CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

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JAMIN TOTINO
AMY DURLAND, Alternate
RUTH HORTON, Alternate

Planning Board Meeting
City Council Room – 7:00 PM

Agenda

Joint Planning Board - Design Review Commission Meeting

Thursday, May 26, 2016

City Council Room - 6:00pm

A. 15.041 77 Excelsior Mixed-Use Development
77 Excelsior Ave, Site plan review for mixed-use development with 90 multi-family residential units and 1,440 sq ft of commercial space in the Transect-5 Neighborhood Center (T-5) District.

Documents: 15.041 77EXCELSIORMIXEDUSE_APP_REDACTED.PDF, LA GROUP RESPONSE TO PLANNING COMMENTS 11.4.15.PDF, PLANS UPDATED 11-4-15.PDF, WATER SERVICE CONNECTION AGREEMENT.PDF

Planning Board Meeting – Thursday, May 26, 2016

City Council Room – 7:00 PM

5:00 P.M. Workshop

Salute To Flag

Applications Under Consideration

A. 16.014 21 Park Place Condominiums (App 2)
21 Park Place, Sketch 2 lot residential subdivision within the Urban Residential-4 (UR-4) District.

Documents: 16.014 21PARKPLACECONDOSSKETCHSUB_APP_REDACTED.PDF

Approval Of Minutes
May 12, 2016

Next Meeting:
Thursday, June 23, 2016 (w/ Monday, June 20, 2016 caravan & workshop)

CITY OF SARATOGA SPRINGS

PLANNING BOARD

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866-2296
TEL: 518-587-3550 FAX: 518-580-9480
HTTP://WWW.SARATOGA-SPRINGS.ORG

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR:
SITE PLAN REVIEW APPROVAL
(INCLUDING PUD)

(Rev: 1/04/11)

1. Project Name: 77 Excelsior Mixed Use Development

2. Project Data

   Location: Exclesior Avenue

   Current Zoning: T-5, Neighborhood Cener

   Proposed Use: Mixed Use, commercial/residential

   Date zoning variance granted (if any): None

   Tax Parcel Number: 166.5-5-5.41

3. Professional Representing Applicant:

   Name: David Carr, Jr., RLA Phone: [redacted]

   Address: The LA Group, P.C. Fax: [redacted]

   40 Long Alley, Saratoga Springs, NY 12866

4. Application Fee: Total $ 11,830

   A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

   ☐ Sketch Plan – $250

   ☒ Final Site Plan Approval

   Residential - $250 plus $150/unit $ 11,200

   Non-Residential - $500 plus $100/1,000 SQ. FT $ 630

   ☐ Extension

   Residential - $250

   Non-Residential - $500

   ☐ Modification

   Residential - $250

   Non-Residential - $500

5. Environmental Assessment Form - All applications must include a completed SEQR Short Form.

6. Cost estimates for Letter of Credit - All applications must include cost estimates.

7. Application Check List - All applications must include application check list.

8. Estimate of increase in water consumption: 13,880 gallons/day.

9. For all projects including new water connections to the City system, a copy of a signed water service connection fee agreement with the City Department of Public Works is required and MUST be submitted with this application.

10. Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES_____ NO _X_. If yes, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

11. Submit 12 copies of complete application including checklist, SEQR form, and all plans (must be 24" x 36").

12. Submission Deadline - All completed applications are due 4 weeks before the Planning Board meeting date.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Site Plan approval by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-5.4 of the Zoning Code of the City of Saratoga Springs.

Applicant Signature: [signature] -Member Date: 9/9/15

Name: Prime Beechwood 3 LLC Phone: [redacted]

Address: 621 Columbia Street Fax: _____

Cohoes, NY 12047

If applicant is leasee, owner must also sign.

Owner Signature: _____ Date: _____

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SITE PLAN REVIEW
REQUIRED SITE PLAN SUBMITTAL CHECK LIST

1. Project Name: 77 Excelsior Mixed Use Development

2. Checklist Prepared By: Excelsior Avenue Date: 8/19/2015

Listed below are the minimum submittal requirements as set forth in Chapter 240-5.4 for any site plan application before the Saratoga Springs Planning Board. The Board reserves the right to request additional information, as necessary, to support an application. The Board also reserves the right to reject the application if these minimal requirements are not met.

(for reviewers use) YES	NO	N/A	YOUR SITE PLAN SUBMITTAL SHOULD INCLUDE THE FOLLOWING ITEMS, AS APPLICABLE:
X			1. Correct plan size and scale. Sheets must be 24" x 36", drawn to a scale of not more than 1"=50 feet
X			2. Property line survey prepared by a licensed land surveyor. Site plan must reference such survey with all corners set and marked on plan. A copy of the original property survey must also be included.
X			3. Building setback lines, either listed or shown on plans
X			4. Identification of all existing or proposed easements
X			5. Identification of existing zoning
X			6. References to all prior variances or special use permits
X			7. Topography data tied to NGVD 1929 datum
X			8. Parcel tax map number
X			9. Name of all adjacent property owners
X			10. Parcel street address (postal address)
X			11. North arrow and map scale
X			12. Title block with project name; name and address of applicant; and name and address of property owner (if different)
X			13. Site location map
X			14. Site vicinity map (all features within 300 feet of property)

☒	☐	☐	15. Existing and proposed contours and spot grades (at 2 foot intervals)
☒	☐	☐	16. Identification of all spoil or borrow areas
☒	☐	☐	17. Identification of all watercourses, designated State wetlands, Federal wetlands, rock outcroppings, etc.
☐	☐	■	18. Location of proposed storage, if any
☒	☐	☐	19. Identification of all existing or proposed sidewalks or pedestrian paths (show type, size and condition of existing sidewalks)
☒	☐	☐	20. Location, design specifications and construction material for all proposed site improvements (drains, culverts, retaining walls, berms, fences, etc.)
☒	☐	☐	21. Location and distance to fire hydrant
☒	☐	☐	22. Location, size, and material of all existing and proposed utility services
☒	☐	☐	23. Parking lot layout plan and identification of all loading areas (number all spaces)
☒	☐	☐	24. Parking demand calculations
☒	☐	☐	25. Identification of parking spaces and access points for physically impaired persons
☐	☐	■	26. Location and screening plan for dumpster or recycling bins
☒	☐	☐	27. Location, design, type of construction and materials, proposed use and exterior dimensions of all buildings (existing and proposed) on site
☐	☐	■	28. Identification of storage of any potentially hazardous materials
☒	☐	☐	29. Planting plan identifying quantity, species and size of all proposed new plant materials. Label existing plant material to be retained or removed.
☒	☐	☐	30. Lighting plan showing type, location and intensity of all existing and proposed exterior lighting fixtures
☒	☐	☐	31. Drainage plan and stormwater management report
☒	☐	☐	32. Soil erosion protection measures
☒	☐	☐	33. Identification of all federal, state, county, and local permits needed
☒	☐	☐	34. Quantities of work items and estimates of costs
☒	☐	☐	35. Estimate of increase in water consumption
☒	☐	☐	36. Copy of signed water connection agreement with DPW for all projects involving new water connections to the City system
☐	☐	☐	37. OTHER: _____ _____ _____

City of Saratoga Springs Complete Streets Checklist

Saratoga Springs Complete Street Policy Vision (May 2012)
The City of Saratoga Springs Complete Streets Policy will encourage the development of a complete streets network throughout the City to create a more balanced transportation system. The Policy shall be consistent with and assist in achieving the goals and recommendations set forth in the City's Comprehensive Plan and other policy documents. The Policy shall ensure new and updated public and private projects are planned, designed, maintained and operated to enable safer, comfortable and convenient travel to the greatest extent possible for users of all abilities including pedestrians, bicyclists, motorists and transit riders.

This checklist is intended to assist the City in achieving its vision for complete streets.

Project Name: 77 Exclesior Avenue Mixed Use Development **Date:** 09/9/2015

Project Location / Limits: 77 Excelsior Avenue

Project Description: Mixed use development with up to 101 residential units and up to 1,300 sf of commercial space.

Instructions: For each box checked, please provide a brief description for how the item is addressed, not addressed, or not applicable and include supporting documentation.

Street Classification (identify street or streets within the project area)
Principal arterial ☐ Minor arterial ■ Mixed use collector ☐ Mixed use local ☐ Residential collector ☐ Residential local ☐ Special use street ☐

EXISTING CONDITIONS				
Item to Be Addressed/ Checklist Consideration	**YES**	**NO**	**N/A**	**Required Description**
Existing Bicycle & Pedestrian Operations				
Do bicycle and pedestrian accommodations exist? (see page 2 for examples)	☒	☐	☐	Pedestrian sidewalks along project frontage; bike lanes along Excelsior Avenue.
Existing Transit Operations				
Do transit facilities exist within the study area, including bus and train stops/stations?	☒	☐	☐	CDTA bus stop existing along Excelsior Avenue
Is the project area on a transit route? (CDTA Service Routes)	☒	☐	☐	Route 472
Are there bicycle racks, shelters, or parking for transit riders available?	☐	☒	☐	Bike racks only proposed.
Existing Access and Mobility				
Do connective opportunities exist with schools, hospitals, senior care or community centers or persons with disabilities within project area?	☐	☒	☐	Project Area not adjacent or contiguous
Are there gaps inhibiting continuous access between schools, hospitals, senior care, or community centers or persons with disabilities within project area?"	☐	☒	☐	There are no gaps within the project area
Project Area Context				
Are there prominent landmarks, recreation, shopping, employment center, cultural centers or other key destinations that offer opportunities to connect this site?	☒	☐	☐	Connections existing via sidewalks to adjacent shopping.
Please list and/or describe planning or policy documents addressing bicyclist, pedestrian, transit, or truck/ freight use for the project area. Examples can include: City of Saratoga Springs Comprehensive Plan, City of Saratoga Springs Open Space Plan, Capital District Transportation Committee Bicycle/ Pedestrian Priority Network, City Standard Details, etc.				

PROPOSED DESIGN

Item to Be Addressed/ Checklist Consideration	YES	NO	N/A	Required Description
Complete Streets Design				
Bicyclist accommodations?	x			Bike Racks, safe inlets
Pedestrian accommodations?	x			Sidewalks proposed
Access and Mobility accommodations?	x			Adequate sidewalks
Transit accommodations?	x			Existing CDTA bus stop
Truck/ freight accommodations?			x	
Streetscape elements?	x			Additional sidewalks, landscaping and lighting

Bike Facilities:	
Off-roadway bike accommodations	☐ Yes ■ No ☐ NA
Dedicated bike lane	■ Yes ☐ No ☐ NA
Shared-use lane	☐ Yes ■ No ☐ NA
Shoulder	■ Yes ☐ No ☐ NA
Acceptable actuated traffic signal bike detection, including turn lanes	☐ Yes ■ No ☐ NA
Do signals allow adequate minimum green time for bicyclist to safely cross intersection?	■ Yes ☐ No ☐ NA
Signage and pavement markings specific to proposed bike facilities	■ Yes ☐ No ☐ NA
Bicycle safe inlet grates	■ Yes ☐ No ☐ NA
Bicycle parking, eg. bike racks, bike lockers	■ Yes ☐ No ☐ NA
Transit Facilities:	
Transit shelters	☐ Yes ■ No ☐ NA
Bus turnouts	☐ Yes ■ No ☐ NA
Standing pads	☐ Yes ■ No ☐ NA
Has CDTA been contacted? *	☐ Yes ■ No ☐ NA
Access and Mobility Facilities:	
Adequate sidewalk or paved path	■ Yes ☐ No ☐ NA
Acceptable consideration/provision for accessible pedestrian traffic signal features	☐ Yes ☐ No ■ NA
Curb ramps, including detectable warning surface	■ Yes ☐ No ☐ NA
Acceptable slope and cross-slope for driveway ramps, sidewalks, crossings)	■ Yes ☐ No ☐ NA
Have conflicts been reduced among pedestrian, bicyclists, and motor vehicles (access management)?	■ Yes ☐ No ☐ NA

Pedestrian Facilities:	
Sidewalks on both sides of the street	☐ Yes ■ No ☐ NA
Striped crosswalks	■ Yes ☐ No ☐ NA
Geometric modifications to reduce crossing distances such as curb extensions (e.g. bulb-outs)	☐ Yes ■ No ☐ NA
Acceptable provision for pedestrian traffic signal features (e.g. ped. buttons)	☐ Yes ☐ No ■ NA
Pedestrian signage for crossing & wayfinding	☐ Yes ☐ No ■ NA
Safety islands/medians on roadways with two or more traffic lanes in each direction	☐ Yes ☐ No ■ NA
Enhanced supplemental pedestrian treatments at uncontrolled marked crossings	☐ Yes ☐ No ■ NA
Connectivity:	
Are there proposed connections to other bike paths, pedestrian facilities, or transit facilities?	■ Yes ☐ No ☐ NA Existing Connection
Are there proposed connections to any key destinations listed on page 1?	■ Yes ☐ No ☐ NA Existing Connection
Are there proposed connections to neighborhoods?	■ Yes ☐ No ☐ NA Existing Connection
Streetscape Elements:	
Are streetscape elements proposed such as landscaping, street trees, planters, buffer strips, etc?	■ Yes ☐ No ☐ NA
Pedestrian-level lighting	■ Yes ☐ No ☐ NA
Public seating or benches	■ Yes ☐ No ☐ NA

Design Standards and Guidelines				
Design meets guidelines such as described below for bicycle/pedestrian/bus/transit facilities?	■ Yes	☐ No	☐ NA	Describe

***American Association of State Highway and Transportation Officials (AASHTO)** - *A Policy on Geometric Design of Highway and Streets, Guide for the Development of Bicycle Facilities and AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities;* *Public Right-of-Way Accessibility Guide*(PROWAG); *Manual on Uniform Traffic Control Devices* (MUTCD); *Americans with Disabilities Act Accessibility Guidelines* (ADAAG); **National Association of City Transportation Officials (NACTO)** - *Urban Bikeway Design Guide*. **New York State Department of Transportation** – *Highway Design Manual*

*CDTA was contacted for the Excelsior Avenue Mixed Use Development

Cost Estimate for Letter of Credit				PB # 14.059
Project No:	**201391**			
Project:	**77 Excelsior Avenue Mixed Use Development**			
Location:	**77 Excelsior Avenue**			
	Saratoga Springs, New York			
Date:	**9/8/2015**			
ON-SITE WORK				
Item	**Quantity**	**Unit**	**Unit Cost**	**Subtotal**
Site Preparation and Grading				
Erosion Control (including silt fence & access)	1	LS	$3,500.00	$3,500.00
Tree clearing	1	LS	$3,000.00	$3,000.00
Rough Grading	1	LS	$6,000.00	$6,000.00
Hardscape				
Concrete Walk	5,120	SF	$5.25	$26,880.00
Asphalt pavement	18,125	SF	$3.00	$54,375.00
Cast in Place Concrete Curb	1,095	LF	$18.00	$19,710.00
Site Amenities				
Parking lot light pole	5	EA	$2,200.00	$11,000.00
Decorative street light	1	EA	$3,000.00	$3,000.00
Traffic signs	4	EA	$350.00	$1,400.00
Striping	1	LS	$3,500.00	$3,500.00
Bike Rack	2	EA	$500.00	$1,000.00
Retaining wall	720	LF	$125.00	$90,000.00
Decorative Fence	248	LF	$35.00	$11,900.00
Site Utilities				
Catch Basins/ Manholes	11	EA	$1,200.00	$13,200.00
Yard Drains	9	EA	$1,000.00	$9,000.00
Outlet Control Struture	3	EA	$2,300.00	$6,900.00
Stormwater Planter	4465	SF	$12.00	$53,580.00
Underground sand filter	1	EA	$15,000.00	$15,000.00
Underground Storage	1	LS	$25,000.00	$25,000.00
Underground Infiltration	1	LS	$20,000.00	$20,000.00
6" HDPE Storm Line	94	LF	$16.00	$1,504.00
10" HDPE Storm Line	38	LF	$18.00	$684.00
12" HDPE Storm Line	570	LF	$20.00	$11,400.00
Perforated storm line	400	LF	$12.00	$4,800.00
6" PVC Sanitary Line	213	LF	$20.00	$4,260.00
Sewer Manhole	2	EA	$2,300.00	$4,600.00
Connection to sanitary manhole	1	LS	$1,000.00	$1,000.00
6" DIP Water Line	109	LF	$28.00	$3,052.00
8" DIP Water Line	25	LF	$28.00	$700.00
Water Fittings	1	LS	$2,000.00	$2,000.00
Landscaping				
Trees	20	EA	$500.00	$10,000.00
Shrubs	9	EA	$50.00	$450.00
On-Site Total				**$422,395.00**
On-Site Total X .25				**$105,598.75**

OFF-SITE WORK				
Asphalt pavement	60	SF	$3.00	$180.00
Concrete Walk	1,735	SF	$5.25	$9,108.75
Cast in Place Concrete Curb	10	LF	$18.00	$180.00
Bench	4	EA	$400.00	$1,600.00
6" PVC Sanitary line	29	LF	$20.00	$580.00
6" DIP Water Line	30	LF	$28.00	$840.00
Water Tapping Sleeve and Valve connection	1	EA	$3,500.00	$3,500.00
6" HDPE Storm Line	48	LF	$16.00	$768.00
12" HDPE Storm Line	27	LF	$20.00	$540.00
Trees	5	EA	$500.00	$2,500.00
As Built Drawings	1	LS	$3,500.00	$3,500.00
Off-Site Total				**$23,296.75**
Total Site Work				**$445,691.75**
Letter of Credit Amounts				
Total off-site work				$23,296.75
Total on-site work x .25				$105,598.75
Total				**$128,895.50**
L.O.C. amount				**$129,000.00**

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.

40 Long Alley
Saratoga Springs
NY 12866

p: 518-587-8100
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www.thelagroup.com

Engineering Report
Water and Sanitary Sewer

For

77 EXCELSIOR AVENUE
MIXED USE DEVELOPMENT

EXCELSIOR AVENUE
SARATOGA SPRINGS, NEW YORK

Planning Board #15.___

Prepared For

Prime Beachwood LLC
621 Columbia Street
Cohoes, NY 12047
Contact:

Prepared By

The LA Group, P.C.
40 Long Alley
Saratoga Springs, New York 12866

September 9, 2015

I. Introduction

This Project involves the construction and operation of three buildings located on the land adjacent to the Fresh Market property at 77 Excelsior Avenue in Saratoga Springs, Saratoga County. The Project includes the construction of three (3) apartment buildings, one with commercial space fronting Excelsior Avenue. The remainder of the proposed site improvements includes construction of a parking lot, site lighting, landscaping, stormwater controls, and connections to the municipal water and sewer systems.

II. Project Description

The applicant proposes to construct (1) mixed-use building and (2) residential buildings on approximately 2.2 acres. The buildings will include a total of 90 apartment units of 1, 2 or 3 bedrooms, approximately 1,300+/- SF of commercial space, along with garage and exterior parking. Access to the project is proposed from the west access driveway to the Fresh Market site as previously approved.

III. Existing Water and Sanitary Sewer Utilities

Municipal water mains are located along Excelsior and Marion Avenue and are provided by the City of Saratoga Springs Sewer & Water Department. Along Excelsior Avenue there is a 12-inch and 20-inch water main. The 20-inch waterline is a transmission line that feeds the adjacent water treatment plant. The water main along Marion Avenue is an 8-inch branch line that tees off the 12-inch Excelsior Avenue main. An 8-inch service lateral was recently installed for the Fresh Market off the Marion Avenue main. This service line was capped to the west of the Fresh Market building for a future connection and extension into the 77 Excelsior Avenue property.

Municipal sewer services are located along Excelsior and Marion Avenue. The sewer main along Marion Avenue is owned by the City of Saratoga Springs Sewer & Water Department. The sewer main along Excelsior Avenue is owned by the Saratoga County Sewer District No. 1. To service the Fresh Market development, a six-inch gravity lateral was connected to the SCSD main on the south side of Excelsior Avenue. This lateral runs up the access driveway between the Fresh Market development and the 77 Excelsior Avenue development.

IV. Projected Water and Wastewater Flows

Sanitary Sewer Flow Calculations

The table below provides information on the anticipated wastewater flow rates for the project:

Description	Use Rate	Total Use
Building 4		
(9) 1-bedroom units	110 gpd/unit[1]	990 gpd
(7) 2-bedroom units	220 gpd/unit[1]	1,540 gpd
1,300 sf commercial	0.1 gpd/sf[1]	130 gpd
	Sub-total	2,660 gpd
Building 5		
(18) 1-bedroom units	110 gpd/unit[1]	1,980 gpd
(9) 2-bedroom units	220 gpd/unit[1]	1,980 gpd
	Sub-total	3,960 gpd
Building 6		
(29) 1-bedroom units	110 gpd/unit[1]	3,190 gpd
(17) 2-bedroom units	220 gpd/unit[1]	3,740 gpd
(1) 3-bedroom units	330 gpd/unit[1]	330 gpd
	Sub-total	7,260 gpd
Total		**13,880 gpd**

Average Daily Flow (ADF) for wastewater is estimated to be 19.3 gallons per minute (gpm) based on a 12 hour day (720 minutes).

Peak Hourly Flow (PHF) = (13,880 gpd ÷ 720 minutes per day) x (4.2 peaking factor)^2 = 81.0 gpm.

Domestic Water Demand Calculations

Domestic water average day demand (ADD) is assumed to be equal to sanitary sewer ADF.

Average Day Demand (ADD) = 13,880 gallons per day (gpd) ÷ 720 minutes per day = 19.3 gallons per minute (gpm) average.

Peaking factor for instantaneous water use is estimated to be 10 times the average based upon past experience. Maximum Instantaneous Water Demand is estimated at 193 gpm.

For the purposes of input into the City of Saratoga Springs water model, we offer the following estimated water demands for the project:

- Average Day Demand is 19.3 gallons per minute (GPM) over a 12 hour period.
- Max Day Demand is 38.6 gallons per minute (GPM) based on twice the average.
- Peak Hourly Flow is 81.0 gallons per minute (GPM) based on 4.2 times the average.
- Fire Flow Demand is 1,500 gallons per minute (GPM) per ISO guidelines.

V. Proposed Water and Wastewater Utilities

Proposed Water Utilities

To service the project, the existing 8-inch water service line installed with the Fresh Market project is proposed to be extended with an 8-inch ductile iron pipe and new 6-inch DIP building service laterals to serve Building 5 and 6. A separate 6-inch wet-tap off of the existing 12-inch water main along Excelsior Avenue will service Building 4.

The new buildings will have fire sprinklers and the domestic service will be metered. Water system pressure available at the buildings has been calculated based on hydrant flow tests. Water pressure calculations and pressure at all the buildings are provided in Attachment D.

Fire hydrants in the project area include one between the Fresh Market building and proposed Building 6, one at the southeast corner of the Fresh Market building, one on Marion Avenue near Building 2, one on Marion Avenue near the Excelsior Avenue intersection, one on Excelsior Avenue near the Marion Avenue intersection and two on East Avenue near the Excelsior Avenue intersection. These existing hydrants provide adequate coverage for the proposed building development. See Attachment B for a sketch showing the fire hydrant locations.

Needed Fire Flow (NFF) calculations using the ISO Guide for Determination of Needed Fire Flow are presented in Attachment C. The calculation shows a NFF of 1,500 gallons per minute. The hydrant flow test data indicates approximately 8,000 gpm at 20 psi. Based on this information, there is adequate fire protection water supply available at the site.

Connections and appurtenances, including mechanical joints, tees, isolation valves, thrust blocks, trenching, bedding, service connections, as well as testing and disinfection will all be specified in accordance with City of Saratoga Springs standards.

Proposed Wastewater Utilities

Sewer service for the project will be provided from the Saratoga County Sewer District No. 1 sewer main along Excelsior Avenue via the existing on-site service lateral previously installed with the Fresh Market project. No new connection to the SCSD sewer main is proposed. A 6-inch sewer service from Building 5 and 6 is proposed to wye into the existing 6-inch PVC sewer lateral approximately 50' south of the existing sewer manhole (SMH #2). A cleanout is proposed prior to connection into each building and the individual building laterals will maintain a minimum slope of 2%. Sewer service from Building 6 will be provided by a 6" gravity sewer which will run south into a new manhole (SMH #6) then east and pick up the flow from Building 5 at a new manhole (SMH #5). The existing 6-inch sewer line wyes into the existing SCSD sewer main on the south side of Excelsior Avenue approximately 400' west of Marion Avenue.

The capacity of the existing 6-inch PVC service line and the proposed 6-inch PVC service lateral was checked with estimated peak hourly flows.

- Peak hourly flow in the proposed pipe between SMH #5 and the existing 6-inch service line is estimated to be 65.5 gpm. The 6-inch pipe at 1.00% slope is flowing 2.0 inches deep at a velocity of 2.4 feet per second or about 52% of ½ full capacity.
- Peak hourly flow in the proposed pipe between existing SMH #2 and existing SMH #3 is estimated to be 99.1 gpm. The 6-inch pipe at 4.3% slope is flowing 1.7 inches deep at a velocity of 4.5 feet per second or about 38% of ½ full capacity.
- Peak hourly flow in the proposed pipe between existing SMH #3 and existing SCSD main is estimated to be 114.6 gpm. The 6-inch pipe at 3.3% slope is flowing 2.0 inches deep at a velocity of 4.3 feet per second or about 50% of ½ full capacity.

Manholes, pipe, trenching, bedding, service connections, and testing will be specified in accordance with City of Saratoga Springs minimum standards.

Notes

1. From Table B-3, NYSDEC 2014 Design Standards for Wastewater Treatment Works.
2. From Figure 1, GLUMRB Recommended Standards for Wastewater Facilities.

Attachments

Attachment A	Hydrant Flow Test Data
Attachment B	Fire Hydrant Location Sketch
Attachment C	Needed Fire Flow (NFF) Calculations
Attachment D	Water Pressure Calculations
Attachment E	Sanitary Sewer Calculations

ATTACHMENT A

HYDRANT FLOW TEST DATA

North East Fire Protection Systems Inc.
P.O. BOX 508 BURNT HILLS, N.Y. 12027 (518) 885-1115 FAX (518) 885-0526

HYDRANT FLOW TEST REPORT

LOCATION: Marion & Excelsior Av - Saratoga Springs N.Y.

TEST BY: Jim Fantauzzi / Cary Stewart

WITNESS Stan Bowden

DATE: 4-24-13 TIME: 2:15 PM

TARGET HYD. LOCATION (B) Corner of

TEST RESULTS : STATIC PRESSURE (B) 102 PSI

RESIDUAL PRESSURE (B) 98 PSI WITH 1570 (A) GPM FLOWING

RESIDUAL PRESSURE (B) _____ PSI WITH _____ (A) GPM FLOWING

FLOW HYD. LOCATION (A) _____

1) PORT FLOWED (A) 1 DIAMETER 2 1/2

2) PORT FLOWED (A) _____ DIAMETER _____

3) PORT FLOWED (A) _____ DIAMETER _____

1) PITOT or FLOW METER READING (A) 87 PSI AT 1570 GPM

2) PITOT or FLOW METER READING (A) _____ PSI AT _____ GPM

3) PITOT or FLOW METER READING (A) _____ PSI AT _____ GPM

OUTLET COEFFICIENT USED _____
(smooth 0.90) (square & sharp 0.88) (projecting into barrel 0.77)

$$Q_{20} = Q\left(\frac{P_S - P_{20}}{P_S - P_R}\right)^{.54} \qquad 1570\left(\frac{102-20}{102-98}\right)^{.54} = 8021 \text{ gpm}$$

ESTIMATED FLOW AT 20 PSI 8021 GPM

LOCATION SKETCH ATTACHED ? YES X NO _____

North East Fire Protection Systems, Inc.

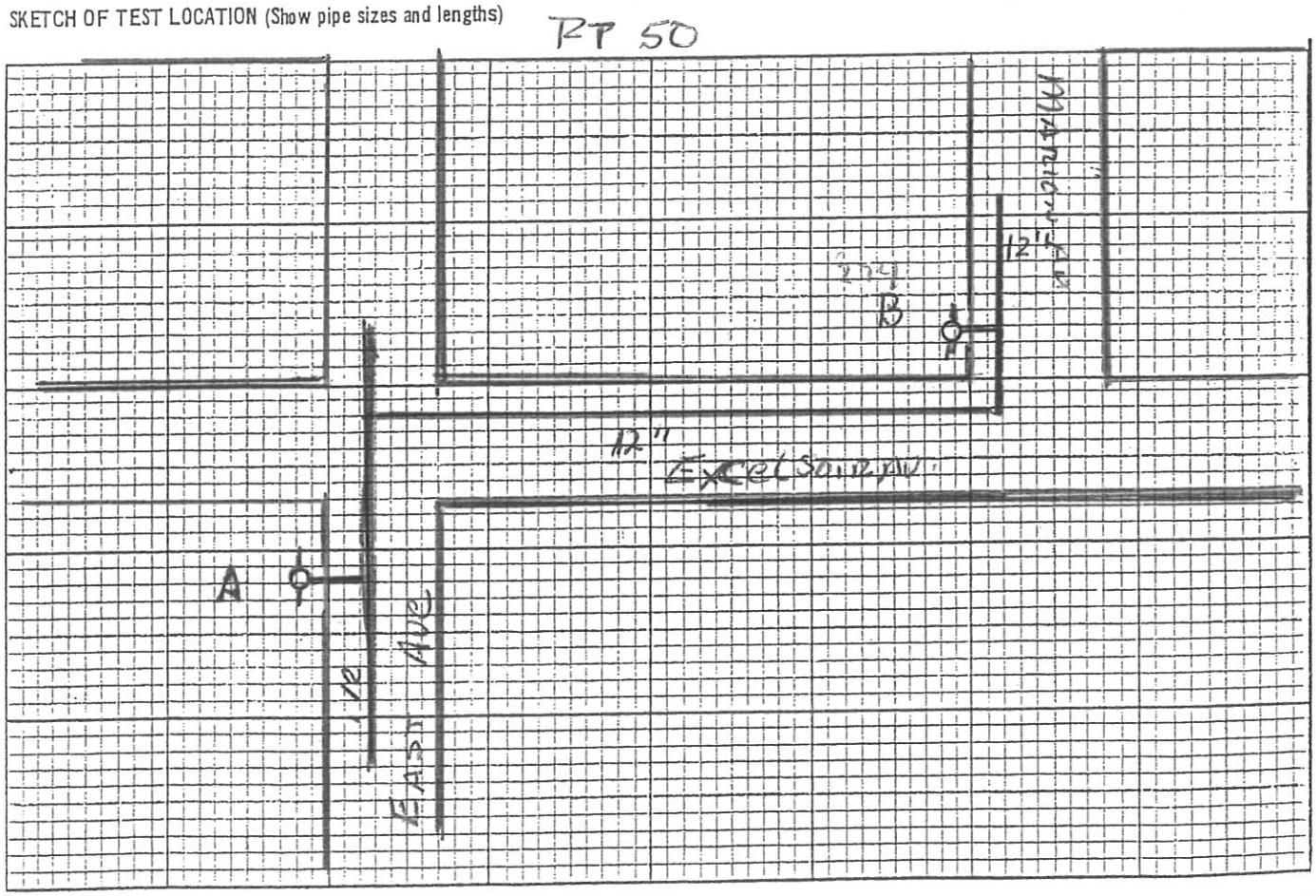
P.O. Box 508 BURNT HILLS, N.Y. 12027 (518) 885-1115 FAX (518) 885-0526

By JMF / CS
Wit Steve Bowden
Date 4-24-13 - 2.15 PM.

TEST DATA

TYPE OF TEST (HYDRANT, ~~DRAIN, OR PUMP~~)	STATIC OR ~~SUCTION PRESSURE~~ (PSI)	RESIDUAL OR ~~DISCHARGE PRESSURE~~ (PSI)	USG Elev.	PUMP SPEED (RPM)	PITOT PRES.	NO. OF FLOW OPENINGS	DIA. OF FLOW OPENING (IN.)	FLOW AT C = .90 C = .97 (GPM)	OPENING COEFFICIENT C = _____	ACTUAL FLOW (GPM)
	102		274							
		98	261		87	1	2½	.90		1570

SKETCH OF TEST LOCATION (Show pipe sizes and lengths)



NOTES

North East Fire Protection Systems, Inc.
P.O. Box 508 Burnt Hills, N.Y. 12027 (518) 885-1115

N1.85 GRAPH

CONTRACT NO.
NAME: Marion Ave & Excelsior Ave
ADDRESS: Saratoga Springs 714

SHEET NO. ___ OF ___
SYSTEM NO.
DATE: 4-24-13

MULTIPLY SCALE BY 11.0 SCALE A
PSI 20.0 SCALE B

MULTIPLY SCALE BY 250/1000 SCALE A / SCALE B
GPM

Scale A

Scale B

(8021, 20)

1570, 98

0, 102

GPM

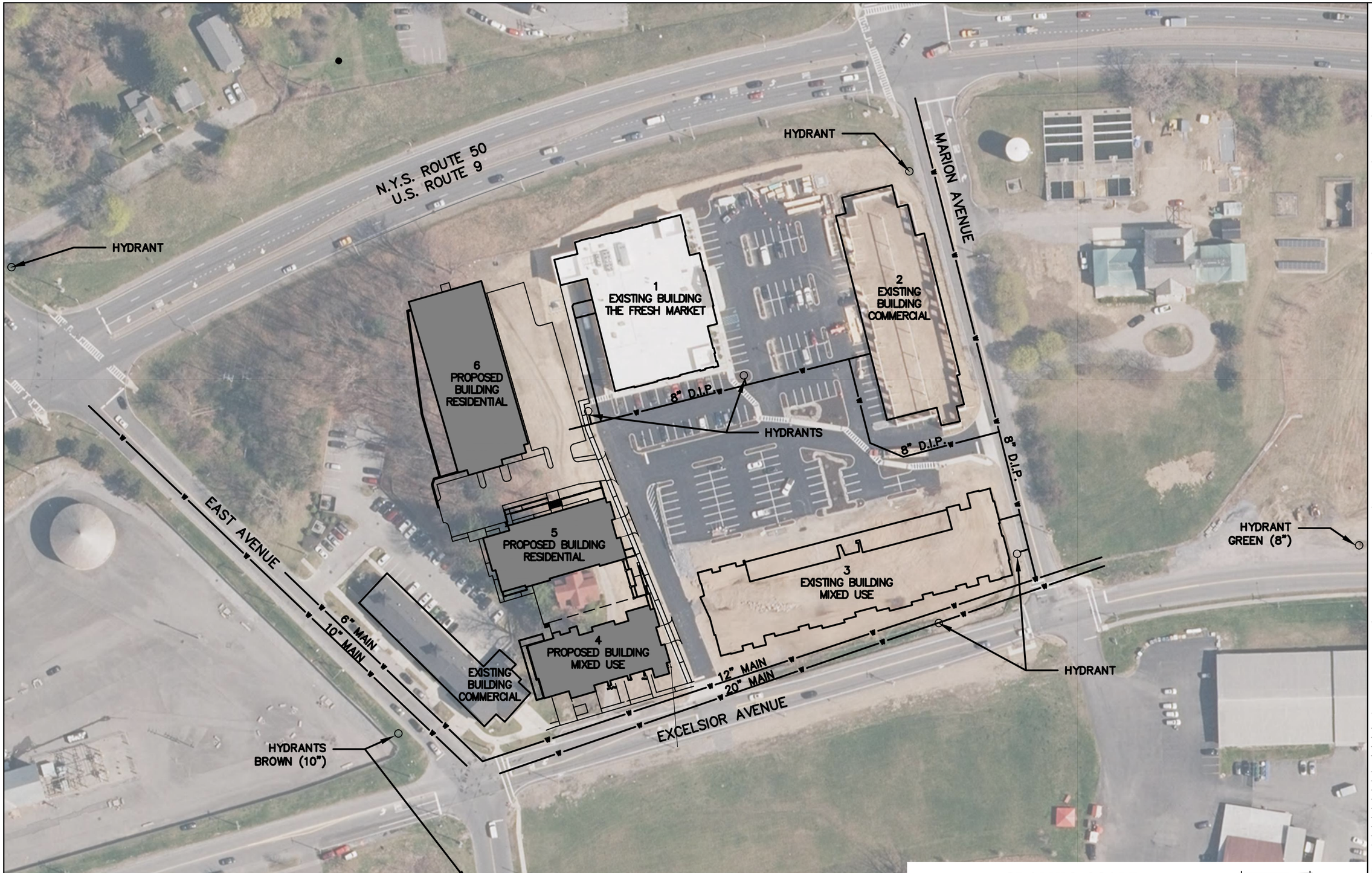
PSI

GEM 4322 PRINTED IN U.S.A.

PTR. 2/80

ATTACHMENT B

FIRE HYDRANT LOCATION SKETCH



GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 feet

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Prepared for:

Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Project Title:

77 Excelsior Mixed Use Development
77 Excelsior Avenue
Saratoga Springs, New York

Project No.:			201391
Design:			DPD
Drawn:	KMK	Ch'k'd:	DPD
Date:	09/09/15	Scale:	1"=100'

Rev:	Description:	Date:

Drawing Title

Hydrant Locations

Drawing No.

ATTACHMENT B

Plotted By: KATELYN KOURY
Save Date: 9/8/2015 2:01 PM
File Name: G:\Proj-2013\201391_Prime_Excelsior_Expansion\201391CAD\SKETCH-HYDRANT.dwg

ATTACHMENT C

NEEDED FIRE FLOW (NFF) CALCULATIONS

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.

PREPARED BY:	D. Desjardins	DATE	08/11/15
CHECKED BY:		DATE	
SUBJECT:	77 Excelsior Avenue Development - ISO NFF Calculations		
PROJECT NUMBER:	201391	SHEET	1 OF 1

Assumptions: **Tallest building is 4 stories with basement (Bldg 6).**
Wood frame construction.
Residential apartments.
Largest unit is 1,886 SF on 4th floor. Remaining area on floor is 260 SF.
Largest unit on third floor is 1,580 SF then 1,158 SF on 1st and 2nd floors.

References: 1. Insurance Services Office (ISO) Guide for Determination of Needed Fire Flow Edition 06-2014

Needed Fire Flow Formula:

$$NFF_i = (C_i)(O_i)[1.0 + (X + P)_i]$$

where:

NFF = the needed fire flow in gallons per minute
C_i = a factor related to the type of construction and effective area
O_i = a factor related to the type of occupancy
X = a factor related to the exposure hazard of adjacent buildings
P = a factor related to the communication hazard with adjacent buildings

CONSTRUCTION TYPE

Construction Class 1 (wood frame construction)
Construction type coefficient (F) = 1.5 (Chapter 2, Reference 1)
Effective area (A) = 3,964 SF 1,886 + (260/2) + ((1,580 + 1,158 + 1,158) x 50%)

$C = 18F \times A^{1/2}$
C = 1,699.93 gpm
C = 1,750 gpm (rounded to nearest 250 gpm)

OCCUPANCY TYPE

Residential (apartments)
Occupancy combustibility class C-2 (Limited Combustibility)
Occupancy Factor (O) = 0.85 (Chapter 3, Reference 1)

EXPOSURES AND COMMUNICATION

Exposure Factor (X) = none (Chapter 4, Reference 1, exception for habitational and sprinklered)
Exposure and Communication Factor (X + P) = 0.00

CALCULATION

NFF = (C)(O)(1+(X+P))
NFF = 1,487.50 gpm
NFF = 1,500 gpm (rounded to nearest 250 gpm)

ATTACHMENT D

WATER PRESSURE CALCULATIONS

77 EXCELSIOR AVENUE - NEW DEVELOPMENT

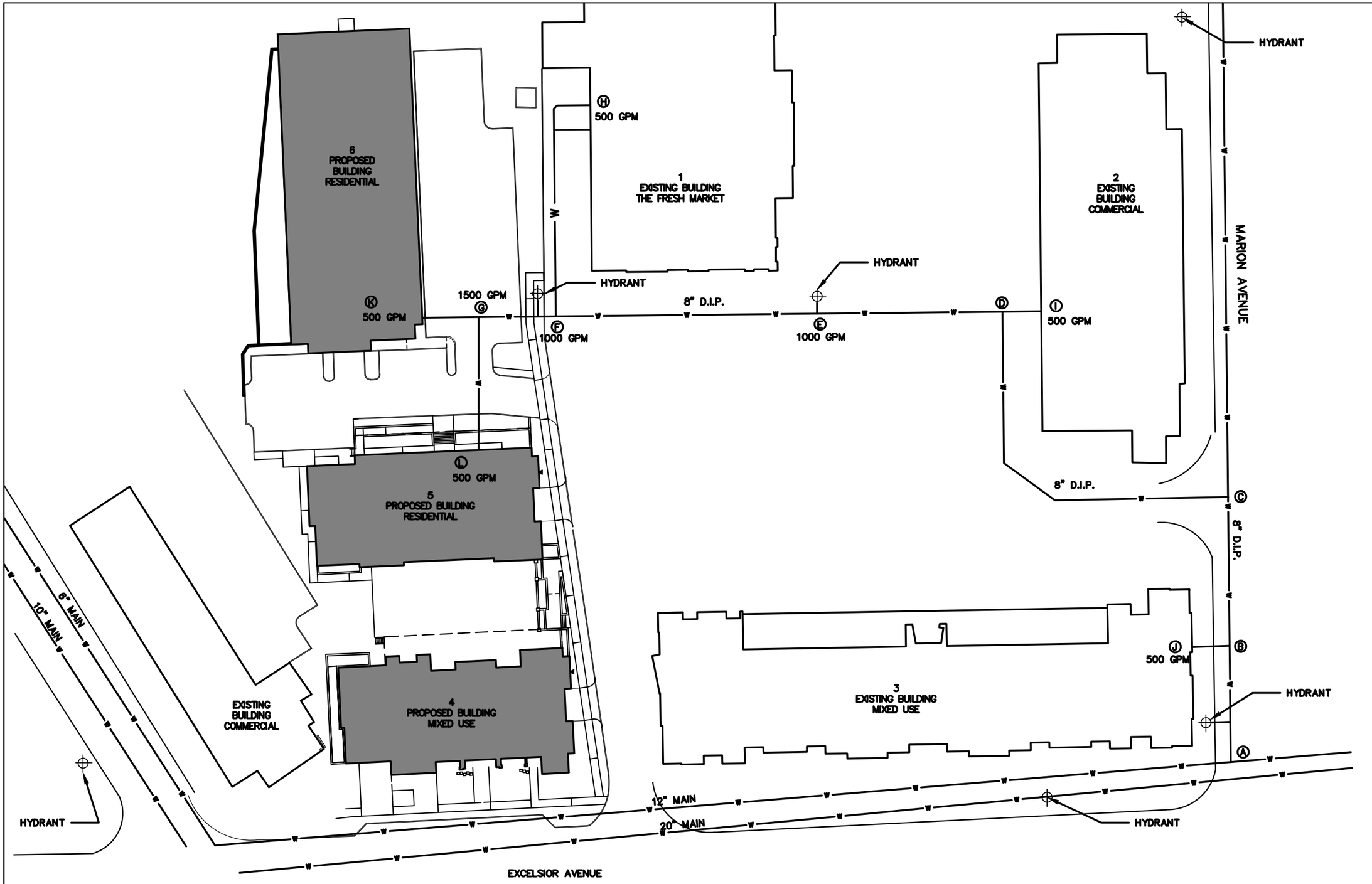
AUGUST 17, 2015

SEGMENT	FLOW** (GPM)	PIPE DIA. (IN)	VELOCITY (FT/SEC)	FTGS, PIPE SEGMENT LENGTH (FT)	FTGS, VALVES EQUIV. LENGTH (FT)	FTGS, TOTAL LENGTH (FT)	HEAD LOSS (DYNAMIC) C=140 (PSI)	HEAD LOSS (DYNAMIC) C=140 (FT)	SEGMENT	NODE	HGL (FT)	GROUND SURFACE ELEV (FT)	PRESSURE* STATIC (PSI)	PRESSURE* RESIDUAL (FT)	PRESSURE* RESIDUAL (PSI)
FROM 12-INCH CITY MAIN ON EXCELSIOR AVENUE AT MARION AVENUE INTERSECTION:															
										A	509.6	274	102.0	235.6	102.0
AB	3500	8	22.34	60	22.7	83	5.9	13.5	AB						
										B	496.1	277	100.7	219.1	94.8
BC	3500	8	22.34	105	23.9	129	9.1	21.1	BC						
										C	475.0	281	99.0	194.0	84.0
CD	3500	8	22.34	235	39.2	274	19.4	44.9	CD						
										D	430.1	285	97.2	145.1	62.8
DE	3500	8	22.34	110	22.7	133	9.4	21.7	DE						
										E	408.4	284	97.7	124.4	53.8
EF	2500	8	15.96	165	3.9	169	6.4	14.8	EF						
										F	393.5	279	99.8	114.5	49.6
FG	2000	8	12.77	40	6.6	47	1.2	2.7	FG						
										G	390.8	283	98.1	107.8	46.7
BRANCH LINES (BUILDING SERVICES):															
										F	393.5	279	99.8	114.5	49.6
FH (BLDG. 1)	500	6	5.67	140	17.3	157	1.2	2.9	FH						
										H	390.7	281	99.0	109.7	47.5
										D	430.1	285	97.2	145.1	62.8
DI (BLDG. 2)	500	6	5.67	40	17.6	58	0.5	1.0	DI						
										I	429.0	287	96.4	142.0	61.5
										C	475.0	281	99.0	194.0	84.0
BJ (BLDG. 3)	500	6	5.67	25	17.6	43	0.3	0.8	BJ						
										I	474.2	283	98.1	191.2	82.8
										G	390.8	283	98.1	107.8	46.7
GK (BLDG. 6)	500	6	5.67	50	5.7	56	0.4	1.0	GK						
										K	389.8	284	97.7	105.8	45.8
										G	390.8	283	98.1	107.8	46.7
GL (BLDG. 5)	500	6	5.67	70	17.6	88	0.7	1.6	GL						
										L	389.2	276	101.1	113.2	49.0

* Static pressure 102 psi measured on 4/24/13.
** Assumes building demand at 500 GPM, fire hydrants flowing 1000 GPM.
Assumes (2) hydrants flowing simultaneously.
Assumes (3) buildings demanding fire flows simultaneously.
Assumes no contribution of flow from the north end of Marion Avenue water main.

MINOR LOSS COMPUTATION

SEGMENT	DIA (IN)	NO. OF VALVES	SUB-TOTAL EQUIV. LENGTH	NO. OF SIDE TEES	SUB-TOTAL EQUIV. LENGTH	NO. OF THRU TEES	SUB-TOTAL EQUIV. LENGTH	NO. OF 90 DEG. BENDS	SUB-TOTAL EQUIV. LENGTH	NO. OF 45 DEG. BENDS	SUB-TOTAL EQUIV. LENGTH	TOTAL EQUIV. LENGTH (FT)
AB	8	1	2.7	1	20	0	0	0	0	0	0	22.7
BC	8	0	0	1	20	1	3.9	0	0	0	0	23.9
CD	8	1	2.7	1	20	1	3.9	0	0	2	12.6	39.2
DE	8	1	2.7	1	20	0	0	0	0	0	0	22.7
EF	8	0	0	0	0	1	3.9	0	0	0	0	3.9
FG	8	1	2.7	0	0	1	3.9	0	0	0	0	6.6
FH	6	2	5.2	0	0	1	3.1	0	0	2	9	17.3
DI	6	1	2.6	1	15	0	0	0	0	0	0	17.6
BJ	6	1	2.6	1	15	0	0	0	0	0	0	17.6
GK	6	1	2.6	0	0	1	3.1	0	0	0	0	5.7
GL	6	1	2.6	1	15	0	0	0	0	0	0	17.6



SCENARIO:
(2) FIRE HYDRANTS FLOWING @ 1,000 GPM EACH.
(3) BUILDINGS DEMANDING 500 GPM EACH.

GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 feet

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Prepared for:

Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Project Title:

77 Excelsior Mixed Use Development
77 Excelsior Avenue
Saratoga Springs, New York

Project No.:			201391
Design:			DPD
Drawn:	KMK	Ch'k'd:	DPD
Date:	09/09/2015	Scale:	1"=60'

Rev:	Description:	Date:

Drawing Title

Waterlines & Fire Hydrants Location

Drawing No.

ATTACHMENT D

Plotted By: KATELYN KOURY
Save Date: 9/8/2015 2:27 PM
File Name: G:\Proj-2013\201391_Prime_Excelsior_Expansion\201391CAD\SKETCH-WATER.dwg

ATTACHMENT E

SANITARY SEWER CALCULATIONS

ESTIMATE MAXIMUM DAILY FLOW BUILDING 4:

APARTMENTS (1BR):			
NO. OF APARTMENTS	9	EA	
DESIGN FLOW, Qa =	110	GPD/EA	(NYSDEC)
	990	GPD	
APARTMENTS (2BR):			
NO. OF APARTMENTS	7	EA	
DESIGN FLOW, Qb =	220	GPD/EA	(NYSDEC)
	1,540	GPD	
COMMERCIAL:			
NO. SQ FT	1,300	SF	
DESIGN FLOW, Qc =	0.1	GPD/SF	(NYSDEC)
	130	GPD	
MAX. DAILY FLOW, Q =	2,660	GPD	(Qa + Qb + Qc)
AVG. DAILY FLOW, Qav =	3.69	GPM	(BASED ON A 12 HOUR DAY)
PEAK FLOW, Qp =	15.5	GPM	(4.2 x AVG)

Check capacity of 6 -inch sewer (flowing 1/2 full):

Use Manning's Equation where:

Cross-sectional area,	A =	0.10	SF
Wetted perimeter,	P =	0.79	FT
Channel slope,	S =	0.020	FT/FT
Roughness coefficient,	n =	0.013	(10 States minimum)
Flow, Q =	0.40	CFS or	178.1 GPM
Velocity, V =	4.04	FPS	

ESTIMATE MAXIMUM DAILY FLOW BUILDING 5:

APARTMENTS (1BR):			
NO. OF APARTMENTS	18	EA	
DESIGN FLOW, Qa =	110	GPD/EA	(NYSDEC)
	1,980	GPD	
APARTMENTS (2BR):			
NO. OF APARTMENTS	9	EA	
DESIGN FLOW, Qb =	220	GPD/EA	(NYSDEC)
	1,980	GPD	
MAX. DAILY FLOW, Q =	3,960	GPD	(Qa + Qb)
AVG. DAILY FLOW, Qav =	5.50	GPM	(BASED ON A 12 HOUR DAY)
PEAK FLOW, Qp =	23.1	GPM	(4.2 x AVG)

Check capacity of 6 -inch sewer (flowing 1/2 full):

Use Manning's Equation where:

Cross-sectional area,	A =	0.10	SF
Wetted perimeter,	P =	0.79	FT
Channel slope,	S =	0.020	FT/FT
Roughness coefficient,	n =	0.013	(10 States minimum)

Flow, Q =	0.40	CFS or	178.1 GPM
Velocity, V =	4.04	FPS	

ESTIMATE MAXIMUM DAILY FLOW BUILDING 6:

APARTMENTS (1BR):			
NO. OF APARTMENTS	29	EA	
DESIGN FLOW, Qa =	110	GPD/EA	(NYSDEC)
	3,190	GPD	
APARTMENTS (2BR):			
NO. OF APARTMENTS	17	EA	
DESIGN FLOW, Qb =	220	GPD/EA	(NYSDEC)
	3,740	GPD	
APARTMENTS (3BR):			
NO. OF APARTMENTS	1	EA	
DESIGN FLOW, Qc =	330	GPD/EA	(NYSDEC)
	330	GPD	
MAX. DAILY FLOW, Q =	7,260	GPD	(Qa + Qb + Qc)
AVG. DAILY FLOW, Qav =	10.08	GPM	(BASED ON A 12 HOUR DAY)
PEAK FLOW, Qp =	42.4	GPM	(4.2 x AVG)

Check capacity of 6 -inch sewer (flowing 1/2 full):

Use Manning's Equation where:

Cross-sectional area,	A =	0.10	SF
Wetted perimeter,	P =	0.79	FT
Channel slope,	S =	0.020	FT/FT
Roughness coefficient,	n =	0.013	(10 States minimum)
Flow, Q =	0.40	CFS or	178.1 GPM
Velocity, V =	4.04	FPS	

ESTIMATE TOTAL MAXIMUM DAILY FLOW:

MAX. DAILY FLOW, Q =	13,880	GPD	(BLDGS 4,5 & 6)
AVG. DAILY FLOW, Qav =	19.28	GPM	(BASED ON A 12 HOUR DAY)
PEAK FLOW, Qp =	81.0	GPM	(4.2 x AVG)

ESTIMATE PEAK HOURLY FLOW BETWEEN SMH #5 TO EXIST 6":

BLDG 5 (RESIDENTIAL):	3,960	GPD
BLDG 6 (RESIDENTIAL):	7,260	GPD
MAX. DAILY FLOW, Q =	11,220	GPD

AVG. DAILY FLOW, Q_{av} =	15.58	GPM	(BASED ON A 12 HOUR DAY)
PEAK HOURLY FLOW, Q_p =	65.5	GPM	(4.2 x AVG)

Check capacity of 6 -inch sewer (flowing 1/2 full):

Use Manning's Equation, $Q = 1.486/n \times AR^{2/3} \times S^{1/2}$
where R = A/P

Cross-sectional area,	A =	0.10	SF
Wetted perimeter,	P =	0.79	FT
Channel slope,	S =	0.010	FT/FT
Roughness coefficient,	n =	0.013	(10 States minimum)

Flow, Q =	0.28	CFS or	125.9 GPM
Velocity, V =	2.86	FPS	

At a peak hourly flow =	65.5	GPM, sewer is flowing at a depth of
	2.0	inches and a velocity of
	2.4	feet per second.

ESTIMATE PEAK HOURLY FLOW BETWEEN SMH #2 TO SMH #3:

BLDG 1 (FRESH MARKET)	3,600	GPD	(FROM PREVIOUS STUDY)
BLDG 2 (COMMERCIAL):	2,160	GPD	(FROM PREVIOUS STUDY)
BLDG 5 (RESIDENTIAL):	3,960	GPD	
BLDG 6 (RESIDENTIAL):	7,260	GPD	
MAX. DAILY FLOW, Q =	16,980	GPD	
AVG. DAILY FLOW, Q_{av} =	23.58	GPM	(BASED ON A 12 HOUR DAY)
PEAK HOURLY FLOW, Q_p =	99.1	GPM	(4.2 x AVG)

Check capacity of 6 -inch sewer (flowing 1/2 full):

Use Manning's Equation, $Q = 1.486/n \times AR^{2/3} \times S^{1/2}$
where R = A/P

Cross-sectional area,	A =	0.10	SF
Wetted perimeter,	P =	0.79	FT
Channel slope,	S =	0.043	FT/FT
Roughness coefficient,	n =	0.013	(10 States minimum)
Flow, Q =	0.58	CFS or	261.1 GPM
Velocity, V =	5.93	FPS	

At a peak hourly flow = 99.1 GPM, sewer is flowing at a depth of
1.7 inches and a velocity of
4.5 feet per second.

ESTIMATE PEAK HOURLY FLOW BETWEEN SMH #3 TO DISCHARGE (MAIN):

BLDG 1 (FRESH MARKET)	3,600	GPD	(FROM PREVIOUS STUDY)
BLDG 2 (COMMERCIAL):	2,160	GPD	(FROM PREVIOUS STUDY)
BLDG 4 (RES/COMM):	2,660	GPD	
BLDG 5 (RESIDENTIAL):	3,960	GPD	
BLDG 6 (RESIDENTIAL):	7,260	GPD	
MAX. DAILY FLOW, Q =	19,640	GPD	
AVG. DAILY FLOW, Q_{av} =	27.28	GPM	(BASED ON A 12 HOUR DAY)
PEAK HOURLY FLOW, Q_p =	114.6	GPM	(4.2 x AVG)

Check capacity of 6 -inch sewer (flowing 1/2 full):

Use Manning's Equation, $Q = 1.486/n \times AR^{2/3} \times S^{1/2}$
where R = A/P

Cross-sectional area,	A =	0.10	SF
Wetted perimeter,	P =	0.79	FT
Channel slope,	S =	0.033	FT/FT
Roughness coefficient,	n =	0.013	(10 States Standards)
Flow, Q =	0.51	CFS or	228.7 GPM
Velocity, V =	5.19	FPS	

At a peak hourly flow = 114.6 GPM, sewer is flowing at a depth of
2.0 inches and a velocity of
4.3 feet per second.

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November 4, 2015

RECD NOV 4 2015

Kate Maynard, AICP
Principal Planner
City of Saratoga Springs
474 Broadway
Saratoga Springs, NY 12866
kate.maynard@saratoga-springs.org

RE: 77 Excelsior Comments and Responses
City Project # 15.041

Dear Ms. Maynard:

The following are The LA Group's responses to your comments in an email dated October 23, 2015.

Site Layout

Comment: Number of units noted as 73, while SUP permits 101. Confirmation of correct amount needed.

Response: **Project proposes 90 units. Plans and Site Plan application have been revised.**

Comment: Uses determined for 1,300 s.f. of commercial space?

Response: **Proposed use of the commercial space is unknown at this time.**

Comment: 1,440 s.f. shown on DRC application, confirmation of which is correct.

Response: **Plans and Site Plan application have been revised to indicate 1,440 s.f. of commercial use.**

Comment: Walk in office portion of 3 live/work units – present at grade. Note should be added to plans that require ground level space to remain commercial.

Response: **A note has been added to Layout & Materials Plan indicating ground level spaces shall remain commercial.**

Comment: Is flexibility for adapting units possible? Example: second story of residential unit able to be sealed off from lower level to allow for commercial space to be rented separately.

Response: **Second story units could be sealed off if necessary, but not currently proposed.**

Comment: Overhang from existing site to west appears to encroach on subject parcel- is this accurate? If so, how resolved?

Response: **The dashed line on the adjacent property is depicting a stone drip strip. The**

stone drip strip will be reconstructed along the property line as part of the project. Per a site visit, it does not appear that water from the adjacent roof will drip onto the subject parcel.

Comment: Building 6 (third building) does not appear to tie in well with remainder of site- suburban style with parking on both sides. Ability to break down mass of building, create two buildings.

Response: **Due to the existing City drainage easement through the northeast portion of the site, there is no ability to break down the mass of the building and create two buildings. Building 6 will be smaller in mass than Phase 1 Building 3, which is directly adjacent to the project.**

Comment: What is the small structure at west side of parking lot?

Response: **Transformer. The location has been discussed with National Grid.**

Comment: Access ramp- is there enough clearance to turn wheelchair on ramp?

Response: **Access ramp has been revised due to building changes. Access ramp meets ADA guidelines.**

Comment: Left turn lane at East/Excelsior Avenue installed with Fresh Market site project. Additional pedestrian crosswalks, landing pads and pedestrian signals needed for at north, west, and southern legs of intersection.

Response: **This will be discussed with the Planning Board.**

Comment: Bike lanes need to be shown on plan.

Response: **Bike lanes are depicted on Sheet L-2.0, Layout & Materials Plan.**

Comment: Excelsior Avenue street condition – condition is fair to poor with construction still remaining for subject project. Applicant should provide how street will be repaired once construction is complete.

Response: **This will be discussed with the Planning Board.**

Comment: Cross access connection desirable to continue through to west?

Response: **Easement has been added to allow for future cross connection.**

Comment: Building 4 – how is parking provided for commercial uses versus residential? Tandem parking appears to be for residential only?

Response: **Tandem parking has been removed from Building 4. Garage will have a door that will only be accessible by residents. Parking for commercial uses will be along the street and rear parking lot.**

Comment: Proposed parking only addresses office use. Eating and drinking #'s need to be provided for comparison of parking needs.

Response: **Parking calculations have been revised to depict parking needs for a restaurant which would be the use that requires the maximum amount of parking.**

Comment: Building 3 and 4 are creating commercial destinations along Excelsior. This is desirable for the neighborhood. On street parking has been deemed critical for success of commercial uses in Transect districts. Is current proposed and existing sufficient? More on-street parking desirable? Ability to create on shared access drive,

or along south side of Excelsior (National Grid former ice rink site)?

Response: **Access drive was investigated and determined to not be feasible. Existing utility poles along the south side of Excelsior along with the need for additional sidewalk make parking along the south side of Excelsior problematic.**

Comment: 101 units proposed on site- public civic space is required for project. Proposed on private property, public access easement or other means required to ensure public able to access.

Response: **Public access easement is proposed over the civic space.**

Comment: Courtyard- water feature wall still has height of over 12', ability to break down wall through materials, articulation, potentially a clear fence at top? Bench placement from illustration needs to be clarified.

Response: **A fence is proposed on either side of the water feature. A rendering will be shown at the Planning Board meeting of this wall. The seat wall will be used for seating.**

Comment: No dumpster appears to be provided. Details required.

Response: **A trash/recycle room is proposed in the garages of each unit. For pickup, the trash truck will pull along the garages and the contractor will enter the garage and pull out the internal dumpsters to be emptied. This is a similar approach as the previous phase, Building 3.**

Comment: Condition of Planning Board approval of land disturbance permit was 20' buffer and retaining number of large trees within Route 50 facing portion. Plan proposes to remove all remaining trees on property. Mature, taller trees can assist with softening perspective of new 50' building being constructed. No new trees appear to be proposed currently.

Response: **A few of the trees along Rte. 50 are outside of the property and will remain. A rendering of the Rte 50 view will be provided at the Planning Board meeting.**

Comment: 67' in diameter oak tree identified as potentially largest Oak tree in City by Urban Forestry Plan. Opportunity to preserve should be considered.

Response: **The large oak tree along the north western portion of the site appears to be in poor condition. Tree will be removed to prevent an unsafe situation.**

Comment: Illustration of remaining vegetation for view from west (and East Ave) be provided?

Response: **Renderings will be presented at the Planning Board meeting.**

Comment: Fencing- Chainlink fence proposed to remain along Route 50. Recommend upgrading to match black wrought iron look fence along Fresh Market Route 50 frontage.

Response: **Fence along Rte 50 will be upgraded to match Fresh Market site.**

Comment: Utility- Confirmation cross-access, utility easements signed for infrastructure crossing property lines?

Response: **Utility easements will be provided as necessary.**

Comment: National Grid approval for proposed transformer location provided on plans?

Response: **National Grid will not approve the transformer location until the project is approved. LA Group has met with NG to discuss the anticipated location and have received positive feedback.**

Sincerely,

Douglas B. Heller, PE
Civil Engineer
dheller@thelagroup.com

G:\Proj-2015\201515_Bethesda_Parish_House\201515Admin\01Correspondence\2.7Review_Comments\2015 08-27 Maynard Comment Response Ltr..docx

77 Excelsior Avenue Mixed Use Development

Site Plan Review Application

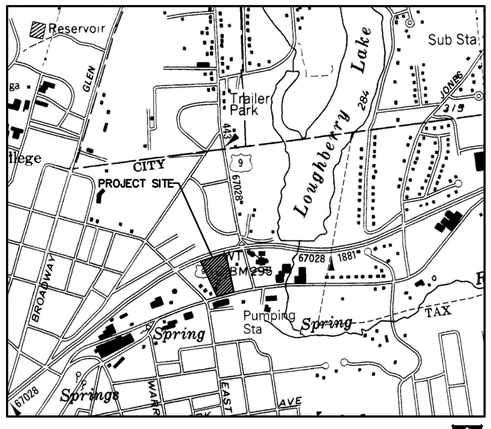
77 Excelsior Avenue

Saratoga Springs, New York

August 19, 2015
Revised November 4, 2015

Vicinity Map:

SCALE: NTS



Project Location Map:

SCALE: NTS

SITE STATISTICS

PROPOSED USE:	COMMERCIAL RETAIL, OFFICE, EATING & DRINKING ESTABLISHMENT, SERVICE ESTABLISHMENT RESIDENTIAL APARTMENTS: 101 UNITS (ALLOWED) 90 UNITS (PROPOSED)
PARCEL SIZE:	2.20 ACRES
TAX MAP PARCEL NUMBER:	166.5-5-4.1
EXISTING ZONING:	T-5 NEIGHBORHOOD CENTER
FRONTAGE BUILD-OUT:	(MINIMUM 70%) 71% PROPOSED
BUILD TO LINE ALL BUILDINGS FROM FRONTAGE LINE	0 TO 12 FT
SIDE SETBACK	0 FT MINIMUM

PARKING DEMAND

AREA/USE	#UNITS/SEATS	REQUIREMENTS/ZONING	# REQUIRED	# PROVIDED
APARTMENTS	90 UNITS	1.5/UNIT	135	
COMMERCIAL/ EATING & DINING	1,440 SF	1/4 SEATS (40)	10 (BASED ON EATING & DRINKING ESTABLISHMENT)	
	6 EMPLOYEES	1/2 EMPLOYEES	3	
TOTAL REQUIRED			148	
SITE				49
STREET PARKING				5
GARAGE				111
TOTAL PROVIDED				165

SHEET INDEX:

	COVER
S-01	SURVEY
L-1.0	SITE PREPARATION, EROSION & SEDIMENT CONTROL PLAN
L-2.0	LAYOUT & MATERIALS PLAN
L-2.1	PARKING & LIGHTING PLAN
L-3.0	GRADING & DRAINAGE PLAN
L-4.0	UTILITY PLAN
L-5.0	LANDSCAPE PLAN
L-6.0	SITE DETAILS
L-6.1	SITE DETAILS
L-6.2	SITE DETAILS
L-6.3	STORMWATER DETAILS
L-6.4	STORMWATER DETAILS
L-6.5	STORMWATER DETAILS
L-6.6	UTILITY DETAILS

CITY OF SARATOGA SPRINGS
PLANNING BOARD
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MARK TORPEY, Chair
ROBERT F. BRISTOL, Vice-Chair
CLIFFORD VAN WAGNER
TOM L. LEWIS
DAN GABA
HOWARD PINSLEY
JANET CASEY

NOTICE OF DECISION

In the matter of the special use permit application #14.059 of:

77 Excelsior Avenue Mixed Use
77 Excelsior Avenue
Saratoga Springs, NY 12866

RECEIVED
JUL 14 2015
ACCOUNTS DEPARTMENT

Involving the premises at 77 Excelsior Avenue, tax parcel #166.5-5-4.1, in the City of Saratoga Springs, on an application for a permanent special use permit for 101 multi-family residential units; up to 5,000SF for office uses; 30,000SF for parking facility; and up to 2,000SF of retail, bakery/retail, real estate office, art gallery, financial institution, eating and drinking establishment, recreational facility, or service establishment uses in a Transect-5 Neighborhood Center District with the Planning Board who met on July 8, 2015 and made the following decision(s) with a 6-0 vote (In favor: Torpey, Bristol, Lewis, Gaba, Pinsley, Casey; Absent: Van Wagner):

- Following review of the SEQRA Part 1 and completion of the Part 2 of the short Environmental Assessment Form, issued a SEQR negative declaration.
- Following evaluation of the identified six standards for the issuance of special use permits as set forth in Article 240-6.4 of the City of Saratoga Springs Zoning Ordinance, moved to approve the permanent special use permit with the following conditions:
  1. $8,500 contribution towards Excelsior Avenue Cross-Section Plan is accepted with appreciation by the Planning Board.

Unless otherwise extended by the Planning Board, this approval shall expire if the applicant fails to comply with any required conditions and start actual construction, or otherwise implement this approval within **18 months** from this date.

July 13, 2015
Date

Mark R. Torpey
Chair

cc: Steve Shaw, Bldg Inspector
Tim Wales, City Engineer
File
Accounts Dept.
Todd Curley, Beechwood Prime
Dave Carr, LA Group

CITY OF SARATOGA SPRINGS STANDARD NOTES

1. ALL WORK MUST CONFORM TO ALL FEDERAL AND CITY CODES, SPECIFICATIONS, ORDINANCES, RULES AND REGULATIONS.
2. THE EVALUATION BASE FOR THE CONTOURS AND BENCHMARKS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM, 1929.
3. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR TO A
4. THE CONTRACTOR MUST SET UP A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER OR A DESIGNATED REPRESENTATIVE IS REQUIRED.
5. THE COST OF CONSTRUCTION INSPECTIONS IS THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER. AN ESCROW ACCOUNT TO COVER THE COST OF INSPECTIONS MUST BE ESTABLISHED PRIOR TO ANY CONSTRUCTION.
6. THE CONTRACTOR MUST OBTAIN A BLASTING PERMIT FROM THE BUILDING INSPECTOR IF ANY BLASTING IS REQUIRED FOR THE PROJECT.
7. THE CONTRACTOR MUST OBTAIN A STREET OPENING PERMIT ISSUED BY THE DEPARTMENT OF PUBLIC WORKS FOR ANY WORK IN THE STREET OF RIGHT-OF-WAY OF ANY CITY STREET, ROAD OR ALLEY.
8. ALL POINTS OF CONSTRUCTION INGRESS OR EGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT OR DEBRIS ONTO A PUBLIC ROAD.
9. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS; AND AN AS-BUILT DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER.

GENERAL NOTES

1. EXISTING CONDITIONS ARE TAKEN FROM A SURVEY PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY MAP OF LANDS OWNED BY 77 EXCELSIOR AVENUE ,LLC, LOCATED AT ST. NO. 77 EXCELSIOR AVANUE", DATED FEBRUARY 4, 2014, AS PREPARED BY ADVANCED ENGINEERING & SURVEYING, PLLC.
2. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT U.F.P.O. (1-800-962-7962) AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY HAVING JURISDICTION TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO CONTACT THE PROPER AUTHORITIES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). EXCAVATION REQUIRED WITHIN PROXIMITY OF UTILITY LINES SHALL BE DONE BY HAND. ANY DAMAGE AND INCURRED COSTS DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT.
5. LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK LINE. IF NO LIMIT OF WORK IS SHOWN, THE PROPERTY LINE SHALL BE THE LIMIT OF WORK.
6. THE CONTRACTOR SHALL ESTABLISH PERMANENT BENCH MARKS. MAINTAIN ALL ESTABLISHED BOUNDS AND BENCH MARKS AND REPLACE AS DIRECTED ANY WHICH ARE DESTROYED OR DISTURBED.
7. CONTRACTOR SHALL EMPLOY SPECIAL CARE IN SCHEDULING CONSTRUCTION SO AS TO MAINTAIN EXISTING VEHICULAR TRAFFIC PATTERNS, AND MINIMIZE DISRUPTION TO SURROUNDING PEDESTRIAN TRAFFIC. CONTRACTOR SHALL EMPLOY SPECIAL CARE TO PROTECT SAFETY OF PEDESTRIANS INSIDE AND OUTSIDE OF THE LIMIT OF WORK LINE.
8. VARIOUS PERMITS ARE REQUIRED FOR THIS WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL REQUIRED PERMITS FROM ALL JURISDICTIONS AFFECTED BY THIS WORK ARE IN PLACE PRIOR TO CONSTRUCTION. FOR PERMITS ALREADY ISSUED, CONTRACTOR SHALL OBTAIN COPIES OF PERMITS AND STRICTLY ADHERE TO PERMIT CONDITIONS. PERMITS THAT ARE OUTSTANDING SHALL BE SECURED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. ALL ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON "AS-BUILT DRAWINGS," AS SPECIFIED
10. STORAGE AREAS FOR THE GENERAL CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMITS OF WORK AS SHOWN ON THE PLANS OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
11. SHOULD ANYTHING BE OMITTED FROM THE PLANS WHICH IS NECESSARY FOR A COMPLETE UNDERSTANDING OF THE WORK, OR SHALL ANY ERROR APPEAR IN THE VARIOUS INSTRUMENTS FURNISHED OR IN THE WORK BY OTHER CONTRACTORS AFFECTING THE WORK COVERED HEREBY, THE CONTRACTOR SHALL AND WILL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE, AND IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, HE SHALL AND WILL MAKE GOOD OF ANY DAMAGE OR DEFECT IN HIS WORK CAUSED THEREBY.
12. PROVIDE EXPANSION JOINTS AT ALL CURBS, WALLS, STEPS, LIGHT POLE BASES, PULL BOXES, MANHOLES, TRAFFIC CONTROLLER BOXES AND AS SHOWN ON PLAN.
13. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING INFRASTRUCTURE FOR THE DURATION OF CONSTRUCTION.
14. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS EFFORTS OF DEMOLITION, REMOVALS AND OR RELOCATION WORK WITH ALL TRADES, IF APPLICABLE. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
16. CONTRACTOR TO COMPLY WITH ALL OSHA AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION (PROPER SHORING, ETC.).
17. CONTRACTOR SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE. ALL DAILY TRAFFIC IN THE VICINITY OF THE SITE SHALL NOT BE IMPEDED.

Approval

Approved under authority of a resolution adopted _____
by the Planning Board of the City of Saratoga Springs.

_____ Chairperson

Date Signed _____

Planning Board # 15.041

Applicant/Owner:

Prime Beechwood, LLC
621 Columbia Street
Cohoes, New York 12047

Prepared By:

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SITE PREPARATION & DEMOLITION NOTES

1. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
2. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND PAY ALL ASSOCIATED COSTS.
5. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR DAILY.
6. CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
7. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT TO BE REMOVED.

CONSTRUCTION SEQUENCING

1. STAKE THE GRADING LIMITS OF THE PROJECT SITE AND INSTALL SILT FENCE IN AREAS INDICATED AND AS REQUIRED TO CONTAIN RUNOFF.
2. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE(S) AS DETAILED.
3. STRIP TOPSOIL FROM AREAS TO BE GRADED AND STOCKPILE IN AN AREA AWAY FROM DRAINAGE SWALES AND DRAINAGE TRAPS. INSTALL SILT FENCE AROUND STOCKPILES.
4. INSTALL UNDERGROUND UTILITIES MAINTAINING GENERAL DRAINAGE PATTERNS FOR STREET RIGHT-OF-WAYS AND UTILITY EASEMENTS. PLACE SILT FENCE AROUND SOIL STOCKPILES THAT ARE TO REMAIN IN PLACE FOR MORE THAN 14 DAYS.
5. CONSTRUCT PARKING AREA SUBGRADE AND BASE COURSE MAINTAINING GENERAL DRAINAGE PATTERNS AND DIRECTING ALL RUNOFF TOWARD SEDIMENT DEVICES.
6. KEEP ALL STORMWATER DIRECTED TO SEDIMENT DEVICES UNTIL ALL PAVING IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED.
7. WHEN PAVING IS COMPLETE AND NON-PAVED AREAS ARE STABILIZED, AND PROPOSED PERMANENT STORMWATER FACILITIES HAVE BEEN INSTALLED, REMOVE ALL SEDIMENT AND COLLECTED DEBRIS, REMOVE THE SILT FENCE AND DISPOSE OF IN A LEGAL MANNER. OVERSEED AREAS WHERE LAWN IS NOT ESTABLISHED AND MULCH.

EROSION & SEDIMENT CONTROL NOTES

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYS DEC AND THE CITY OF SARATOGA SPRINGS REQUIREMENTS.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL THE AREA SERVED IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
6. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
7. A CRUSHED STONE, TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
8. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
9. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
10. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO PREVENT EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
11. ANY OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
12. A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
13. DUST SHALL BE CONTROLLED BY AN APPROVED METHOD ACCORDING TO NYS DEC AND MAY INCLUDE WATERING WITH A SOLUTION OF CALCIUM CHLORIDE AND WATER.
14. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS ON THE PROPOSED SITE.
15. USE STAGED CONSTRUCTION METHODS TO MINIMIZE EXPOSED SURFACES, WHERE APPLICABLE.
16. ROADWAY SHOULD BE SWEPT ONCE A DAY (MIN.) TO KEEP IT CLEAR OF TRACKING AND DEBRIS.

MAINTENANCE

1. THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS.
2. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHENEVER THEIR CAPACITY HAS BEEN REDUCED BY 50%.
3. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED WITHIN 24 HOURS OF A STORM EVENT AND REPAIRED AND/OR MODIFIED AS REQUIRED TO BE IN GOOD WORKABLE CONDITION.
4. THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF THE SITE ON A DAILY BASIS TO COLLECT LITTER AND CONSTRUCTION DEBRIS AND DISPOSE OF LEGALLY.
5. ANY STOCKPILES OF FILL, TOPSOIL, EXCAVATED MATERIAL SHALL BE COVERED OR CONTAINED BY SILT FENCE TO PREVENT EROSION. IF STOCKPILE IS TO REMAIN LONGER THAN 14 DAYS IT SHOULD BE TEMPORARILY STABILIZED.

SOIL BORING NOTES

TEST PITS PERFORMED ON 07/01/15 BY THE LA GROUP.

TEST PIT NO. 1
- 0 – 6" 10 YR 3/2 LOOSE SAND AND GRAVEL FILL
- 6 – 8" 7.5 YR 2/2 FINE SANDY LOAM
- 8 – 64" 7.5 YR 4/4 SILTY MOTTLED CLAY WITH WEAK SEEPS AT 8 INCHES AND STRONG SEEPS AT 64 INCHES

SHWT AT 8"
GROUND WATER AT 64 INCHES
NO PERMEABILITY TEST

TEST PIT NO. 2
THIS TEST PIT IS LOCATED AT THE FORMER HOUSE SITE.
- 0 – 8" 10 YR 3/2 LOOSE SAND AND GRAVEL FILL
- 8 – 84" 10 YR 3/6 LOOSE SAND FILL
- 84 – 96" 7.5 Y 4/3 SILTY MOTTLED CLAY, VERY FIRM, BLOCKY STRUCTURE
- 96 – 132" 10 YR 4/3 MOTTLED FINE SAND
- 132 – 166" 7.5 Y 4/3 SILTY MOTTLED CLAY, VERY FIRM, BLOCKY STRUCTURE

SHWT AT 84"
GREATER THAN 166 INCHES TO THE WATER TABLE OR BEDROCK
FALLING HEAD PERMEABILITY TEST AT 48 INCHES
00:00:45, 00:00:55, 00:01:05, 00:01:07, 00:01:07, 00:01:00, 00:01:36, 00:01:40, 00:01:31

TEST PIT NO. 3
- 0 – 8" 10 YR 3/2 LOOSE SAND AND GRAVEL FILL
- 8 – 32" 10 YR 3/6 FINE SILTY LOAM
- 32 – 52" 7.5 Y 4/4 MOTTLED CLAY, VERY FIRM, BLOCKY STRUCTURE
- 52 – 76" 10 YR 4/4 MOTTLED FINE SAND
- 76 – 88" 7.5 Y 4/3 MOTTLED CLAY, VERY FIRM, BLOCKY STRUCTURE
- 88 – 120" 10 YR 4/3 MOTTLED FINE SAND

SHWT AT 32"
GREATER THAN 120 INCHES TO THE WATER TABLE OR BEDROCK
NO FALLING HEAD PERMEABILITY TEST

TEST PIT NO. 4
- 0 – 10" 10 YR 3/2 LOOSE SAND AND GRAVEL FILL
- 8 –120" 7.5 Y 4/4 MOTTLED CLAY, VERY FIRM, BLOCKY STRUCTURE

SHWT AT 8"
GREATER THAN 120 INCHES TO THE WATER TABLE OR BEDROCK
NO FALLING HEAD PERMEABILITY TEST

TEST PIT NO. 5
- 0 – 10" 10 YR 3/2 LOOSE SAND AND GRAVEL FILL
- 10 – 48" 7.5 Y 4/4 MOTTLED CLAY, VERY FIRM, BLOCKY STRUCTURE,
- 48" – 72" 10 YR 3/4 MOTTLED FINE SAND, STRONG SEEPS AT 72"

SHWT AT 10"
72 INCHES TO THE WATER TABLE
NO FALLING HEAD PERMEABILITY TEST

TEST PITS PERFORMED ON 10/29/15 BY THE LA GROUP.

TEST PIT NO. 6
- 0 – 9" TOPSOIL
- 9 – 28" 10 YR 5/6 SAND, LOOSE
- 28" – 54" 10 YR 4/6 FINE SAND, FIRM, ROOTS TILL 54"
- 54" – 7' 10 YR 3/6 FINE SAND, FIRM
- 7' – 9' 10 YR 5/6 SILTY CLAY

SHWT: NOT ENCOUNTERED
OBSERVED WATER: NOT ENCOUNTERED
FALLING HEAD PERMEABILITY TEST AT 5.5'

TIME	DEPTH TO WATER
0	11–1/8"
2	12–1/4"
4	13–1/4"
6	14"
8	14–3/4"

LEGEND

- EXISTING PAVEMENT TO BE REMOVED
- STAGING AREA AND TOPSOIL STOCKPILE (5 / L6.0)
- STABILIZED CONSTRUCTION ENTRANCE (1 / L6.0)
- CLEAR VEGETATION
- REMOVE CURB
- REMOVE ITEM
- REMOVE ITEM
- INLET PROTECTION (7 / L6.0)
- CONSTRUCTION FENCE (6 / L6.0)
- SF — SILT FENCE (2 / L6.0)
- PROPERTY LINE

Planning Board # 15.041

Approval
Approved under authority of a resolution adopted ____________
by the Planning Board of the City of Saratoga Springs.
____________ Chairperson
Date Signed ____________

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 feet

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Prepared for:
Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Project Title:
77 Excelsior Mixed Use Development
77 Excelsior Avenue
Saratoga Springs, New York

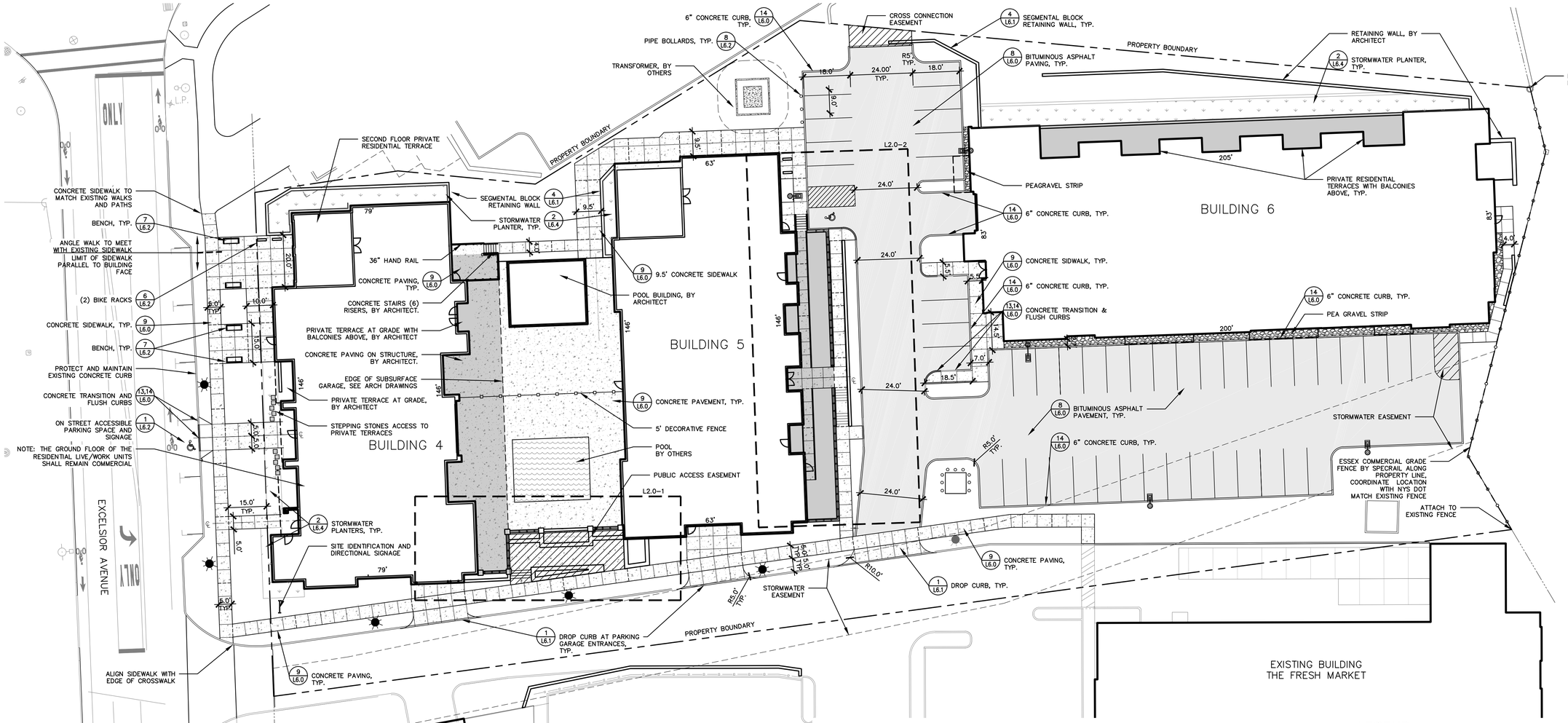
Project No.:			201391
Design:			DRC
Drawn:	KMK	Ch'k'd:	DBH
Date:	09/09/2015	Scale:	1"=20'

Rev:	Description:	Date:
1	Revised per TDE Comments	11/4/15

Drawing Title
Site Preparation, Erosion & Sediment Control Plan

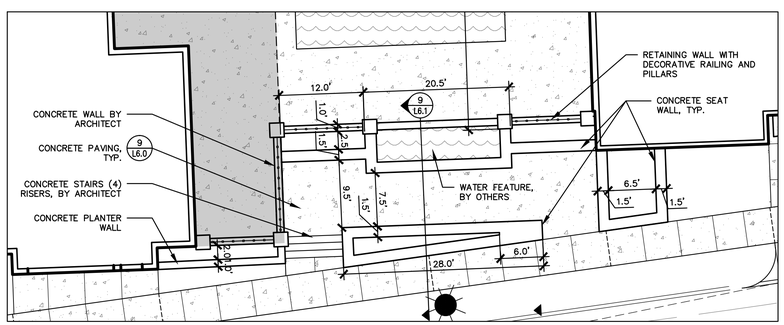
Drawing No.
L-1.0

Plotted By: DOUGLAS HELLER
Save Date: 11/4/2015 10:29 AM
File Name: G:\Proj-2013\201391_Prime_Excelsior_Expansion\201391CAD\01_DEMO.dwg



LAYOUT NOTES

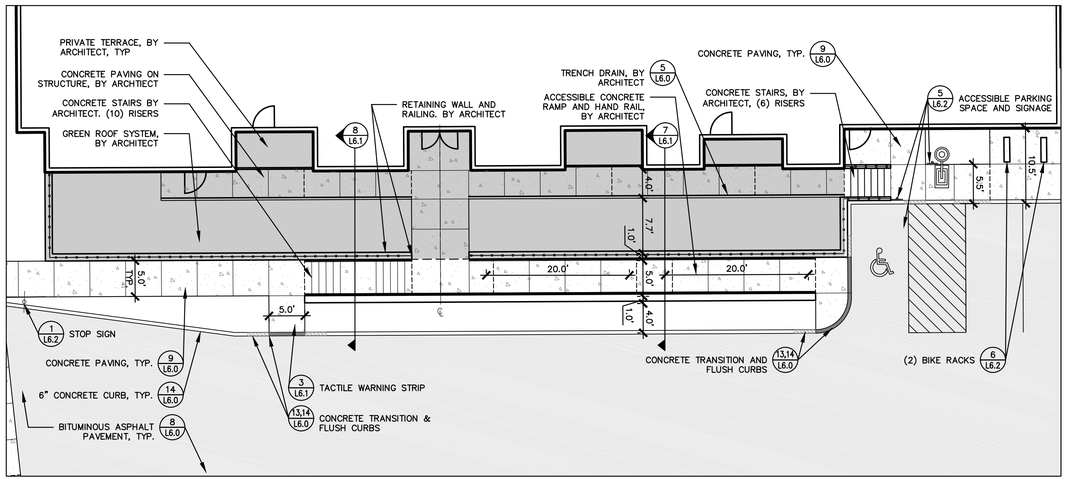
1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. ALL LINE AND GRADE PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A NEW YORK STATE REGISTERED CIVIL ENGINEER OWNER'S REPRESENTATIVE OR SURVEYOR ENGAGED BY THE CONTRACTOR. ALL STACKED LAYOUTS OF PAVEMENTS AND SITE IMPROVEMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE ON AND WITHIN LIMITS OF WORK AS SHOWN ON THE PLANS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
5. AT ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
6. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER PRIOR TO CONSTRUCTION.
7. ALL EXISTING UTILITIES SHOWN IN THEIR RELATIVE POSITION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.



1 PLAZA ENLARGEMENT

GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 feet

SCALE: NTS



2 STAIRS & RAMP ENLARGEMENT

GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 feet

SCALE: NTS

LEGEND

- WATER FEATURE
- CONCRETE PAVEMENT ON STRUCTURE
- CONCRETE PAVEMENT ON GRADE
- ASPHALT PAVEMENT
- CURB
- RETAINING WALL
- CONCRETE SIDEWALK
- ACCESSIBLE PARKING
- TRAFFIC PATTERN ARROW
- SIGNAGE
- PROPOSED LIGHT FIXTURE
- EXISTING LIGHT FIXTURE
- BOLLARD
- DECORATIVE RAILING
- DECORATIVE FENCE
- BENCH / BIKE RACK
- PROPERTY LINE

Planning Board # 15.041

Approval

Approved under authority of a resolution adopted _____ by the Planning Board of the City of Saratoga Springs.

_____ Chairperson

Date Signed _____

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 feet

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Prepared for:

Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Project Title:

77 Excelsior Mixed Use Development
77 Excelsior Avenue
Saratoga Springs, New York

Project No.:			201391
Design:			DRC
Drawn:	KMK	Ch'k'd:	DRC
Date:	09/09/2015	Scale:	1"=20'

Rev:	Description:	Date:
1	Revised per TDE Comments	11/4/15

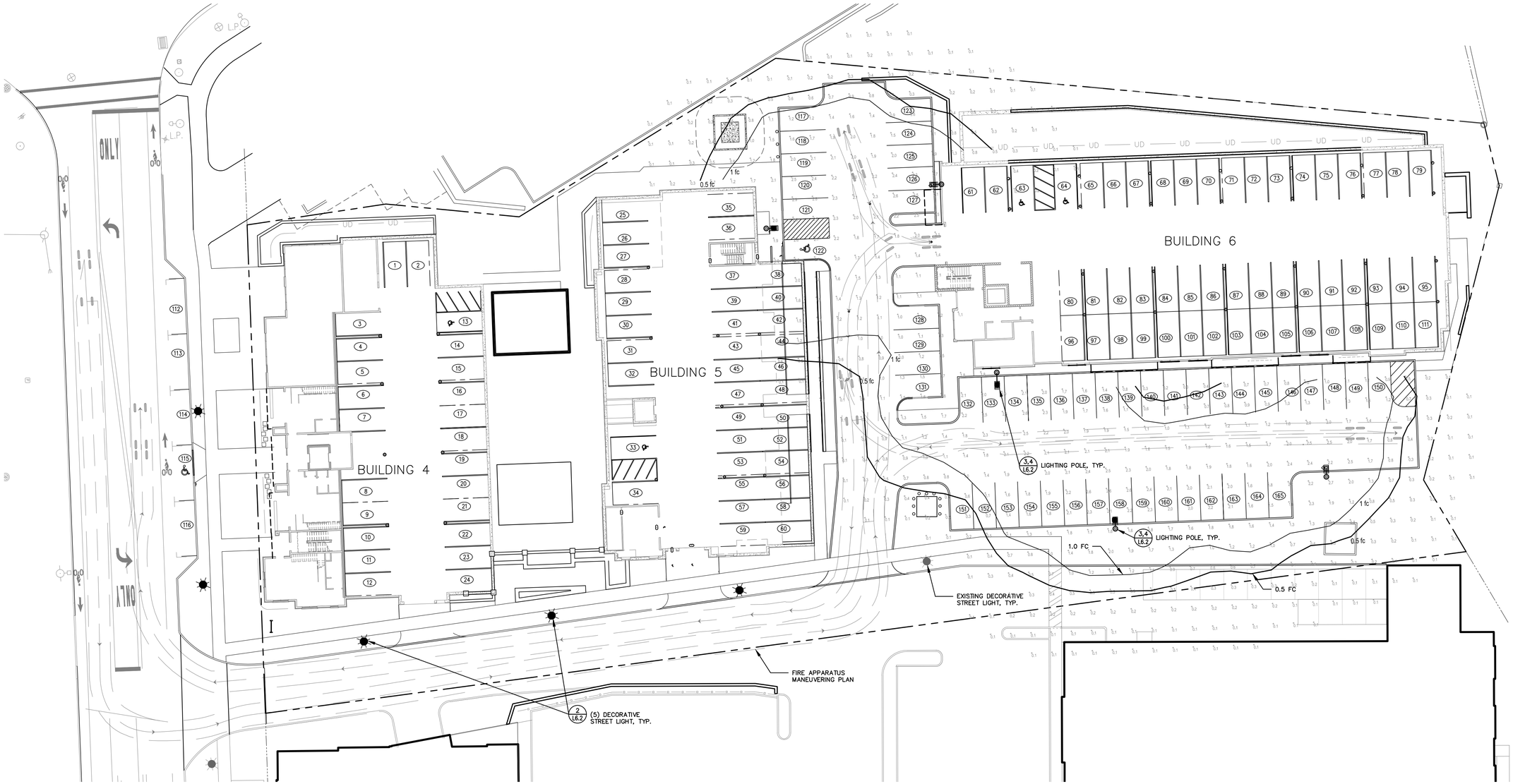
Drawing Title

Layout & Materials Plan

Drawing No.

L-2.0

Plotted By: KATELYN KOURY
Save Date: 11/4/2015 11:09 AM
File Name: G:\Proj\201391\CAD\2_Private_Exhibits_Exp\exhibit2015\01CAD\02_LAYOUT.dwg



LUMINAIRE SCHEDULE						
SYMBOL	QTY	TYPE	DESCRIPTION	LLF	LUM. WATTS	LUM. LUMENS
	2	L-4	FORM 10 LED – EH19L – TYPE 4 – 110LA–NW	0.850	107.7	11050
	3	L-3	FORM 10 LED – EH19L – TYPE 3 – 110LA–NW	0.850	107.9	11053

CALCULATION SUMMARY						
AREA	UNITS	AVG	MAX	MIN	AVG / MIN	MAX / MIN
SITE – LED_GROUND	Fc	0.39	2.9	0.0	N.A.	N.A.

LEGEND

- (20) PARKING COUNT
- PROPOSED LIGHT FIXTURE
- EXISTING LIGHT FIXTURE
- PHOTOMETRIC POINTS
- FOOT CANDLE CONTOURS
- PARKING GARAGE
- PROPERTY LINE

Planning Board # 15.041

Approval

Approved under authority of a resolution adopted _____ by the Planning Board of the City of Saratoga Springs.

_____ Chairperson

Date Signed _____

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 feet

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
p 518-587-8100
f 518-587-0180
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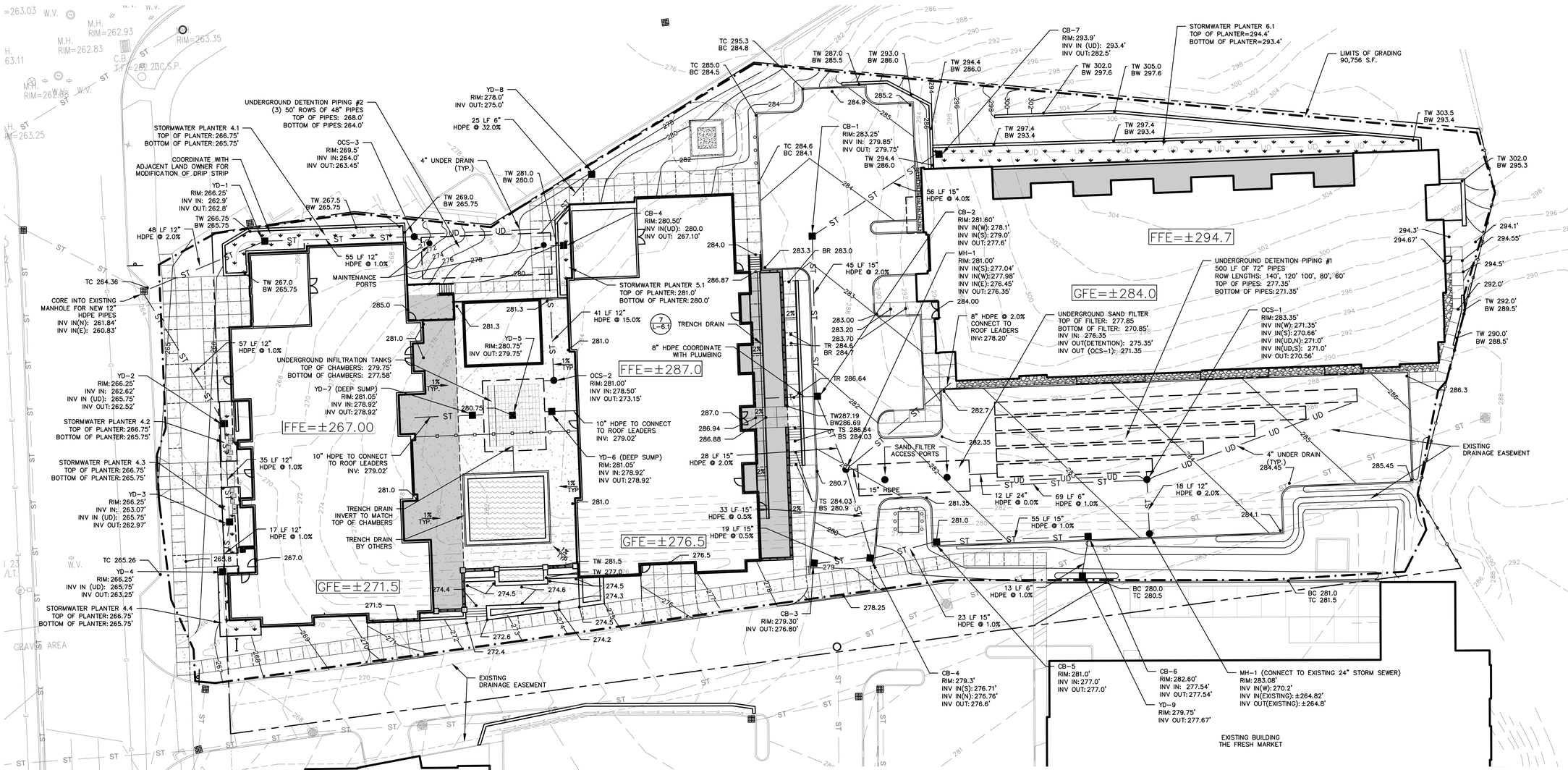
Drawing Title

Parking & Lighting Plan

Drawing No.

L-2.1

Plotted By: KATELYN KOURY
Save Date: 11/4/2015 11:03 AM
File Name: K:\Proj\201391\CAD\2_Prime_Excelsior_Expansion\201391CAD02_LAYOUT.dwg



GRADING NOTES

1. SURVEY INFORMATION FROM MAP TITLED BOUNDARY & TOPOGRAPHIC SURVEY MAP OF LANDS OWNED BY 77 EXCELSIOR AVENUE, LLC" CREATED BY ADVANCED ENGINEERING AND SURVEYING, PLLC., DATED FEBRUARY 4, 2014.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS TO THE OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL VERIFY PROPOSED GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE.
4. THE CONTRACTOR SHALL PROVIDE DUST AND EROSION CONTROL AS INCLUDED IN THE ORIGINAL SWPPP BY THE LA GROUP.
5. ALL FILL SLOPES 3:1 OR GREATER SHALL RECEIVE BIO-DEGRADEABLE FABRIC OR APPROVED EQUAL FOR EROSION CONTROL, UNLESS OTHERWISE SHOWN OR DIRECTED BY THE PROJECT ENGINEER.
6. THE CONTRACTOR SHALL BLEND ALL NEW EARTHWORK INTO EXISTING GRADES AT THE LIMITS OF GRADING. PROVIDE SMOOTH ROUNDED TRANSITIONS AT ALL TOP AND BOTTOM OF SLOPES.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL AREAS SHALL PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES PROHIBITING THIS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONTINUING WORK.
8. EXCAVATION REQUIRED WITHIN 3 FEET OF EXISTING UTILITY LINES SHALL BE DONE BY HAND; DO NOT EXCAVATE SOIL WITH MACHINERY. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS.
9. ANY AREA OUTSIDE THE PROJECT LIMITS THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
10. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS & EXCESS MATERIAL FROM THE SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY FINISHES SHALL BE REPAIRED.

LEGEND

- 320 — CONTOUR LINE
- PROPERTY LINE
- STORM WATER EASEMENT
- ST — STORM SEWER LINE
- UD — PERFORATED UNDERDRAINS
- STORM SEWER CATCH BASIN/YARD DRAIN (2/L6.3) (3/L6.3)
- STORM SEWER MANHOLE (5/L6.3)
- SF — SILT FENCE (2/L6.0)
- STORMWATER PLANTER (2/L6.4)
- EXISTING CATCH BASIN
- ROOF LEADERS

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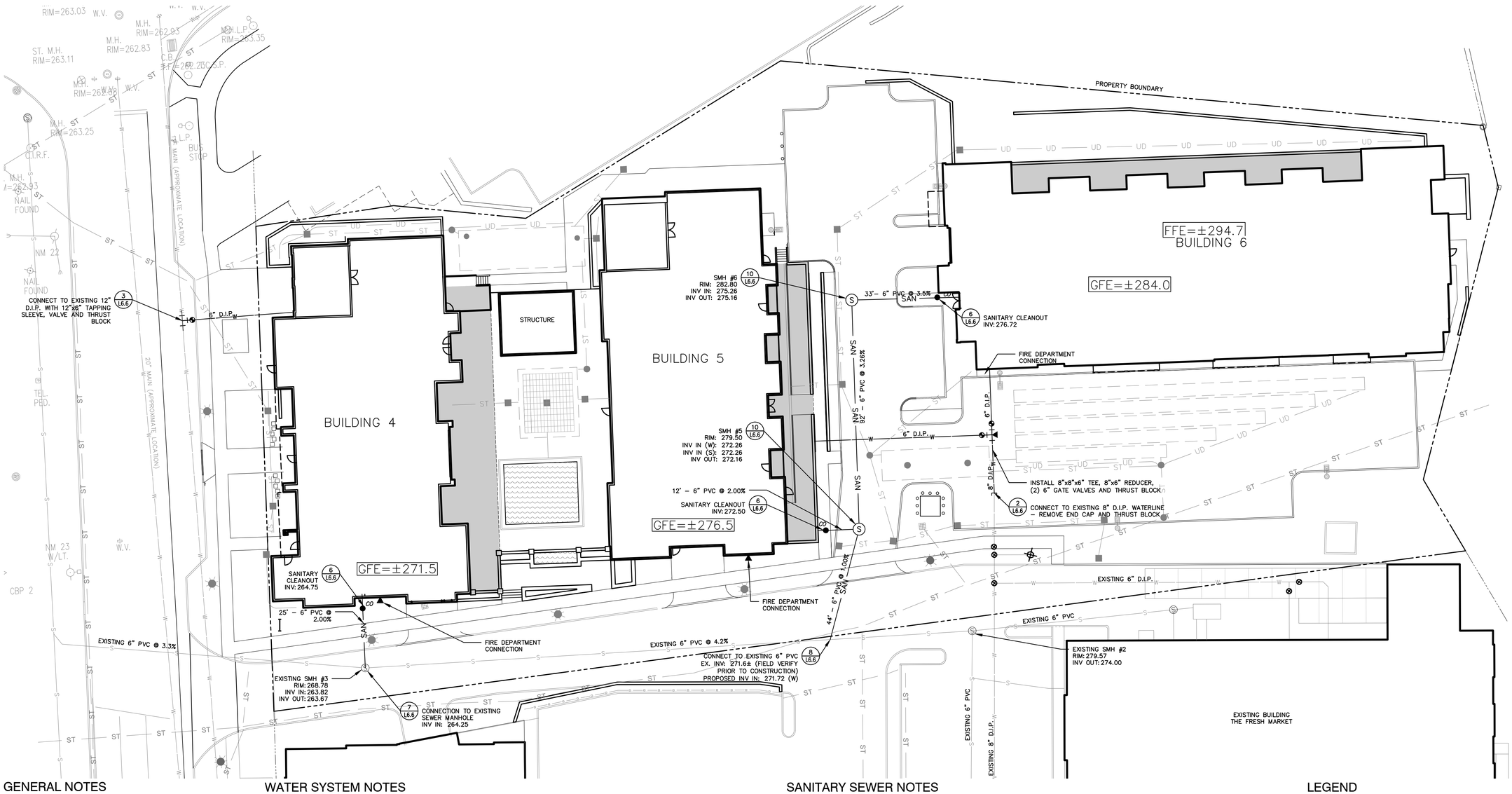
Drawing Title

Grading & Drainage Plan

Drawing No.

L-3.0

Plotted By: KATELYN KOURY
Plotted Date: 11/4/2015 11:08:14 AM
File Name: G:\Proj\2013\201391_Prime_Excelsior_Expansion\2015\CAD\03_GRAD-DRAIN.dwg



GENERAL NOTES

1. LOCATION OF UTILITY CONNECTIONS AT BUILDING TO BE FIELD VERIFIED AND RECORDED ON AS-BUILT PLANS TO BE PROVIDED TO THE OWNER.
2. ALL UTILITY INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL CODES AND LOCAL BUILDING CODES.
3. CONTRACTOR SHALL COORDINATE ALL REQUIRED UTILITY INSPECTIONS BY MUNICIPAL DEPARTMENTS IN ACCORDANCE WITH THEIR RESPECTIVE REQUIREMENTS.

WATER SYSTEM NOTES

1. WATER MAINS AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF COVER BELOW FINISHED GRADE OF 5'-0".
2. ALL CAST IRON AND DUCTILE IRON FITTINGS SHALL BE MECHANICAL JOINT, DOUBLE CEMENT LINED, PAINT SEAL COATED, 350 P.S.I. PRESSURE RATING.
3. CHLORINATION, PRESSURE AND LEAKAGE TESTS OF WATER MAINS SHALL BE IN CONFORMANCE WITH THE CITY OF SARATOGA SPRINGS AND A.W.W.A. STANDARDS AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY ENGINEER. BACTERIA EXAMINATION AFTER DISINFECTION AT A N.Y.S.D.O.H APPROVED LABORATORY WILL TAKE PLACE PRIOR TO TURNING WATER MAIN OVER TO THE CITY TO VERIFY SANITARY QUALITY.
4. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION OF TEN FEET BETWEEN ANY WATER MAIN AND ANY SANITARY OR STORM SEWER MEASURED EDGE TO EDGE. THERE SHALL ALSO BE A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES BETWEEN ANY WATER MAIN AND ANY SANITARY OR STORM SEWER.
5. THRUST BLOCKING SHALL COMPLY WITH DETAILS ON THESE DRAWINGS AND CITY STANDARDS.
6. DURING ALL EXCAVATION IN WHICH THE EXISTING WATER MAIN IS OR CAN EASILY BE EXPOSED, THE CONTRACTOR SHALL LOCATE THE WATER LINE, BOTH HORIZONTALLY AND VERTICALLY. THIS INFORMATION SHALL BE PROVIDED TO THE CITY OF SARATOGA SPRINGS AND INCORPORATED IN THE AS-BUILT DRAWINGS.
7. THE CONTRACTOR SHALL PROVIDE TWO (2) BRONZE WEDGES AT EACH BELL JOINT OF PUSH-ON PIPE.
8. THE CONTRACTOR SHALL PROVIDE ID TAPE ABOVE WATER LINES AS SHOWN ON THE TRENCHING DETAIL.
9. MECHANICAL JOINT TAPPING SLEEVE SHALL CONFORM TO ANSI B16.1, CLASS 125 FLANGE, MSS SP-60 STANDARD, AND ANSI/AWWA C111 STANDARD, AND HAVE A MAXIMUM WORKING PRESSURE OF 200PSIG FOR SERVICES 4-INCH THRU AND INCLUDING 12-INCH.
10. MECHANICAL JOINT RESILIENT WEDGE TAPPING VALVES SHALL CONFORM TO AWWA C500 STANDARD AND HAVE A MAXIMUM WORKING PRESSURE OF 200 PSIG. VALVE SHALL BE NON-RISING STEM TYPE AND SHALL OPEN "RIGHT" (CLOCKWISE)
11. VALVE BOXES
    A. CAST IRON TWO PIECE VALVE BOX AS MANUFACTURED BY CLOW (MODEL F2494), OR APPROVED EQUAL.
    B. COVER SHALL BE STAY-PUT TYPE (CLOW MODEL F2490), OR APPROVED EQUAL, AND BE CLEARLY MARKED "WATER".
10. VALVES
    A. ALL VALVES UNDER 12 INCHES IN DIAMETER SHALL BE MECHANICAL JOINT RESILIENT WEDGE (R/W).
    B. R/W VALVES, 3-INCHES AND LARGER, SHALL BE IRON BODY, NON-RISING STEM CONFORMING TO A.W.W.A. C509. GLAND BOLTS SHALL BE ZINC COATED STEEL.
    C. ALL VALVES SHALL HAVE A MAXIMUM WORKING PRESSURE RATING OF 200 P.S.I.G.
    D. ALL VALVES SHALL HAVE MECHANICAL JOINT ENDS CONFORMING TO ANSI A21.10/A21.11.
    E. VALVES SHALL OPEN RIGHT (CLOCKWISE) WITH A STANDARD 2-INCH SQUARE OPERATING NUT WITH ARROW CAST INTO IT INDICATING THE DIRECTION OF OPENING.
    F. EACH VALVE SHALL BE FURNISHED COMPLETE WITH NECESSARY NUTS, BOLTS, STUDS, AND GASKETS.
    G. MUELLER A-2360 MJ RESILIENT, OR APPROVED EQUAL.
11. ALL WATER MAIN VALVES SHALL OPEN RIGHT (CLOCKWISE).
12. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLAN ARE FOR INFORMATION ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFELY NY (U.F.P.O.) (1-800-962-7962) AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY HAVING JURISDICTION TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO CONTACT THE PROPER AUTHORITIES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
13. WATER VALVE BOXES, EXISTING STRUCTURE RIMS, NEW STRUCTURE RIMS, ETC., SHALL BE ADJUSTED TO CONFORM TO NEW FINISHED PAVEMENT GRADES UNLESS OTHERWISE NOTED AND/OR DIRECTED BY THE OWNER'S REPRESENTATIVE.

SANITARY SEWER NOTES

1. PVC SANITARY SEWERS, FITTINGS AND SERVICE LATERALS TO PROPERTY LINES SHALL CONFORM TO AND BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF SARATOGA SPRINGS STANDARDS AND SARATOGA COUNTY SEWER DISTRICT NO. 1.
2. ALL SEWER PIPING AND FITTINGS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PVC PIPE, ASTM DESIGNATION D-3034-78 OR LATEST REVISION AND TO THE DIMENSIONS AND TOLERANCES OF CLASSIFICATION SDR-26 WITH SINGLE GASKET PUSH-ON JOINTS.
3. INFORMATION AND SHOP DRAWINGS FOR MATERIALS USED SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF ANY ORDERS OF SAID MATERIALS.
4. LEAKAGE OUTWARD OR INWARD SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. LEAKAGE TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET AND SHALL BE IN ACCORDANCE WITH CITY OF SARATOGA SPRINGS STANDARDS.
5. FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LA GROUP AND THE CITY OF SARATOGA SPRINGS CITY ENGINEER, PRIOR TO INSTALLATIONS.
6. LOW PRESSURE AIR TESTING IS PERMITTED. TEST IS TO CONFORM TO UNIBELL PVC PIPE ASSOCIATION, UNI-B-6-98.

LEGEND

- ST — STORM SEWER LINE
- STORM SEWER CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- VALVE AND THRUST BLOCK

Planning Board # 15.041

Approval
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_____ Chairperson
Date Signed _____

GRAPHIC SCALE
20 0 10 20 40
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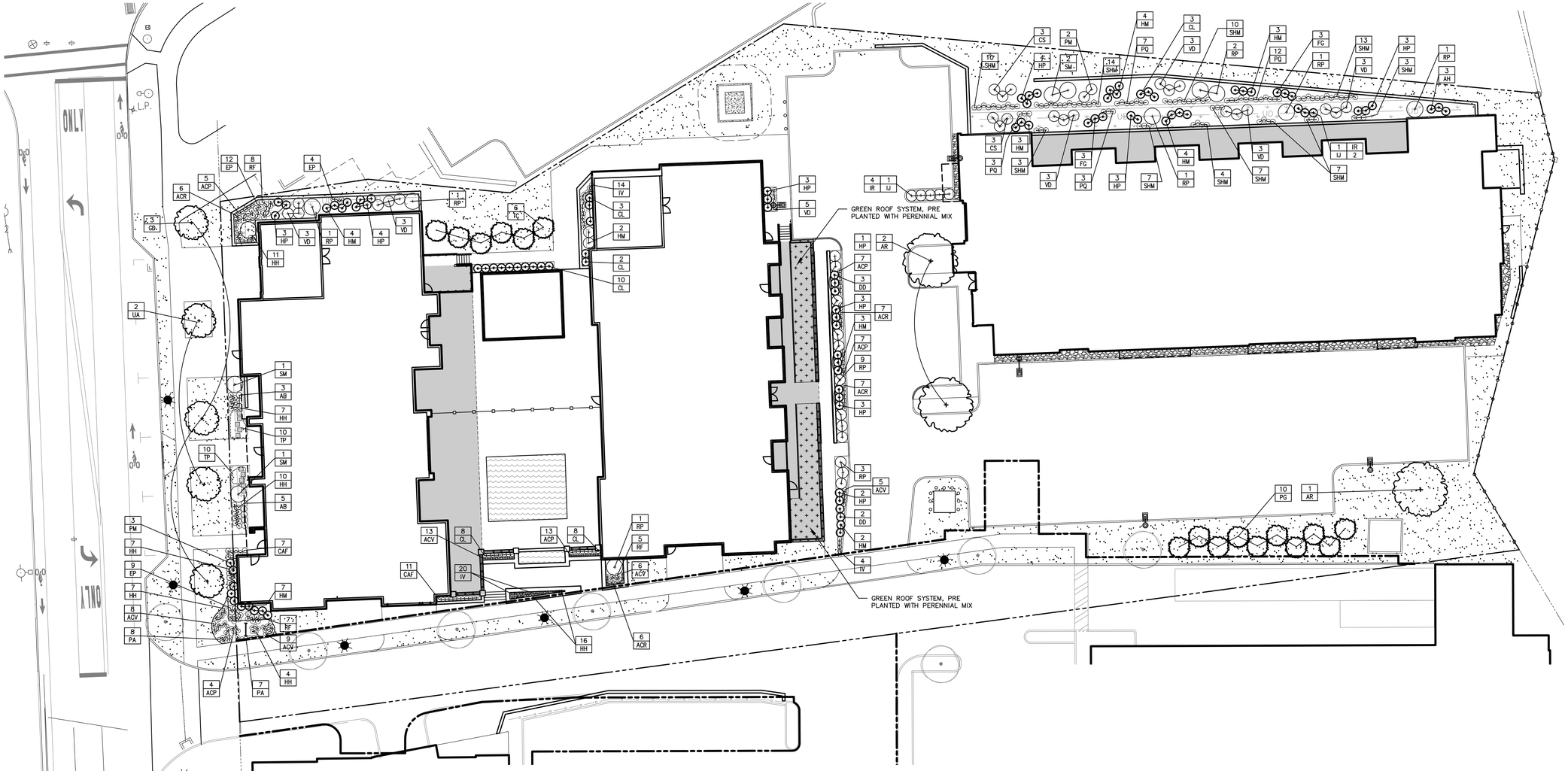
1	Revised per TDE Comments	11/4/15

Drawing Title
Utility Plan

Drawing No.
L-4.0

Plotted By: KATELYN KOURY
Save Date: 11/4/2015 10:39 AM
File Name: G:\Projects\2013\13103_Zones_Excelsior_Expansion\2013\13103-ACAD\04_UTILITY.dwg



LANDSCAPE NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON PLANT SCHEDULE.
3. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL NEW PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY UNLESS APPROVED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
5. WHERE PLANT SIZE IS INDICATED AS A RANGE, THE PLANTS PROVIDED SHALL BE A FAIR REPRESENTATION OF THAT RANGE.
6. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN PLANT APPROVAL FROM THE OWNER'S REPRESENTATIVE AFTER DELIVERY AND PRIOR TO INSTALLATION.
8. LAWN MIX SHALL CONSIST OF THE FOLLOWING RATIOS:

% BY WEIGHT	SPECIES	GERMINATION
30%	TALL FESCUE	90%
20%	HYBRID KENTUCKY BLUE	87%
50%	TURF-TYPE PERENNIAL RYE	90%

9. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
11. NEW PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISH GRADE AS IT DID IN THE NURSERY.
12. ALL PLANT BEDS TO RECEIVE THREE INCHES (3") MIN. OF SHREDDED BARK MULCH ON WEED BARRIER FABRIC.
13. PREPARE ALL PLANTING BEDS TO MIN. OVERALL DEPTHS SHOWN ON PLANTING DETAILS.
14. AMENDED TOPSOIL BACKFILL SHALL CONSIST OF ONE (1) PART MANURE TO EIGHT (8) PARTS TOPSOIL AND BONEMEAL @ 20 LBS. TO 4 CY TOPSOIL.
15. ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER WORK SHALL RECEIVE SIX INCHES (6") OF SUITABLE ON-SITE OR IMPORTED PLANTING SOIL PRIOR TO SEEDING OR SODDING.
16. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A MIN. OF ONE (1) YEAR.
17. THE CONTRACTOR SHALL MAINTAIN ALL WORK INCLUDING WATERING, MOWING, AND PROTECTION FROM TRAFFIC UNTIL
18. FINAL ACCEPTANCE OF THE PROJECT.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE THE CONSTRUCTION LIMITS, AND ITEMS WITHIN THE SITE THAT ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
20. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.

PLANT SCHEDULE

NOTES:
NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL FROM OWNER'S REPRESENTATIVE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	ROOT	COMMENT
TREES						
AR	3	Acer rubrum 'Autumn Flame'	RED SUNSET MAPLE	4" CAL.	B&B	
UA	2	Ulmus americana 'Valley Forge'	VALLEY FORGE ELM	4" CAL.	B&B	
GD	3	Gymnocladus dioca 'Espresso'	KENTUCKY COFFEE TREE	4" CAL.	B&B	
PG	10	Picea glauca	WHITE SPRUCE	8'-10' HT	B&B	
TC	6	Tsuga canadensis	CANADIAN HEMLOCK	8'-10' HT	B&B	
SHRUBS						
CS	6	Cornus alba 'Siberica'	RED-TWIG DOGWOOD	30"-36" HT.	CONT.	
SM	4	Syringa meyeri 'Palabin'	MEYER LILAC	36"-48" HT.	CONT./B&B	
FG	6	Fothergilla gardenii	DWARF FOTHERGILLA	24"-30" HT.	CONT.	
HM	32	Hydrangea macrophylla 'Ballmer'	ENDLESS SUMMER HYDRANGEA	30"-36" HT.	CONT.	
HP	29	Hydrangea paniculata 'Quickfire'	QUICKFIRE HYDRANGEA	42" HEAD/TREE FORM	CONT./B&B	
RP	20	Rhododendron 'PJM'	PJM RHODODENDRON	30-36" HT.	CONT./B&B	
VD	23	Viburnum dentatum	ARROWWOOD VIBURNUM	30"-36" HT.	CONT./B&B	
IR	6	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	30"-36" HT.	CONT.	
IJ	2	Ilex verticillata 'Jim Dandy'	RED SPRITE WINTERBERRY (MALE)	30"-36" HT.	CONT.	
PM	5	Philadelphus 'Minin Snowflake'	MINI SNOWFLAKE MOCKORANGE	30"-36" HT.	CONT.	
PERENNIALS/GROUND COVERS/BULBS						
ACP	36	Astilbe cinensis 'Purple Candles'	PURPLE CANDLE (PURPLE) ASTILBE	#2 CONT.	CONT.	24"O.C.
ACR	20	Astilbe cinensis 'Rock and Roll'	ROCK AND ROLL (WHITE) ASTILBE	#2 CONT.	CONT.	24"O.C.
ACV	41	Astilbe cinensis 'Visions'	VISIONS (PINK) ASTILBE	#2 CONT.	CONT.	24"O.C.
HH	62	Hemerocallis 'Happy Returns'	'HAPPY RETURNS' DAYLILY	#2 CONT.	CONT.	24"O.C.
PA	15	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	#2 CONT.	CONT.	24"O.C.
RF	20	Rudbeckia fulgida 'Goldsturm'	BLACK EYED SUSAN	#2 CONT.	CONT.	24"O.C.
EP	25	Echinacea purpureum	ECHINACEA	#2 CONT.	CONT.	24"O.C.
IV	38	Iris versicolor	BLUE FLAG IRIS	#2 CONT.	CONT.	24"O.C.
CAF	18	Calamagrostis acutiflora 'Karl Foerster'	KARL FERSTER REED GRASS	#2 CONT.	CONT.	
SHM	78	Schizophragma hydrangeoides 'Moonlight'	MOONLIGHT JAPANESE HYDRANGEA	#2 CONT.	CONT.	
AH	3	Athyrium hiponicum 'Regal Red'	REGAL RED FERN	#2 CONT.	CONT.	
DD	5	Dryopteris dilatata	FERN	#2 CONT.	CONT.	
CL	34	Chasmanthium latifolium	NORTHERN SEA OATS	#2 CONT.	CONT.	
AB	8	Andropogan 'Blue Stem'	BLUE STEM ANDROPOGAN	#2 CONT.	CONT.	
TP	20	Thymus praecox 'Coccineus'	CREEPING THYME	#1 CONT.	CONT.	
PQ	25	Parthenocissus quinquiefolia	VIRGINIA CREEPER	#1 CONT.	CONT.	

LEGEND

PROPERTY LINE
DECIDUOUS TREE (9 / L6.2)
EXISTING TREE
EVERGREEN TREE (10 / L6.2)
FLOWERING TREE (9 / L6.2)
SHRUBS (11 / L6.2)
SEEDED LAWN

Planning Board # 14.059

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Drawing No.
L-5.0

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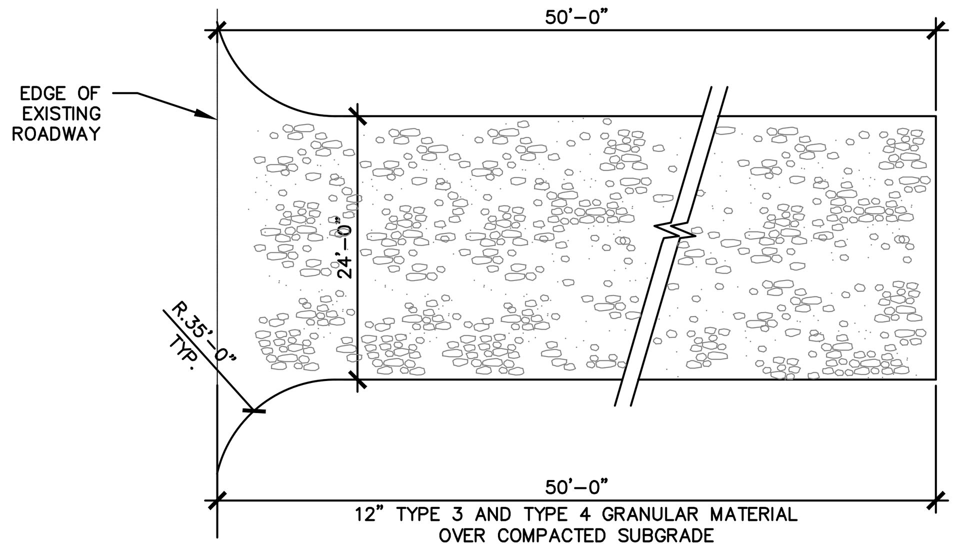
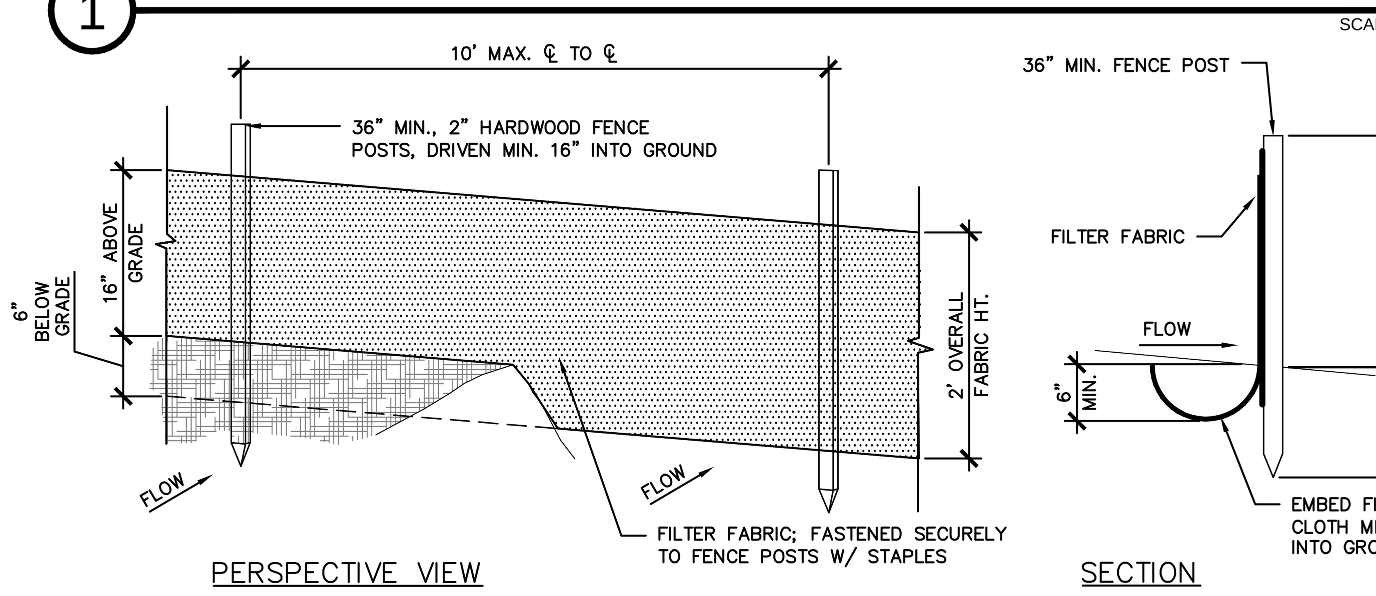
Save Date: 11/4/2015 11:39 AM
File Name: G:\Proj\2013\201391_Prime_Excelsior_Expansion\2013912CAD\05-LANDSCAPE.dwg



1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

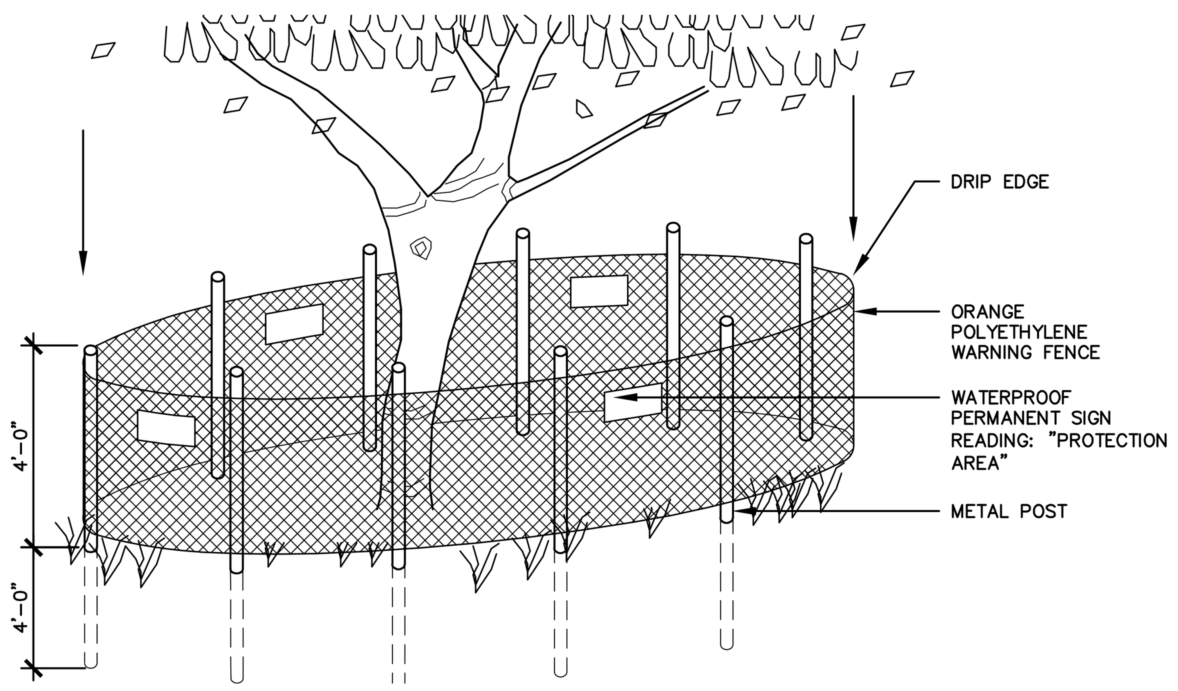


CONSTRUCTION SPECIFICATIONS:

1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. FILTER FABRIC SHALL BE ON THE NYSDOT APPROVED MATERIAL LIST FOR SILT FENCE, UNSUPPORTED 1.2M POST SPACING.

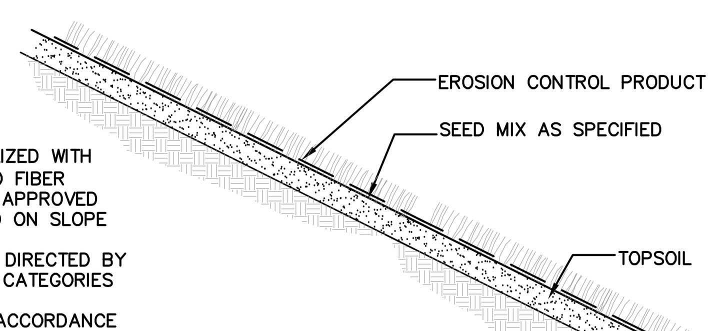
2 SILT FENCE

SCALE: NTS



3 TREE PROTECTION FENCE

SCALE: NTS

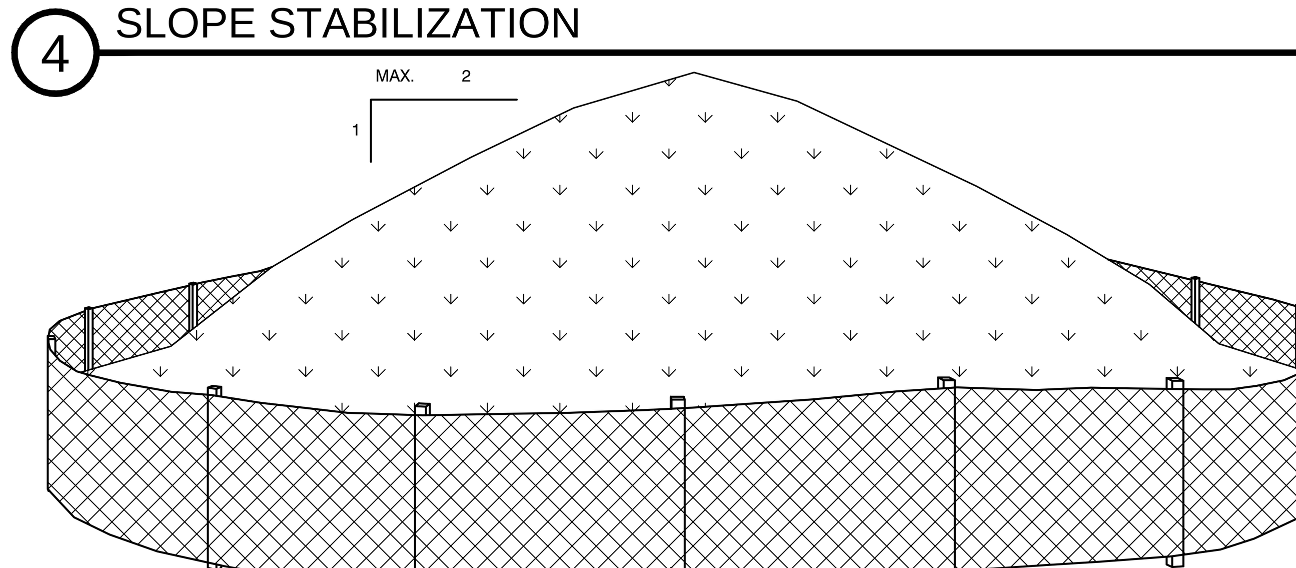


NOTES:

1. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH HYDROSEED APPLICATION OF "FLEXTERRA" BONDED FIBER MATRIX, ROLLED EROSION CONTROL PRODUCT, OR APPROVED EQUAL. ADDITIONAL STABILIZATION OPTIONS BASED ON SLOPE CATEGORIES ARE LISTED ON SHEET L3.22.
2. SLOPES LESS THAN 3:1 SHALL BE STABILIZED AS DIRECTED BY QUALIFIED INSPECTOR. OPTIONS BASED ON SLOPE CATEGORIES ARE LISTED ON SHEET L3.22.
3. INSTALL EROSION CONTROL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
4. ALL PROPOSED SLOPE STABILIZATION METHODS SHALL BE VERIFIED AND/OR APPROVED BY QUALIFIED INSPECTOR PRIOR TO INSTALLATION.

4 SLOPE STABILIZATION

SCALE: NTS

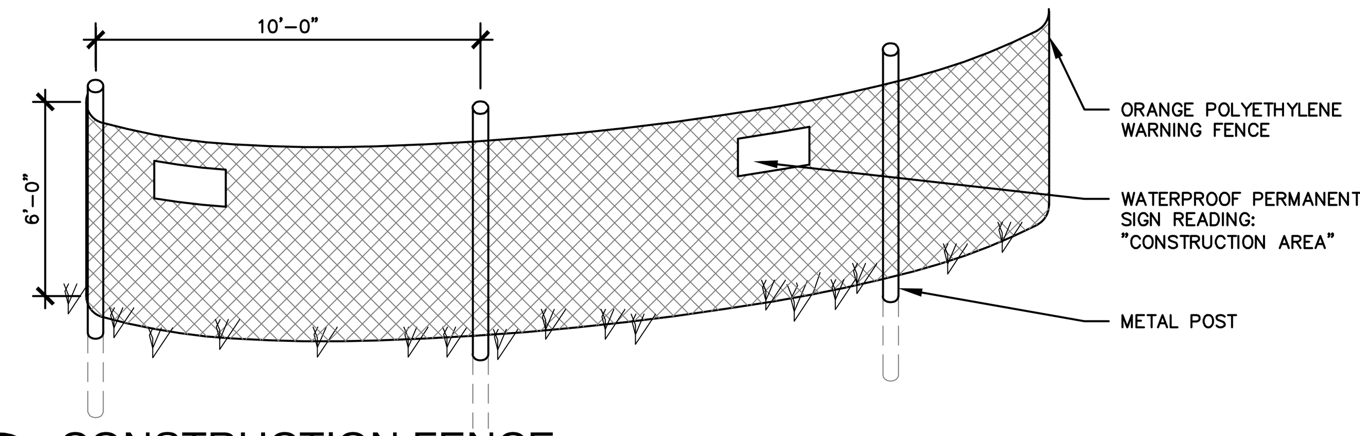


NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE. LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING WORK.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1. MAXIMUM HEIGHT SHALL BE 12 FEET.
3. EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, INSTALLED PER CORRESPONDING DETAIL.
4. A PERIMETER DIKE/SWALE SHALL BE LOCATED UP–SLOPE OF THE TOPSOIL STOCKPILE.

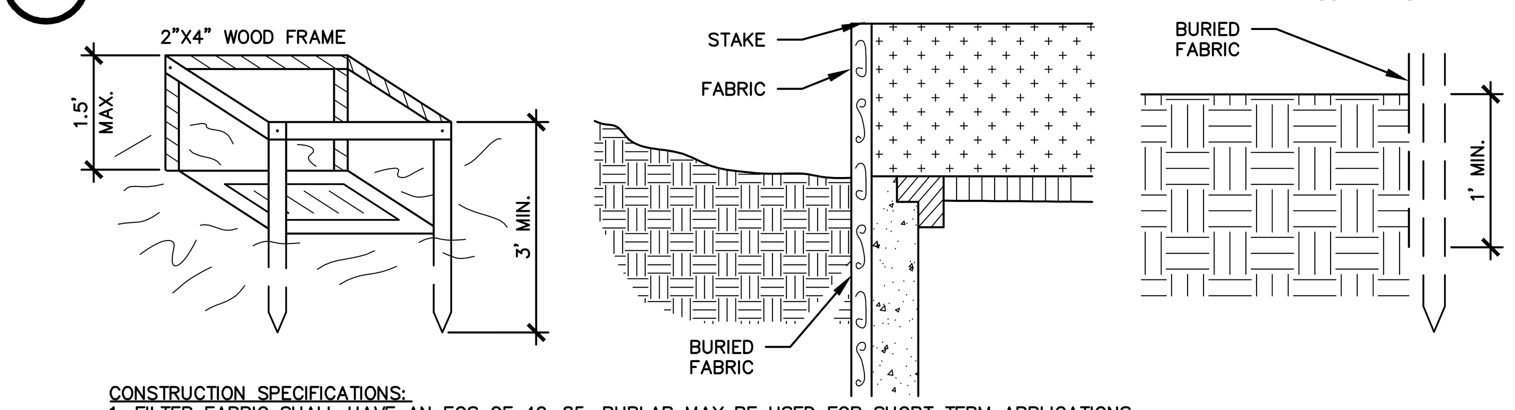
5 TEMPORARY STOCKPILE

SCALE: NTS



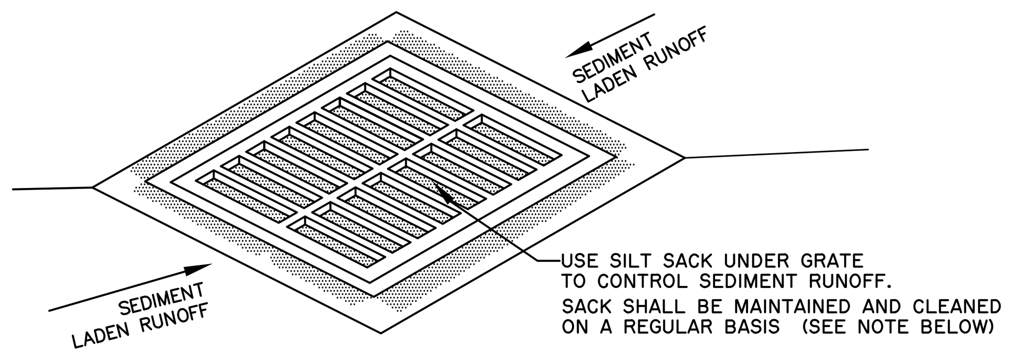
6 CONSTRUCTION FENCE

SCALE: NTS



CONSTRUCTION SPECIFICATIONS:

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACES STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACK–FILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2"X4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

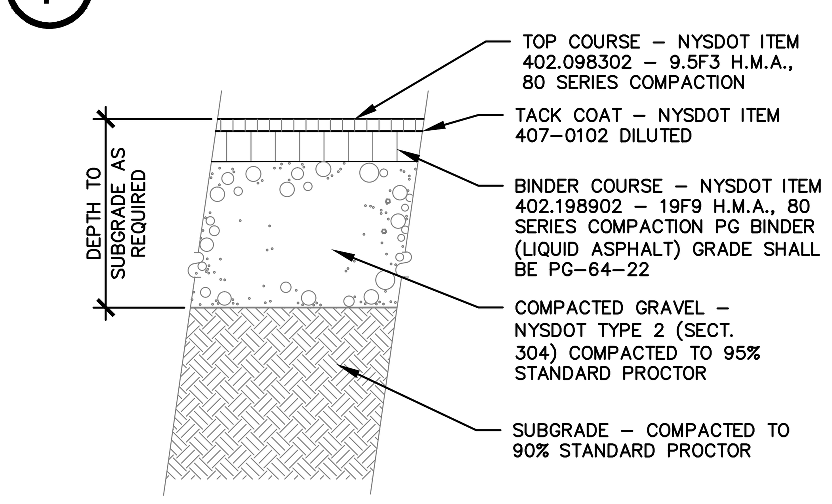


NOTE:

1. SILT SACK SHALL BE MAINTAINED & REMOVED ONLY AFTER ACCEPTANCE OF ROADWAY. SILT SACK SHALL BE CLEANED PERIODICALLY TO KEEP CATCH BASIN WORKING PROPERLY WHILE IN PLACE AT REMOVAL OF SILT SACK ALL CATCH BASINS SHALL BE CLEANED OF DEBRIS AND SEDIMENT.
2. GRATE SILT SACK SHALL ONLY BE USED FOR IN–PAVEMENT STRUCTURES ONLY DURING AND AFTER INSTALLATION OF PAVEMENT.

7 INLET PROTECTION

SCALE: NTS



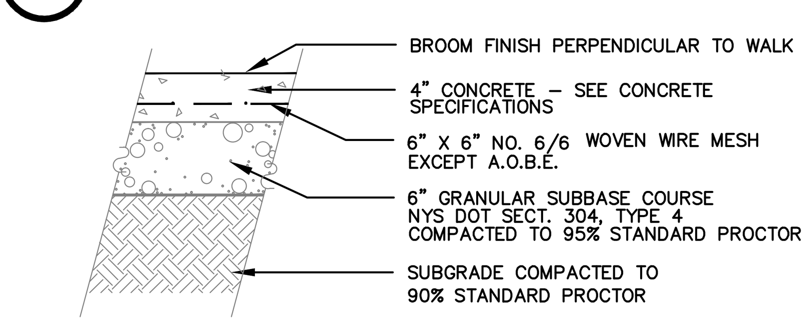
NOTES:

1. PAVEMENT SECTIONS SPECIFIED ARE TYPICAL FOR STREET, DRIVEWAY AND PARKING LOT CONSTRUCTION WHERE TRAFFIC VOLUMES AND LOADINGS ARE NOT EXCESSIVE. BASED ON ANTICIPATED VOLUMES AND LOADS, THE CITY ENGINEER MAY REQUIRE STRUCTURAL PAVEMENT SECTION TO BE INCREASED TO CARRY DESIGN LOADING.
2. TACK COAT BINDER BEFORE PLACING TOP COARSE IF MORE THAN 48 HOURS HAVE ELAPSED AFTER PLACING BINDER COURSE.
3. THE CITY ENGINEER MAY REQUIRE COMPACTION TESTING AND/OR CORE SAMPLES TO VERIFY PAVEMENT THICKNESS. ALL TESTING SHALL BE AS ORDERED BY THE CITY ENGINEER AND SHALL BE PAID BY THE CONTRACTOR.
4. NOTIFY THE CITY ENGINEER 48 HOURS MINIMUM PRIOR TO COMMENCING PAVING OPERATIONS.

PAVEMENT TYPE	TOP COURSE	BINDER COURSE	GRAVEL COURSE	ESAL LEVEL
PARKING LOT	1–1/2"	2"	8"	<0.3 MILLION
STANDARD ROADWAY	1–1/2"	3"	12"	<30 MILLION

8 ASPHALT PAVEMENT

SCALE: NTS



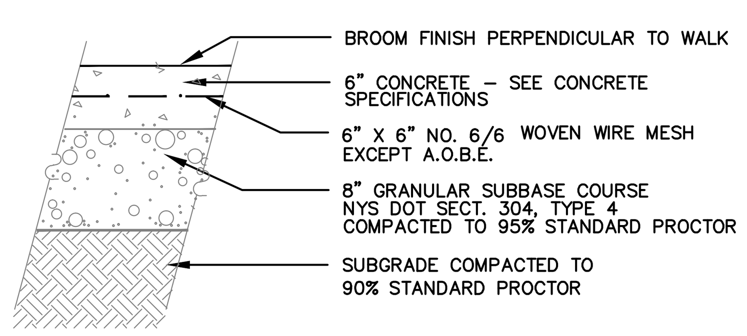
NOTES:
EXPANSION JOINT SPACING – 20'–25' O.C.
CONTROL JOINT SPACING – 5' O.C.
NOMINAL CROSS SLOPE – 1/8" TO 1/4" PER FOOT (MAX. SLOPE 1:50 TYP.) TOWARDS STREET OR A.O.B.E. MAX. SLOPE ALONG THE LENGTH OF

THE WALK SHOULD NOT EXCEED 1:12 CONSTRUCTION JOINT DETAILS TO BE SUBMITTED AND APPROVED BY CITY ENGINEER SIDEWALK WIDTH TO BE 5' MIN. OR AS ORDERED BY CITY ENGINEER

TYPE 1 CONCRETE WALK
5' WIDE

GENERAL DESIGN CRITERIA FOR CONSTRUCTING SIDEWALKS WITHIN SARATOGA SPRINGS RIGHT OF WAYS:

1.) SIDEWALKS MUST BE PLACED IN THE PUBLIC RIGHT OF WAY AT THE PROPERTY LINE.
2.) SIDEWALKS MUST NOT DROP DOWN WHEN CROSSING A DRIVEWAY.
3.) SIDEWALKS MUST NOT EXTEND ACROSS PUBLIC STREETS OR ALLEYS.



NOTES:
EXPANSION JOINT SPACING – 20'–25' O.C.
CONTROL JOINT SPACING – 5' O.C.
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THE WALK SHOULD NOT EXCEED 1:12 CONSTRUCTION JOINT DETAILS TO BE SUBMITTED AND APPROVED BY CITY ENGINEER SIDEWALK WIDTH TO BE 5' MIN. OR AS ORDERED BY CITY ENGINEER

TYPE 2 CONCRETE WALK
GREATER THAN 5' WIDE

GENERAL DESIGN CRITERIA FOR CONSTRUCTING SIDEWALKS WITHIN SARATOGA COUNTY RIGHT OF WAYS WITHIN SARATOGA SPRINGS:

1.) ALL SIDEWALK INSTALLATIONS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER. PLANS MUST BE APPROVED BY THE COUNTY COMM. OF PUBLIC WORKS.
2.) SIDEWALKS MUST BE PLACED ON THE BACK SIDE OF DITCHES OR 8'(MIN.) FROM THE EDGE OF SHOULDER.
3.) SIDEWALKS MUST BE CONSTRUCTED SO AS NOT TO INTERFERE WITH DRAINAGE.

CITY OF SARATOGA SPRINGS
CONCRETE SPECIFICATIONS OF THE PLANNING BOARD

THESE GENERAL CONCRETE SPECIFICATIONS SHALL APPLY TO ALL CONCRETE WORK WITHIN THE CITY OF SARATOGA SPRINGS INSTALLED WITHIN A CITY RIGHT–OF–WAY AND/OR WITHIN THE APPROVAL AUTHORITY MINIMUM SPECIFICATIONS.

ALL CONCRETE THAT MAY COME IN CONTACT WITH DEICING CHEMICALS SHALL MEET OR EXCEED THESE

CONCRETE SHALL BE ONLY PORTLAND CEMENT CONCRETE AIR–ENTRAINED OF DURABLE MATERIALS AND SHALL HAVE (1) A LOW WATER–CEMENT RATIO (MAXIMUM 0.46), (2) A SLUMP OF 4 INCHES OR LESS,* (3) A CEMENT CONTENT OF 606 LB PER CUBIC YARD OR MORE, (4) PROPER FINISHING AFTER BLEED WATER HAS EVAPORATED FROM THE SURFACE, (5) ADEQUATE DRAINAGE WITH A SLOPE OF 1/8 INCH PER LINEAR FOOT OR MORE, (6) A MINIMUM OF 7 DAYS MOIST CURING AT OR ABOVE 50 DEGREES F, (7) A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, AND (8) A MINIMUM 30–DAY DRYING PERIOD AFTER MOIST CURING IF CONCRETE IS PLACED IN THE FALL AND WILL BE EXPOSED TO FREEZE–THAW CYCLES AND DEICERS WHEN SATURATED. THE EXACT LENGTH OF TIME FOR SUFFICIENT DRYING TO TAKE PLACE MAY VARY WITH CLIMATE AND WEATHER CONDITIONS.

TECHNICAL SPECIFICATIONS FOR CONCRETE AS HEREIN DEFINED SHALL COMPLY WITH THE APPLICABLE SPECIFICATIONS OF THE "NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS CONSTRUCTION AND MATERIALS", 1985.

ANY CLARIFICATION, REVISIONS, MODIFICATIONS THERETO SHALL ONLY BE MADE SUBJECT TO APPROVAL OF THE CITY OF SARATOGA SPRINGS PLANNING BOARD.

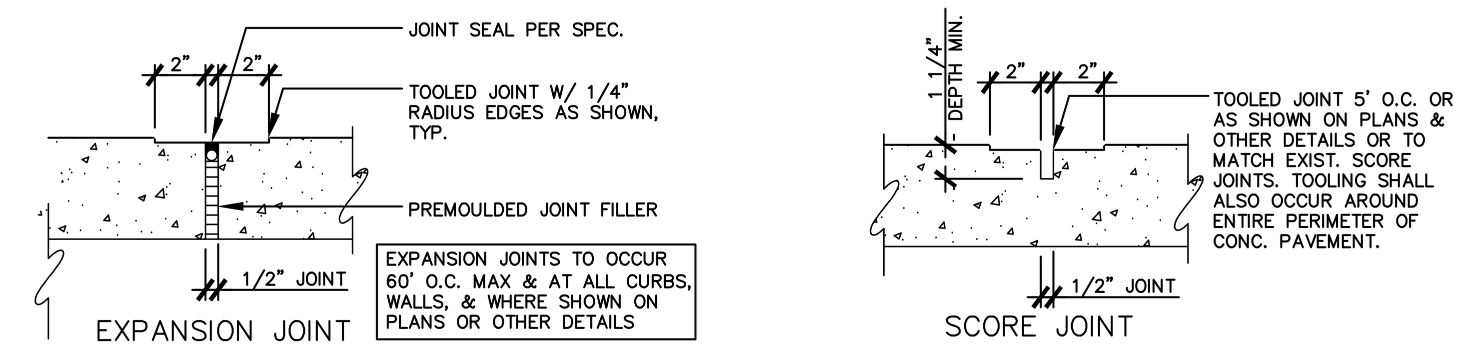
*A SUPER PLASTICIZER MAY BE USED TO INCREASE SLUMP AND WORKABILITY WITHOUT INCREASING THE WATER–CEMENT RATIO.

9 CONCRETE PAVEMENT ON GRADE

SCALE: NTS

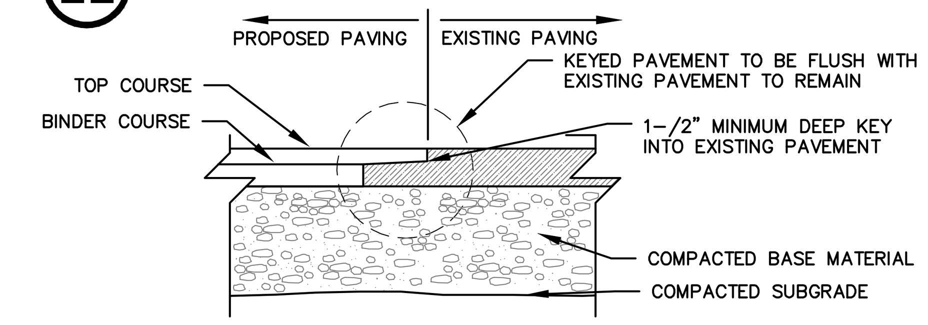
10 NOT USED

SCALE: NTS



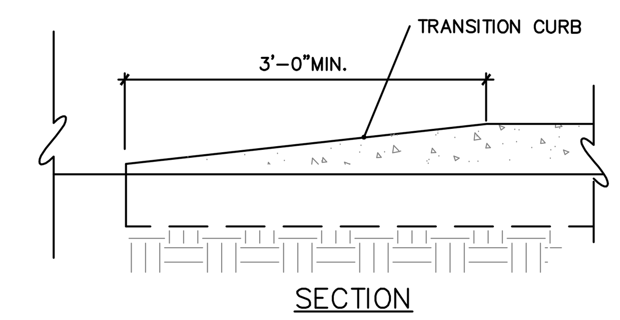
11 CONCRETE PVMT. EXPANSION/SCORE JOINT

SCALE: NTS



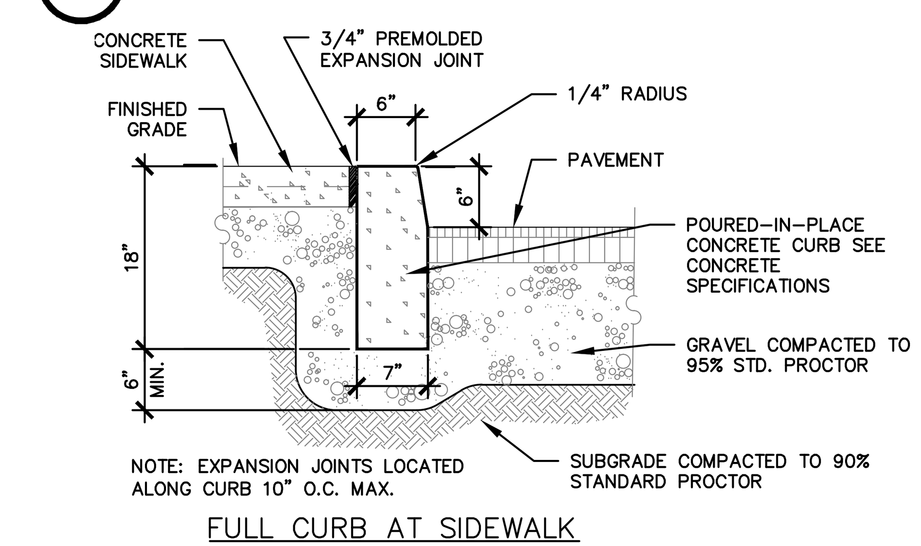
12 PAVEMENT KEY

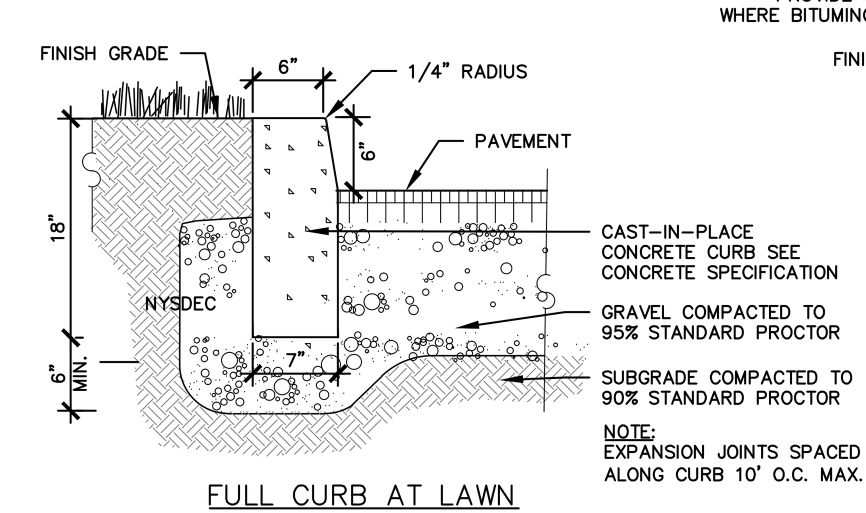
SCALE: NTS

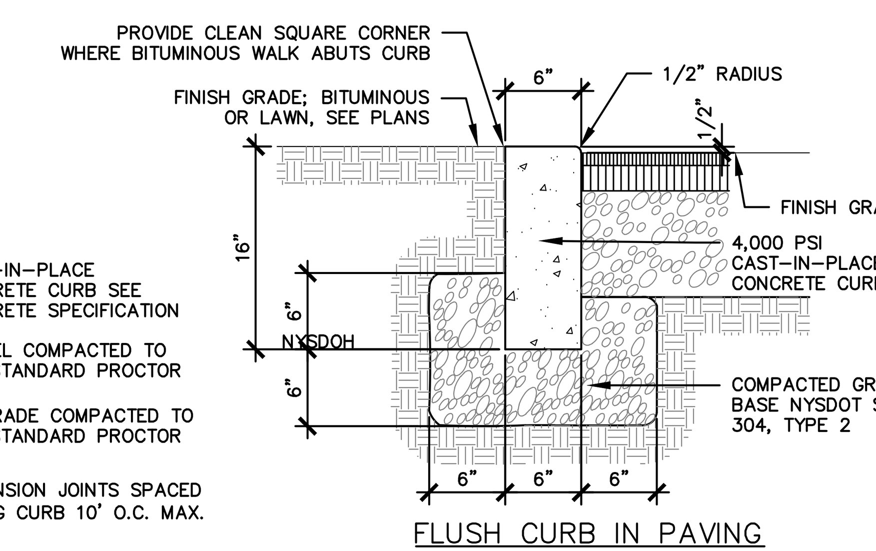


13 TRANSITION CURB

SCALE: NTS







14 CONCRETE CURB

SCALE: NTS

Planning Board # 15.041

Approval

Approved under authority of a resolution adopted ____________
by the Planning Board of the City of Saratoga Springs.
____________ Chairperson
Date Signed ____________

The LA GROUP
Landscape Architecture & Engineering P.C.
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Prepared for:
Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Project Title:
77 Excelsior Mixed Use Development
77 Excelsior Avenue
Saratoga Springs, New York

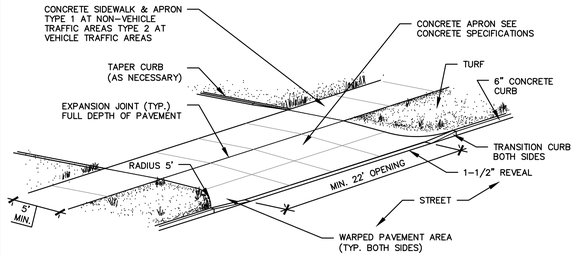
Project No.:			201391
Design:			DRC
Drawn:	KMK	Ch'k'd:	DRC
Date:	09/09/2015	Scale:	NTS

Rev:	Description:	Date:
1	Revised per TDE Comments	11/4/15

Drawing Title
Site Details

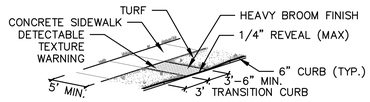
Drawing No.
L-6.0

Plotted By: KATELYN KOURY
Save Date: 11/4/2015 9:09 AM
File Name: G:\Proj-2013\201391_Prime_Excelsior_Expansion\201391CAD\06_DETAILS.dwg

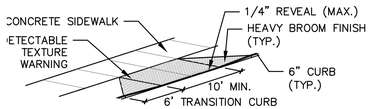


1 DROP CURB AT PARKING GARAGE ENTRANCES

SCALE: NTS



PEDESTRIAN CURB RAMP – TYPE 1 AT GRASS STRIP N.T.S.

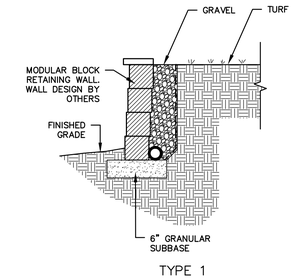


PEDESTRIAN CURB RAMP – TYPE 2 AT EXCELSIOR AVE N.T.S.

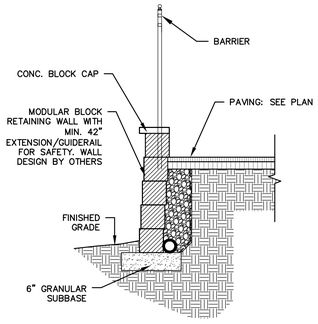
NOTE: MAX SLOPE IN MAIN RAMP MEASURED PERPENDICULAR TO CURB SHALL BE 1:12.

2 PEDESTRIAN CURB RAMP

SCALE: NTS



TYPE 1

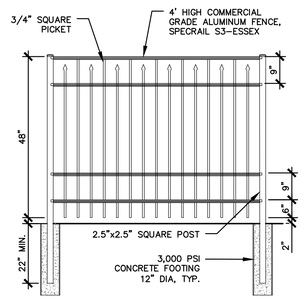


TYPE 2

NOTE: RETAINING WALL SHALL BE DESIGNED AND STAMPED BY AN ENGINEER LICENSED IN NEW YORK

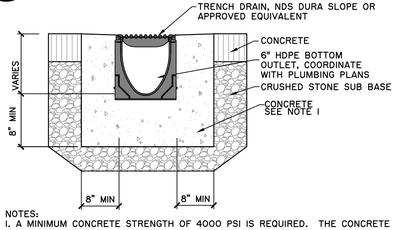
4 SEGMENTAL BLOCK RETAINING WALL

SCALE: NTS



5 ALUMINUM FENCE

SCALE: NTS



NOTES:
1. A MINIMUM CONCRETE STRENGTH OF 4000 PSI IS REQUIRED. THE CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.

6 TRENCH DRAIN

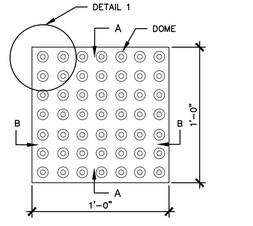
15

Armor-Tile

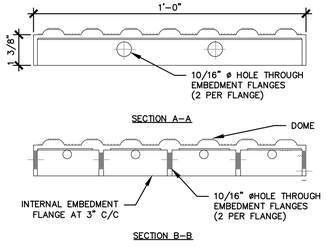
Tactile Systems

ENGINEERED PLASTICS, INC.
300 INTERNATIONAL DR., SUITE 100
WILLIAMSVILLE, NY
USA, 14221
1 (800) 682-2525
PHONE: (716) 626-3626
FAX: 1 (800) 769-4463
www.armor-tile.com

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. FOR CUSTOM SIZING CONTACT MANUFACTURER.
4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CAD DETAILS.COM/INFO/REFRENCE NUMBER 681-001A.



PLAN-TILE

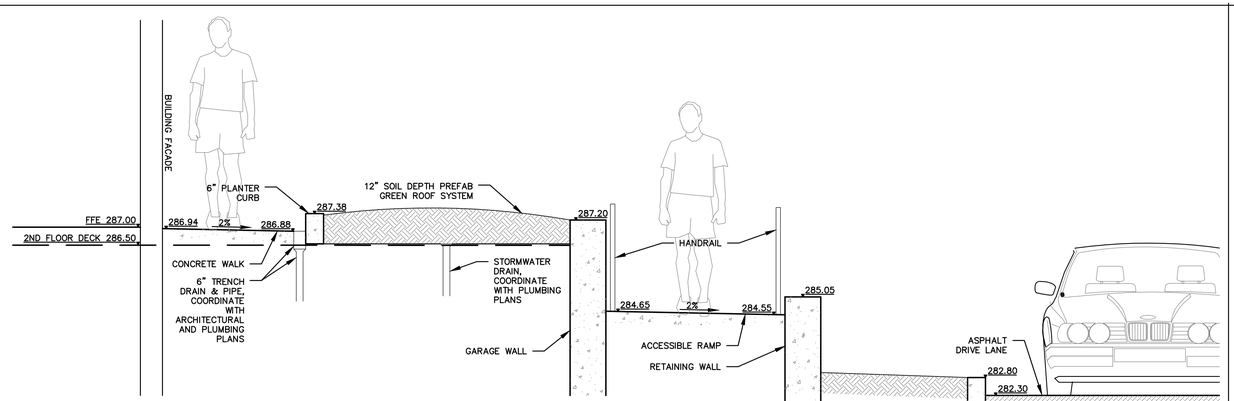


DETAIL 1

SECTION B-B

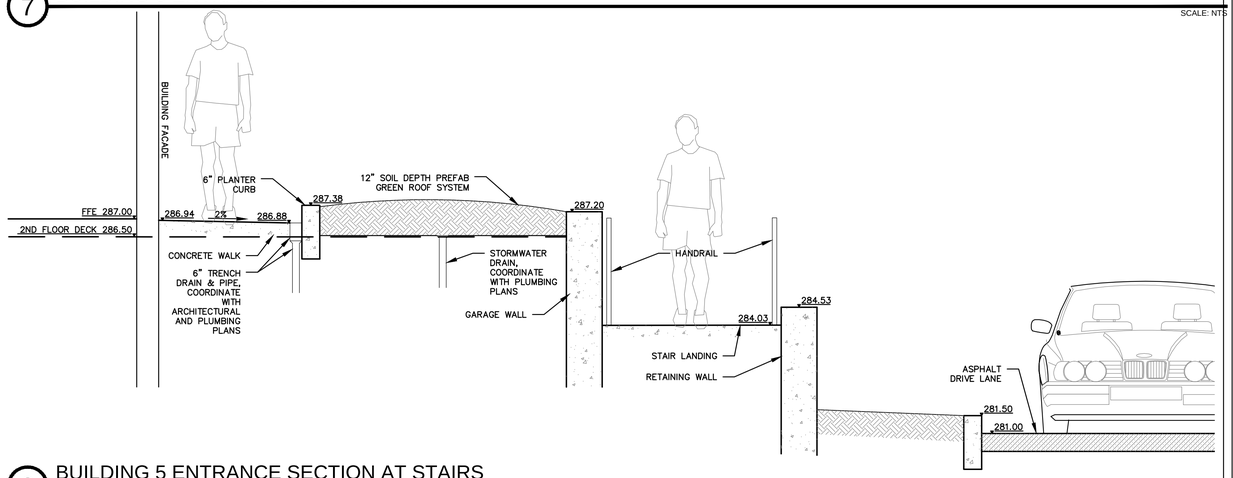
3 TACTILE WARNING STRIP

SCALE: NTS



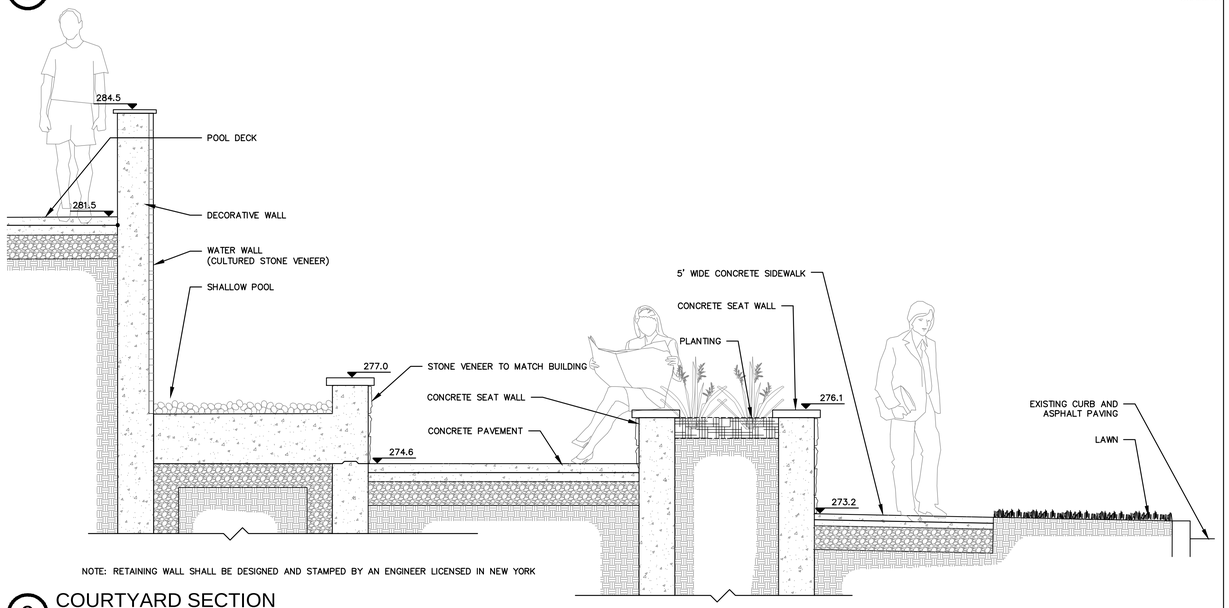
7 BUILDING 5 ENTRANCE SECTION AT RAMP

SCALE: NTS



8 BUILDING 5 ENTRANCE SECTION AT STAIRS

SCALE: NTS



NOTE: RETAINING WALL SHALL BE DESIGNED AND STAMPED BY AN EINGINEER LICENSED IN NEW YORK

9 COURTYARD SECTION

SCALE: NTS

Planning Board # 15.041

Approval

Approved under authority of a resolution adopted _____ by the Planning Board of the City of Saratoga Springs.

_____ Chairperson

Date Signed _____

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Prepared for:

Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Project Title:

77 Excelsior Mixed Use Development
77 Excelsior Avenue
Saratoga Springs, New York

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Design:			DRC
Drawn:	KMK	Ch'k'd:	DRC
Date:	09/09/2015	Scale:	NTS

Rev:	Description:	Date:
1	Revised per TDE Comments	11/4/15

Drawing Title

Site Details

Drawing No.

L-6.1

Printed By: KATELYN HOVSEPY
Save Date: 11/4/2015 9:09 AM
File Name: G:\Proj-2013\201391_Prime_Excelsior_Expansion\201391ACAD\L_DETAILS.dwg

ELEVATION

	TEXT	LETTER SIZE	LETTER TYPE	APPROX. SIZE OF SIGN	M.U.T.C.D. NO.
A	STOP	SEE M.U.T.C.D.		30"x30" 6.25 S.F.	RI-IC
B	RESERVED PARKING	SEE M.U.T.C.D.		12"x18" 3.00 S.F.	P4-6C
C	NO PARKING ANY TIME	SEE M.U.T.C.D.		12"x18"	P-I-I
D	DO NOT ENTER	SEE M.U.T.C.D.		30"x30" 6.25 S.F.	R3-I5C
E	VAN ACCESSIBLE	SEE M.U.T.C.D.		18"x9" I.125 S.F.	R7-8P

NOTE: OWNER TO APPROVE LOCATIONS PRIOR TO INSTALLATION.

SCHEDULE

NOTES:
1. ALL TRAFFIC CONTROL DEVICES ARE GOVERNED BY THE MOST CURRENT VERSION OF THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE NYSDOT STANDARD SHEETS AND ARE SUBJECT TO REVIEW BY THE TRAFFIC DEPARTMENT PRIOR TO FINAL PLANNING BOARD APPROVAL. PHYSICAL LIMITATIONS AND/OR VISIBILITY CONSIDERATIONS MAY REQUIRE SPECIAL CONSTRUCTION METHODS AS DETERMINED IN THE FIELD.
2. POST TYPE, SIZE AND NUMBER ARE BASED ON SIGN AREA AND MOUNTING HEIGHT.
3. ALL STOP SIGN AND WARNING SIGN FACING SHALL BE AS MANUFACTURED BY 3M OR APPROVED EQUAL AND SHALL MEET THE LATEST RETROREFLECTIVITY REQUIREMENTS.
4. SIGNS TO BE INSTALLED WITHIN THE SARATOGA COUNTY RIGHT OF WAY SHALL BE REVIEWED AND APPROVED BY THE SARATOGA COUNTY COMMISSIONER OF PUBLIC WORKS.

1 SIGN DETAIL / SIGN SCHEDULE

SCALE: NTS

NOTE:
PROVIDE 1 ACCESSIBLE SPACE IN EVERY 25 PARKING SPACES UP TO 100, 1 HANDICAP SPACE IN EVERY SPACES OVER 100. (AS PER N.Y.S. BLDG. CODE).

NOTES:
ALL PAINT TO BE COLOR BLUE AND AS SPECIFIED

THE NEW SYMBOL DOES NOT MATCH THE HISTORICAL ADA STANDARDS, BUT SLIGHT VARIATIONS ON THE HISTORICAL SYMBOL ARE PERMISSIBLE UNDER SECTION 103 WHEREAS THE SYMBOL CLEARLY DISPLAYS A WHEELCHAIR AND SIGNIFIES ACCESSIBILITY.

5 ACCESSIBLE PARKING

SCALE: NTS

NOTES:
-TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IN THE NURSERY.
-THIN BRANCHES & FOLIAGE AS DIRECTED WHILE RETAINING NORMAL SHAPE OF TREE. NEVER CUT A LEADER.
-TREE SHALL BE PLUMB & STRAIGHT.

9 DECIDUOUS TREE PLANTING

SCALE: NTS

NOTES:
1. INSTALLATION OF DECORATIVE LIGHTS SHALL BE COORDINATED WITH THE CITY ELECTRICIAN AND DEPARTMENT OF PUBLIC WORKS. *WATTAGE SHALL BE AS DIRECTED BY CITY ELECTRICIAN.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ELECTRIFYING THE SYSTEM AND PAYING THE ELECTRIC BILLS UNTIL ACCEPTED AND TAKEN OVER BY THE CITY OF SARATOGA SPRINGS.
3. ELECTRIC SERVICE: SWEEPS AT CONCRETE BASES AND BETWEEN BASES USE 2" SCH. 80 PVC NON-METALLIC CONDUIT. FOR WIRE: URD 3-CONDUCTOR NO. 2, 120 VOLT, 100 AMP CABLE. IF CONNECTING TO NATIONAL GRID FROM A POLE, PROVIDE A SEPARATE HANDHOLE TO BE OWNED BY THE CITY FOR THE DISCONNECT AT THE BASE OF ELECTRIC POLE AT THE BEGINNING OF ELECTRIC SERVICE. WIRE AND CONDUIT FROM HANDHOLE TO POLE PER NATIONAL GRID STANDARDS. USE POLARIS CONNECTORS, CATALOG NUMBER IT-1/0, FOR CONNECTIONS IN HANDHOLE AND IN BASE OF LIGHTS. EACH LIGHT TO BE FUSED IN BASE OF LAMP POLE WITH 10 AMP FUSE WITH BUSSMANN HEB-AA IN-LINE FUSE HOLDER. IF CONNECTING MORE THAN THREE LIGHTS FROM THE SAME SOURCE OF POWER, PROVIDE 30 AMP IN-LINE FUSE WITH WATERTIGHT FUSE HOLDER OF PROPER SIZE FOR WIRE. SEPARATE HANDHOLE IS NOT REQUIRED IF CONNECTING TO A NATIONAL GIRD HANDHOLE.

2 DECORATIVE STREET LIGHT DETAIL

SCALE: NTS

NOTES:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IN THE NURSERY.
NEVER CUT A LEADER.
TREE SHALL BE PLUMB & STRAIGHT.

10 EVERGREEN TREE PLANTING

SCALE: NTS

NOTES:
1. VERIFY DIMENSIONS OF BICYCLE RACK & STAKE LOCATION PRIOR TO START OF FOOTING CONSTRUCTION & INSTALLATION
2. INSTALL EMBEDDED ANCHORING PER MANUFACTURERS SPECIFICATIONS

6 BIKE RACK

SCALE: NTS

PROVIDE 5' CLEARANCE BETWEEN BOLLARD AND BUILDING ACCESS

11 SHRUB PLANTING

SCALE: NTS

3 LIGHTING POLE DETAIL

SCALE: NTS

4 LIGHT POLE BASE PEDESTAL DETAIL

SCALE: NTS

NOTES:
1. INSTALL BENCHES ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

PRODUCT: WDF-6-RP-SF(IG)
DESCRIPTION: WALDEN FLAT BENCH 6 FT.
RECYCLED PLASTIC

ALL FASTENERS ARE STAINLESS STEEL

7 BENCH

SCALE: NTS

8 PIPE BOLLARD

SCALE: NTS

Planning Board # 15.041

Approval
Approved under authority of a resolution adopted ____________
by the Planning Board of the City of Saratoga Springs.
____________ Chairperson
Date Signed ____________

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Prepared for:
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621 Columbia Street
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77 Excelsior Avenue
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Project No.:			201391
Design:			DRC
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Date:	09/09/2015	Scale:	NTS

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1	Revised per TDE Comments	11/4/15

Drawing Title
Site Details

Drawing No.
L-6.2

Plotted By: KATELYN KOURY
Save Date: 11/4/2015 9:09 AM
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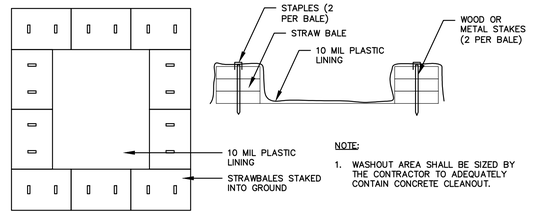
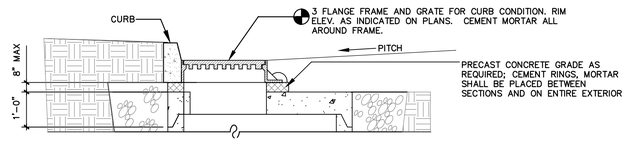


NOTE:

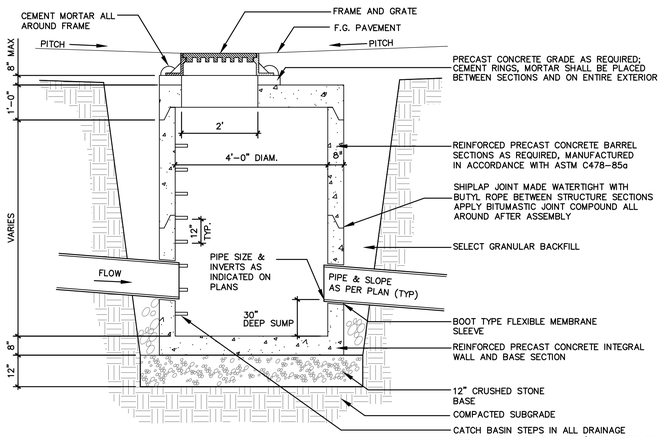
1. WASHOUT AREA SHALL BE SIZED BY THE CONTRACTOR TO ADEQUATELY CONTAIN CONCRETE CLEANOUT.

1 CONCRETE WASHOUT DETAIL

SCALE: NTS



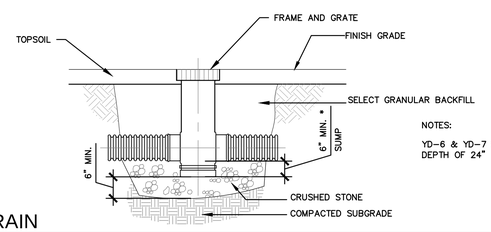
A. 3 FLANGE FRAME & GRATE ALONG CURB



B. 4 FLANGE FRAME & GRATE

2 CATCH BASIN DETAIL

SCALE: NTS

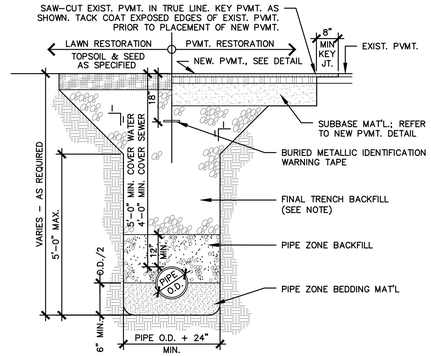


NOTES:

YD-6 & YD-7 SHALL HAVE A MINIMUM SUMP DEPTH OF 24"

3 YARD DRAIN

SCALE: N.T.S



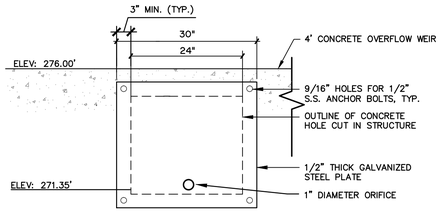
ITEM	DEPTH	MATERIAL	NYSDOT TYPE	METHOD OF PLACEMENT
PIPE ZONE BEDDING	6" MIN.	ANGULAR CRUSHED STONE	1&2	MECHANICAL COMPACTION
PIPE ZONE BACKFILL	12" MIN. COVER	CLEAN SAND OR GRAVEL	1A OR 1	MECHANICAL COMPACTION
FINAL TRENCH BACKFILL	VARIES	SEE NOTE	SEE NOTE	MECHANICAL COMPACTION

NOTES:

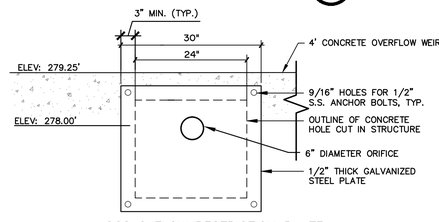
1. FINAL TRENCH BACKFILL
   1.a. IN NON-PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL WHEN DETERMINED SUITABLE BY THE ENGINEER OF RECORD; OTHERWISE IT SHALL BE NYSDOT TYPE 1 (ITEM NO. 304.02). MIN. MOD. PROCTOR DENSITY SHALL BE 85 PERCENT.
   1.b. IN PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE NYSDOT TYPE 1 (ITEM NO. 304.02). MIN. MODIFIED PROCTOR DENSITY SHALL BE 95 PERCENT.
2. ALL PIPE ZONE BEDDING, PIPE ZONE BACKFILL, AND FINAL TRENCH BACKFILL SHALL BE PLACED IN 6 INCH MAX. COMPACTED LIFTS. ALL BEDDING AND BACKFILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER.
3. EXCAVATION SHALL BE KEPT DRY AND DEWATERED AT ALL TIMES.

4 PIPE TRENCH SECTION

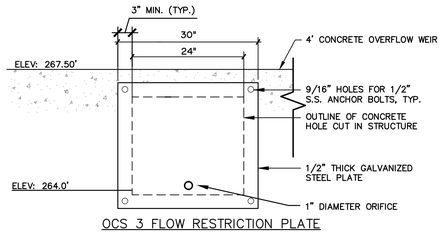
SCALE: NTS



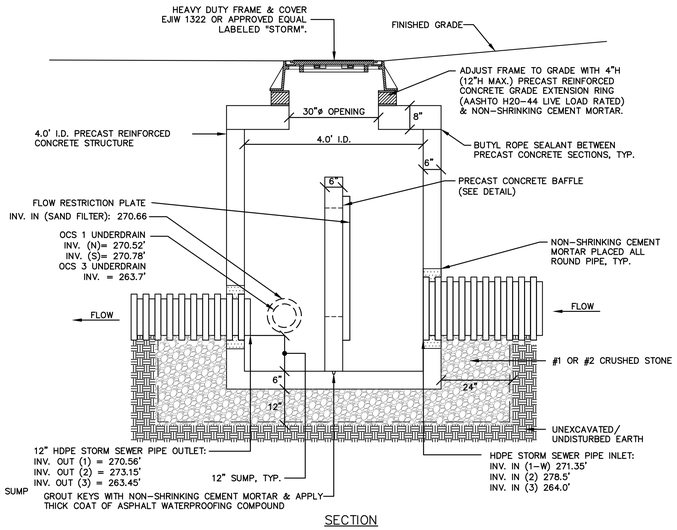
OCS 1 FLOW RESTRICTION PLATE



OCS 2 FLOW RESTRICTION PLATE



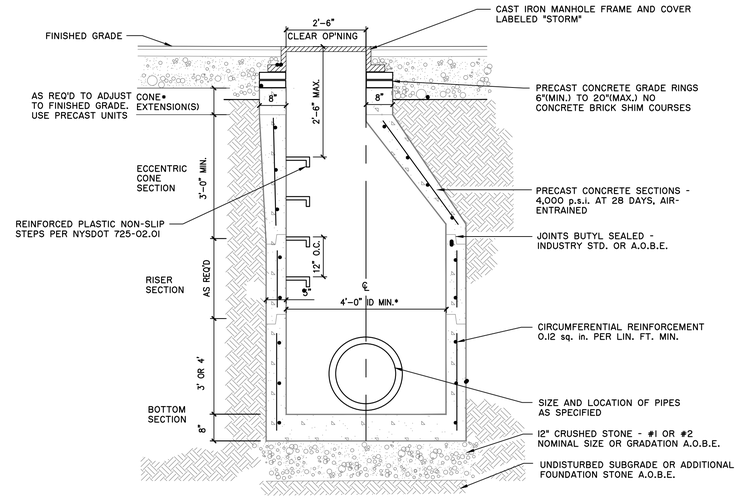
OCS 3 FLOW RESTRICTION PLATE



SECTION

6 OUTLET CONTROL STRUCTURE

SCALE: NTS



5 PRECAST CONCRETE MANHOLE FOR STORM

SCALE: NTS

Planning Board # 15.041

Approval

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Drawing Title

Stormwater Details

Drawing No.

L-6.3

Printed By: KATELYN KOURY
Save Date: 11/4/2015 11:55 AM
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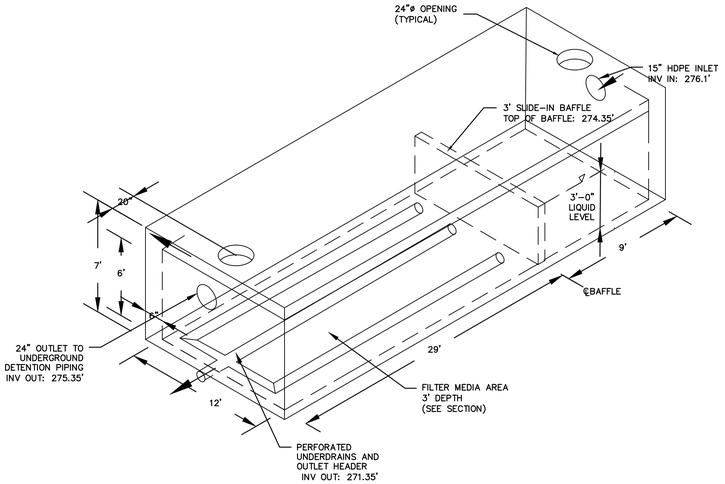
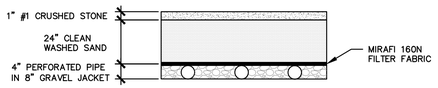
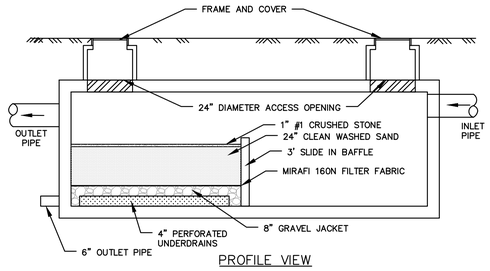




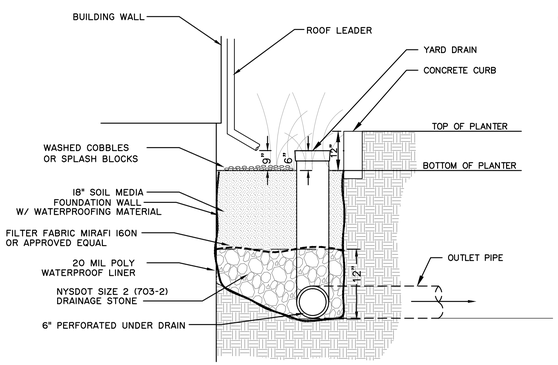
FILTER MEDIA SECTION

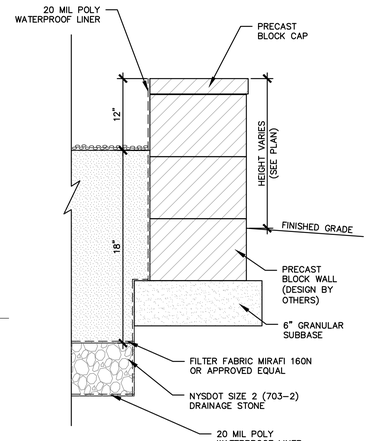


PROFILE VIEW

1 UNDERGROUND SAND FILTER

SCALE: NTS

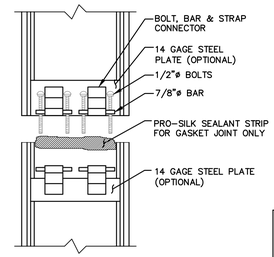




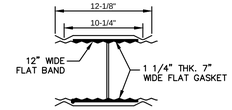
NOTE:
1. SOIL MEDIA INFILTRATION RATE +2" PER HOUR. MEDIA TO CONSIST OF 70% SAND, (100% PASSING 1" SIEVE, 5% PASSING NO. 200 SIEVE) AND 30% TOPSOIL (5% ORGANIC MATERIAL)
2. VEGETATION SELECTED SHALL BE IN ACCORDANCE WITH NYSDEC STORMWATER MANUAL AND BE RELATIVELY SELF-SUSTANING AND ADAPTABLE. ALL PLANTS SHALL BE CONTAINER-GROWN WITH A WELL ESTABLISHED ROOT SYSTEM, PLANTED ON ONE-FOOT CENTERS. PLEASE SEE DWG L-5 FOR LANDSCAPING DETAILS.

2 STORMWATER PLANTER

SCALE: NTS



CONNECTION DETAIL
DOUBLE
BOLT, BAR & STRAP



FLAT GASKET

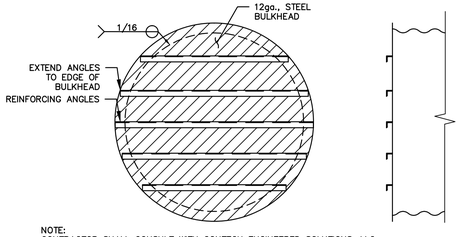
GASKETED
SECTION

GENERAL NOTES:
1. REFER TO CONTECH BAND SELECTION GUIDE FOR BAND WIDTH, GAGE, AND FASTENER TYPES.
2. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS. ALL ALUMINUM BANDS, BOTH SINGLE AND DOUBLE BRACS, ARE FURNISHED WITH A 14 GAGE ALUMINUM BACK-UP PLATE WELDED TO THE BAND AND THE STRAP.
3. REROLLED ANNULAR END CORRUGATIONS ARE NORMALLY 2-2/3" X 1/2".
4. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
5. ORDER SHALL DESIGNATE GASKET OPTION.

CORRUGATIONS	PIPE PRODUCTS
2-2/3"X1/2"	GALVANIZED ALUMINIZED BITUMINOUS COATED SMOOTH-FLO
3" X 1"	ALUMINUM
5" X 1"	CONCRETE-LINER
3/4"X3/4"X7-1/2"	STEEL ULTRA-FLO

3 H-12 HUGGER BAND DETAIL

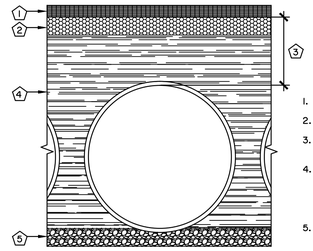
SCALE: NTS



NOTE:
CONTRACTOR SHALL CONSULT WITH CONTECH ENGINEERED SOLUTIONS, LLC FOR FINAL BULKHEAD DESIGN. DESIGN SHALL BE SUBMITTED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

4 BULKHEAD DETAIL

SCALE: NTS

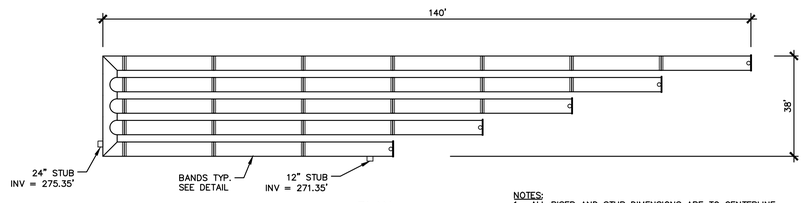


KEY

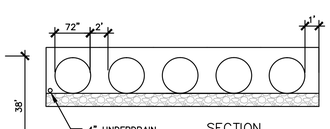
1. RIGID OR FLEXIBLE PAVEMENT
2. GRANULAR ROAD BASE
3. 12" MIN. TO TOP OF RIGID OR BOTTOM OF FLEXIBLE PAVEMENT.
4. SELECT GRANULAR FILL PER AASHTO M145 A1, A2 OR A3, OR APPROVED EQUAL.PLACED IN 8" LIFTS/COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T99.)
5. GRANULAR BEDDING, ROUGHLY SHAPED TO FIT THE BOTTOM OF PIPE, 6" IN DEPTH

5 BACKFILL DETAIL

SCALE: NTS



PLAN



SECTION

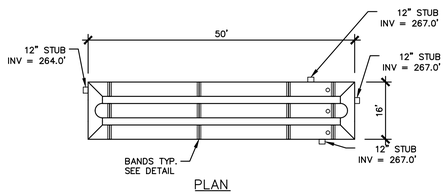
ASSEMBLY
LOADING: H20/H25
SYSTEM INV = 271.35
MAINLINE PIPE GAUGE = 16
WALL TYPE = SOLID
ALT2 FINISH = PIPE
DIAMETER = 72"

NOTES:
1. ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
2. ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
3. ALL RISERS AND STUBS ARE 2-2/3" X 1/2" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
   RISERS TO BE FIELD TRIMMED TO GRADE.

QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.

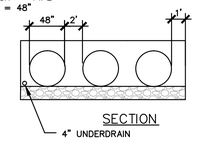
6 UNDERGROUND DETENTION SYSTEM #1

SCALE: NTS



PLAN

ASSEMBLY
LOADING: H20/H25
SYSTEM INV = 264.00
MAINLINE PIPE GAUGE = 16
WALL TYPE = SOLID
ALT2 FINISH = PIPE
DIAMETER = 48"



SECTION

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7 UNDERGROUND DETENTION SYSTEM #2

SCALE: NTS

Planning Board # 15.041

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_____ Chairperson
Date Signed _____

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Drawing Title

Stormwater Details

Drawing No.

L-6.4

Plotted By: KATELYN KOURY
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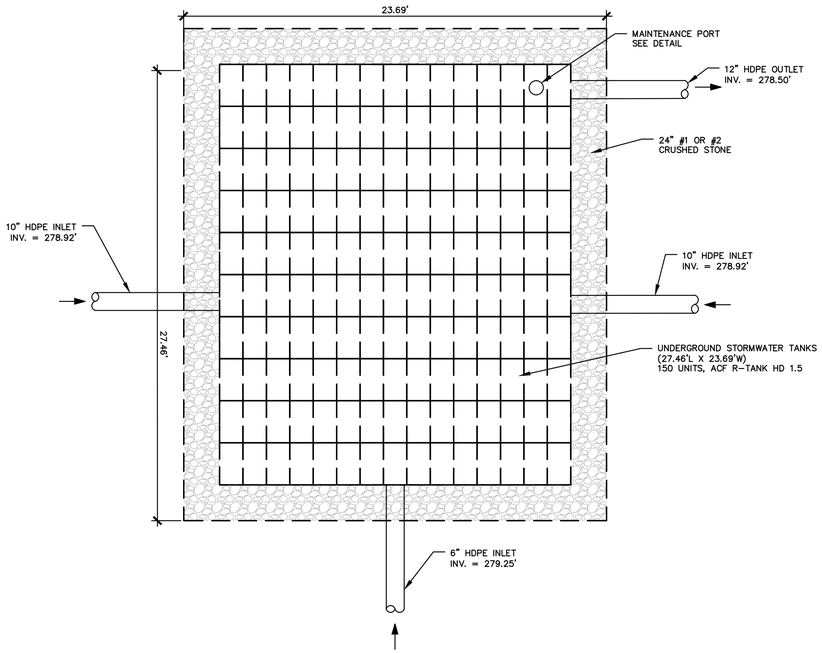
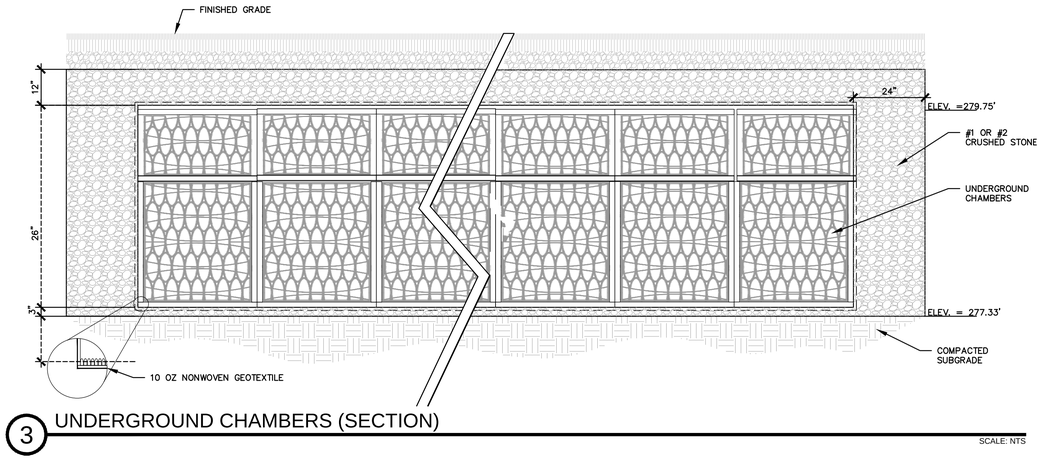


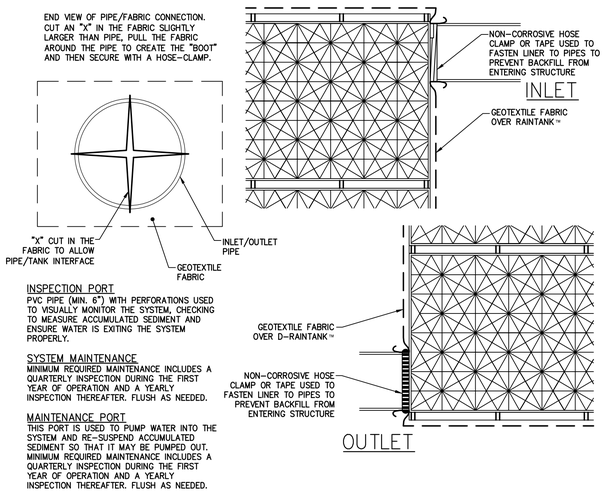
1 UNDERGROUND CHAMBERS (PLAN)

SCALE: NTS



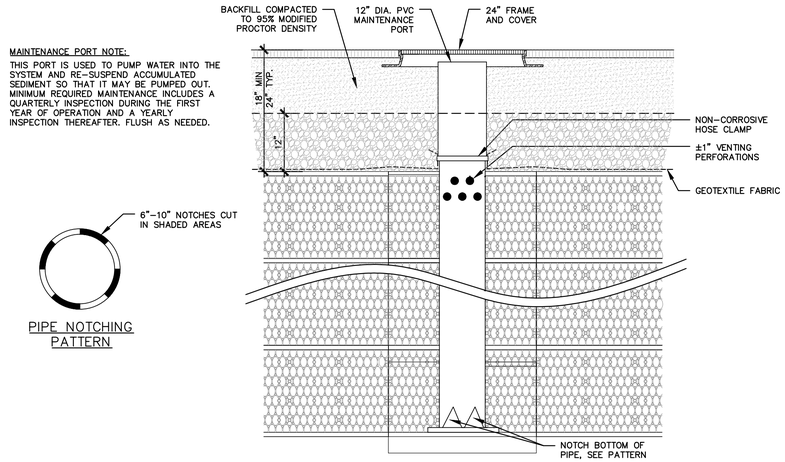
3 UNDERGROUND CHAMBERS (SECTION)

SCALE: NTS



2 RAINTANK INLET/OUTLET DETAIL

SCALE: NTS



MAINTENANCE PORT NOTE:

THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.

PIPE NOTCHING PATTERN

4 UNDERGROUND CHAMBERS MAINTENANCE PORT

SCALE: NTS

Planning Board # 15.041

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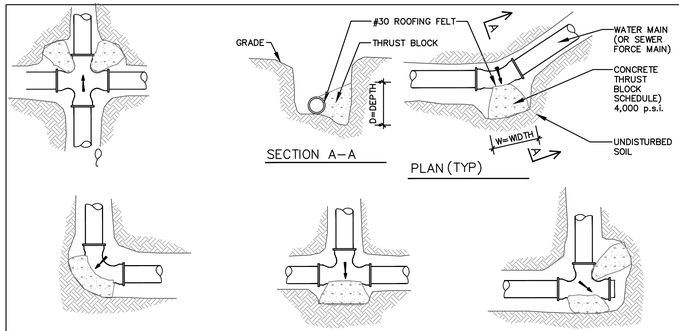


NOTE: RETAINING GLANDS ACCEPTABLE FOR USE AS APPROVED BY CITY ENGINEER.

NOTES:

1. FOR REQUIRED BEARING AREA AND DIMENSIONS L AND D, SEE SCHEDULE BELOW. VALUES OF L AND D OTHER THAN THOSE SHOWN IN THE TABLE MAY BE USED PROVIDED THEY YIELD A BEARING AREA EQUAL TO OR LARGER THAN THAT REQUIRED.
2. CONCRETE NOT TO OVERLAP ANY JOINT.
3. CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINTING HARDWARE.
4. BEARING AREAS FOR THRUST BLOCKS FOR WATER MAINS LARGER THAN 12" DIA. TO BE APPROVED BY CITY ENGINEER.
5. APPROXIMATE VOLUME OF CONCRETE THRUST BLOCK:

$$V\pm = \frac{LD\ (W + I.D.) - I.D.}{81}$$

WHERE:
V = VOLUME IN CUBIC YARDS
L = LENGTH OF BLOCK IN FEET
D = DEPTH OF BLOCK IN FEET
W = WIDTH OF BLOCK IN FEET
I.D. = INSIDE DIAMETER OF PIPE IN FEET

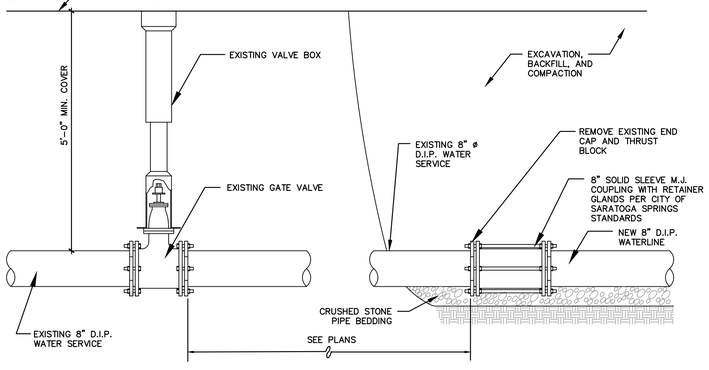
6. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 2000 p.s.i. WITH A SAFETY FACTOR OF 1.7. PRESSURE OF FLUID FLOW IS BASED ON A 300' HEAD.
7. IN MUCK, PEAT OR RECENTLY PLACED FILL ALL THRUST SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THRUSTS, ALL AS REQUIRED BY THE ENGINEER.

REQUIRED BEARING AREAS & DIMENSIONS FOR CONCRETE THRUST BLOCKS

	TEE		90° (1/4) BEND		45° (1/8) BEND		22–1/2° (1/16) BEND		11–1/4° (1/32) BEND	
PIPE SIZE INCHES	AREA SQ. FT.	DIMENSIONS D x L	AREA SQ. FT.	DIMENSIONS D x L	AREA SQ. FT.	DIMENSIONS D x L	AREA SQ. FT.	DIMENSIONS D x L	AREA SQ. FT.	DIMENSIONS D x L
4	1.4	1.0 x 1.5	2.0	1.0 x 2.0	1.1	1.0 x 1.5	.6	.5 x 1.5	0.3	0.5 x 1.0
6	3.2	1.5 x 2.5	4.5	2.0 x 2.5	2.4	1.5 x 2.0	1.2	1.0 x 1.5	0.6	0.5 x 1.5
8	5.7	2.0 x 3.0	8.0	2.0 x 4.0	4.3	2.0 x 2.5	2.2	1.5 x 1.5	1.1	1.0 x 1.5
10	8.8	2.5 x 3.5	12.5	3.0 x 4.5	6.8	2.0 x 3.0	3.4	1.5 x 2.5	1.7	1.0 x 2.0

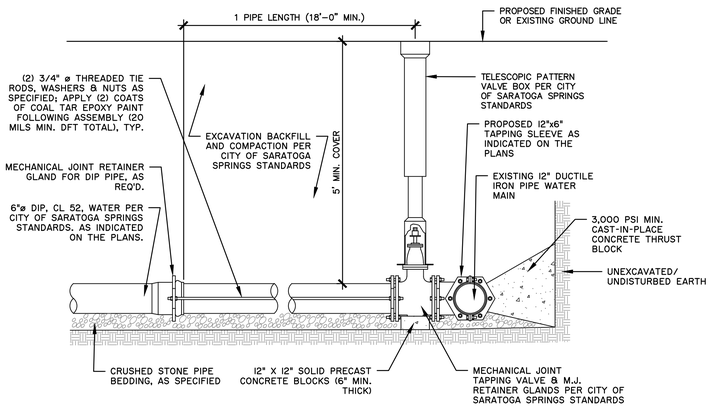
1 THRUST BLOCK

SCALE: NTS



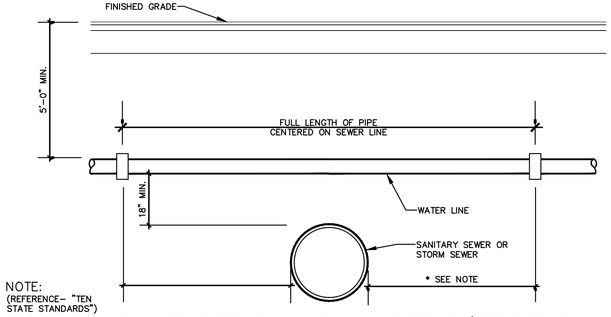
2 CONNECTION TO EXISTING WATER SERVICE

SCALE: NTS



3 CONNECTION TO EXISTING WATER MAIN

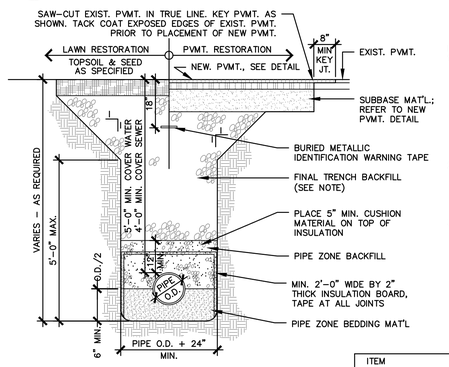
SCALE: NTS



NOTE:
(REFERENCE– "TEN STATE STANDARDS")
WHEN INSTALLED PARALLEL, ALL WATER AND SEWER LINES SHALL HAVE A MINIMUM SEPARATION OF 10', EDGE TO EDGE. IF MINIMUM CANNOT BE MAINTAINED, WATER MAIN SHALL BE IN SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF TO ONE SIDE OF SEWER, WITH BOTTOM OF WATER MAIN 18" MINIMUM ABOVE TOP OF SEWER PIPE. WHEN CROSSING, MAINS SHALL BE INSTALLED TO INSURE 18" MINIMUM VERTICAL SEPARATION BETWEEN PIPES, OUTSIDE TO OUTSIDE. WHERE WATER MAIN IS UNDERNEATH SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO WATER MAIN. WHEN IT IS IMPOSSIBLE TO PROVIDE THE ABOVE MINIMUMS, THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE, AND SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHT PRIOR TO BACKFILLING.

4 UTILITY CROSSING

SCALE: NTS

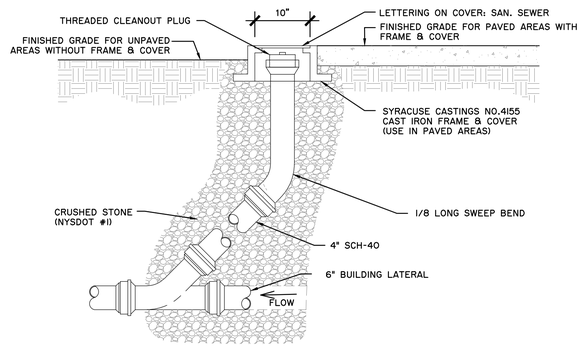


NOTES:
1. FINAL TRENCH BACKFILL
   1.a. IN NON–PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL WHEN DETERMINED SUITABLE BY THE ENGINEER OF RECORD; OTHERWISE IT SHALL BE NYSDOT TYPE 1 (ITEM NO. 304.02). MIN. MOD. PROCTOR DENSITY SHALL BE 85 PERCENT.
   1.b. IN PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE NYSDOT TYPE 1 (ITEM NO. 304.02). MIN. MODIFIED PROCTOR DENSITY SHALL BE 95 PERCENT.
2. ALL PIPE ZONE BEDDING, PIPE ZONE BACKFILL, AND FINAL TRENCH BACKFILL SHALL BE PLACED IN 6 INCH MAX. COMPACTED LIFTS. ALL BEDDING AND BACKFILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER.
3. EXCAVATION SHALL BE KEPT DRY AND DEWATERED AT ALL TIMES.

ITEM	DEPTH	MATERIAL	NYSDOT TYPE	METHOD OF PLACEMENT
PIPE ZONE BEDDING	6" MIN.	ANGULAR CRUSHED STONE	1&2	MECHANICAL COMPACTION
PIPE ZONE BACKFILL	12" MIN. COVER	CLEAN SAND OR GRAVEL	1A OR 1	MECHANICAL COMPACTION
FINAL TRENCH BACKFILL	VARIES	SEE NOTE	SEE NOTE	MECHANICAL COMPACTION

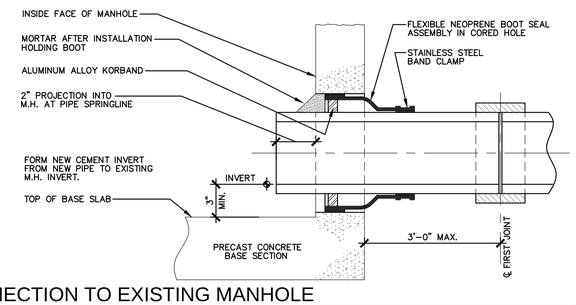
5 PIPE TRENCH–SECTION

SCALE: NTS



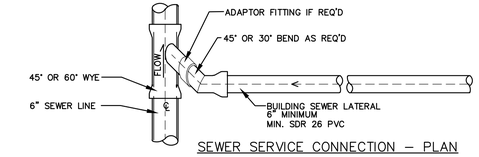
6 SANITARY SEWER CLEANOUT

SCALE: NTS

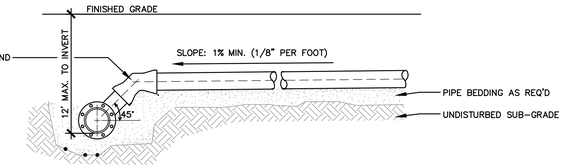


7 CONNECTION TO EXISTING MANHOLE

SCALE: NTS

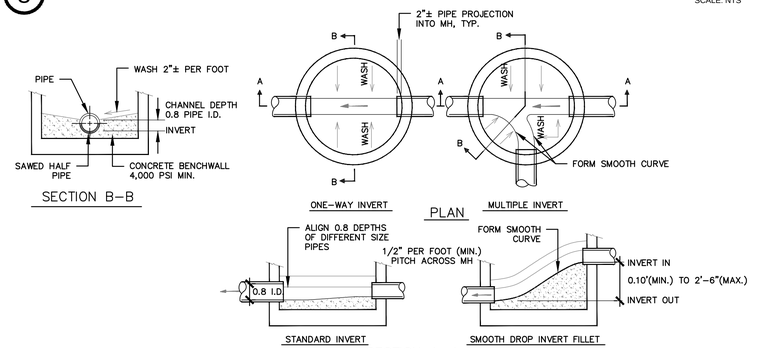


SEWER SERVICE CONNECTION – PLAN



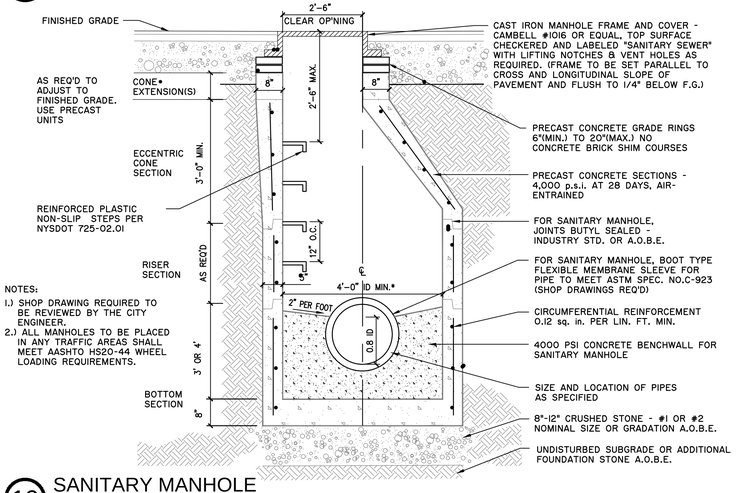
8 CONNECTION TO EXISTING SEWER SERVICE

SCALE: NTS



9 MANHOLE BENCHWALL

SCALE: NTS



NOTES:
1.) SHOP DRAWING REQUIRED TO BE REVIEWED BY THE CITY ENGINEER.
2.) ALL MANHOLES TO BE PLACED IN ANY TRAFFIC AREAS SHALL MEET AASHTO HS20-44 WHEEL LOADING REQUIREMENTS.

10 SANITARY MANHOLE

SCALE: NTS

Planning Board # 15.041

Approval

Approved under authority of a resolution adopted _____ by the Planning Board of the City of Saratoga Springs.

_____ Chairperson

Date Signed _____

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley, Saratoga Springs, NY 12866
p. 518-587-8100
f. 518-587-0180
www.thelagroup.com

Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

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Prepared for:

Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Project Title:

77 Excelsior Mixed Use Development
77 Excelsior Avenue
Saratoga Springs, New York

Project No.:			201391
Design:			DRC
Drawn:	KMK	Ch'k'd:	DRC
Date:	09/09/2015	Scale:	NTS

Rev:	Description:	Date:
1	Revised per TDE Comments	11/4/15

Drawing Title

Utility Details

Drawing No.

L-6.6

Plotted By: KATELYN KOURY
Save Date: 11/4/2015 9:09 AM
File Name: G:\Proj-201\201391_Prime_Excelsior_Expansion\2015\CAD\06_DETAILS.dwg

City of Saratoga Springs
OFFICE OF PUBLIC WORKS
5 Lake Avenue
Saratoga Springs, New York 12866

Phone 518-587-3550 ** Fax 518-587-2417
www.saratoga-springs.org

ANTHONY J. SCIROCCO
COMMISSIONER

TIMOTHY J. COGAN
DEPUTY COMMISSIONER

NEW WATER SERVICE CONNECTION AGREEMENT & APPLICATION FORM

Property Owner's Name: Prime Beechwood 3 LLC

Project Name (if applicable): 77 Excelsior Mixed Use Development

Property Address: Excelsior Avenue

Tax Map#: 166.5-5-5.41

Size of Tap (check one below):
☐ ¾" ☐ 1" ☐ Greater than 1": _____

~~RESIDENTIAL~~
~~Minimum fee is $3,000 for the 1st dwelling and $2,000 for each additional dwelling~~

N/A

~~Number of Dwellings: 101~~

~~Appraised Value: _____~~
~~If $120,000 or less please provide copy of certified appraisal~~

NON-RESIDENTIAL
Minimum fee is $3,000 for the 1st unit of water and $2,000 for each additional unit of water. A unit of water is 14,000 cubic feet of water per year.

Estimated Cubic Feet of Water per Year: _____

Permit Fee: ~~$0~~ N/A (12)

To be paid in full without any contingencies or protest, on or before the Building Inspector approves the rough plumbing, including the installation of the water meter, or at the time of the issuance of a tapping permit.

The undersigned acknowledges the fees as estimated above and outlined in the City of Saratoga Springs Water Ordinance and Resolution, section 12, printed on the reverse side of this document.

The undersigned represents to the City that they have full and complete authority to execute this document and find and commit the developer to pay fee(s) as required by the City Water Ordinance. This agreement shall be binding on all of the undersigned transferees.

The undersigned acknowledges that a copy of this document will be delivered to all appropriate and necessary governmental entities, and the undersigned further acknowledges that it shall pay as provided herein.

Authorized Signature: _____ - member Company Name: Prime Beechwood 3 LLC
Company Address: 621 Columbia Street, Cohoes, NY 12047
Phone Number: (518) ~~577-2005~~ 785-9000 Date: 9/9/2015

Department of Public Works Approval: _____ Date: _____

Rev Account – WATCON

12. ...

There shall also be a service connection fee with the following provisions:

A. Any new service connections (3/4 inch and 1 inch taps) to the City's water system shall be a minimum of $3,000.00 (three thousand dollars) per unit. Unless waived, the service connection fee must be paid in full on or before the Building Inspector approves the rough plumbing, including the installation of the water meter, or at the time of the issuance of a tapping permit.

B. Any new service connection for either:
   1. Non-residential use (greater than a 1 inch tap) shall be estimated to use more than one (1) unit of water per year shall be charged a minimum service connection fee of three thousand dollars ($3,000) for the first unit of water and ***two thousand dollars ($2000)*** for each additional unit of water or part thereof; or
   2. Residential use where more than one residential dwelling per parcel is served by a single service connection shall be charged a minimum service connection fee of three thousand dollars ($3,000) for the first dwelling and ***two thousand dollars ($2,000)*** for each additional dwelling unit.

C. A unit of water shall be defined as fourteen thousand (14,000) cubic feet of water per year.

D. Any project that improves the City's water distribution system at the sole cost of a developer, the cost of the improvement by the developer will be deducted from the cost of the service connection fee. If the cost of the improvement is greater than the cost of the service connection, then no service connection fee will be charged. To be considered for eligibility, the diameter of the watermain installed must be 12" or greater.

E. Exemptions to these new service connection fees will be all properties within Water's Edge at Saratoga Lake Planned Unit Development District not to exceed 304 units (amended June 6, 1998), Phase I and II of the Meadowbrook subdivision and existing homes in the Knoll Spring Park water district. Also, credit for 69 taps will be credited to Interlaken Phase "B" (Regatta View). The exemptions for these projects will be granted due to the fact that the cost to extend the infrastructure of the City to these projects was not borne by the City and are of greater cost than the service connection fee. Also exempt shall be all connections made to that portion of the Doten Avenue and East Broadway water line financed by federal funds because federal regulations prohibit the imposition of a service connection fee. Also exempt shall be the pre-existing homes defined in the Gilbert Road/Meadowbrook Road Special Assessment District.

F. Taps that are to be used solely for sprinkler system and fire protection will not be affected.

G. 1.) A Low Income House shall be defined as any new residential house and lot whose agreed to selling price is $120,000 or less or any existing residential house and lot whose appraised value is $120,000 or less. Proof of price or value has to be provided by documents from the lending institution or a certified appraiser.
   2.) All dwellings meeting the above stated requirements shall be considered Low Income Housing and subject to a service connection fee of $500 (five hundred dollars) per house. All other conditions remain the same. Low Income Housing price will be determined on an annual basis by increasing rate of Consumer Price Index for this region.
   3.) If a Low Income House is sold within five (5) years of the installation of a new service connection at a price that is greater than the definition of a Low Income House at that time, the seller will be responsible to pay the City the full cost of a service connection fee.

H. Anyone constructing a house on speculation will be charged the full service connection fee that is applicable at the time. When proof of price is submitted, a rebate will be issued if warranted, to be determined by the Commissioner of Public Works.

I. All monies raised by the new service connection fees are to be maintained in a dedicated fund for capital improvements under the control of the Commissioner of Public Works. The monies are not to be used for maintenance, or the reduction of water rates.

CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)

(Date received)

APPLICATION FOR: SUBDIVISION APPROVAL

(Rev: 12/2015)

*****Application Check List - All submissions must include completed application check list and all required items.**

Project Name: 21 PARK PLACE SUBDIVISION

Property Address/Location: 21 PARK PLACE; CORNER OF PARK PL. & REGENT ST.

Tax Parcel #: 165.84-1.1 (for example: 165.52-4-37) Zoning District: UR-4

Total Acres: 0.726a Land to be Subdivided Into: 2 Lots

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	~~ATTORNEY~~/AGENT
Name	DAVID GUARINO / LINDA HANER	(SAME)	ENGINEERING AMERICA CO.
Address	[redacted]		76 WASHINGTON ST. SARATOGA SPRINGS, NY
Phone	[redacted]		[redacted]
Email	[redacted]		

Identify primary contact person: ☐ Applicant ☐ Owner ☑ Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Application Fee: A check for the total amount below payable to: "Commissioner of Finance" MUST accompany this application.

☒ Sketch Plan – $400

☐ Preliminary Subdivision Plat Approval
1-20 Lots $400
21-50 Lots $600
51+ Lots $1,000

Fee submitted $ _____

☐ Final Subdivision Plat Approval
Residential - $1,000 plus $100/lot $ _____

Non-Residential - $1,500/lot $ _____

Submission Deadline – Check City's website (www.saratoga-springs.org) for application deadlines and meeting dates.

Does any City officer, Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application? YES_____ NO __X__. If YES, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

I, the undersigned owner or purchaser under contract for the property, hereby request Subdivision consideration by the Planning Board for the identified property above. I agree to meet all requirements under the Subdivision Regulations for the City of Saratoga Springs.

Furthermore, I hereby authorize members of the Planning Board and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Applicant Signature: _____ Date: 2-15-2016

If applicant is not current owner, owner must also sign.

Owner Signature: _____ Date: _____

CITY OF SARATOGA SPRINGS

PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866-2296
Tel: 518-587-3550 fax: 518-580-9480
http://www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)

(Date received)

SUBDIVISION APPROVAL
REQUIRED SUBMITTAL CHECK LIST FOR SKETCH PLAN APPROVAL

1. Project Name: 21 PARK PLACE SUBDIVISION

2. Checklist Prepared By: TONYA YASENCHAK Date: 4/20/16

Listed below are the minimum submittal requirements as set forth in the Planning Board's Subdivision Regulations for a Subdivision Sketch Plan application before the Saratoga Springs Planning Board. The Board reserves the right to request additional information, as necessary, to support an application. The Board also reserves the right to reject the application if these minimal requirements are not met.

REQUIRED ITEMS:

CHECK EACH ITEM	
☑	1. Completed Subdivision Application and Application Fee
☐	2. Set of plans including: (4) large scale plans (sheets must be 24" x 36", drawn to a scale of not more than 1"=50 feet), (8) 11"x17". A digital version of all submittal items (pdf) shall be provided.

REQUIRED ITEMS ON SUBDIVISION PLAT, AS APPLICABLE:

YES	NO	N/A	YOUR SKETCH PLAN SUBMITTAL SHOULD INCLUDE THE FOLLOWING ITEMS, AS APPLICABLE:
☑	☐	☐	1. Name of subdivision
☑	☐	☐	2. Name, address and phone number of owner and purchaser under contract
☑	☐	☐	3. Name, address and phone number of subdivision surveyor and/or engineer
☐	☐	☑	4. Identification of existing easements, covenants or legal rights-of-way on this property
☑	☐	☐	5. Existing zoning and required area and bulk requirements
☑	☐	☐	6. Parcel tax map number
☑	☐	☐	7. Names of all adjacent property owners within 300 feet
☑	☐	☐	8. Identification of all property lines, watercourses, wooded areas and names of adjacent streets
☑	☐	☐	9. Identification of size, elevations and slopes of all utilities within 400 feet of site
☑	☐	☐	10. Approximate topography at 10 foot contours or less
☐	☐	☑	11. Location and width of proposed streets
☑	☐	☐	12. Preliminary proposal for utility systems and lateral connections

☐	☐	☑	13. Approximate location, dimensions and areas for all proposed lots and any proposed public recreational land
☑	☐	☐	14. North arrow and map scale
☑	☐	☐	15. Site location map (with Standard Title Block and Map Key)
☑	☐	☐	16. Estimate of increase in water consumption

File No. 2016-1
April 19, 2016

ENGINEERING REPORT

FOR WATER, SANITARY & STORMWATER MANAGEMENT

21 PARK PLACE SUB-DIVISION

File No. 2016-1

PRELIMINARY

21 PARK PLACE

SARATOGA SPRINGS, NEW YORK 12866

Applicant: David P. Guarino & Linda E. Haner

Prepared by:

REXFORD ENGINEERING PLLC
ENGINEERING CONSULTANTS
23 FAIRWAY LANE •
REXFORD, NY 12148 •
PHONE: (518) 399-0153 •
FAX: (253) 484-9242 •
EMAIL: RE4OJK@GMAIL.COM •

May 5, 2016

File No. 2016-1
April 19, 2016

PRELIMINARY

Introduction:
Rexford Engineering PLLC has been retained by the applicants David P. Guarino and Linda E. Haner of 21 Park Place, Saratoga Springs, New York to provide land planning and site/civil engineering services in connection with the subdivision application for 21 Park Place, Saratoga Springs, New York 12866, tax map number 166.84-1.1. Subdivision approval will be required from the Planning Board which includes all requirements listed on the City of Saratoga's Preliminary/Final Subdivision Approval Required Submittal Checklist. This report fulfils Item 6 under the Required Items part of that checklist and accompanies Rexford Engineering PLLC drawings S1 and S2. S1 is the subdivision plat and S2 is the sediment and erosion control plan.

Description of Intended Site Development & Use:
21 Park Place is located on the corner of Park Place and Regent Street in Saratoga Springs New York. The 31,363 square foot (0.72 acre) lot has an existing building approximately 5390 square foot in living area containing three dwelling units. There is one 3 bedroom dwelling on the first floor and two 2 bedroom dwellings on the second floor. The building is accessed by two separate driveways, one from Park Place and one from Regent Street. The lot area is nearly level with a maximum elevation difference of 2-3'. The grounds are grassy with ten to eleven fully mature 24 to 36" oak trees.

The proposed subdivision of this parcel would result in dividing the single lot into two lots. The existing lot address would change from 21 Park Place to 106 Regent Street. This lot would retain the two driveways currently used for the property (one on Regent and one on Park Place). The Park Place driveway for the proposed 106 Regent Street lot would be slightly modified to widen and move the driveway closer to the eastern property line. This will maximize the new lots boundary and parking for the existing lot. The resulting change in impermeable area as a result of the existing lot's expansion would be 0.015 square acres. The resulting 106 Regent Street lot would be 19,123 square feet (0.439 acres) in total.

A second lot on the existing parcel would be created and marketed for sale. This lot is assumed to accommodate a single family home (1 dwelling unit) and a 2 car garage. The new lot would have an address of 21 Park Place and be 12,501 square feet (0.287 acres) in area. The 21 Park Place address would be accessible via driveway from Park Place approximately centered on the proposed detached garage.

Compliance with the requirements of Table 3 of the City of Saratoga Springs Zoning Ordinance is as shown on the subdivision plat, S1.

Water Report:
Currently, there are 7 bedrooms within the 3 dwelling units on the property. Using a standard demand of 110 gallons per capita day (gpcd) the existing property can be estimated to have an annual water consumption usage of 281,000 gallons. Assuming the new lot will accommodate a single family home with 4 bedrooms the annual water consumption would increase by 160,600 gallons to 441,600 gallons (1,210 gallons per day).

There is a 4" water main located on both Regent Street and Park Place. The existing service is assumed to be from the Regent Street side. For the new lot a 1" water service line will tap into the 4" water main on Park Place approximately as shown on S1.

On July, 2 2015 North East Fire Protection Systems Incorporated performed a hydrant flow test per NFPA 291. The resulting flow at 20 psi was reported at 522.8 gallons per minute. This flow

is adequate for Class B and C hydrants. Rexford Engineering PLLC did not witness this test and thus cannot verify the accuracy of the results.

Sanitary Report:
There are 7 bedrooms within the 3 dwelling units currently on the property. Using a standard sanitary sewer of 110 gallons per capita day (gpcd) the existing property can be estimated to have an annual sanitary load of 281,000 gallons. Assuming the new lot will accommodate a single family dwelling containing 4 bedrooms the annual sanitary load for the two lots will increase by 160,600 gallons to 441,600 gallons.

There is an 8" sanitary sewer main located on Regent Street and a 10" main located on Park Place. A service line connecting the existing building to the sanitary sewer main is assumed to exist on the Regent Street side. A new single dwelling unit building would be expected to use a 4" to 6" diameter PVC service line connecting to the 10" Park Place main. The additional load from the construction of the additional residence is not expected to tax the capacity of the municipal system in any way.

Stormwater Report:
The amount of impervious area on the existing lot will increase by 10% primarily from the reduced lot size but also from the widened driveway. The amount impervious area on the new lot will be 36% (85% Max) which can be mitigated if required by an assortment of green infrastructure techniques. The site soil type is Windsor loamy sand (WnA), nearly level, hydrologic soil group A. The depth to any restrictive feature is greater than 80 inches. The soil is classified as excessively drained with percolation tests resulting in infiltration rates in excess of 5 in/hr, confirmed by Falling Head testing conducted by a soils engineer in 2015. These conditions permit the construction of miscellaneous green infrastructure techniques, infiltration trenches, bioretention facilities, and underground detention, if necessary. All of these have been satisfactorily designed for the site in previous efforts.

Sediment & Erosion Control:
A sediment and erosion control plan has been developed in order to specify minimum controls and measures to reduce sediment runoff during construction. Two construction entrances have been specified in order to accommodate the construction of both the new lot and the expanded driveway construction of the existing lot if they happen simultaneously. A potential topsoil storage area for foundation backfill and topsoil has been identified on S2. In general, excavated soil for foundations that will not be retained for backfill and topsoil grading will be shipped off site daily. Sediment fences have specified to reduce off site erosion migration.

Frank T. Owens P.E.
Rexford Engineering PLLC

PRELIMINARY

PROJECT DATA:

PROJECT TITLE: 21 PARK PLACE (PP) SUBDIVISION
PROJECT LOCATION: 21 PARK PLACE, SARATOGA SPRINGS, NEW YORK
PROJECT OWNER: LINDA E. HANER & DAVID P. GUARINO
21 PARK PLACE, SARATOGA SPRINGS, NE W YORK 12866
TAX MAP NO. 165.84-1.1

EXISTING 21 PARK PLACE:

1. ZONING DISTRICT:	UR-4
2. ZONING LOT SIZE:	31,636 FT² (0.726 ac)
3. NUMBER OF DWELLING UNITS:	3
4. LOT SIZE/DWELLING UNIT:	10,545.33 FT² (3,000 FT² MIN)
5. MINIMUM AVERAGE LOT WIDTH:	182 FT (100 FT MIN)
6. 21 PP 1ST FL AREA:	2,475 FT² (1,200 FT² MIN)
7. 21 PP 2ND FL AREA:	2,915 FT²
8. 21 PP FOOTPRINT:	3,120 FT² (0.073 ac)
9. PRINCIPAL BUILDING COVERING %:	10% (25% MAX)
10. ACCESS BUILDING COVERING %:	0% (15% MAX)
11. FRONT YARD SETBACK:	106 FT (25 FT MIN)
12. REAR YARE SETBACK:	14 FT (25 FT MIN)*
13. EACH SIDE YARD SETBACK:	34 FT (20 FT MIN)
14. TOTAL SIDE YARD SETBACK:	93 FT (45 FT MIN)
15. 21 PP HEIGHT:	35 FT (70 FT MAX)
16. DIST TO ACCESS BUILDING - PRINCIPAL BUILDING:	N/A (10 FT MIN)
17. DIST TO ACCESS BUILDING – FRONT LOT LINE:	N/A (25 FT MIN)
18. DIST TO ACCESS BUILDING – SIDE LOT LINE:	N/A (5 FT MIN)
19. DIST TO ACCESS BUILDING – REAR LOT LINE:	N/A (5 FT MIN)
20. TOTAL PERMEABLE AREA:	75% (15% MIN)
21. TOTAL IMPERVIOUS COVER:	8,376 FT² (0.192 ac)
22. TOTAL IMPERVIOUS COVER PERCENTAGE:	26% (85% MAX)

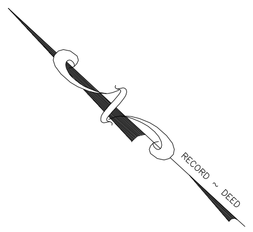
PROPOSED 106 REGENT:

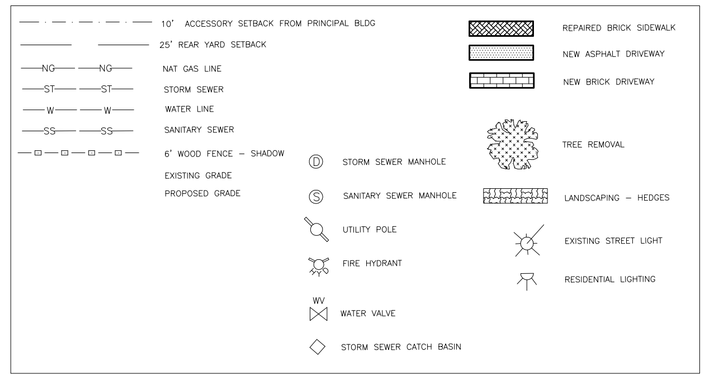
1. ZONING DISTRICT:	UR-4
2. LOT SIZE:	19,153 FT² (0.439 ac)
3. # OF DWELLING UNITS:	3
4. LOT SIZE/DWELLING UNIT:	6,384.39 FT² (3,000 FT² MIN)
5. MIN AVERAGE LOT WIDTH:	120 FT (100 FT MIN)
6. EXISTING 106 REGENT 1ST FL AREA:	2,475 FT² (1200 FT² MIN)
7. EXISTING 106 REGENT 2ND FL AREA:	2,915 FT²
8. EXISTING 106 REGENT FOOTPRINT:	3,120 FT² (0.073 ac)
9. PRINCIPAL BUILDING COVERING %:	10% (25% MAX)
10. ACCESS BUILDING COVERING %:	0% (15% MAX)
11. FRONT YARD SETBACK:	59 FT (25 FT MIN)
12. REAR YARD SETBACK:	33.5 FT (25 FT MIN)
13. EACH SIDE YARD SETBACK:	14 FT* (20 FT MIN)
14. TOTAL SIDE YARD SETBACK:	45 FT (45 FT MIN)
15. HEIGHT:	35 FT (70 FT MAX)
16. PRINCIPAL TO ACCESSORY BUILDING DISTANCE:	0 FT (10 FT)
17. FRONT LOT LINE TO ACCESSORY BUILDING DISTANCE:	0 FT (24 FT)
18. SIDE LOT LINE TO ACCESSORY BUILDING DISTANCE:	0 FT (5 FT)
19. REAR LOT LINE TO ACCESSORY BUILDING DISTANCE:	0 FT (5 FT)
20. TOTAL PERMEABLE AREA:	68% (15% MIN)
21. TOTAL IMPERVIOUS COVER:	32% (85% MAX)

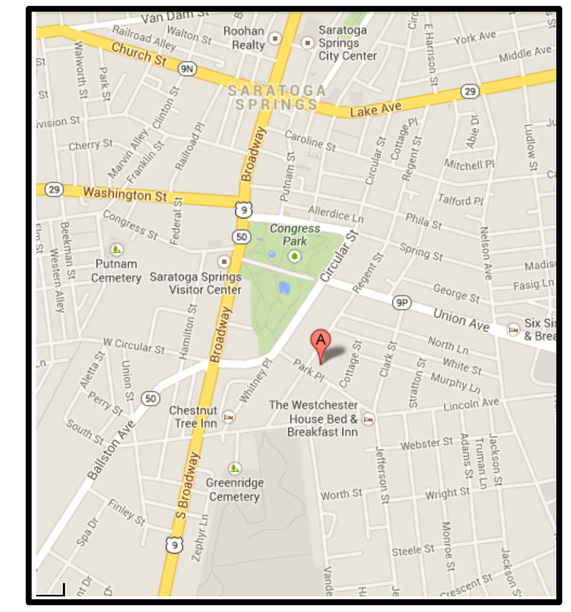
PROPOSED 21 PARK PLACE:

1. ZONING DISTRICT:	UR-4
2. LOT SIZE:	12,483 FT² (0.287 ac)
3. DWELLING UNITS:	1
4. LOT SIZE PER DWELLING UNIT:	12,483 FT² (3,000 FT² MIN)
5. MIN AVERAGE LOT WIDTH:	153.8 FT² (100 FT² MIN)
6. FIRST FLOOR AREA:	2,700 FT² (0.062 ac) (1,200 FT² MIN)
7. SECOND FLOOR AREA:	2,700 FT² (0.062 ac)
8. ACCESSORY (GARAGE) AREA:	1,222 FT² (0.028 ac)
9. BUILDABLE FOOTPRINT:	2,705 FT2 (0.062 ac)
10. PRINCIPAL BUILDING COVERAGE:	23% (25% MAX)
11. ACCESSORY BUILDING COVERAGE:	10% (15% MAX)
12. FRONT YARD SETBACK REGENT:	25 FT (25 FT MIN)
13. FRONT YARD SETBACK PARK PLACE:	25 FT (25 FT MIN)
14. SIDE YARD SETBACK:	21 FT (20 FT MIN)
15. EACH SIDE YARD SETBACK:	20 FT (20 FT MIN)
16. TOTAL SIDE YARD SETBACK:	45 FT (45 FT MIN)
17. BUILDING HEIGHT:	35 FT (70 FT MAX)
18. PRINCIPAL TO ACCESSORY BUILDING DISTANCE:	10 FT (10 FT MIN)
19. FRONT LOT LINE TO ACCESSORY BUILDING DISTANCE:	25 FT (25 FT MIN)
20. SIDE LOT LINE TO ACCESSORY BUILDING DISTANCE:	6 FT (5 FT MIN)
21. REAR LOT LINE TO ACCESSORY BUILDING DISTANCE:	6 FT (5 FT MIN)
22. TOTAL PERMEABLE AREA:	59% (15% MIN)
23. TOTAL IMPERVIOUS COVER:	41% (85% MAX)

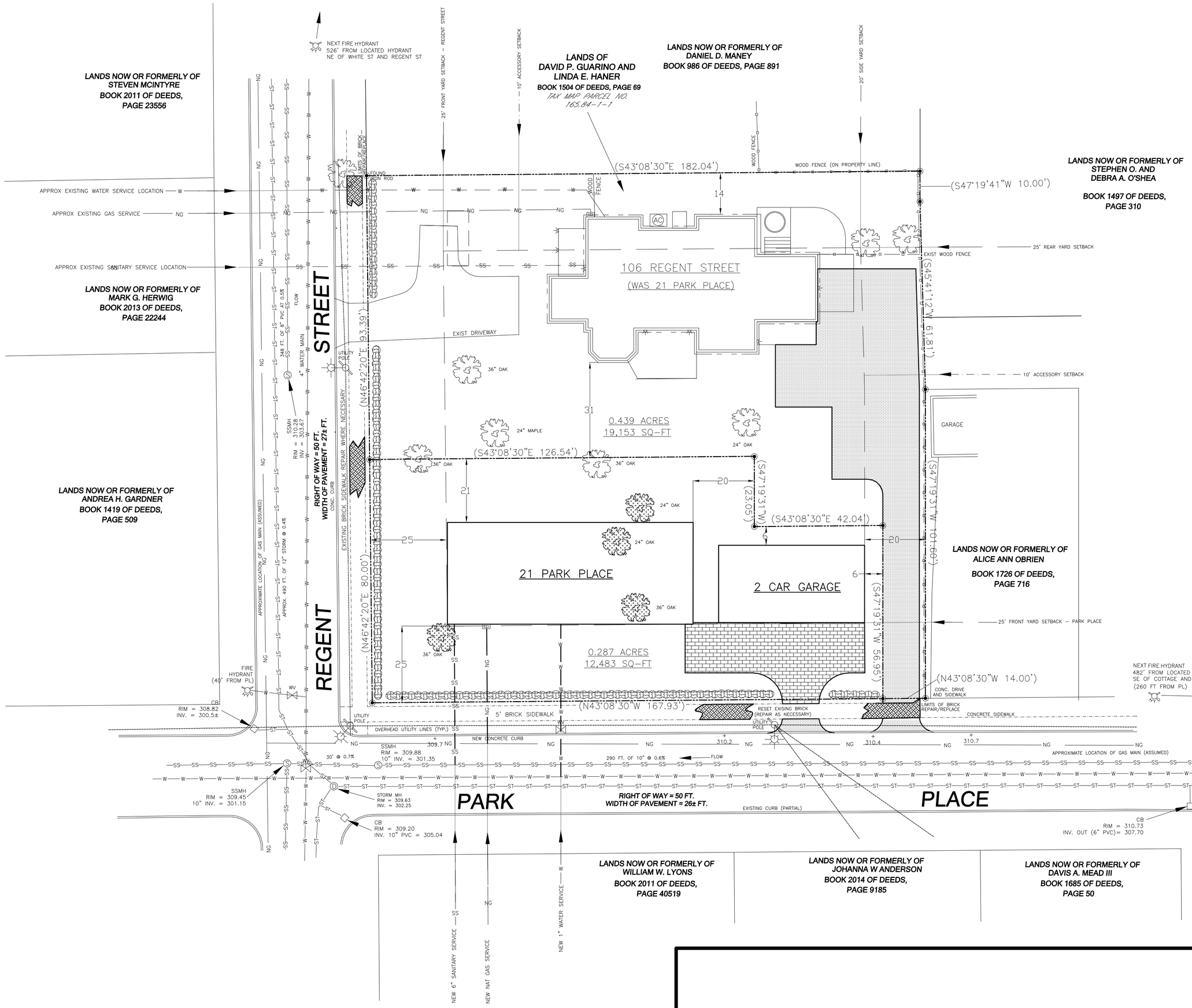
24. TOTAL PROJECT DISTURBANCE: **5,800 FT² (0.133 ac)**







SITE LOCATION MAP
(NO SCALE)



TURNING RADIUS ASSESSMENT

MAP REFERENCE:
1. "SURVEY OF LANDS OF DAVID P. GUARINO AND LINDA E. HANER", MAP NO. 2005-19-02, REVISION 1, 11/26/2014, BY SURVEY ASSOCIATES, LLC

PB# XX.XXX

REV.	DATE	BY	CHK.	DESCRIPTION
–	TBD	FTO	JK	ORIGINAL SUBMITTAL

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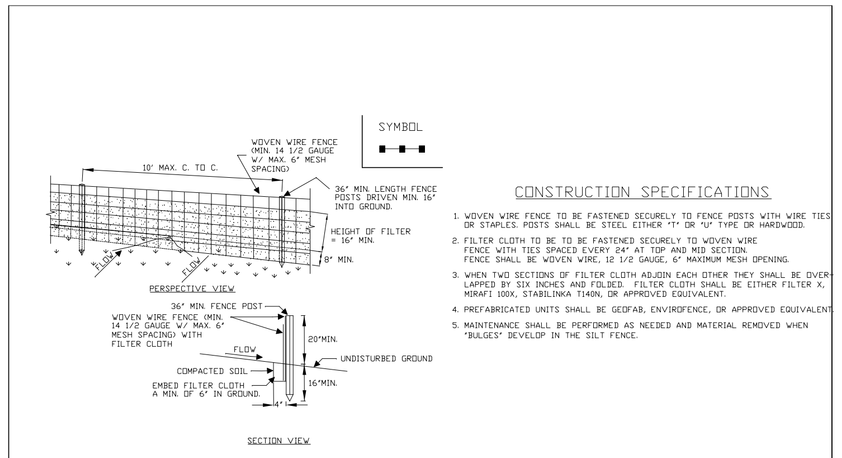
JOHN KLEKOVIC, P.E. LICENSE NO. NY 057060

DRAWN BY: FTO	CITY OF: SARATOGA SPRINGS
CHECKED BY: JK	COUNTY OF: SARATOGA
TAX MAP NO. 165.84-1-1	STATE OF: NEW YORK
SCALE: 1" = 20'	
DATE: TBD	
REVISION: –	

21 PARK PLACE SUBDIVISION
OWNER: DAVID P. GUARINO & LINDA E. HANER

PROPOSED SUBDIVISION PLAT

SHEET S1



CONSTRUCTION SPECIFICATIONS

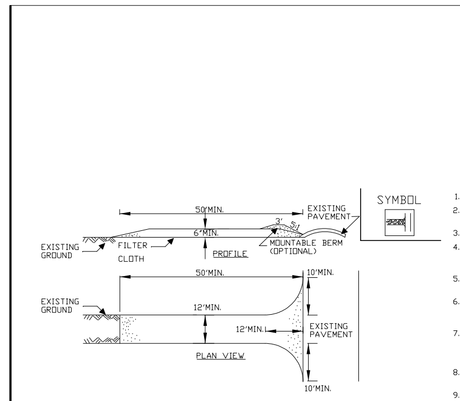
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

N.T.S.

BASED ON NEW YORK GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.

APPROVED:		CITY OF SARATOGA SPRINGS, NEW YORK	DWG No
PLANNING BOARD	1/13/2010 DATE	STANDARD DETAIL Silt Fence	ST-13



CONSTRUCTION SPECIFICATIONS

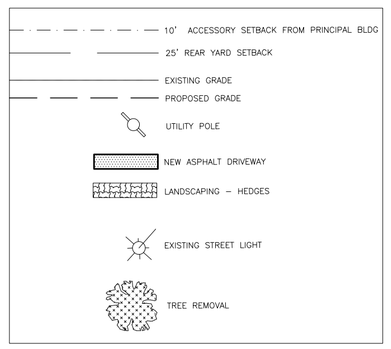
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

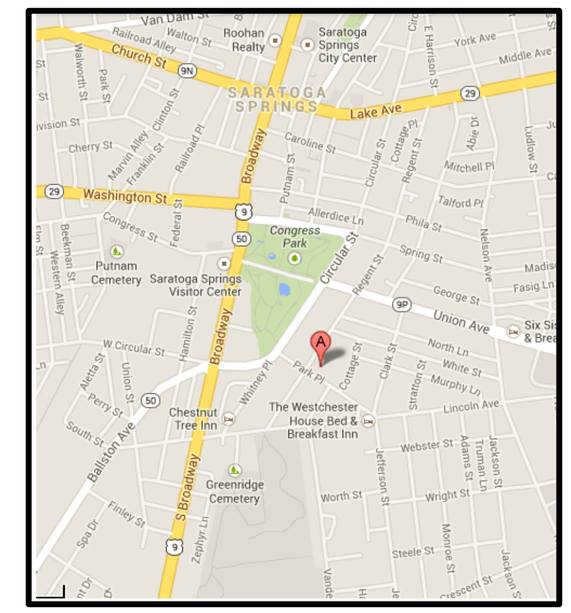
STABILIZED CONSTRUCTION ENTRANCE

NTS

BASED ON NEW YORK GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL.

APPROVED:		CITY OF SARATOGA SPRINGS, NEW YORK	DWG No
PLANNING BOARD	1/13/2010 DATE	STANDARD DETAIL Stabilized Construction Entrance	ST-11





SITE LOCATION MAP
(NO SCALE)

PROJECT TITLE:
21 PARK PLACE SUBDIVISION

PROJECT LOCATION:
21 PARK PLACE
SARATOGA SPRINGS, NEW YORK

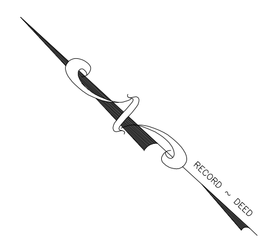
PROJECT OWNER:
LINDA E HANER & DAVID P GUARINO
21 PARK PLACE
SARATOGA SPRINGS, NEW YORK 12866

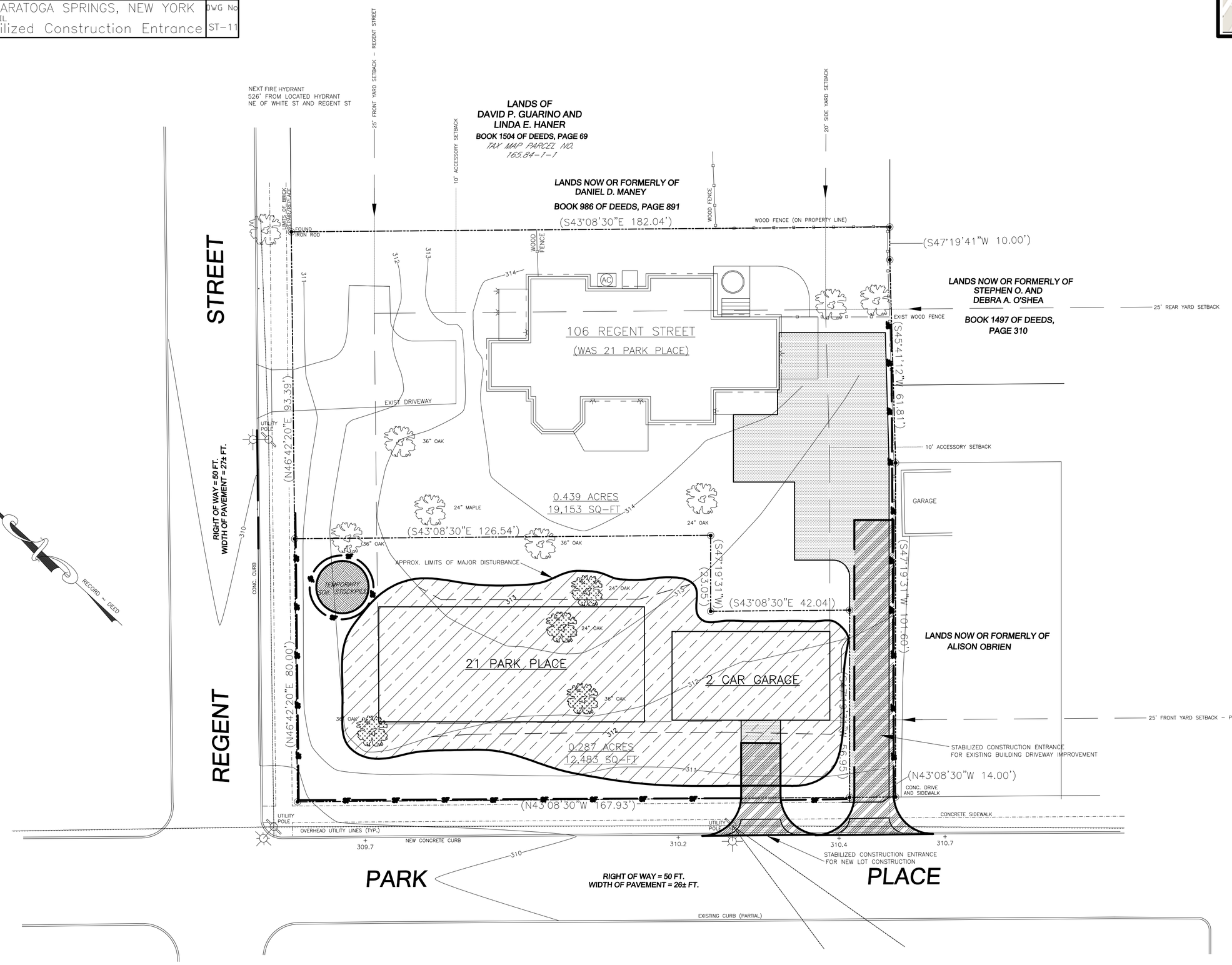
SEDIMENT & EROSION CONTROL:

PROPOSED:
LIMITS OF DISTURBANCE APPROXIMATELY 8712 SQ-FT
SILT FENCES: APPROXIMATELY 400 FT
STABILIZED CONSTRUCTION ENTRANCES:
EXISTING LOT: APPROXIMATELY 75 FT
NEW LOT: APPROXIMATELY 25 FT

NOTES:
1. TOPSOIL AND FILL THAT IS TO REMAIN STOCKPILED ON SITE FOR PERIODS EXCEEDING 30 DAYS SHALL BE STABILIZED BY SEEDING. PRIOR TO THE SEEDING OPERATION, THE STOCKPILED MATERIAL SHALL BE GRADED AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDED PREPARATION, FERTILIZATION, SEEDING, MULCH APPLICATION AND ANCHORING.

2. ENSURE CALL BEFORE YOU DIG IS CONTACTED 72 HOURS PRIOR TO EXCAVATION. ENSURE THE AREA IS MARKED PRIOR TO ANY EXCAVATION. DIG SAFELY NEW YORK CAN BE REACHED AT 811, 1-800-962-7962 OR WWW.DIGSAFELYNY.COM





STABILIZED CONSTRUCTION ENTRANCE
TREE REMOVAL
TEMPORARY TOPSOIL STOCKPILE AREA
LIMITS OF NEW DISTURBANCE
SF SILT FENCE

PB# XX.XXX

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21 PARK PLACE SUBDIVISION
OWNER: DAVID P. GUARINO & LINDA E. HANER

SEDIMENT & EROSION CONTROL PLAN

S2
SHEET