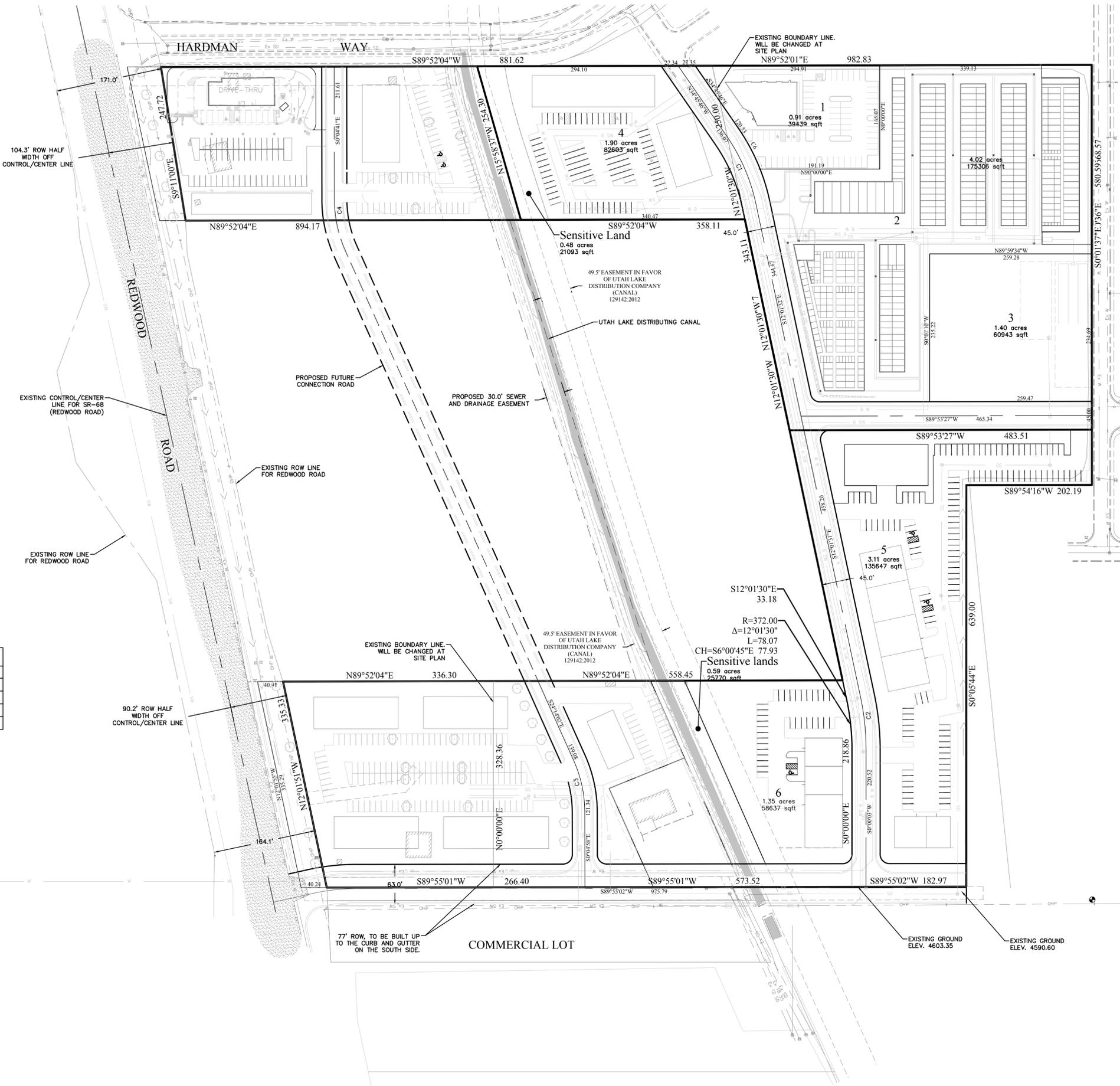


# HUB AT SARATOGA SPRINGS CONCEPT

PROJECT #: 18-251 12/05/18

ORIGINAL PROPERTY	22.83 ACRES
PHASE 1 AREA	14.78 ACRES
MIN LOT AREA	0.91 ACRES
AVG LOT AREA	2.12 ACRES
BUILDABLE AREA	8.75 ACRES
BUILDING SF (LOTS 1, 2, 4-6)	142,258 SF
PARKING STALLS	279
ADA STALLS	10
LANDSCAPE AREA	3.40 ACRES
LANDSCAPE %	30.12 %

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	119.05'	300.00'	022°44'14"	60.32'	N23°23'39"W	118.27'
C2	82.80'	394.45'	012°01'36"	41.55'	S06°00'45"E	82.64'
C3	84.30'	200.00'	024°09'04"	42.79'	N12°09'30"W	83.68'
C4	33.18'	200.00'	009°30'17"	16.63'	S04°49'50"E	33.14'



## PHASING NARRATIVE

THE PHASE 1 SUBDIVISION WILL CONSIST OF LOTS 1-5. INDIVIDUAL SITE PLANS WILL BE SUBMITTED WITH EACH LOT, AND LOTS 1 AND 2 WILL BE SUBMITTED FIRST. LOTS 3-5 WILL BE DEVELOPED AT A FUTURE UNDETERMINED DATE. THE PHASE 2 SUBDIVISION WILL CONSIST OF ALL PARCELS WEST OF THE CANAL.

## SEWER NARRATIVE

SEWER SERVICES FOR PARCELS WEST OF THE CANAL WILL DRAIN SOUTH EAST TO THE EXISTING SEWER MANHOLE WEST OF THE CANAL IN THE ACCESS ROAD ON THE SOUTHERN EDGE OF THE PROPERTY. APPROXIMATELY 1185' OF SEWER PIPE IS TO BE INSTALLED TO CONNECT THE EXISTING SEWER MANHOLES TO THE SOUTH EAST OF THIS PROPERTY. SEWER SERVICES FOR LOTS 1 AND 2 EAST OF THE CANAL ARE TO DRAIN EAST TOWARDS A SEPTIC SYSTEM. LOTS 3-6 WILL DRAIN SOUTH TO A FUTURE LIFT STATION.

## STORM DRAIN NARRATIVE

STORM WATER IN THE AREAS WEST OF THE CANAL DRAINS SOUTH EAST TO THE EXISTING STORM DRAIN MANHOLE IN THE ACCESS ROAD ON THE SOUTHERN EDGE OF THE PROPERTY. APPROXIMATELY 1185' OF STORM DRAIN PIPE IS TO BE INSTALLED TO CONNECT THE EXISTING STORM DRAIN MANHOLES TO THE SOUTH EAST OF THIS PROPERTY. DETENTION PONDS AND UNDERGROUND DETENTION AREAS ARE TO BE PROVIDED PER SARATOGA SPRINGS CITY SPECIFICATIONS. STORM WATER FOR LOTS 1 AND 2 DRAINS TO UNDERGROUND DETENTION AREAS IN THE PARKING LOTS ON THE EAST SIDE OF THE PROPERTY WHERE IT WILL BE DETAINED AND RELEASED TO A TEMPORARY RETENTION POND AT A DISCHARGE RATE OF 0.1 CFS/ACRE. STORM WATER FOR LOTS 3-6 WILL DRAIN TOWARDS A FUTURE LIFT STATION.

## WATER NARRATIVE

PROPOSED WATER SERVICES FOR PRESSURE ZONE 1 (AREA EAST OF THE CANAL) CONNECT TO A FUTURE 16" E-W PIPE THAT WILL BE INSTALLED AS PART OF A NEARBY PROJECT AND THE WATERLINES WILL CREATE LOOPS FOR CIRCULATION IN LOTS 2 AND 4. PROPOSED WATER SERVICES FOR PRESSURE ZONE 2 (AREA WEST OF THE CANAL) MUST CONNECT TO THE EXISTING WATER LINE IN ORCHARD WAY, APPROXIMATELY 1000' WEST OF THE SOUTH WEST CORNER OF HUB AT SARATOGA SPRINGS.

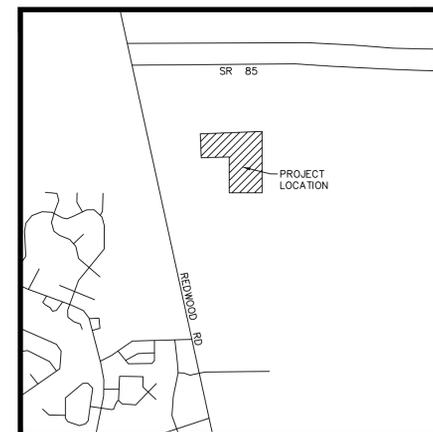
PROPOSED PRESSURIZED IRRIGATION SERVICES WILL CONNECT TO THE EXISTING P.I. LINE IN ORCHARD WAY. THERE IS CURRENTLY NO P.I. SERVICE FOR PRESSURE ZONE 1. THE WATER LINE FROM PRESSURE ZONE 2 WILL BE USED TO SERVICE ZONE 1, AND A PRV WILL BE REQUIRED. PROPOSED PRESSURIZED IRRIGATION SERVICES WILL CREATE LOOPS FOR CIRCULATION IN LOTS 2 AND 4.

## GAS, PHONE, AND CABLE NARRATIVE

GAS, PHONE, AND CABLE TO BE LOOPED THROUGH ENTIRE PROJECT. ALL SERVICES CONNECT TO EXISTING SERVICES IN REDWOOD ROAD.

## NOTE:

CENTERLINE FOR REDWOOD ROAD IS USED AS CONTROL LINE. REDWOOD ROAD HAS VARIABLE RIGHT OF WAY WIDTH IN THIS SECTION.



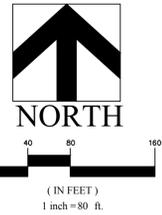
VICINITY MAP  
N.T.S

DESIGNED BY:



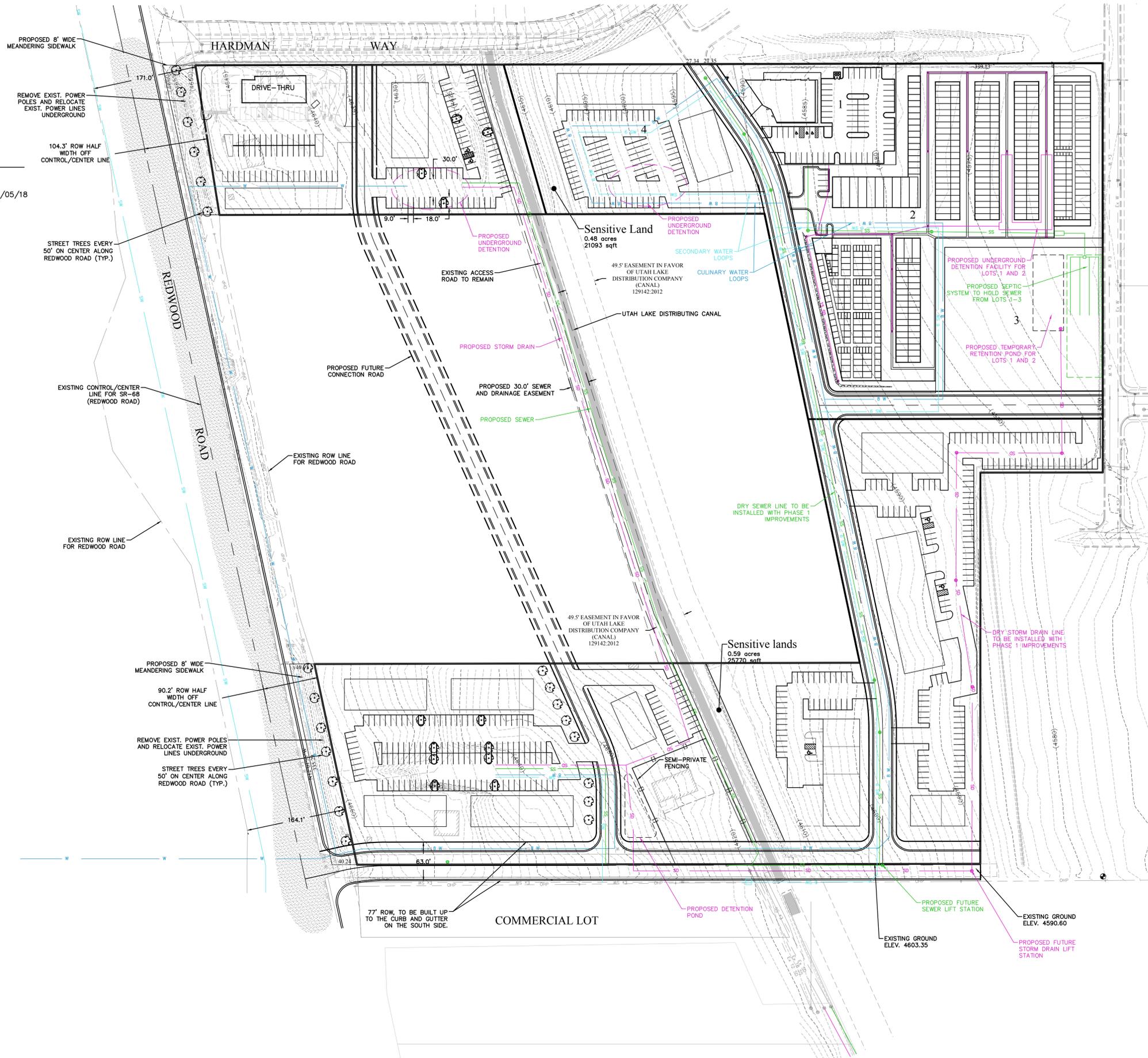
## GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



# HUB AT SARATOGA SPRINGS CONCEPT

PROJECT #: 18-251 12/05/18



## PHASING NARRATIVE

THE PHASE 1 SUBDIVISION WILL CONSIST OF LOTS 1-5. INDIVIDUAL SITE PLANS WILL BE SUBMITTED WITH EACH LOT, AND LOTS 1 AND 2 WILL BE SUBMITTED FIRST. LOTS 3-5 WILL BE DEVELOPED AT A FUTURE UNDETERMINED DATE. THE PHASE 2 SUBDIVISION WILL CONSIST OF ALL PARCELS WEST OF THE CANAL.

## SEWER NARRATIVE

SEWER SERVICES FOR PARCELS WEST OF THE CANAL WILL DRAIN SOUTH EAST TO THE EXISTING SEWER MANHOLE WEST OF THE CANAL IN THE ACCESS ROAD ON THE SOUTHERN EDGE OF THE PROPERTY. APPROXIMATELY 1185' OF SEWER PIPE IS TO BE INSTALLED TO CONNECT THE EXISTING SEWER MANHOLES TO THE SOUTH EAST OF THIS PROPERTY. SEWER SERVICES FOR LOTS 1 AND 2 EAST OF THE CANAL ARE TO DRAIN EAST TOWARDS A SEPTIC SYSTEM. LOTS 3-6 WILL DRAIN SOUTH TO A FUTURE LIFT STATION

## STORM DRAIN NARRATIVE

STORM WATER IN THE AREAS WEST OF THE CANAL DRAINS SOUTH EAST TO THE EXISTING STORM DRAIN MANHOLE IN THE ACCESS ROAD ON THE SOUTHERN EDGE OF THE PROPERTY. APPROXIMATELY 1185' OF STORM DRAIN PIPE IS TO BE INSTALLED TO CONNECT THE EXISTING STORM DRAIN MANHOLES TO THE SOUTH EAST OF THIS PROPERTY. DETENTION PONDS AND UNDERGROUND DETENTION AREAS ARE TO BE PROVIDED PER SARATOGA SPRINGS CITY SPECIFICATIONS. STORM WATER FOR LOTS 1 AND 2 DRAINS TO UNDERGROUND DETENTION AREAS IN THE PARKING LOTS ON THE EAST SIDE OF THE PROPERTY WHERE IT WILL BE DETAINED AND RELEASED TO A TEMPORARY RETENTION POND AT A DISCHARGE RATE OF 0.1 CFS/ACRE. STORM WATER FOR LOTS 3-6 WILL DRAIN TOWARDS A FUTURE LIFT STATION.

## WATER NARRATIVE

PROPOSED WATER SERVICES FOR PRESSURE ZONE 1 (AREA EAST OF THE CANAL) CONNECT TO A FUTURE 16" E-W PIPE THAT WILL BE INSTALLED AS PART OF A NEARBY PROJECT AND THE WATERLINES WILL CREATE LOOPS FOR CIRCULATION IN LOTS 2 AND 4. PROPOSED WATER SERVICES FOR PRESSURE ZONE 2 (AREA WEST OF THE CANAL) MUST CONNECT TO THE EXISTING WATER LINE IN ORCHARD WAY, APPROXIMATELY 1000' WEST OF THE SOUTH WEST CORNER OF HUB AT SARATOGA SPRINGS.

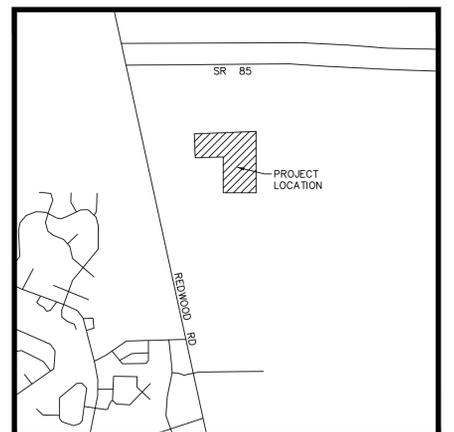
PROPOSED PRESSURIZED IRRIGATION SERVICES WILL CONNECT TO THE EXISTING P.I. LINE IN ORCHARD WAY. THERE IS CURRENTLY NO P.I. SERVICE FOR PRESSURE ZONE 1. THE WATER LINE FROM PRESSURE ZONE 2 WILL BE USED TO SERVICE ZONE 1, AND A PRV WILL BE REQUIRED. PROPOSED PRESSURIZED IRRIGATION SERVICES WILL CREATE LOOPS FOR CIRCULATION IN LOTS 2 AND 4.

## GAS, PHONE, AND CABLE NARRATIVE

GAS, PHONE, AND CABLE TO BE LOOPED THROUGH ENTIRE PROJECT. ALL SERVICES CONNECT TO EXISTING SERVICES IN REDWOOD ROAD.

### NOTE:

CENTERLINE FOR REDWOOD ROAD IS USED AS CONTROL LINE. REDWOOD ROAD HAS VARIABLE RIGHT OF WAY WIDTH IN THIS SECTION.



VICINITY MAP  
N.T.S

DESIGNED BY:



### GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.