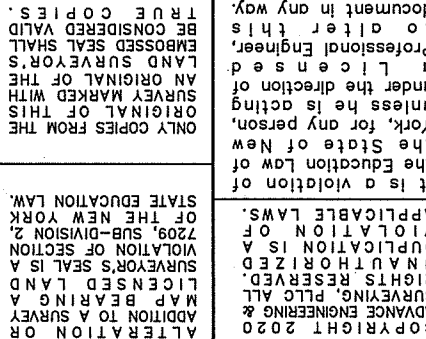


NO.	REVISION	BY	DATE



Advance Engineering & Surveying, PLLC
CONSULTING IN
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL

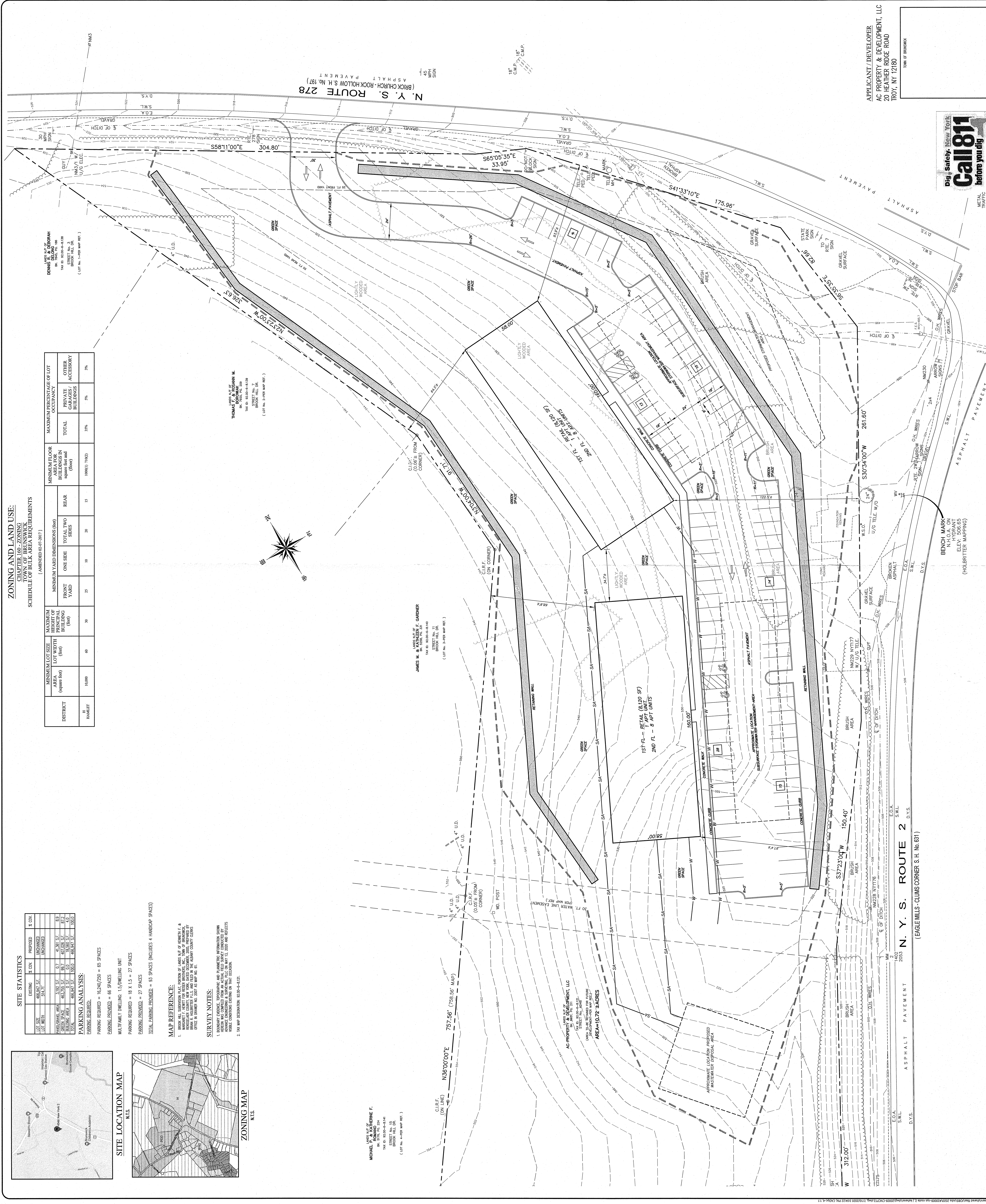
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 689-3772
E-MAIL: mos@advancesurvey.com

DATE: JUNE 14, 2023
SCALE: 1" = 20'

COUNTY OF RENSSELAER
TOWN OF BRUNSWICK
ST. NO. 4048 NYS RT 2

PROPOSED MIXED-USE
CONCEPT SITE PLAN

SHEET NO.
CNCP1
1 OF 1



ZONING AND LAND USE: CHAPTER 160 - ZONING SCHEDULE FOR BULK AREA REQUIREMENTS (AMENDED 02-07-2017)

DISTRICT	MINIMUM LOT SIZE (square feet)	LOT WIDTH (feet)	MAXIMUM HEIGHT OF PRINCIPAL BUILDING (feet)	MINIMUM YARD DIMENSIONS (feet)			MINIMUM FLOOR BUILDINGS IN square feet and (Stories)	MAXIMUM PERCENTAGE OF LOT OCCUPANCY	
				FRONT YARD	ONE SIDE	TOTAL TWO SIDES		REAR	PRIVATE BUILDINGS
H	10,000	60	30	25	10	20	10,000 (100)	25%	5%

SITE STATISTICS

LOT SIZE	EXISTING	% CHG.	PROPOSED	% CHG.
LOT AREA	456,897 SF		456,897 SF	
LOT WIDTH	514.7'		514.7'	
PROPOSED AREA	3,102 SF	0.7%	3,102 SF	0.7%
EXISTING AREA	456,897 SF		456,897 SF	
TOTAL	460,000 SF		460,000 SF	

PARKING ANALYSIS:

PARKING REQUIRED = 15,240 / 250 = 61 SPACES
 PARKING PROVIDED = 66 SPACES
 MULTIFAMILY DWELLING: 15/DWELLING UNIT
 PARKING REQUIRED = 15 X 15 = 27 SPACES
 PARKING PROVIDED = 27 SPACES
 TOTAL PARKING PROVIDED = 93 SPACES (INCLUDES 4 HANDICAP SPACES)

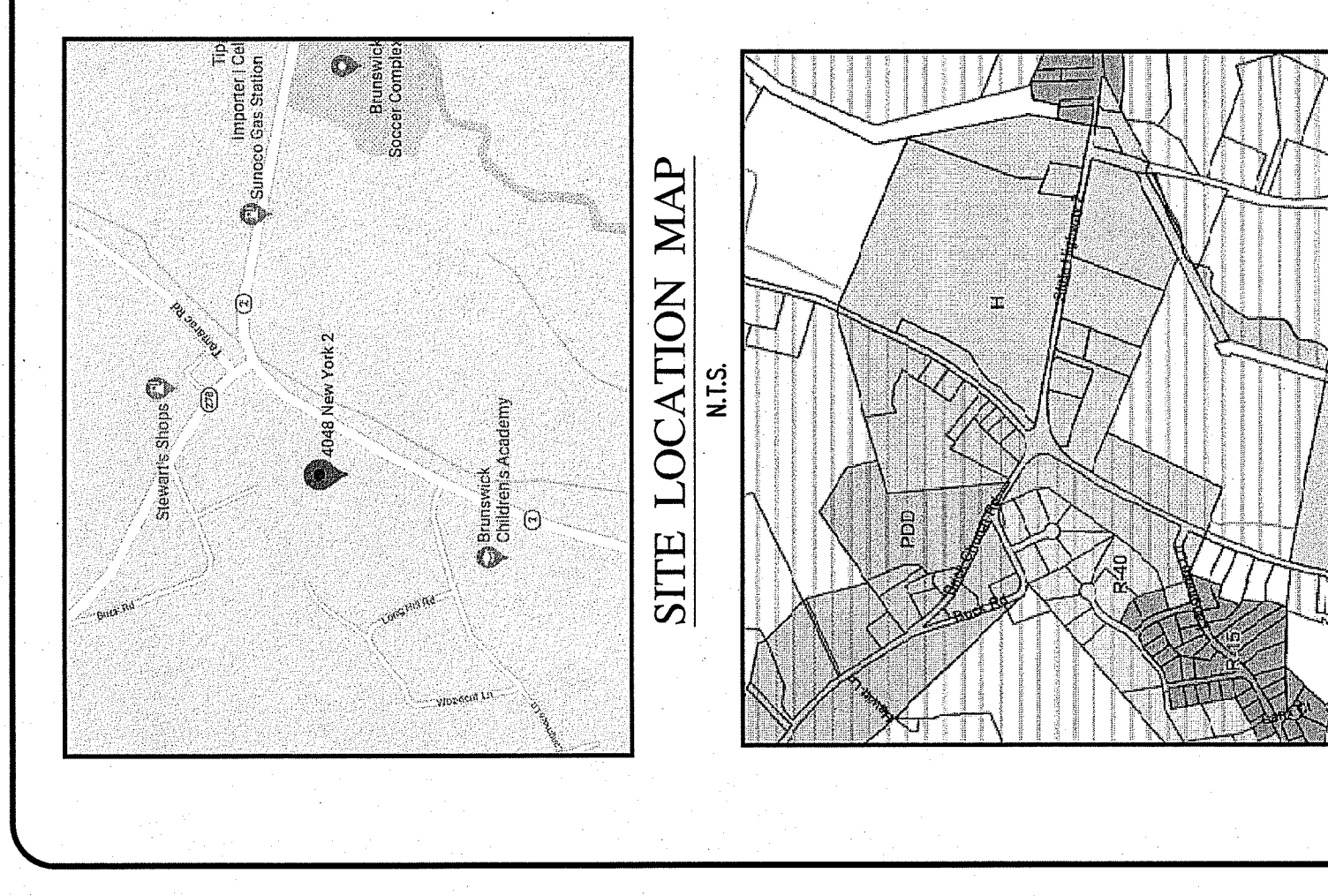
MAP REFERENCE:

1. BRONX HILL SUBDIVISION PLAT, VORWERK OF JAMES W. OF FORTNETT, F. & BRONX HILL SUBDIVISION, INC. (RECORDED IN DEPT. OF RECORDS & GENERAL SERVICES, COUNTY OF RENSSELAER, STATE OF NEW YORK, 2002. RECORD NO. 146125) PREPARED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON MAY 13, 2023 AND REFLECTS VISIBLE CHANGES EXISTING ON THAT OCCASION.

SURVEY NOTES:

1. BOUNDARY EVIDENCE, TOPOGRAPHY, AND PLANNING INFORMATION SHOWN ON THIS PLAN IS BASED ON A SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON MAY 13, 2023 AND REFLECTS VISIBLE CHANGES EXISTING ON THAT OCCASION.

2. TYP. MAP DESIGNATION: 92.06-6-4.31E.



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BENCH MARK
N.H.O.A. ON
ELEV. 506.65
(HOLBRITER MAPPING)