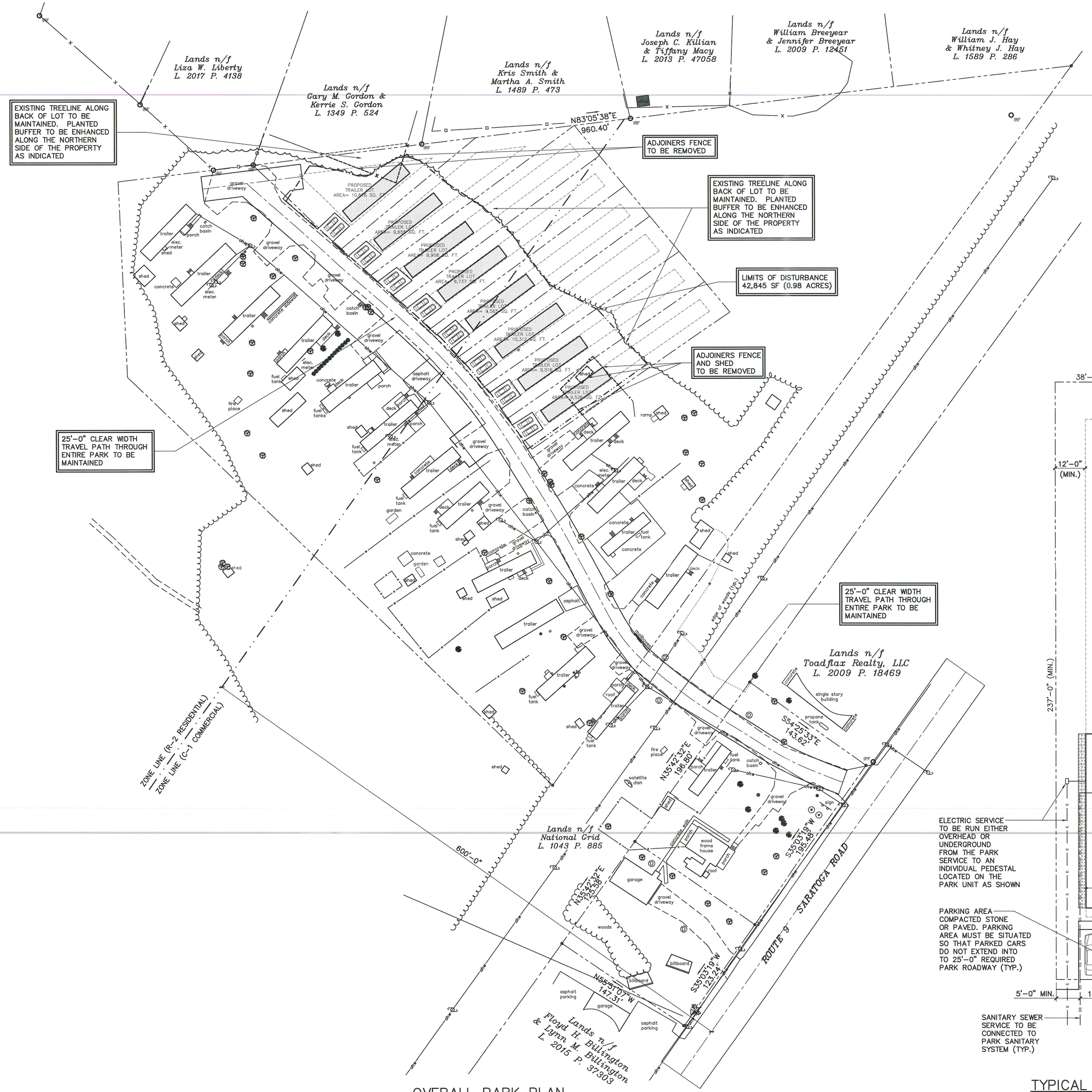


OVERALL PARK PLAN
1" = 50'-0"

GENERAL NOTES

INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM A SURVEY DRAWING PREPARED BY RUSSELL E. HOWARD LICENSED LAND SURVEYOR

LEGEND

- PROPERTY LINE
- PROPERTY LINE SETBACKS
- 330 EXISTING CONTOURS
- 330 NEW CONTOURS
- E UNDERGROUND ELECTRIC SERVICE
- SS SANITARY SEWER
- W WATER SERVICE
- E/P EDGE OF PAVEMENT
- UNDERGROUND GAS SERVICE

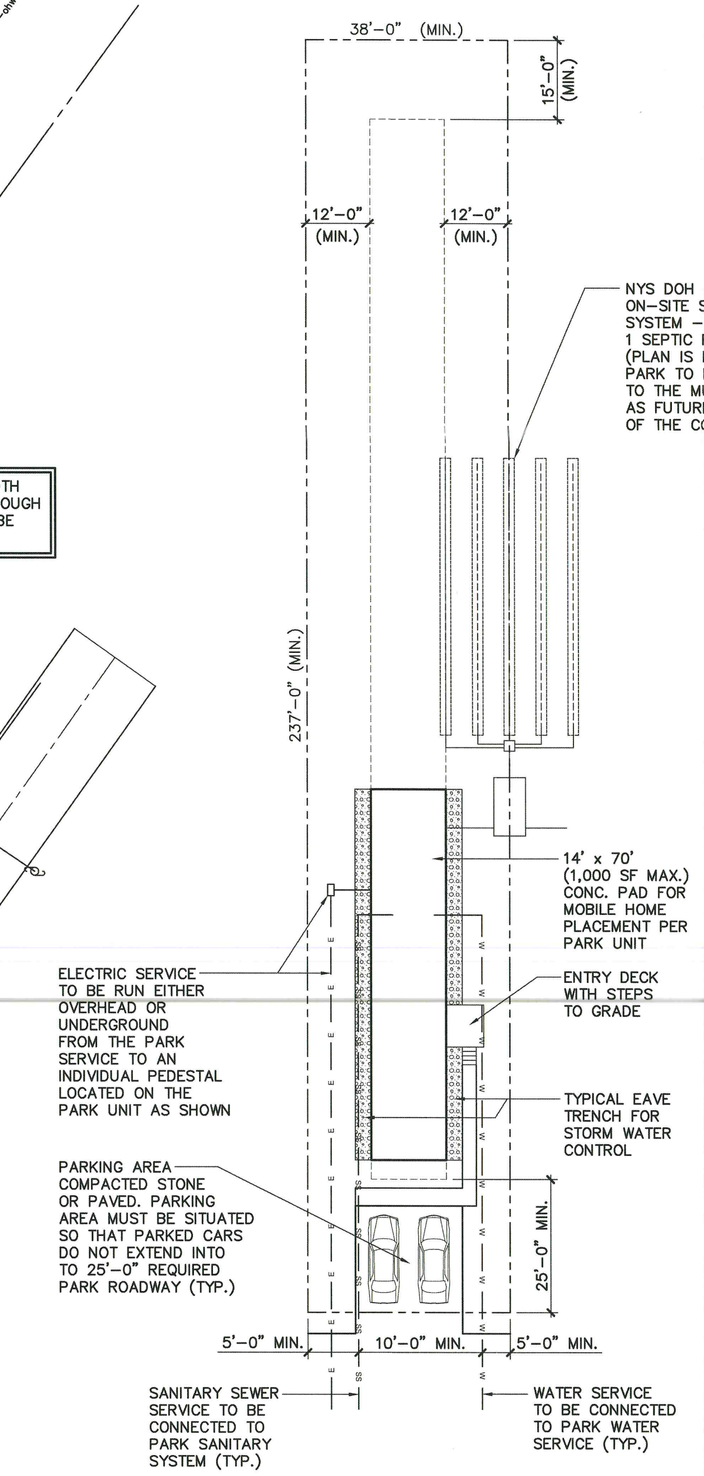
SITE DATA

PROPERTY ZONING CLASSIFICATION: C–1 (COMMERCIAL – 600' FROM C–LINE OF ROUTE 9) R–2 (RESIDENTIAL BEYOND 600' FROM C–LINE OF ROUTE 9)

MINIMUM LOT SIZE: 9,000 SF PER REGULATION 96–6.
MINIMUM LOT WIDTH: 38 FEET

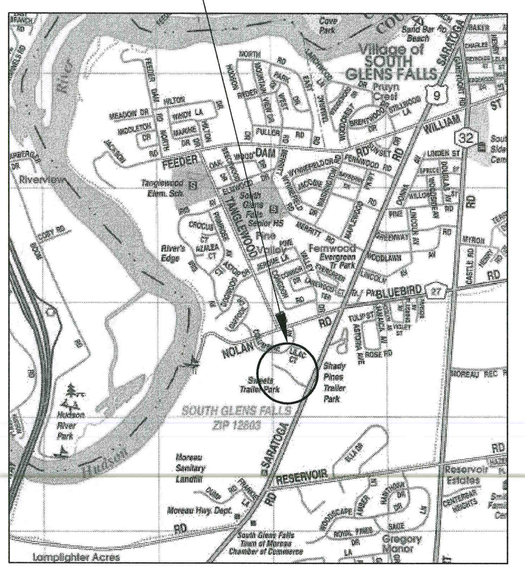
TAX MAP NUMBER: 63.–1–2

SETBACKS	REQUIRED
FRONT	25'–0"
SIDE	12'–0"
REAR	15'–0"
MAXIMUM OCCUPIED AREA	1,000 SF



TYPICAL PARK UNIT
1" = 20'-0"

PROJECT LOCATION



PROJECT LOCATION MAP
NO SCALE

50 0 25 50 100

GRAPHIC SCALE
1" = 50'-0"

No.	DESCRIPTION	DATE

REVISIONS

RUCINSKI HALL ARCHITECTURE
Ronald Richard Rucinski
Ethan Peter Hall
134 Dix Avenue
Glens Falls N.Y. 12801
Voice 518 741 0268
Fax 518 741 0274
Email ephall@rha–pc.com

© 2023
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM OR PORTION OF THIS DOCUMENT IN ANY WAY

WORK IS TO BE AS SHOWN & NOTED AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, TRADE ASSOCIATION PUBLISHED RECOMMENDATIONS AND GENERALLY ACCEPTED LOCAL CONSTRUCTION INDUSTRY PRACTICES.

Park Expansion Plan for Hudson Heights Community

1617 NYS Route 9
Town of Moreau, New York 12828

RUCINSKI HALL ARCHITECTURE

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

CAD FILE NAME	ACAD\LOISELLE\1617 ROUTE 9\C–1
SCALE	AS NOTED
DRAWN BY	
DRAWING TITLE	OVERALL PARK PLAN
DRAWING No.	C–1

Y:\Loiselle - 1617 Route 9 - Moreau\C-1.0 Site Plan.dwg, 3/1/2025 11:33:32 AM, pdfFactory pc3