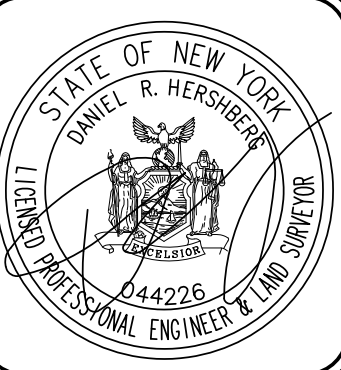


HERSBERG & HERSBERG
Consulting Engineers and Land Surveyors

18 Locust Street
Albany, New York 12203

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



DATE	REMARKS
5/13/2021	AREA VARIANCE

REVISIONS

PROPOSED SITE PLAN FOR
2080 NEW SCOTLAND ROAD
TOWN OF NEW SCOTLAND, ALBANY COUNTY, NY

SCALE: AS NOTED
DATE: 3/17/2021
CHK: DRH
BY: MM

C1 OF 1

SITE COVERAGE STATISTICS			
description	s.f.	acres	%
building area	63,936	1.47	8.9%
paved area	61,977	1.42	8.64%
green area	591,126	13.57	82.44%
total area	717,039	16.46	100.00%

OPEN SPACE STATISTICS			
description	s.f.	acres	%
greater than 17% slopes	28,075	0.64	3.92%
flood plain	96,251	2.21	13.42%
total constrained land	124,326	2.85	17.34%
developed area	266,573	6.12	37.18%
open space	326,140	7.49	45.5%

PARKING ANALYSIS TABLE			
description	requirement	quantity	# required
MULTI-FAMILY	1 1/2 per unit plus 1 additional space for each 10 units	72 UNITS	116
SURFACE SPACES PROVIDED		77	
GARAGE SPACES PROVIDED		72	
total spaces provided		149	

ZONING REQUIREMENTS TABLE	
ZONE	HD-E HAMLET DISTRICT EXTENSION
LOT AREA	45%
MINIMUM OPEN SPACE	45%
SETBACKS	FRONT 5' MIN 20' MAX SIDE ZERO REAR 20'
HEIGHT	35' MAX.

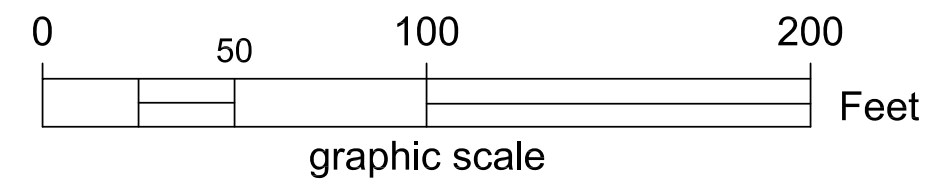
LEGEND

R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	⊗	MANHOLE
P.O.B.	POINT OF BEGINNING	⊞	CATCHBASIN
S.F.	SQUARE FEET	—	SIGN
N/F	NOW OR FORMERLY	•	BOLLARD
FEET		—	FENCE LINE
DEG.	DEGREE	—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
R	RECORD	↔	TRAFFIC SLOW ACCESS AREA
M	MEASURED	⊕	WATER SHUT OFF
N	NORTH	⊕	HYDRANT
S	SOUTH	⊕	GAS VALVE
E	EAST	⊕	STREET LIGHT
W	WEST	⊕	LIGHT POLE
tel.	TELEPHONE	⊕	
elec.	ELECTRIC	⊕	
L	LIBER	⊕	CONCRETE
P	PAGE	⊕	PAVEMENT
		⊕	CRUSHED STONE

GENERAL NOTES

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS G. McCLOSKEY, LICENSE No. 049441.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
- THIS SURVEY MAP IS SUBJECT TO WHATEVER FACTS AN ACCURATE AND CURRENT ABSTRACT OF TITLE MAY SHOW.
- SPOT ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM.
- UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM FIELD LOCATION WHERE POSSIBLE AND FROM RECORD DATA. THEIR EXACT LOCATION IN THE FIELD MAY DIFFER FROM THAT SHOWN HEREIN AND ADDITIONAL UTILITIES MAY EXIST. CALL DIG SAFELY NEW YORK AT 1-800-982-7962 TO HAVE UTILITIES MARKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES, EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON SUBJECT PARCEL.
- THERE IS NO OBSERVABLE EVIDENCE OF SUBJECT PARCEL BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF UNUSUAL SUBSURFACE MATTERS SUCH AS, BUT NOT LIMITED TO, CONDEMNATION BY THE EPA OR FAA BUILDING HEIGHT RESTRICTION ON SUBJECT PARCEL.
- THIS TOPOGRAPHIC SURVEY WAS CONDUCTED UNDER CONDITIONS OF ICE AND SNOW AND SOME SURFACE OBJECTS MAY NOT APPEAR ON THE SURVEY.

SOIL ANALYSIS				
TYPE	SURFACE	SUBSURFACE	GROUNDWATER	BEDROCK
HUB URBAN LAND HYDROLOGIC SOIL GROUP "C/D"	VERY BROWN SILT LOAM ABOUT 8 INCHES THICK	LAYER IS BROWN, MOTTLED SILT LOAM ABOUT 3 INCHES THICK. SUBSOIL EXTENDS TO A DEPTH OF 31 INCHES.	SEASONAL HIGH WATER TABLE IN THIS HUDSON SOIL IS PERCHED ABOVE THE CLAYEY SUBSOIL AT A DEPTH OF 11 TO 2 FEET BETWEEN NOVEMBER AND APRIL.	DEPTH OF BEDROCK IS MORE THAN 60 INCHES.
R1A (RHINEBECK SILTY CLAY LOAM) HYDROLOGIC SOIL GROUP "D"	VERY DARK GARYISH BROWN VERY FINE SANDY LOAM ABOUT 11 INCHES THICK.	SUBSOIL IS BROWN AND GARYISH BROWN VERY FINE SANDY LOAM ABOUT 13 INCHES THICK. THE SUBSTRATUM IS BROWN AND GARYISH BROWN VERY FINE SANDY LOAM TO A DEPTH OF 60 INCHES OR MORE.	SEASONAL HIGH WATER TABLE AT A DEPTH OF 1 FOOT TO 2 FEET.	DEPTH OF BEDROCK IS MORE THAN 60 INCHES.



FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION

