




EXISTING ZONING	C1 GENERAL COMMERCIAL
PARCEL AREA	2.98 ACRES
PROPOSED LAND USE	COMMERCIAL AND SELF STORAGE
BUILDING AREA	
EXISTING COMMERCIAL	6,000 SF
PROPOSED STORAGE	24,400 SF
TOTAL	30,400 SF (23.3% COVERAGE)
PROPOSED PARKING	40 SPACES
PROPOSED BUILDING HEIGHT	12 FEET
PROPOSED GREENSPACE	1.0 ACRES (33%)
MINIMUM BUILDING SETBACKS	
FRONT YARD	REQUIRED 300 FT PROPOSED 300 FT
REAR YARD	30 FT 30 FT
SIDE YARD	15 FT 15 FT
WATER SERVICE	TOWN OF MOREAU
SANITARY SERVICE	EXISTING ON-SITE SEPTIC SYSTEM
STORMWATER ON-SITE STORMWATER MANAGEMENT	

APPLICANT/OWNER:  
STONE REAL ESTATE GROUP, LLC  
1451 ROUTE 9  
TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK

SHEET INDEX:	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING PLAN
5	PLANTING PLAN
6	EROSION AND SEDIMENT CONTROL PLAN
7	SITE DETAILS
8	SITE DETAILS

<u>TOWN OF MOREAU PLANNING BOARD</u>	RECORD OF SUBMITTALS
	DATE
	BY
	DATE
	BY

*PLANS PREPARED BY :*



**ENVIRONMENTAL DESIGN  
PARTNERSHIP, LLP.**

900 Route 146 Clifton Park, New York 12065  
(518) 371-7621  
edpllp.com

R:\SARATOGA\Moreau\Route 9\1451 Stone\05-dwg\Detailed Plans\SHEETS\00\_CS-STONE.dwg Nov 04, 2022 01:13:57PM,



LEGEND:

AC denotes Air Conditioner  
BOL denotes Bollard  
CB denotes Catch Basin  
CIRF denotes Capped Iron Rod Found  
CONC denotes Concrete  
DEL denotes Delinctor/Reflector Sign  
DRW denotes Drilled Well  
DW denotes Dry Well  
DYL denotes Dashed Yellow Line  
EM denotes Electric Meter  
EOP denotes Edge of Pavement  
EOW denotes Edge of Woods  
FF denotes Finished Floor  
FOCC denotes Face of Concrete Curb  
GM denotes Gas Meter  
GV denotes Gate Valve  
HYD denotes Fire Hydrant  
NG denotes National Grid Utility Pole  
OHUL denotes Overhead Utility Lines  
SWL denotes Single White Line  
TYP denotes Typical  
UP denotes Utility Pole  
VZ denotes Verizon Utility Pole  
WSO denotes Water Shutoff

AREA =  
2.988± ACRES

LANDS N/F OF  
H.J. ENTERPRISES, INC.  
BOOK 935 OF DEEDS AT PAGE 885

LANDS N/F OF  
NIAGARA MOHAWK  
POWER CORPORATION

LANDS N/F OF  
RUSTY R. SAUNDERS  
INSTRUMENT No. 2007016312

DEED REFERENCE:

1) TITLE SOURCE (Warranty Deed with Lien Covenant)  
Grantor: Roccia Enterprise, LLC  
Grantee: Tara Stone  
Dated: March 31, 2022  
Recorded: April 4, 2022  
Instrument No. 2022012151

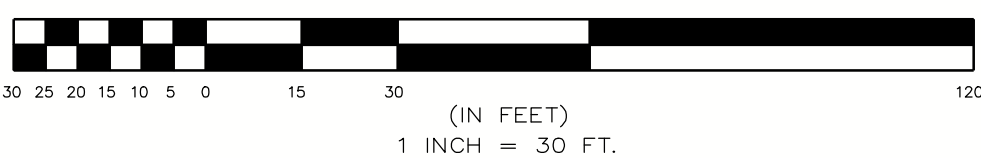
MAP REFERENCES:

- 1) Map Entitled: "Map of Survey of Lands of Robert J. Cirelli"  
Map Date: December 21, 2006  
Prepared By: W.J. Rourke, Associates
- 2) Saratoga County Real Property Tax Map  
Town of Moreau  
Section 63.04  
Block 1  
Lot No. 77

SURVEY NOTES:

- 1) Survey map as prepared for the Environmental Design Partnership Planning Department.
- 2) No monumentation set.
- 3) All underground utilities, if any, not field located.
- 4) This survey was prepared without the benefit of an up-to-date abstract of title and is made subject to whatever state of facts such a document would reveal.
- 5) Field survey completed on August 10, 2022.
- 6) Elevation datum: 1988 NAVD

GRAPHIC SCALE



SITE EXPANSION  
STONE SELF STORAGE

STONE REAL ESTATE GROUP, LLC

1451 ROUTE 9  
TOWN OF MOREAU  
SARATOGA COUNTY, NEW YORK

TAX MAP ID: 63.4-1-77  
NOVEMBER 4, 2022

DRAWN BY: XXX  
CHECK BY: XXX  
CIP PROJECT NUMBER: XXX

THE ALTERATION OF THESE DOCUMENTS IN ANY WAY  
UNLESS DONE UNDER THE DIRECT SUPERVISION OF  
A LICENSED PROFESSIONAL ENGINEER FOR AN  
ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE  
ARCHITECT OR SUPERVISOR FOR A SUPERVISOR IS A VIOLATION  
OF THE NEW YORK STATE EDUCATION LAW AND/OR  
REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

REVISION DATE BY

REVISION	DATE	BY

BENCHMARK:  
DOCK SPIKE SET IN  
NG124-2 UTILITY POLE  
ELEV=350.40'

BENCHMARK:  
NUT HEAD OF ARROW  
ON FIRE HYDRANT  
ELEV=351.20'

CB/DW TP = 348.80  
BOT=345.15

CB/DW TP = 348.65  
BOT=346.10

U.S. & N.Y.S. ROUTE 9  
STATE HIGHWAY No. 58

U.S. & N.Y.S. ROUTE 9  
STATE HIGHWAY No. 58

SCALE:  
1" = 30'

NOT FOR  
CONSTRUCTION

SHEET TITLE:  
EXISTING  
CONDITIONS

SHEET:  
2 of 8

2 of 8

R:\SARATOGA\Moreau\Route 9\1451.stone\US-dwg\Detailed Plans\Sheet\SL2-EC-STONE.dwg Nov 04, 2022 01:02:26PM

edp  
ENVIRONMENTAL DESIGN  
PARTNERSHIP, LLP.  
900 Route 146 Clinton Park, New York 12065  
(518) 371-7621  
edp@edp.com






# SITE LOCATION MAP

SCALE: 1" = 2,000'

## SITE STATISTICS

EXISTING ZONING	C1 GENERAL COMMERCIAL	
PARCEL AREA	2.98 ACRES	
PROPOSED LAND USE	COMMERCIAL AND SELF STORAGE	
BUILDING AREA		
EXISTING COMMERCIAL	6,000 SF	
PROPOSED STORAGE	24,400 SF	
TOTAL	30,400 SF	(23.3% COVERAGE)
PROPOSED PARKING	40 SPACES	
PROPOSED BUILDING HEIGHT	12 FEET	
PROPOSED GREENSPACE	1.0 ACRES	(33%)
MINIMUM BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT YARD	300 FT	300 FT
REAR YARD	30 FT	30 FT
SIDE YARD	15 FT	15 FT
WATER SERVICE	TOWN OF MOREAU	
SANITARY SERVICE	EXISTING ON-SITE SEPTIC SYSTEM	
STORMWATER	ON-SITE STORMWATER MANAGEMENT	

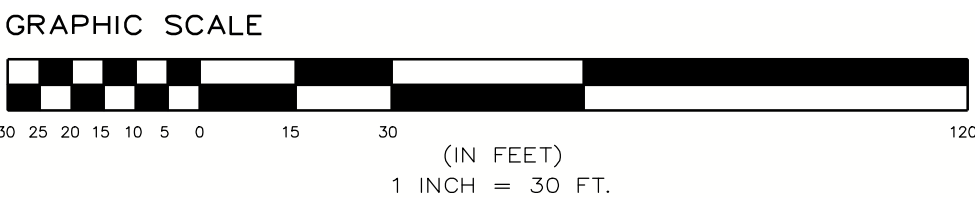
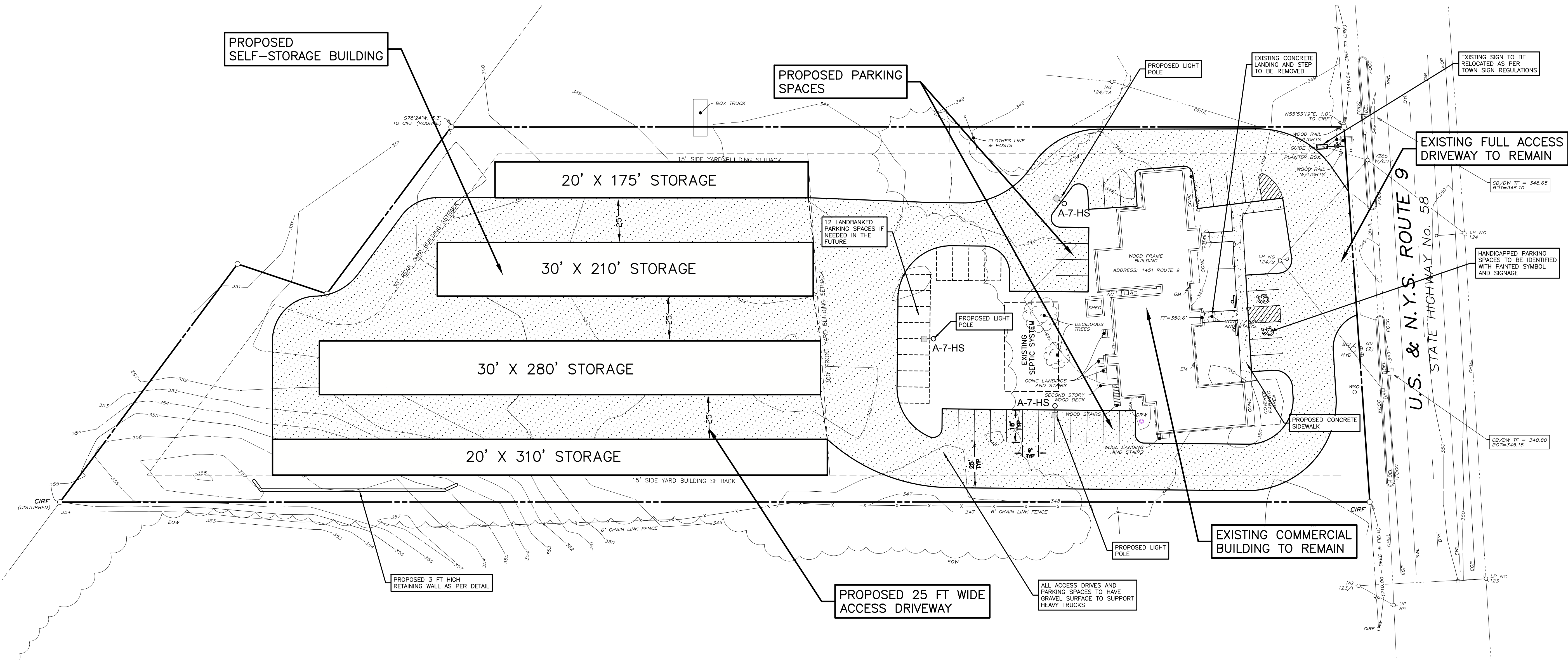
## LIGHTING KEY

 Lithonia Lighting KAX1 LED P4 40K R3 MVOLT HS  
 SCALED PHOTOMETRY test report no. ISF 30459P11  
 lamp(s): LED  
 Light Loss Factor = 0.900, watts per luminaire = 160  
 mounting height= 15 ft  
 number locations= 3, number luminaires= 3

LIGHTING NOTE:  
EXTERIOR POLE LIGHT FIXTURES SHALL BE EQUIPPED WITH CONTROL TIMERS

## STORAGE NOTE

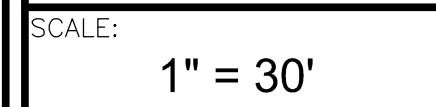
THERE SHALL BE NO EXTERIOR STORAGE OF ANY KIND, INCLUDING NO STORAGE OF VEHICLES (CARS, TRUCKS, RV'S, TRAILERS, ATV'S, ETC.) AT THE SITE







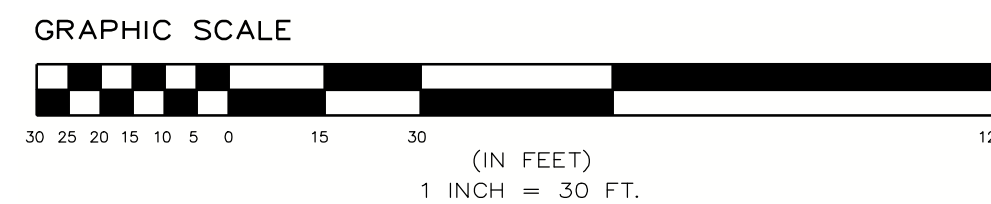
1451 ROUTE 9  
TOWN OF MOREAU  
SARATOGA COUNTY, NEW YORK

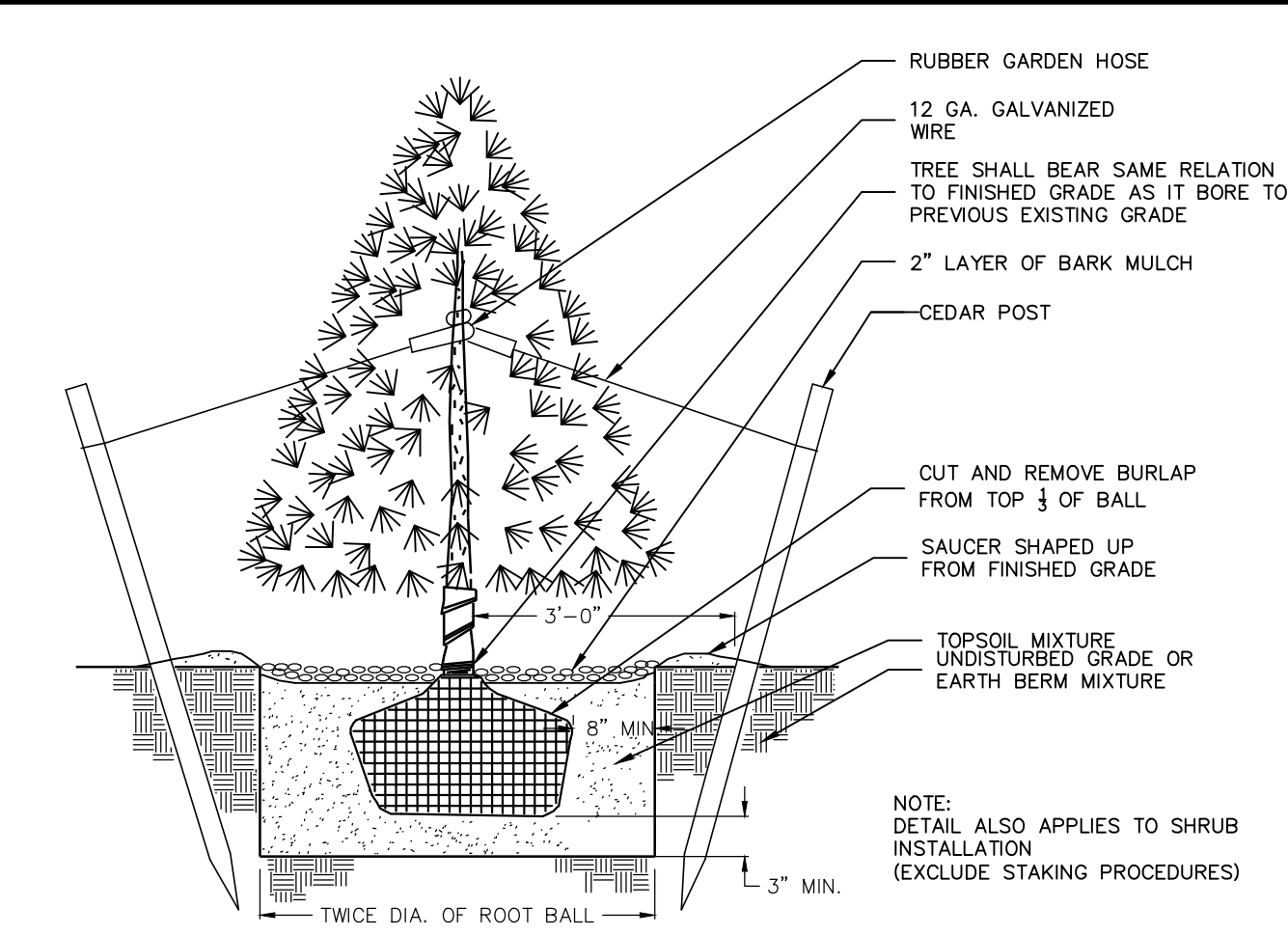
SHEET TITLE:

SHEET:

4 of 8







## 1 CONIFEROUS TREE

NOT TO SCALE

## PLANTING SCHEDULE

KEY	COMMON	BOTANICAL	SIZE	NO.	REMARKS
AS	SUGAR MAPLE	ACER SAGCHARUM	3.0"-3.5" CAL.	4	B&B
CB	PYRAMIDAL EUROPEAN HORNBEEAM	CARPINUS BETULUS FASTIGIATA	3.0"-3.5" CAL.	6	B&B, HIGH BRANCH
HP	QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA QUICK FIRE	#7 CONTAINER	4	CG
PA	NORWAY SPRUCE	PICEA ABIES	5'-6" HT.	8	B&B
TS	GLOBE ARBORVITAE	THUJA OCCIDENTALIS SMARAGO	18"-24" HT.	4	CG
TM	SPREADING YEW	TAXUS X MEDIA DENSIFORMIS	18"-24" HT.	13	B&B

PLANTING NOTE:  
PLANTS LISTED IN THE PLANTING SCHEDULE CAN BE SUBSTITUTED FOR SIMILAR SPECIES OF THE SAME SIZE WITH THE APPROVAL OF THE OWNER/DEVELOPER AND/OR PROJECT LANDSCAPE ARCHITECT.  
SHOULD A SUBSTITUTION BE OFFERED, THE DESIGN PROFESSIONAL SHALL BE NOTIFIED TO CONFIRM THAT THE SUBSTITUTED SPECIES ARE NOT REGULATED OR PROHIBITED SPECIES AS IDENTIFIED BY THE NYDEC PART 575 INVASIVE SPECIES REGULATIONS.

### PLANTING NOTES:

- PLANTING CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL AREAS OF SITE WHICH ARE DISTURBED AND NOT LANDSCAPED, PAVED, SHALL BE TOPSOILED, SEED, AND MULCHED. (MULCH - STRAW, HYDROSEED MIX, OR BIODEGRADABLE NETTING) MIXTURES TO BE APPLIED SHALL BE DETERMINED BY OWNER'S REPRESENTATIVES. TOPSOIL TO BE 4" MINIMUM.
- EXISTING VEGETATION SHALL REMAIN UNDISTURBED WITHIN ALL AREAS OF SITE WHICH DO NOT REQUIRE GRADING.
- ALL PLANTING BEDS TO RECEIVE 3" MINIMUM BARK MULCH WITH FILTER FABRIC WEED CONTROL OR EQUAL.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. REFER TO SITE PLAN FOR DETAILED GRADING AND UTILITY INFORMATION.
- GUARANTEE:
  - FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL:
    - GUARANTEE ALL PLANTS AND SEEDING AREAS UNDER THIS CONTRACT.
    - REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD, PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION;
    - REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED;
    - GUY AND MAINTAIN AS SPECIFIED HEREIN, AT NO ADDITIONAL COST.
  - REPLACEMENTS MADE WITHIN SIX MONTHS AFTER BEGINNING OF THE "GUARANTEE PERIOD" SHALL NOT EXTEND THE "GUARANTEE PERIOD" OF THESE PARTICULAR PLANTS; THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE "GUARANTEE PERIOD" SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF REPLACEMENT.
- APPLICABLE STANDARDS: "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND "STANDARDIZED PLANT NAMES" BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, ARE A PART OF THIS SPECIFICATION. ALL PLANTS SHALL BE NURSERY GROWN, NOT GATHERED IN THE FIELD.

### PLANTING NOTE:

PLANTS LISTED IN THE PLANTING SCHEDULE CAN BE SUBSTITUTED FOR SIMILAR SPECIES OF THE SAME SIZE WITH THE APPROVAL OF THE OWNER/DEVELOPER AND/OR PROJECT LANDSCAPE ARCHITECT.

### PLANTING BED PREPARATION NOTE:

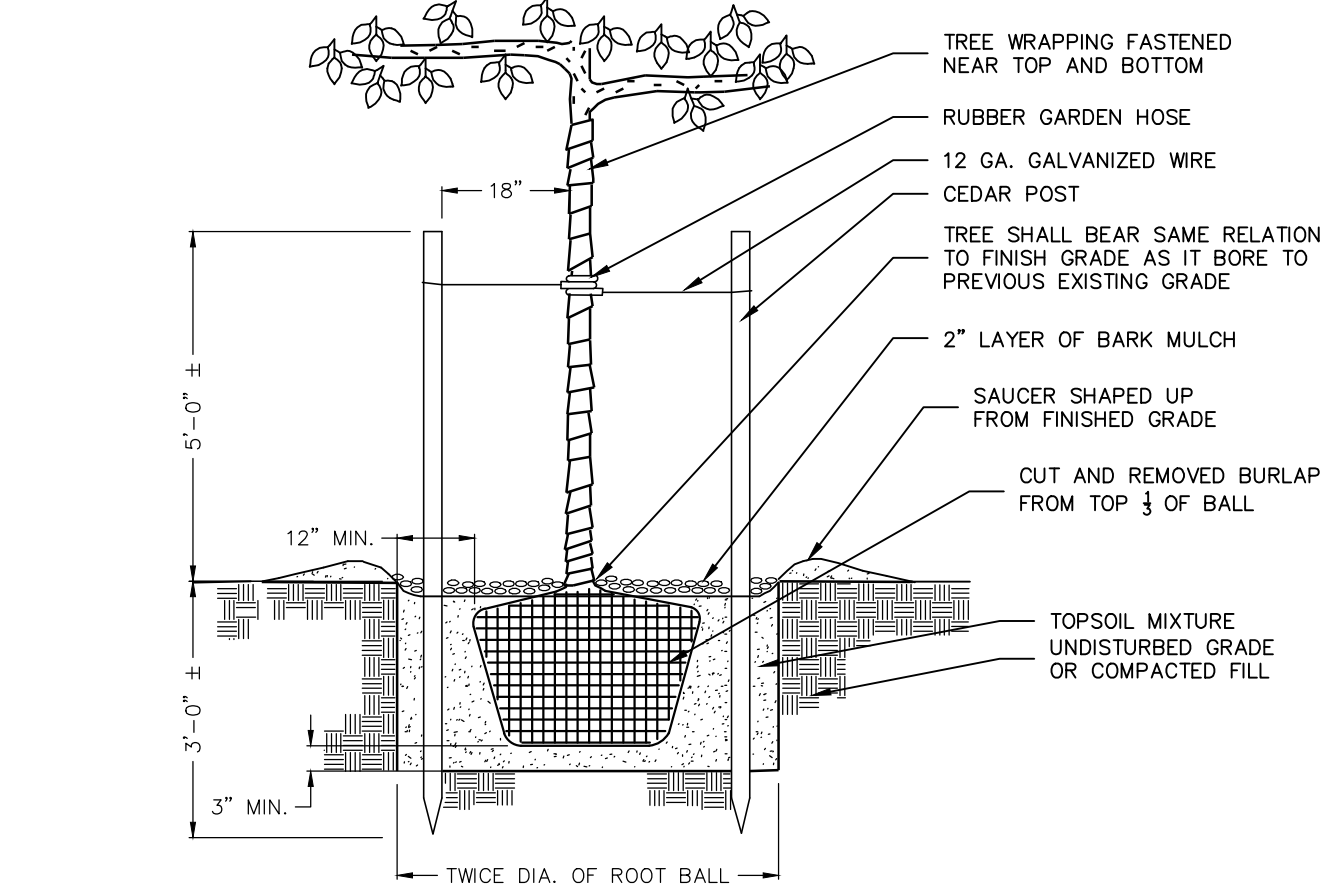
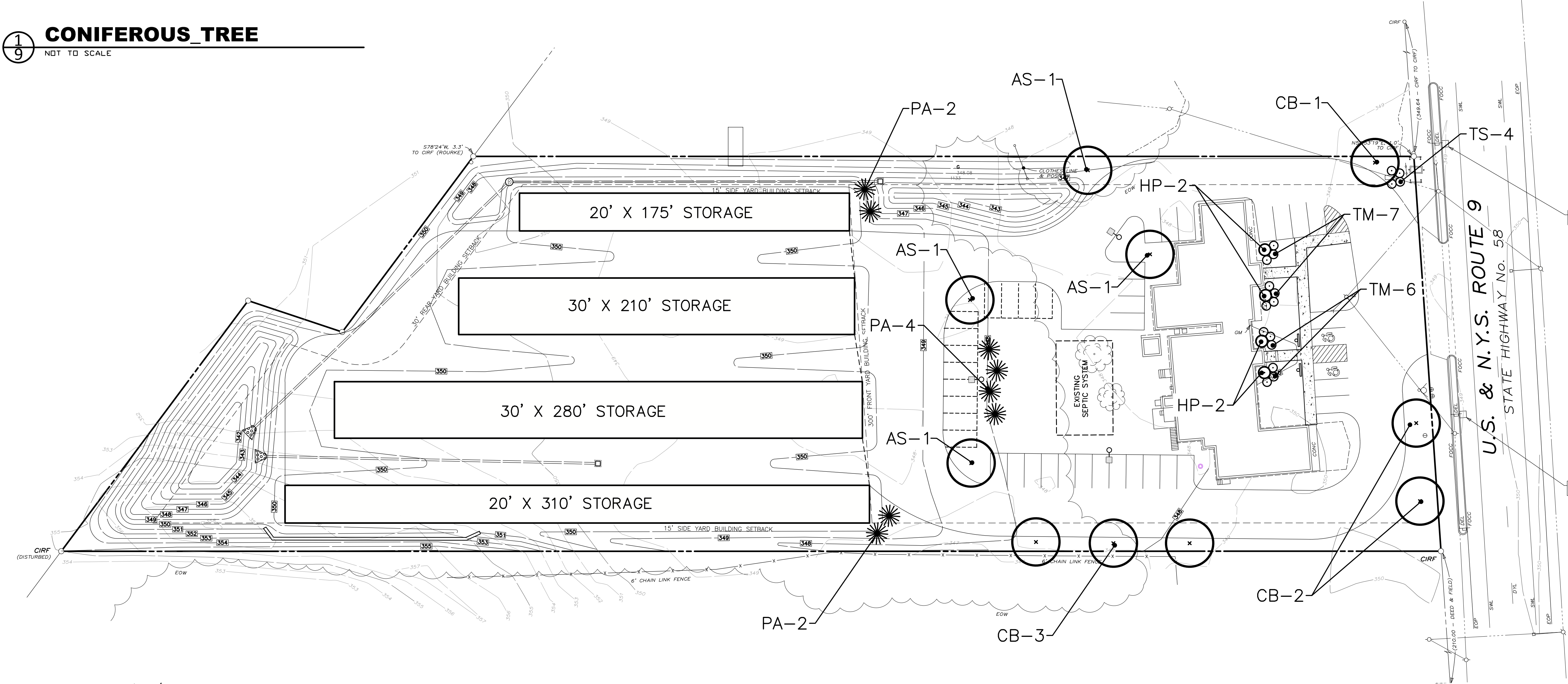
ALL PAVEMENT, AND GRAVEL BASE SHALL BE REMOVED FROM PROPOSED PLANTING BEDS AREAS. COMPACTED SUB BASE MATERIALS SHALL BE DECOMPACTED TO A DEPTH OF 12" PLANTING BEDS SHALL BE FREE OF ROOTS TILLED TO A DEPTH 12". INCORPORATE 2" OF COMPOST INTO SOIL AND TOP DRESS WITH 3" OF HARDWOOD MULCH.

### TOPSOIL NOTE:

ALL AREAS WHICH ARE DISTURBED AND NOT LANDSCAPED, PAVED OR OTHERWISE RESTORED SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL. ALL LANDSCAPE BEDS SHALL RECEIVE A MINIMUM OF 12" OF TOPSOIL.  
TOP SOIL SHALL HAVE:  
2% - 20% ORGANIC MATTER  
PH OF 6-7.6%  
MAXIMUM PARTICLE SIZE 1.5"

### LAWN SEED MIX:

SEED ALL AREAS WHICH ARE DISTURBED AND NOT LANDSCAPED, PAVED OR OTHERWISE RESTORED WITH GRASS SEED CONTAINING A MINIMUM 20% KENTUCKY BLUE GRASS, 20% FESCUE AND A MAXIMUM OF 20% ANNUAL RYE GRASS. SEED SHALL BE APPLIED AT A RATE OF 7-10 LBS PER 1,000 SF.



## 2 DECIDUOUS TREE

NOT TO SCALE


















**ENVIRONMENTAL DESIGN  
PARTNERSHIP, LLP.**

---

900 Route 146 Clifton Park, New York 12065  
(518) 371-7621  
[edplp.com](http://edplp.com)

**SITE EXPANSION**  
**STONE SELF STORAGE**  
STONE REAL ESTATE GROUP, LLC  
1451 ROUTE 9  
TOWN OF MOREAU  
SARATOGA COUNTY, NEW YORK

100



SHEET TITLE:

SHEET:

