



WEST ELEVATION (W)



SOUTHWEST ELEVATION (SW)



SOUTHEAST ELEVATION (SE)



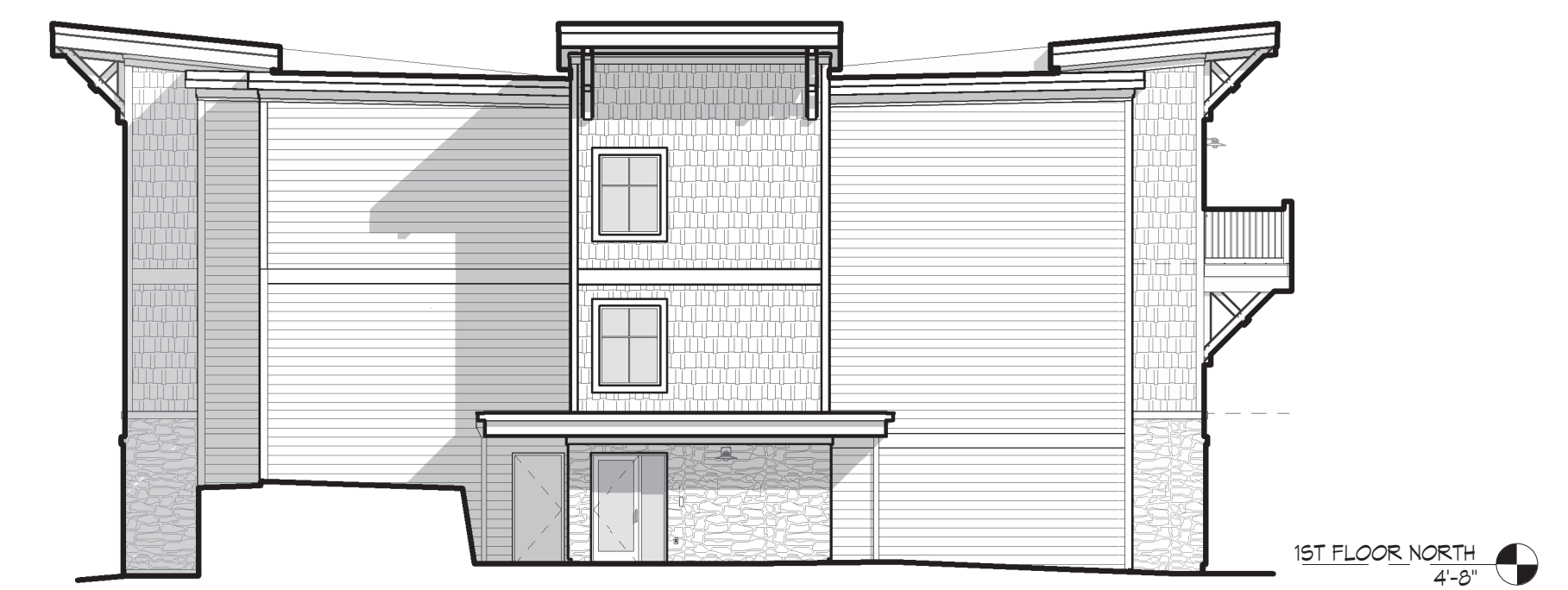
KEY MAP



NORTHEAST ELEVATION (NE)



EAST ELEVATION (E)



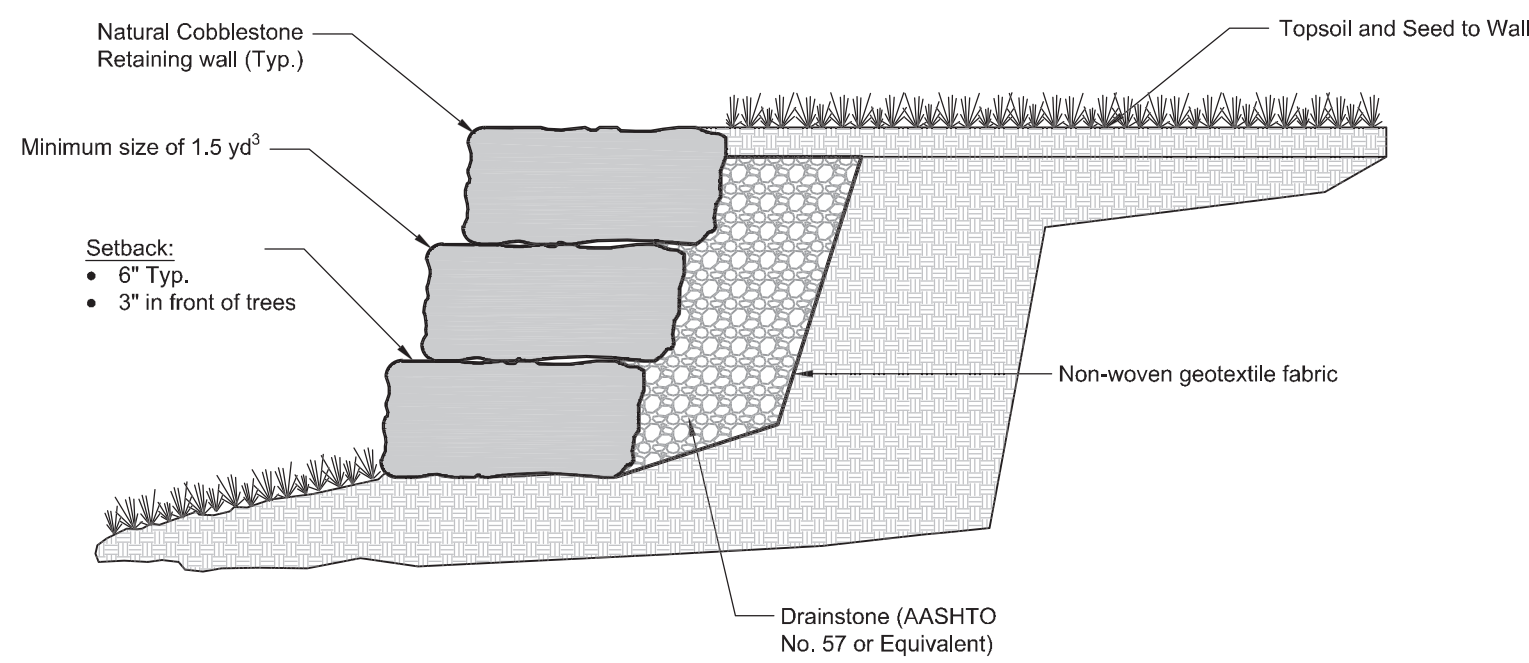
NORTH ELEVATION (N)



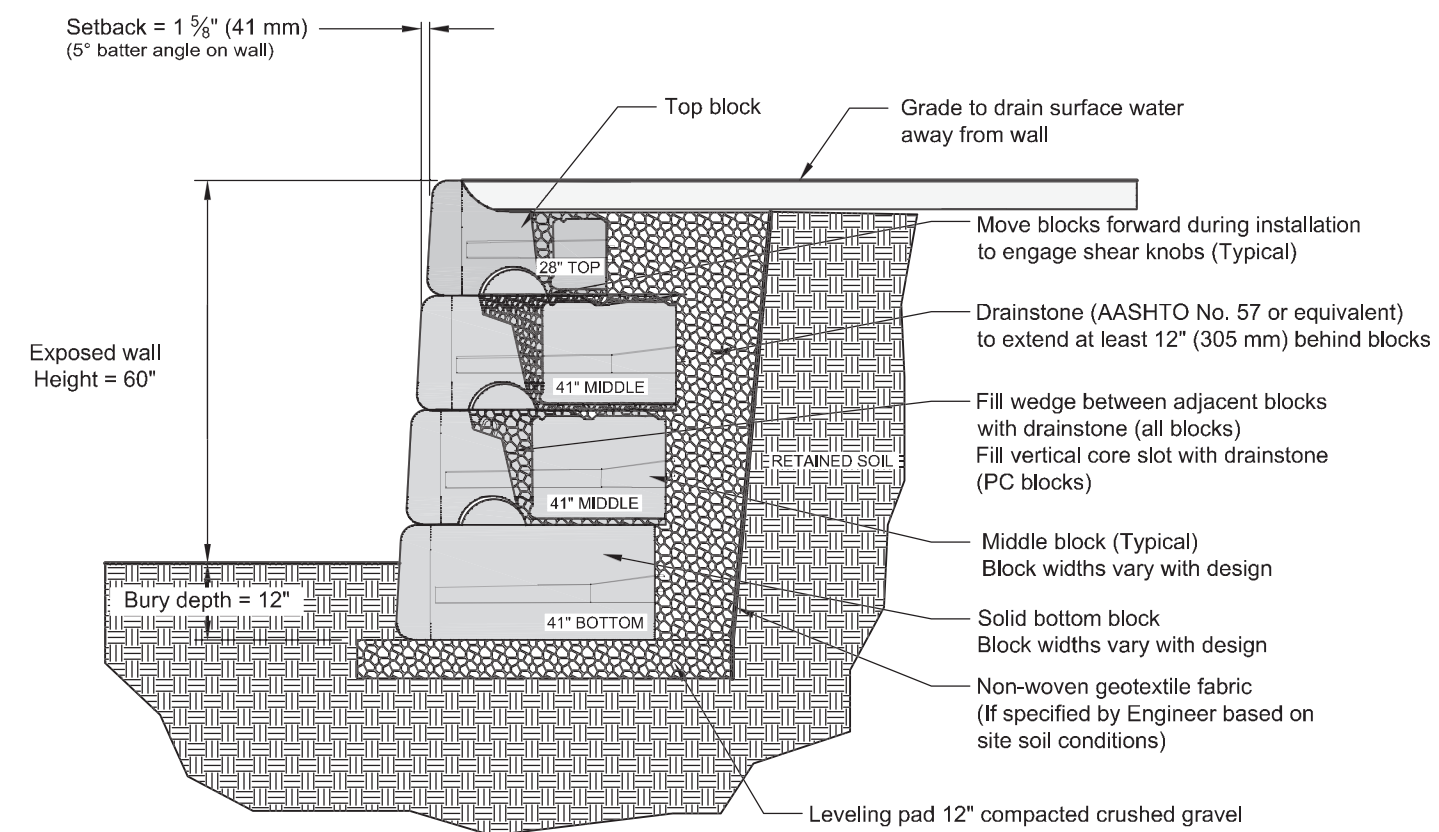
KEY MAP

Zoning Information:

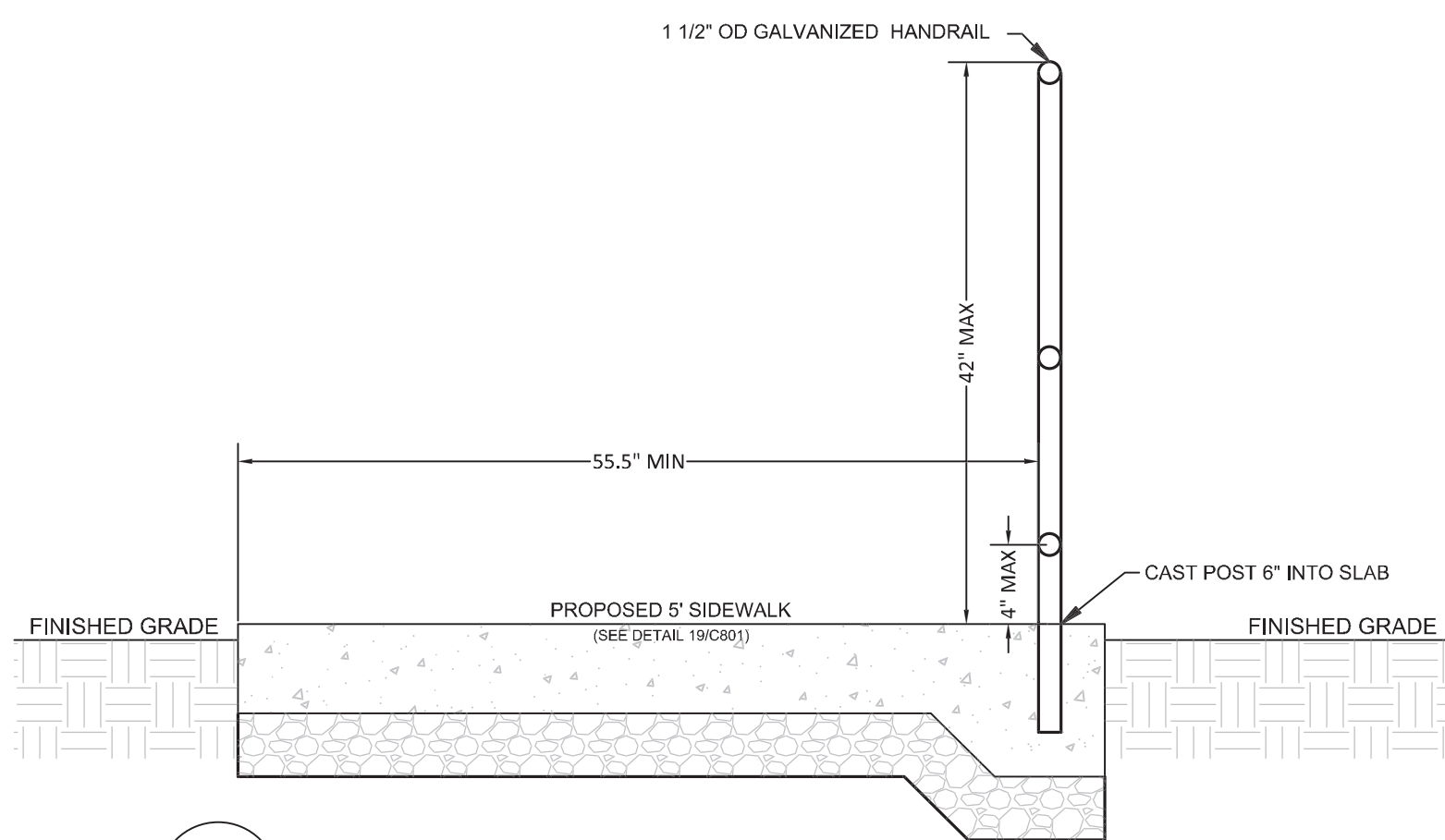
LOCATION: Northerly side of Route 86				
ZONE: GC, Gateway Corridor District				
PROPOSED USE: Hotel				
Item	Requirements	Existing	Approved January 2020	Proposed 2021
Minimum lot area	0.2 Acre (8,712 sq. ft.)	275,033.71 sq. ft.	275,033.71 sq. ft.	275,033.71 sq. ft.
Minimum lot width	70 ft.	468 ft.	468 ft.	468 ft.
Minimum front setback	20 ft.	268 ft.	273 ft.	258 ft.
Minimum side setback	10 ft. min / 25 ft. total	50 ft. min / 183 ft. total	50 ft. min / 180 ft. total	51 ft. min / 179 ft. total
Minimum rear setback	15 ft.	54 ft.	58 ft.	56 ft.
Maximum building height	35 ft.	35 ft.	35 ft.	35 ft.
Building Footprint		35,095 sq.ft.	35,849 sq.ft.	36,461 sq.ft.
Maximum impervious area	70 %	56.32 %	60.6 %	56.82 %



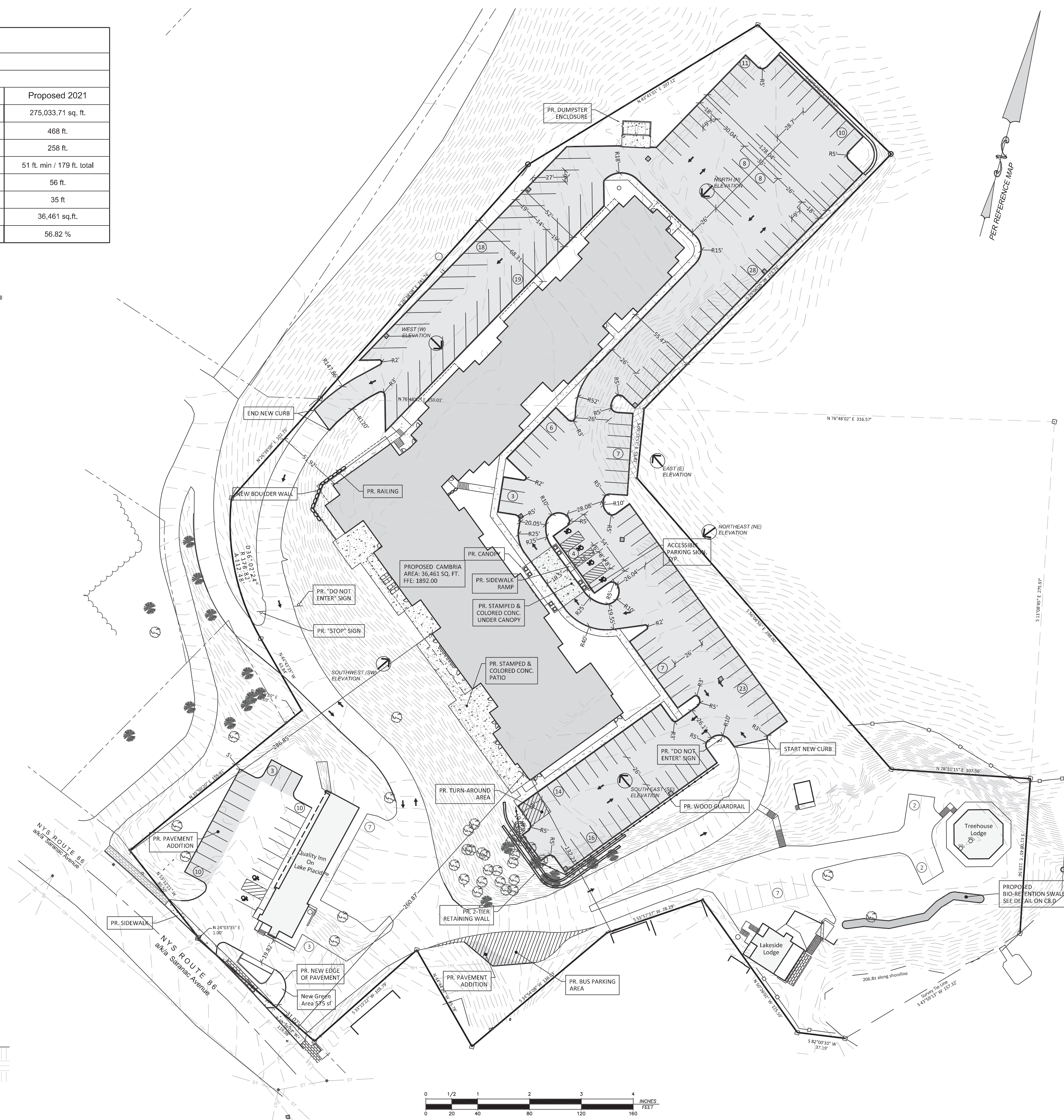
1 NATURAL COBBLESTONE RETAINING WALL DETAIL
C2.0 SCALE: NTS



2 VERSALOK RETAINING WALL DETAIL
C2.0 SCALE: NTS



3 TYPICAL SIDEWALK RAILING DETAIL
C2.0 SCALE: NTS



PARKING REQUIREMENTS:
LAKE PLACID/NORTH ELBA LAND USE CODE- TABLE 1 OFF STREET
PARKING REQUIREMENTS

HOTEL USE: 1 SPACE PER ROOM

EXISTING NUMBER OF ROOMS: 92

PROPOSED NUMBER OF 191 ROOMS
185 NEW BUILDINGS
6 WITHIN EX. BUILDINGS

TOTAL PARKING REQUIRED: 191 SPACES

TOTAL PARKING PROVIDED: 226 SPACES + 2 BUS SPACES

Adirondack Park Agency	Adirondack Park Agency
FINAL P2021-0251	RECEIVED Date: October 21, 2021

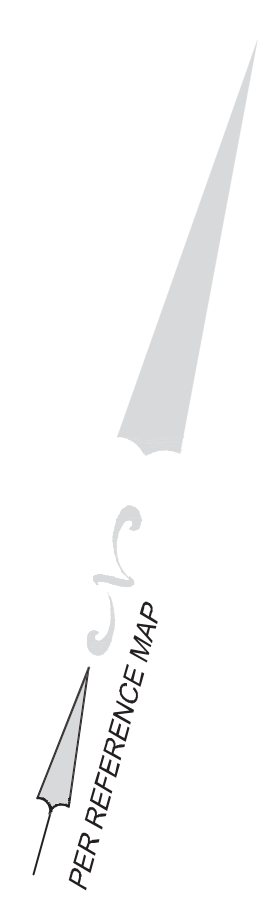
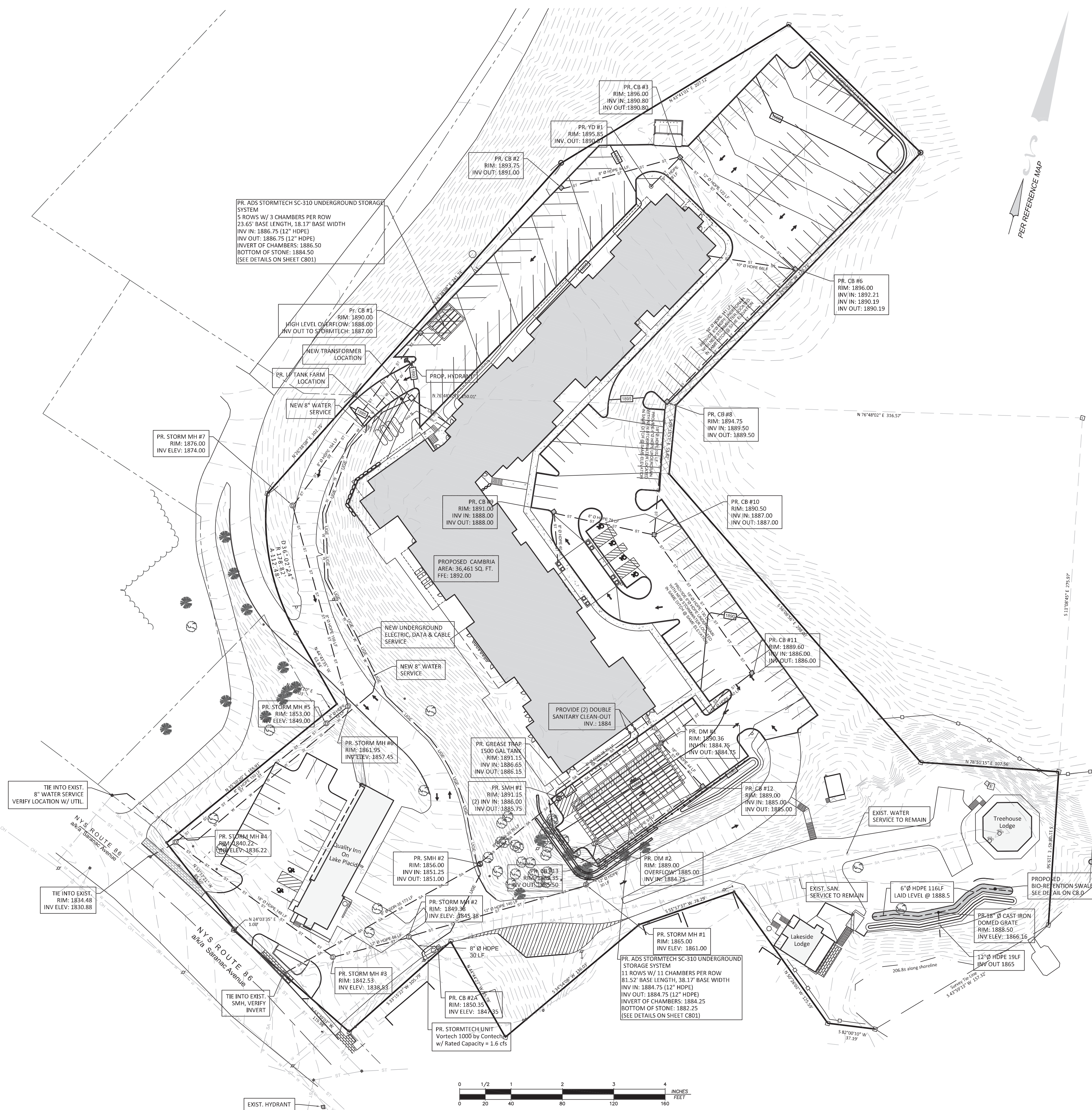
No.	Revision/Issue	Date
6	Misc. Owner Comments	07/28/21
5	Luck Bros RFI	07/22/21
4	Owner Changes	07/20/21
3	Misc. Owner Comments	07/01/21
2	Released for Constr.	06/30/21
1	RFI	5/20/21



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R M S P C P C O M

Project Name & Address
**Cambria
Lake Placid Site Plan
2021**
~ Situate ~
Essex County Town of North Elba State of New York

Project #	17214	Sheet	C 2.0
Date	05/07/2021	Proposed Site	
Scale	1" = 40'	Drawn	AJO
Drawn	AJO	Checked	AJO



PR. ADS STORMTECH SC-310 UNDERGROUND STORAGE SYSTEM
 5 ROWS W/ 3 CHAMBERS PER ROW
 23.65' BASE LENGTH, 18.17' BASE WIDTH
 INV IN: 1886.75 (12" HDPE)
 INV OUT: 1886.75 (12" HDPE)
 INVERT OF CHAMBERS: 1886.50
 BOTTOM OF STONE: 1884.50
 (SEE DETAILS ON SHEET C801)

PR. STORM MH #7
 RIM: 1876.00
 INV ELEV: 1874.00

Pr. CB #1
 RIM: 1890.00
 HIGH LEVEL OVERFLOW: 1888.00
 INV OUT TO STORMTECH: 1887.00

PR. CB #2
 RIM: 1893.75
 INV OUT: 1891.00

PR. CB #3
 RIM: 1895.00
 INV IN: 1890.00
 INV OUT: 1890.85

PR. CB #6
 RIM: 1896.00
 INV IN: 1892.21
 INV IN: 1890.19
 INV OUT: 1890.19

PR. CB #8
 RIM: 1894.75
 INV IN: 1889.50
 INV OUT: 1889.50

PR. CB #9
 RIM: 1891.00
 INV IN: 1888.00
 INV OUT: 1888.00

PR. CB #10
 RIM: 1890.50
 INV IN: 1887.00
 INV OUT: 1887.00

PR. CB #11
 RIM: 1889.60
 INV IN: 1886.00
 INV OUT: 1886.00

PR. STORM MH #5
 RIM: 1853.00
 INV ELEV: 1849.00

PR. STORM MH #8
 RIM: 1861.95
 INV ELEV: 1857.45

PR. GREASE TRAP
 1500 GAL TANK
 RIM: 1891.15
 INV IN: 1886.65
 INV OUT: 1886.15

PR. DM #4
 RIM: 1890.35
 INV IN: 1884.75
 INV OUT: 1884.75

TIE INTO EXIST.
 8" WATER SERVICE
 VERIFY LOCATION W/ UTIL

PR. STORM MH #4
 RIM: 1840.22
 INV ELEV: 1836.22

PR. SMH #1
 RIM: 1891.15
 (2) INV IN: 1886.00
 INV OUT: 1885.75

PR. SMH #2
 RIM: 1891.15
 (2) INV IN: 1886.00
 INV OUT: 1885.75

PR. CB #12
 RIM: 1889.00
 INV IN: 1885.00
 INV OUT: 1885.00

TIE INTO EXIST.
 RIM: 1824.45
 INV ELEV: 1830.88

PR. STORM MH #2
 RIM: 1849.36
 INV ELEV: 1845.36

PR. STORM MH #2
 RIM: 1849.36
 INV ELEV: 1845.36

PR. DM #2
 RIM: 1889.00
 OVERFLOW: 1885.00
 INV IN: 1884.75

PR. STORM MH #3
 RIM: 1842.53
 INV ELEV: 1838.53

PR. STORM MH #3
 RIM: 1842.53
 INV ELEV: 1838.53

PR. CB #24
 RIM: 1850.35
 INV ELEV: 1847.35

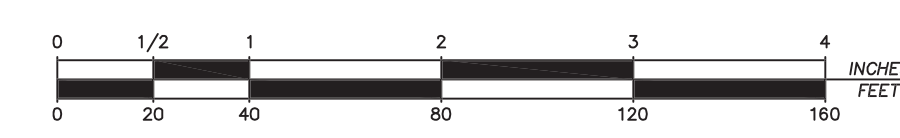
PR. STORM MH #1
 RIM: 1865.00
 INV ELEV: 1861.00

PR. ADS STORMTECH SC-310 UNDERGROUND STORAGE SYSTEM
 11 ROWS W/ 11 CHAMBERS PER ROW
 81.52' BASE LENGTH, 38.17' BASE WIDTH
 INV IN: 1884.75 (12" HDPE)
 INV OUT: 1884.75 (12" HDPE)
 INVERT OF CHAMBERS: 1884.25
 BOTTOM OF STONE: 1882.25
 (SEE DETAILS ON SHEET C801)

PR. STORMTECH UNIT
 Vortech 1800 by Contech
 w/ Rated Capacity = 1.6 cfs

PR. 48" Ø CAST IRON DOMED GATE
 RIM: 1888.50
 INV ELEV: 1866.16

12" Ø HDPE 19LF
 INV OUT 1865



Scale: 1 Inch = 40 Feet

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 P2021-0251

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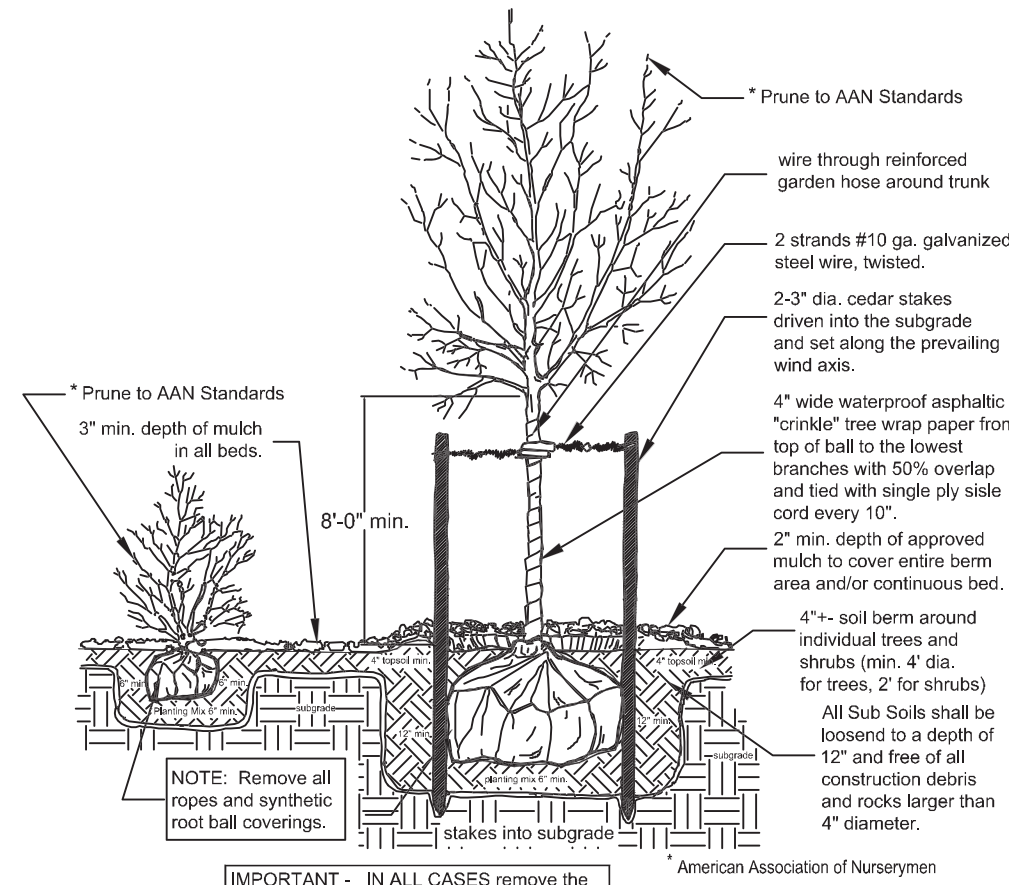
No.	Revision/Issue	Date
8	Plumb & Grade Edits	08/24/21
7	Luck Bros RFI	07/22/21
6	Owner Chases	07/20/21
5	Released for Construc.	06/30/21
4	RFI	5/20/21
3	Add Storm Sewers	12/9/19
2	Misc.	11/21/19
1	Misc.	9/13/19



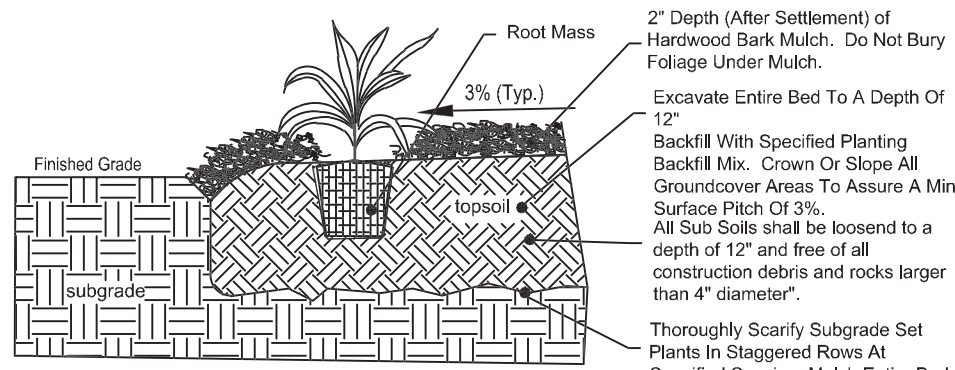
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Project Name & Address
Cambria Lake Placid Site Plan 2021
 ~ Situate ~
 Essex County Town of North Elba State of New York

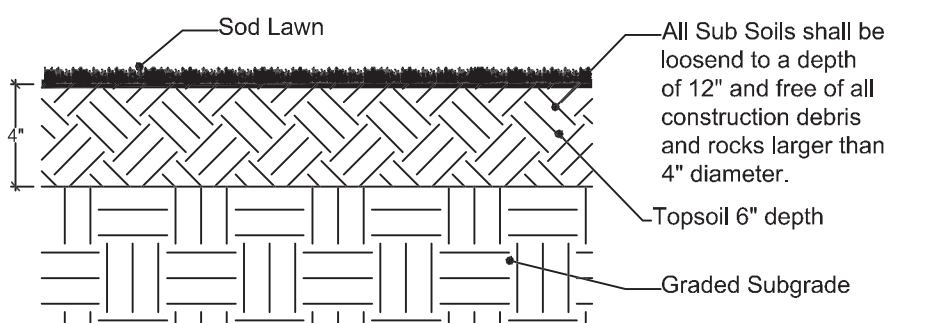
Project #	17214	Sheet	
Date	05/07/2021		C 4.0
Scale	1" = 40'		Utility Plan
Drawn	AJO	Checked	AJO



Tree and Shrub Planting Detail
Not to Scale



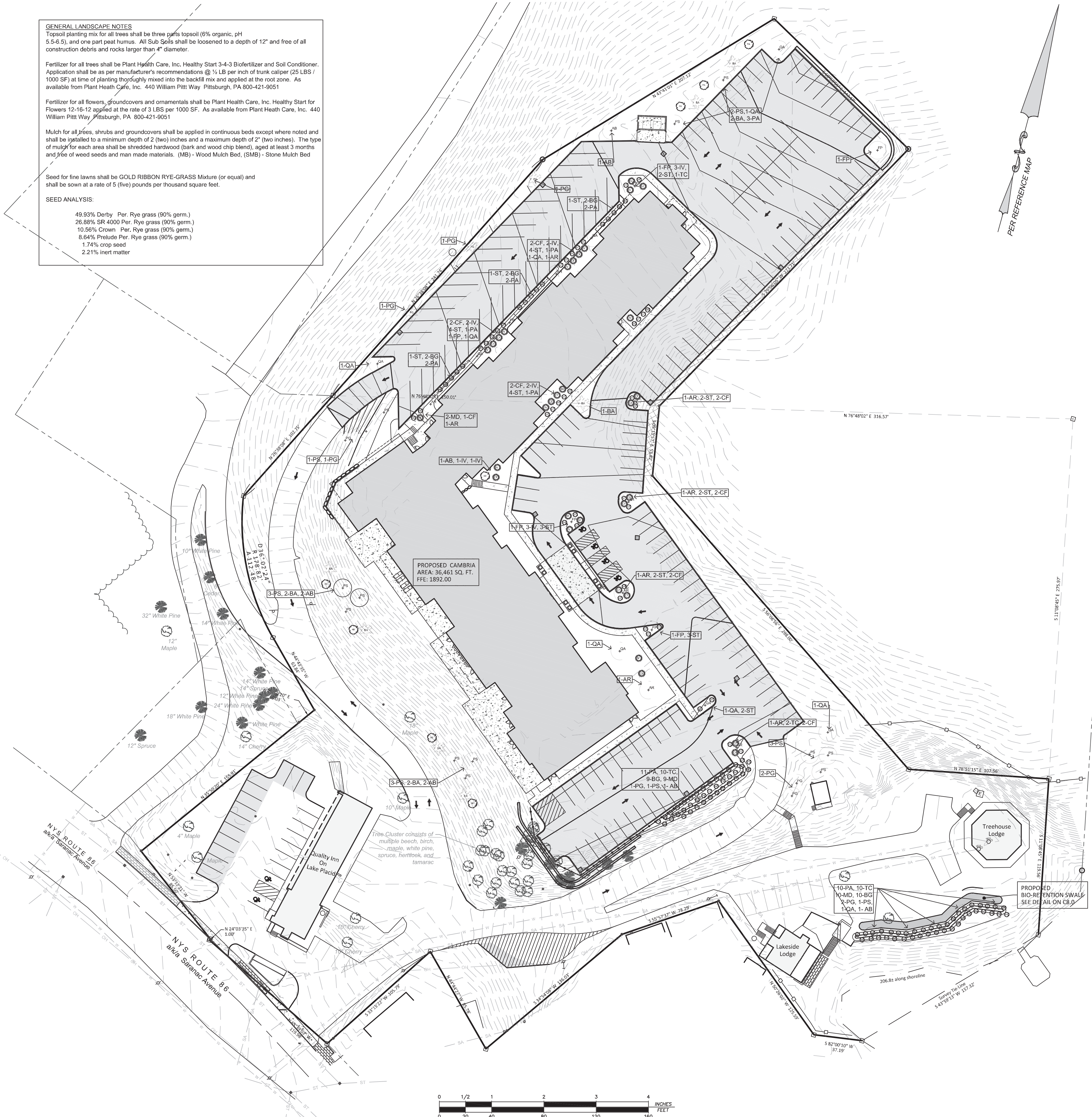
Perennial Planting Detail
Not to Scale



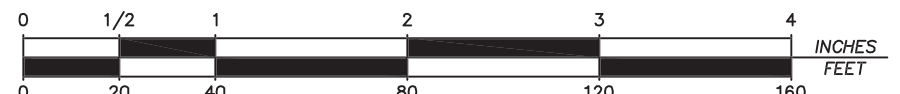
Sod and Topsoil
Not to Scale

SEED ANALYSIS:
49.93% Derby Per. Rye grass (90% germ.)
26.88% SR 4000 Per. Rye grass (90% germ.)
10.56% Crown Per. Rye grass (90% germ.)
8.64% Prelude Per. Rye grass (90% germ.)
1.74% crop seed
2.21% inert matter

GENERAL LANDSCAPE NOTES
Topsoil planting mix for all trees shall be three parts topsoil (6% organic, pH 5.5-6.5), and one part peat humus. All Sub Soils shall be loosened to a depth of 12" and free of all construction debris and rocks larger than 4" diameter.
Fertilizer for all trees shall be Plant Health Care, Inc. Healthy Start 3-4-3 Biofertilizer and Soil Conditioner. Application shall be as per manufacturer's recommendations @ 1/2 LB per inch of trunk caliper (25 LBS / 1000 SF) at time of planting thoroughly mixed into the backfill mix and applied at the root zone. As available from Plant Health Care, Inc. 440 William Pitt Way Pittsburgh, PA 800-421-9051
Fertilizer for all flowers, groundcovers and ornamentals shall be Plant Health Care, Inc. Healthy Start for Flowers 12-16-12 applied at the rate of 3 LBS per 1000 SF. As available from Plant Health Care, Inc. 440 William Pitt Way Pittsburgh, PA 800-421-9051
Mulch for all trees, shrubs and groundcovers shall be applied in continuous beds except where noted and shall be installed to a minimum depth of 2 (two) inches and a maximum depth of 2" (two inches). The type of mulch for each area shall be shredded hardwood (bark and wood chip blend), aged at least 3 months and free of weed seeds and man made materials. (MB) - Wood Mulch Bed, (SMB) - Stone Mulch Bed
Seed for fine lawns shall be GOLD RIBBON RYE-GRASS Mixture (or equal) and shall be sown at a rate of 5 (five) pounds per thousand square feet.
SEED ANALYSIS:
49.93% Derby Per. Rye grass (90% germ.)
26.88% SR 4000 Per. Rye grass (90% germ.)
10.56% Crown Per. Rye grass (90% germ.)
8.64% Prelude Per. Rye grass (90% germ.)
1.74% crop seed
2.21% inert matter



Key	Q	Botanical Name	Common Name	Planted Size
SHADE TREES				
AR	6	Acer Rubrum	Red Maple	3" cal. B&B
BA	7	Betula Alleghaniensis	Yellow Birch	3" cal. B&B
FP	5	Fraxinus Pennsylvanica	Green Ash	3" cal. B&B
QA	7	Quercus Alba	White Oak	3" cal. B&B
EVERGREEN TREES				
PG	8	Picea Glauca	White Spruce	6" ht.
PS	14	Pinus Resinosa	White Pine	6" ht.
AB	7	Abies Balsamea	Balsam Fir	6" ht.
SHRUBS				
CF	15	Cornus Foemina	Gray Dogwood	18-24" ht.
ST	31	Spirea Tomentosa	Hardhack Spirea	18-24" ht.
TC	23	Taxus Canadensis	Canadian Yew	5 gal.
IV	17	Ilex Verticillata	Winterberry	5 gal.
MD	23	Microbiota decussata	Russian Cypress	5 gal.
PA	33	Picea abies "Nidiformis"	Nest Spruce	5 gal.
BG	25	Buxus x "Green Gem"	Green Gem Boxwood	5 gal.



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3	Misc. Owner Comments	07/01/21
2	Released for Constr.	06/30/21
1	Misc.	11/21/19



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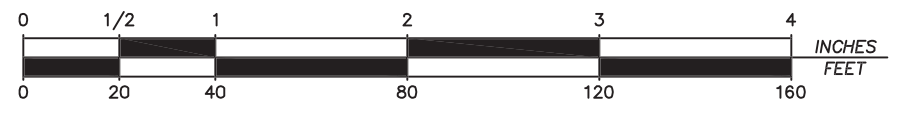
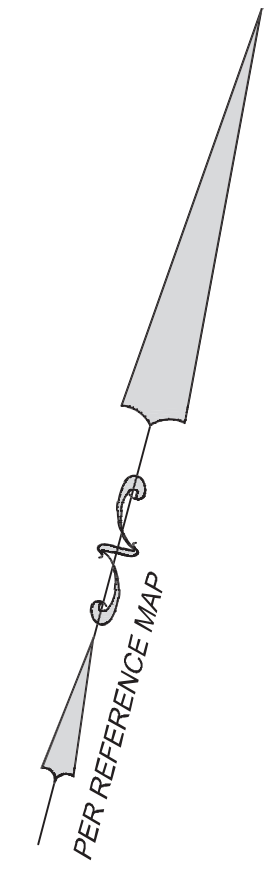
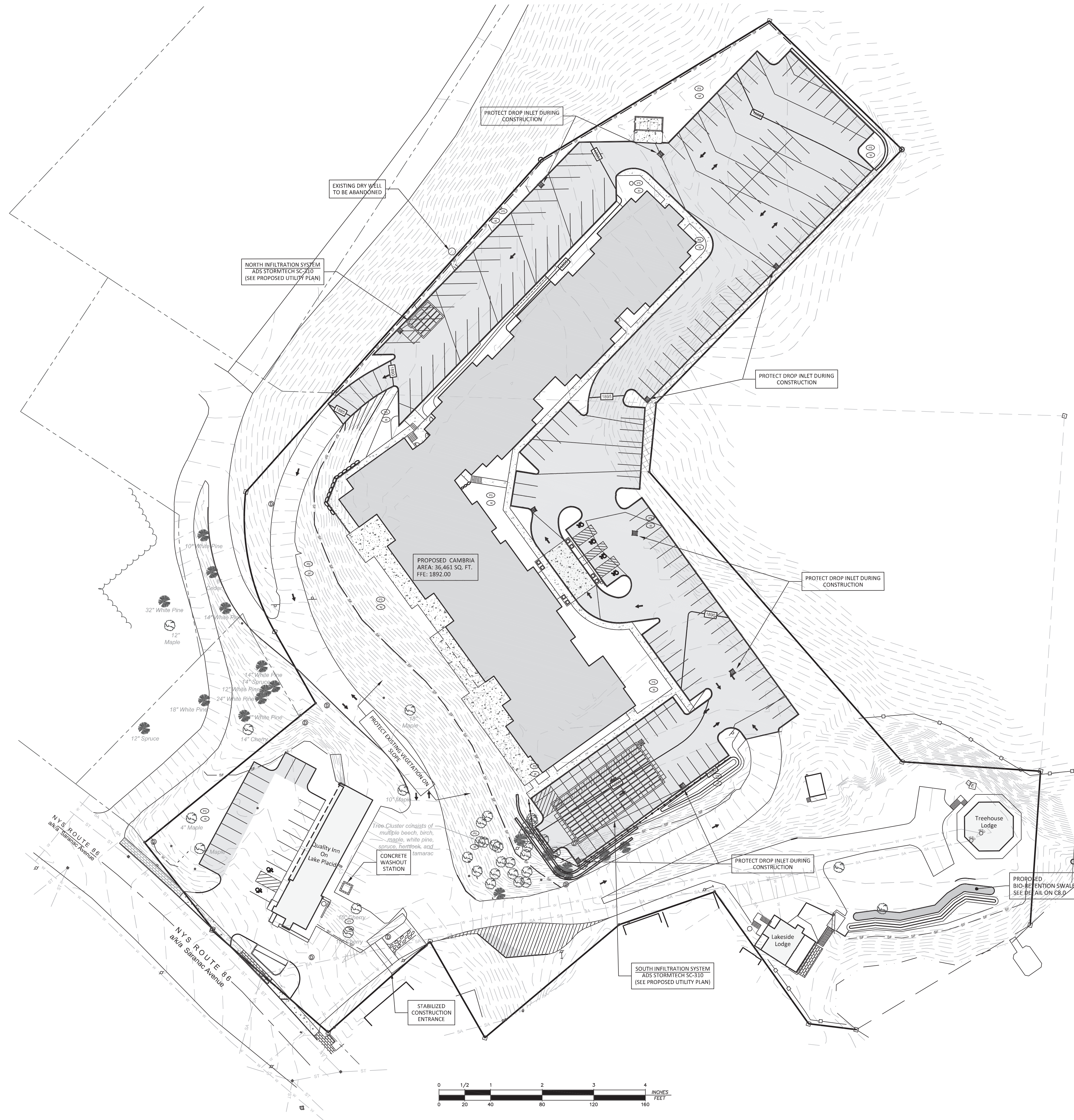
Project #	Sheet
17214	C 5.0
Date: 05/07/2021	Scale: 1" = 40'
Drawn: AJO	Checked: AJO

Legend:

- Found property evidence (as described)
- Computed corner
- ⊕ Fire Hydrant
- ⊙ Sanitary manhole
- ⊙ Drainage manhole
- Catch basin round
- Catch basin square
- ⊕ Telephone pedestal
- ⊕ Cable pedestal
- ⊕ Water Valve
- ⊕ Water shutoff
- ⊕ Light pole
- ⊕ Utility pole
- ⊕ Guy anchor
- ⊕ Sign
- Bollard
- ⊕ Electric meter
- ⊕ Sanitary cleanout
- SA — Sanitary line
- ST — Storm line
- Waterbody edge
- Property line
- Adjoiner property line

SOIL EROSION SEDIMENT CONTROL STANDARD SYMBOLS

- SF — SILT FENCE
- ▭ STABILIZED CONSTRUCTION ENTRANCE
- ⊙ PS PERMANENT SEEDING
- ⊙ M MULCHING
- ▭ FILTER FABRIC DROP INLET PROTECTION
- ▭ CONCRETE WASHOUT STATION

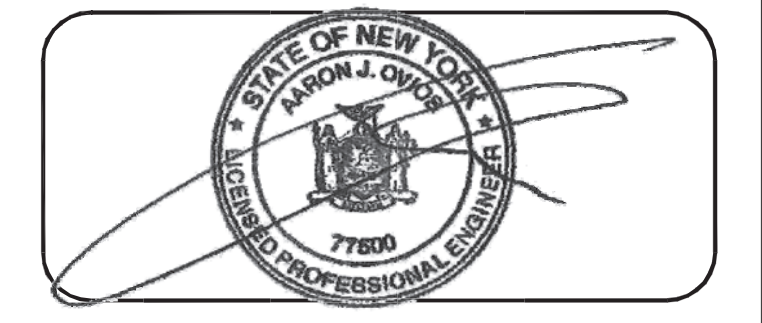


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Project Name & Address
Cambria Lake Placid Site Plan 2021
 ~ Situate ~
 Essex County Town of North Elba State of New York

Project #	17214	Sheet	C 9.0 Proposed Erosion & Sediment Control Plan
Date	05/07/2021		
Scale	1" = 40'		
Drawn	TMW	Checked	