

STANDARD NOTES

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT AND THE TOWN PROTECTED WATERCOURSE LAW.
- THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND STANDARDS.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED, AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BUILDING DEPARTMENT.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR PARKING OF ANY VEHICLES, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONS, UNLESS SPECIFICALLY DESIGNED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

ZONING ANALYSIS TABLE

ZONING DISTRICT			
COR - COMMERCIAL OFFICE RESIDENTIAL RETAIL - PERMITTED USE			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	68,436 SF	NO CHANGE
MINIMUM LOT FRONTAGE	100 FT	180 FT	NO CHANGE
BASE COMMERCIAL DENSITY	18,000 SF / ACRE	3,333 SF / ACRE	10,206 SF / ACRE
MAX. BUILDING FOOTPRINT	30,000 SF	5,233 SF	16,034 SF
MIN. FRONT YARD SETBACK	20 FT	58.7	89.0 FT
MAX. FRONT YARD SETBACK	20 FT	58.7 FT	89.0 FT*
MIN. / TOTAL SIDE SETBACK	10 / 25 FT	6.9 FT / 63.9 FT	10.4 FT / 76.2 FT
MIN. REAR SETBACK	15 FT	258.6 FT	117.9 FT
MAX. BUILDING HEIGHT	75 FT	21 FT±	20 FT ± (1 STORY)
MAX. IMPERVIOUS	65%	47.2%	64.9%**
MIN. FRONT PARKING SETBACK	15 FT	23.7 FT	15 FT
MIN. FRONTAGE BUILDOUT	80%	59%	67%*
MIN. SIDE PARKING SETBACK	10 FT	12.0 FT	10.2 FT
MIN. PARKING INTERIOR GREEN	20 SF / SPACE (1,280 SF)	257 SF	1,828 SF
PARKING SPACES	78	70	68 (4 BANKED)*
PARKING CRITERIA	RETAIL BUSINESS: 1 SPACE PER 200 SF 15,647 SF / 200 = 78 SPACES		

* VARIANCE / WAIVER REQUIRED
** INCLUDES FOUR (4) BANKED PARKING SPACES

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 12.C2.2.
- THE PLAN AND ASSOCIATED SURVEY UTILIZE NGVD 1929 DATUM.

KEY NOTES

- CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS. REFER TO DETAIL 1.C2.2.
- ASPHALT (MEDIUM DUTY) IN PARKING AREAS, (HEAVY DUTY) IN DRIVE AREAS. REFER TO DETAIL 2.C2.2.
- CONCRETE CURB, REFER TO DETAIL 3.C2.2.
- CONCRETE SIDEWALK, REFER TO DETAIL 4.C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- CONCRETE SIDEWALK OR DOOR LANDING, REFER TO DETAIL 4.C2.2 AND STRUCTURAL DRAWINGS. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
- ACCESSIBLE PARKING SYMBOL, PAVEMENT STRIPING, REFER TO DETAIL 9.C2.2.
- STEEL BOLLARD, REFER TO DETAIL 6.C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, (1) AT PARKING SPACE AT NORTHEAST CORNER OF THE BUILDING AND (13) AT FRONT ENTRY AND FRONT PARKING. REFER TO DETAIL 4.C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER. ACCESSIBLE PARKING SIGN, REFER TO DETAIL 7.C2.2.
- DETECTABLE WARNING SURFACE, REFER TO DETAIL 12.C2.2.
- PROPOSED INFILTRATION BASIN AREA.
- ACCESSIBLE PARKING SPACE WITH ACCESSIBLE ANGLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVED MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- REFUSE ENCLOSURE, REFER TO SHEET C2.3.
- PROPOSED SAW CUT LINE.
- PARKING LOT LIGHTING, REFER TO LIGHTING PLAN (BY OTHERS) FOR TYPE AND CONSTRUCTION.
- 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS)
- SITE SIGN, REFER TO SHEET SGI.1 FOR TYPE AND CONSTRUCTION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO SITE UTILITY PLAN FOR ADDITIONAL REQUIREMENTS.
- 5'-0" WIDE CONCRETE SIDEWALK
- STOP SIGN AND STOP BAR, REFER TO DETAIL 8.C2.2.
- ROLL DOWN CURB 3' END TRANSITION
- 5' WIDE MINIMUM DESIGNATED ACCESSIBLE ROUTE. SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE.
- PROPOSED AREA OF (4) BANKED PARKING SPACES.
- PROPOSED TREELINE.
- PROPOSED METAL FENCE WITH STONE PIERS, REFER TO DETAIL 5.L2.0.
- PROPOSED TRASH PICKUP RESTRICTED TO 7AM THRU 7PM ONLY SIGN ON FRONT OF ENCLOSURE.
- PROPOSED BIKE RACK, REFER TO DETAIL 6.L2.0.
- PROPOSED 2" WIDE CURB BREAK.
- PROPOSED 36" WIDE x 30" DEEP STONE TRENCH WITH 12" HDPE PERFORATED DRAIN PIPE.
- PROPOSED PRETREATMENT AREA
- PROPOSED 3' TRANSITION CURB
- NOT USED
- PROPOSED FLUSH CURB
- PROPOSED TRANSITION CURB
- PROPOSED CURB WITH 1" REVEAL BUILT PER NYS DOT STANDARDS
- PROPOSED CONCRETE CROSS WALK BUILT PER NYS DOT STANDARDS
- PROPOSED RIP-RAP OVERFLOW, TO BE GROUTED IN PLACE WITH THIN LAYER OF MORTAR

SYMBOLS LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- [Symbol] NEW BUILDING CONSTRUCTION
 - [Symbol] LIGHT DUTY AREA OF PAVING
 - [Symbol] HEAVY DUTY AREA OF PAVING
 - [Symbol] AREA OF CONCRETE
 - [Symbol] NEW POLE SIGN LOCATION
 - [Symbol] NEW CONCRETE BUMPER BLOCK
 - [Symbol] NEW LIGHT POLE LOCATION
 - [Symbol] NEW FENCE CONSTRUCTION

PLAN REFERENCES

- REFER TO GENERAL NOTES SHEET FOR GENERAL NOTES
- THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SPECIAL NOTE

PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

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PROJECT No.: B160180 SCALE: AS NOTED
DRAWN BY / CHECKED BY: RWO CAD I.D.: B160180s0



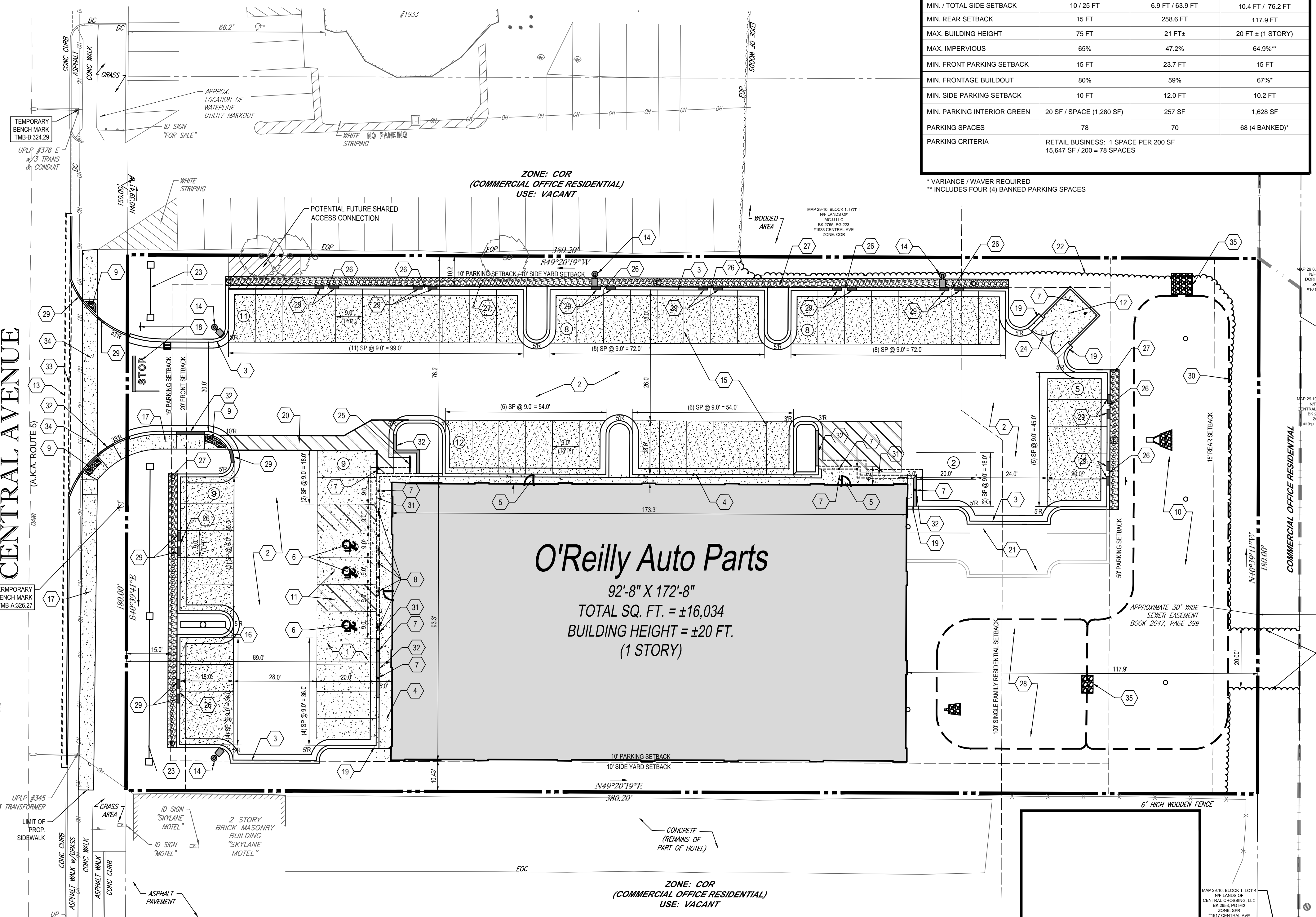
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PROJECT:
NEW O'REILLY AUTO PARTS STORE
1929 CENTRAL AVENUE
ALBANY, NEW YORK 12205
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2874 TELEPHONE

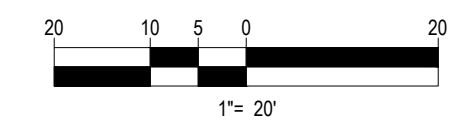
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DATE: 06-02-2017
REVISION DATE: 01-11-2018

C2.1
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O'Reilly Auto Parts
92'-8" X 172'-8"
TOTAL SQ. FT. = ±16,034
BUILDING HEIGHT = ±20 FT.
(1 STORY)

TOWN OF COLONIE APPROVAL



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 20'-0"

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



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