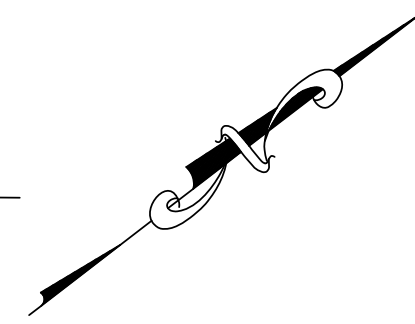
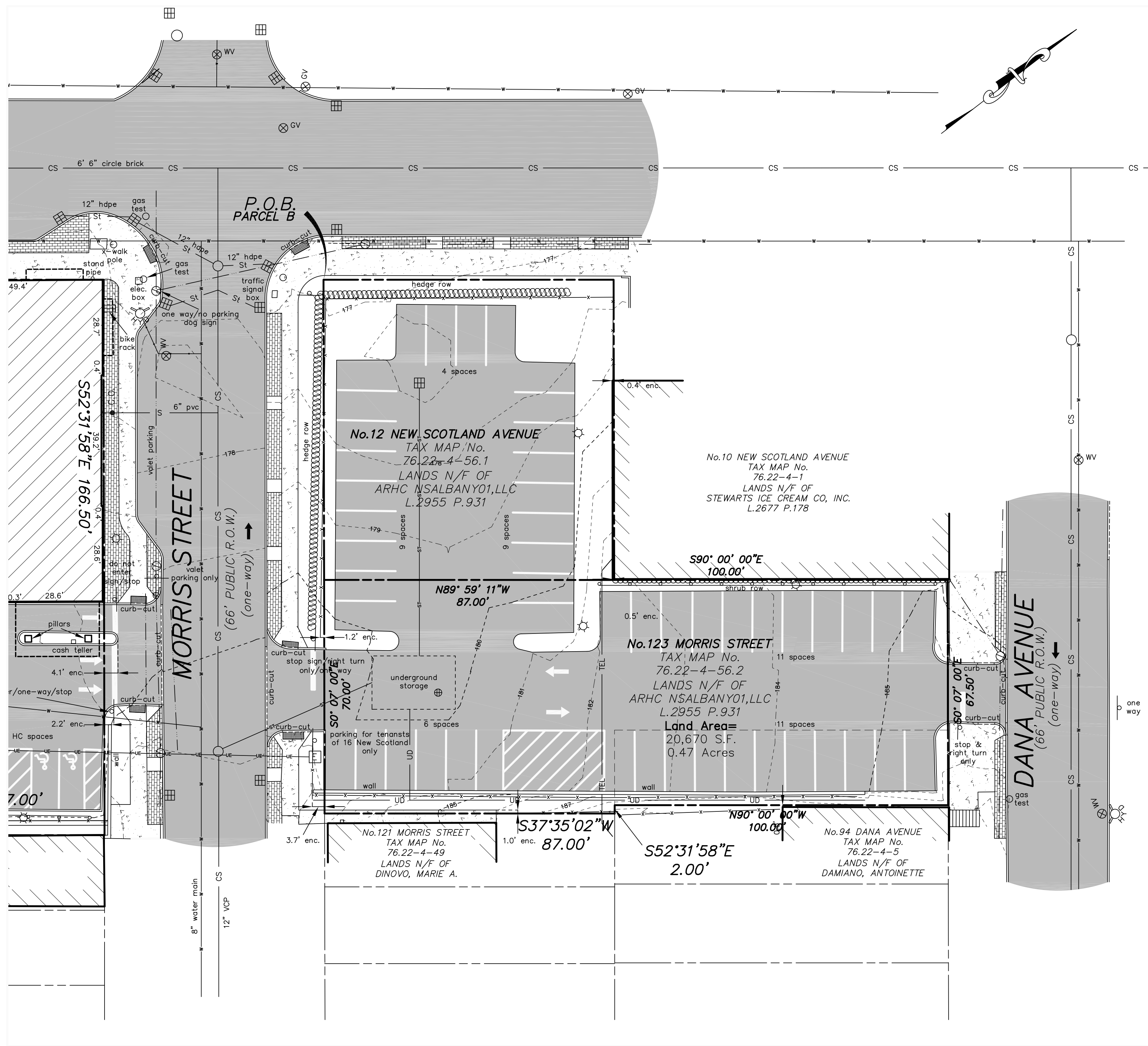


VICINITY MAP  
MAP NOT TO SCALE

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
N	NORTH	—	FENCE LINE
S	SOUTH	—	GUARD RAIL
E	EAST	—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
W	WEST	↑↓	TRAFFIC FLOW ACCESS AREA
tel.	TELEPHONE	⊞	WATER SHUT OFF
elec.	ELECTRIC	⊞	WATER VALVE
L	LIBER	⊞	HYDRANT
P	PAGE	⊞	GAS VALVE
⊞	HANDICAPPED PARKING SPACE	⊞	STREET LIGHT
CS	COMBINED SEWER	⊞	LIGHT POLE
W	WATER LINE	⊞	YARD DRAIN
UE	UNDERGROUND ELECTRIC	⊞	CONCRETE
G	GAS LINE	⊞	PAVEMENT
ST	STORM LINE	⊞	STAMPED CONCRETE BRICK
UD	UNDER DRAIN	⊞	
RD	ROOF DRAIN	⊞	
TEL	UNDERGROUND PHONE LINE	⊞	
▨	BUILDING		
—	OVERHANG		



GENERAL NOTES

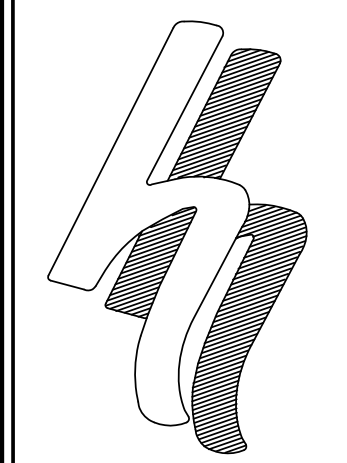
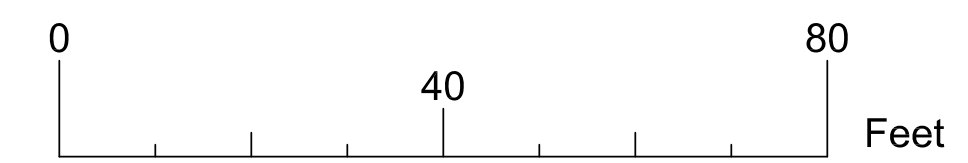
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- THIS SURVEY MAP IS SUBJECT TO WHATEVER FACTS AN ACCURATE AND CURRENT ABSTRACT OF TITLE MAY SHOW.
- SPOT ELEVATIONS AND CONTOURS ARE BASED ON NGVD 1929 DATUM.

PARKING TABLE

No.123 MORRIS STREET	
REGULAR PARKING	32
HANDICAPPED PARKING	0
TOTAL PARKING SPACES	32

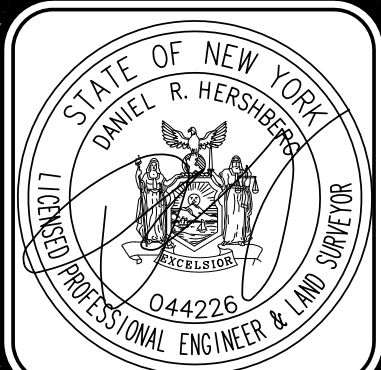
  

No.12 NEW SCOTLAND AVENUE	
REGULAR PARKING	18
HANDICAPPED PARKING	0
TOTAL PARKING SPACES	18



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

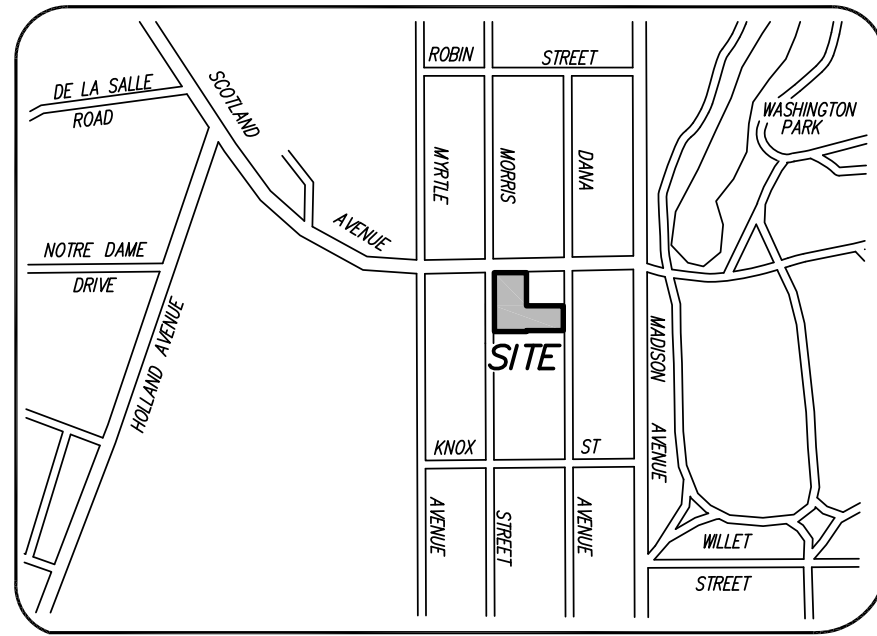
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DATE	REVISIONS
6/1/18	ZONING REVISED

EXISTING CONDITIONS PLAN FOR  
**No.123 MORRIS STREET No. 12 NEW SCOTLAND AVENUE**  
CITY OF ALBANY  
COUNTY OF ALBANY, STATE OF NEW YORK

FILE: 180009  
SCALE: 1"=20'  
DATE: 4/29/19  
CHK: DRH  
EY: WM  
180009-2.DWG

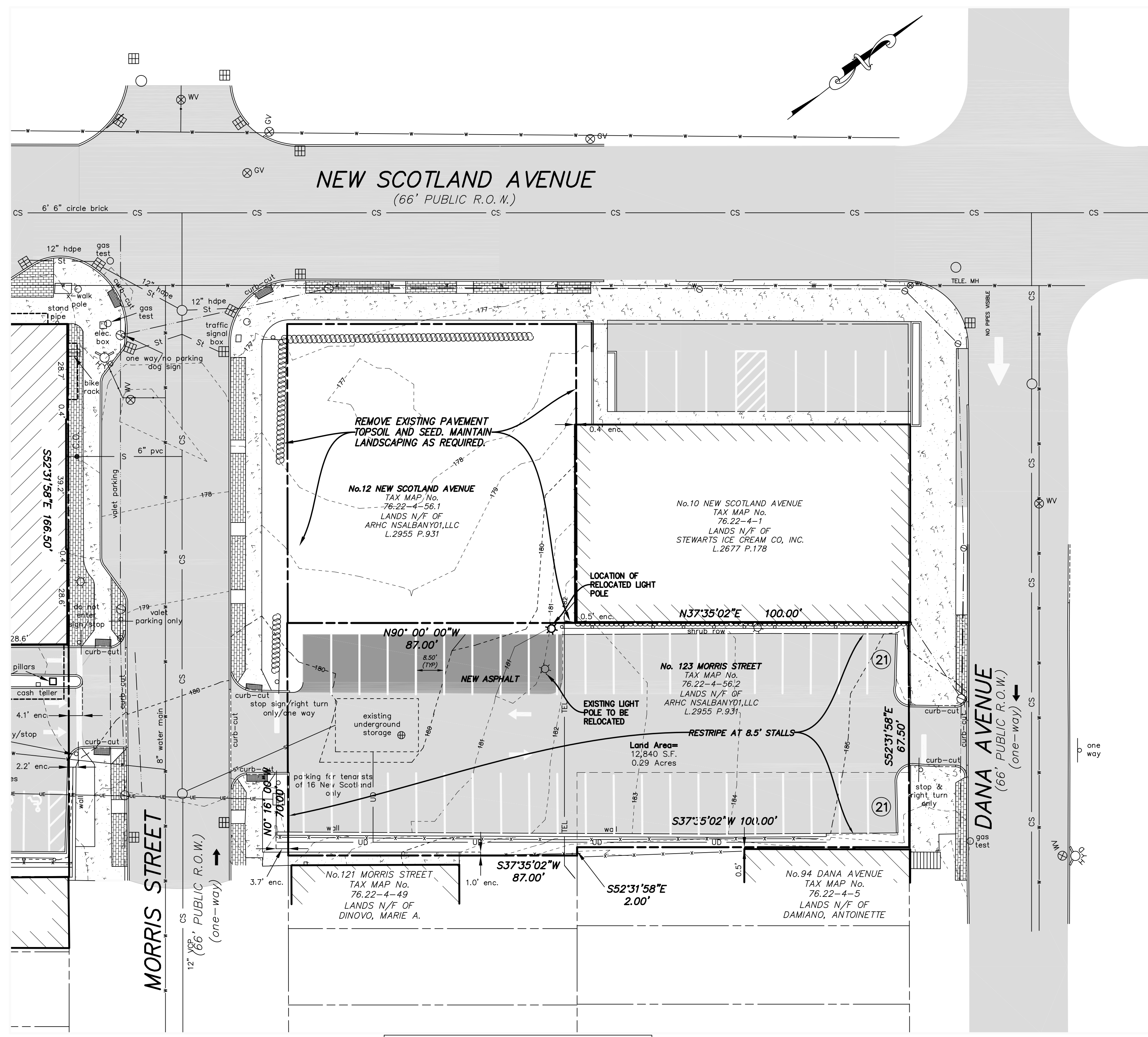


VICINITY MAP

MAP NOT TO SCALE

LEGEND

R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	MI	MANHOLE
P.O.B.	POINT OF BEGINNING	⊠	CATCHBASIN
S.F.	SQUARE FEET	•	SIGN
N/F	NOW OR FORMERLY	—	BOLLARD
N	NORTH	—	FENCE LINE
S	SOUTH	—	GUARD RAIL
E	EAST	—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
W	WEST	—	TRAFFIC FLOW ACCESS AREA
tel.	TELEPHONE	↑	TRAFFIC FLOW
elec.	ELECTRIC	⊕	WATER SHUT OFF
L	LIBER	⊕	WATER VALVE
P	PAGE	⊕	HYDRANT
♿	HANDICAPPED PARKING SPACE	⊕	GAS VALVE
CS	COMBINED SEWER	⊕	STREET LIGHT
W	WATER LINE	⊕	LIGHT POLE
UE	UNDERGROUND ELECTRIC	⊕	YARD DRAIN
G	GAS LINE	⊕	CONCRETE
ST	STORM LINE	⊕	EXISTING PAVEMENT
UD	UNDER DRAIN	⊕	STAMPED CONCRETE BRICK
RD	ROOF DRAIN	⊕	STAMPED CONCRETE
TEL	UNDERGROUND PHONE LINE	⊕	NEW PAVEMENT
▨	BUILDING		
▨	OVERHANG		



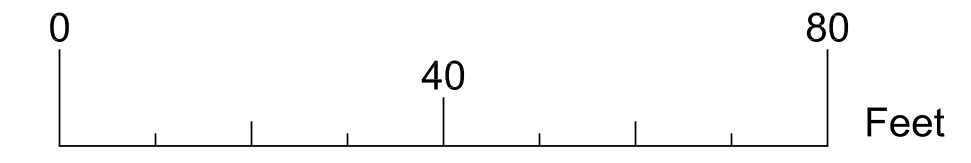
SITE PLAN

SCALE 1"=20'

ZONING INFORMATION

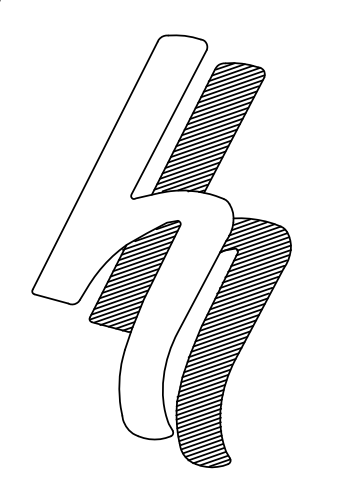
MU-CU	
MIN. FRONT YARD	10 FEET
MIN. SIDE YARD	0 FEET
MIN. REAR YARD	0 FEET
MAX. BUILDING HEIGHT	1 1/2 STORIES
MAX. LOT COVERAGE	90%

ZONING INFORMATION ADOPTED FROM:  
UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE (USDO)



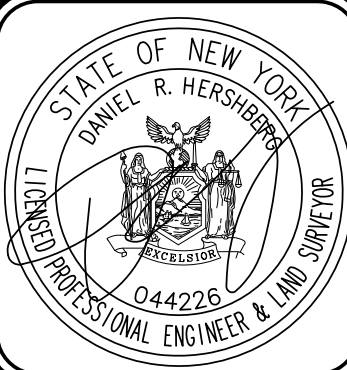
PROPOSED (No. 123 MORRIS STREET)

SITE COVERAGE STATISTICS				PARKING ANALYSIS TABLE	
description	s. f.	acres	%	DESCRIPTION	QUANTITY
GROSS SITE AREA	12,840	0.295	100.00%	REGULAR	42
IMPERVIOUS AREA	10,966	0.251	85.08%	TOTAL SPACES PROVIDED	42
BUILDING COVERAGE	0	0.000	0.00%		
PAVEMENT/SIDEWALK	10,966	0.251	85.08%		
PERVIOUS AREA	1,874	0.044	14.92%		



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DATE	REVISIONS

**SITE PLAN FOR**  
**No. 123 MORRIS STREET & No. 12 NEW SCOTLAND AVENUE**  
**CITY OF ALBANY, COUNTY OF ALBANY, STATE OF NEW YORK**

FILE: 180009  
SCALE: AS NOTED  
CHK: DRH  
BY: WM  
DATE: 4/29/19  
180009-2.DWG

