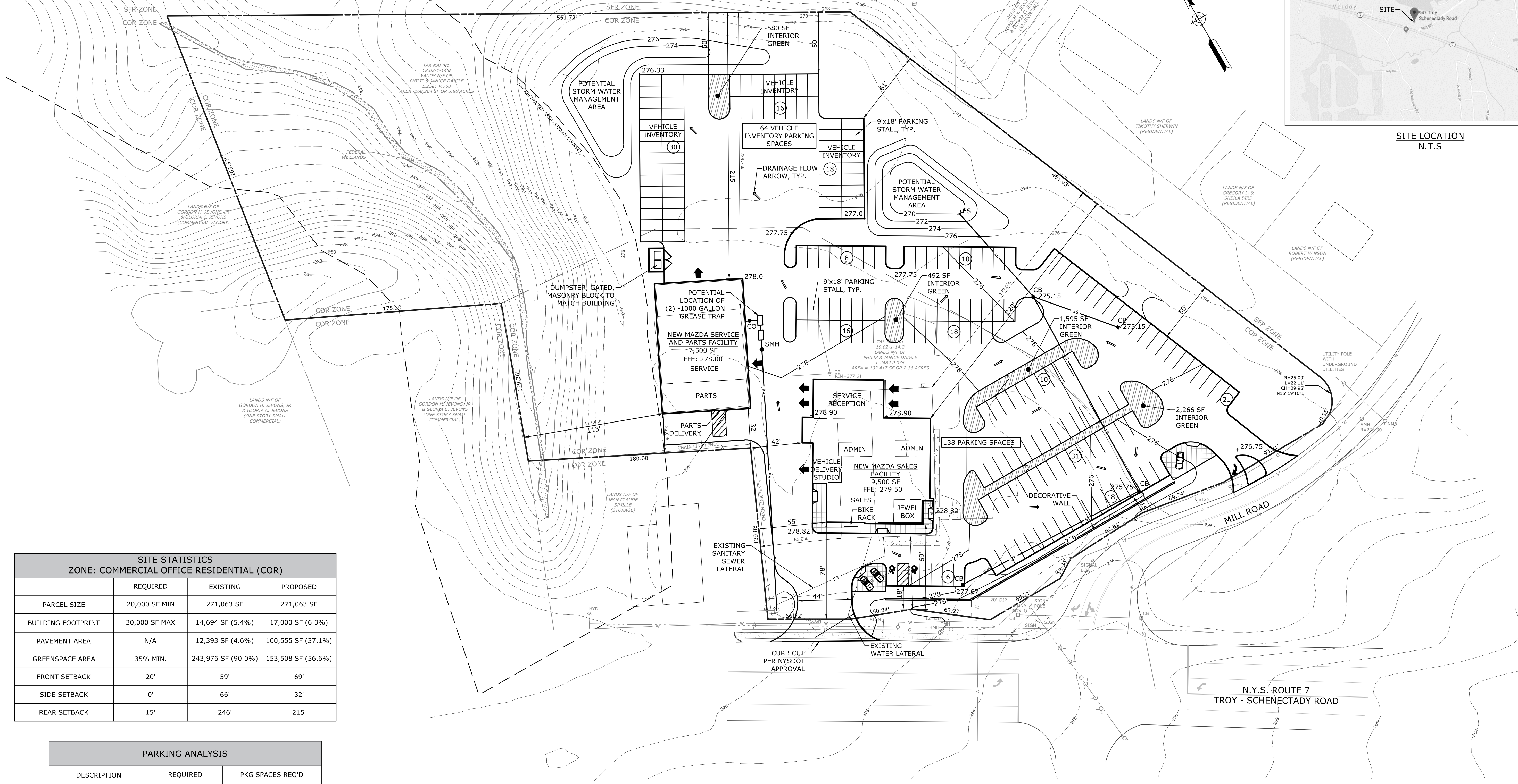


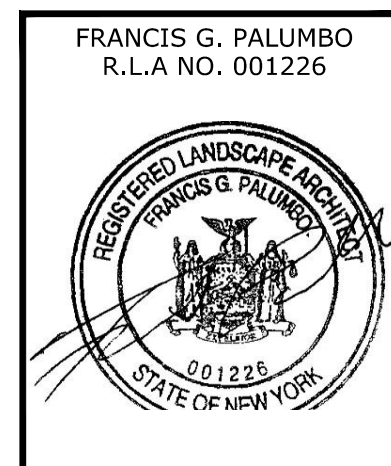
SITE LOCATION  
N.T.S



SITE STATISTICS			
ZONE: COMMERCIAL OFFICE RESIDENTIAL (COR)			
	REQUIRED	EXISTING	PROPOSED
PARCEL SIZE	20,000 SF MIN	271,063 SF	271,063 SF
BUILDING FOOTPRINT	30,000 SF MAX	14,694 SF (5.4%)	17,000 SF (6.3%)
PAVEMENT AREA	N/A	12,393 SF (4.6%)	100,555 SF (37.1%)
GREENSPACE AREA	35% MIN.	243,976 SF (90.0%)	153,508 SF (56.6%)
FRONT SETBACK	20'	59'	69'
SIDE SETBACK	0'	66'	32'
REAR SETBACK	15'	246'	215'

PARKING ANALYSIS		
DESCRIPTION	REQUIRED	PKG SPACES REQ'D
MOTOR VEHICLE SALE AREA	1 SPACE/500 SF	16 SPACES
SERVICE	3 SPACES/BAY	27 SPACES
TOTAL SPACES REQUIRED		43 SPACES PLUS ANY SPACES REQUIRED FOR INVENTORY & DISPLAY
TOTAL SPACES PROVIDED		138 SPACES PLUS AN ADDITIONAL 64 FOR INVENTORY
INTERIOR GREENSPACE		4,040 SF REQ'D 4,933 SF PROVIDED

- MAP REFERENCES:**
- "Proposed Preliminary Site Plan for DePaula Maserati and Alfa Romeo" Town of Colonie, Albany County, New York prepared by Hershberg & Hershberg Consulting Engineers & Land Surveyors. Dated February 28, 2017, Bearing Dwg. No. 170046.



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.

**CONCEPT PLAN**

**DEPAULA MAZDA**  
**947 TROY SCHENECTADY ROAD**

TOWN OF COLONIE ALBANY COUNTY, NEW YORK

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C.T. MALE ASSOCIATES  
DESIGNED: FGP  
DRAFTED: MAC  
CHECKED: FGP  
PROJ. NO : 18.8579  
SCALE : 1"=40'  
DATE : FEB. 6, 2019

**C-101**  
SHEET 1 OF 1  
DWG. NO: 18-0506