

The Pines North Park Expansion

DRAWING LIST

- S1 - EXISTING CONDITIONS & DEMOLITION PLAN
- S2 - OVERALL PARK EXPANSION PLAN
- S3 - DETAILED PARK EXPANSION PLAN
- S4 - DETAIL SHEET

1417-1419 State Route 9
&
1421-1423 State Route 9
Town of Moreau
Saratoga County
New York

ZONING REQUIREMENTS

TOWN OF MOREAU - C-1 - GENERAL COMMERCIAL

- FRONT SETBACK: 50'
- REAR SETBACK: 30'
- SIDE SETBACK: 15'
- MAXIMUM LOT COVERAGE: 40%
- MAXIMUM BUILDING HEIGHT: 30'

Tax Map # 63.3-1-20.1 & 21.1

August 31, 2023

Revision 1 - July 28, 2024
Revision 2 - August 27, 2024



SITE LOCATION
LOCATION MAP

TAX MAP # 63.3-1-20.1, 21.1

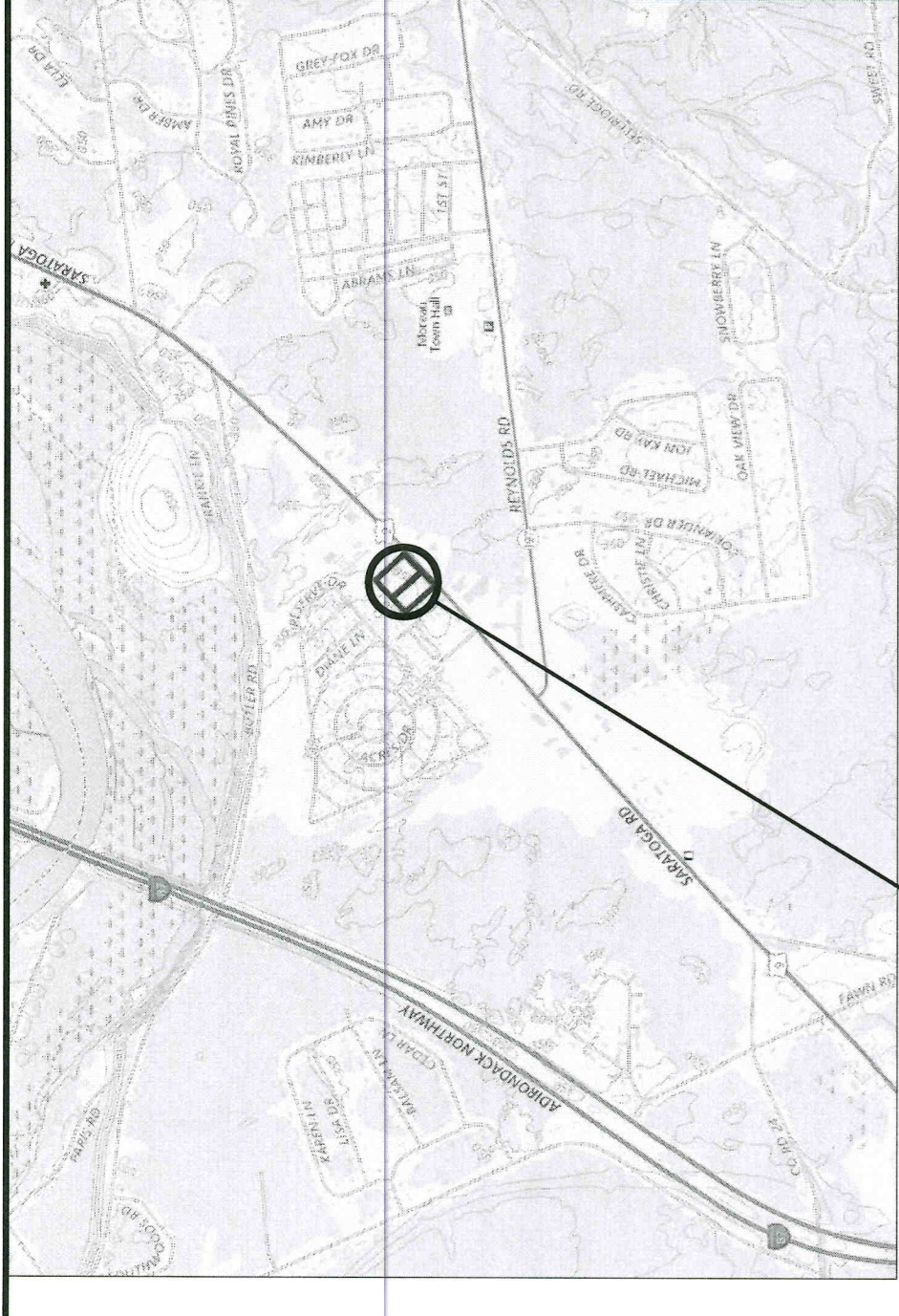
No.	Revisions	Date
2	REVISED PER NYS DOT AND NEW TOWN Z.A. COMMENTS	8/27/2024
1	REVISED PER TOWN Z.A. COMMENTS	6/1/2024
0	ISSUED FOR PERMIT	8/31/2023

COVER SHEET

prepared for:
The Pines North MHP Expansion
1417-1419 State Route 9 & 1421-1423 State Route 9
Town of Moreau, County of Saratoga, State of New York

Drawn: JES/AVA Checked: GTH Scale: NOTED Date: 6/29/2023
Hutchins Engineering PLLC
169 Howland Road
Queensbury, NY 12804
(518) 745-0307 Phone
(518) 745-0308 Fax

292187-01



LOCATION MAP

SITE LOCATION

SITE DEVELOPMENT DATA			
TOTAL LOT AREA	4.128-ACRES / 179,815.68 SF		
EXISTING IMPERVIOUS AREAS		CHANGE IN IMPERVIOUS AREAS	PROPOSED TOTAL IMPERVIOUS AREAS
HOUSES	4,524 SF	9,926 SF	14,450 SF
DRIVE	1,183 SF	28,826 SF	30,009 SF
PARKING AREA	6,153 SF	556 SF	5,597 SF
SHED	70 SF	70 SF	NA
SIDEWALK	1,973 SF	1,973 SF	NA
TOTAL	13,903 SF	41,351 SF	50,056 SF
PERCENT IMPERVIOUS	8%		28%
PERMEABILITY	92%		72%

Dig Safely. New York
 Call Before You Dig
 Wait The Required Time
 Confirm Utility Response
 Dig Safely
 Dig With Care
800-962-7962
 www.digsafelyny.com

TAX MAP # 63.3-1-20.1, 21.1

No.	Revisions	Date
2	REVISED PER NYS DOT AND NEW TOWN Z.A. COMMENTS	8/27/2024
1	REVISED PER TOWN Z.A. COMMENTS	6/1/2024
0	ISSUED FOR PERMIT	8/31/2023

EXISTING CONDITIONS & REMOVALS PLAN

prepared for:
The Pines North MHP Expansion
 1417-1419 State Route 9 & 1421-1423 State Route 9
 TOWN OF MOREAU, County of Saratoga, State of New York

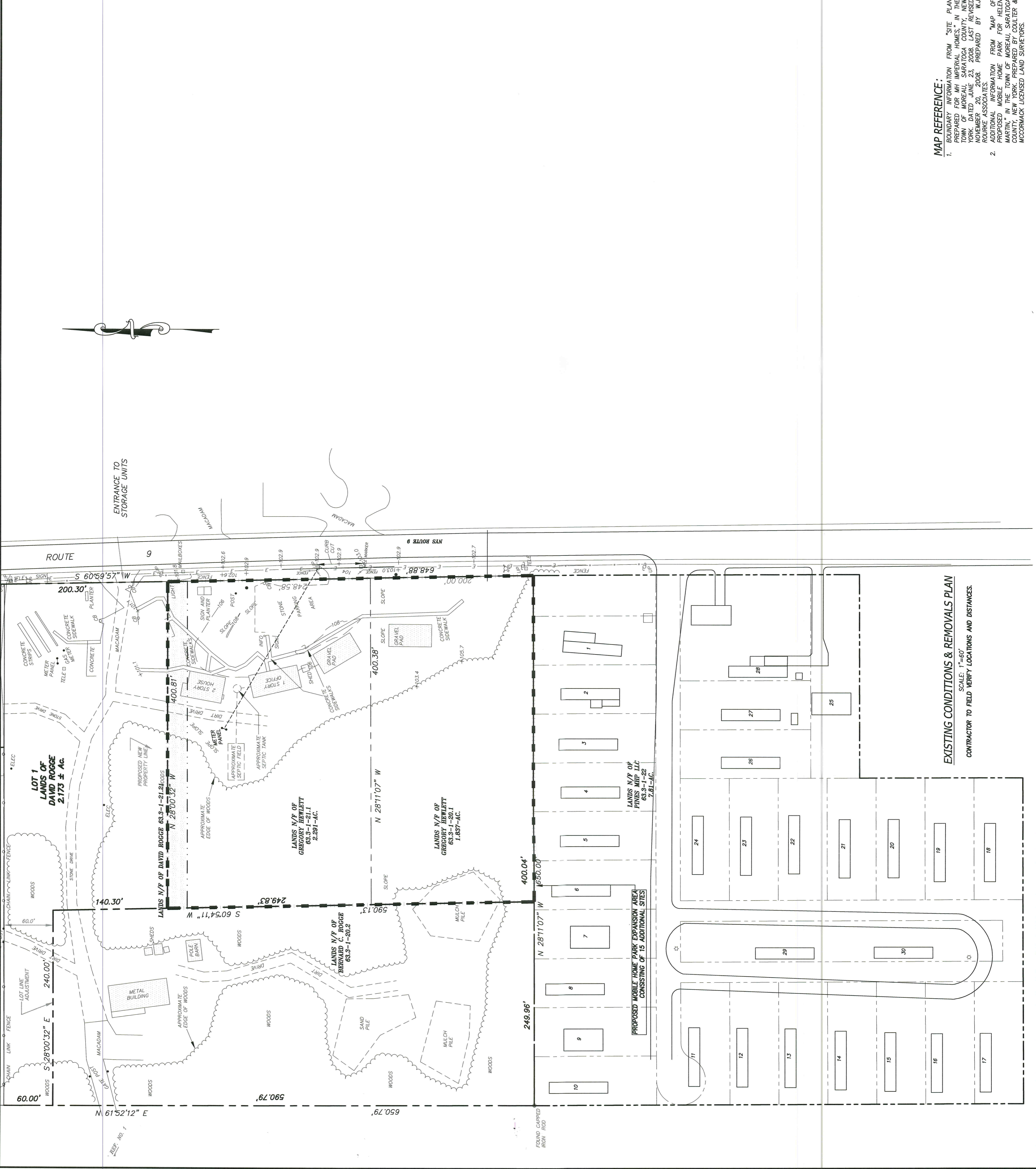
Drawn: JES/AVA Checked: GTH Scale: NOTED Date: 6/29/2023

Hutchins Engineering PLLC
 150 Hamilton Road
 Queensbury, NY 12204
 (518) 745-0377 Phone
 (518) 745-0388 Fax

292187-01 -S1

MAP REFERENCE:

- BOUNDARY INFORMATION FROM "SITE PLAN PREPARED FOR MHP IMPERIAL HOMES" IN THE TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK, DATED JUNE 23, 2008. LAST REVISED NOVEMBER 20, 2008. PREPARED BY W.J. ROBBE ASSOCIATES.
- PROPOSED MOBILE HOME PARK FOR HELEN MARTIN, IN THE TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK, PREPARED BY COULTER & MCCORMACK LICENSED LAND SURVEYORS.



EXISTING CONDITIONS & REMOVALS PLAN
 SCALE: 1"=60'
 CONTRACTOR TO FIELD VERIFY LOCATIONS AND DISTANCES.

ATTENTION: OF THIS DOCUMENT CREDIT BY A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF NYS EDUCATION LAW.

