

EXISTING SITE COVERAGE STATISTICS

DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	33,877	0.78	100.00%
IMPERVIOUS AREA	11,932	0.27	34.6
BUILDING COVERAGE	2,767	0.06	7.6
PAVEMENT/SIDEWALK COVERAGE	9,165	0.21	26.9
PERVIOUS AREA	21,945	0.51	65.4

PROPOSED SITE COVERAGE STATISTICS

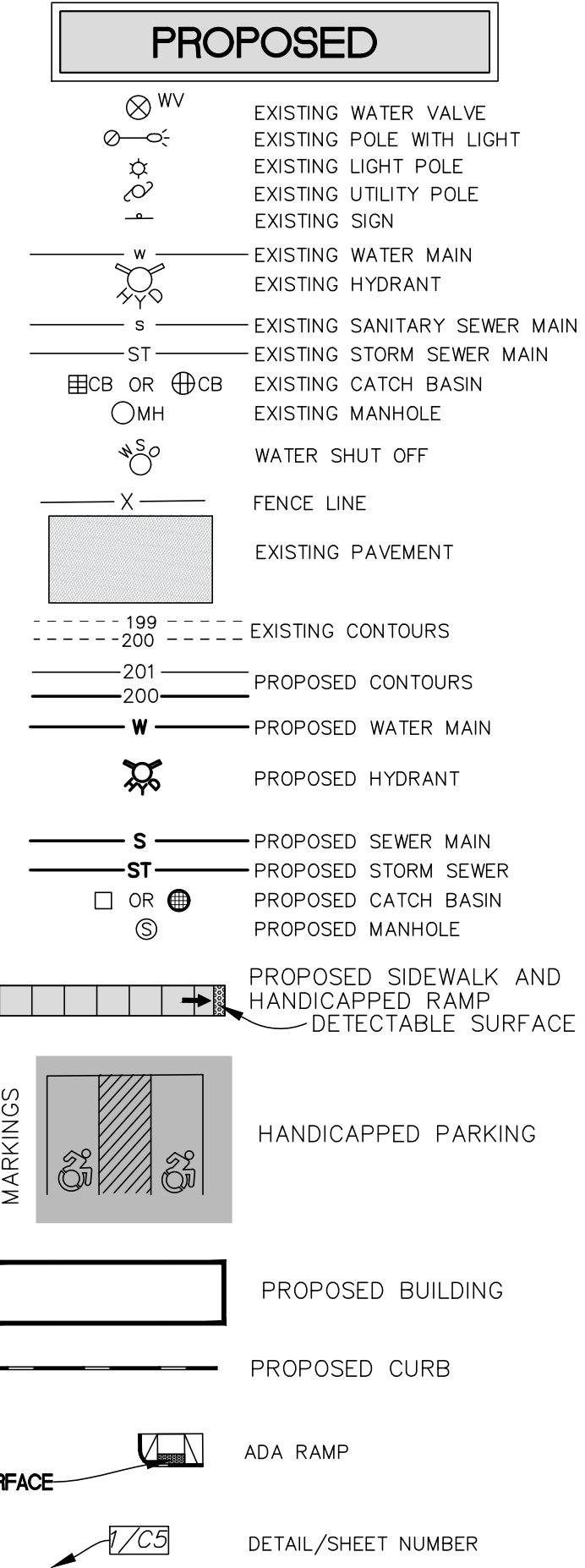
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	33,877	0.78	100.00%
IMPERVIOUS AREA	19,234	0.44	56.8
BUILDING COVERAGE	15,234	0.35	45.0
PAVEMENT/SIDEWALK COVERAGE	4,000	0.09	11.8
PERVIOUS AREA	14,643	0.34	43.2

RECREATION SPACE TABLE

description	requirement	quantity	# required
dwelling, multi family	10% of site area	33,877 sf	3,388 sf
area 1: outdoor			3,209 sf
area 2: outdoor			1,296 sf
area 4: community space (indoor)			2,413 sf
TOTAL			6,918 sf

ZONING REQUIREMENTS TABLE

ZONE	MU-CU: MIXED-USE, COMMUNITY URBAN
MINIMUM LOT WIDTH	25'
MAXIMUM HEIGHT	5 STORIES
SETBACKS	FRONT 10' MAX SIDE 0' REAR 15' (ADJACENT TO R-DISTRICT)



CITY OF ALBANY NOTES

SITE REQUIREMENTS:
THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING:
THE REMOVAL AND REPLACING OF ALL EXISTING SIDEWALKS, CURBS, STREET PAVEMENT, TREES, BRICK PAVERS, AND SHRUBBERY DAMAGED DURING THE COURSE OF THIS PROJECT AND WITHIN THE FULL LIMITATIONS OF THE PROJECT.
IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL METHODS AVAILABLE HAVE BEEN TAKEN TO PROTECT ALL THE AFOREMENTIONED ENTITIES BEFORE CONSTRUCTION WORK BEGINS.
IF AT ANY TIME DURING SAID CONSTRUCTION, THE CITY ENGINEER OR HIS REPRESENTATIVE DEEM THAT ANY AND/OR ALL PORTIONS OF SIDEWALK, CURB PAVEMENT AND/OR ANY OTHER APPURTENANCES HAVE BEEN DAMAGED BY EITHER THE GENERAL CONTRACTOR OR ANY OF HIS SUB-CONTRACTORS, IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE ALL REPAIRS AND/OR CORRECTIONS TO SAID AREAS WITHOUT ANY COST TO THE CITY OF ALBANY.

PERMIT REQUIREMENTS:
THE GENERAL CONTRACTOR, PRIOR TO BEGINNING ANY WORK ON SAID PROJECT, WILL PROCURE THE FOLLOWING PERMITS WHERE APPLICABLE:
*ENGINEERING DEPARTMENT *DEPARTMENT OF GENERAL SERVICES
*GRADING AND MINING *CURB CUT APPLICATION
*SANITARY/STORM SEWER *SIDEWALK/CURB RESTORATION
*RETAINING WALL *STREET RESTORATION
*WATER DEPARTMENT *WATER SERVICE

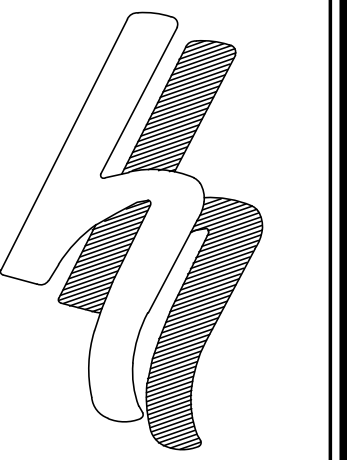
THE CONTRACTOR WILL PROCURE BEFORE BEGINNING OF CONSTRUCTION ALL REQUIRED PERMITS LIABILITY INSURANCE FOR \$1,000,000.00 AND A PERFORMANCE BOND AS ASSESSED BY CITY ENGINEER. BOND AND LIABILITY INSURANCE TO BE SUBMITTED TO THE ENGINEERING DEPARTMENT BEFORE THE GENERAL CONTRACTOR INTENDS TO BEGIN ANY SITE EXCAVATION.

THE CONTRACTOR WILL NOTIFY THE ENGINEERING DEPARTMENT FORTY-EIGHT (48) HOURS PRIOR TO PERFORMING ALL UTILITY OR SITE RESTORATION WORK. FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT BEFORE BEGINNING WORK COULD RESULT IN A ONE HUNDRED DOLLAR (\$100.00) FINE FOR EACH DAY THE OFFENSE OCCURS.

THE CONTRACTOR WILL NOTIFY THE DEPARTMENT OF WATER AND WATER SUPPLY FORTY-EIGHT (48) HOURS PRIOR TO SCHEDULE AN INSPECTION FOR WATER, SANITARY AND STORM UTILITY WORK.

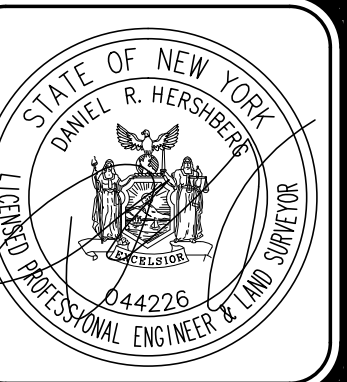
NOTES

1. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT AND A STREET ACCESS APPLICATION (CURB-CUT) FROM THE DEPARTMENT OF GENERAL SERVICES FOR ANY WORK WITHIN THE CITY'S ROW. CONTACT GARY BOHL AT 518-462-3529
2. A GRADING PERMIT IS REQUIRED. CONTRACTOR TO CONTACT PATRICK MCCUTCHEON, ENGINEERING DEPARTMENT (518-434-2387) FOR APPLICATION AND REVIEW.
3. STREET OPENING PERMITS REQUIRED. CONTACT GARY BOHL, DEPARTMENT OF GENERAL SERVICES, PH (518)462-3529.



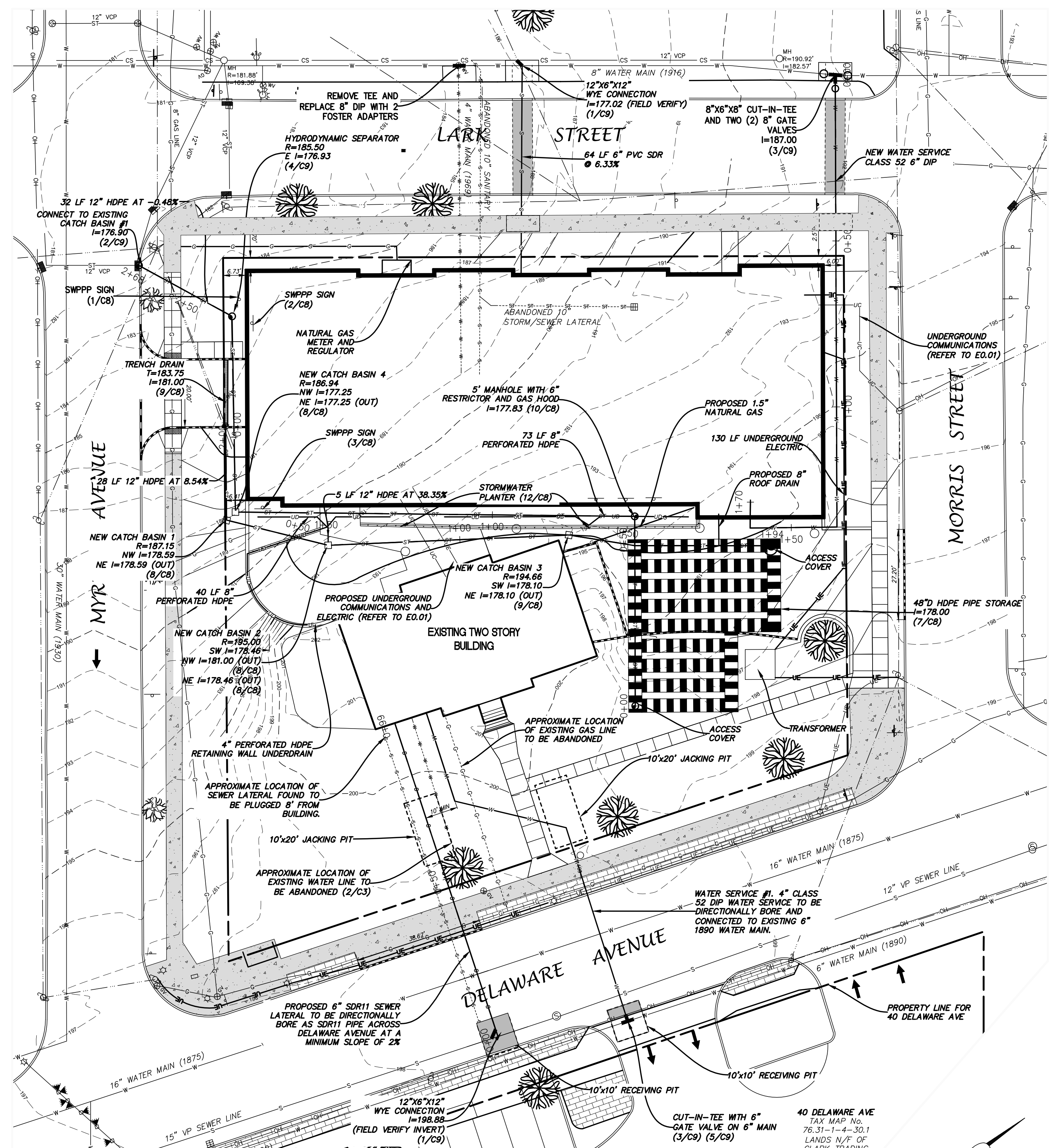
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Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

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DATE	REVISIONS
05/25/21	GENERAL UPDATES
06/18/21	GENERAL UPDATES
07/08/21	GENERAL UPDATES
07/23/21	GENERAL UPDATES
08/04/21	GENERAL UPDATES
09/10/21	GENERAL UPDATES

SITE PLAN FOR
25 DELAWARE AVENUE
ALBANY, NY

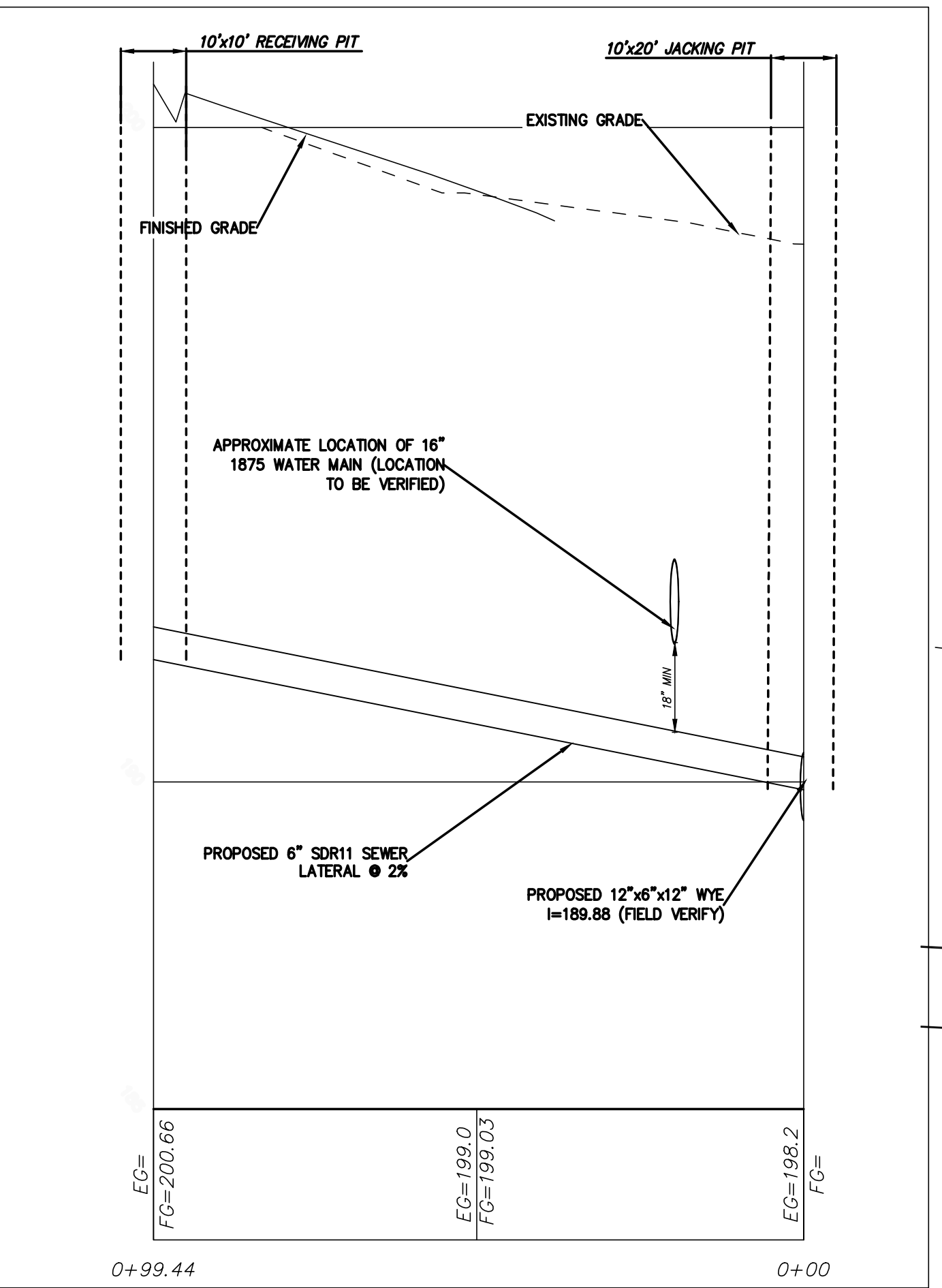
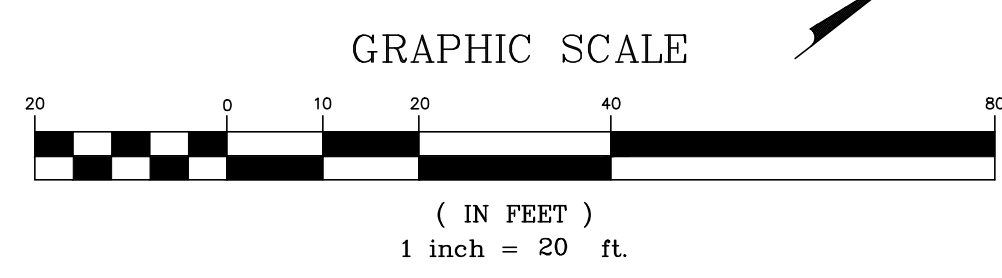


UTILITY PLAN

SCALE: 1"=20'

NOTES

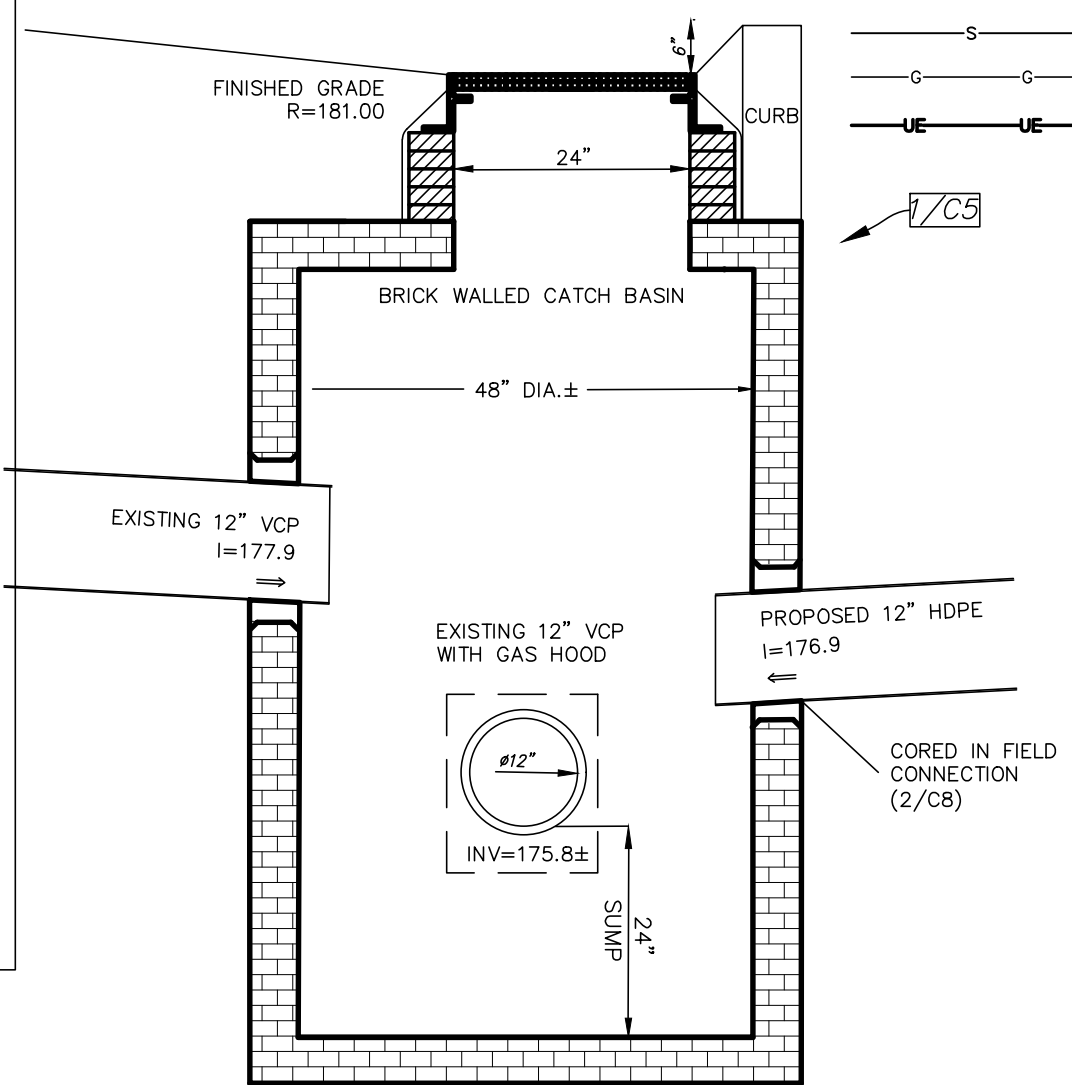
- 48 HOURS NOTICE MUST BE GIVEN TO DEPARTMENT OF WATER FOR INSPECTIONS FOR THE SANITARY, WATER AND STORMWATER UTILITIES.
- PRESSURE AND LEAKAGE TESTING OF THE WATER MAIN SHALL BE WITNESSED BY DEPARTMENT STAFF AND ACCEPTABLE BACTERIOLOGICAL TEST MUST BE SUBMITTED AND ACCEPTED BY THE DEPARTMENT PRIOR TO FINAL OF THE NEW WATER MAIN.
- PRIOR TO USE, ALL WATER LINES MUST BE CHLORINATED AND HAVE A BACTERIOLOGICAL TEST PERFORMED IN ACCORDANCE WITH CITY OF ALBANY STANDARDS.
- A SITE ASSESSMENT THAT CERTIFIES EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP ARE IN PLACE PRIOR TO CONSTRUCTION COMMENCEMENT MUST BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SUBMITTED TO THE MS4 COORDINATOR AT DEPARTMENT OF WATER WITHIN 24 HOURS OF INSPECTION COMPLETION.
- THE WATER DEPARTMENT MUST BE NOTIFIED 1 WEEK IN ADVANCE OF ANTICIPATED WATER SERVICE WORK THAT WILL REQUIRE SHUTTING DOWN THE WATER MAIN.
- TWO SEPARATE WATER METERS WILL BE REQUIRED.



SANITARY SEWER SERVICE

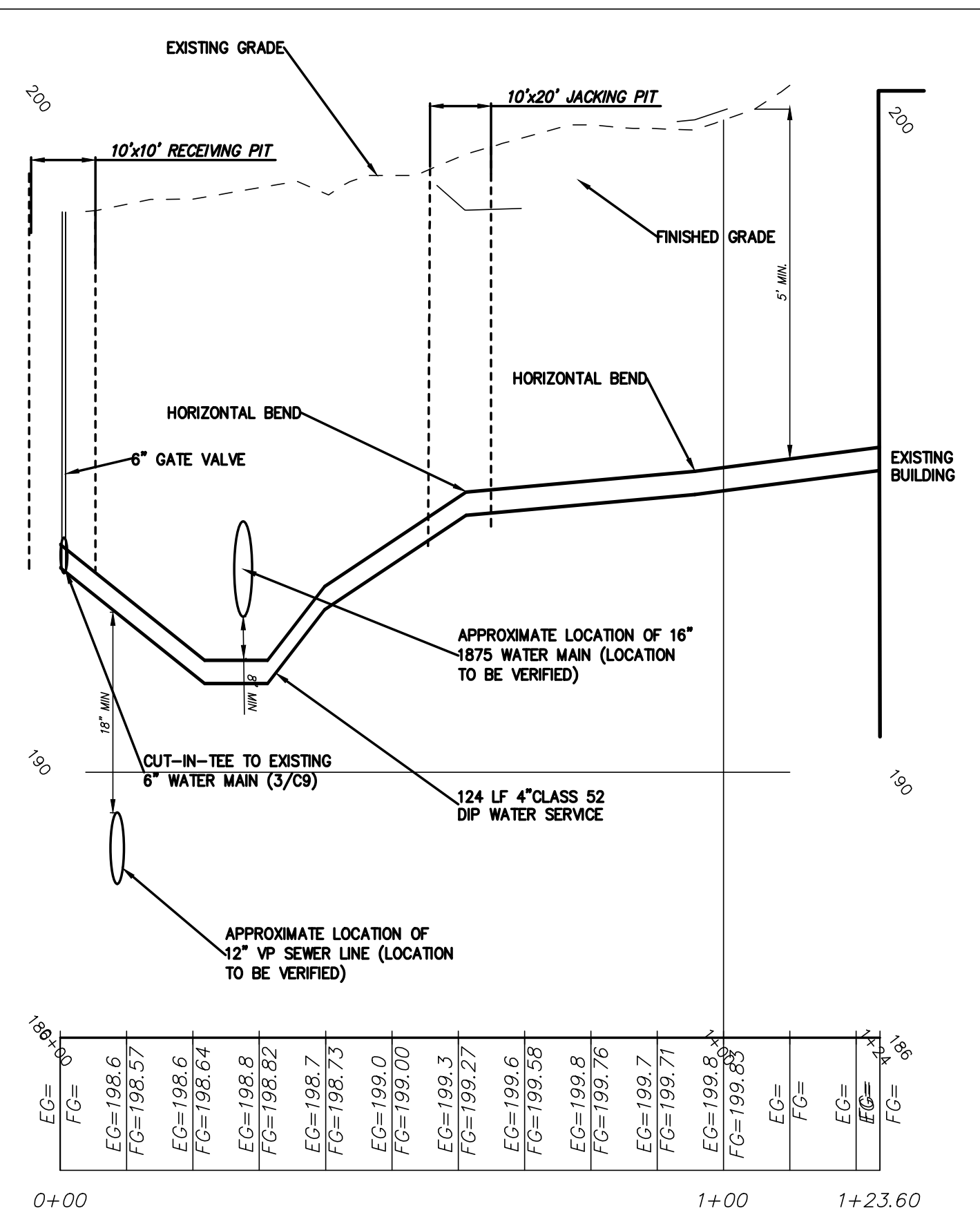
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1/C7



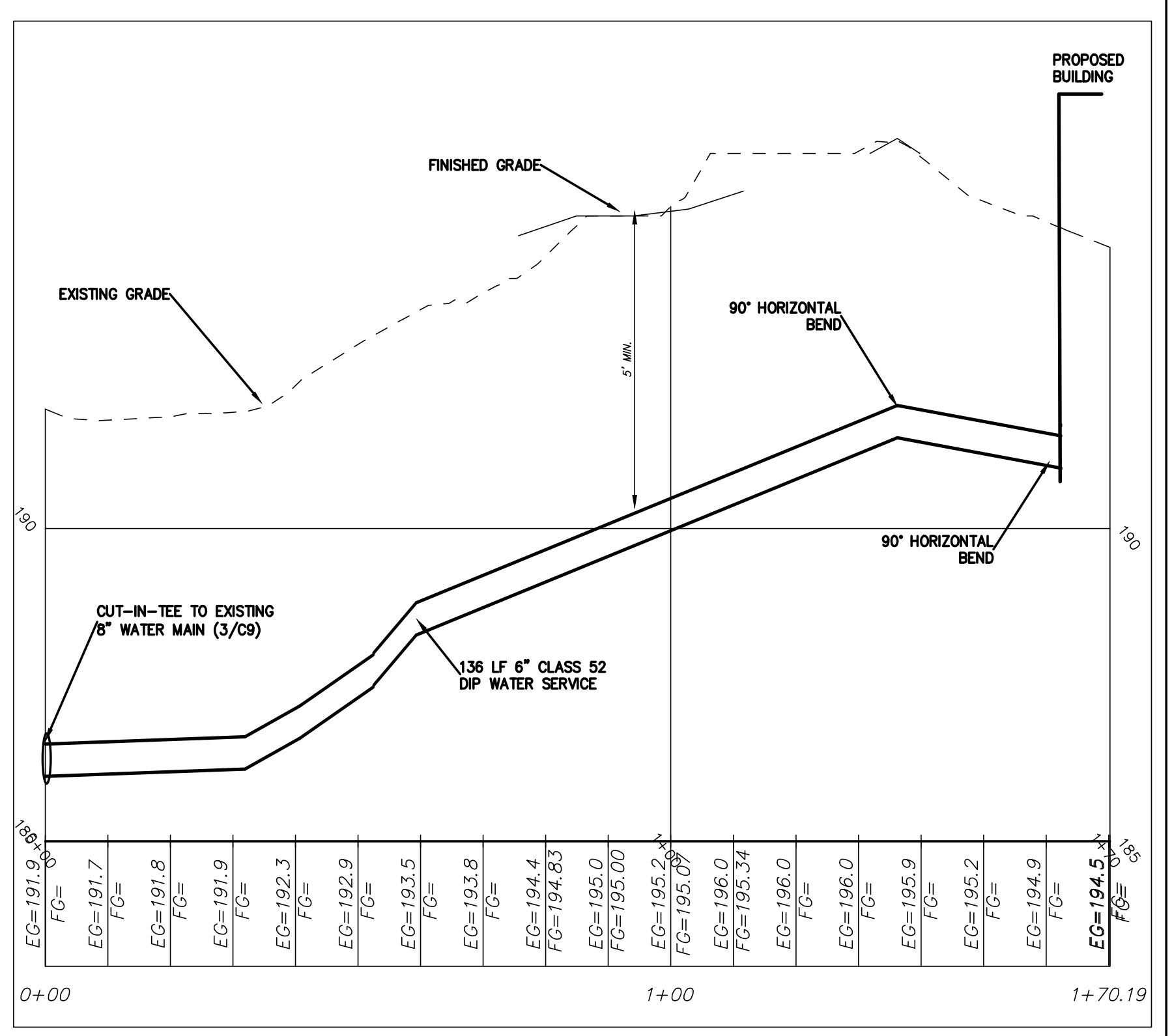
CATCH BASIN #1

NOT TO SCALE



WATER SERVICE PROFILE #1

SCALE: 1"=2' (H) 1"=20' (V)

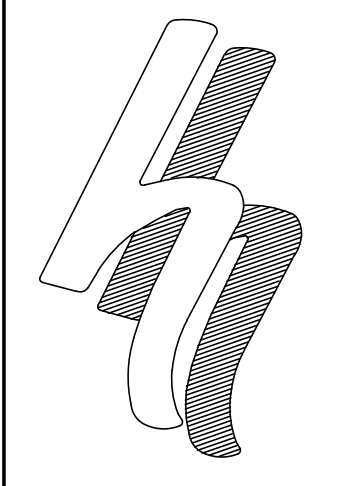


WATER SERVICE PROFILE #2

SCALE: 1"=2' (H) 1"=20' (V)

LEGEND

- | | | | |
|--------|----------------------|----|--|
| R.O.W. | RIGHT OF WAY | □ | MONUMENT |
| No. | NUMBER | ○ | IRON ROD |
| enc. | ENCROACHMENT | MH | MANHOLE |
| P.O.B. | POINT OF BEGINNING | ▣ | CATCHBASIN |
| S.F. | SQUARE FEET | — | SIGN |
| N/F | NOW OR FORMERLY | • | BOLLARD |
| FL | FEET | — | FENCE LINE |
| Dep. | DEGREE | — | GUARD RAIL |
| R | RECORD | — | OVERHEAD WIRE, UTILITY POLE & GUY WIRE |
| M | MEASURED | → | TRAFFIC FLOW ACCESS AREA |
| N | NORTH | — | WATER SHUT OFF |
| S | SOUTH | — | WATER VALVE |
| E | EAST | — | HYDRANT |
| W | WEST | — | GAS VALVE |
| tel. | TELEPHONE | — | GAS TEST |
| elec. | ELECTRIC | — | GAS DRIP |
| L | LIBER | — | STREET LIGHT |
| P | PAGE | — | LIGHT POLE |
| — | WATER LINE | — | CONCRETE |
| — | SEWER LINE | — | PAVEMENT |
| — | GAS LINE | — | TREE CONIFEROUS DIAMETER OF TREE |
| — | UNDERGROUND ELECTRIC | — | TREE DECIDUOUS DIAMETER OF TREE |



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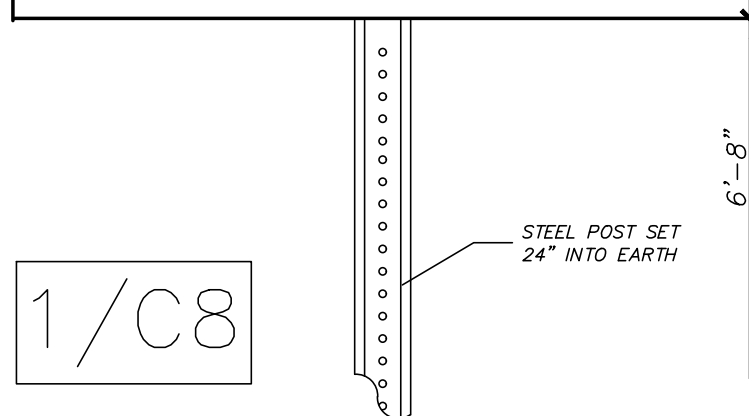


DATE	REVISIONS
05/25/21	GENERAL UPDATES
05/27/21	GENERAL UPDATES
06/17/21	GENERAL UPDATES
07/09/21	GENERAL UPDATES
07/26/21	GENERAL UPDATES
09/09/21	GENERAL UPDATES

**UTILITY PLAN FOR
25 DELAWARE AVENUE
ALBANY, NY**

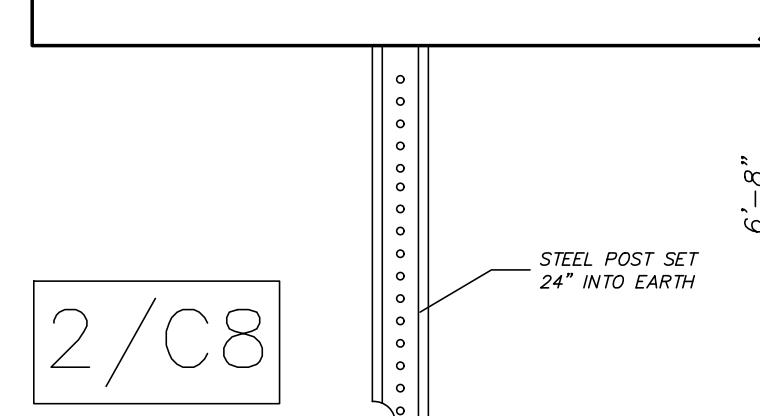
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SCALE: 1"=20'
DATE: 11/10/20
CHK: DRH
ENT: MAD
180244-3.DWG

STORMWATER MANAGEMENT PRACTICE - HYDRODYNAMIC SEPARATOR
Project Identification Must Be Maintained In Accordance With O&M Plan
DO NOT REMOVE OR ALTER



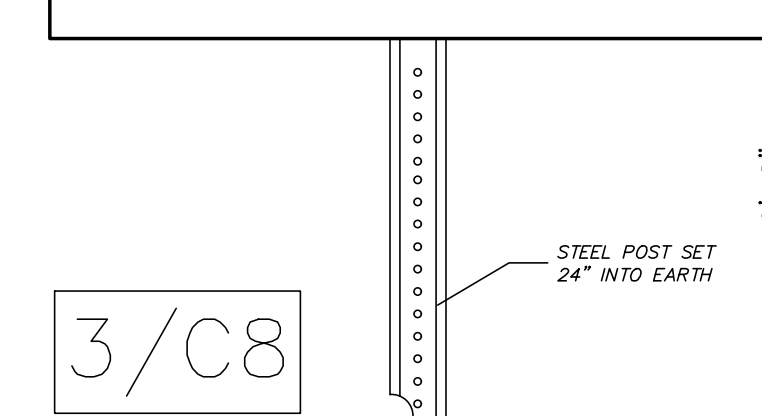
1/C8
STORMWATER MANAGEMENT PRACTICE SIGN (AT HYDRODYNAMIC SEPARATOR LOCATION)
NOT TO SCALE

STORMWATER MANAGEMENT PRACTICE - SUBSURFACE DETENTION
Project Identification Must Be Maintained In Accordance With O&M Plan
DO NOT REMOVE OR ALTER

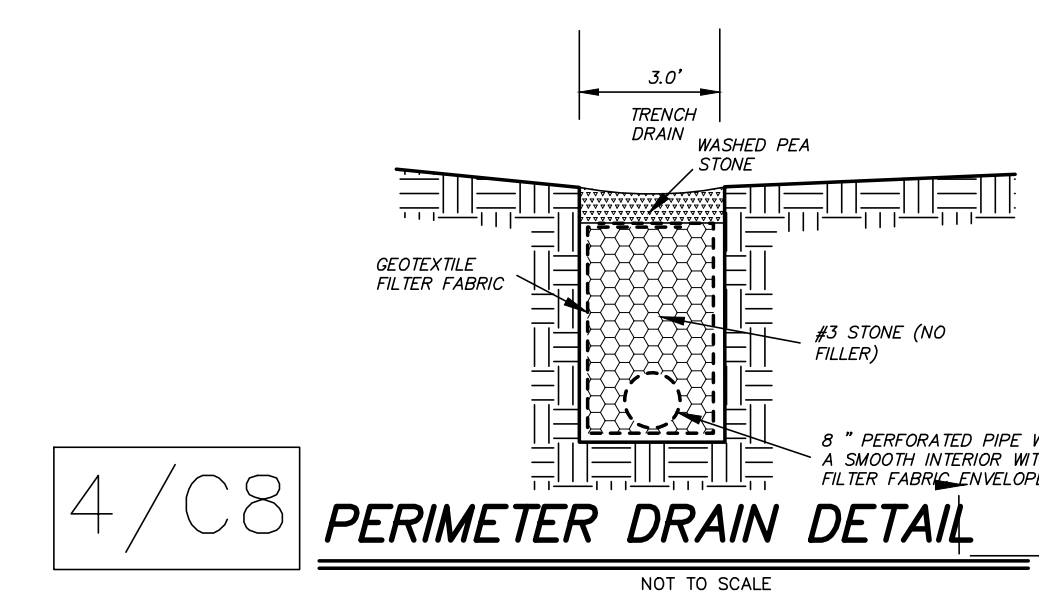


2/C8
STORMWATER MANAGEMENT PRACTICE SIGN (AT SUBSURFACE DETENTION LOCATION)
NOT TO SCALE

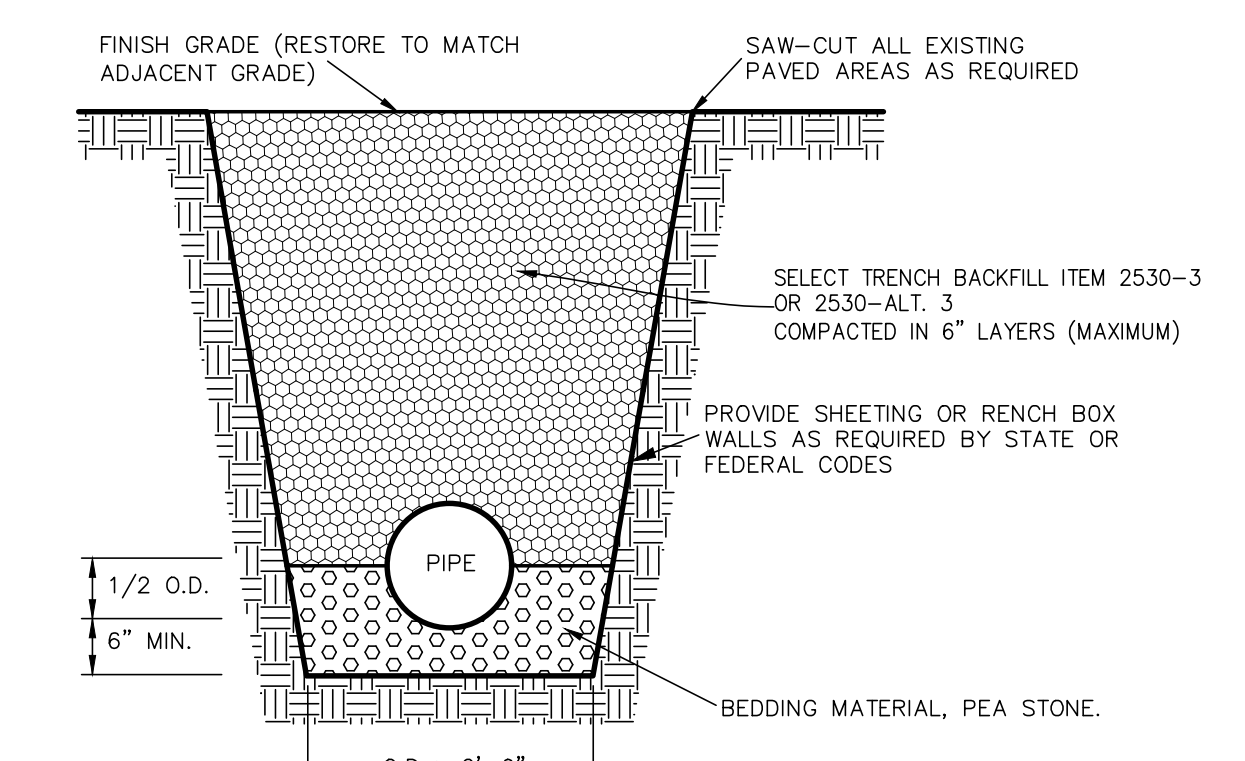
STORMWATER MANAGEMENT PRACTICE - STORMWATER PLANTER
Project Identification Must Be Maintained In Accordance With O&M Plan
DO NOT REMOVE OR ALTER



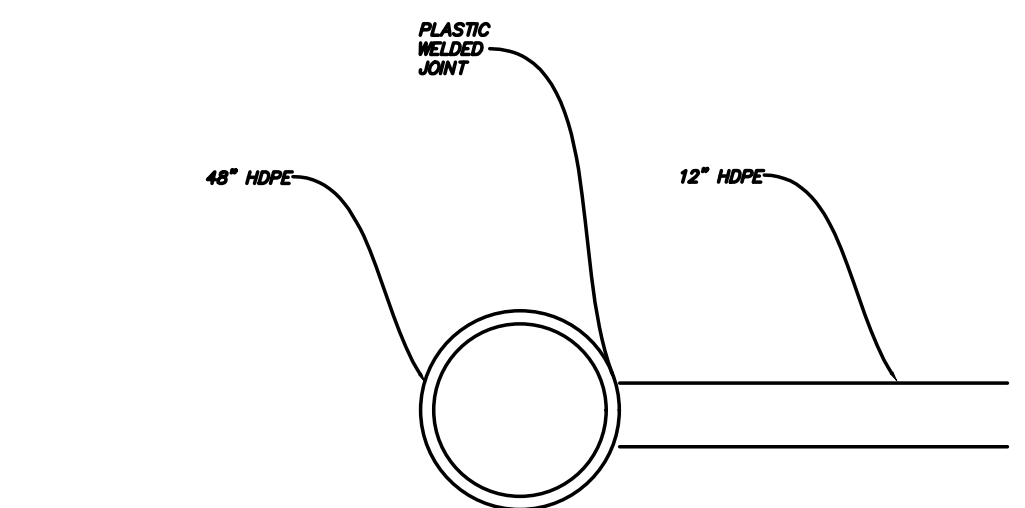
3/C8
STORMWATER MANAGEMENT PRACTICE SIGN (AT STORMWATER PLANTER LOCATION)
NOT TO SCALE



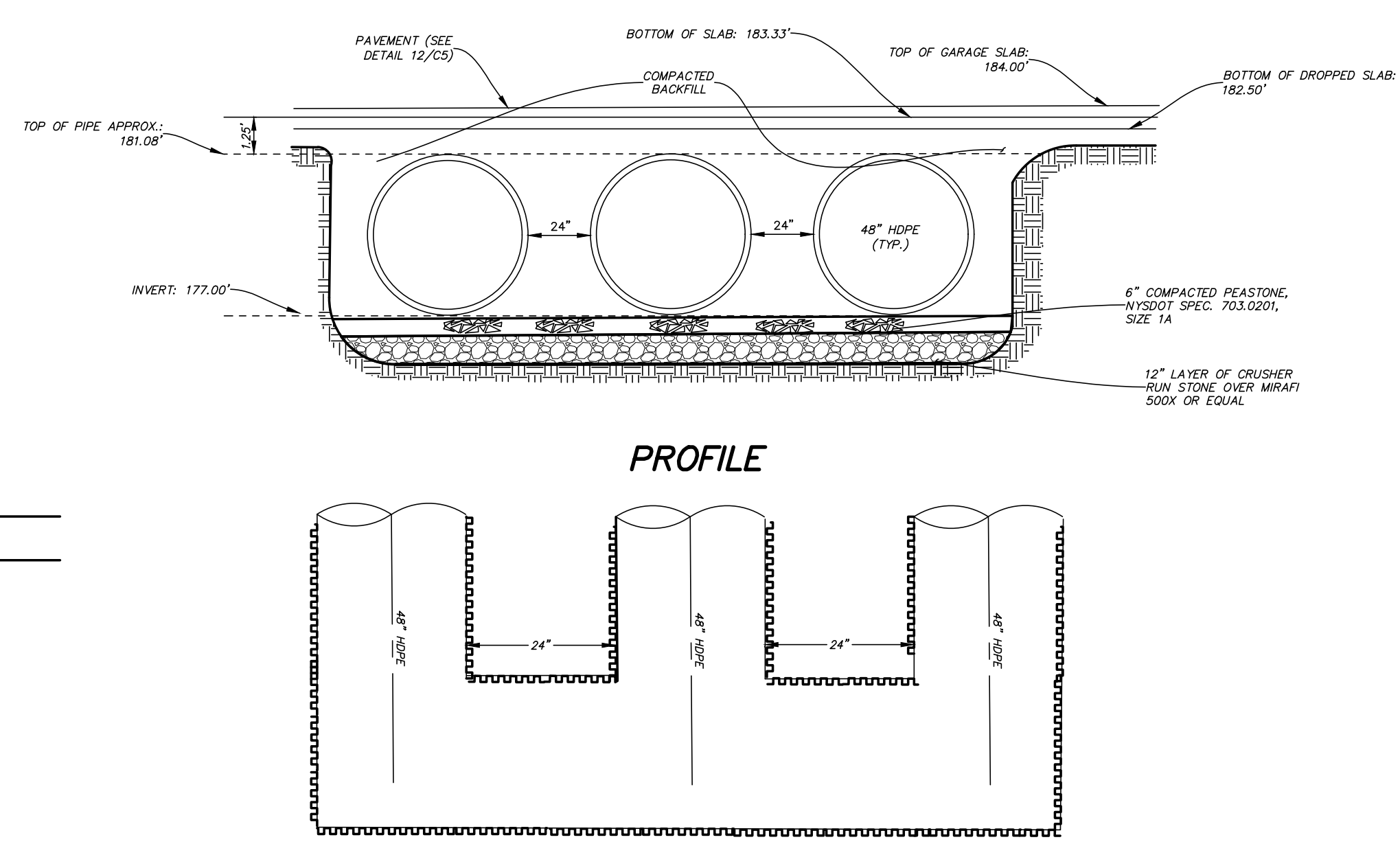
4/C8
PERIMETER DRAIN DETAIL
NOT TO SCALE



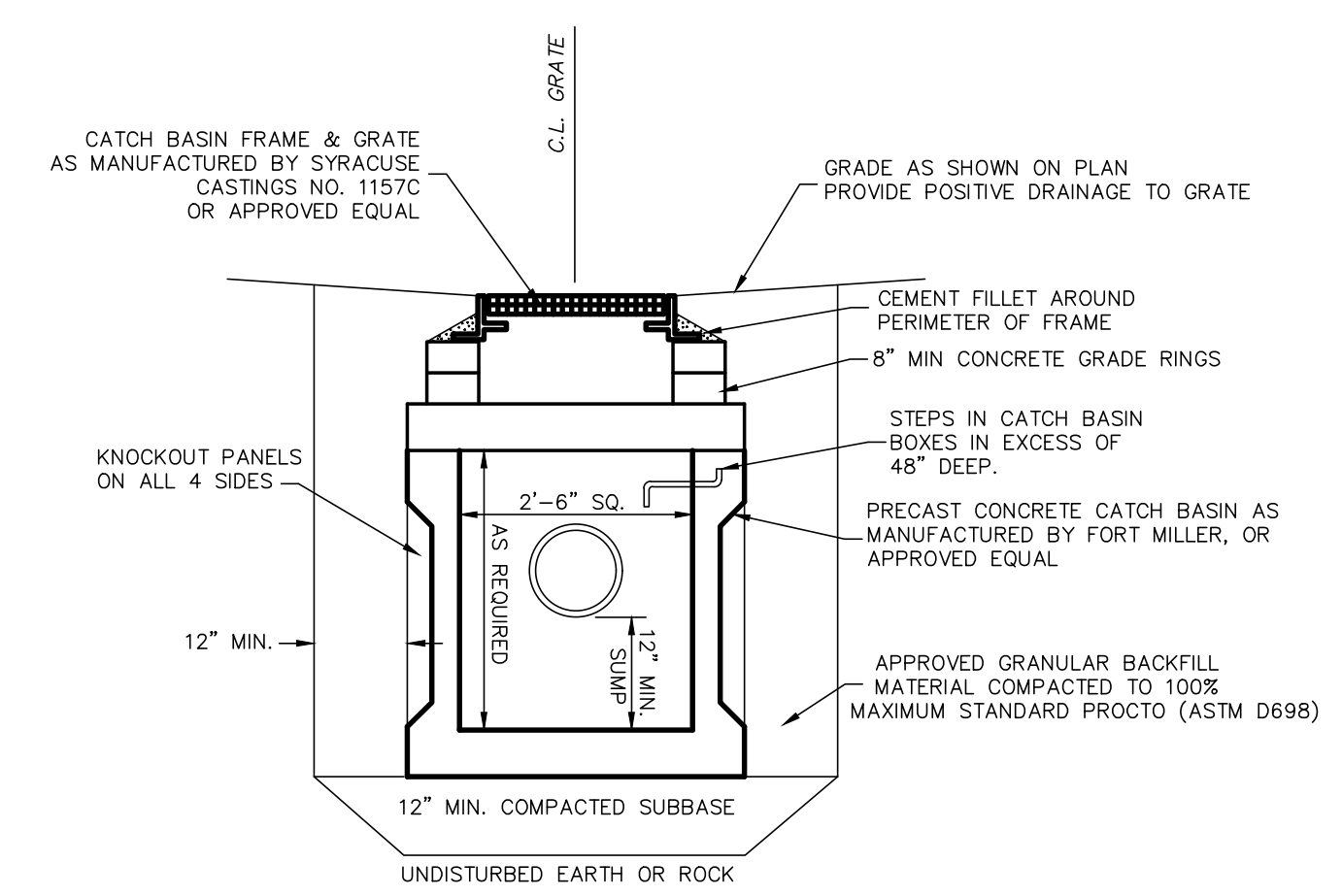
5/C8
TYPICAL STORM SEWER TRENCH DETAIL
NOT TO SCALE



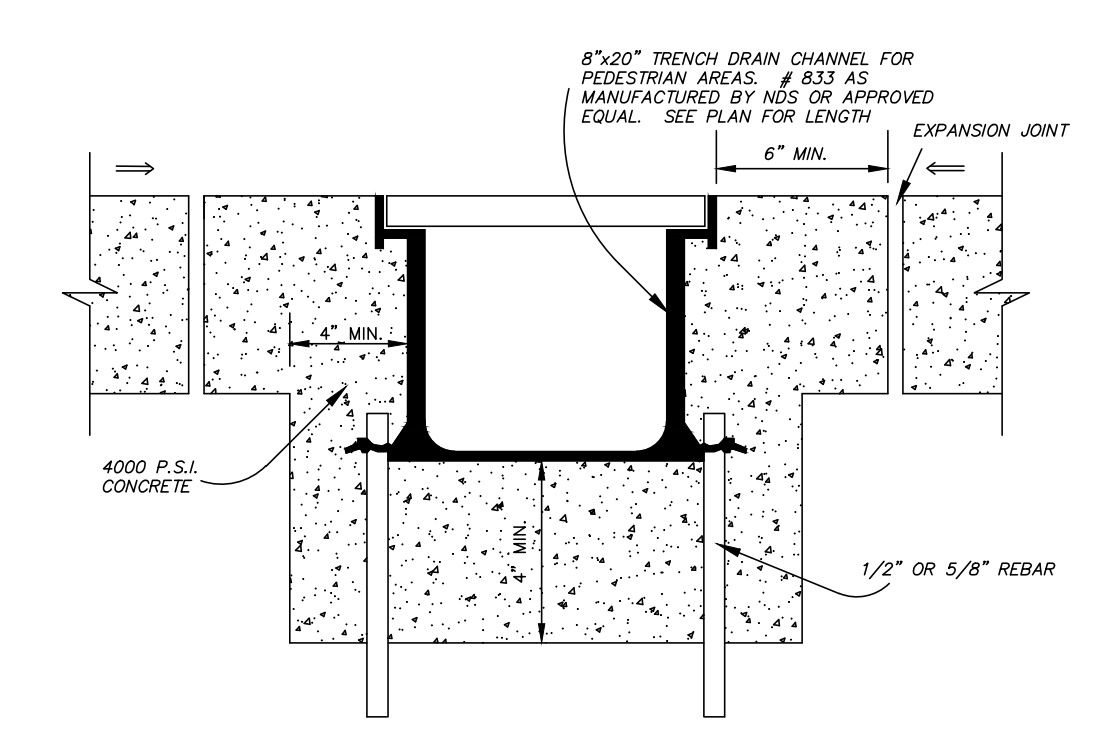
6/C8
TIE-IN DETAIL
NOT TO SCALE



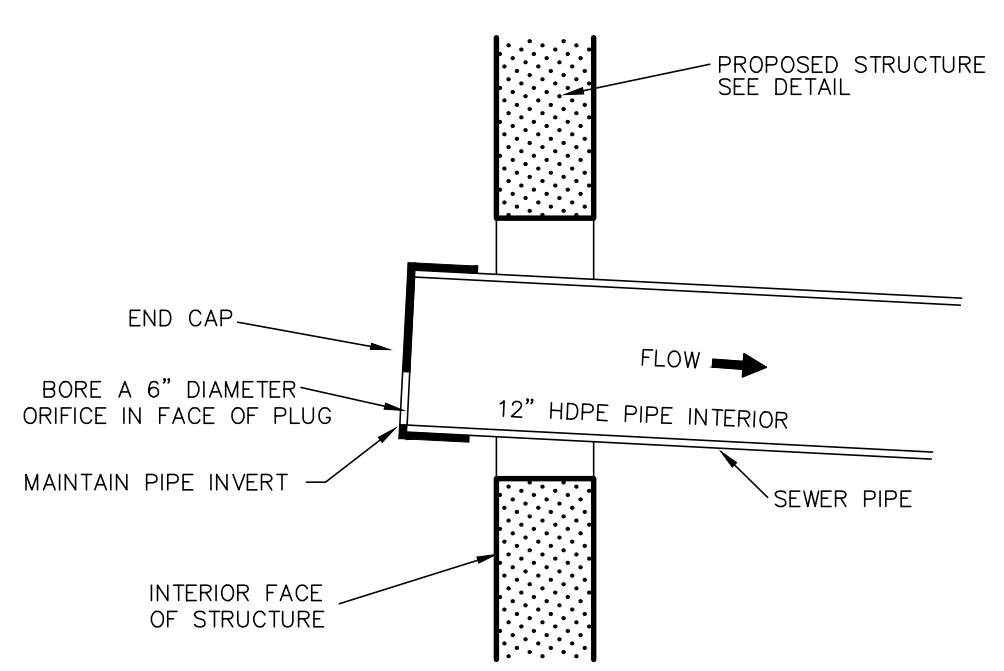
7/C8
STORM WATER PIPE STORAGE
NOT TO SCALE



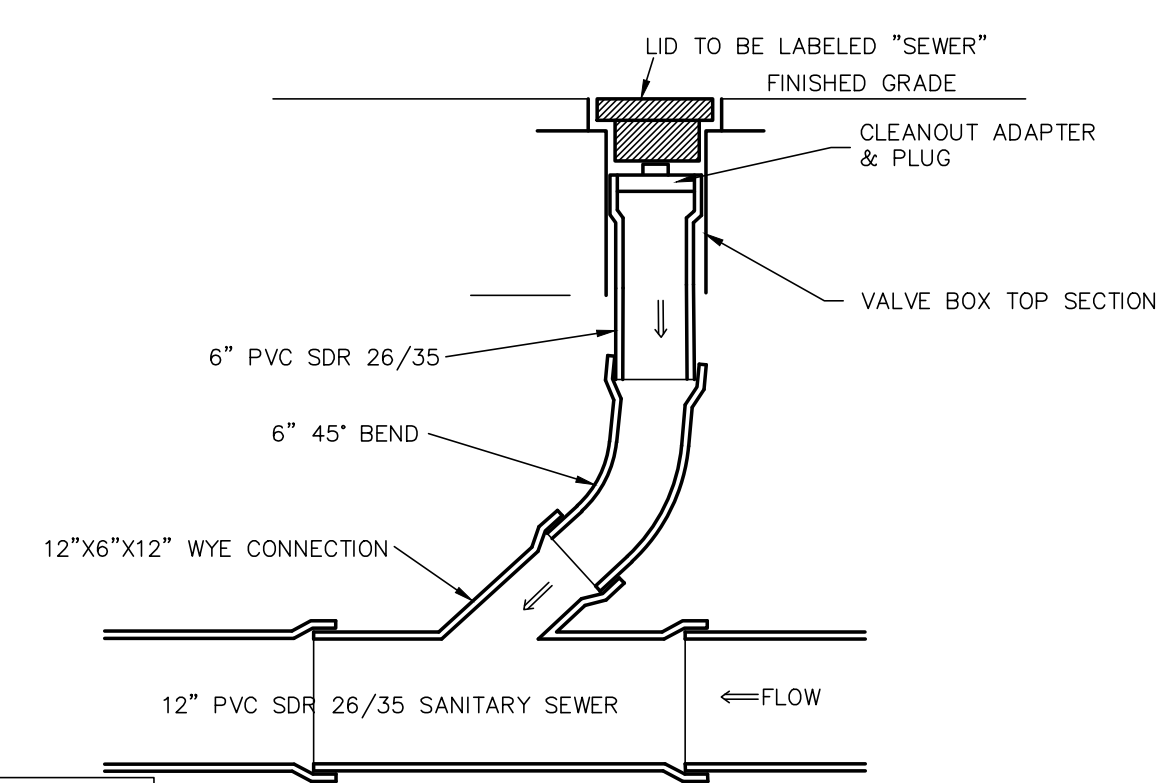
8/C8
CATCH BASIN #1 DETAIL
NOT TO SCALE



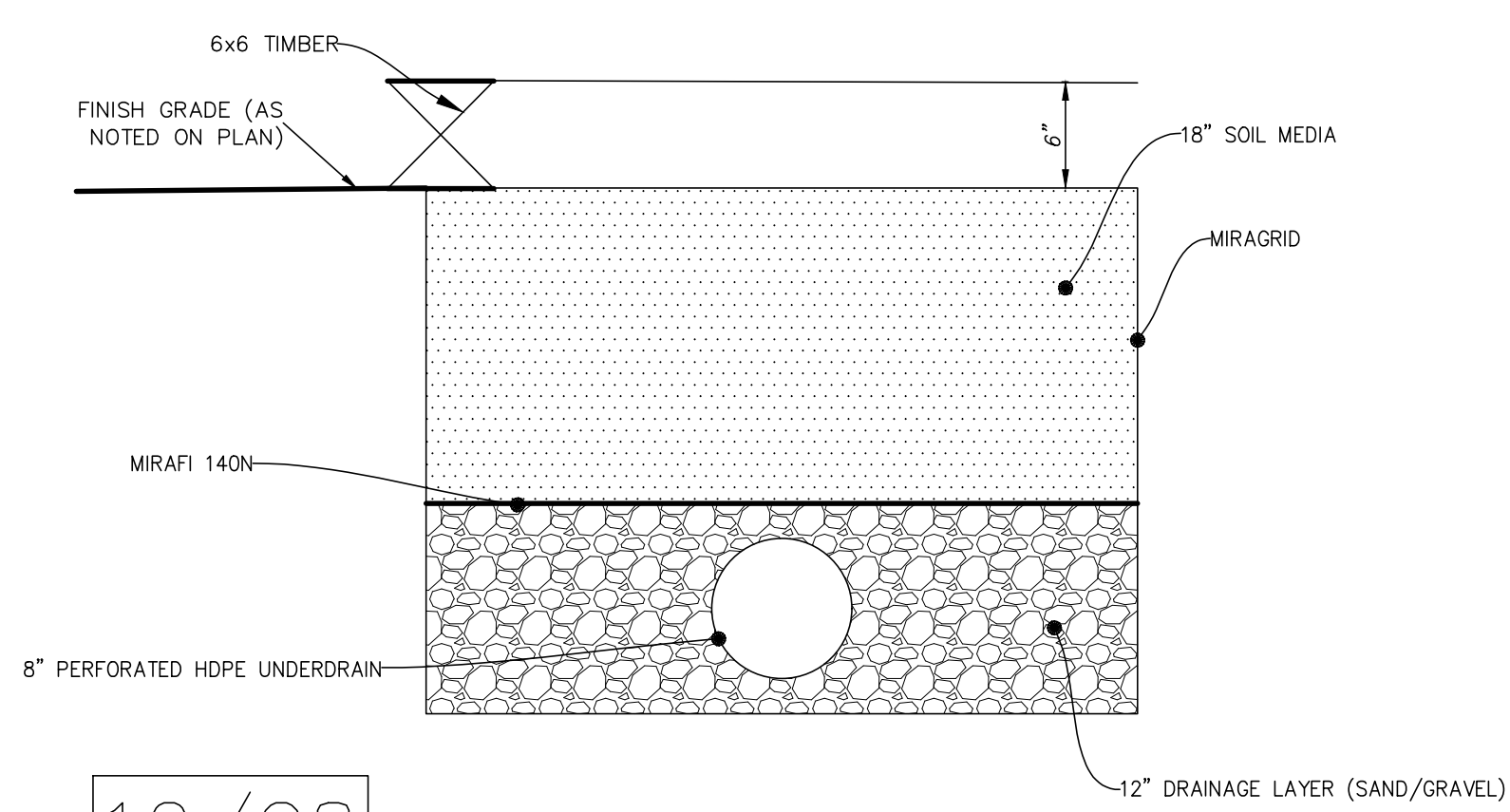
9/C8
TRENCH DRAIN DETAIL PEDESTRIAN AREAS
NOT TO SCALE



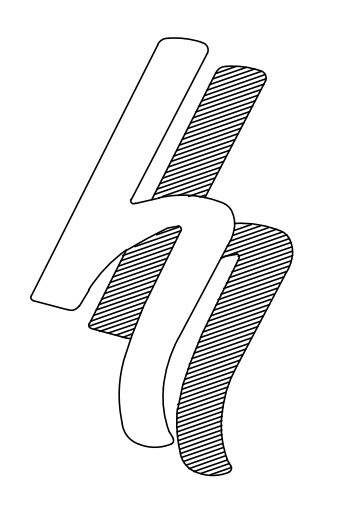
10/C8
RESTRICTOR PLATE DETAIL
NOT TO SCALE



11/C8
IN LINE CLEANOUT DETAIL
NOT TO SCALE

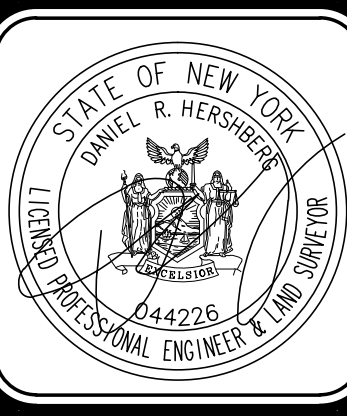


12/C8
STORMWATER PLANTER DETAIL



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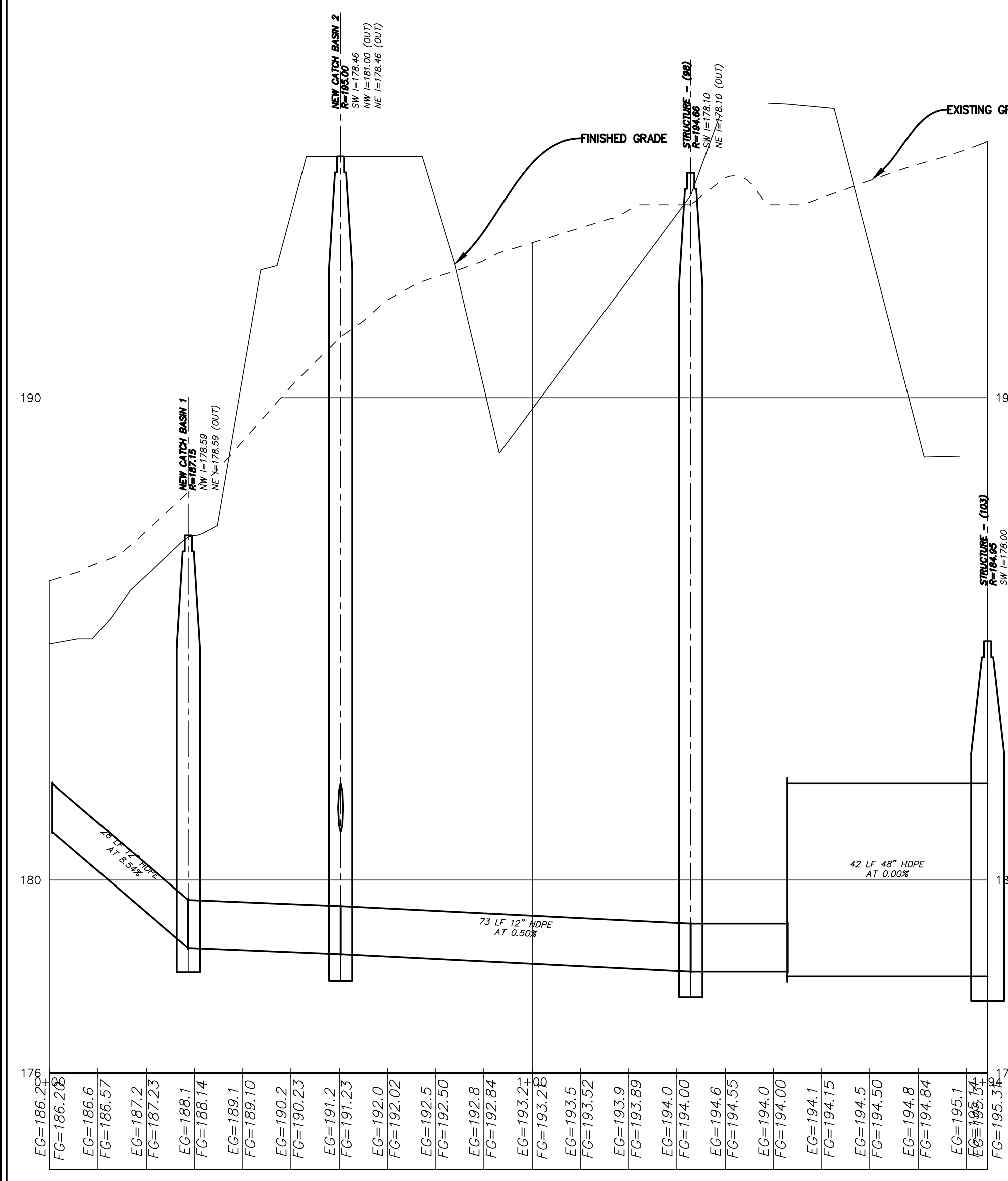


DATE	REMARKS
03/17/21	GENERAL UPDATES
05/17/21	GENERAL UPDATES
05/26/21	GENERAL UPDATES
07/09/21	GENERAL UPDATES
07/21/21	GENERAL UPDATES
09/09/21	GENERAL UPDATES

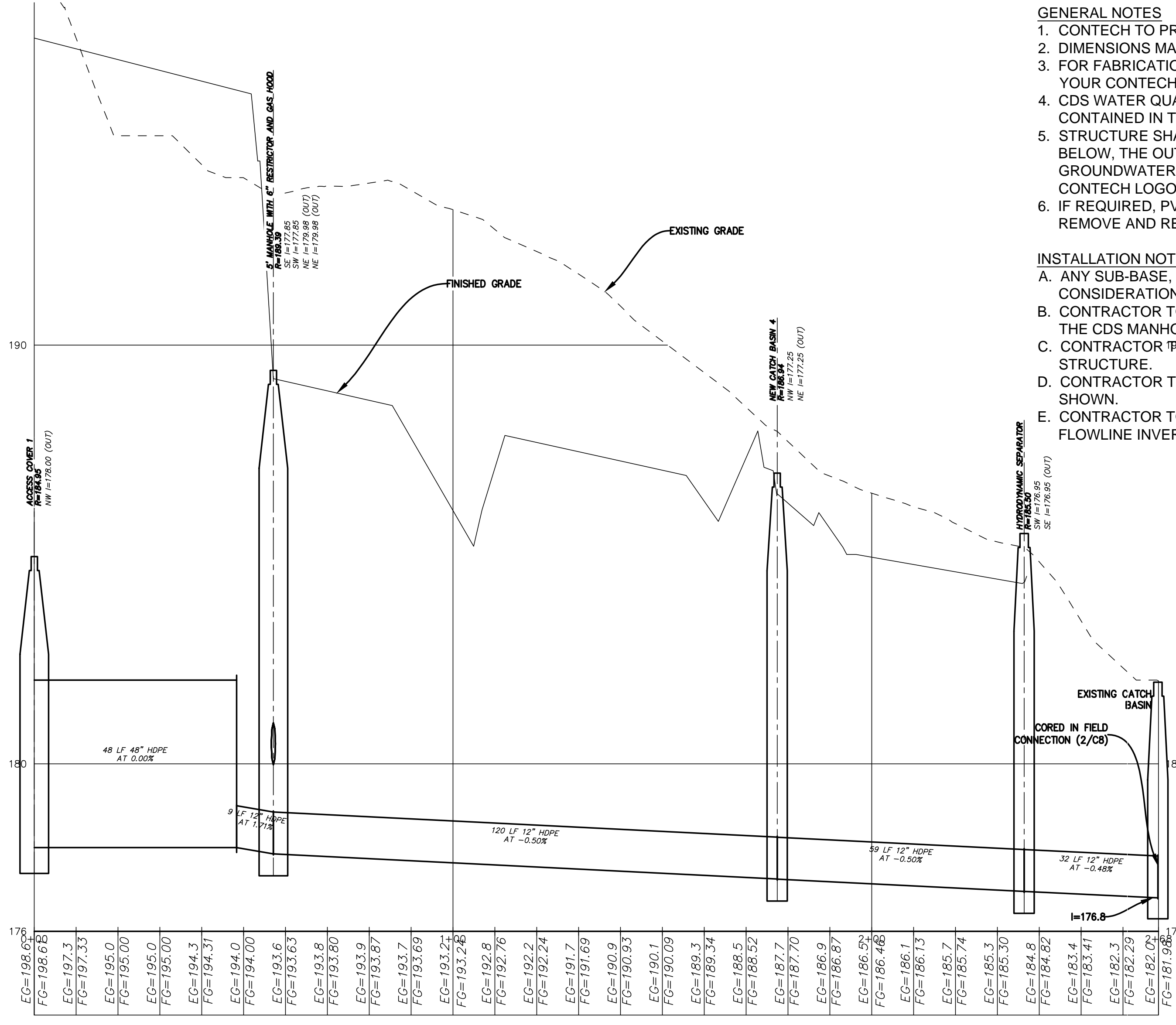
REVISIONS

UTILITY DETAILS
25 DELAWARE AVENUE
ALBANY, NY

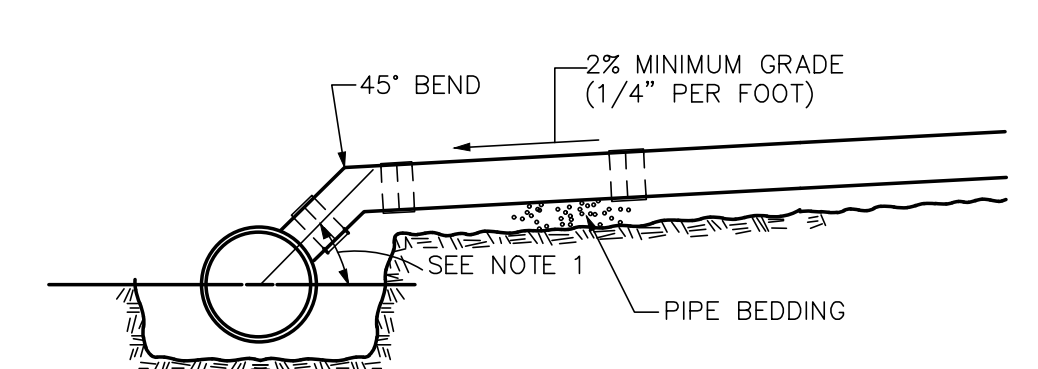
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SCALE: NA
BY: TMO
CHK: JPH
DATE: 11/10/2020
180244-LONG



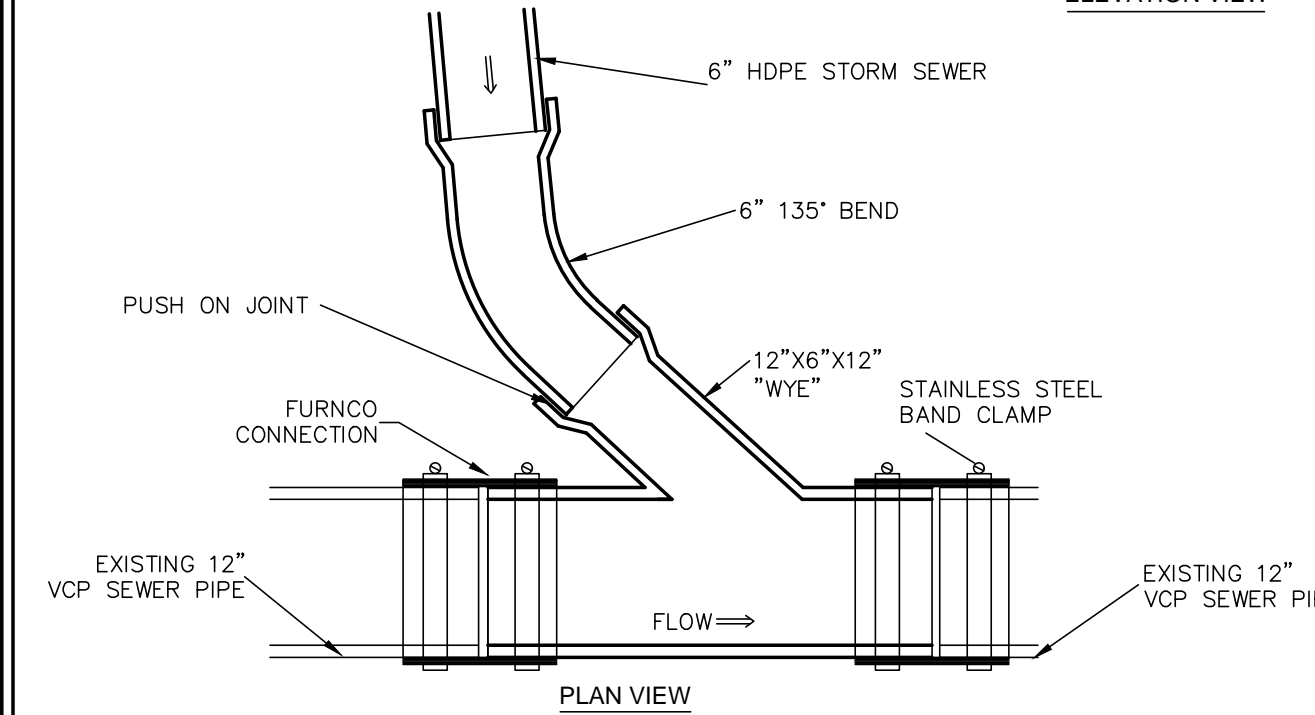
STORM WATER PROFILE 1
SCALE: 1"=2' (H) 1"=20' (V)



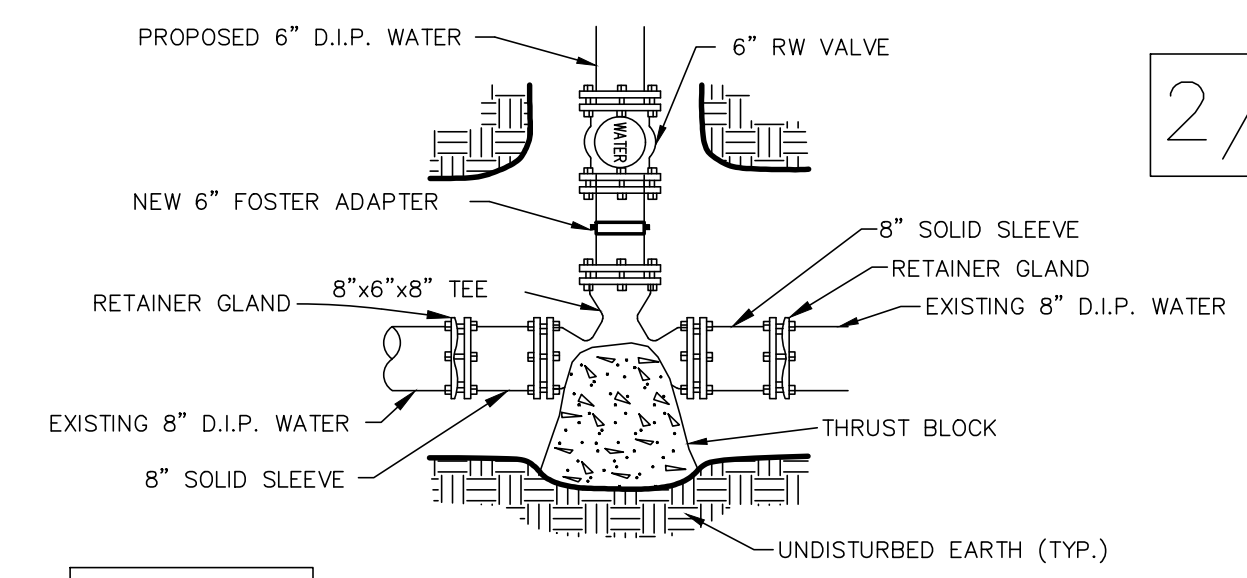
STORM WATER PROFILE 2
SCALE: 1"=2' (H) 1"=20' (V)



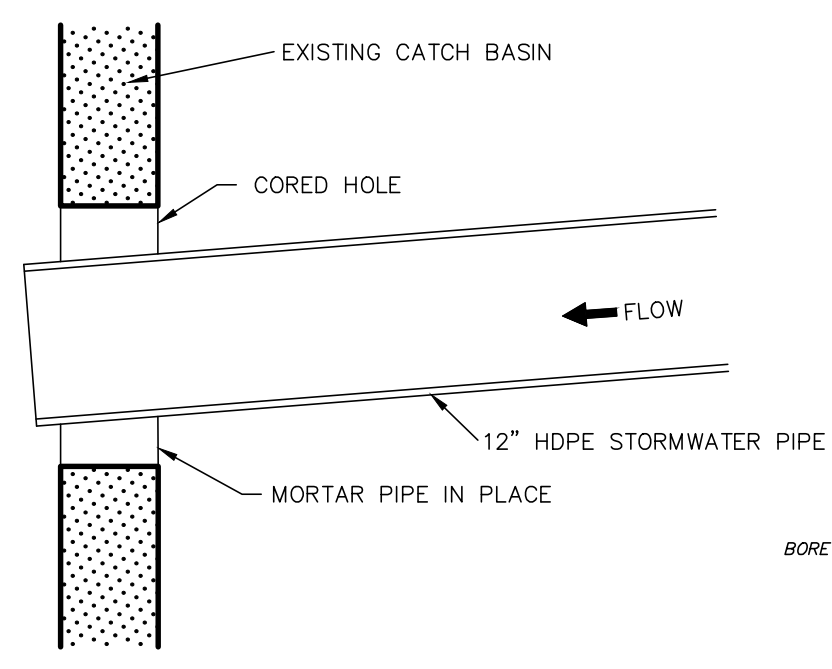
NOTES:
1. OPTIMUM ANGLE TO BE 45° THE ENGINEER MAY REQUIRE OTHER ANGLES TO SUIT JOB CONDITIONS.



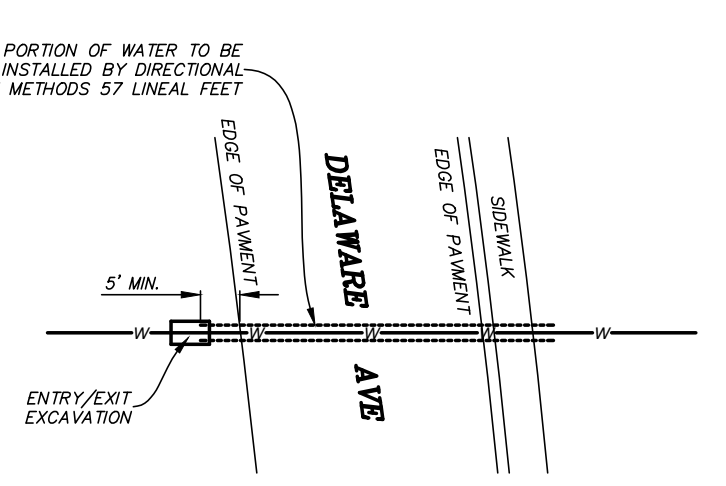
1/C9 WYE CONNECTION DETAIL
NOT TO SCALE



3/C9 CUT IN TEE DETAIL
NOT TO SCALE



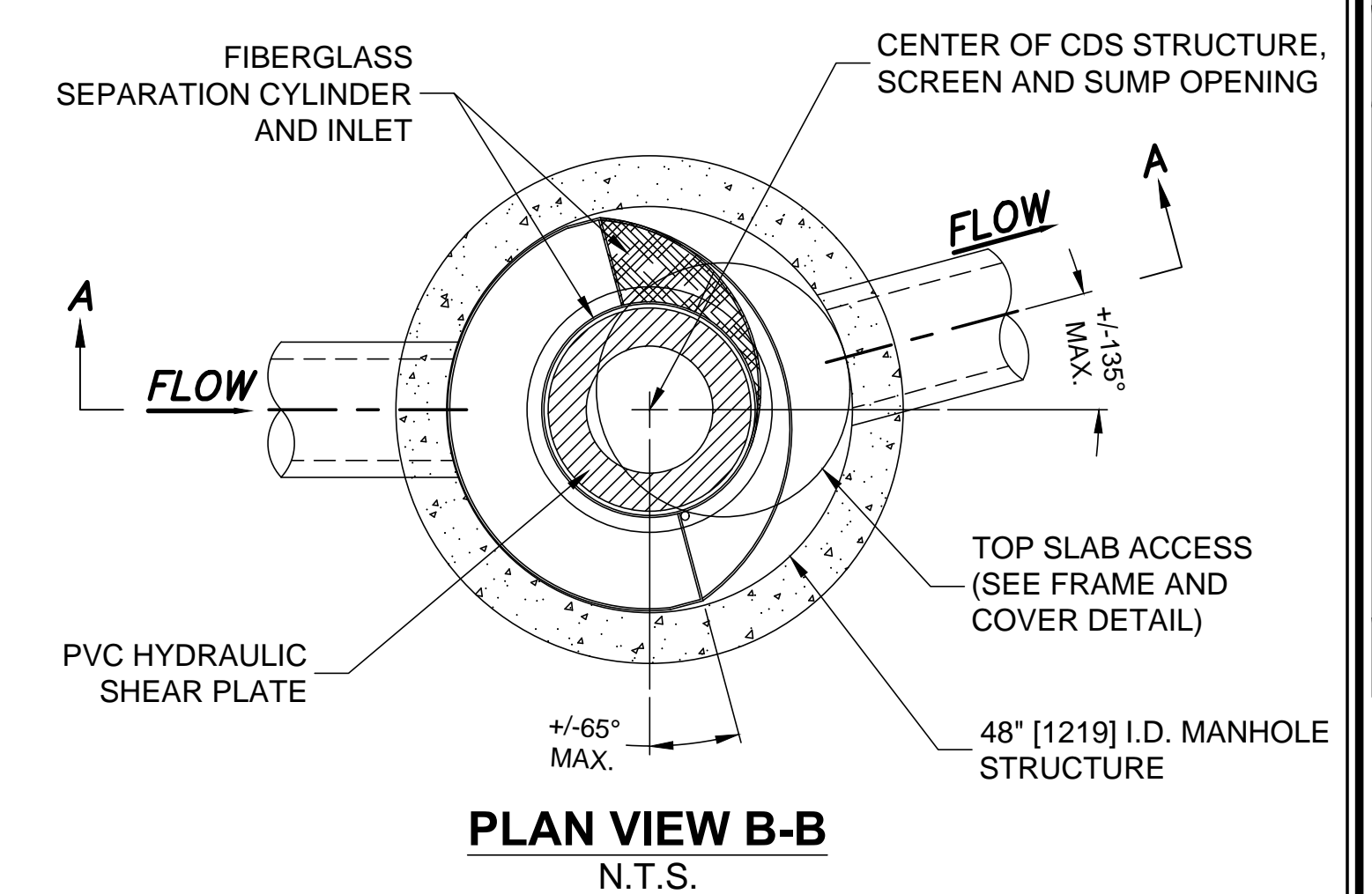
2/C9 CORED IN FIELD CONNECTION
NOT TO SCALE



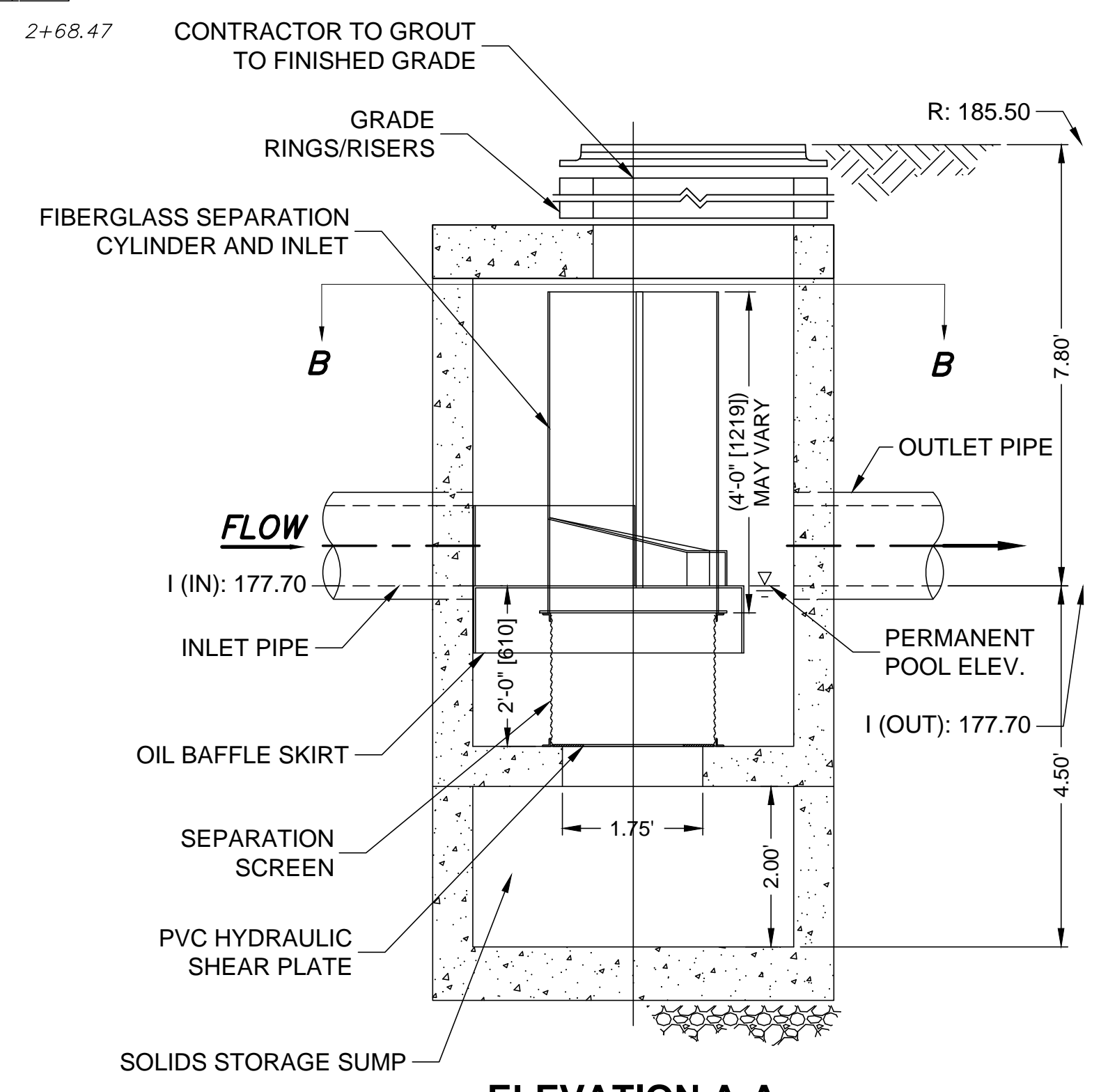
6/C8 DIRECTIONAL BORE DETAIL
NOT TO SCALE

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET HS20 (AASHTO M 306) AND BE CAST WITH THE CONTECH LOGO.
 - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

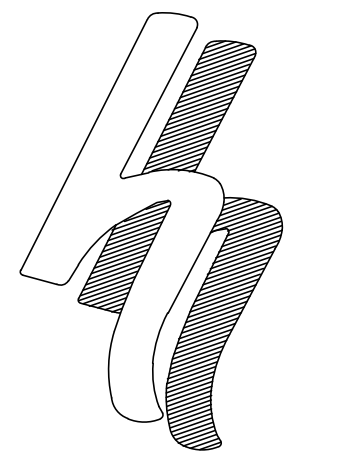


PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

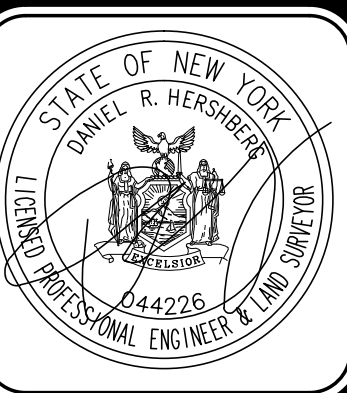
4/C9 HYDRODYNAMIC SEPARATOR DETAIL
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GENERAL UPDATES	02/17/21	
GENERAL UPDATES	05/17/21	
GENERAL UPDATES	07/09/21	
GENERAL UPDATES	07/21/21	
GENERAL UPDATES	09/10/21	

UTILITY DETAILS AND PROFILE FOR
25 DELAWARE AVENUE
ALBANY, NY

SCALE: AS NOTED
DATE: 02/19/2021
CHK: DRH
BY: TMD
FILE: 180244