

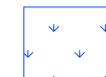


SITE PLAN

SCALE 1"=60'

SITE STATISTICS

SITE AREA: 1.6± ACRES (MIN LOT SIZE IS 2.0 ACRES OR 10,000 SF MAY NEED A VARIANCE)
 EXISTING ZONE: RR (RURAL RESIDENTIAL DISTRICT) & TRB (TOURIST RELATED BUSINESS)
 USE: ANIMAL CLINIC (PERMIT USE IN TRB ZONE)
 PARKING: REQUIRED=8
 PROPOSED= 9 SPACES
 BASED UPON 1 SPACE PER 200 SF OF BLDG.
 (30X50' OFFICE/RETAIL SPACE= 1500SF/200SF/SPACE=8)
 MINIMUM LOT WIDTH: 100' IN TRB (HAVE 105')
 SETBACKS BLDG: FRONT=40' (TRB)
 SIDE=20' (TRB)
 REAR= 40' (TRB)
 SIDE=30' MIN AND TOTAL OF 100' (RR-1)
 REAR=100' (RR-1)
 MAX HT: 35'
 GREEN SPACE: 70% REQUIRED (PROPOSED 70%)



WETLANDS



SITE PLAN

SCALE 1"=30'

PRELIMINARY DRAWINGS: NOT FOR CONSTRUCTION

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS					
No.	DATE	DESCRIPTION	BY	REVIEWED BY:	DATE

PROJ. MANAGER:	JWE
CHIEF DESIGNER:	JWE
DESIGNED BY:	JWE
DRAWN BY:	JWE
CHECKED BY:	-

SEAL

DRAFT

Engineering and Land Surveying, P.C.
 1533 Crescent Road - Clifton Park, NY 12065

MATT SAMES
CONCEPT SITE PLAN #4
 ROUTE 9
 CITY OF SARATOGA SPRINGS NEW YORK

SCALE: AS SHOWN
 CONTRACT No.: -
 MJ PROJ. No.: 972.15
 DATE: FEBRUARY 2016
C-1
 SHEET 1 OF 1