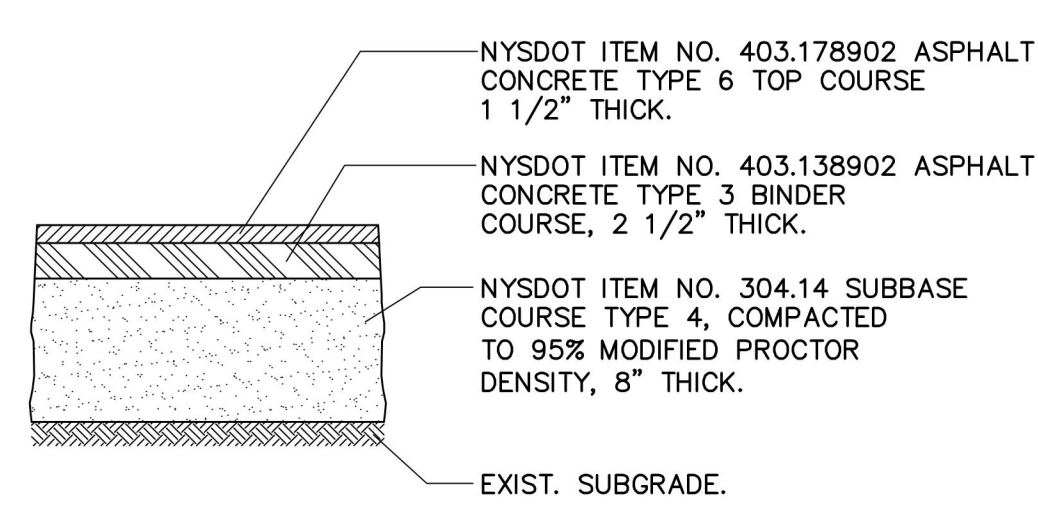
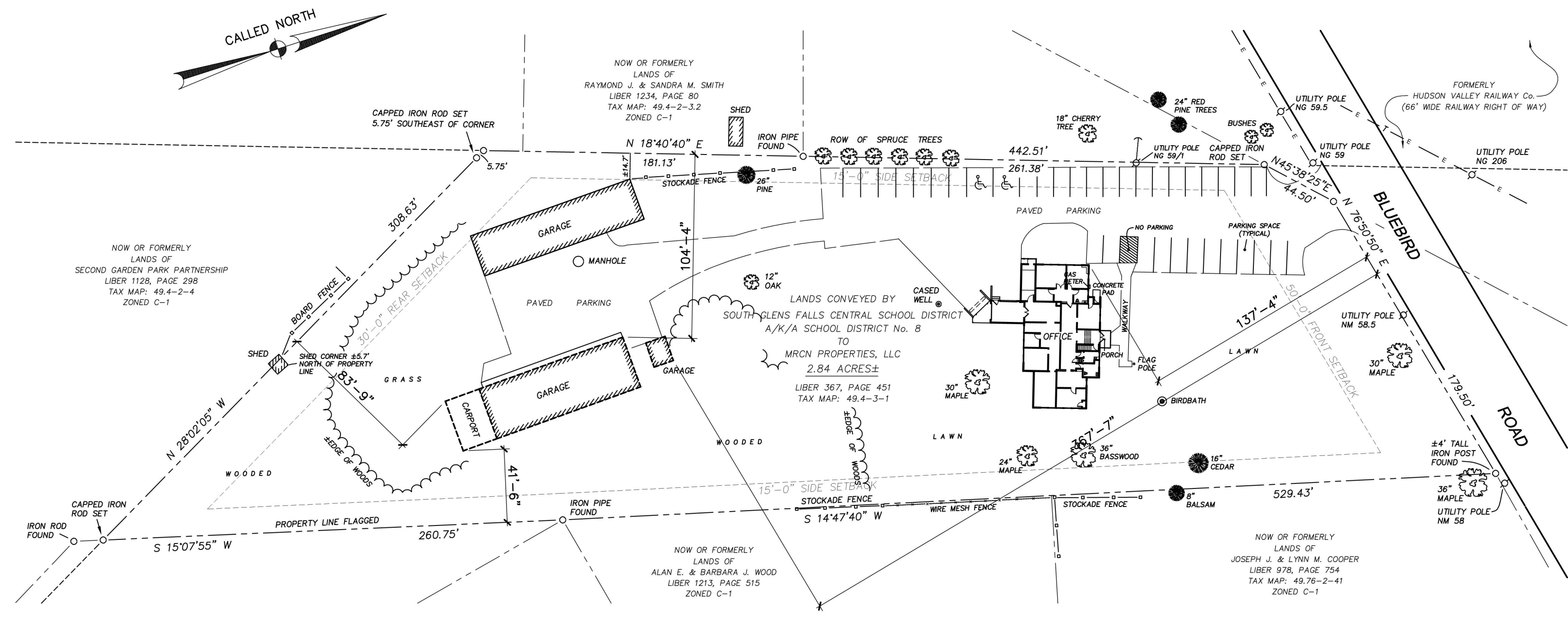
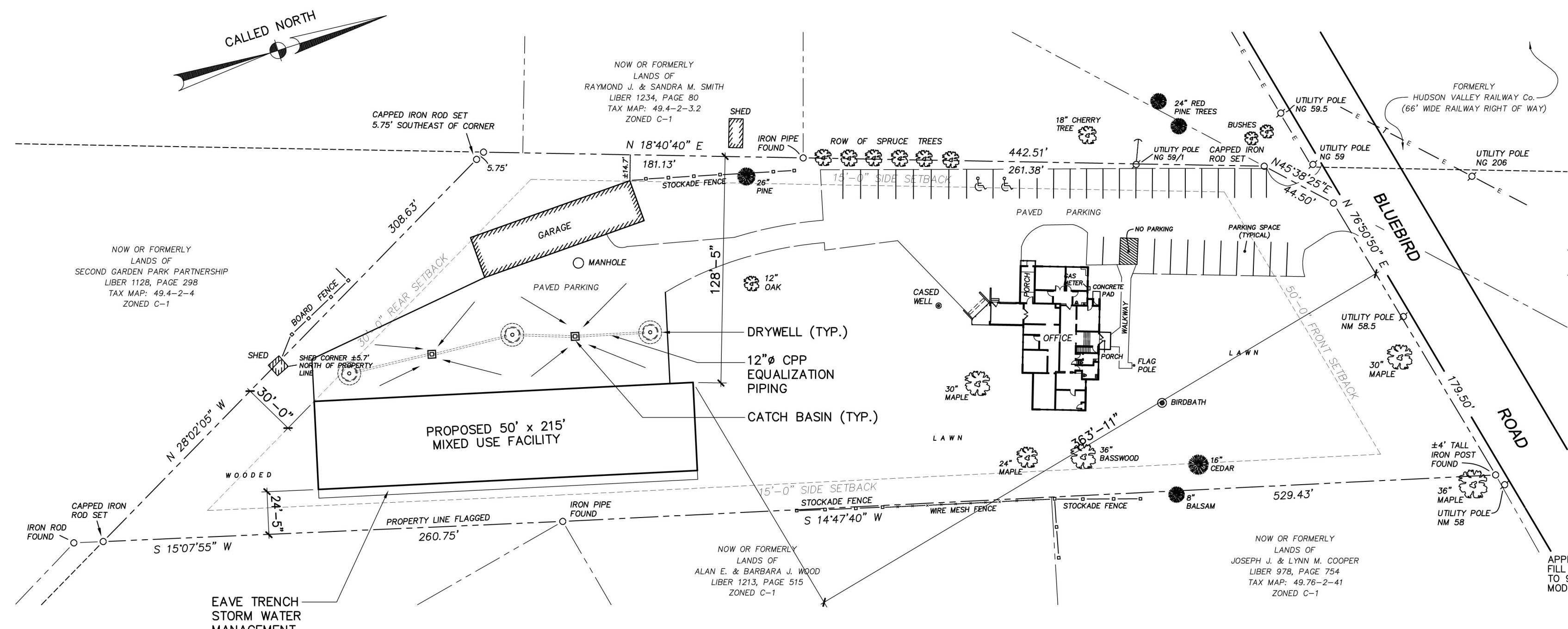
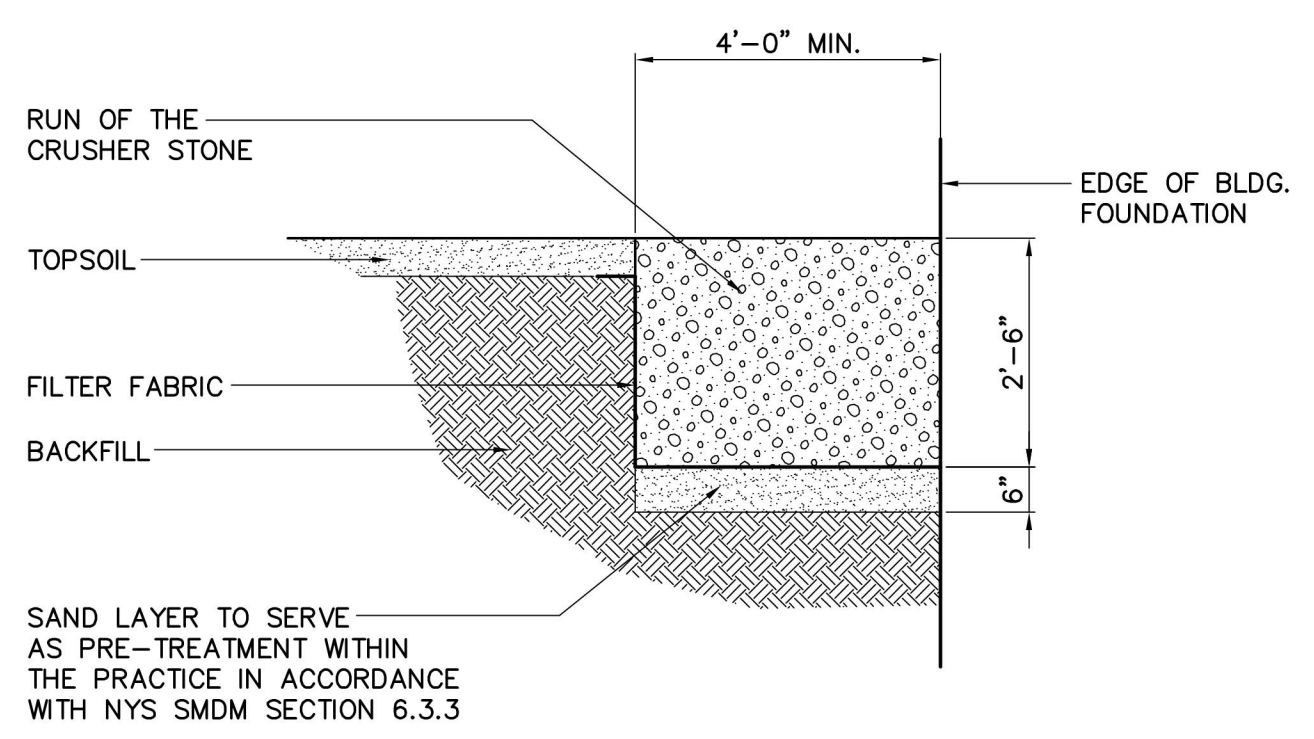




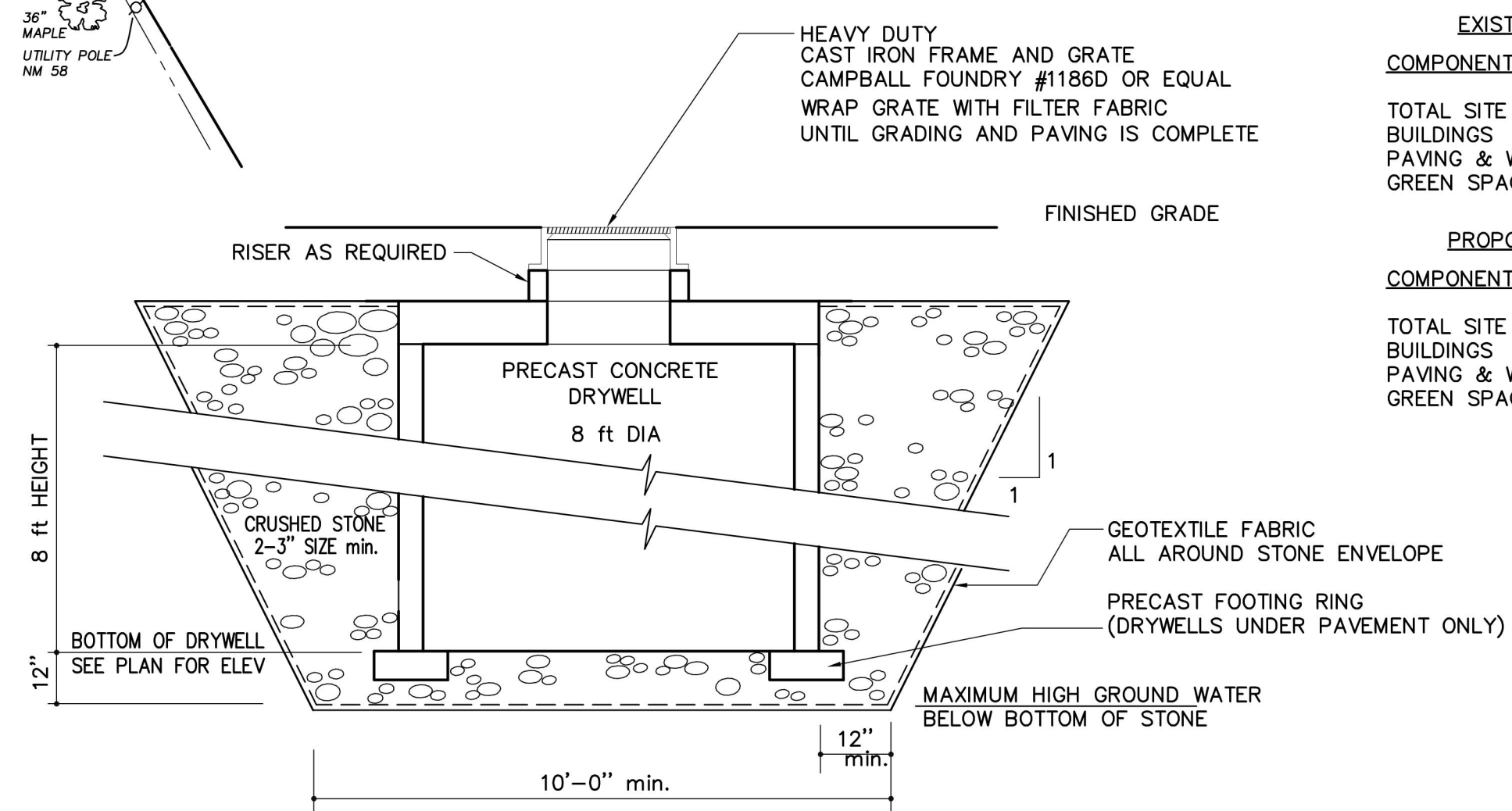
TYPICAL PAVEMENT DETAIL
N.T.S.



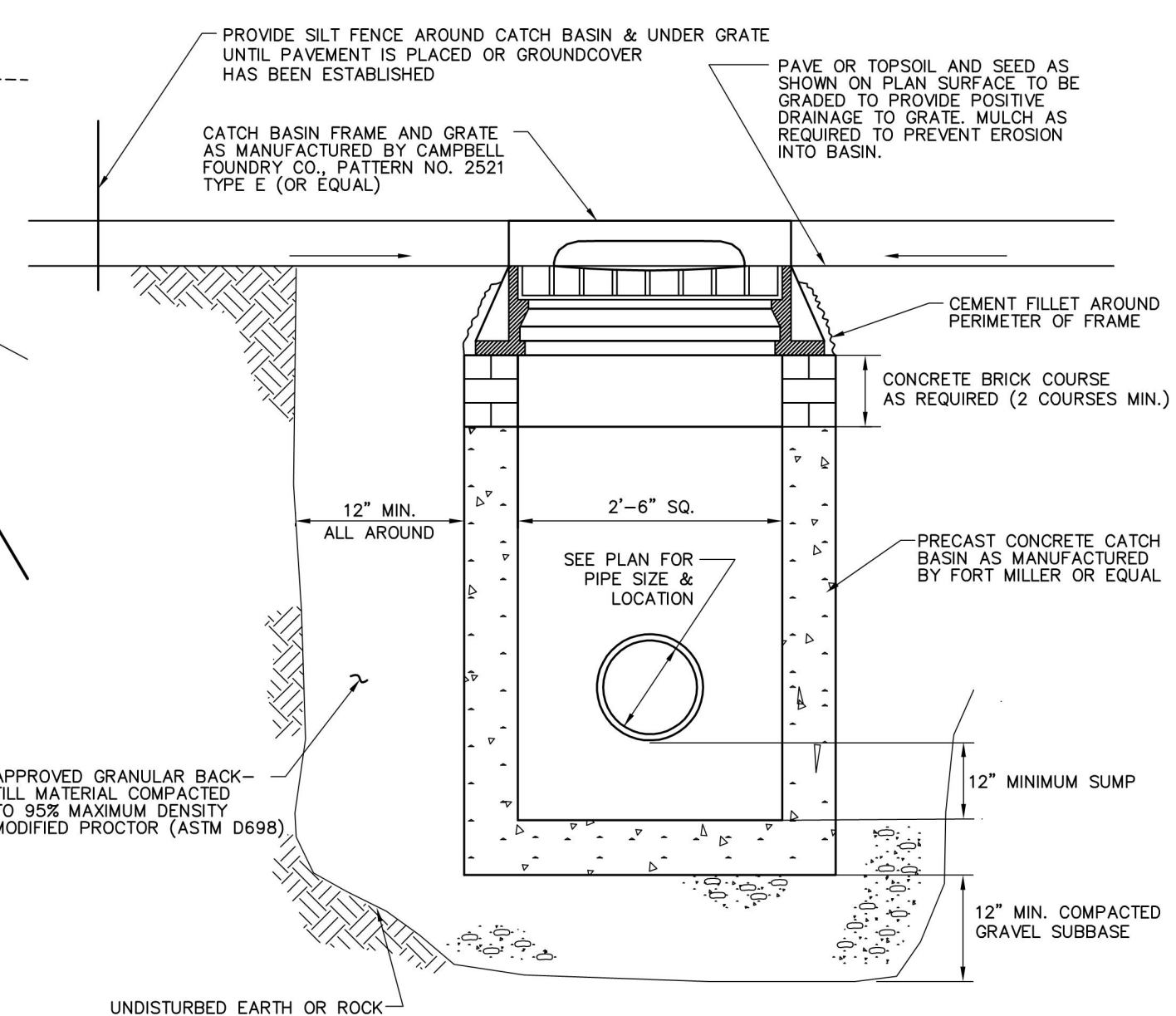
PROPOSED SITE PLAN
1" = 50'-0"



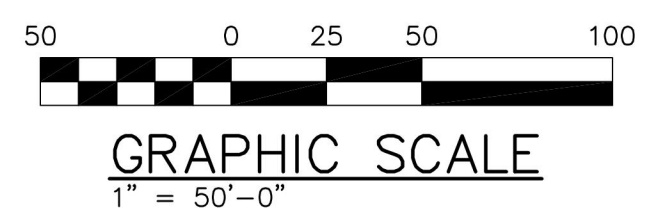
TYPICAL EAVE TRENCH DETAIL
N.T.S.



TYPICAL DRYWELL DETAIL
NOT TO SCALE



FOR PIPES 24"Ø AND SMALLER
PRECAST REINFORCED CONCRETE
CATCH BASIN
N.T.S.



GENERAL NOTES

INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM
A SURVEY DRAWING PREPARED BY DLP SURVEYING LLP

LEGEND

- PROPERTY LINE
- PROPERTY LINE SETBACKS
- UTILITY/ELECTRIC SERVICE
- SANITARY SEWER
- WATER SERVICE
- EDGE OF PAVEMENT
- UNDERGROUND GAS SERVICE

SITE DATA

PROPERTY ZONING CLASSIFICATION: C-1 COMMERCIAL
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT WIDTH: 200 FEET

TAX MAP NUMBER: 49.4-3-1

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	50'-0"	367'-7"	363'-11"
SIDE	15'-0"	41'-6"	24'-5"
REAR	30'-0"	83'-9"	30'-0"
MAXIMUM BUILDING HEIGHT	30'-0"	20'-0"±	28'-0"
MINIMUM PERCENT PERMEABLE	60%	73.93%	60.00%

** - WHERE ADJACENT TO RESIDENTIAL ZONE SETBACK SHALL BE 50'-0"

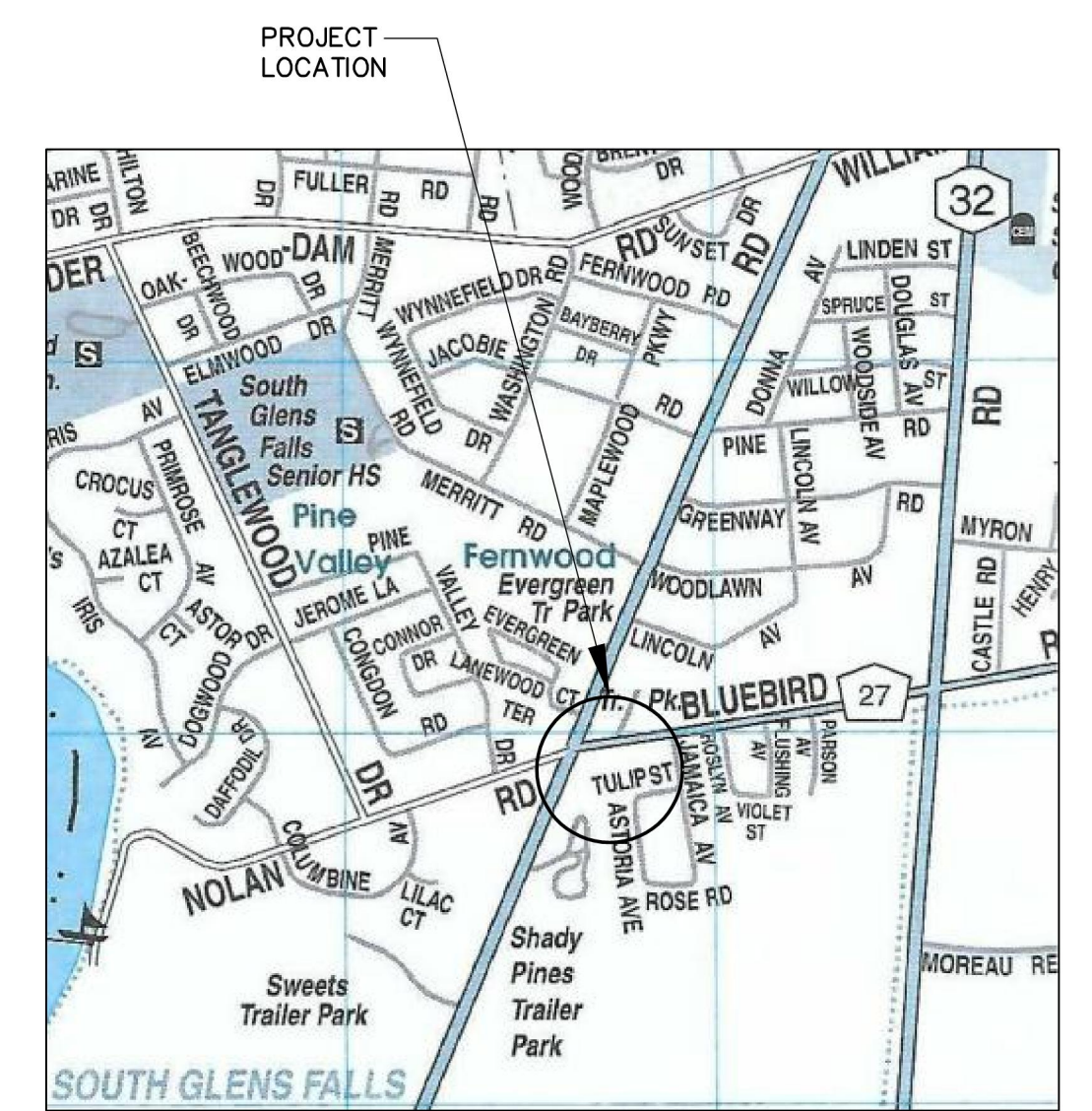
ACTUAL LOT SIZE: 2.84 ACRES (123,750 SF)
ACTUAL FRONTAGE: 179.50 FEET

EXISTING SITE COVERAGE CONDITIONS

COMPONENT	AREA	PERCENTAGE
TOTAL SITE	123,750 SF	100.0%
BUILDINGS	9,308 SF	7.52%
PAVING & WALKS	22,954 SF	18.55%
GREEN SPACE	91,488 SF	73.93%

PROPOSED SITE COVERAGE CONDITIONS

COMPONENT	AREA	PERCENTAGE
TOTAL SITE	123,750 SF	100.0%
BUILDINGS	20,058 SF	16.21%
PAVING & WALKS	29,442 SF	23.79%
GREEN SPACE	74,250 SF	60.00%



PROJECT LOCATION MAP
NO SCALE

THE SEAL BELOW IS AN ORIGINAL SEAL
AND IS IN RED INK. ONLY SEALS IN RED INK
SHALL BE CONSIDERED TRUE ORIGINALS

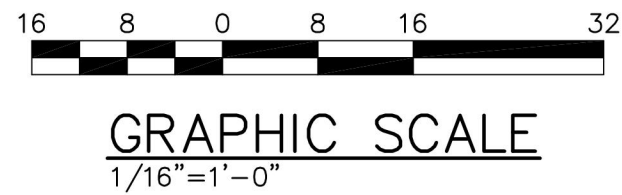
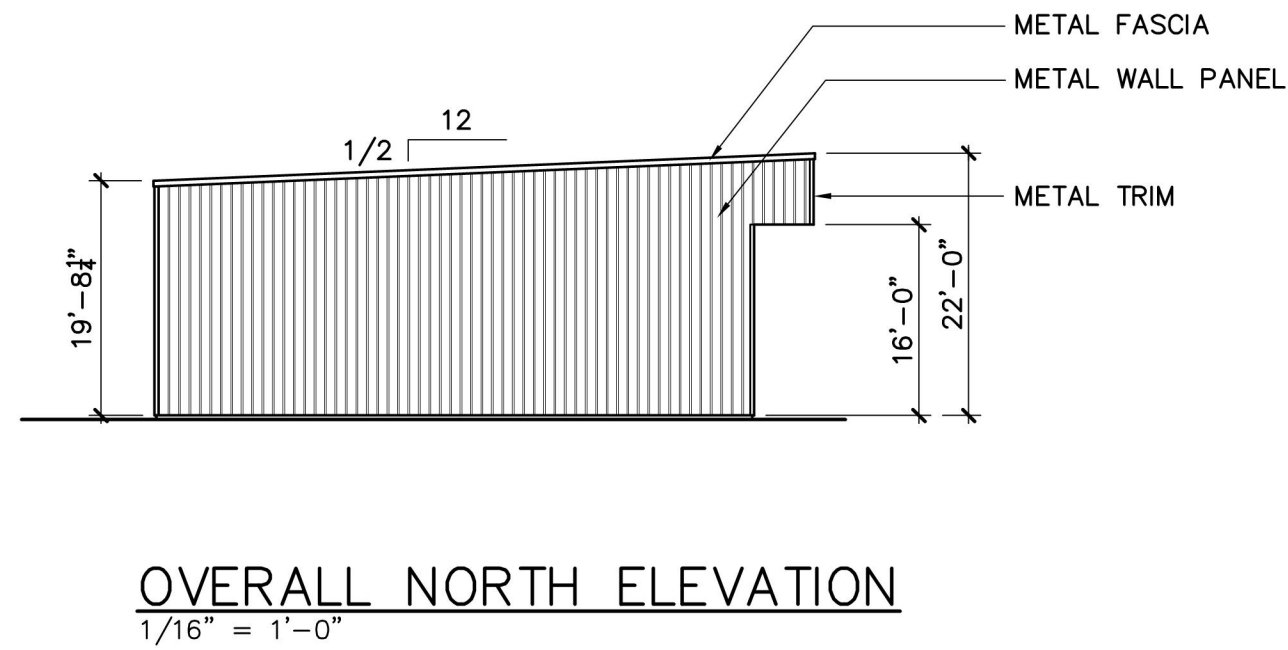
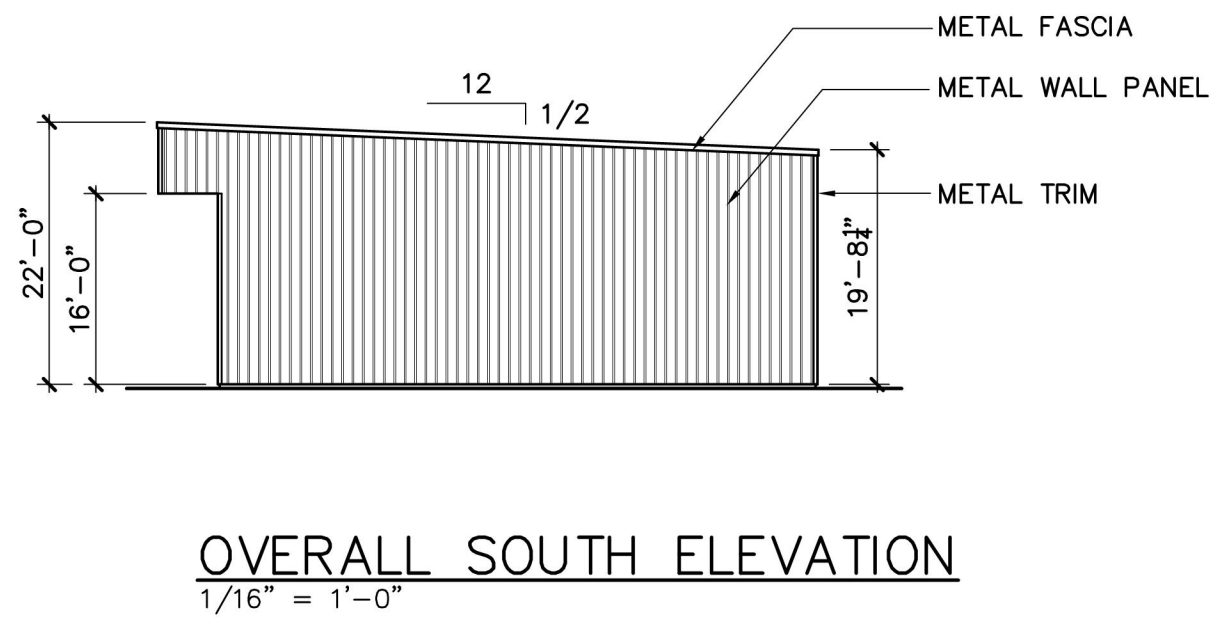
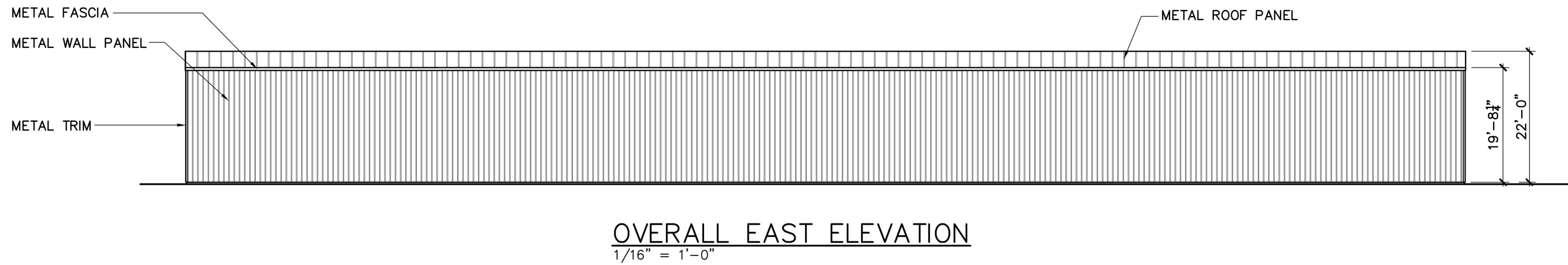
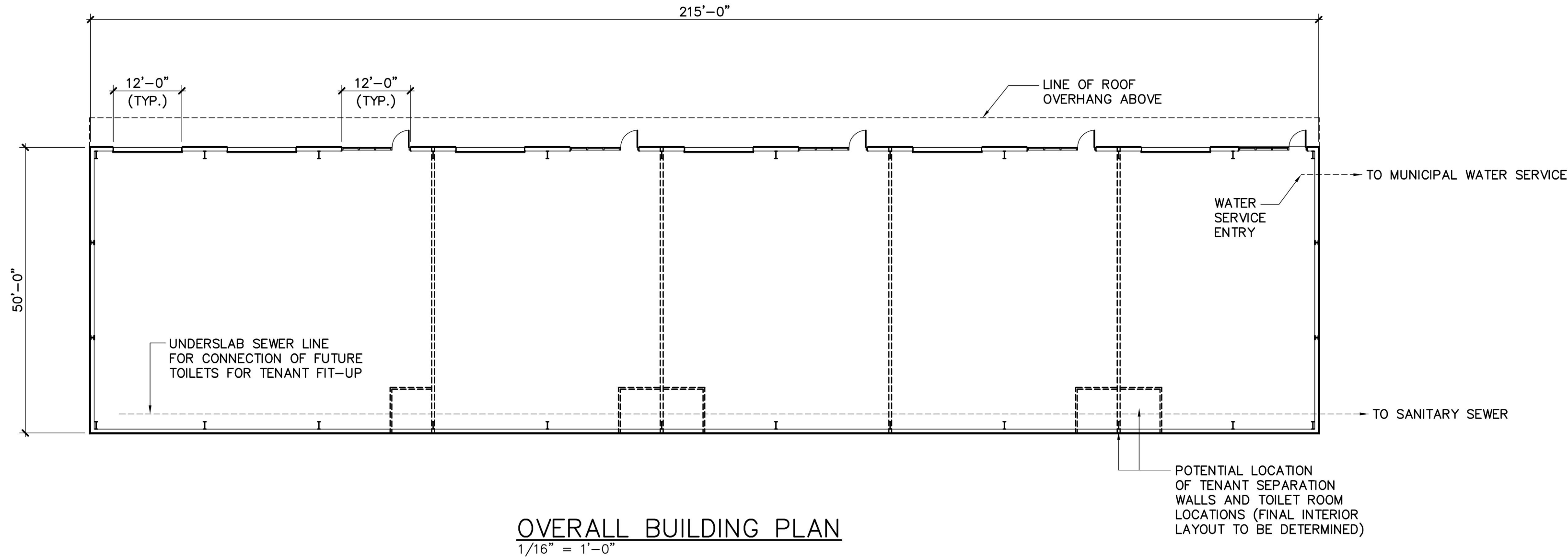
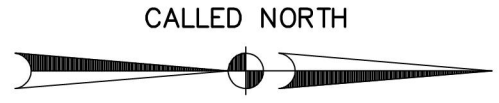
RUCINSKI HALL ARCHITECTURE
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RECOMMENDATIONS AND
GENERALLY ACCEPTED LOCAL
CONSTRUCTION INDUSTRY
PRACTICES.

New Mixed Use Commercial Facility for
MRCN Properties, LLC
6 Bluebird Road, South Glens Falls, New York 12803
Town of Moreau, New York

**RUCINSKI HALL
ARCHITECTURE**

CAD FILE NAME
ACAD\NELSON\BLUEBIRD\NEW FAC 2023\C-1
SCALE AS NOTED
DRAWN BY
DRAWING TITLE
EXISTING &
PROPOSED
SITE PLANS
DRAWING No.
C-1

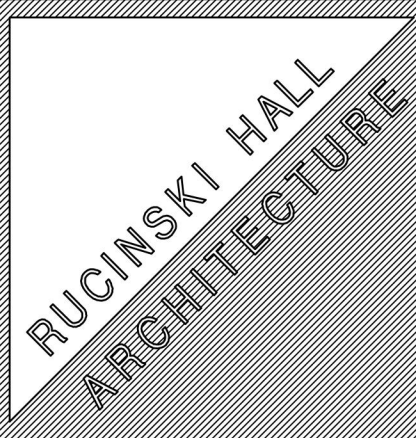


No.	DESCRIPTION	DATE
REVISIONS		

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Town of Moreau, New York



CAD FILE NAME
ACAD\NELSON\BLUEBIRD\NEW FAC 2025\G-1
SCALE
AS NOTED
DRAWN BY
DRAWING TITLE
OVERALL
FLOOR PLAN
& EXTERIOR
ELEVATIONS
DRAWING No.
A-1

