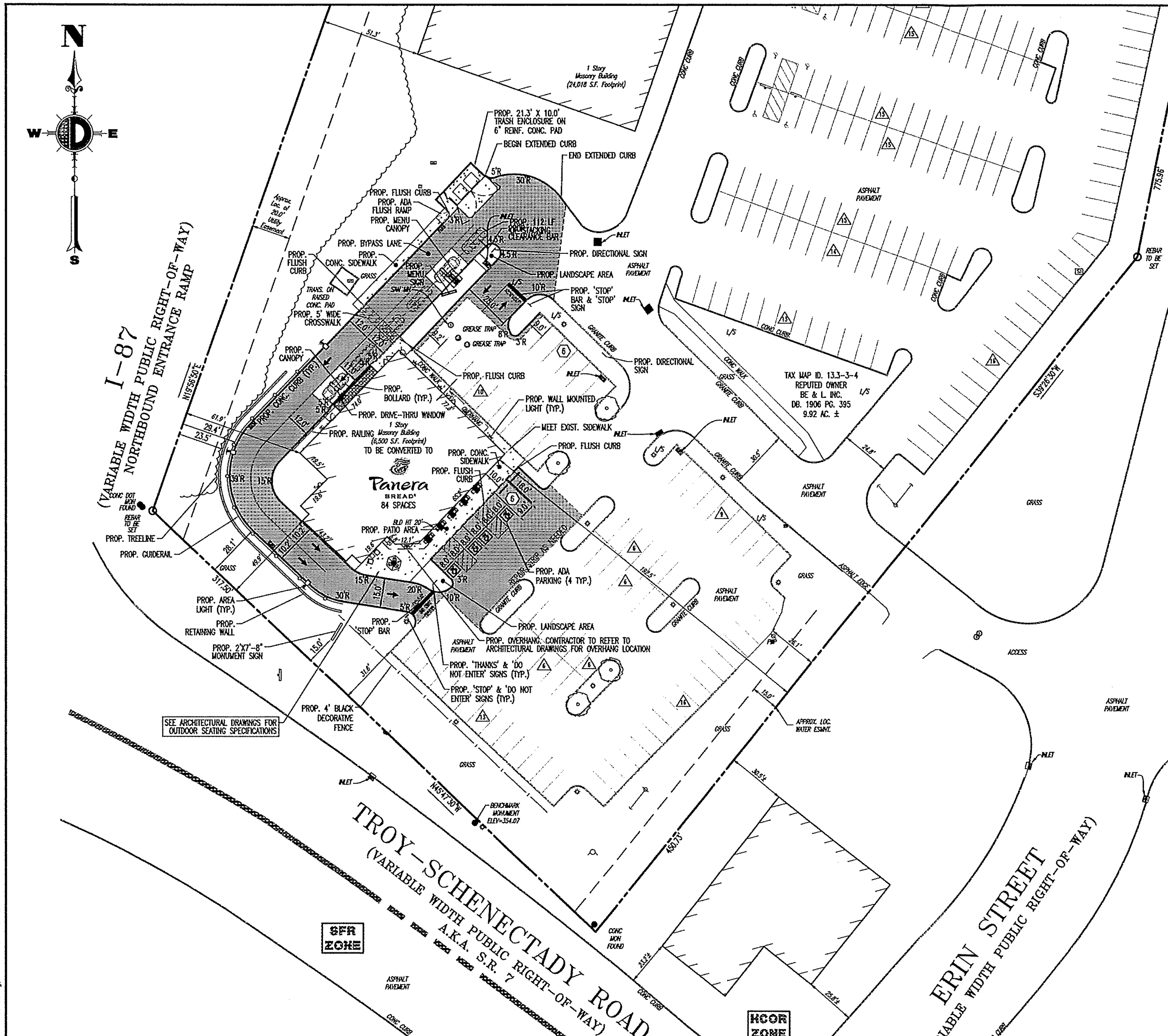

GENERAL NOTES

1. THIS PLAN REFERENCES: BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY FIRST ORDER, LLC 4383 HECKTOWN ROAD BETHLEHEM, PA 18020 DATED: 03/29/2017, LAST REVISED: 01/18/2018
2. APPLICANT: PANERA, LLC 6710 CLAYTON ROAD RICHMOND HEIGHTS, MO 63117
3. OWNER: BE & L INC. 601 TROY SCHENECTADY ROAD (S.R.7) TOWN OF COLONIE, NY 12110
4. PARCEL DATA: 601 TROY-SCHENECTADY ROAD TOWN OF COLONIE (LATHAM) ALBANY COUNTY, NEW YORK
5. ZONED: HCOR (HIGHWAY COMMERCIAL OFFICE RESIDENTIAL)
   EXISTING USE: RESTAURANT (PERMITTED USE)
   PROPOSED USE: RESTAURANT (PERMITTED USE) WITH DRIVE-THRU (PERMITTED ACCESSORY USE)
6. SCHEDULE OF BULK REQUIREMENTS

ZONE REQUIREMENTS	ZONE HCOR (HIGHWAY COMMERCIAL OFFICE RESIDENTIAL)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	434,563 SF (9.98 AC.)	434,563 SF (9.98 AC.)
MINIMUM LOT WIDTH	100 FT	290.93 FT	290.93 FT
MINIMUM LOT FRONTAGE	100 FT	1,544.19 FT	1,544.19 FT
MINIMUM FRONT YARD SETBACK [1]	20 FT	49.9 FT	49.9 FT
MINIMUM REAR YARD SETBACK	15 FT	43.6 FT	43.6 FT
MINIMUM SIDE YARD SETBACK	20 FT	51.3 FT	51.3 FT
MINIMUM COMBINED SIDE YARD SETBACK	50 FT	51.3 FT	51.3 FT
MINIMUM GREEN SPACE	35%	27.0% (117,131 SF) (E)	26.3% (114,209 SF) (V)
MAXIMUM BASE COMMERCIAL DENSITY	18,000 SF/AC	8,251.8 SF/AC.	8,251.8 SF/AC.
MAXIMUM BUILDING HEIGHT	75 FT	20 FT	20 FT
MAXIMUM BUILDING AREA	N/S	82,353 SF (18.9%)	82,622 SF (19.0%)
MAXIMUM IMPERVIOUS AREA	N/S	317,432 SF (73.0%)	320,354 SF (73.7%)

N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE
[1] MINIMUM FRONT YARD SETBACKS APPLY ONLY TO NEW CONSTRUCTION AND NOT TO RENOVATION OF EXISTING STRUCTURES. (§ 190-41.A(1)(C)(5)

7. HIGHWAY COMMERCIAL OFFICE RESIDENTIAL
   A. BUILDINGS MUST PRESENT THEIR MAIN FACADE AND ENTRANCE TOWARD THE STREET. BUILDINGS SHOULD BE ORIENTED PARALLEL OR PERPENDICULAR TO THE PUBLIC SIDEWALK AND ALLOW FOR PARKING IN THE REAR OR SIDE OF THE PROPOSED STRUCTURE (§ 190-41.A(1)(A)) (COMPLIES)
   B. A MINIMUM FRONTAGE BUILD-OUT OF 60% IS RECOMMENDED TO CREATE A NEAR-CONTINUOUS FACADE ALONG THE SIDEWALK. (§ 190-41.A(1)(B)) (E)
   C. NEW PARKING IN THE FRONT YARD SHALL BE PROHIBITED. (§ 190-41.A(3)(A)) (COMPLIES)
   D. FURTHER, DRIVE-THROUGH ACCESS AISLES AND STACKING SPACES SHALL BE PROHIBITED WITHIN THE FRONT YARD (§ 190-41.A(3)(A)) (V)
   E. OFF-STREET PARKING AREAS SHALL HAVE LANDSCAPED BUFFERS AT LEAST 15 FEET IN WIDTH BETWEEN THE PARKING AREA AND EDGE OF THE SIDEWALK OR FRONT LOT LINE, WHICHEVER IS CLOSER, WHICH INCLUDES TREES, HEDGES, SHRUBS AND/OR LOW WALLS CONSISTING OF WOOD, BRICK, WROUGHT IRON OR AN ACCEPTABLE SUBSTITUTE (§ 190-41.A(3)(B)) (COMPLIES)
   F. FOR PARKING AREAS GREATER THAN 20 STALLS, A MINIMUM OF 20 SQUARE FEET OF LANDSCAPED ISLAND SHALL BE INCLUDED IN THE INTERIOR OF THE PARKING AREA FOR EACH STALL. AN ISLAND SHALL BE CONSIDERED TO BE IN THE INTERIOR OF THE PARKING AREA IF AT LEAST 75% OF ITS PERIMETER ABUTS THE PARKING AREA PAVEMENT (§ 190-41.A(3)(D)) (E)
   G. SIDEWALKS CONNECTING RESIDENTIAL AREAS WITH COMMERCIAL AREAS SHALL BE CONSTRUCTED OF CONCRETE, BRICK, CONCRETE PAVERS, STONE PAVERS, OR STONE SLABS, AND SHALL BE FIVE FEET WIDE; SIDEWALKS IN COMMERCIAL AREAS SHOULD BE A MINIMUM OF EIGHT FEET WIDE. A MINIMUM FOUR-FOOT-WIDE LANDSCAPING BUFFER SHOULD BE PROVIDED BETWEEN THE SIDEWALK AND STREET. THE LANDSCAPING BUFFER SHALL BE PLANTED WITH GRASS AND INCLUDE ONE LARGE DECIDUOUS TREE FOR EACH 35 LINEAR FEET OF ROAD FRONTAGE, PLANTED GENERALLY PARALLEL TO THE ADJACENT ROAD. THE PURPOSE OF THE LANDSCAPING IS TO PROVIDE ENHANCED PEDESTRIAN SAFETY, HELP CREATE DEFINITION ALONG THE ROADWAY AND TO PROVIDE SHADE. WHERE A PLANTING STRIP IS NOT POSSIBLE, STREET TREES SHOULD BE PLANTED BETWEEN THE CURB AND THE BUILDING LINE. ALL STREET TREE PLANTING IN PAVED AREAS SHOULD BE COVERED WITH A POROUS HARD-SURFACED GRATE. TREES SHOULD NOT BE PLANTED CLOSER THAN SEVEN FEET TO THE BUILDING LINE. TREE SPECIES MAY INCLUDE ASH, ELM, MAPLE, OAK, OR AS APPROVED BY THE PEDO OR PLANNING BOARD (§ 190-41.B(3)(A)) (E)
   H. FIRST-STORY HEIGHT SHOULD BE A MINIMUM OF 12 FEET MEASURED FLOOR TO FLOOR (§ 190-41.C(1)(B)) (COMPLIES)
8. PARKING REQUIREMENTS
   A. WHEN A CALCULATION YIELDS A FRACTIONAL NUMBER OF REQUIRED SPACES, THE NUMBER OF SPACES SHALL BE ROUNDED TO THE NEAREST WHOLE NUMBER. (§ 190-47.D(2))
   B. THE NUMBER OF SPACES PROVIDED FOR ANY PARTICULAR USE IN GROUND SURFACE LOTS, EXCLUDING DESIGNATED HANDICAPPED PARKING SPACES, SHALL NOT EXCEED THE NUMBER OF SPACES REQUIRED BY THIS ARTICLE BY MORE THAN 25% (§ 190-47.E(1)) (COMPLIES)
   C. THE DIMENSION OF A TYPICAL PARKING SPACE UNDER THIS SECTION SHALL BE NINE (9) FEET BY EIGHTEEN (18) FEET (§ 190-47.F) (COMPLIES)
   D. THE MINIMUM DRIVEWAY WIDTH SHALL BE 24 FEET (§ 190-47.F) (COMPLIES)
   E. NO PARKING OR LOADING AREA FOR ANY MULTIFAMILY USE OR NONRESIDENTIAL USE, EXCEPT FOR DRIVEWAY ENTRANCES AND EXITS AND DRIVE-THROUGH LANES, SHALL BE LOCATED NEARER THAN 15 FEET TO THE EDGE OF THE SIDEWALK OR FRONT LOT LINE, WHICHEVER IS CLOSER, OR 10 FEET TO ANY SIDE OR REAR LOT LINE (§ 190-47.G) (COMPLIES)
   F. PARKING SHALL BE PROVIDED FOR DRIVE-THROUGH USE (FAST FOOD OR RESTAURANT) AT A RATE OF 2 STACKING SPACES PER DRIVE-THROUGH LANE, PLUS 10 SPACES. PARKING SHALL BE PROVIDED FOR RESTAURANT USE AT A RATE OF 1 SPACE PER EVERY 3 SEATS, PLUS 1 SPACE PER EACH EMPLOYEE, MAXIMUM SHIFT (§ 190-47.K) (COMPLIES)

   THEREFORE:

   DRIVE-THROUGH = 2 STACKING SPACES + 10 SPACES

   RESTAURANT = ±168 SEATS X 1 SPACE/3 SEATS + ±18 EMPLOYEES X 1 SPACE/EMPLOYEE = 74 PARKING SPACES

   TOTAL REQUIRED = 84 PARKING SPACES +2 STACKING SPACES
   TOTAL PROPOSED = 84 PARKING SPACES +2 STACKING SPACES
9. LOADING REQUIREMENTS
   A. REQUIREMENTS FOR THE NUMBER AND LOCATION OF LOADING FACILITIES SHALL BE ESTABLISHED BY THE PLANNING BOARD DURING SITE PLAN REVIEW (§190-48)
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
12. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
13. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
14. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
15. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
16. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
17. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
18. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
19. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
21. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
22. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
23. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
25. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
26. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
27. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
28. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

PAVEMENT LEGEND

(blank box)	EXISTING PAVEMENT TO REMAIN
(hatched box)	PAVEMENT TO BE MILLED AND REPAVED AS NECESSARY
(dotted box)	PROPOSED CONCRETE SIDEWALK

STANDARD TOWN NOTES

1) 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.
2) THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
3) 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.
4) 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.
5) ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
6) 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 NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
7) 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 DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
8) ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

SIGNAGE TABLE

SIGN	REQUIREMENTS		PROPOSED	
FREESTANDING	NUMBER OF SIGNS:	ONE (1) PER LOT	NUMBER OF SIGNS:	1
	MAXIMUM SIGN AREA:	32 SF [1]	SIGN AREA:	14 SF
	MAXIMUM SIGN HEIGHT:	20 FT	SIGN HEIGHT:	< 20 FT
	MINIMUM SIGN SETBACK:	15 FT	SIGN SETBACK:	15 FT
WALL	NUMBER OF SIGNS: [3]	ONE (1) PER TENANT	NUMBER OF SIGNS:	3 (V)
	MAXIMUM SIGN AREA:	38.98 SF [2]	SIGN AREA:	32.65 SF
	MAXIMUM SIGN HEIGHT:	20 FT	SIGN HEIGHT:	< 20 FT
DIRECTIONAL	NUMBER OF SIGNS:	PER PEDO	NUMBER OF SIGNS:	2
	MAXIMUM SIGN AREA:	2 SF	SIGN AREA:	3 SF (V)
	MAXIMUM SIGN HEIGHT:	PER PEDO	SIGN HEIGHT:	3 FT
	MINIMUM SIGN SETBACK:	PER PEDO	SIGN SETBACK:	

[1] PERMITTED SIGN AREA 'A' = 2[(BF/1,000) + (PF/10)], WHERE BF IS THE AREA IN SQUARE FEET OF THE BUILDING FOOTPRINT, AND PF IS THE LENGTH IN FEET OF THE PRIMARY FRONTAGE. 'A' NEED NOT BE LESS THAN 32 SQUARE FEET AND SHALL NOT BE GREATER THAN 160 SQUARE FEET (ATTACHMENT 5)

[2] PERMITTED SIGN AREA 'A' = 0.42L + 11.6, WHERE L IS THE LENGTH IN FEET OF THE STOREFRONT. 'A' NEED NOT BE LESS THAN 20 SQUARE FEET AND SHALL NOT BE GREATER THAN 75 SQUARE FEET (ATTACHMENT 5)

[3] TO QUALIFY FOR THIS SIGN, A TENANT MUST HAVE DIRECT CUSTOMER ACCESS TO THE OUTDOORS, AND THE SIGN MUST BE PLACED BY THE PRIMARY ENTRANCE (ATTACHMENT 5)

[4] A SINGLE TENANT MAY ELECT, IN LIEU OF A PERMITTED WALL SIGN, TO ERECT A TWENTY-SQUARE-FOOT WALL SIGN ON THE PRIMARY ENTRANCE SIDE OF THE BUILDING OR, IN THE ALTERNATIVE, TO ERECT A TWENTY-SQUARE-FOOT WALL SIGN ON ANY OTHER SIDE OF SAID BUILDING.

[5] ILLUMINATION OF SIGNS SHALL BE ACCOMPLISHED BY MEANS OF SHIELDED LIGHT SOURCES OR IN SUCH OTHER MANNER THAT NO GLARE SHALL EXTEND BEYOND THE PROPERTY LINES OF THE PROPERTY UPON WHICH SUCH SIGNS ARE LOCATED, AND NO GLARE SHALL DISTURB THE VISION OF PASSING MOTORISTS OR CONSTITUTE A HAZARD TO TRAFFIC (§190-83.K(1))

PROTECT YOURSELF

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GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

Rev.	Date	Comments	By
4	06/27/18	REV. PER TOWNSHIP COMMENTS	KAK
3	04/24/18	REV. PER TOWNSHIP COMMENTS	CAM
2	04/11/18	REV. PER CLIENT COMMENTS	CAM
1	03/15/18	REV. PER CLIENT & TOWNSHIP COMMENTS	CAM

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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1301 Central Expressway South, Suite 210, Allen, TX 75013 T: 972.534.2100 | 14521 Old Katy Road, Suite 250, Houston, TX 77079 T: 281.789.6400

TITLE: SITE PLAN

PROJECT: PANERA, LLC
PROPOSED PANERA BREAD COMPANY RESTAURANT W/ DRIVE-THRU
TAX MAP ID. 19.3-3-4
601 TROY-SCHENECTADY ROAD
TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

JOB No:	2309-99-001
DATE:	01/19/18
DRAWN BY:	KAK
SCALE:	(H) 1"=30' (V)
DESIGNED BY:	MSS
CHECKED BY:	JMS
SHEET No:	5 OF 14
CONSTRUCTION CHECK / DATE	- / -
CONSTRUCTION CHECK / DATE	- / -
DEC Client Code:	2309
Rev. #	4

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52908
PENNSYLVANIA LICENSE No. 085394
DELAWARE LICENSE No. 21298
NEW YORK LICENSE No. 097639
MARYLAND LICENSE No. 51441

JOHN A. PALUS
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41975
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File: P:\decpc projects\2309 panera\99-001 colonie ny\Dwg\Site Plans\D2309990015XS.dwg, ---> 05 SITE PLAN