

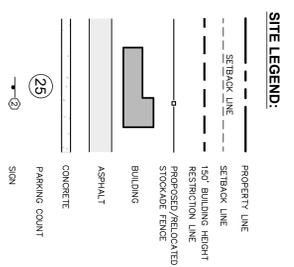
1 SITE PLAN
 SCALE 1" = 50'

TOWN OF GUILDFORD ZONING DISTRICT - TRANSIT ORIENTED DEVELOPMENT (TOD)

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 SF	TOTAL AREA = 89,261 SF / 19.68 ACRES
MINIMUM BUILDING SETBACKS	15 FT	> 19 FT
FRONT	15 FT	> 195 FT
REAR	15 FT	> 189 FT
MAXIMUM LOT COVERAGE	75 %	28%
PARKING SPACES	115 SPACES PER DWELLING 115 SPACES X 222 DWELLINGS = 25,630 SPACES 333 SPACES REQUIRED (11000 PER DWELLING)	183 SURFACE PARKING SPACES 115 SPACES X 222 DWELLINGS = 25,630 INDOOR PARKING SPACES (11000 PER DWELLING)
DENSITY	16 UNITS/ACRE	222 UNITS/19.68 ACRES PROPOSED DENSITY = 11.3 UNITS/ACRE

SITE PLAN NOTES:

- SEE SHEET C131 FOR PLANNING SCHEDULE
- FOREIGNER WILD AREA = 5.22 ACRES
- FOREIGNER WILD AREA TO REMAIN = 0.4 ACRES
- PREVIOUSLY DEVELOPED TOWN LAND WITHIN FOREVER WILD = 14.84 ACRES
- TOTAL FOREVER WILD AREA TO REMAIN = 4.84 ACRES
- TOTAL PROJECT AREA (TOTAL SITE - FOREVER WILD REMAIN) = 14.84 ACRES
- PROPOSED DENSITY = 222 UNITS/14.84 ACRES PROPOSED DENSITY = 15.0 UNITS/ACRE



Labella
 Powered by partnership
 4 British American Boulevard
 Latham, NY 12110
 518-439-8235
 labelap.com



It is a violation of New York Education Law Article 145 Sec. 2720b for any person, unless acting under the direction and supervision of a duly licensed professional engineer, to seal or to alter an item in any way, if an item bearing the seal of an architect, engineer, or land surveyor is altered, to the item their seal and notation "altered by" followed by their signature and date of such alteration, and specific description of the alteration.

UG FAMILY, LLC
 AN AFFILIATE OF THE UNITED GROUP OF COMPANIES
 300 JORDAN ROAD, TROY, NY 12180



THE APEX AT CROSSGATES
 RAPP ROAD
 TOWN OF GUILDFORD, NY 12003

NO.	DATE	DESCRIPTION
Revised		
PROJECT NUMBER:	317A1.00	
DRAWN BY:	TOWN REVIEW	
REVIEWED BY:	TOWN REVIEW	
ISSUED FOR:	TOWN REVIEW	
DATE:	06/03/2022	
DATE:	06/03/2022	
DRAWING NAME:	SITE PLAN	

SITE PLAN

C130