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DRAWINGS NOT FOR CONSTRUCTION

REVISIONS	DESCRIPTION	DATE

PREPARED FOR
 SPS ENTERPRISES
 1360 WEMPLE LANE
 NISKAYUNA, NY 12309

PROJECT
 SPS DISPENSARY
 DRAWING TITLE
 CONCEPTUAL LAYOUT PLAN

DATE: 11/11/2022
 PROJECT NO.: 22056
 DRAWING NO.: C-0.0
 DWG 1 OF 1

ZONING STATISTICS:

TAX MAP ID: 50.21-H-1.11
 ZONE: COMMERCIAL (C)
 LOT SIZE: 1.15 ACRES

	REQUIRED	PROPOSED
FRONT YARD SETBACK	12 FT MIN.	±28 FT
SIDE YARD SETBACK	N/A	N/A
REAR YARD SETBACK	12 FT MIN.	±21 FT
MAX. SIGN SIZE	40 SF	<20 SF
SIGN SETBACK	5 FT	5 FT
LOT COVERAGE	60% MAX.	±35%
MAX. BUILDING HEIGHT	45 FT	21 FT

PARKING STATISTICS:

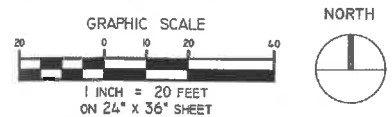
	REQUIRED	PROPOSED
PARKING SPACES	11 SPACES	13 SPACES
PARKING LOT GREEN SPACE	712 SF	782 SF

STORMWATER MANAGEMENT:
 (PER TOWN CODE SECTION 155-17.E.4)

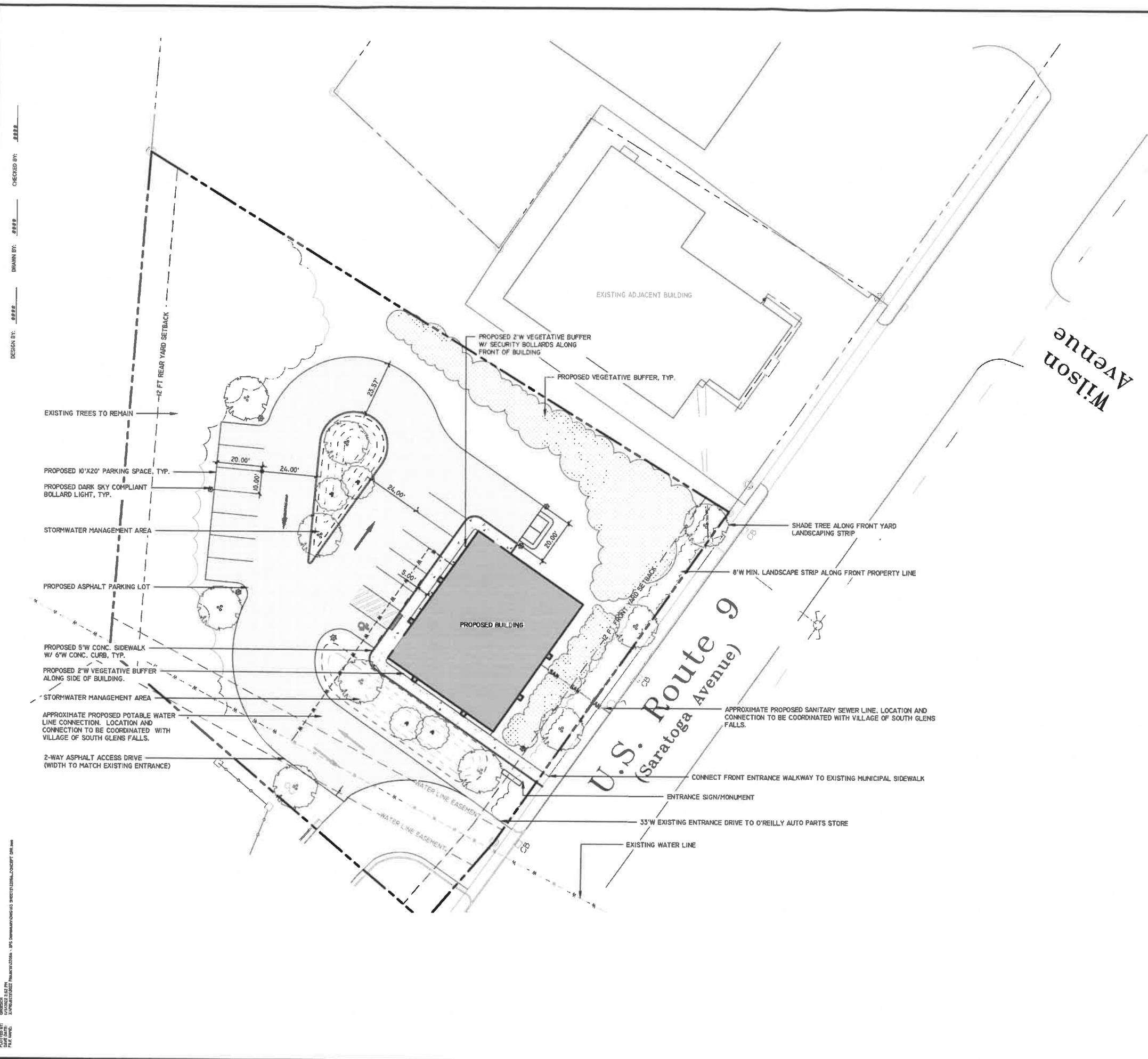
TOTAL STORAGE REQUIRED: (1.3 X 18,360 SF IMPERVIOUS AREA) = 23,868 GAL. OR 3,191 CF
 TOTAL STORAGE PROVIDED: 3,310 CF

LEGEND

	PROPERTY LINE
	PROPERTY LINE SETBACK
	PROPOSED ASPHALT SURFACE
	PROPOSED CONCRETE WALKWAY
	PROPOSED VEGETATED AREA
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED SANITARY SEWER LINE
	PROPOSED POTABLE WATER LINE



MAP REFERENCE:
 "MAP OF A SURVEY MADE FOR SPS ENTERPRISES, VILLAGE OF SOUTH GLENS FALLS, SARATOGA COUNTY, NEW YORK," DATED MAY 24, 2022 BY VAN DUSEN & STEVES LAND SURVEYORS.
DIG SAFE NOTE:
 THIS PLAN SET WAS DRAFTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 811 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT SPECIFIED TO BE REMOVED IN THIS PLAN SET.



DESIGN BY: #222
 DRAWN BY: #222
 CHECKED BY: #222

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PROPOSED VEGETATION ALONG PROPERTY LINE

PROPOSED ENCLOSED DUMPSTERS

8' WIDE LANDSCAPED STRIP ALONG FRONT PROPERTY LINE

PROPOSED STREET TREES ALONG SARATOGA AVE

PROPOSED STORMWATER PRACTICE

PROPOSED SPS DISPENSARY

PROPOSED BOLLARD LIGHTING ALONG SIDEWALK

EXISTING WOODED AREA TO REMAIN

PROPOSED A.D.A. PARKING SPACE

PROPOSED PEDESTRIAN ACCESS FROM SARATOGA AVE

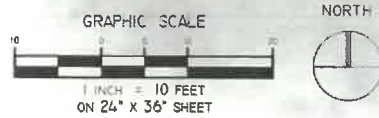
PROPOSED BUSINESS SIGN

PROPOSED STREET LIGHTING THROUGHOUT PARKING LOT

PROPOSED STORMWATER PRACTICE

EXISTING ACCESS POINT FROM SARATOGA AVE FOR O'REILLY AUTO PARTS

SARATOGA AVENUE



SPS Dispensary
SOUTH GLENS FALLS

Conceptual Site Plan

11.28.2022 • SA PROJECT NO. 22058

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Landscape Architecture + Engineering, DPC