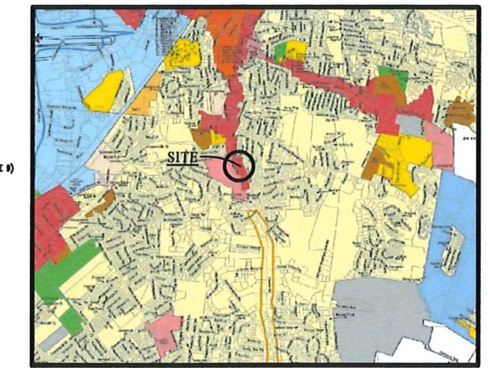
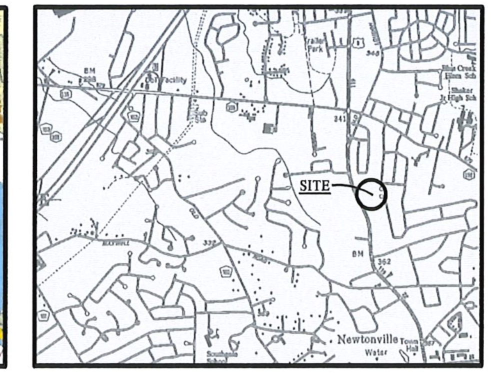


ZONING MAP
N.T.S.



SITE LOCATION MAP
SCALE: 1" = 2000'±

SITE DATA:

EXISTING:

PROPERTY ADDRESS: 615 NEW LOUDON ROAD
TOTAL AREA: 3.01± AC.
TAX MAP PARCEL NO.: 31.04 – 1 – 3.
FRONTAGE: 390.11 FEET ALONG NEW LOUDON ROAD

EXISTING LAND USE: PRODUCT DEALER (A-FRAME POOLS)
TOPOGRAPHY: GENTLY SLOPING & STEEP SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE

1. THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
2. THE PROJECT SITE IS LOCATED ON THE EASTERLY SIDE OF NEW LOUDON ROAD (U.S. ROUTE 9)
3. THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE.
4. THE SUBJECT PROPERTY DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR NYS WETLANDS.
5. THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
6. THE SUBJECT PROJECT SITE IS LOCATED IN THE LATHAM FIRE DISTRICT.

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	BUILDING AND LOT REQUIREMENTS: MAXIMUM HEIGHT[1] (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM[2] (feet)	MINIMUM GREEN SPACE COVERAGE[3]	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000*	20,000	100	35%	SEE NOTE 9	18,000[9]

YARD REQUIREMENTS[3]: FRONT SETBACK[4] MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)[5]	REAR SETBACK MINIMUM (feet)[5]
20	10/25	15

APPLICANT / DEVELOPER

WADE DEVELOPMENT II
33 WADE ROAD
LATHAM, N.Y. 12110

OWNER

J K LOUDON LLC
33 WADE ROAD
LATHAM, N.Y. 12110

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	130,981 S.F.		UNCHANGED	
LOT WIDTH	390.11'		UNCHANGED	
PAVE/WALK/GRAVEL AREA	82,329 S.F.	62.9	54,829 S.F.	41.9
GREEN SPACE	29,016 S.F.	22.1	62,852 S.F.	48.0
BUILDING AREA	19,636 S.F.	15.0	13,300 S.F.	10.1
TOTAL	130,981 S.F.	100.0	130,981 S.F.	100.0

PARKING ANALYSIS:

REQUIRED: RETAIL BUSINESS: 1 SPACE PER 200 SF OF GROSS FLOOR AREA
RESTAURANT: 1 SPACE PER EVERY 3 SEATS, PLUS 1 PER EACH EMPLOYEE, MAX. SHIFT

THEREFORE: 5,050 SF RETAIL / 200 SF = 26 SPACES
RESTAURANT WITH 120 SEATS / 3 PLUS 12 EMPLOYEES = 52 SPACES
RESTAURANT WITH 24 SEATS / 3 PLUS 6 EMPLOYEES = 14 SPACES

TOTAL SPACES REQUIRED: 92

TOTAL SPACES PROVIDED = 92 (INCLUDES 5 HANDICAP)

RECEIVED
Town of Colonie
DEC 06 2018
Planning & Economic
Development Department

NO.	REVISION	BY	APPD.	DATE
A	ISSUED FOR REVIEW	RDD	NC	11-23-15

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It is a violation of the Education Law of the State of New York, for any person, unless he is acting under the direction of a Licensed Professional Engineer, to alter this document in any way.

NICHOLAS COSTA, P.E.

Design of:
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CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-3772 E-MAIL: ncostape@gmail.com

CONCEPT PLAN
PROPOSED MIXED-USE

615 LOUDON ROAD
COUNTY OF ALBANY
TOWN OF COLONIE
STATE OF NEW YORK
SCALE: 1" = 20'
SHEET 1 OF 1
DATE: APRIL 2016

SHEET NO.
RENDER
1 OF 1 15055-SKETCH4