

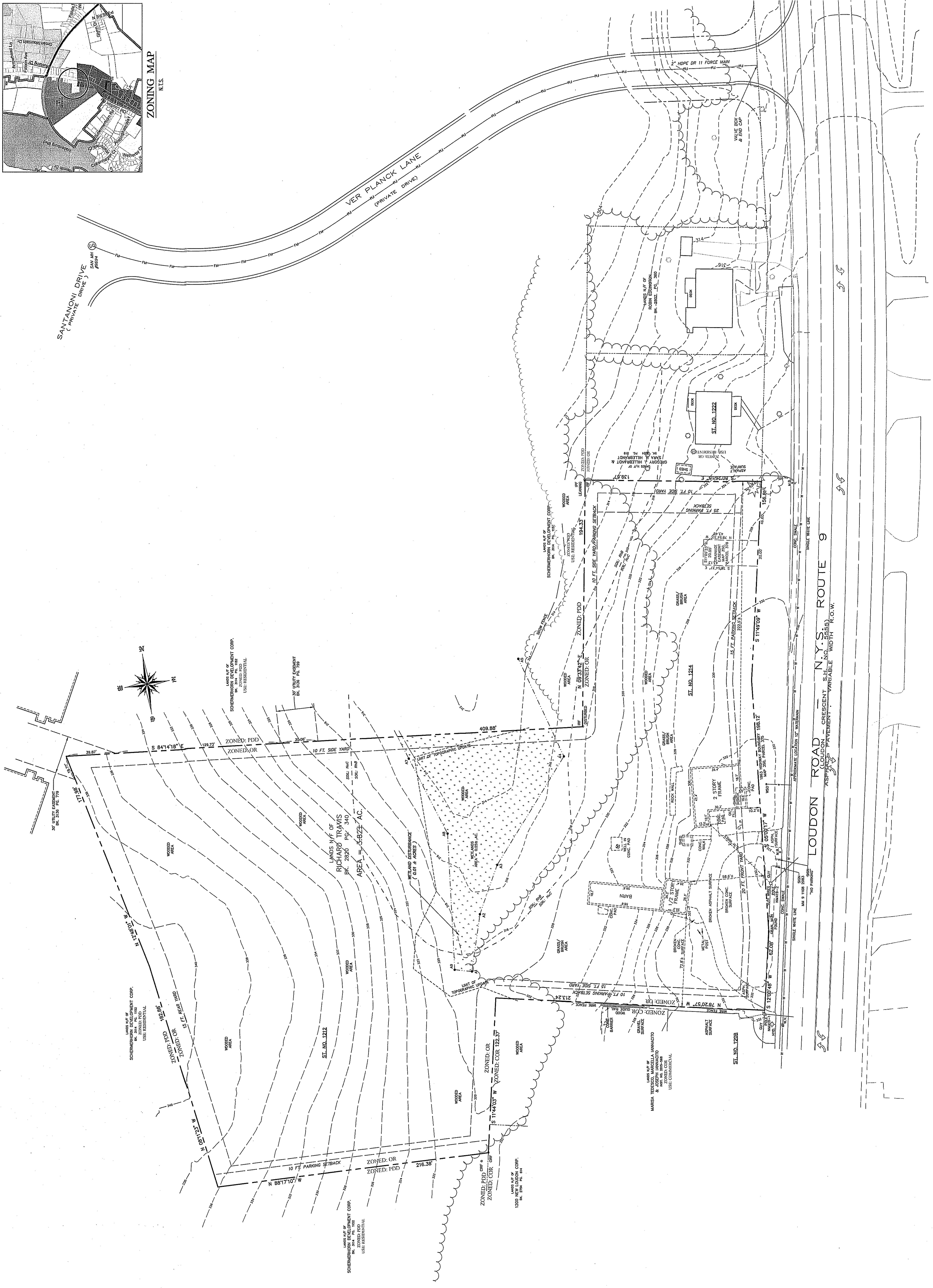
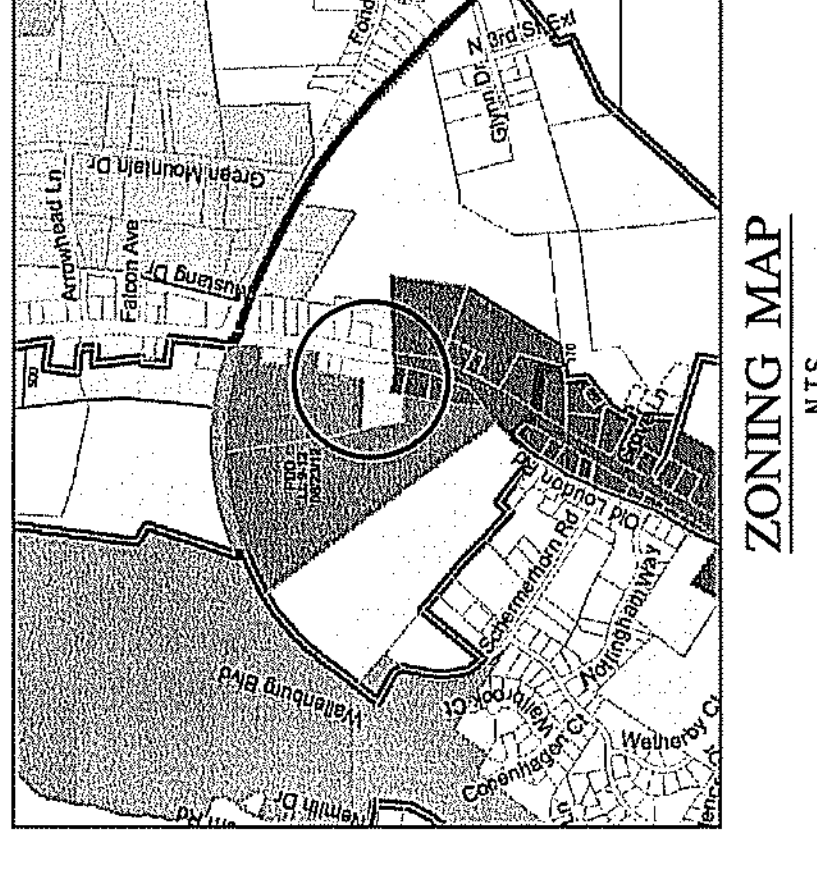
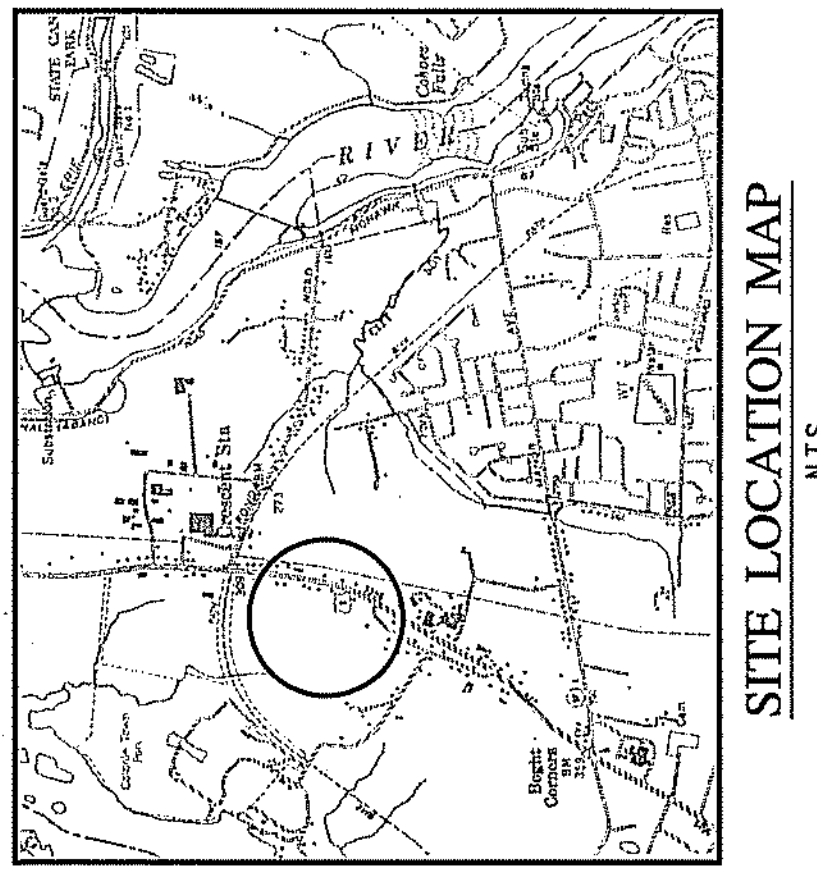
NO.	REVISION	BY	APP'D.	DATE
1	ISSUES FOR REVIEW	M.C.		08.08.17
2	ISSUES FOR CORRECT REVIEW	M.C.		03-25-18

Advance Engineering & Surveying, P.L.C.
 CIVIL & ENVIRONMENTAL ENGINEERING
 CONSULTING IN -
 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL

NICHOLAS COSTELLO, P.E.
 E-MAIL: nicostello@advanceeng.com
 PHONE: (516) 699-3772

DATE: AUGUST 9, 2017
 SCALE: 1" = 30'
 TOWN OF COLONIE
 COUNTY OF ALBANY
 NEW YORK
 TAX ID: 5-03-1-5
 PROPOSED OFFICE BUILDINGS
 STREET NO'S: 1212 & 1214 LOUDON ROAD

SHEET NO.
ANA
 1 OF 1
 17012-SITE2



SURVEY NOTES:

- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1992, AS AMENDED, AND THE REGULATIONS THEREUNDER.
- THE SURVEY WAS CONDUCTED ON THE DATE(S) INDICATED ON THE SURVEY PLAN.
- THE SURVEY WAS CONDUCTED UNDER THE CLOSEST SUPERVISOR OF THE SURVEYING AND MAPPING ACT OF 1992, AS AMENDED, AND THE REGULATIONS THEREUNDER.
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MAP REFERENCES:

- STATE OF NEW YORK, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, "NUNDA SILT LOAM" SOIL TYPE, MAP NO. 132, 1970.
- STATE OF NEW YORK, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, "RHINEBECK SILTY CLAY LOAM" SOIL TYPE, MAP NO. 132, 1970.
- STATE OF NEW YORK, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, "RIVERVIEW SILTY CLAY LOAM" SOIL TYPE, MAP NO. 132, 1970.
- STATE OF NEW YORK, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, "SANDY SILT" SOIL TYPE, MAP NO. 132, 1970.
- STATE OF NEW YORK, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, "SANDY SILTY CLAY" SOIL TYPE, MAP NO. 132, 1970.
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SOIL TYPES:

N.C. - NUNDA SILT LOAM
 M.O. - MODERATELY WELL DRAINED
 A.B. - RIVERVIEW SILTY CLAY LOAM
 S.C. - SANDY SILTY CLAY LOAM
 S.S. - SANDY SILT

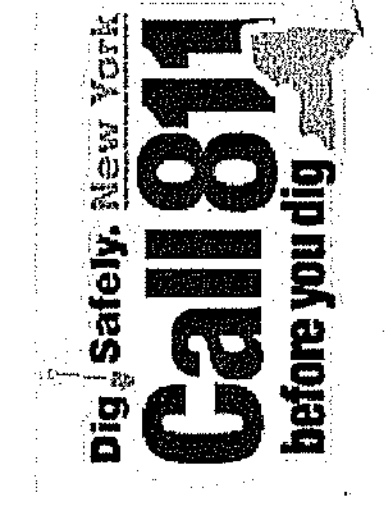
OWNER
 RICHARD TRAVIS
 P.O. BOX 957
 BROADALBIN NY 12025

APPLICANT
 TRALONCO BUILDERS, INC.
 2243 64 AVENUE
 SCHEENECTADY NY 12303

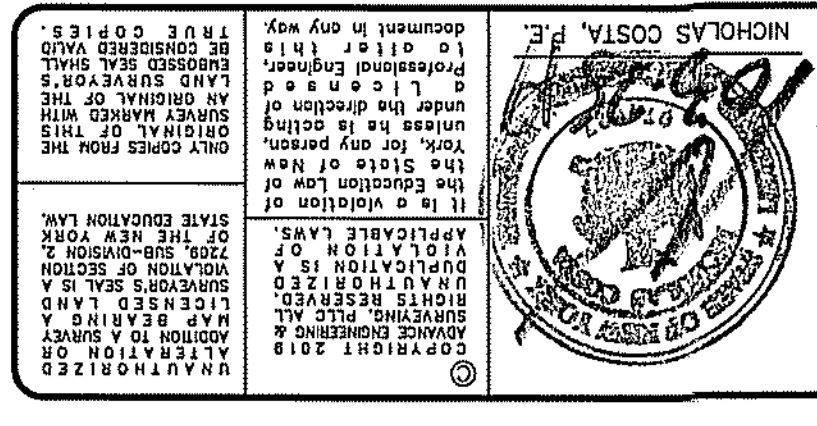
TOWN OF COLONIE PLANNING AND
 ECONOMIC DEVELOPMENT APPROVAL

ZONING AND LAND USE:
CHAPTER 190 ATTACHMENT 2
TOWN OF COLONIE
DIMENSIONAL TABLE
(AMENDED 6-28-2018 BY L.L. No. 4-2008; 4-11-2013 BY L.L. No. 5-2013; 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013)

DISTRICT OR RESUBDISTRICT	MAXIMUM HEIGHT (feet)	MINIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH MINIMUM (feet)	MEDIUM DENSITY RESIDENTIAL (medium density)	MINIMUM BUILDING SPACES COVERAGE	SEE NOTES	YARD SETBACK MINIMUM (feet)	YARD REQUIREMENTS ¹
OFFICE RESIDENTIAL	40	30,000	30,000	100	35%			10,025	15



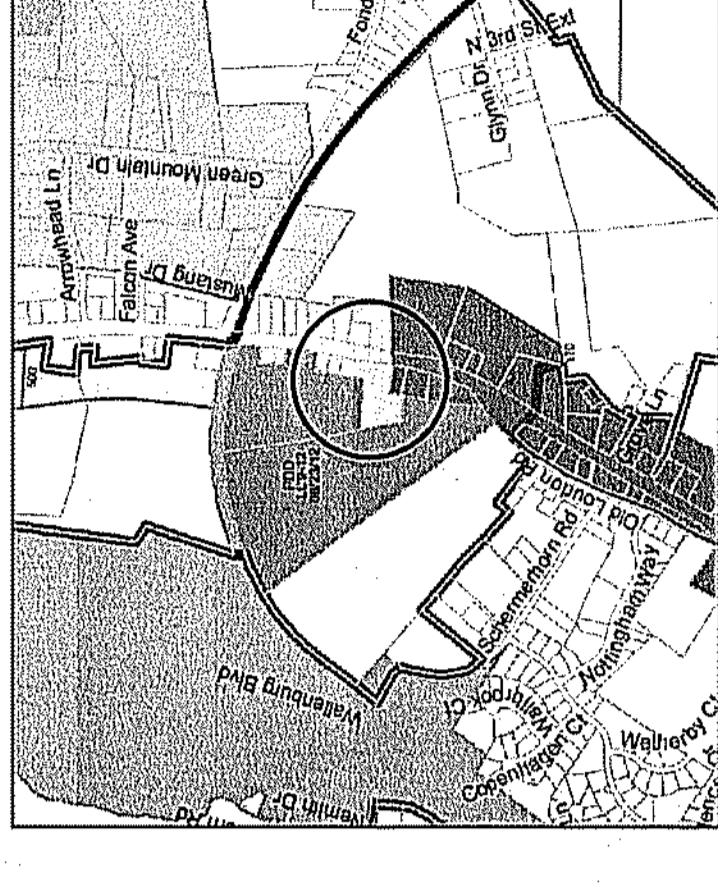
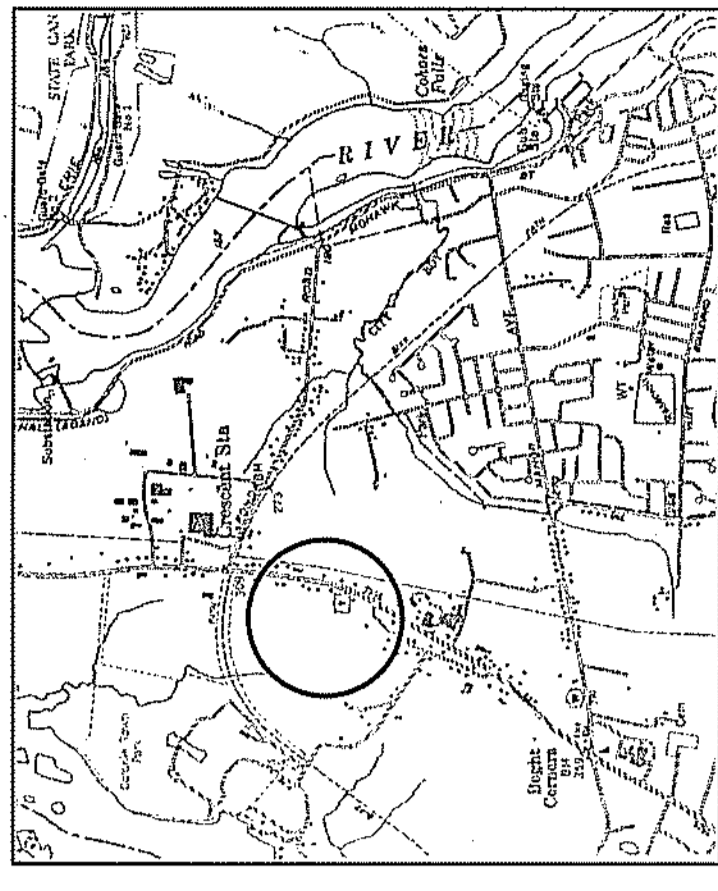
NO.	REVISION	BY	DATE
1	ISSUED FOR REVIEW	KL	08.04.17
2	ISSUED FOR CONCEPT REVIEW	KL	03-25-18



ADVANCE ENGINEERING & SURVEYING, P.L.C.
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 COMMERCIAL AND RESIDENTIAL
 LAND SURVEYING AND DEVELOPMENT
 11 HERBERT DRIVE, LATHAM, NY 12110
 PHONE: (518) 699-3772
 E-MAIL: nicost@advanceeng.com

CONCEPT SITE PLAN
 PROPOSED OFFICE BUILDINGS
 STREET NOS. 1212 & 1214 LOUDON ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY
 NEW YORK
 SCALE: 1" = 30'
 DATE: AUGUST 9, 2017

SHEET NO.
 CNCT
 OF 1
 17002-SITE



CONSERVATION DEVELOPMENT OVERLAY ANALYSIS:
 TOTAL SITE AREA: 3.822 ACRES
 CONSTRAINED LANDS: 0.224 ACRES
 UN-CONSTRAINED LANDS: 3.574 ACRES
 AGE LAND TO BE PRESERVED: 1.434 ACRES
 DEVELOPPABLE LANDS: 2.144 ACRES

SURVEY NOTES:
 1. THIS PLAN AND ALL INFORMATION HEREON IS BASED UPON THE SURVEY AND RECORDS OF THE TOWN OF COLONIE AND THE COUNTY OF ALBANY.
 2. THE SURVEY WAS CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, P.L.C. ON 08/04/17.
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2008.
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2008.
 5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2008.
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 7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2008.

MAP REFERENCES:
 1. NICHOLAS P. HANCOCK DEVELOPMENT, INC. V. TOWN OF COLONIE, 2014 NY 12112.
 2. TOWN OF COLONIE ZONING ORDINANCE, 2017.
 3. TOWN OF COLONIE ZONING ORDINANCE, 2017.
 4. TOWN OF COLONIE ZONING ORDINANCE, 2017.
 5. TOWN OF COLONIE ZONING ORDINANCE, 2017.
 6. TOWN OF COLONIE ZONING ORDINANCE, 2017.
 7. TOWN OF COLONIE ZONING ORDINANCE, 2017.

WAIVERS REQUESTED:
 1. GREEN SPACE WITHIN PARKING LOTS WITH GREATER THAN 20 PARKING SPACES.
 2. FOR BANKING 11 PARKING SPACES.
 3. BUILDING SETBACK AT FRONT GREATER THAN 20 FEET.

SITE STATISTICS

LOT SIZE	EXISTING	PROPOSED	% CHG.
LOT AREA	164,377 SF.	164,377 SF.	UNCHANGED
PAVED AREA	2,800 SF.	17,777 SF.	531.3%
BUILDING AREA	3,500 SF.	20,178 SF.	483.1%
TOTAL	168,177 SF.	182,154 SF.	108.3%

PARKING ANALYSIS:
 PROPOSED USE: PROPOSED GENERAL OFFICE 22,531 SF.
 PROPOSED GROSS FLOOR AREA: 22,531 SF.
 PARKING REQUIRED: 2,253 SPACES (1 SP. PER 10 SF. GROSS FLOOR AREA)
 PROVIDED: 2,253 SPACES (1 SP. PER 10 SF. GROSS FLOOR AREA)

GREEN SPACE WITHIN PARKING ANALYSIS:
 REQUIRED: 20 SF PER PARKING SPACE
 PROVIDED: 1,202 SF

SOIL TYPES:
 N.C. - NUNDA SILTY LOAM
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE
 R.B.B. - RHINEBECK SILTY CLAY LOAM
 3 TO 10% SLOPES
 ABOUT 6 TO 10 INCHES TO WATER TABLE

OWNER:
 RICHARD TRAVIS
 P.O. BOX 957
 BROADALBIN NY 12025

APPLICANT:
 TRALONGO BUILDERS, INC.
 2243 1st AVENUE
 SCIENCEADY NY 12303

TOWN OF COLONIE PLANNING AND ZONING DEPARTMENT APPROVAL

ZONING AND LAND USE:
 CHAPTER 150 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE
 (AMENDED 6-28-2018 BY L.L. No. 4-2008; 4-11-2019 BY L.L. No. 5-2019)

DISTRICT OR SUBDISTRICT	MAXIMUM HEIGHT (feet)	MINIMUM BUILDING FOOTPRINT (square feet)	MINIMUM LOT AREA (square feet)	MINIMUM LOT WIDTH (feet)	MINIMUM BUILDING FOOTPRINT COVERAGE (%)	MINIMUM SETBACK (feet)	MINIMUM BUILDING SETBACK (feet)	MINIMUM BUILDING SETBACK (feet)	MINIMUM BUILDING SETBACK (feet)	MINIMUM BUILDING SETBACK (feet)
COMMERCIAL	40	30,000	20,000	100	35%	18,000'	20	10,025	15	15

