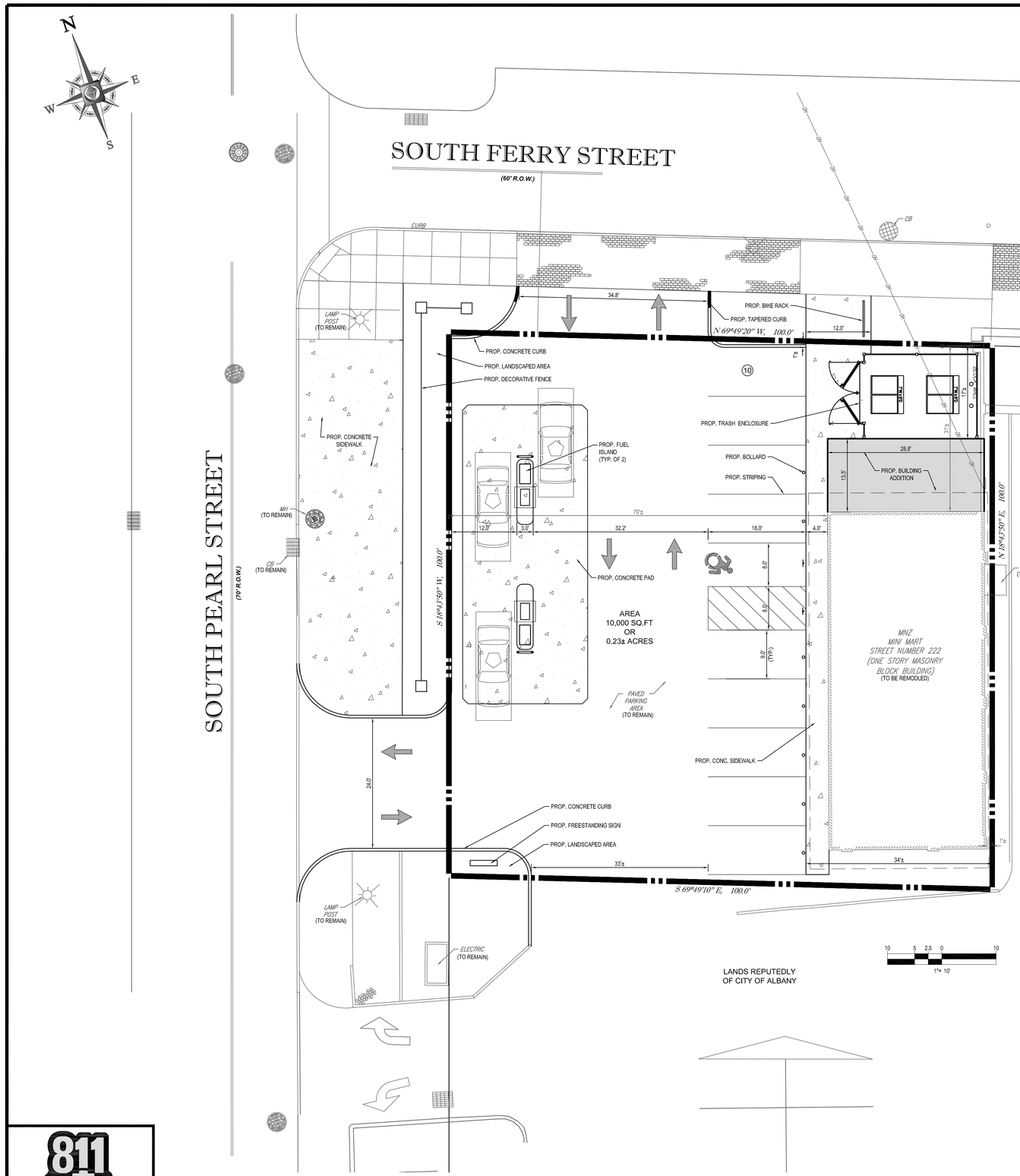


LOCATION MAP

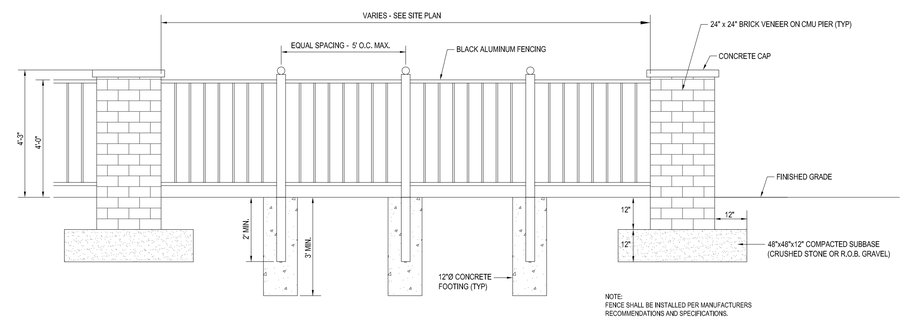
SCALE: NOT TO SCALE

ZONING ANALYSIS TABLE

ZONING DISTRICT	- MU-FS MIXED-USE FORM-BASED SOUTH END - MIXED - USE CORE CONVENIENCE RETAIL - PERMITTED USE FUELING STATION - CONDITIONAL USE		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	5 STORY	1 STORY	UNCHANGED
FRONT BUILT-TO ZONE	0' MIN TO 6' MAX	70' ±	UNCHANGED
FRONTAGE BUILD-OUT	80% MIN	0%	UNCHANGED
SIDE BUILD-TO ZONE (CORNER)	0' MIN TO 10' MAX	31' ±	17' ±
REAR BUILD-TO ZONE (LOT)	5' MIN	1' ±	UNCHANGED
PARKING FRONT SETBACK	30' MIN	0'	UNCHANGED
PARKING SIDE SETBACK (CORNER)	30' MIN	1' ±	0'
PARKING REAR SETBACK (LOT)	5' MIN	34' ±	UNCHANGED
PARKING SPACES	7 SPACES	18	10
PARKING CRITERIA	- CONVENIENCE RETAIL 1 SPACE PER 300 SQ FT + 3 BIKE SPACES 2,180 /300 = 7.27 SPACES		

CONCEPT LAYOUT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: SURVEY OF PREMISES KNOWN AS STREET NO. 222 SOUTH PEARL STREET. PREPARED BY RAYMOND A KOCH P.L.S. LAND SURVEYOR, DATED MAY 25, 2017.
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.



NOTE:
FENCE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

METAL FENCE WITH BRICK PILLARS

N.T.S.

811
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- ATLANTA, GA
- TAMPA, FL
- ORLANDO, FLORIDA
- DALLAS, TX
- WASHINGTON, DC

THE WORKMANSHIP, MATERIALS AND DESIGN SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AND THE REFERENCED STANDARDS LISTED THEREIN.

REVISIONS

REV	DATE	COMMENT	BY
1	04/06/2018	REV. PER CLIENT COMMENTS	SG
2			
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PRELIMINARY

PROJECT No.:	B170180
DRAWN BY:	NCN
CHECKED BY:	SRW
DATE:	01/26/2018
SCALE:	AS NOTED
CAD I.D.:	B180107COB

PROJECT:
SITE CONCEPT PLANS
FOR
PINNACLE BUSINESS VENTURES

LOCATION OF SITE
222 SOUTH PEARL STREET
CITY OF ALBANY
ALBANY COUNTY, NEW YORK

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SHEET TITLE:
CONCEPT PLAN B

SHEET NUMBER:
1
OF 1

REV 1

\\NYALDRAWING3.bohlerengi.net\PROJECTS\180180\107\Drawings\Concept\B180107cob.dwg , 04-Site , 10/6/2014, 4:26:09 PM , sgregaitis , Xerox5510-1.pc3 , User034 , 1:1