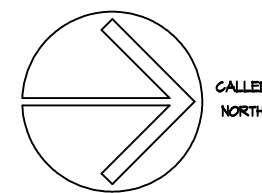
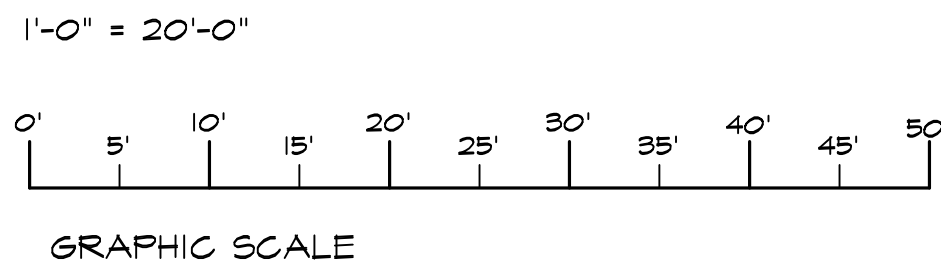


EXISTING SITE PLAN



SITE DATA

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
TAX MAP NUMBERS: 63.2-1-39

SETBACKS	REQUIRED	EXISTING
FRONT	50'-0"	50'-0"
SIDE	15'-0"	124'-6" & 70'-6"
REAR	30'-0"	38'-6"
MAXIMUM BUILDING HEIGHT	30'-0"	23'-0"
MINIMUM % PERMEABLE	60%	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%)

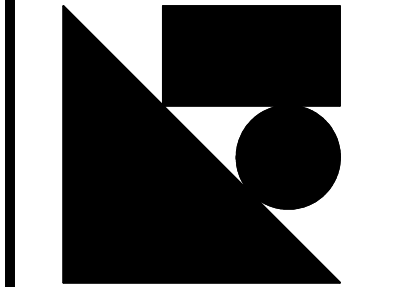


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REVISIONS	DESCRIPTION
DATE	

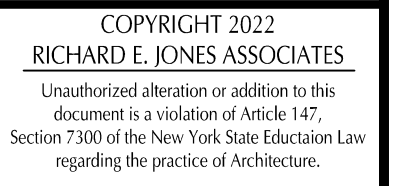
Proposed Additions and Renovations to the:
Moreau Emergency Squad, Inc.
Route 9, Moreau, New York 12828
EXISTING SITE PLAN

Richard E. Jones Associates
Architects • Planners
339 Aviation Road
Queensbury, New York 12804
Phone: (518) 793-1015 Fax: (518) 793-2223
email: info@rejarchitects.com



DATE: 11/04/2022
REVISED 09/05/2025
DRAWN BY:
CHECKED BY: REJ
SCALE: AS NOTED

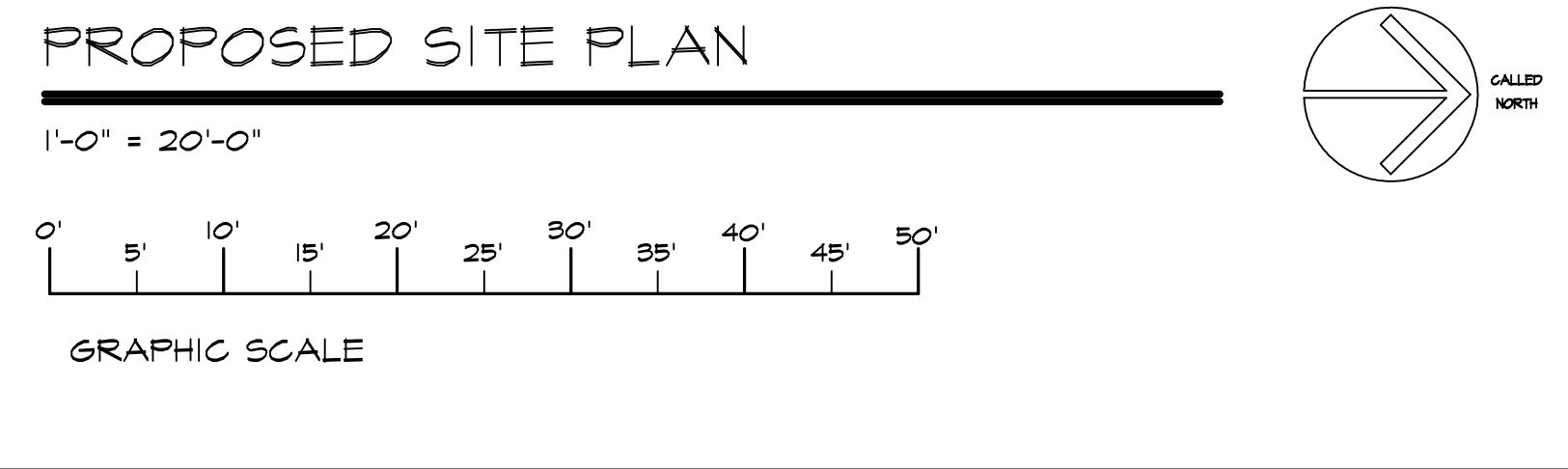
SP-1
2202



Proposed Additions and Renovations to the:
Moreau Emergency Squad, Inc.
Route 9, Moreau, New York 12828

PROPOSED SITE PLAN

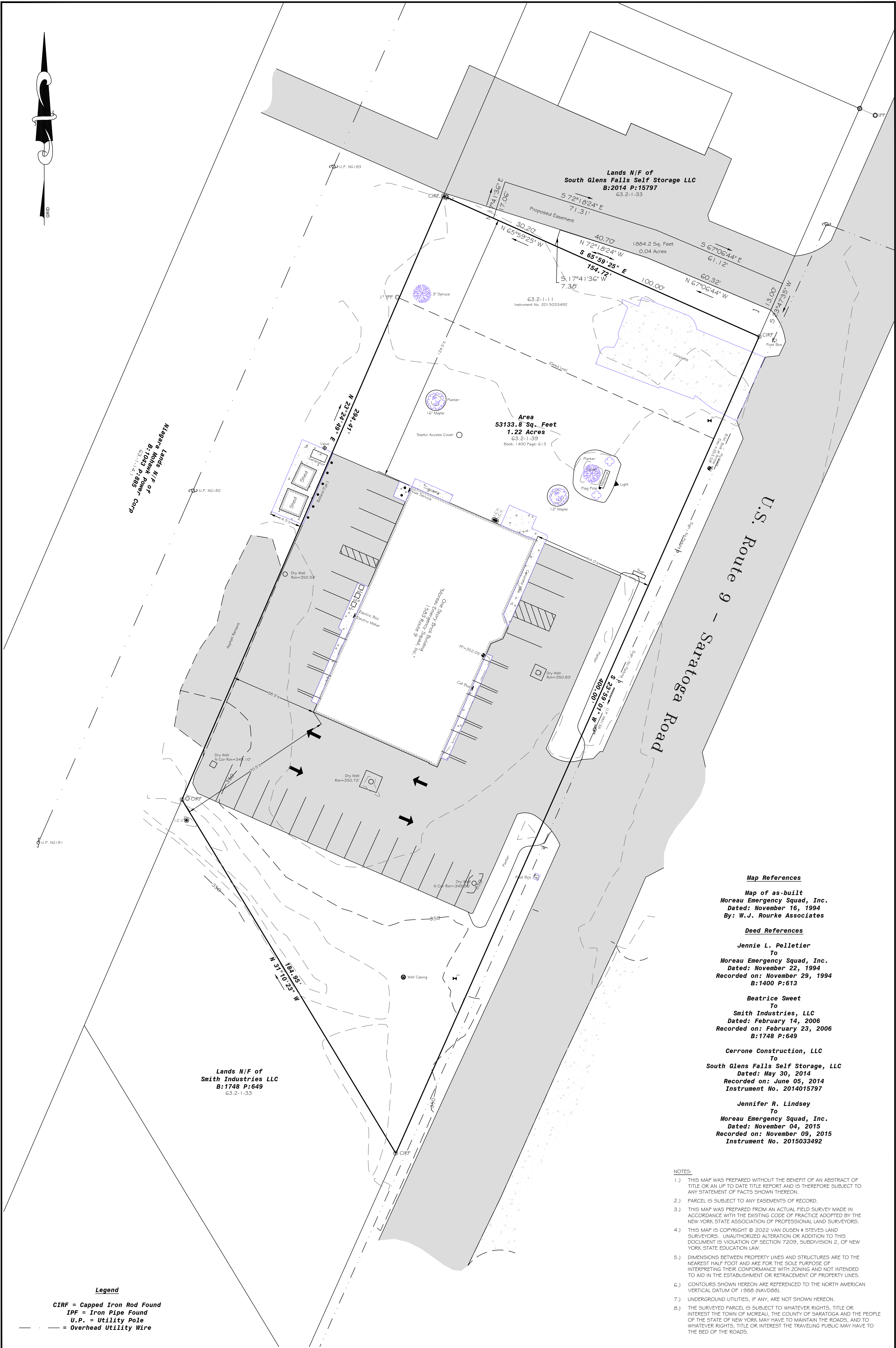
SP-2
2202



PROPOSED SITE COVERAGE
TOTAL SITE AREA: 53,134 SF (100%)
BUILDING AREA: 13,222 SF (24.88%)
PAVING & WALKWAY: 26,552 SF (49.98%)
PERMEABLE AREA (GREEN SPACE): 13,354 SF (25.14%)

PARKING CALCULATIONS:
ASSEMBLY SPACE: 1 SPACE / 5 PERSONS (249 PERSONS) = 50 SPACES
OFFICE SPACE: 1 SPACE / 300 SF (1,694 SF) = 6 SPACES
BOARDING SPACE: 1 SPACE / BED (8 TOTAL BEDS) = 8 SPACES

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



Map References

Map of as-built
Moreau Emergency Squad, Inc.
Dated: November 16, 1994
By: W.J. Rourke Associates

Deed References

Jennie L. Pelletier
To
Moreau Emergency Squad, Inc.
Dated: November 22, 1994
Recorded on: November 29, 1994
B:1400 P:613

Beatrice Sweet
To
Smith Industries, LLC
Dated: February 14, 2006
Recorded on: February 23, 2006
B:1748 P:649

Cerrone Construction, LLC
To
South Glens Falls Self Storage, LLC
Dated: May 30, 2014
Recorded on: June 05, 2014
Instrument No. 2014015797

Jennifer R. Lindsey
To
Moreau Emergency Squad, Inc.
Dated: November 04, 2015
Recorded on: November 09, 2015
Instrument No. 2015033492

NOTES:

- 1.) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATEMENT OF FACTS SHOWN THEREON.
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Legend

CIRF = Capped Iron Rod Found
IPF = Iron Pipe Found
U.P. = Utility Pole
= Overhead Utility Wire

van Dusen
&
Steves
Land Surveyors

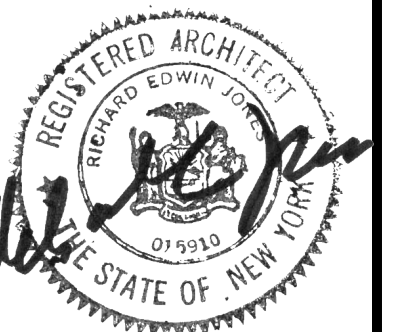
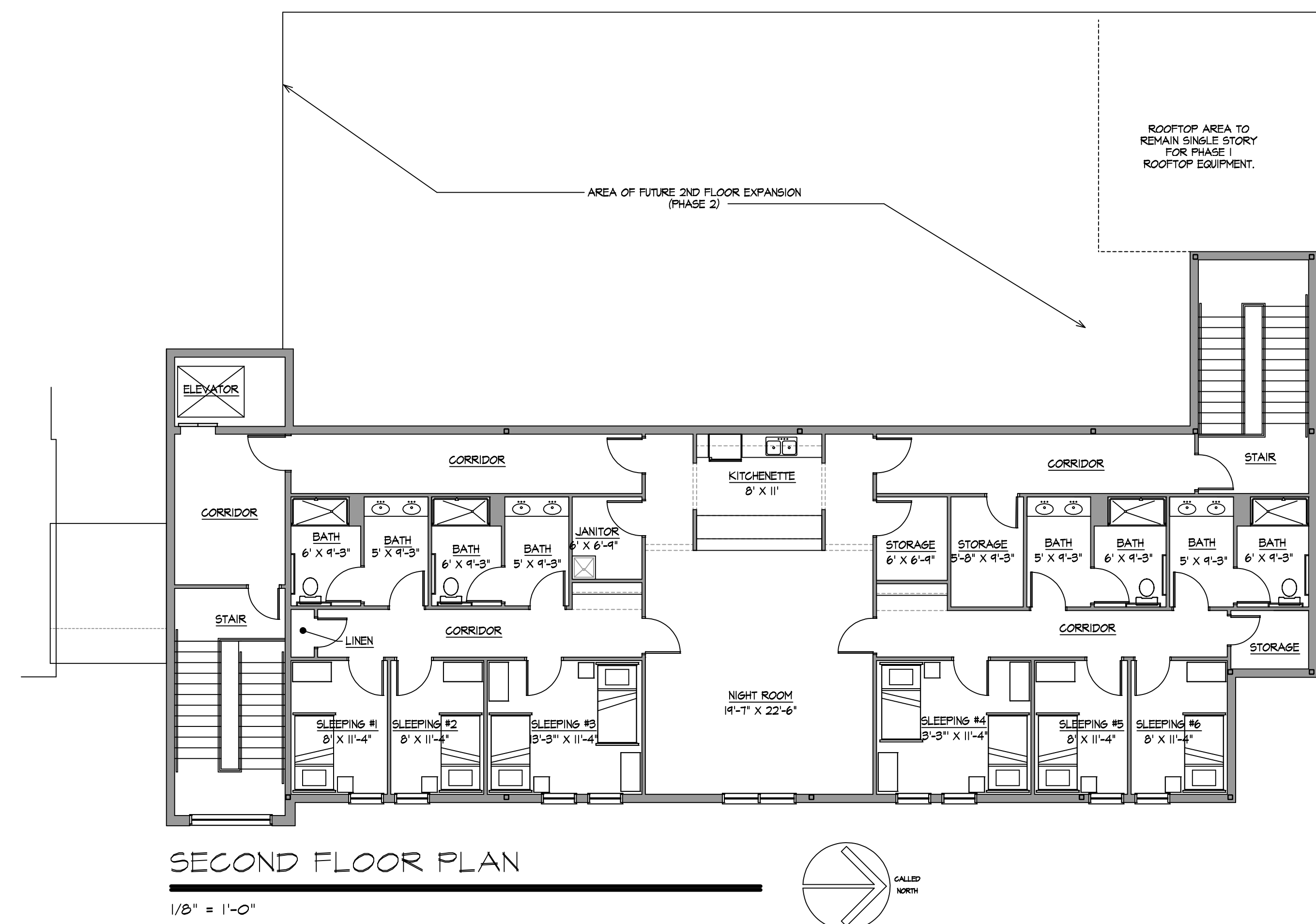
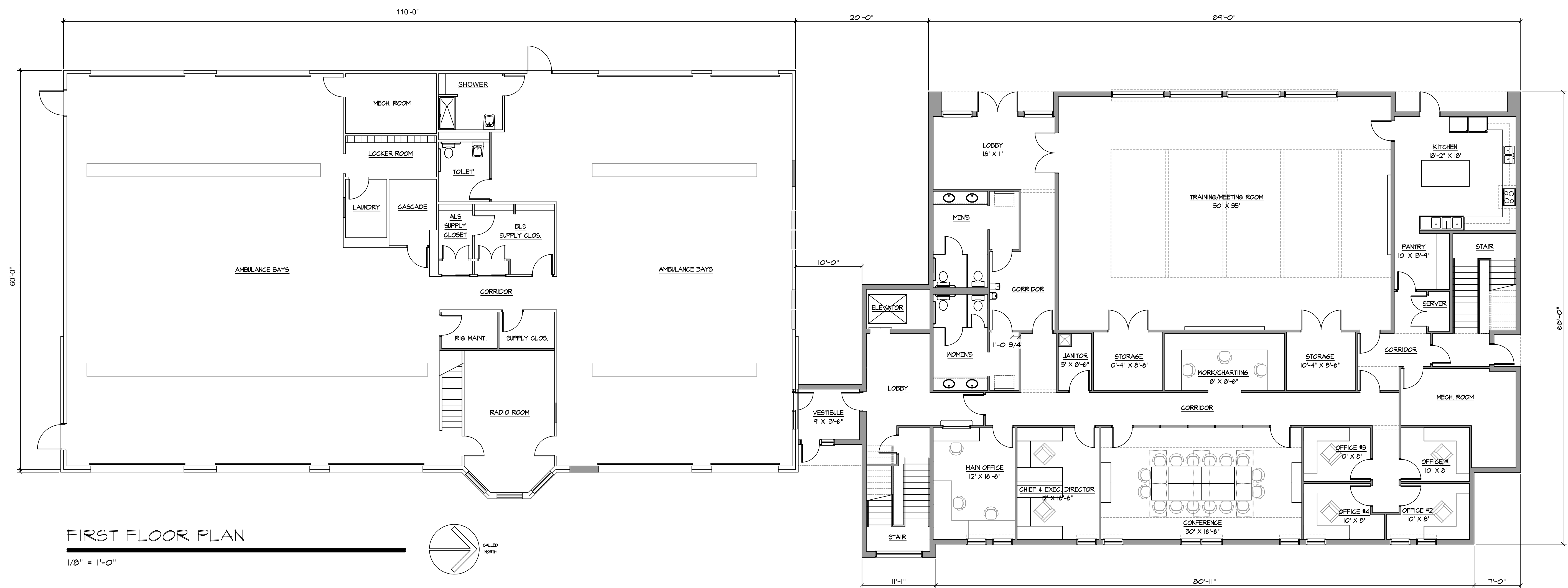
169 Haviland Road Queensbury, New York 12804
(518) 792-8474 New York Lic. No. 50135

Map of a Survey made for

Moreau Emergency Squad, Inc.

Town of Moreau, Saratoga County, New York

1	05/23/25	PROPOSED EASEMENT
NO.	DATE	DESCRIPTION



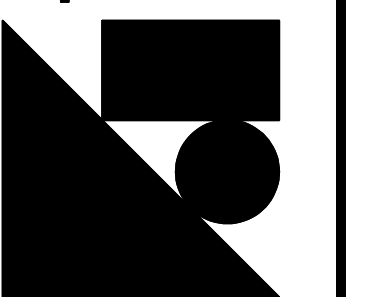
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REVISIONS
 DESCRIPTION
 DATE

Proposed Additions and Renovations to the:
Moreau Emergency Squad, Inc.
 Route 9, Moreau, New York 12828

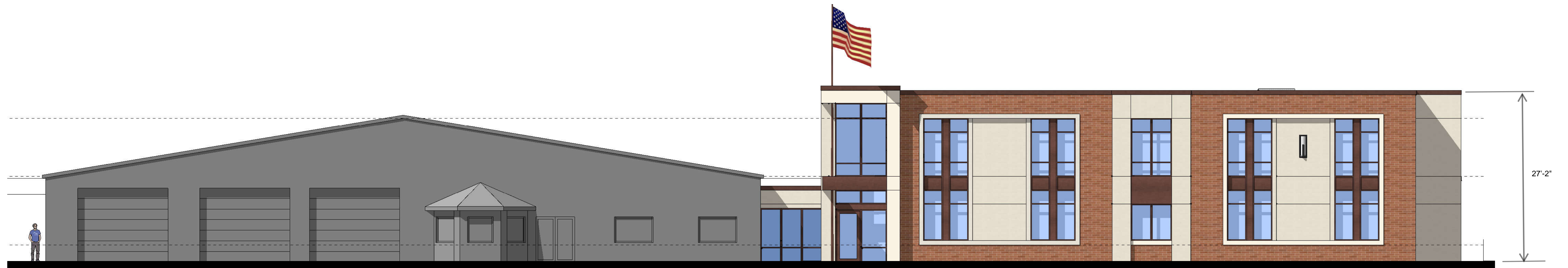
PROPOSED FLOOR PLANS

Richard E. Jones Associates
 Architects • Planners
 339 Aviation Road
 Queensbury, New York 12804
 Phone: (518) 793-0115 Fax: (518) 793-2223
 email: info@rejacarchitects.com



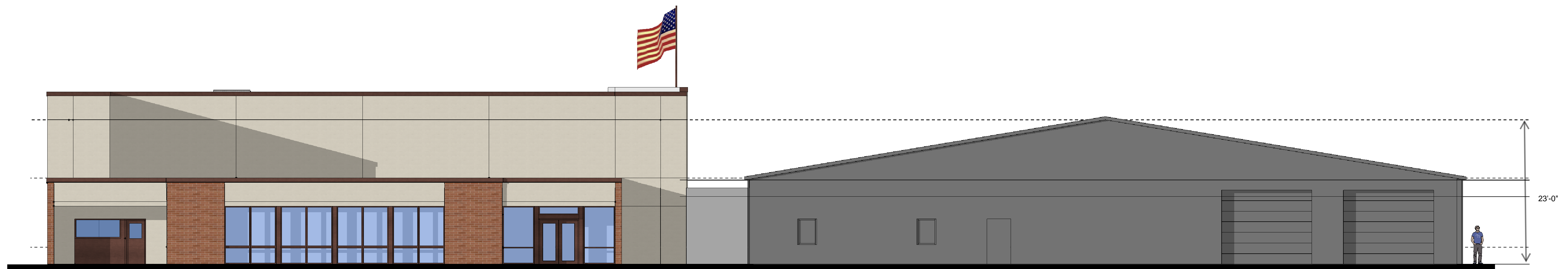
DATE: 04/01/2022
 (REV 04/19/24)
 DRAWN BY:
 CHECKED BY: REJ
 SCALE: AS NOTED

SK-1



East Elevation

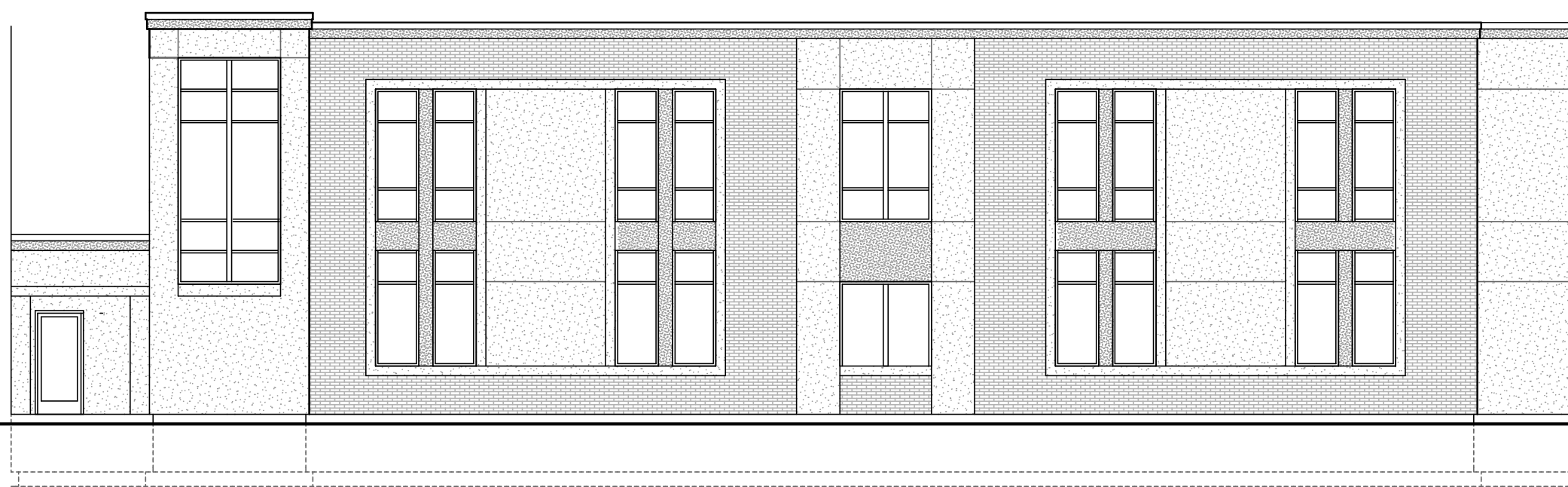
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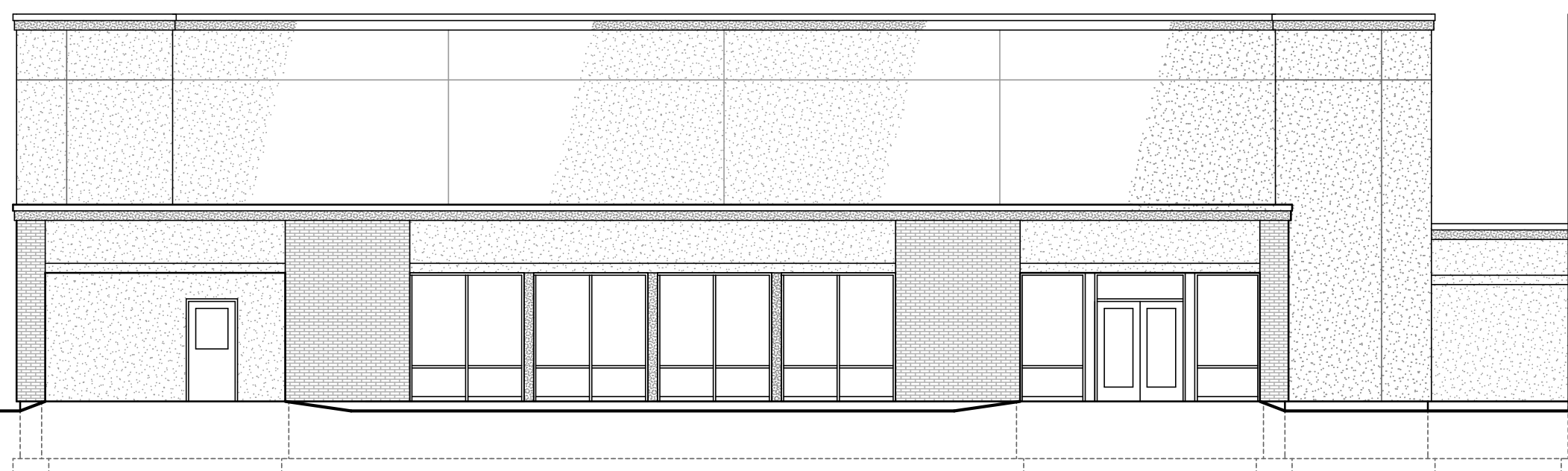
West Elevation

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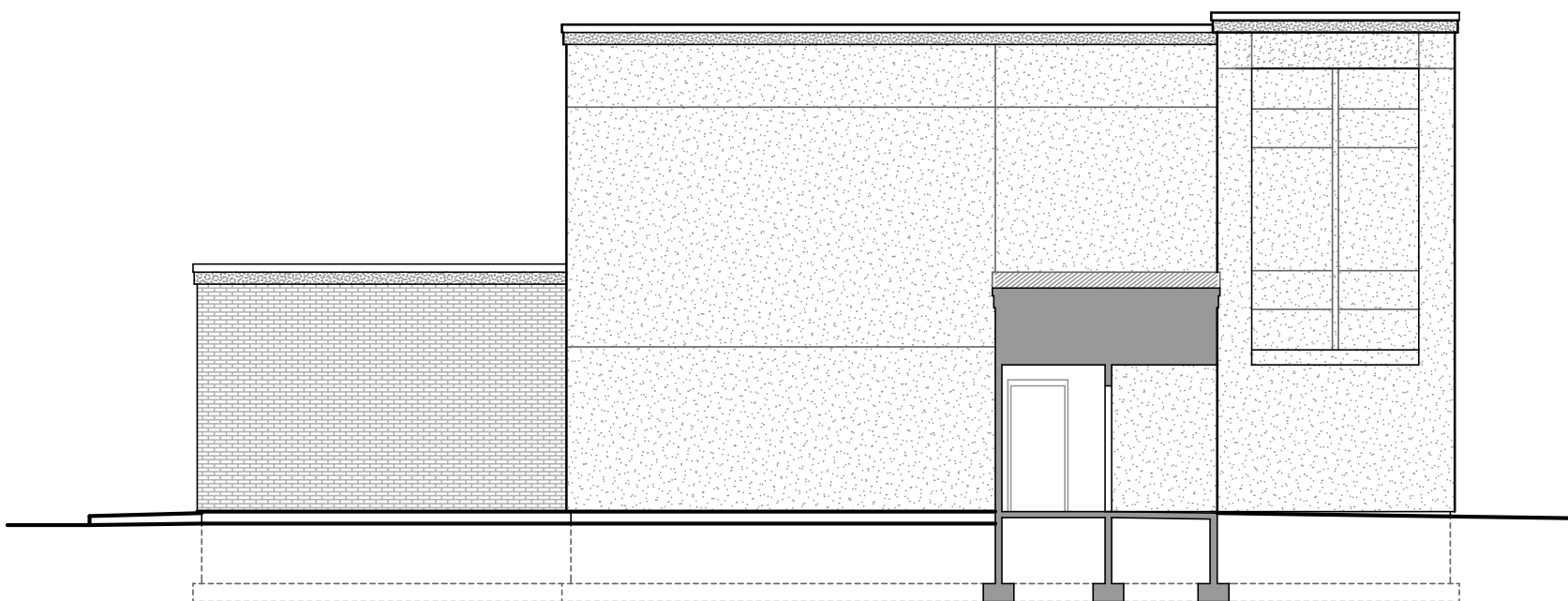


EAST ELEVATION
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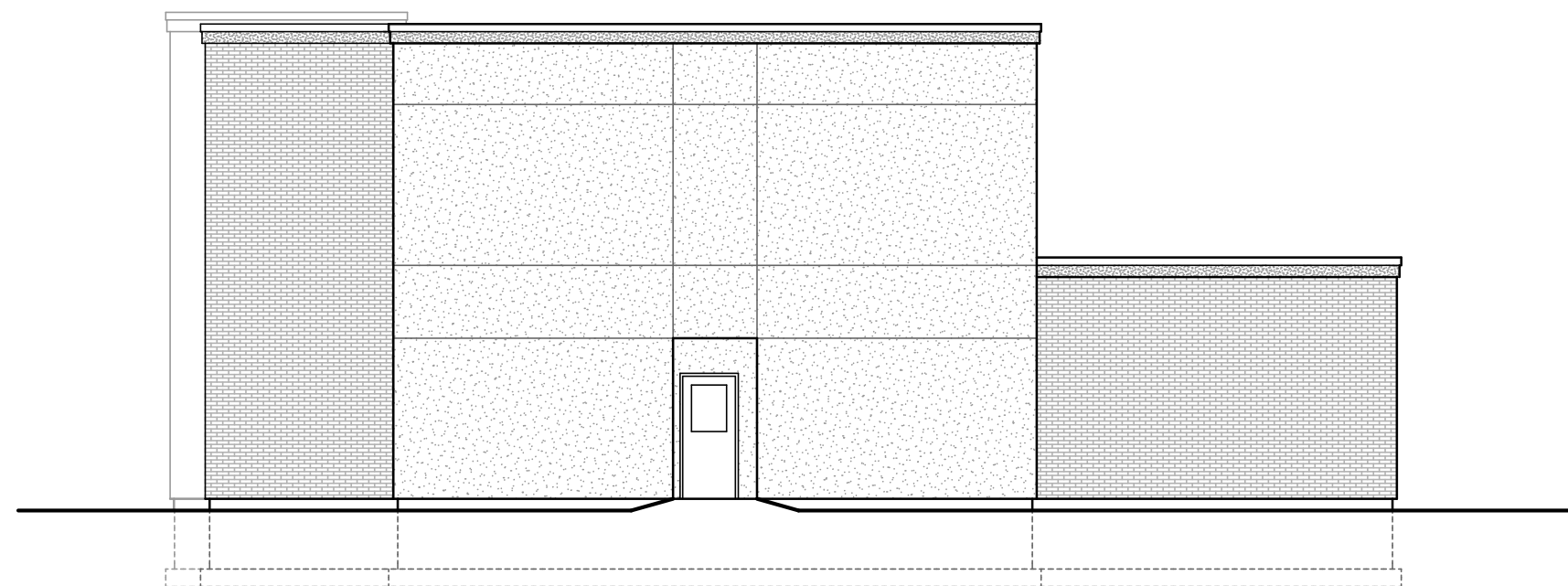


WEST ELEVATION
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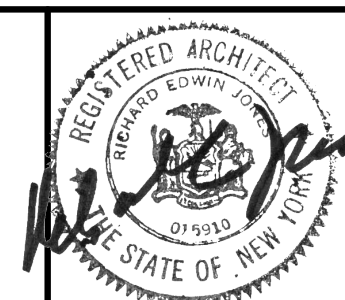
EXISTING BUILDING



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



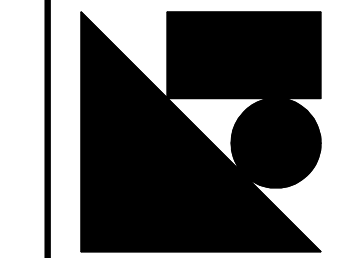
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REVISIONS	
DATE	DESCRIPTION

Additions & Renovations to the:
MOREAU EMERGENCY SQUAD
1583 Route 9, Moreau, NY 12848

BUILDING ELEVATIONS

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339 Aviation Road
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email: info@regarchitect.com



DATE: 5/25/24
SCALE: AS NOTED
DRAWN BY: CRJ
CHECKED BY: REJ

SK-3

2202