

**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 SURVEYORS LLP, DATED MAY 20, 2016.

**DEED REFERENCES:**  
1. THE SCHENECTADY 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.

**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 CORP 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

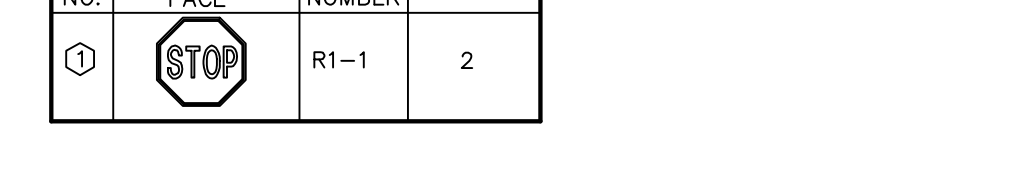
**SIGNS TO BE INSTALLED**

SIGN NO.	SIGN FACE	MUTCD NUMBER	QUANTITY
1	STOP	R1-1	2

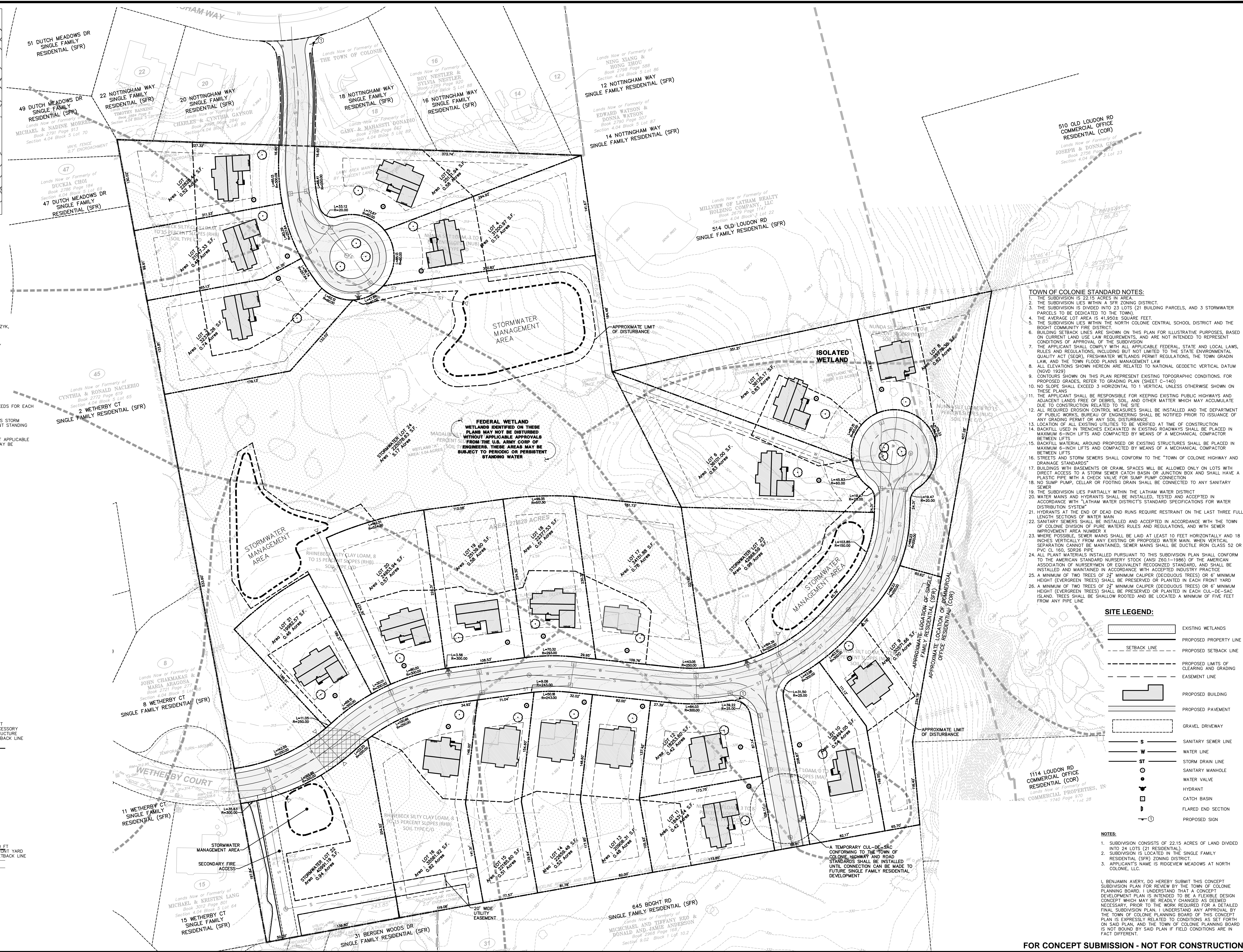
**SUBDIVISION STATISTICS:**

ZONE: SINGLE FAMILY RESIDENTIAL (SFR)	DESCRIPTION	SFR REQUIRED	SUBDIVISION PROPOSED
MIN. FRONT SETBACK	40'		
MIN. SIDE SETBACK	10' MINIMUM	10'-15' MIN.	
REAR YARD	25' TOTAL BOTH SIDES	>25' TOTAL BOTH SIDES	
MIN. LOT AREA	18,000 SF	18,254 MIN.	
MIN. LOT WIDTH & FRONTAGE	> 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 36001C0000, WAS REFERENCED. THE SITE IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.  
THE EXISTING VEGETATION IS GRASS AND WOODS.



FRONT YARD SETBACK = 40 FEET MINIMUM  
SIDE YARD SETBACK = MINIMUM 10 FT EACH SIDE & 25 FEET TOTAL OF TWO SIDES.  
REAR YARD SETBACK = 25 FEET MINIMUM  
ACCESSORY STRUCTURE SETBACK = 5 FEET MINIMUM  
**TYPICAL SFR ZONING DISTRICT LOT**  
NOT TO SCALE



**TOWN OF COLONIE STANDARD NOTES:**  
1. THE SUBDIVISION IS 22.15 ACRES IN AREA.  
2. THE SUBDIVISION LIES WITHIN A SFR ZONING DISTRICT.  
3. THE SUBDIVISION IS DIVIDED INTO 23 LOTS (21 BUILDING PARCELS, AND 3 STORMWATER PARCELS TO BE DEDICATED TO THE TOWN).  
4. THE AVERAGE LOT AREA IS 41,950± SQUARE FEET.  
5. THE SUBDIVISION LIES WITHIN THE NORTH COLONIE CENTRAL SCHOOL DISTRICT AND THE BOGHT COMMUNITY FIRE DISTRICT.  
6. BUILDING SETBACK LINES ARE 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 (SEQRA), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADEN LAW, AND THE TOWN FLOOD PLANS 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-140).  
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 REQUIRED EROSION CONTROL MEASURES 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 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. BUILDINGS WITH BASEMENTS OR CRAWL SPACES WILL BE ALLOWED ONLY ON LOTS WITH 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 DISTRICT'S 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 DIVISION OF PUBLIC WORKS RULES AND REGULATIONS, AND WITH SEWER IMPROVEMENT AREA NUMBER 7.  
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 150, SDR35 PIPE.  
24. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.  
25. A MINIMUM OF TWO TREES OF 2" MINIMUM CALIBER (DECIDUOUS TREES) OR 6" MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESERVED OR PLANTED IN EACH CUL-DE-SAC ISLAND. TREES SHALL BE SHALLOW ROOTED AND BE LOCATED A MINIMUM OF FIVE FEET FROM ANY PIPE LINE.

**SITE LEGEND:**

- EXISTING WETLANDS
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED LIMITS OF CLEARING AND GRADING
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- GRAVEL DRIVEWAY
- SANITARY SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- CATCH BASIN
- FLARED END SECTION
- PROPOSED SIGN

**NOTES:**  
1. SUBDIVISION CONSISTS OF 22.15 ACRES OF LAND DIVIDED INTO 24 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, BENJAMIN AVERY, 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.

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**THE CHAZEN COMPANIES**

Engineers, Land Surveyors, Planners, Environmental & Geotechnical Engineers, Landscape Architects

**LANDSCAPE ARCHITECTURE CO., D.P.C.**

1114 LOUDON RD COMMERCIAL OFFICE RESIDENTIAL (COR)

REV.	DATE	DESCRIPTION

**RIDGEVIEW MEADOWS AT NORTH COLONIE**  
APPLICANT: RIDGEVIEW MEADOWS AT NORTH COLONIE, LLC  
PROJECT SITE ADDRESS: 1114 LOUDON ROAD

**CONCEPT PLAN**

TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

designed SEM	checked REK
date 12/27/19	scale 1"=50'
project no. 316AA.00	sheet no. CP