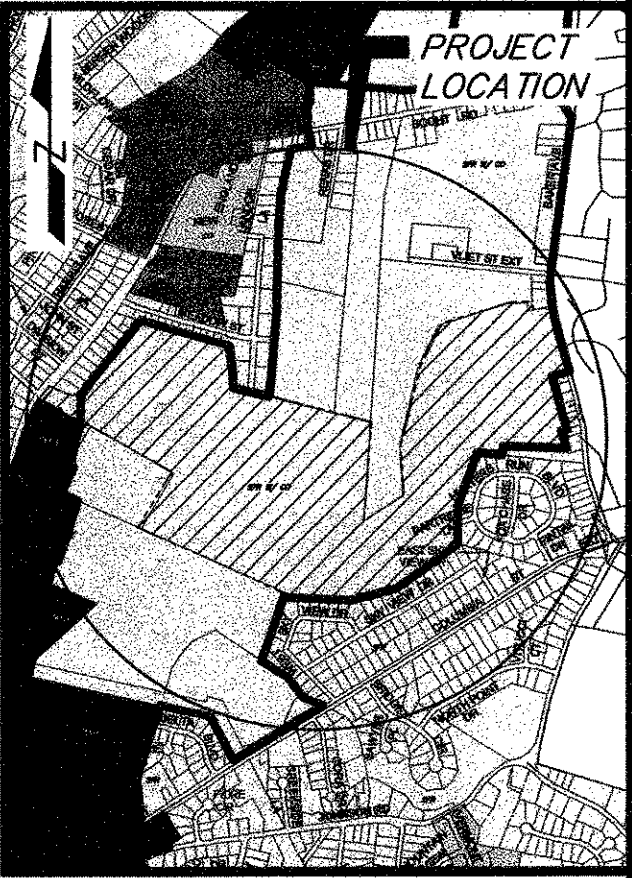
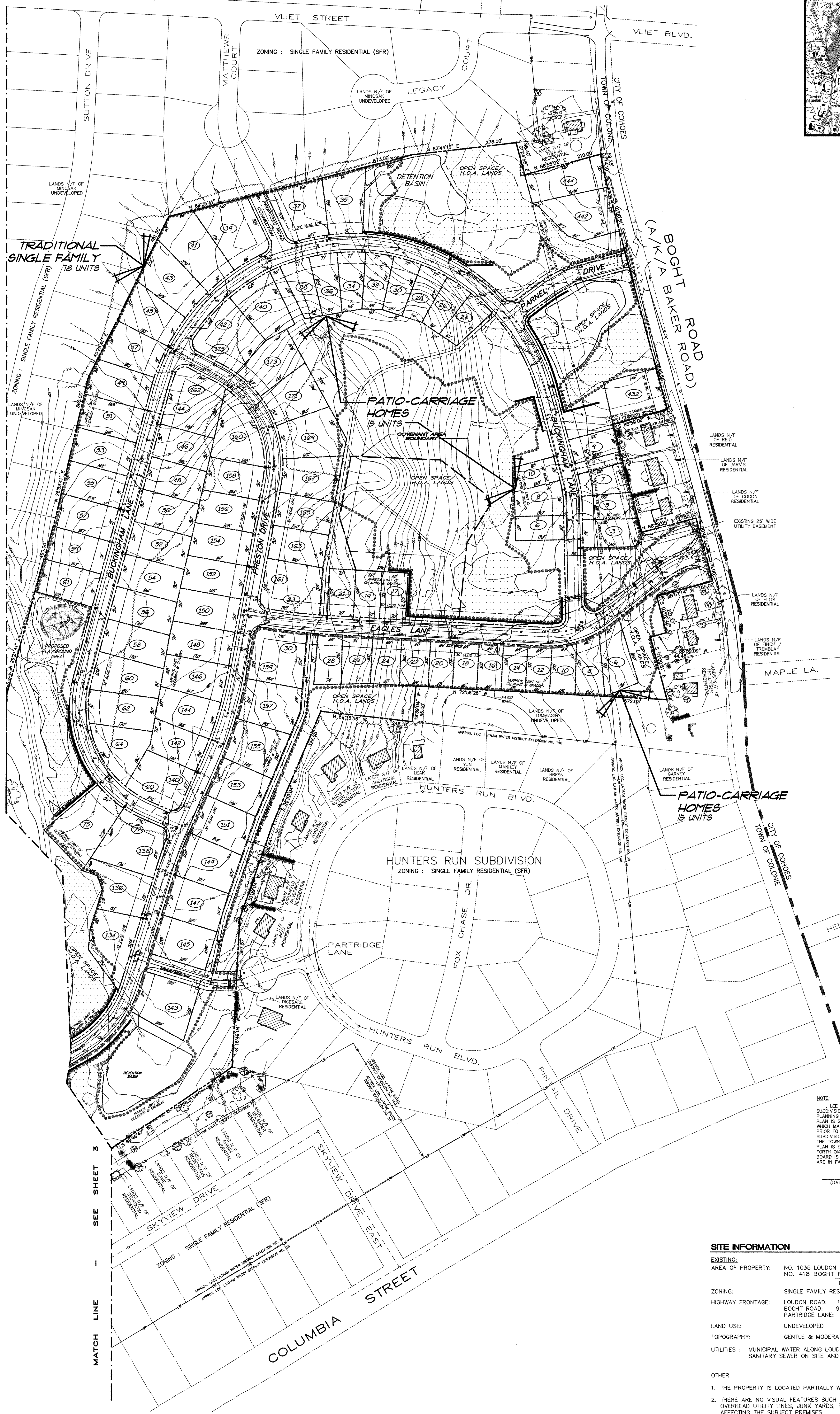


SITE LOCATION MAP
SCALE: 1" = 2000'



ZONING MAP
SCALE: 1" = 2000'



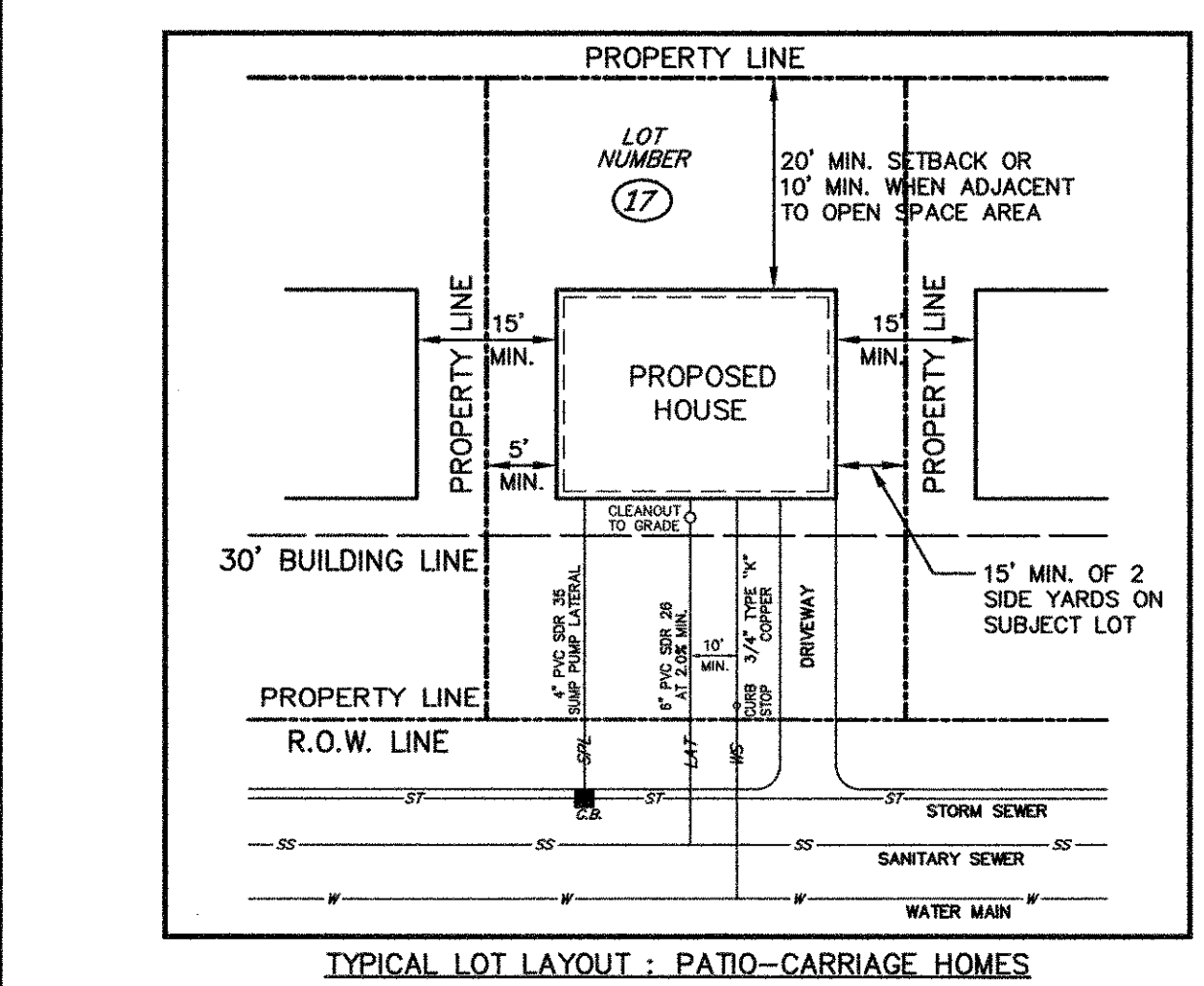
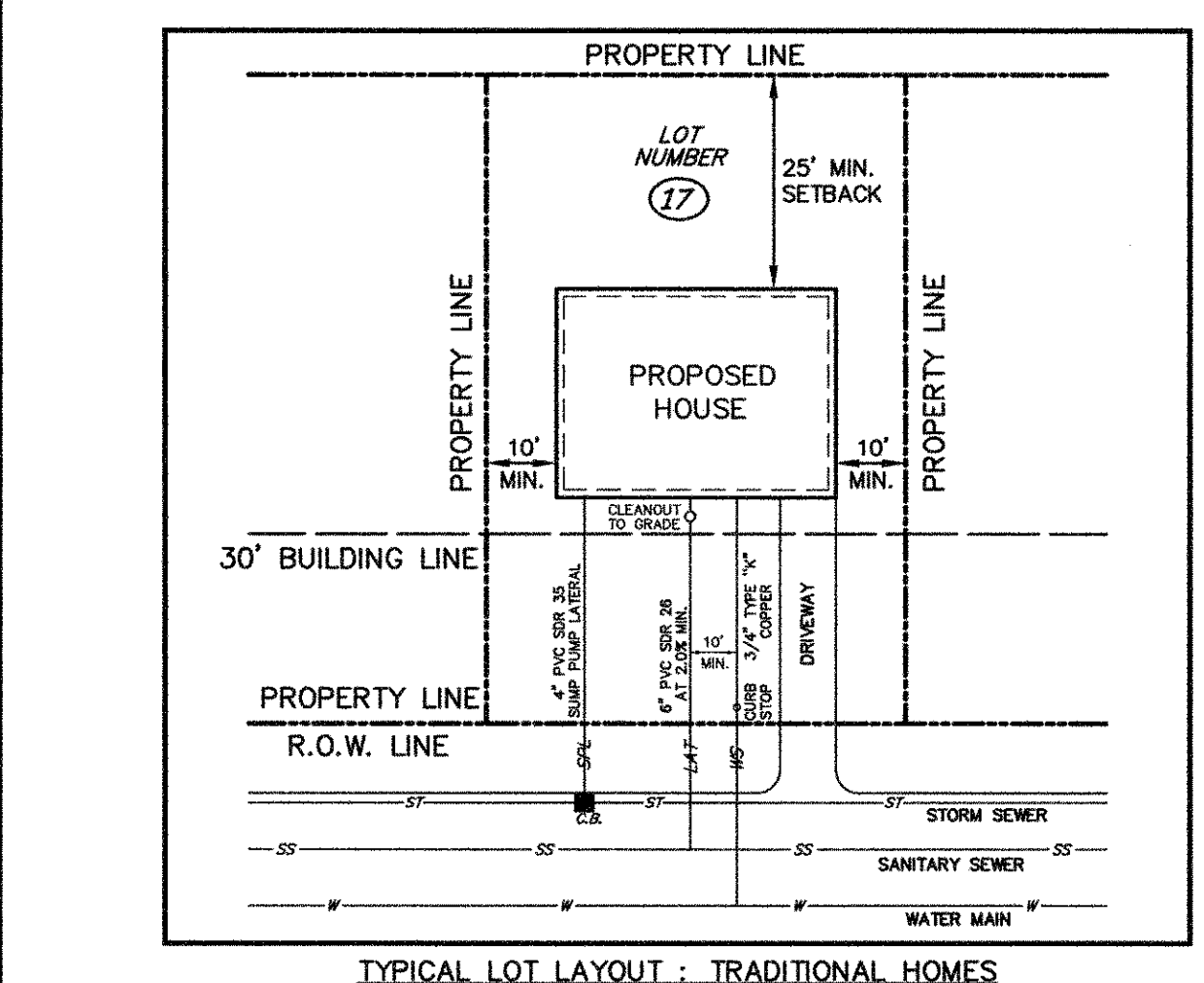
LEGEND

EXISTING	
—	FOUND IRON ROD
—	FOUND CONCRETE WORKMENT
—	PROPERTY LINE
—	OVERHEAD ELECTRIC LINE
—	SANITARY SEWER
—	WATER LINE
—	GAS MAIN
—	WATER VALVE
—	HYDRANT
—	UTILITY POLE
—	INDEX CONTOUR
—	INTERMEDIATE CONTOUR
—	SPOT ELEVATION
—	STREAM
—	EDGE OF WOODS
—	SANITARY MANHOLE
—	CATCH BASIN
—	REGULATED TREE
—	CONSPICUOUS TREE

PROPOSED	
—	RIGHT-OF-WAY
—	LOT LINE
—	EASEMENT
—	BUILDING LINE
—	STORM SEWER
—	SANITARY SEWER
—	WATER MAIN
—	WATER SERVICE
—	SANITARY SEWER LATERAL
—	SUMP PUMP LATERAL
—	HYDROD LOT NUMBERS
—	LIMIT OF GRADING
—	SILT FENCE
—	HYDRANT
—	WATER VALVE
—	INDEX CONTOUR
—	CONTOUR
—	SPOT ELEVATION
—	HARBORLINE ONE
—	HARBORLINE
—	STREET NUMBERS

WETLANDS LEGEND

—	NYS WETLAND
—	100' NYS WETLAND BUFFER LINE
—	FEDERAL WETLAND



NOTE:
I, LEE ROSEN, DO HEREBY SUBMIT THIS CONCEPT SUBMISSION PLAN FOR REVIEW BY THE TOWN OF COXSACK PLANNING BOARD. I UNDERSTAND A CONCEPT DEVELOPMENT PLAN IS SUPPOSED TO BE A FLEXIBLE DESIGN CONCEPT WHICH MAY BE READILY CHANGED AS DEMAND NECESSARY, PRIOR TO THE WORK REQUIRED FOR A DETAILED FINAL SUBMISSION PLAN. I UNDERSTAND ANY APPROVAL BY THE TOWN OF COXSACK PLANNING BOARD OF THIS CONCEPT PLAN IS EXPRESSLY RELATED TO CONDITIONS AS SET FORTH ON SAID PLAN AND THE TOWN OF COXSACK PLANNING BOARD IS NOT BOUND BY SAID PLAN IF FIELD CONDITIONS ARE IN FACT DIFFERENT.

(DATE) (SIGNATURE OF APPLICANT)

SITE INFORMATION

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

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7206, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID THOSE COPIES.

APPLICANT/DEVELOPER
MR. LEE ROSEN
ROSEN DEVELOPMENT COMPANY, INC.
THREE "E" COM PLAZA
ALBANY, NY 12207

REV.	DATE	DESCRIPTION	BY
F	7/29/07	CONN. TO MATTHEWS CT. ADDED, PLAYGROUND ADDED	EN
E	6/15/07	REVISED STREET SECTION USED	EN
D	11/15/06	VILLA-CONDOMINIUMS ADDED	EN
C	4/23/06	CONCEPT LAYOUT REVISED	EN
B	11/22/04	CONCEPT LAYOUT REVISED	D.E.O.
A	6/22/04	MISCELLANEOUS REVISIONS	D.E.O.

L.S. L. SIPPERY & ASSOCIATES
ENGINEERS • SURVEYORS • LAND PLANNERS
698 TROY-SCHENECTADY ROAD, LATHAM, N.Y. 12110
PHONE: (518) 782-1800 FAX: (518) 782-1232

DESIGNED BY:	D.E.O.
DRAWN BY:	D.E.O.
CHECKED BY:	N.C.
APPROVED BY:	L.T.S.
SCALE:	1"=100'
DATE:	MAY 28, 2008

**CANTERBURY CROSSING
PLANNED DISTRICT DEVELOPMENT
REDUCED CONCEPT PLAN (3)**

NO. 1035 LOUDON ROAD & NO. 418 BOGHT ROAD
TOWN OF COXSACK
COUNTY OF ALBANY
STATE OF NEW YORK

SHEET NUMBER	4
4 OF X	
REV. NO.	F
DWG. NO.	F-04207

\\john.dwg\02002\CURRENT\REVISED DWGS-091707\CONCEPT-RED-3-REV-091707.dwg 10/4/2007 7:32:52 AM EST