



SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT AREA	90,653 SF		UNCHANGED	
LOT WIDTH	144.28'		UNCHANGED	
PAVED AREA	3,578 SF	3.9	29,251 SF	32.2
GREEN SPACE	85,106 SF	93.9	49,726 SF	54.9
LANDSCAPE AREA	1,969 SF	2.2	11,676 SF	12.9
TOTAL	90,653 SF	100.0	90,653 SF	100.0

PARKING ANALYSIS:
PROPOSED DWELLING (MULTIFAMILY):
 PARKING REQUIRED: 2 SPACES PER UNIT
 10 UNITS x 2 SPACES/UNIT = 20 SPACES
 21 SPACES (INCLUDES 1 ACCESSIBLE SPACE)
PROPOSED GENERAL OFFICE:
 PARKING REQUIRED: 1 SPACE PER 225 SF G.F.A.
 4,620 SF / 225 = 21 SPACES
 PARKING PROVIDED: 21 SPACES (INCLUDES 1 ACCESSIBLE SPACE)
PROPOSED RETAIL:
 PARKING REQUIRED: 1 SPACE PER 200 SF G.F.A.
 4,620 SF / 200 = 24 SPACES
 PARKING PROVIDED: 24 SPACES (INCLUDES 1 ACCESSIBLE SPACE)
TOTAL PARKING REQUIREMENT:
 65 SPACES REQUIRED
 66 SPACES PROVIDED

PARKING LOT INTERIOR LANDSCAPE ANALYSIS:
 66 SPACES PROVIDED X 20 SF/SPACE = 1,320 SF LANDSCAPE ISLAND REQUIRED
 PROVIDED: 1,492 SF GREEN

SOIL TYPE:
 U1 - CLAY HEAVY, LOAMY-URBAN
 LANDSCAPE COMPLEX
 0 TO 8% SLOPES
 WELLS BEARING ABOUT 16 TO 22 INCHES TO WATER TABLE

TEST PIT (TP#1):
 0 - 12" BROWN TOPSOIL
 12" - 24" DARK BROWN LOAM, TREE ROOTS
 24" - 42" GRAY GRAVELLY CLAY
 42" WATER EXTERIOR PIT
 42" - 60" BROWN CLAY
 60" BOTTOM OF PIT

TEST PIT (TP#2):
 0 - 12" BROWN TOPSOIL
 12" - 24" DARK BROWN LOAM, TREE ROOTS
 24" - 42" GRAY GRAVELLY CLAY
 42" WATER EXTERIOR PIT
 42" - 72" BROWN CLAY
 72" BOTTOM OF PIT

SITE DATA:
EXISTING:
 PROPERTY ADDRESS: 363 TROY SCHENECTADY RD (NYS ROUTE 2)
 AREA: 2.08 ± AC.
 TAX MAP PARCEL NO.: 1919-3-59.1
 FRONTAGE: 144.28' ALONG TROY SCH. ROAD.
 EXISTING LAND USE: RESIDENTIAL USE
 TOPOGRAPHY: MODERATELY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE.
 EXISTING PARKING SPACES: 2

- THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
- THE PROJECT SITE IS LOCATED ON THE NORTHERLY SIDE OF N.Y.S. ROUTE 2 AND IS SUBJECT TO ROADWAY TRAFFIC NOISES AND ODOORS.
- THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES.
- THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE.
- THE SUBJECT PROPERTY DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR NYS WETLANDS.
- THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
- THE SUBJECT PROJECT SITE IS LOCATED IN THE LATHAM FIRE DISTRICT.

- SURVEY NOTES:**
- BOUNDARY EVIDENCE AND PLANNING INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON JULY 10, 2018 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
 - TAX MAP DESIGNATION: 1919-3-59.1.
 - THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS HEREBY SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON JULY 10, 2018 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
 - ELEVATIONS BASED ON THE TOWN OF COLONIE DATUM.
 - NORTH ORIENTATION BASED ON DEED BOOK 2901, PAGE 172.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
 - THE DEED DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT MATHEMATICALLY CLOSE ONTO ITSELF. THIS SURVEY SHOWS BEED AND COMPUTED DISTANCES FOR THE SUBJECT PROPERTY BOUNDARY LINES.
 - (C) DENOTES BEED BEARING AND/OR DISTANCE.
 - (CD) DENOTES COMPUTED BEARING AND/OR DISTANCE.

MAP REFERENCE:

- NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE APPROPRIATION OF PROPERTY, TROY-SCHENECTADY, PART 4, STATE HIGHWAY NO. 630, ALBANY COUNTY, MAP NO. 30, PARCEL NO. 31, DATED SEPTEMBER 20, 1957, PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS.

LATHAM WATER NOTE:

- THE EXISTING WATER SERVICES WILL BE ABANDONED AT THE WATER MAIN BY LATHAM WATER AT THE OWNER'S EXPENSE.

ZONING AND LAND USE:
 CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE

(AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008; 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013)

DISTRICT	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA (square feet)	LOT WIDTH AND FRONTAGE (feet)	BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ¹		
					MINIMUM GREEN SPACE COVERAGE ¹	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK (feet)	SIDE SETBACK (feet)	REAR SETBACK (feet)
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000	20,000	100	35%	SEE NOTE 9	18,000 ⁹	20	10/25	15

OWNER/ APPLICANT
 MUHAMMAD TASADDAQ
 363 TROY SCHENECTADY RD.
 LATHAM, NY 12110

DESIGN OF:
ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL

CONCEPT SITE PLAN
 MIXED USE PLAN
 363 TROY SCHENECTADY ROAD

TOWN OF COLONIE
 COUNTY OF ALBANY
 NEW YORK

DATE: JUNE 02, 2018
 SCALE: 1" = 20'

OWNER/ APPLICANT
 MUHAMMAD TASADDAQ
 363 TROY SCHENECTADY RD.
 LATHAM, NY 12110

TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT APPROVAL

SHEET NO.
CONCEPT
 1 OF 1

