



GENERAL NOTE

TEST PITS WERE CONDUCTED ON DECEMBER 18 AND 19, 2025. TEST PITS WERE COMPLETED TO HELP PRODUCE GROUNDWATER ELEVATIONS AND INFILTRATION CAPACITIES ON THE SITE. GROUNDWATER ELEVATIONS WERE SHOWN TO BE AROUND 7 TO 8 FEET BELOW EXISTING GRADE. INFILTRATION CAPACITIES WERE SHOWN IN CERTAIN LOCATIONS AROUND THE SITE. SWPPP AREAS WERE PLACED IN THESE LOCATIONS.

PROPOSED SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	706,896	16.23	100.00%
IMPERVIOUS AREA	239,026	5.49	33.8
BUILDING COVERAGE	116,737	2.68	16.5
PAVEMENT/SIDEWALK COVERAGE	122,289	2.81	17.3
PERVIOUS AREA	467,870	10.7	66.2

PROPOSED DENSITY AND PARKING TABLE		
DESCRIPTION	QUANTITY	REQUIRED
UNITS (1.5 SP./DWELLING UNIT)	107 UNITS	161
COMMERCIAL SPACE (RETAIL 4 SP./1,000 GSF)	12,000 SF	48
MIXED-USE, LOCAL/NEIGHBORHOOD (3 SP./1,000 GSF FOR NONRES. USE AND 1.5/UNIT)	13 UNITS**	20
PARKING SPACES REQUIRED	229 SPACES	
PARKING SPACES PROVIDED	290 SPACES INCLD. 3 H.C. (ALL UNITS TO BE ADA ACCESSIBLE. ADDITIONAL 12 BANKED PARKING SPACES. 2 SPACES PER TOWNHOUSE-STYLE UNIT)	

**UNITS WITHOUT PROPOSED PARKING SPACES DEDICATED TO THEIR UNIT USED FOR PARKING CALCULATIONS

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ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.



DATE	REMARKS	REVISIONS

SCHEMATIC PLAN FOR DUTCH MILL ACRES
No. 3633 CARMAN ROAD
TOWN OF GUILDERLAND STATE OF NEW YORK

DATE: 7-9-2025
 CHK: DRH
 BY: SWG
 SCALE: 1"=50'
 FILE: 2025-0190
 250190-1.DWG

(FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION)

