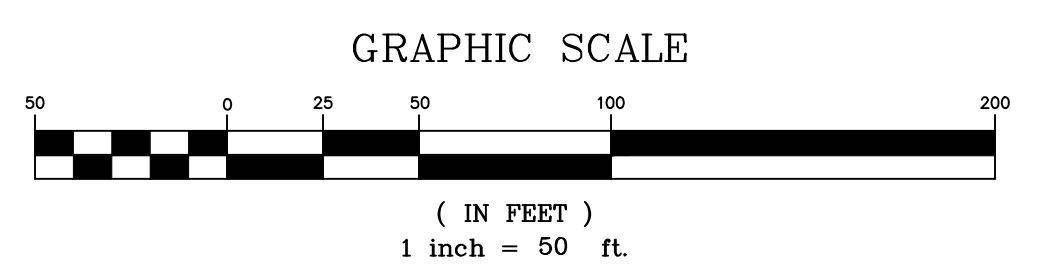


VICINITY MAP
MAP NOT TO SCALE



Land Area = 706,896 S.F.
16.23 Acres
No. 3633 CARMAN ROAD
TAX MAP No. 27-11-1-24-1
LANDS N/F OF ROSETTI ACQUISITIONS LLC
INST. # R2019-10909

SITE STATISTICS

DESCRIPTION	S.F.	ACRES	%
BUILDING AREA	103,813	2.38	14.7%
*POROUS PAVEMENT AREA	122,006	2.80	17.3%
CONCRETE AREA	20,648	0.47	2.9%
GREEN AREA	460,429	10.57	65.1%
*PERVIOUS AREA (INCLUDES POROUS PAVEMENT)	582,435	13.37	82.4%
*IMPERVIOUS AREA	124,461	2.86	17.6%
TOTAL AREA	706,896	16.23	100.0%

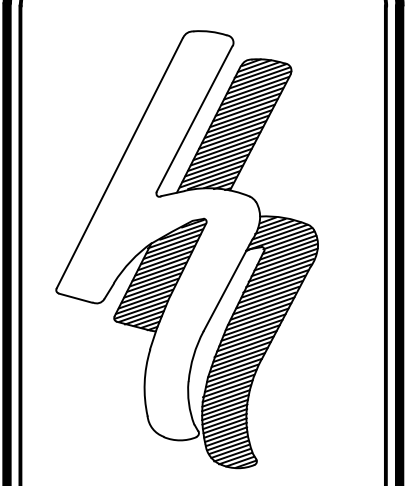
UNIT DENSITY STATISTICS

DESCRIPTION	S.F.	ACRES
GREATER THAN 15% SLOPES	29,975	0.69
WETLANDS (STREAMS)	1,681	0.04
AREA WITHIN ANGLE OF REPOSE	0	0.00
TOTAL CONSTRAINED LAND	31,656	0.73
PROPOSED RETAIL LOT	50,347	1.16
NET AVAILABLE UNCONSTRAINED LAND	656,549	15.07
PROPOSED DENSITY		96 UNITS
UNIT DENSITY PER ACRE		6.37

PARKING ANALYSIS

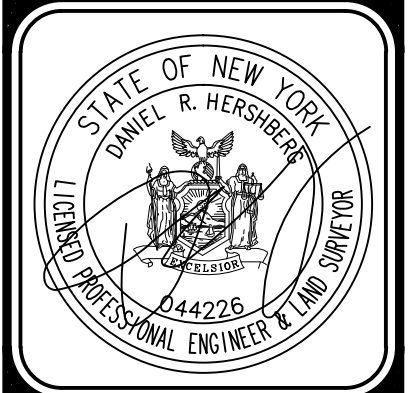
REQUIRED - MULTIFAMILY 1.5 SPACES/96 UNITS = 144	
PROPOSED - GARAGES	96
SPACES BEHIND GARAGE	96
SURFACE PARKING	41
TOTAL PARKING PROPOSED	233
RETAIL STORE 4 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA	
REQUIRED - 24 SPACES	
PROPOSED - 35 SPACES	
POTENTIAL CDTA PARK AND RIDE - 20 SPACES	

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION



HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

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



DATE	REMARKS
8-14-2020	ENTRANCE RELOCATED

REVISIONS

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

FILE: 2019-0133
SCALE: 1"=50'
DATE: 2-11-2020
CHK: DRH
BY: SWC
190133-11.DWG

C-1