

SITE STATISTICS

	EXISTING	% CHG.	PROPOSED	% CHG.
LOT SIZE	438,244 SF		UNCHANGED	
LOT WIDTH	64.00'		UNCHANGED	
PAVED/GRAVEL AREA	0 SF	0	102,024 SF	24.6%
GREEN SPACE	438,244 SF	100	278,418 SF	63.1%
BUILDING AREA	0 SF	0	24,000 SF	5.5%
TOTAL	438,244 SF	100.0	438,244 SF	100.0

PARKING ANALYSIS:

REQUIRED:

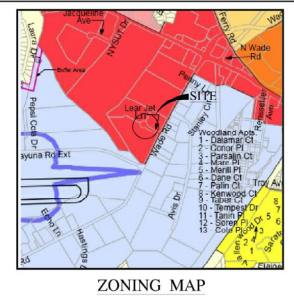
OFFICE GENERAL: 1 SPACE PER 225 SF FLOOR SPACE
23,375 SF / 225 SF = 99 SPACES REQUIRED

REQUIRED:

WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES
34 EMPLOYEES / 1.5 = 23 SPACES REQUIRED

TOTAL REQUIRED:
118 SPACES

TOTAL PROVIDED:
121 SPACES (INCLUDES 5 HANDICAP SPACES)



SIGN SCHEDULE

SIGN NO.	SIGN TEXT	SIGN SIZE	TEXT SIZE & COLOR	NO. SIGNS	TYPE OF MOUNTING	MUTUAL NO.
R7-8	NO PARKING	12" x 24"	BACKGROUND: WHITE/BLUE LEGEND: GREEN/WHITE	3	GROUND MOUNTED METAL POSTS	R7-8
R7-9	NO STOPPING	12" x 18"	BACKGROUND: WHITE LEGEND: RED	2	GROUND MOUNTED METAL POSTS	R7-9
R7-10	STOP	30" x 30"	BACKGROUND: RED LEGEND: WHITE	4	GROUND MOUNTED METAL POSTS	R7-10
R7-11	PEDESTRIAN CROSSING	30" x 30"	BACKGROUND: YELLOW/BLACK LEGEND: BLACK	6	GROUND MOUNTED METAL POSTS	R7-11
R7-12	NO PARKING	24" x 12"	BACKGROUND: YELLOW/WHITE LEGEND: WHITE	4	GROUND MOUNTED METAL POSTS	R7-12
R7-13	NO PARKING	24" x 12"	BACKGROUND: YELLOW/WHITE LEGEND: BLACK	3	GROUND MOUNTED METAL POSTS	R7-13

ZONING AND LAND USE:
CHAPTER 190 ATTACHMENT 2
TOWN OF COLONIE
DIMENSIONAL TABLE
(AMENDED 6-28-2007 BY L.L. No. 10-2007 & 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 (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA (square feet)	LOT WIDTH AND FRONTAGE MINIMUM (feet)	MINIMUM GREEN SPACE COVERAGE	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)	REAR SETBACK MINIMUM (feet)
COB (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000	20,000	100	35%	SEE NOTE 9	18,000 ⁹	20	1025	15

SITE DATA:

EXISTING:
PROPERTY ADDRESS: 2 LEAR JET LANE
AREA: 438,244 SF (10.06 AC)
TAX MAP PARCEL NO.: 9303-A-3711
FRONTAGE: 467.95' ALONG LEAR JET LN.
EXISTING LAND USE: VACANT
TOPOGRAPHY: MODERATELY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTS
A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT
B) THE PROJECT SITE IS LOCATED ON THE WESTERLY SIDE OF LEAR JET LN. AND IS SUBJECT TO ROADWAY TRAFFIC NOISES AND EDDIES
C) THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES
D) THE PROJECT SITE DOES NOT CONTAIN ANY SIGNIFICANT SOURCES OF SMOKE OR ODORS
E) THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE
F) THE SUBJECT PROPERTY CONTAINS FEDERAL WETLANDS AND/OR NYS WETLANDS
G) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT
H) THE SUBJECT PROJECT WILL BE LOCATED IN THE LATHAM FIRE DISTRICT

NOTES:

- THE EXISTING WATER SERVICE TO THE "BLUDD" BUILDING MUST BE RELETED AND DIMENSIONED PRIOR TO USE.
- TAX MAP DESIGNATION: 9303-A-3711
- PROJECT LOCATION: LAT: 42° 45' 00" LONG: 73° 48' 00"

SPECIAL USE PERMIT:

THE PROPERTY IS TO BE DEVELOPED AS OFFICE USE TRACT IS ACCORDANCE WITH TOWN OF COLONIE LAND USE LAW ARTICLE 190-300-308

REQUESTED WAIVERS:

- MINIMAL FRONT SETBACK
- BUILDING MORE THAN 30 FEET FROM FRONT SETBACK

WETLAND NOTES:

- WETLANDS SHOWN HEREON PLACED IN THE TOWN OF COLONIE, ALBANY COUNTY, NEW YORK COUNTRY ECOLOGICAL SERVICES AND SUBSEQUENTLY LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON MAY 19, 2016.
- WETLAND BOUNDARIES FORMALLY ESTABLISHED BY MAP NUMBER 100000000 OF THE USACE ON JULY 11, 2016.

MAP REFERENCE:

CONCEPT PLAN, LOT 2 LEAR JET LANE, TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED JUNE 2015, LAST REVISED OCTOBER 2016, AND APPROVED BY THE ENGINEER AND SURVEYOR.

OWNER/APPLICANT
VF JET LANE, LLC
1529 WESTERN AVENUE
ALBANY, NY 12203

SOIL TYPES:

U6C - UNDEVELOPED SILT LOAM
4 TO 10% CLAY
MORE THAN 10 INCHES TO WATER TABLE

F4 - FLUVAQUENTS-UBLELVENTS
COMPLEX, FREQUENTLY FLOODED
6 TO 7% SLOPE
MORE THAN 10 INCHES TO WATER TABLE

U6C - UNDEVELOPED SILT LOAM
4 TO 10% CLAY
15 TO 30% SHALES
WELL DRAINAGE
MORE THAN 10 INCHES TO WATER TABLE

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

PROJECT NAME:
**RENDER SITE PLAN
PROPOSED MIXED USE
STREET NS-2 LEAR JET LANE**

TOWN OF COLONIE
COUNTY OF ALBANY
NEW YORK

DATE: JUNE 23, 2020

SCALE: 1" = 33'

DATE: JUNE 23, 2020

1 OF 1 19119-SIT7