	BY	APPD.	DATE
1)	ISSUED FOR CONCEPT REVIEW	F.S.C.	N.C.	12-24-18

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It is a violation of the Education Law of the State of New York, for any person, unless he is acting under the direction of a Licensed Professional Engineer, to alter this document in any way.

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-3772 E-MAIL: ncostape@gmail.com
NICHOLAS COSTA, P.E.

CONCEPT SITE PLAN
AT 614 ALBANY SHAKER ROAD
LANDS OF RADTKE FAMILY LIMITED PARTNERSHIP
TAX ID: 30.04 - 1 - 20 TOWN OF COLONIE
COUNTY OF ALBANY STATE OF NEW YORK
DATE: DECEMBER 17, 2018 SCALE: 1" = 50'

SHEET NO.
CNCPT
1 OF 1 16154-SENIOR4.DWG

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