SITE LOCATION MAP
SCALE: 1" = 2,000'

SITE STATISTICS

ZONING:	MU–FW (MIXED–USE FORM BASED WAREHOUSE DISTRICT)
PARCEL SIZE:	1.44± ACRES (8 ERIE BLVD) 0.60± ACRES (175 MONTGOMERY ST.) 2.04± ACRES (TOTAL)
EXISTING LAND USE:	ABANDONED WAREHOUSE (8 ERIE BLVD) VACANT LAND/ABANDONED PARKING LOT (175 MONTGOMERY)
PROPOSED LAND USE:	CLIMATE CONTROLLED SELF–STORAGE (WITHIN EXISTING BUILDING) PARKING LOT
GROSS FLOOR AREA:	130,420± SF (EXISTING/PROPOSED)
PARKING:	
REQUIRED:	1 PER 5,500 SF SELF STORAGE (24 TOTAL SPACES REQUIRED)
PROPOSED:	24 PASSENGER CAR SPACES 7 LOADING DOCK SPACES 1 SEMI TRUCK SPACE 32 TOTAL SPACES
SEWER:	EXISTING CONNECTION TO MUNICIPAL SEWER
WATER:	EXISTING CONNECTION TO MUNICIPAL WATER
STORMWATER:	ON–SITE STORMWATER FOR PARKING LOT

GRAPHIC SCALE
20 15 10 5 0 20 40 80
(IN FEET)
1 INCH = 20 FT.

WATCH FOR TRUCKS
INSTALL SIGNAGE "STOP FOR TRUCKS"
INSTALL 5' HIGH BLACK ORNAMENTAL FENCE ALONG PROPERTY LINE (232± LINEAR FEET)
STOP BAR. CONTRACTOR TO INSTALL 18" WIDE 3M WHITE STAMAK TAPE FROM EDGE OF PAVEMENT TO CENTERLINE OR ROAD
RAILROAD WARNING SIGNAGE
PROPOSED LOADING DOCK
PROPOSED LOADING DOCK RAMP
CONCRETE SIDEWALK
PROPOSED GRASS STRIP
EXISTING OVERHEAD DOORWAYS 32' WIDE BY 14' HIGH TO REMAIN (4 TOTAL)
CROSSWALKS
5' WIDE CONCRETE SIDEWALK
NEW GRANITE CURBING ALONG ERIE BLVD
IMPROVEMENTS AND PARKING LOT CONDITIONED ON LEASE AGREEMENT BETWEEN CITY OF ALBANY AND BUILDING OWNER.
TELEPHONE EASEMENT
BOOK 2555 OF DEEDS AT PAGE 114

LANDS N/F OF D & H CORPORATION
LANDS N/F OF KOMMIT PARTNERSHIP LLC
BOOK 2693 OF DEEDS AT PAGE 1047
8 ERIE BOULEVARD
3 STORY MASONRY BUILDING
MASONRY/FRAMED BUILDING
MASONRY BUILDING
BROKEN ASPHALT PAVEMENT & VEGETATION
RAILROAD TRACKS
DEWITT STREET (46' WIDE PUBLIC RIGHT–OF–WAY)
LAWRENCE STREET (46' WIDE PUBLIC RIGHT–OF–WAY)
NORTH FERRY STREET (66' WIDE PUBLIC RIGHT–OF–WAY)
MONTGOMERY STREET (66' WIDE PUBLIC RIGHT–OF–WAY)
ERIE BOULEVARD (VARIABLE WIDTH PUBLIC RIGHT–OF–WAY)
CONCRETE SURFACE
ASPHALT PAVEMENT
CONC WALK
CONCRETE WALL
OVERHANG
CONC PAD
STEPS
STAND PIPE
MH TF=23.75 (SEALED)
ELEC MH
CONC STAIRS
"X" MARK IN ROCK
"X" MARK IN CONC BARRIER
IRS
MNS
IPF
UP
WV
OHUL
GRASS
WOODS
SIGN
SIGNS
R=5'
R=10'
24.25'
26.75'
263.9'
228.9'
194.8'
43.3'
54.5'
54.0'
14.7'
14.0'
10.4'
6.2'
18'
24'
20'
9'

edp
ENVIRONMENTAL DESIGN PARTNERSHIP, LLP.
300 Route 146 Clifton Park, New York 12065
(518) 371-7421
edpllp.com

PROPOSED SELF STORAGE FACILITY FOR U-HAUL MOVING AND STORAGE AT RIVERFRONT PRESERVE

U-HAUL OF EASTERN NEW YORK
8 ERIE BLVD.
CITY OF ALBANY
ALBANY COUNTY, NEW YORK

TAX MAP 65.20-1-16 & 65.20-3-5
SEPTEMBER 5, 2018

DRAWN BY: BMF

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REVISION	DATE	BY
REVISED SITE LAYOUT AND PARKING LOT	9–5–2018	BMF

SCALE: 1" = 20'

NOT FOR CONSTRUCTION

SHEET TITLE: OVERALL SITE PLAN

SHEET: 1

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