

R-2 ZONE—BULK AND DENSITY						
USE	LOT SIZE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
1 FAMILY	32,500 SF	175 FT	175 FT	40 FT	40 FT	40 FT
MIN. SIDE SETBACK	MIN. REAR SETBACK	MAX. BLDG. HEIGHT	MAX. LOT AREA	MIN. FLOOR COVERAGE	MIN. FLOOR AREA	MIN. FLOOR AREA
15 FT	30 FT	38 FT	25%	800 SF		

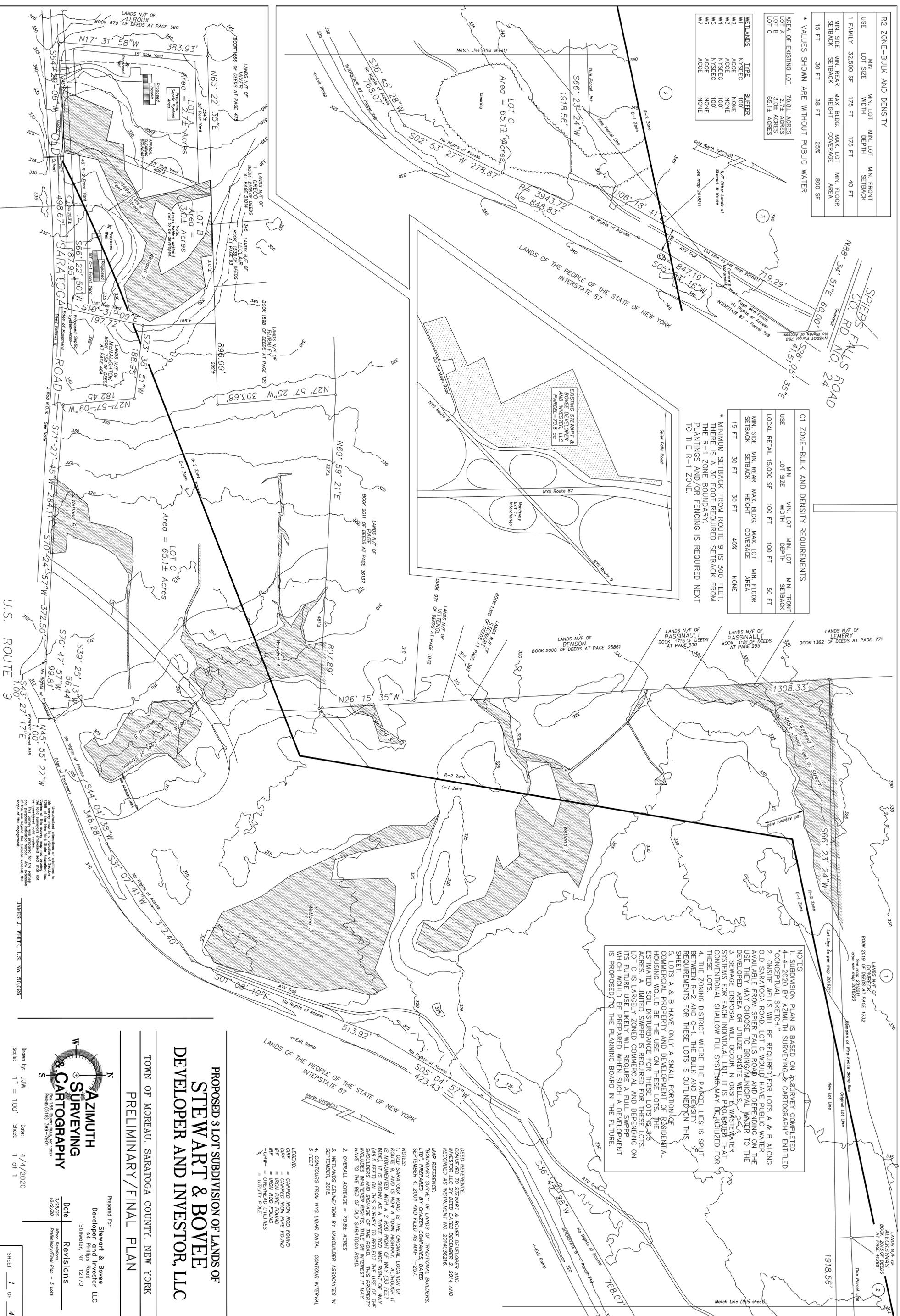
* VALUES SHOWN ARE WITHOUT PUBLIC WATER

AREA OF EXISTING LOT	70.84 ACRES
LOT A	3.04 ACRES
LOT B	3.04 ACRES
LOT C	65.14 ACRES

WETLANDS	TYPE	BUFFER
W1	NYSDEC	100'
W2	ACOE	NONE
W3	ACOE	NONE
W4	NYSDEC	100'
W5	NYSDEC	100'
W6	ACOE	NONE
W7	ACOE	NONE

C-1 ZONE—BULK AND DENSITY REQUIREMENTS						
USE	LOT SIZE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
LOCAL RETAIL	15,000 SF	100 FT	100 FT	50 FT	50 FT	50 FT
MIN. SIDE SETBACK	MIN. REAR SETBACK	MAX. BLDG. HEIGHT	MAX. LOT AREA	MIN. FLOOR COVERAGE	MIN. FLOOR AREA	MIN. FLOOR AREA
15 FT	30 FT	30 FT	40%	NONE		

* MINIMUM SETBACK FROM ROUTE 9 IS 300 FEET. THERE IS A 30 FOOT REQUIRED SETBACK FROM THE R-1 ZONE BOUNDARY. PLANTINGS AND/OR FENCING IS REQUIRED NEXT TO THE R-1 ZONE.



NOTES:

- SUBDIVISION PLAN IS BASED ON A SURVEY COMPLETED 4-4-2020 BY AZIMUTH SURVEYING & CARTOGRAPHY ENTITLED "CONCEPTUAL SKETCH."
- ON-SITE WELLS WILL BE REQUIRED FOR LOTS A & B ALONG OLD SARATOGA ROAD. LOT C WOULD HAVE PUBLIC WATER AVAILABLE FROM SPIER FALLS ROAD AND DEPENDING ON THE USE THEY MAY CHOOSE TO BRING MUNICIPAL WATER TO THE DEVELOPED AREA OR UTILIZE ON-SITE WELLS.
- SEWAGE DISPOSAL WILL OCCUR IN ON-SITE WASTEWATER SYSTEMS FOR EACH INDIVIDUAL LOT. IT IS PROPOSED THAT CONVENTIONAL SHALLOW FILL SYSTEMS MAY BE UTILIZED FOR THESE LOTS.
- THE ZONING DISTRICT WHERE THE PARCELS IS SPLIT BETWEEN R-2 AND C-1. THE BULK AND DENSITY REQUIREMENTS FOR THESE LOTS IS OBTAINED ON THIS SHEET.
- LOTS A & B HAVE ONLY A SMALL PORTION OF COMMERCIAL PROPERTY AND DEVELOPMENT OF RESIDENTIAL HOUSING WOULD BE THE USE ON THESE LOTS. THE ESTIMATED SOIL DISTURBANCE FOR THESE LOTS IS 2.25 ACRES. A LIMITED SWPPP IS REQUIRED FOR THESE LOTS.
- LOT C IS LARGELY ZONED COMMERCIAL AND DEPENDING ON ITS FUTURE USE WILL REQUIRE A FULL SWPPP ON WHICH WOULD BE PREPARED WHEN SUCH A DEVELOPMENT IS PROPOSED TO THE PLANNING BOARD IN THE FUTURE.

DEED REFERENCE:
 CONVERTED TO STEWART & BOVEE DEVELOPER AND INVESTOR LLC BY DEED DATED DECEMBER 2, 2014 AND RECORDED AS INSTRUMENT NO. 2014038216.
MAP REFERENCE:
 BOUNDARY SURVEY OF LANDS OF TRADITIONAL BUILDERS, LTD., PREPARED BY CHAZEN COMPANIES, DATED SEPTEMBER 4, 2004 AND FILED AS MAP 1-287.

NOTES:
 1. OLD SARATOGA ROAD IS THE ORIGINAL LOCATION OF ROUTE 9, AND IS NOW A TOWN HIGHWAY. ALTHOUGH IT WOULD BE SHOWN AS A THREE ROAD WIDE RIGHT OF WAY (99.2 FEET) ON THIS SURVEY TO REFLECT THE USE OF THE SHOULDERS AND SIGNAGE OF THE ROAD, THIS PROPERTY INCLUDES WATER RIGHTS, TITLE OR INTEREST IT MAY HAVE TO THE BED OF OLD SARATOGA ROAD.
 2. OVERALL ACREAGE = 70.84 ACRES
 3. WETLANDS DETERMINATION BY VANQUILDER ASSOCIATES IN SEPTEMBER, 2015.
 4. CONTOURS FROM NYS LIDAR DATA. CONTOUR INTERVAL 5 FEET

LEGEND:
 C-1P = CARVED IRON ROD FOUND
 C-1R = CARVED IRON PIPE FOUND
 I-1P = IRON ROD FOUND
 I-1R = IRON ROD FOUND
 -OH- = OVERHEAD UTILITIES
 -U- = UTILITY POLE

PROPOSED 3 LOT SUBDIVISION OF LANDS OF STEWART & BOVEE DEVELOPER AND INVESTOR, LLC

TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK
PRELIMINARY/FINAL PLAN

Prepared For: **Stewart & Bovee Developer and Investor LLC**
 44 Phillips Road
 Stillwater, NY 12170

Date: **4/4/2020**

Revisions: **1 of 1**

AZIMUTH SURVEYING & CARTOGRAPHY
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 Phone: (518) 393-7901

Drawn By: **JWV** Date: **4/4/2020**

Scale: **1" = 100'** Sheet: **1 of 1**

SHEET 1 OF 4