



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	233,026	5.35	33.0
BUILDING COVERAGE	110,737	2.54	15.7
PAVEMENT/SIDEWALK COVERAGE	122,289	2.81	17.3
PERVIOUS AREA	473,870	10.9	67.0

PROPOSED DENSITY AND PARKING TABLE

DESCRIPTION	QUANTITY	REQUIRED
UNITS (1.5 SP./DWELLING UNIT)	107 UNITS	161
COMMERCIAL SPACE (RETAIL 4 SP./1000 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		280 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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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: DRY
 BY: SWC
 SCALE: 1"=50'
 FILE: 2025-0190
 250190-1.DWG

(FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION)

