

SITE DATA:

EXISTING:
 PROPERTY ADDRESS: 614 ALBANY SHAKER ROAD
 AREA: 23,224 AC (1,011,484 SF)
 TAX MAP PARCEL NO.: 30.04-1-1-20
 FRONTAGE:
 465' ALONG ALBANY SHAKER ROAD
 EXISTING LAND USE: UNDEVELOPED (VACANT)
 TOPOGRAPHY: LEVEL 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 SOUTHWESTERN 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 (LANDS TO THE TOWN FOR HIGHWAY PURPOSES)

| AREA | PROPOSED | TOTAL ACRES |
|------|-------------|-------------|
| | 92,866 S.F. | 2.13 ACRES |

SITE STATISTICS (RETAIL SITE)

| EXISTING | % COV. | PROPOSED | % COV. |
|---------------|-------------|-------------|-----------|
| LOT SIZE | 23,427 S.F. | UNCHANGED | UNCHANGED |
| LOT WIDTH | 250' ± | UNCHANGED | UNCHANGED |
| PAVED AREA | 0 S.F. | 9,963 S.F. | 42.5 |
| GREEN SPACE | 0 S.F. | 11,964 S.F. | 51.1 |
| BUILDING AREA | 0 S.F. | 1,500 S.F. | 6.4 |
| TOTAL | 23,427 S.F. | 100.0 | 100.0 |

PARKING ANALYSIS:

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

SITE STATISTICS (SENIOR SITE)

| EXISTING | % COV. | PROPOSED | % COV. |
|---------------|--------------|-------------|-----------|
| LOT SIZE | 111,570 S.F. | UNCHANGED | UNCHANGED |
| LOT WIDTH | 250' ± | UNCHANGED | UNCHANGED |
| PAVED AREA | 0 S.F. | 29,333 S.F. | 26.3 |
| GREEN SPACE | 0 S.F. | 42,589 S.F. | 38.2 |
| BUILDING AREA | 0 S.F. | 28,648 S.F. | 25.6 |
| TOTAL | 111,570 S.F. | 100.0 | 100.0 |

PARKING ANALYSIS:

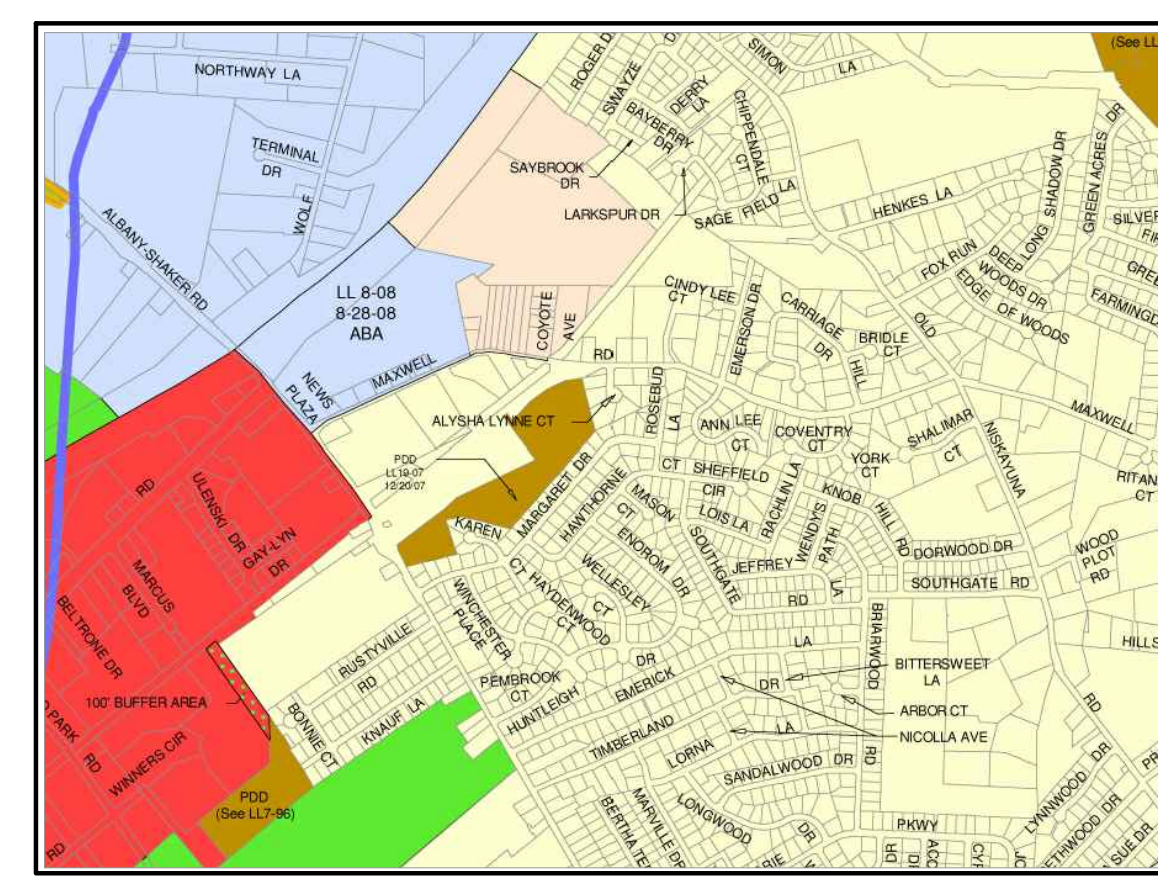
SENIOR SITE:
 PARKING REQUIRED: 1 PER THREE RESIDENTS + 1 PER EMPLOYEE
 61 UNITS / 3 = 21 + 5 EMPLOYEES = 26 SPACES
PARKING PROVIDED:
 34 SPACES

SITE STATISTICS (APARTMENT SITE)

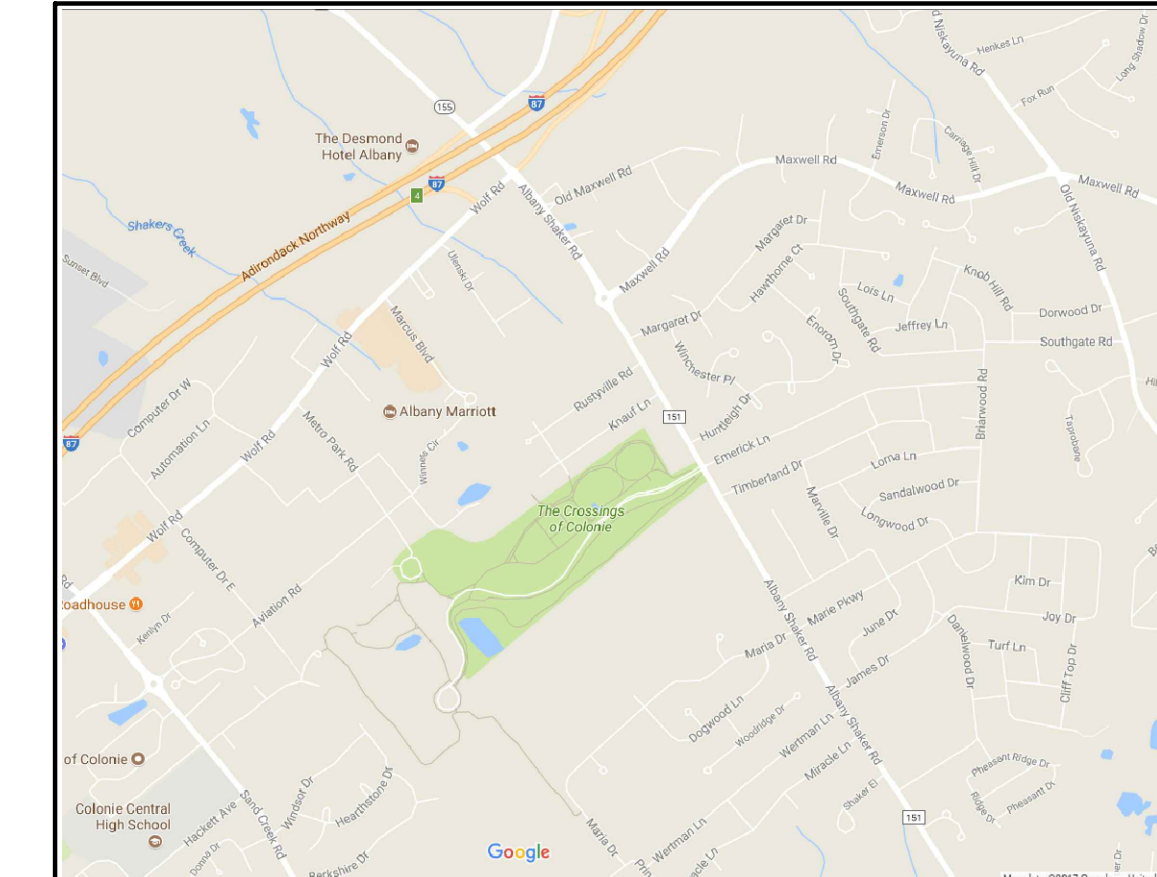
| EXISTING | % COV. | PROPOSED | % COV. |
|---------------|--------------|--------------|--------------|
| LOT SIZE | 783,573 S.F. | UNCHANGED | UNCHANGED |
| LOT WIDTH | 3,300' ± | UNCHANGED | UNCHANGED |
| PAVED AREA | 0 S.F. | 119,299 S.F. | 15.2 |
| GREEN SPACE | 783,573 S.F. | 100.0 | 128,721 S.F. |
| BUILDING AREA | 0 S.F. | 0.0 | 125,981 S.F. |
| TOTAL | 783,573 S.F. | 100.0 | 783,573 S.F. |

PARKING ANALYSIS:

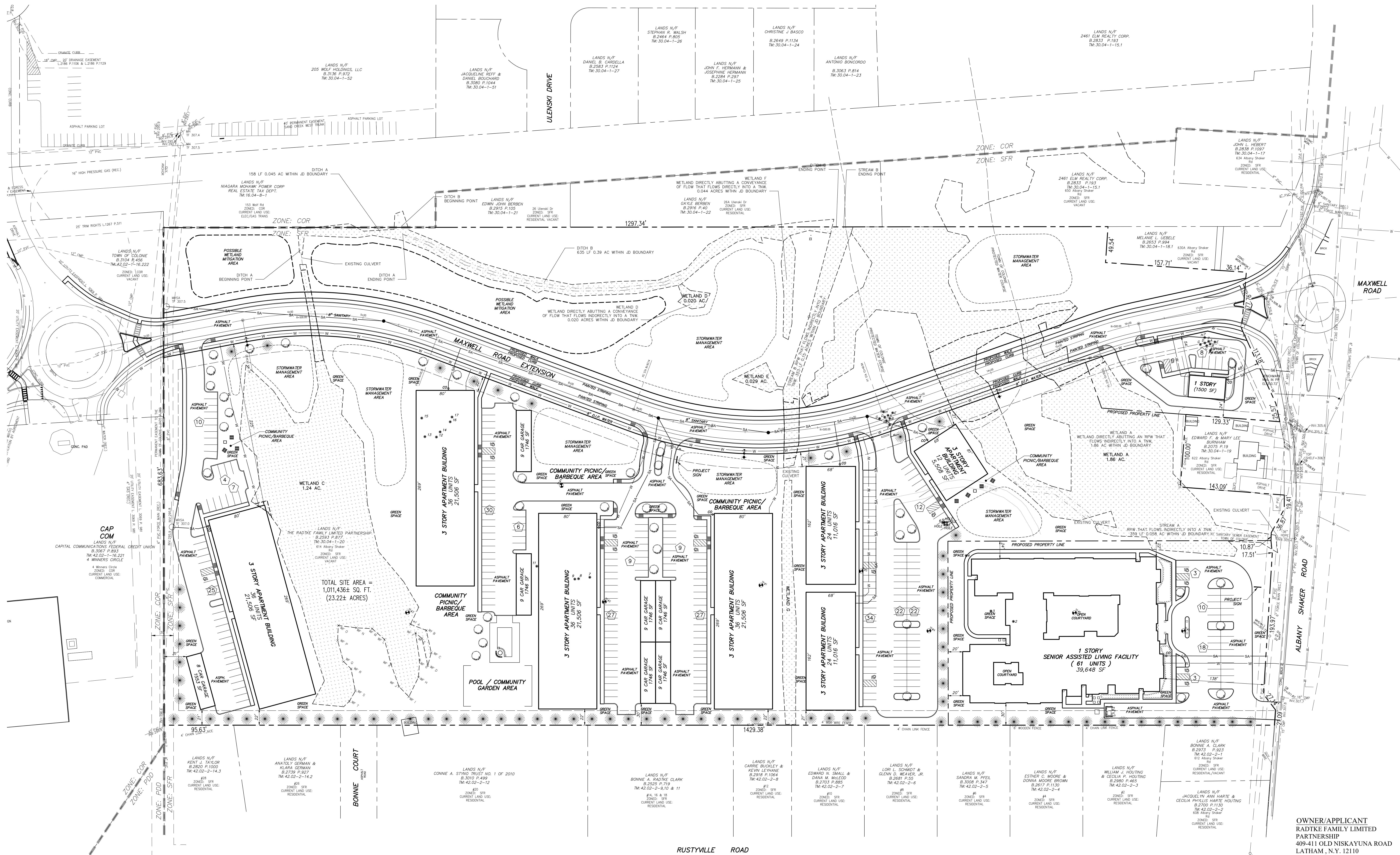
APARTMENT SITE:
 PARKING REQUIRED: 2 SPACES PER UNIT
 204 UNITS X 2 = 408 SPACES
PARKING PROVIDED:
 306 SPACES (1.50 SPACES PER UNIT)



COLONIE ZONING MAP
NTS.



SITE LOCATION MAP
NTS.



UTILITY SERVICES:
 TYPICAL SEWER LATERAL:
 6" PVC SDR26 @ 2.0% MIN. SLOPE
 TYPICAL WATER SERVICE:
 4" D.I.P. CL52 WATER

SKETCH SITE PLAN
 AT 614 ALBANY SHAKER ROAD
 LANDS OF RADTKE FAMILY LIMITED PARTNERSHIP
 TOWN OF COLONIE
 COUNTY OF ALBANY
 DATE MAY 25, 2017

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NICHOLAS COSTA, P.E.

BY: [Signature] DATE: [Date]
 REVISION: [Table with columns for NO., DATE, and DESCRIPTION]

SHEET NO. **SKETCH**
 1 OF 1 16154-SENIOR.DWG