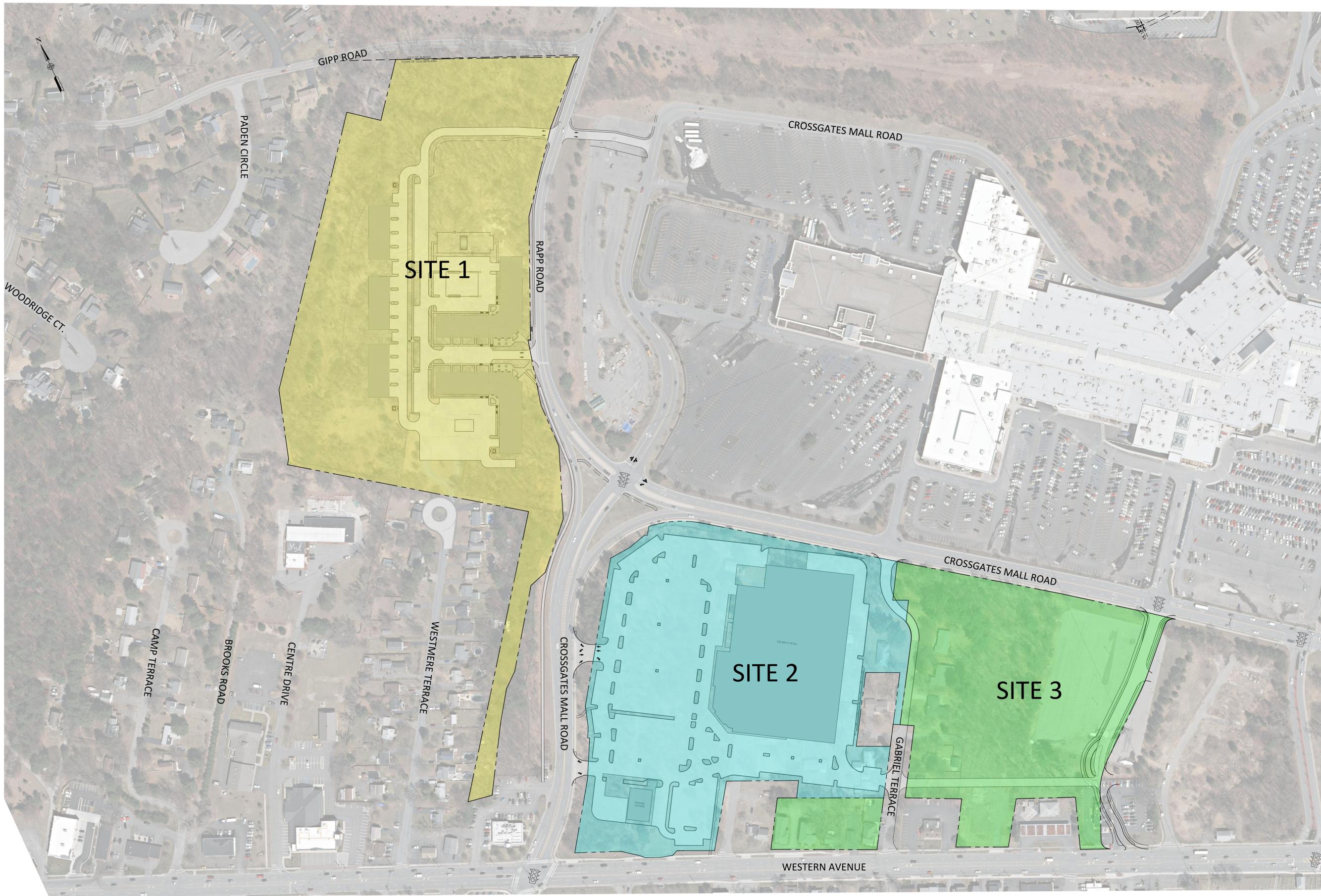
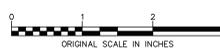


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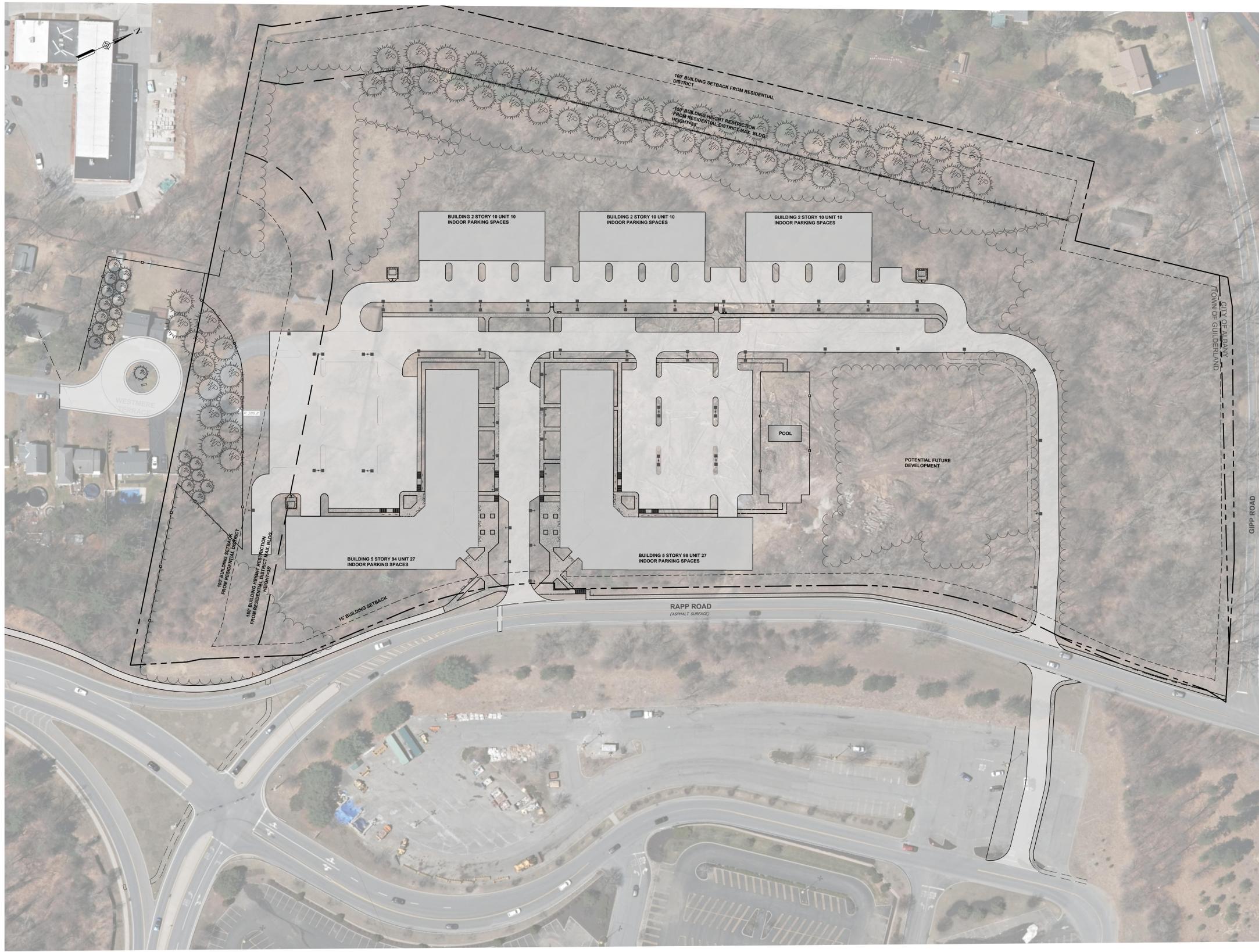
rev.	date	description
1	01/28/20	REVISED PER TOWN COMMENTS

RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS

OVERALL SITE PLAN

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed SM	checked RK
11/06/19	1" = 100'
project no. 317AI.00	sheet no. C130



SITE LEGEND:

- PROPERTY LINE
- - - SETBACK LINE
- - - 150' BUILDING HEIGHT RESTRICTION LINE
- - - PROPOSED/RELOCATED STOCKADE FENCE
- ▭ BUILDING
- ▭ PAVEMENT
- ▭ CONCRETE SIDEWALK
- Ⓜ PARKING COUNT

TOWN OF GUILDERLAND ZONING DISTRICT: TRANSIT ORIENTED DEVELOPMENT (TOD)

ZONING REQUIREMENTS:		REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 SF		TOTAL AREA = 862,052 SF / 19.79 ACRES TOTAL AREA = 857,261 SF / 19.68 ACRES
MINIMUM BUILDING SETBACKS			
FRONT	15 FT	> 19 FT	
SIDE	15 FT	> 195 FT	
REAR	15 FT	> 189 FT	
MAXIMUM LOT COVERAGE	75 %	31%	
PARKING SPACES	1.5 SPACES PER DWELLING 1.5 SPACES X 222 DWELLINGS 333 SPACES REQUIRED		278 SURFACE PARKING SPACES 84 INDOOR PARKING SPACES 362 TOTAL PARKING SPACES (1.63x PER DWELLING)
DENSITY	16 UNITS/ACRE		TOTAL PROJECT AREA = 19.68 ACRES UNIT COUNT = 222 UNITS PROPOSED DENSITY = 222 UNITS/19.68 ACRES PROPOSED DENSITY = 11.3 UNITS/ACRE



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rev.	date	description

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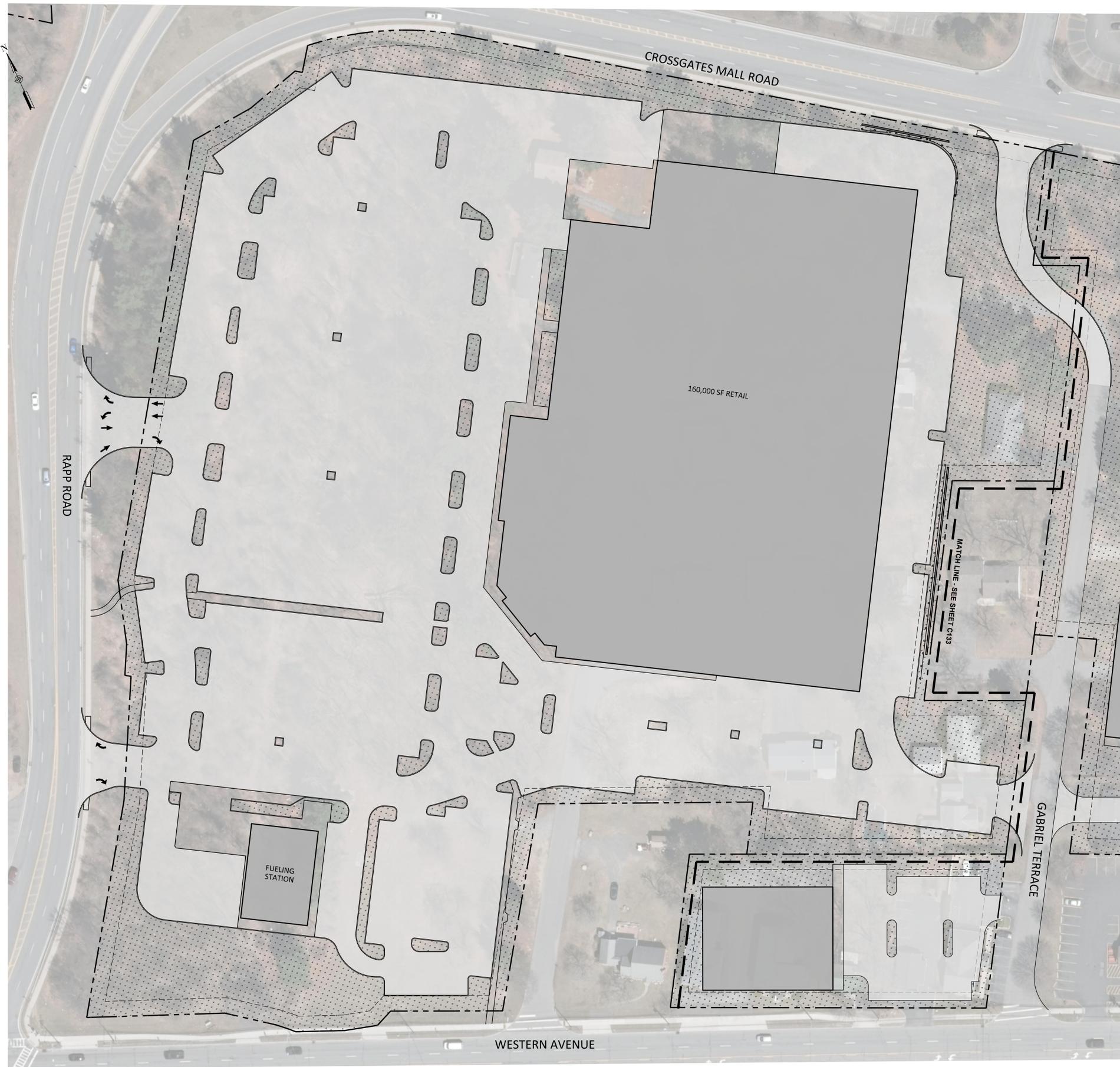
SITE 1

CONCEPTUAL SITE PLAN

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
date	scale
XX/XX/19	1" = 50'
project no.	
317A1.00	
sheet no.	
C131	





SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- CONCRETE SIDEWALK

TOWN OF GUILDERLAND ZONING DISTRICT: TRANSIT ORIENTED DEVELOPMENT (TOD)

ZONING REQUIREMENTS:

	REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 SF	TOTAL AREA = 647,400 SF / 14.86 ACRES
MINIMUM BUILDING SETBACKS		
FRONT	15 FT	> 15 FT
SIDE	15 FT	> 15 FT
REAR	15 FT	> 15 FT
PARKING SPACES	RETAIL: 1 SPACE/1,000 SF 640 SPACES REQUIRED	700 PARKING SPACES

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rev.	date	description

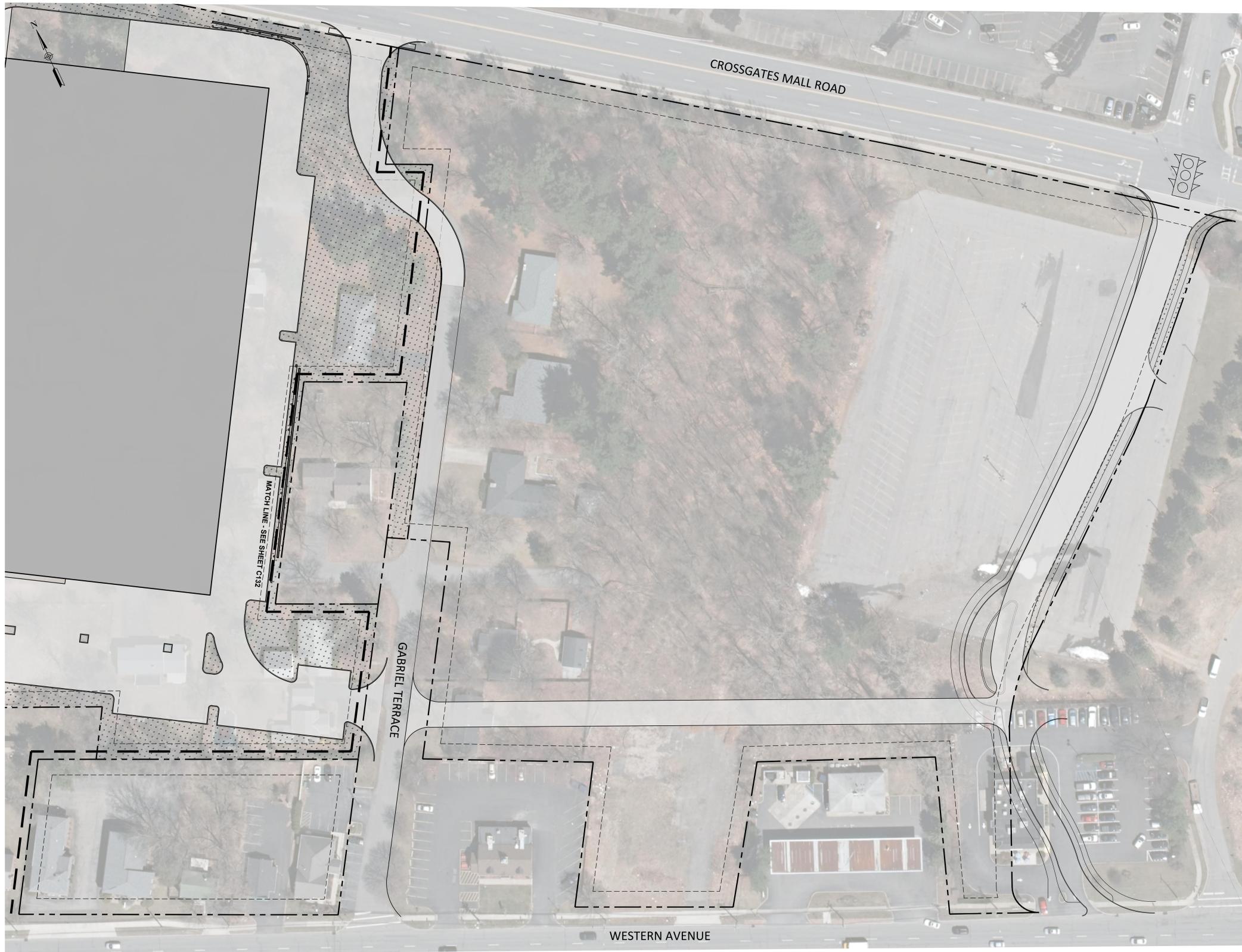
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SITE 2

CONCEPTUAL SITE PLAN

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
date	scale
XX/XX/19	1" = 40'
project no.	
317A1.00	
sheet no.	
C132	



SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- BUILDING
- PAVEMENT
- CONCRETE SIDEWALK

TOWN OF GUILDERLAND ZONING DISTRICT: TRANSIT ORIENTED DEVELOPMENT (TOD)

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 SF	TOTAL AREA = 493,970 SF / 11.34 ACRES
MINIMUM BUILDING SETBACKS		
FRONT	15 FT	> 15 FT
SIDE	15 FT	> 15 FT
REAR	15 FT	> 15 FT
PARKING SPACES	RESIDENTIAL: 1 SPACE PER DWELLING RETAIL: 4 SPACES/1,000 SF OFFICE/GENERAL: 3 SPACES/1,000 SF 658 SPACES REQUIRED	XX PARKING SPACES
DENSITY	16 UNITS/ACRE	TOTAL PROJECT AREA = 11.34 ACRES UNIT COUNT = 48 UNITS PROPOSED DENSITY = 48 UNITS/11.34 ACRES PROPOSED DENSITY = 4.23 UNITS/ACRE

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SITE 3
CONCEPTUAL SITE PLAN

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
11/08/19	1/1/20
scale	1" = 40'
project no.	317AI.00
sheet no.	C133