EXISTING SITE COVERAGE STATISTICS

description	s.f.	acres	%
Building Area	15,390	0.35	5.6
Paved Area	42,686	0.98	15.8
Sub-Total Impervious Area	58,076	1.33	21.4
Green Area	212,987	4.89	78.6
Total Area	**271,063**	**6.22**	**100.0**

PROPOSED SITE COVERAGE STATISTICS

description	s.f.	acres	%
Building Area	21,678	0.50	8.0
Paved Area	95,856	2.20	35.4
Sub-Total Impervious Area	117,534	2.70	43.4
Green Area	153,529	3.52	56.6
Total Area	**271,063**	**6.22**	**100.0**

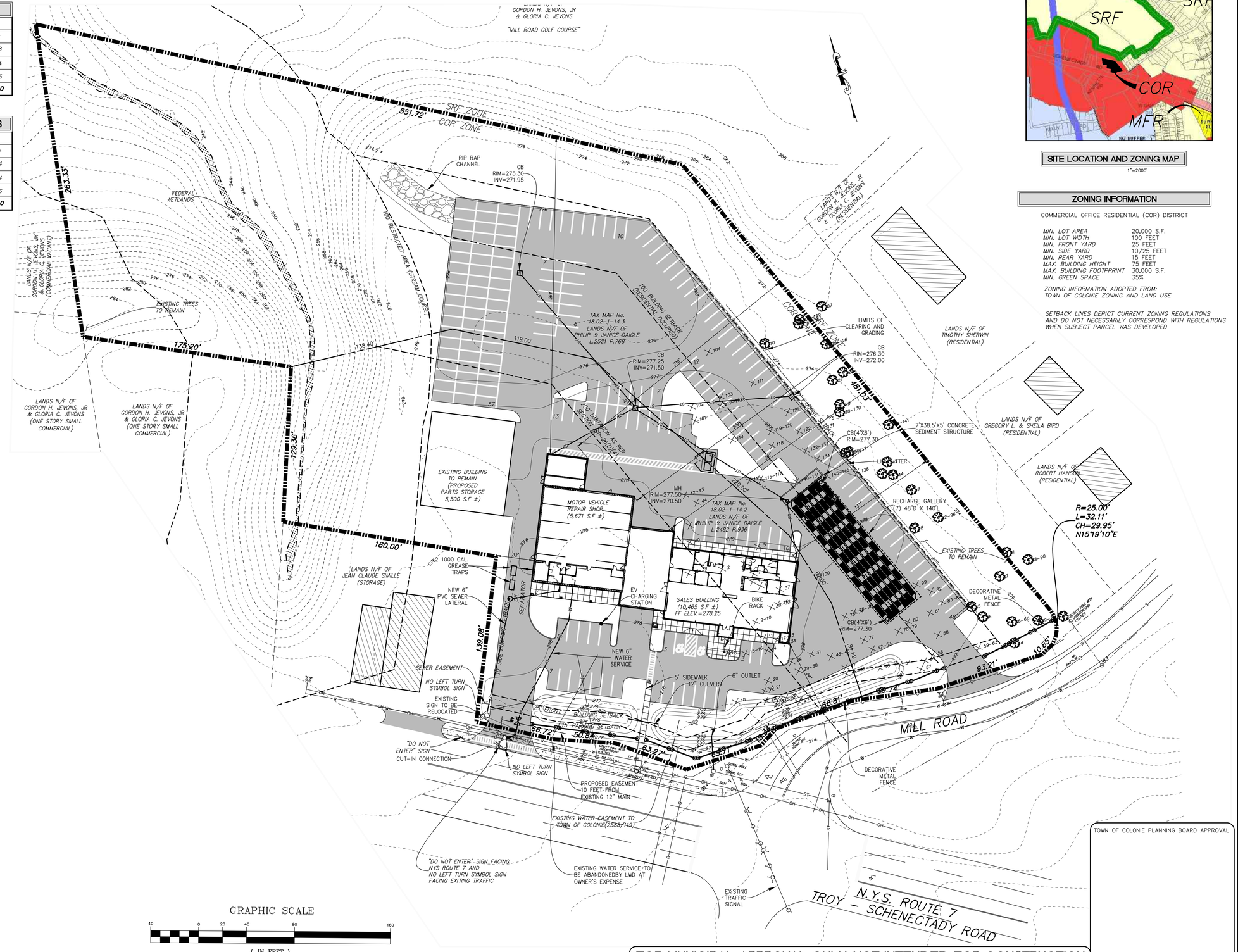
PARKING ANALYSIS TABLE

description	requirment	quantity	# required
office floor	1/225 sf	10,465 sf	47
warehouse floor	1/500 sf	5,500 sf	11
service bay	2/bay	8 bays	16
total spaces required			74
total spaces provided (INCLUDING 2 H.C.)			193

TREE LEGEND

EXISTING TREE TO REMAIN

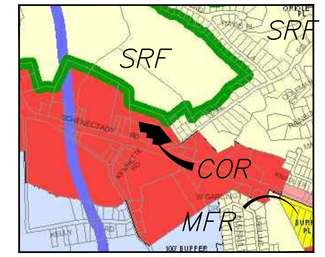
EXISTING TREE TO BE REMOVED



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



SITE LOCATION AND ZONING MAP
1"=2000'

ZONING INFORMATION

COMMERCIAL OFFICE RESIDENTIAL (COR) DISTRICT

MIN. LOT AREA	20,000 S.F.
MIN. LOT WIDTH	100 FEET
MIN. FRONT YARD	25 FEET
MIN. SIDE YARD	10/25 FEET
MIN. REAR YARD	15 FEET
MAX. BUILDING HEIGHT	75 FEET
MAX. BUILDING FOOTPRINT	30,000 S.F.
MIN. GREEN SPACE	35%

ZONING INFORMATION ADOPTED FROM: TOWN OF COLONIE ZONING AND LAND USE

SETBACK LINES DEPICT CURRENT ZONING REGULATIONS AND DO NOT NECESSARILY CORRESPOND WITH REGULATIONS WHEN SUBJECT PARCEL WAS DEVELOPED

TOWN OF COLONIE PLANNING BOARD APPROVAL

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION

HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

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STATE OF NEW YORK DANIEL R. HERSHBERG LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR 044226

REVISIONS	DATE
ADDED DIMENSIONS USE	3-7-2017
ADDED DIMENSIONS USE	3-13-2017
BUILDING FOOTPRINT	5/22/17
BUILDING FOOTPRINT	5/30/17

PROPOSED PRELIMINARY SITE PLAN FOR, DEPAULA MASERATI AND ALFA ROMEO 947 TROY SCHENECTADY ROAD, TOWN OF COLONIE, NEW YORK

APPLICANT:
DEPAULA CHEVROLET
785 CENTRAL AVENUE
ALBANY, NY 12206

FILE: 170046 | SCALE: 1"=40' | BY: MLW | CHK: DRH | DATE: 2/28/17 | 170046-10WG

C1