

**GENERAL NOTES**  
 INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM  
 A SURVEY DRAWING PREPARED BY W. J. ROJRKE ASSOCIATES

**LEGEND**

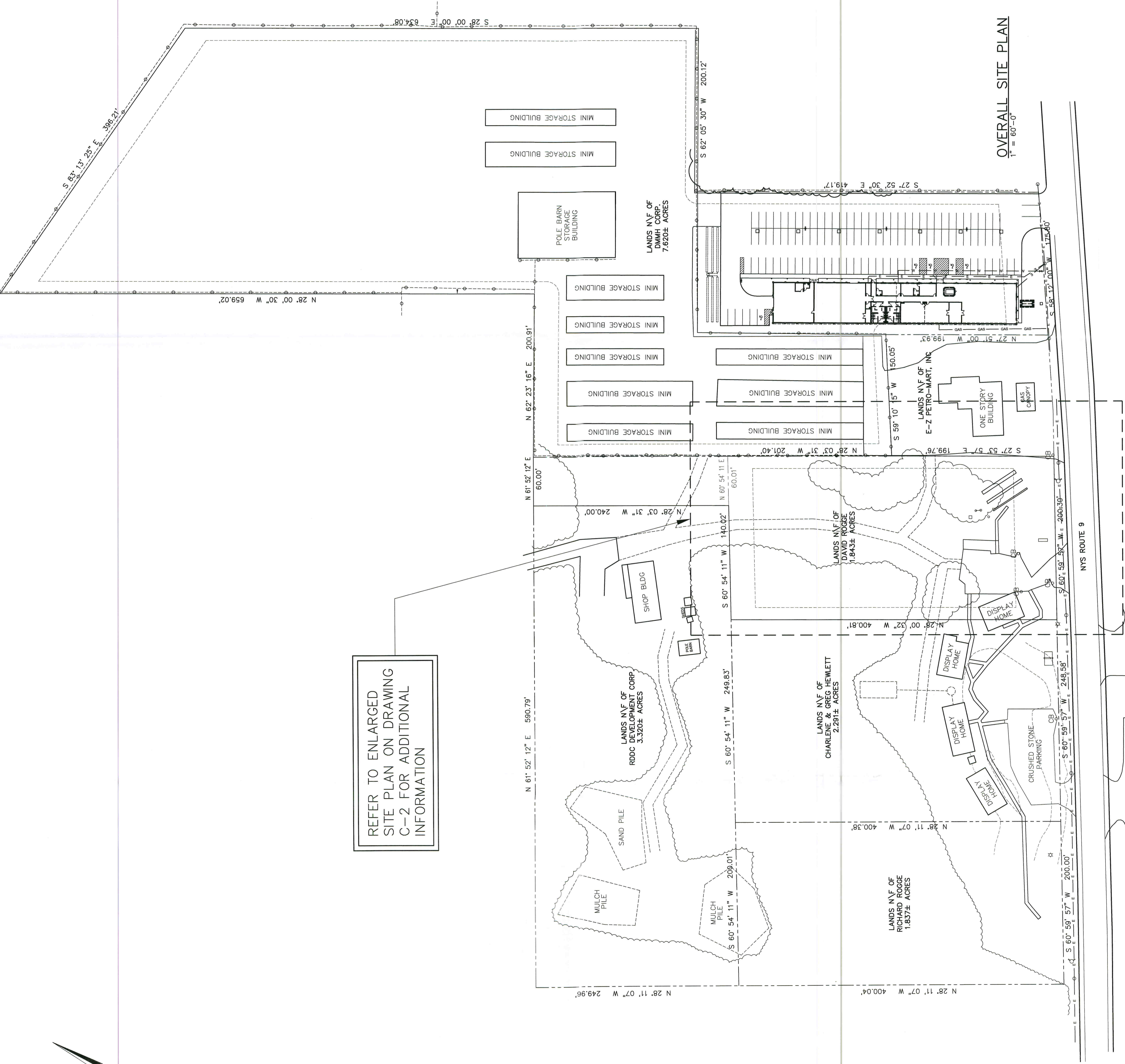
---	PROPERTY LINE
---	PROPERTY LINE SETBACKS
---	EXISTING CONTOURS
---	NEW CONTOURS
---	UNDERGROUND ELECTRIC SERVICE
---	SANITARY SEWER
---	WATER SERVICE
---	EDGE OF PAVEMENT
---	UNDERGROUND GAS SERVICE

**SITE DATA**  
 PROPERTY ZONING CLASSIFICATION: C-1 GENERAL COMMERCIAL  
 MINIMUM LOT SIZE: 1 ACRE  
 MINIMUM LOT WIDTH: 200 FEET

**SETBACKS**  
 FRONT: 15'-0"  
 SIDE: 15'-0"  
 REAR: 30'-0"  
 MAXIMUM BUILDING HEIGHT: 30'-0"  
 MAXIMUM LOT COVERAGE: 40%

**REQUIRED**  
 15'-0"  
 15'-0"  
 30'-0"  
 30'-0"  
 40%

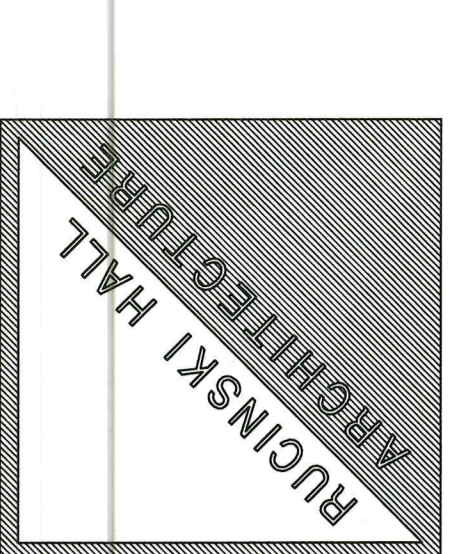
REFER TO ENLARGED  
 SITE PLAN ON DRAWING  
 C-2 FOR ADDITIONAL  
 INFORMATION



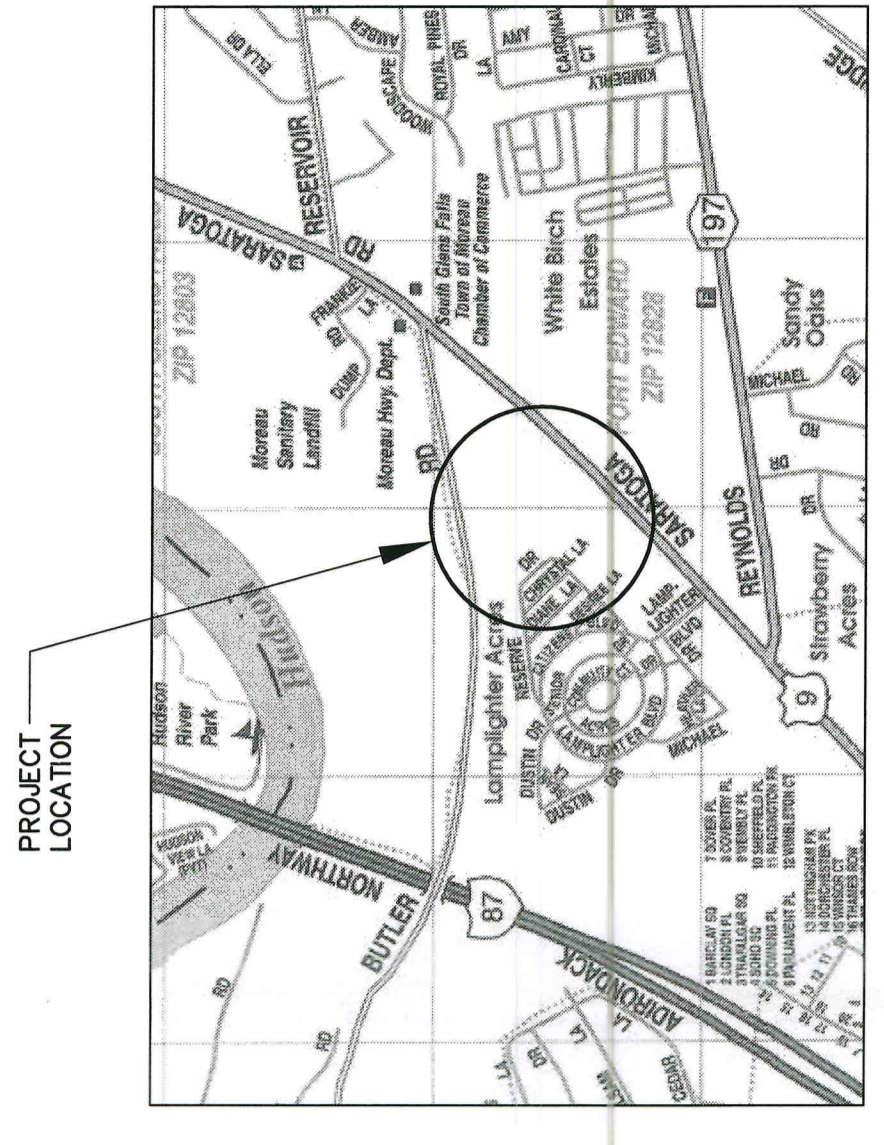
No.	DESCRIPTION	DATE	REVISIONS

**RUCINSKI HALL ARCHITECTURE**  
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 Glens Falls N.Y. 12801  
 Ethon Peter Hall  
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**Overall Site Map for  
 DMMH Corp. &  
 David Rogge**  
 1427 - 1429 Route 9  
 Town of Moreau, New York 12828



CAD FILE NAME: JACAD\ROGGE\1427-1429 C-1  
 SCALE: AS NOTED  
 DRAWN BY:  
 DRAWING TITLE: OVERALL SITE PLAN  
 DRAWING No. C-1



**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



**OVERALL SITE PLAN**  
 1" = 60'-0"



**GENERAL NOTES**  
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**LEGEND**

---	PROPERTY LINE
---	PROPERTY LINE SETBACKS
---	EXISTING CONTOURS
---	NEW CONTOURS
---	UNDERGROUND ELECTRIC SERVICE
---	UNDERGROUND GAS SERVICE
---	SANITARY SEWER
---	WATER SERVICE
---	EDGE OF PAVEMENT
---	UNDERGROUND GAS SERVICE

**SITE DATA**

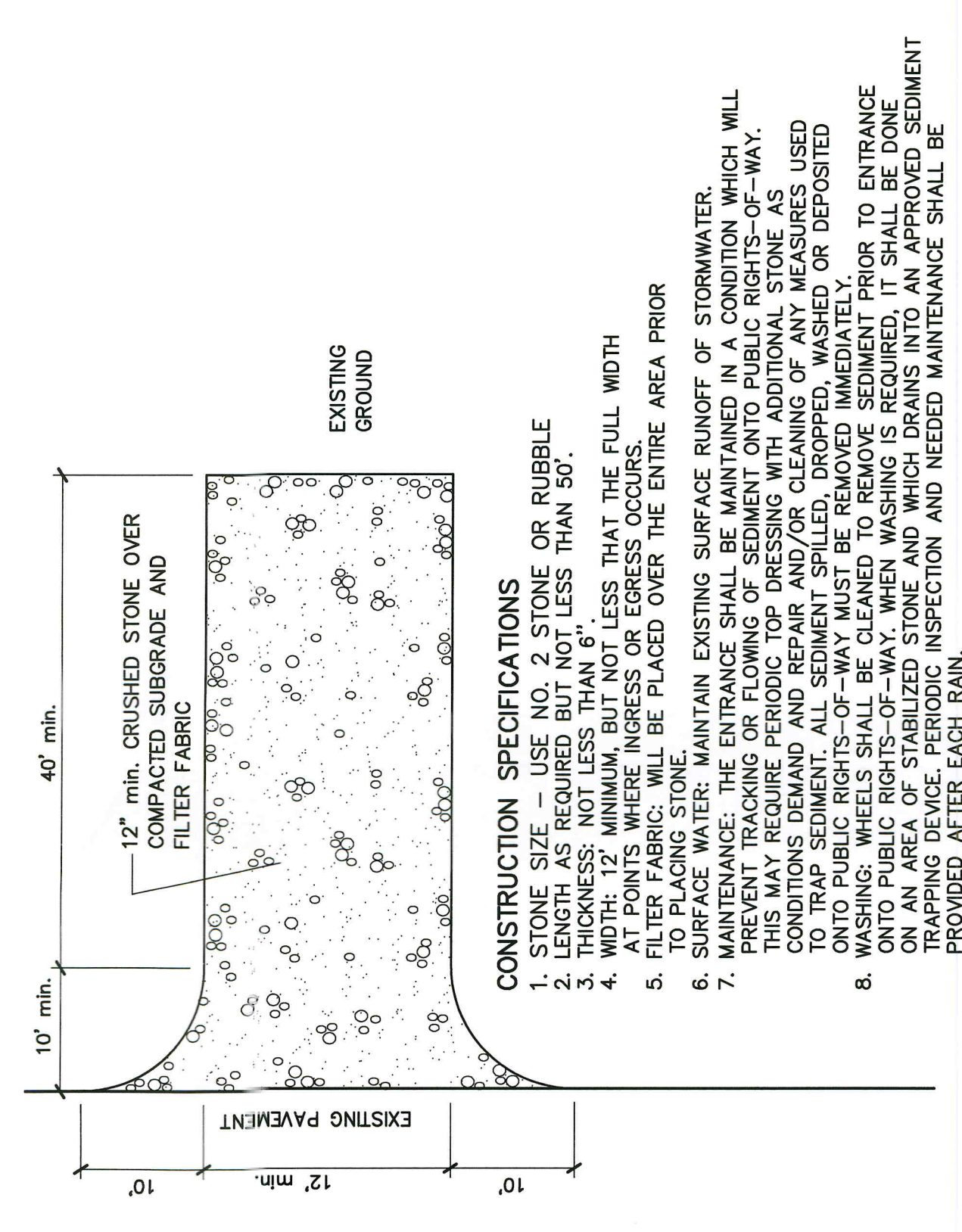
PROPERTY ZONING CLASSIFICATION: C-1 GENERAL COMMERCIAL  
 MINIMUM LOT SIZE: 1 ACRE  
 MINIMUM LOT WIDTH: 200 FEET

**SETBACKS**  
 FRONT: 15'-0"  
 SIDE: 15'-0"  
 REAR: 30'-0"  
 MAXIMUM BUILDING HEIGHT: 8 FEET  
 MAXIMUM LOT COVERAGE: 40%

ACTUAL LOT SIZE: 413,707 SF (9.50 ACRES)  
 ACTUAL FRONTAGE: 200.30 FEET

**EXISTING SITE COVERAGE CONDITIONS**

COMPONENT	AREA	PERCENTAGE
TOTAL SITE	413,707 SF	100.0%
PAVING & WALKS	1,482 SF	0.36%
GREEN SPACE	359,213 SF	86.83%



**CONSTRUCTION ROAD ENTRANCE**  
 NOT TO SCALE

- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE NO. 2 STONE OR RUBBLE
  - LENGTH AS REQUIRED BUT NOT LESS THAN 50'
  - THICKNESS: NOT LESS THAN 6"
  - MINIMUM NUMBER OF LAYERS: NOT LESS THAN 2
  - WHEELS SHALL BE CLEANED IMMEDIATELY ONTO PUBLIC RIGHTS-OF-WAY
  - WASHING: WHEELS SHALL BE CLEANED IMMEDIATELY ONTO PUBLIC RIGHTS-OF-WAY
  - WASHING: WHEELS SHALL BE CLEANED IMMEDIATELY ONTO PUBLIC RIGHTS-OF-WAY
  - WASHING: WHEELS SHALL BE CLEANED IMMEDIATELY ONTO PUBLIC RIGHTS-OF-WAY

**DMMH Corp. & David Rogge**  
 Overall Site Map for  
 1427 - 1429 Route 9  
 Town of Moreau, New York 12828

**RUCINSKI HALL ARCHITECTURE**

CAD FILE NAME: JACAD\ROGGE\1427-1429\C-1  
 SCALE: AS NOTED

DRAWN BY: AS NOTED  
 DRAWING TITLE: EXISTING ENLARGED SITE PLAN  
 DRAWING No.: C-2

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

**GRAPHIC SCALE**  
 1" = 20'-0"



LANDS N\F OF CHARLEMEN & GREG HEWLETT 2.281± ACRES  
 LANDS N\F OF DAVID ROGGE 1.843± ACRES  
 LANDS N\F OF E-Z PETRO-MART, INC  
 N 60° 54' 11" E 60.00'  
 S 60° 54' 11" W 140.02'  
 N 28° 03' 31" W 201.40'  
 S 27° 53' 57" E 199.76'  
 N 28° 00' 32" W 400.81'  
 S 60° 59' 57" W 200.30'  
 NYS ROUTE 9



No.	DESCRIPTION	DATE
<b>REVISIONS</b>		

**RUCINSKI HALL ARCHITECTURE**  
 914 Dk Ave N.Y. 12801  
 Phone 518 741 0274  
 Email ephr@rhd-pc.com  
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 RECOMMENDATIONS, TRADE  
 ASSOCIATION PUBLISHED  
 RECOMMENDATIONS AND  
 GENERALLY ACCEPTED LOCAL  
 CONSTRUCTION INDUSTRY  
 PRACTICES.

**Overall Site Map for**  
**DMMH Corp. &**  
**David Rogge**  
 1427 - 1429 Route 9  
 Town of Moreau, New York 12828

**RUCINSKI HALL**  
**ARCHITECTURE**

JOB FILE NAME  
 ACAD\R0GGE\1427-1429\C-1  
 SCALE AS NOTED  
 DRAWN BY  
 DRAWING TITLE  
**PROPOSED  
 ENLARGED  
 SITE PLAN**  
 DRAWING No. **C-3**

**GENERAL NOTES**  
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**LEGEND**

---	PROPERTY LINE
---	PROPERTY LINE SETBACKS
---	EXISTING CONTOURS
---	NEW CONTOURS
---	UNDERGROUND ELECTRIC SERVICE
---	SANITARY SEWER
---	WATER SERVICE
---	EDGE OF PAVEMENT
---	UNDERGROUND GAS SERVICE

**SITE DATA**

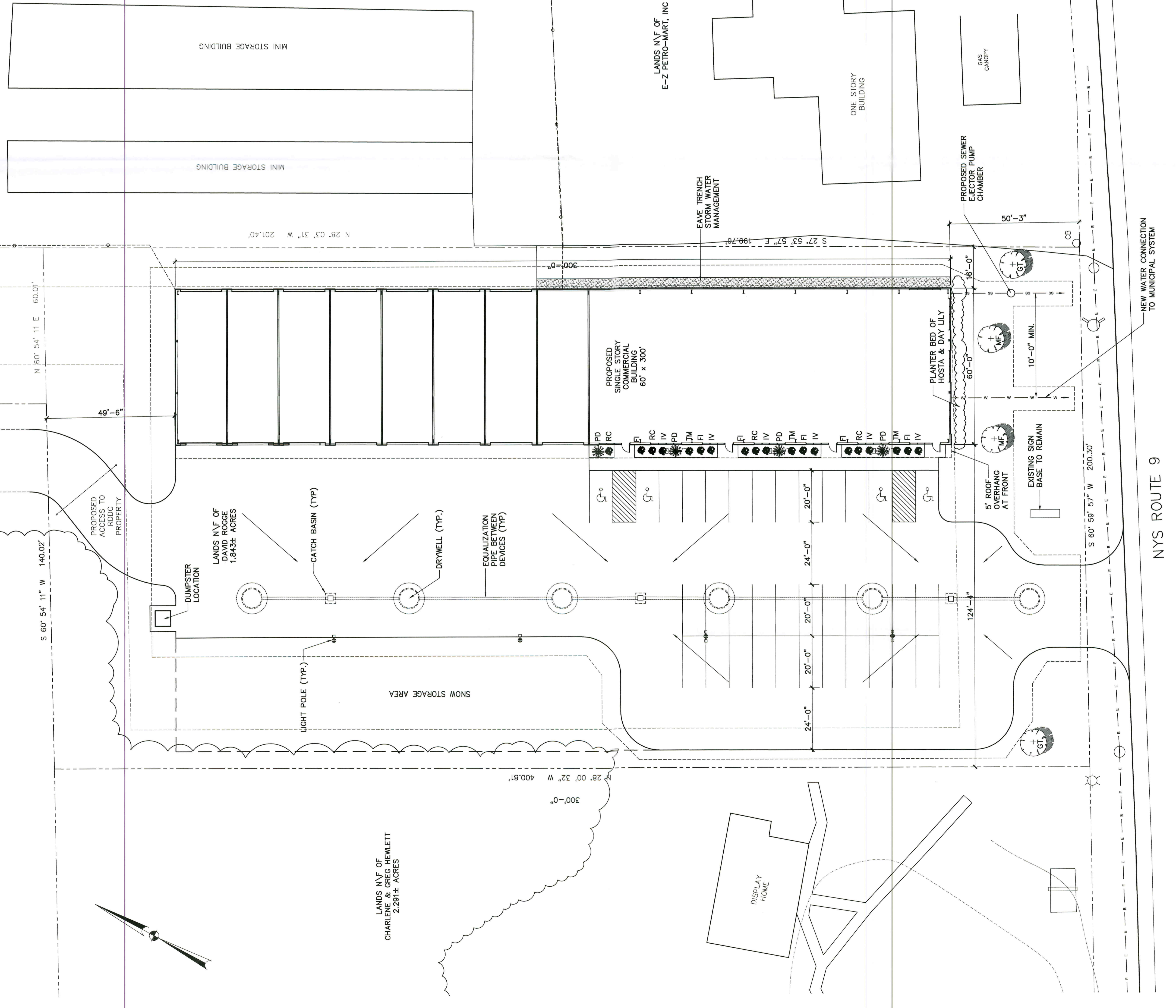
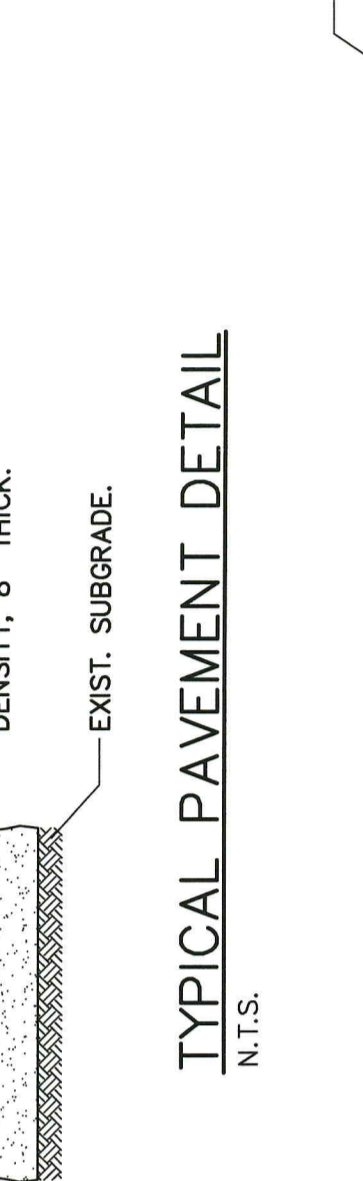
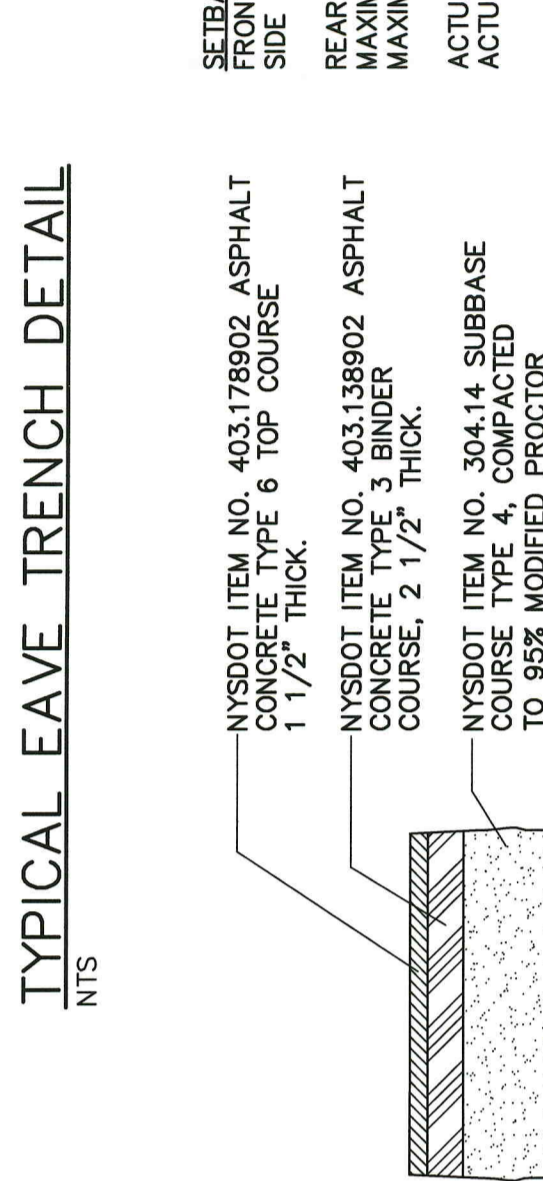
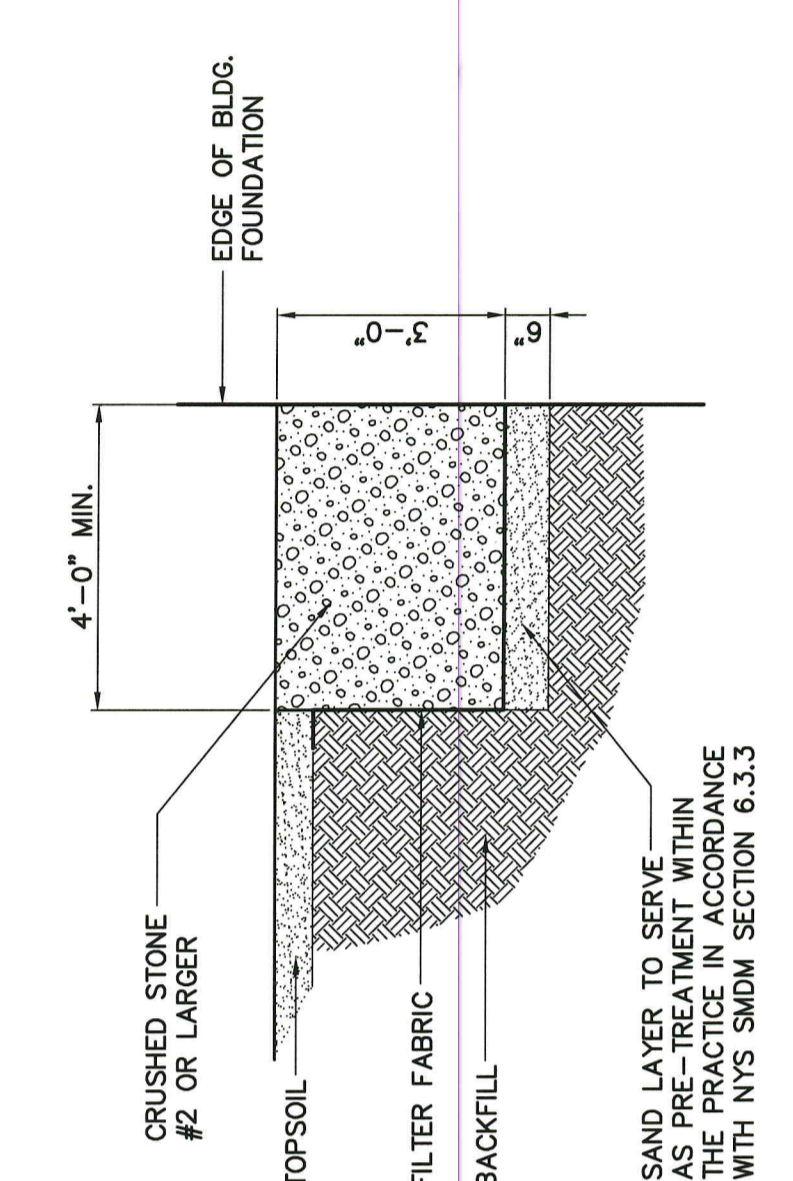
PROPERTY ZONING CLASSIFICATION: C-1 GENERAL COMMERCIAL  
 MINIMUM LOT SIZE: 1 ACRE  
 MINIMUM LOT WIDTH: 200 FEET

SETBACKS	REQUIRED	REQUIRED
FRONT	50'-0"	16'-0"
SIDE	15'-0"	12'-4"
REAR	30'-0"	49'-6"
MAXIMUM BUILDING HEIGHT	30'-0"	22'-0"
MAXIMUM LOT COVERAGE	40%	23.40%

ACTUAL LOT SIZE: 413,707 SF (9.50 ACRES)  
 ACTUAL FRONTAGE: 200.30 FEET

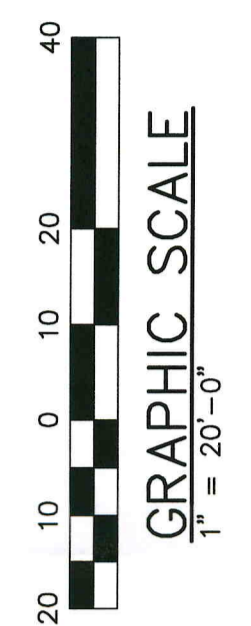
**EXISTING SITE COVERAGE CONDITIONS**

COMPONENT	AREA	PERCENTAGE
TOTAL SITE BUILDINGS	413,707 SF	100.0%
PAVING & WALKS	64,986 SF	15.71%
GREEN SPACE	316,916 SF	76.60%



STORMWATER CALCULATIONS (FOR NEW IMPERVIOUS AREA)  
 STORMWATER CALCULATIONS ARE PROVIDED FOR NEW IMPERVIOUS AREAS AS FOLLOWS:  
 NEW BUILDING AREA = 18,000 SF  
 NEW PAVEMENT AREA = 39,360 SF

TOTAL NEW IMPERVIOUS AREA = 57,360 SF CALCULATED AT 1.5 GAL/SF FOR STORM WATER = 86,040 GAL OF STORM WATER CAPACITY TO BE PROVIDED. STORM WATER CAPACITY PROVIDED BY THE 6 NEW DRYWELLS EQUALS 21,000 GAL PLUS THE VOLUME OF THE STONE SURROUNDING THE DRYWELL EQUALS 22,900 GALLONS OF CAPACITY WHICH YIELDS A TOTAL VOLUME OF 43,900 GALLONS. IN ADDITION THERE ARE EQUALIZATION PIPES BETWEEN EACH DRYWELL THAT WILL PROVIDE ADDITIONAL CAPACITY OF 500 GAL PER PIPE SECTION FOR A TOTAL WHICH JOINS UNDER THE PAVEMENT UNDER THE NEW EAVE TRENCH WHICH WILL BE A NEW EAVE TRENCH PROVIDED AT THE DRIP LINE OF THE NEW BUILDING ADDITION TO PROVIDE AN ADDITIONAL 7,800 GALLON CAPACITY FOR THE ROOF VOLUME. THE ON SITE SOILS ARE VERY DEEP, WELL DRAINED SANDS WITH A RECHARGE RATE OF UNDER 1 MINUTE PER INCH OF WATER WHICH WILL ALLOW THE PROVIDED STORMWATER MANAGEMENT DEVICES TO ADEQUATELY INFILTRATE THE VOLUME OF STORMWATER INTO THE ON SITE SOILS WITHOUT OVERFILLING THE DEVICES.  
 NO CAPACITY HAS BEEN ACCOUNTED FOR IN THE CATCH BASINS AS THESE ARE SOLID UNITS AND ARE CONNECTED TO THE EQUALIZATION PIPES BETWEEN THE NEW DRYWELLS. THE EXISTING SOILS ARE DEEP SANDS WHICH FROM TEST PIT DUG ON SITE AND OBSERVATIONS DURING CURRENT STORM EVENTS APPEAR TO BE WELL DRAINED. NO EXISTING PONDING OCCURS ON THE PROPERTY DURING STORM EVENTS CURRENTLY.









No.	DESCRIPTION	DATE
REVISIONS		

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 Ronald Richard Rucinski  
 Ethon Peter Hall

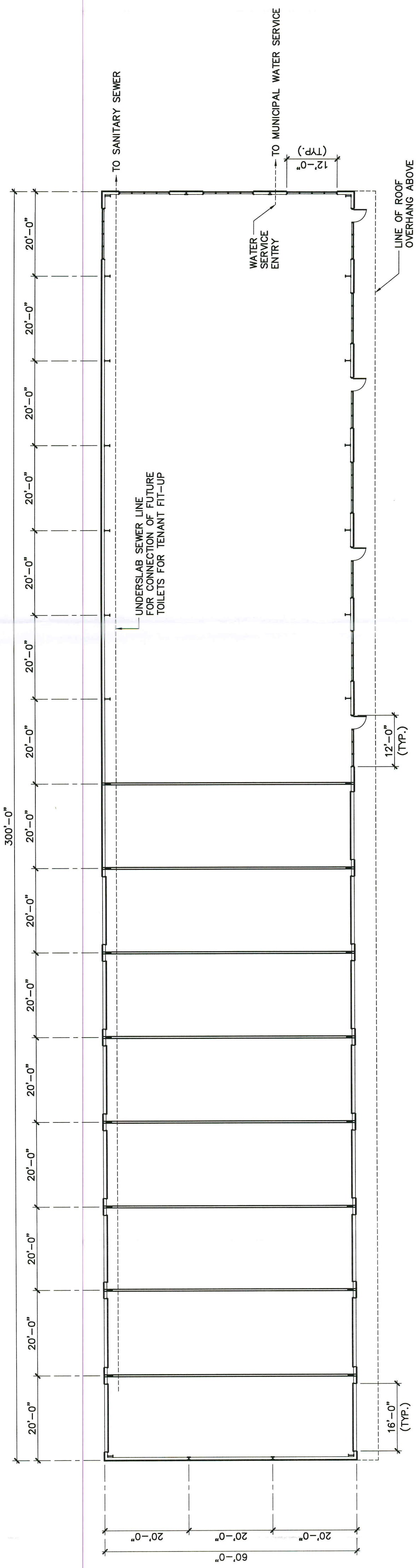
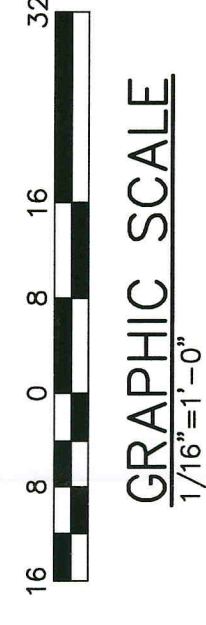
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**Overall Site Map for**  
**DMMH Corp. &**  
**David Rogge**  
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 Town of Moreau, New York 12828

**RUCINSKI HALL**  
**ARCHITECTURE**

CAD FILE NAME  
 ACAD\RROGGE\1427-1429 A-1  
 SCALE AS NOTED  
 DRAWN BY  
 DRAWING TITLE  
**OVERALL FLOOR PLAN  
 & EXTERIOR  
 ELEVATIONS**  
 DRAWING No. **A-1**

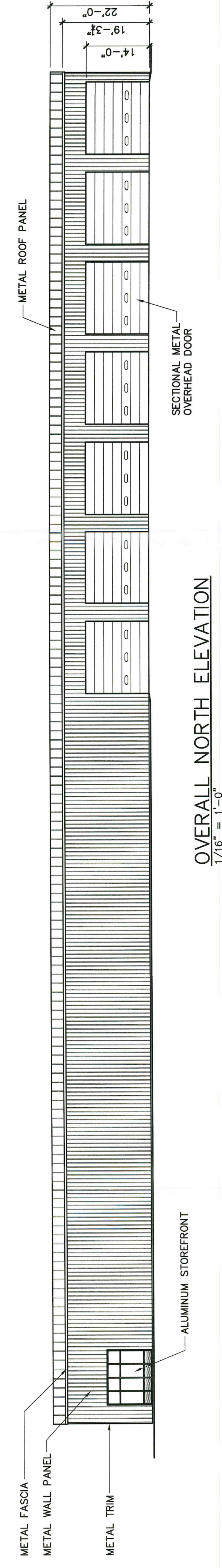
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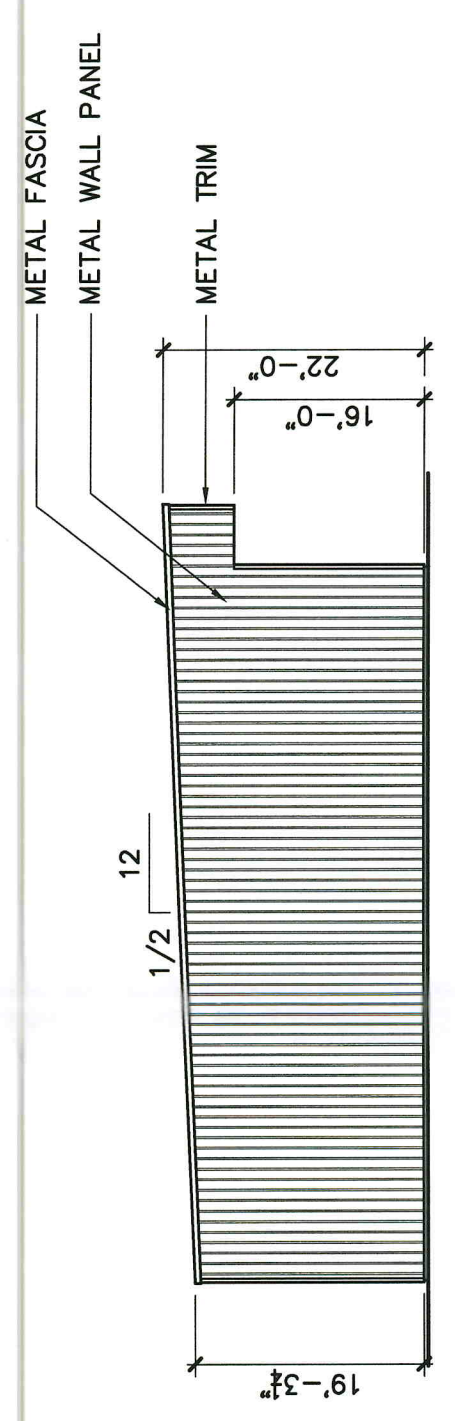
**OVERALL SOUTH ELEVATION**  
 1/16" = 1'-0"



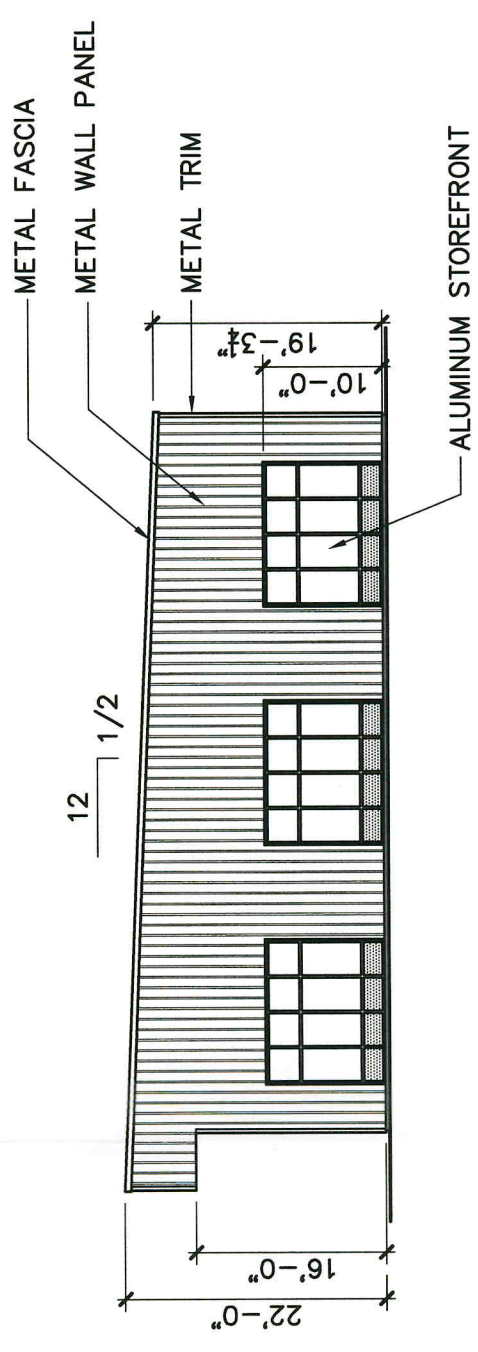
**OVERALL NORTH ELEVATION**  
 1/16" = 1'-0"



**OVERALL WEST ELEVATION**  
 1/16" = 1'-0"



**OVERALL EAST ELEVATION**  
 1/16" = 1'-0"



**OVERALL WEST ELEVATION**  
 1/16" = 1'-0"

**OVERALL EAST ELEVATION**  
 1/16" = 1'-0"

