



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: SPECIAL USE PERMIT

(Rev: 05/2016)

Project Name: _____

Property Address/Location: _____

Tax Parcel #: _____ Zoning District: _____
(for example: 165.52-4-37)

Proposed Use: _____

Type of Special Use Permit: Permanent Temporary Renewable

APPLICANT(S)*

OWNER(S) (If not applicant)

ATTORNEY/AGENT

Name _____

Address _____

Pho _____

Ema _____

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.

Please check the following to affirm information is included with submission.

Sketch Plan Attached:

Applicant is encouraged to submit sketch plans showing features of the site and /or neighborhood and illustrate proposed use.

Environmental Assessment Form:

All applications must include a completed SEQR Short or Long Form. SEQR Forms can be completed at <http://www.dec.ny.gov/permits/6191.html>.

Water Service Connection Agreement- 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.

Application Fee: \$750.00 (check box)

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

3 hard copies (*1 signed original) and one electronic copy (PDF) of complete application and ALL attachments.

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

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 _____. If YES, a statement disclosing the name, residence, nature and extent of this interest must be filed with this application.

I, the undersigned owner, leasee or purchaser under contract for the property, hereby request Special Use Permit approval by the Planning Board for the identified property above. I agree to meet all requirements under Section 240-7.1 of the Zoning Code of 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.

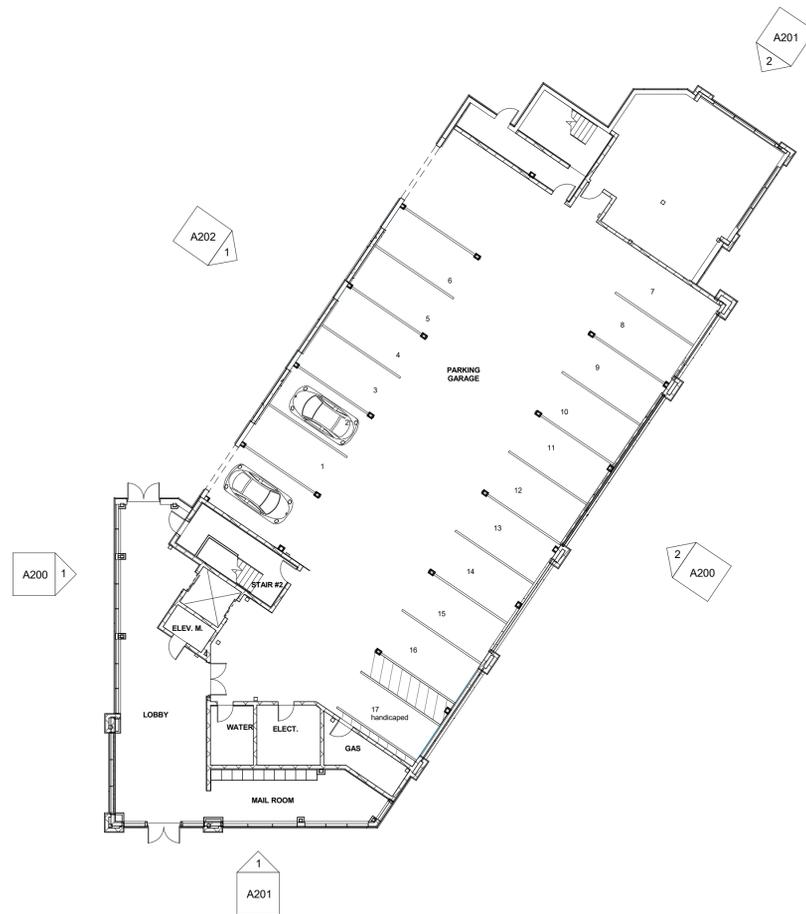
Applicant Signature: _____

Date: _____

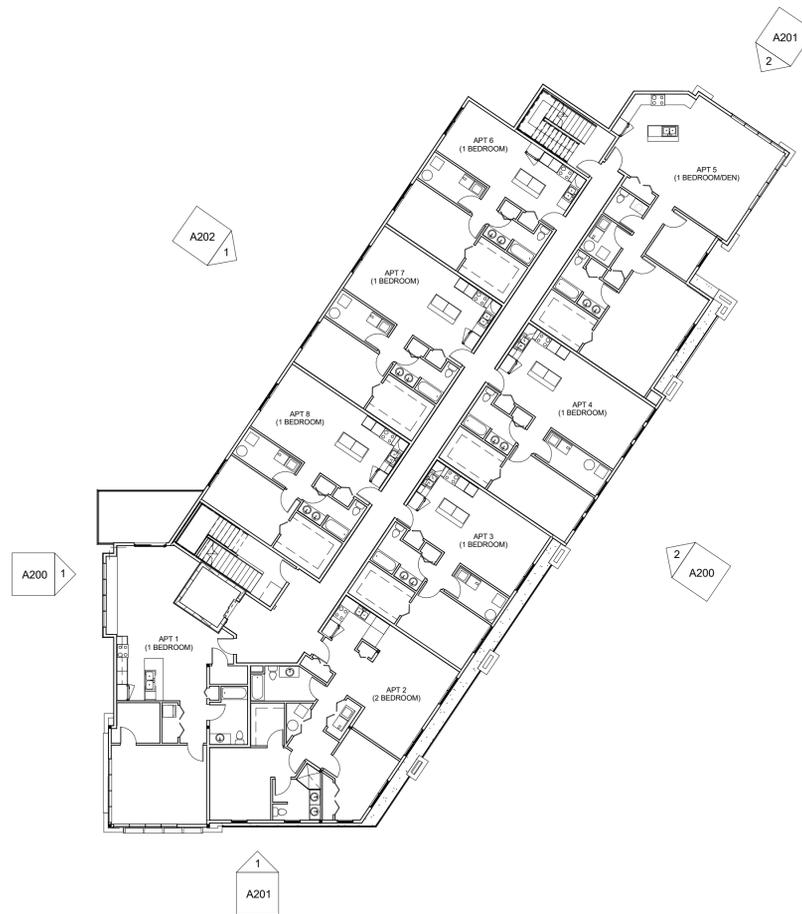
If applicant is not current owner, owner must also sign.

Owner Signature: _____

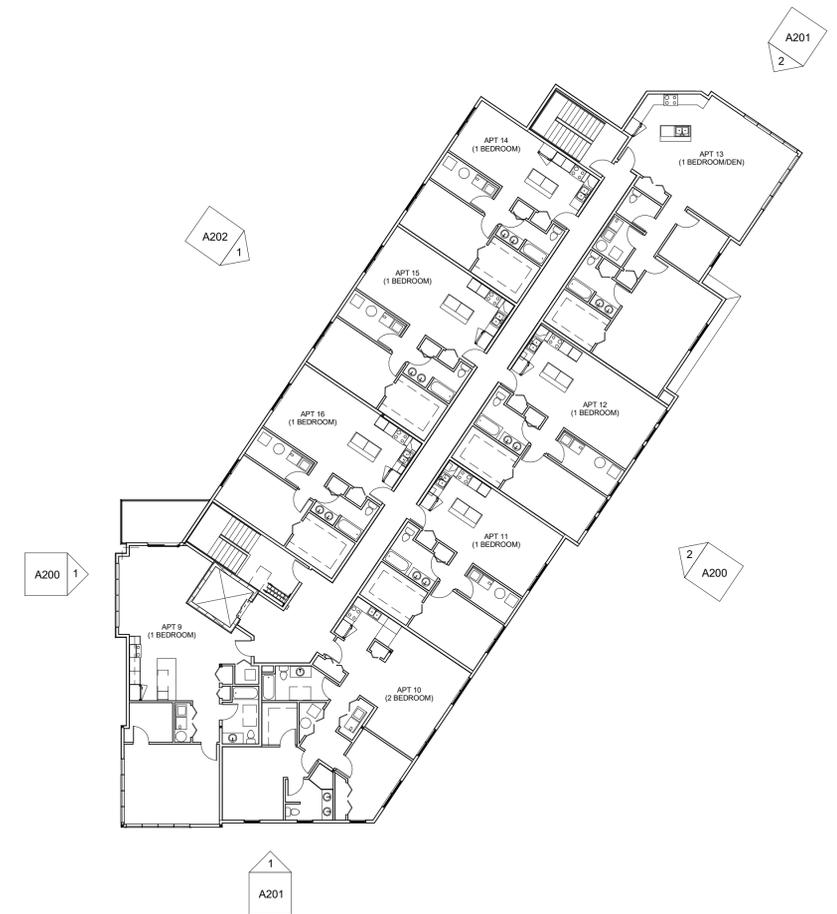
Date: _____



① Level 1 (GROUND LEVEL PARKING)
1/16" = 1'-0"



② LEVEL 2
1/16" = 1'-0"



③ LEVEL 3
1/16" = 1'-0"

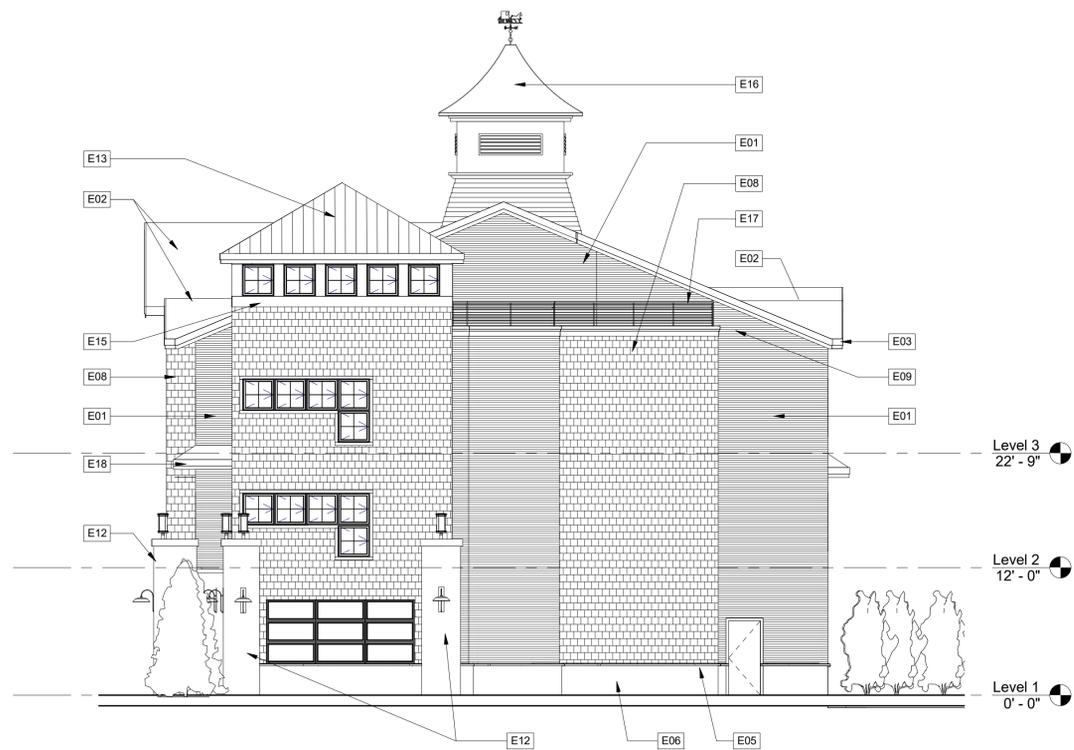


1 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
E03	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E04	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E05	CULTURED STONE SILL
E06	CULTURED STONE VENEER TBD
E07	DECORATIVE HEAVY TIMBER BRACKETS, PAINTED COLOR TBD
E08	"SMARTSIDE" ENGINEERED WOOD SHAKE SIDING FACTORY FINISHED COLOR TBD
E09	COLUMNS WRAPED WITH "SMARTSIDE" ENGINEERED WOOD TRIM BORADS FACTORY FINISHED COLOR TBD
E10	FYPON OR EQUAL DECORATIVE ROUND LOUVER & TRIM
E11	DECORATIVE TRUSS & TRIM PAINTED COLOR TBD
E12	CULTURED STONE VENEER PIER WITH CONCRETE CAP
E13	STANDING SEAM METAL ROOF, COLOR TBD
E14	"MIRATEC" AND "EXTIRA" COMPOSITE BOARDS (PANEL & TRIMS) PAINTED, COLOR TBD
E15	"SMARTSIDE" ENGINEERED WOOD TRIM BOARDS FACTORY FINISHED COLOR TBD
E16	CUPOLA (CONTRACTORS OPTION TO BUILD IN PLACE OR INSTALL PREMANUFACTURED UNIT)
E17	CABLE PIPE RAIL WITH PAINTED POSTS COLOR TBD
E18	ROOF CANOPY WITH ASPHALT SHINGLES AND "SMARTSIDE" FASCIA BOARDS & SOFFITS



2 SOUTH (BIKE PATH) ELEVATION
1/8" = 1'-0"



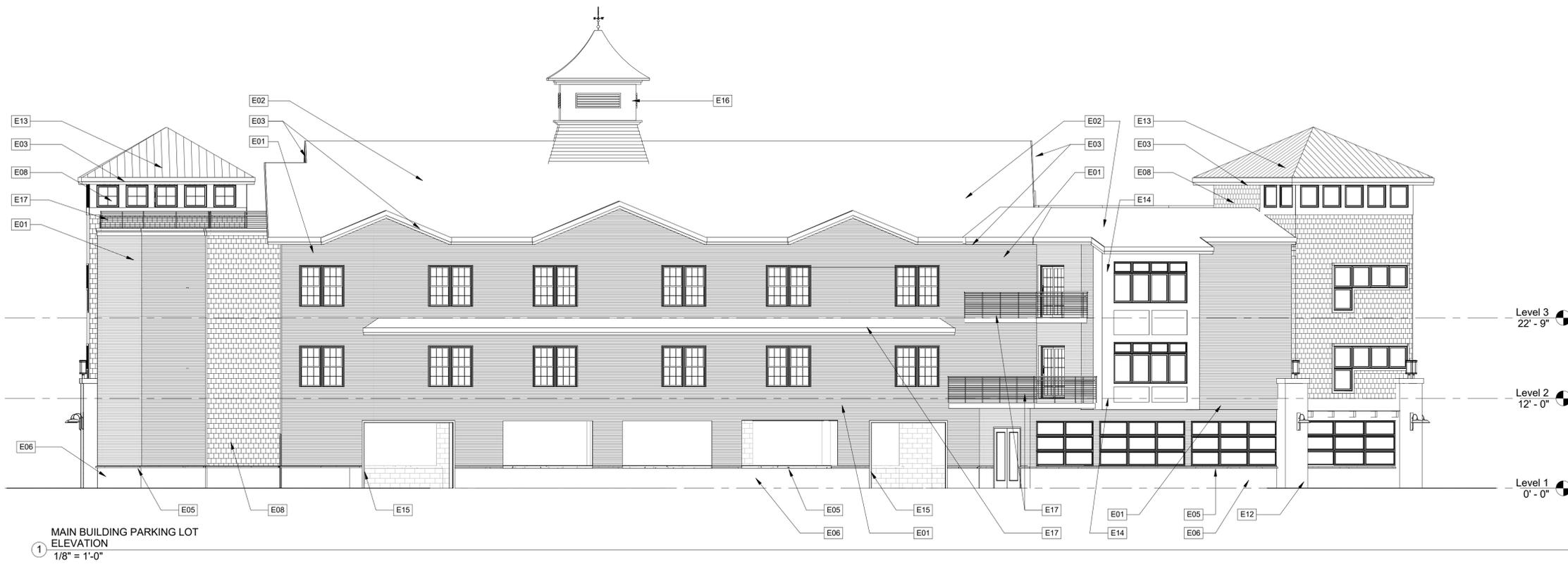
② EAST ELEVATION
1/8" = 1'-0"



① WEST ELEVATION
1/8" = 1'-0"

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246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



RE4ORM ARCHITECTURE



246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE



Site Plan

246 West Avenue Apartments

City of Saratoga Springs, New York

City PB#

June 23, 2016



Vicinity Map:

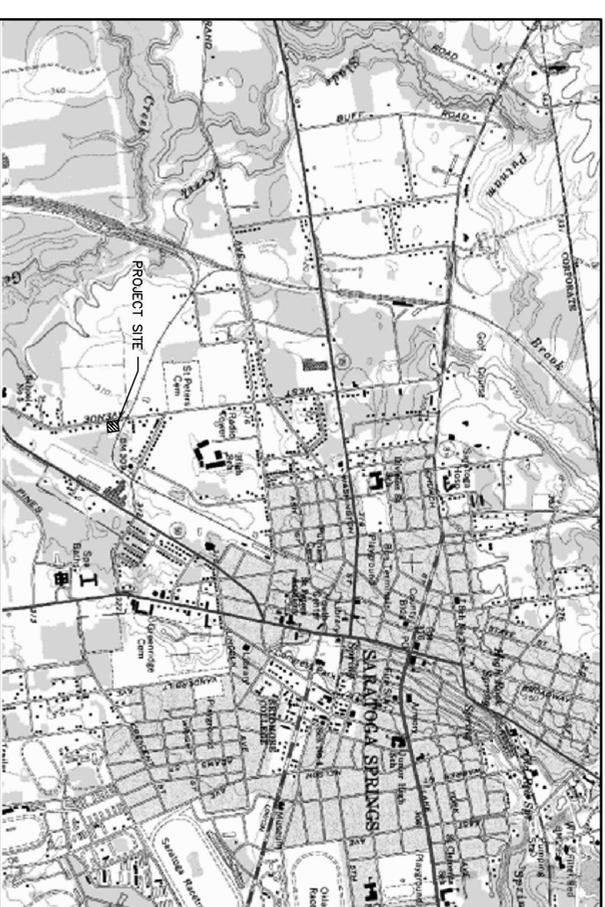
SCALE: NTS



CITY OF SARATOGA SPRINGS STANDARD NOTES

1. All work must conform to all Federal, State and City Codes, specifications, ordinances, rules and regulations.
2. The elevation 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 location approved by the City Engineer.
4. The Contractor must set up a pre-construction meeting with the City Engineer prior to any construction. Construction inspections by the a designated representative of design professional are required. The cost of the construction inspection is the responsibility of the Applicant/Developer.
5. The contractor must obtain a blasting permit from the Building Inspector if any blasting is required for the project.
6. 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, road or alley.
7. All points of construction ingress or egress shall be maintained to prevent tracking or flowing of sediment or debris onto a public road.
8. 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.
9. The applicant must verify that the proposed project can accommodate the turning movements of any fire truck that the fire department so designates.

SITE STATISTICS	
PROPOSED USE:	16 Apartments
TAX MAP PARCEL NUMBER	178.33-1-20&21
LEASE LOT SIZE	.51 ACRES
EXISTING ZONING	T-4 Urban Neighborhood
BUILDING SETBACKS	REQUIRED
BUILD-TO-LINE	12'-18"
FRONTAGE BUILDOUT	50% MIN.
SIDE SETBACK	12' AVERAGE PRINCIPAL BLDG
REAR SETBACK	6' MIN OUTBUILDING
	24' PRINCIPAL BLDG
	5' MIN OUTBUILDING
BUILDING HEIGHT	2 STORY MIN, 40' MAX HT.
PARKING REQUIREMENTS	24 SPACES
RESIDENCES WITHIN T-4 ZONE	24 SPACES
1.5 PER DWELLING UNIT	7 SPACES OUTSIDE BUILDINGS 17 SPACES WITHIN THE BUILDINGS
	3 STORY, 40'-0"
	12.5'
	63%
	15.5'
	8.02'
	27.07'
	9.34'



Project Location Map:

SCALE: NTS



SHEET INDEX:

L-1	COVER SHEET
L-1	BOUNDARY AND TOPOGRAPHIC SURVEY
L-2	SITE DEMOLITION AND PREPARATION PLAN
L-2	SITE LAYOUT AND MATERIALS PLAN
L-3	SITE GRADING AND DRAINAGE PLAN
L-4	SITE UTILITY PLAN
L-4.1	OFF-SITE WATERLINE CONNECTION
L-5	SITE LANDSCAPE PLAN
L-6	SITE LIGHTING PLAN
L-7	SITE DETAILS
L-8	SITE DETAILS
L-9	SITE DETAILS
L-10	SITE DETAILS
L-11	STORMWATER DETAILS
L-12	SITE DETAILS

Applicant:

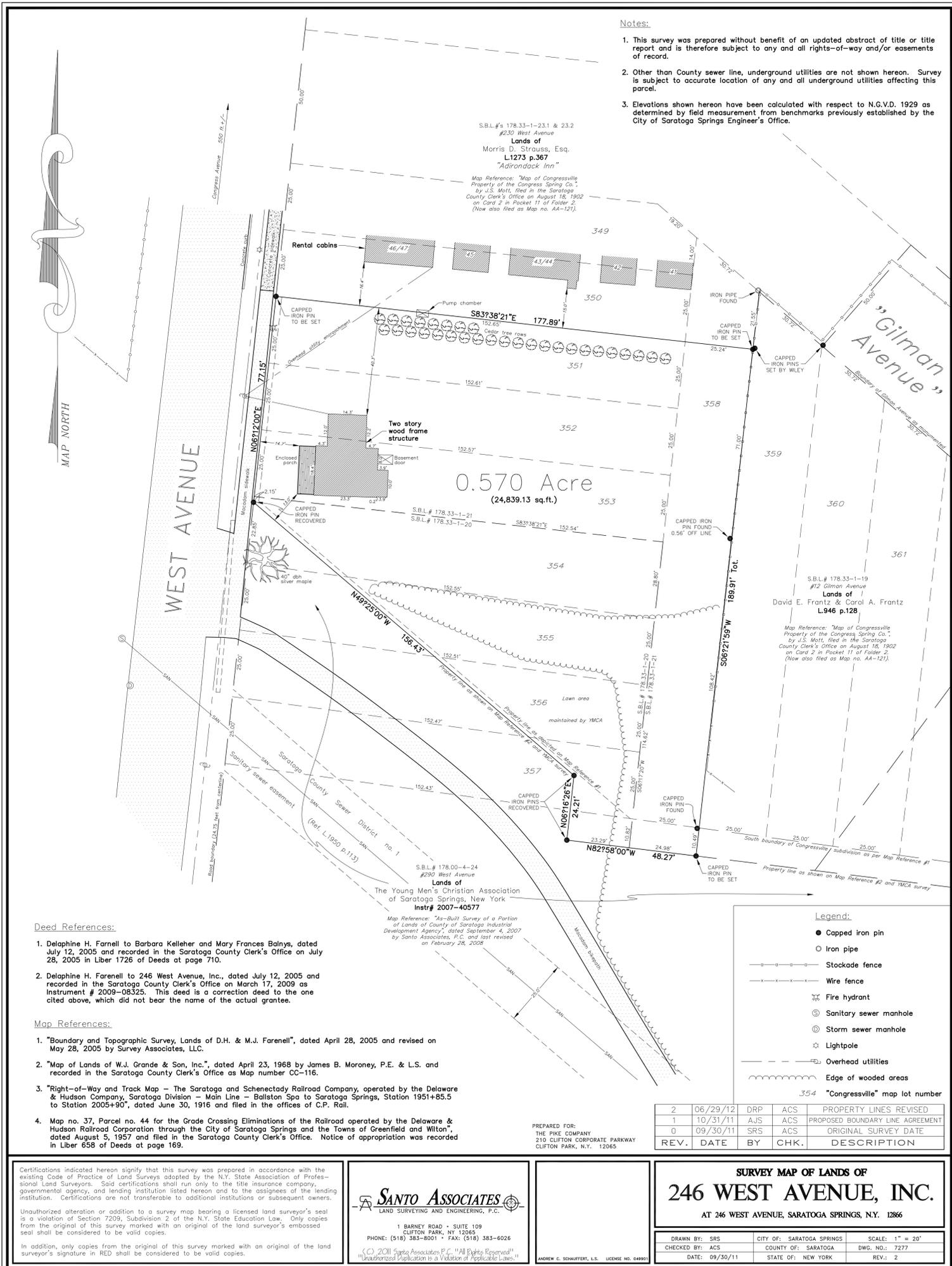
John-Paul Builders, LLC
796 Burdeck Street
Schenectady, NY 12306

Prepared By:

the LA group
Landscape Architecture
and Engineering, P.C.

40 Long Alley
Saratoga Springs
New York 12866
518/567-8100
Telefax 518/567-0180

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



Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice of Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the title insurance company, governmental agency, and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the N.Y. State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

In addition, only copies from the original of this survey marked with an original of the land surveyor's signature in RED shall be considered to be valid copies.

SANTO ASSOCIATES
 LAND SURVEYING AND ENGINEERING, P.C.

1 BARNEY ROAD • SUITE 109
 CLIFTON PARK, NY 12065
 PHONE: (518) 383-6001 • FAX: (518) 383-6026

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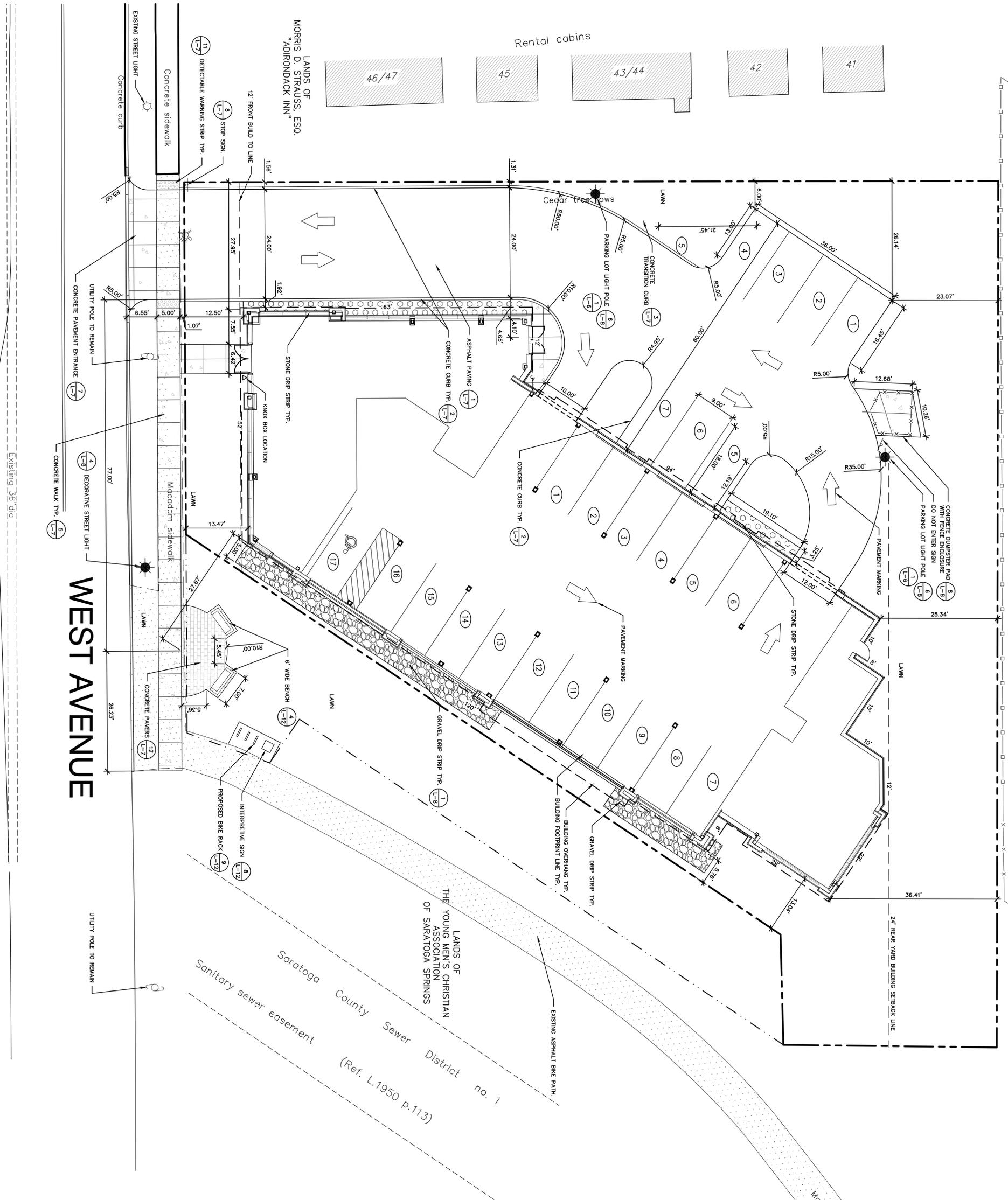
PREPARED FOR:
 THE PIKE COMPANY
 210 CLIFTON CORPORATE PARKWAY
 CLIFTON PARK, N.Y. 12065

ANDREW C. SCHAUFFERT, L.S. LICENSE NO. 048901

SURVEY MAP OF LANDS OF
246 WEST AVENUE, INC.
 AT 246 WEST AVENUE, SARATOGA SPRINGS, N.Y. 12866

DRAWN BY: SRS CITY OF: SARATOGA SPRINGS SCALE: 1" = 20'
 CHECKED BY: ACS COUNTY OF: SARATOGA DWG. NO.: 7277
 DATE: 09/30/11 STATE OF: NEW YORK REV.: 2

LANDS OF
 DAVID E. FRANTZ & CAROL A.
 FRANTZ

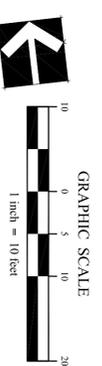
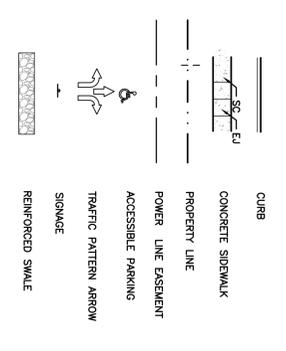


WEST AVENUE

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 SHALL BE Laid OUT BY A NEW YORK STATE REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED BY THE ARCHITECTS 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. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY DISCREPANCIES IN THE SITE STAKING TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
5. AT ALL LOCATIONS WHERE EXISTING CURBS, BITUMINOUS CONCRETE ROADWAY OR CONCRETE SIDEWALK ADJUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SHOWN TO A DETAILED TACK COAT EXPOSED EDGES OF EXISTING BITUMINOUS CONCRETE PAVEMENT.
6. BITUMINOUS PAVEMENT SHALL NOT BE Laid WHEN AIR TEMPERATURE IS LESS THAN 40° F., AND AIR TEMPERATURE IS LESS THAN 50° F.
7. ALL LIGHT STAKES SHALL BE LOCATED AT A MINIMUM OF 10 FEET FROM THE BACK OF CURB TO INSTALLATION.
8. DIMENSIONS ON PARKING LOTS AND ROWWAYS ARE FROM FACE OR BOTTOM OF CURB TO FACE OR BOTTOM OF CURB.
9. ALL NEW WORK SHALL BE STAKED-OUT PRIOR TO CONSTRUCTION. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES.
10. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER WITHOUT EXCEPTION.
11. ALL EXISTING UTILITIES SHOWN IN THEIR RELATIVE POSITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND



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

the LA Group
 Landscape Architecture
 and Engineering, PC
 40 Long Alley
 Saratoga Springs
 New York 12866
 P 518/597-4100
 F 518/597-4180
 www.thelagroup.com

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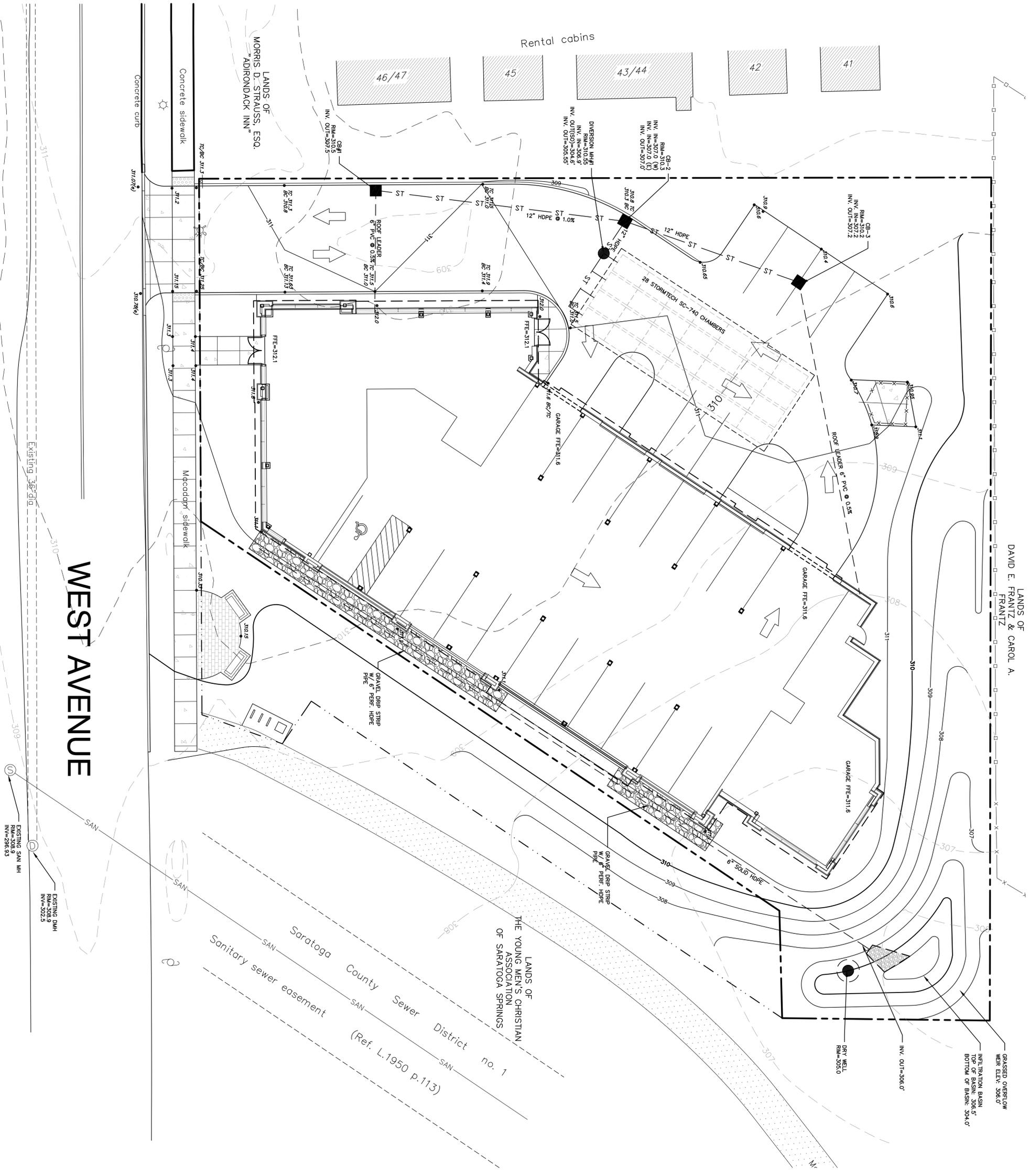
Design MCB
 Drawn MCB
 Checked CMI

PREPARED FOR:
 John-Paul Builders, LLC
 796 Burdeck Street
 Schenectady, NY 12306

246 WEST AVENUE APARTMENTS
 SARATOGA SPRINGS, NY

Title
 SITE LAYOUT AND MATERIALS PLAN

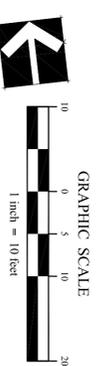
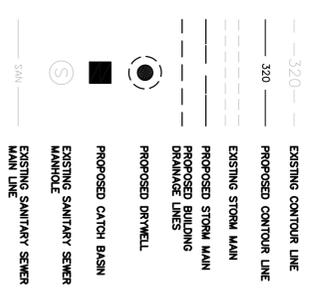
Revisions _____
 City #: 201178
 Project: 623/2016
 Date: _____
 Drawing L-2



LANDS OF
 DAVID E. FRANITZ & CAROL A.
 FRANITZ

WEST AVENUE

- GRADING NOTES**
1. SURVEY INFORMATION PROVIDED BY SAITO ASSOCIATES, LAND SURVEYING AND ENGINEERING, P.C. HAS BEEN USED IN FIELD SURVEY CONDUCTED SEPTEMBER 30, 2011.
 2. ALL GRADES SET IN THE FIELD SHALL BE COMPLETED BY A NEW YORK STATE LICENSED LAND SURVEYOR.
 3. THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE.
 4. THE CONTRACTOR SHALL VERIFY PROPOSED GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
 5. THE CONTRACTOR SHALL PROVIDE DUST AND EROSION CONTROL, AS APPROVED BY THE OWNER'S REPRESENTATIVE.
 6. ALL TILT SLOPES 3:1 OR GREATER SHALL RECEIVE BIO-DEGRADABLE FABRIC OR APPROVED EQUAL FOR EROSION CONTROL. ALL SLOPES SHALL BE PROTECTED BY THE OWNER'S REPRESENTATIVE.
 7. THE CONTRACTOR SHALL BLEND ALL NEW EXISTING EROSION CONTROL WITH ALL EXISTING EROSION CONTROL. PROVIDE SMOOTH ROUNDED TRANSITIONS AT ALL TOP AND BOTTOM OF SLOPES.



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



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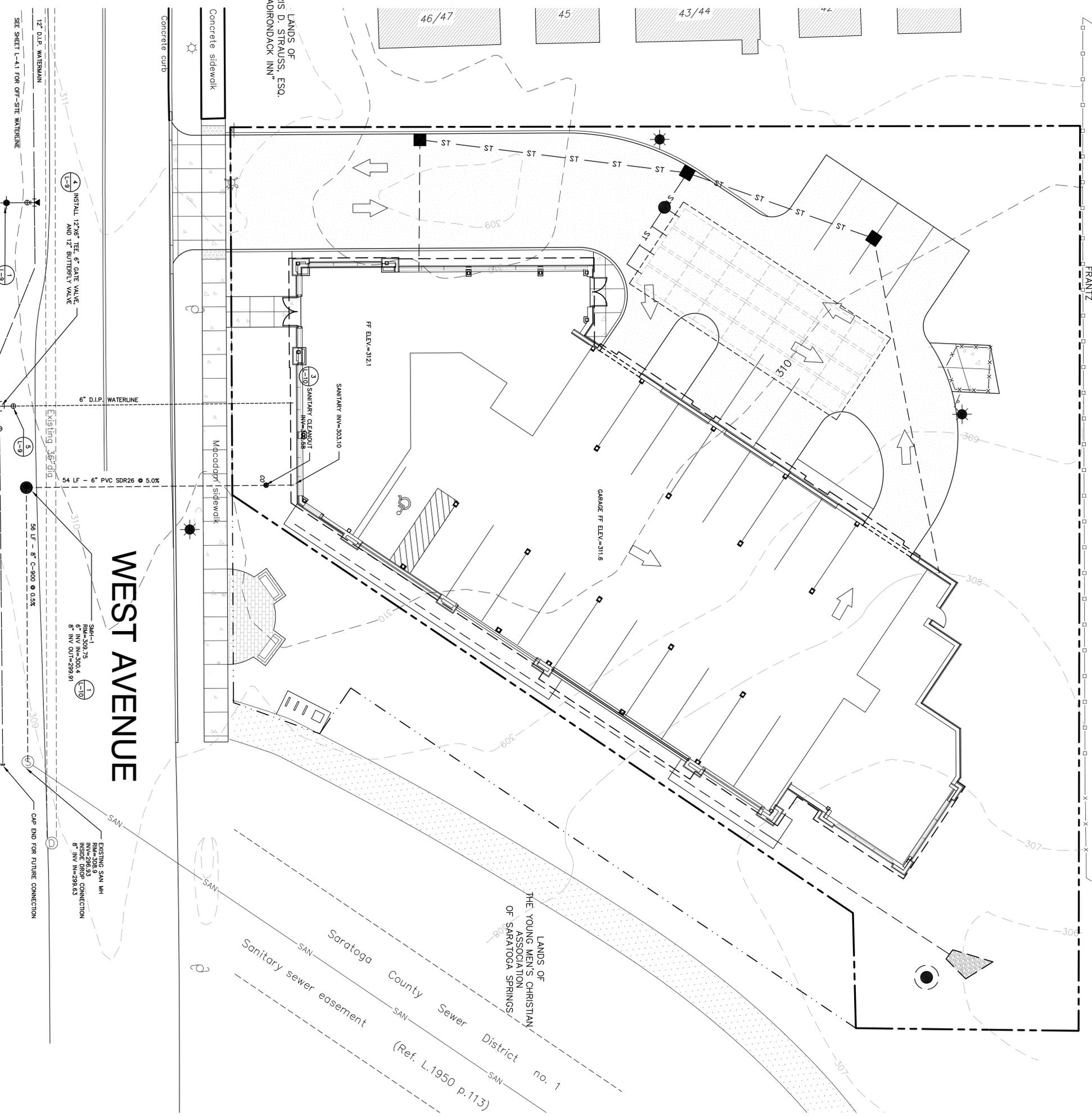
Design: MCB
 Drawn: MCB
 Checked: CMI

PREPARED FOR:
 John-Paul Builders, LLC
 796 Burdeck Street
 Schenectady, NY 12306

246 WEST AVENUE APARTMENTS
 SARATOGA SPRINGS, NY

Title: **SITE GRADING AND DRAINAGE PLAN**

Revisions: _____
 City #: 201178
 Project #: 623/2016
 Date: _____
 Drawing: **L-3**



WATER SYSTEM NOTES

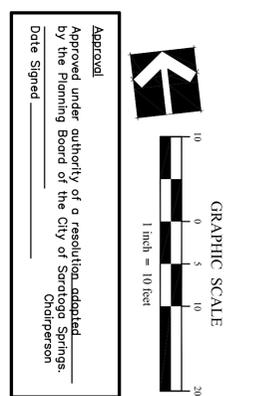
- A. The location of underground utilities shown on this plan are for informational purposes only and should not be shown. The Contractor shall contact U.F.P.O. (1-800-982-7962) and the proper local authorities or respective utility company having jurisdiction to field verify the location of all existing and proposed utilities. Any costs incurred by the Contractor due to failure to contact the proper authorities shall become the responsibility of the Contractor.
- B. Extend designated limit of work as necessary to accomplish site utility work as required by these Drawings and Specifications.
- C. Water Service lines 4-inch and larger:
 1. Pipe and Fittings
 - a. Ductile Iron Pipe: Class 52, ANSI/AWWA C151/A21.51
 - b. Mechanical joint fittings: ANSI standard A21.10 and A21.11 (AWWA C10 and C11) Class 350.
 2. Couplings
 - a. Double cement mortar lining on interior and coal tar seal ANSI/AWWA C109/A21.11
 3. Joints
 - a. Conforming with ANSI/AWWA C111/A21.11
 - b. Pipe - push on joint
 - c. fitting: mechanical joint, plain rubber
 - d. fittings: Tapered with resumer glands having steel set screws.
 4. Valve Boxes
 - a. Cast from two piece valve box as manufactured by Clay (Model F2451), or approved equal.
 - b. Cast from one piece valve box as manufactured (F2460), or approved equal, and be clearly marked "Water".
 5. Anchorage
 - a. Concrete thrust blocks must be used at all changes in direction of flow or greater, and at all tees, caps, fittings, hydrants and plugs.
- D. Water service lines 2 1/2-inch and smaller (no line shall be smaller than 3/4-inch):
 1. Pipe
 - a. Copper water tube, type K, soft temper for underground service.
 2. Corporation Stops
 - a. Mueller H-15008 with AWWA inlet threads or approved equal. 1 1/2-inch and larger must be used with tapping sleeve.
 3. Cap-stop
 - a. Mueller H-15209 or H-15219 curb-stops, non-draining or approved equal.
- E. Fire hydrants shall be Mueller A-423 compression-type hydrant, or approved equal having the following features:
 1. Valves - Mueller A-2380-20
 - 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 AWWA C509. Gland bolts shall be zinc coated steel.
 - c. All valves shall have a maximum working pressure of 200 psi.
 - d. All valves shall have mechanical joint ends conforming to ANSI A21.10/A21.11
 - e. Valves shall open right (clockwise) with a quarter turn.
 - f. Each valve shall be furnished complete with necessary nuts, bolts, studs and gaskets.
 2. Butterfly Valves - Mueller Linedel III
 - a. With the exception of tapping valves, all valves 12-inches in diameter and larger shall be Mueller, or approved equal, butterfly valves.
 - b. Butterfly valves shall be furnished with a cast iron body, bronze mounted, 360-degree rubber seat with stainless steel shaft conforming to AWWA C504. Gland bolts shall be zinc coated steel.
 - c. All valves shall have a minimum working pressure rating of 200 psi.
 - d. All valves shall have mechanical joint ends conforming to ANSI A21.10, A21.11 with a standard 2-inch square operating nut with arrow cast on it showing the direction of opening.
 - e. Valve shall operate in the closed position without fluttering or creeping.
 - f. The valve shall be equipped with a mechanical necessary nuts, bolts, studs, and gaskets which conform to AWWA C-110, AWWA C-111.
 3. Fire hydrants shall be Mueller A-423 compression-type hydrant, or approved equal having the following features:
 - a. 5 1/4-inch valve opening with a 6-inch inlet.
 - b. Two (2) 2 1/2-inch hose nozzles and one (1) 4" operating nut shall be national standard.
 - c. Pentagon shaped, 1/8-inch point to flat.
 - d. Break flange - traffic type construction.
 - e. Hydrants one to be painted a minimum of one industrial enamel as per point schedule.
 - f. Hydrants cover depth below finished grade of 5'-0".
 4. Chlorination pressure and leakage tests of water mains shall be in conformance with the specifications, NYSOEH regulations, and AWWA Standards and shall be performed under the supervision of a NYSOEH approved laboratory will take place prior to turning water main over to the Owner.

LEGEND

- 320- EXISTING CONTOUR LINE
- 320- PROPOSED CONTOUR LINE
- EXISTING STORM MAIN
- PROPOSED STORM MAIN
- EXISTING BUILDING DRAINAGE LINES
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN LINE
- PROPOSED SANITARY SEWER MAIN LINE
- PROPOSED WATER LINE

SEWER SYSTEM NOTES

1. Installation of polypropylene plastic (PP) sewer pipe shall be in accordance with manufacturer's installation recommendations, and in accordance with ASTM D 2321.
2. Manhole frames and covers shall be Campbell Foundry Co. pattern No. 12023 or approved equal. The cover shall be 24" diameter with a 24" x 24" x 4" curb. Provide (4) 7/8" dia. vent holes in cover. Sanitary sewer.
3. Sanitary sewer manholes shall be precast reinforced concrete with a 24" x 24" x 4" curb. The cover shall be pre-cast with integral floor. Top section shall be required. Steps of composite pipe for manhole connection shall be "Press-Wedge II" seat, or approved equivalent.
4. All sewer piping and fittings shall conform to the Standard Specifications for PVC pipe, ASTM designation D-3034-79 or latest revision and to the dimensions and push-on joints.
5. Product data, information and shop drawings for materials to be used shall be submitted to the Architect prior to the placement of any orders for solid materials.
6. Leaksage outward or inward shall not exceed 200 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.



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



the LA Group
Landscape Architecture
and Engineering, PC
40 Long Alley
Saratoga Springs
New York 12886
P 518/587-9100
F 518/587-0180
www.laingroup.com

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Design: MCB
Drawn: MCB
Checked: CMI

PREPARED FOR:
John-Paul Builders, LLC
796 Burdeck Street
Schenectady, NY 12306

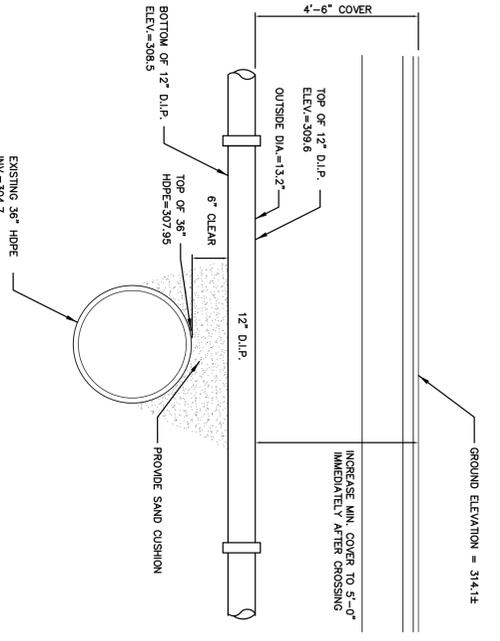
246 WEST AVENUE APARTMENTS
SARATOGA SPRINGS, NY

Title: **SITE UTILITY PLAN**

City #: 201178
Project #: 623/2016
Drawing: L-4

WATER SYSTEM NOTES

- A. The location of underground utilities shown on this plan shall be as shown. The Contractor shall contact U.P.O. (1-800-982-7892) and the proper local authorities or the utility company having jurisdiction to help verify the location and depth of all existing underground utilities. Any coats required by the Contractor due to failure to contact the proper authorities shall become the responsibility of the Contractor.
- B. Extend designated limit of work as necessary to accomplish site utility work as required by stress drawings and specifications.
- C. Water service lines 4-inch and larger:
 1. Pipe and fittings
 - a. Ductile Iron Pipe: Class 52, ANSI/AWWA C151/A21.51
 - b. Mechanical Joint fittings: ANSI standard A21.10 and A21.11 (AWWA C110 and C111) Class 350.
 2. Coatings
 - a. Double cement mortar lining on interior and coal tar epoxy on exterior for all pipe in accordance with ANSI/AWWA C104/A21.11
 3. Joints
 - a. Conforming with ANSI/AWWA C111/A21.11
 - b. Pipe – push on joint.
 - c. Fittings – mechanical joint, plain rubber gaskets.
 - d. Fittings – mechanical joint, plain rubber gaskets, fitted together with stainless galvanized locking steel set screws.
 4. Valve Boxes
 - a. Cast Iron Two piece valve box as manufactured by Clay (Model F2451), or approved equal.
 - b. Cast Iron Two piece valve box as manufactured by F2490), or approved equal, and be clearly marked "Water".
 5. Anchorage
 - a. Concrete thrust blocks must be used at all pipe and fitting connections, and at all tees, caps, fittings, hydrants and plugs.
 - D. Water service lines 2 1/2-inch and smaller (no line shall be smaller than 3/4-inch):
 1. Pipe
 - a. Copper water tube, Type K, soft temper for underground service.
 2. Cooperation Slope
 - a. Mueller H-1500B with AWWA inlet threads or approved equal.
 - b. Valve: 1 1/2-inch and larger must be used with tapping sleeve.
 3. Curb-stop
 - a. Mueller H-19209 or H-15219 curb-stops, non-draining or approved equal.
 2. Water hydrants and services shall be installed at 5' minimum cover depth below finished grade of 5'-0".
 3. Hydrants shall be Mueller A-403 compression-type hydrants or approved equal having the following features:
 - a. 5 1/4-inch valve opening with a 6-inch inlet.
 - b. Two (2) 2 1/2-inch hose nozzle and one (1) 4" Storz pumper nozzle, national standard thread.
 - c. Operating nut shall be national standard.
 - d. Break tongue – traffic type construction.
 - e. Open right (clockwise) or left (counter-clockwise) operation.
 - f. Hydrants are to be painted a minimum of one coat of red primer to turning color with one to two coats of black paint.
 - g. Identification, pressure and leakage tests of water mains shall be performed in accordance with applicable regulations, and AWWA Standards and shall be performed under the supervision of the Owner's Representative and City Engineer. Bacteria examination and distribution of a NIOSH approved laboratory will be done prior to turning water main over to the Owner.
 - h. Water valve boxes, including structure fire, new structure fire, etc., shall be adjusted to conform to new finished pavement grades unless otherwise noted and/or directed by Owner's Representative.



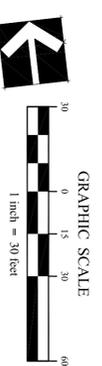
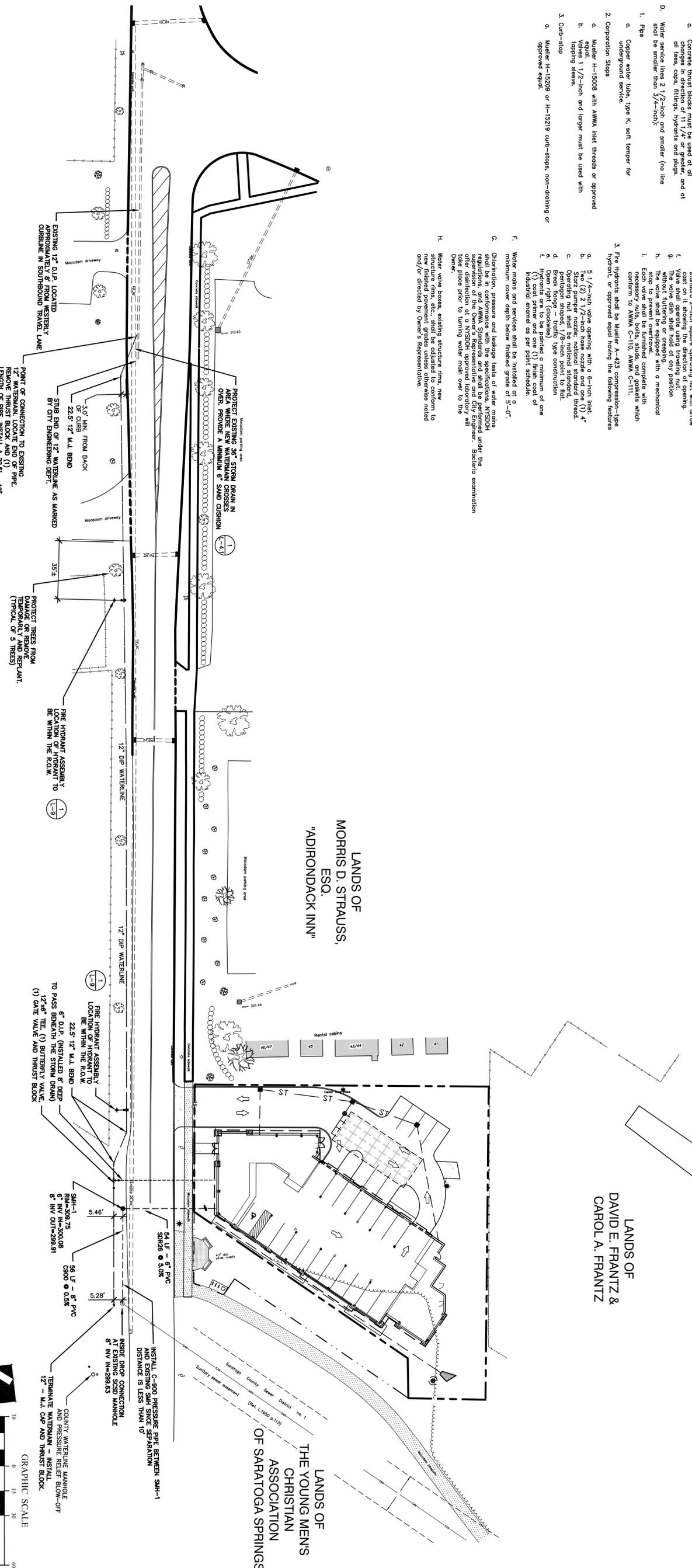
SEWER SYSTEM NOTES

1. Installation of polyvinyl chloride plastic (PVC) sewer pipe shall be in accordance with manufacturer's recommendations, and in accordance with ASTM D 2221.
2. Manhole frames and covers shall be Compulast Forman Co. manhole frames and covers, 24" dia. manhole frames, and 24" dia. covers, with 7/8" dia. vent holes in cover. Provide (4) 7/8" dia. vent holes in cover.
3. Sanitary sewer manholes shall be precast reinforced concrete, complying with ASTM C 478. Base section to be pre-cast with integral floor. Top section shall be cast in place concrete. Steps of polypropylene integrally cast into the manhole sidewalls. Pipes to manhole connection shall be Press-Wedge II steel, or approved equivalent.
4. All sewer piping and fittings shall conform to the Standard Specifications for PVC pipe, ASTM designation D 3034, and fittings, ASTM designation D 3035. Tolerances of classification SDR-26 with single gasket push-on joints.
5. Product data information and shop drawings for materials proposed for use by the contractor shall be submitted to and approved by the Architect prior to the placement of materials. Shop drawings shall include a drawing/submital.
6. Leverage outward or inward shall not exceed 200 gallons per inch of pipe diameter from the vertical centerline section of the system. Leverage test shall be performed with a minimum positive head of 2 feet.

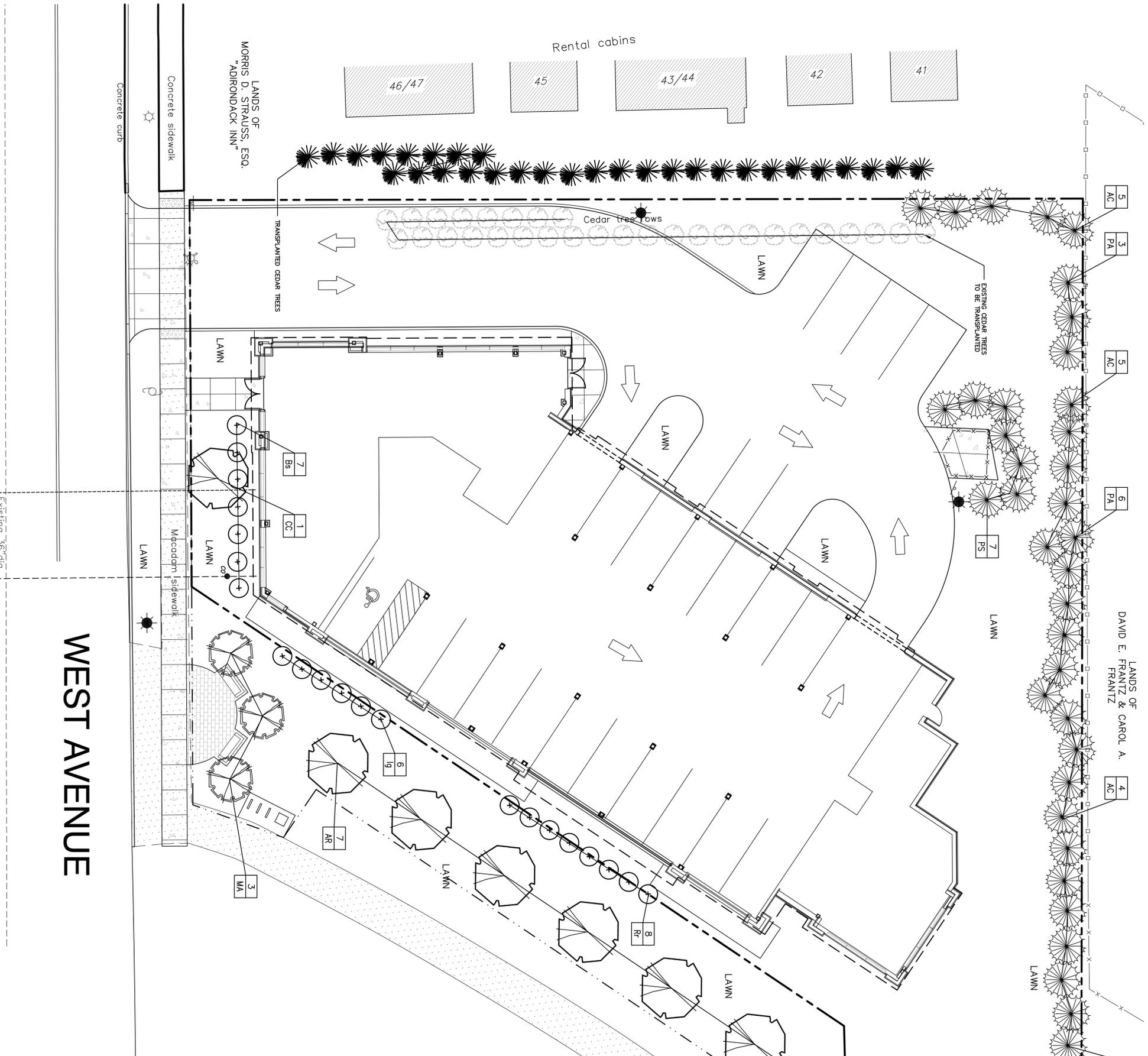
NOTES PER SARATOGA COUNTY SEWER DISTRICT

1. SDR 26 PIPE WITH SDR 26/25 FITTINGS WILL BE USED FOR SERVICE LATERALS.
2. THE CONTRACTOR WILL CONTACT SDRS (518) 368-7298 AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY OF SARATOGA SEWER DISTRICT BEFORE CONSTRUCTION BEGINS.
4. NO DISCHARGE OF FLOWS WILL BE ALLOWED UNTIL FINAL APPROVAL OF THE PROJECT HAS BEEN GRANTED.

1 WATER AND STORM DRAIN CROSSING DETAIL



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



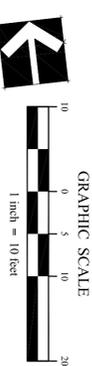
WEST AVENUE

PLANTING SCHEDULE

SYMBOL/ACCT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
AR	7	Acer rubrum Red Sunset	Red Sunset Red Maple	2 1/2" - 3" cal	B & B	
CC	3	Cornus fragilis Inermis	Hamamelis, cockspur hawthorn	2 1/2" - 3" cal	B & B	Use small tree from zoning because of fragrant leaves
MA	3	Malus 'Sargento'	Crabapple	2 1/2" - 3" cal	B & B	
EVERGREEN TREES						
AC	14	Abies concolor	White Fir	6 - 7' ht	B & B	
PA	16	Picea Abies	Norway Spruce	6 - 7' ht	B & B	
FS	7	Pinus Strobus	White Pine	6 - 7' ht	B & B	
SHRUBS						
Ba	7	Buxus sempervirens	Common Boxwood	30 - 36"	B & B	
Ig	6	Ilex obtusifolia	Inhberry	18 - 24"	C.C.	
Rt	8	Rosa rugosa	Rose bush	24 - 30"	C.C.	

LANDS OF THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF SARATOGA SPRINGS

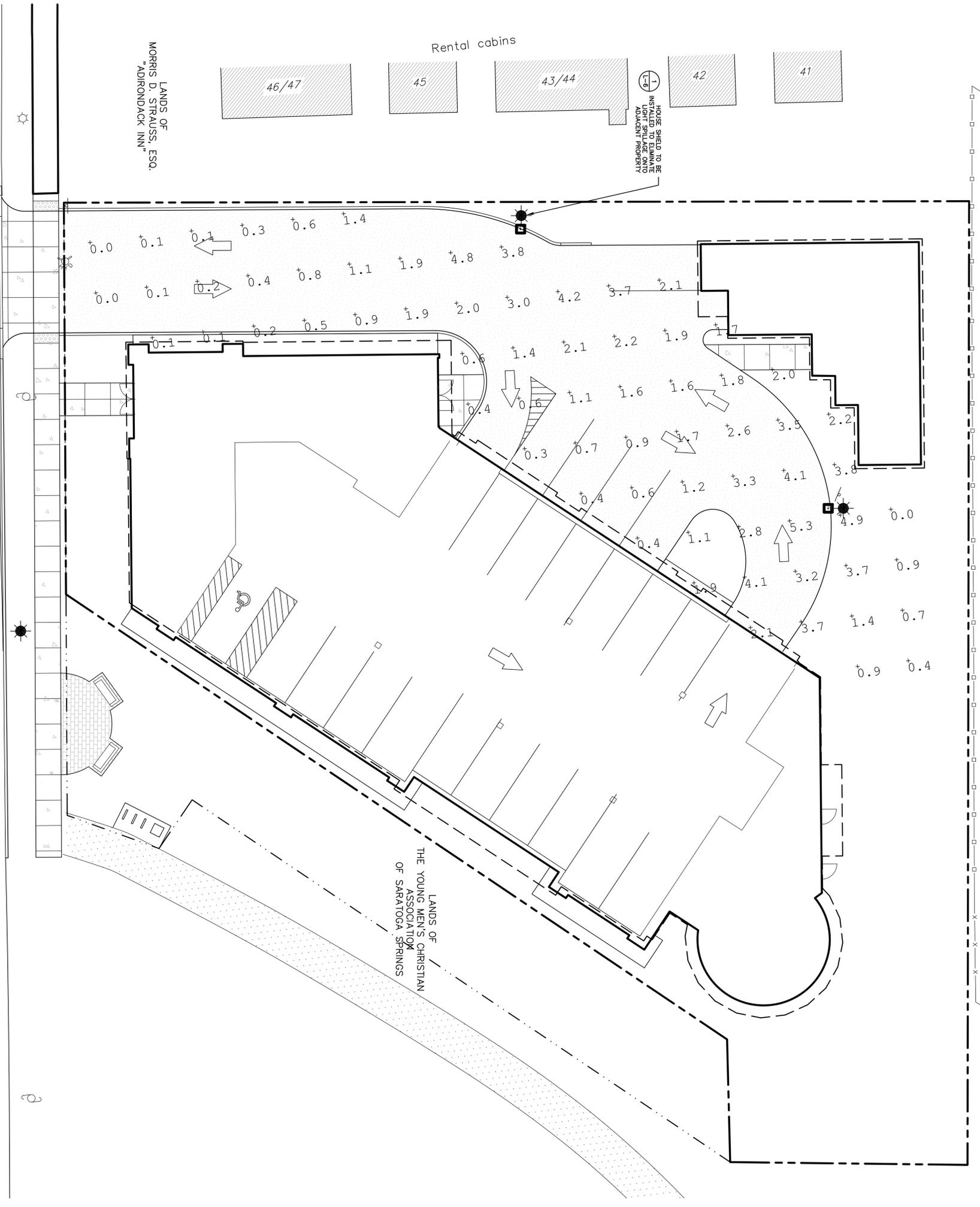
- PLANTING NOTES**
- All new plant material shall conform to the minimum guidelines established by the American Standard Nurserymen, Inc.
 - All new plants to be balled and burlapped or container-grown unless otherwise noted on plant list.
 - Any proposed substitutions of plant species shall be provided in writing, equating overall form, height, branching habit, flower color, and soil requirements, and only as approved by the Owner's Representative.
 - All new plant material for the project shall be of specimen quality unless approved otherwise by the Owner's Representative.
 - Where plants size is indicated as a range, the plants provided shall be a fair representation of that range.
 - The Contractor shall supply all new plant material in the Drawings, sufficient to complete the planting shown on the Drawings, and obtain plant approval from Owner's Representative after delivery and prior to installation. **Lawn Mix:**
 - * BY WEIGHT SPECIES** GERMINATION
 - 50% Tall Fescue
 - 30% Turf-Type Perennial Ryegrass
 - 20% Tall Fescue
 - 50% Turf-Type Perennial Ryegrass
 - Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Owner's Representative.
 - Stake location of all proposed planting for approval by the Owner's Representative prior to the commencement of planting.
 - New plant material shall bear some relationship to finished grade as it sits to previous grade in the nursery.
 - All plant boxes to receive three inches (3") of bark mulch and shall be watered daily or as per specifications.
 - Prepare all planting areas to minimum overall depths shown on drawings.
 - Amended topsoil backfill shall consist of (1) part to 4 cu. yds. topsoil.
 - All disturbed areas not scheduled for other work shall receive four inches (4") of suitable on-site or off-site topsoil prior to seeding or sodding as specified.
 - Contractor shall guarantee all planted materials a minimum of 1 year time.
 - Contractor shall maintain all work including watering, mowing, and protection from traffic until final completion of the project.
 - Contractor is responsible to repair or replace all items damaged outside construction limits or disturbed on site which are not part of the identified work of this Contract.
 - Contractor to provide and maintain erosion control in the field. Remove upon stabilization of ground cover.



GRAPHIC SCALE
1 inch = 10 feet

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 Chairperson

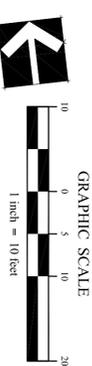
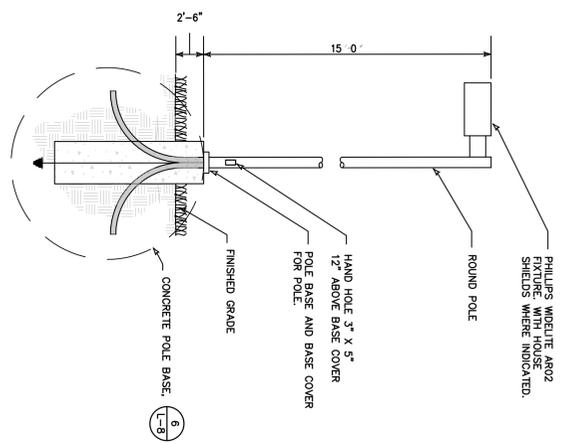
LANDS OF
 DAVID E. FRANTZ & CAROL A.
 FRANTZ



WEST AVENUE

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens/ Life	Description
⊕	2	AR02	SINGLE	13000	0.880 AR02-150H Type 2

1 PARKING LOT LIGHT POLE DETAIL



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

246 WEST AVENUE
 RESIDENTIAL CONDOMINIUM COMPLEX
 SARATOGA SPRINGS, NY
 Title
SITE LIGHTING PLAN

PREPARED FOR:
 The PIKE Company, INC.
 210 Clifton Corporate Parkway
 Clifton Park, NY 12065

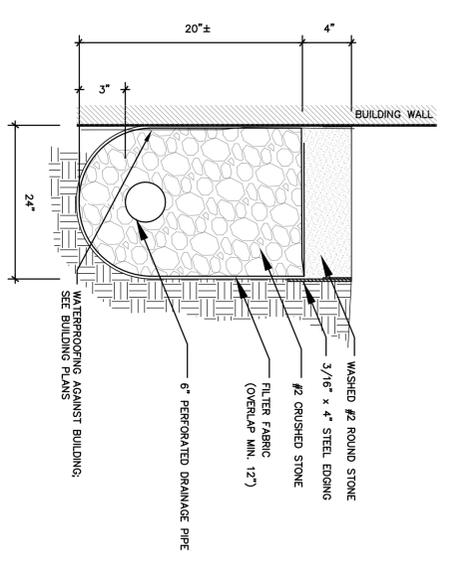
the LA group
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 and Engineering, PC
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 New York 12866
 P 518/587-4100
 F 518/587-0180
 www.thelagroup.com
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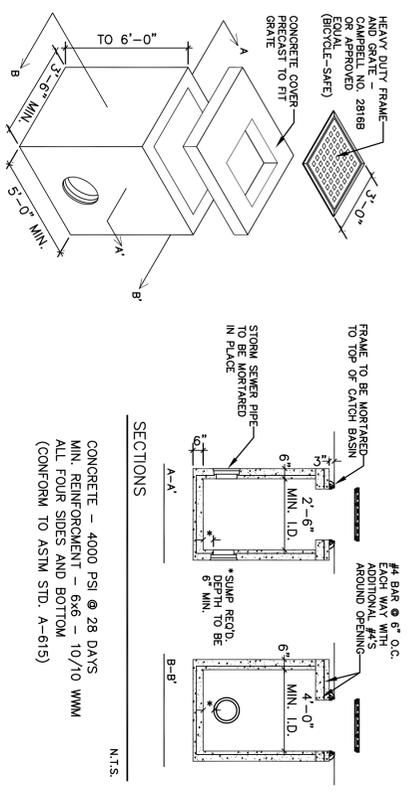
Design: MCB
 Drawn: MCB
 Checked: CMI

Revisions:
 MYLAR CHECK SET 9/28/2012
 MYLAR SET NOVEMBER 2012
 MAY 2014

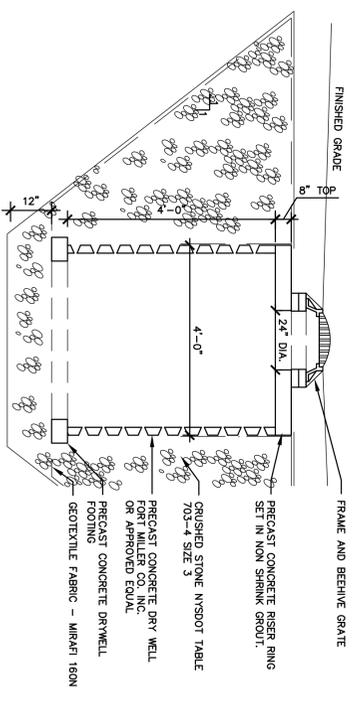
City #: 12.006.1
 Project: 201178
 Date: 1/25/2012
 Drawing
L-6



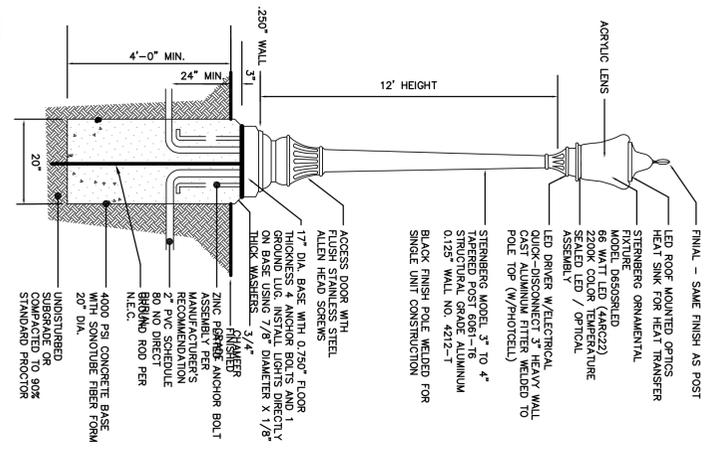
1 PERFORATED DRAINAGE TRENCH DETAIL
 N.T.S.



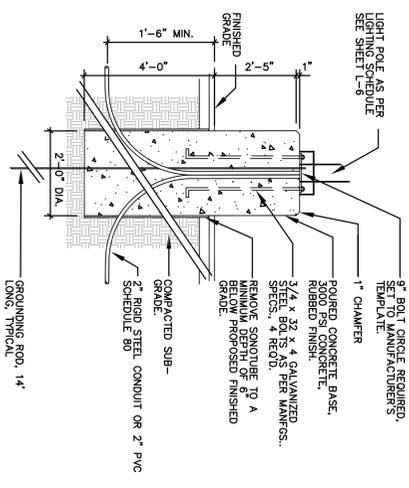
2 CATCH BASIN DETAIL
 N.T.S.



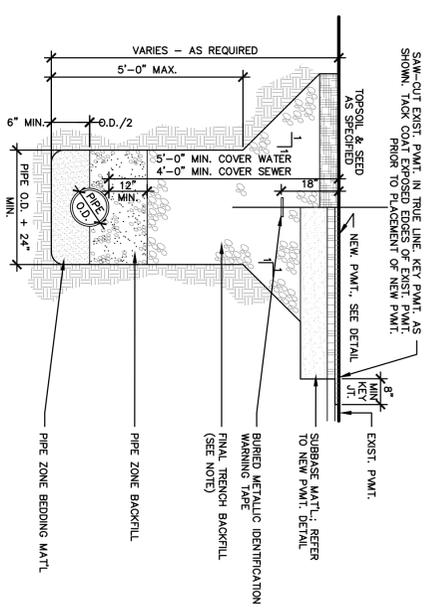
3 DRYWELL DETAIL
 N.T.S.



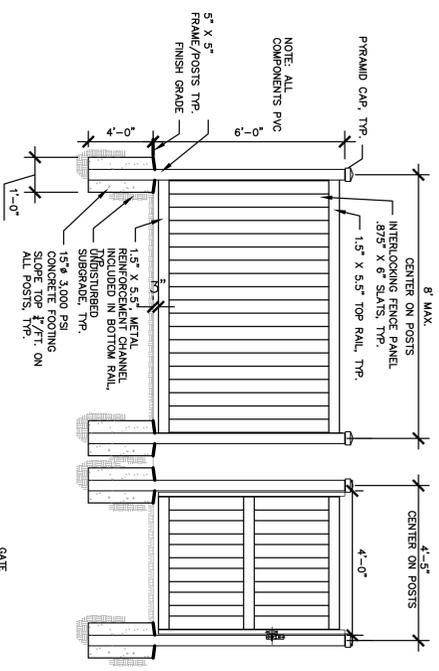
4 DECORATIVE STREET LIGHT DETAIL
 N.T.S.



6 LIGHT POLE BASE - PEDESTAL DETAIL
 N.T.S.



7 PIPE TRENCH-SECTION
 SCALE: 1/8" = 1'-0"

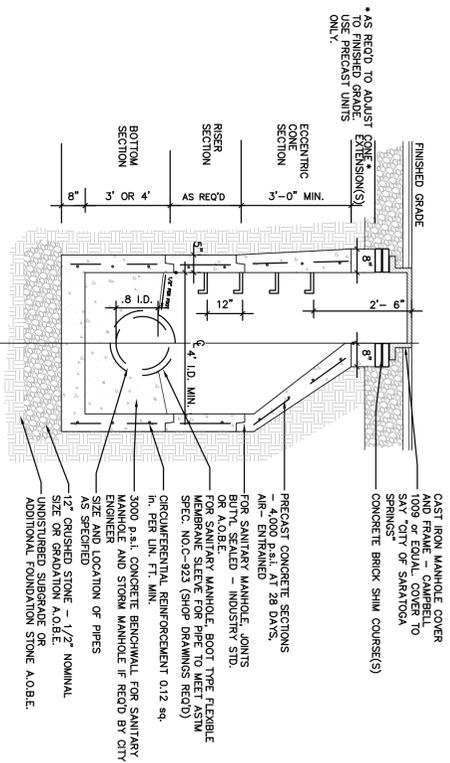


8 DUMPSTER PAD ENCLOSURE
 SCALE: 1/8" = 1'-0"

ITEM	DEPTH	MATERIAL	NSYDOT TYPE	METHOD OF PLACEMENT
PIPE ZONE BEDDING	6" MIN.	ANGULAR CRUSHED STONE	1A2	MECHANICAL COMPACTION
PIPE ZONE BACKFILL	12" MIN.	CLEAN SAND OR GRAVEL	1A OR 1	MECHANICAL COMPACTION
FINAL TRENCH BACKFILL	VARIES	SEE NOTE	SEE NOTE	MECHANICAL COMPACTION

- NOTES:
- FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL BEING REMOVED FROM THE TRENCH.
 - IN NON-PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL BEING REMOVED FROM THE TRENCH.
 - IN PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE NSYDOT TYPE 1 (ITEM NO. 304.02).
 - 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.
 - EXCAVATION SHALL BE KEPT DRY AND DRAINAGED AT ALL TIMES.

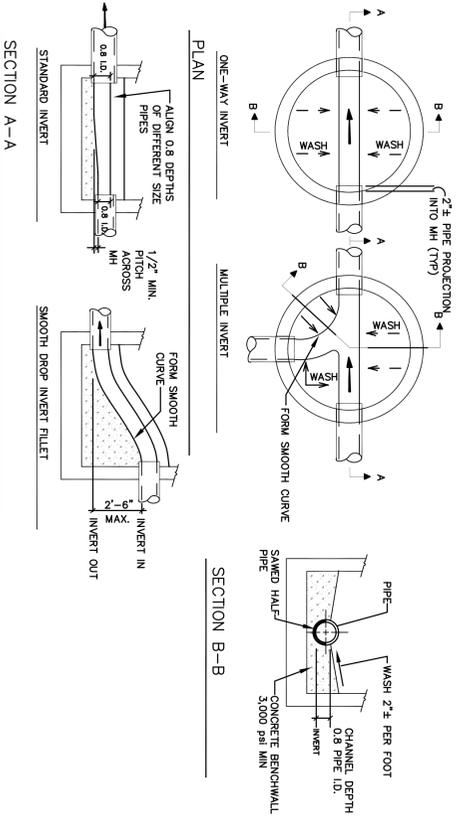
Approval _____
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 Date Signed _____
 Chairperson _____



NOTE: SHOP DRAWINGS REQUIRED TO BE SUBMITTED
 TO AND APPROVED BY CITY ENGINEER

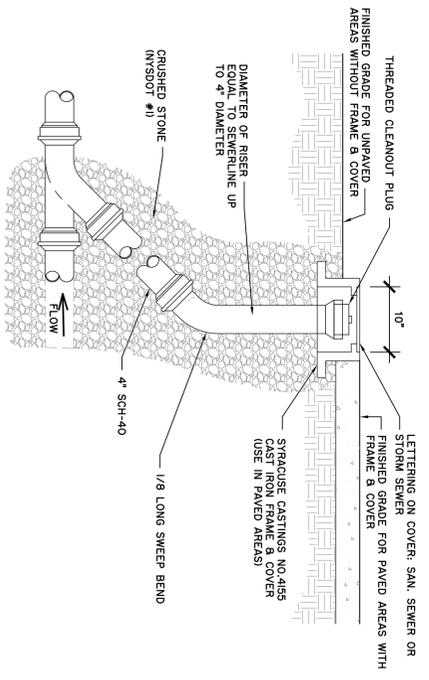
1 SANITARY SEWER MANHOLE DETAIL

N.T.S.



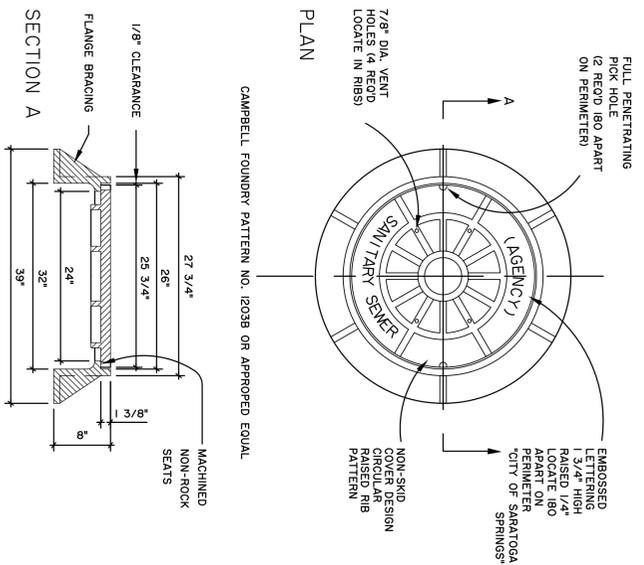
2 MANHOLE BENCH DETAIL

N.T.S.



3 SANITARY SEWER CLEANOUT DETAIL

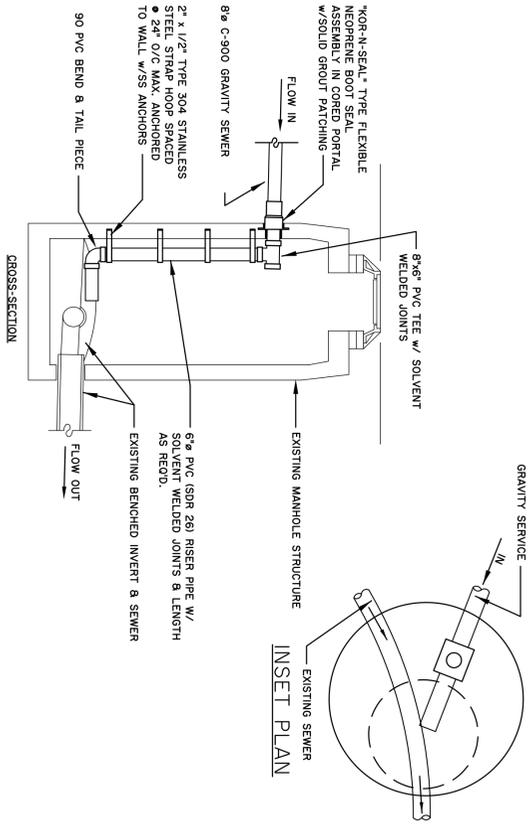
N.T.S.



NOTE:
 1) FRAME AND COVER SHALL CONFORM TO A.S.T.M. A536 (DUCTILE IRON)
 AND SAFELY WITHSTAND A.A.S.H.T.O. H920-44 HIGHWAY LOADING
 2) FRAME AND COVER SHALL RECEIVE FACTORY APPLIED BITUMASTIC COATING

4 SANITARY MANHOLE FRAME AND COVER DETAIL

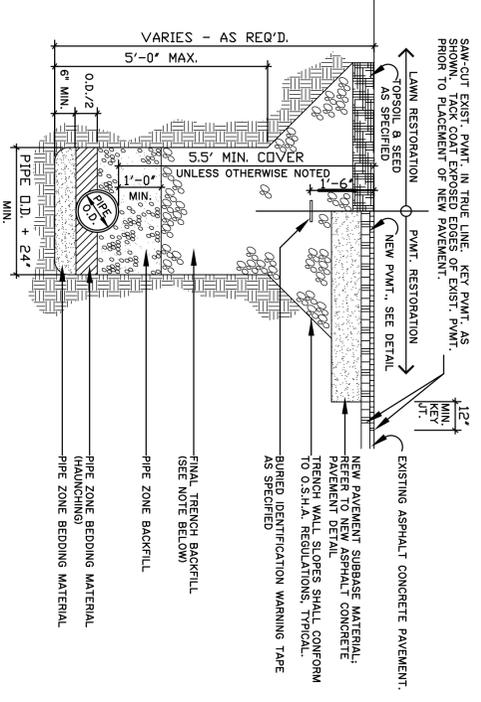
N.T.S.



NOTE:
 1) WORK EXCAVATION SHALL BE KEPT DRY AND DEMATERED AT ALL TIMES
 2) EXCAVATION, BACKFILL, AND RESTORATION WITHIN HIGHWAY R.O.W. IN ACCORDANCE WITH NYS DOT SPECIFICATIONS
 3) CONNECTION MATERIALS & METHODS IN ACCORDANCE WITH S.C.S.D. #1 SPECIFICATIONS.

5 SANITARY DROP @ EXISTING MANHOLE

N.T.S.

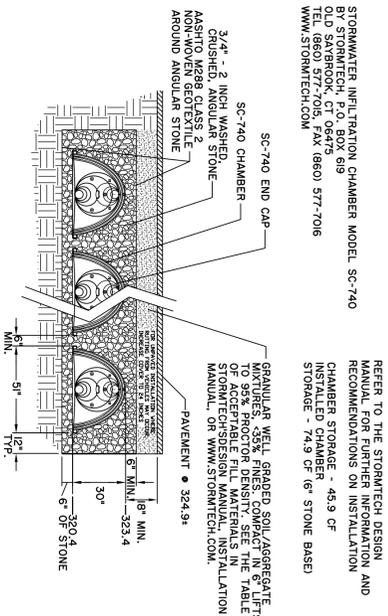


NOTE:
 1) FINAL TRENCH BACKFILL
 a) IN NON-PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE EXCAVATED MATERIAL (RECOUNTERED DRY)
 b) IN PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE NYS DOT TYPE 2 ITEM NYS DOT TYPE 1 (CRUSHED STONE) OR TYPE 2 (CRUSHED STONE) WITH PROCTOR DENSITY SHALL BE 90 PERCENT.
 c) IN PAVED AREAS, FINAL TRENCH BACKFILL SHALL BE NYS DOT TYPE 2 ITEM NYS DOT TYPE 1 (CRUSHED STONE) WITH PROCTOR DENSITY SHALL BE 90 PERCENT.
 2) ALL PIPE ZONE BEDDING, PIPE ZONE BACKFILL, AND FINAL TRENCH BACKFILL SHALL BE PLACED IN 6 INCH MAXIMUM, COMPACTED TO THE SATISFACTION OF THE ENGINEER.
 3) EXCAVATION SHALL BE KEPT DRY AND DEMATERED AT ALL TIMES DURING TRENCHING OPERATIONS.
 4) ALL PAVEMENT SAWCUTS SHALL BE IN SOUND EXISTING PAVEMENT ACCEPTABLE TO THE ENGINEER.

6 TYPICAL WATER PIPE TRENCH DETAIL

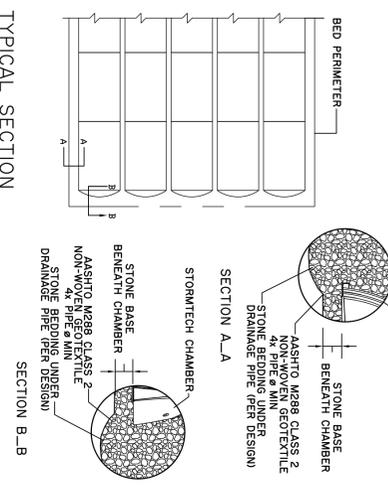
N.T.S.

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



STORMWATER INFILTRATION CHAMBER MODEL SC-740
 BY STORMTECH, P.O. BOX 618
 1000 W. 10TH AVENUE
 TEL. (860) 577-7015, FAX (860) 577-7016
 WWW.STORMTECH.COM

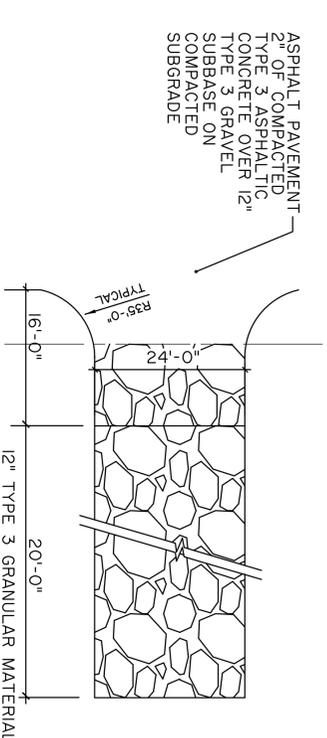
REFER TO THE STORMTECH DESIGN MANUAL FOR FURTHER INFORMATION AND RECOMMENDATIONS ON INSTALLATION AND CHAMBER STORAGE - 45.9 CF
 INSTALLED CHAMBER - 74.9 CF OF 6\"/>



TYPICAL SECTION

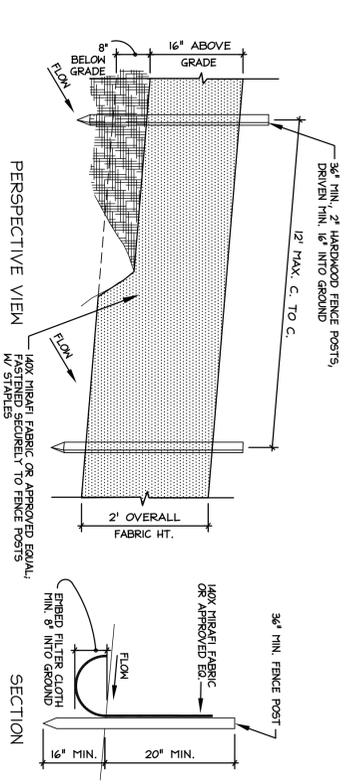
1 STORMWATER INFILTRATION CHAMBER DETAIL

N.T.S.



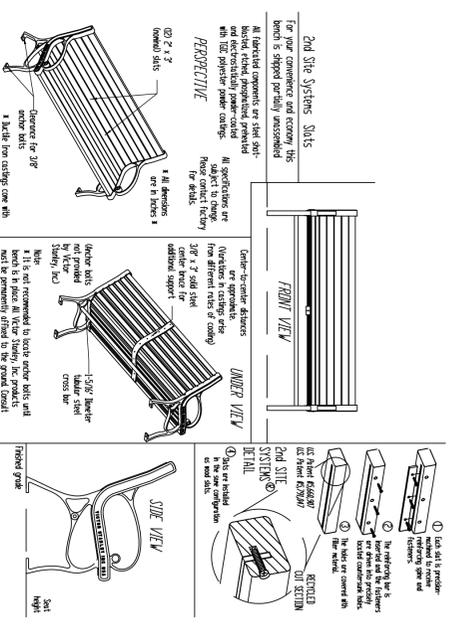
2 STABILIZED CONSTRUCTION ACCESS

N.T.S.



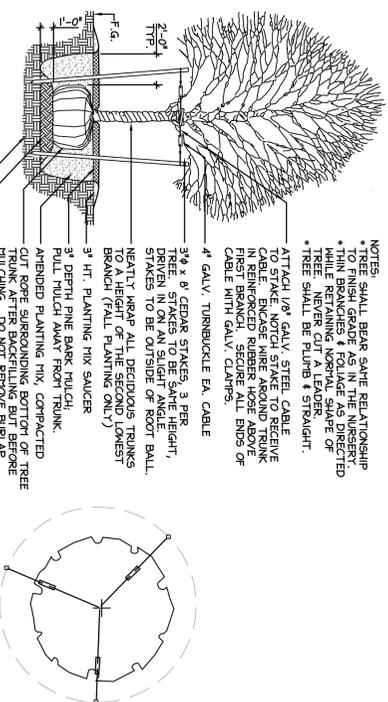
3 SILT FENCE DETAIL

N.T.S.



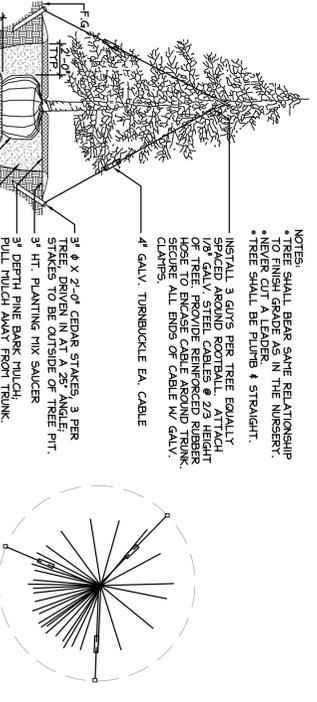
4 6' BENCH DETAIL

N.T.S.



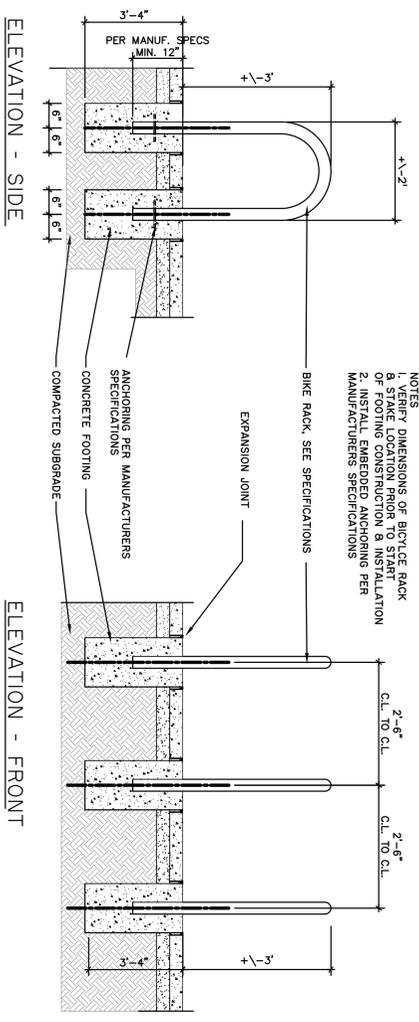
5 DECIDUOUS TREE PLANTING

SCALE: N.T.S.



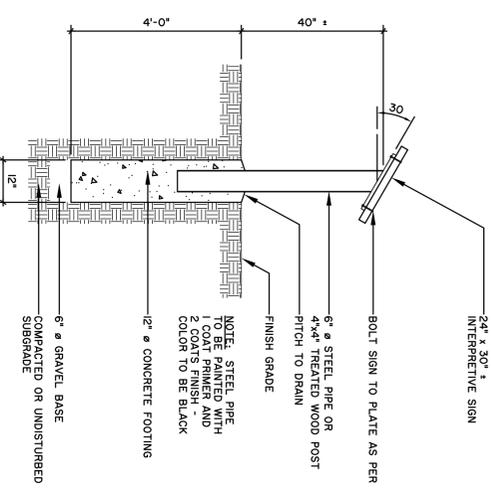
6 EVERGREEN TREE PLANTING

SCALE: N.T.S.



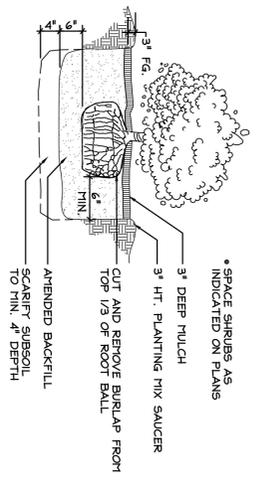
9 BICYCLE RACK

N.T.S.



8 INTERPRETIVE SIGN DETAIL

SCALE: 1/2" = 1'-0"



7 SHRUB PLANTING DETAIL

SCALE: N.T.S.

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

City #: 12.006.1
 Project: 201178
 Date: 1/25/2012
 Drawing: L-11

246 WEST AVENUE
 RESIDENTIAL CONDOMINIUM COMPLEX
 SARATOGA SPRINGS, NY
 Title: SITE DETAILS

Revisions:
 MYLAR CHECK SET
 9/28/2012
 MYLAR SET
 NOVEMBER 2012
 MAY 2014

PREPARED FOR:
 The PIKE Company, INC.
 210 Clifton Corporate Parkway
 Clifton Park, NY 12065

Design: MCB
 Drawn: MCB
 Checked: CMI

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 40 Long Alley
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 New York, 12866
 P 518/587-4100
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 www.thelagroup.com