



### Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	248	261
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	8	12
VAN ACCESSIBLE SPACES *	8 x 18	8 x 18	2	2
<b>TOTAL SPACES</b>			<b>258</b>	<b>275</b>

\* ADA/STATE/LOCAL REQUIREMENTS

### Parking Requirements:

Description		Required	Provided
30,000 SF	x 1 SPACE / 225 SF	= 134 SPACES	134 SPACES
62 UNITS	x 2 SPACES / UNIT	= 124 SPACES	141 SPACES
<b>TOTAL PARKING REQUIRED</b>		<b>= 258 SPACES</b>	<b>275 SPACES</b>

### Site Coverage Statistics

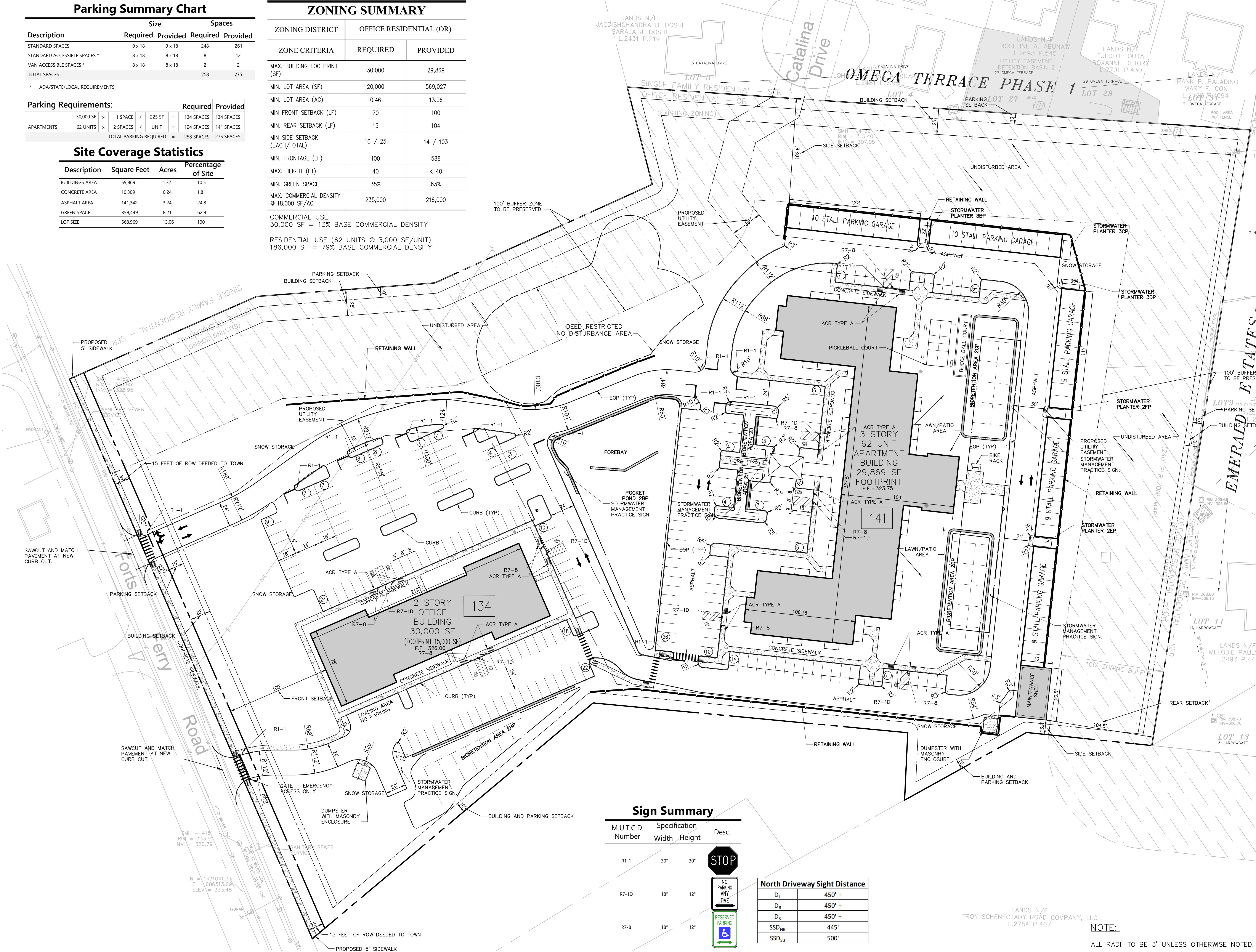
Description	Square Feet	Acres	Percentage of Site
BUILDINGS AREA	59,869	1.37	10.5
CONCRETE AREA	10,309	0.24	1.8
ASPHALT AREA	141,342	3.24	24.8
GREEN SPACE	358,449	8.21	62.9
LOT SIZE	568,969	13.06	100

### ZONING SUMMARY

ZONING DISTRICT	OFFICE RESIDENTIAL (OR)	
	REQUIRED	PROVIDED
MAX. BUILDING FOOTPRINT (SF)	30,000	29,869
MIN. LOT AREA (SF)	20,000	569,027
MIN. LOT AREA (AC)	0.46	13.06
MIN FRONT SETBACK (LF)	20	100
MIN. REAR SETBACK (LF)	15	104
MIN SIDE SETBACK (EACH/TOTAL)	10 / 25	14 / 103
MIN. FRONTAGE (LF)	100	588
MAX. HEIGHT (FT)	40	< 40
MIN. GREEN SPACE	35%	63%
MAX. COMMERCIAL DENSITY @ 18,000 SF/AC	235,000	216,000

COMMERCIAL USE  
30,000 SF = 13% BASE COMMERCIAL DENSITY

RESIDENTIAL USE (62 UNITS @ 3,000 SF/UNIT)  
186,000 SF = 79% BASE COMMERCIAL DENSITY



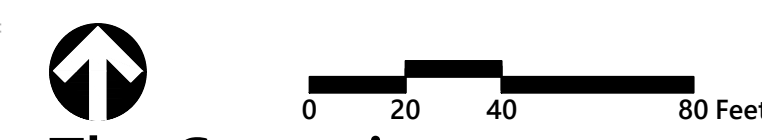
### Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-1D	18"	12"	NO PARKING ANY TIME
R7-8	18"	12"	RESERVED PARKING

### North Driveway Sight Distance

D <sub>L</sub>	450' +
D <sub>R</sub>	450' +
D <sub>S</sub>	450' +
SSD <sub>NB</sub>	445'
SSD <sub>SB</sub>	500'

NOTES:  
STORMWATER MANAGEMENT AREAS CANNOT BE USED FOR SNOW STORAGE.



**The Summit at Forts Ferry**  
33 & 45 Forts Ferry Road  
Colonie, New York

No.	Revision	Date	Aspd.
1	TOWN REVIEW COMMENTS	9/21/2018	PM
2	CG	June 15, 2018	PM

Site Plan Review

Not Approved for Construction  
Layout and Materials Plan



**C-3**