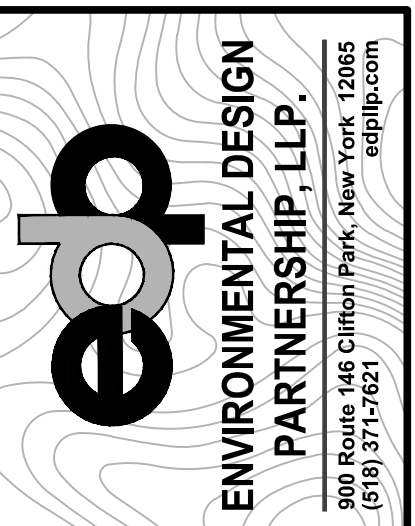
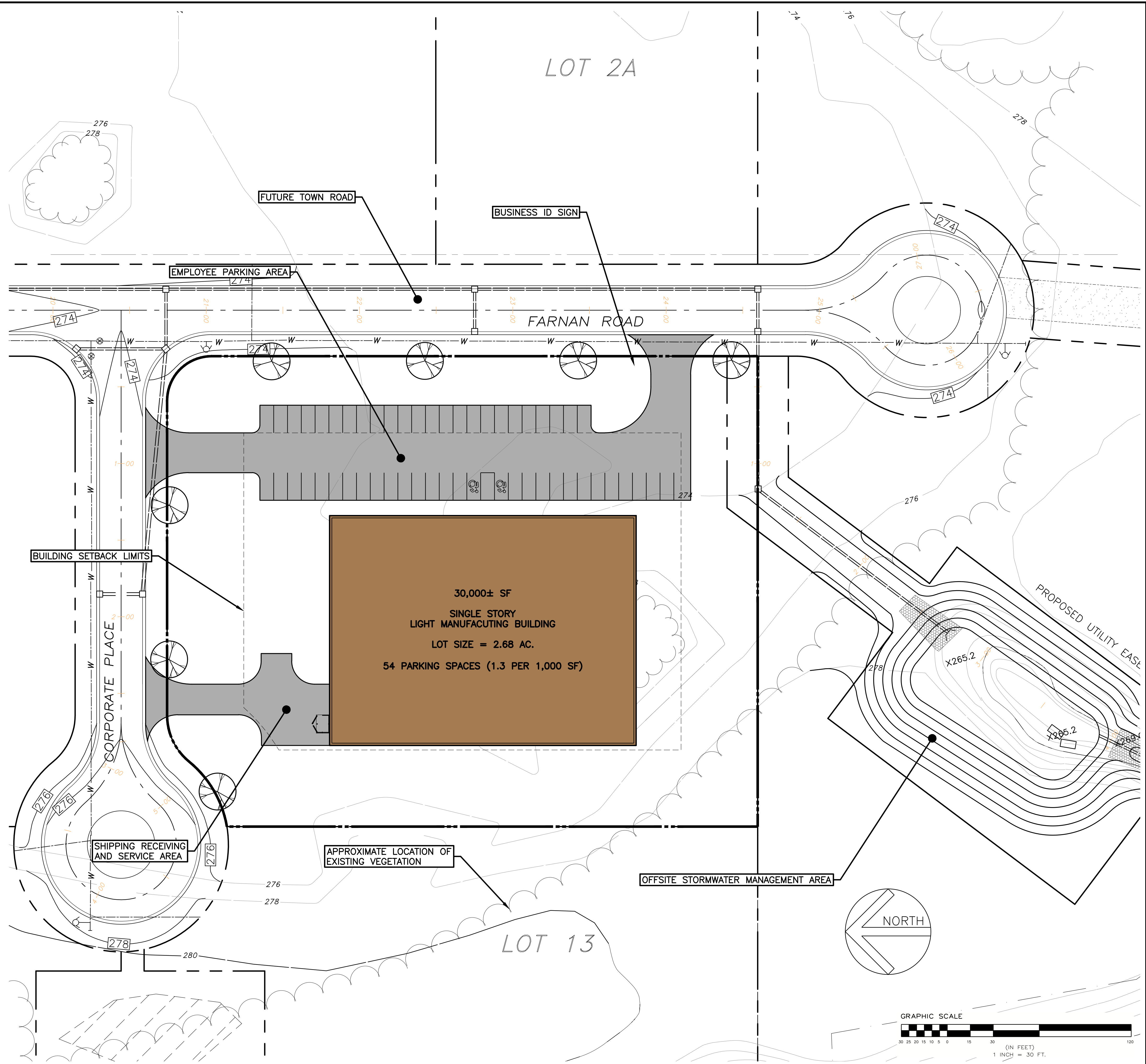




SITE LOCATION MAP
SCALE: 1" = 2,000'

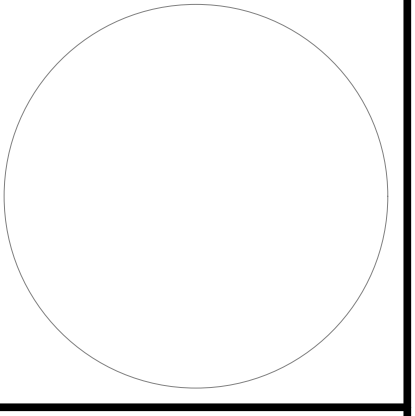
SITE STATISTICS

EXISTING ZONING	M-1 GENERAL MANUFACTURING AND INDUSTRIAL DISTRICT
PARCEL AREA	2.68±
PROPOSED USE	LIGHT MANUFACTURING—CANNABIS GROWING AND PROCESSING
BUILDING AREA	30,000± SF
PROPOSED PARKING SPACES	54 SPACES
PARKING RATIO	1.3± SPACES PER 1,000 SF
LOT COVERAGE	~46%
PROPOSED BUILDING SETBACK	
FRONT YARD	50 FT
SIDE YARD	40 FT
REAR YARD	50 FT
UTILITIES	
STORMWATER MANAGEMENT	ON AND OFF SITE*
WATER PROVISIONS	MUNICIPAL CONNECTION
SANITARY PROVISIONS	MUNICIPAL CONNECTION



PROPOSED DEVELOPMENT FOR
LOT 21 MOREAU INDUSTRIAL PARK
CERRONE BUILDERS

DRAWN BY	MB
CHECK BY	JCD
EDP PROJECT NUMBER	12993
<small>THE ACCEPTANCE OF THESE DOCUMENTS IS ONLY VALID UNLESS DONE UNDER THE DIRECT SUPERVISION OF A REGISTERED PROFESSIONAL (P.E.) ENGINEER OR A REGISTERED LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECTURE PROJECT OR SUPERVISOR FOR A SUPERVISOR'S A REGISTRATION PROJECT. THE NEW YORK STATE EDUCATION LAW AND REGULATION AND IS A CLASS "A" VIOLATION.</small>	
REVISION	DATE BY
SITE CONCEPT PLAN	06/02/21 MB



SCALE: 1"=30'

NOT FOR CONSTRUCTION

SHEET TITLE:
CONCEPT PLAN

SHEET:
1 of 1

TAX MAP ID: 63-1-44
NOVEMBER 1, 2021

TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
900 Route 446 Clinton Park, New York 12065
(518) 537-6121

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