

**SITE LOCATION MAP**  
SCALE: 1" = 2000'

**ZONING MAP**  
SCALE: 1" = 2000'

**TEST PIT RESULTS**  
TEST PITS WERE PERFORMED ON 1/13/06 AND 1/16/06, WITNESSED BY L. SIPPERLY & ASSOCIATES  
TEST PITS EXCAVATED BY:

- Test Pit #1**  
not dug (fell in asphalt)
- Test Pit #2**  
0 - 72 inches, bony clay  
72 - 96 inches, penetrable rock  
96 inches, groundwater present  
96 inches, bottom of testpit
- Test Pit #3**  
0 - 96 inches, clay  
96 inches, solid rock and groundwater present  
96 inches, bottom of testpit
- Test Pit #4**  
0 - 120 inches, clay  
120 inches, solid rock  
120 inches, bottom of testpit
- Test Pit #5**  
0 - 132 inches, clay  
132 inches, groundwater present  
132 inches, bottom of testpit
- Test Pit #6**  
0 - 108 inches, clay and yellow clay mix  
108 - 144 inches, blue clay and groundwater present  
144 inches, bottom of testpit
- Test Pit #7**  
0 - 132 inches, clay and yellow clay mix  
132 - 156 inches, blue clay  
156 inches, bottom of testpit
- Test Pit #8**  
0 - 132 inches, hardpan  
132 inches, bottom of testpit
- Test Pit #9**  
0 - 132 inches, clay  
132 inches, hardpan  
132 inches, bottom of testpit
- Test Pit #10**  
0 - 120 inches, bony hardpan  
120 inches, bottom of testpit
- Test Pit #11**  
0 - 132 inches, blue clay/hardpan  
132 inches, bottom of testpit
- Test Pit #12**  
0 - 72 inches, clay  
72 inches, solid rock  
72 inches, bottom of testpit
- Test Pit #13**  
0 - 36 inches, bony clay  
36 - 108 inches, broken shale  
108 inches, solid rock  
108 inches, bottom of testpit
- Test Pit #14**  
0 - 78 inches, clay  
78 inches, solid rock  
78 inches, bottom of testpit
- Test Pit #15**  
0 - 96 inches, hardpan  
96 - 126 inches, nest of rocks
- Test Pit #16**  
0 - 132 inches, clay/yellow clay mix  
132 inches, blue clay and groundwater present  
132 inches, bottom of testpit
- Test Pit #17**  
0 - 144 inches, clay  
144 inches, groundwater present  
144 inches, bottom of testpit
- Test Pit #18**  
0 - 72 inches, clay  
72 inches, solid shale  
72 inches, bottom of testpit
- Test Pit #19**  
0 - 132 inches, clay  
132 inches, bottom of testpit
- Test Pit #20**  
0 - 144 inches, mold clay  
144 inches, blue clay  
144 inches, bottom of testpit
- Test Pit #21**  
0 - 132 inches, hardpan  
132 inches, bottom of testpit
- Test Pit #22**  
0 - 120 inches, extremely bony clay  
120 inches, bottom of testpit
- Test Pit #23**  
0 - 72 inches, clay  
72 inches, solid rock  
72 inches, bottom of testpit
- Test Pit #24**  
0 - 132 inches, hardpan  
132 inches, bottom of testpit
- Test Pit #25**  
0 - 120 inches, hardpan  
120 inches, bottom of testpit
- Test Pit #27**  
0 - 120 inches, clay and broken shale  
120 inches, solid shale  
120 inches, bottom of testpit
- Test Pit #28**  
0 - 108 inches, clay  
108 - 132 inches, blue clay and groundwater present  
132 inches, bottom of testpit

**PROPOSED DEVELOPMENT:**

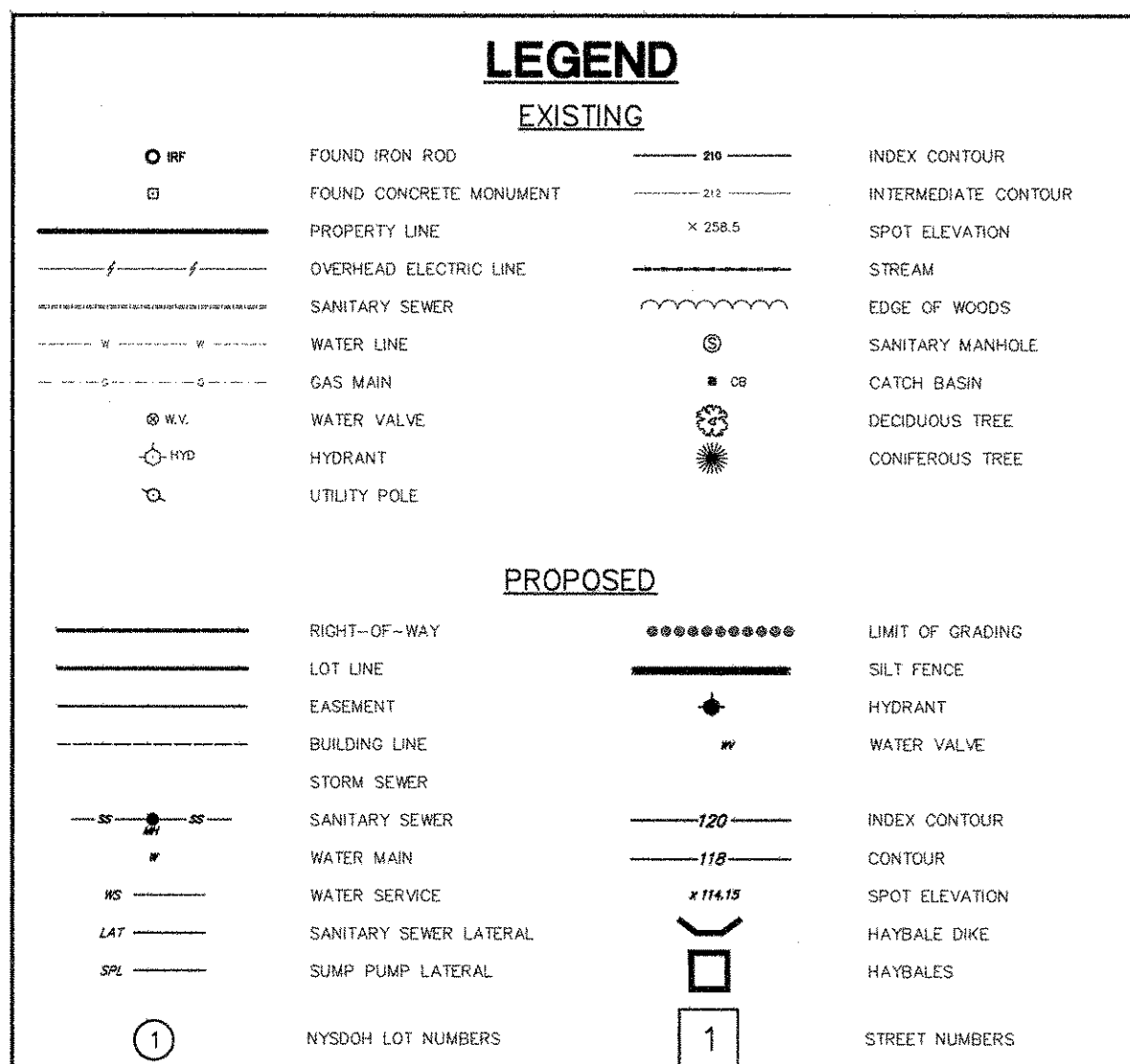
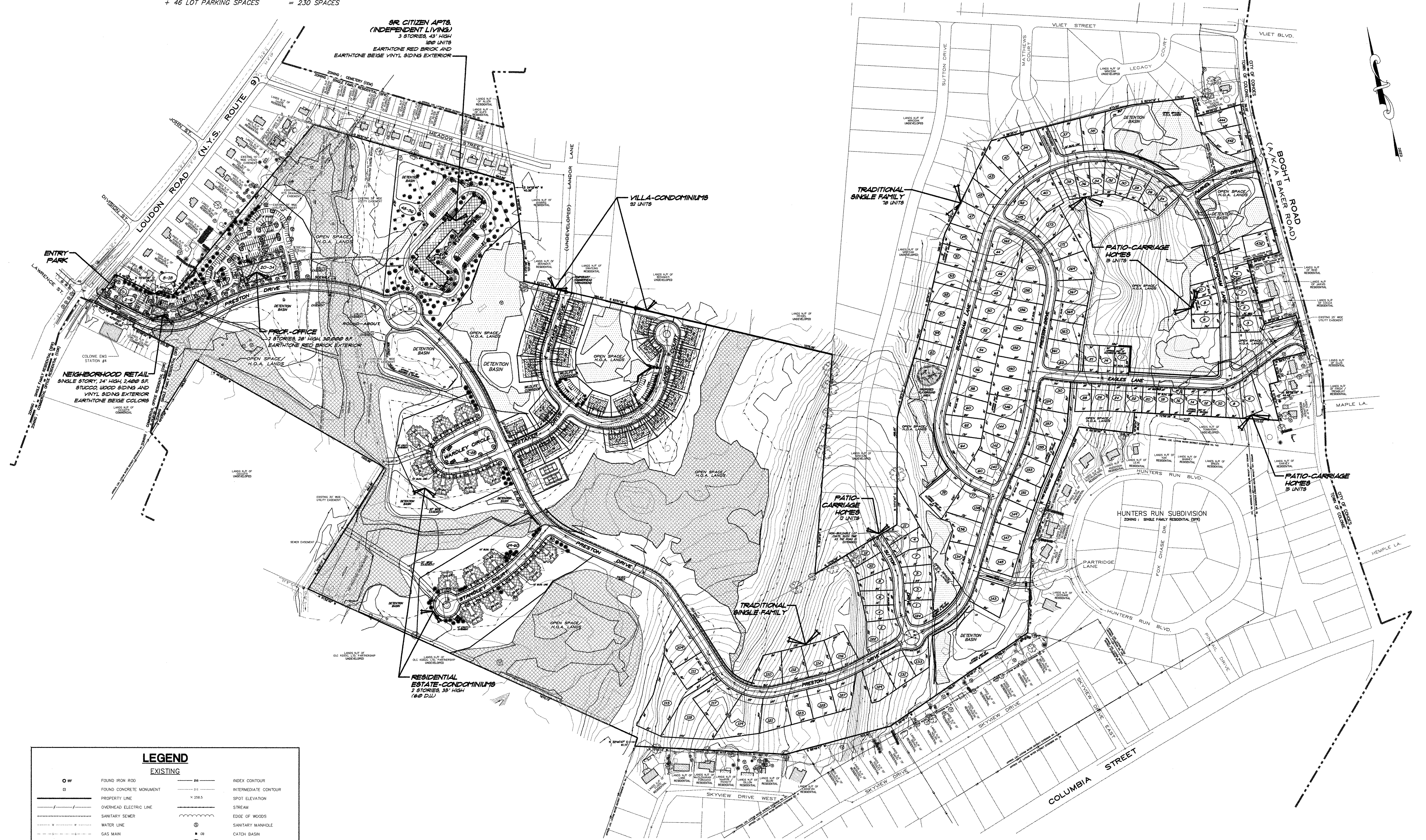
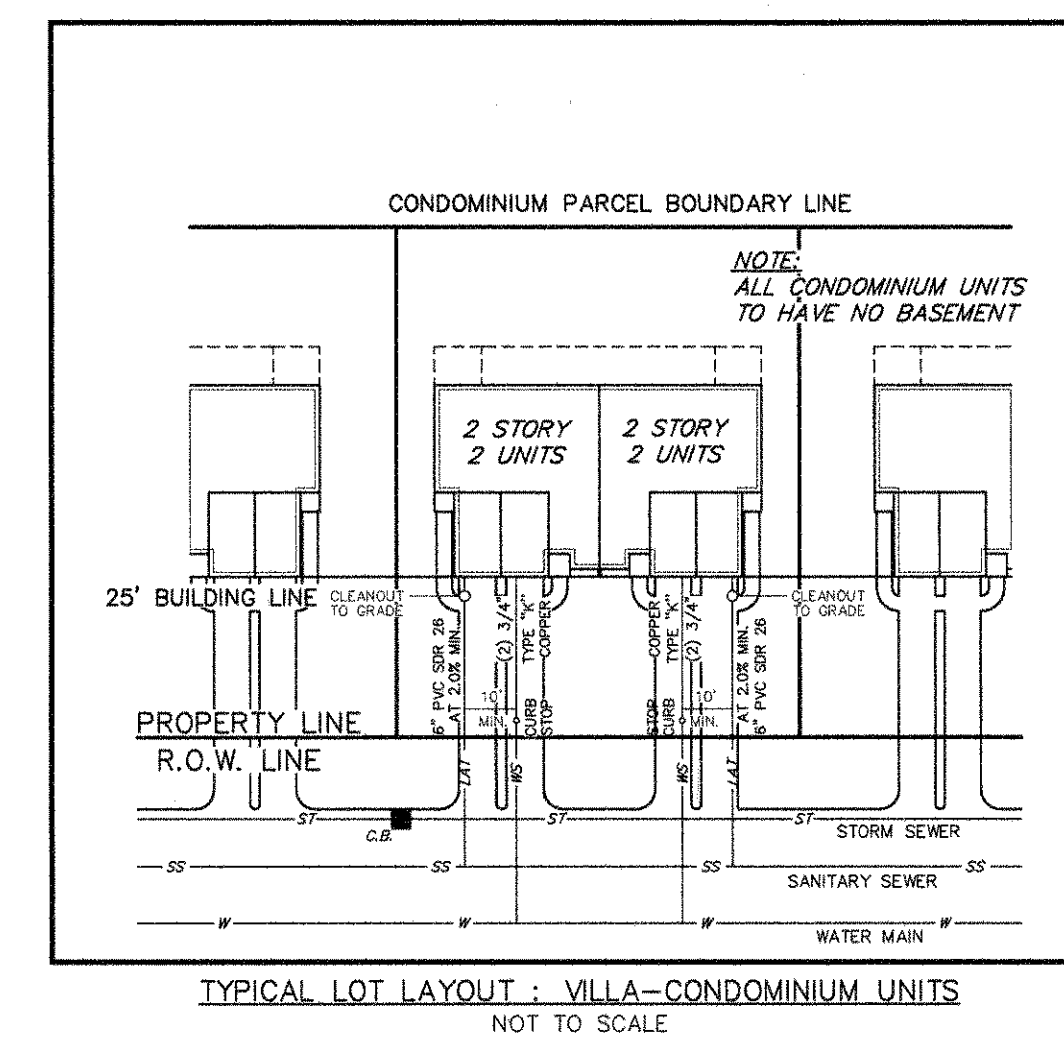
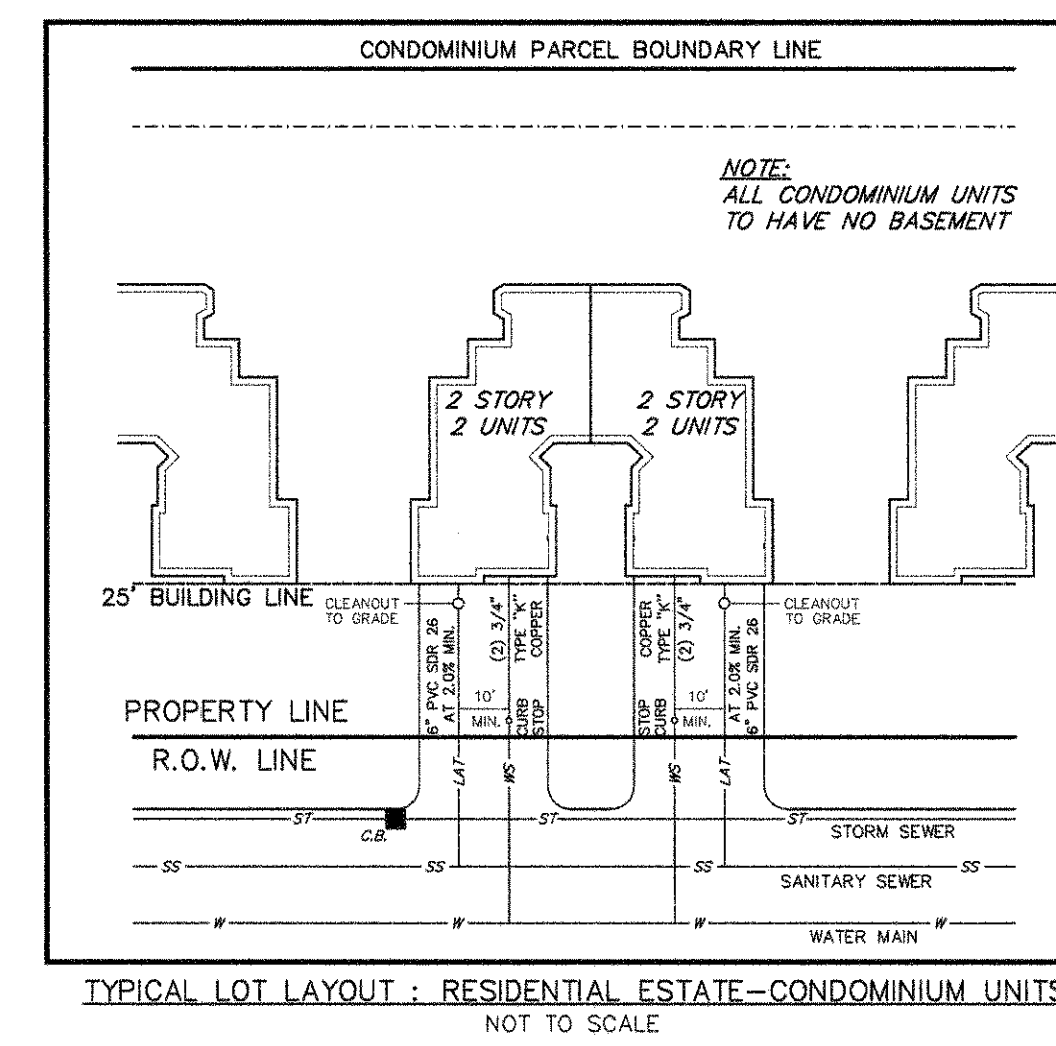
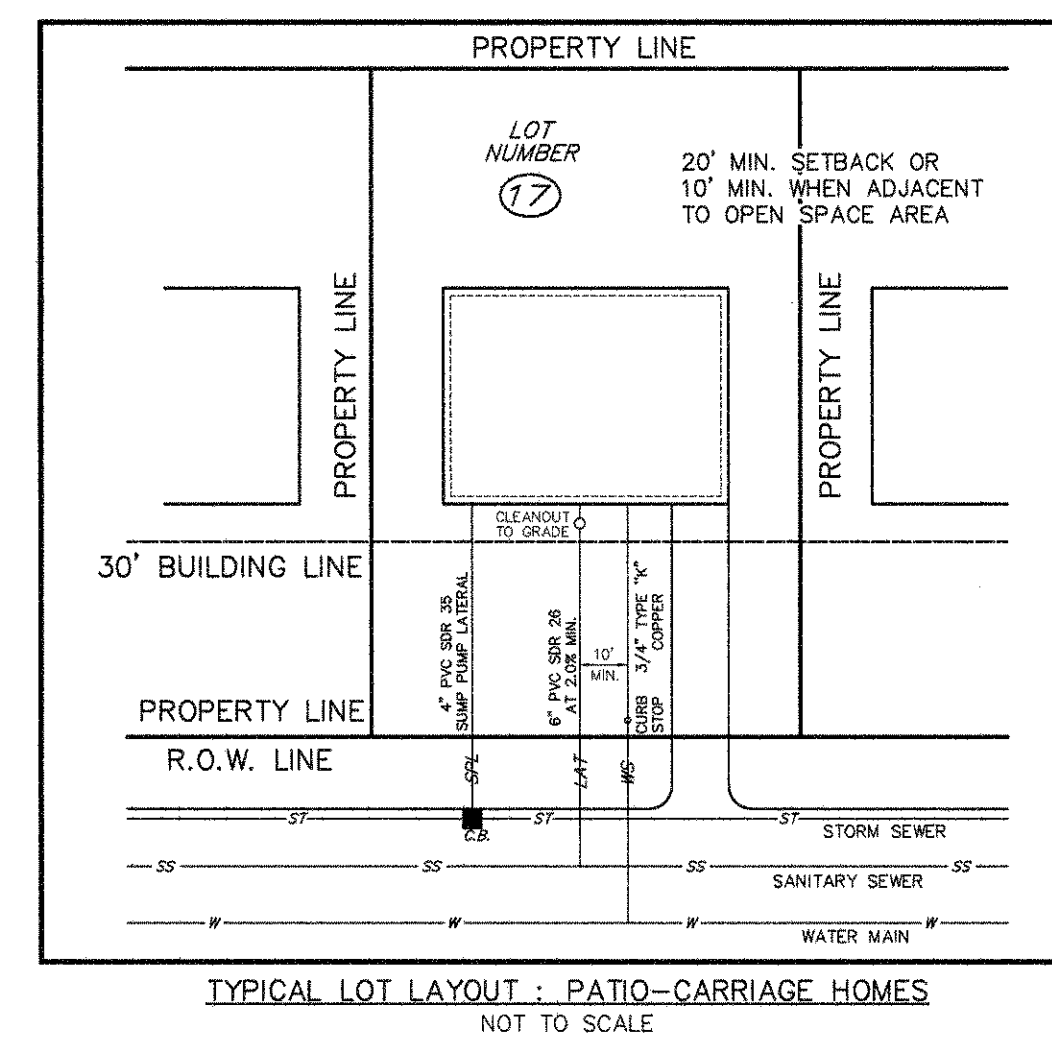
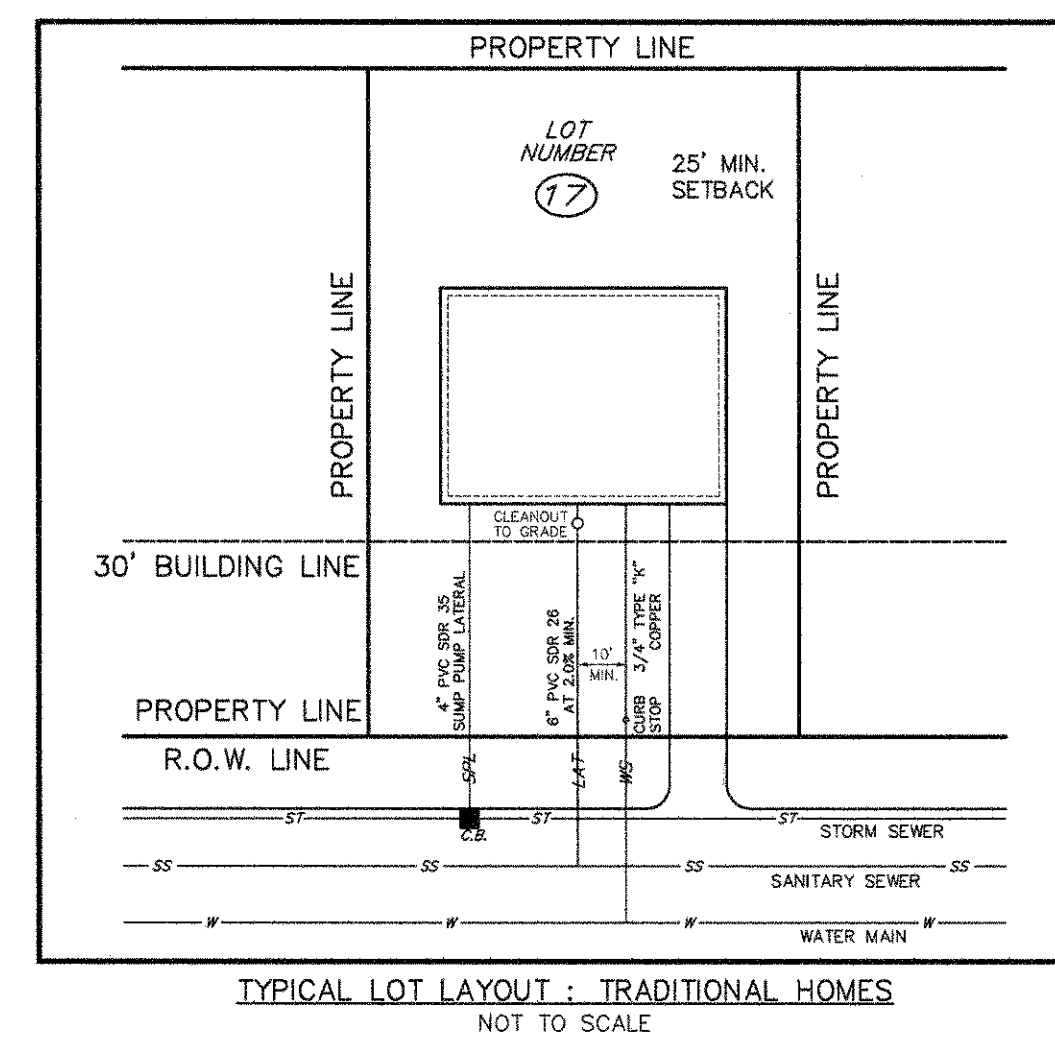
**ZONING:** PLANNED UNIT DEVELOPMENT  
**RESIDENTIAL UNITS:** 78 SINGLE FAMILY LOTS  
 60 CONDOMINIUM UNITS (4 DU/BLDG)  
 92 VILLA-CONDO UNITS (4 DU/BLDG)  
 42 CARRIAGE HOMES  
 272 UNITS (TOTAL)  
**RETAIL SPACE:** 6000 S.F. (31 PARKING SPACES)  
**OFFICE SPACE:** 30,000 S.F. (151 PARKING SPACES)  
**SR. CITIZEN APTS:** 8.3± AC. (100 UNITS - 101 PARKING SPACES)  
**OPEN SPACE / H.O.A. LANDS:** 105.78± AC. (53.8%)

**PARKING ANALYSIS:**

**RESIDENTIAL ESTATE-CONDOMINIUMS:**  
**PROPOSED:** 60 UNITS IN 15 - 4 UNIT BUILDINGS - EACH CONDOMINIUM UNIT HAS AN ATTACHED 2 CAR GARAGE  
**PARKING REQUIRED:** 2.5 SPACES PER DWELLING UNIT  
 60 D.U. x 2.5 SPACES = 150 SPACES  
**PARKING PROPOSED:** 2 SPACES PER D.U. IN GARAGE = 180 SPACES  
 + 1 SPACE IN DRIVEWAY

**VILLA-CONDOMINIUMS:**

**PROPOSED:** 92 UNITS IN 22 - 4 UNIT BUILDINGS - EACH CONDOMINIUM UNIT HAS AN ATTACHED 1 CAR GARAGE  
**PARKING REQUIRED:** 2.5 SPACES PER DWELLING UNIT  
 92 D.U. x 2.5 SPACES = 230 SPACES  
**PARKING PROPOSED:** 1 SPACE PER D.U. IN GARAGE = 92 SPACES  
 + 1 SPACE IN DRIVEWAY = 184 SPACES  
 + 46 LOT PARKING SPACES = 230 SPACES

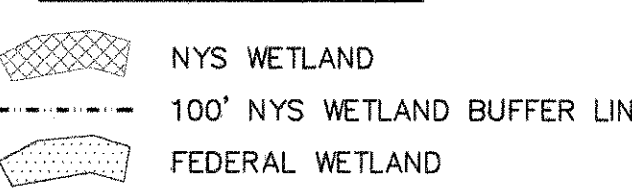


**SITE INFORMATION**

**EXISTING:**  
 AREA OF PROPERTY: NO. 1035 LOUDON ROAD  
 NO. 418 BOIGHT ROAD  
 TOTAL 196.74± AC.  
**ZONING:** SINGLE FAMILY RESIDENTIAL (SFR)  
**HIGHWAY FRONTAGE:** LOUDON ROAD: 161'  
 BOIGHT ROAD: 928'  
 PARTRIDGE LANE: 50'  
**LAND USE:** UNDEVELOPED  
**TOPOGRAPHY:** GENTLE & MODERATE SLOPING  
**UTILITIES:** MUNICIPAL WATER ALONG LOUDON ROAD, PARTRIDGE LANE & BOIGHT ROAD  
 SANITARY SEWER ON SITE AND ALONG PARTRIDGE LANE & BOIGHT ROAD

- OTHER:**
- THE PROPERTY IS LOCATED PARTIALLY WITHIN THE LATHAM WATER DISTRICT.
  - THERE ARE NO VISUAL FEATURES SUCH AS SMOKE STACKS, BORROW PITS, OVERHEAD UTILITY LINES, JUNK YARDS, REFUSE AREAS, OR BILLBOARDS AFFECTING THE SUBJECT PREMISES.
  - THERE ARE NO SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS AFFECTING THE SUBJECT PREMISES.

**WETLANDS LEGEND**



NO.	DATE	DESCRIPTION	BY
D	10/17/07	WILDLIFE CORRIDOR PROVIDED	EN
C	8/15/07	RETAIL AREA REVISED, PRIVATE ADS. REVISED, CONN. RD. ADDED, ROUNDABOUT ADDED	EN
B	11/15/06	VILLA-CONDOMINIUMS ADDED	EN
A	4/21/06	CONCEPT LAYOUT REVISED	EN
REV. NO.	DATE	DESCRIPTION	BY

**L. SIPPERLY & ASSOCIATES**  
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 698 TROY-SCHENECTADY ROAD, LATHAM, N.Y. 12110  
 PHONE: (518) 782-1800 FAX: (518) 782-1252

DESIGNED BY: D.E.O.  
 DRANN BY: D.E.O.  
 CHECKED BY: N.C.  
 APPROVED BY: L.T.S.  
 SCALE: 1" = 200'  
 DATE: NOV. 22, 2004

**CANTERBURY CROSSING**  
**PLANNED DISTRICT DEVELOPMENT**  
**OVERALL CONCEPT**  
 NO. 1035 LOUDON ROAD & NO. 418 BOIGHT ROAD  
 COUNTY OF ALBANY  
 TOWN OF COLONIE  
 STATE OF NEW YORK

SHEET NUMBER	
1	
REV. NO.	DWG. NO.
B	F-64424

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