

Other Lands of
Phyllis M. Collins
Will B:2015 P:31425
63.4-2-51.12

Lands of
Phyllis M. Collins
Will B:2015 P:31425
63.4-2-51.11
74290.2 Sq. Feet
1.7 Acres

Lands of
Paul H. Collins Jr.
And
Laurie Jean Collins
B:1292 P:206

63.4-2-57
Crushed Stone Drive

SITE LOCATION

LOCATION MAP

ZONING REQUIREMENTS

ZONING DISTRICT- R-2
(ONE AND TWO-FAMILY RESIDENTIAL)

MINIMUM LOT AREA - 32,500 SF
FRONT SETBACK - 40'
SIDE SETBACK - 15'
REAR SETBACK - 30'

MAXIMUM BUILDING HEIGHT - 38'
MAXIMUM LOT COVERAGE - 25%

SITE SETBACKS

	REQUIRED FOR R-2	EXISTING HOUSE	PROPOSED PORCH
FRONT	40'	32.9'	27.8'
REAR	30'	129.6'	157.1'
SIDE EAST	15'	109.7'	136.8'
SIDE WEST	15'	183.9'	223.2'

TAX MAP # 63.4-2-51.11

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

SITE PLAN

SCALE: 1" = 20' (22x34)
1"=40' (11x17)

MAP REFERENCE :

PROPERTY BASE INFORMATION FROM "MAP OF A SURVEY MADE FOR PAUL H. COLLINS, JR." IN THE TOWN OF MOREAU, SARATOGA COUNTY, NEW YORK, DATED APRIL 16, 2020, REVISION 2 DATED SEPTEMBER 1, 2020 PREPARED BY VAN DUSEN & STEVE'S LAND SURVEYORS.

SITE PLAN
prepared for:
Paul H. Collins Jr.
565 Selfridge Road
Town of Moreau, Saratoga County, NY

Drawn: _____ Checked: _____ Scale: _____ Date: _____
Hutchins Engineering PLLC 169 Haviland Road
Queensbury, NY 12804
(518) 745-0307 Phone
(518) 745-0308 Fax
292674-01