**LOCATION AND ZONING MAP**
APPROXIMATE SCALE: 1"=2000'

- SINGLE FAMILY RESIDENTIAL (SFR)
- NEIGHBORHOOD COMMERCIAL OFFICE RESIDENTIAL (NCOR)
- COMMERCIAL OFFICE RESIDENTIAL (COR)

**TOWN OF COLONIE STANDARD NOTES:**

1. THE SUBDIVISION IS 17.91 ACRES IN AREA
2. THE SUBDIVISION LIES WITHIN A SFR ZONING DISTRICT
3. THE SUBDIVISION IS DIVIDED INTO 22 LOTS (20 BUILDING PARCELS, 2 STORMWATER PARCELS)
4. THE AVERAGE LOT AREA IS 31,400± SQUARE FEET
5. THE SUBDIVISION LIES WITHIN THE NORTH COLONIE CENTRAL SCHOOL DISTRICT AND THE BOGHT COMMUNITY FIRE DISTRICT
6. THE LOTS AND ROADWAYS SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES, BASED ON CURRENT LAND USE LAW REQUIREMENTS, AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION
7. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY ACT (SEQR), FRESH-WATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADIN LAW, AND THE TOWN FLOOD PLAINS MANAGEMENT LAW
8. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929)
9. CONTOURS SHOWN ON THIS PLAN REPRESENT EXISTING TOPOGRAPHIC CONDITIONS FOR PROPOSED GRADES, REFER TO GRADING PLAN SHEET G-1401
10. NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS
11. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE
12. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED AND THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE
13. LOCATION OF ALL EXISTING UTILITIES TO BE VERIFIED AT TIME OF CONSTRUCTION
14. BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS
15. BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS
16. STREETS AND STORM SEWERS SHALL CONFORM TO THE "TOWN OF COLONIE HIGHWAY AND DRAINAGE STANDARDS"
17. SHADOWS WITH EASEMENTS OR DRAIN, SPACES WILL BE ALLOWED ONLY ON LOTS WITH DIRECT ACCESS TO A STORM SEWER CATCH BASIN OR JUNCTION BOX AND SHALL HAVE A PLASTIC PIPE WITH A CHECK VALVE FOR SUMP PUMP CONNECTION
18. NO SUMP PUMP, CELLAR OR FOOTING DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER
19. THE SUBDIVISION LIES PARTIALLY WITHIN THE LATHAM WATER DISTRICT
20. WATER MAINS AND HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH "LATHAM WATER DISTRICTS STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEM"
21. HYDRANTS AT THE END OF DEAD END RUNS REQUIRE RESTRAINT ON THE LAST THREE FULL LENGTH SECTIONS OF WATER MAIN
22. SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH THE TOWN OF COLONIE AND/OR NEW YORK STATE WATERS RULES AND REGULATIONS AND WITH SEWER USE ORDINANCE NO. 1 OF 1973
23. WHERE POSSIBLE, SEWER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. WHEN VERTICAL SEPARATION CANNOT BE MAINTAINED, SEWER MAINS SHALL BE DUCTILE IRON CLASS 52 OR PVC CL 160, SDR26 PIPE
24. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1990) OF THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING REQUIRED TO BE INSTALLED SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE
25. A MINIMUM OF TWO TREES OF 2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6' MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PROVIDED OR PLANTED IN EACH FRONT YARD
26. A MINIMUM OF TWO TREES OF 2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6' MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PROVIDED OR PLANTED IN EACH CUL-DE-SAC ISLAND. TREES SHALL BE SHALLOW ROOTED AND BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE LINE

**TOWN OF COLONIE STANDARD NOTES:**

1. THE FOLLOWING NOTES MUST BE INCLUDED IN CONTRACTS FOR SALE AND DEEDS FOR EACH LOT:
   1.1. THE STORM WATER MANAGEMENT SYSTEM FOR THIS SUBDIVISION INCLUDES STORM WATER MANAGEMENT BASINS THAT MAY CONTAIN PERIODIC OR PERSISTENT STANDING WATER
   1.2. WETLANDS IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE U.S. ARMY CORPS OF ENGINEERS. THESE AREAS MAY BE SUBJECT TO PERIODIC OR PERSISTENT STANDING WATER

**UTILITY NOTES:**

SEWER- PIPE SIZE=8" UNLESS OTHERWISE NOTED

WATER- PIPE SIZE=8" UNLESS OTHERWISE NOTED

STORM- PIPE SIZE=12" UNLESS OTHERWISE NOTED

**SITE INFORMATION:**

PROJECT ADDRESS: 645 BOGHT ROAD, COLONIE, NY

WATER SUPPLY:
THE PROPERTY IS LOCATED PARTIALLY WITHIN THE LATHAM WATER DISTRICT.

SANITARY SEWER DISPOSAL:
THE PROPERTY IS NOT WITHIN A MUNICIPAL SANITARY SEWER DISTRICT.

STORMWATER CONVEYANCE:
STORMWATER IS CONVEYED ACROSS THE PROPERTY BY MEANS OF OVERLAND FLOW AND PROPOSED STORM SEWERS. STORMWATER TO BE MANAGED BY THE USE OF DRY WELLS THROUGHOUT THE SITE.

PRIVATE UTILITIES.
ELECTRIC SERVICE IS PROVIDED BY NATIONAL GRID CORPORATION. TELEPHONE SERVICE IS PROVIDED BY VERIZON.

I, CHRIS A. VANDENBURG, DO HEREBY SUBMIT THIS CONCEPT SUBDIVISION PLAN FOR REVIEW BY THE TOWN OF COLONIE PLANNING BOARD. I UNDERSTAND THAT A CONCEPT DEVELOPMENT PLAN IS INTENDED TO BE A FLEXIBLE DESIGN CONCEPT WHICH MAY BE READILY CHANGED AS DEEMED NECESSARY, PRIOR TO THE WORK REQUIRED FOR A DETAILED FINAL SUBDIVISION PLAN. I UNDERSTAND ANY APPROVAL BY THE TOWN OF COLONIE PLANNING BOARD OF THIS CONCEPT PLAN IS EXPRESSLY RELATED TO CONDITIONS AS SET FORTH ON SAID PLAN, AND THE TOWN OF COLONIE PLANNING BOARD IS NOT BOUND BY SAID PLAN IF FIELD CONDITIONS ARE IN FACT DIFFERENT.

**SITE STATISTICS:**

ZONE: SINGLE FAMILY RESIDENTIAL - SFR

| DESCRIPTION | REQUIRED | PROPOSED |
|---|---|---|
| MIN. FRONT SETBACK | 40' | 40' |
| MIN SIDE SETBACK | 10' MINIMUM<br>25' TOTAL BOTH SIDES | 10' MINIMUM<br>25' TOTAL BOTH SIDES |
| REAR YARD | 25' | 25' |
| MIN. LOT AREA | 15,000 SF | 15,000 SF |
| MIN. LOT WIDTH @ FRONTAGE | 85' | 85' |
| MIN. GREEN SPACE | 35% | 51% |
| MAX. BLDG HEIGHT | 45' | 45' MAXIMUM |
| MAX. BLDG. FOOTPRINT | 20% OF LOT AREA | 20% MAXIMUM |

SUBDIVISION DATA:

FIRE DISTRICT : BOGHT COMMUNITY FIRE DISTRICT
SCHOOL DISTRICT : NORTH COLONIE CENTRAL SCHOOL DISTRICT

THERE ARE NO WATERCOURSES OR FLOOD PLAINS LOCATED ON THE SITE. THE NATIONAL FLOOD INSURANCE PROGRAM MAPPING FOR THE TOWN OF COLONIE, PANEL 20 OF 25, WAS REFERENCED. THE SITE IS LOCATED IN ZONE C, AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN AND AN AREA WITH MINIMAL FLOODING.

THE EXISTING VEGETATION IS GRASS, MEADOW, AND TREES SPREAD INTACT.

**MAP REFERENCES:**

1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "PROPERTY BOUNDARY SURVEY MAP OF THE LANDS OF REO & ANDERSON AND A PORTION OF LANDS OF WILLIAM C. JONES" PREPARED BY AUSTELD & WAGHORST LAND SURVEYORS LLP, DATED JANUARY 27, 2015.

**DEEDED REFERENCES**

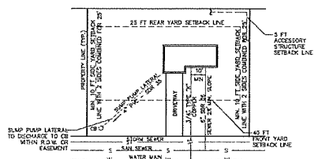
1. MARY M. MCDONALD, TRUSTEE TO WILLIAM C. JONES, DATED MARCH 14, 2006 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED BOOK 3801 AT PAGE 829.
2. WILLIAM C. AND HILARY A. JONES TO MICHAEL REO, TERRANCE GUAL, DONALD ANDERSON AND JANICE ANDERSON, DATED DECEMBER 23, 2009 AND RECORDED IN THE ALBANY COUNTY CLERKS OFFICE IN DEED BOOK 3905 AT PAGE 163.

**TAX PARCEL NUMBER**

TOWN OF COLONIE, ALBANY COUNTY, NEW YORK
SEC. 9.02 - BLK. 1 - PARCEL 15.1 & 10.2

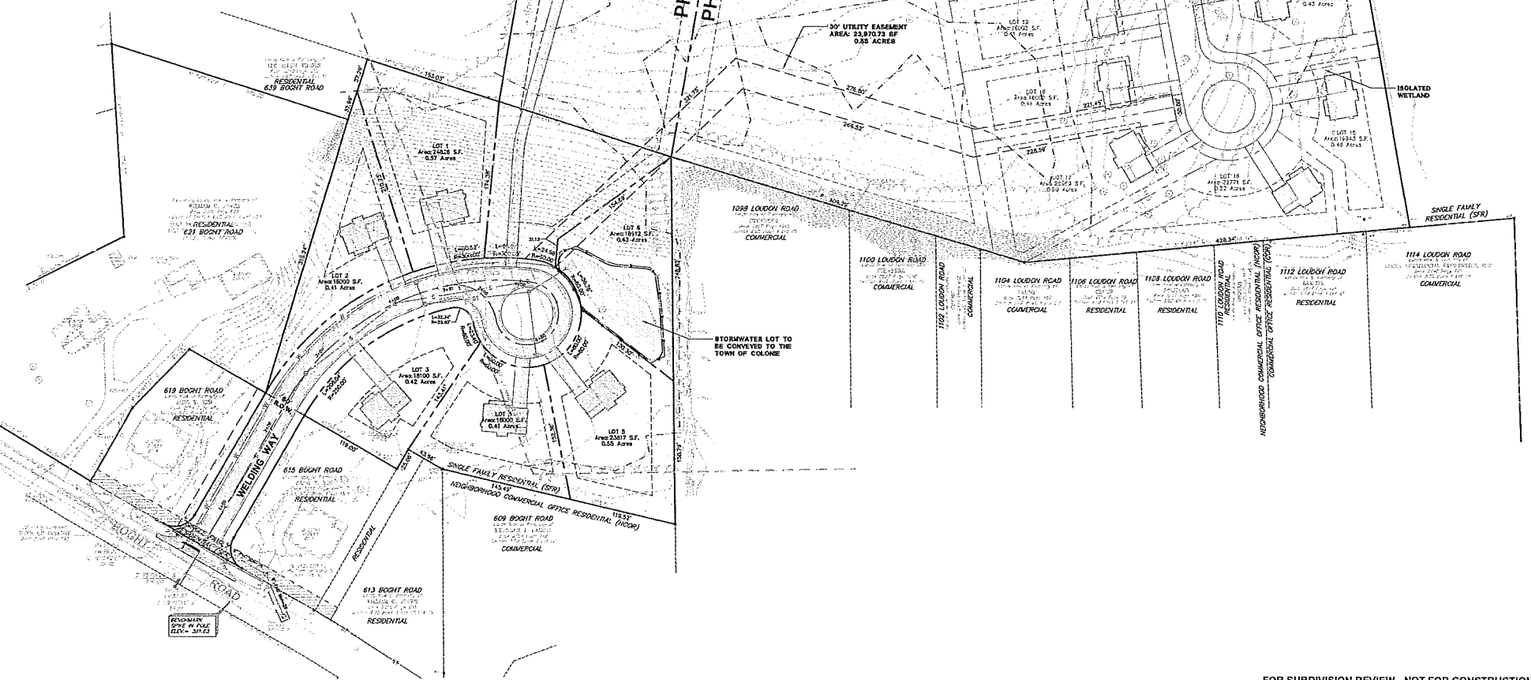
**SIGNS TO BE INSTALLED**

| SIGN NO. | SIGN FACE | MUTCD NUMBER | QUANTITY |
|---|---|---|---|
| 1 | STOP | R1-1 | 1 |




1. THE SINGLE-FAMILY RESIDENTIAL (SFR) ZONING DISTRICT HAS THE FOLLOWING MINIMUM YARD DIMENSIONS:
   FRONT YARD SETBACK = 40 FEET MINIMUM
   SIDE YARD SETBACK = MINIMUM 10 FT EACH SIDE & 25 FEET TOTAL OF TWO SIDES
   REAR = 25 FEET MINIMUM
   ACCESSORY STRUCTURE SETBACK = 5 FEET MINIMUM
2. ¾" TYPE "K" WATER SERVICES ARE TYPICAL FOR ALL SERVICES EXCEPT LOT 7, LOT 7 SHALL BE 1-½".

**TYPICAL SFR ZONING DISTRICT LOT**




**FOR SUBDIVISION REVIEW - NOT FOR CONSTRUCTION**

ORIGINAL SCALE IN INCHES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STATE OF NEW YORK — CHRIS A. VANDENBURG — 103455 — LICENSED PROFESSIONAL ENGINEER


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- Capital District Office: 547 River Street, Troy, New York 12182, Phone: (518) 273-0055
- Watertown Office: 235 Main Street, Suite 400, White Plains, New York 10601, Phone: (914) 597-6313
- Tullahoma Office: 1705 Direct Street, Tullahoma, Tennessee 37388, Phone: (615) 453-4929


| rev. | date | description |
|---|---|---|

CGM RESIDENTIAL SUBDIVISION
APPLICANT: CGM CONSTRUCTION INC.
PROJECT SITE ADDRESS: 645 BOGHT ROAD

# OVERALL SUBDIVISION PLAN

TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

| designed | drawn |
|---|---|
| SM | RK |
| date | scale |
| 11/10/17 | 1"=50' |
| project no. | |
| 31356.00 | |
| sheet no. | |
| C110 | |


Drawing Name: S:\Landscape\31356-00\SKETCH_SITE PLAN_31356-00.dwg
XREF's Attached: N:\SURVEY\31356-00_BASE_31356-00_OVERALL SHEETS.dwg, N:\SURVEY\31356-00_BASE_31356-00_ISOLATED WETLAND.dwg
Date Plotted: Nov 17, 2017 - 11:46am