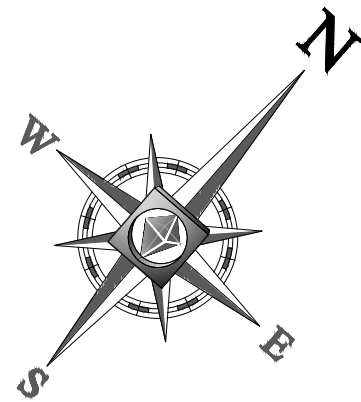
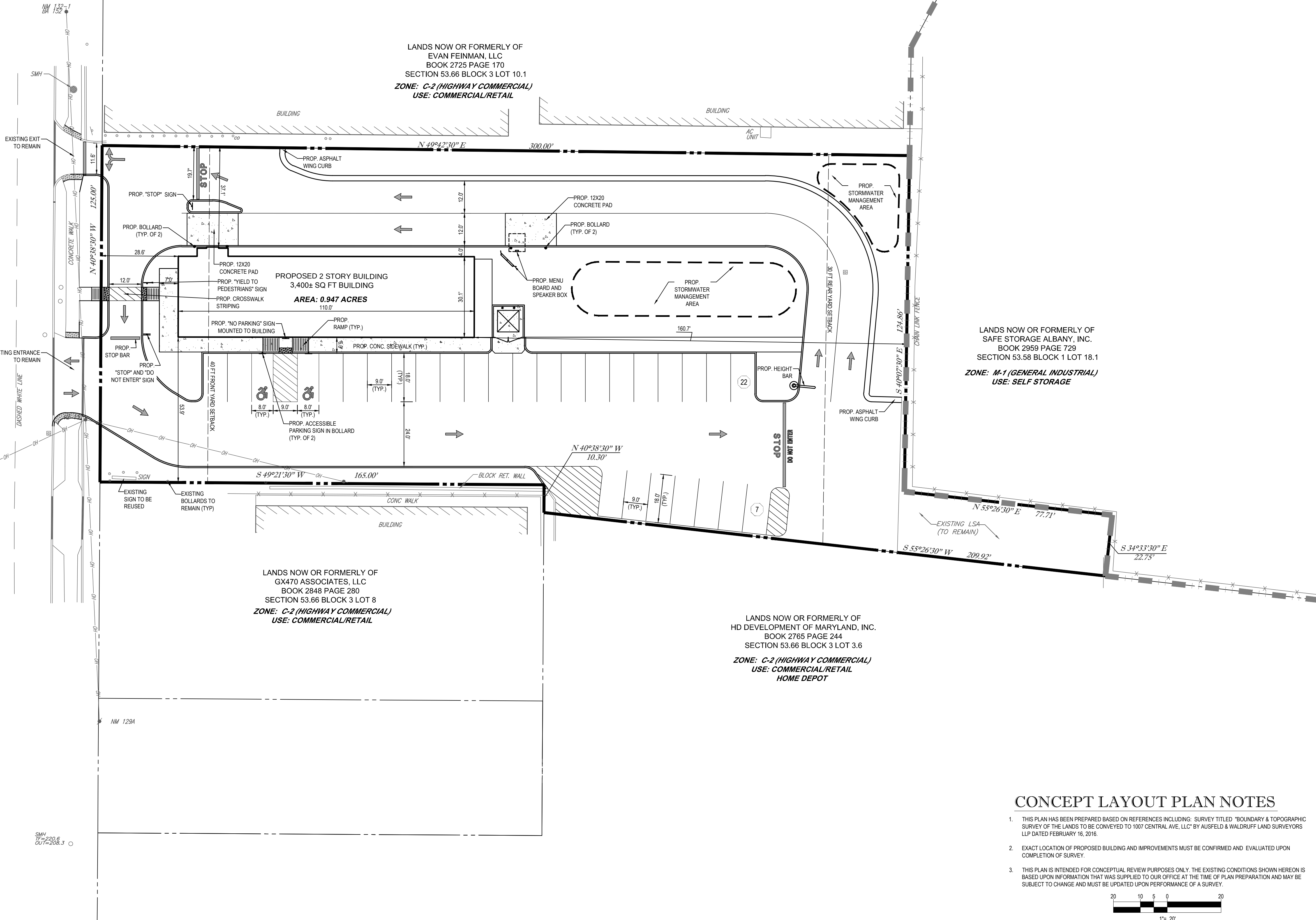




AUSTAIN AVENUE

CENTRAL AVENUE



ZONING ANALYSIS TABLE

ZONING DISTRICT	- C-2 (HIGHWAY COMMERCIAL) DISTRICT - DRIVE-THRU REQUIRES SPECIAL USE PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3,200 SQFT	± 41,200 SQ FT	UNCHANGED
MINIMUM LOT WIDTH	80 FT	± 125 FT	UNCHANGED
MINIMUM LOT DEPTH	120 FT	± 300 FT	UNCHANGED
MAXIMUM LOT COVERAGE	50%	2.3%	33.4%
MIN. FRONT SETBACK	40 FT	10 FT	28.6 FT (V)
MIN. SIDE SETBACK	NONE	NONE	NONE
MIN. REAR SETBACK	30 FT	204 FT	160.7 FT
MAX. BUILDING HEIGHT	35 FT	TBD	TBD
PARKING SPACES	34	51	28 (V)
PARKING CRITERIA (9' X 18')	- RESTAURANT WITH SIT DOWN AREA - 1 PER 50 SQFT OF DINING ROOM FLOOR AREA 800 SQFT / 50 = 16 PARKING SPACES - OFFICE SPACE - 1 PER 250 SQFT OF FLOOR AREA 4400 SQFT / 250 = 18 PARKING SPACES - 18 + 16 = 34 REQUIRED PARKING SPACES		

(V) - VARIANCE REQUESTED

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

PRELIMINARY

PROJECT No.:	B160110
DRAWN BY:	MED
CHECKED BY:	SCS
DATE:	02/16/16
SCALE:	AS NOTED
CAD I.D.:	B160110CX02

PROJECT: **SITE DEVELOPMENT PLANS**
FOR
WILLIAM LIA

LOCATION OF SITE
1007 CENTRAL AVE
CITY OF ALBANY
ALBANY COUNTY
STATE OF NEW YORK

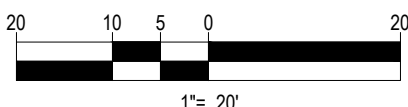
BOHLER ENGINEERING
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

W.D. GOEBEL
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 071284-1
VERMONT LICENSE No. 7735
CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 10289
MASSACHUSETTS LICENSE No. 42644
OHIO LICENSE No. E-69325

SHEET TITLE:
CONCEPT PLAN
SHEET NUMBER:
1
OF 1
REV 0

CONCEPT LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: SURVEY TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF THE LANDS TO BE CONVEYED TO 1007 CENTRAL AVE, LLC" BY AUSFELD & WALDRUFF LAND SURVEYORS LLP DATED FEBRUARY 16, 2016.
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.



Know what's below.
Call before you dig.