

Revision Schedule	Date
No. _____	_____ Description

MOREAU EMERGENCY SQUAD  
1883 ROUTE 9  
MOREAU, NEW YORK 12828  
EXISTING SITE PLAN

**Richard E. Jones Associates**  
Architecture • Planning • Interiors  
339 Aviation Road, 2804  
Queensbury, New York 12804  
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email: info@richardejones.com

DATE: 01-26-2026  
SCALE: AS NOTED  
DRAWN BY: Author  
CHECKED BY: Checker

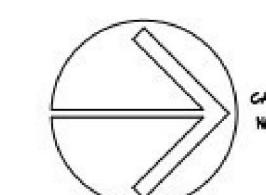
**C-101**

22-02



### EXISTING SITE PLAN

1'-0" = 20'-0"



### SITE DATA

PROPERTY ZONING CLASSIFICATION: C-1 (COMMERCIAL)  
MINIMUM LOT SIZE: 1 ACRE  
ACTUAL LOT SIZE: 1.2 ACRES (53,134 SF)  
MINIMUM LOT WIDTH: 200 FEET  
ACTUAL LOT WIDTH: 400 FEET  
TAX MAP NUMBERS: 632-1-39

SETBACKS  
FRONT: 30'-0"  
SIDE: 15'-0"  
REAR: 30'-0"  
MAXIMUM BUILDING HEIGHT: 30'-0"  
MINIMUM % PERMEABLE: 60%

REQUIRED  
50'-0"  
EXISTING  
50'-0"  
124'-6" & 70'-6"  
38'-6"  
23'-0"  
55.39%

EXISTING SITE COVERAGE  
TOTAL SITE AREA: 53,134 SF (100%)  
BUILDING AREA: 6,706 SF (12.62%)  
PAVING & WALK AREAS: 16,995 SF (31.99%)  
PERMEABLE AREA (GREEN SPACE): 29,433 SF (55.39%)

### REMOVAL WORK NOTES

- NOTE 1 - REMOVE AREAS OF EXISTING ASPHALT PAVING AS REQUIRED FOR GRADING AND AS REQUIRED FOR INSTALLATION OF NEW PAVING.
- NOTE 2 - REMOVE EXISTING CONCRETE PAD IN ITS ENTIRETY.
- NOTE 3 - REMOVE EXISTING TREE AND ROOT SYSTEM IN ITS ENTIRETY.
- NOTE 4 - REMOVE EXISTING SEPTIC SYSTEM IN ITS ENTIRETY INCLUDING ALL DEVICES AND PIPING.
- NOTE 5 - CLEAR & GRUB AREAS INDICATED, STOCKPILE TOPSOIL FOR IN NEW LAWN AREAS.
- NOTE 6 - REMOVE EXISTING DRYWELL IN ITS ENTIRETY.
- NOTE 7 - REMOVE EXISTING FLAGPOLE & MEMORIAL, SALVAGE FOR REINSTALLATION AS INDICATED.
- NOTE 8 - REMOVE SECTIONS OF EXISTING CONCRETE WALK.
- NOTE 9 - REMOVE EXISTING WELL IN ITS ENTIRETY.
- NOTE 10 - REMOVE EXISTING PLANTING BED AND ALL SHRUBS IN ITS ENTIRETY.

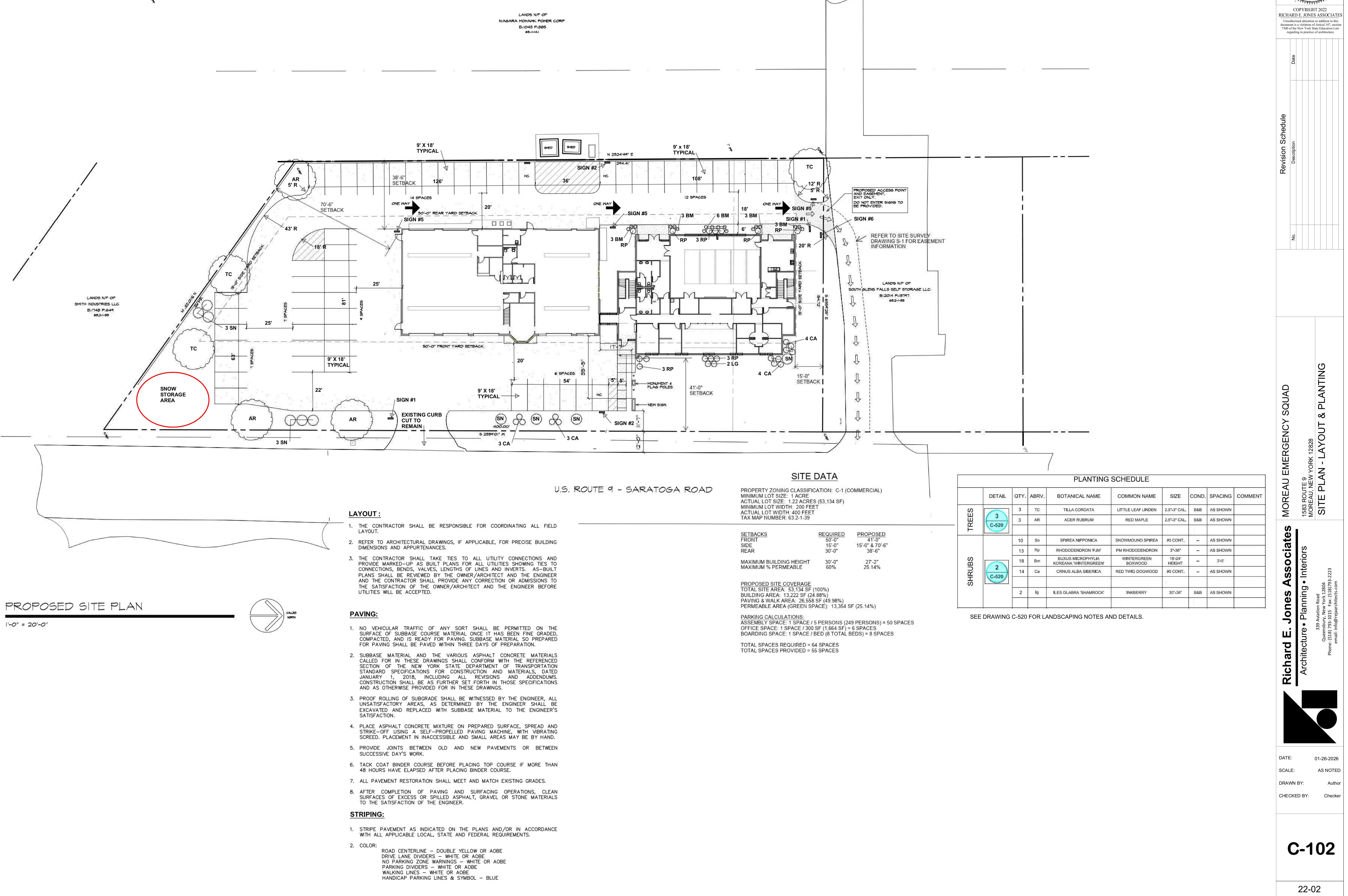
### DEEP TEST PIT & PERC TEST LOG

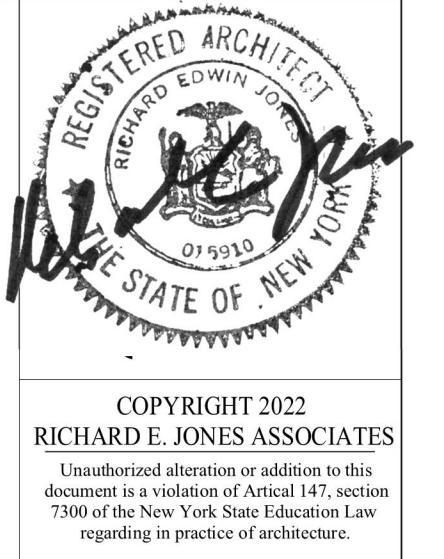
Percolation Data			
Location ID	Depth (ft.)	Groundwater/Bedrock	Percolation Rate (min./in.)
TP & PT #1	7	None	>60
PT #2	2	None	1.50

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## GRADING NOTES:

PRIOR TO SITE DISTURBANCE, CONTRACTOR TO INSTALL EROSION & SEDIMENT CONTROL MEASURES.

IF BEDROCK IS ENCOUNTERED, BLASTING MUST RECEIVE LOCAL APPROVAL. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS WITHIN THE AREAS SLATED FOR CONSTRUCTION.

STRIP ALL TOPSOIL PRIOR TO COMMENCING EARTHWORK OPERATIONS. TOPSOIL MAY BE STORED, SCREENED AND THEN REUSED IN LAWN AND PLANTING AREAS ONLY. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE TO REMAIN GREEN.

BOX ALL TREES AND HOUSE ALL SHRUBS AND HEDGES BEFORE PLACING EARTH AGAINST OR NEAR THEM. ORNAMENTAL TREES, SHRUBS AND HEDGES WHICH MUST BE REMOVED DURING CONSTRUCTION SHALL BE HEALED IN AND RE-PLANTED IN AS GOOD OF CONDITION AS THEY WERE PRIOR TO THEIR REMOVAL. ANY DAMAGED TREES, SHRUBS, AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

ALL EARTHWORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE BOUNDARIES OF ANY EASEMENT OR PROPERTY LINE.

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MOREAU EMERGENCY SQUAD

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1583 ROUTE 9  
MOREAU, NEW YORK 12828

**SITE PLAN - GRADING, DRAINAGE  
AND UTILITIES**

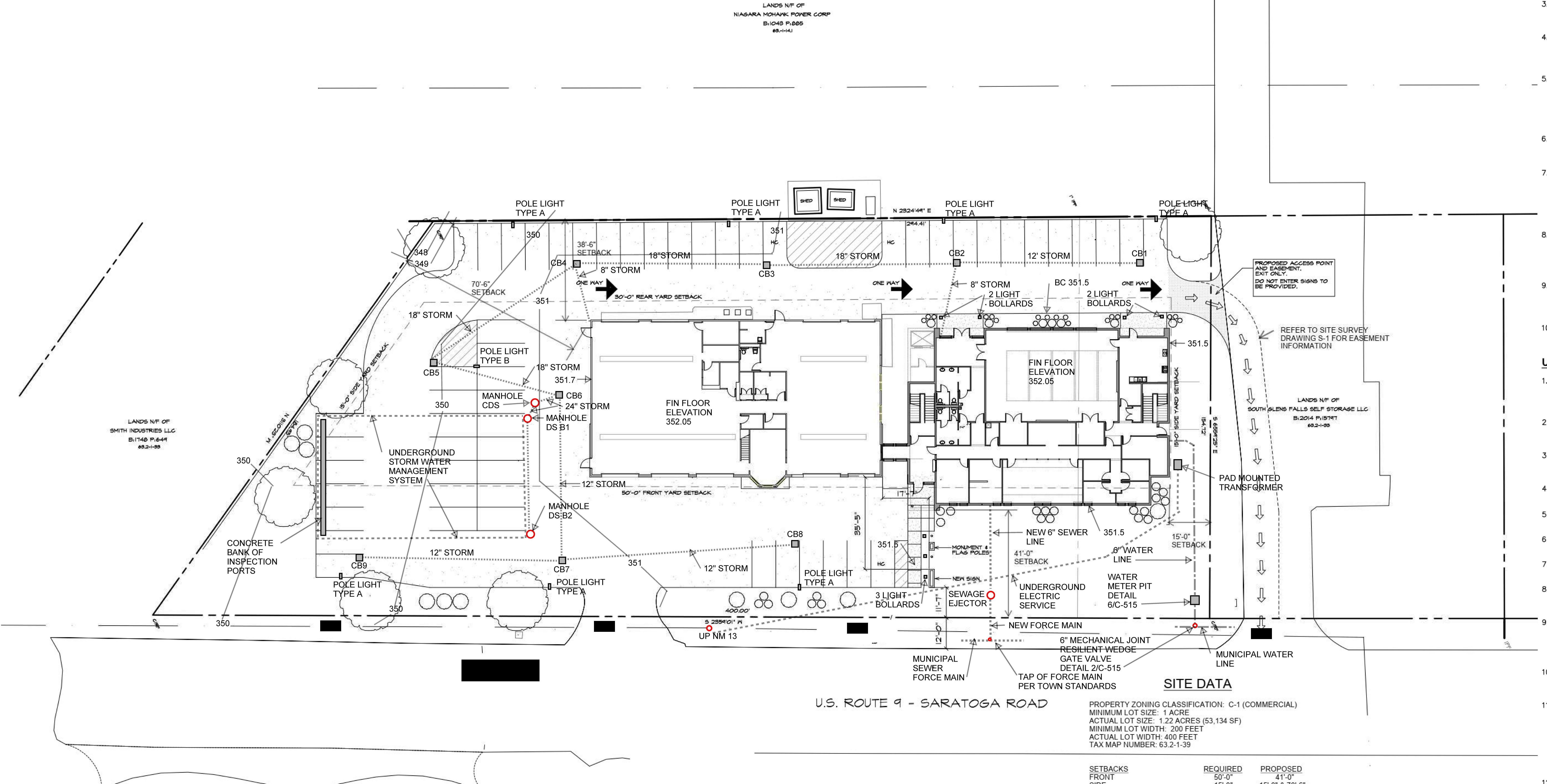
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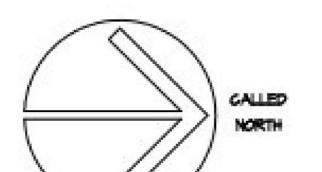
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22-02



## PROPOSED SITE PLAN

$$1'-\theta'' = 2\theta'-\theta''$$



## **CONSTRUCTION SEQUENCING NOTES:**

1. HOLD PRE-CONSTRUCTION MEETING AT LEAST 1 WEEK PRIOR TO STARTING CONSTRUCTION WITH ALL INVOLVED PARTIES.
2. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SEDIMENT BARRIERS, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION ACCESSES, STORM DRAIN SEDIMENT FILTERS, SEDIMENT TRAP, ETC.) INDICATED ON THE PROJECT DRAWINGS OR AS NECESSARY. THE CONTRACTOR SHALL INSTALL INLET AND OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.) TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.
3. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING CLEARING & GRUBBING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.
4. ROUGH GRADE SITE, STOCKPILE TOPSOIL, CONSTRUCT DIVERSION CHANNELS AS NECESSARY AND INSTALL/RE-LOCATE SEDIMENT BARRIERS AS NEEDED.
5. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS, CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.
6. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. CONTRACTOR TO CONNECT STORM SEWER NETWORK TO PRACTICE ONLY AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED.
7. FINALIZE PAVEMENT SUB-GRADE PREPARATION.
8. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
9. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
10. REMOVE TEMPORARY CONSTRUCTION ACCESS ONLY PRIOR TO PAVEMENT CONSTRUCTION IN THESE AREAS (THESE AREAS TO BE PAVED LAST).
11. COMPLETE FINAL GRADING OF GROUNDS, TOPSOIL, AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
12. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL SILT AND SEDIMENT.
13. AFTER THE SITE IS STABILIZED THE CONTRACTOR SHALL CONNECT STORMWATER CONVEYANCE NETWORK TO UNDERGROUND INFILTRATION CHAMBERS, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

PER TOWN S  
U.S. ROUTE 9 - SALTWOOD ROAD

PROPERTY ZONING CLASSIFICATION: C-1 (COMMERCIAL)  
MINIMUM LOT SIZE: 1 ACRE  
ACTUAL LOT SIZE: 1.22 ACRES (53,134 SF)  
MINIMUM LOT WIDTH: 200 FEET  
ACTUAL LOT WIDTH: 400 FEET

<u>SETBACKS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT	50'-0"	41'-0"
SIDE	15'-0"	15'-0" & 70'-6"
REAR	30'-0"	38'-6"
MAXIMUM BUILDING HEIGHT	30'-0"	27'-2"
MAXIMUM % PERMEABLE	60%	25-14%

PROPOSED SITE COVERAGE  
TOTAL SITE AREA: 53,134 SF (100%)  
BUILDING AREA: 13,222 SF (24.88%)  
PAVING & WALK AREA: 26,558 SF (49.98%)

PARKING CALCULATIONS:  
ASSEMBLY SPACE: 1 SPACE / 5 PERSONS (249 PERSONS) = 50 SPACES  
OFFICE SPACE: 1 SPACE / 300 SF (1,664 SF) = 6 SPACES  
BOARDING SPACE: 1 SPACE / BED (8 TOTAL BEDS) = 8 SPACES  
  
TOTAL SPACES REQUIRED = 64 SPACES

TOTAL SPACES REQUIRED = 64 S  
TOTAL SPACES PROVIDED = 55 S

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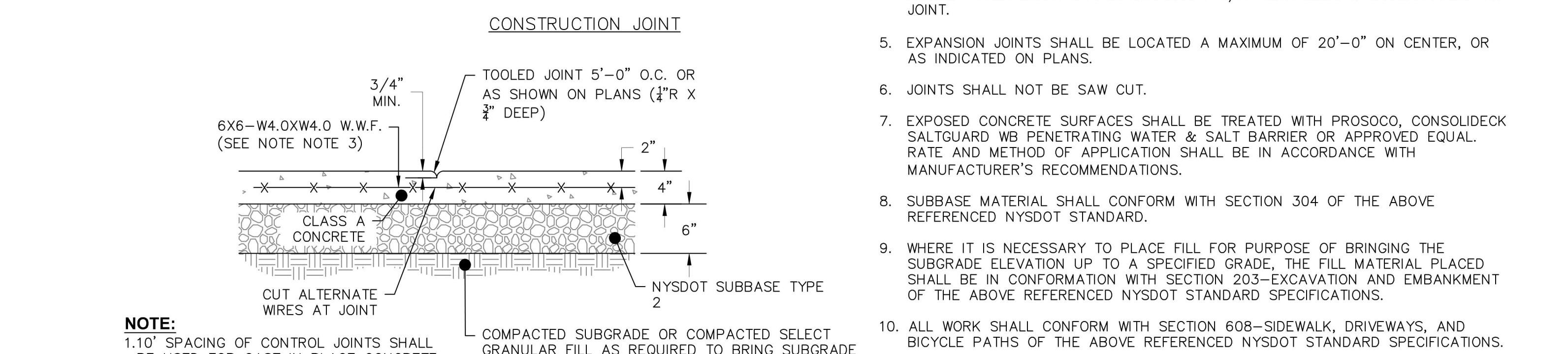
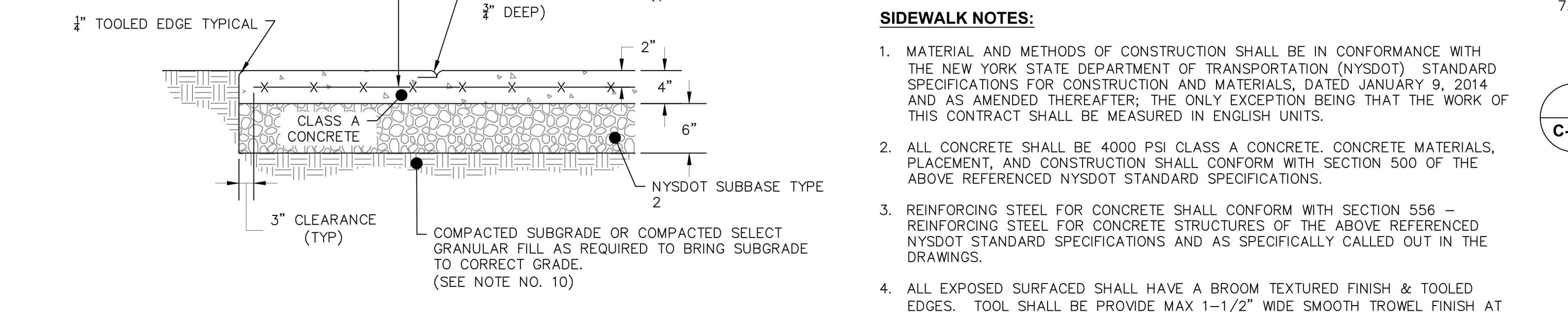
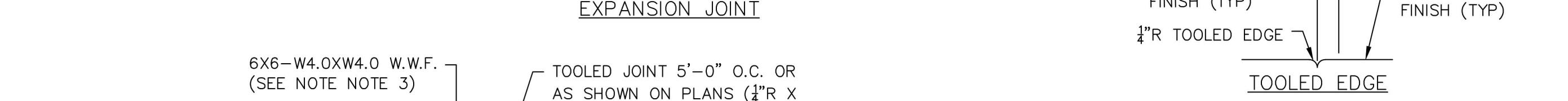
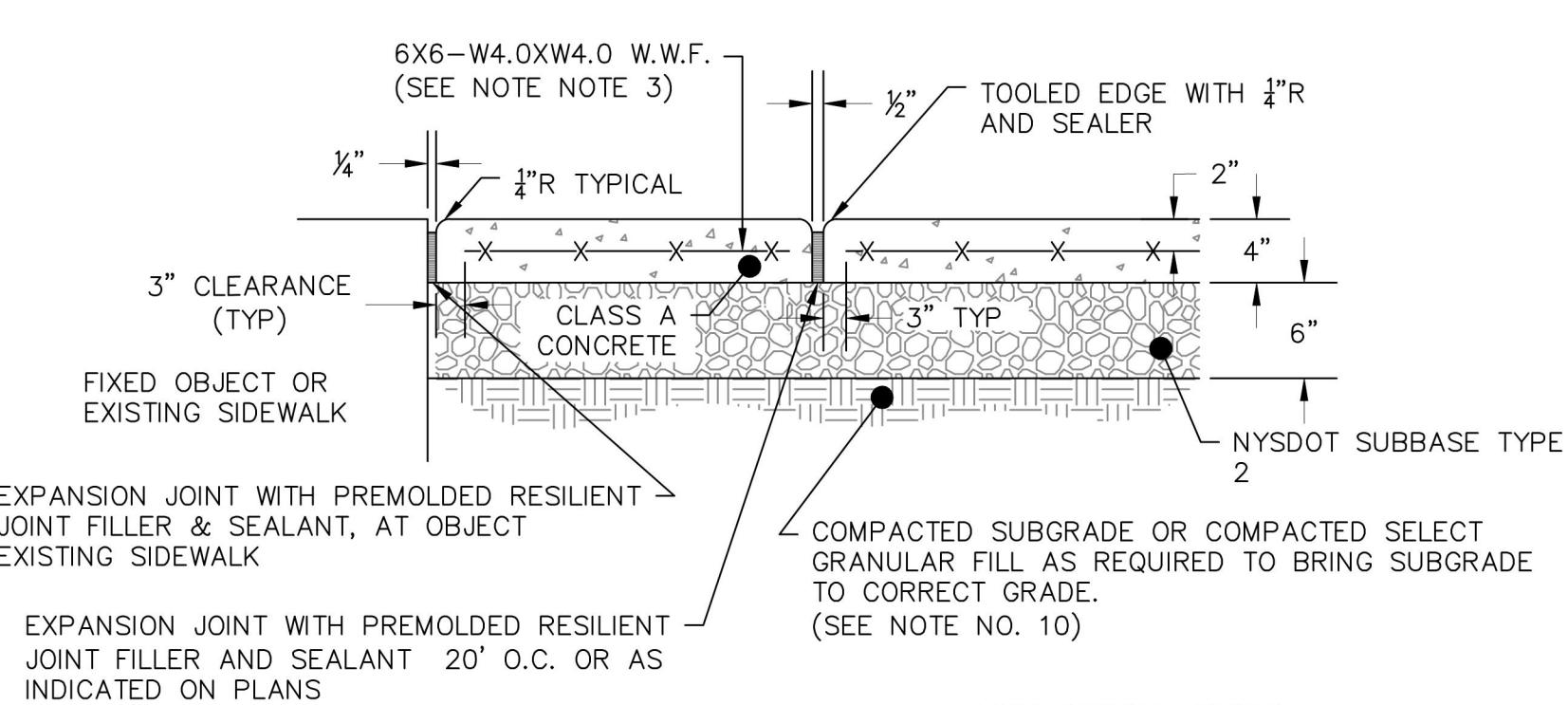
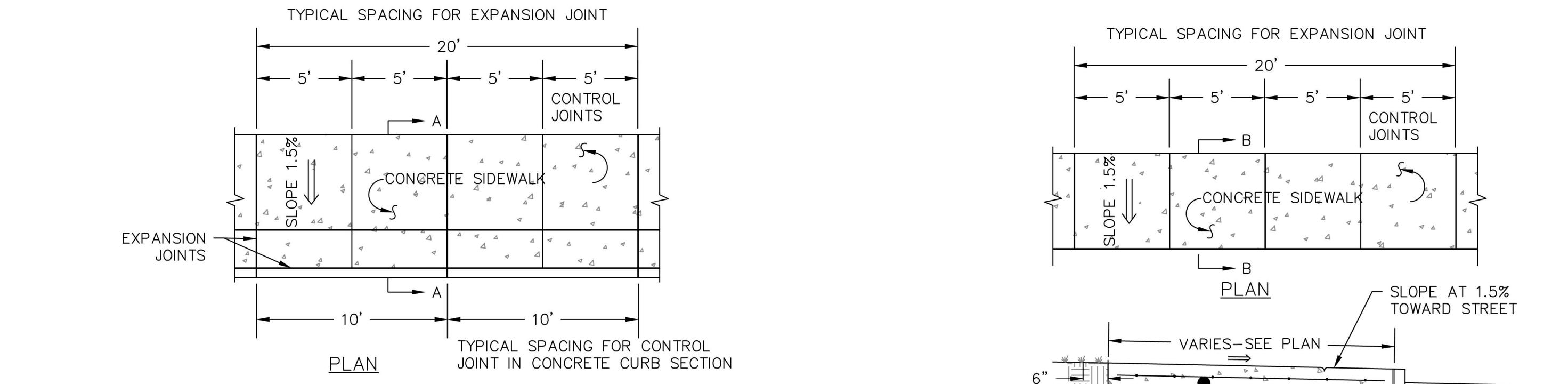
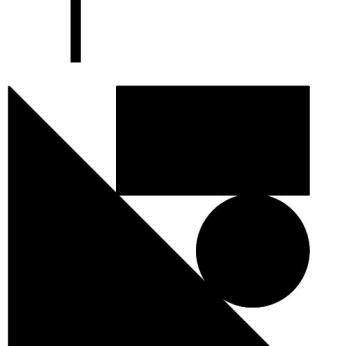
**SITE PLAN - GRADING, DRAINS  
AND UTILITIES**

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CALE: AS NOTED  
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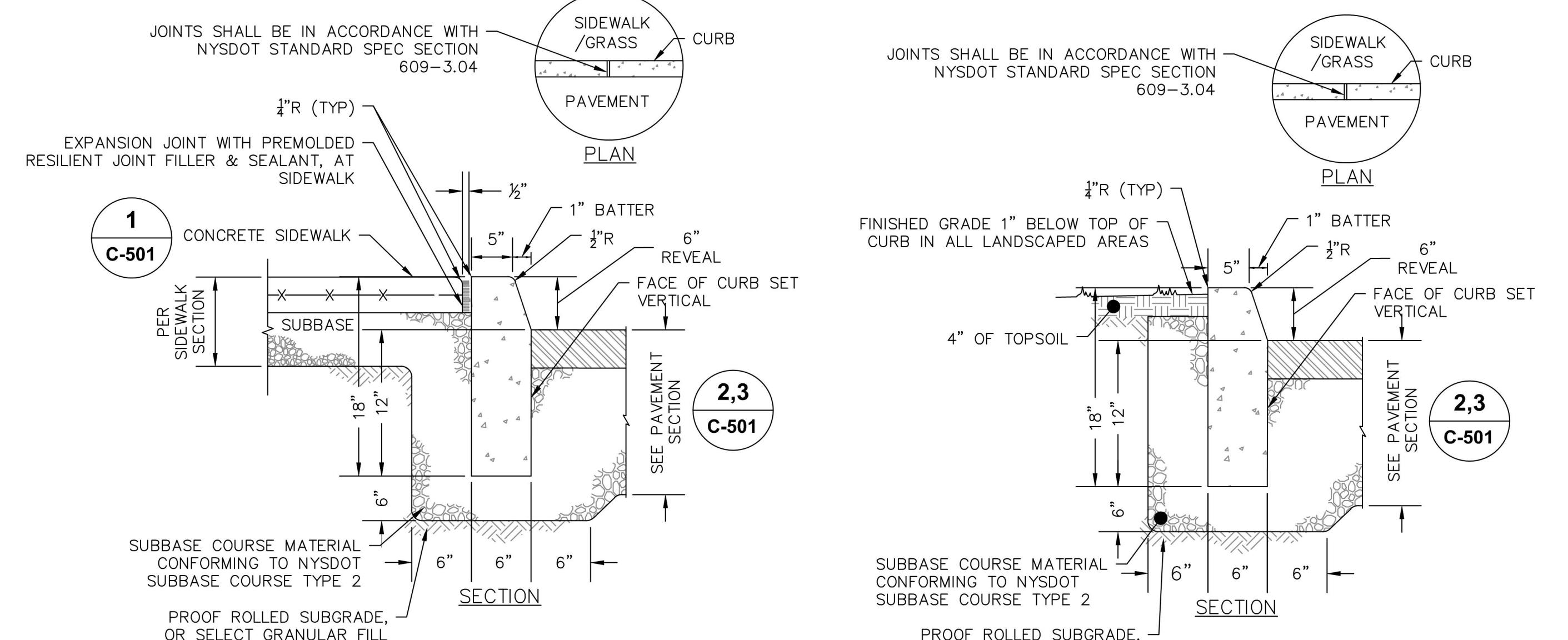
22-02



**NOTE:**  
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.  
2. 5' O.C. SPACING OF CONTROL JOINTS SHALL BE USED FOR SIDEWALKS.

## 1 CONCRETE SIDEWALK DETAIL

C-501 SCALE: NOT TO SCALE



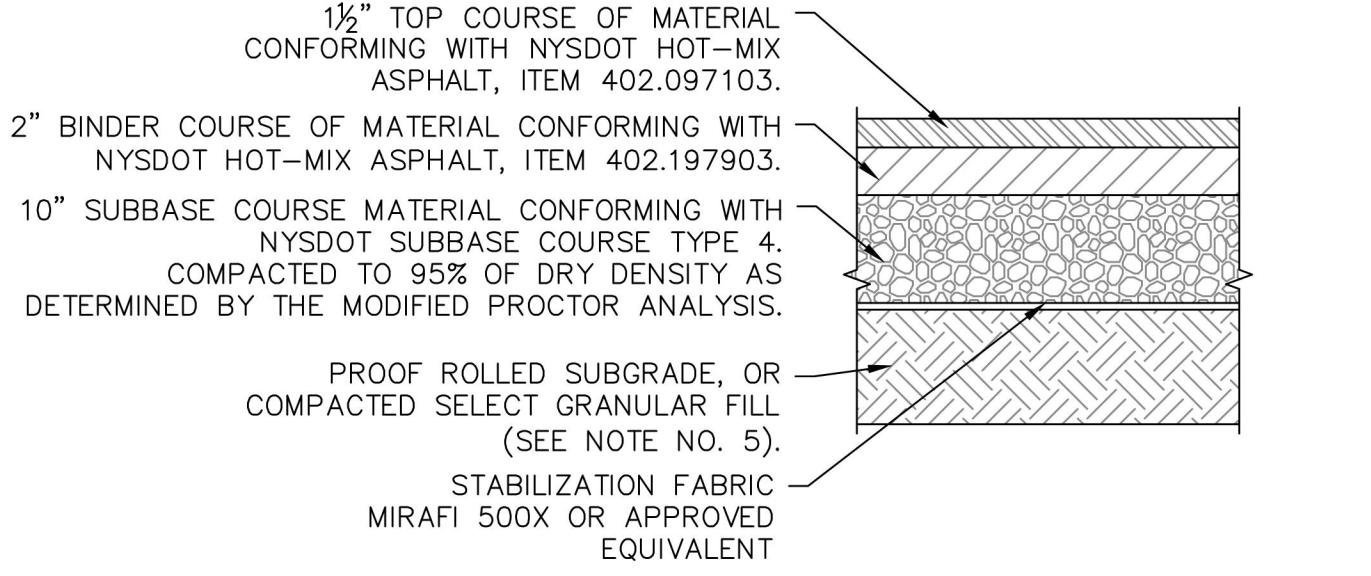
**NOTES:**  
1. CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYS DOT STANDARD SPECIFICATION SECTION 609.  
2. PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER, ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYS DOT SPEC SECTION 609.

## 5 CAST IN PLACE CONCRETE CURB @ SIDEWALK

C-501 SCALE: NOT TO SCALE

## 6 CAST IN PLACE CONCRETE CURB

C-501 SCALE: NOT TO SCALE

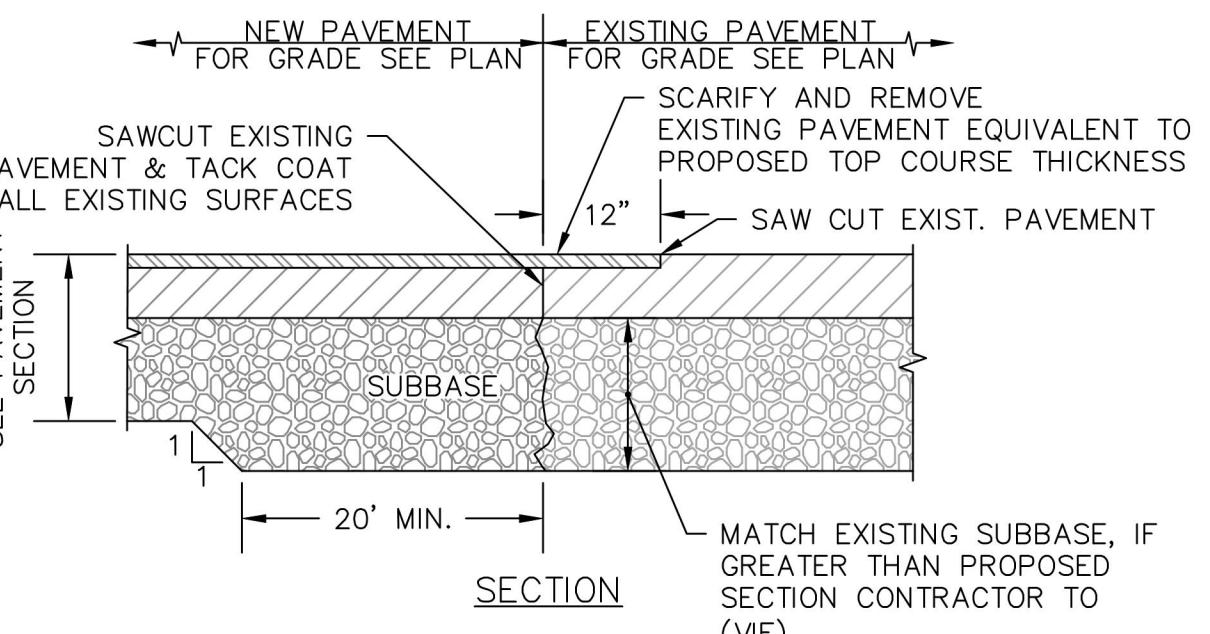


**NOTES:**

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYS DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 9, 2014 AND AS AMENDED THEREAFTER, THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
2. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 – SUBBASE COURSE OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
3. HOT MIX ASPHALT (HMA) PAVEMENT SHALL CONFORM WITH SECTION 400-HOT MIX ASPHALT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS AND THE ITEM NUMBER CALLED OUT IN THESE DRAWINGS. ALTHOUGH SECTION 400 IN ITS ENTIRETY IS REFERENCED, THE HOT MIX ASPHALT (HMA) PAVEMENT(S) SPECIFIED FOR THIS CONTRACT SHALL BE AS SPECIFIED UNDER SECTION 402-HOT MIX ASPHALT (HMA) PAVEMENTS.
4. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
5. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES AND SURFACES OF CURBS BELOW PAVEMENT LEVEL, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTION INTO OR ABUTTING PAVEMENT. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT, DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
6. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYS DOT STANDARD SPECIFICATIONS.
7. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.

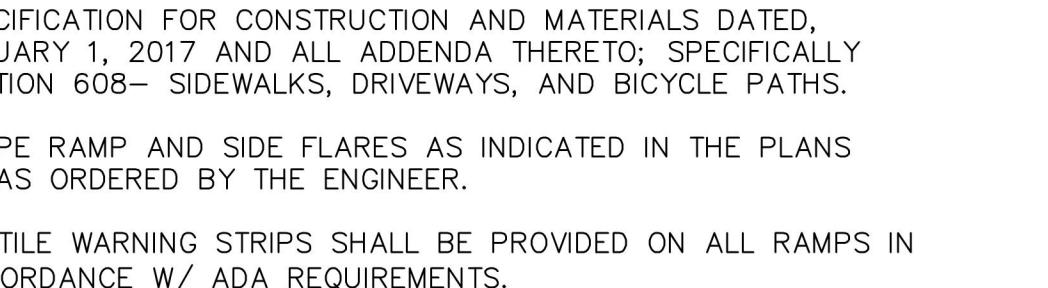
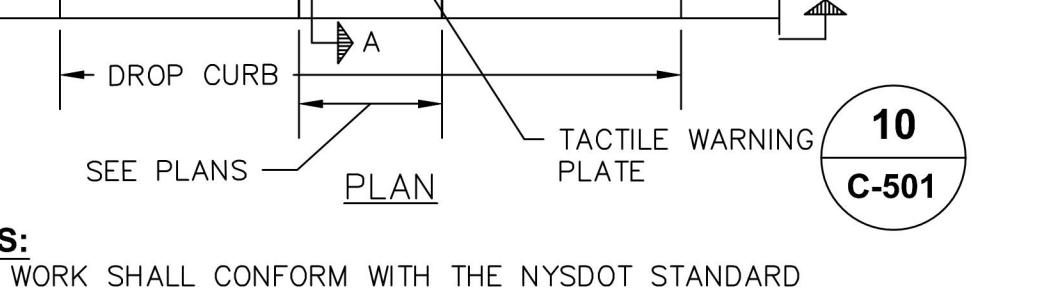
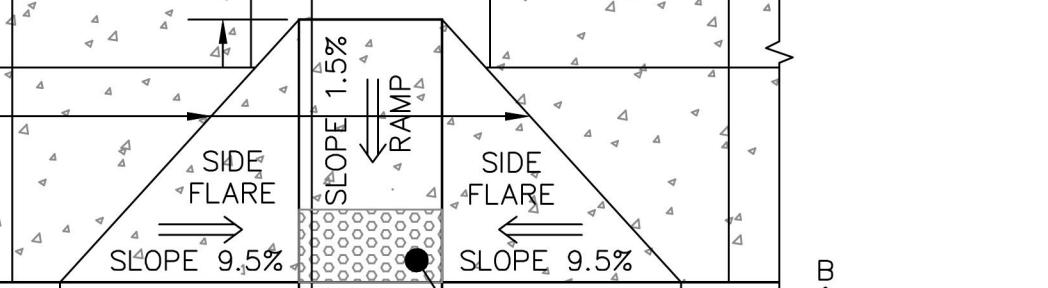
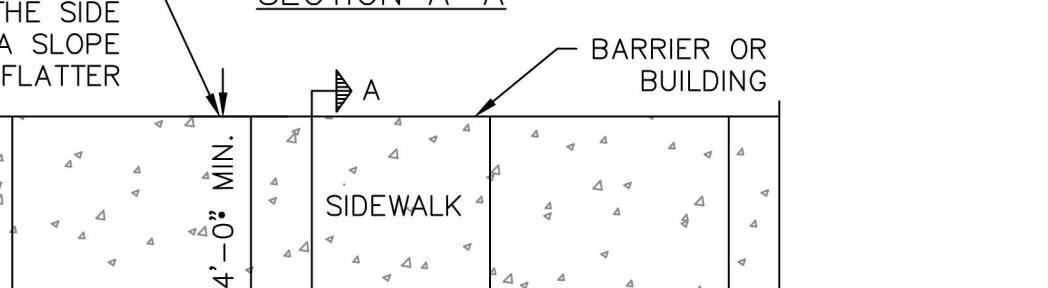
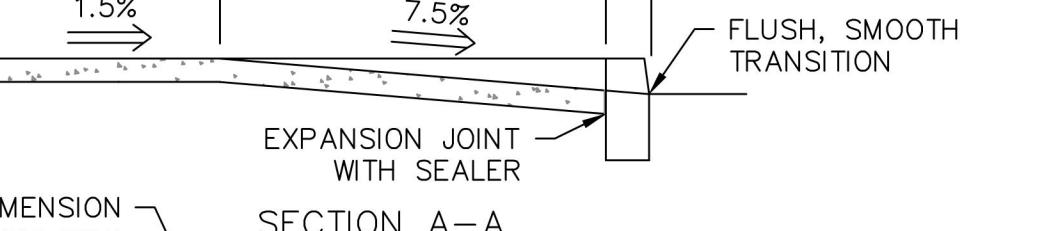
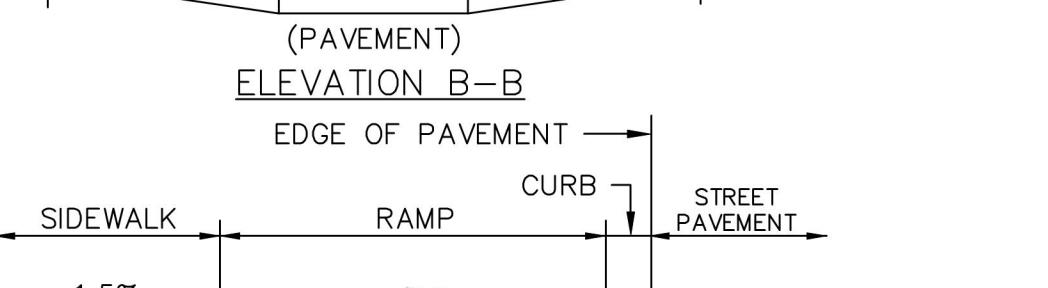
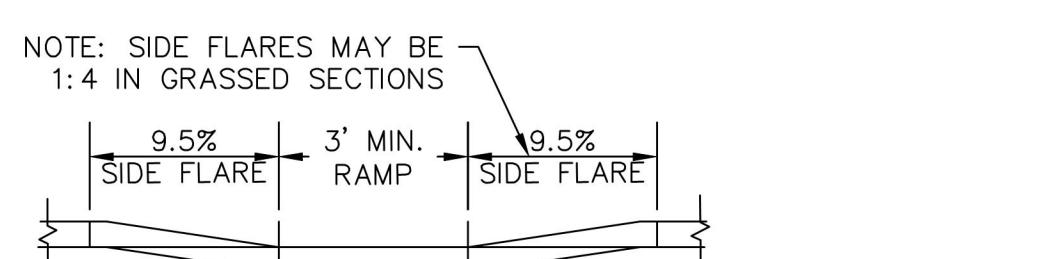
## 2 TYPICAL ASPHALT CONCRETE PAVEMENT

C-501 SCALE: NOT TO SCALE



## 4 PAVEMENT TRANSITION

C-501 SCALE: NOT TO SCALE

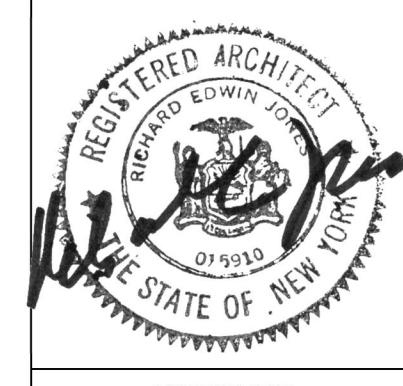


**NOTES:**

1. ALL WORK SHALL CONFORM WITH THE NYS DOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED JANUARY 1, 2017 AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608 – SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.
4. WHERE NO PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, SIDE FLARES MAY BE INSTALLED AT 25% MAX.

## 8 TACTILE WARNING FOR RAMPS

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REVISIONS	DESCRIPTION

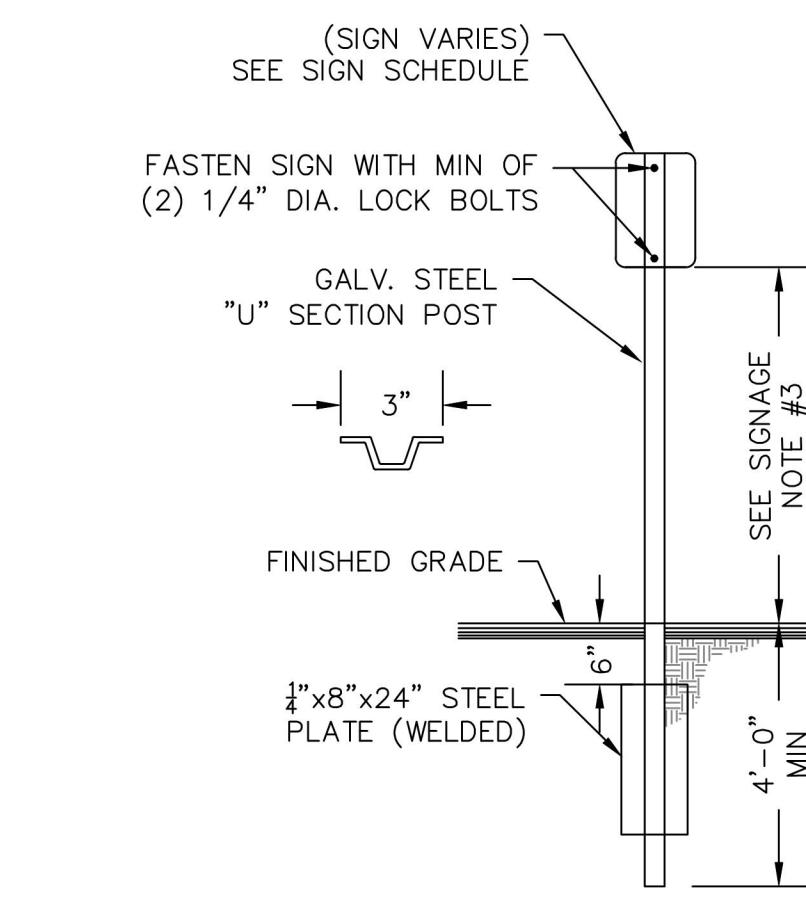
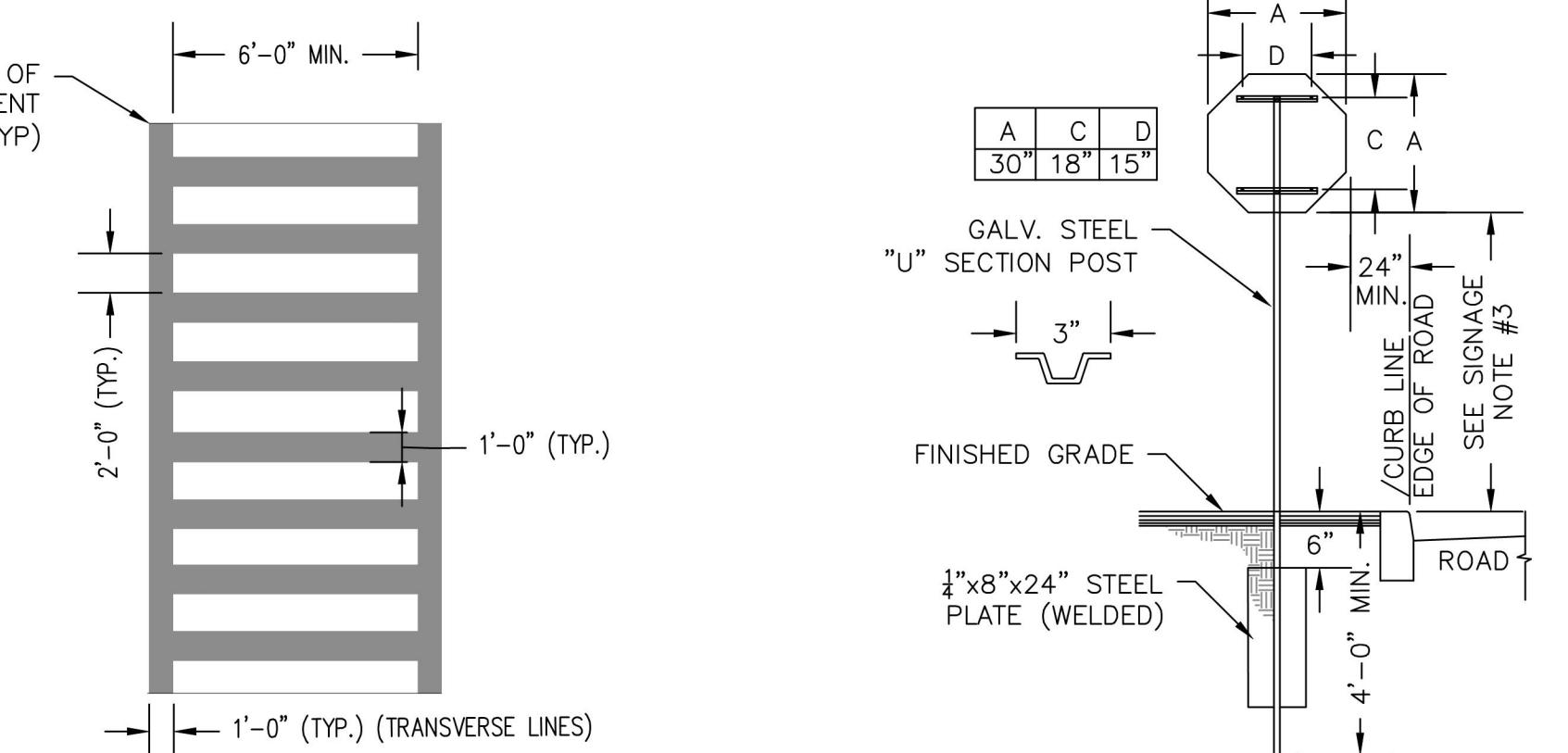
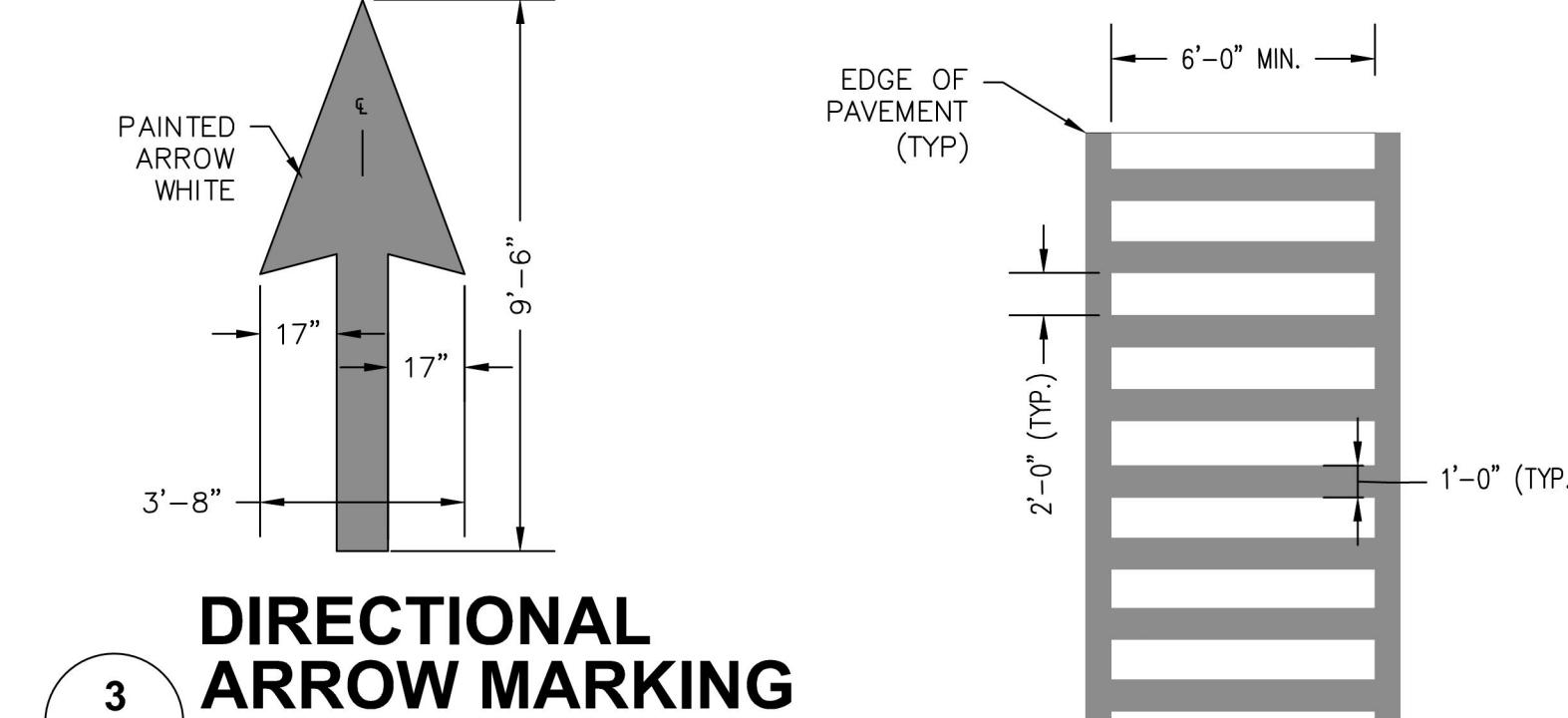
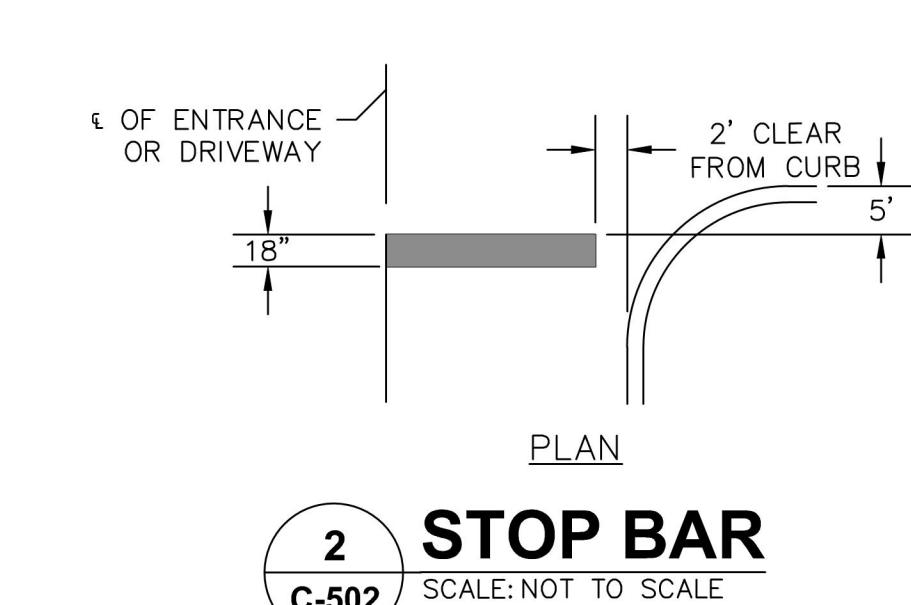
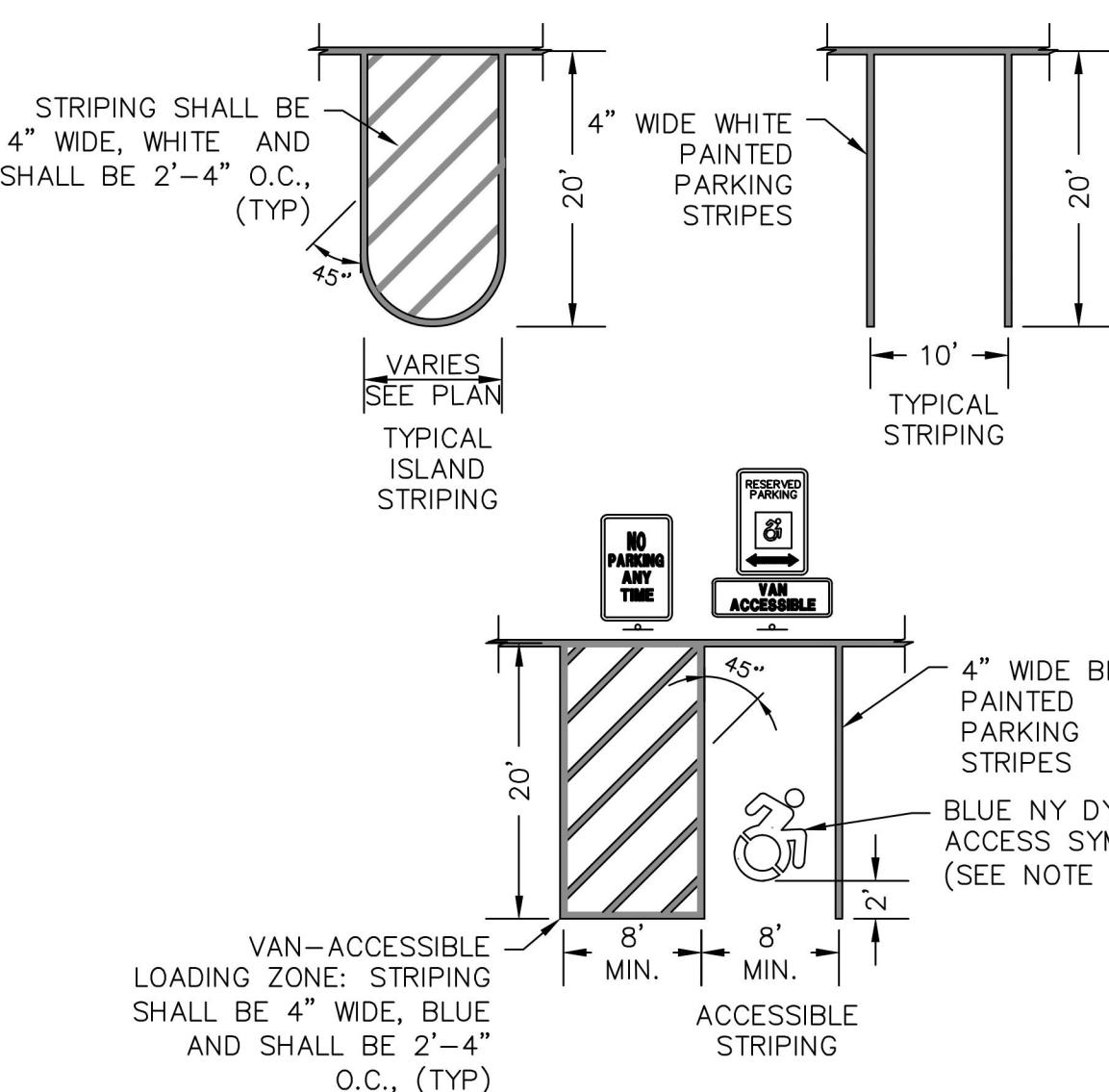
DATE

SIGN SCHEDULE					
SIGN NO.	SIGN FACE	NUMBER	MIN SIZE	COLORS	LEGEND
①	STOP	R1-1	30" x 30"	RED	WHITE
②	RESERVED PARKING	NY R7-8D	12" x 18"	WHITE / BLUE	GREEN / WHITE
③	NO PARKING ANY TIME	R7-1	12" x 18"	WHITE	RED
④	VAN ACCESSIBLE	R7-8p	12" x 6"	WHITE	BLUE
⑤	ONE WAY	R6-1L/R	36" x 12"	BLACK	BLACK / WHITE
⑥	DO NOT ENTER	R5-1	30" x 30"	WHITE	WHITE / RED

REVISIONS

DESCRIPTION

DATE



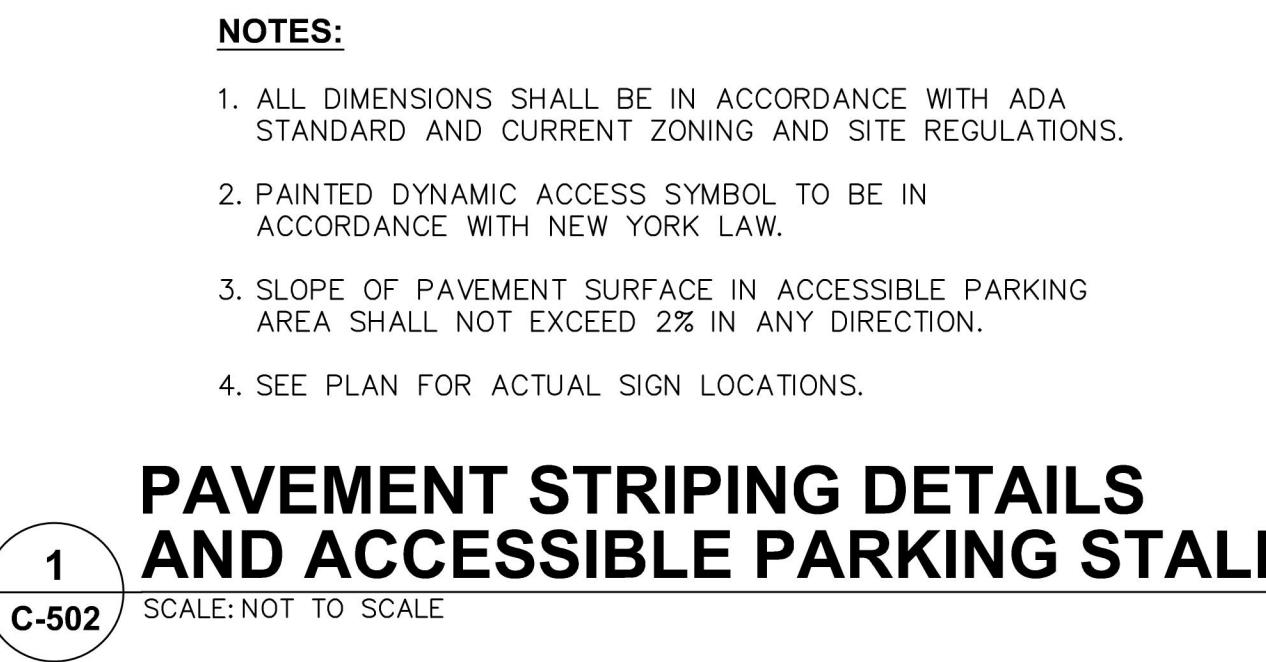
REVISIONS	DESCRIPTION

#### SIGNAGE AND PAVEMENT MARKING NOTES:

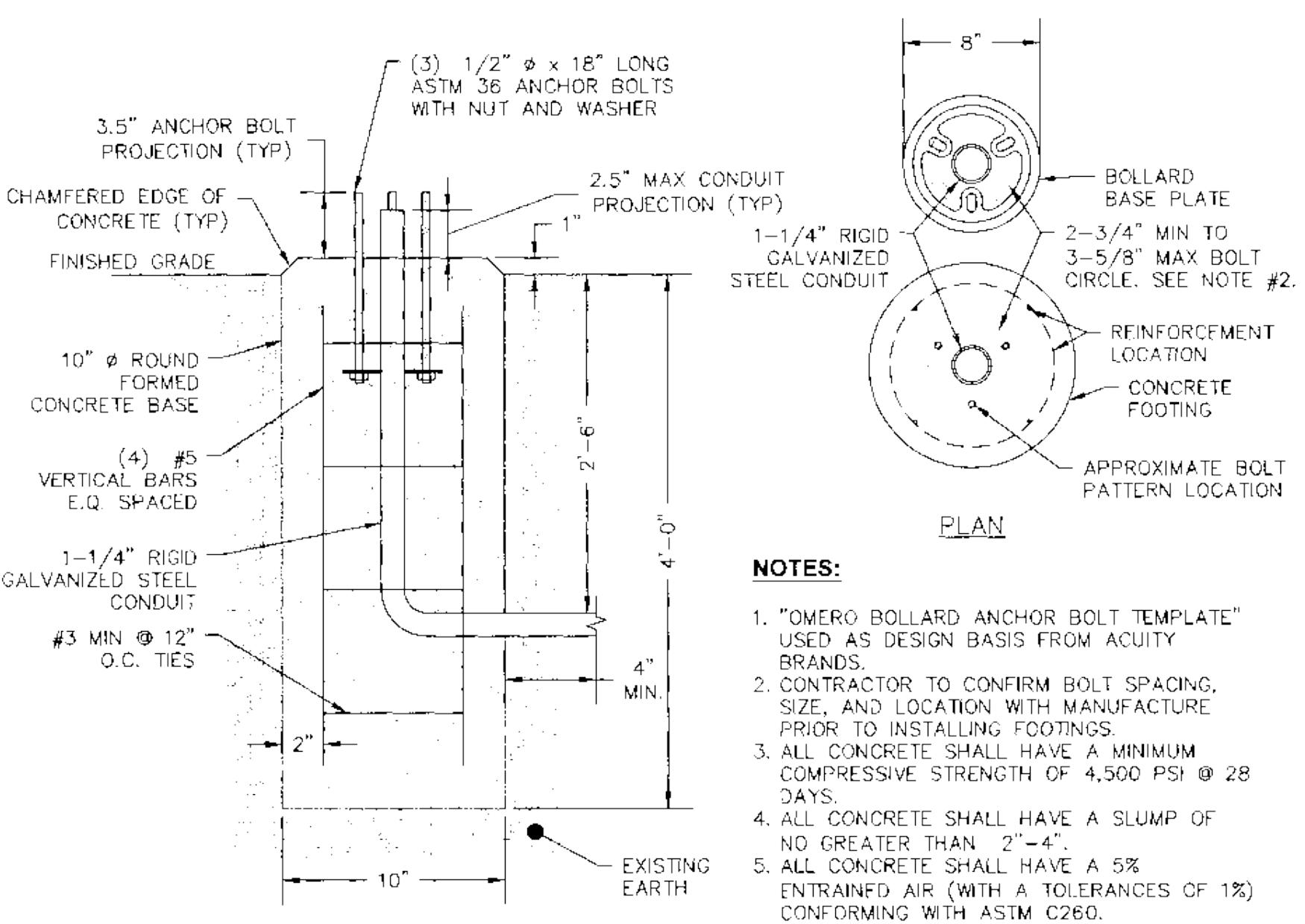
1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
2. PAINTED DYNAMIC ACCESS SYMBOL TO BE IN ACCORDANCE WITH NEW YORK LAW.
3. SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
4. SEE PLAN FOR ACTUAL SIGN LOCATIONS.

5. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."

6. STRIPPING WORK WILL BE REVIEWED AND ACCEPTED BY THE ENGINEER.



1 C-502 SCALE: NOT TO SCALE



#### BOLLARD LIGHT FOOTING DETAIL

15 C-502 SCALE: NOT TO SCALE

NOTES:

1. "OMERO BOLLARD ANCHOR BOLT TEMPLATE" USED AS DESIGN BASIS FROM ACUTY RIGID.
2. CONTRACTOR TO CONFIRM BOLT SPACING, SIZE, AND LOCATION WITH MANUFACTURE PRIOR TO INSTALLING FOOTINGS.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,500 PSI @ 28 DAYS.
4. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 2"-4".
5. ALL CONCRETE SHALL HAVE A 5% ENTRAINED AIR (WITH A TOLERANCES OF 1%) CONFORMING WITH ASTM C260.

SECTION

EXISTING EARTH

PLAN

SECTION

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5. ALL CONCRETE SHALL HAVE A 5% ENTRAINED AIR (WITH A TOLERANCES OF 1%) CONFORMING WITH ASTM C260.

SECTION

EXISTING EARTH

PLAN

SECTION

NOTES:

1. "OMERO BOLLARD ANCHOR BOLT TEMPLATE" USED AS DESIGN BASIS FROM ACUTY RIGID.
2. CONTRACTOR TO CONFIRM BOLT SPACING, SIZE, AND LOCATION WITH MANUFACTURE PRIOR TO INSTALLING FOOTINGS.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,500 PSI @ 28 DAYS.
4. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 2"-4".
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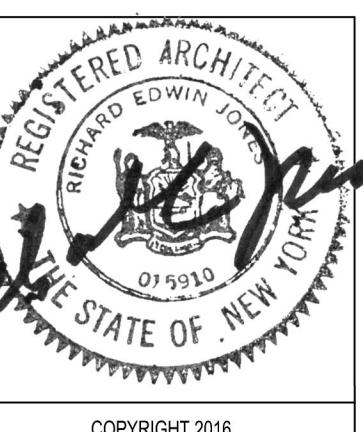
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PLAN

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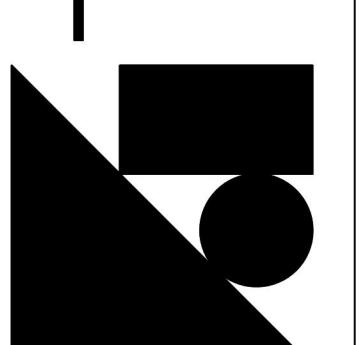


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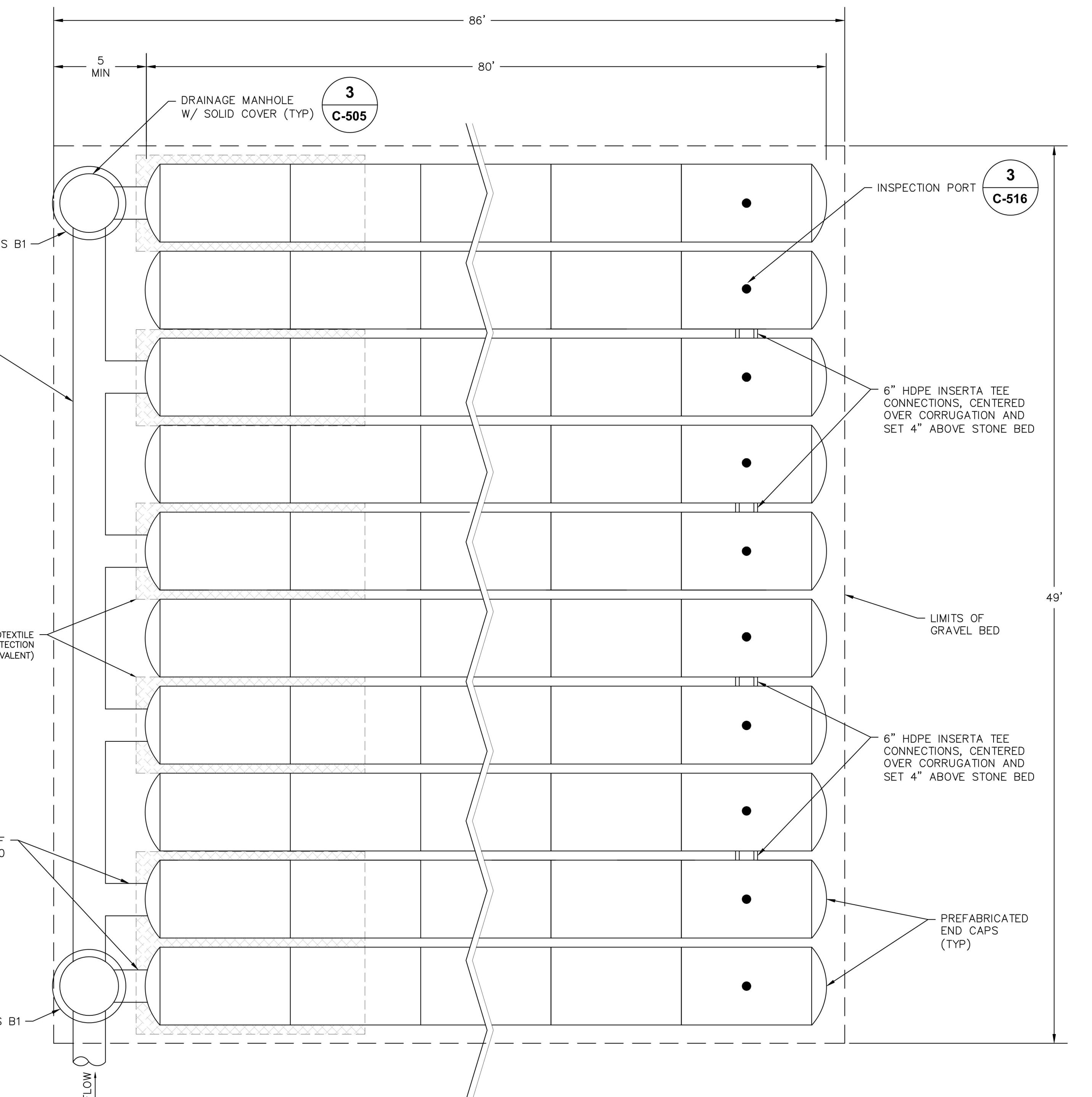
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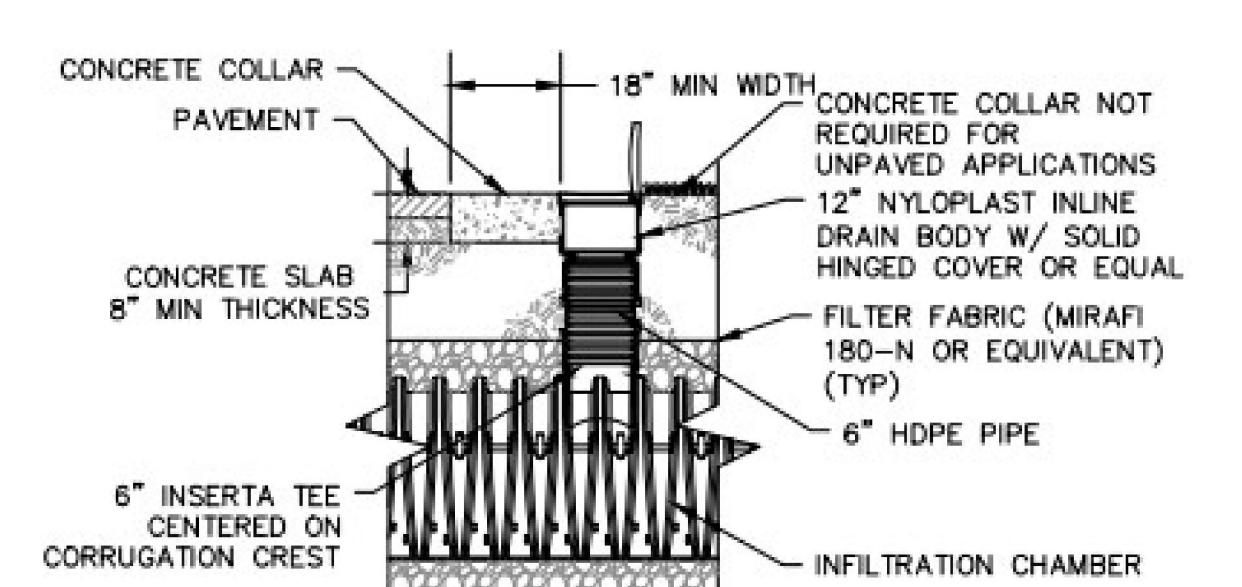
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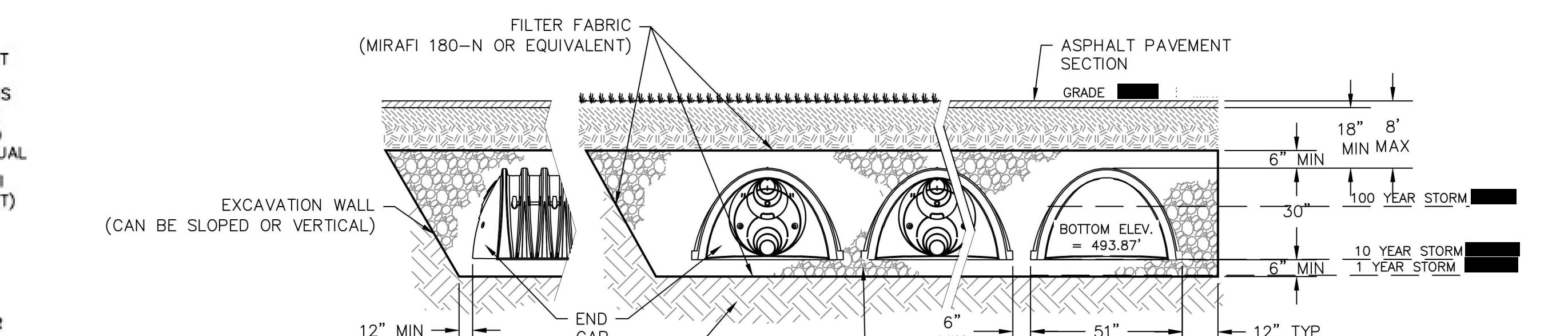
2202



4 C-506 STORMWATER INFILTRATION CHAMBER - PLAN VIEW



3 C-506 INSPECTION PORT DETAIL



5 C-506 STORMWATER INFILTRATION CHAMBER - SECTION VIEW

UNDERGROUND INFILTRATION CHAMBER B NOTES:

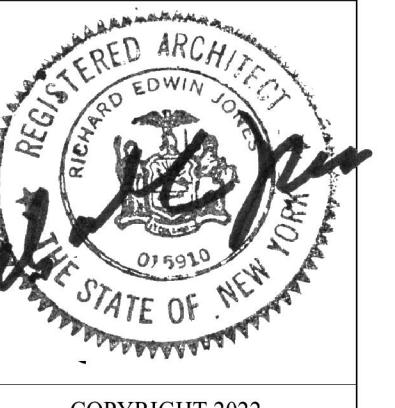
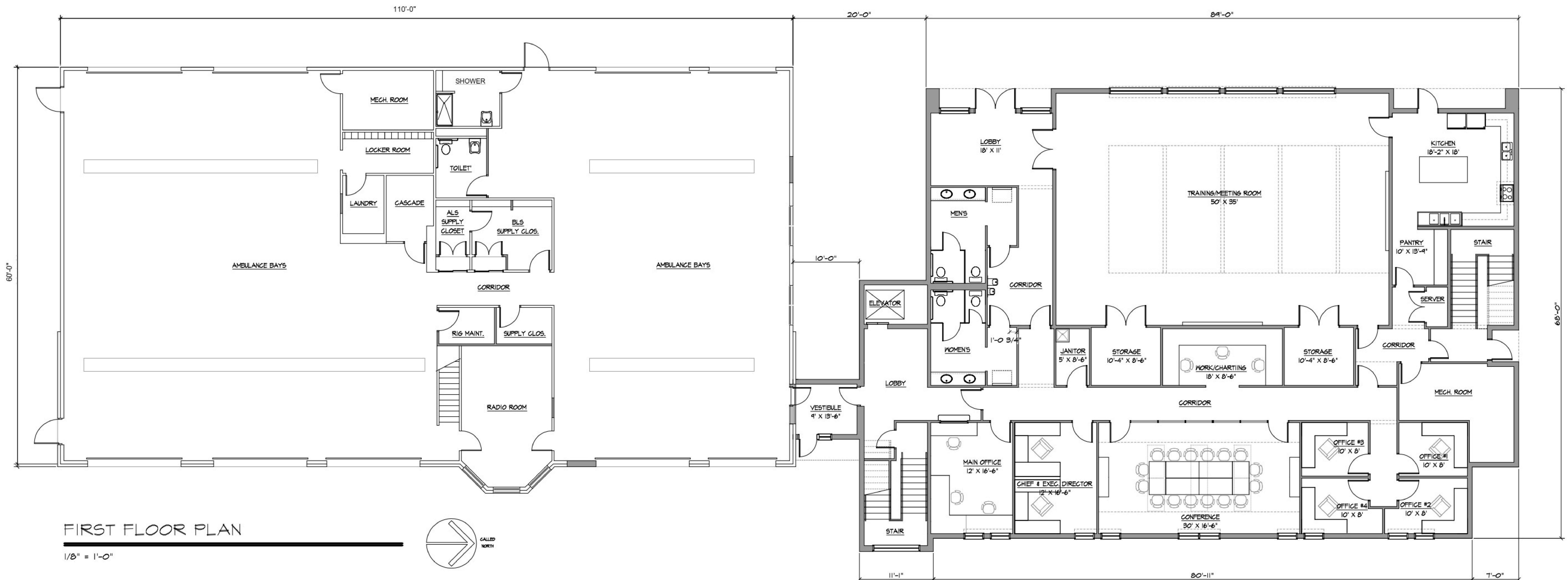
1. SYSTEM WAS DESIGNED TO HANDLE A 100-YEAR STORM EVENT AND ALLOW INFILTRATION OF ALL RUNOFF. STORMWATER RUNOFF FROM THE BUILDING ROOF AND SURROUNDING AREA WILL BE COLLECTED IN A CLOSED STORMWATER SYSTEM ON SITE AND ALLOW THE WATER TO INFILTRATE INTO THE GROUND THROUGH THE USE OF AN UNDERGROUND INFILTRATION CHAMBER SYSTEM. THE INFILTRATION SYSTEM HAS BEEN SIZED TO STORE THE 100-YEAR STORM EVENT.
2. THE PROJECT SITE INCLUDES HYDROLOGIC TYPE A SOILS. THE MINIMUM INFILTRATION RATE OF 30 INCHES/HOUR WAS USED IN DESIGN OF THE SYSTEM, BASED ON FIELD TESTING COMPLETED THAT RECORDED AN INFILTRATION RATE OF >60" INCHES/HOUR.
3. STORMTECH SC-740 INFILTRATION CHAMBERS WERE USED AS THE DESIGN BASIS AND SHOULD BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. DESIGN BASIS INCLUDED 110 CHAMBERS WITH END CAPS (10 ROWS OF 11 CHAMBERS) AND 6" FOUNDATION STONE LAYER FOR A TOTAL STORAGE VOLUME OF 9,007 CF. THE CHAMBER SYSTEM WILL HAVE 100% OF THE WQV PRETREATED THROUGH THE USE OF HYDRODYNAMIC SEPARATORS.

THAT RECORDED AN INFILTRATION



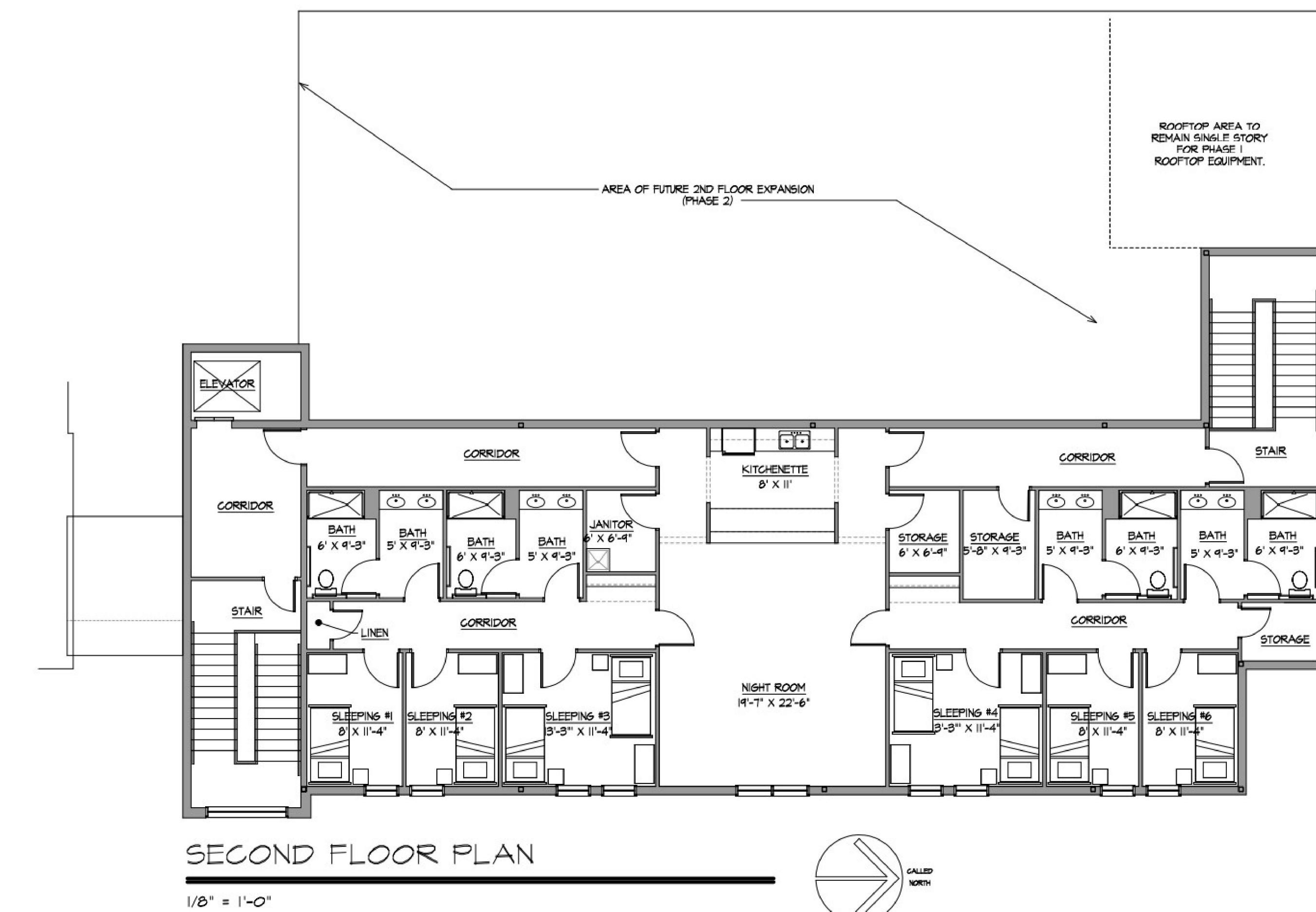






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Revision Schedule	Date
No.	Description



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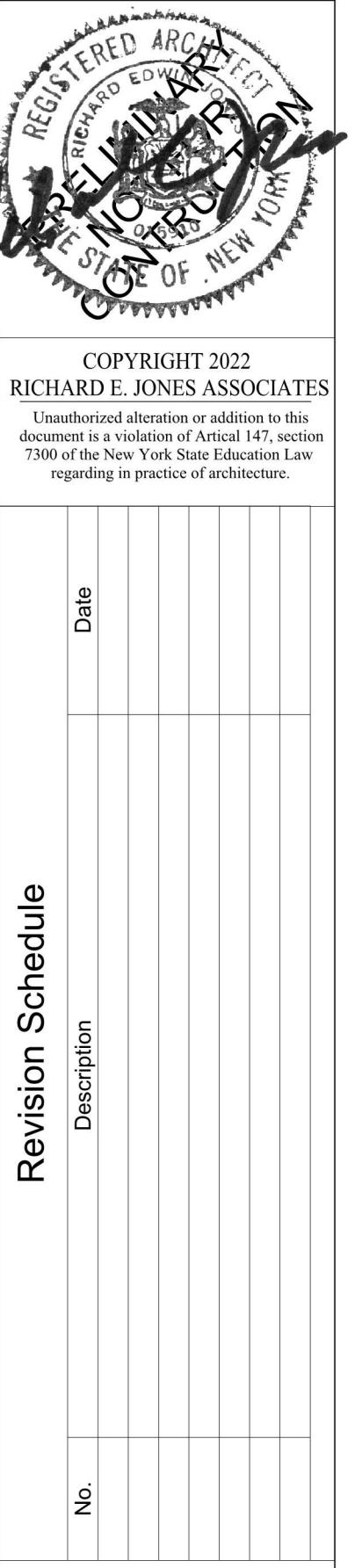
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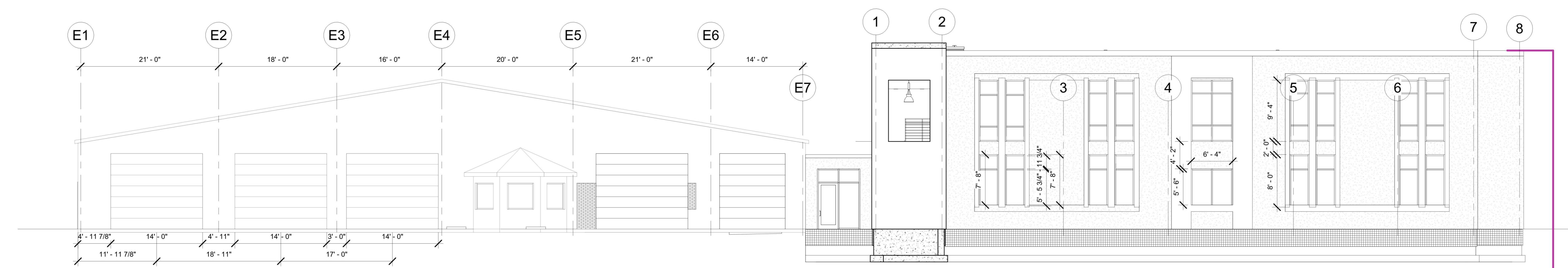
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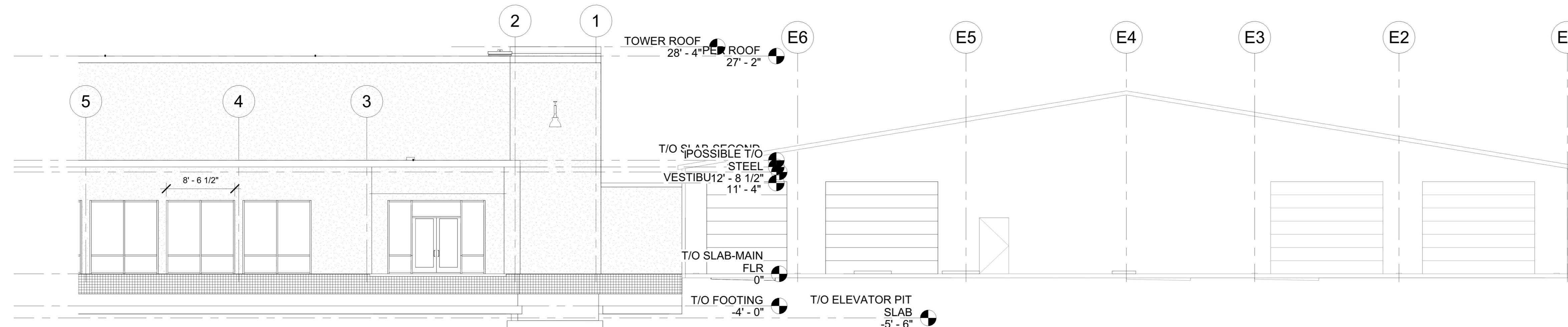
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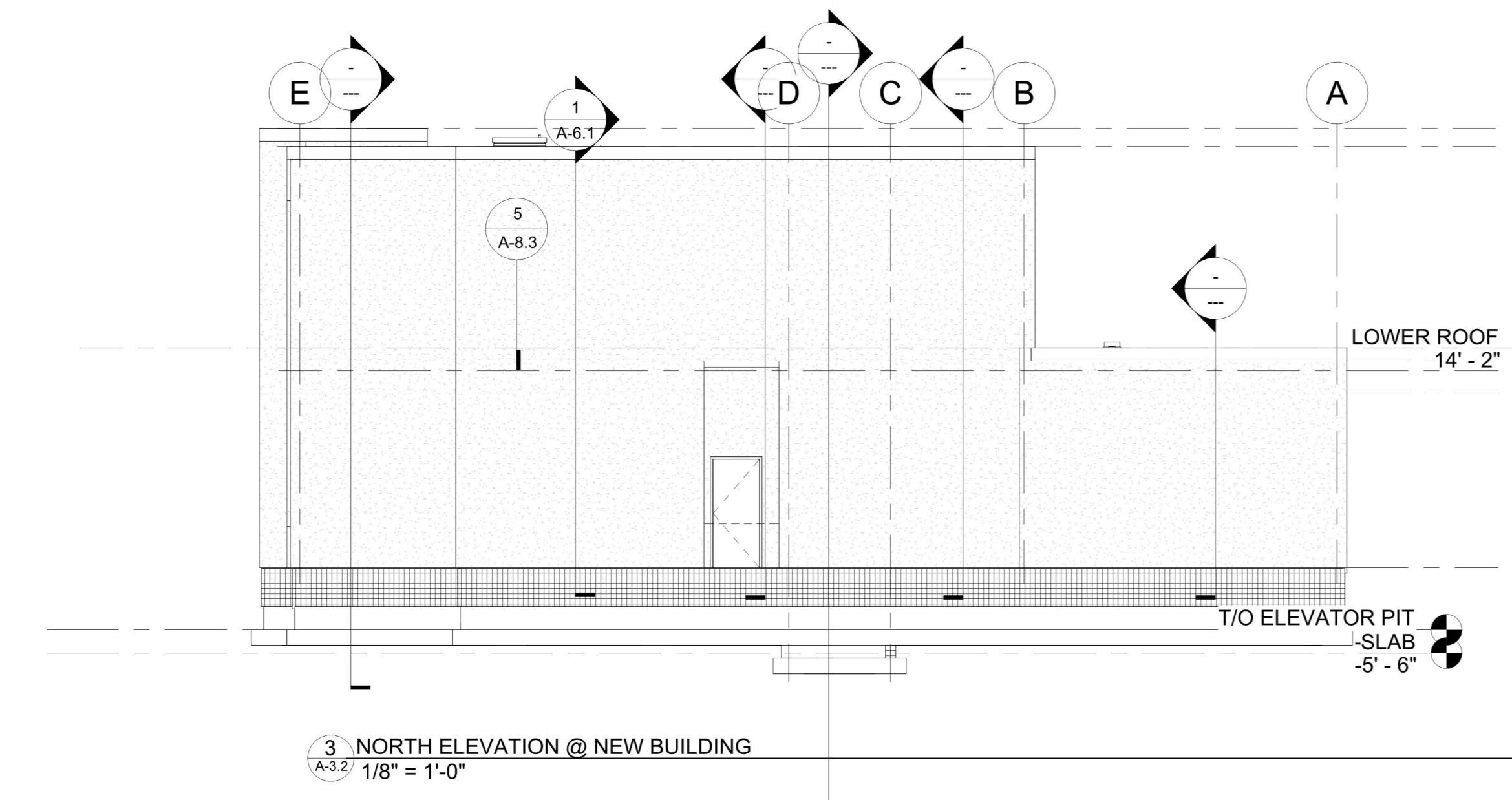
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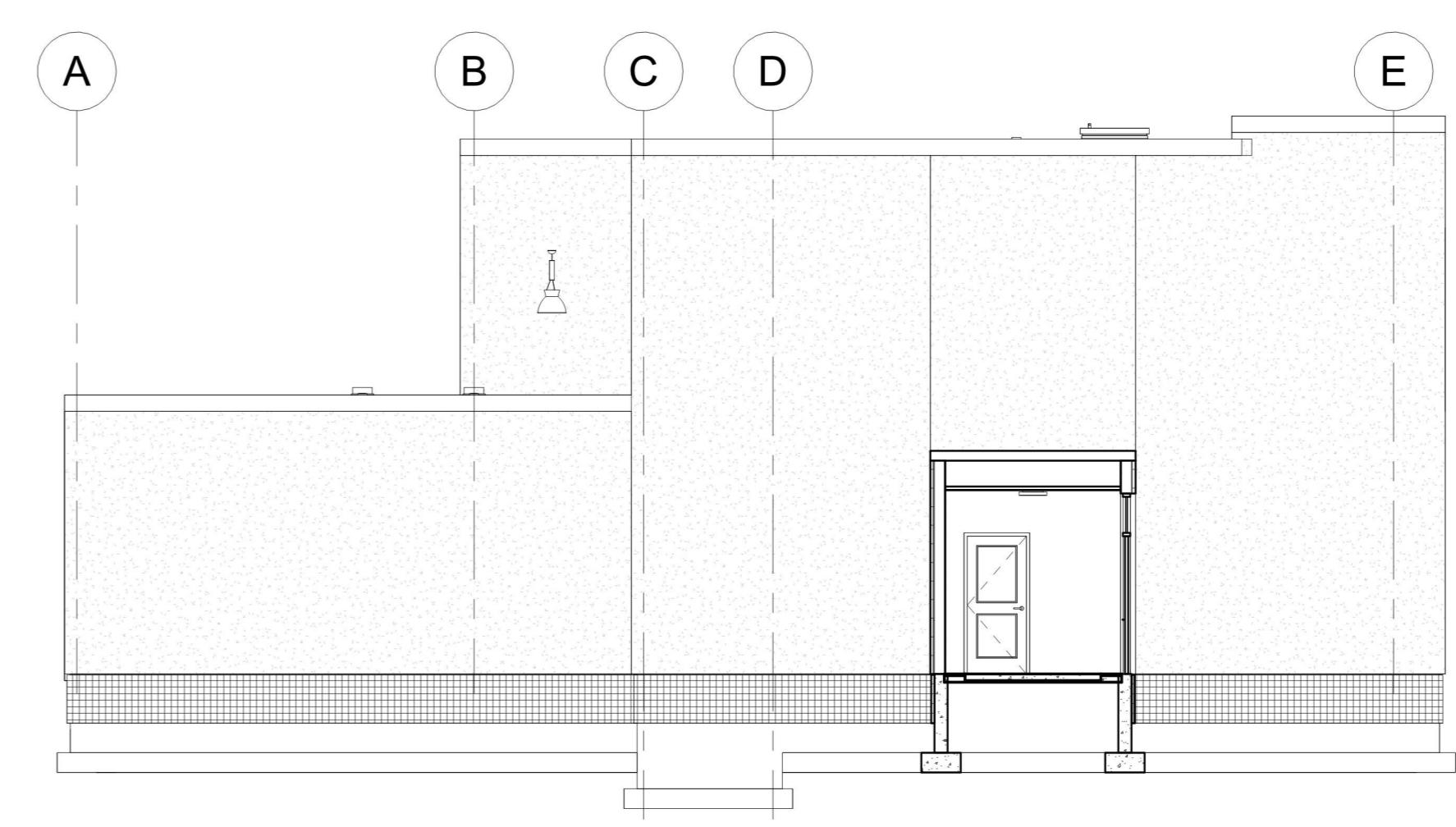
1 EAST ELEVATION  
A-3.2 1/8" = 1'-0"



2 WEST ELEVATION  
A-3.2 1/8" = 1'-0"



3 NORTH ELEVATION @ NEW BUILDING  
A-3.2 1/8" = 1'-0"



4 SOUTH ELEVATION @ NEW BUILDING  
A-3.2 1/8" = 1'-0"

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A-3.2