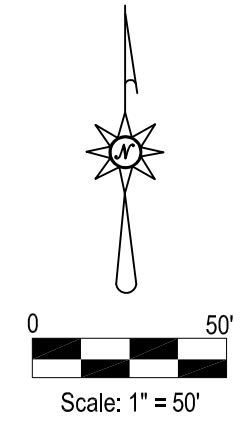


**SURVEY LEGEND**

- IRON PIPE FOUND
- IRON ROD SET
- ⊙ IRON ROD FOUND
- OVERHEAD UTILITY LINE
- TREE ROW
- CABLE BOX



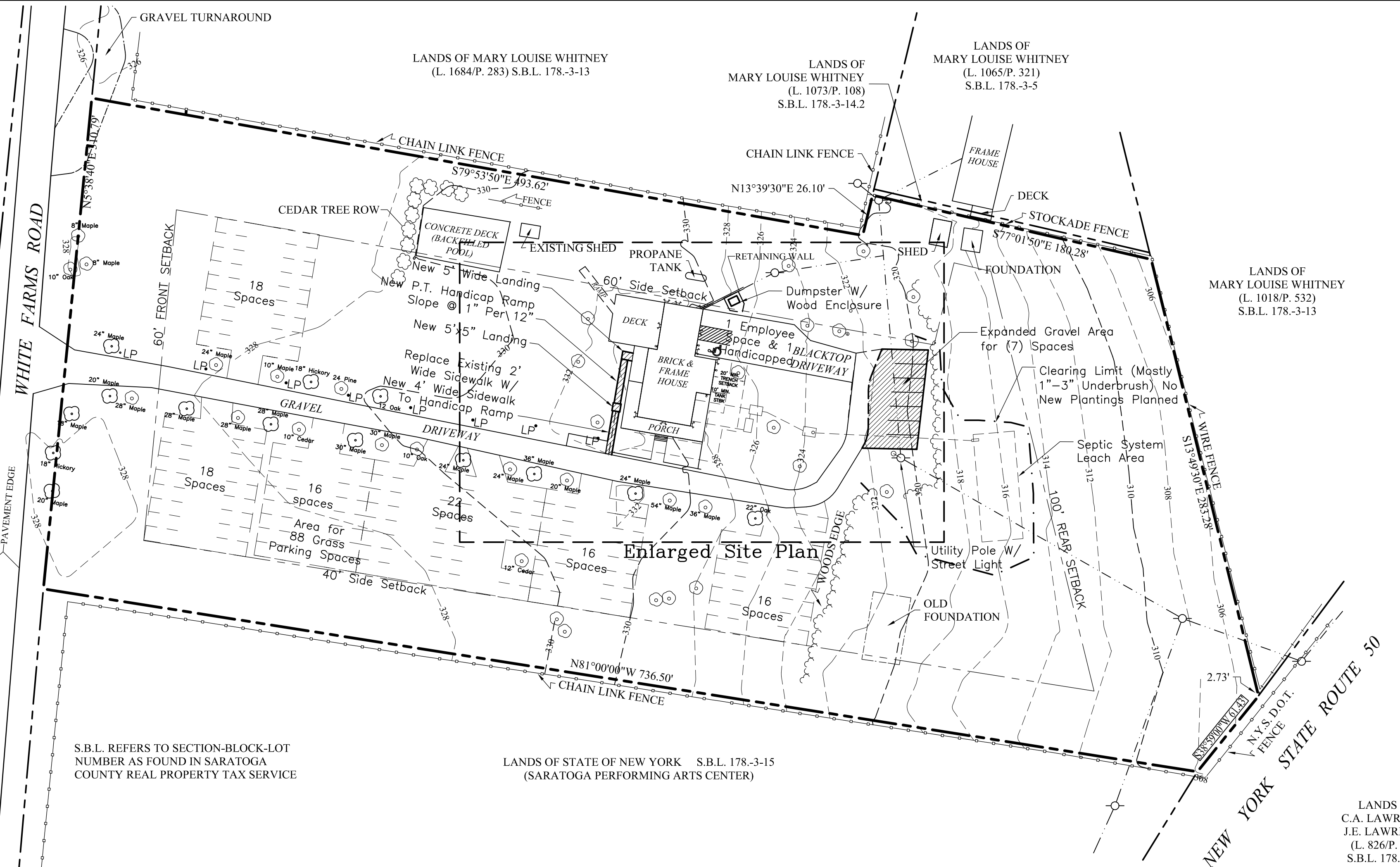
AREA: 5.18 ACRES

Note:  
This Site Plan Has Been Created Based on a Survey Map of Lands of Jon Cromer (LIBER 1616/PAGE 455) S.B.L. 178-3-14.1 in the City of Saratoga Springs, County of Saratoga, State of New York, Dated September 30, 2010, the Survey was Provided by Ferguson & Foss Professional Land Surveyors, J. Christopher Foss P.L.S. 50044

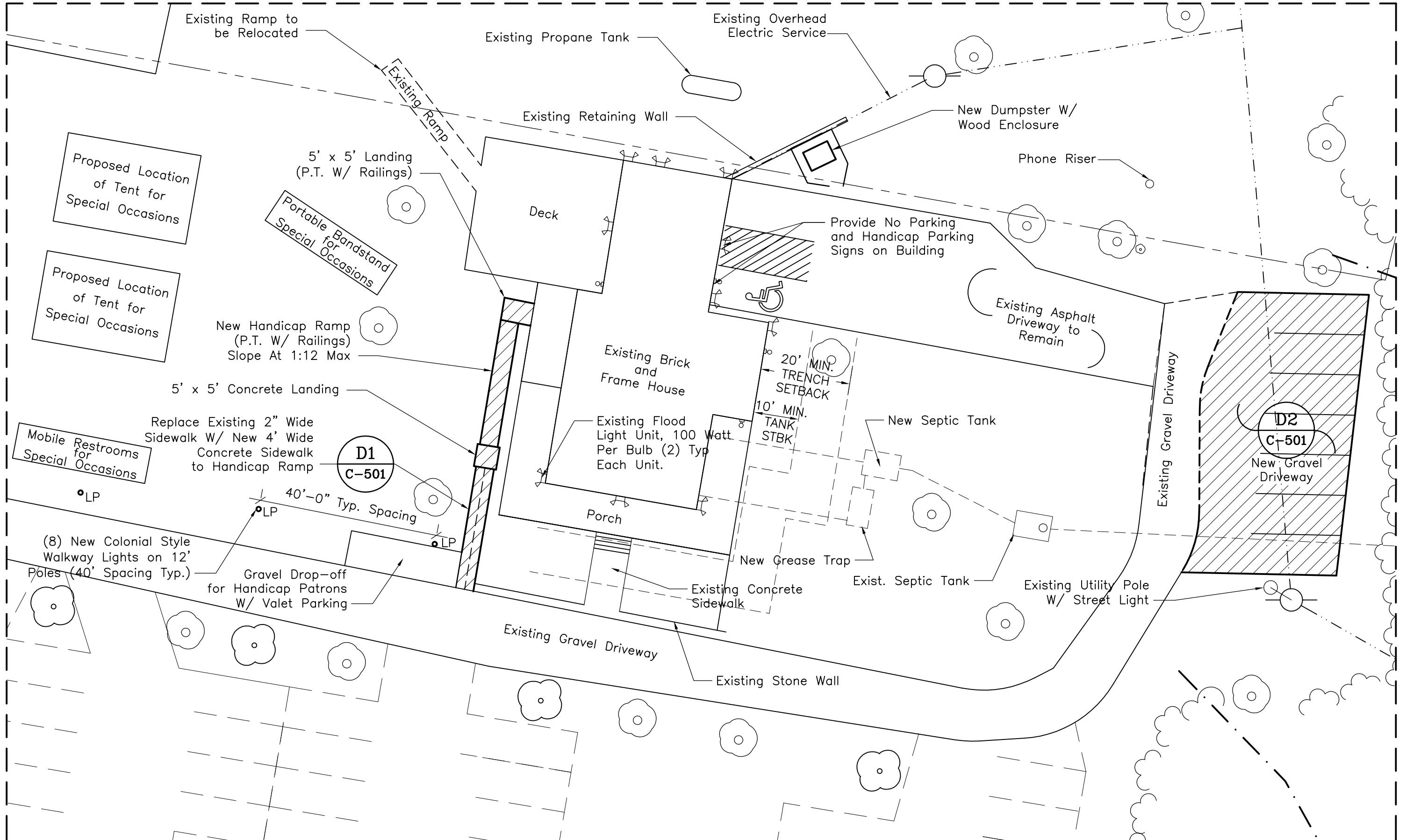
**LANDS OF LEGEND**

- 1 LANDS OF THE SPRINGS HOMEOWNERS ASSOCIATION INC. (L. 1208/P. 347) S.B.L. 178.70-2-43.11
- 2 LANDS OF RICHARD ANGELL (L. 1597/P. 660) S.B.L. 178.70-2-32
- 3 LANDS OF PATRICK HURLEY & JESSICA HURLEY (L. 1585/P. 47) S.B.L. 178.70-2-33
- 4 LANDS OF WILLIAM BLAKE KIRK (L. 1314/P. 510) S.B.L. 178.70-2-34
- 5 LANDS OF BENITA G. COLLINS (L. 2008/P. 1153) S.B.L. 178.70-2-35
- 6 LANDS OF HARRY ALLEN JERKENS & ELISABETH R. JERKENS (L. 1362/P. 316) S.B.L. 178.70-2-36
- 7 LANDS OF THEODORE OROSZ & DIANE WHITE (L. 1554/P. 678) S.B.L. 178.70-2-37
- 8 LANDS OF LAURIE P. SCHRAML (L. 1456/P. 311) S.B.L. 178.70-2-38
- 9 LANDS OF JOSEPH J. CAREY (L. 1553/P. 421) S.B.L. 178.70-2-39

S.B.L. REFERS TO SECTION-BLOCK-LOT NUMBER AS FOUND IN SARATOGA COUNTY REAL PROPERTY TAX SERVICE



1 Site Plan  
Scale: 1" = 50'



2 Enlarged Site Plan  
Scale: 1" = 20'

**Special Occasion Notes:**

During the Months From May to October, Approximately (1) One Special Occasion will be Held per Month (Wedding, October Fest, July 4th Etc.).

In Order to Accommodate Approximately (200) Two Hundred Guests, Portable Toilet Trailer Facilities from Stone Industries 4305 Route 50, Saratoga Springs will be Provided. The "Presidential" Unit Will be Adequate for (250) Two Hundred and Fifty People for a Five Hour Function. Other Units are Available That will Accommodate More People if Necessary.

For Functions That May Extend Beyond Daylight Hours, Several Portable Site Lighting Units Powered by Generators Will be Provided for the Grassy Parking Areas (the Number of Units Required will be a function of The number of Guests Anticipated).

**Water Usage Notes:**

Based On Septic System Calculations (See Sheet C-102), The Anticipated Water Usage Will Be 660 Gal/Day For an Estimated 400 Gal/Day Increase.

**Site Data:**

Zoning District:	R-1 Residential
Use:	Corridor Bed & Breakfast
<b>Parcel Area:</b>	
Total Area:	225,640 SQ. FT. (5.18 Acres)
<b>Lot Characteristics</b>	<b>Required</b> <b>Proposed</b>
Lot Width	200 MIN.    310 FT.
Lot Size	2 acres    5.18 acres
Front Yard	60 FT.    363 FT.
Rear Yard	100 FT.    280 FT.
Side Yards	
One Side	30 FT. Min.    40± FT.
Total Two Sides	100 FT.    100± FT.
<b>Site Coverage</b>	<b>Required</b> <b>Existing</b>
Principal Building	15% (33,846 SF)    01% (2433 SF)
Accessory Building	5% (11,282 SF)    <0.5% (189 SF)

**Parking Requirements (Corridor Bed & Breakfast):**

Required: One Space for Each Bedroom (Total Number of Bedrooms: 6)  
+ Two for Resident Manager/Resident Unit  
Required Parking: 6 + 2 = 8 Spaces  
Proposed - 9 Parking Spaces (8 + 1 Handicapped Space)  
Proposed Grassy Parking Spaces for Special Occasions    106

Approved under authority of a resolution adopted \_\_\_\_\_  
by the Saratoga Springs Planning Board.  
Chairperson: \_\_\_\_\_ Date: \_\_\_\_\_

No.	Description	Date
	Added Location of Tents, Portajohn and Portable Bandstand	01/07/11
	Revision Schedule	
	Construction Drawing	MM/DD/YY
	Bid Drawing	MM/DD/YY

DRAWN BY: Will Miles

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Issued For Planning Board Approval  
Date: 1/05/11  
It is a violation for any person to alter the plan in any way, unless acting under the direction of an appropriately licensed person.

SHEET NAME:  
Site Plan

PAGE:  
C-101