

Consultant

**Charette Associates
Architects, P.C.**

76 Cobble Hill Drive Gansevoort, NY 12831

Consultant

APPLICANT:
ONE LOVE CURES, LLC

**303 Milton Ave
Ballston Spa, NY 12020**

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

ONE LOVE CURES, LLC

303 Milton Ave
Ballston Spa, NY 12020

LOCATION MAP



- PROJECT LOCATION

SCALE: 1" = 200'

APPLICANT:

ONE LOVE CURES, LLC
303 MILTON AVE
BALLSTON SPA, NY 12020

CONSULTANT:

LANDSCAPE ARCHITECTURE:
SARATOGA ASSOCIATES
LANDSCAPE ARCHITECTS, ARCHITECTS,
ENGINEERS AND PLANNERS, P.C.
21 CONGRESS STREET, SUITE 201
SARATOGA SPRINGS, NY 12866

ARCHITECT:

CHARETTE ASSOCIATES ARCHITECTS, P.C.
76 COBBLE HILL DR,
GANSEVOORT, NY 12831

LIST OF DRAWINGS

GENERAL

G100	COVER SHEET
G110	GENERAL NOTES

LANDSCAPE ARCHITECTURE:

L100	EXISTING CONDITIONS PLAN
L200	DEMOLITION PLAN
L300	LAYOUT PLAN
L310	MATERIALS PLAN
L400	GRADING AND DRAINAGE PLAN
L500	PLANTING PLAN
L600	SITE DETAILS
L601	SITE DETAILS
ES100	PARKING LIGHTING PHOTOMETRY

ARCHITECTURE:

A201 ELEVATIONS

RECORD OF SUBMISSION

05/29/2024 SUBMISSION TO VILLAGE

REVISIONS

[illegible]

SARATOGA ASSOCIATES PROJECT # 2024-042

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
7209 OF THE NEW YORK STATE EDUCATION
LAW. © 2024 ALL RIGHTS RESERVED
SARATOGA ASSOCIATES

DATE: 05/28/2024
DRAWN BY: JMM
CHECKED BY: APY
PHASE: PLAN REVIEW
DWG SCALE: 1"=10'-0"

COVER
PAGE

G100

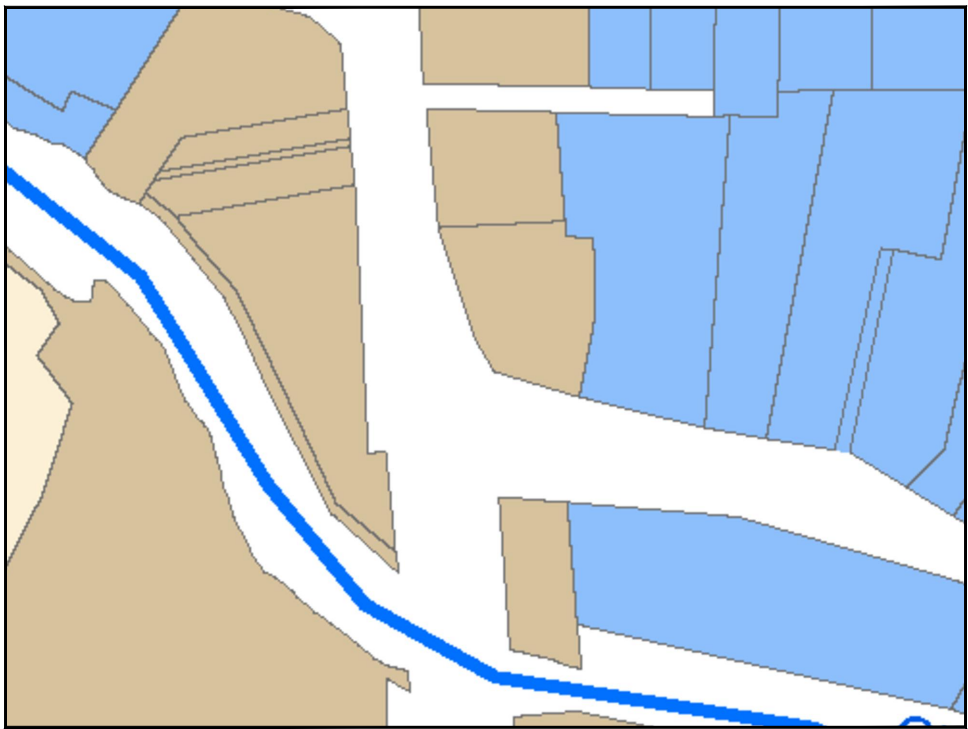


File Name: S:\2024\2024-042-10 Charette Associates - One Love Cures\C4.3-CD\303 Milton Ave_Site Plan.dwg
User: ---- Plot Date and Time: 5/28/2024 4:45 PM



SITE LOCATION MAP

1" = 150'



VILLAGE OF BALLSTON SPA ZONING MAP

1" = 150'

ZONING INFORMATION

	Required	Existing	Proposed
Minimum Lot Size	5,000	23,570 SF	23,570 SF
Minimum Lot Width	50'	271' +/-	271' +/-
Front Yard Setback (Min.)	None	5' +/-	5' +/-
Side Yard Setback (Min.)	None	105.7 +/-	105.7 +/-
Rear Yard Setback (Min.)	None	12.5' +/-	12.5' +/-
Building Height (Max.)	4 stories/50'	23' +/-	23' +/-
Maximum Building Coverage	100%	7.2%	7.2%
Minimum Landscape Coverage	None	65.7%	65.9%
Parking Spaces	4	12	11

GENERAL CONSTRUCTION NOTES:

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE MUNICIPAL LAWS, INCLUDING FLOODPLAIN MANAGEMENT LAWS.
- THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1988) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- STREETS AND STORM SEWERS SHALL CONFORM TO THE MUNICIPAL LAW.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE-OUT ALL IMPROVEMENTS, VERIFY GRADES, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER. ALL GRADING SHALL BLEND INTO THE SURROUNDING GRADES AT THE EDGE OF THE CONSTRUCTION LIMITS.
- CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED OUTSIDE OF CONSTRUCTION LIMITS, OR ANY DISTURBANCE ON THE SITE WHICH ARE NOT PART OF THE IDENTIFIED WORK OF THIS CONTRACT.
- CONTRACTOR SHALL VISIT THE SITE TO OBSERVE ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. HE SHALL MAINTAIN PROPER SIGNS, BARRICADES, FENCES, TO PROPERLY PROTECT THE WORK, EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
- CONTRACTOR TO PROVIDE RECORD MAPPING TO THE MUNICIPALITY FOR ALL INFRASTRUCTURE THAT WILL NOT BE OWNED, OPERATED, AND MAINTAINED BY THE MUNICIPALITY.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO CONTACT UFPO AS REQUIRED.
- ALL FILL AREA REQUIRED FOR PROJECT SHALL BE CONSTRUCTED IN THE FOLLOWING MANNER:
 - REMOVAL AND STRIPING OF ALL ORGANIC MATTER FROM FILL SHALL BE DONE.
 - FILL WILL BE DONE IN 6" LIFTS WITH NATIVE OR IMPORT CLEAN FILL WITH NO ORGANIC MATERIAL
 - THE FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR TEST AND VERIFIED BY CONTRACTOR.
- EXISTING WATER, SEWER, AND STORM MAINS/LATERALS ARE TO BE ASSUMED APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND CONDITION OF INFRASTRUCTURE.

GRADING NOTES:

- IN AREAS OF PROPOSED FILL, ALL EXISTING VEGETATION AND OTHER ORGANIC MATERIAL, INCLUDING THE ROOT MAT, SHALL BE REMOVED PRIOR TO PLACEMENT OF THE FILL. THE MATERIAL SHALL BE DISPOSED OF IN AN APPROPRIATE OFF-SITE FACILITY, OR PROCESSED FOR REUSE ON-SITE IN A MANNER THAT WILL NOT BE CONJUNCTIVE TO ADVERSE EFFECTS OF DECOMPOSITION, SUCH AS THE PRODUCTION OF ODORS OR THE CONCENTRATIONS OF NOXIOUS OR EXPLOSIVE GASES, OR THE CREATION OF UNSTABLE SUBSURFACE CONDITIONS. THE PROPOSED METHOD OF ON-SITE PROCESSING AND REUSE SHALL BE SPECIFIED IN THE GRADING PERMIT APPLICATION AND MAY REQUIRE CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER AR A SAFE AND EFFECTIVE MEANS OF DISPOSAL.
- NO VEGETATION OR OTHER WASTE MATERIALS SHALL BE BURIED ON THE SITE.
- ALL FILL PLACED ON THE SITE SHALL BE AS FREE OF ORGANIC MATERIAL AS IS PRACTICAL.
- A GEOTECHNICAL ENGINEER WILL BE REQUIRED TO EVALUATE POTENTIAL SETTLEMENT ISSUES AND MOISTURE CONTENT OF NATIVE SOILS USED AS FILL.

GENERAL REQUIREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL TO PROTECT SURROUNDING WATER BODIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION CONTROL AND MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL FACILITIES TO ENSURE PROPER FUNCTIONING OF SAID FACILITIES (DURING CONSTRUCTION).

AFTER THE PROJECT HAS BEEN COMPLETED, THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR ENSURING THAT ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR REPLACED BY PERMANENT CONTROLS.

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.

PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE SEED BED PRIOR TO PERMANENT SEEDING.

EROSION & SEDIMENT POLLUTION CONTROL GUIDELINES

EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES AND PRACTICES, UTILIZED IN THE CONSTRUCTION OF THE PROJECT, SHALL BE CONSISTENT WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED, AS FEASIBLE PRIOR TO AND DURING CONSTRUCTION.

CUT AND FILL SLOPES SHALL BE BROUGHT TO FINAL PROPOSED GRADES AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCES, AND SEEDED AND MULCHED IMMEDIATELY.

EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES (STRAW BALES, FILTER FABRIC FENCING, STABILIZED CONSTRUCTION ENTRANCES, SILTATION BASINS, AND OTHER ACCEPTABLE FACILITIES) SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL COMPLETE SITE STABILIZATION.

HEAVY CONSTRUCTION EQUIPMENT SHALL BE KEPT AS CLOSE TO THE AREA AS PRACTICAL TO MINIMIZE DISTURBANCE OF SOIL ALREADY STABILIZED OR UNDISTURBED

TOPSOIL AND OTHER SOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN A SUITABLE LOCATION CLEAR FROM ANY STORMWATER DRAINAGE COURSES. STOCKPILES WHICH ARE INACTIVE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE SEEDED.

VEGETATIVE STABILIZATION SHALL BE PERIODICALLY INSPECTED FOR SUFFICIENT GROWTH AND PROGRESS. AREAS NOT RESPONDING SHALL BE PROMPTLY RESEEDED AND REMULCHED AS SOON AS POSSIBLE. AREAS SHOWING SIGNS OF EROSION PRIOR TO STABILIZATION SHALL BE GRADED, RESEED, AND REMULCHED AS SOON AS POSSIBLE. SOD OR EROSION CONTROL FABRIC SHALL BE UTILIZED WHERE ADEQUATE STABILIZATION IS NOT OCCURRING.

ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BEFORE BEGINNING EARTH MOVING ACTIVITIES, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

A STABILIZED CONSTRUCTION ENTRANCE PAD OF 1-1/2" TO 2" CLEAN STONE WILL BE PLACED AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER SITE DISTURBANCE. (DIMENSIONS: LENGTH-NOT LESS THAN 50 FT., EXCEPT ON SINGLE RESIDENCE LOT WHERE 30 FT. MINIMUM WOULD APPLY; WIDTH-24 FT. MIN., BUT NOT LESS THAN FULL WIDTH OF ENTRANCE OR EXIT DRIVES; DEPTH-NOT LESS THAN 8 IN.) FILTER CLOTH IS REQUIRED PRIOR TO STONE PLACEMENT.

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF 2.5-3.0 TONS PER ACRE, ACCORDING TO STATE STANDARDS.

PERMANENT VEGETATION TO BE SEEDED ON ALL EXPOSED AREAS WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

THE APPLICATION OF TOPSOIL, LIMING, FERTILIZING, SEEDING, AND MULCHING FOR DISTURBED AREAS SHALL BE CONSISTENT WITH THE STANDARD GENERAL PRACTICES FOR CONSTRUCTION.

IMMEDIATELY FOLLOWING INITIAL DISTURBANCES OF ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E., STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2.5 - 3.0 TONS PER ACRE

ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E., SLOPES GREATER THAN 3:1).

AT THE TIME WHEN SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS TO BE ESTABLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.

IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL AREAS HAVE BEEN PERMANENTLY STABILIZED.

MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES

PROPER MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL FACILITIES ARE NECESSARY TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT POLLUTION CONTROL FACILITIES.

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ENTRANCE OF EACH CONSTRUCTION INGRESS ONTO PUBLIC THOROUGHFARES AND STABILIZED ROADWAYS.

DISTURBED GROUND SURFACES SHALL BE SPRINKLED WITH WATER, AS NEEDED, TO LIMIT THE FORMATION AND MIGRATION OF AIRBORNE DUST.

OPERATIONAL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT THE SPILLS OF FUELS AND LUBRICANTS. IF A SPILL OCCURS, IT SHALL BE CONTROLLED IMMEDIATELY TO PREVENT ITS ENTRY INTO OFF-SITE AREAS INCLUDING ADJACENT STORM SEWER.

ANY TEMPORARY EROSION CONTROL FACILITY SHALL REMAIN FUNCTIONAL UNTIL VEGETATIVE COVER IS SUFFICIENTLY ESTABLISHED WITHIN THE RESPECTIVE TRIBUTARY DRAINAGE AREA.

ANY DEBRIS ACCUMULATED IN EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE REMOVED AND PROPERLY DISPOSED. THESE FACILITIES SHALL BE CHECKED DAILY AND AFTER RAINFALL EVENTS, AND REALIGNED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE FOLLOWING DEPTHS:
STRAW BALE BARRIERS - 6 INCHES
SILT FENCING - 6 INCHES
SILTATION BASIN - 9 INCHES

NOTE: DISTURBED AREAS SHALL BE CONSIDERED AS PERMANENTLY STABILIZED WHEN A MINIMUM COVER OF 80% HAS BEEN ESTABLISHED.

SARATOGA
ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

21 Congress St, Suite 201, Saratoga Springs, NY 12866
T 518.587.2550 marketing@saratogaassociates.com

Consultant:

Charette Associates
Architects, P.C.

76 Cobble Hill Drive Gansevoort, NY 12831

Consultant:

APPLICANT:
ONE LOVE CURES, LLC

303 Milton Ave
Ballston Spa, NY 12020

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

ONE LOVE CURES, LLC

303 Milton Ave
Ballston Spa, NY 12020

REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	CHK

SARATOGA ASSOCIATES PROJECT # 2024-042

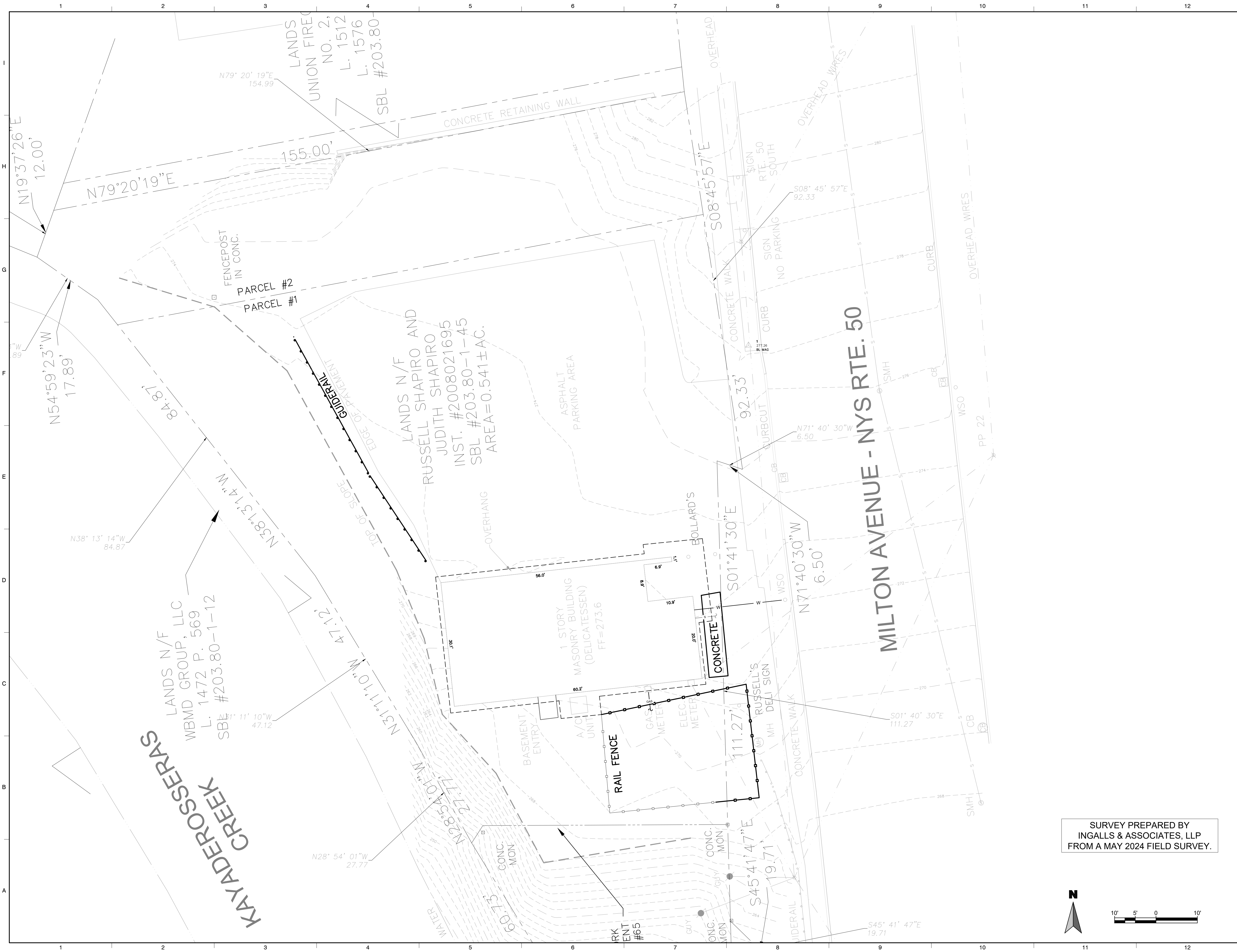
UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
7203 OF THE NEW YORK STATE EDUCATION
LAW. © 2024 ALL RIGHTS RESERVED
SARATOGA ASSOCIATES

DATE: 05/28/2024
DRAWN BY: JMM
CHECKED BY: APY
PHASE: PLAN REVIEW
DWG SCALE:

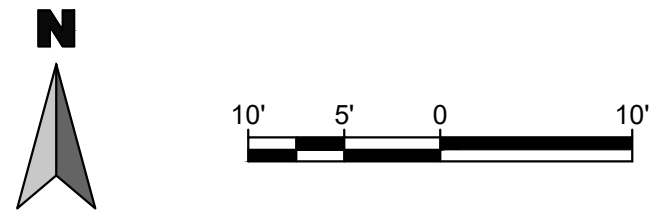
GENERAL
NOTES

G110

File Name: S:\2024\2024-042 10 Charette Associates - One Love Cures\C4.3-CD\303 Milton Ave_ Site Plan.dwg
User: ----- Plot Date and Time: 5/28/2024 4:45 PM



SURVEY PREPARED BY
INGALLS & ASSOCIATES, LLP
FROM A MAY 2024 FIELD SURVEY.



SARATOGA
ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

21 Congress St, Suite 201, Saratoga Springs, NY 12866
T 518.587.2550 marketing@saratogaassociates.com

Consultant:

Charette Associates
Architects, P.C.

76 Cobble Hill Drive Gansevoort, NY 12831

Consultant:

APPLICANT:
ONE LOVE CURES, LLC

303 Milton Ave
Ballston Spa, NY 12020

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

ONE LOVE CURES, LLC

303 Milton Ave
Ballston Spa, NY 12020

REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	CHK

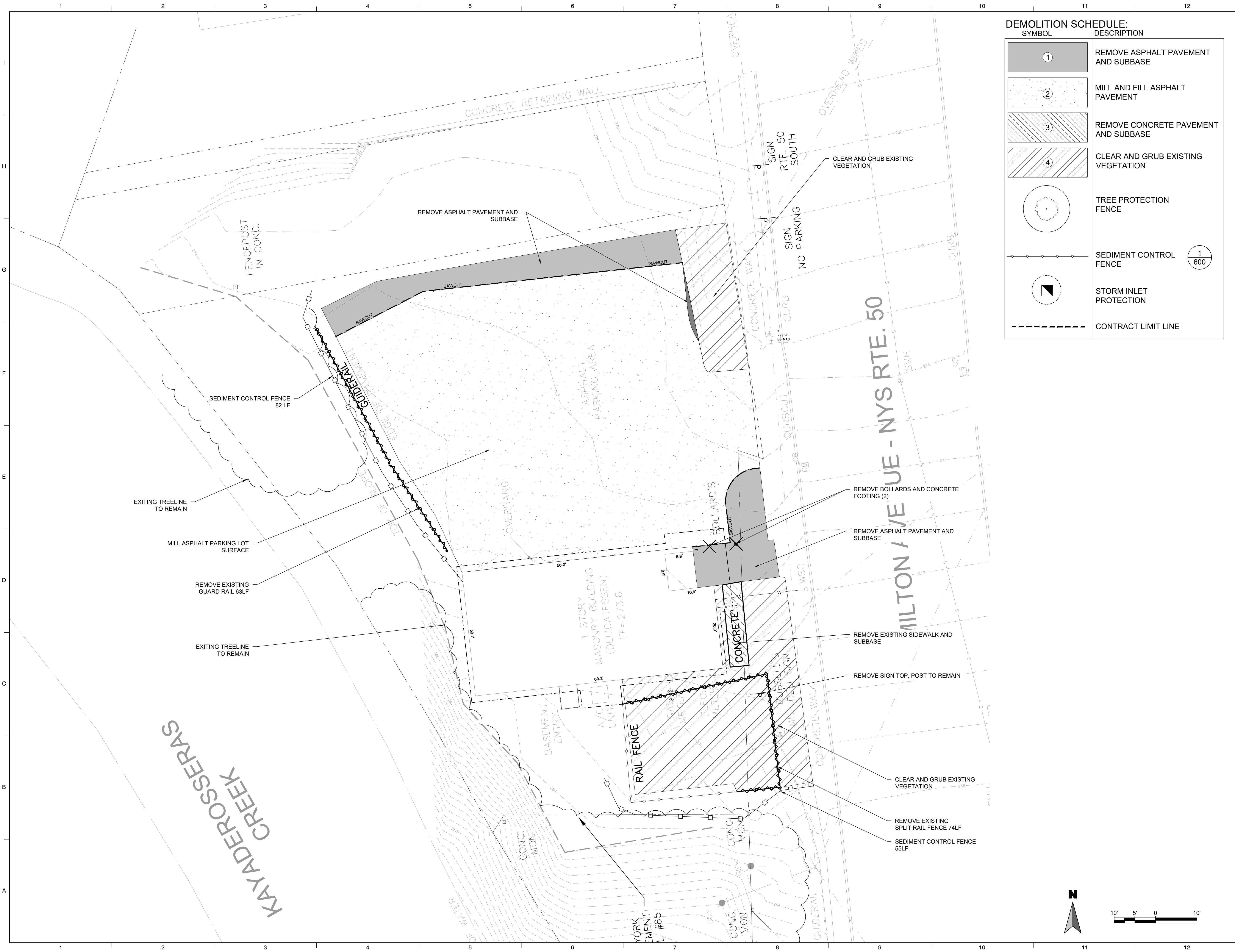
SARATOGA ASSOCIATES PROJECT # 2024-042

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
2209 OF THE NEW YORK STATE EDUCATION
LAW. © 2024 ALL RIGHTS RESERVED
SARATOGA ASSOCIATES

DATE: 05/28/2024
DRAWN BY: JMM
CHECKED BY: APY
PHASE: PLAN REVIEW
DWG SCALE: 1"=10'-0"

EXISTING
CONDITIONS
PLAN

L100



SARATOGA
ASSOCIATES

**Landscape Architects, Architects,
Engineers, and Planners, P.C.**

1 Congress St, Suite 201, Saratoga Springs, NY 12866
T 518.587.2550 marketing@saratogaassociates.com

Consultant

**Charette Associates
Architects, P.C.**

6 Cobble Hill Drive Gansevoort, NY 12831

Consultant

APPLICANT:
ONE LOVE CURES, LLC

303 Milton Ave
Ballston Spa, NY 12020

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

ONE LOVE CURES, LLC

303 Milton Ave
Ballston Spa, NY 12020

[illegible]

SARATOGA ASSOCIATES PROJECT # 2024-042

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
7209 OF THE NEW YORK STATE EDUCATION
LAW. © 2024 ALL RIGHTS RESERVED
SARATOGA ASSOCIATES

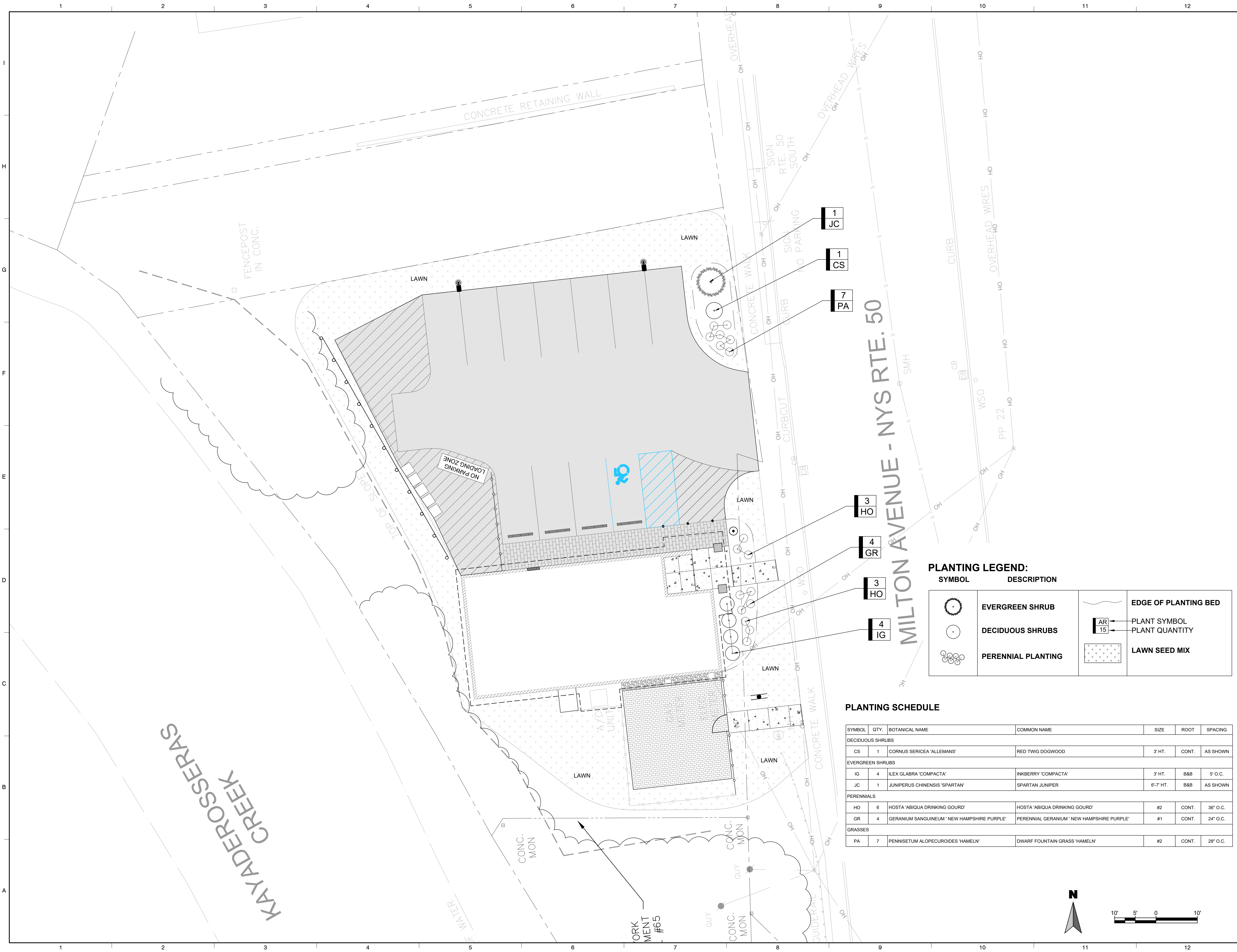
DATE: 05/28/2024
DRAWN BY: JMM
CHECKED BY: APY
PHASE: PLAN REVIEW
DWG SCALE: 1"=10'-0"

SITE DEMOLITION PLAN

L200

File Name: S:\2024\2024-042,10 Charette Associates - One Love Cures\C.4 Production\C.4.3-CD\303 Milton Ave_Site Plan.dwg
User: ---- Plot Date and Time: 5/29/2024 10:41 AM

File Name: S:\2024\2024-042 10 Charette Associates - One Love Cures\C4.3-CD\303 Milton Ave_ Site Plan.dwg
User: Plot Date and Time: 5/29/2024 3:56 PM



SARATOGA ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

21 Congress St, Suite 201, Saratoga Springs, NY 12866
T 518.587.2550 marketing@saratogaassociates.com

Consultant:

**Charette Associates
Architects, P.C.**

76 Cobble Hill Drive Gansevoort, NY 12831

Consultant:

**APPLICANT:
ONE LOVE CURES, LLC**

**303 Milton Ave
Ballston Spa, NY 12020**

**ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION**

ONE LOVE CURES, LLC

**303 Milton Ave
Ballston Spa, NY 12020**

REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	CHK

SARATOGA ASSOCIATES PROJECT # 2024-042

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
2203 OF THE NEW YORK STATE EDUCATION
LAW. © 2024 ALL RIGHTS RESERVED
SARATOGA ASSOCIATES

DATE: 05/28/2024
DRAWN BY: JMM
CHECKED BY: APY
PHASE: PLAN REVIEW
DWG SCALE: 1"=10'-0"

PLANTING
PLAN

L500

PLANTING LEGEND:

SYMBOL	DESCRIPTION
	EVERGREEN SHRUB
	DECIDUOUS SHRUBS
	PERENNIAL PLANTING
	EDGE OF PLANTING BED
	PLANT SYMBOL PLANT QUANTITY
	LAWN SEED MIX

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
DECIDUOUS SHRUBS						
CS	1	CORNUS SERICEA 'ALLEMANS'	RED TWIG DOGWOOD	3' HT.	CONT.	AS SHOWN
EVERGREEN SHRUBS						
IG	4	ILEX GLABRA 'COMPACTA'	INKBERRY 'COMPACTA'	3' HT.	B&B	5' O.C.
JC	1	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6'-7' HT.	B&B	AS SHOWN
PERENNIALS						
HO	6	HOSTA 'ABIQUA DRINKING GOURD'	HOSTA 'ABIQUA DRINKING GOURD'	#2	CONT.	36" O.C.
GR	4	GERANIUM SANGUINEUM 'NEW HAMPSHIRE PURPLE'	PERENNIAL GERANIUM 'NEW HAMPSHIRE PURPLE'	#1	CONT.	24" O.C.
GRASSES						
PA	7	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS 'HAMELN'	#2	CONT.	28" O.C.

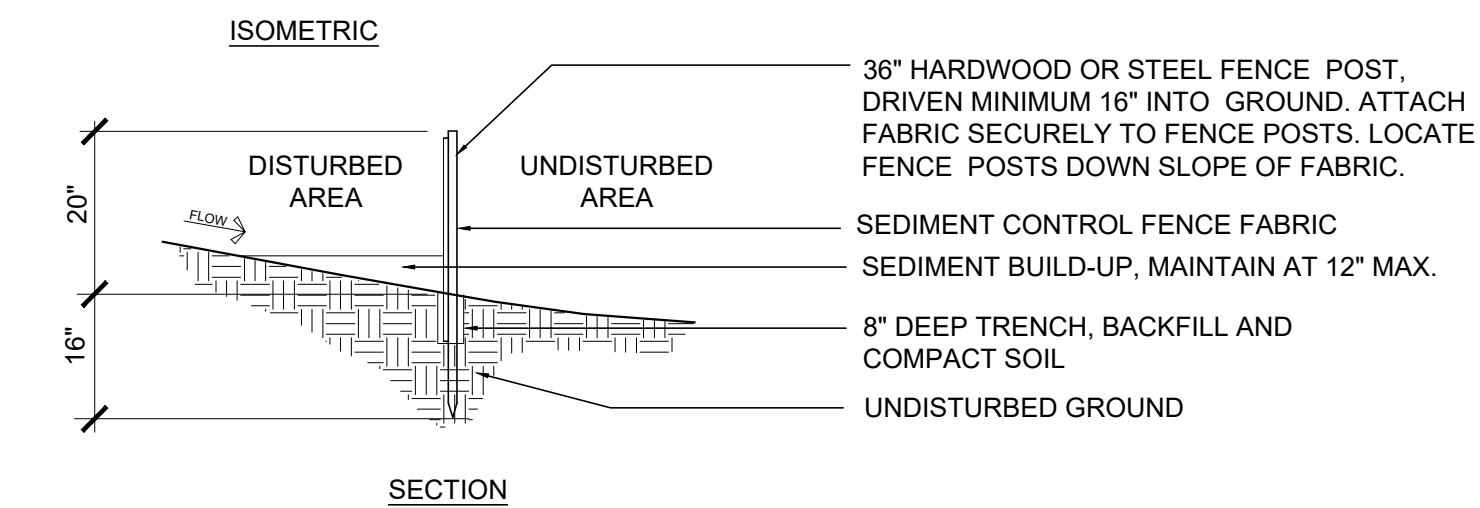


Diagram illustrating the components and dimensions of a Catch Basin Inlet:

- 2"x4" WOOD FRAME
- SPACE STAKES EVENLY AROUND INLET WITH A 3' MAX. SEPARATION DISTANCE
- SEDIMENT CONTROL FENCE FABRIC, EMBROIDERED WITH "NO DISCHARGE" MESSAGE TO WOOD STAKES AND OVERLAP ANY JOINTS TO THE NEXT STAKE
- CATCH BASIN INLET
- Dimensions: 18" MIN. (height), 3'-0" MIN. (width)

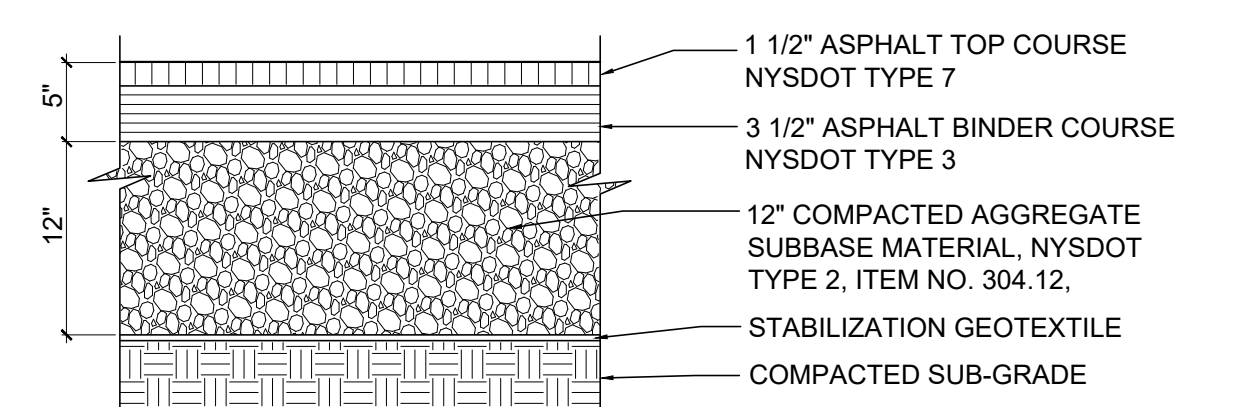
NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2 HORIZONTAL ON 1 VERTICAL.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED
4. WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

4

STAMPED ASPHALT - PEDESTRIAN

SCALE 1" = 1'-0"



3/8" WIDE COMPRESSIBLE EXPANSION JOINT FILLER WITH SEALANT SEE PLANS FOR LAYOUT

3/4" Ø x 15" LONG STEEL DOWELS @ 2' O.C., 7 1/2" EMBEDMENT EACH END, GREASE ONE END

1" DEEP x 1/4" WIDE TOOLED SCORE JOINT. SEE PLANS FOR LAYOUT

4" THICK CONCRETE PAVEMENT

6X6 - W2.9X2.9 WVM (2" CLEAR)

6" COMPACTED AGGREGATE SUBBASE MATERIAL, NYSDOT TYPE 2, ITEM NO. 304.12,

STABILIZATION GEOTEXTILE

COMPACTED SUB-GRADE

4"

6"

4" DEPTH, 3" - 4" DIA.,
 ROUNDED, WASHED, RIVER
 STONE, DECORATIVE COLOR

FILTRATION GEOTEXTILE

COMPACTED SUB-GRADE

4"

ISOMETRIC

24" HARDWOOD POST; DRIVEN THROUGH WATTLE INTO GROUND

DISTURBED AREA

UNDISTURBED AREA

9" FILTRATION STRAW/COWR

SEDIMENT BUILD-UP, MAINTAIN

UNDISTURBED GROUND

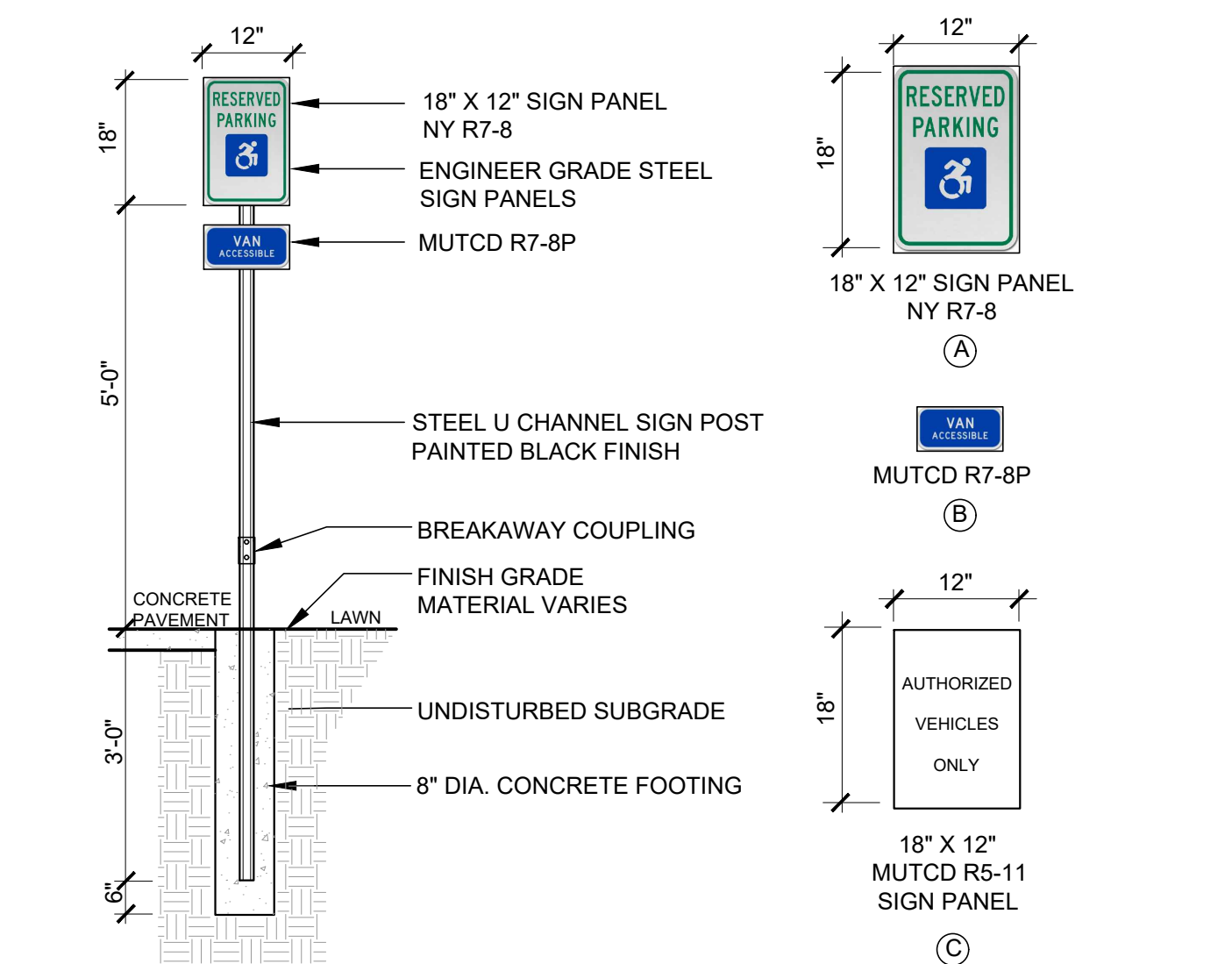
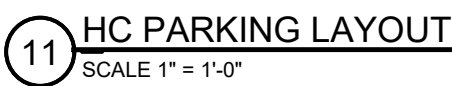
12"

12"

FLOW

10 SEDIMENT CONTROL WATTLE
SCALE 1/2" = 1'-0"

A horizontal number line with a single tick mark labeled 5.



6'-0"

CONCRETE WHEEL STOP

CLEAR RECESS FOR DRAINAGE.

TOP OF PAVED SURFACE

5 1/4"

FRONT ELEVATION

#4 REBAR 24" LONG EACH END

END ELEVATION

REFLECTIVE STRIPE, 2 TOTAL BETWEEN HORIZONTAL BANDS

BOLLARD, EMBEDDED MOUNTING

PLANT BED

AMMENDED SOIL

INTEGRATED ANCHOR DOWELS, OR PROVIDE EPOXY COATED REBAR, 7" LONG

UNDISTURBED SUBGRADE

2'-0" DIA. CONCRETE FOOTING

COMPACTED SUB-GRADE

4"X12"X12' P.T. ROUGH SAWN LUMBER ATTACHED TO BOX BEAM RAIL

1'-6"

1'-6"

1'-6"

EDGE OF PAVEMENT

PAVEMENT SURFACE

EDGE OF SHOULDER

SLOPE

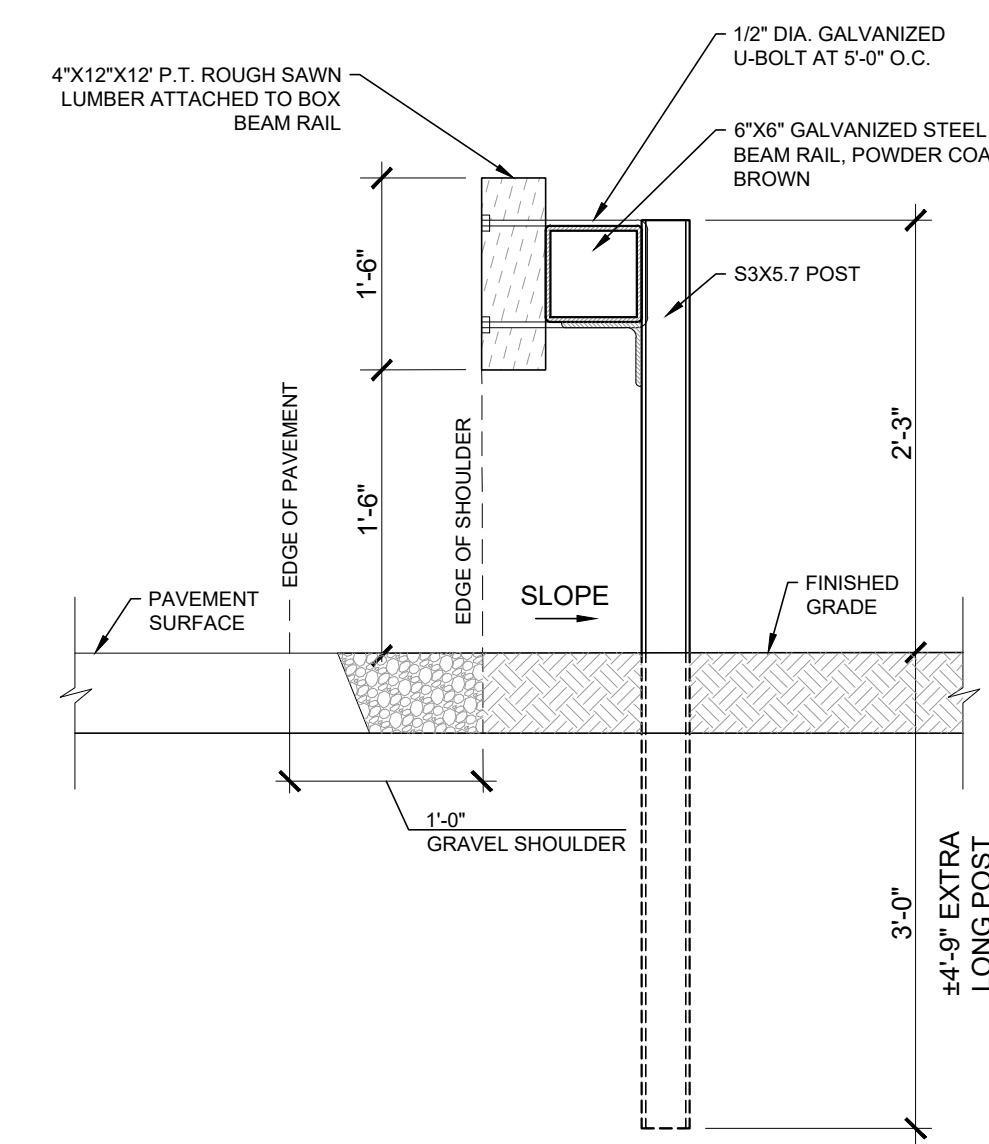
1'-0"

GRAVEL SHOULDER

1/2" DIA. U-BOLTS

6"X6" BEAM BROW

S3XS.5



5 TIMBER GUIDERAIL

**Charette Associates
Architects, P.C.**

76 Cobble Hill Drive Gansevoort, NY 12831

**303 Milton Ave
Ballston Spa, NY 12020**

[illegible]

SARATOGA ASSOCIATES PROJECT # 2024-04

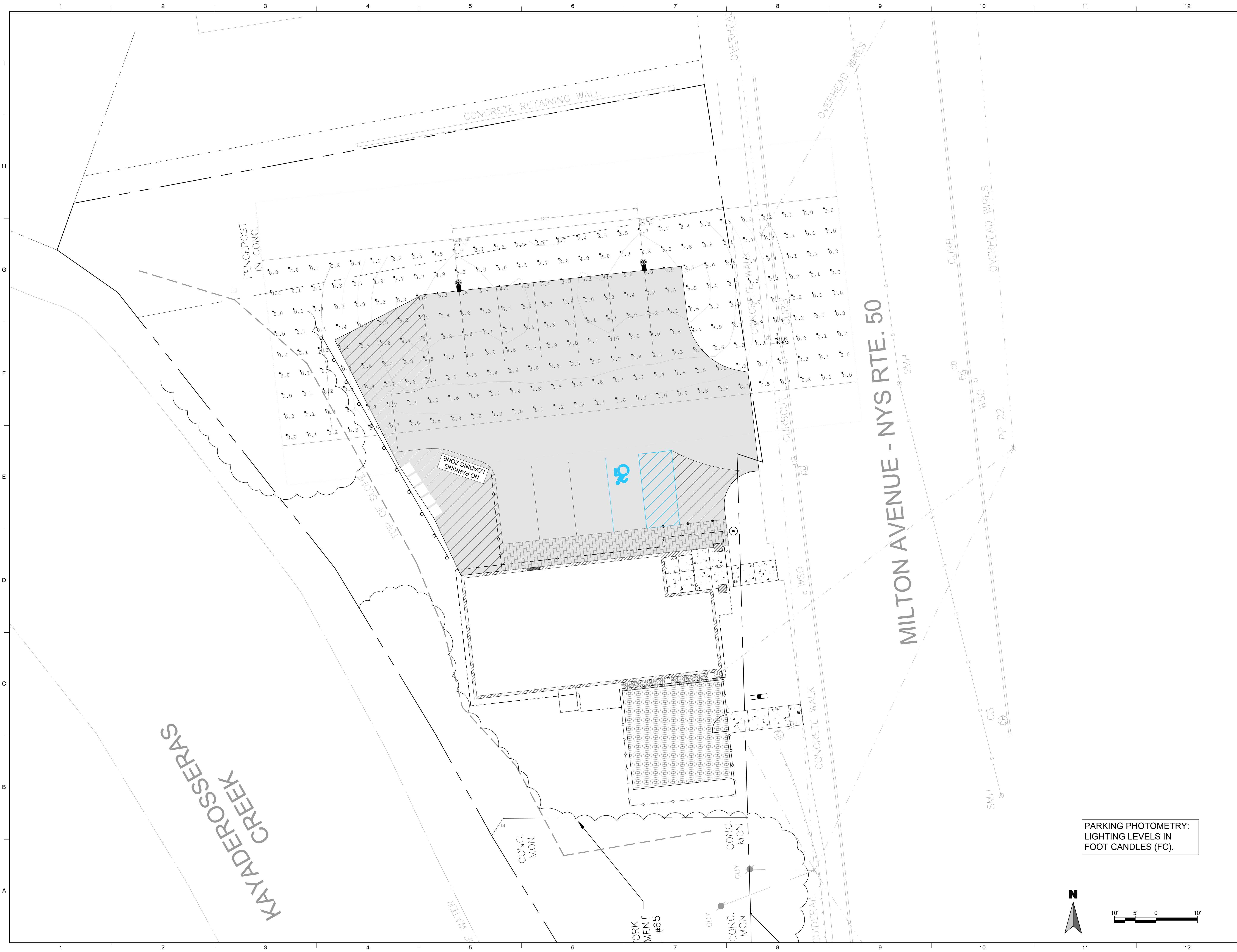
UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
7209 OF THE NEW YORK STATE EDUCATION
LAW. © 2024 ALL RIGHTS RESERVED
SARATOGA ASSOCIATES

DATE: 05/28/2024
DRAWN BY: JMM
CHECKED BY: APY
PHASE: PLAN REVIEW
DWG SCALE: AS SHOWN

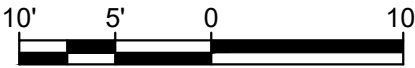
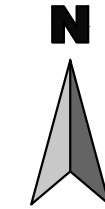
L601



File Name: S:\2024\2024-042 10 Charette Associates - One Love Cures\C4.3-CD\303 Milton Ave_Site Plan.dwg
User: ----- Plot Date and Time: 5/29/2024 11:00 AM



PARKING PHOTOMETRY:
LIGHTING LEVELS IN
FOOT CANDLES (FC).



SARATOGA ASSOCIATES
Landscape Architects, Architects,
Engineers, and Planners, P.C.
21 Congress St, Suite 201, Saratoga Springs, NY 12866
T 518.587.2550 marketing@saratogaassociates.com

Consultant:
Charette Associates Architects, P.C.
76 Cobble Hill Drive Gansevoort, NY 12831

Consultant:

**APPLICANT:
ONE LOVE CURES, LLC**

**303 Milton Ave
Ballston Spa, NY 12020**

ISSUED FOR
SITE PLAN REVIEW
NOT FOR CONSTRUCTION

ONE LOVE CURES, LLC

**303 Milton Ave
Ballston Spa, NY 12020**

REVISIONS				
NO.	DATE	DESCRIPTION	DRAWN	CHK

SARATOGA ASSOCIATES PROJECT # 2024-042

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
2209 OF THE NEW YORK STATE EDUCATION
LAW. © 2024 ALL RIGHTS RESERVED
SARATOGA ASSOCIATES

DATE: 05/28/2024
DRAWN BY: JMM
CHECKED BY: APV
PHASE: PLAN REVIEW
DWG SCALE: 1"=10'-0"

PARKING
PHOTOMETRY
PLAN

ES-100