

STATEMENT OF PURPOSE

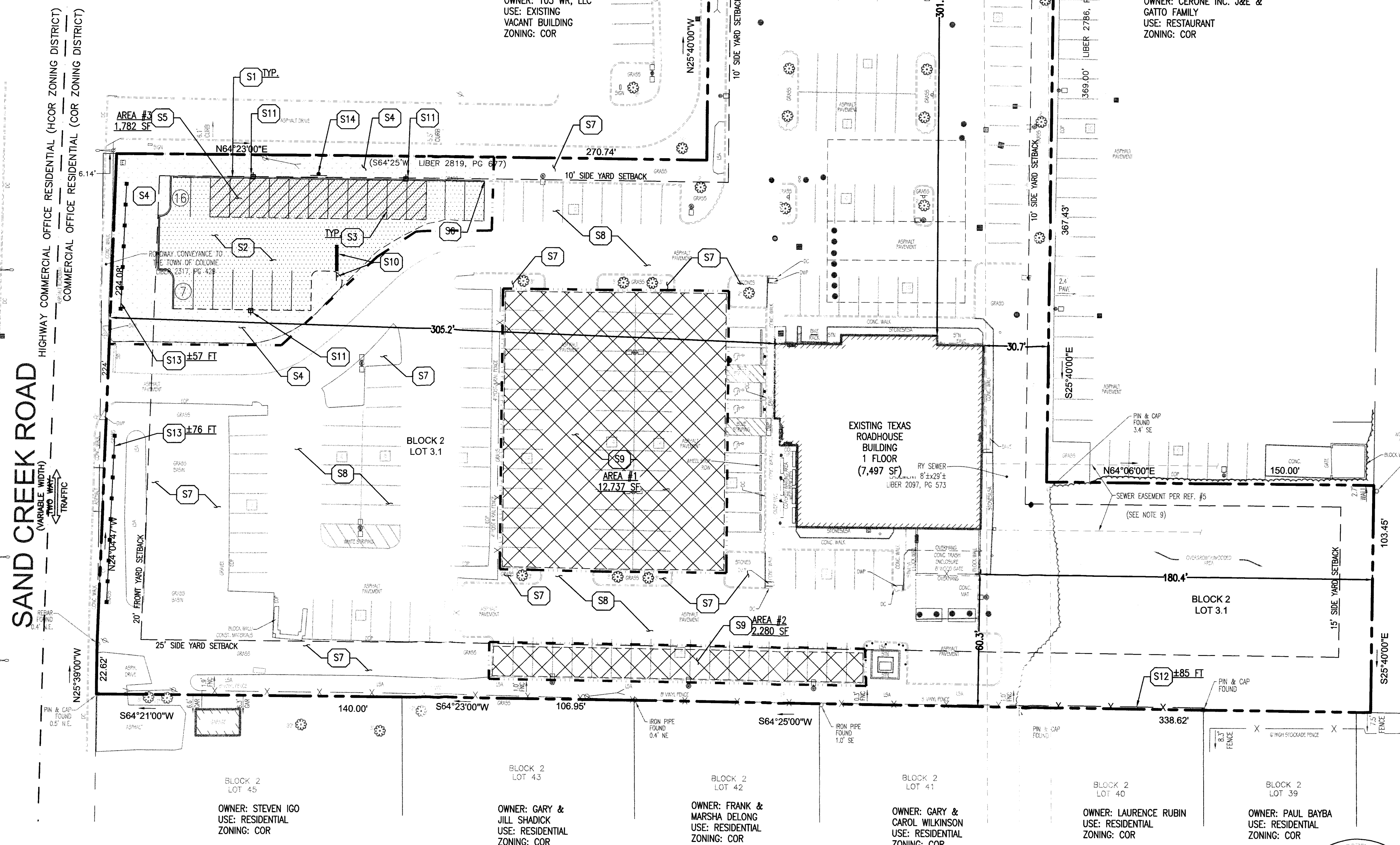
THIS PROJECT PROPOSES TO EXPAND ONSITE PARKING BY 23 PARKING SPACES AND TO RESTORE THE EXISTING ASPHALT PERVIOUS PAVEMENT TO NEW CONDITION. THIS PROPOSAL INCREASES THE TOTAL DEVELOPMENT PARKING FROM 202 TO 225.

THERE IS NO PROPOSED CHANGE IN USE FOR THE PROPOSED PARKING EXPANSION. THE TOTAL SITE GREEN SPACE COVERAGE WILL DECREASE BELOW THE ALLOWED 35% REQUIREMENT AT 34.13% AND WILL PURSUE GREEN SPACE REDUCTION WAIVER TO MAKE UP DEFICIENCY.

SITE LAYOUT NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, RIGHT OF WAY AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE TOWN INSPECTOR TWENTY FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURBS AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD DUTY PAVEMENT SECTIONS SHALL FOLLOW THE SECTION DETAILS PROVIDED OR LOCAL DOT REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE A TEMPORARY BARRICADE OR CONSTRUCTION FENCE AROUND THE PREMISE IF REQUIRED BY APPROVING AUTHORITY.
- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

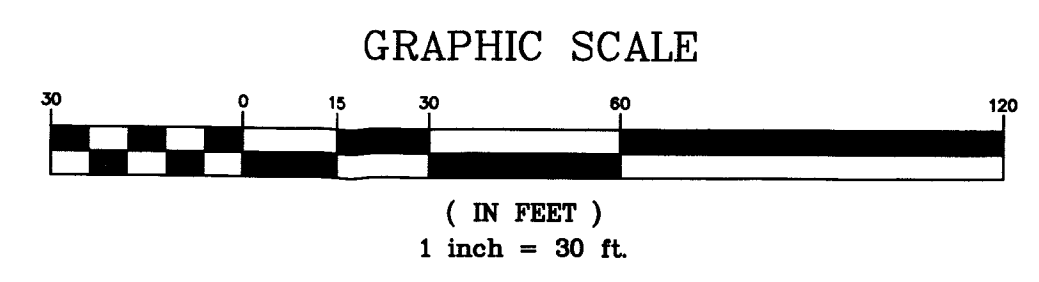
WOLF ROAD
(VARIABLE WIDTH)
TWO WAY TRAFFIC



SAND CREEK ROAD
(VARIABLE WIDTH)
TWO WAY TRAFFIC

REFERENCE PLANS:
THE PROPOSED CIVIL ENGINEERING PLANS ARE BASED ON THE ALTA SURVEY FOR TEXAS ROADHOUSE HOLDINGS LLC CREATED BY GALLAS SURVEYING GROUP, DATED MAY 26, 2017.

STORMWATER NOTE:
THE TOWN OF COLONIE STORMWATER MANAGEMENT OFFICE WILL INSPECT THE REMOVAL OF THE EXISTING COMPROMISED POROUS PAVEMENT. CONTRACTOR SHALL NOTIFY THE OFFICE 48 HOURS PRIOR TO WORK BEING PERFORMED.



PROJECT INFORMATION

- APPLICANT: THOMAS J. BURKE, 509 ROUTE 67, MALTA, NY 12020, (518) 899-4231
- PROPERTY DESCRIPTION: LOTS 3, 46 & 47, BLOCK 2, SECTION 42.01, ELECTION DISTRICT 13
- ZONING: COMMERCIAL OFFICE RESIDENTIAL (COR)
- TRACT AREA: 3.616 AC (157,515 S.F.)
- CURRENT/PROPOSED USE: RESTAURANT
- ZONING REQUIREMENTS:

ZONING ITEMS:	EXISTING	REQUIRED	PROVIDED	CHANGE
MIN. LOT AREA	157,515 SF	20,000 SF	157,515 SF	---
MIN. LOT FRONTAGE	158.6'	100'	158.6'	---
BASE COMMERCIAL DENSITY:	2,732 SF/AC	18,000 SF/AC	2,732 SF/AC	---
MAX. BUILDING HEIGHT	27.5'	75'	27.5'	---

BUILDING SETBACKS:	EXISTING	REQUIRED	PROVIDED	CHANGE
FRONT YARD	305.2'/301.4'	20 FT.	305.2'/301.4'	---
SIDE YARD (ONE/TOTAL)	30.7'/60.3'	10 FT. / 25 FT	30.7'/60.3'	---
REAR YARD	180.4'	15 FT.	180.4'	---

TOTAL PARKING:	EXISTING	REQUIRED	PROVIDED	CHANGE
TOTAL PARKING:	202 SPACES	182 SPACES	225 SPACES	+23 SPACES

SITE COVERAGE STATISTICS:	EXISTING	REQUIRED	PROVIDED	CHANGE
BUILDING PAVEMENT	9,879 SF (6.3%)	30,000 SF	9,879 SF (6.3%)	---
PAVEMENT	87,447 SF (55.5%)	---	93,871 SF (59.6%)	+6,424 SF
GREEN SPACE	60,189 SF (38.2%)	35%	53,765 SF (34.1%)	-6,424 SF

PARKING REQUIREMENTS:	EXISTING	REQUIRED	PROVIDED	CHANGE
EXISTING CHIPOTLE (FAST FOOD)	1 SPACE PER 2 SEATS 1 SPACE PER EMPLOYEE	63 SEATS/2 = 32 SPACES 8 EMPLOYEES = 8 SPACES TOTAL REQUIRED = 40 SPACES		
EXISTING TEXAS ROADHOUSE (REST.)	1 SPACE PER 3 SEATS 1 SPACE PER EMPLOYEE	305 SEATS/3 = 102 SPACES 40 EMPLOYEES = 40 SPACES TOTAL REQUIRED = 142 SPACES		

TOTAL SITE REQUIRED PARKING SPACES = 182 SPACES
TOTAL MAXIMUM PARKING = 182 x 1.25 = 228 SPACES
- OVERALL SITE PARKING (EXISTING): 151 STANDARD SPACES, 7 HANDICAPPED SPACES, 44 TEMPORARY SPACES, 202 TOTAL SPACES
- OVERALL SITE PARKING (PROPOSED): 23 NEW STANDARD SPACES (9' X 18'), 225 TOTAL SPACES
- REQUIRED GREEN SPACE COVERAGE FOR COR DISTRICT: 35% (55,131 SF)
PROVIDED GREEN SPACE COVERAGE: 34.13% (53,765 SF)
PURSUING GREEN SPACE REDUCTION WAIVER PER SECTION 190-27 E.(3) TO MAKE UP DEFICIENCY OF 0.87% (1,366 SF).
- REQUIRED LANDSCAPE ISLANDS: 20 SF X 225 SPACES = 4,500 SF
PROVIDED LANDSCAPE ISLANDS = 5,688 SF

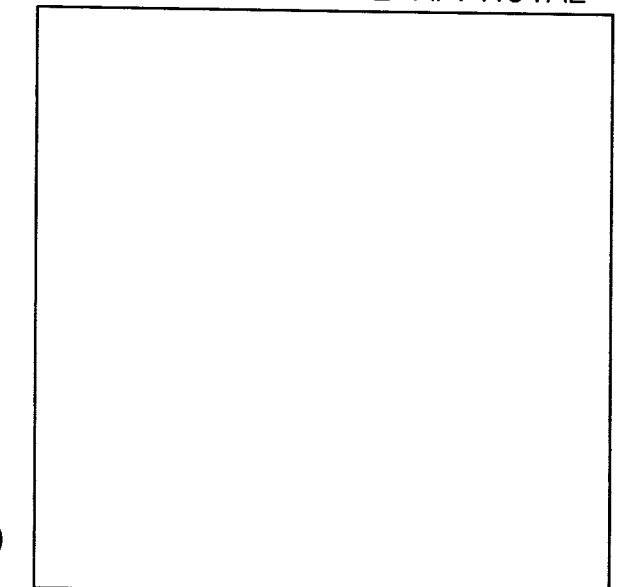
SITE LAYOUT KEYNOTES:

- S1 PROPOSED 6" REVEAL CONCRETE CURB
- S2 PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAILS)
- S3 PROPOSED PARKING STALL STRIPING PER LOCAL CODE (TYP)
- S4 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- S5 PROPOSED PERVIOUS PAVEMENT (SEE DETAILS)
- S6 MATCH EXISTING CURB
- S7 EXISTING LANDSCAPE AREA TO REMAIN (SEE LANDSCAPE PLANS)
- S8 EXISTING PAVEMENT AREA TO REMAIN
- S9 RESTORE EXISTING PERVIOUS PAVEMENT (APPROX. 4.5" THICK), TOP-DRESS STONE BASE WITH AASHTO #57 TO 4" THICK AS REQUIRED. (SEE DETAILS)
- S10 STOP SIGN AND STOP BAR (SEE DETAILS)
- S11 PROPOSED SITE LIGHTING
- S12 PROPOSED NEW 8 FT VINYL FENCE
- S13 PROPOSED NEW DECORATIVE FENCE (SEE LANDSCAPE PLANS)
- S14 PROPOSED POROUS PAVEMENT SIGN (SEE DETAILS)

LEGEND:

- PROPERTY LINE
- - - YARD SETBACK LINE
- - - EXISTING ZONING LINE
- - - EXISTING CURB
- NEW CURB
- - - APPROXIMATE LIMIT OF DISTURBANCE
- SITE LIGHTING
- SIGN
- PROPOSED STANDARD DUTY PAVEMENT
- RESTORE EXISTING PERVIOUS PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS)

TOWN OF COLONIE APPROVAL



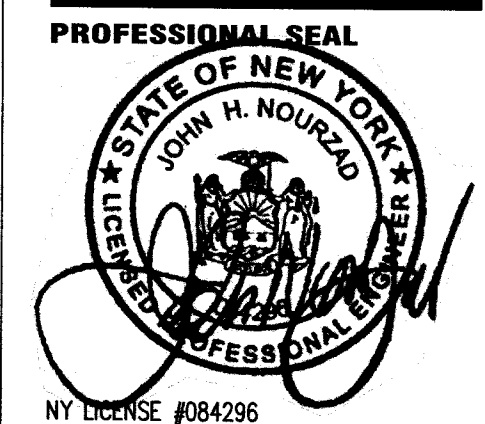
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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/27/17	PERMIT SET
10/24/17	PERMIT SET - REVISION 1
12/19/17	PERMIT SET - REVISION 2



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PROJECT NAME
TEXAS ROADHOUSE
COLONIE NEW YORK
105 WOLF ROAD
PARKING ADDITION



PROJECT NUMBER
20161594.0
SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER 5 OF 11

C3.0