



17 Computer Drive West
Albany, NY 12205
PHONE 518.438.9900
FAX 518.438.0900

Via Fed-Ex

August 17, 2018

Town of Cortlandville
The Raymond G. Thorpe Municipal Building
3577 Terrace Road
Cortland, NY 13045

Attn: Bruce Weber

Re: Application for Sketch Review
3554 West Road (NYS Route 281)
Cortland County, New York

Dear Mr. Weber,

On behalf of our client, O'Reilly Auto Enterprises, LLC, we are pleased to submit this application for Sketch Plan Review to the Town of Cortlandville Planning Board. The project consists of the demolition of the existing facilities and redevelopment with an automotive parts retail building. Please see the attached narrative for additional project details. Enclosed please find the following materials in support of this application:

- A. Seven (7) copies of the Engineer's Narrative, prepared by Bohler Engineering MA, LLC, dated August 17, 2018.
- B. Seven (7) copies of the "ALTA/NSPS Land Title Survey of the Lands of O'Reilly Auto Enterprises, LLC." (2 - 24"x36", 5 - 11"x17"), prepared by Control Point Associates Inc, dated June 5, 2018, revised June 28, 2018, consisting of one (1) sheet.
- C. Seven (7) copies of "Exterior Elevations" (2 - 24"x36", 5 - 11"x17"), prepared by Phase Zero Design, dated August 15, 2018, no revisions listed, consisting of one (1) sheet (A2.1)
- D. Seven (7) copies of "Building Exterior Signage" (2 - 24"x36", 5 - 11"x17"), prepared by Phase Zero Design, dated August 15, 2018, no revisions listed, consisting of one (1) sheet (SG2.1)
- E. Seven (7) copies of "Concept Site Plan" (2 - 24"x36", 5 - 11"x17"), prepared by Bohler Engineering, dated August 17, 2018, no revisions listed, consisting of one (1) sheet.

We look forward to appearing before the Town Planning Board on August 28, 2018 to present the subject project. Please do not hesitate to contact me should you need any additional information or have any questions.

Sincerely,
BOHLER ENGINEERING MA, LLC

Robert W. Osterhoudt, P.E.

**Proposed ±7,500 SF Auto Parts Store
O'Reilly Auto Parts
3554 West Road (NYS 281)
Town of Cortlandville
Cortland County, New York**

**Engineer's Narrative
August 17, 2018**

Introduction

The applicant (O'Reilly Auto Enterprises, LLC) is proposing to redevelop the site at 3554 West Road (NYS 281) by constructing a new ±7,500 sf, single story, auto parts retail store in the Town of Cortlandville. The site is located on the easterly side of West Road and opposite the intersection of West Campus Circle. The tax parcel upon which the store is proposed is referred to as 95.16-01-17.100

Zoning and Land Use Regulations

The retail facility is being proposed on the subject parcel which is in the B-3 Planned Commercial District. The proposed retail use is allowed by right in the B-3 district subject to Site Plan Review by the Town Planning Board. It is not expected that the application will require Area Variances by the Zoning Board of Appeals.

Existing Conditions

The parcel is approximately 1.03 acres and is an existing conforming lot in the B-3 district. The site is currently occupied by a ±4,250 sf, single story convenience store (Quick Stop), a ±1,292 sf outbuilding (Quick Stop Redemption Center) and is served by municipal water, and gas and electric by National Grid. The existing use is served by a gravel and asphalt parking lot and driveways, which is accessible through two existing curb cuts on West Road on the westerly boundary of the site. Based on the survey, the site is noted to be located partially in Flood Hazard Zones X, X – shaded and AE with a base flood elevation of at 1,179 feet.

Project Description

The applicant (O'Reilly Auto Enterprises, LLC) is proposing to redevelop the ±1.03 acre parcel at 3554 West Road by demolishing the existing buildings and constructing a new ±7,500 sf, single story, auto parts retail store. The site is located on the easterly side of West Road and opposite the intersection of West Campus Circle. The applicant anticipates redevelopment of the existing site in the interest of providing appropriate site amenities for the new use, including parking, loading area(s), landscaping and site lighting. In addition, the applicant proposes to improve the access to the site by consolidating the two existing curb cuts on West Road and providing a single curb cut for site access. The applicant has identified the site as one that lies within the Town of Cortlandville Wellhead Protection District 1A and as such is proposing to decrease the site's impervious cover in excess of 5%. The project anticipates coordination with FEMA for work within the existing floodplain and does not anticipate a substantial impact to the floodplain.

Building

The proposed masonry structure will be ±7,500 sf at grade with ±3,400 of retail space. A delivery door is proposed at the rear building corner while the main public access will be located on the building frontage along West Road.

Water

It is our understanding that municipal water service is available to the site by connection to the existing Town of Cortlandville Water and Sewer Department 6" CIP main in the West Road right-of-way. The new facility will use current / modern plumbing fixtures which typically have water saving flow rates which are anticipated to be considerably lower than the existing use. It is our understanding that the Town of Cortlandville Water and Sewer Department, the local service provider, has the required residual capacity to serve this project.

Sewage

It is our understanding that the site is not currently served by public sewer. The local sewer provider is the Town of Cortlandville Water and Sewer Department. The applicant is proposing to construct a new sanitary sewer service lateral, which will connect to the existing municipal sewer main to the north of the site in the West Road right of way, which then flows in a generally northeasterly direction along West Road. Proposed flows to the system are anticipated to be consistent with that of a small retail establishment and we anticipate that the Town of Cortlandville Water and Sewer Department has the required residual capacity to serve this project.

Site Lighting

New onsite light poles and building mounted lighting are proposed to be installed to light areas for safety and security.

Storm Water

It is anticipated that the proposed onsite disturbance will exceed one (1) acre. As such a full Storm Water Pollution Prevention Plan (SWPPP) will be required and that a calculated Water Quality Volume (WQv) appropriate for a redevelopment project that will reduce impervious cover will be achieved through onsite treatment practices. The proposed redevelopment will be designed to release stormwater at a rate not to exceed pre-development conditions for the 1, 10, and 100-year storm events. The proposed site configuration, as designed, is anticipated to mitigate the effects of the development of the parcel, such that the proposed use will not adversely affect any downstream or adjacent properties.

LEGEND

---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
X	EXISTING TOP OF CURB ELEVATION
X	EXISTING GUTTER ELEVATION
X	EXISTING FINISHED FLOOR ELEVATION
X	EXISTING GARAGE FLOOR ELEVATION
X	EXISTING DOOR SILL ELEVATION
⊕	HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	ELECTRIC METER
---	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
---	UTILITY POLE
---	UTILITY POLE/LEIGHT POLE
---	GUY WIRE
---	AREA LIGHT
---	SIGN
---	METAL GUIDE RAIL
---	POST
---	PAINTED ARROWS
---	UNKNOWN MANHOLE
---	CATCH BASIN OR INLET
---	TREE & TRUNK SIZE
---	SOLID YELLOW LINE
---	DASHED WHITE LINE
---	DASHED YELLOW LINE
---	BUILDING
---	BUILDING FOOTPRINT AREA
---	HEIGHT
---	BUILDING DIMENSIONS AT GROUND LEVEL
---	INVERT ELEVATION
---	GRATE ELEVATION
---	CORRUGATED PLASTIC PIPE
---	POLYVINYL CHLORIDE
---	CHAIN LINK FENCE
---	EDGE OF CONCRETE
---	EDGE OF GRAVEL
---	EDGE OF PAVEMENT
---	LANDSCAPED AREA
---	TYPICAL
---	NOT FIELD VERIFIED
---	DEED DIMENSION

LAND OWNER MAILING ADDRESSES

MAP 95.16, BLOCK 1, LOT 17.1 MAP 95.16, BLOCK 1, LOT 5 MAP 95.16, BLOCK 1, LOT 6 MAP 95.16, BLOCK 1, LOT 8.2 MAP 95.16, BLOCK 1, LOT 15 MAP 95.16, BLOCK 1, LOT 18	JOHN G. & LAURA K. MAY TOWN OF CORTLANDVILLE JOHN ARMIDEO PEOPLE OF STATE OF NEW YORK ROSE STUDENT HOUSING LLC ARC ARCTYD001, LLC	3278 COVENTRY LN, CORTLAND, NY 13045 3577 TERRACE RD, CORTLAND, NY 13045 HAWKIN ST, HOMER, NY 13077 PO BOX 2000, CORTLAND, NY 13045 4550 PEPPER LN, MARLBOROUGH, MA 01904 PO BOX 460099, ESCOBEDO, CO 82066
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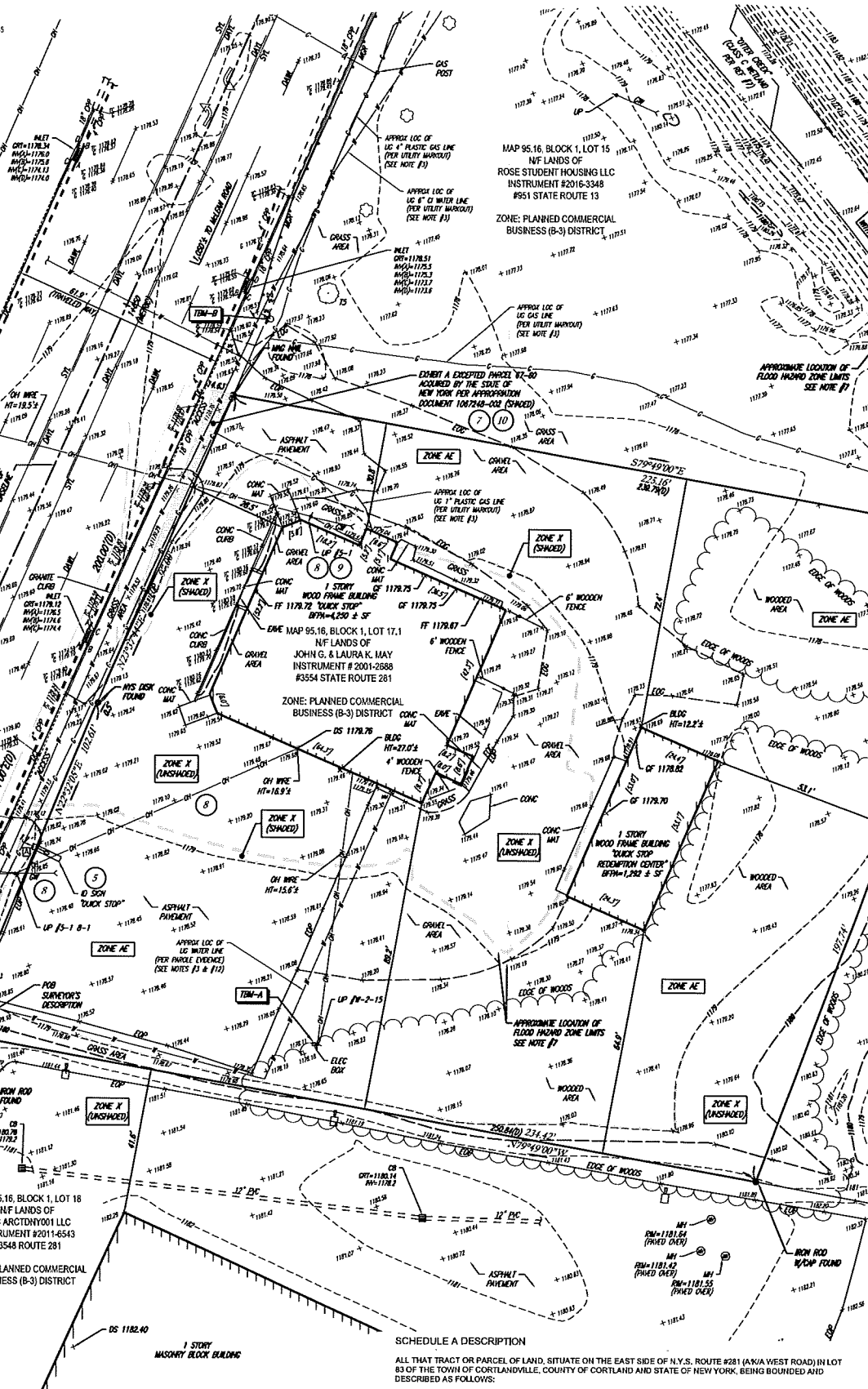
MAP 95.16, BLOCK 1, LOT 8.2
NF LANDS OF
THE PEOPLE OF THE
STATE OF NEW YORK
INSTRUMENT #1999-6376
#3553 ROUTE 281
ZONE: PLANNED COMMERCIAL
BUSINESS (B-3) DISTRICT

UP 11-5-7
W/TRANSFORMER &
ELC MATOR

MAP 95.16, BLOCK 1, LOT 6
NF LANDS OF
JOSEPH &
JOHN ARMIDEO
INSTRUMENT #2012-7864
#3553 ROUTE 281
ZONE: PLANNED COMMERCIAL
BUSINESS (B-3) DISTRICT

MAP 95.16, BLOCK 1, LOT 5
NF LANDS OF
TOWN OF CORTLANDVILLE
INSTRUMENT #2017-1069
#3539 ROUTE 281
ZONE: GENERAL
INDUSTRIAL
(I-2) DISTRICT

MAP 95.16, BLOCK 1, LOT 18
NF LANDS OF
ARC ARCTYD001 LLC
INSTRUMENT #2011-6543
#3544 ROUTE 281
ZONE: PLANNED COMMERCIAL
BUSINESS (B-3) DISTRICT

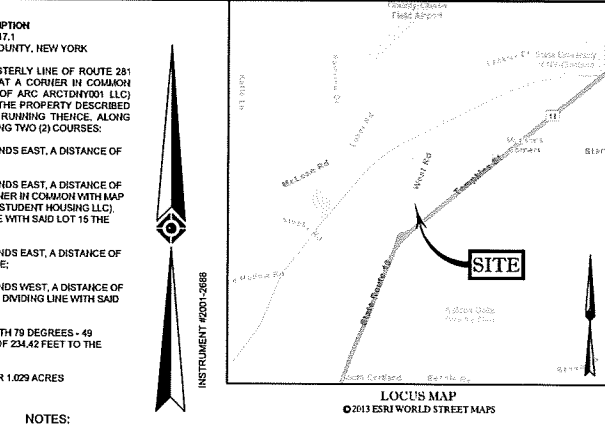


SURVEYOR'S METES AND BOUNDS DESCRIPTION
MAP 95.16, BLOCK 1, LOT 17.1
TOWN OF CORTLANDVILLE, CORTLAND COUNTY, NEW YORK

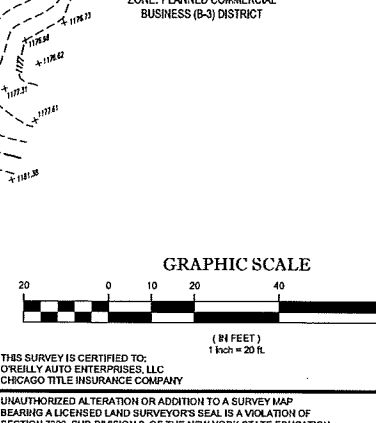
BEGINNING AT AN IRON ROD FOUND ON THE EASTERLY LINE OF ROUTE 281 (AKA WEST ROAD - PUBLIC - VARIABLE WIDTH) AT A CORNER IN COMMON WITH MAP 95.16, BLOCK 1, LOT 18 (NF LANDS OF ARC ARCTYD001 LLC) BEING THE SOUTHWESTERLY MOST CORNER OF THE PROPERTY DESCRIBED HEREIN AND FROM SAID POINT OF BEGINNING, RUNNING THENCE, ALONG SAID EASTERLY LINE OF ROUTE 281 THE FOLLOWING TWO (2) COURSES:

- NORTH 22 DEGREES - 32 MINUTES - 05 SECONDS EAST, A DISTANCE OF 102.61 FEET, THENCE;
- NORTH 23 DEGREES - 37 MINUTES - 44 SECONDS EAST, A DISTANCE OF 97.00 FEET TO A MAG NAIL FOUND AT A CORNER IN COMMON WITH MAP 95.16, BLOCK 1, LOT 18 (NF LANDS OF ROSE STUDENT HOUSING LLC) BEING THE SOUTHWESTERLY MOST CORNER OF THE PROPERTY DESCRIBED HEREIN AND FROM SAID POINT OF BEGINNING, RUNNING THENCE, ALONG THE DIVIDING LINE WITH SAID LOT 18 THE FOLLOWING TWO (2) COURSES:
- SOUTH 79 DEGREES - 49 MINUTES - 00 SECONDS EAST, A DISTANCE OF 225.16 FEET TO AN IRON ROD FOUND, THENCE;
- SOUTH 20 DEGREES - 27 MINUTES - 00 SECONDS WEST, A DISTANCE OF 197.74 FEET TO AN IRON ROD FOUND ON THE DIVIDING LINE WITH SAID LOT 18, THENCE;
- ALONG THE DIVIDING LINE WITH LOT 18, NORTH 79 DEGREES - 49 MINUTES - 00 SECONDS WEST, A DISTANCE OF 234.42 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 44,807 SQUARE FEET OR 1.029 ACRES



- NOTES:**
- PROPERTY KNOWN AS LOT 17.1 OF BLOCK 1 AS SHOWN ON THE TOWN OF CORTLANDVILLE, CORTLAND COUNTY, STATE OF NEW YORK MAP NO. 95.16.
 - AREA = 44,807 SQUARE FEET OR 1.029 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT GUARANTEE THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN CONTRARY TO SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A TITLE NO. CT18-31461-HCS, WITH AN EFFECTIVE DATE OF APRIL 18, 2018, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - II:
GENERAL EXCEPTIONS 1 THRU 4 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
5 RIGHTS, EASEMENTS AND ENCROACHMENTS, IF ANY, FOR UTILITY POLES, WIRES, LINES, GUY WIRES, PIPES, DRAINAGE, AND SIMILAR INSTALLATIONS, TOGETHER WITH SUCH RIGHTS AS MAY EXIST TO OPERATE, MAINTAIN AND REPAIR THE SAME - AFFECTS PROPERTY; ENCROACHMENTS SHOWN HEREON, SEE ENCROACHMENT TABLE
6 THE EXACT ACREAGE OF THE PREMISES IS NOT INSURED - ACREAGE - SEE NOTE #2
7 NO TITLE IS INSURED TO ANY LAND LYING IN THE BED OF ANY STREET, ROAD OR AVENUE, ABUTTING ADJOINING, PASSING THROUGH OR CROSSING THE PREMISES HEREIN - AFFECTS PROPERTY; LIMITS OF HIGHWAY LAYOUT SHOWN
8 UTILITY EASEMENT IN LIBER 267 PAGE 294 - AFFECTS PROPERTY; BLANKET IN NATURE, OVERHEAD WIRE FACILITIES SHOWN
9 UTILITY EASEMENT IN INSTRUMENT NO. 2008-3851 - AFFECTS PROPERTY; UTILITY POLE SHOWN IN EXHIBIT 'A' MAY BE UTILITY POLE #5-1
10 NOTICE OF APPROPRIATION IN '067248-002 - AFFECTS PROPERTY; LAND ACQUIRED BY THE STATE OF NEW YORK SHOWN
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED PARTIALLY IN FLOOD HAZARD ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PARTIALLY IN ZONE X (SHADED AREAS OF 2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND PARTIALLY WITHIN A SPECIAL FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD - BASE ELEVATIONS DETERMINED) PER REF. #2. THE BASE FLOOD ELEVATION AT THE LOCATION OF THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO INTERPRETATION AND IS APPROXIMATED TO BE AT ELEVATION 1178.17 (HAWKIN ST).
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON STATIC GPS OBSERVATIONS COLLECTED PROCESSED THROUGH HGS OPUS ONLINE SERVICE.
TEMPORARY BENCH MARKS SET:
TBM-A: SPIKE SET IN UTILITY POLE #W-2-15 - ELEVATION = 1179.00'
TBM-B: X-MARK SET ON BONNET BOLT OF HYDRANT - ELEVATION = 1179.97'
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED THAT WERE REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.
 - THERE ARE NO PLANNED CHANGES TO STREET RIGHT OF WAY LINES PER BRADLEY A. STAUFF, L.S., NEW YORK, DEPT. OF TRANSPORTATION, CENTRAL REGION, TEL. 315-439-2919.
 - THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT 'A' IS THE SAME AS SHOWN ON THE SURVEY.
 - SURVEYOR'S DESCRIPTION PREPARED PER CLIENT REQUEST.
 - PER DISCUSSION WITH STORE MANAGER: THE WATER SERVICE LINE WAS INSTALLED JUST OUTSIDE OF THE ASPHALT PAVEMENT LIMITS; SIZE & MATERIAL WAS NOT KNOWN.
 - NO STRIPING PARKING SPACES WERE OBSERVED.
 - A SEWER MANHOLE WAS OBSERVED AND LOCATED ON THE EAST SIDE OF ROUTE 281 APPROXIMATELY 250 FEET NORTH OF THE PROPERTY.



SCHEDULE A DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, SITUATE ON THE EAST SIDE OF N.Y.S. ROUTE #281 (AKA WEST ROAD) IN LOT 83 OF THE TOWN OF CORTLANDVILLE, COUNTY OF CORTLAND AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE EASTERLY RIGHT OF WAY LINE OF N.Y.S. ROUTE #281, SAID POINT BEING MARKED BY A SET IRON ROD AND BEING LOCATED NORTHEASTERLY A DISTANCE OF 759.1 +/- FEET AS MEASURED ALONG THE SAID EASTERLY RIGHT OF WAY LINE FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF N.Y.S. ROUTE #281 WITH THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF N.Y.S. ROUTE #281, THENCE RUNNING N 23° 34' E A DISTANCE OF 2000 FEET TO A POINT MARKED BY A SET IRON ROD; THENCE RUNNING S 79° 49' E A DISTANCE OF 239.79 FEET TO A POINT MARKED BY A SET IRON ROD; THENCE RUNNING S 20° 27' W A DISTANCE OF 197.74 FEET TO A POINT MARKED BY A SET IRON ROD; THENCE RUNNING N 79° 49' W A DISTANCE OF 230.84 FEET TO THE POINT OR PLACE OF BEGINNING AND CONTAINING 1.10 +/- ACRES OF LAND.

EXCEPTING AND RESERVING THEREFROM ALL THAT TRACT OR PARCEL OF LAND APPROPRIATED BY THE STATE OF NEW YORK, DESIGNATED AS PARCEL NO. 67 ON MAP NO. 80, AS SHOWN IN INSTRUMENT NO. 1067248-002, RECORDED NOVEMBER 9, 2007 IN THE CORTLAND COUNTY CLERK'S OFFICE.

2	REVISED TO SHOW EXPANDED TOPOGRAPHIC AREA	S.P.P.	J.J.L.	6-28-2018	
1	REVISED PER CLIENT COMMENTS	S.P.P.	J.J.L.	6-12-2018	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

THIS SURVEY IS CERTIFIED TO:
ORIGINAL OF THE LAND SURVEYOR'S SEAL, BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

Jody J. Lounsbury

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #50115

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2016 MINIMUM STANDARD REQUIREMENTS FOR ALTA/SUPPLEMENTAL SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND HSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 9, 2018.

FIELD DATE: 5-9-18
FIELD BOOK NO.: 18-06 MA
N/A
FIELD BOOKS: 63-66
45-46

STATE OF NEW YORK
COUNTY OF CORTLAND
LAND SURVEYOR
JODY J. LOUNSBURY
2015
LICENSED LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
O'REILLY AUTO ENTERPRISES, LLC
3554 ROUTE 281
LOT 17.1, BLOCK 1, MAP 95.16
TOWN OF CORTLANDVILLE, CORTLAND COUNTY
STATE OF NEW YORK

CONTROL POINT ASSOCIATES, INC. PC
17 COMPUTER DRIVE WEST
ALBANY, NY 12206
518.252.2900
WWW.CPSURVEY.COM

DATE: 6-28-18
SCALE: 1"=20'
FILE NO.: 03-180141
DWG. NO.: SV1

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK ONE-CALL SYSTEM (1-800-962-3862) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 04258-909-028-00

UTILITY COMPANY	CONTACT	PHONE NUMBER
NATIONAL GRID / CENTRAL ELECTRIC	CUSTOMER SERVICE	800-262-8600
NEW YORK STATE DOT SYRACUSE REGION 3	RONALD BLANKLEY	315-455-6312
NYSEG ITHACA GAS	CUSTOMER SERVICE	800-282-8600
SUNNY CORTLAND	CUSTOMER SERVICE	800-262-8600
TIME WARNER CABLE / CORTLAND	CUSTOMER SERVICE	800-282-8600
TOWN OF CORTLANDVILLE	PETER ALTERI JR.	607-756-9637
VERIZON / SYRACUSE B	CUSTOMER SERVICE	855-228-9594

ZONING INFORMATION
BUSINESS (B3) DISTRICT
SOURCE: TOWN OF CORTLANDVILLE GIS

ITEMS	REQUIRED
MIN LOT AREA	*AS REQUIRED
MIN LOT WIDTH	*AS REQUIRED
MIN FRONT YARD	*AS REQUIRED
MIN SIDE YARD	*AS REQUIRED
MIN REAR YARD	*AS REQUIRED
MIN LOT COVERAGE	*AS REQUIRED
MAX BUILDING HEIGHT	*AS REQUIRED

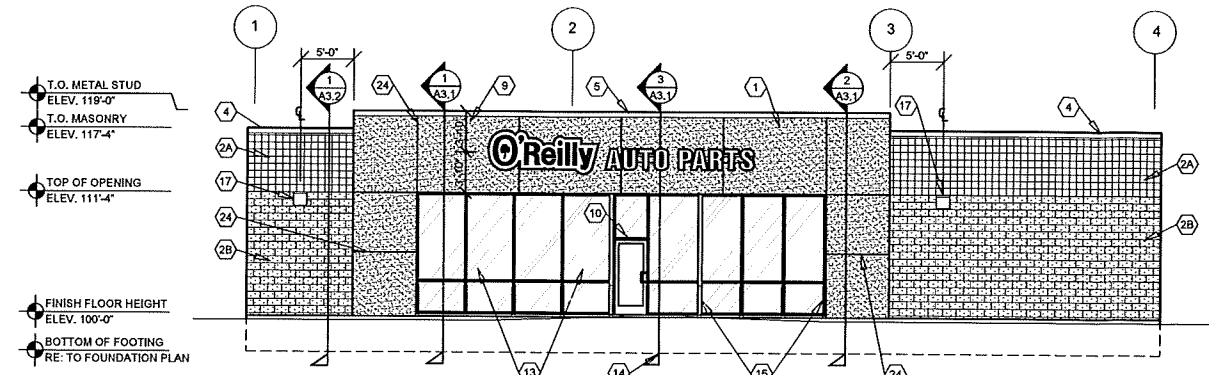
*NOTE: PER 17B ATTACHMENT 5 - BULK REGULATIONS OF THE TOWN OF CORTLANDVILLE ZONING ORDINANCE THE MINIMUM OR MAXIMUM VALUES FOR THE ABOVE LISTED ITEMS ARE AS REQUIRED BY THE PLANNING BOARD. NO SET VALUES ARE LISTED.

TABLE OF APPARENT ENCROACHMENTS

5	SITE ID SIGN OVER THE WESTERLY PROPERTY LINE INTO ROUTE 281 BY AS MUCH AS 1.1'
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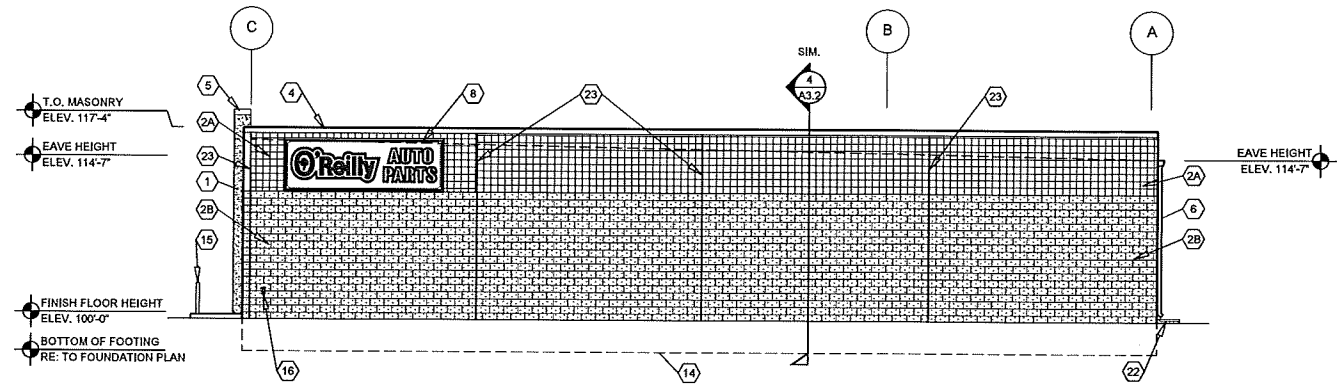
*NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

CONTROL POINT ASSOCIATES, INC.
17 COMPUTER DRIVE WEST
ALBANY, NY 12206
518.252.2900
WWW.CPSURVEY.COM



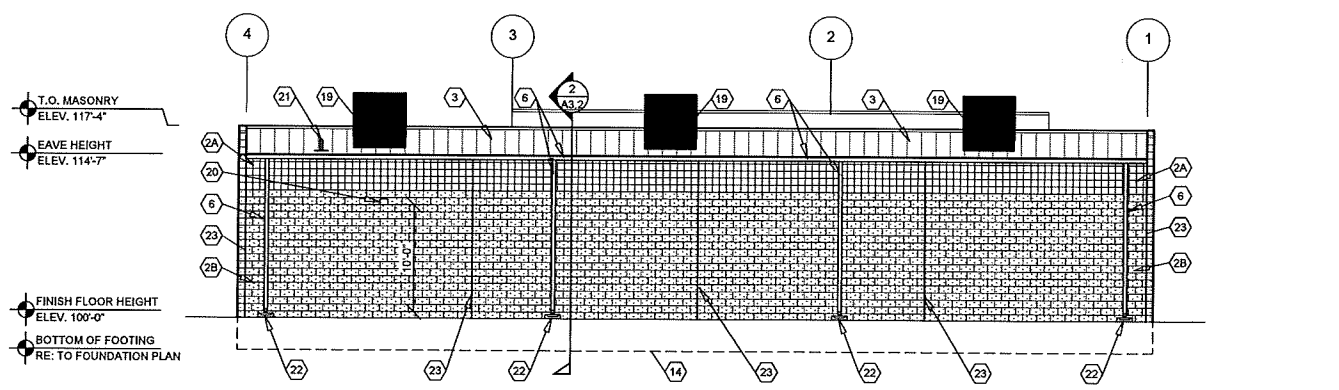
1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



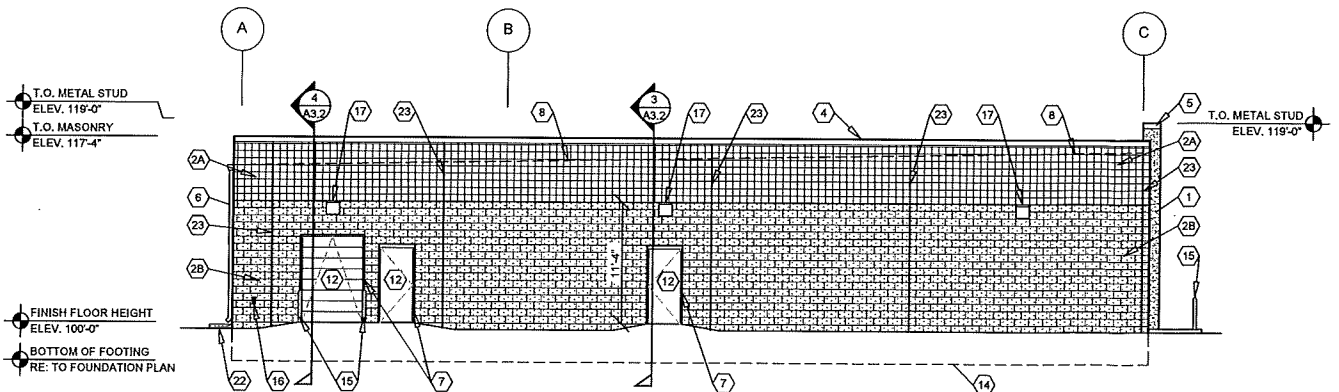
2 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
KEY NOTE NO. 1:
 MFG: DRYVIT SPECIFIED, EQUAL BY STO OR BASF (NO SUBSTITUTES)
 SERIES: OUTSULATION PLUS MD
 TEXTURE: SANDBLAST
 COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
 COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS

UNIT MASONRY
KEY NOTE NO. 2A:
 TYPE: CONCRETE MASONRY UNIT (CMU)
 MFG: (REFER TO PROJECT MANUAL)
 SIZE: 8"x8"x16" (NOM.)
 TEXTURE: SMOOTH FACE SINGLE SCORE
 COURSING: RUNNING BOND
 FINISH: FIELD PAINT (ACCENT COLOR)
 COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SEMI-GLOSS)
 COATS:
 (1) COAT SW "PREPRITE" BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) AND (2) COATS SW "CONFLEX XL" SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT)

COATS (COLD WEATHER APPLICATIONS):
 (1) COAT SW "LOXON BLOCK SURFACER" (NO LESS THAN 8 MILS) AND (2) COATS SW "ULTRACRETE" SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL)

KEY NOTE NO. 2B:
 TYPE: CONCRETE MASONRY UNIT (CMU)
 MFG: (REFER TO PROJECT MANUAL)
 SIZE: 8"x8"x16" (NOM.)
 TEXTURE: SPLIT FACE
 COURSING: RUNNING BOND
 FINISH: FIELD PAINT (FIELD COLOR)
 COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)
 COATS:
 (1) COAT SW "PREPRITE" BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) AND (2) COATS SW "CONFLEX XL" SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT)

COATS (COLD WEATHER APPLICATIONS):
 (1) COAT SW "LOXON BLOCK SURFACER" (NO LESS THAN 8 MILS) AND (2) COATS SW "ULTRACRETE" SOLVENT BORNE SMOOTH B46 (NO LESS THAN 8 MILS EACH COAT OR 16 MILS TOTAL)

FLASHING AND SHEET METAL
KEY NOTE NO. 3:
 TYPE: STANDING SEAM ROOFING SYSTEM
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 COLOR: GALVALUME

KEY NOTE NO. 4:
 TYPE: CAP FLASHING AT MASONRY
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5:
 TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: FACTORY PRIMED AND FIELD PAINT
 COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

KEY NOTE NO. 6:
 TYPE: GUTTER AND DOWNSPOUTS
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: PREFINISHED
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

DOORS AND WINDOWS
KEY NOTE NO. 12:
 TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
 MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
 FINISH: FACTORY PRIMED AND FIELD PAINTED
 COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
 TYPE: (REFER TO WINDOW SCHEDULE)
 MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
 COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING
KEY NOTE NO. 15:
 TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
 FINISH: FIELD PRIMED AND PAINTED
 COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (C) REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- (D) REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- (E) REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (F) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

- (1) EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- (2A) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COLOR), REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (2B) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR), REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (3) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- (4) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)
- (5) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS)
- (6) PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM.
- (7) CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
- (8) LINE OF ROOF BEYOND WITH 1/4"-12" SLOPE MINIMUM.
- (9) SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
- (10) BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- (11) (NOT USED).
- (12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- (13) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- (14) APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.
- (15) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- (16) HOSE BIB, REFER TO PLUMBING DRAWINGS.
- (17) LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- (18) (NOT USED).
- (19) MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.
- (20) MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- (21) PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11A4.2.
- (22) CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.
- (23) MASONRY CONTROL JOINT, REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
- (24) RUSTICATION JOINT, REFER TO DETAIL 6A3.2.

PRELIMINARY
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 OR PERMIT

SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

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PROJECT:
O'REILLY AUTO PARTS
3554 NY-281
CORTLANDVILLE, NY

O'Reilly AUTO PARTS
 CORPORATE OFFICES
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 (417) 862-2674 TELEPHONE

DRAWN BY: LFS
 CHECKED BY: WTG
 DATE: 08/15/18
 PROJECT NUMBER: CTV-2118282

SHEET NUMBER
A2.1

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BUILDING SIGN SCHEDULE

FRONT EXTERIOR ELEVATION:
TYPE: OR 49' / 24" AP LINEAR
DETAIL: REFER TO 5/SG2.1

RIGHT EXTERIOR ELEVATION:
TYPE: 5' / 15" CABINET
DETAIL: REFER TO 6/SG2.1

LEFT EXTERIOR ELEVATION:
TYPE: NO SIGN
DETAIL:

REAR EXTERIOR ELEVATION:
TYPE: NO SIGN
DETAIL:

GENERAL NOTES

- (A) CONTACT OWNER'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- (B) BUILDING PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. (REFER TO SCOPE OF WORK SCHEDULE.) SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (N.I.C.) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS. CONTRACTOR TO PROVIDE BACKING AND ROUGH-IN ELECTRICAL AS REQUIRED FOR INSTALLATION. REFER TO A2.1 FOR EXTERIOR BUILDING FINISH.
- (C) REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY OWNER OR OTHERS (N.I.C.).

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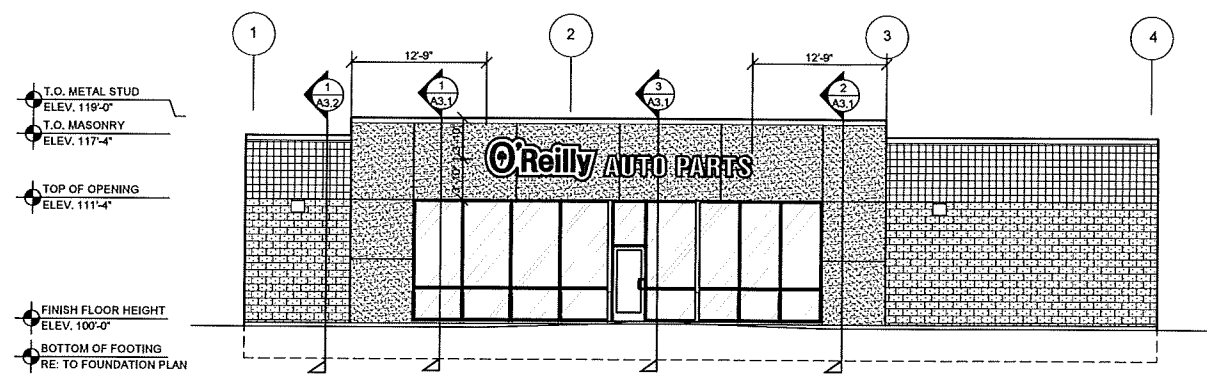
PROJECT:
NEW O'REILLY AUTO PARTS STORE
3554 NY-281
CORTLANDVILLE, NY
BUILDING EXTERIOR SIGNAGE

O'Reilly AUTO PARTS
CORPORATE OFFICES
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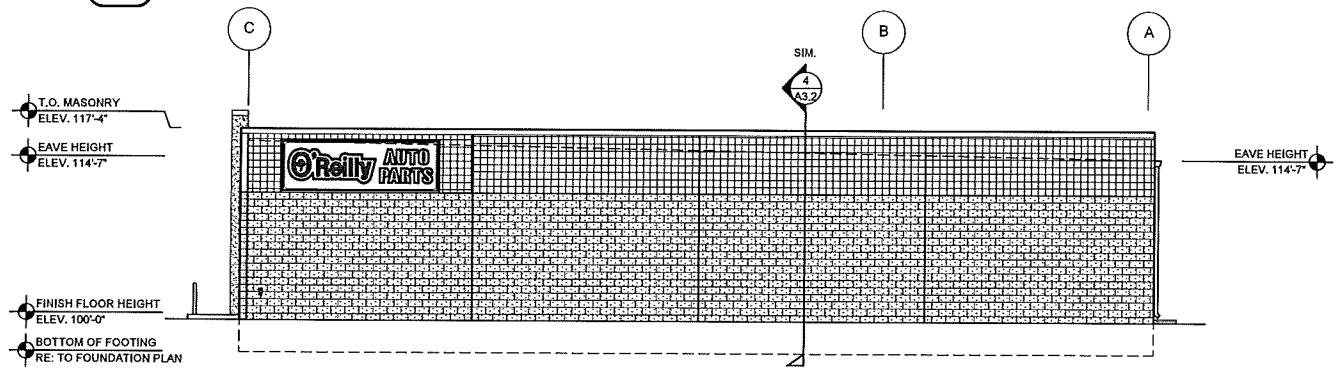
SG2.1

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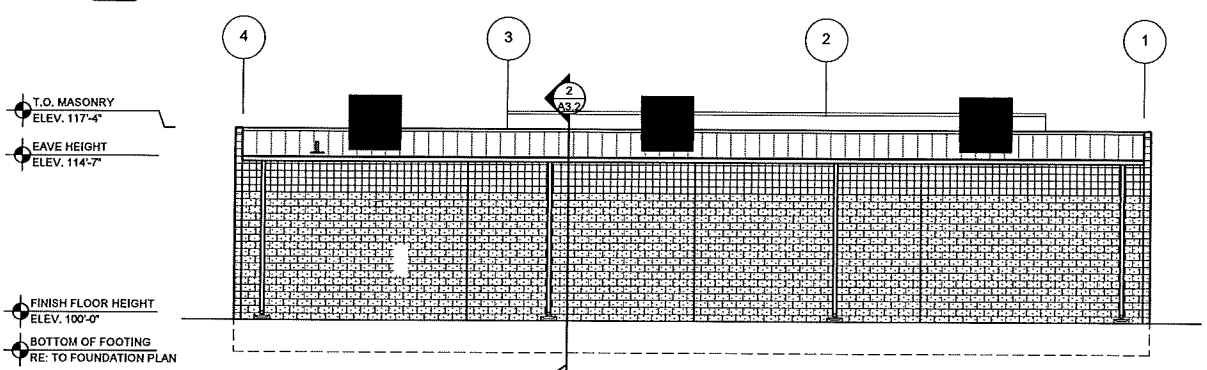
1 FRONT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



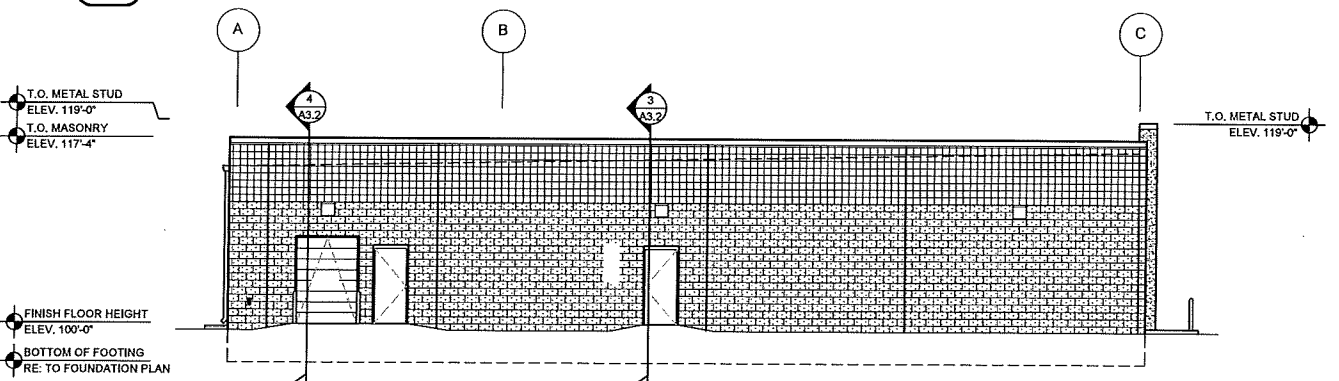
2 RIGHT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



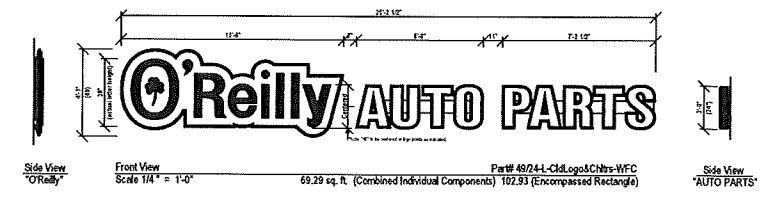
3 REAR EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"

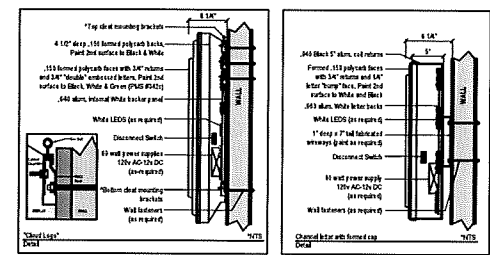


4 LEFT EXTERIOR ELEVATION

SG2.1 SCALE: 1/8" = 1'-0"



*O'Reilly Cloud Logo with "AP" channel letters on 7" (h) x 1" (t) wireways. Wireways paint to: TBD
*O'Reilly Cloud Logo is formed polycarb with double embossment with 2nd surface painted graphics. Paint match to: Green (PMS# 342c), Black and White.
*AP" to have formed polycarb caps with 1/4" letter "bumps". Black 5" aluminum coil returns. 2nd surface Black and White paint. WHITE LED illumination.



Formed Cloud Logo with "AP" Formed Caps & Channel Returns
Part# 49/24-L-CldLogo&Chtrs-WFC

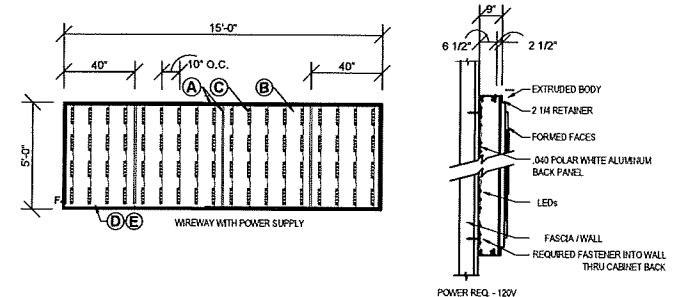
5 FRONT WALL SIGN DETAILS

SQ1.1 SCALE: 1/4" = 1'-0"



SINGLE FACE SIGN PART# 5-15-SIGNCABINET-PE-SF
N.T.S. 76.00 SQ. FT.

- NOTES:
- FACE IS FORMED OUT OF LEXAN WITH 2" DRAW. "O'REILLY" GRAPHICS ARE DOUBLE EMBOSSED, "AUTO PARTS" COPY IS SINGLE EMBOSSED WITH PAINTED GRAPHICS ON 2ND SURFACE. GRAPHICS TO MATCH PMS 200c RED, PMS 342c GREEN, BLACK AND WHITE.
 - SINGLE FACE EXTRUDED CABINET WITH 2 1/4" RETAINERS. VERTICAL GE (GESST-1-1) TETRA POWER STRIP WHITE LED ILLUMINATION. PAINT CABINET TO: GLOSS BLACK



- LAYOUT N.T.S.
- (A) 9" DEEP EXTRUDED CABINET WITH 1" SQUARE TUBE SUPPORT STRUCTURE AND 2 1/4" RETAINERS
 - (B) .040 PRE-PAINTED POLAR WHITE ALUMINUM BACKER PANEL.
 - (C) GE-TETRA POWERSTRIP SS WHITE LEDs. PART#GESST-1-1 (7100 k) 5 LEDs PER MODULE (SINGLE SIDED MODULES), MODULES ON 10" CENTERS, 72 TOTAL MODULES.
 - (D) GE-TETRA POWER SUPPLIES. PART #GEPS12-60U-NA 12 VOLT 50/60HZ LOAD CAPACITY: 18 MODULES PER POWER SUPPLY. TOTAL OF FOUR PER DISPLAY.
 - (E) FABRICATED ALUMINUM INTERNAL POWER SUPPLY WIREWAY.
 - (F) DISCONNECT SWITCH WITH INTERNAL JUNCTION BOX.

6 RIGHT WALL SIGN DETAILS

SQ1.1 SCALE: 1/4" = 1'-0"

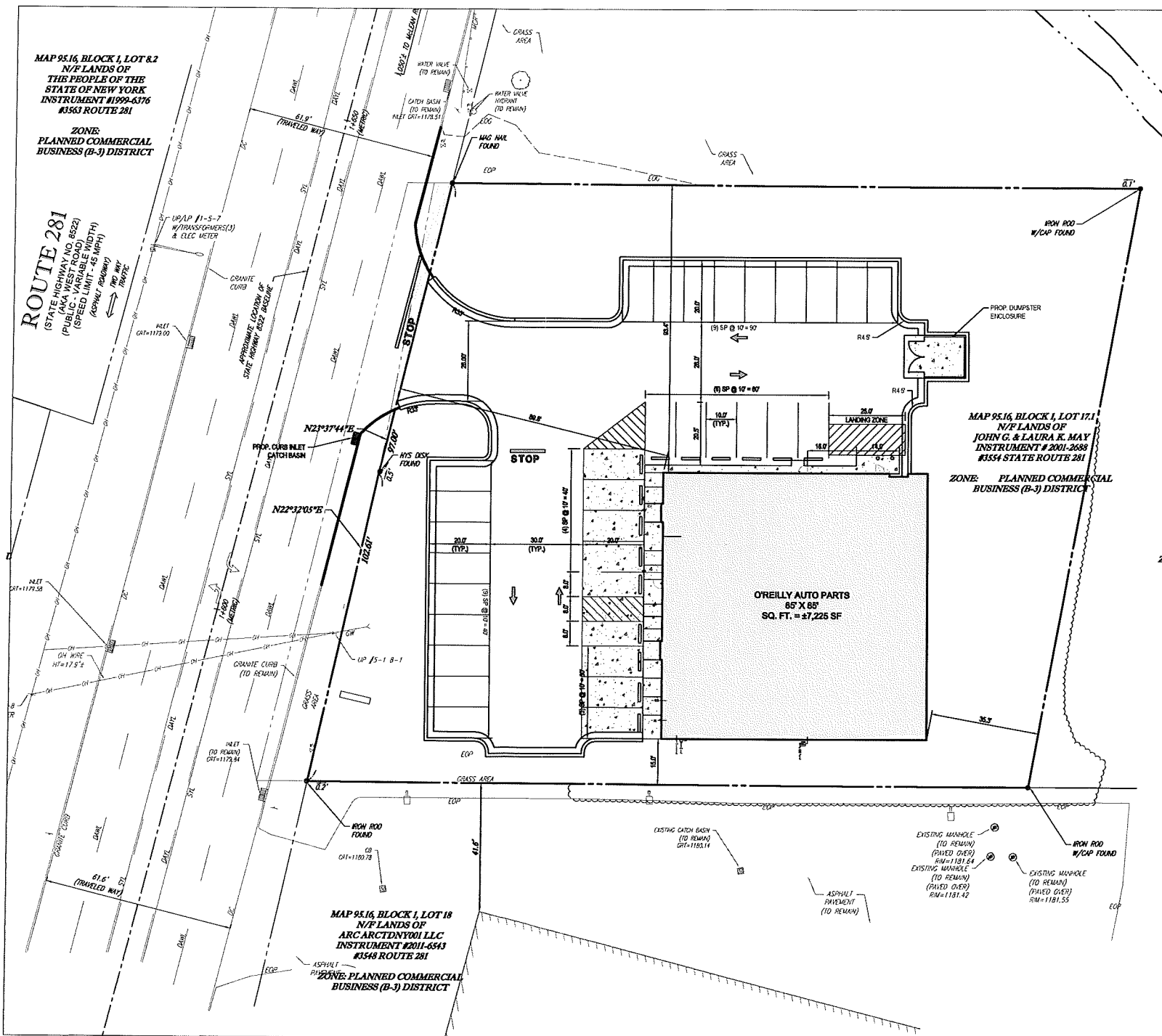


ZONING ANALYSIS TABLE			
ZONING DISTRICT	B-3 PLANNED COMMERCIAL DISTRICT AUTO PARTS RETAIL - SUBJECT TO SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A*	44,712 SF	44,712 SF
MINIMUM LOT FRONTAGE	N/A*	199.6 FT	199.6 FT
MINIMUM LOT DEPTH	128'	221.5 FT	221.5 FT
MAXIMUM BUILDING HEIGHT	N/A*	>20 FT	<25 FT
MIN. FRONT SETBACK	N/A*	28.5 FT	89.8 FT*
MIN. SIDE SETBACK	N/A*	30.8 FT	15 FT
MIN. REAR SETBACK	N/A*	53.1 FT	35.3 FT
PARKING SPACES	N/A*	N/A	23
MAX. IMPERVIOUS COVERAGE	50%**	25.8610	24.4380
PARKING CRITERIA (10X20)	PARKING REQUIREMENTS AT PLANNING BOARD DISCRETION		

*THE TOWN ZONING ORDINANCE LEAVES SITE BULK REQUIREMENTS TO PLANNING BOARD DISCRETION.
 **THE TOWN ZONING ORDINANCE REQUIRES A MAXIMUM IMPERVIOUS COVER OF 50% FOR NEW DEVELOPMENT OR A REDUCTION OF 5% IMPERVIOUS COVER ON PREVIOUSLY DEVELOPED SITES WHICH HAVE GREATER THAN 50% COVER
 (25.861 - 24.438 / 25.861 x 100 = 5.2%)

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MAP 95.16, BLOCK 1, LOT 8,2
 N/F LANDS OF
 THE PEOPLE OF THE
 STATE OF NEW YORK
 INSTRUMENT #1999-6376
 #3563 ROUTE 281
 ZONE:
 PLANNED COMMERCIAL
 BUSINESS (B-3) DISTRICT

ROUTE 281
 (STATE HIGHWAY NO. 8822)
 (PUBLIC - VARIABLE WIDTH)
 (SPEED LIMIT 65 MPH)
 (ASPHALT PAVEMENT)
 (NO SIDE DRIVE)
 (NO SIDE DRIVE)
 (NO SIDE DRIVE)

MAP 95.16, BLOCK 1, LOT 17,1
 N/F LANDS OF
 JOHN G. & LAURA K. MAY
 INSTRUMENT # 2001-2688
 #3554 STATE ROUTE 281
 ZONE: PLANNED COMMERCIAL
 BUSINESS (B-3) DISTRICT

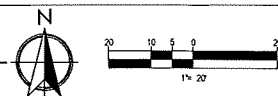
O'REILLY AUTO PARTS
 65' X 85'
 SQ. FT. = 47,225 SF

MAP 95.16, BLOCK 1, LOT 18
 N/F LANDS OF
 ARC ARCTDNY001 LLC
 INSTRUMENT #2011-6543
 #3548 ROUTE 281
 ZONE: PLANNED COMMERCIAL
 BUSINESS (B-3) DISTRICT



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.

1 CONCEPT SITE PLAN
C2.1 SCALE: 1" = 20'-0"



THIS CONCEPTUAL PLAN TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY

BOHLER
 ENGINEERING
 35 TURNPIKE ROAD, SOUTH BOROUGH, MA 01772
 PHONE: (508) 480-4000 FAX: (508) 480-4000

SCALE: 1"=20'
 CAD I.D.: W171117es0

PROJECT:
NEW O'REILLY AUTO PARTS STORE
 3554 ROUTE 281
 CORTLANDVILLE, NY
CONCEPT SITE PLAN

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

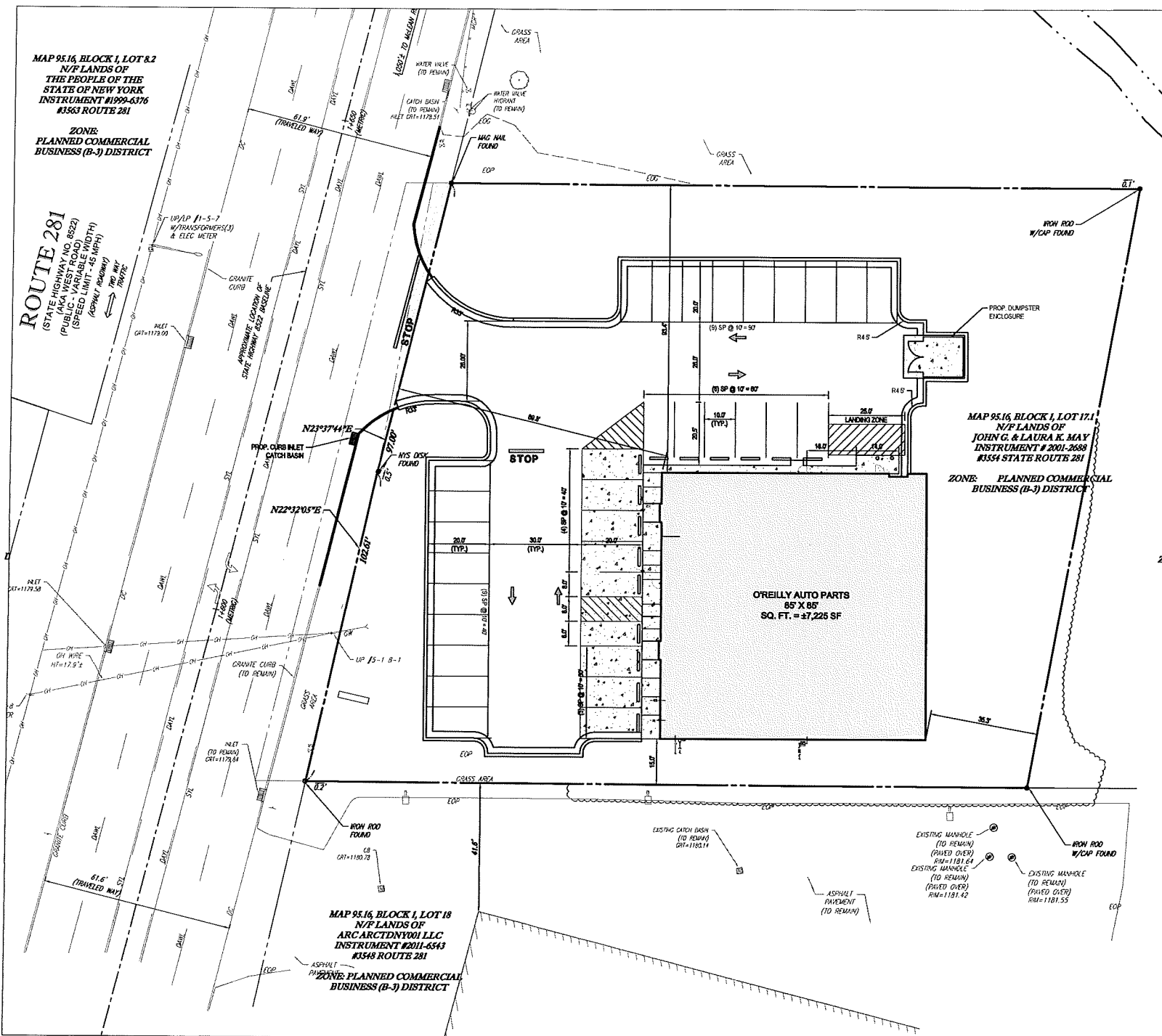
DRAWN BY: **SJB** CHECKED BY: **RWO/JDO**
 DATE: **08/17/18**
 REVISION:
 PROJECT NUMBER:
B180179
 SHEET NUMBER

C2.2



ZONING ANALYSIS TABLE			
ZONING DISTRICT	B-3 PLANNED COMMERCIAL DISTRICT AUTO PARTS RETAIL - SUBJECT TO SITE PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NA*	44,712 SF	44,712 SF
MINIMUM LOT FRONTAGE	NA*	199.6 FT	199.6 FT
MINIMUM LOT DEPTH	NA*	221.5 FT	221.5 FT
MAXIMUM BUILDING HEIGHT	NA*	>20 FT	<25 FT
MIN. FRONT SETBACK	NA*	28.5 FT	89.8 FT*
MIN. SIDE SETBACK	NA*	30.8 FT	15 FT
MIN. REAR SETBACK	NA*	53.1 FT	35.3 FT
PARKING SPACES	NA*	NA	23
MAX. IMPERVIOUS COVERAGE	50%**	25,661.0	24,438.0
PARKING CRITERIA (10/27)	PARKING REQUIREMENTS AT PLANNING BOARD DISCRETION		

*THE TOWN ZONING ORDINANCE LEAVES SITE BULK REQUIREMENTS TO PLANNING BOARD DISCRETION.
 **THE TOWN ZONING ORDINANCE REQUIRES A MAXIMUM IMPERVIOUS COVER OF 50% FOR NEW DEVELOPMENT OR A REDUCTION OF 5% IMPERVIOUS COVER ON PREVIOUSLY DEVELOPED SITES WHICH HAVE GREATER THAN 50% COVER.
 (25,661 - 24,438 / 25,661 x 100 = 5%)



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 WEBSITE: www.phasezerodesign.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
 3554 ROUTE 281
 CORTLANDVILLE, NY
CONCEPT SITE PLAN

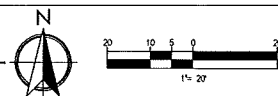
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 (417) 862-2874 TELEPHONE

DRAWN BY: **SJB**
 CHECKED BY: **RWO/JDO**
 DATE: **08/17/18**
 REVISED:
 PROJECT NUMBER: **B180179**
 SHEET NUMBER: **C2.2**

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SCALE: 1" = 20'
 CAD I.D.: W171117es0



CAUTION:
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811
 Know what's below
 Call before you dig.

1 **CONCEPT SITE PLAN**
C2.1 SCALE: 1" = 20'-0"