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Moreau Commons Site Plan

Town of Moreau,
Saratoga County, New York

Date	Revision	Drawn

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Drawn By: WD Checked By: PAL
Project No: 370-1123
Date: 07/28/2025

EXISTING CONDITION
C-010



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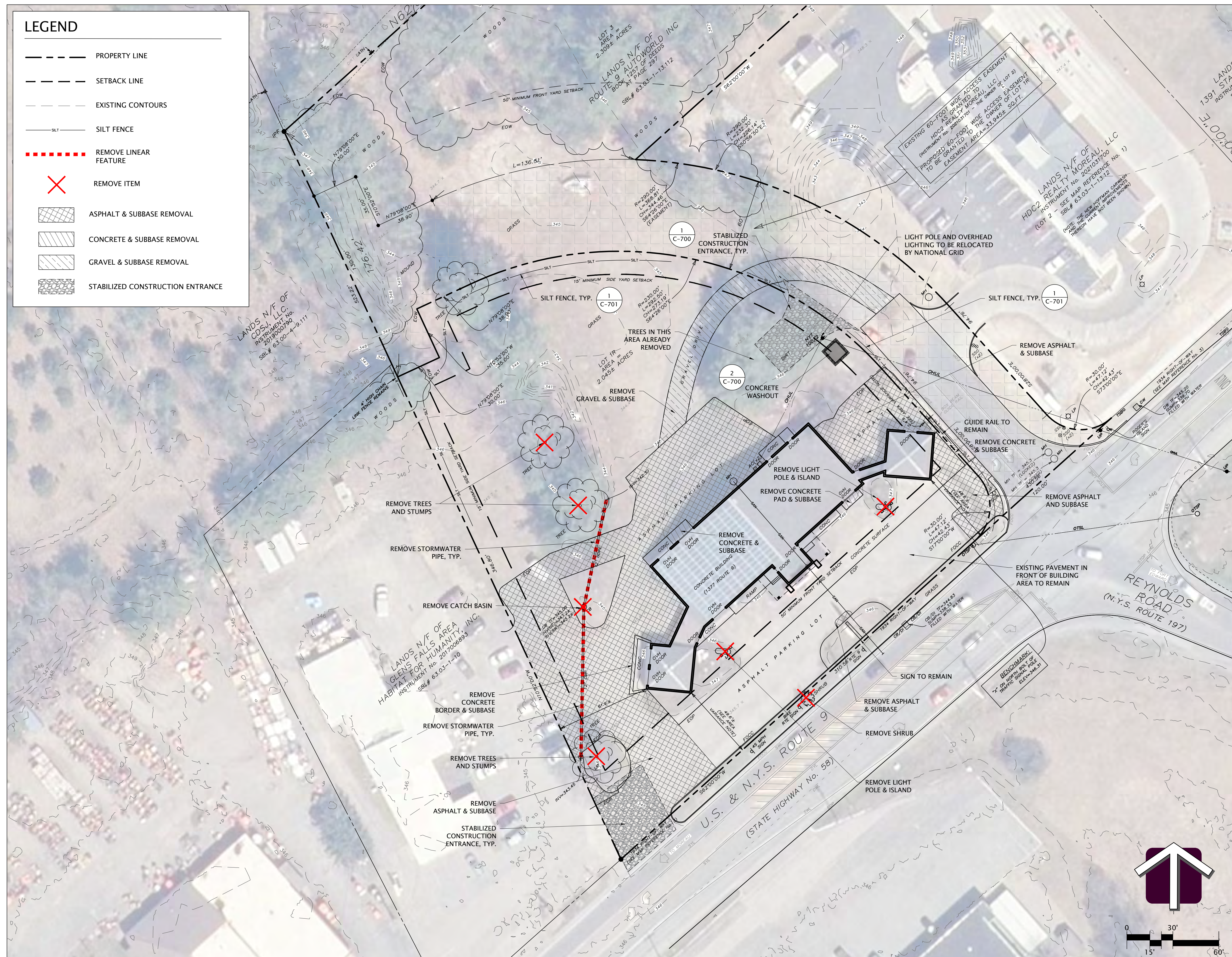
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Drawn By: WD Checked By: PAL

Project No: 370-1123

Date: 07/28/2025

C-050



LEGEND

- PROPERTY LINE
--- SETBACK LINE
--- EXISTING CONTOURS
--- PROPOSED SPLIT FENCE
--- SILT FENCE
- EXISTING BUILDING
FUTURE BUILDING ADDITION
ASPHALT PAVEMENT TOP COURSE
ASPHALT PAVEMENT FULL DEPTH
- CONCRETE AREAS
LAWN AREAS
PARKING STRIPING
LIGHTING FIXTURES

PARCEL ID: LOT 1, ROUTE 9 PROFESSIONAL CAMPUS SUBDIVISION
TAX ID 63.3-1-13.111, 2.05 ACRES

OWNER/APPLICANT: EXECUTIVE PROPERTIES
68 SPIER FALLS ROAD
GANSEVOORT, NY 12831

DEED REFERENCE: OWNER RECENTLY ACQUIRED PROPERTY AND IS
AWAITING RECEIPT OF UPDATED DEED. DEED WILL BE
FORWARDED TO TOWN UPON RECEIPT.

AREA VARIANCE NOTES:

- THE TOWN OF MOREAU ZONING BOARD OF APPEALS GRANTED ROBERT VITTEGEL A SIDE YARD AREA VARIANCE FROM 15 FEET TO 2 FEET ON MARCH 22, 2023.
- BUILDING SETBACK VARIANCES AS SHOWN ON THIS MAP WERE APPROVED AS PART OF THE ROUTE 9 AUTOWORLD RE-SUBDIVISION OF LOT 1. APPROVED BY TOWN OF MOREAU ON 3/18/24.

SIGN NOTES:

- EXISTING FREESTANDING SIGN WILL BE MODIFIED AND CONTINUE TO BE USED FOR THIS PROJECT. EXISTING SIGN LOCATION IS SHOWN ON PLANS.

NOTES:

- PARCEL BOUNDARY BASED ON FIELD SURVEY PERFORMED BY EDP ENVIRONMENTAL DESIGN PARTNERSHIP, LLP MOST RECENTLY REVISED 12/17/23 AS PART OF THE LOT 1 RE-SUBDIVISION, LAST REVISED 6/30/2016, AND APPROVED BY THE TOWN OF MOREAU ON 3/18/24.
- TOPOGRAPHY WITHIN THE PARCEL BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY EDP ENVIRONMENTAL DESIGN PARTNERSHIP, LLP MOST RECENTLY REVISED 12/17/23 AS PART OF THE LOT 1 RE-SUBDIVISION, LAST REVISED 6/30/2016, AND APPROVED BY THE TOWN OF MOREAU ON 3/18/24.
- TOPOGRAPHY BEYOND THE PARCEL BOUNDARY IS FROM 2022 LIDAR OBTAINED FROM THE NEW YORK GIS CLEARINGHOUSE SERVICE.
- PROPOSED USE: RETAIL
- ZONING NOTES
DISTRICT: GENERAL COMMERCIAL DISTRICT (C-1)
PROPOSED ALLOWABLE USE: RETAIL/COMMERCIAL

COMPLIANCE ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	1 ACRE	2.05 ACRES
TOTAL IMP. COVERAGE	N/A	79%
MIN. LOT WIDTH	200'	310.56'
MIN. LOT DEPTH	175'	381.80'
MAX. LOT COVERAGE	40%	14%
MIN. FLOOR AREA	NA	EXISTING STRUCTURE
MAX. STRUCTURE HEIGHT	30'	EXISTING STRUCTURE

- PARKING CALCULATIONS (PER 149-47 OFF-STREET PARKING)
REQUIRED: 1 STALL / 100 SF GFA (PER 149-47.8.(7) RETAIL BUILDING)
= 6,320 SF GFA OF RENTABLE SPACE PLUS 2,000 SF FUTURE ADDITION / 100 SF = 84 STALLS (4 HCA)
PROVIDED: 95 STALLS (4 HCA)

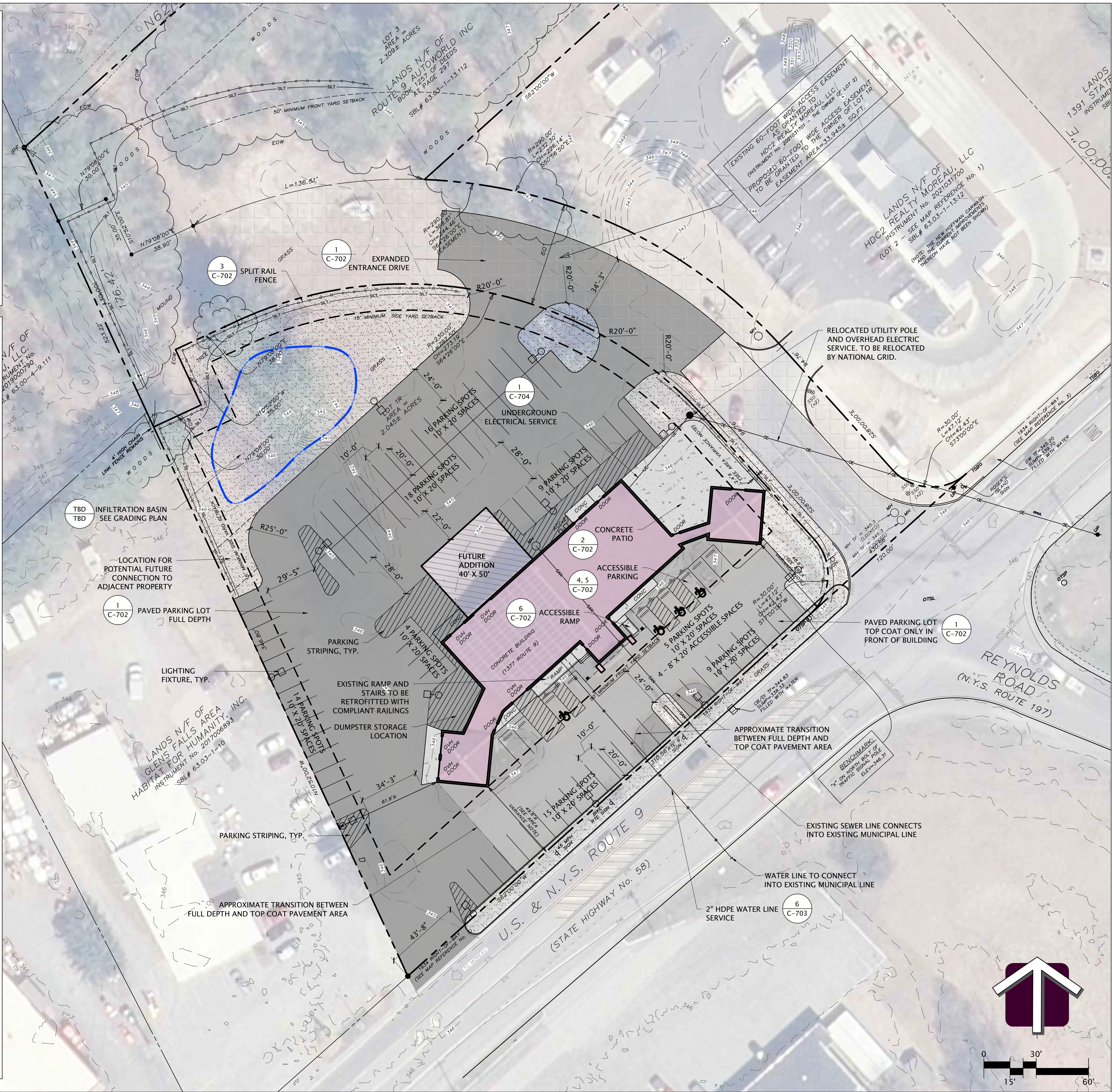
- CONSTRUCTION SCHEDULE
CONSTRUCTION IS ANTICIPATED TO BEGIN FALL 2025 OR UPON RECEIVING FINAL SITE PLAN APPROVAL.

- STORMWATER COMPLIANCE
PROPOSED DISTURBANCE WILL EXCEED 1 ACRE AND WILL REQUIRED COVERAGE UNDER NYSDEC GENERAL PERMIT GP-0-25-001. THE SITE IS CURRENTLY COVERED UNDER A SWPPP FOR LOT CLEARING, WHICH WILL BE AMENDED TO COVER THE PROPOSED IMPROVEMENTS.

- FLOODPLAIN IMPACTS
NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FLOODPLAIN OR FLOODWAY.

- WASTEWATER SYSTEM
THE EXISTING BUILDING IS CURRENTLY CONNECTED TO THE MUNICIPAL SEWER SYSTEM.

- A NEW 2" WATER LINE WILL BE INSTALLED FOR THIS PROJECT. LOCATION SHOWN ON PLANS.



LANDSCAPE ARCHITECTURE ENGINEERING PLANNING, PC

Designs that Build

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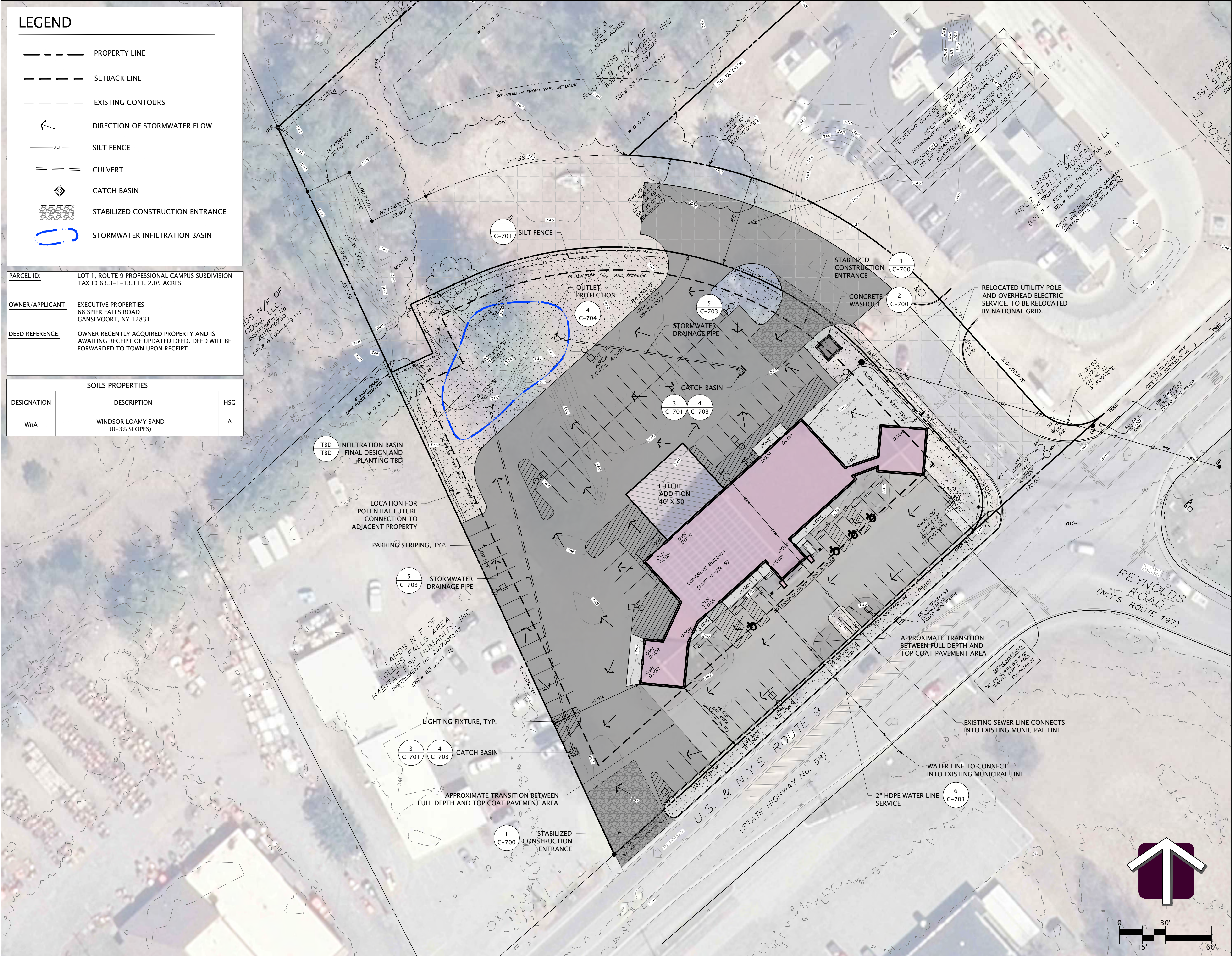
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LAYOUT PLAN

C-100



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GRADING, EROSION
SEDIMENT CONTROL PLAN

C-200



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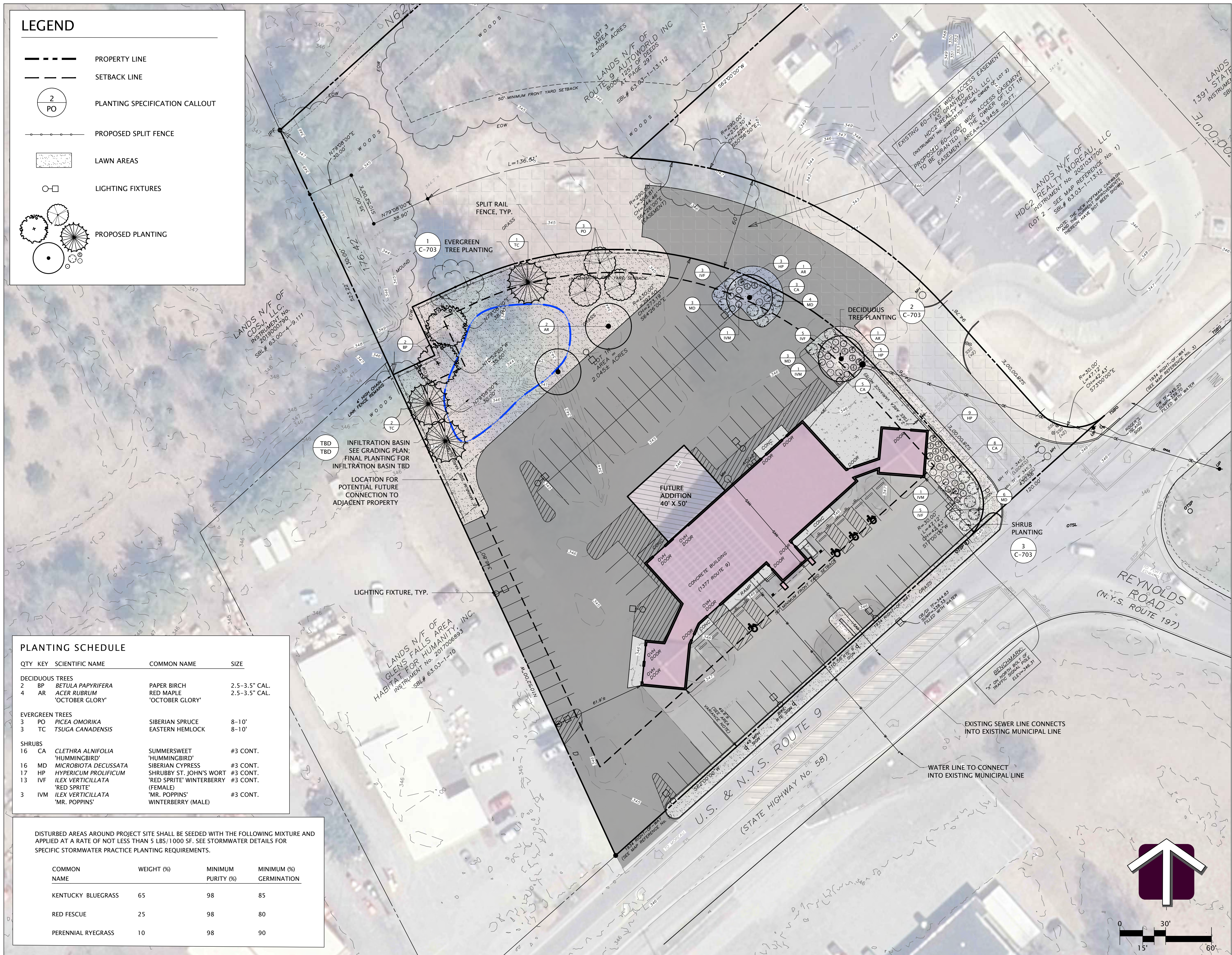
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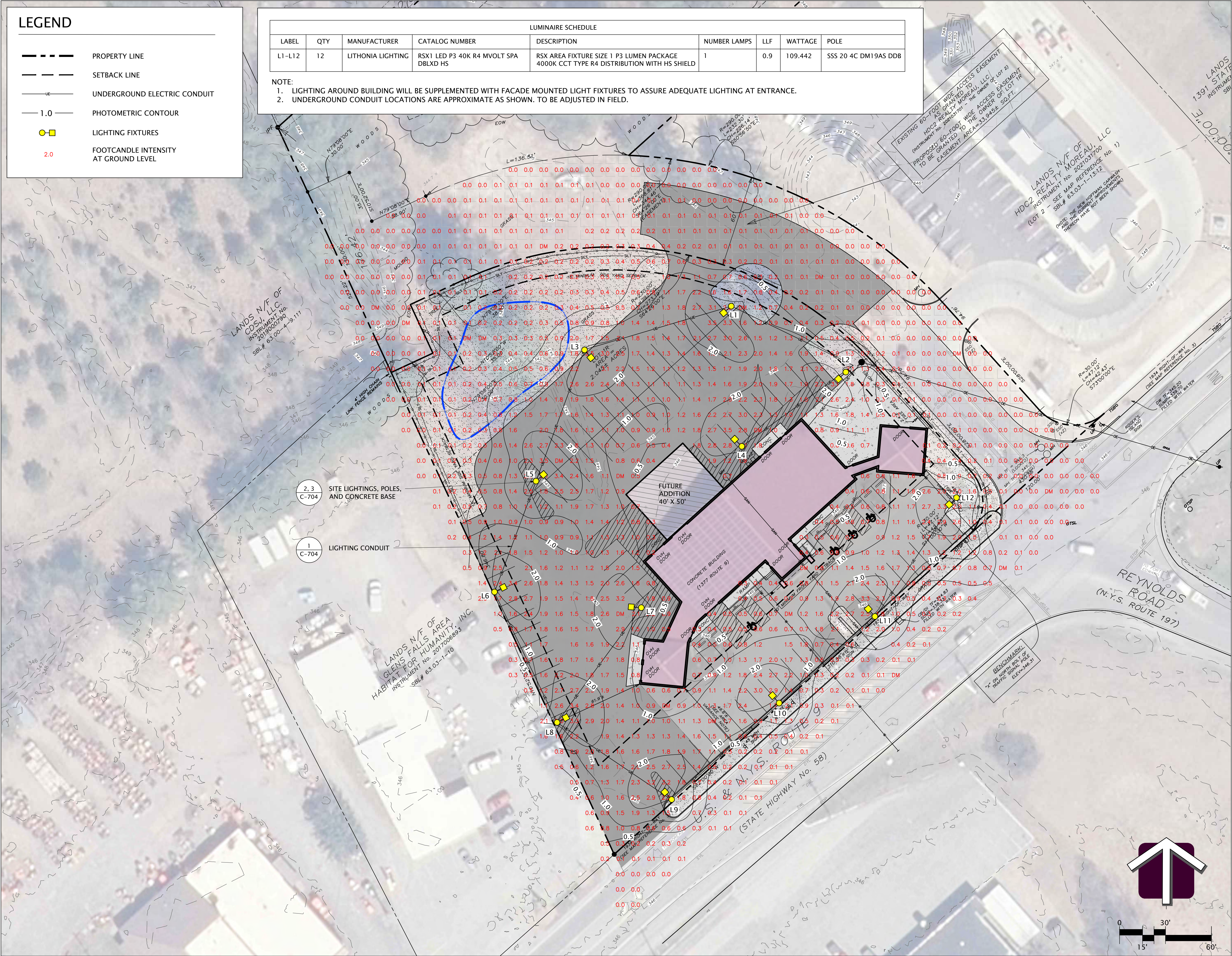
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C-300





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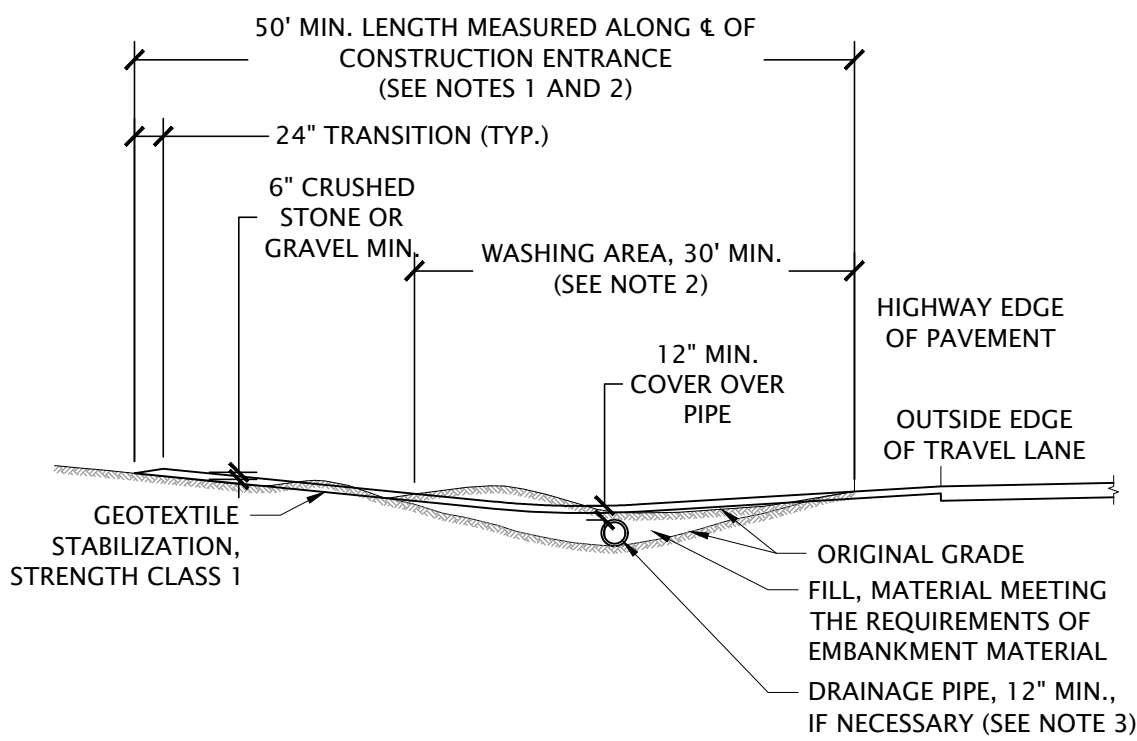
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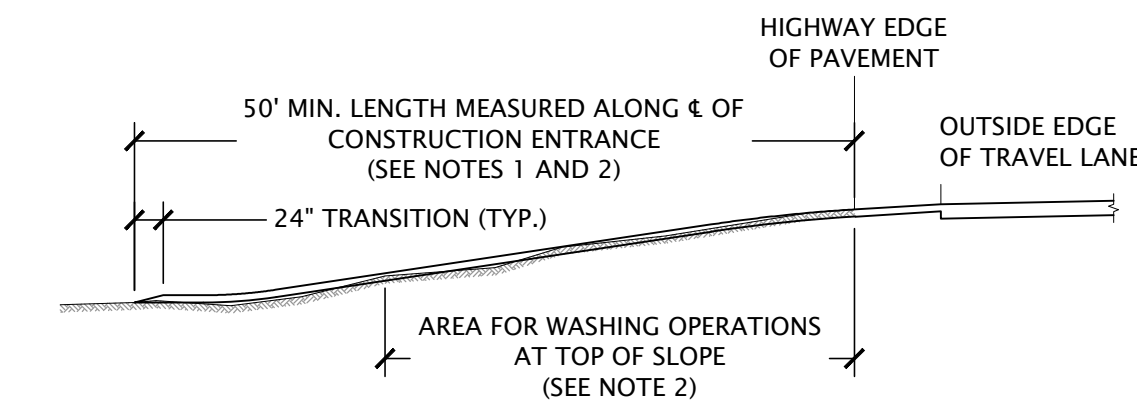
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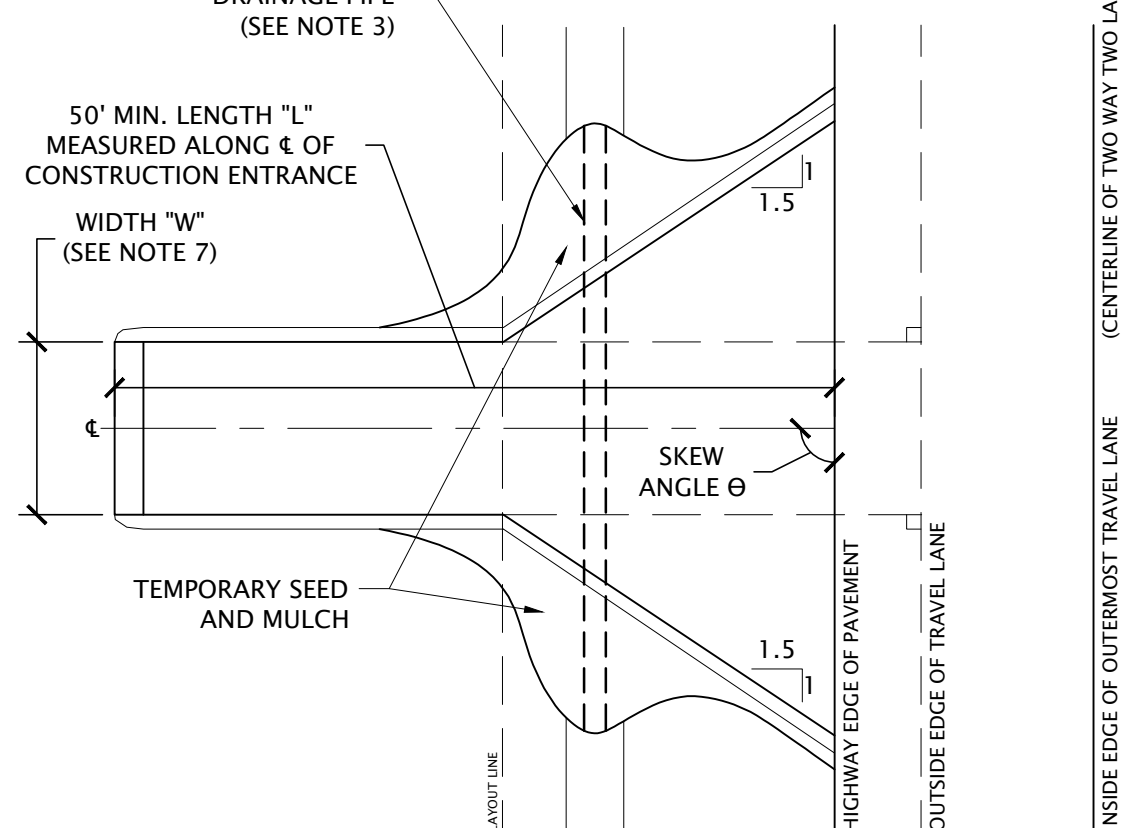
C-700



TYPICAL CONSTRUCTION ENTRANCE PROFILE
(CUT AND DITCH SECTIONS)



TYPICAL CONSTRUCTION ENTRANCE PROFILE
(FILL SECTIONS)



TYPICAL CONSTRUCTION ENTRANCE PLAN
(CUT/DITCH AND FILL SECTIONS)

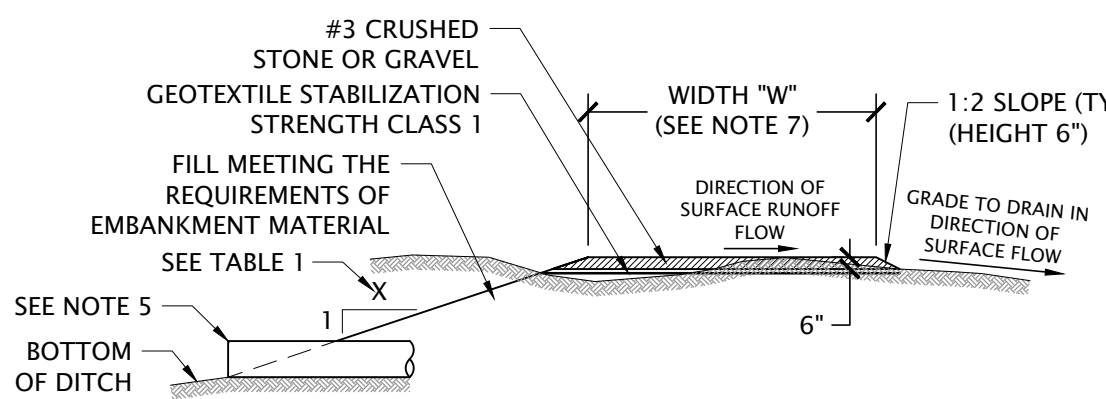
APPLICATION NOTES:

A. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY OR STREETS.

NOTES:

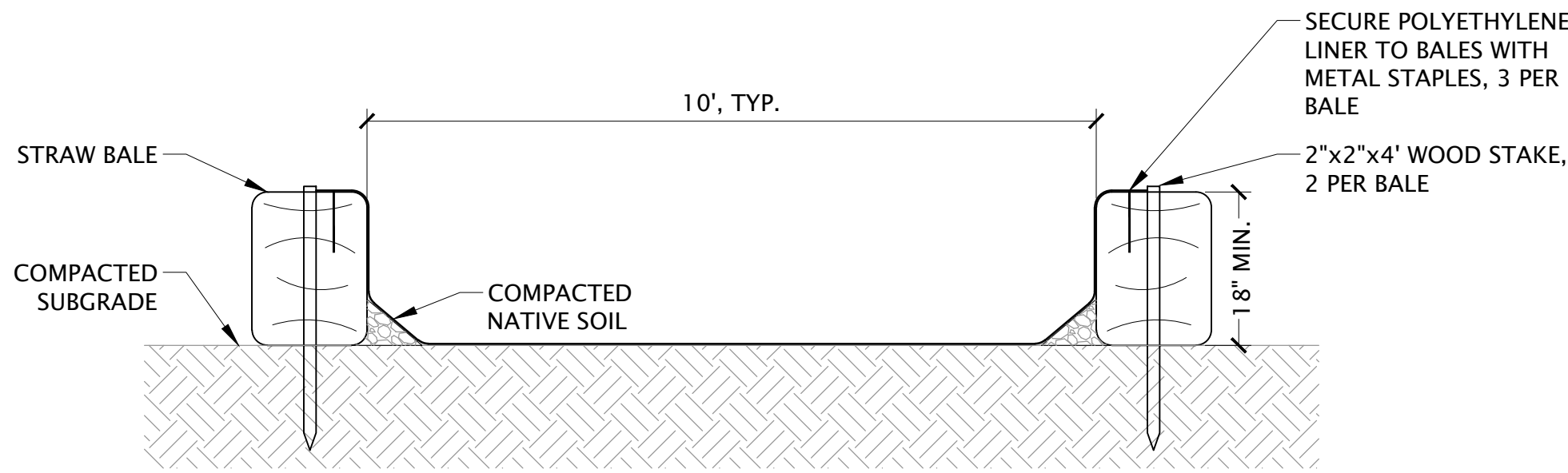
- MODIFICATIONS MAY BE REQUIRED TO MATCH FIELD CONDITIONS.
- A 30' WASH AREA SHALL BE PROVIDED, ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE WASHING AREAS.
- PROPOSED DRAINAGE PIPES SHALL BE SIZED WITH SUFFICIENT CAPACITY TO CARRY DITCH FLOWS (12" MIN.). ALTERNATIVE WAYS OF TRANSPORTING DITCH DRAINAGE ACROSS CONSTRUCTION ENTRANCES MAY BE PROPOSED BY THE CONTRACTOR FOR APPROVAL BY THE ENGINEER.
- THE CONTRACTOR SHALL GRADE TO PREPARE AND SMOOTH ORIGINAL GROUND FOR PLACEMENT OF 6" OF #3 CRUSHED STONE OR GRAVEL ENTRANCE MATERIAL UP TO THE EDGE OF PAVEMENT.
- DRAINAGE PIPES OVER 20" DIA. THAT ARE NOT BEHIND ROADSIDE BARRIER SHALL INCLUDE SAFETY END SECTIONS OR GRATING TO ENSURE TRAVERSABILITY.
- LAYOUT DRIVEWAY OPENING PER TAPER METHOD OF LAYOUT FOR A MINOR COMMERCIAL DRIVEWAY ON STANDARD SHEET TITLED "DRIVEWAY ENTRANCE LAYOUT".
- DETERMINE DRIVEWAY WIDTH "W" FROM THE MINOR COMMERCIAL DRIVEWAY CLASSIFICATION OF TABLE 1 ON STANDARD SHEET TITLED "DRIVEWAY DESIGN GUIDELINES".
- PERIODIC MAINTENANCE MAY BE REQUIRED AND COST OF THIS MAINTENANCE WILL BE INCLUDED IN THE UNIT PRICE BID.

TABLE 1-RECOMMENDED DRIVEWAY WIDTH "W"		
DRIVEWAY CLASSIFICATION	PERMISSIBLE RANGE OF WIDTHS (FT.) WITHIN 30 FT. OF TRAVELED WAY FOR ROADS POSTED 40 MPH OR LESS	PERMISSIBLE RANGE OF WIDTHS (FT.) WITHIN 30 FT. OF TRAVELED WAY FOR ROADS POSTED 45 MPH OR MORE
RESIDENTIAL LESS THAN 50 FT. IN LENGTH MEASURED ALONG THE CENTERLINE	9 TO 12	10 TO 24
RESIDENTIAL GREATER THAN 50 FT MEASURED ALONG THE CENTERLINE	9 TO 12	10 TO 14
MINOR COMMERCIAL SHARED TWO-WAY DRIVEWAY	22 TO 30	28 TO 35
MINOR COMMERCIAL DIVIDED OR ONE-WAY DRIVEWAY	12 TO 24	12 TO 24
MINOR COMMERCIAL MULTI-LANE DRIVEWAY	12 TO 15 EACH LANE	14 TO 16 EACH LANE

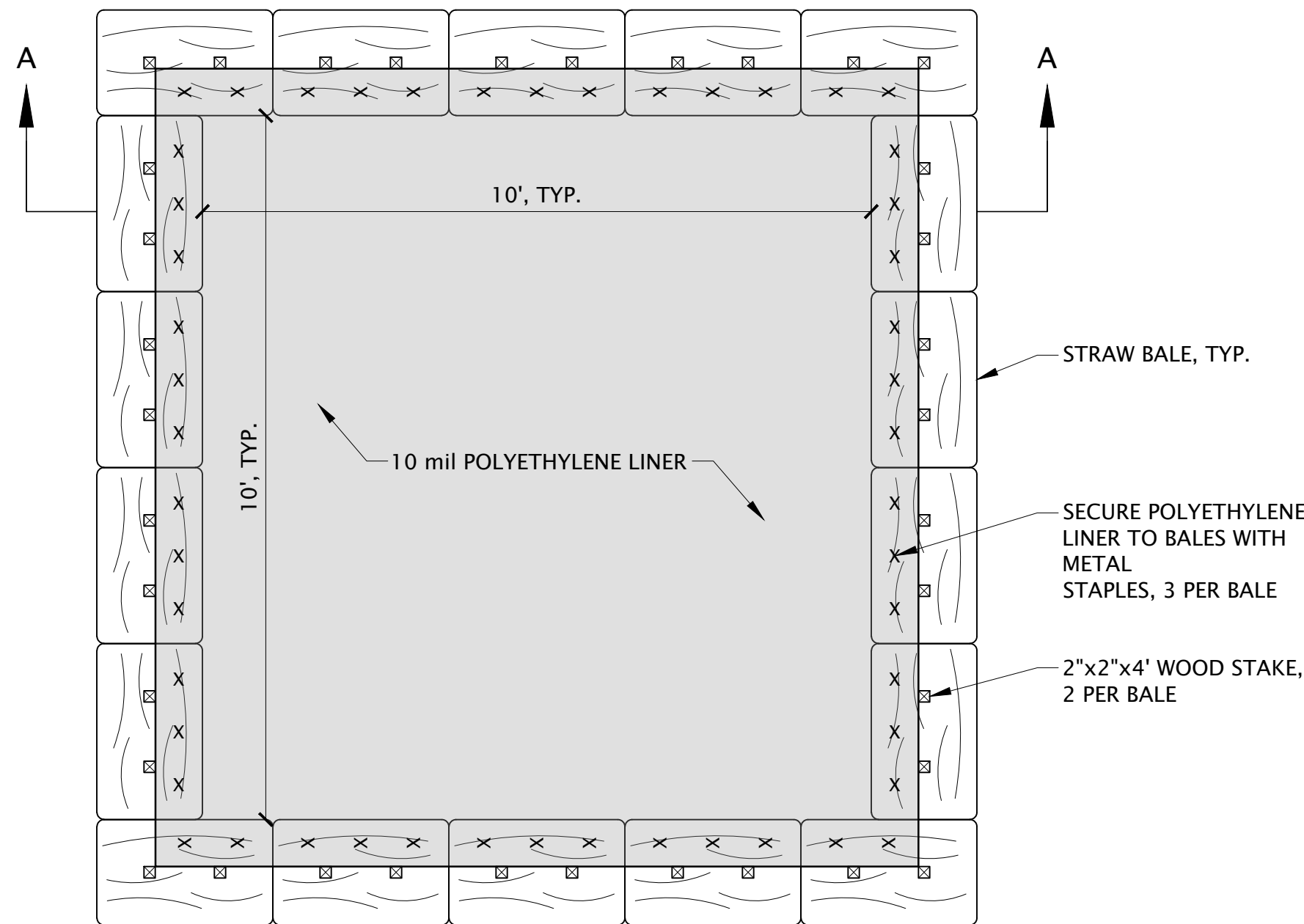


TYPICAL CONSTRUCTION ENTRANCE SECTION

TABLE 1	
X	HIGHWAY SPEED CONDITION
2	ALL SPEEDS - PROTECTED BY BARRIER
3	< 50 MPH
6	$\geq$ 50 MPH



SECTION VIEW



PLAN VIEW

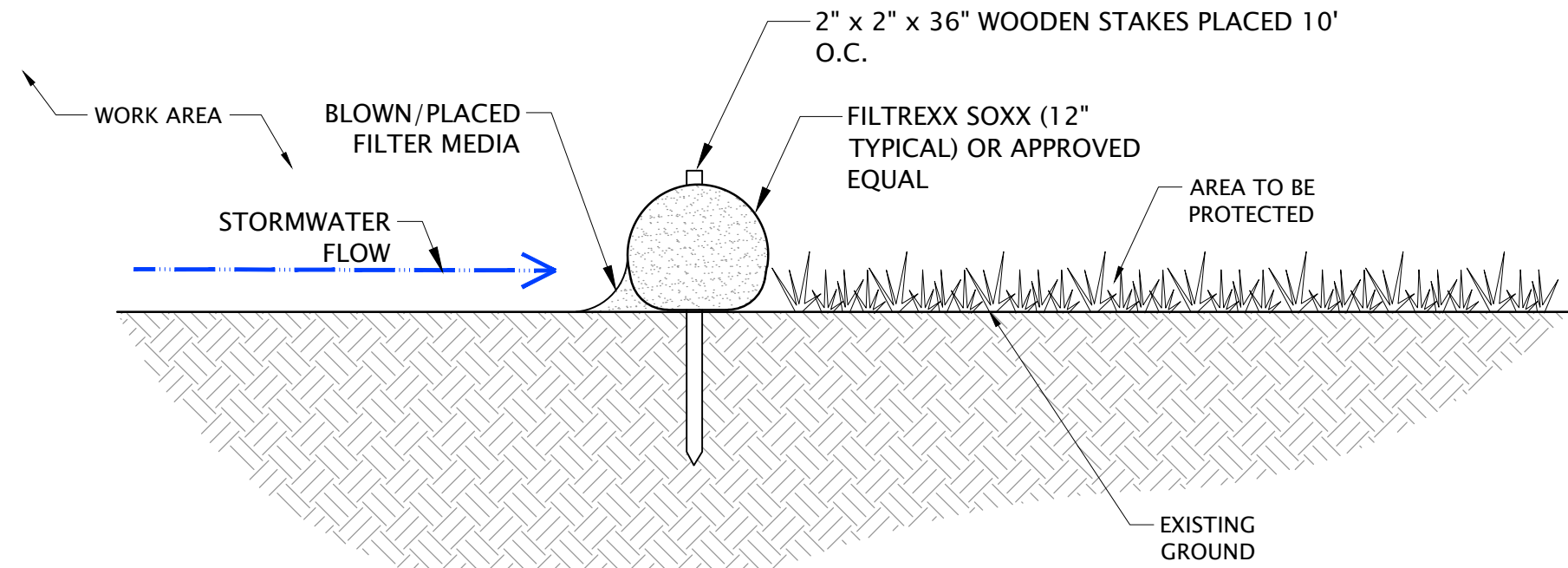
NOTES:

- LOCATE WASHOUT WHERE INDICATED ON PLANS OR IN OTHERWISE SUITABLE LOCATION AT LEAST 50' FROM INLETS, WATERWAYS, WELLS & LEACHFIELDS.
- INSTALL TO PREVENT GENERAL SITE RUNOFF FROM ENTERING STORAGE AREA.
- REPLACE POLYETHYLENE LINER IF DAMAGED OR TORN.
- LIQUIDS SHALL BE ALLOWED TO EVAPORATE OR SHALL BE PUMPED OUT AND DISPOSED OF BY APPROPRIATE WASTE HAULER. DRY SOLIDS SHALL BE COLLECTED AND DISPOSED OF AT AN APPROPRIATE RECYCLING FACILITY.

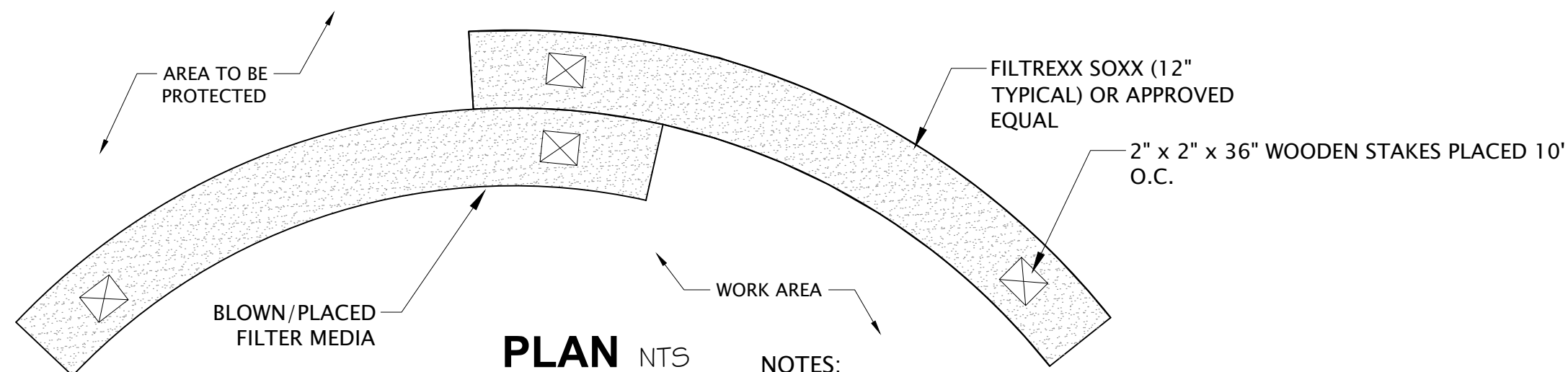
1 STABILIZED CONSTRUCTION ENTRANCE
C-700 SCALE: NOT TO SCALE

2 ABOVE GRADE CONCRETE WASHOUT DETAIL
C-700 SCALE: NOT TO SCALE

SILT SOCK

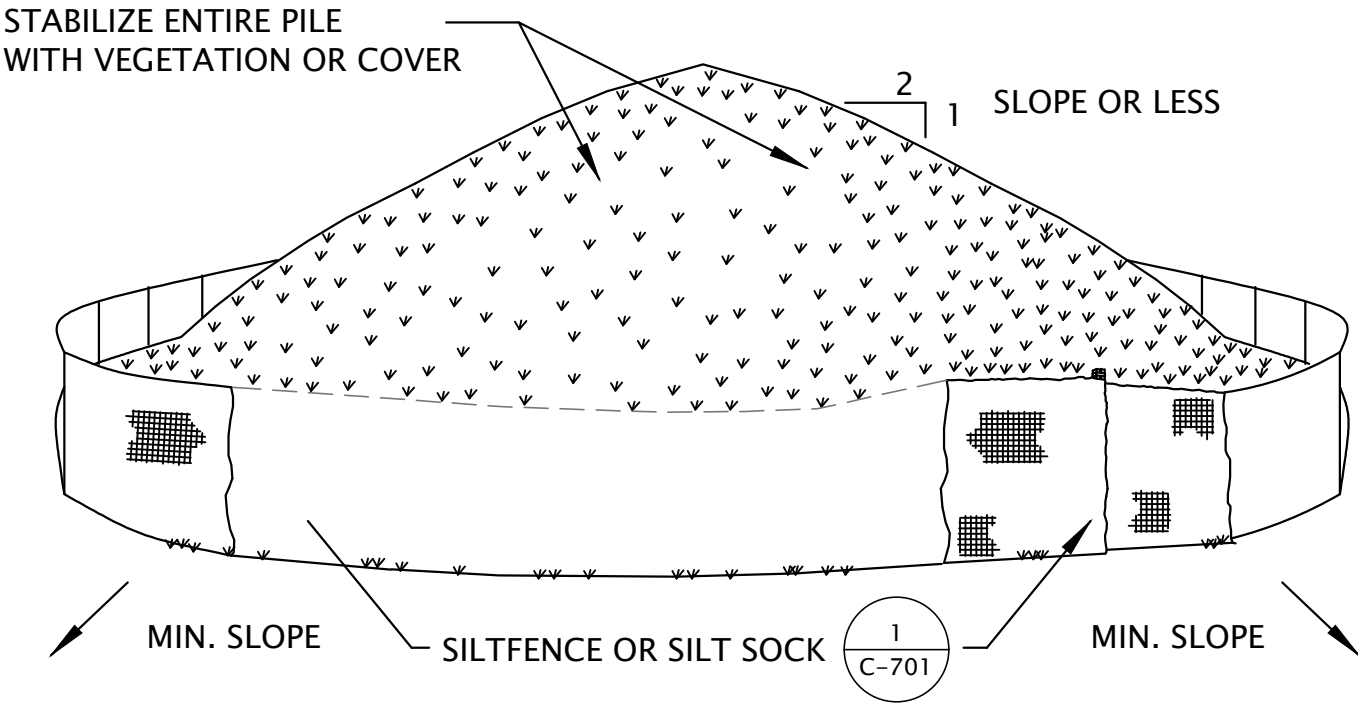


SECTION NT5



PLAN NT5

- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS, OR APPROVED EQUAL.
 2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

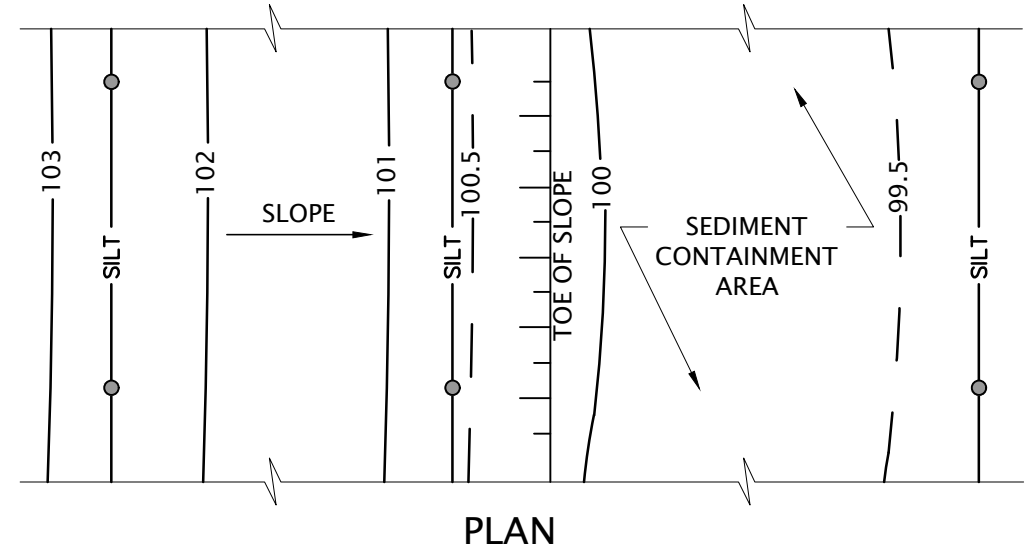


INSTALLATION NOTES

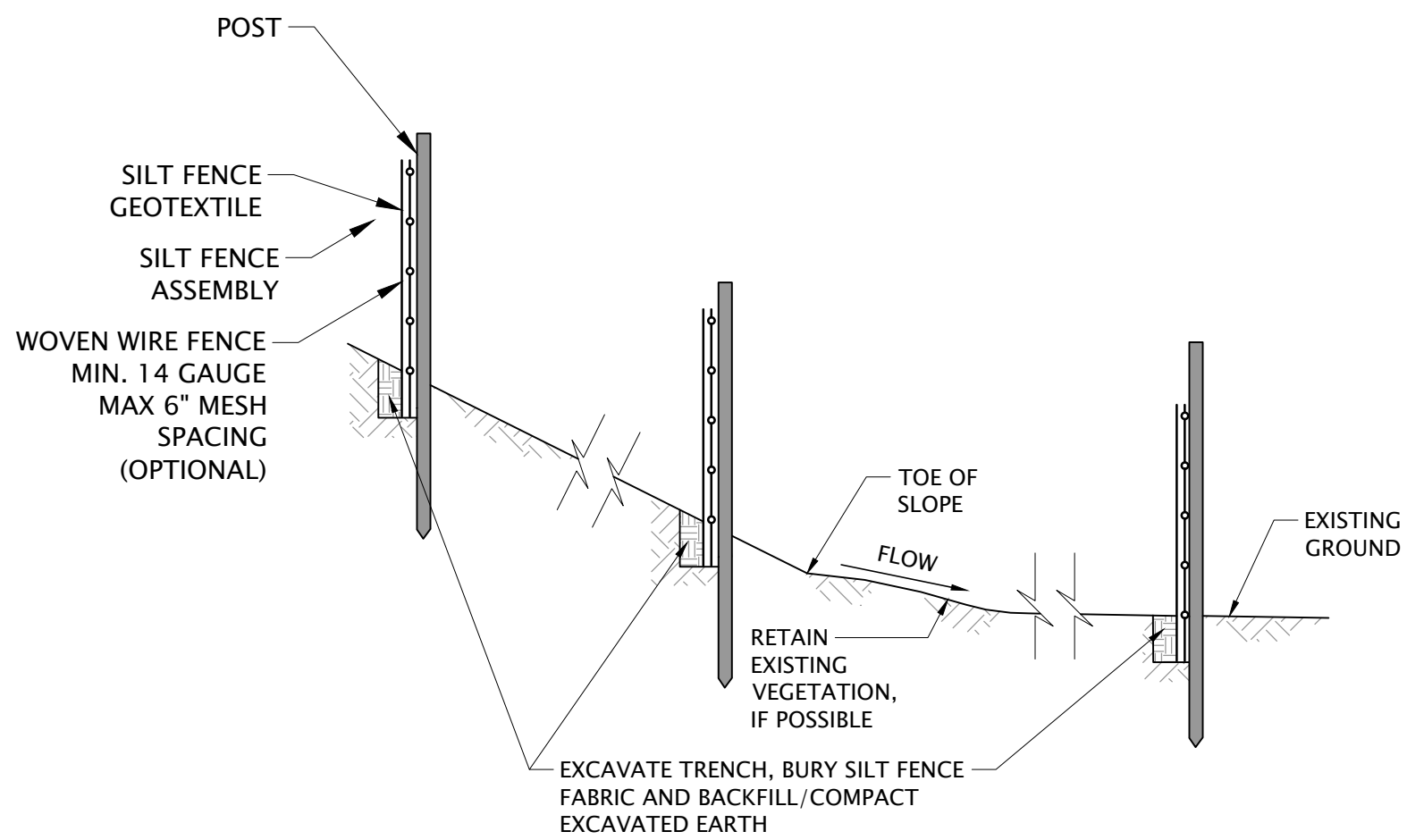
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

2 STOCKPILE EROSION AND SEDIMENT CONTROL
C-701 SCALE: NOT TO SCALE

SILT FENCE



PLAN



SECTION

1 SILT STOCK/SILT FENCE
C-701 SCALE: NOT TO SCALE

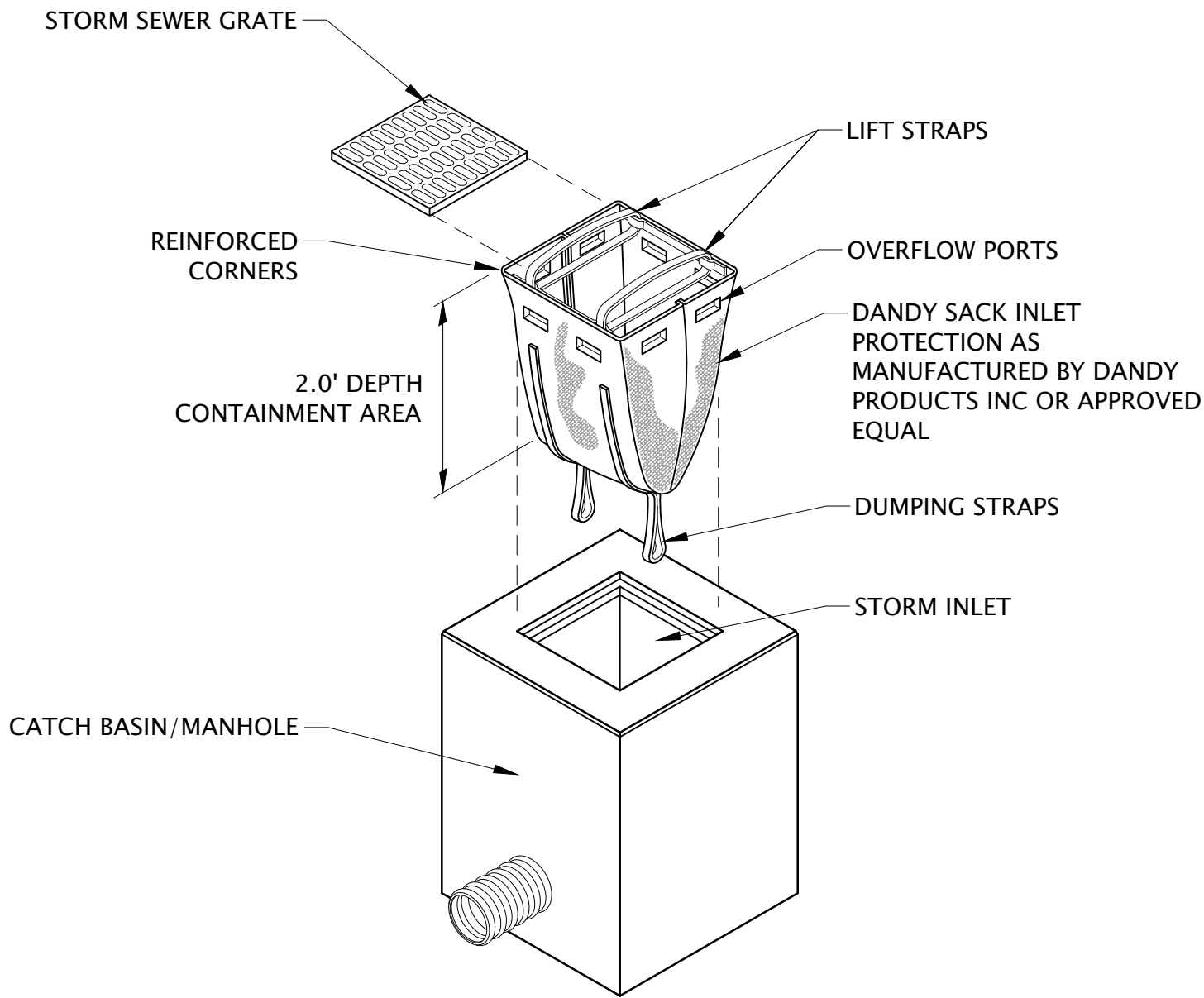
APPLICATION NOTES:

1. THE PRIMARY PURPOSE OF SILT FENCE IS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT. VELOCITY IS REDUCED, WATER IS IMPOUNDED BEHIND THE MEASURE, AND SEDIMENT FALLS OUT OF SUSPENSION.
2. SILT FENCE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). SILT FENCE MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM, AS SHOWN IN THE DETAIL.
3. SILT FENCE SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL, OR AREAS OF CONCENTRATED FLOW.

GENERAL NOTES:

1. SILT FENCE SHALL BE PLACED A MINIMUM OF 10'-0" FROM TOE OF SLOPE, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
2. POSTS MAY BE 1½" X 1½" (MIN.) HARDWOOD, 1½" X 3½" (MIN.) SOFTWOOD, OR 1.3 LB/FT (MIN.) STEEL. SPACING FOR THE PROVIDED SILT FENCE SHALL BE AS SHOWN ON DETAIL.
3. THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 6" BELOW GROUND. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSTREAM SIDE OF THE FABRIC.
4. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.
5. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURED HEIGHT.
6. DRAINAGE AREAS: MAXIMUM DRAINAGE AREA TRIBUTARY TO 100'-0" OF SILT FENCE SHALL BE, ¼ ACRE.
7. THE FOLLOWING ARE MAXIMUM SLOPE LENGTHS TO SILT FENCE:

SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (ft.)		
		STANDARD	REINFORCED	SUPER
<2%	< 50:1	300/1500	N/A	N/A
2-10%	50:1 to 10:1	125/1000	250/2000	300/2500
10-20%	10:1 to 5:1	100/750	150/1000	200/1000
20-33%	5:1 to 3:1	60/500	80/750	100/1000
33-50%	3:1 to 2:1	40/250	70/350	100/500
>50%	> 2:1	20/125	30/175	50/250



3 INLET PROTECTION
C-701 SCALE: NOT TO SCALE

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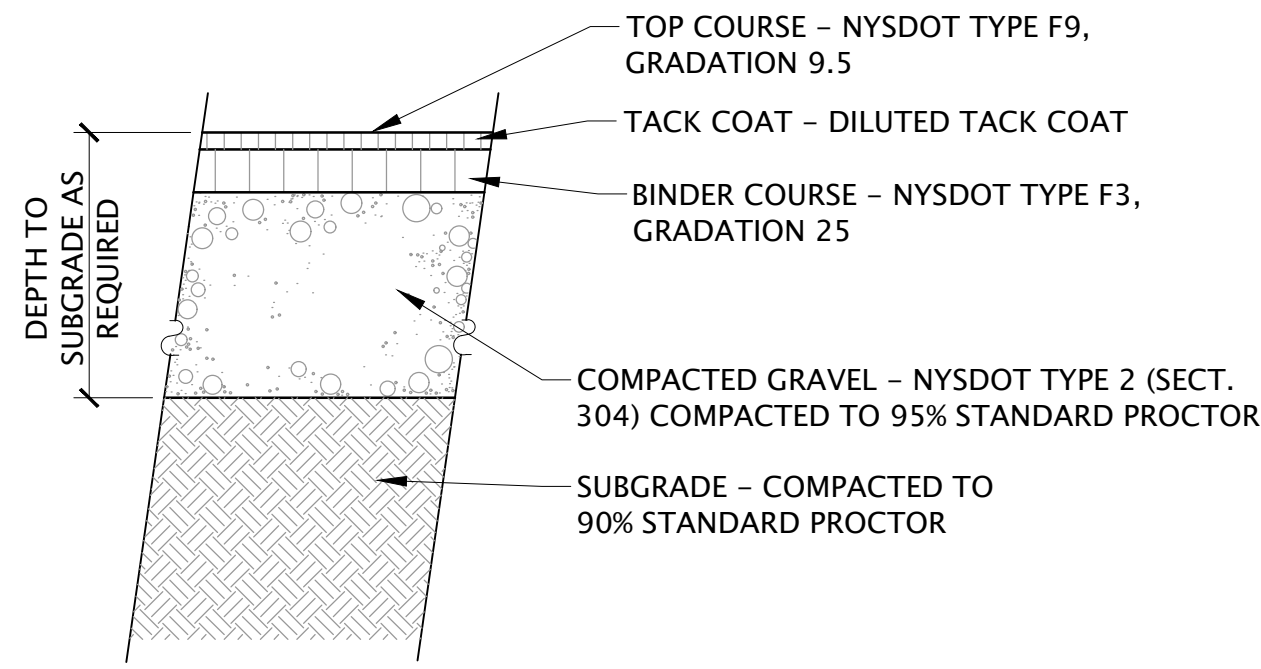
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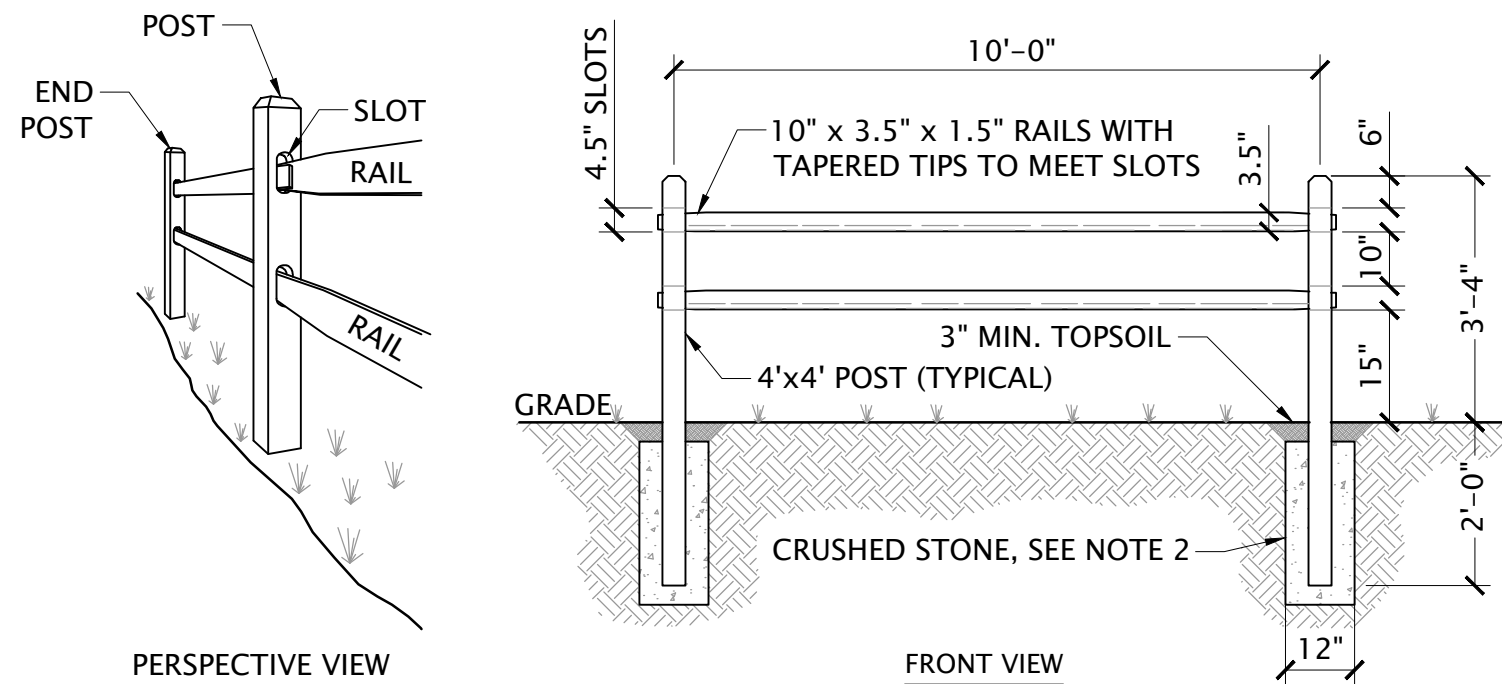
PAVEMENT TYPE	TOP COURSE	BINDER COURSE	GRAVEL COURSE	ESAL LEVEL
PARKING LOT	1 1/2"	2"	8-10"	<0.3 MILLION
STANDARD ROADWAY	1 1/2"	3"	12"	<30 MILLION
HEAVILY TRAVELED/ TRUCK LOADING	2"	*4"	12"	<30 MILLION

* SEE NOTE NO. 2

NOTES:

- PAVEMENT SECTIONS SPECIFIED ARE TYPICAL FOR STREET, DRIVEWAY AND PARKING LOT CONSTRUCTION WHERE TRAFFIC VOLUMES AND LOADINGS ARE NOT EXCESSIVE. BASED ON ANTICIPATED VOLUMES AND LOADS. THE CITY ENGINEER MAY REQUIRE STRUCTURAL PAVEMENT SECTION TO BE INCREASED TO CARRY DESIGN LOADING.
- BINDER TO BE PLACE IN 2-2" LIFTS W/ TACK COAT BETWEEN.
- THE TOWN MAY REQUIRE COMPACTION TESTING AND/OR CORE SAMPLES TO VERIFY PAVEMENT THICKNESS. ALL TESTING SHALL BE AS ORDERED BY THE TOWN ENGINEER AND SHALL BE PAID FOR BY THE CONTRACTOR.
- NOTIFY THE TOWN ENGINEER 48 HOURS MINIMUM
- AREA IN FRONT OF EXISTING BUILDING TO GET TOP COAT OVER EXISTING PAVEMENT.

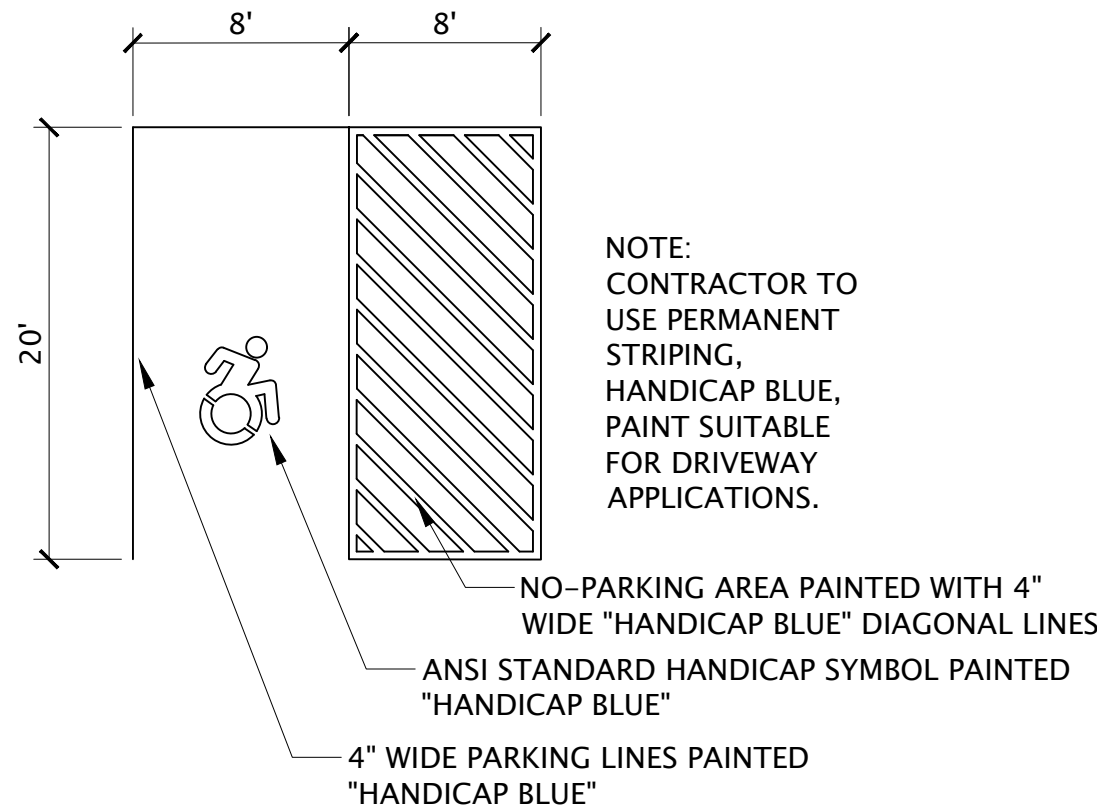
1 ASPHALT PAVEMENT
C-702 SCALE: NOT TO SCALE



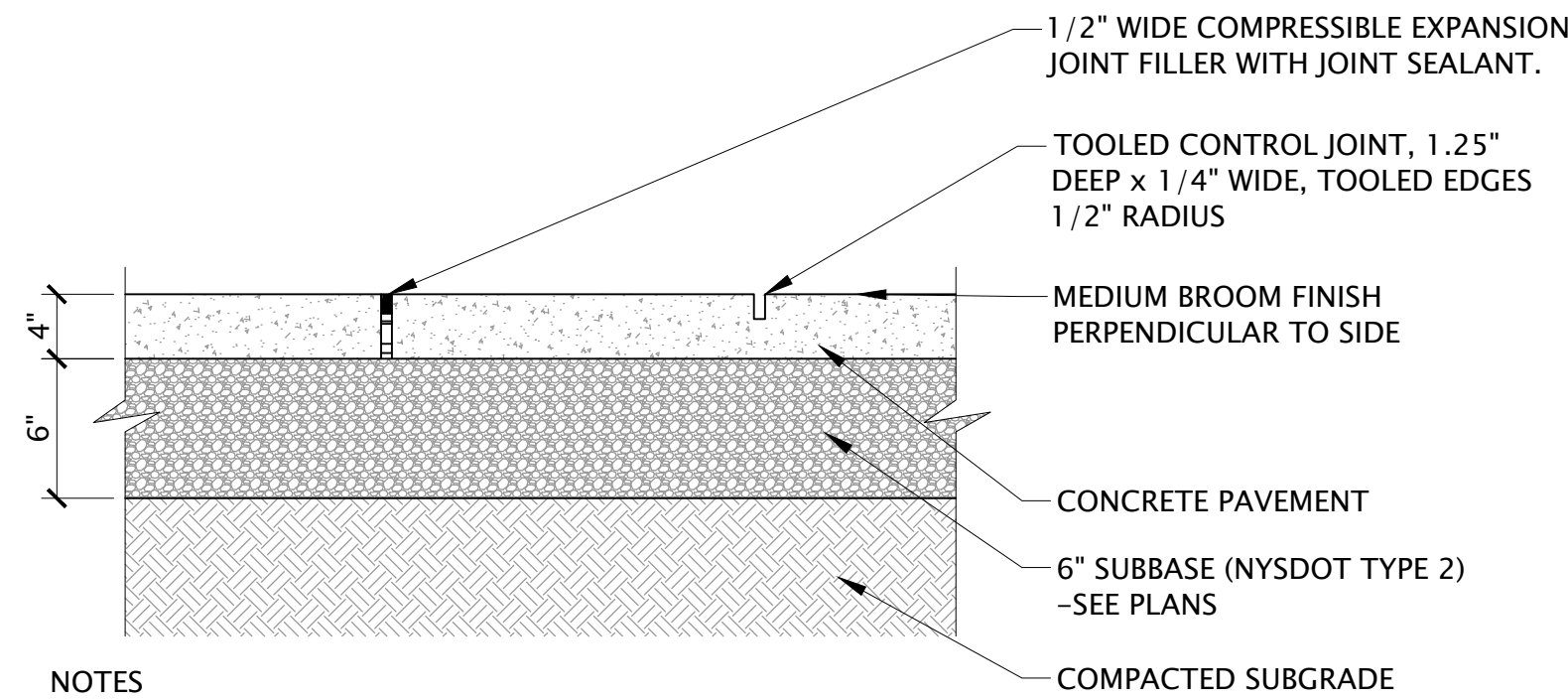
NOTES:

- ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
- POSTS SHALL BE BACKFILLED TO 3" BELOW FINISH GRADE WITH 3/8" MINUS CRUSHED STONE, INSTALLED IN 6" LIFTS AND THOROUGHLY COMPACTED.
- REMAINDER OF POST HOLE SHALL BE BACKFILLED WITH TOPSOIL, MOUNDED ABOVE FINISH GRADE.

3 SPLIT RAIL FENCE
C-702 SCALE: NOT TO SCALE



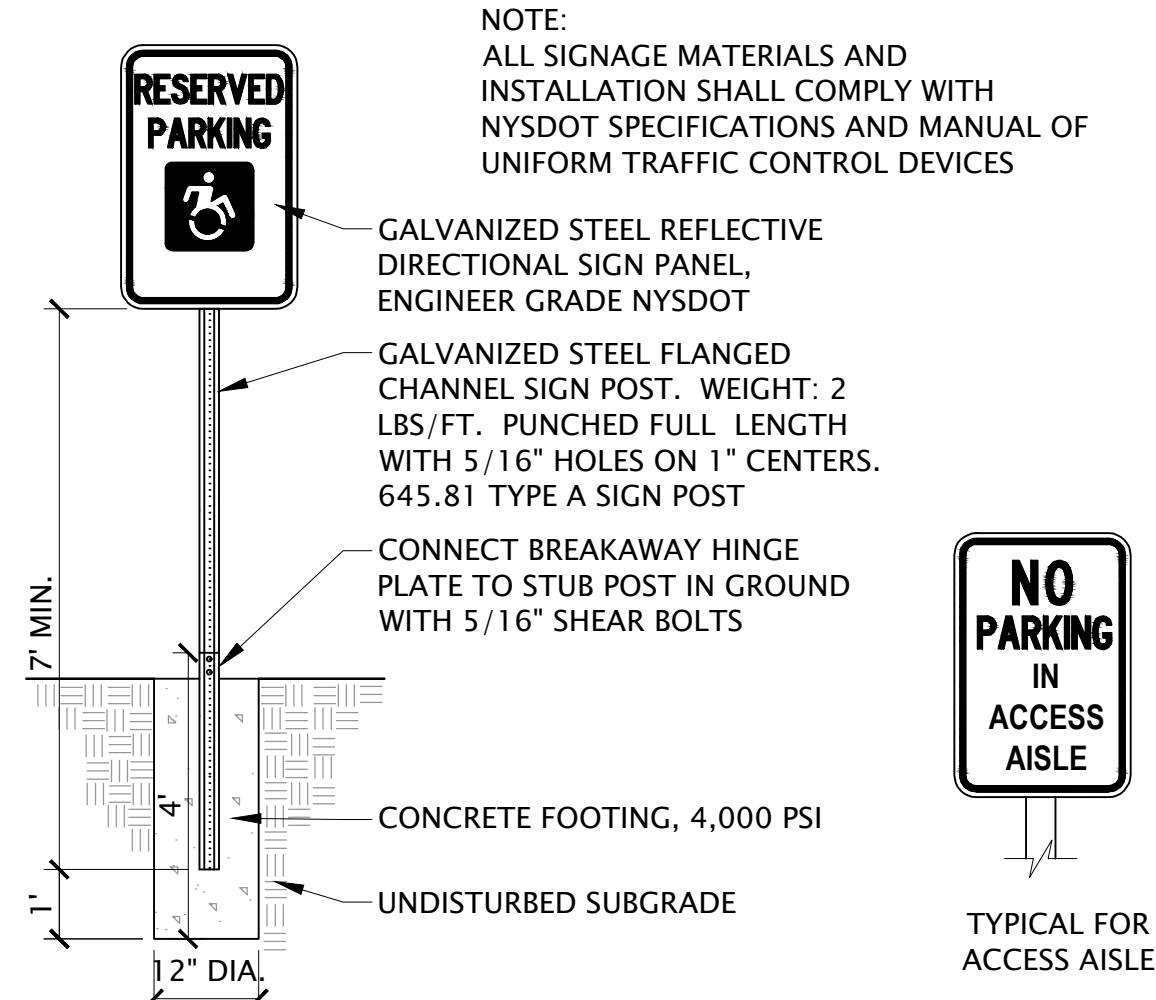
4 ACCESSIBLE PARKING DETAIL
C-702 SCALE: NOT TO SCALE



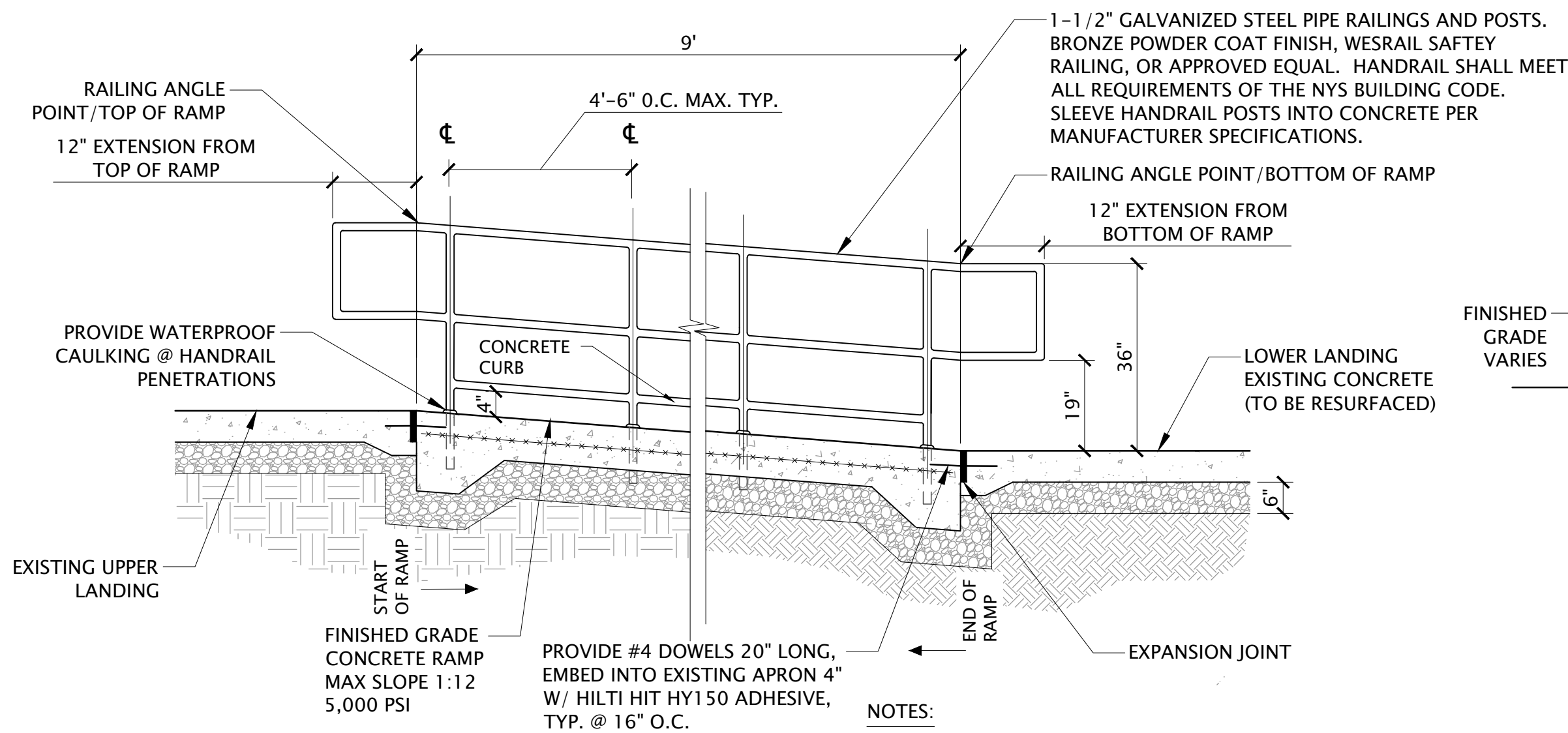
NOTES

- EXPANSION JOINTS TO OCCUR MAX. 20' O.C. & AT ALL ADJACENT WALKS, CURBS, WALLS, & WHERE SHOWN ON PLANS AND OTHER DETAILS.
- SCORE JOINTS TO BE 5' O.C. OR AS SHOWN ON PLANS & OTHER DETAILS OR TO MATCH EXISTING CONDITIONS. CONTROL JOINTS SHALL ALSO OCCUR AROUND ENTIRE PERIMETER OF CONCRETE PAVEMENT WHERE NOT DIRECTLY ABUTTING LAWN OR PLANTING BEDS.
- ALL EDGES TO BE FINISHED WITH A 1/4" RADIUS.
- THE CONCRETE USED SHALL BE 4000 PSI PORTLAND CEMENT, AIR-ENTRAINED, CLASS "D" CONCRETE WITH AN AIR CONTENT OF 5%, MIN., TO 7%, MAX., AND A SLUMP OF TWO INCHES, MIN., TO THREE INCHES MAX.

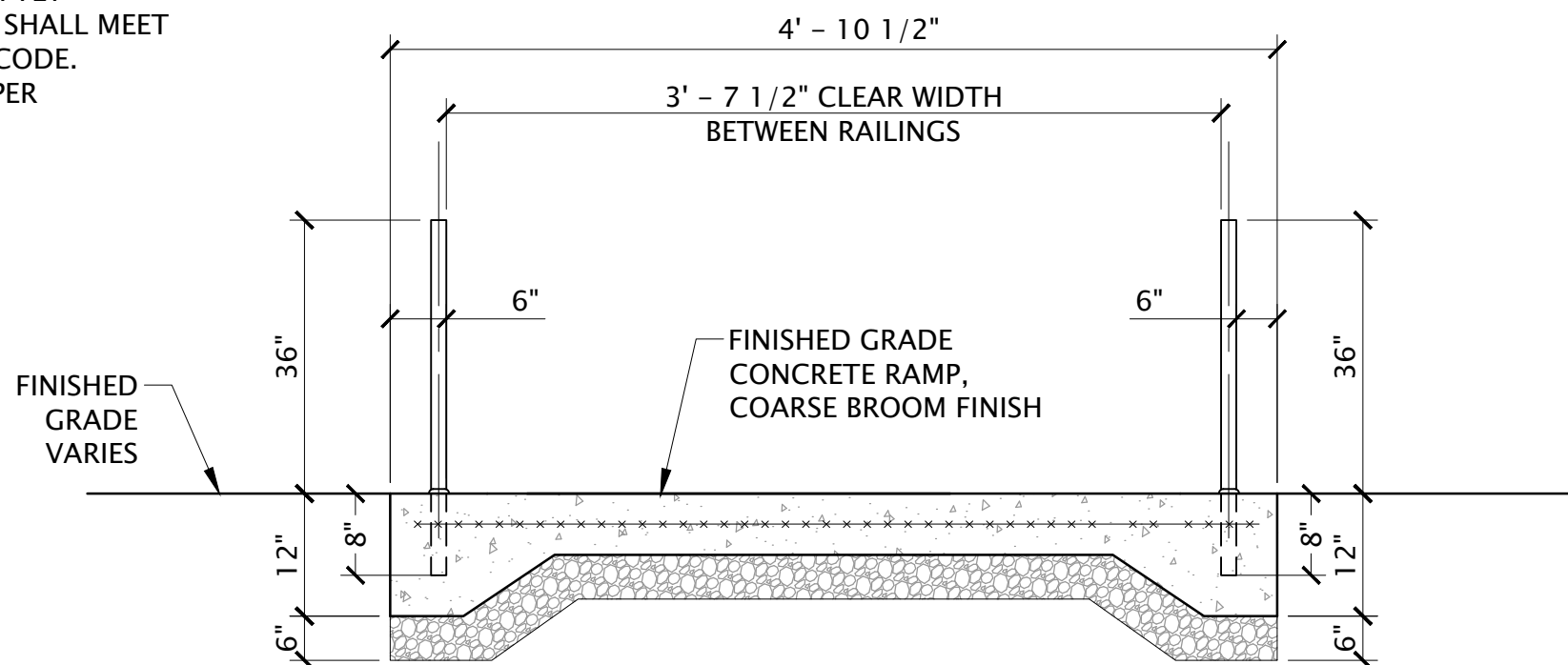
2 4" CONCRETE SIDEWALK
C-702 SCALE: NOT TO SCALE



5 ACCESSIBLE PARKING SIGNAGE
C-702 SCALE: NOT TO SCALE



6 ACCESSIBLE RAMP DETAIL
C-702 SCALE: NOT TO SCALE



NOTES

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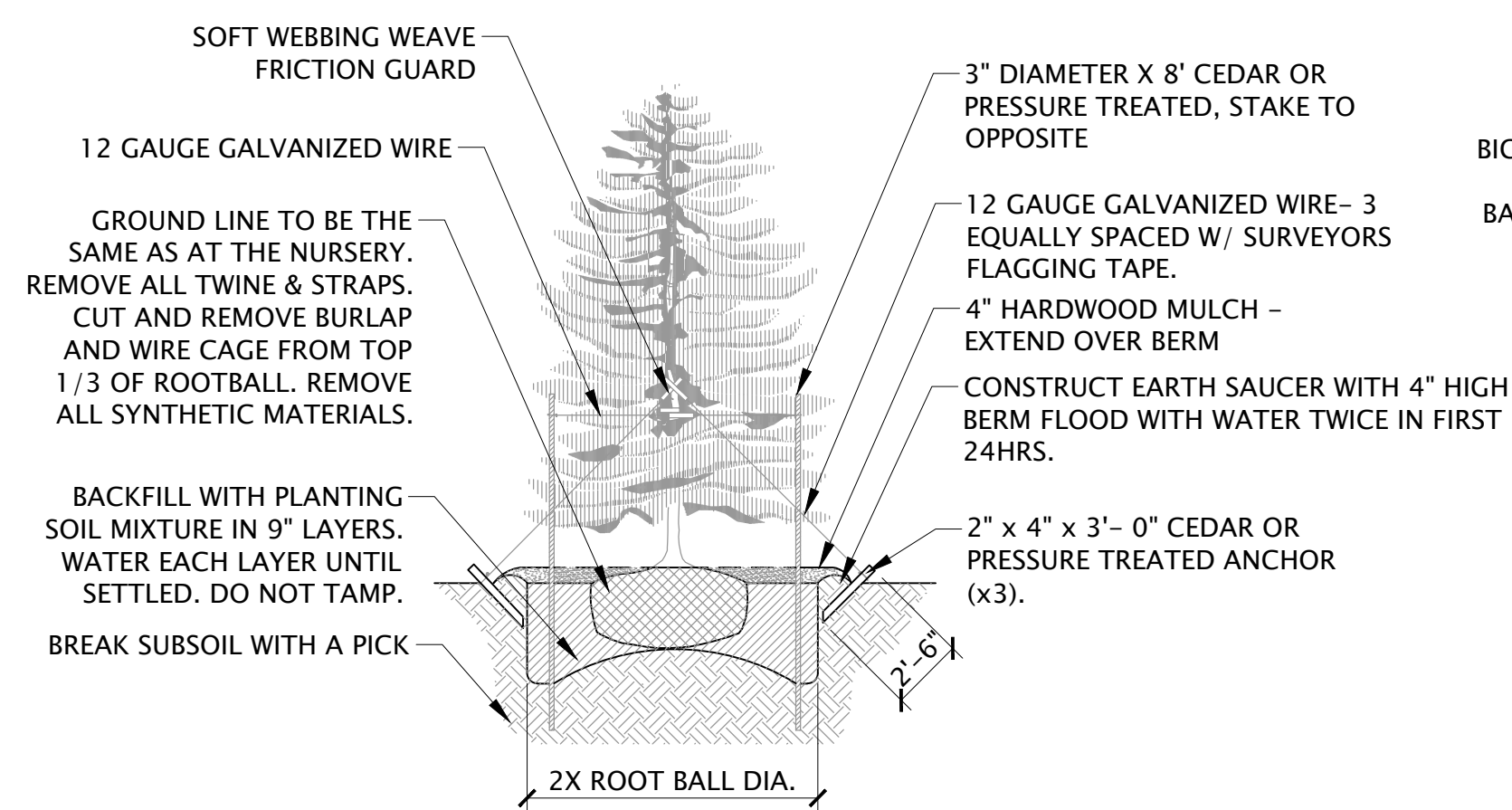
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Drawn By: WD Checked By: PAL

Project No: 370-1123

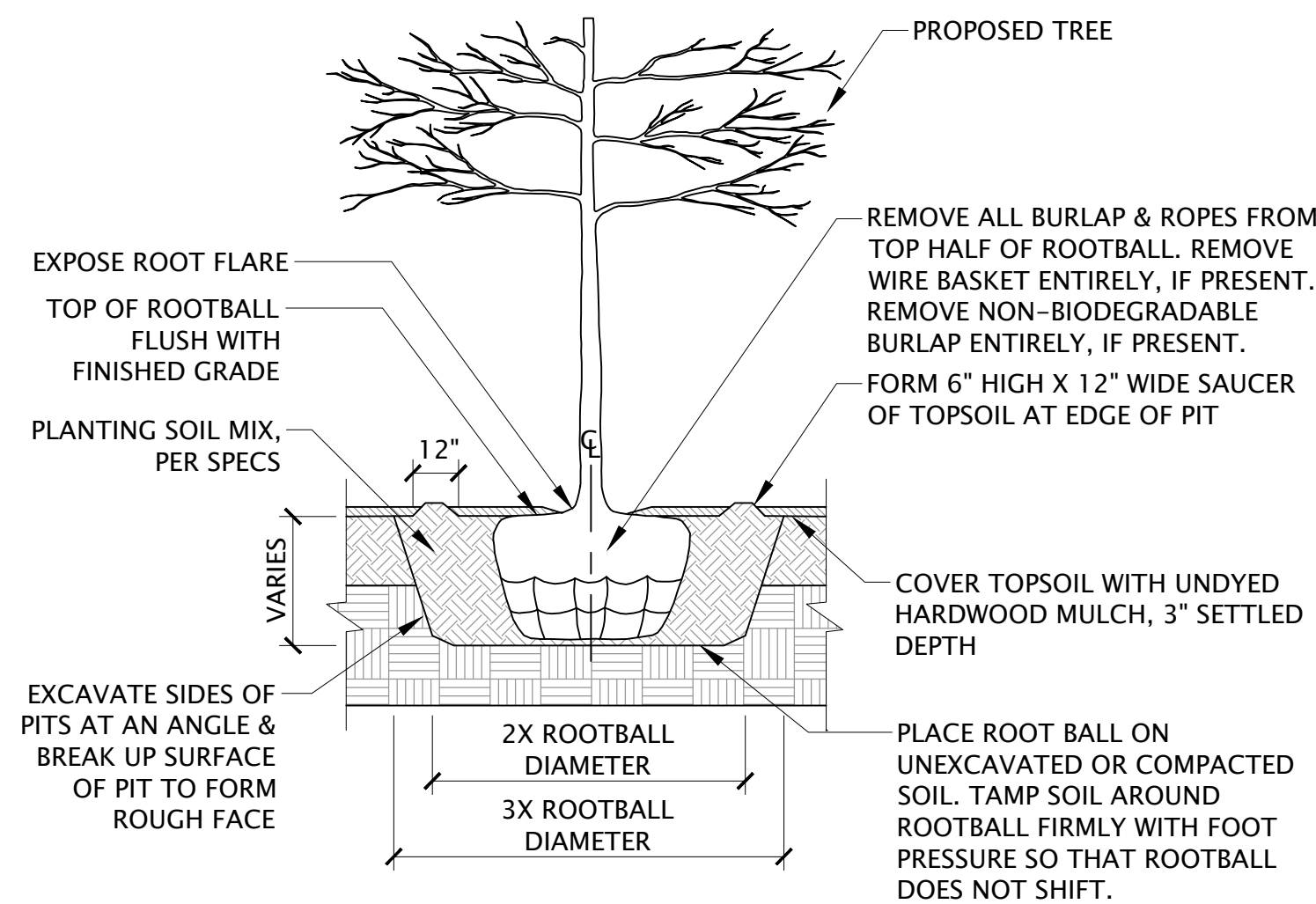
Date: 07/28/2025

Details
C-703



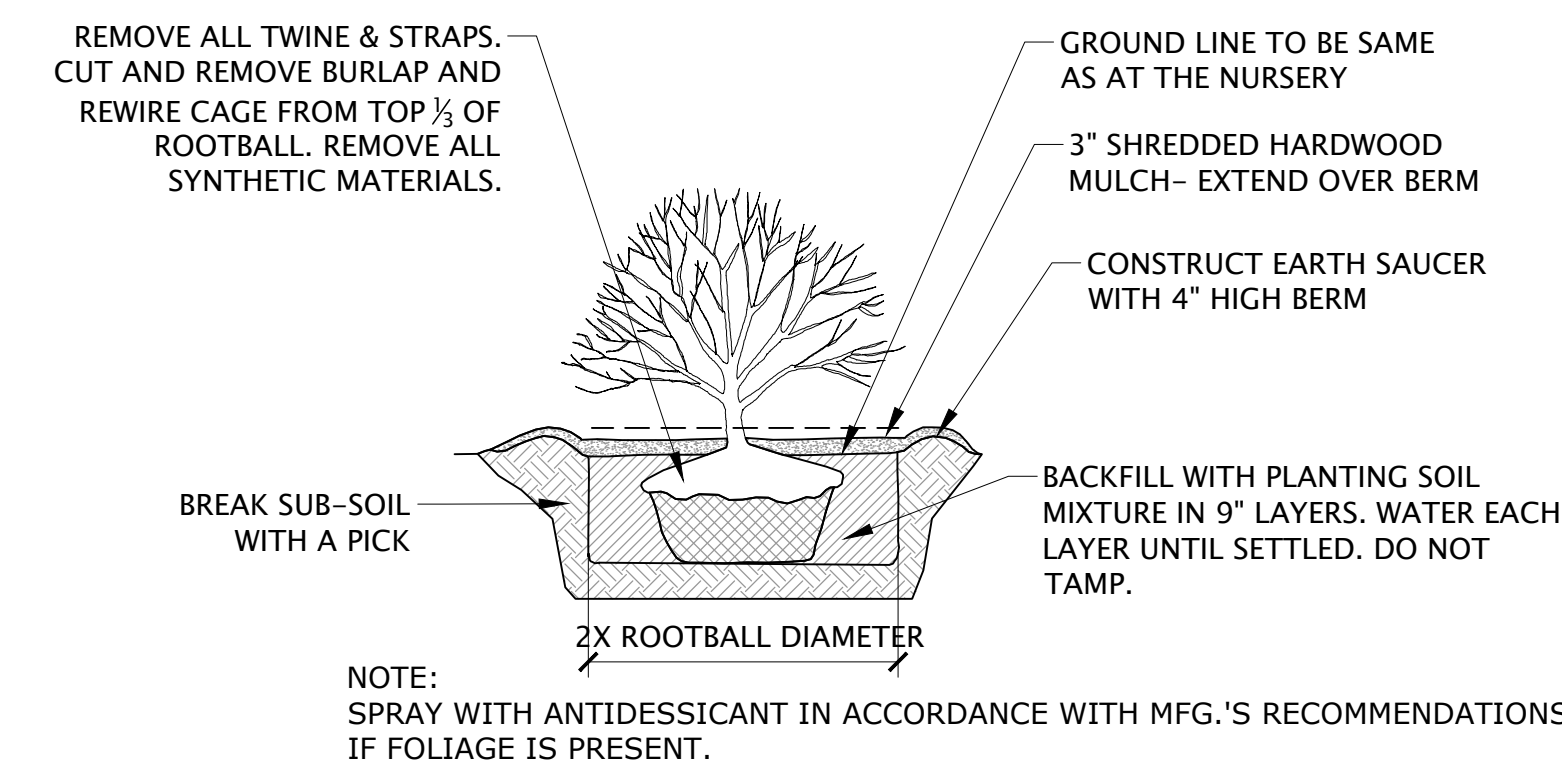
- NOTES:
1. SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
 3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
 4. IF PROVIDED, STAKES SHALL BE INSTALLED PROPERLY AND REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

1 EVERGREEN TREE PLANTING
SCALE: NOT TO SCALE



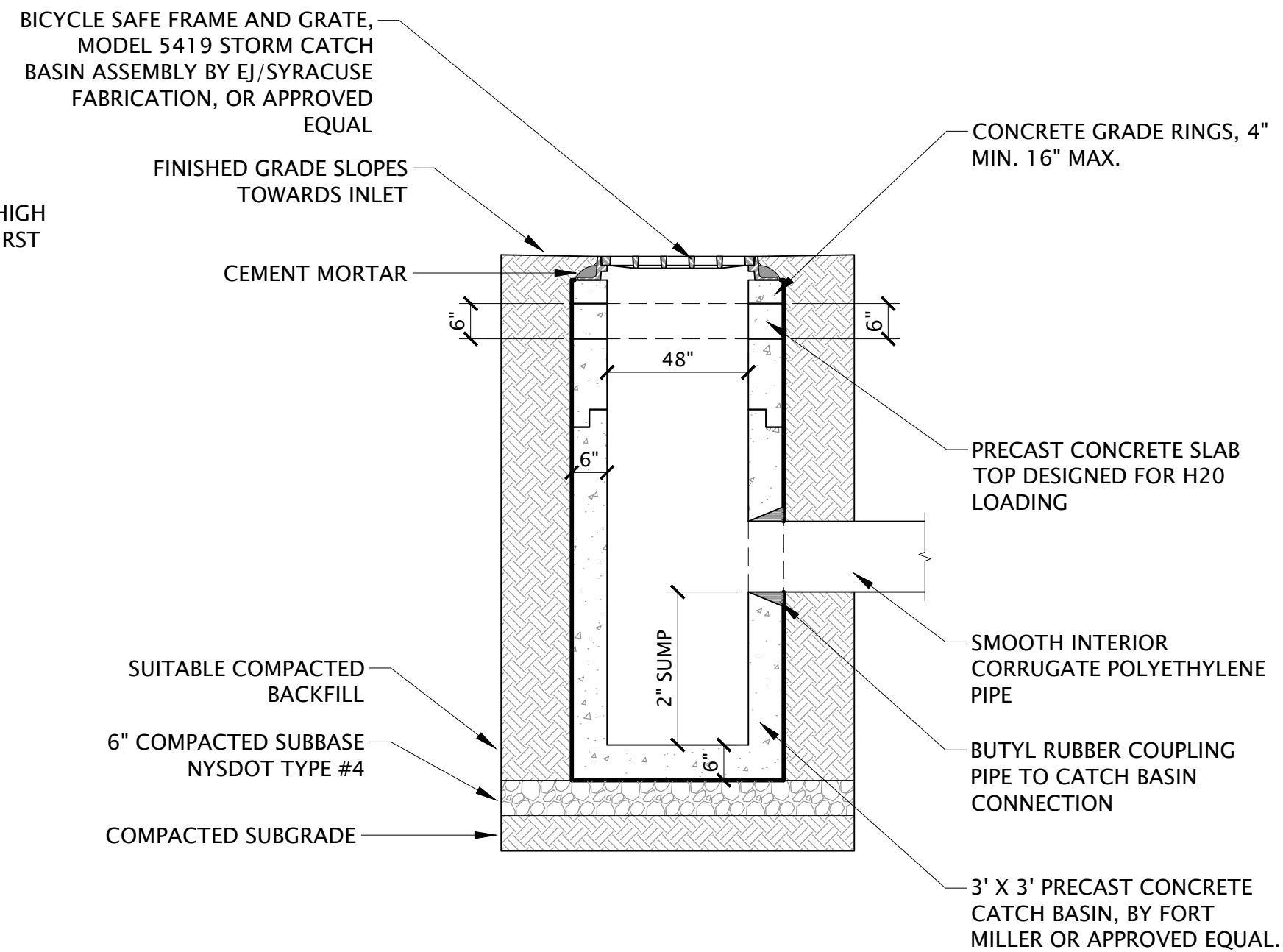
- NOTES:
1. STAKE OR GUY AND ANCHOR DECIDUOUS TREE AS NEEDED, BASED ON SITE CONDITIONS AND TREE SIZE. APPROVE WITH LANDSCAPE ARCHITECT.

2 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE



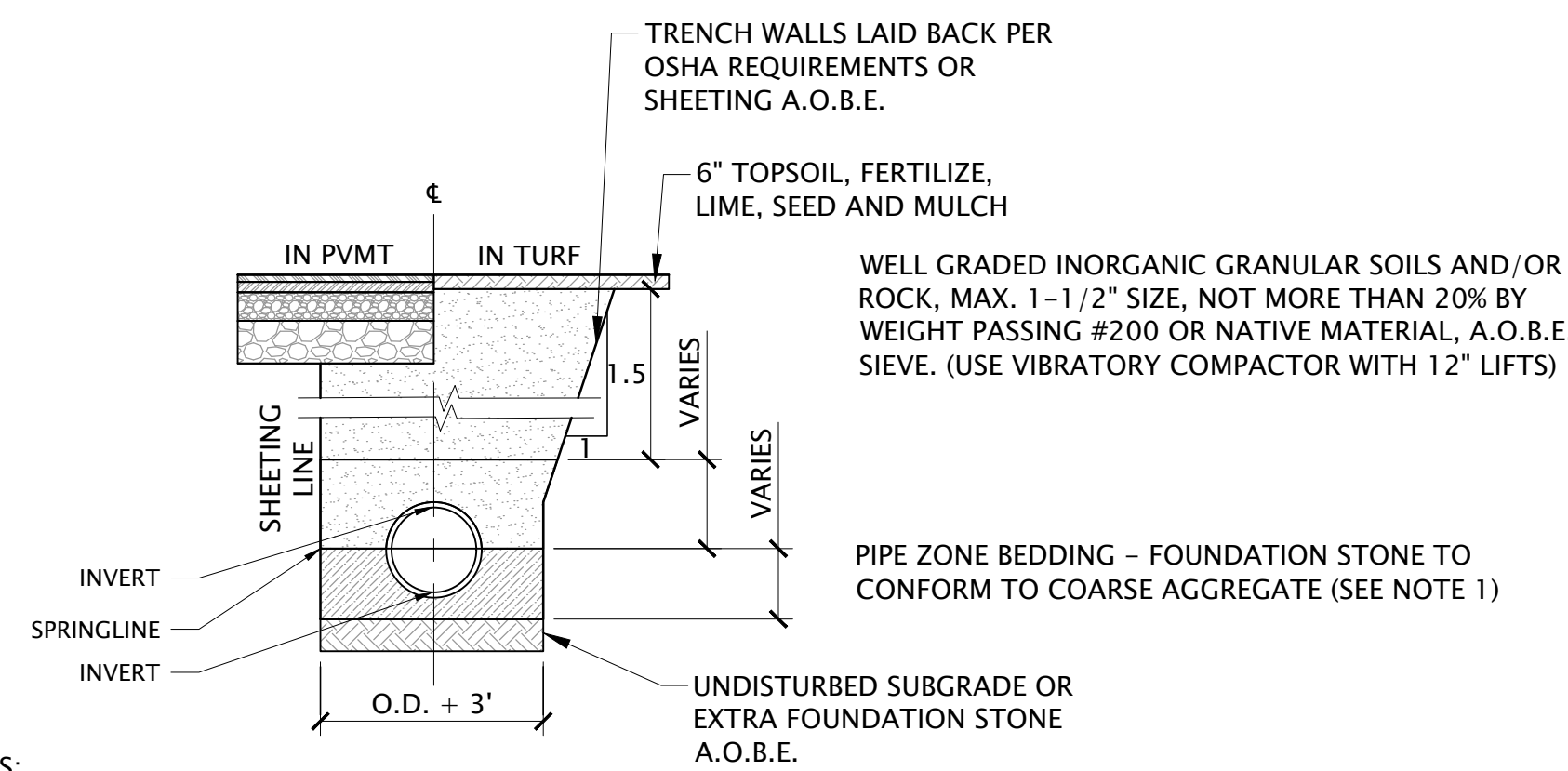
NOTE:
SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS
IF FOLIAGE IS PRESENT.

3 SHRUB PLANTING
SCALE: NOT TO SCALE



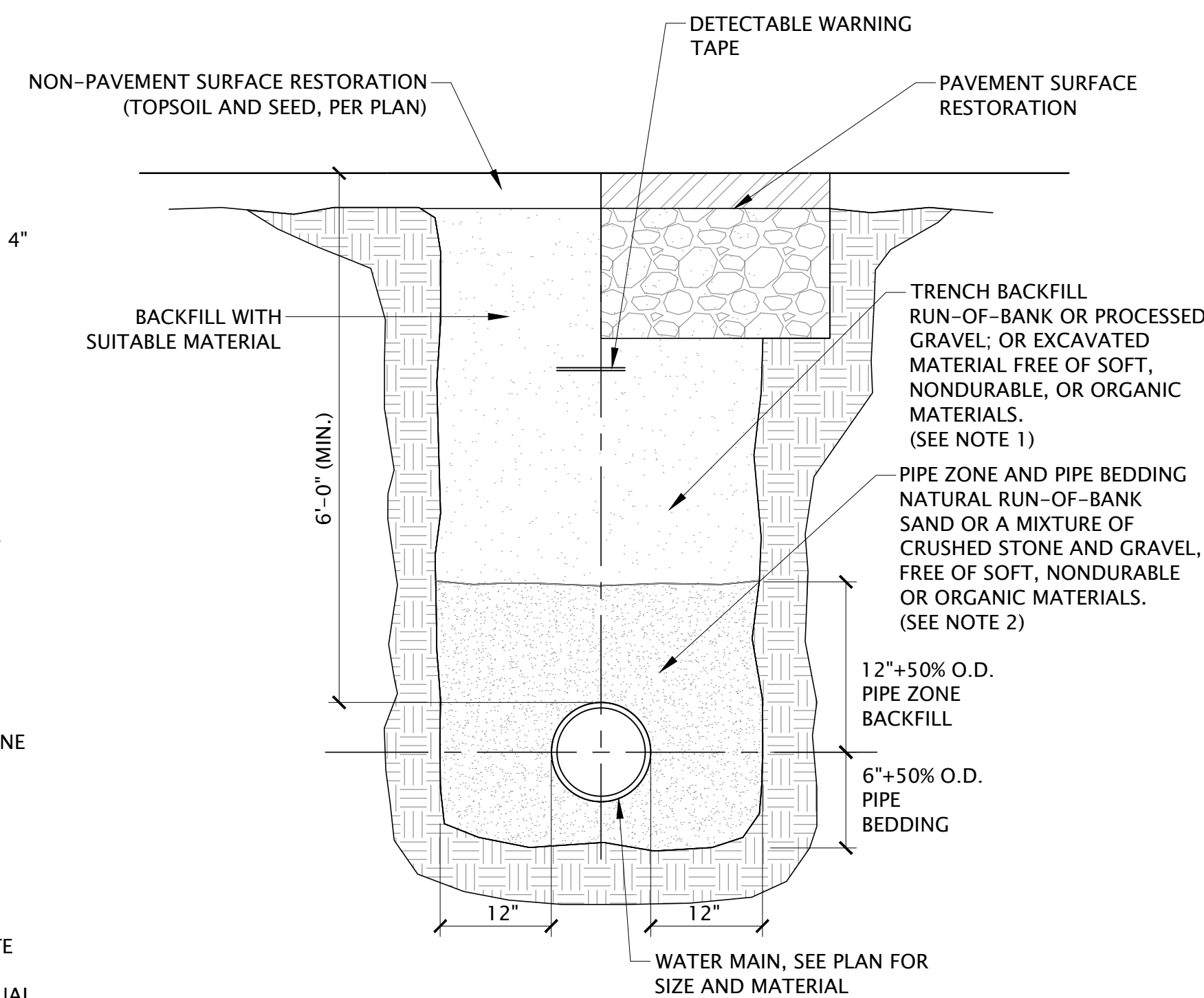
- NOTES:
1. STRUCTURE BEDDING SHALL BE COMPACTED NYSDOT #4 CRUSHED STONE MIXTURE
 2. IF UNSTABLE SOILS ARE ENCOUNTERED AS DETERMINED BY THE ENGINEER, STONE BEDDING FOR THE STRUCTURE SHALL BE REQUIRED A.O.B.E.
 3. PROVIDE SAFE OPERATION SHEETING IF NEEDED IN ACCORDANCE WITH NYSDOT SECTION 552
 4. STRUCTURE DEPTH AND INVERTS VARY, SEE STRUCTURE TABLE, 7/C-500.

4 CATCH BASIN
SCALE: NOT TO SCALE



- NOTES:
- FOUNDATION STONE
- SIZE DETERMINATION #1: 100% PASSING 1" SIEVE, 90-100% PASSING 1/2" SIEVE, 0-15% PASSING 1/4" SIEVE OR
- SIZE DETERMINATION #2: 100% PASSING 1-1/2" SIEVE, 90-100% PASSING 1" SIEVE. 0-15% PASSING 1/2" SIEVE
- GRADATION/SIZE DESIGNATION TO BE DETERMINED BY ENGINEER BASED ON FIELD CONDITIONS.

5 STORMWATER PIPING TRENCH DETAIL
SCALE: NOT TO SCALE



- NOTES:
1. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

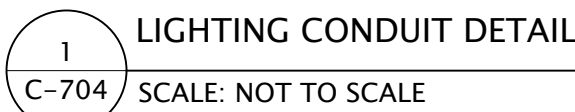
2. PIPE ZONE AND PIPE BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLABS.

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

6 WATER LINE
SCALE: NOT TO SCALE



- 2 LIGHT POLE FOUNDATION
C-704 SCALE: NOT TO SCALE

NOTE:

- 3 LIGHT FIXTURE AND POLE
C-704 SCALE: NOT TO SCALE



- 4 FLARED END SECTION / ROCK OUTLET PROTECTION
C-704 SCALE: NOT TO SCALE



SSS

SQUARE STRAIGHT STEEL



APPROVED UNDER AUTHORITY OF A RESOLUTION
ADOPTED _____ BY THE PLANNING BOARD
OF THE TOWN OF MOREAU, NEW YORK

CHAIRPERSON: _____

BOARD MEMBER: _____

SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

Town of Moreau,
Saratoga County, New York

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