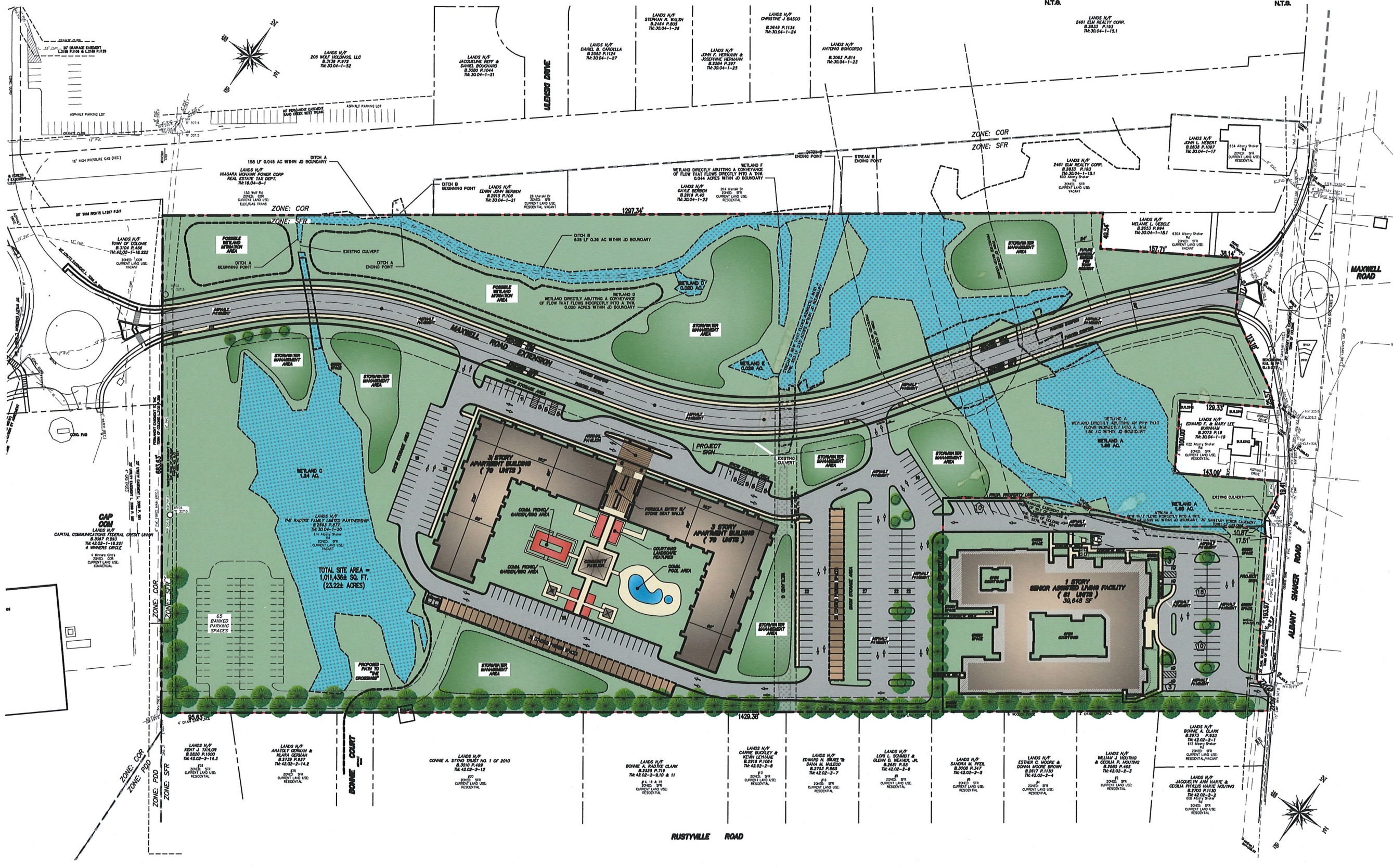
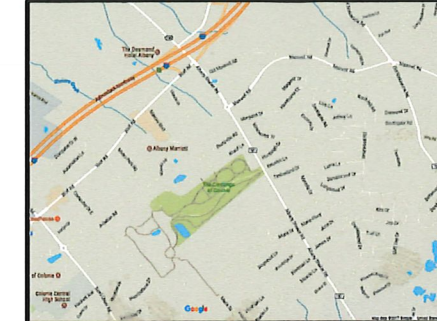
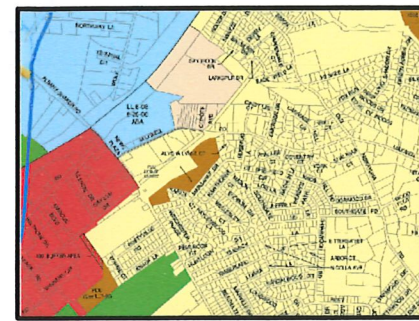


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Town of Colonie
OCT 02 2018
Planning & Economic
Development Department

SITE DATA:

OWNER:
PROPERTY ADDRESS: 614 ALBANY SHAKER ROAD
TAX MAP PARCEL NO. 3024-1-21
FRONTAGE: 407' 8" ALONG ALBANY SHAKER ROAD
EXISTING LAND USE: UNDEVELOPED (MHW)
TOPOGRAPHY: IDEALLY FLATTENED
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE

1) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
2) THE PROJECT SITE IS LOCATED ON THE SOUTHWESTERN SIDE OF ALBANY SHAKER ROAD AND IS SUBJECT TO HOUSING TRAFFIC NOISE AND ODORS.
3) THE PROJECT SITE IS NOT SUBJECT TO ANY EASEMENT OR UNLAWFUL, UNLAWFUL FEATURES.
4) THE SUBJECT PROPERTY LIES IN A SINGLE FAMILY RESIDENTIAL (SFR) ZONE.
5) THE SUBJECT PROPERTY CONTAINS FEDERAL WETLANDS AND/OR WIS WETLANDS.
6) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
7) THE SUBJECT PROJECT SITE IS LOCATED IN THE SHAKER ROAD FIRE DISTRICT.



NO.	DATE	BY	REVISION
1			ISSUED FOR REVIEW
2			REVISION
3			REVISION
4			REVISION
5			REVISION
6			REVISION
7			REVISION
8			REVISION
9			REVISION
10			REVISION

DESIGNER:
AVACS ENGINEERING & SURVEYING, LLC
CONSULTING IN:
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL

11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 699-3772
E-MAIL: info@avacseng.com
NICHOLAS COSTA, P.E.

RENDER SITE PLAN
AT 614 ALBANY SHAKER ROAD
LANDS OF RADIANE FAMILY LIMITED PARTNERSHIP
TOWN OF COLONIE
COUNTY OF ALBANY
STATE OF NEW YORK
DATE: SEPTEMBER 12, 2018
SCALE: 1" = 50'

RENDER
SHEET NO.
1 OF 1 (18154-SNORCLD10)

SITE DATA:

EXISTING:
 PROPERTY ADDRESS: 614 ALBANY SHAKER ROAD
 AREA: 21,224 AC (LATHAM TWP)
 TAX MAP REFERENCE: 304-1-1-70
PROPOSED:
 MULTI-FAMILY RESIDENTIAL (APARTMENT)
 ZONING: SENIOR ASSISTED LIVING
 UTILITIES: WATER AND SEWERAGE ARE AVAILABLE ALONG ROAD FRONTAGE.
NOTES:
 1) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
 2) THE PROJECT IS LOCATED ON THE SOUTHWESTERN SIDE OF ALBANY SHAKER ROAD AND IS SUBJECT TO ANY EXISTING EASEMENTS AND UTILITIES.
 3) THE PROJECT IS NOT SUBJECT TO ANY STATEWAY OR UNIFORM VEHICLE LAWS.
 4) THE SUBJECT PROPERTY LIES IN A SINGLE FAMILY RESIDENTIAL (SFR) ZONE.
 5) THE SUBJECT PROPERTY CONTAINS FEDERAL WETLANDS AND/OR RPT.
 6) THE SUBJECT PROJECT IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
 7) THE SUBJECT PROJECT SITE IS LOCATED IN THE SHAKER ROAD FIRE DISTRICT.

SITE STATISTICS (LANDS TO THE TOWN FOR HIGHWAY PURPOSES)

AREA	PROPOSED	TOTAL ACRES
	92,866 SF.	2.13 ACRES

SITE STATISTICS (RETAIL SITE)

EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	23,427 SF.	UNCHANGED	
LOT WIDTH	757' 8"	UNCHANGED	
PAVED AREA	0 SF.	6,963 SF.	43.3
CURB SPACE	0 SF.	1,064 SF.	34.1
LOADING AREA	0 SF.	1,550 SF.	47.1
TOTAL	23,427 SF.	9,577 SF.	100.0

SITE STATISTICS (SENIOR SITE)

EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	111,520 SF.	UNCHANGED	
LOT WIDTH	757' 8"	UNCHANGED	
PAVED AREA	0 SF.	79,333 SF.	70.3
CURB SPACE	0 SF.	42,268 SF.	37.8
LOADING AREA	0 SF.	30,543 SF.	27.3
TOTAL	111,520 SF.	152,144 SF.	100.0

SITE STATISTICS (APARTMENT SITE)

EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	78,573 SF.	UNCHANGED	
LOT WIDTH	1,307' 8"	UNCHANGED	
PAVED AREA	0 SF.	115,258 SF.	147.2
CURB SPACE	0 SF.	52,671 SF.	67.1
LOADING AREA	0 SF.	125,543 SF.	160.0
TOTAL	78,573 SF.	293,472 SF.	373.3

PARKING ANALYSIS:

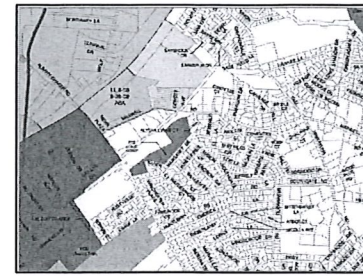
RETAIL SITE:
 PARKING REQUIRED: 1 PER 200 SF GROSS FLOOR AREA
 1500 SF / 200 = 7.5 SPACES
PARKING PROVIDED:
 8 SPACES

PARKING ANALYSIS:

SENIOR SITE:
 PARKING REQUIRED: 1 PER THREE RESIDENTS + 1 PER EMPLOYEE
 61 UNITS / 3 = 21 + 5 EMPLOYEES = 26 SPACES
PARKING PROVIDED:
 34 SPACES

PARKING ANALYSIS:

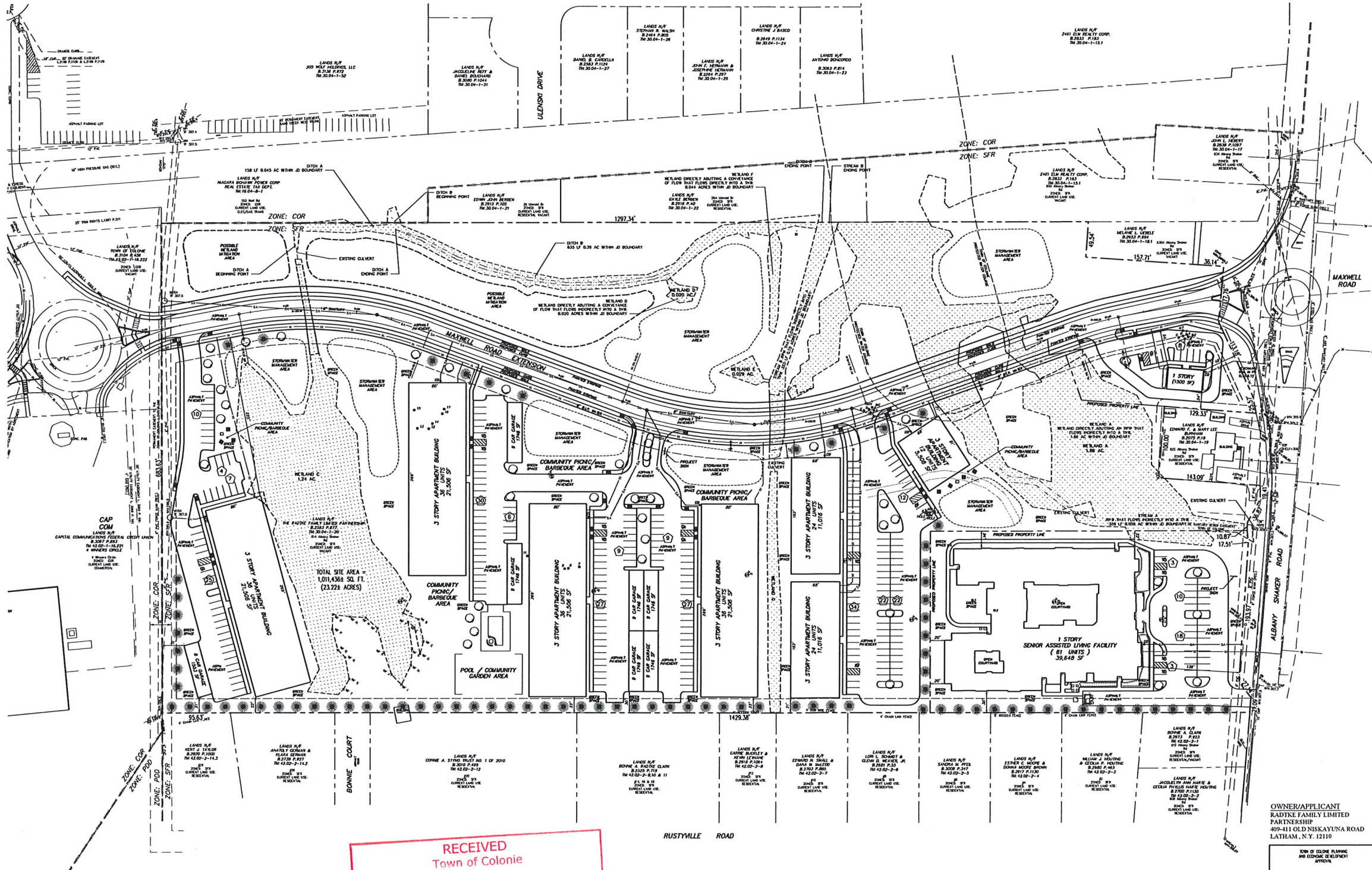
APARTMENT SITE:
 PARKING REQUIRED: 2 SPACES PER UNIT
 204 UNITS X 2 = 408 SPACES
PARKING PROVIDED:
 306 SPACES (1.50 SPACES PER UNIT)



COLONIE ZONING MAP
NTA



SITE LOCATION MAP
NTA



TOTAL SITE AREA =
 1,011,436.6 SQ. FT.
 (23.224 ACRES)

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 Town of Colonie
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 Development Department

UTILITY SERVICES:
 TYPICAL SEWER LATERAL:
 6" PVC SDR35 @ 2.0% MIN. SLOPE
 TYPICAL WATER SERVICE:
 4" D.I.P. CL35 WATER

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

DATE: MAY 25, 2017
 SHEET NO. SKETCH
 1 OF 1 16134-SENIOR.DWG

REVISION
 NO. DATE BY
 1 05/25/17 JLD
 2 06/01/17 JLD
 3 06/01/17 JLD
 4 06/01/17 JLD
 5 06/01/17 JLD
 6 06/01/17 JLD
 7 06/01/17 JLD
 8 06/01/17 JLD
 9 06/01/17 JLD

DRAWN BY: JLD
 CHECKED BY: JLD
 DATE: MAY 25, 2017

ADVANCE ENGINEERING & SURVEYING, P.L.L.C.
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMUNITY PLANNING AND RESIDENTIAL
 CONSULTING SERVICES
 PHONE: (518) 884-2775
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