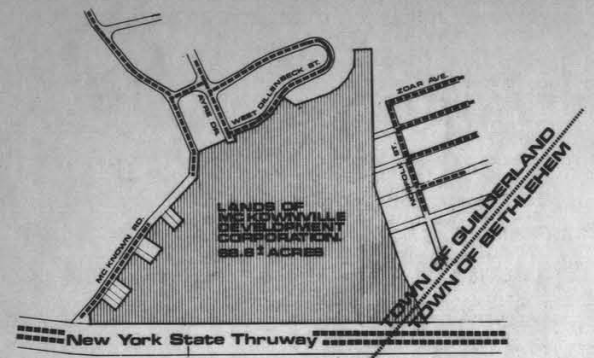


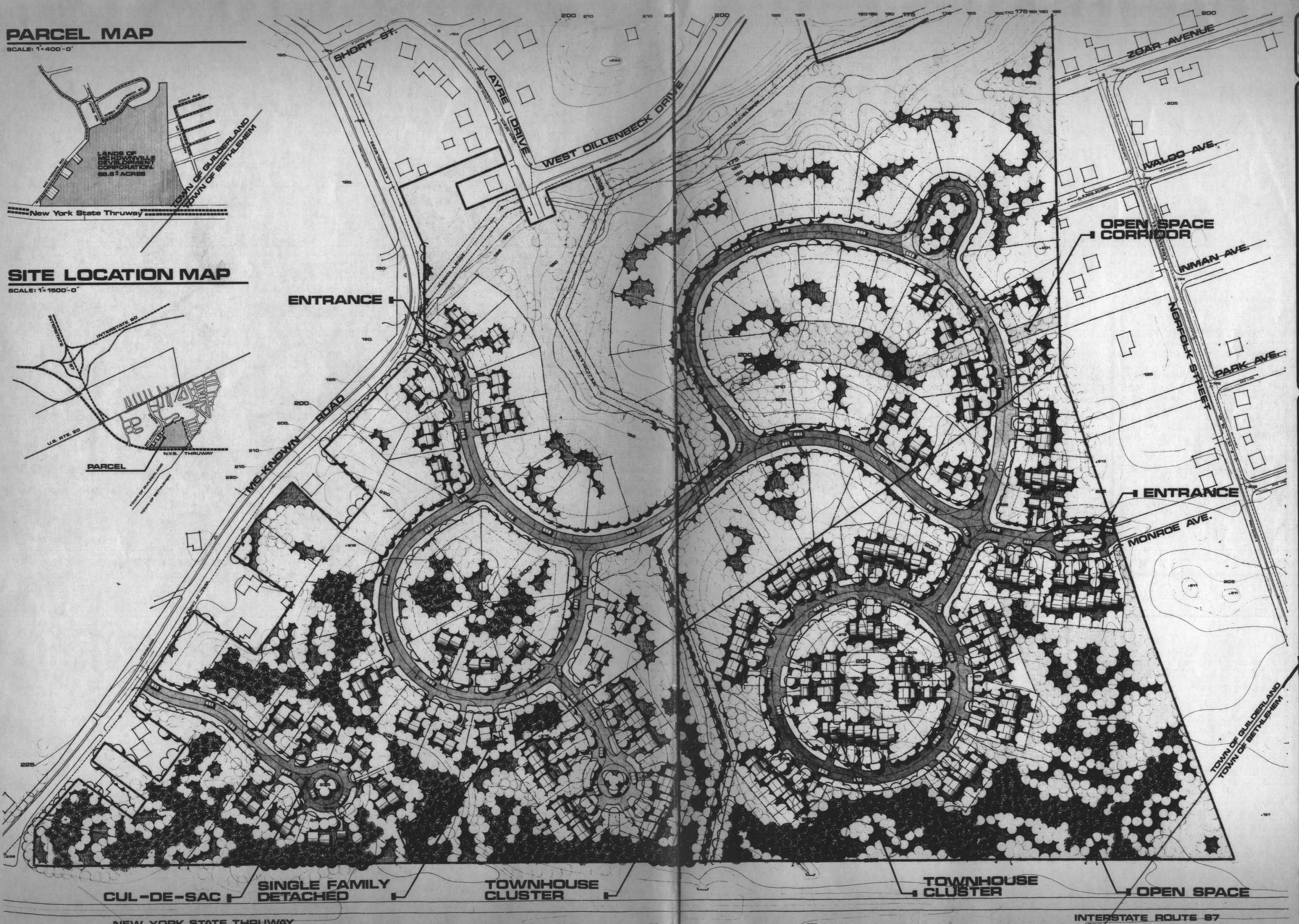
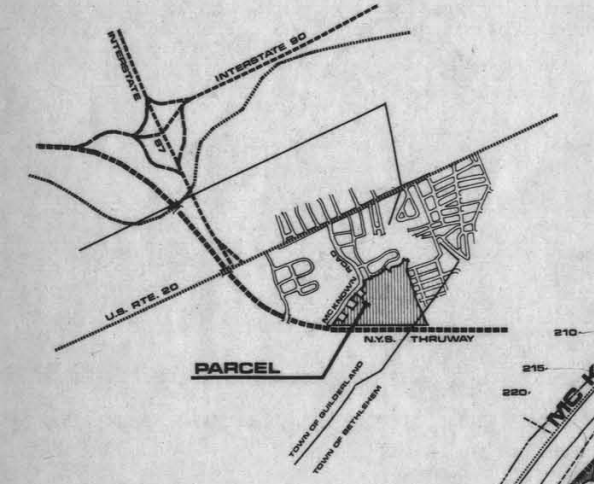
PARCEL MAP

SCALE: 1"=400'-0"



SITE LOCATION MAP

SCALE: 1"=1500'-0"



CUL-DE-SAC | SINGLE FAMILY DETACHED | TOWNHOUSE CLUSTER | TOWNHOUSE CLUSTER | OPEN SPACE

NEW YORK STATE THRUWAY | INTERSTATE ROUTE 87

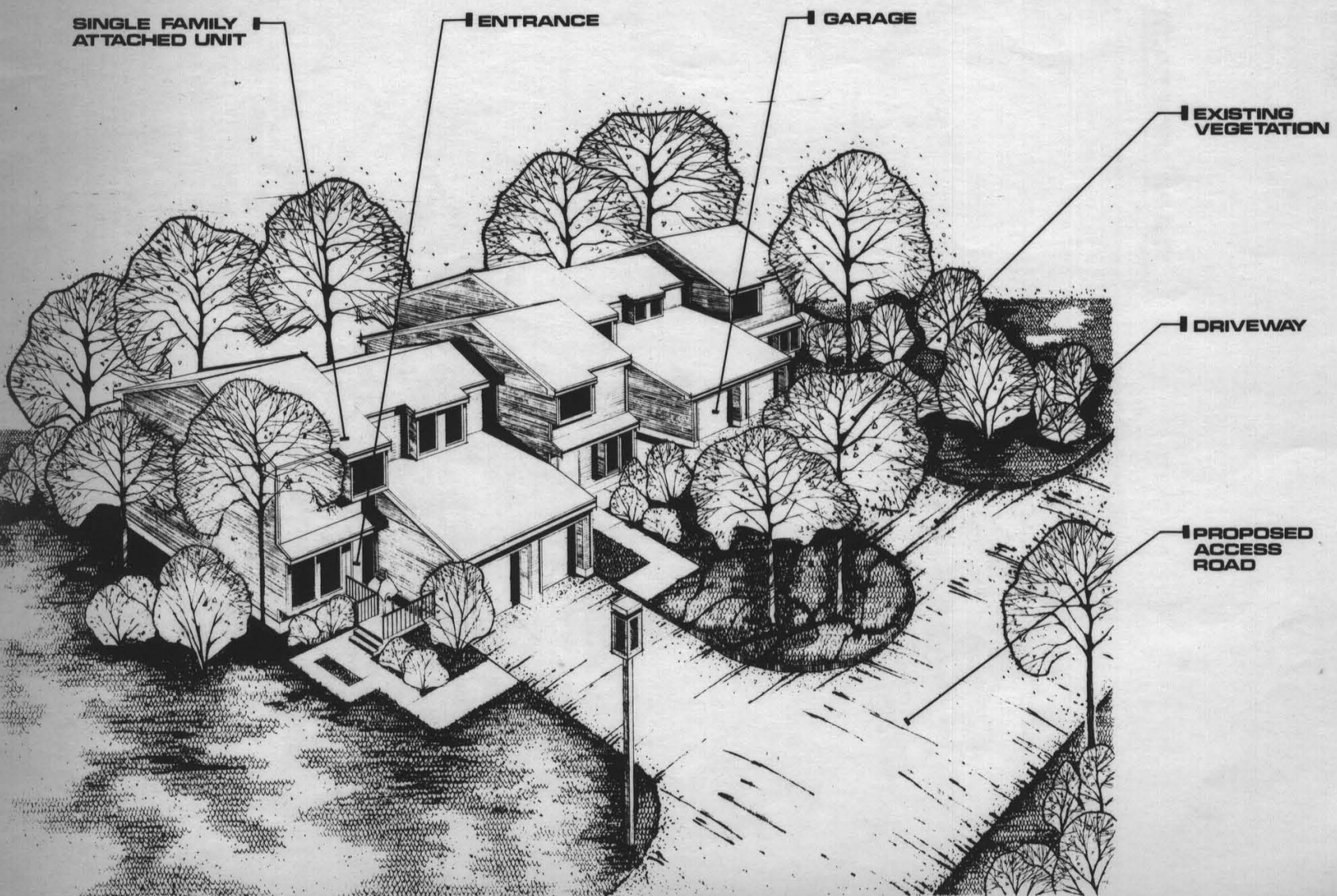
L.A. 717

DATE: APRIL 7, 1980.

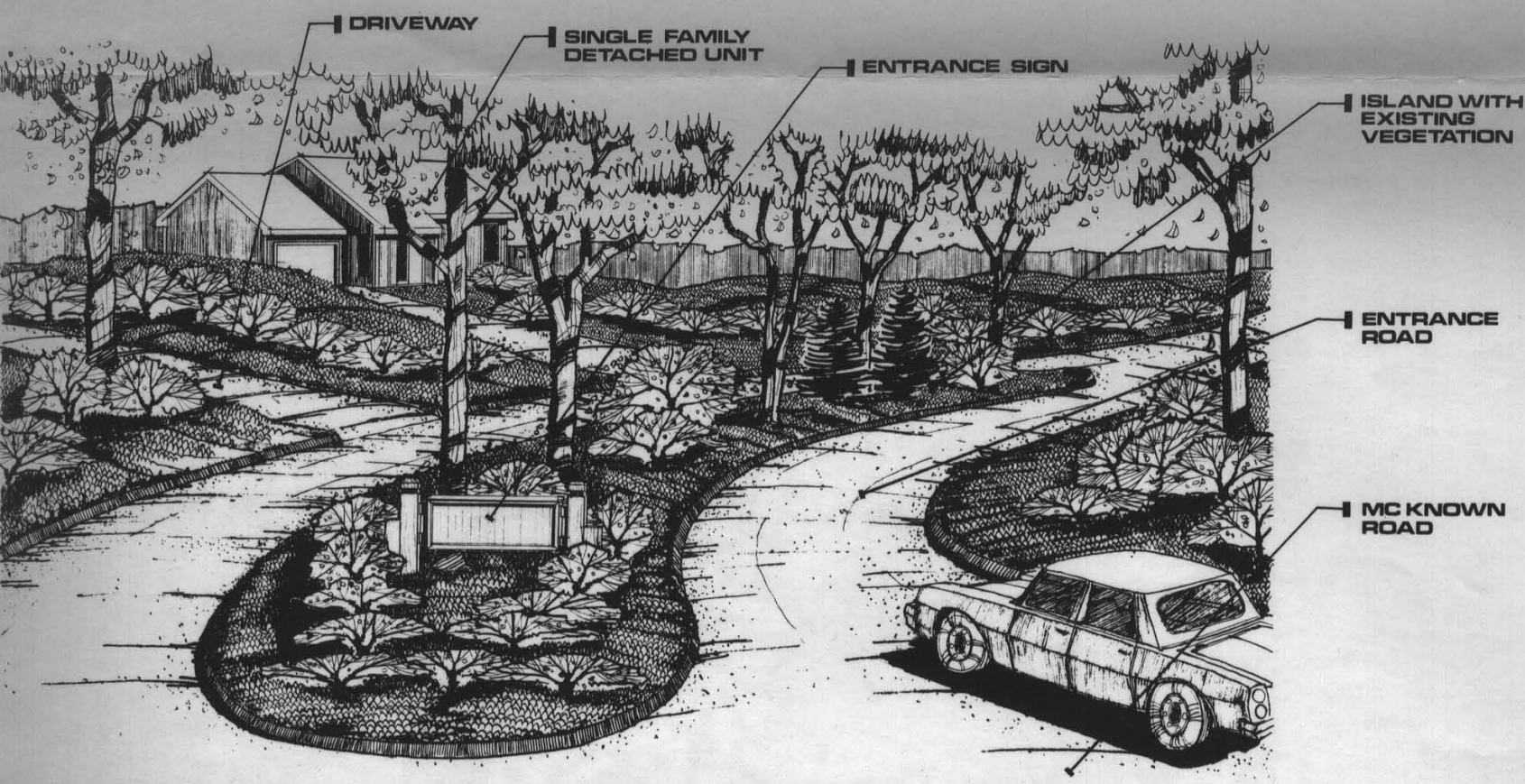
graphic scale

SKETCH SITE PLAN
 FOR MCKOWNVILLE DEVELOPMENT CORPORATION
 TOWN OF GUILDERLAND ALBANY COUNTY, NEW YORK
DESIGN PARTNERSHIP: 875 W.F.L. RD., CLIFTON PARK, NEW YORK. TELEPHONE: 571-7881





1 SUGGESTED TOWNHOUSE CHARACTER SKETCH.



2 SUGGESTED MC KNOWN ROAD ENTRANCE CHARACTER SKETCH.

3 SITE STATISTICS & NOTES.

1. TOTAL AREA OF PROPOSED DEVELOPMENT	68.6 ± ACRES.
2. EXISTING SITE ZONING: R-10 SINGLE FAMILY ATTACHED R-10 SINGLE FAMILY DETACHED	44.4 ± ACRES. 24.2 ± ACRES.
3. MINIMUM SITE REQUIREMENTS PER TOWN ZONING SINGLE FAMILY DETACHED R-10 ZONE SINGLE FAMILY ATTACHED R-10 ZONE REAR YARD BUILDING LINE FRONT YARD BUILDING LINE	10,000 ± SQ. FT. 10,000 ± SQ. FT. 20 FT. 10 FT.
4. PROPOSED DWELLING UNITS SINGLE FAMILY DETACHED CLUSTER SINGLE FAMILY DETACHED TOWNHOUSES SINGLE FAMILY ATTACHED TOWNHOUSES TOTAL NUMBER OF UNITS	88 182 182
5. AVERAGE LOT SIZE SINGLE FAMILY DETACHED CLUSTER SINGLE FAMILY ATTACHED TOWNHOUSES	12,000 ± SQ. FT. 12,000 ± SQ. FT.
6. GROSS DENSITY PERMITTED PER TOWN ZONING (MAXIMUM DENSITY) SINGLE FAMILY DETACHED R-10 ZONE MULTIPLE FAMILY HOUSING, R-10 ZONE TOTAL NUMBER OF DWELLING UNITS ALLOWED PER TOWN ZONING ORDINANCE	129 ± D.U. 298 ± D.U. 427 ± D.U.

7. TOTAL GROSS DENSITY ALLOWED PER ZONING ORDINANCE, 427 D.U./68.6 ± ACRES.	6.2 D.U./ACRE
8. GROSS DENSITY PROPOSED PER TOWN ZONING SINGLE FAMILY DETACHED R-10 ZONE SINGLE FAMILY ATTACHED R-10 ZONE TOTAL GROSS DENSITY 182 UNITS/68.6 ± ACRES.	1.9 D.U./ACRE 2.65 D.U./ACRE 2.65 D.U./ACRE
9. TOTAL LENGTH OF PROPOSED ROAD	7,400 ± LINEAR FEET
10. PROPOSED OPEN SPACE PER ZONING ORDINANCE (10% TOTAL SITE/OWNER'S OPTION)	6.0 ± ACRES.
11. REQUIRED OPEN SPACE PER CLUSTER ZONING	3.0 ± ACRES.
12. PROPOSED OPEN SPACE PROVIDED BY HOMEOWNERS ASSOCIATION	16.5 ± ACRES.
13. SANITARY SERVICE AND WATER SERVICE SHALL BE THE DUTY OF GUILDFORD AND SEWER AND WATER LINES ON THE PERIMETER OF THE SITE.	