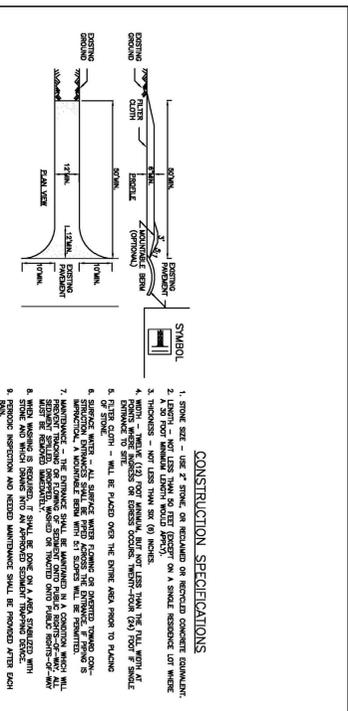
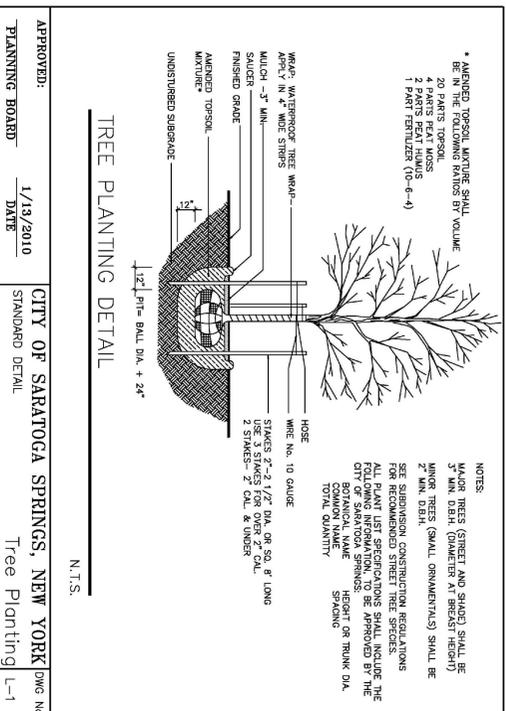




Vicinity Map



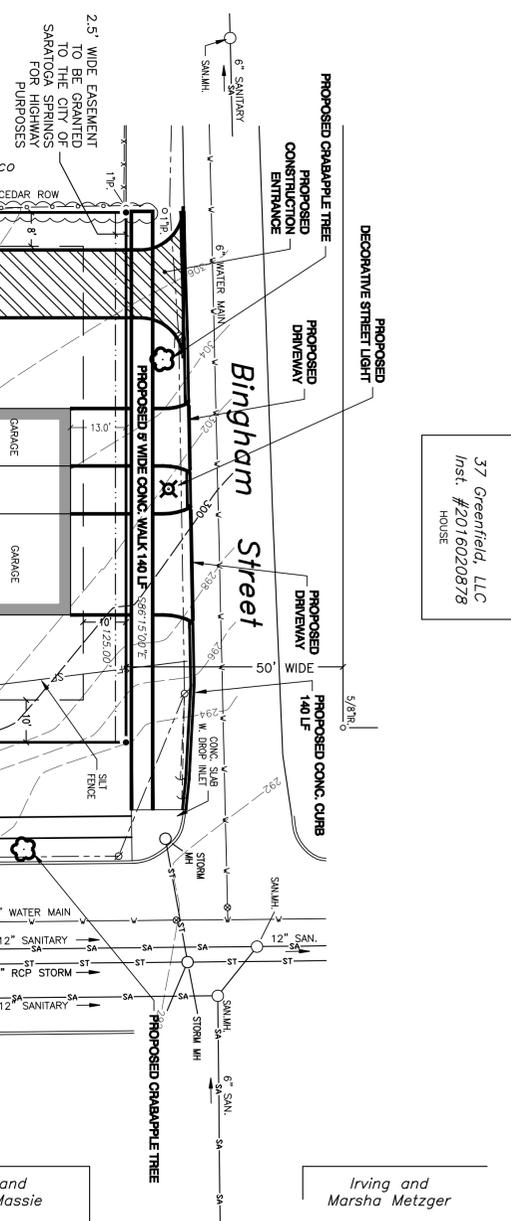
STABILIZED CONSTRUCTION ENTRANCE

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

APPROVED: 1/13/2010
DATE: 1/13/2010

CITY OF SARATOGA SPRINGS, NEW YORK
STANDARD DETAIL
Stabilized Construction Entrance ST-11

DWG NO: N.T.S.



SUBDIVISION PLAN

Map Legend

- 5/8" steel rod set with a tag
- marker found, labeled
- utility pole
- overhead wires
- wire fence

Deed Reference:

Albert J. Zumpano and Nicole J. Zumpano
Inst. #2012029611

Owner/Applicant

Albert & Nicole Zumpano
13 East Avenue
Saratoga Springs, NY 12866

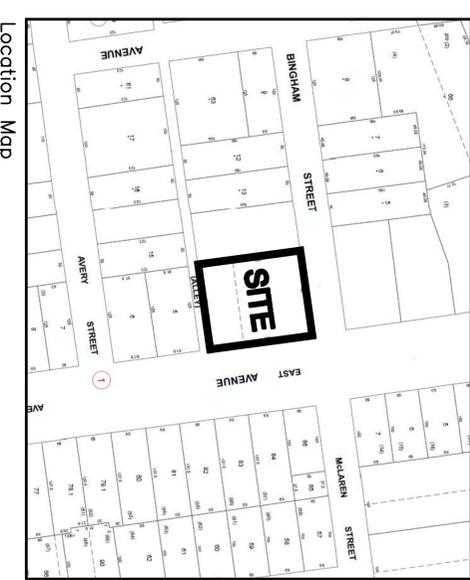
Contractor

Galbreath Builders
pr. 518-587-8191

Tax Parcel #166.38-1-16

UR-3 AREA REQUIREMENTS

Zoning District	Minimum Lot Size (Acres)	Minimum Average Width (Feet)	Proposed Accessory Building	Front Yard Setback (Feet)	Rear Yard Setback (Feet)	Side Yard Setback (Feet)	Minimum Height (Feet)	Maximum Height (Feet)	Proposed Building Footprint (Sq. Ft.)	Minimum Distance to	Side Lot (Feet)	Rear Lot (Feet)	Minimum Percentage of Lot Area
UR-3	8,000	1-walk / 80	2-walk / 80	25	4	12	1-Story-1200	60	5	10	5	5	25



Location Map

City of Saratoga Springs Standard Notes

- All work must conform to all Federal, State and City Codes, specifications, ordinances, rules and regulations.
- The elevation base for the contours and benchmarks are based on the National Geodetic Vertical Datum, 1929.
- All refuse, debris and miscellaneous items to be removed shall be legally disposed of off-site by the Contractor to a location approved by the City Engineer.
- The Contractor must set up a pre-construction meeting with the City Engineer prior to any construction. Constructive cooperation by a designated representative of the applicant are required. The cost of the construction inspection is the responsibility of the Applicant/Developer. An escrow account to cover the cost of the inspections must be established prior to any construction.
- The Contractor must obtain a blasting permit from the Building Inspector if any blasting is required.
- The Contractor must obtain a street opening permit issued by the Department of Public Works for any work in the street or right of way of any City street or road or alley.
- All points of construction ingress or egress shall be maintained to prevent tracking or flowing of sediment or debris onto a public road.
- No Certificate of Occupancy will be issued until all site work has been completed. The Contractor must provide the approved plans and on-site construction to the City Engineer.
- The Applicant must verify that the proposed project can accommodate the turning movements of any fire truck that the fire department do designates.

Survey Note:

Elevations are based on NGVD (1929) datum.

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

Chairperson _____ Date Signed _____

THOMPSON FLEMING
LAND SURVEYORS, P.C.

12 Lake Avenue
Saratoga Springs NY 12866

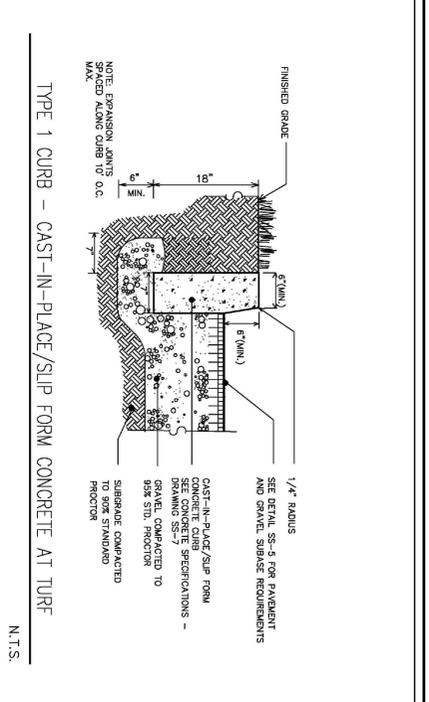
Voice: (518) 587-5665
Fax: (518) 587-5772

Subdivision
for
Albert and Nicole Zumpano

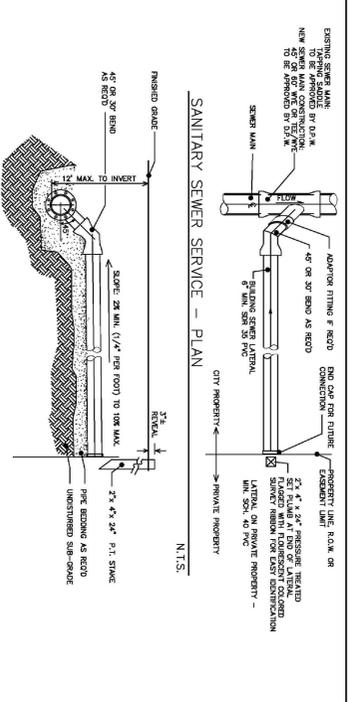
Situate at
117 & 119 East Avenue
City of Saratoga Springs, Saratoga County NY

9/8/16	CITY COMMENTS
DATE	DESCRIPTION
REVISIONS	
DATE: July 14, 2016	
JOB NO.: 516-15724	
DRAWN BY: DES	
CHKD BY: WMT	
TAX MAP: 166.38-1-16	
SCALE: 1" = 20'	
10' 0' 10' 20'	

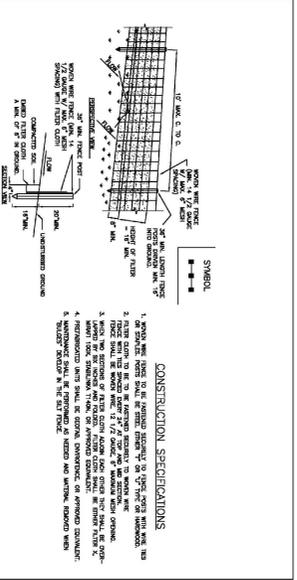
ST



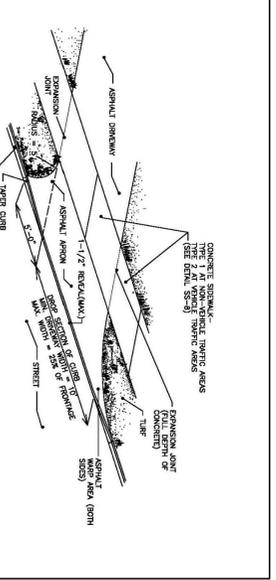
APPROVED: 1/19/2010
 PLANNING BOARD DATE
 CITY OF SARATOGA SPRINGS, NEW YORK DWG NO
 STANDARD DETAIL Type 1 Curb SS-15



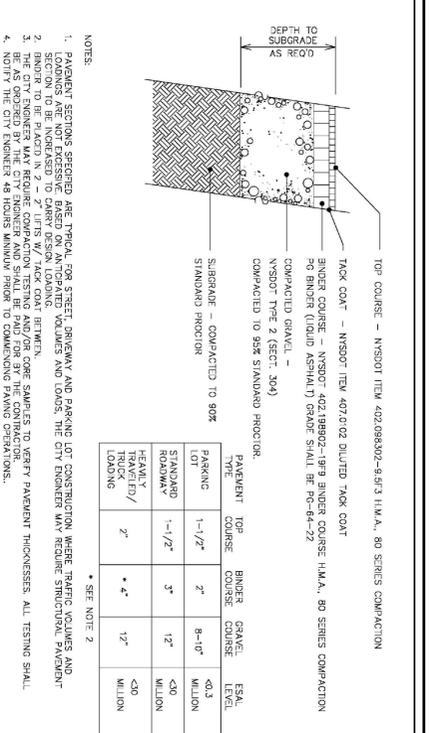
APPROVED: 1/19/2010
 PLANNING BOARD DATE
 CITY OF SARATOGA SPRINGS, NEW YORK DWG NO
 STANDARD DETAIL Sanitary Sewer Service SA-3



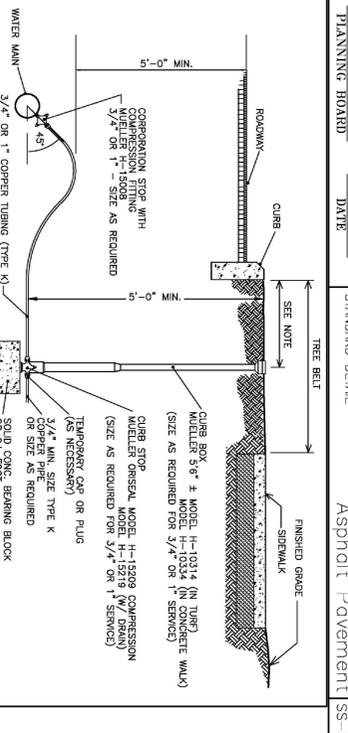
APPROVED: 1/19/2010
 PLANNING BOARD DATE
 CITY OF SARATOGA SPRINGS, NEW YORK DWG NO
 STANDARD DETAIL Silt Fence SI-13



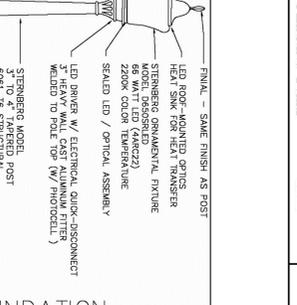
APPROVED: 1/19/2010
 PLANNING BOARD DATE
 CITY OF SARATOGA SPRINGS, NEW YORK DWG NO
 STANDARD DETAIL Type 1 Driveway (Residential) SS-12



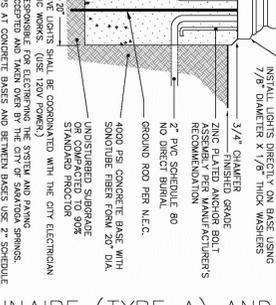
APPROVED: 4/10/2013
 PLANNING BOARD DATE
 CITY OF SARATOGA SPRINGS, NEW YORK DWG NO
 STANDARD DETAIL Asphalt Pavement SS-5



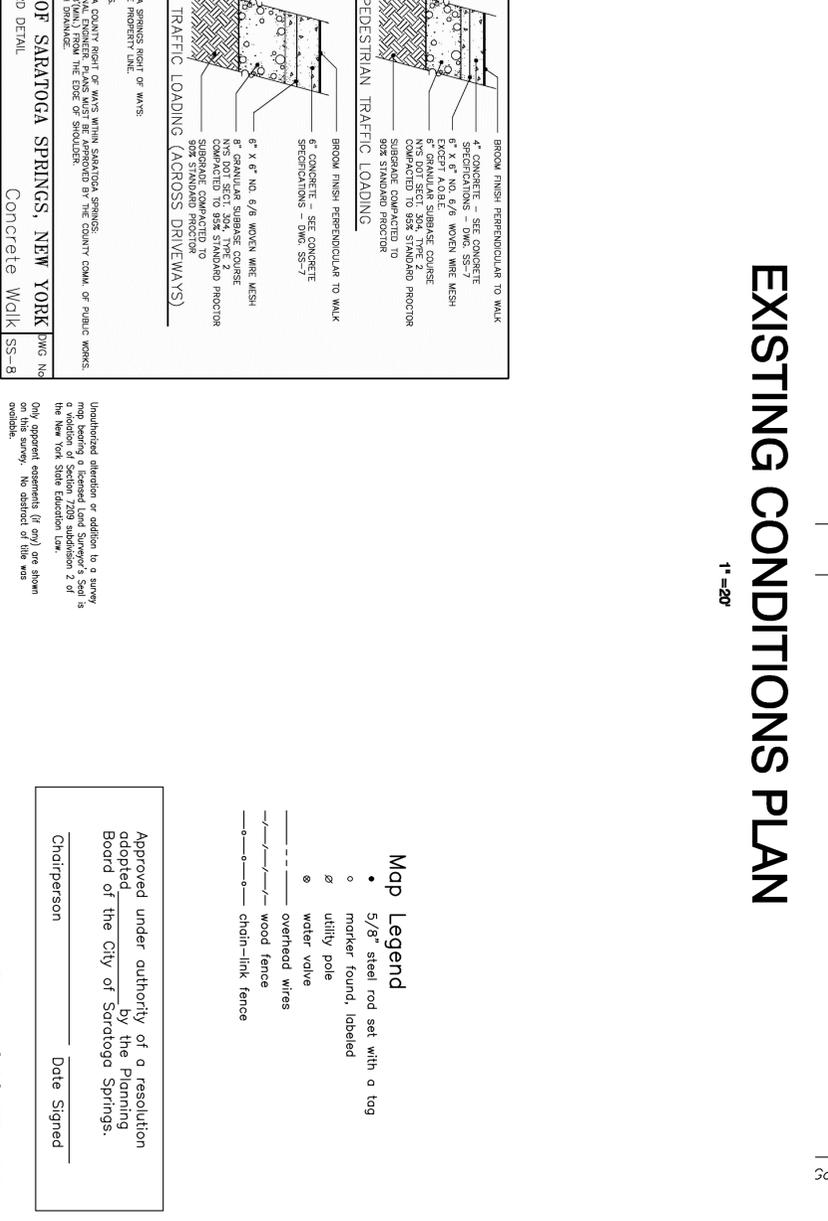
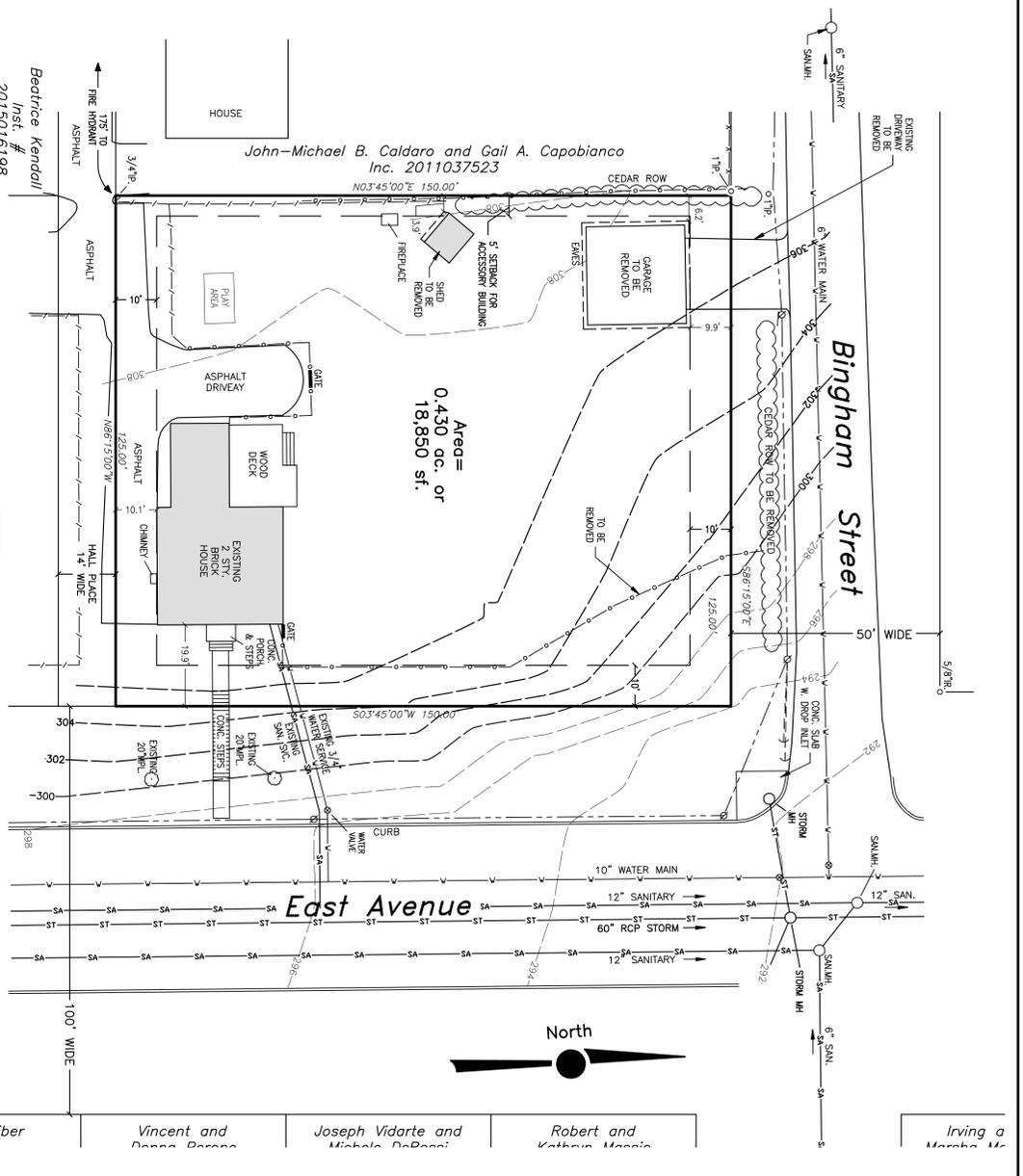
APPROVED: 1/19/2010
 PLANNING BOARD DATE
 CITY OF SARATOGA SPRINGS, NEW YORK DWG NO
 STANDARD DETAIL Water Service W-2



APPROVED BY PLANNING BOARD: 4/28/16
 CITY OF SARATOGA SPRINGS, NEW YORK DWG No
 STANDARD DETAIL Decorative Street Light - LED LT-1



APPROVED: 1/13/2010
 PLANNING BOARD DATE
 CITY OF SARATOGA SPRINGS, NEW YORK DWG NO
 STANDARD DETAIL Concrete Walk SS-8



Subdivision for
Albert and Nicole Zumpano
 Situate at
 117 & 119 East Avenue
 City of Saratoga Springs, Saratoga County NY

THOMPSON FLEMING
 LAND SURVEYORS, P.C.
 12 Lake Avenue
 Saratoga Springs NY 12866
 Voice: (518) 587-5665
 Fax: (518) 587-5772

9/8/16	CITY COMMENTS
DATE	DESCRIPTION
DATE:	July 14, 2016
JOB NO.:	516-15724
DRAWN BY:	DES
CHECKED BY:	WMT
TAX MAP:	16638-1-16
SCALE:	1" = 20'
DATE:	10/10/20

Unauthorized alteration or addition to a survey map being a Class 1 Land Surveyor's Seal is the New York State Education Law 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 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6" FRIEZE BOARD
 SHUTTERS AS SELECTED
 SECOND FLOOR
 HORIZ. VINYL SIDING AS SELECTED
 4" WINDOW & DOOR TRIM
 6" CORNER BOARD
 FIRST FLOOR
 BASEMENT FLOOR

FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

DATE	DATE	DATE	DATE	DATE	DATE
	NO.	NO.	NO.	NO.	NO.
REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
DATE	DATE	DATE	DATE	DATE	DATE
SCALE	SCALE	SCALE	SCALE	SCALE	SCALE
AS NOTED					
DRAWN BY					
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DATE	DATE	DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.	NO.	NO.

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DWG 1 OF 22

GALARNEAU
Buildwell, Inc.
 135
 Saratoga Springs, N.Y. 12865
 (518) 587-8101
 ALL RIGHTS RESERVED

PREPARED BY:
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 1 SYDNEY HILL ROAD
 SARATOGA SPRINGS, NY 12866
THE BUILDING DEPARTMENT HAS REVIEWED THIS DOCUMENT FOR TECHNICAL ACCURACY AND COMPLIANCE WITH THE BUILDING CODES OF THE STATE OF NEW YORK.

FRONT ELEVATION
 NEW RESIDENCE FOR:
 ALBERT & NICOLE ZUMPANO
 119 EAST AVENUE
 SARATOGA SPRINGS, NY 12866

PRELIMINARY
 NOT FOR CONSTRUCTION

