LANDS N/F OF
NIAGARA MOHAWK

STORMWATER MANAGEMENT AREA

30' REAR YARD BUILDING SETBACK

EXISTING VEGETATION TO REMAIN

PROPOSED SELF-STORAGE BUILDING

75' SIDE YARD BUILDING SETBACK

20' X 220' STORAGE

30' X 250' STORAGE

30' X 280' STORAGE

20' X 310' STORAGE

PROPOSED 24 FT WIDE ACCESS DRIVEWAY

24'

LANDS N/F OF
H.J. ENTERPRISES, INC.

TOWN & COUNTRY MOTEL

LANDS N/F OF
RUSTY AND NANCY
SAUNDERS

25' SIDE YARD BUILDING SETBACK

EXISTING SEPTIC SYSTEM

PROPOSED PARKING SPACES

ONE STORY COMMERCIAL BUILDING

ACTION EQUIPMENT SUPPLY

EXISTING FULL ACCESS DRIVEWAY TO REMAIN

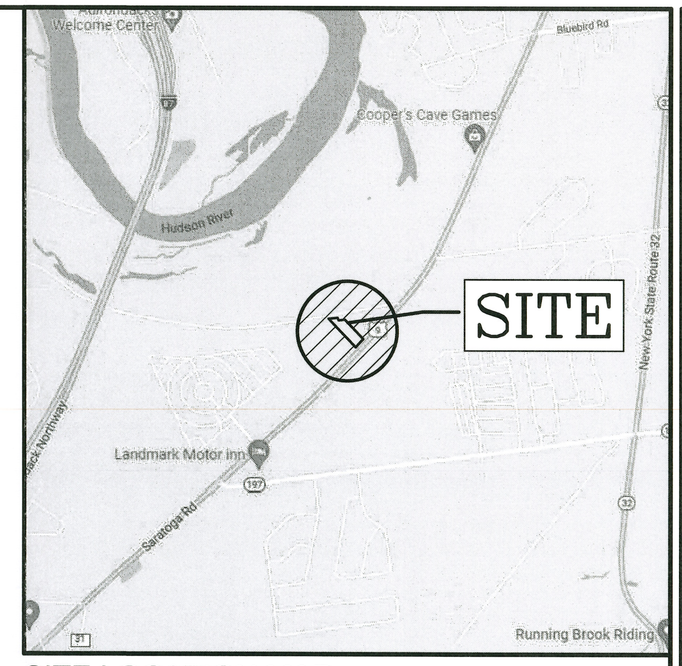
ROUTE 9

## SITE STATISTICS

| | |
|---|---|
| EXISTING ZONING | C1 GENERAL COMMERCIAL |
| PARCEL AREA | 3.0 ACRES |
| PROPOSED LAND USE | COMMERCIAL AND SELF STORAGE |
| BUILDING AREA | |
| EXISTING COMMERCIAL | 6,000 SF |
| PROPOSED STORAGE | 26,500 SF |
| TOTAL | 32,500 SF (25% COVERAGE) |
| PROPOSED PARKING | 30 SPACES |
| PROPOSED BUILDING HEIGHT | 12 FEET |
| PROPOSED GREENSPACE | 1.0 ACRES (33%) |
| MINIMUM BUILDING SETBACKS | |

| | REQUIRED | PROPOSED |
|---|---|---|
| FRONT YARD | 50 FT | 200 FT |
| REAR YARD | 30 FT | 32 FT |
| SIDE YARD | 15 FT | 17 FT |

| | |
|---|---|
| WATER SERVICE | TOWN OF MOREAU |
| SANITARY SERVICE | EXISTING ON-SITE SEPTIC SYSTEM |
| STORMWATER | ON-SITE STORMWATER MANAGEMENT |




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

GRAPHIC SCALE
30 25 20 15 10 5 0 15 30 120
(IN FEET)
1 INCH = 30 FT.


ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
808 Route 146 Clifton Park, New York 12065
(518) 371-7421 edpllp.com


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

TAX MAP ID 63.4-1-77
JUNE 2, 2022

| | |
|---|---|
| DRAWN BY | XXX |
| CHECK BY | XXX |
| EDP PROJECT NUMBER | XXX |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| REVISION | DATE | BY |
|---|---|---|
| | | |

SCALE:
1"=30'

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET:
1 of 1

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