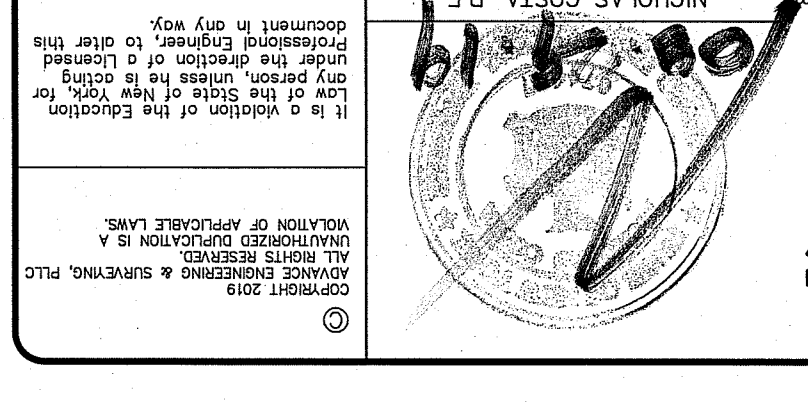
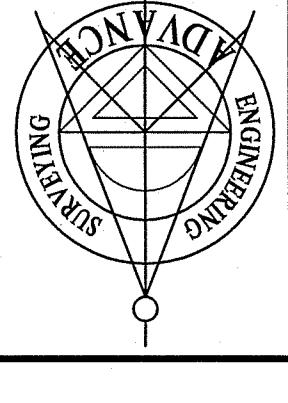


NO.	REVISION	BY	DATE
1	ISSUED FOR DEC REVIEW	TM	06/28/19



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

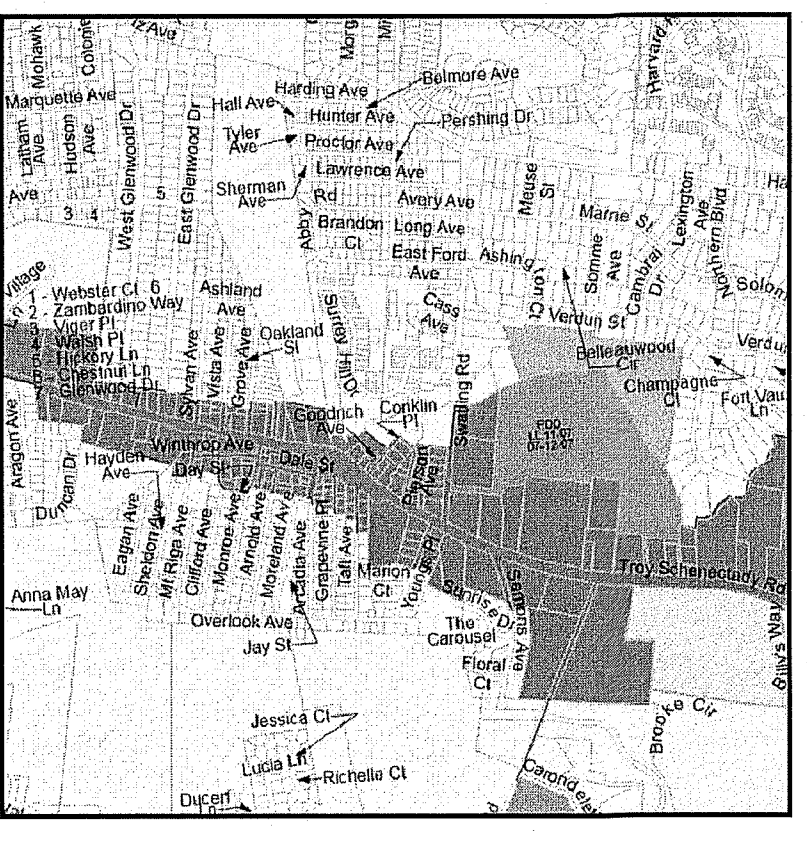
11 HERBERT DRIVE, LATHAM, N.Y. 12110
 PHONE: (518) 898-3772



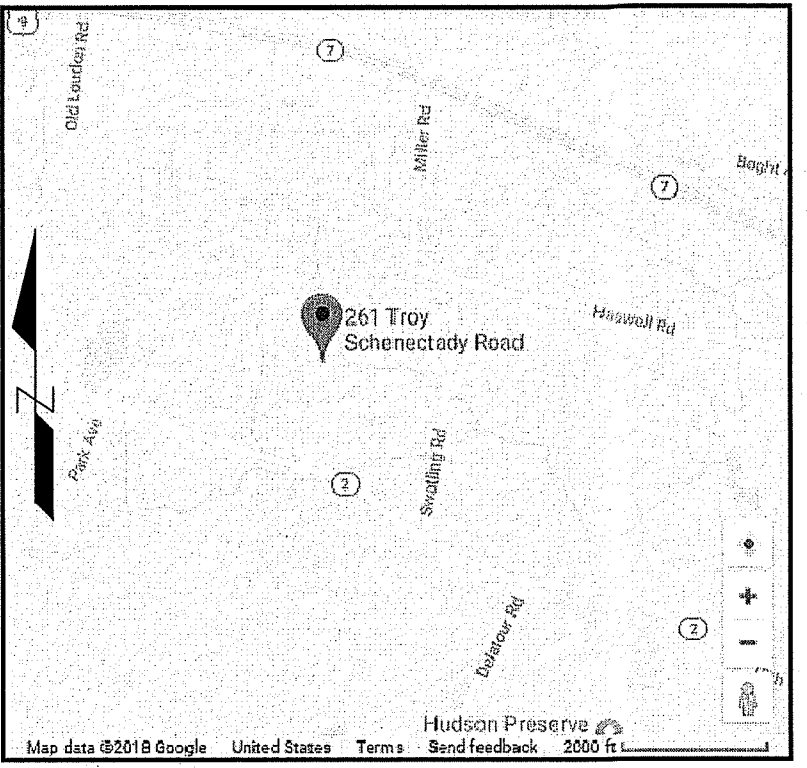
SKETCH PLAN
PROPOSED RETAIL BUILDING
 281 TROY SCHEMECTADY ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY, NEW YORK

DATE: MAY 02, 2019
 SCALE: 1" = 20'

SHEET NO.
SKETCH
 SHEET 1 OF 1 (R025-RETAIL)



ZONING MAP
 N.T.S.



SITE LOCATION MAP
 N.T.S.

- SURVEY NOTES:**
- PROPERTY LINE SHOWN HEREON HAS BEEN COMPILED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
 - TOPOGRAPHIC AND PLANNING INFORMATION SHOWN HEREON GENERATED VIA AERIAL METHODS AND SUBSEQUENTLY FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
 - EX. MAP DESIGNATION: 19-20-3-55.1
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 - SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 - PROJECT LOCATION: LAT: N 42°-44'-54" LONG: W 73°-14'-30"

WETLAND NOTE:

- LIMITS OF WETLAND AND WETLAND DELINEATION BASED ON A FIELD ANALYSIS AND DELINEATION CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON OCTOBER 31, 2016 AND SUBSEQUENTLY FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC.

MAP REFERENCES:

- CONVENTION SURVEY, OVERALL SURVEYOR P.L. SURVEYOR NO. 12110, N.Y.S. REG. NO. 12110, SURVEYED AND PLANNED IN 1980, LAST REVISION RECORD TO 2018 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON APRIL 15, 2018 IN BOOKER 17, AS MAP NO. 1208A.

TOWN OF COLONIE STANDARD SITE PLAN NOTES:

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE ZONING AND SUBDIVISION LAWS OF THE STATE OF NEW YORK AND THE TOWN OF COLONIE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF COLONIE AND ANY OTHER AGENCIES THAT MAY BE INVOLVED IN THE REVIEW AND APPROVAL OF THIS SITE PLAN.
- ALL UTILITIES SHALL BE DEIGNED AND INSTALLED SO AS NOT TO INTERFERE WITH THE PROPOSED DEVELOPMENT. ALL UTILITIES SHALL BE DEIGNED AND INSTALLED IN ACCORDANCE WITH THE TOWN OF COLONIE STANDARD SPECIFICATIONS AND THE AMERICAN STANDARD MESSER STOCK (ANSI Z98.1-1990) OF THE AMERICAN ASSOCIATION OF ENGINEERS AND ARCHITECTS (AIA). ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES.
- NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIALS UNLESS SPECIALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN. ALL STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIALS SHALL BE LIMITED TO THE INTERIOR OF THE BUILDING OR TO A COVERED AREA.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) EROSION CONTROL MANUAL AND THE DEC'S EROSION CONTROL MANUAL FOR CONSTRUCTION OF ANY GRADING PERMIT.
- THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES IN THE PRESENCE OF A UTILITY LOCATED IN A WETLAND OR OTHER SENSITIVE AREA. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES IN THE PRESENCE OF A UTILITY LOCATED IN A WETLAND OR OTHER SENSITIVE AREA.
- ALL PLANT MATERIALS INSTALLED PRESENT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM WITH THE AMERICAN STANDARD MESSER STOCK (ANSI Z98.1-1990) OF THE AMERICAN ASSOCIATION OF ENGINEERS AND ARCHITECTS (AIA). ALL PLANT MATERIALS SHALL BE MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES.
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OWNER/APPLICANT:

VALERIE BUILDING GROUP, LLC
 SUITE 100
 1801 N.Y. 12110

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

ZONING AND LAND USE:

CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 (AMENDED 6-28-2007 BY L.L. No. 10-2007-4-11-2013 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 BUILDING HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH MINIMUM (feet)	FRONTAGE MINIMUM (feet)	MINIMUM GREEN SPACE COVERAGE ² (%)	MINIMUM RESIDENTIAL DENSITY (units/acre)	MAXIMUM COMMERCIAL DENSITY (square feet/acre)	BASE RESIDENTIAL DENSITY (units/acre)	CONVERTED COMMERCIAL DENSITY (square feet/acre)	YARD REQUIREMENTS ³
COMMERCIAL OFFICE RESIDENTIAL	75	30,000*	20,000	100	30%	30%	SEI NOTE 9	18,000 ⁹	18,000 ⁹	18,000 ⁹	SIDE SETBACK: FRONT: 20' MINIMUM LEACH OF TWO SIDES: 10' REAR: 15'

* CREATED AS SMALL OFFICE, MULTIFAMILY BUSINESS AND PROFESSIONAL OFFICE USE. THIS USE SHALL BE PERMITTED PRESENT TO A SPECIAL USE PERMIT.
¹ HEIGHTS ARE MEASURED TO THE TOP OF THE ROOF.
² GREEN SPACE COVERAGE IS MEASURED TO THE TOP OF THE ROOF.
³ YARD REQUIREMENTS ARE MEASURED TO THE TOP OF THE ROOF.

PARKING ANALYSIS:

PROPOSED WAREHOUSE USE:
 PROPOSED: 4500 SF RETAIL SPACE
 PARKING REQUIRED: 4500 SF / 200 SF PER SPACE = 23
 PARKING PROVIDED: 23 SPACES (INCLUDES 1 HANDICAP)

SITE STATISTICS

EXISTING	% CONV.	PROPOSED	% CONV.
LOT AREA: 77,284 SF.		UNDEVELOPED: 77,284 SF.	
LOT WIDTH: 600'		DEVELOPED: 0 SF.	
PAVED AREA: 0 SF.	0.0%	0 SF.	0.0%
GREEN SPACE: 77,284 SF.	100.0%	62,254 SF.	80.6%
BUILDING AREA: 0 SF.	0.0%	4,500 SF.	5.8%
TOTAL: 77,284 SF.	100.0%	77,284 SF.	100.0%

