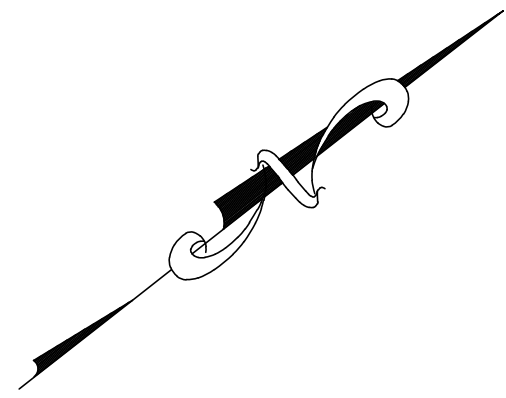
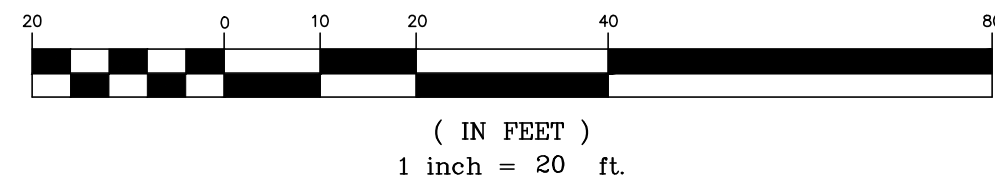


VICINITY MAP
MAP NOT TO SCALE



GRAPHIC SCALE



LEGEND

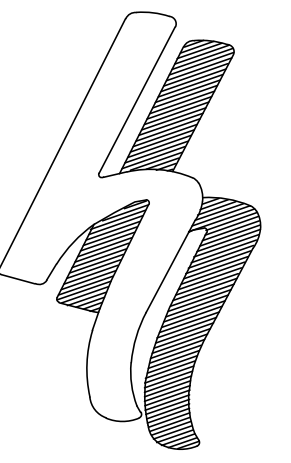
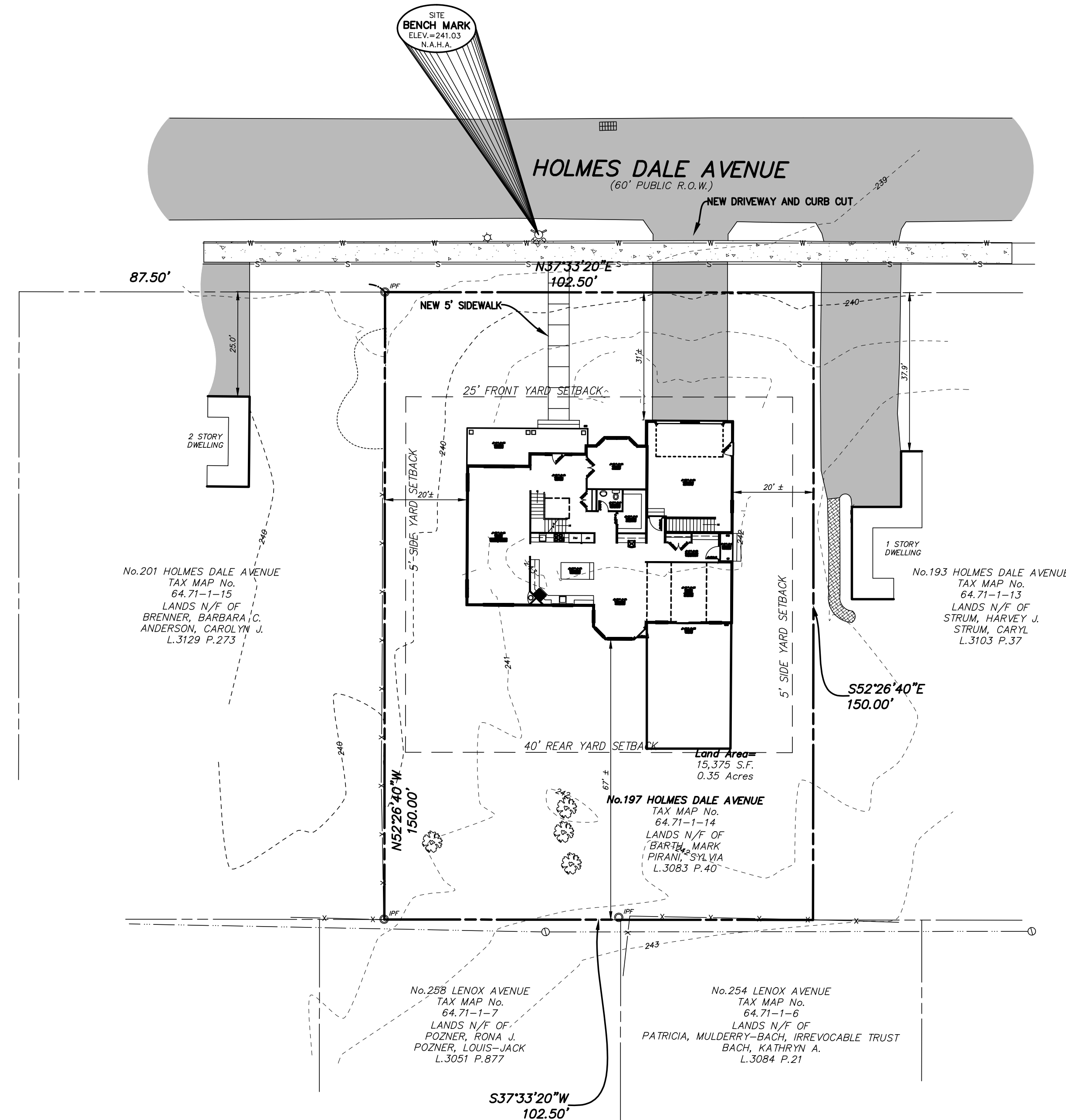
R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
P.O.B.	POINT OF BEGINNING	MH	MANHOLE
S.F.	SQUARE FEET	▣	CATCHBASIN
N/F	NOW OR FORMERLY	—	FENCE LINE
R	RECORD	—○—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
M	MEASURED	⊕	HYDRANT
N	NORTH	☆	LIGHT POLE
S	SOUTH	▨	CONCRETE
E	EAST	▩	PAVEMENT
W	WEST	▧	PAVEMENT
elec.	ELECTRIC		
L.	LIBER		
P.	PAGE		

ZONING

SINGLE-FAMILY, LOW-DENSITY (R-1L)	
MINIMUM FRONT YARD:	25 FEET
MINIMUM REAR YARD:	5 FEET ON 1 SIDE 20 FEET ON 2 SIDES COMBINED
MINIMUM SIDE YARD:	10 FEET
MAXIMUM HEIGHT:	2 1/2 STORIES
MAXIMUM IMPERVIOUS COVER	30%

PROPOSED SITE COVERAGE STATISTICS (LOT #3)

DESCRIPTION	S.F.	ACRES	%
BUILDING COVERAGE	3,475	0.079	22.57
PAVEMENT COVERAGE	677	0.015	4.29
SIDEWALK COVERAGE	190	0.004	1.14
GRASS & LANDSCAPING	11,043	0.252	72.00
TOTAL IMPERVIOUS COVER	4,342	0.104	28.00
TOTAL SITE AREA	15,375	0.350	100.00

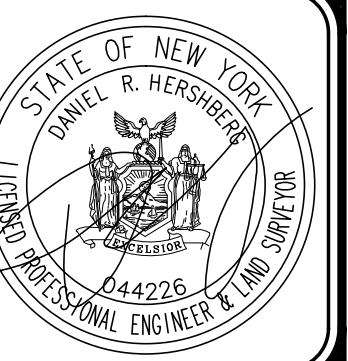


HERSHBERG & HERSHBERG

Consulting Engineers and Land Surveyors

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Albany, New York 12203

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



DATE	REVISIONS

REVISIONS

PRELIMINARY SITE PLAN
197 HOLMES DALE AVENUE
CITY OF ALBANY
ALBANY COUNTY NEW YORK STATE

FILE: 170215 | SCALE: 1"=20' | DATE: 9/25/17 | CHK: DRH | BY: ND | 170215-1.DWG

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