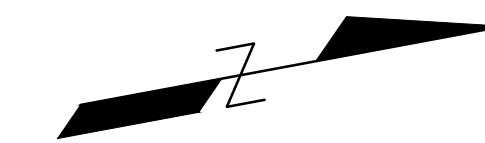
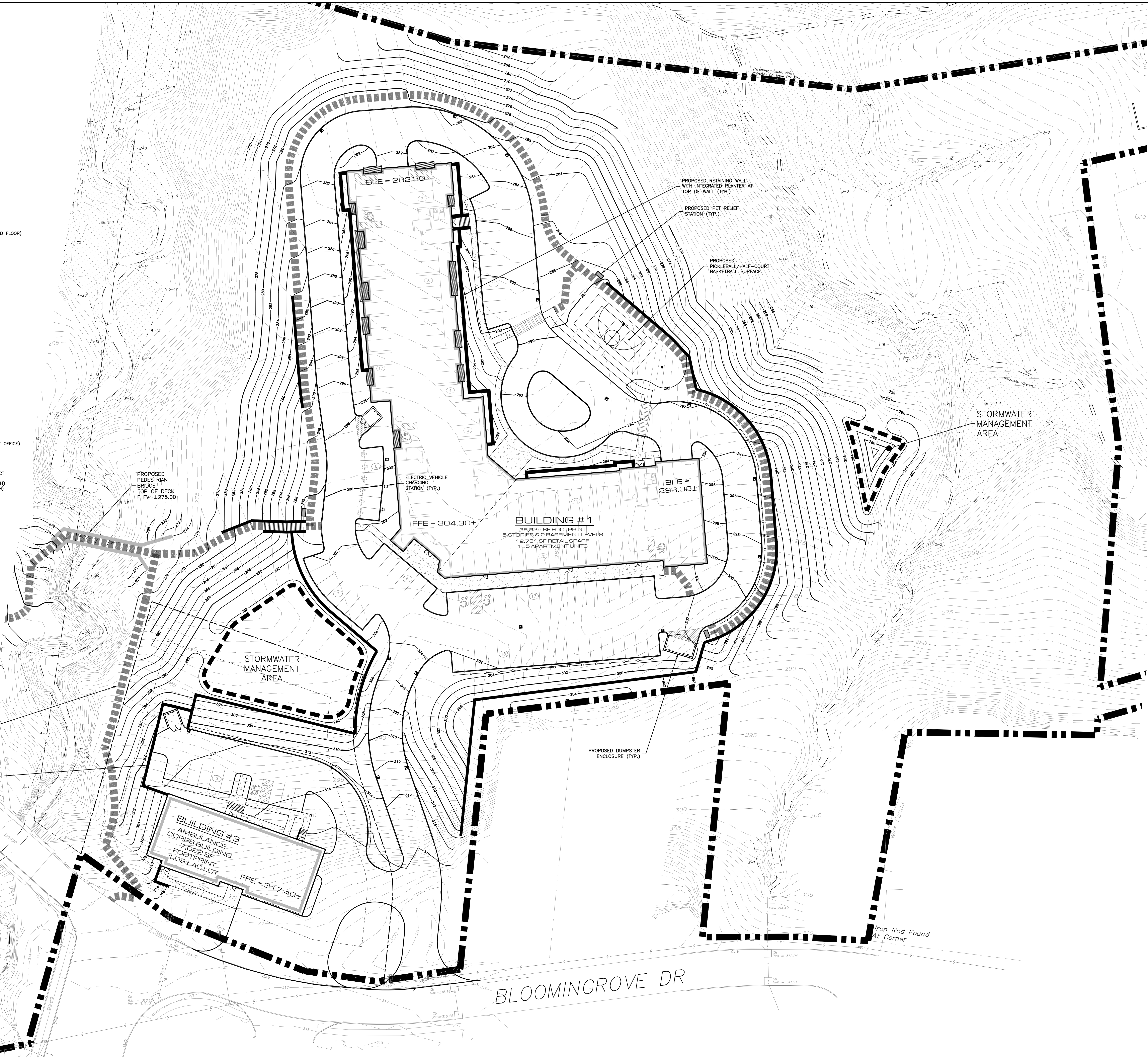
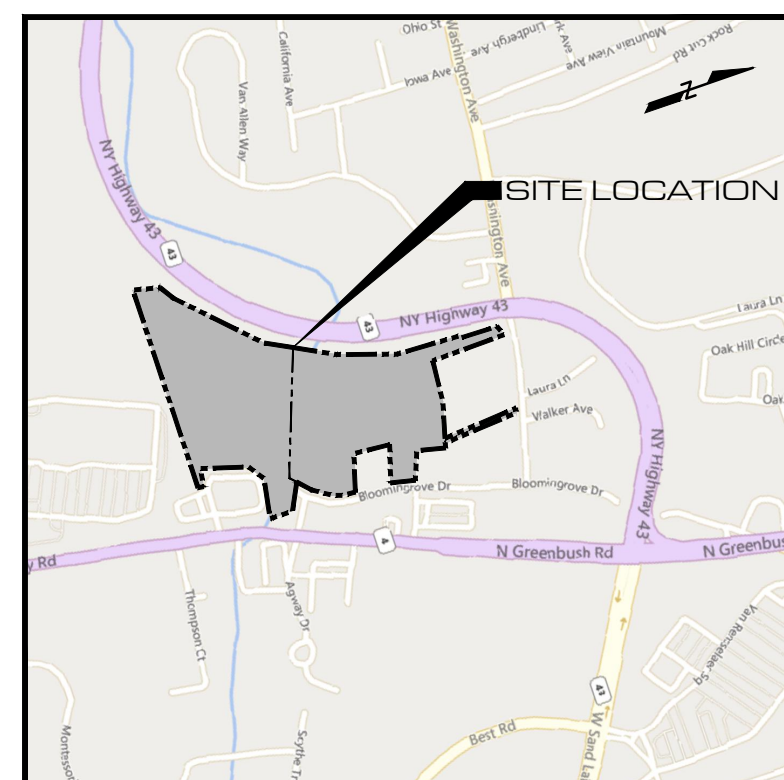
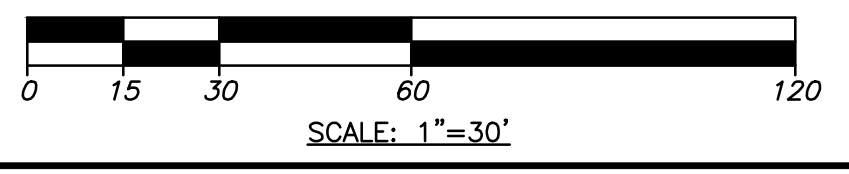


SITE STATISTICS

TAX MAP ID#	144.00-10-33.111 & 144.00-10-33.112
PARCEL AREA	11.99± ACRES 144.00-10-33.111 12.55± ACRES 144.00-10-33.112 25.54± ACRES TOTAL
PROPOSED DEVELOPMENT	
BUILDING #1	<p>SUBBASEMENT LEVEL 74 INTERIOR PARKING SPACES FOR RESIDENTS UTILITY ROOMS/ELEVATORS/STAIRWELLS/STORAGE</p> <p>BASEMENT LEVEL 71 INTERIOR PARKING SPACES FOR RESIDENTS UTILITY ROOMS/ELEVATORS/STAIRWELLS/STORAGE</p> <p>FIRST FLOOR 12,171± SF RETAIL/COMMERCIAL SPACE 8,237± SF COMMON/AMENITY SPACE 12 APARTMENTS</p> <p>SECOND THROUGH FOURTH FLOORS 24 APARTMENTS PER FLOOR STAIRWELL & ELEVATOR ACCESS/TRASH/UTILITY ROOMS</p> <p>FIFTH FLOOR 21 APARTMENTS 4,838± SF TENANT INDOOR/OUTDOOR AMENITY AREAS</p>
BUILDING #2	<p>BASEMENT FLOOR 120 INTERIOR PARKING SPACES FOR RESIDENTS UTILITY ROOMS/ELEVATOR/STAIRWELLS/STORAGE</p> <p>FIRST FLOOR 19,502 SF RETAIL/COMMERCIAL SPACE 10,646 SF COMMON/AMENITY SPACE 20 APARTMENTS</p> <p>SECOND THROUGH FOURTH FLOORS 38 APARTMENTS PER FLOOR (37 APARTMENTS ON SECOND FLOOR) 8,541 SF COMMON/AMENITY SPACE STAIRWELL & ELEVATOR ACCESS/TRASH/UTILITY ROOMS</p> <p>FIFTH FLOOR 22 APARTMENTS 20,436± SF INDOOR/OUTDOOR TENANT AMENITY AREAS</p>
BUILDING #3	<p>4-BAY AUXILIARY AMBULANCE CORPS 7,022 SF FOOTPRINT</p>
PROPOSED DENSITY	<p>RESIDENTIAL = 260 UNITS/24.53 GROSS ACRES = 10.60 UNITS/GROSS ACRE (4,110 SF/UNIT)</p> <p>COMMERCIAL = 31,675 SF</p>
PROPOSED PARKING	
BUILDING #1	<p>RESIDENTIAL INTERIOR = 145 SPACES EXTERIOR = 12 SPACES TOTAL = 162 SPACES = 1.54 SPACES/UNIT</p> <p>COMMERCIAL/RETAIL EXTERIOR = 48 SPACES = 253 SF/SPACE</p>
BUILDING #2	<p>RESIDENTIAL INTERIOR = 120 SPACES EXTERIOR = 117 SPACES TOTAL = 237 SPACES = 1.53 SPACES/UNIT</p> <p>COMMERCIAL/RETAIL EXTERIOR = 90 SPACES = 217 SF/SPACE</p>
AUXILIARY AMBULANCE	<p>PARKING REQUIRED = 1 SPACE/200 SF (GOVERNMENT OFFICE) = 7,022 SF X 1 SPACE/200 SF = 35 SPACES PARKING PROVIDED = 12 SPACES PROVIDED</p>
EXISTING ZONING	QUACKENDERRY PLANNED DEVELOPMENT DISTRICT
UTILITY PROVISIONS	<p>WATER - PUBLIC (TOWN OF NORTH GREENBUSH) SEWER - PUBLIC (TOWN OF NORTH GREENBUSH) STORM WATER - ON SITE MITIGATION</p>



PRELIMINARY GRADING PLAN - BUILDING # 1



UNAUTHORIZED TO BE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANSING ENGINEERING, P.C.

DATE: _____

REVISIONS: RECORD/DESCRIPTION

QUACKENDERRY COMMONS MIXED-USE PDDA
BLOOMINGROVE DRIVE, TOWN OF NORTH GREENBUSH, RENSSELAER COUNTY, NEW YORK

LANSING ENGINEERING
245 WEST 14TH STREET, SUITE 301
WALTON, NY 13287
(518) 888-8883

PRELIMINARY / NOT FOR CONSTRUCTION

PROJ. NO: 764.07
SCALE: AS SHOWN
DATE: 10/05/23

PLG-1
SHEET 1 OF 2

PRELIMINARY LAYOUT & GRADING PLAN - BUILDING #1

P:\PROJECTS\76407-The Spinney Group-Quackenderry Commons\CADD - DESIGN\CURRENT\76407-2023_12_04-Conceptual Layout_Grading Plan.dwg Dec 04, 2023 11:30AM