



**NOTES:**

1. BASE MAPPING BY ASD ENGINEERS & SURVEYORS FROM MAP REFERENCES.
2. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, GULL OR BLAST, CALL THE NEW YORK ONE-CALL SYSTEM 1-800-955-7192.

**MAP REFERENCES:**

1. MAP ENTITLED "SURVEY MAP OF LANDS OF MELVIN G. & ELEANOR WATSON TO BE SUBDIVIDED AS COUNTRY RIDGE ESTATES", PREPARED BY CHARLES R. ACKERMAN, P.E. L.S., DATED MAY 26, 1985.
2. MAP ENTITLED "MAP NO. 1 COUNTRY RIDGE, PROPERTY OF COLONIAL TOWN REALTY, INC.", PREPARED BY C.T. MALE ASSOCIATES, DATED JULY 10, 1995, FILED AS MAP NO. 00038 IN THE MONTGOMERY COUNTY CLERK'S OFFICE.
3. MAP ENTITLED "MAP NO. 2 COUNTRY RIDGE, PROPERTY OF EARL L. WATSON", PREPARED BY C.T. MALE ASSOCIATES, DATED OCTOBER 8, 1997, FILED AS MAP NO. 00048 IN THE MONTGOMERY COUNTY CLERK'S OFFICE.
4. MAP ENTITLED "MAP NO. 3 COUNTRY RIDGE", PREPARED BY C.T. MALE ASSOCIATES, DATED JULY 22, 1994, FILED AS MAP NO. 00045 IN THE MONTGOMERY COUNTY CLERK'S OFFICE.

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| <b>PUD - DUPLEX HOMES (5.64 AC. (INCLUDES 0.654 AC. OF NEW TOWN ROAD))</b> |
| PROPOSED   |
| LOT SIZE: 20,000-30'   |
| LOT WIDTH: 100 MIN.  |
| LOT COVERAGE: 30% MAX  |
| BUILDING HEIGHTS: 35' MAX  |
| SETBACKS:  |
| FRONT: 50'   |
| SIDE: 10'  |
| REAR: 50'  |

|   |
|---|
| <b>PUD - APARTMENT UNITS (0.52 AC)</b>                            |
| PROPOSED  |
| LOT WIDTH: 100 MIN.   |
| LOT COVERAGE: 30% MAX   |
| BUILDING HEIGHTS: 35' MAX   |
| SETBACKS:   |
| FRONT: 50'  |
| SIDE: 50'   |
| REAR: 50'   |
| DENSITY:  |
| 130 UNITS = 0.34 UNITS PER ACRE                                   |
| PARKING:  |
| 2 SPACES / DU = 200 SPACES MIN. 200 UNITS (INCLUDES 13 HO SPACES) |

|                         |           |
|-------------------------|-----------|
| <b>SITE STATISTICS:</b> |           |
| BLDG                    | 2,671-SQ  |
| PARKING                 | 2,200-SQ  |
| GREENSPACE              | 18,116-SQ |
| TOTAL                   | 23,087-SQ |

OWNER:  
TRALONGO BUILDERS, INC.  
312 TENAZORA CT.  
SPENCERTOWN, NY 12303  
TAX MAP # 38-4-12



**CONCEPTUAL PUD**  
**LANDS N/F TRALONGO BUILDERS, INC.**  
UPPER VAN DYKE AVE.

CITY OF SCHENECTADY COUNTY OF SCHENECTADY

STATE OF NEW YORK  
**ASD ENGINEERS, LLP**  
411 Union Street  
Schenectady, NY 12305  
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DATE: JUNE 10, 2022 SCALE: 1" = 60' DWG: 368A-S2\_PUD SHEET OF 1