

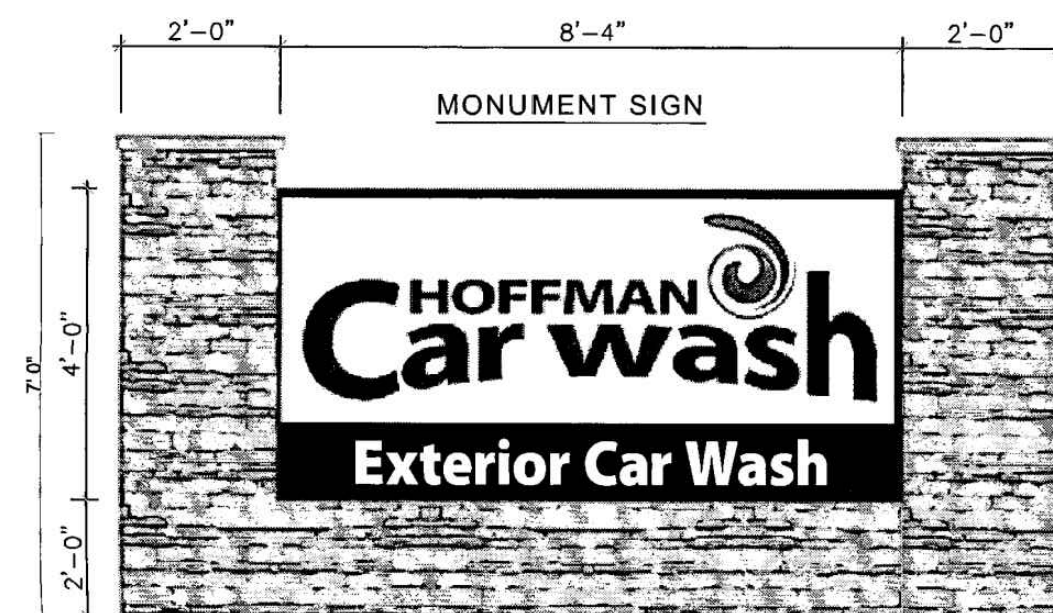
SITE LOCATION MAP  
(NOT TO SCALE)

**TOWN OF COLONIE**  
**ZONE: COMMERCIAL OFFICE RESIDENTIAL (COR)**

	REQUIRED	PROPOSED
LOT SIZE	20,000 SF MIN.	79,700 SF
BUILDING HEIGHT	75' MAX.	20' APPROX.
BUILDING AREA	30,000 SF MAX.	7,437 SF (9.3%)
PAVEMENT AREA	N/A	37,224 SF (46.7%)
GREENSPACE AREA	35% MIN.	35,039 SF (44.0%)
LOT WIDTH	100' MIN.	188'
FRONT SETBACK	20'	NORTH: 54.7' WEST: 108.5'
SIDE SETBACK	0'	SOUTH: 250.4' EAST: 33.5'
PARKING	1 SPACE/EMPLOYEE = 7 10 STACKING/BAY = 10	EMPLOYEE SPACES: 7 STACKING SPACES: 12 VACUUMING SPACES: 18

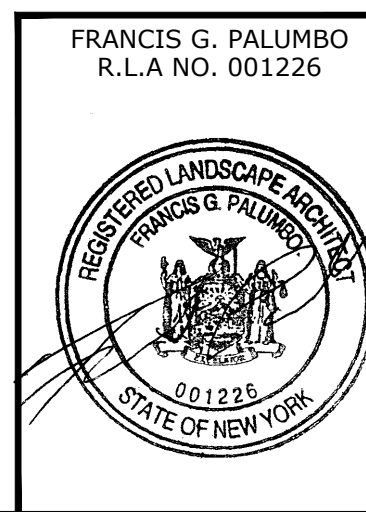
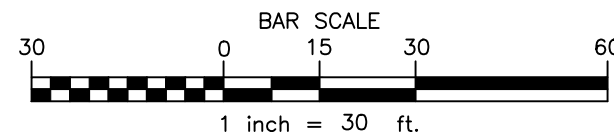
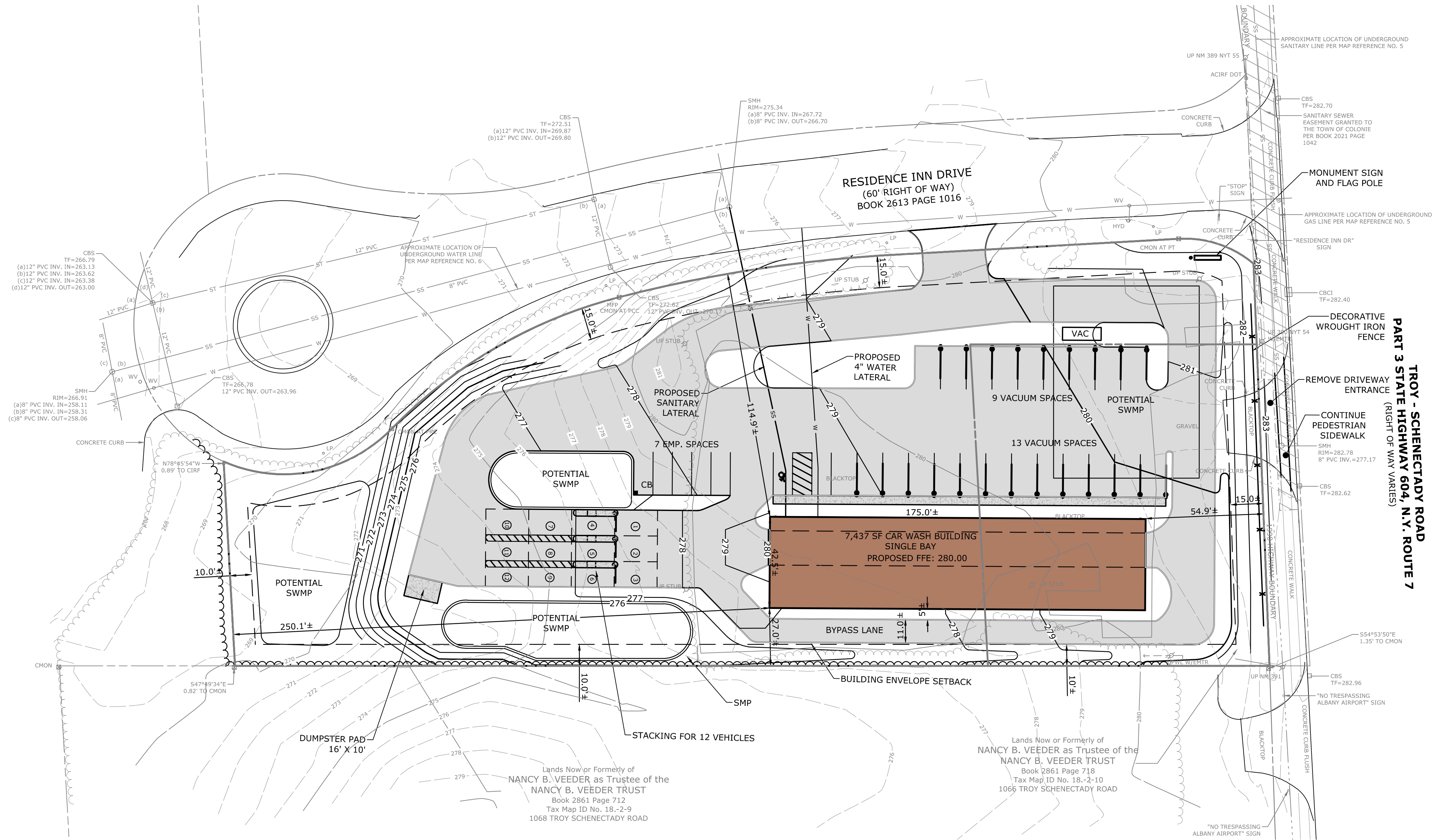
**ZONING NOTES:**

- THE SITE IS LOCATED COMPLETELY IN THE COMMERCIAL OFFICE RESIDENTIAL (COR) ZONING DISTRICT.
- NO OTHER ZONING DISTRICTS ARE LOCATED WITHIN 300' IN ANY DIRECTION OF THE PROJECT SITE.
- CURRENT PROPERTIES (TAX ID 18-2-9 & TAX ID 18-2-10) WILL BE MERGED AS PART OF THE PROJECT'S PLANNED IMPROVEMENTS AND APPROVAL.



**1 MONUMENT SIGN DETAIL**

SCALE: NONE  
CROSS REFERENCE: NONE



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
2/13/18	REVISED PER CLIENT	ARW	FGP	FGP
7/27/18	FOR TOWN SUBMISSION	ARW	FGP	FGP

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C.T. MALE ASSOCIATES

DESIGNED: FGP  
DRAFTED: ARW  
CHECKED: FGP  
PROJ. NO: 17.7577  
SCALE: 1"=30'  
DATE: MAY 5, 2018

**CONCEPT PLAN**

**HOFFMAN CAR WASH**  
**1066-1068 TROY SCHENECTADY ROAD**

TOWN OF COLONIE ALBANY COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**  
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**C-101**  
SHEET 1 OF 1  
DWG. NO: 18-0103