

**SITE STATISTICS**

EXISTING / PROPOSED USE: COMMERCIAL / CAMPGROUND  
 ZONING: MODERATE INTENSITY & WATERFRONT OVERLAY DISTRICT  
 APA LAND USE AREA: MODERATE INTENSITY

SETBACKS:	REQUIRED	PROVIDED
FRONT	35'	>50'
SIDE	20'	>30'
REAR	20'	>75'
SHORELINE	75'	>75'
WATERFRONT OVERLAY	200'	*88' (VARIANCE REQUIRED)

PARKING SUMMARY:	ALLOCATION	TOTAL
CAMPSITE / GUESTS	1.35 PER TENT (MIN.)	113 SPACES
SHORT TERM & CHECK-IN	10 (MIN)	12 SPACES
EMPLOYEE PARKING	0.8 PER EMPLOYEE (MIN)	36 SPACES
TOTAL:		161 SPACES

**DEVELOPMENT SUMMARY**

- (80) TOTAL CAMPSITES  
 - (40) 300 SF HARD-SIDED  
 - (15) 900 SF HARD-SIDED  
 - (5) WOODY 35 SOFT-SIDED  
 - (20) WOODY 45 SOFT-SIDED
- PROPOSED BUILDINGS:  
 - LODGE  
 - WELLNESS TENT  
 - PAVILION  
 - CABANA BLDG. AND POOL  
 - MAINTENANCE BLDG.  
 - EMPLOYEE HOUSING  
 - GENERAL MANAGER'S HOUSE

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Prepared for:

**TERRAMOR.**

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 Saranac Lake, NY 12983

Surveyor:  
 Ausfeld & Waldruff  
 323 Clinton Street  
 Schenectady, NY 12305



Project Title:

**Terramor  
 Lake Placid**

77 Fox Farm Road  
 Wilmington, New York 12997

ISSUED FOR:  
 REGULATORY PERMITTING

Project No.:	2021136
Design:	MJT
Drawn:	DLS Ch'kd: MJT
Date:	02/01/2023 Scale: 1"=100'

Rev.	Description:	Date:
1	NIPA RESPONSE	02/06/23

Drawing Title

**OVERALL SITE PLAN**

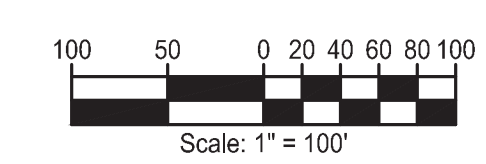
Drawing No.

**L-100**



**LEGEND**

- PROPERTY LINE
- - - PROPERTY SETBACK
- - - RIVER SETBACK
- - - MEAN HIGH WATER LINE
- ..... HIKING TRAIL
- [Symbol] SMALL HARD-SIDED TENT
- [Symbol] LARGE HARD-SIDED TENT
- [Symbol] WOODY 35 SOFT-SIDED TENT
- [Symbol] WOODY 45 SOFT-SIDED TENT
- [Symbol] GRILL STATIONS
- [Symbol] NUMBER OF PARKING SPACES
- [Symbol] ROADWAY LIGHTS
- [Symbol] TREE MOUNTED DOWN LIGHTS
- [Symbol] ELECTRIC VEHICLE CHARGER
- [Symbol] WETLAND



**UTILITY PLAN NOTES**

1. SITE PLAN BASED ON SURVEY BY AUSFELD & WOODRUFF LAND SURVEYING LLP, DATED 7 JULY 2022 AND LAYOUT BY LA GROUP, LANDSCAPE ARCHITECTURE & ENGINEERING PC. ADDITIONAL SITE INFORMATION AND MEASUREMENTS BY STAFF OF NORTH WOODS ENGINEERING, PLLC, IN SUMMER/FALL 2022.
2. WATER AND SEWER LATERALS SHOWN APPROXIMATELY. ROUTE IN FIELD TO AVOID OBSTACLES AND LARGE TREES.
3. SEE SHEET C-300 FOR ADDITIONAL CONSTRUCTION NOTES INCLUDING DEMOLITION, INSTALLATION PROCEDURES, AND MATERIAL SPECIFICATIONS.

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**RECEIVED**  
 Date: February 7, 2023

Project Title:  
**Terramor Lake Placid**  
 77 Fox Farm Road  
 Wilmington, New York 12997

ISSUED FOR:  
 REGULATORY PERMITTING



Project No.:	2021136
Design:	JAG
Drawn:	JRG Ch'k'd: JAG
Date:	12/13/22 Scale: AS SHOWN

Rev.	Description:	Date:

Drawing Title  
**OVERALL UTILITY PLAN**

Drawing No.  
**C-100**



**LEGEND**

	PROPERTY LINE
	EXISTING SITE FEATURE
	EXISTING WATER MAIN
	EXISTING WATER LATERAL
	SITE FEATURE
	SANITARY SEWER
	SANITARY FORCE MAIN
	WATER MAIN
	WATER LATERAL

