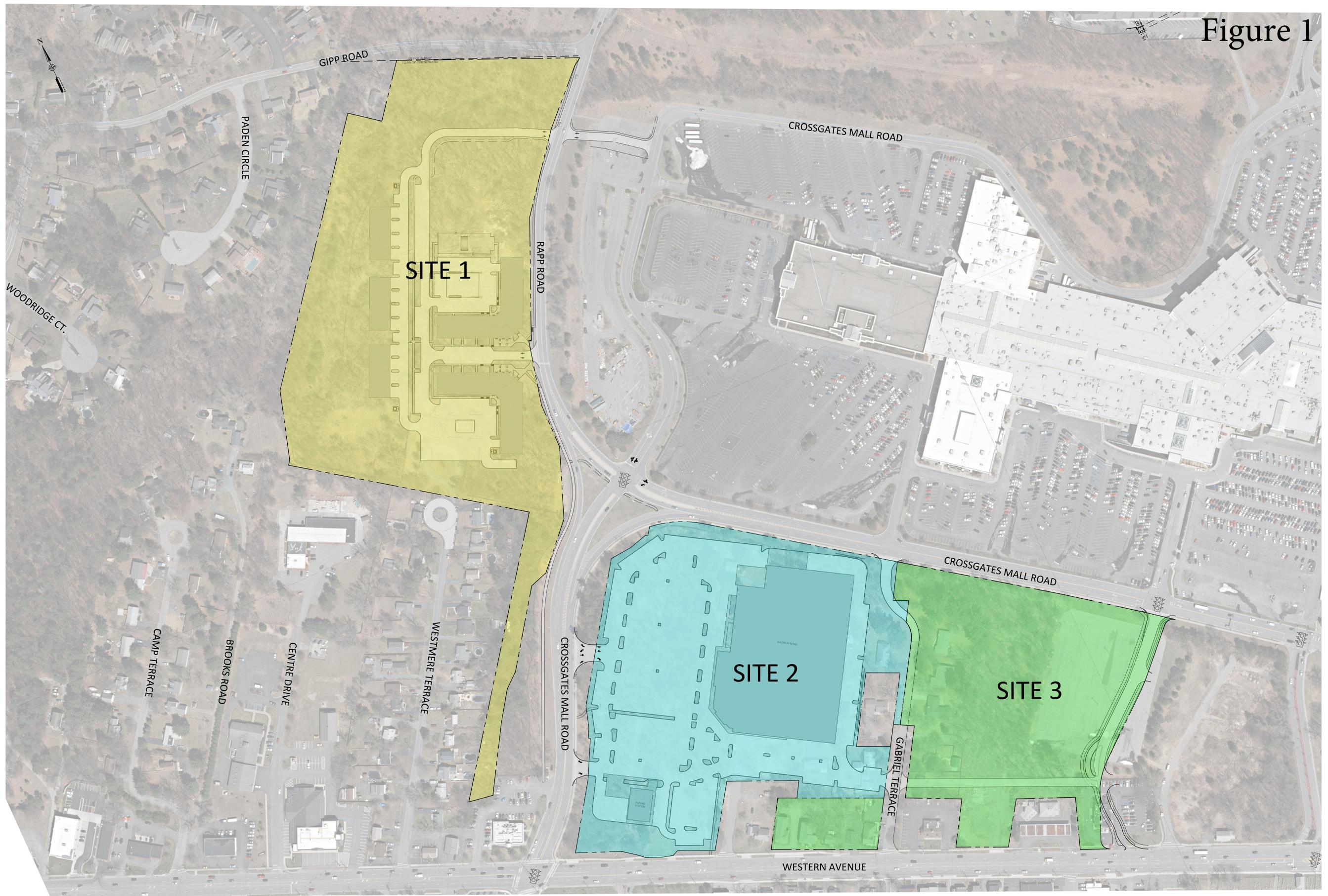
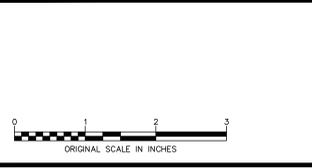


Figure 1



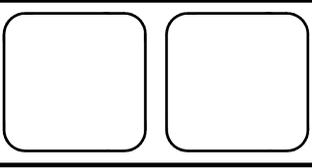
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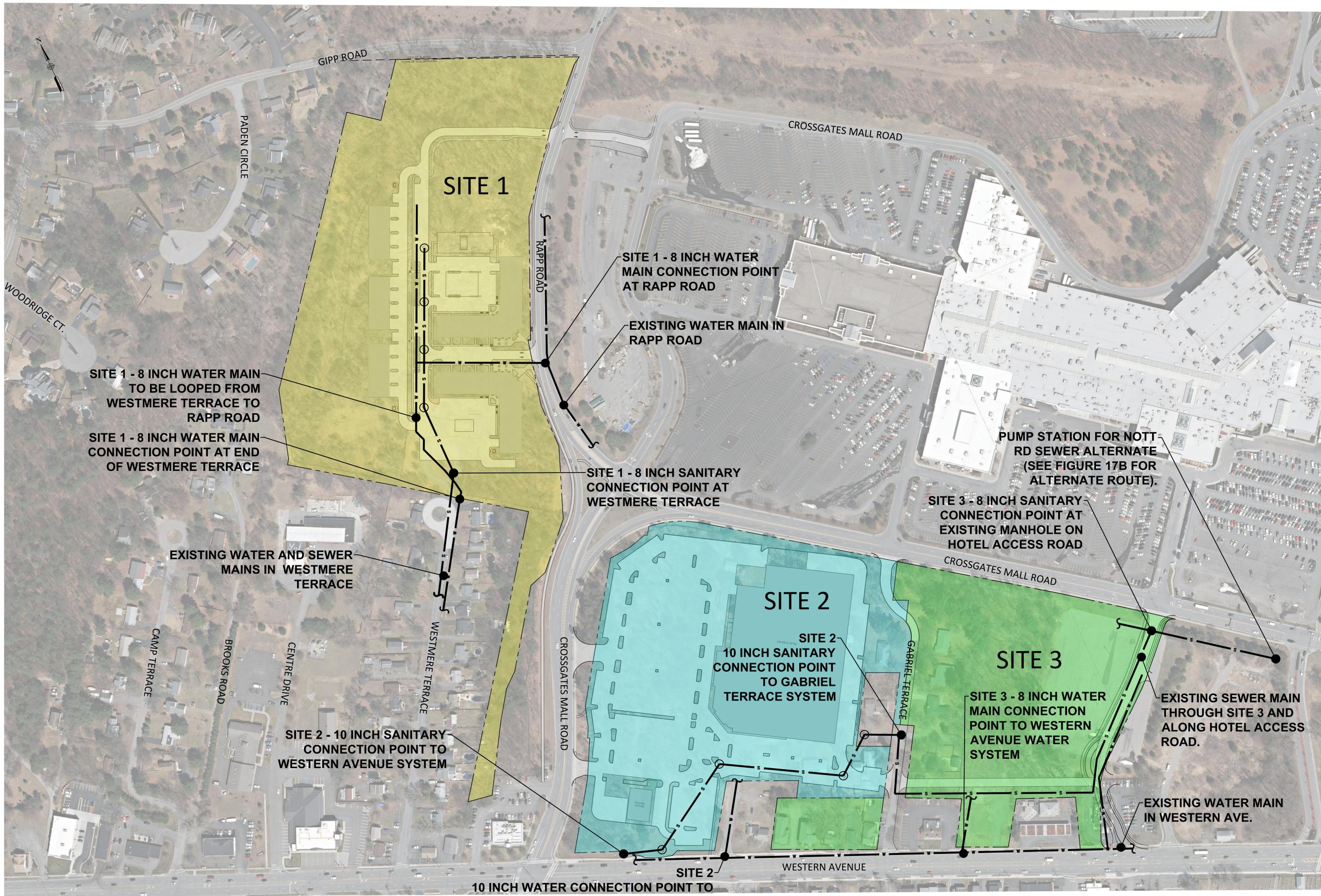
rev.	date	description
1	01/28/20	REVISED PER TOWN COMMENTS

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	1/1 = 100'
project no. 317AI.00	sheet no. C130



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rev.	date	description

**RAPP ROAD RESIDENTIAL/WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS**

**OVERALL WATER & SEWER CONNECTION FIGURE**

TOWN OF GUILDERLAND, ALBANY COUNTY, NY

designed	checked
SM	RK
02/14/20	1" = 100'
project no. 317A1.00	sheet no. FIG. 17A

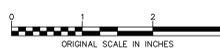
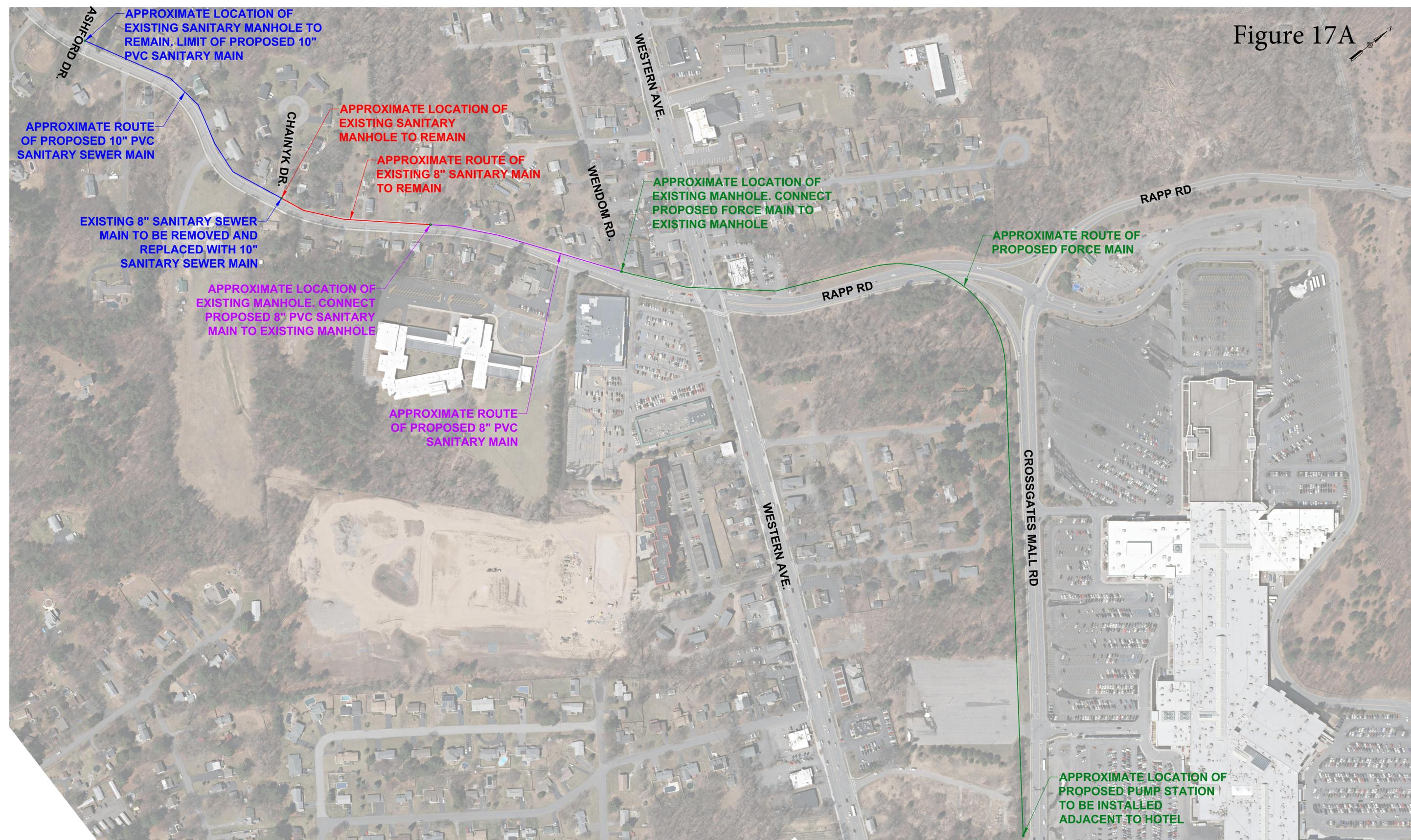


Figure 17A



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rev.	date	description

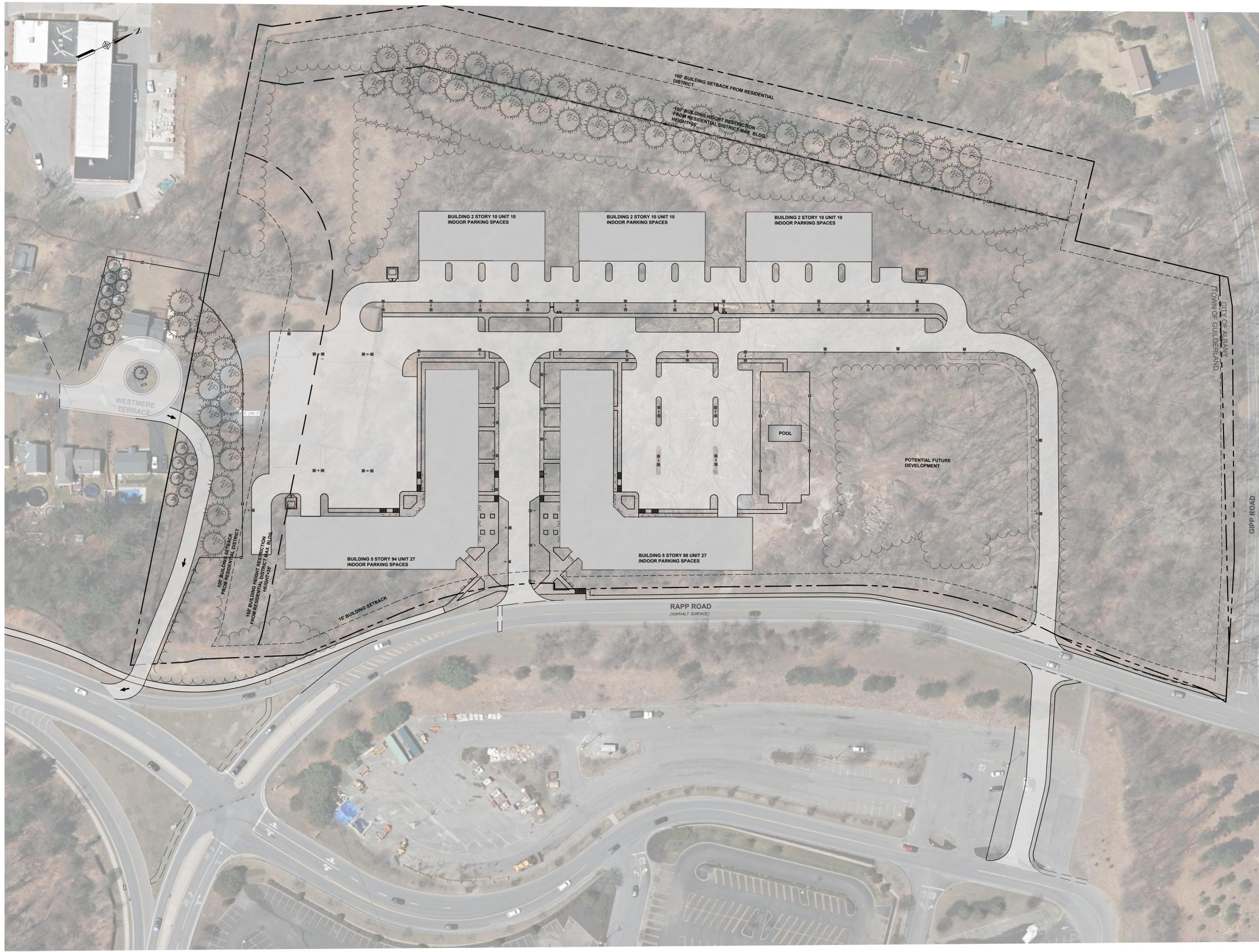
RAPP ROAD RESIDENTIAL DEVELOPMENT

**SANITARY SEWER OPTION FOR NOTT ROAD WWTP ALTERNATE**

TOWN OF GUILDERLAND, ALBANY COUNTY, NY

designed SM	checked RK
date 02/14/20	scale 1"=150'
project no. 317AI.00	sheet no.
<b>FIG.17B</b>	

Figure 16



**SITE LEGEND:**

- PROPERTY LINE
- - - SETBACK LINE
- - - 150' BUILDING HEIGHT RESTRICTION LINE
- - - PROPOSED/RELOCATED STOCKADE FENCE
- ▭ BUILDING
- ▭ PAYMENT
- ▭ CONCRETE SIDEWALK
- Ⓟ 25 PARKING COUNT

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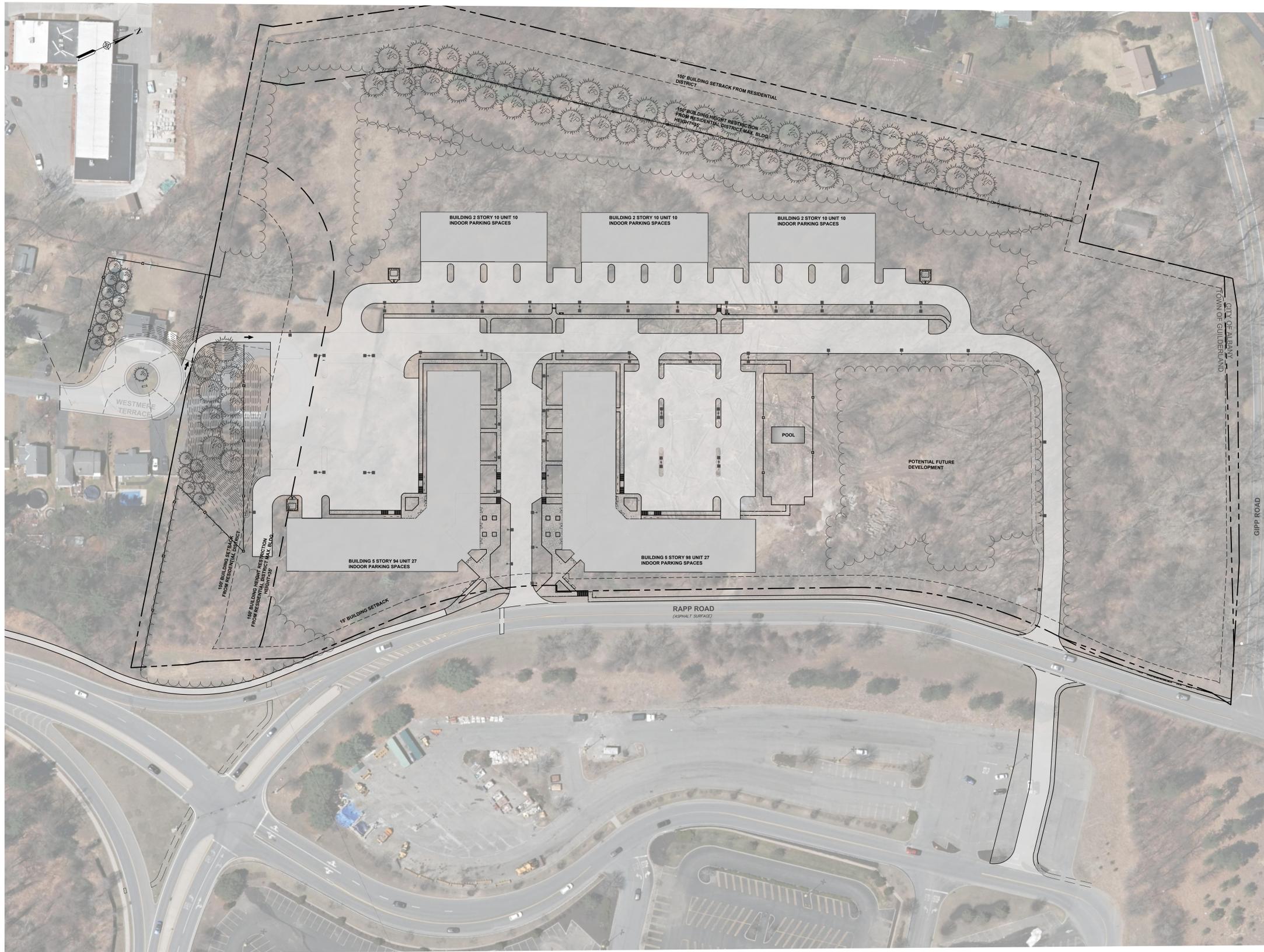
**SITE 1  
CUL-DE-SAC ALTERNATE ROUTE 2**

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
date	scale
01/21/20	1" = 50'
project no.	
317A1.00	
sheet no.	
<b>ALT.2</b>	



Figure 16



**SITE LEGEND:**

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

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rev.	date	description

**RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS**

**SITE 1**  
**CUL-DE-SAC ALTERNATE ROUTE 1**

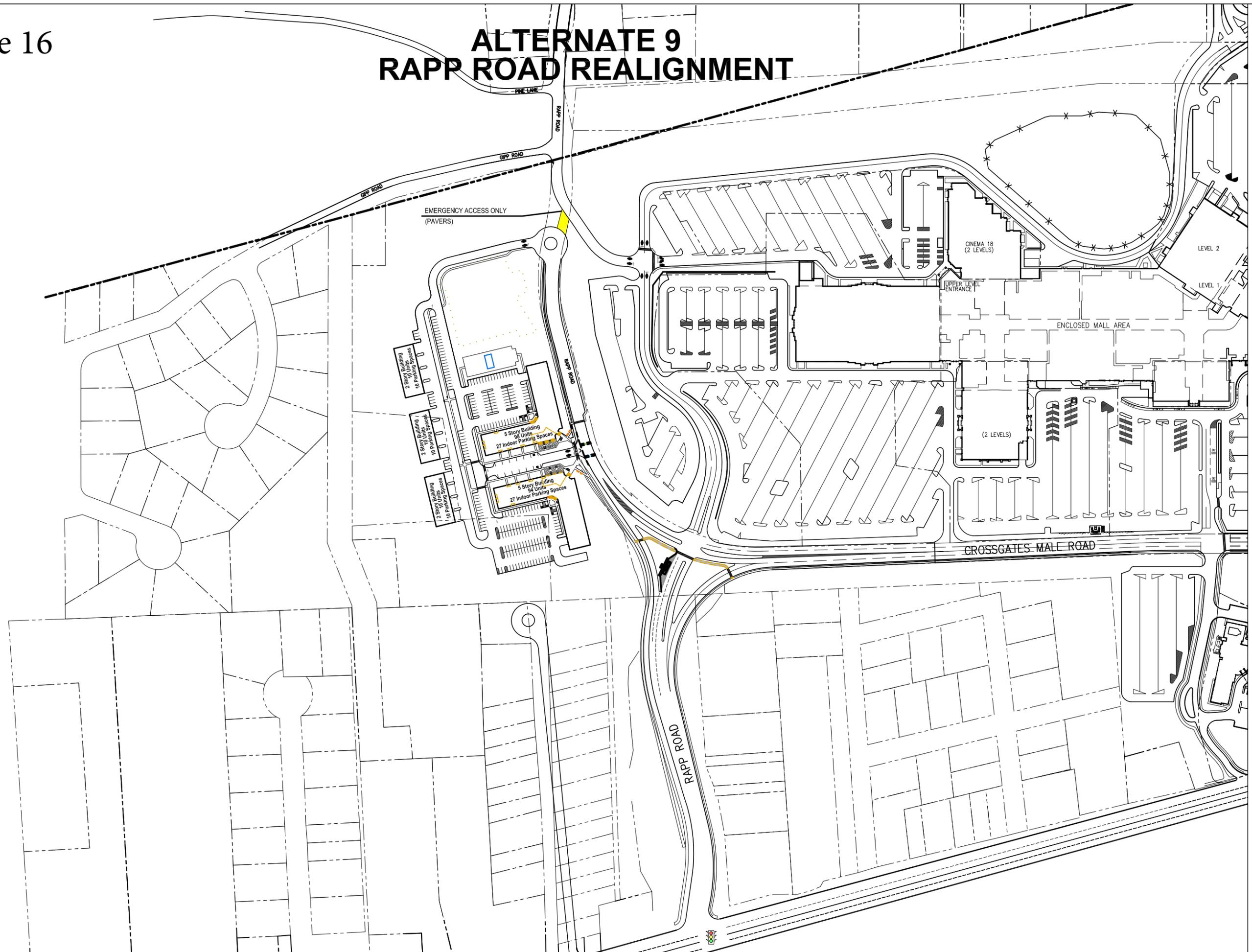
TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

date	scale	project no.	sheet no.
01/21/20	1" = 50'	317A1.00	ALT.1



Figure 16

# ALTERNATE 9 RAPP ROAD REALIGNMENT



NORTH



LOCATION:  
GUILDERLAND, NY

DRAWING:  
SITE PLAN

DATE:  
11-Feb-20

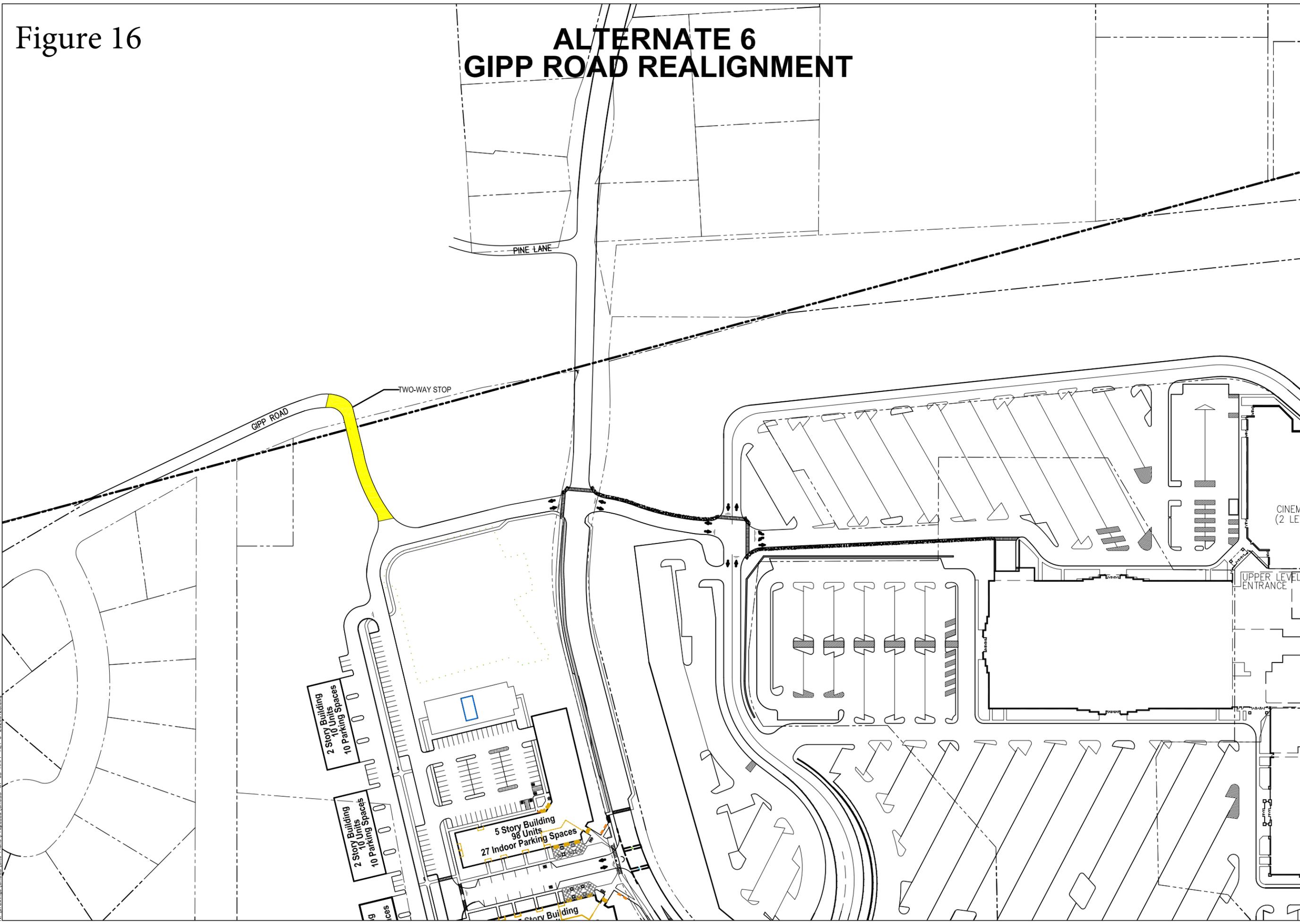
SCALE:  
N.T.S.

# S1

Figure 16

# ALTERNATE 6 GIPP ROAD REALIGNMENT

NORTH



LOCATION:  
**GUILDERLAND, NY**

DRAWING:  
**SITE PLAN**

DATE:  
**28-Jan-20**

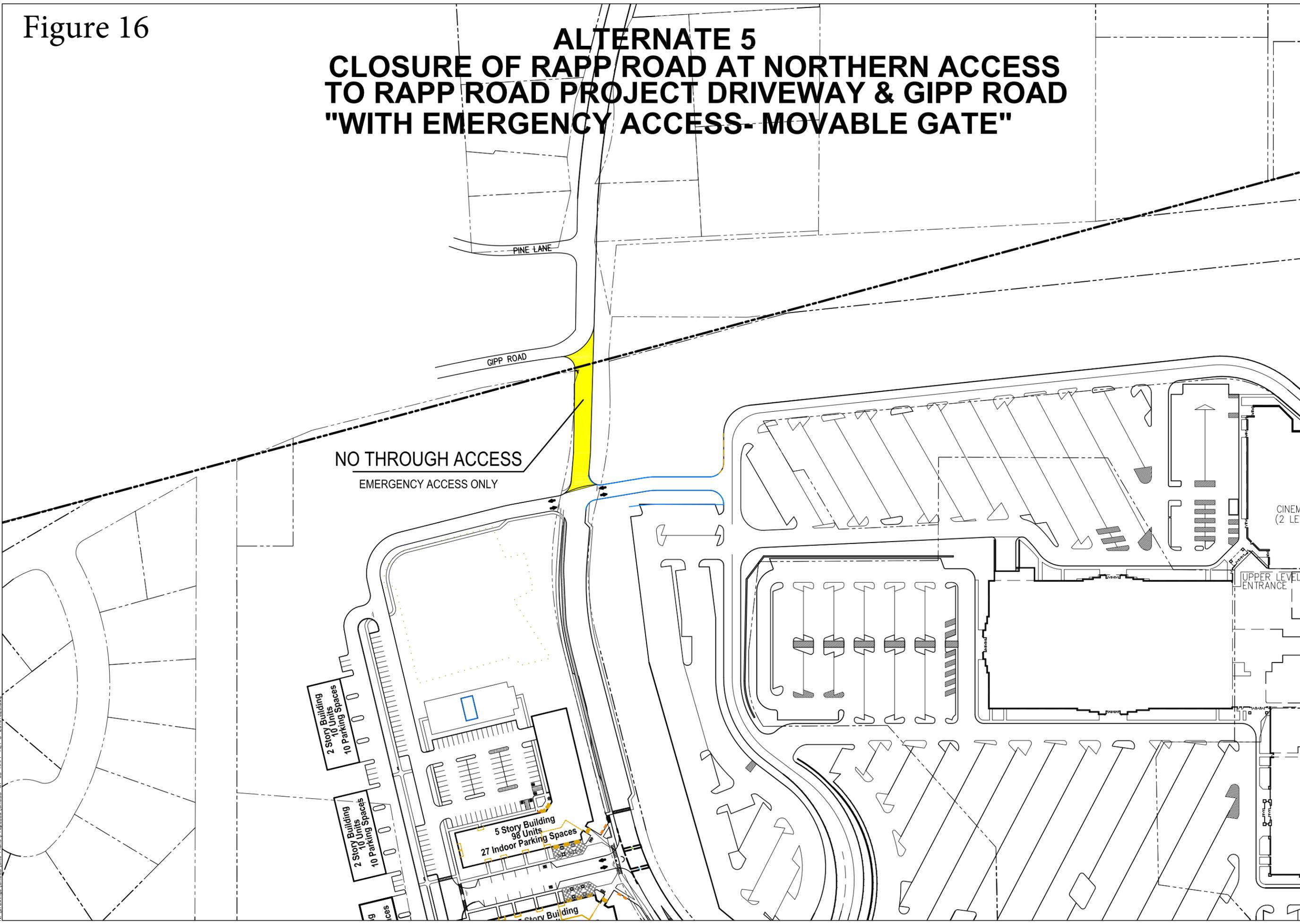
SCALE:  
**N.T.S.**

# S1

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Figure 16

# ALTERNATE 5 CLOSURE OF RAPP ROAD AT NORTHERN ACCESS TO RAPP ROAD PROJECT DRIVEWAY & GIPP ROAD "WITH EMERGENCY ACCESS- MOVABLE GATE"



LOCATION:  
**GUILDERLAND, NY**

DRAWING:  
**SITE PLAN**

DATE:  
**29-Oct-19**

SCALE:  
**N.T.S.**

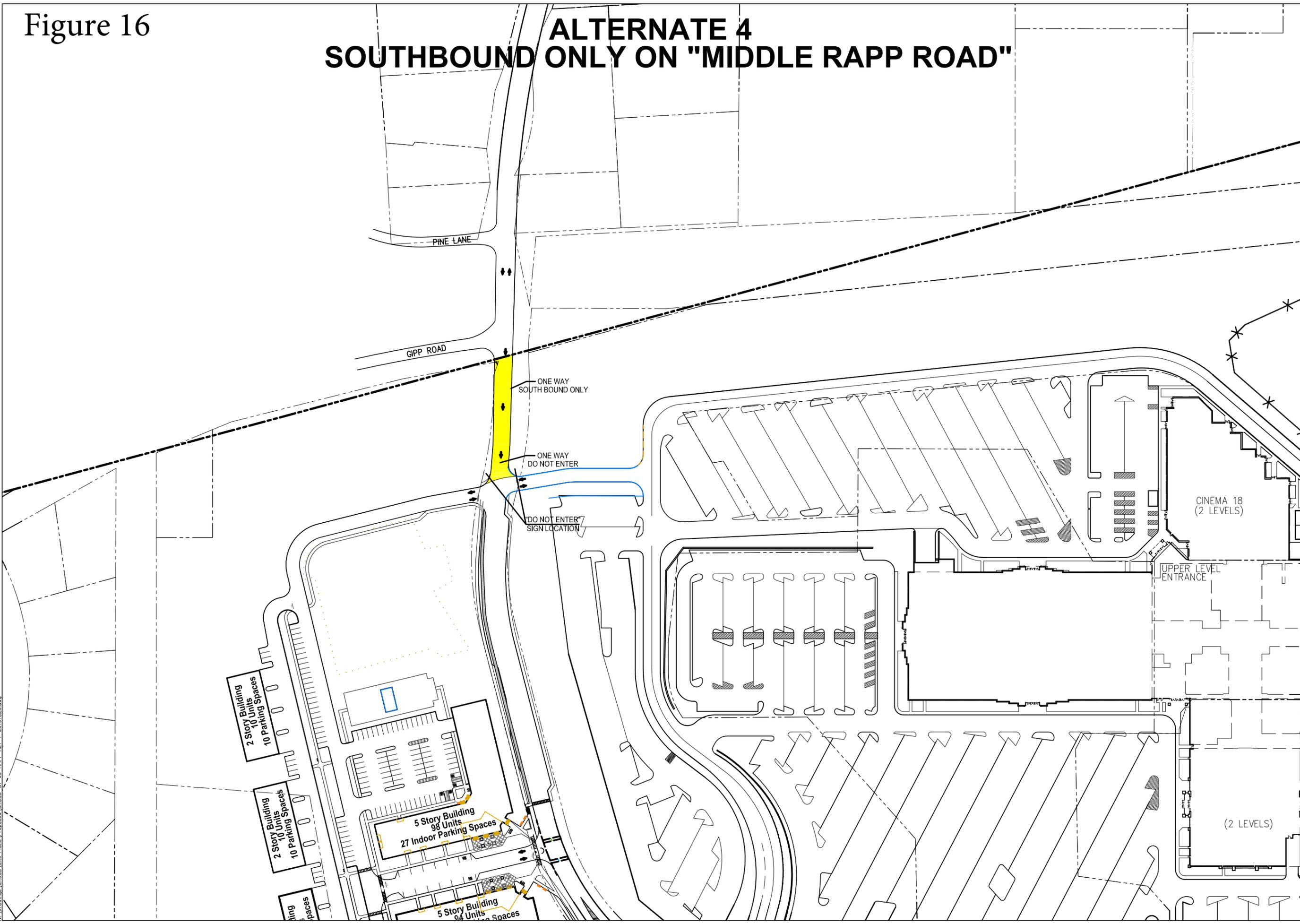
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N:\Drawings\CROSS-Site Plans\Proposed\CROSS-ST-US-RAPP ALT 5-20191029.dwg

Figure 16

# ALTERNATE 4 SOUTHBOUND ONLY ON "MIDDLE RAPP ROAD"

NORTH



LOCATION:  
**GUILDERLAND, NY**

DRAWING:  
**SITE PLAN**

DATE:  
**29-Oct-19**

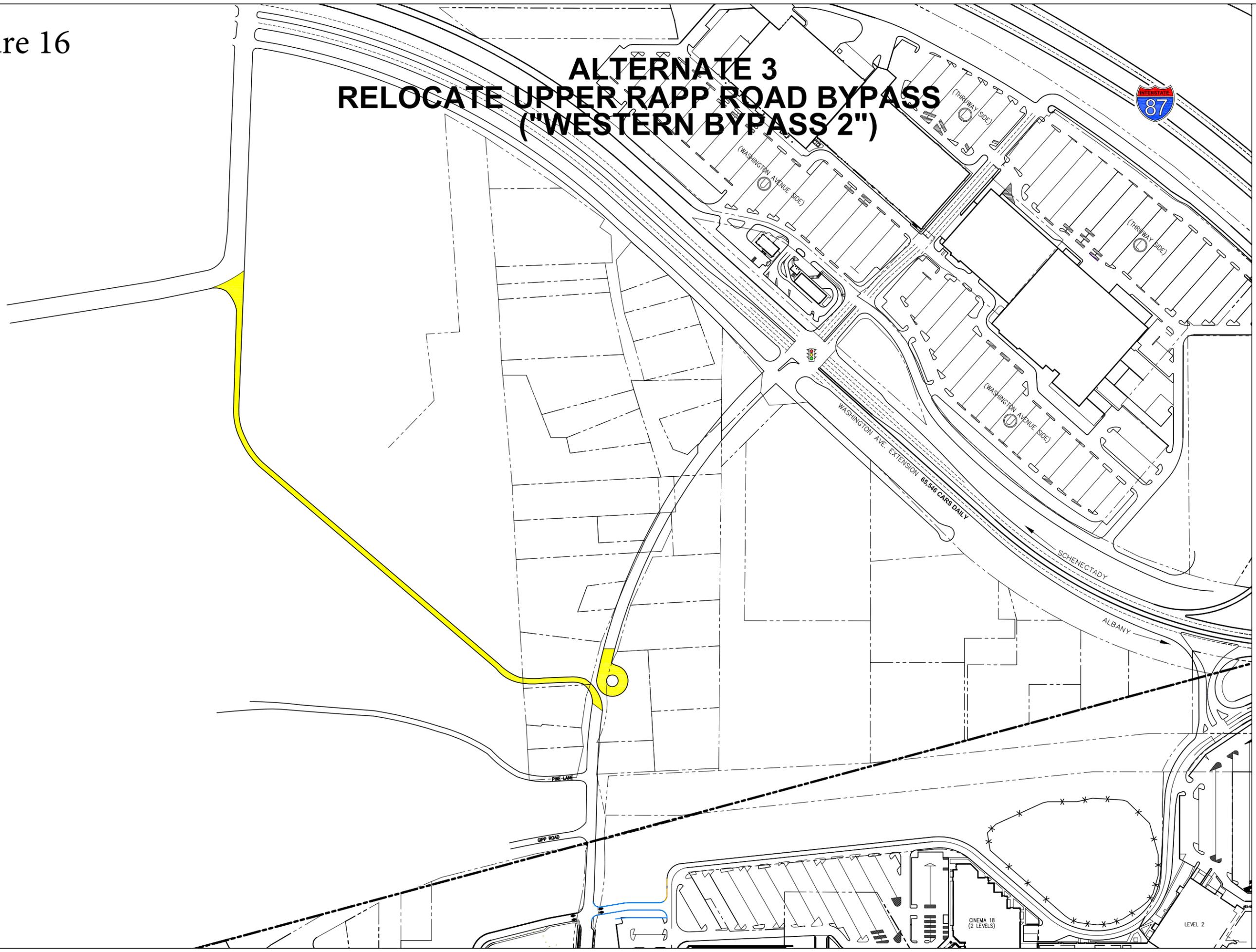
SCALE:  
**N.T.S.**

# S1

N:\Drawings\CROSS-Site Plans\Proposed\CROSS-ST-US-RAPP ALT 4-20191029.dwg

Figure 16

# ALTERNATE 3 RELOCATE UPPER RAPP ROAD BYPASS ("WESTERN BYPASS 2")



LOCATION:  
**GUILDERLAND, NY**

DRAWING:  
**SITE PLAN**

DATE:  
**29-Oct-19**

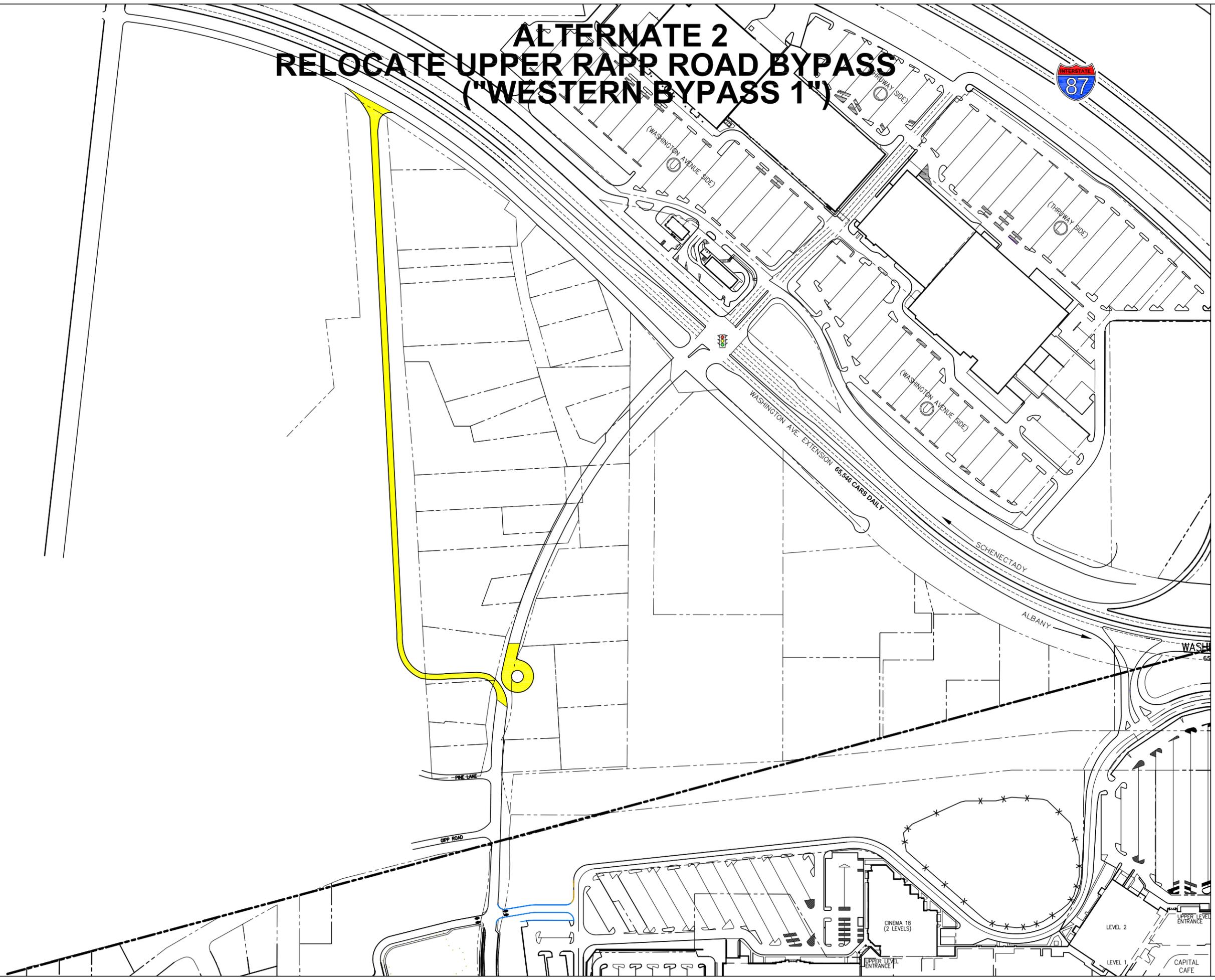
SCALE:  
**N.T.S.**

# S1

N:\Drawings\CROSS\Site Plans\Proposed\CROSS-ST-US-RAPP-WESTERN BYPASS 2-20191029.dwg

Figure 16

# ALTERNATE 2 RELOCATE UPPER RAPP ROAD BYPASS ("WESTERN BYPASS 1")



NORTH



LOCATION:  
**GUILDERLAND, NY**

DRAWING:  
**SITE PLAN**

DATE:  
**29-Oct-19**

SCALE:  
**N.T.S.**

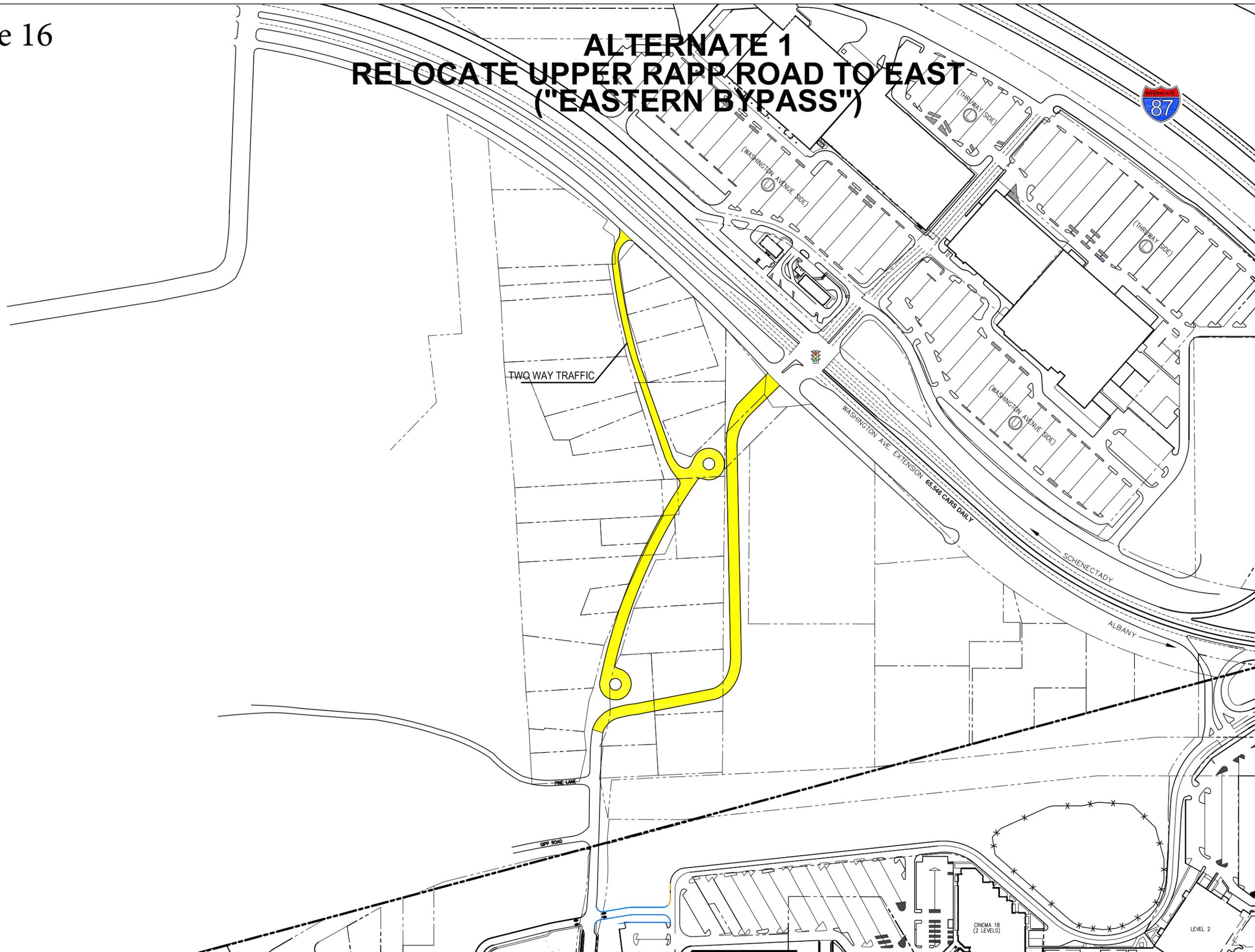
# S1

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Figure 16

# ALTERNATE 1 RELOCATE UPPER RAPP ROAD TO EAST ("EASTERN BYPASS")

NORTH



LOCATION:  
**GUILDERLAND, NY**

DRAWING:  
**SITE PLAN**

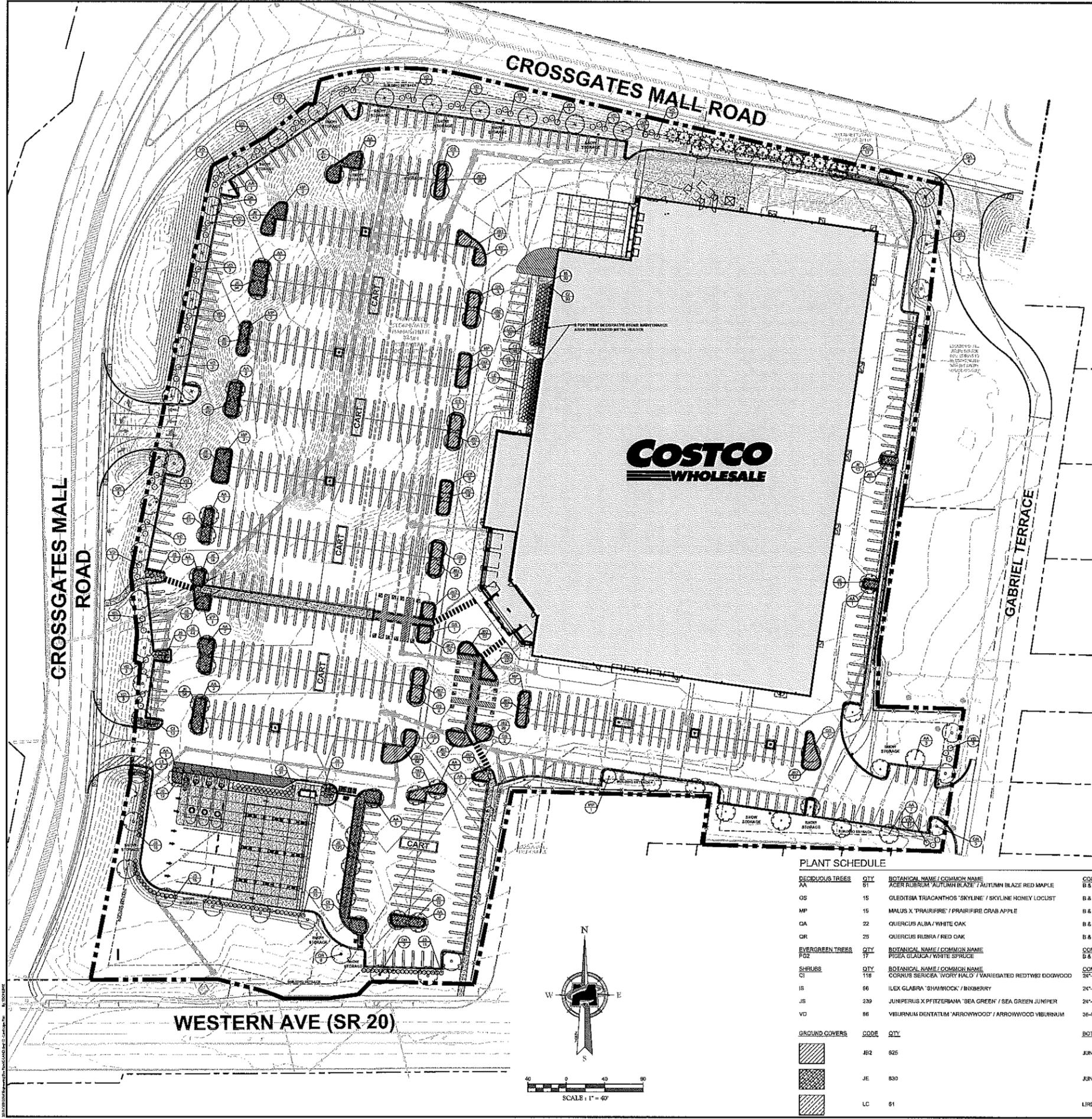
DATE:  
**29-Oct-19**

SCALE:  
**N.T.S.**

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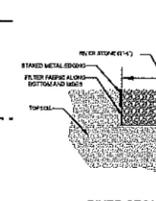
Figure 15



**LANDSCAPE NOTES**

1. GENERAL NOTES
- THIS PLAN IS TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.
  - EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY MASER CONSULTING IMMEDIATELY BY WRITING IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS.
  - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL QUANTITIES OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
  - ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES AND AISC 240.3 CURRENT VERSION OR THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. IN THE EVENT OF CONFLICT BETWEEN AISC AND MUNICIPAL ORDINANCES, THE MUNICIPAL REQUIREMENTS SHALL SUPERSEDE.
  - ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, RIGHT TRIANGLES, UNDERGROUND UTILITIES OR PUBLIC UTILITIES OR OTHER EXISTING OR PROPOSED STRUCTURES. ALL PLANT MATERIAL PROVIDED WITHIN THE REQUIRED RIGHT DISTANCES OR RIGHT TRIANGLES ARE LISTED SO AS TO NOT EXCEED A MAXIMUM HEIGHT GREATER THAN 30' ABOVE THE ELEVATION OF THE ADJACENT SIDEWALK, STREET, TRAIL OR SHOULDER TRIMMED WITH PEDESTRIAN OR VEHICULAR ACCESSIBLE, OR WITHIN REQUIRED RIGHT DISTANCES OR RIGHT TRIANGLES. BRANCHED PLANTS SHALL NOT BE BRANCHED ANY LOWER THAN 7'-0" ABOVE GRADE AND MUST BE APPROPRIATELY PRUNED TO REMOVE PLANTS, BRANCHES OR OVERHANGS THAT HAVE THEIR CENTERS CLOSER THAN 24" TO THE BACK OF THE CURB.
2. PLANT MATERIAL
- NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, PLANT VARIETY, OR CULTIVAR WITHOUT PERMISSION OF THE WRITER FROM MASER CONSULTING AND THE APPROPRIATE AUTHORITY.
  - ALL PLANTS SHALL BE EGG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY AND DAMAGE.
  - ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND SHALL BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
  - ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON, INSTALLATION WHILE RETAINING NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT. PLANTS PROVIDED BY THIS CONTRACTOR SHALL NOT BE ACCEPTED, DAMAGED, BROKEN OR COMPLICATED BRANCHED SHALL BE PRUNED CLEANLY, WITH THE MAIN TRUNK OR BRANCH.
  - ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES AND SPECIFIC VARIETY OR CULTIVAR.
  - ALL SCREEN PLANTING MATERIAL SHALL BE A MINIMUM OF 3 FEET TALL AT TIME OF PLANTING.
3. PLANTING
- ALL PLANTS LOCATED ABOVE UNDERGROUND INFILTRATION BASIN SHALL BE CUT BY 10% OF THE SPECIFIED PLANTING TO NOT BE PLANTED, IF IT IS ENCOUNTERED.
  - SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.
  - BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL, 20% FULLY COMPOSTED COPI OR HORSE MANURE AND 10% PEAT MOSS. TOPSOIL SHALL MEET HYDROT STANDARD SPECIFICATIONS AND MAY BE FROM GRATES OR BOTTLED SOURCES. SOIL SHALL CONTAIN NO ACIDIC MAUL, NOR ANY LARGE STONES.
  - PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE SET IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY WOULD BE PRIOR TO BEING CUT. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PIT, UPON DIRECTION BY MASER CONSULTING, PLANTS SHALL BE SET SO THAT THEIR ROOT SYSTEMS ARE APPROPRIATELY THREE INCHES ABOVE FINAL GRADE WITH TOPSOIL AND MULCH GENTLY APPLIED TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTING AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDING MANNER.
  - THE CORO BINDS THE BALL OF ALL BALLED AND BURLAP-WRAPPED PLANTS SHALL BE CUT AND REMOVED ACCORDING TO THE SPECIFICATIONS ON THE DETAIL. PLANTS WITH SYNTHETIC NON-DECOMPOSABLE ROOT BALLS SHALL NOT BE ACCEPTABLE.
  - ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. ALL PROPOSED SHRUBS SHALL BE SET IN CONTINUOUS, MASSES PLANTING BEDS, RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 3" THICK APPLICATION OF A THOROUGHLY COMPOSTED ORGANIC MULCH FREE OF ANY COLLECTIBLES OR FOREIGN MATERIAL.
  - ALL TREES GREATER THAN TWELVE FEET IN HEIGHT SHALL BE STAKED AND GUYPED PER THE DETAILS.
  - ALL DISTURBED AREAS BEYOND THE LIMITS OF THE MULCHED PLANTING BEDS AND AREAS OF HERBACEOUS PLANTING SHALL BE PERMANENTLY STABILIZED WITH TURF GRASSES PER THE SOIL EROSION AND SEDIMENT CONTROL PLANS.
4. MAINTENANCE
- ALL PLANTINGS SHALL BE WATERED AS NECESSARY FOR SOUND HORIZONTAL ROOTING DURING THE PREESTABLISHMENT PERIOD TO ENSURE THEIR PROPER ESTABLISHMENT.
  - IN GENERAL, SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL ALLOW THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES. THEREFORE, NO PRUNING TO SHAPES OR SHEDDING IS REQUIRED OR DESIRABLE. WHERE BEDS OR COMPLICATING GROUND DEVELOPS, IT SHOULD BE PRUNED OUT.

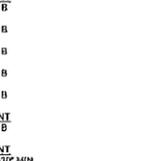
THIS PLAN IS TO BE USED FOR THE PURPOSES OF LANDSCAPING ONLY



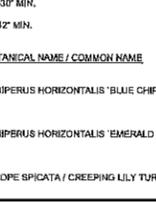
RIVER STONE EDGING DETAIL (ALONG BUILDING FACADE)



SHRUB PLANTING DETAIL



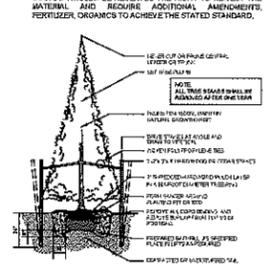
DECIDUOUS TREE PLANTING DETAIL



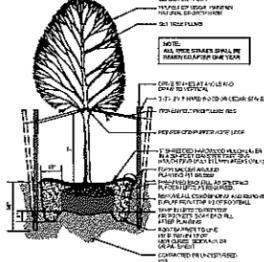
CONIFEROUS TREE PLANTING DETAIL

**COSTCO TOPSOIL REQUIREMENTS**

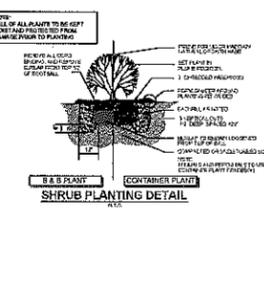
- COSTCO WHOLESALE REQUIRES THE USE OF HIGH QUALITY TOPSOIL IN ALL PLANTING AND LAWN AREAS. REFER TO THE GEOLOGICAL REPORT FOR TOPSOIL AMENDMENT RECOMMENDATIONS.
- REQUIREMENTS FOR IMPORT OF HIGH-QUALITY TOPSOIL TO THE FOLLOWING MINIMUM DEPTH:
  - ALL OTHER AREAS: 4" (DCM)
  - INSPUR: 2" (DCM)
  - SELECT FERTILE SCREENED TOP OR LOCAL WELLS-SERVED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY (L) TO BE CLASSIFIED AS SANDY LOAM UNDER U.S. CLASSIFICATION
- TEST TOPSOIL AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION, IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE METALS, N, P, K AND SHOE TRIMMINGS. ANALYSIS RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH PROPER ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST, INCORPORATE
- STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.
- SUBMIT SAMPLES TO COSTCO/CORPORATE OF TOPSOIL AFTER TESTING, ALONG WITH INDENTIFIED TESTS MEETING THE CRITERIA BELOW FOR APPROVAL.
- PLACE TOPSOIL AFTER THOROUGHLY ROTOTILLING OR RIPPING ENTIRE SUBGRADE TO ALLOW INTERMIXING OF TOPSOIL AND SUBGRADE WHERE MORE THAN 4" (DCM) OF TOPSOIL IS USED. PLACE IN TWO LIFTS AS FOLLOWS: ROTOTILL OR RIP SUBGRADE AND PLACE HALF OF THE TOPSOIL THOROUGHLY INCORPORATING IT WITH SUBSOIL. THEN GRIP WITH THE REMAINING HALF OF TOPSOIL.
- WHERE THE GEOLOGICAL FINDINGS INDICATE THAT EXISTING NATIVE SOIL IS EXPECTED TO BE PLACED WITH THE USDA SANDY LOAM TOPSOIL CLASSIFICATION WITH THE ADDITION OF COMPOST AND FERTILIZER, THE MINIMUM REQUIREMENT MAY BE ALTERED PROVIDED THAT COSTCO WHOLESALE APPROVES THIS IN WRITING BASED ON:
  - DOCUMENTATION THAT THE MATERIAL MEETS THE TOPSOIL STANDARD ABOVE UNDER THE REPORT TOPSOIL.
  - THAT SUFFICIENT QUANTITIES TO SATISFY THE MINIMUM DEPTH ARE READY AVAILABLE.
  - THAT A COMPLETE SOILS TEST IS UTILIZED EARLY TO IDENTIFY DEFICIENT COMPONENTS (ORGANIC MATTER) TO ACHIEVE OR EXCEED FERTILE AMENDMENTS AND THESE AMENDMENTS WILL BE PRE-MIXED.
  - THAT THE PROJECT CONSTRUCTION DOCUMENTS ARE MODIFIED TO INDICATE ALL OF THE ABOVE.
- COSTCO WHOLESALE RESERVES THE RIGHT TO RE-TEST THE MATERIAL AND REQUIRE ADDITIONAL AMENDMENTS, FERTILIZER, ORGANICS TO ACHIEVE THE STATED STANDARD.



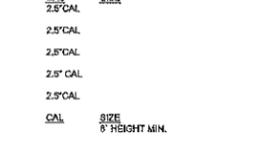
CONIFEROUS TREE PLANTING DETAIL



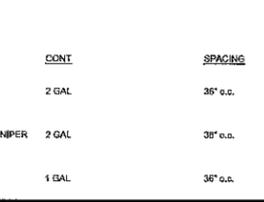
DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

**PLANT SCHEDULE**

RECURRING TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	
AA	15	ACER RUBRUM 'AUTUMN BLAZE' / AUTUMN BLAZE RED MAPLE	B & B	2.5" CAL	
OS	15	OLETISMA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2.5" CAL	
MP	15	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE	B & B	2.5" CAL	
OA	22	QUERCUS ALBA / WHITE OAK	B & B	2.5" CAL	
CR	25	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL	
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	
PG2	17	PICEA GLAUCA / WHITE SPRUCE	B & B	6" HEIGHT MIN.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	
CI	118	CORNUS SERICEA 'IVORY HALO' / VARIEGATED REDTWS DOGWOOD	24" 30" MIN.		
IS	66	ILEX GLABRA 'SHAMROCK' / INK BERRY	24" 30" MIN.		
JS	339	JUNIPERUS X PFITZERIANA 'SEA GREEN' / SEA GREEN JUNIPER	24" 30" MIN.		
VD	86	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	36-42" MIN.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	JB2	625	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	2 GAL	36" O.C.
	JE	830	JUNIPERUS HORIZONTALIS 'EMERALD SPREADER' / EMERALD SPREADER JUNIPER	2 GAL	36" O.C.
	LC	61	LIRIOPE SPICATA / CREEPING LILY TURP	1 GAL	36" O.C.

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 Albany, NY 12242-1000  
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 Fax: (518) 254-1941

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PRELIMINARY/FINAL  
 LAND DEVELOPMENT  
 FOR  
**COSTCO WHOLESALE**  
 CROSSGATES MALL  
 TOWN OF GUILDERLAND  
 ALBANY COUNTY  
 STATE OF NEW YORK

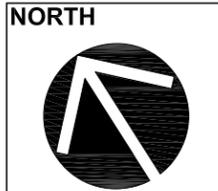
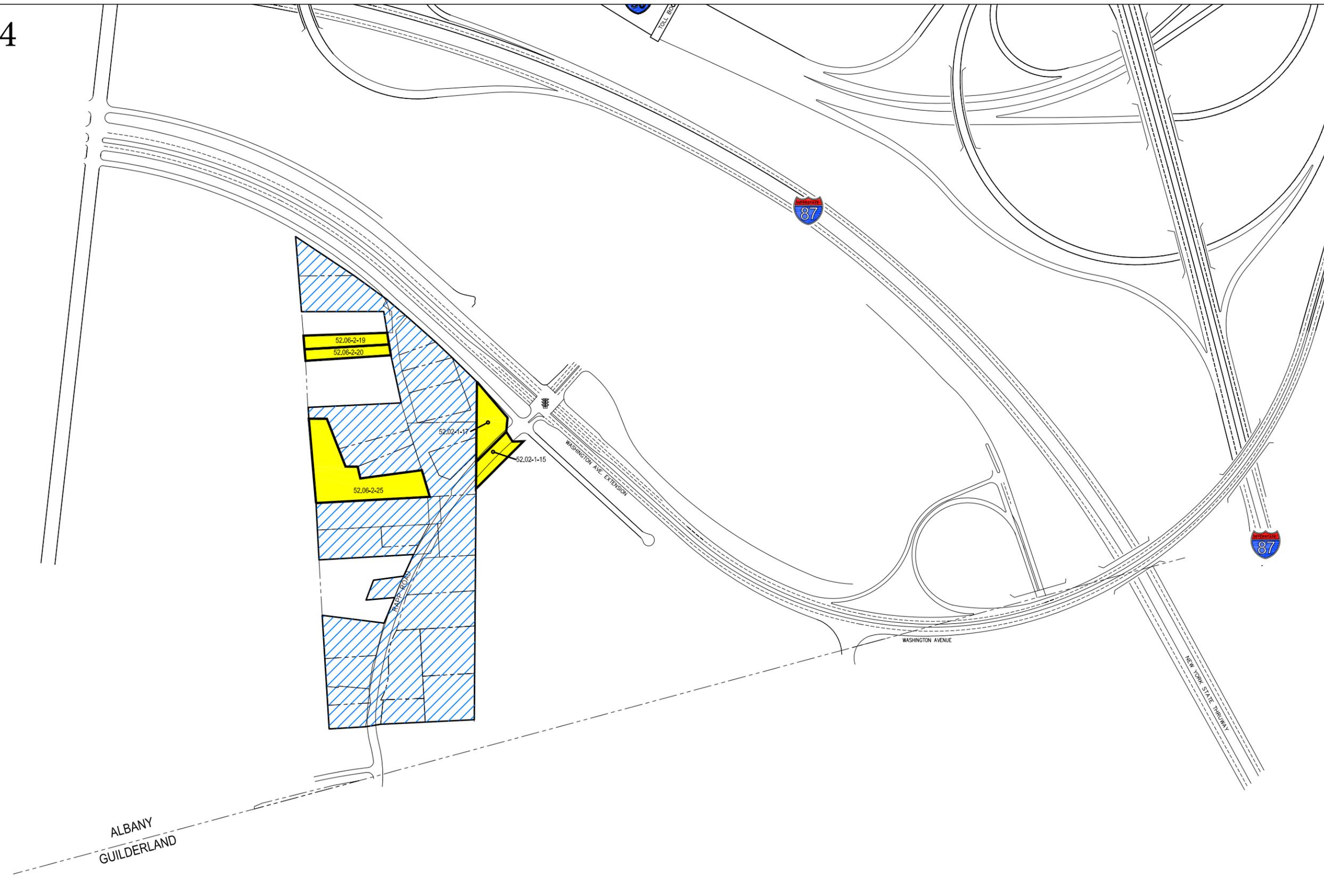
**EXTION OFFICE**  
 100 West 10th Street, Suite 1000  
 Albany, NY 12242-1000  
 Phone: (518) 254-1941  
 Fax: (518) 254-1941

SCALE: DATE: DRAWN BY: CHECKED BY:  
 PROJECT NUMBER: 120204A DATE: 05/14/14  
 PROJECT NAME: CROSSGATES MALL  
 CLIENT: COSTCO

**LANDSCAPE PLAN**

12 of 20

Figure 14



# CROSSGATES MALL

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 THE PYRAMID COMPANIES  
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 SYRACUSE, NEW YORK 13202  
 (315)422-7000  
 www.pyramidmg.com  
 ONE CROSSGATES MALL ROAD  
 ALBANY, NY 12203  
 P: (518) 452-5496  
 F: (518) 452-5876  
 GENERAL MGR: MICHAEL GATELY

LOCATION:  
**ALBANY, NY**

DRAWING:  
**SITE PLAN**

DATE:  
**13-Nov-19**

SCALE:  
**N.T.S.**

DWG NAME:  
 CROSS-S1-JS-RAPP RD PARCELS-20191113

## PARCELS TO BE CONVEYED TO RAPP ROAD HISTORIC DISTRICT

**LEGEND**

- CONVEYANCE PARCELS
- RAPP ROAD HISTORIC DISTRICT

# S1

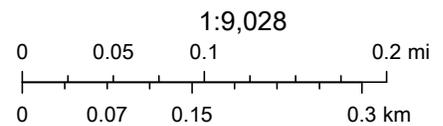
Rapp Road Historic District



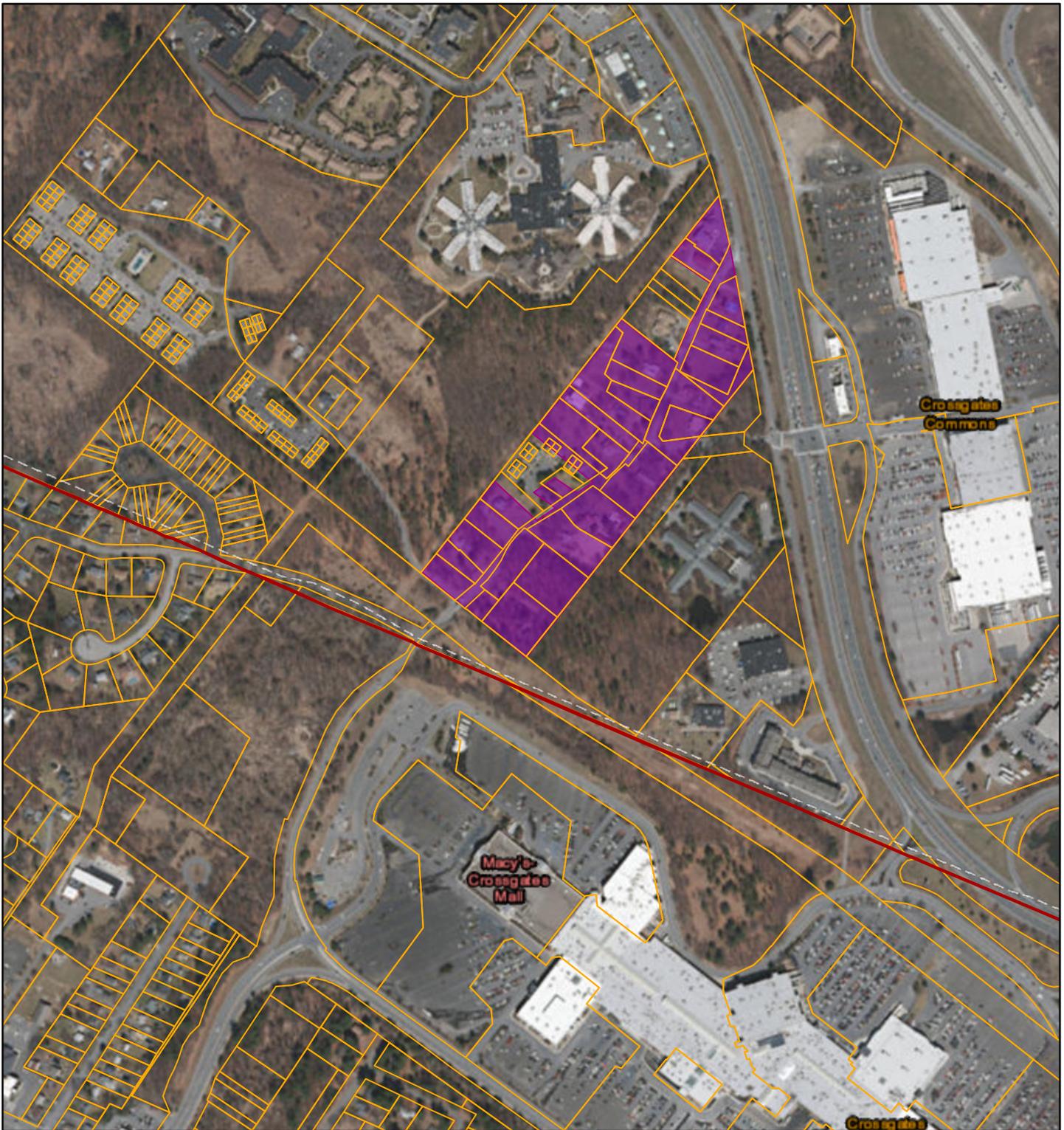
11/13/2019, 3:12:43 PM

-  Municipal Boundaries
-  Tax Parcels (2019)
-  Historic Sites & Districts

-  +/- 390 LF - Distance of Closest RRHD home to Rapp Road Development northern parcel boundary
-  +/- 985 LF - Distance of Closest RRHD home to Rapp Road Development northernmost multi-family building

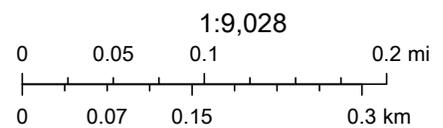


## Rapp Road Historic District



11/10/2019, 8:20:29 AM

-  County Boundary
-  Municipal Boundaries
-  Tax Parcels (2019)
-  Historic Sites & Districts



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure 11

GUILDERLAND & ALBANY NEIGHBORHOODS

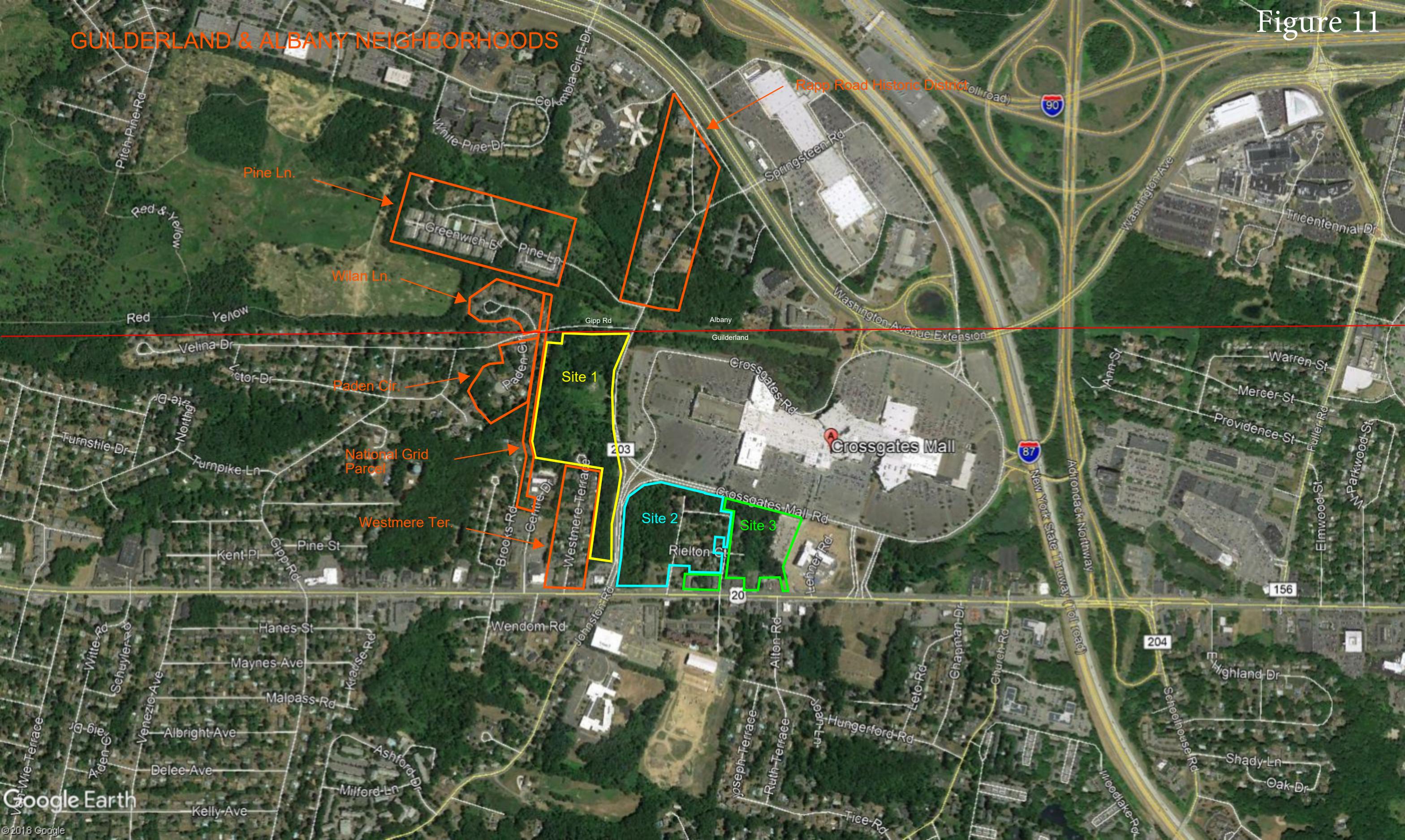
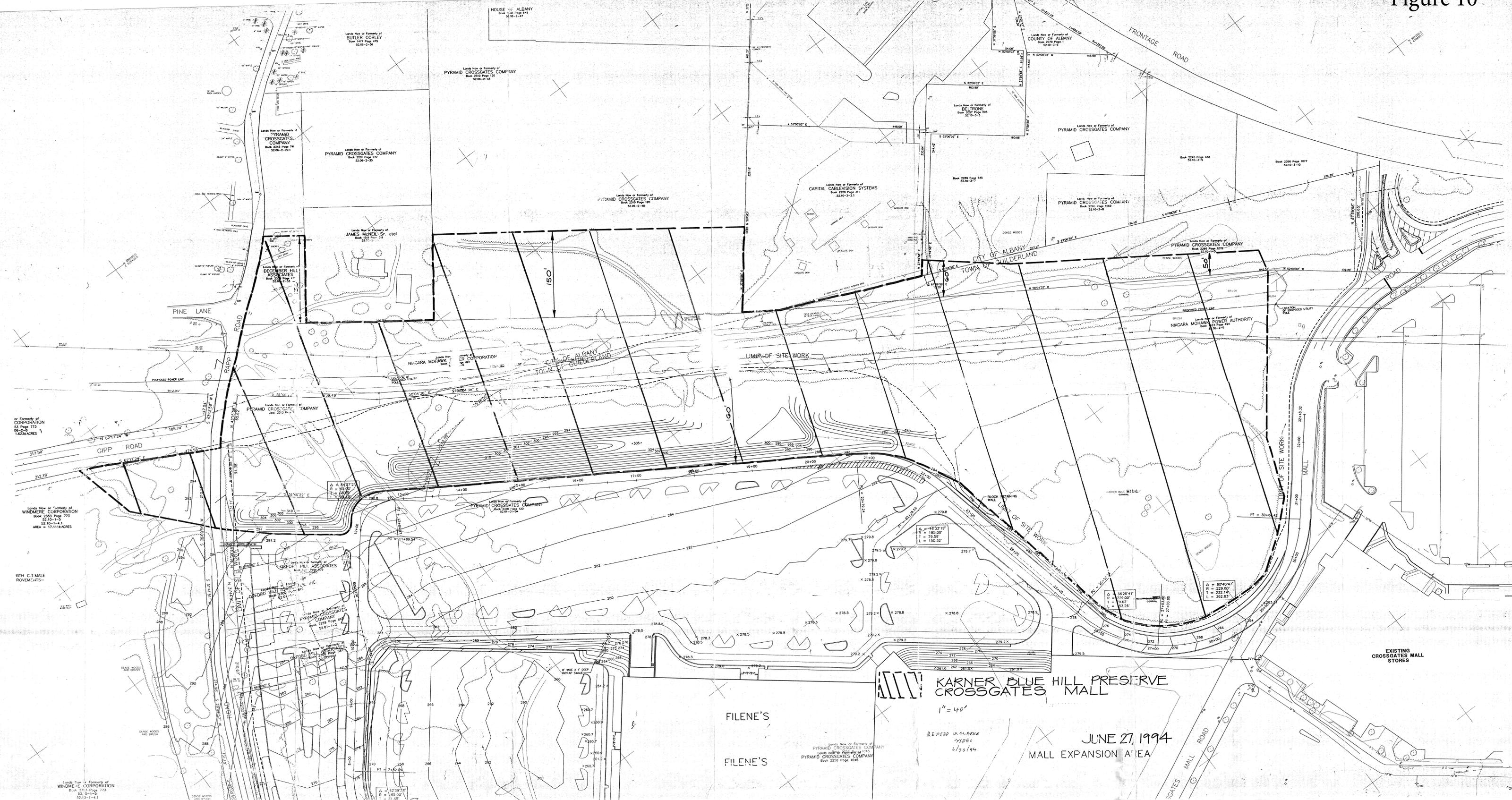


Figure 10



KARNER BLUE HILL PRESERVE  
CROSSGATES MALL

1" = 40'

REVISED W. CLARKE  
VSDBE  
6/30/94

JUNE 27, 1994  
MALL EXPANSION AREA

FILENE'S

FILENE'S

Lands Now or Formerly of  
PYRAMID CROSSGATES COMPANY  
Book 2255 Page 1045

Lands Now or Formerly of  
WINDMERE CORPORATION  
Book 2253 Page 773  
52.10-1-5  
16238 ACRES

OSFORD HILL ASSOCIATES, P.C.

Figure 9

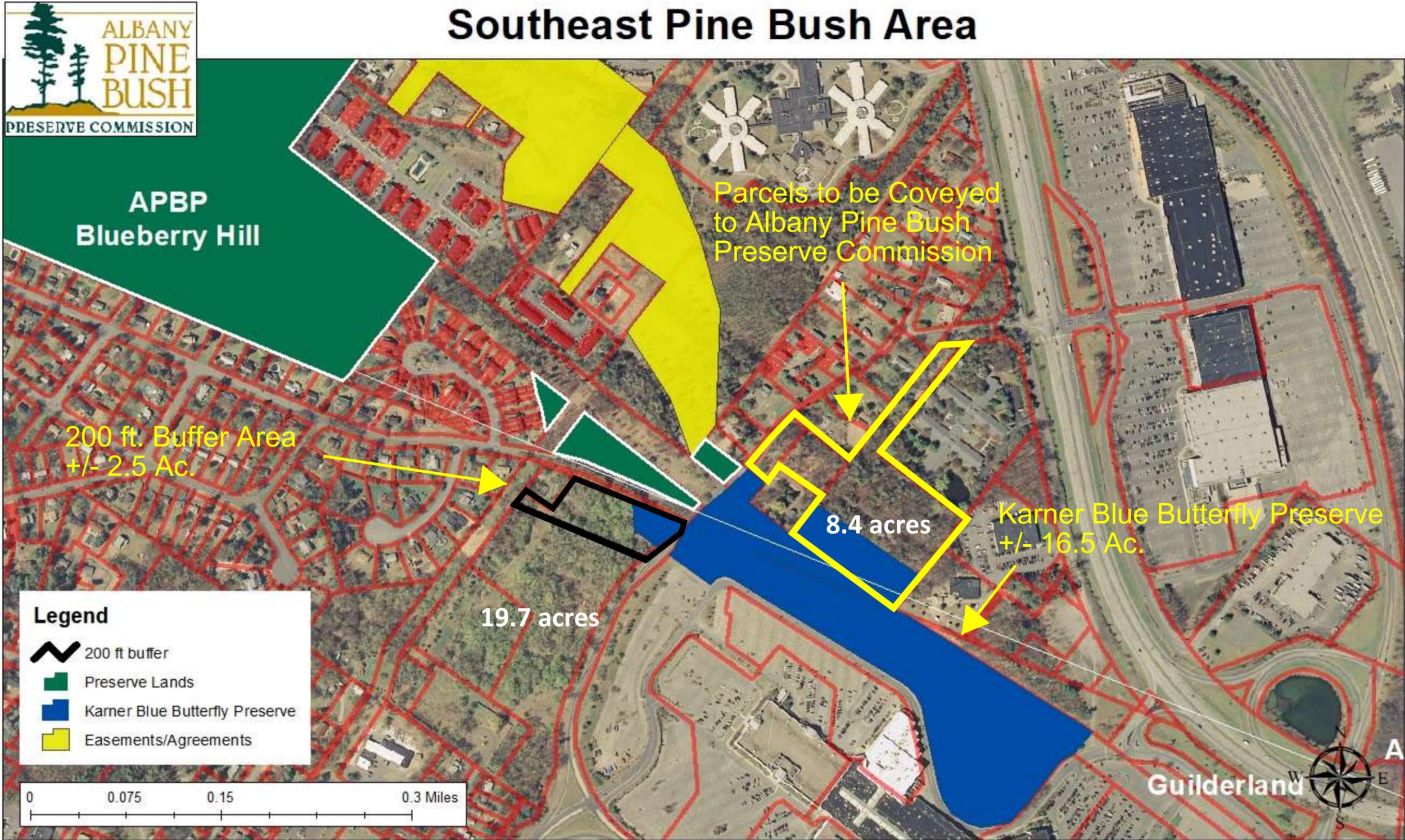
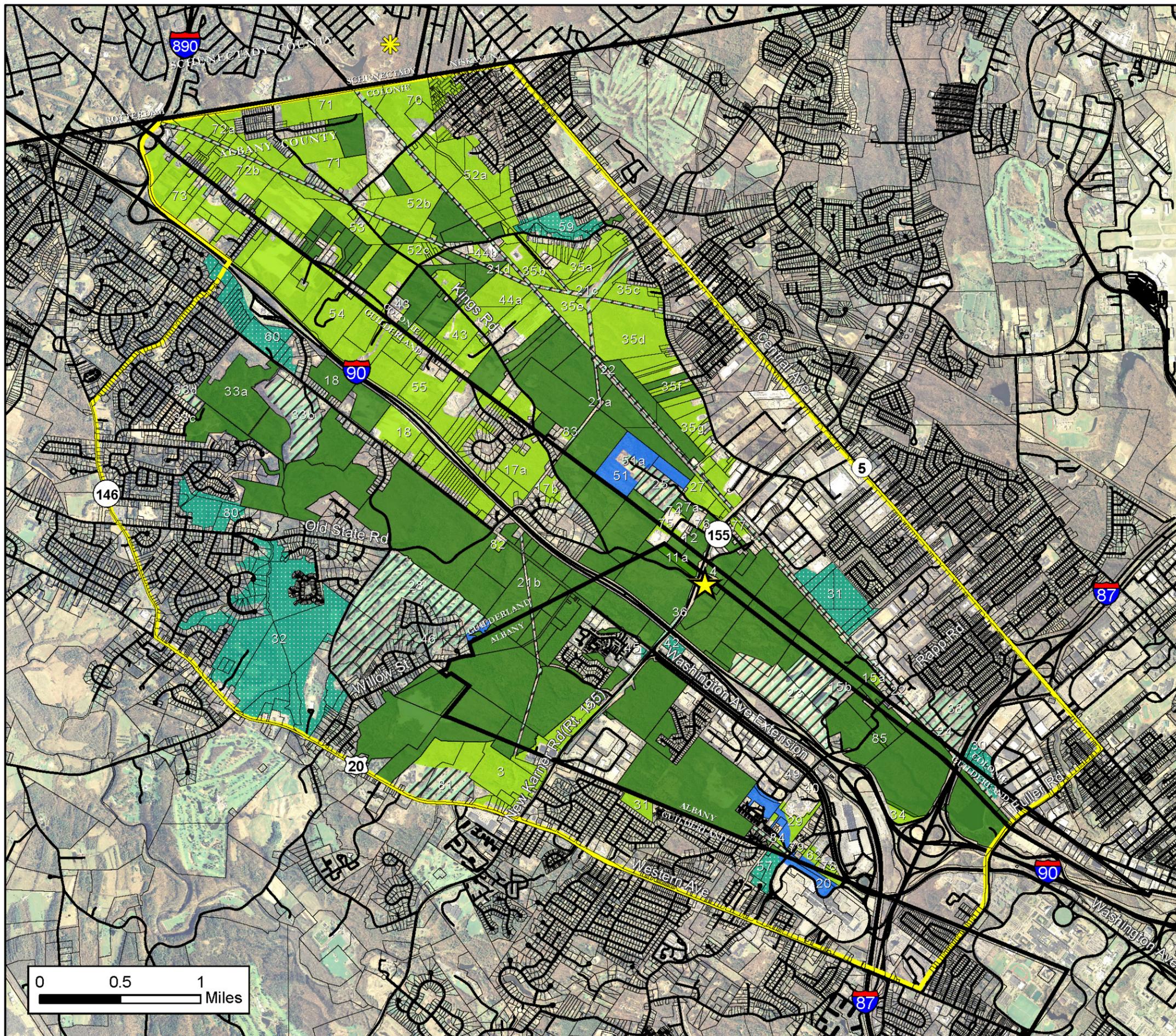


Figure 8

# Management Plan For The Albany Pine Bush Preserve



### Woodlawn Preserve



Discovery Center



Study Area

13,000 acres

### 2017 Vision Map

Protected Lands

Recommended Full Protection

Recommended Partial Protection

Protection Agreement/Easement

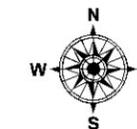
Recommended Open Space

### Sources:

Imagery - 2007, 1 foot Natural Color Orthoimagery, New York State Office of Cyber Security & Critical Infrastructure Coordination.

Vision Map - 2010, Albany Pine Bush Preserve

Prepared By:



March 2017

## Figure 8: 2017 Protection Priorities and Vision

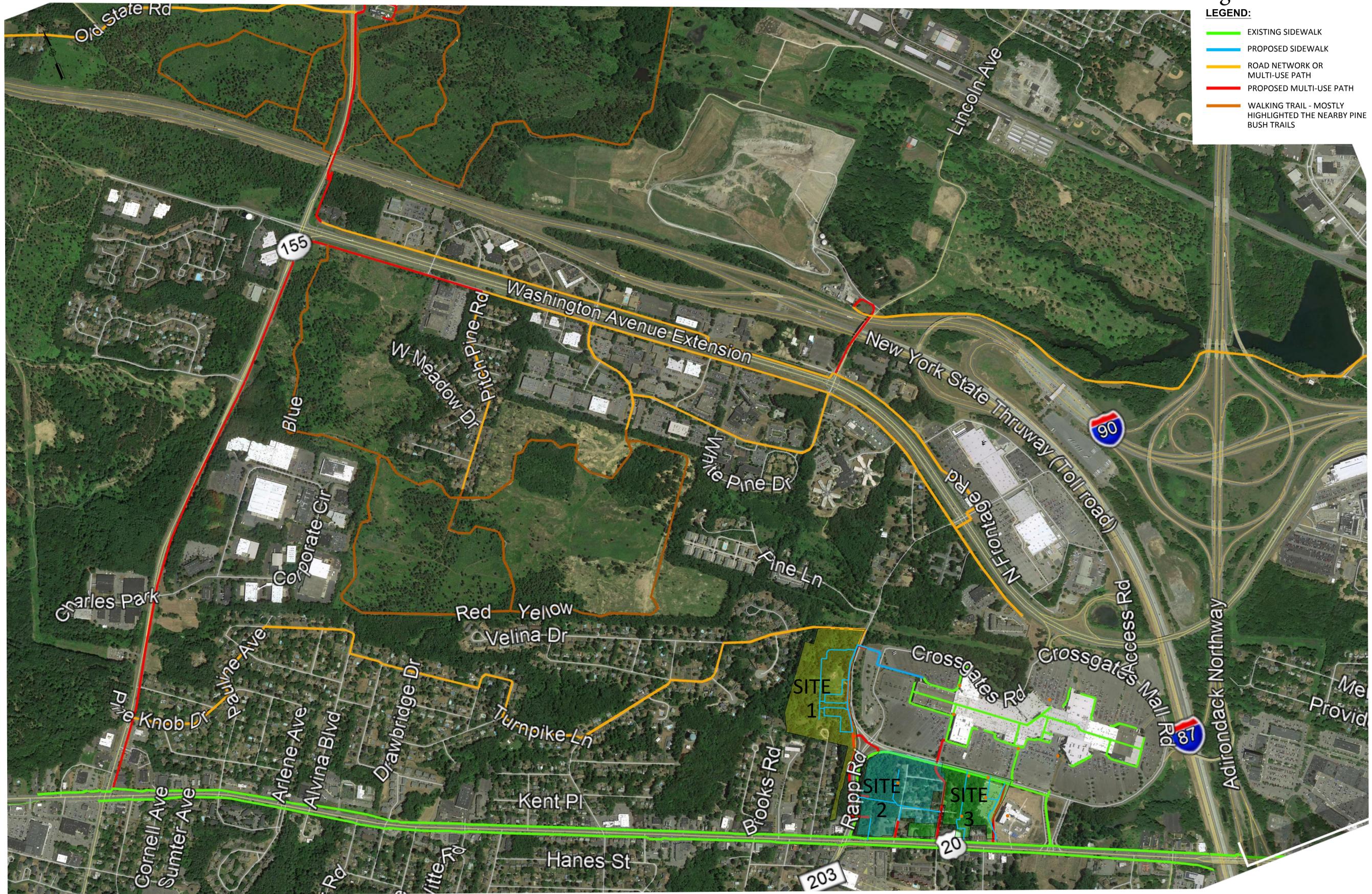
Prepared by: Tyler Briggs, Fire Management and GIS Specialist



Figure 6

LEGEND:

- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- ROAD NETWORK OR MULTI-USE PATH
- PROPOSED MULTI-USE PATH
- WALKING TRAIL - MOSTLY HIGHLIGHTED THE NEARBY PINE BUSH TRAILS



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Phone: (423) 241-6875

rev.	date	description

RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS

**OVERALL CONNECTIVITY**

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
11/06/19	11/06/19
scale	1" = 400'
project no.	317A1.00
sheet no.	FIG-CN1

0 1 2 3  
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 Date Printed: Nov 19, 2019, 1:06pm

Figure 6

**LEGEND:**

- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- ROAD NETWORK OR MULTI-USE PATH
- PROPOSED MULTI-USE PATH
- WALKING TRAIL - MOSTLY HIGHLIGHTED THE NEARBY PINE BUSH TRAILS
- PROPOSED BICYCLE RACK



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rev.	date	description

**RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS**

**OVERALL SITE CONNECTIVITY**

TOWN OF GUILDERLAND, ALBANY COUNTY, NEW YORK

designed	checked
SM	RK
11/06/19	11/06/19
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project no.	317A1.00
sheet no.	FIG-CN2

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# CDTA Bus Routes Servicing Crossgates

# Figure 5

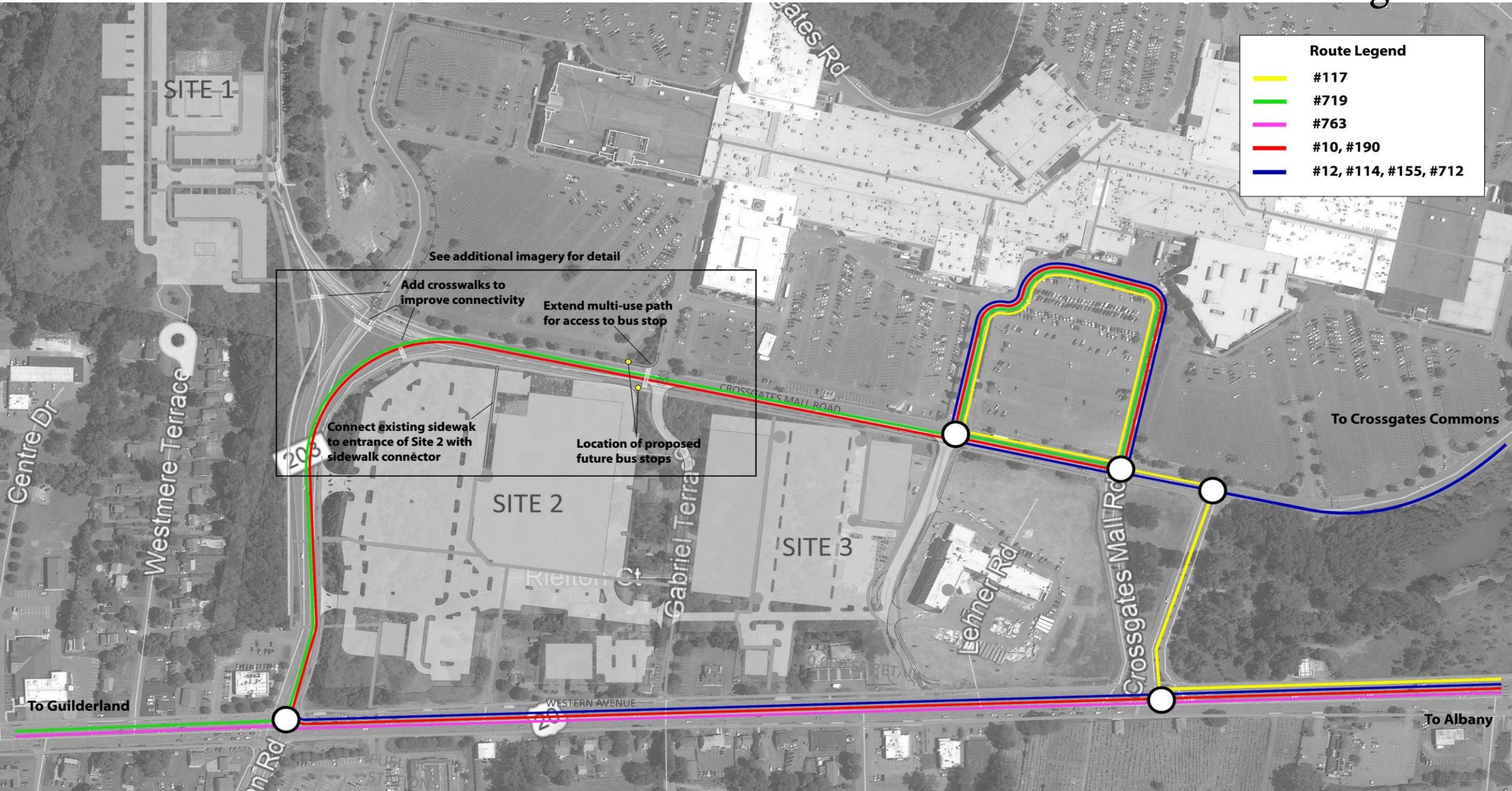
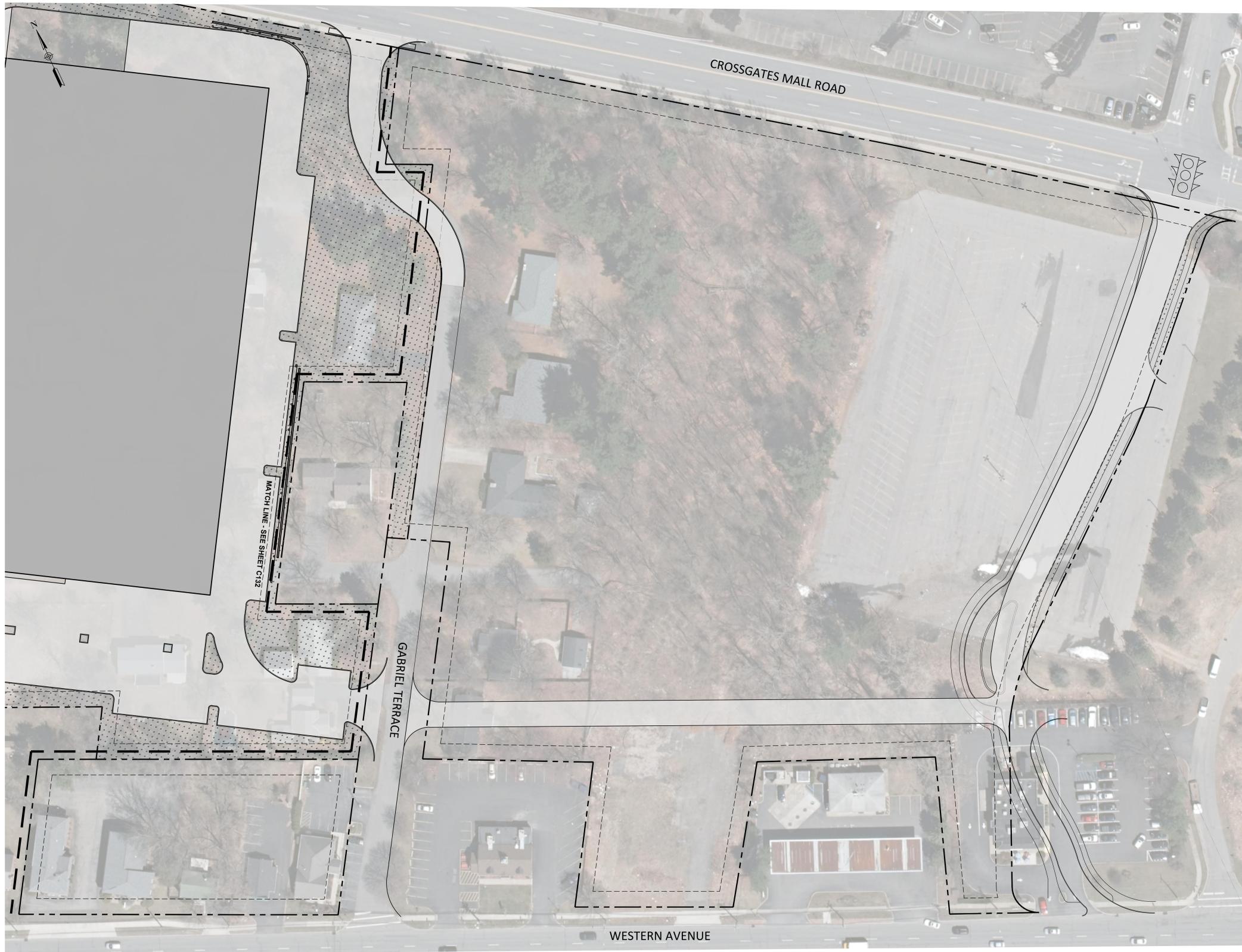


Figure 4



**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	<b>XX</b> 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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0 1 2 3  
 ORIGINAL SCALE IN INCHES

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rev.	date	description

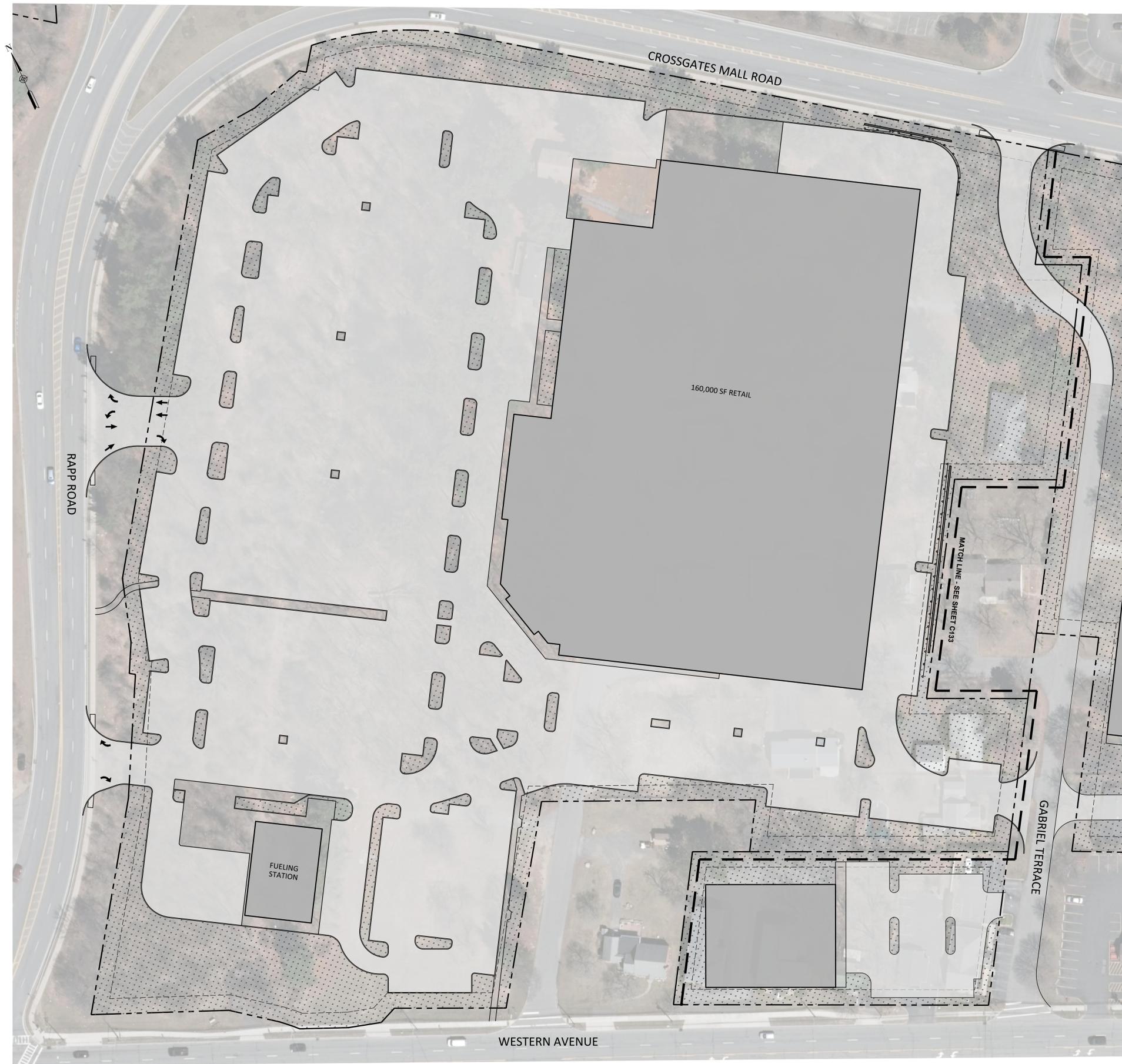
RAPP ROAD RESIDENTIAL / WESTERN AVENUE MIXED USE REDEVELOPMENT PROJECTS

**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.	<b>C133</b>

Figure 3



**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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 Call Before You Dig  
 Wait The Required Time  
 Confirm Utility Response  
 Respect The Marks  
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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.	
<b>C132</b>	

