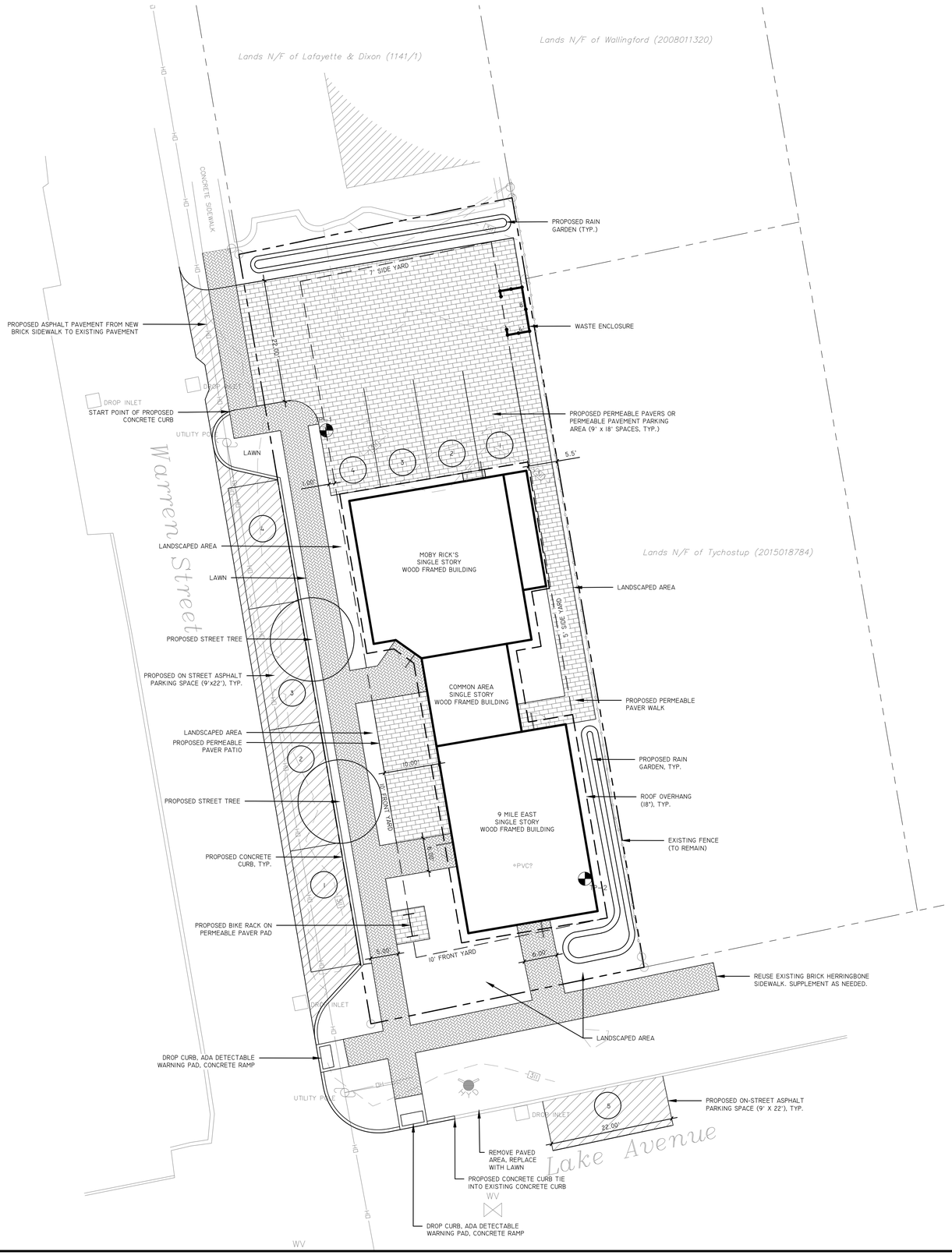
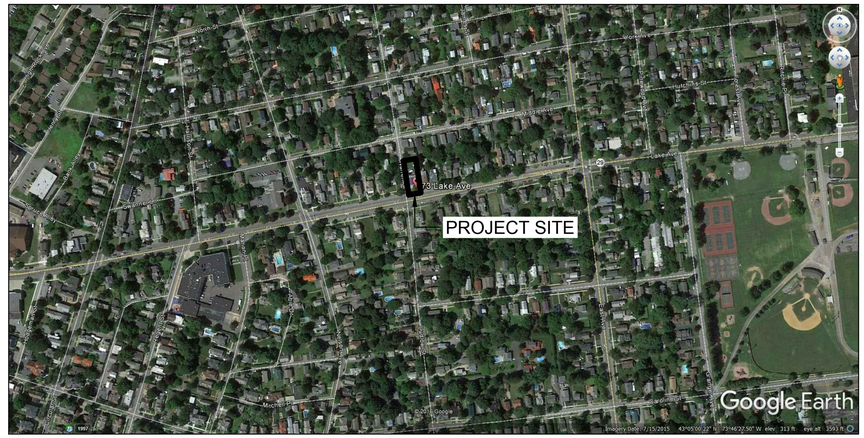
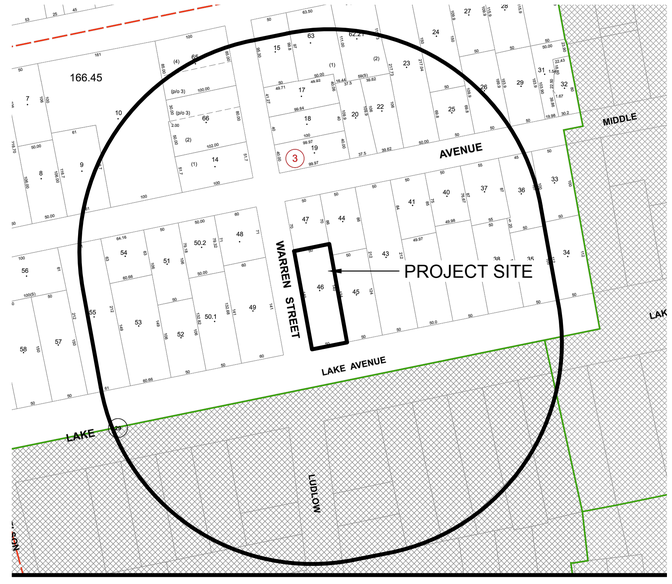
DESIGN BY: CP
DRAWN BY: CP
CHECKED BY: KAC





PROJECT VICINITY MAP N.T.S.



PROJECT LOCATION MAP (300' RADIUS) SCALE: 1"=100'

ZONING STATISTICS:

173 LAKE AVE, SARATOGA SPRINGS, NY 12866
ZONING DISTRICT: UR-3 - URBAN RESIDENTIAL
TAX PARCEL: #166.45-3-46

AREA REQUIREMENTS

	MINIMUM SETBACKS					% MAX BLDG COVER	MIN % TO REMAIN PERMEABLE	MAX. GROSS SQUARE FEET
	FRONT A	FRONT B	SIDE A	SIDE B	TOTAL SIDE			
REQUIRED	10	10	4	4	12	30	25	2000
PROPOSED	10	10	5	7	12	28	***	1961.5

*** 25% IS PERMEABLE GREEN SPACE (LAWN AND PLANTINGS)
47% IS ADDITIONAL PERMEABLE PAVEMENTS FOR PARKING AND WALKS

PARKING REQUIREMENTS:
TOTAL BUILDING FLOOR SPACE 1961.5 SF
RETAIL FLOOR AREA SPACE 966 SF

CONVENIENCE STORE REQUIRED PARKING:
- 1 SPACE/200 SF RETAIL FLOOR SPACE
- 1 SPACE/EMPLOYEE

PARKING PROPOSED:
- 4 ON-SITE SPACES
- 4 NEW ON-STREET SPACES ON WARREN STREET
- 1 ON-STREET SPACE ON LAKE AVE

NOTE: 9 PARKING SPACES REQUIRED, 4 PROVIDED, VARIANCE REQUEST IS FOR 5 SPACES.

LEGEND:

- TP-1 — TEST PIT LOCATION
- PROPERTY LINE
- 311 — EXISTING CONTOUR
- BUILDING SETBACK LINE
- NEW CONCRETE CURB
- NEW ASPHALT PAVEMENT
- NEW BRICK SIDEWALK
- NEW PERMEABLE PAVER SIDEWALK/PATIO/PARKING

GRAPHIC SCALE
10 0 5 10 20
1 INCH = 10 FEET

studioA
STUDIO A
LANDSCAPE ARCHITECTURE, DPC
MAILING:
PO BOX 272
SARATOGA SPRINGS, NY 12866
OFFICE LOCATION:
480 BROADWAY, LL-14
SARATOGA SPRINGS, NY 12866
(518) 832-4005

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERNATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

PRELIMINARY ISSUED FOR REVIEW AND APPROVAL ONLY

REVISIONS

DATE	DESCRIPTION

PREPARED FOR:
PEPPERS CORNER, LLC
15 PARK ALLEY NORTH
SARATOGA SPRINGS, NY

PROJECT
PEPPERS CORNER

DRAWING TITLE
CONCEPTUAL LAYOUT PLAN

DATE: 06/22/2017
PROJECT NO. 17017
DRAWING NO. C-102
DWG OF X

PLOTTED BY: KIRSTEN CATELLIER
SAVE DATE: 6/21/2017 10:22 AM
FILE NAME: G:\PROJECTS\17017 - PEPPERS CORNER\DWG\17017_C102_LAYOUT.DWG