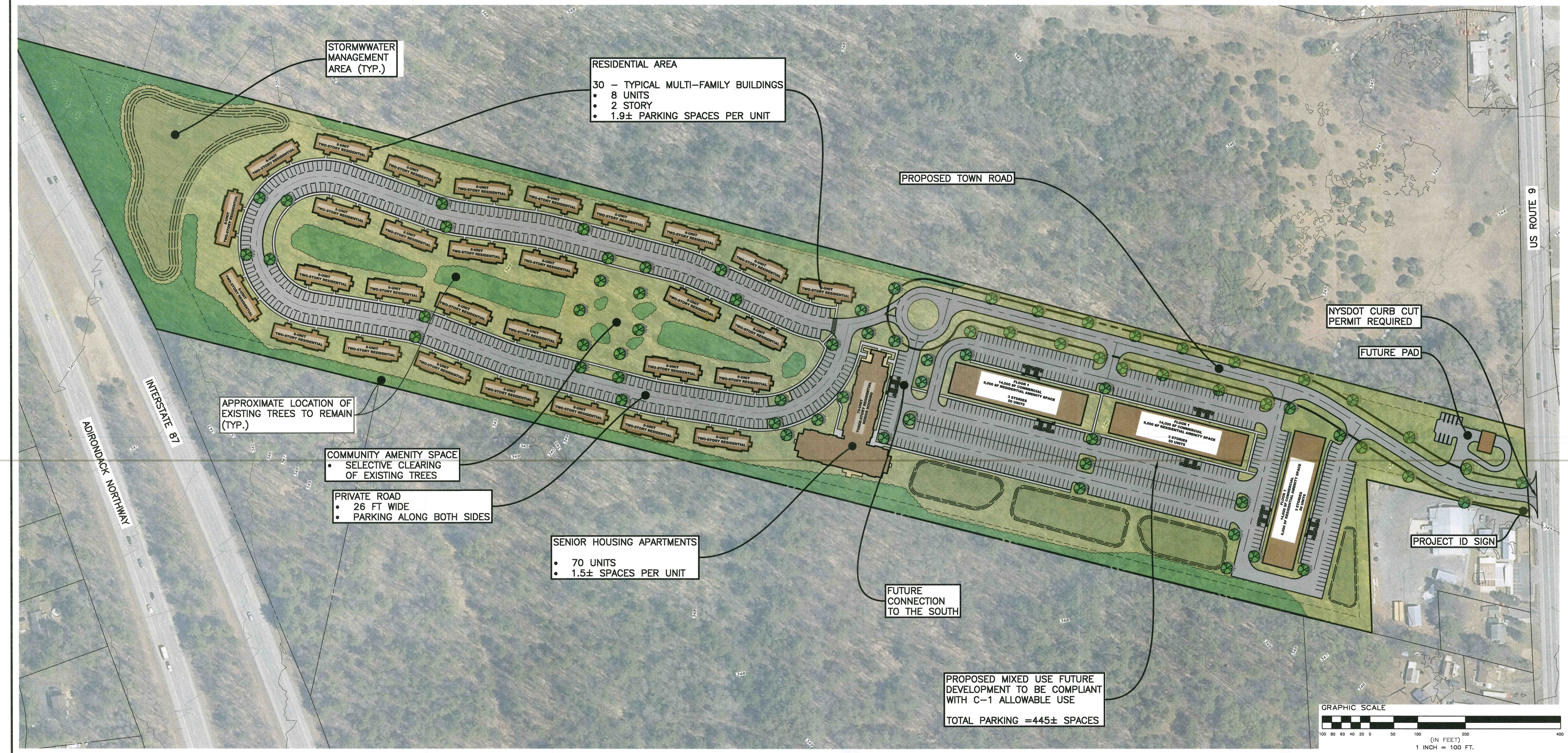
SITE STATISTICS

EXISTING ZONING	C–1: GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING	PUD: PLANNED UNIT DEVELOPMENT
PARCEL AREA	32.85± ACRES
PROPOSED USE:	MULTI–FAMILY RESIDENTIAL
TOTAL UNITS	460 UNITS
DENSITY RATIO	14± UNITS PER ACRE
PARKING	
RESIDENTIAL AREA	456± SPACES (1.9 PER UNIT)
SENIOR HOUSING APARTMENTS	105± SPACES (1.5 PER UNIT)
MIXED USE COMMERCIAL	220± SPACES (1 PER 191± SF)
MIXED USE RESIDENTIAL	225± SPACES (1.5 PER UNIT)
TOTAL	1006± SPACES
GREEN SPACE	60%±
UTILITIES:	
WATER PROVISIONS	TOWN OF MOREAU WATER
SANITARY PROVISIONS	TOWN OF MOREAU SEWER
STORMWATER MANAGEMENT	ONSITE
SETBACKS:	
FRONT	TBD
SIDE	25 FT
REAR	100 FT

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



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

RESIDENCE AT 1345 ROUTE 9

OWNER/APPLICANT: SCHERMERHORN RESIDENTIAL HOLDINGS

1348 US ROUTE 9
TOWN OF MOREAU
SARATOGA COUNTY, NEW YORK

SEPTEMBER 3, 2024

DRAWN BY CD
CHECK BY JD
EDP PROJECT NUMBER

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REVISION	DATE	BY

SCALE: 1"=100'

NOT FOR CONSTRUCTION

SHEET TITLE: PUD CONCEPT-2

SHEET: C-2