

LOCATION AND ZONING MAP
SCALE: 1"=200'

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

MAP REFERENCES:
1. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY MAP OF THE LANDS OF CHARLES J. JR. & MARY BEDNARCZYK" PREPARED BY AUSFELD & WALDRUFF LAND SURVEYS LLP, DATED MAY 20, 2016.

DEED REFERENCES:
1. THE SCHEDULED TRUST COMPANY TO CHARLES J. JR. AND MARY BEDNARCZYK, DATED NOVEMBER 19, 1992 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE IN DEED BOOK 2231 AT PAGE 525.
2. CHARLES J. JR. AND MARY E. BEDNARCZYK TO CHARLES J. JR. AND MARY BEDNARCZYK, DATED APRIL 10, 1990 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE IN DEED BOOK 2413 AT PAGE 727.

TAX PARCEL NUMBER
1. TOWN OF COLONIE, ALBANY COUNTY, NEW YORK
SEC 4.04-BLK 3-PARCEL 25

NOTE: WETLANDS SHOWN HEREIN WERE FLAGGED BY BAGDON ENVIRONMENTAL, DATED DECEMBER, 2015.

SITE UTILITIES:
WATER SUPPLY:
THE PROPERTY IS LOCATED PARTIALLY WITHIN THE LATHAM WATER DISTRICT.
SANITARY SEWER DISPOSAL:
THE PROPERTY IS 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 STORMWATER MANAGEMENT PONDS.

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

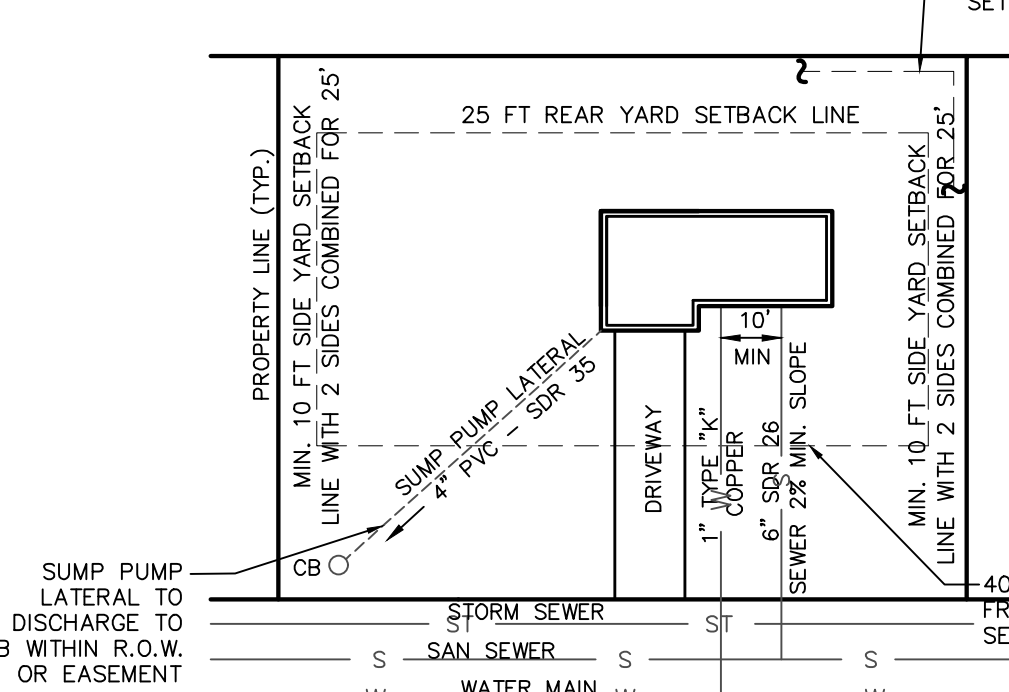
SIGNS TO BE INSTALLED

SIGN NO.	SIGN FACE	UNITED NUMBER	QUANTITY
1		R1-1	2

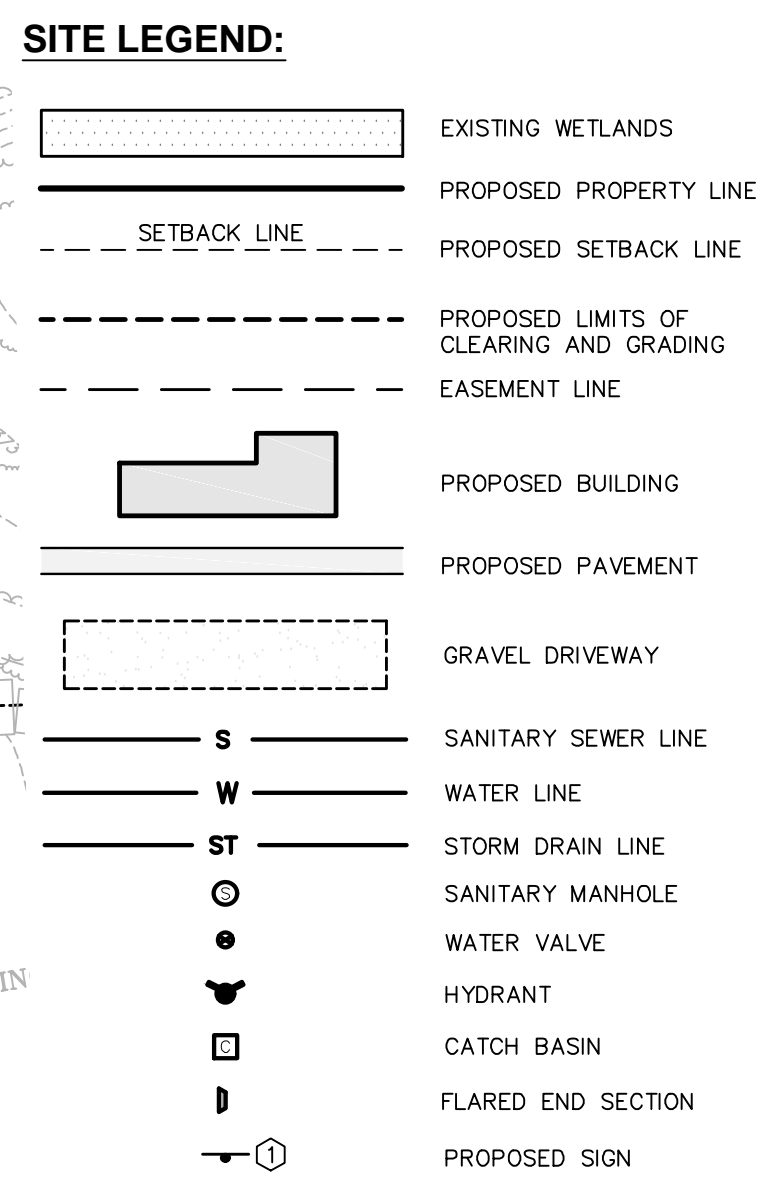
SUBDIVISION STATISTICS:

ZONE: SINGLE FAMILY RESIDENTIAL (SFR)	SFR REQUIRED	SUBDIVISION PROPOSED
DESCRIPTION	40'	15'
MIN. FRONT SETBACK	10' MINIMUM	15'
MIN. SIDE SETBACK	25' TOTAL BOTH SIDES	30' TOTAL BOTH SIDES
REAR YARD	25'	25'
MIN. LOT AREA	18,000 SF	6,895 MIN.
MIN. LOT WIDTH & FRONTAGE	80'	> 80'
MIN. GREEN SPACE	35%	> 35%
MAX. BLDG. HEIGHT	40'	< 40'
MAX. BLDG. FOOTPRINT	30% OF LOT AREA	< 30%

SUBDIVISION DATA:
FIRE DISTRICT : BOGHT COMMUNITY FIRE DISTRICT
SCHOOL DISTRICT : NORTH COLONIE CENTRAL SCHOOL DISTRICT
IN ADDITION THERE ARE NO WATERCOURSES OR FLOOD PLANS LOCATED ON THE SITE. THE NATIONAL FLOOD INSURANCE PROGRAM MAPPING FOR THE TOWN OF COLONIE, PANEL 3600(CO)000, WAS REFERENCED. THE SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
THE EXISTING VEGETATION IS GRASS AND WOODS.



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



NOTES:
1. SUBDIVISION CONSISTS OF 22.15 ACRES OF LAND DIVIDED INTO 23 LOTS (21 RESIDENTIAL).
2. SUBDIVISION IS LOCATED IN THE SINGLE FAMILY RESIDENTIAL (SFR) ZONING DISTRICT.
3. APPLICANT'S NAME IS RIDGEVIEW MEADOWS AT NORTH COLONIE, LLC.

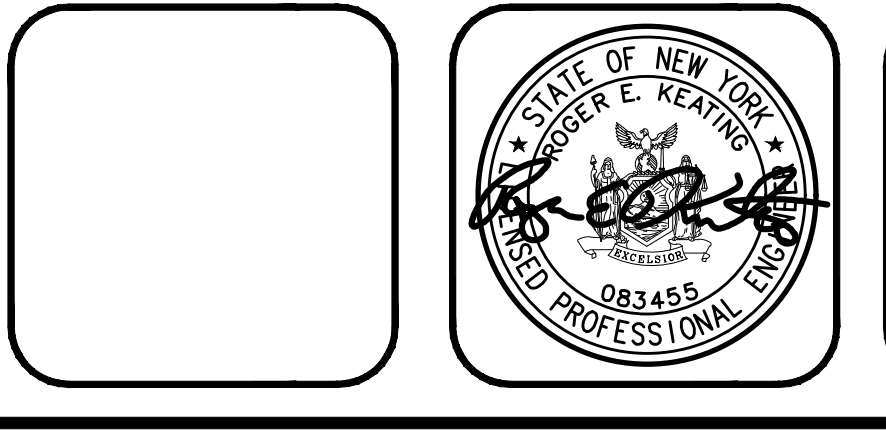
I, FRANK POLSINELLO, DO HEREBY SUBMIT THIS CONCEPT SUBDIVISION PLAN FOR REVIEW BY THE TOWN OF COLONIE PLANNING BOARD. I UNDERSTAND THAT A CONCEPT DEVELOPMENT PLAN IS INTENDED TO BE A FLEXIBLE DESIGN CONCEPT WHICH MAY BE READILY CHANGED AS DEEMED NECESSARY, PRIOR TO THE WORK REQUIRED FOR A DETAILED FINAL 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.

TOWN OF COLONIE
PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT

FOR ZONING VERIFICATION - NOT FOR CONSTRUCTION

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Phone: (615) 953-4909

REV.	DATE	DESCRIPTION

RIDGEVIEW MEADOWS AT NORTH COLONIE
APPLICANT: RIDGEVIEW MEADOWS AT NORTH COLONIE, LLC
PROJECT SITE ADDRESS: 1126 LOUDON ROAD

SKETCH PLAN

TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

assigned SEM	checked REK
date 05/10/16	scale 1"=50'
project no. 316AA.00	sheet no. SP