



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SITE LOCATION

SITE

- NOTES:**
- BASE MAPING PREPARED FROM MAP REFERENCES AND SEARATCA COUNTY GIS DATA.
 - THE PLANS SHOW SOME KNOWN STRUCTURE ABOVEGROUND. STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MUST BE DETERMINED FROM THE EXISTING RECORDS OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES. SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN AS APPROXIMATE LOCATIONS. THE ENGINEER SHALL BE RESPONSIBLE TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DRILL OR EXCAVATE ANY WORK. (1-800-955-7940). TALK TO THE ENGINEER.

DEED REFERENCES:

- JOHN T. BISCOPE & LOUIS R. NERI, D/B/A TUSCONNY HILLS PARTNERSHIP TO 30 NEW SCOTLAND AVENUE, LLC, DATED JULY 12, 2008 AND RECORDED IN BOOK 2850/PAGE 920.
- TOWN OF NEW SCOTLAND TAX MAP #10702-2-441.
- "SURVEY & MAP OF LANDS OF 30 NEW SCOTLAND AVENUE, LLC, #30 NEW SCOTLAND AVENUE - NEW SCOTLAND, NY, PREPARED BY PLEASANT NEW DRIVE LATHAM, NEW YORK 12110, DATED JUNE 25, 2019.

MAP REFERENCE:

- "MAP OF SURVEY AND SUBDIVISION, LANDS OF TUSCONNY HILLS, NEW SCOTLAND AVENUE, TOWN OF NEW SCOTLAND, NY, DRAWN BY IN DRAWER-172 AS MAP #9922, DATED FEB 21, 1994 AND FILED IN DRAWER-172 AS MAP #9922.

ZONING:	
"R"-R ¹ RESIDENTIAL-HAWLETT	
REQUIRED	PROVIDED
LOT AREA: 20,000 SF MIN.	165,302 SF (3.8 ACRES)
LOT WIDTH: 100' MIN.	287.81'
SETBACKS: 30' MIN.	30'
FRONT: 15' MIN.	15'
SIDE: 30' MIN.	30'
REAR: 30' MIN.	30'

ALLOWABLE DENSITY	
PERMITTED:	10,000 SF/UNIT
	16,000/10,000 = 16 UNITS
PROPOSED:	20* UNITS
*VARIANCE REQUIRED.	

PARKING REQUIREMENTS:	
MULTI-FAMILY	1.5 SPACES / DWELLING UNIT
	1.5 SPACES / 20 UNITS = 30 SPACES
	1 SPACE/10 UNITS = 2 SPACES
	32 SPACES PROVIDED

APPROX. COVERAGE STATISTICS	
BUILDINGS:	10,711 SF (0.25 AC) 6.5%
PAVEMENT:	14,792 SF (0.34 AC) 8.9%
GREEN SPACE:	139,799 SF (3.21 AC) 84.6%
TOTAL:	165,302 SF (3.8 AC) 100%

APPLICANT:
30 NEW SCOTLAND AVE LLC,
1528 COLUMBIA TURNPIKE
CASTLETON, NY 12033
TAX MAP # 10702-2-441

ATTENTION OF THIS DOCUMENT PREPARED BY A LICENSED PROFESSIONAL ENGINEER IS LEGAL.

NO.	REVISION	BY	DATE

SKETCH PLAN
30 NEW SCOTLAND AVENUE, LLC

TOWN OF NEW SCOTLAND COUNTY OF ALBANY

STATE OF NEW YORK

ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-537-0315 Fax 518-537-0379
www.abndp.com

DATE: DECEMBER 19, 2019 SCALE: 1" = 30' DWG: 5183A-S1 SHEET OF 1

