

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
FL	FEET	—	FENCE LINE
Dep.	DEGREE	—	GUARD RAIL
R	RECORD	—	OVERHEAD WIRE, UTILITY POLE & CUY WIRE
M	MEASURED	—	TRAFFIC FLOW ACCESS AREA
N	NORTH	+	WATER SHUT OFF
S	SOUTH	+	WATER VALVE
E	EAST	+	HYDRANT
W	WEST	+	WATER VALVE
tel.	TELEPHONE	+	GAS TEST
elec.	ELECTRIC	+	GAS TEST
L	LIBER	+	GAS DRIP
P	PAGE	+	STREET LIGHT
W	WATER LINE	+	LIGHT POLE
S	SEWER LINE	+	CONCRETE
G	GAS LINE	+	PAVEMENT
UE	UNDERGROUND ELECTRIC	+	TREE CONIFEROUS DIAMETER OF TREE
		+	TREE DECIDUOUS DIAMETER OF TREE

EXISTING SITE COVERAGE STATISTICS			
description	s.f.	acres	%
gross site area	51,640	1.18	100.00
impervious area	18,488	0.42	35.5
building coverage	0	0.00	0.00
pavement/sidewalk coverage	18,488	0.42	35.5
pervious area	33,152	0.76	64.5

- SCHEDULE OF DRAWINGS**
- SHEET C-1 EXISTING CONDITIONS PLAN
 - SHEET C-2 DEMOLITION PLAN
 - SHEET C-3 SITE PLAN
 - SHEET C-4 GRADING PLAN
 - SHEET C-5 UTILITY PLAN
 - SHEET C-6 UTILITY PROFILES
 - SHEET C-7 EROSION AND SEDIMENT CONTROL PLAN
 - SHEET C-8 LANDSCAPING PLAN
 - SHEET C-9 EROSION AND SEDIMENT CONTROL DETAILS
 - SHEET C-10 SITE DETAILS
 - SHEET C-11 WATER AND SEWER DETAILS
 - SHEET C-12 SWPPP DETAILS
 - SHEET C-13 MAINTENANCE AND PROTECTION OF TRAFFIC PLAN
 - SHEET C-14 FIRE TRUCK TURNING PLAN
 - SHEET C-15 LIGHTING PLAN
 - SHEET C-16 TRUCK ROUTING PLAN

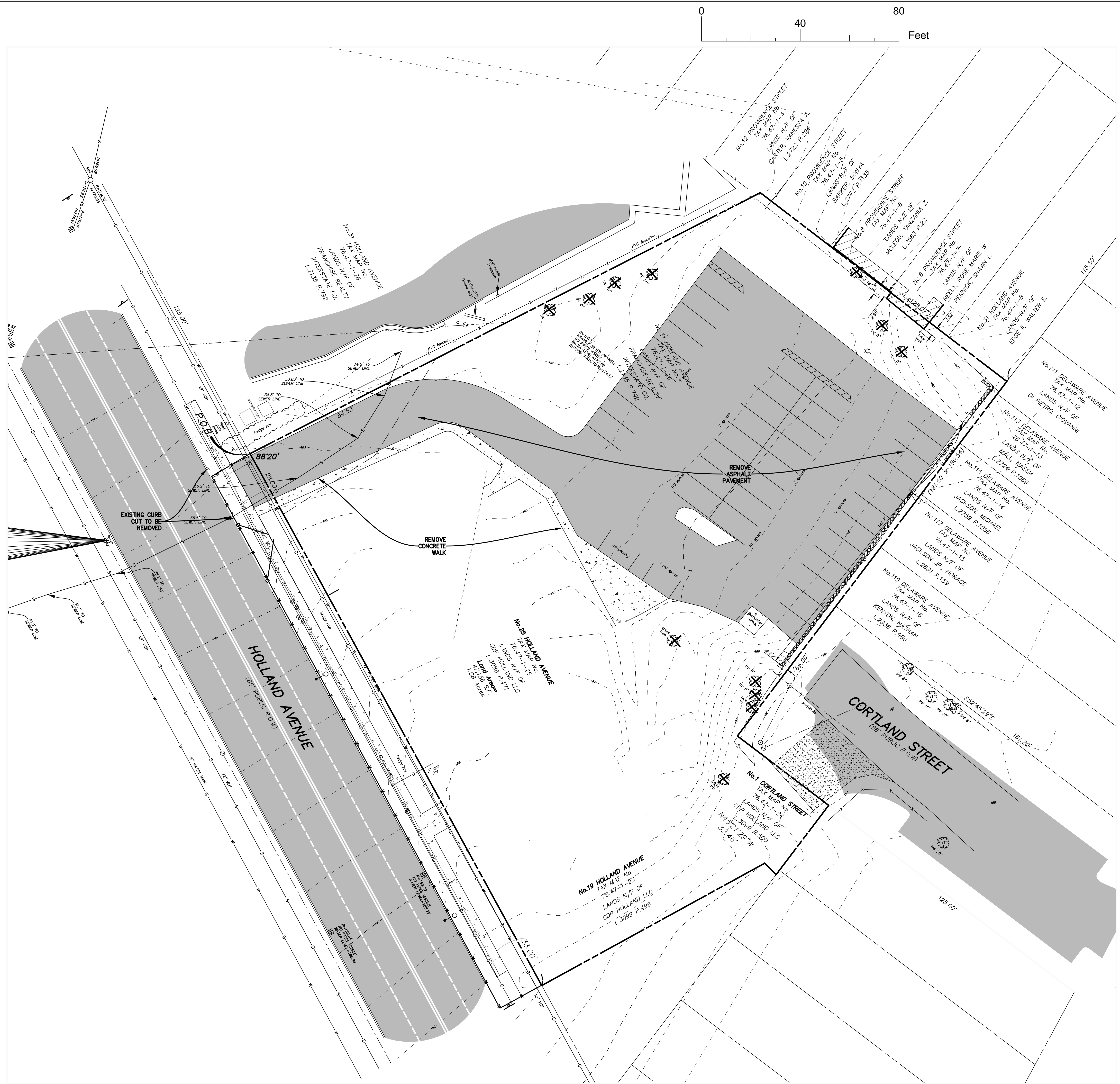
HERSHBERG & HERSHBERG
 Consulting Engineers and Land Surveyors
 18 Locust Street
 Albany, New York 12203

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



DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/12/20	COMMENT LETTERS
5/13/20	GENERAL REVISIONS

EXISTING CONDITIONS
THE GALLERY ON HOLLAND AVENUE
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK



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P	PAGE	⊞	LIGHT POLE
W	WATER LINE	▨	CONCRETE
S	SEWER LINE	▨	PAVEMENT
G	GAS LINE	⊞	TREE CONIFEROUS DIAMETER OF TREE
UE	UNDERGROUND ELECTRIC	⊞	TREE DECIDUOUS DIAMETER OF TREE
X	TREE TO BE REMOVED		

DEMOLITION NOTES

- COORDINATE ALL REMOVALS WITH CONSTRUCTION SCHEDULE AND OWNER. MAINTAIN OPERATION OF EXISTING FACILITY THROUGHOUT CONSTRUCTION
- PRIOR TO DEMOLITION IDENTIFY AND PROTECT ALL TREES TO REMAIN.
- VERIFY ALL UTILITIES WHICH HAVE BEEN ABANDONED ARE NOT ACTIVE. RECONNECT ANY ACTIVE UTILITY LINES FOUND.
- REMOVE ALL ABOVE GROUND FEATURES WITHIN THE PROPERTY LINE AREA AND REMOVE ALL CONCRETE AND ASPHALT PAVEMENT TO SUB-GRADE REMOVE EXISTING ABANDONED UTILITIES IN CONFLICT WITH DEVELOPMENT.



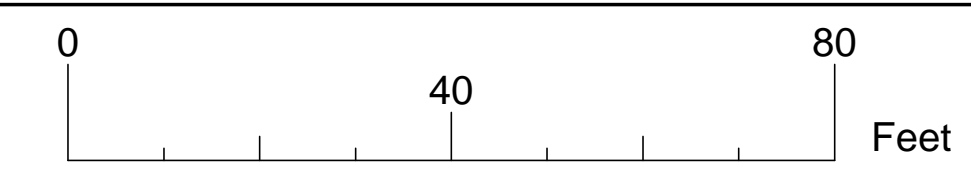
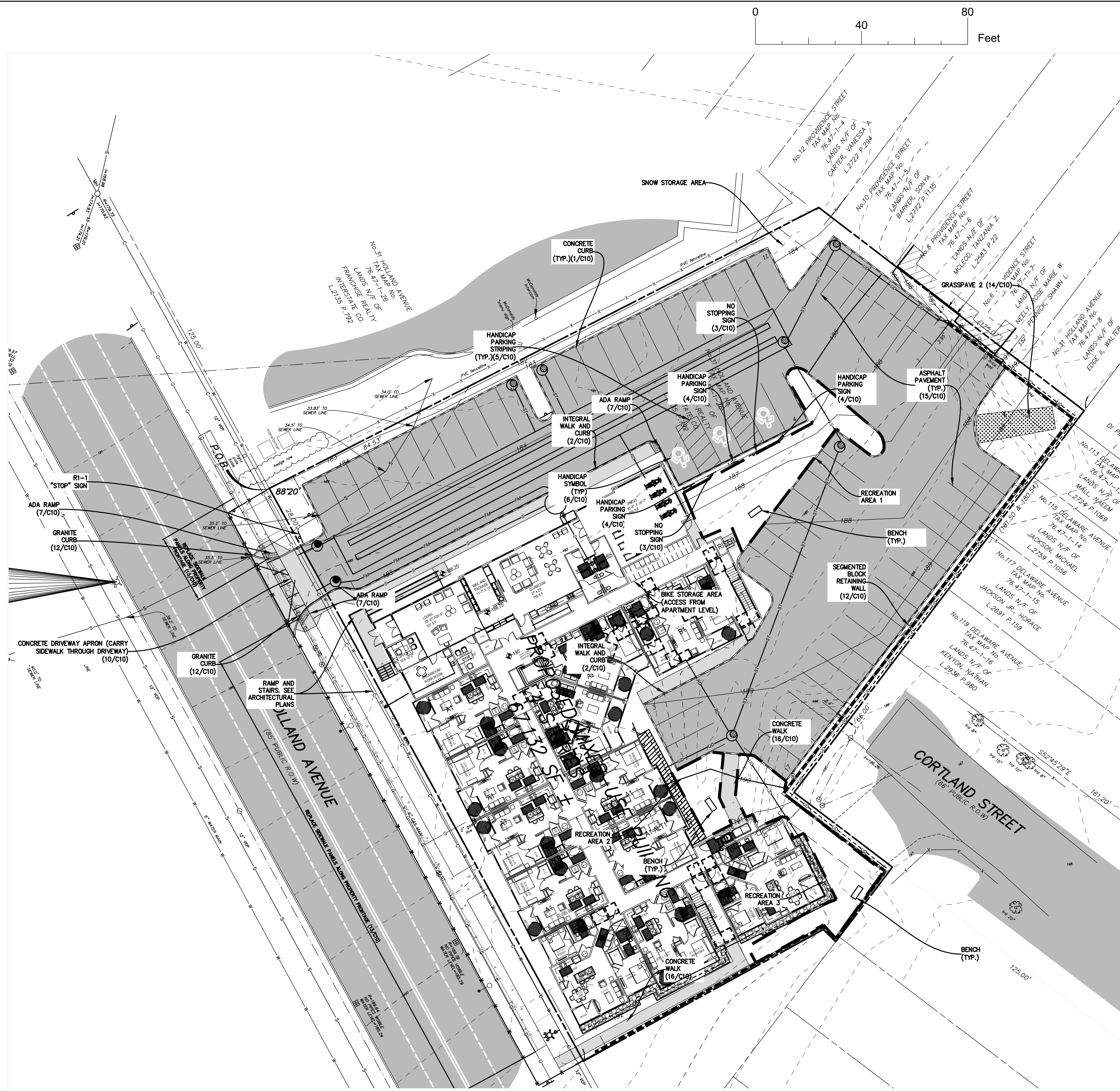
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DEMOLITION PLAN
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

FILE: 190200
 SCALE: 1"=20'
 DATE: 2/28/19
 190200-LDMC
 CHK: JRH
 CRY: MD



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UE	UNDERGROUND ELECTRIC	■	TREE DECIDUOUS DIAMETER OF TREE

CITY OF ALBANY NOTES

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 588-462-3529
2. A GRADING PERMIT IS REQUIRED, CONTRACTOR TO CONTACT PATRICK MCOUTCHEON, ENGINEERING DEPARTMENT (588-434-2387) FOR APPLICATION AND REVIEW.
3. A GRADING EASEMENT OR TEMPORARY SHORE PLANE WILL BE NEEDED ALONG THE EAST AND NORTH LINES OF THE PROJECT SITE FOR CONSTRUCTION OF RETAINING WALL.
4. WASHER AND DRYER HOOKUPS ARE PROVIDED WITHIN EACH UNIT. SEE FLOOR PLANS FOR LOCATION.

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)

PARKING ANALYSIS TABLE

description	requirement	quantity	# required
dwelling, multi family	1 per unit	60	60
clubhouse/gym	1 per 300 SF	3,800 SF	13
total off-street parking spaces required			73
total off-street parking spaces required after 20% proximity to transit reduction			59
off-street parking spaces (INCLUDING 3 H.C.)			60

EXISTING SITE COVERAGE STATISTICS

description	s.f.	acres	%
gross site area	51,640	1.18	100.00
impervious area	18,488	0.42	35.5
building coverage	0	0.00	0.00
pavement/sidewalk coverage	18,488	0.42	35.5
pervious area	33,152	0.76	64.5

PROPOSED SITE COVERAGE STATISTICS

description	s.f.	acres	%
gross site area	51,640	1.18	100.00
impervious area	38,665	0.88	74.5
building coverage	16,783	0.38	32.2
pavement/sidewalk coverage	21,882	0.50	42.3
pervious area	12,975	0.30	25.5

RECREATION SPACE TABLE

description	requirement	quantity	# required
dwelling, multi family	10% of site area	51,640 sf	5,164 sf
area 1: outdoor			1,564 sf
area 2: outdoor			333 sf
area 3: outdoor			1,165 sf
area 4: clubhouse (indoor)			2,355 sf
TOTAL			5,417 sf



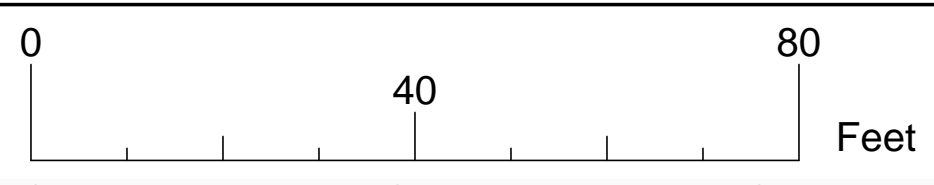
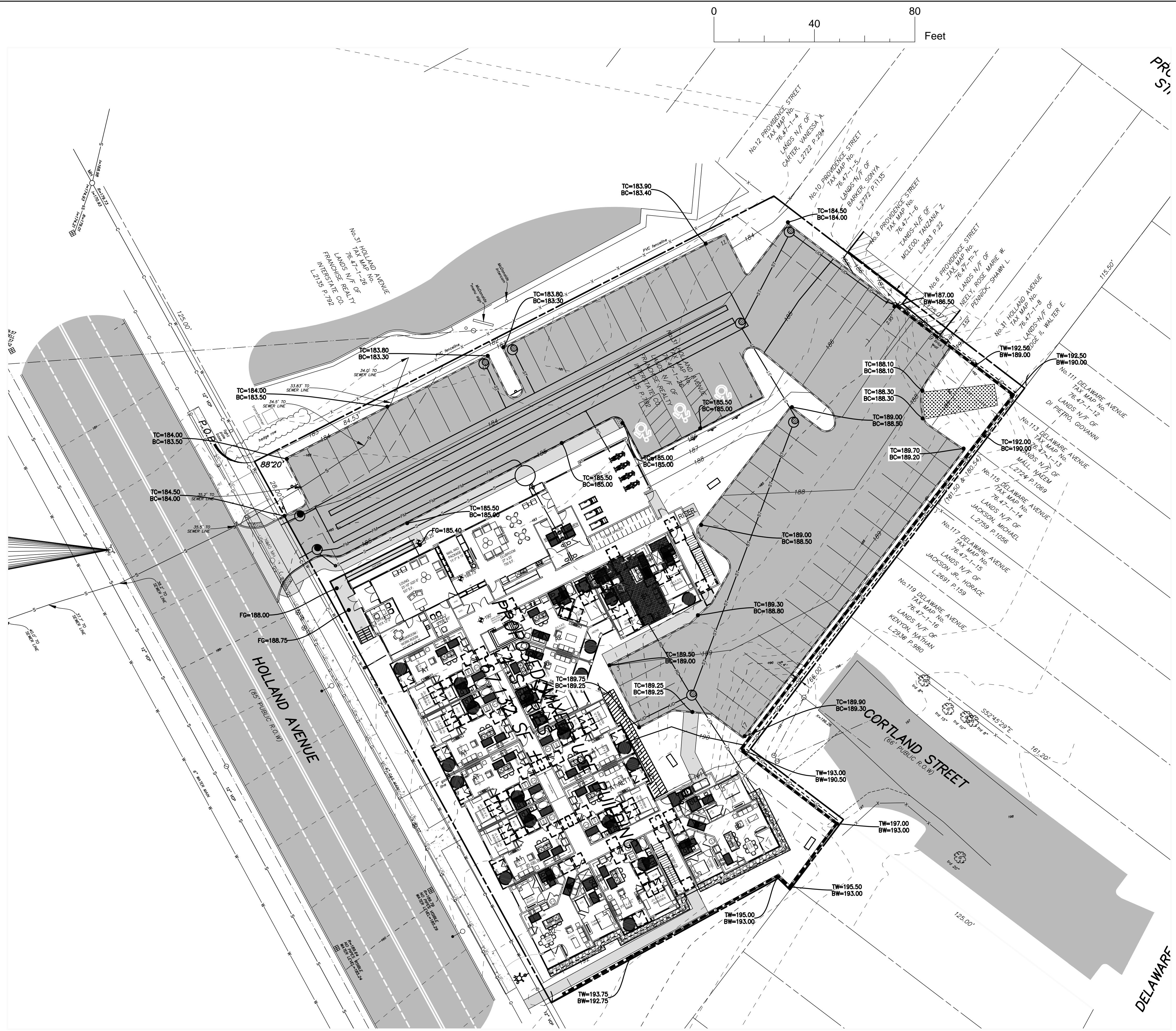
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2/12/20	COMMENT LETTERS
5/12/20	GENERAL REVISIONS

SITE PLAN
 THE GALLERY ON HOLLAND AVENUE
 No. 25 HOLLAND AVENUE
 CITY OF ALBANY
 COUNTY OF ALBANY STATE OF NEW YORK
 FILE: 190200
 SCALE: 1"=20'
 DATE: 2/28/19
 190200-LDMC
 CHK: JRY
 CRY: MD





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P.	PAGE	⊕	LIGHT POLE
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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.

ZONING REQUIREMENTS TABLE

ZONE	MU-CU: MIXED-USE, COMMUNITY URBAN
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PARKING ANALYSIS TABLE

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off-street parking spaces (INCLUDING 3 H.C.)			59

PROPOSED SITE COVERAGE STATISTICS

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building coverage	16,783	0.38	32.2
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EXISTING SITE COVERAGE STATISTICS

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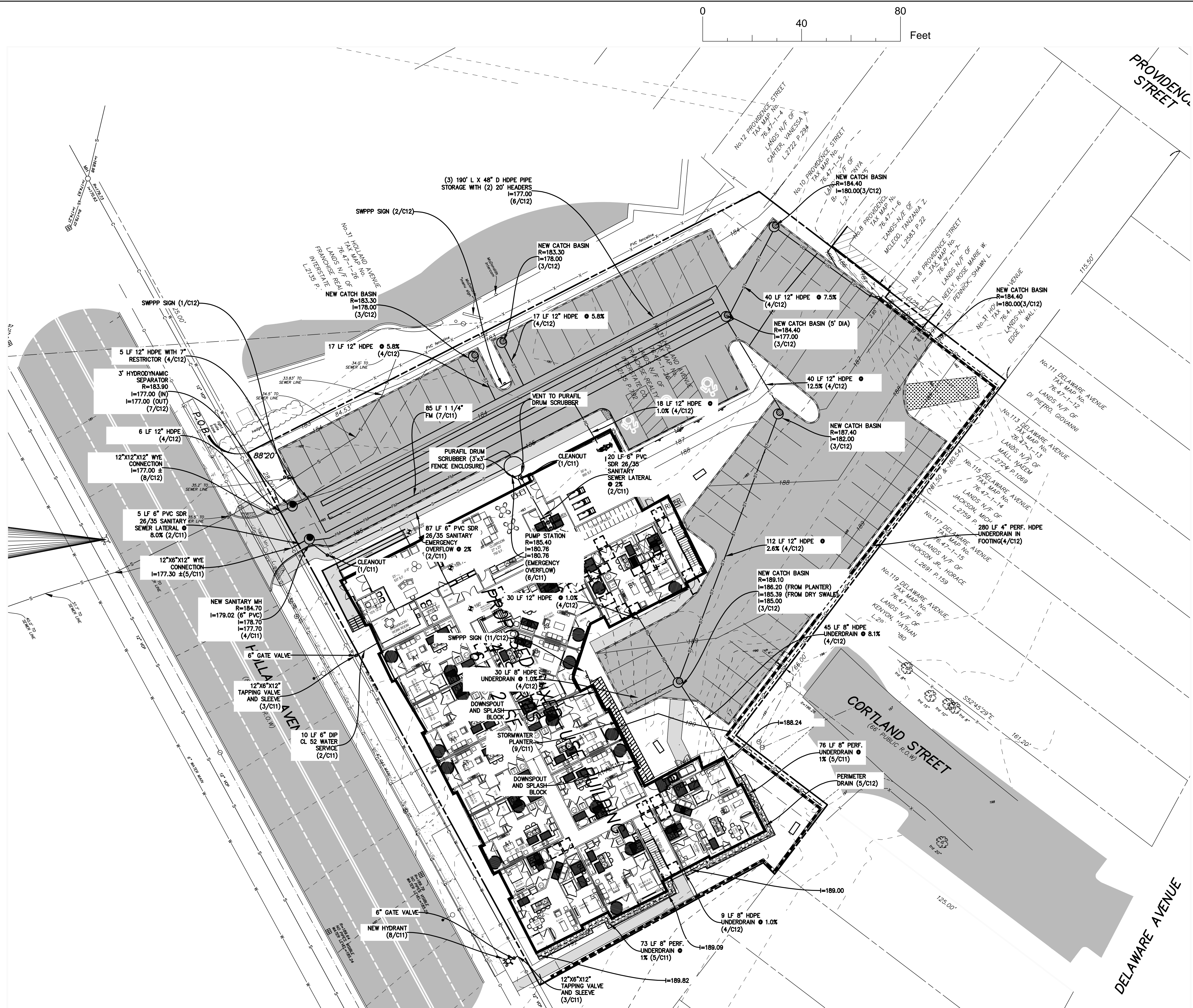


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GRADING PLAN
 THE GALLERY ON HOLLAND
 No. 25 HOLLAND AVENUE
 CITY OF ALBANY
 COUNTY OF ALBANY STATE OF NEW YORK
 FILE: 190200
 SCALE: 1"=20'
 DATE: 7/17/19
 190200-LDMC
 CHK: JRH
 EY: MD

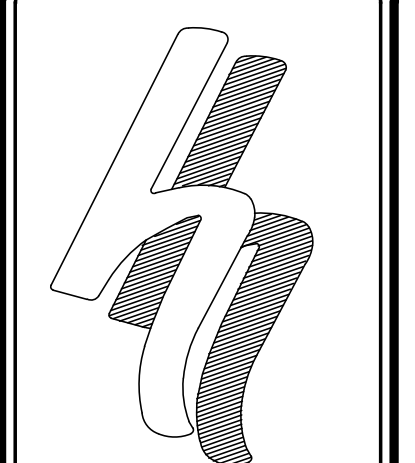


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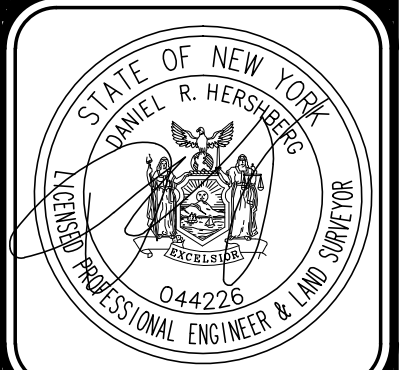
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- PRIOR TO USE, ALL WATER LINES MUST BE CHLORINATED AND HAVE A BACTERIOLOGICAL TEST PERFORMED IN ACCORDANCE WITH CITY OF ALBANY STANDARDS.
- PUMP STATION IS TO BE PRIVATELY OWNED AND MAINTAINED.
- A SITE ASSESSMENT THAT CERTIFIES EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP ARE IN PLACE PRIOR TO CONSTRUCTION COMMENCEMENT MUST BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SUBMITTED TO THE MSA COORDINATOR AT DEPARTMENT OF WATER WITHIN 24 HOURS OF INSPECTION COMPLETION.



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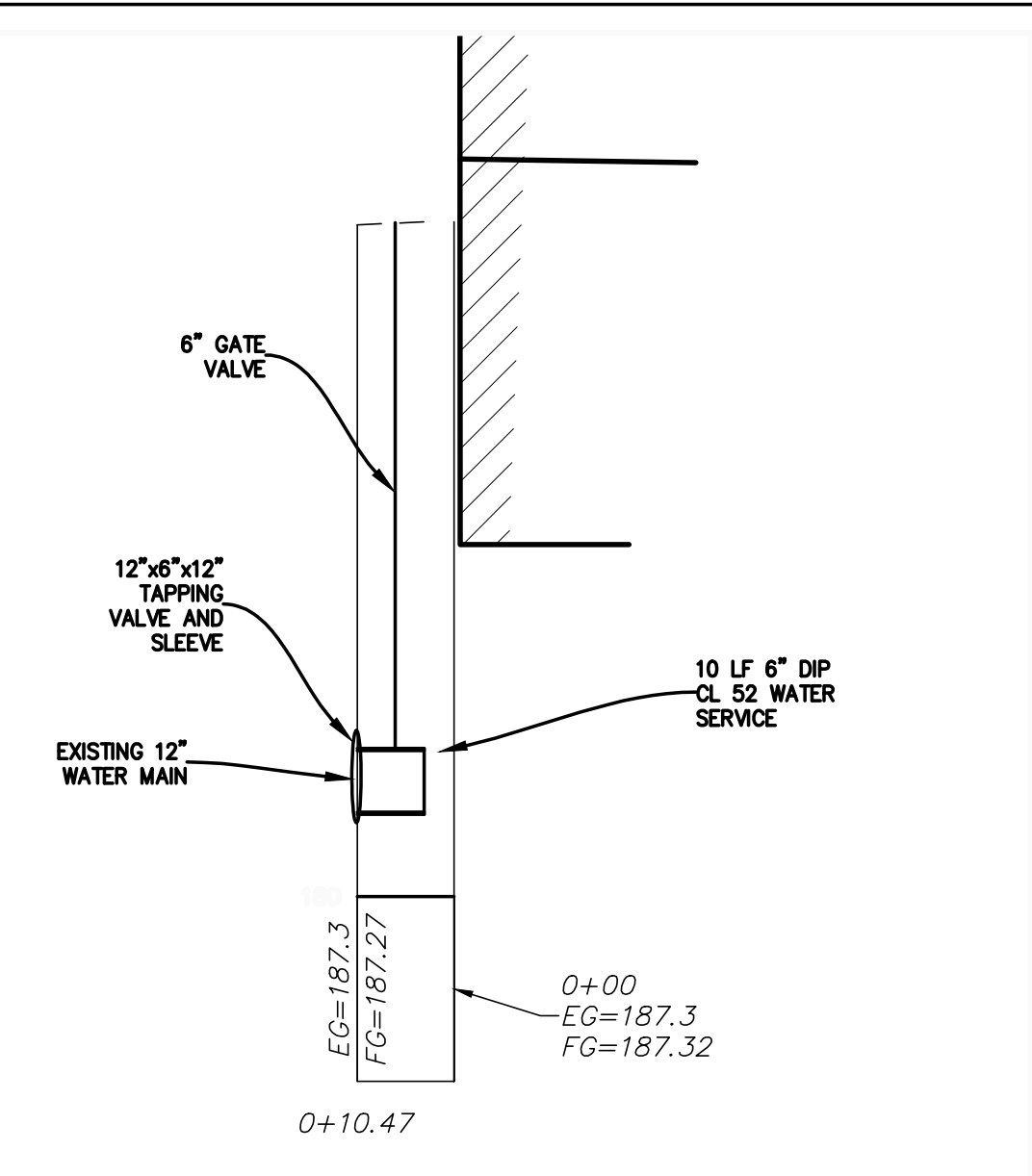
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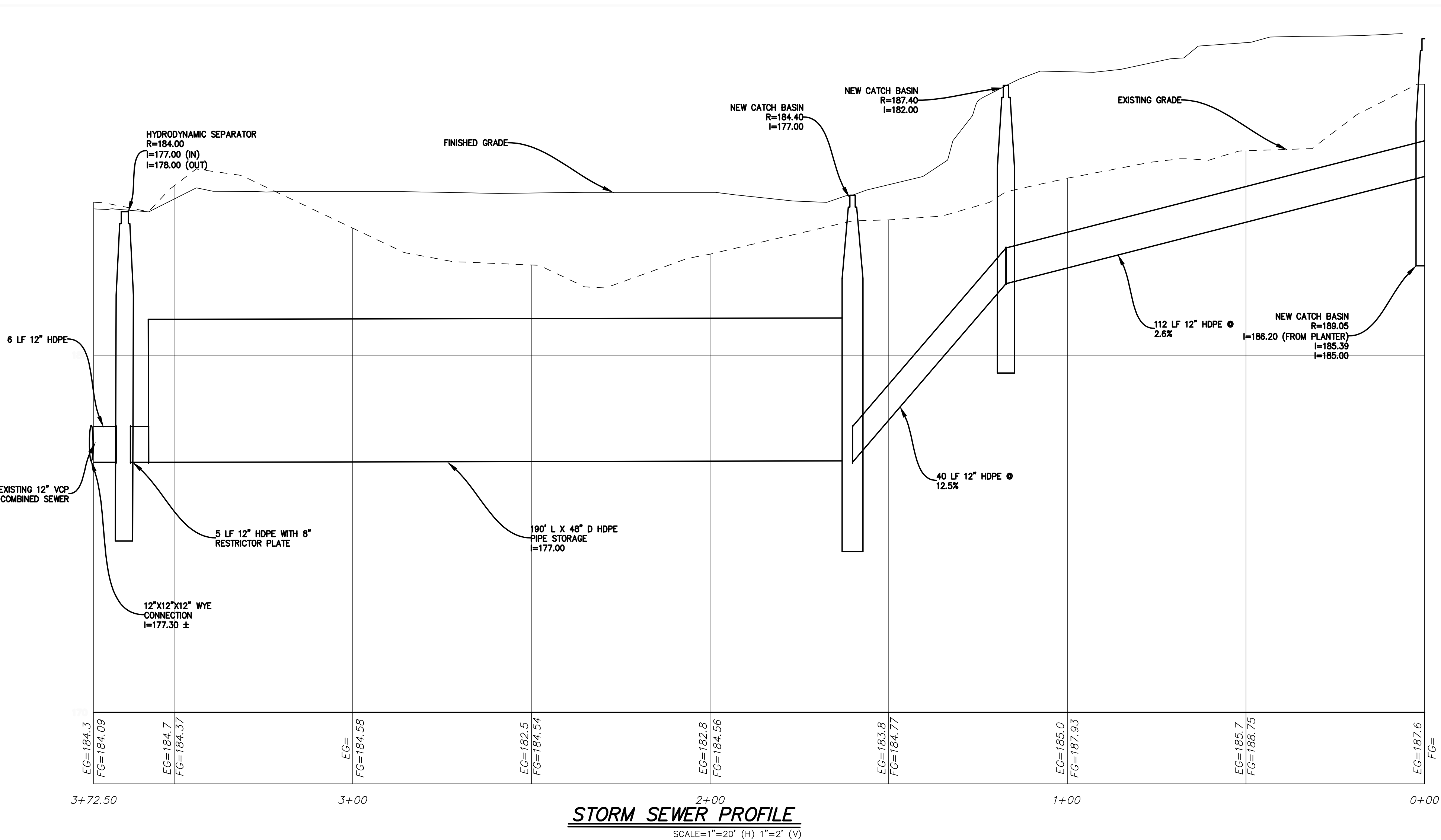
UTILITY PLAN
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

FILE: 190200
 SCALE: 1"=20'
 DATE: 2/29/19
 190200-LDNC
 CHK: JRH

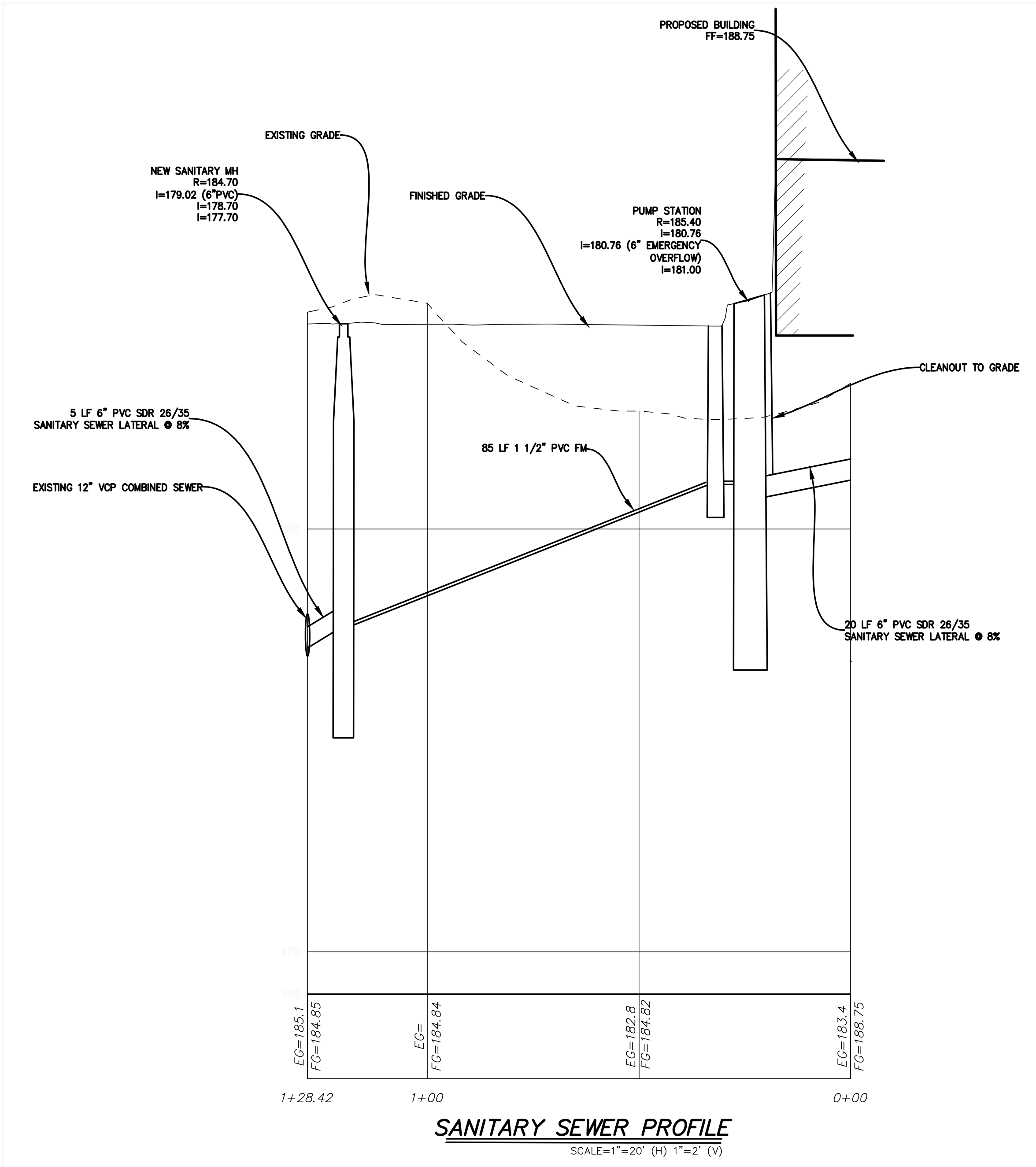


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WATER SERVICE PROFILE
SCALE=1"=20' (H) 1"=2' (V)



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



SANITARY SEWER PROFILE
SCALE=1"=20' (H) 1"=2' (V)

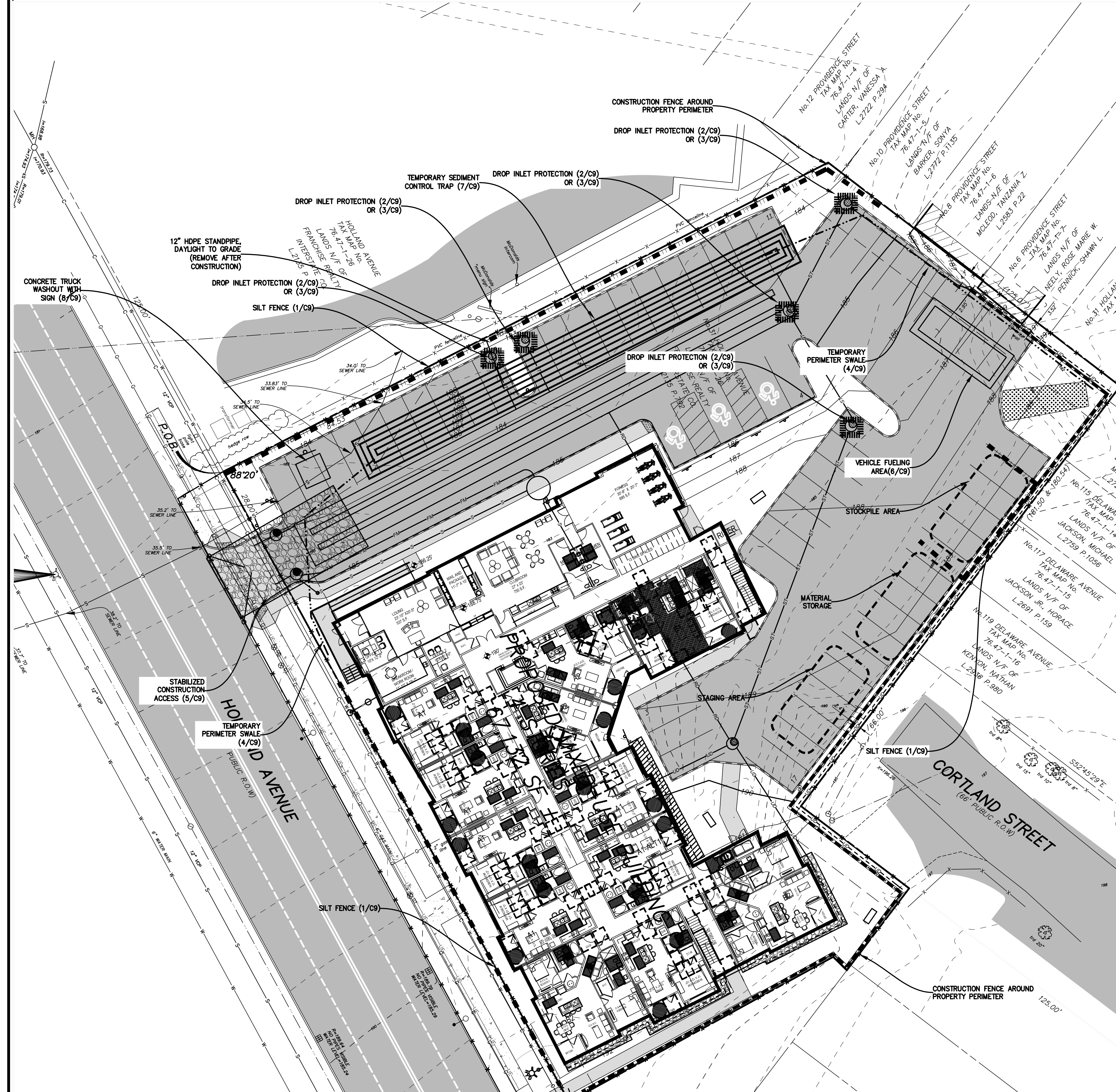
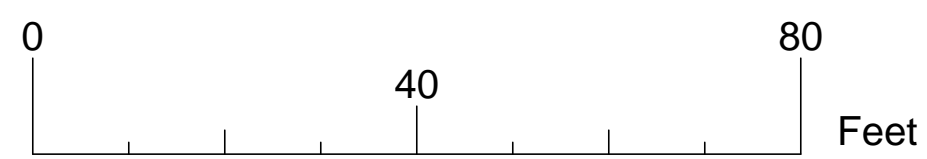
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UTILITY PROFILES
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

FILE: 190200
SCALE: AS NOTED
CHK: JRH
DATE: 8/28/19
190200-LDW



- Construction Sequence**
- ✓ Commence work on site. WITHIN 10 DAYS OF PRE-CONSTRUCTION MEETING
- ✓ Install construction fencing as required. PRIOR TO THE START OF ANY CONSTRUCTION
- ✓ Install silt fence or other controls as indicated on the plan. PRIOR TO COMMENCEMENT OF ANY GRADING - FENCE TO REMAIN IN PLACE UNTIL ALL AREAS ARE STABILIZED.
- ✓ Grade and prepare stabilized construction access. PRIOR TO COMMENCEMENT OF ANY GRADING - STABILIZED CONSTRUCTION ACCESS TO REMAIN IN PLACE UNTIL ALL AREAS ARE STABILIZED.
- ✓ Commence installation of the interception swale and drop inlet protection. PRIOR TO BUILDING EXCAVATION.
- ✓ Establish fueling area. Relocate when required. MAINTAIN A FUELING AREA FOR EQUIPMENT UNTIL NO LONGER REQUIRED.
- ✓ The existing pavement must be kept swept clean to avoid tracking materials onto any streets. CONTINUOUSLY FROM INCEPTION TO COMPLETION OF STABILIZATION OR UNTIL PROJECT IS COMPLETE.
- ✓ Maintain this area clean of debris and verify condition and safety of storage of materials listed below. Requires daily inspection. CONTINUOUSLY FROM INCEPTION UNTIL PROJECT IS COMPLETE.
- ✓ Any construction materials, chemicals or construction debris must be stored in sealed receptacles, trailers or buildings. Any storage piles of materials meant for installation (i.e., sand, etc.) must be surrounded by sedimentation fence. The list of anticipated materials stored on site during construction is provided below and must be updated if any additional materials are utilized: CONTINUOUSLY FROM INCEPTION UNTIL PROJECT IS COMPLETE.
 - Select Fill
 - Fencing Materials
 - Pipes
 - Pipe Solvents
 - Concrete Structures
 - Reinforcing Steel
 - Brick
 - Concrete Additives
 - Concrete Sealers
- ✓ MSDS sheets must be available on site for all materials used or imported to the site. CONTINUOUSLY FROM INCEPTION UNTIL PROJECT IS COMPLETE.
- ✓ Any chemical spills must be contained immediately on site and reported to NYSDEC. CONTINUOUSLY FROM INCEPTION TO FILING OF NOTICE UNTIL PROJECT IS COMPLETE.
- ✓ Oil and grease spills from equipment shall be treated immediately.
- ✓ Clean interception swale and as required. CONTINUOUSLY FROM INSTALLATION UNTIL FILING OF NOTICE OF TERMINATION.
- ✓ Install building, place pavement and prepare lawns and planters. PRIOR TO FILING OF NOTICE OF TERMINATION.
- ✓ Clean any downstream structures of any accumulated silt. PRIOR TO FILING OF NOTICE OF TERMINATION.
- ✓ Fine grade landscape beds. PRIOR TO FILING OF NOTICE OF TERMINATION.
- ✓ Place landscape materials. PRIOR TO FILING OF NOTICE OF TERMINATION.
- ✓ Seed and mulch. PRIOR TO FILING OF NOTICE OF TERMINATION.
- ✓ CONTINUOUSLY FROM INCEPTION UNTIL PROJECT IS COMPLETE.
- ✓ Obtain approval of Project completion from the Department of Water & Water Supply for completion of this Construction Sequence
- ✓ File NOT

- HOUSEKEEPING SECTION**
- During construction any construction materials, chemicals or construction debris must be stored in sealed receptacles, trailers or buildings. Any storage piles of materials meant for installation (i.e., sand, etc.) must be surrounded by sedimentation fence. The list of anticipated materials stored on site during construction is provided below and must be updated if any additional materials are utilized:
 - Select Fill
 - Fencing Materials
 - Pipes
 - Pipe Solvents
 - Concrete Structures
 - Reinforcing Steel
 - Brick
 - Concrete Additives
 - Concrete Sealers
- MSDS sheets must be available on site for all materials used or imported to the site.
- Any chemical spills must be contained immediately on site and reported to NYSDEC.
- IN CASE OF ANY SPILLS OF MATERIALS ON SITE, EXECUTE SPILL RESPONSE PLAN CONTAINED IN APPENDIX #8**
- Oil and grease spills from equipment shall be treated immediately. Vehicle fueling must take place in designated area. Relocate designated fueling area when required.

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

ESC LEGEND	
— — — — —	SILT FENCE
— — — — —	LIMITS OF DISTURBANCE
— — — — —	TEMPORARY SEDIMENT CONTROL TRAP CONTOURS
— — — — —	TEMPORARY PERIMETER SWALE
⊗	DROP INLET PROTECTION
□	FUELING AREA
□	STOCKPILE, STAGING, AND MATERIAL STORAGE AREA

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

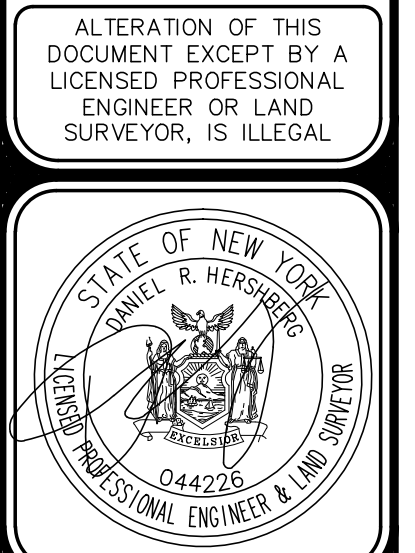
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE JULY 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. (aka: THE BLUE BOOK) EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. IT IS THE INTENT OF THESE PLANS AND NOTES TO BE USED AS A GUIDE BY THE CONTRACTOR TO ENSURE THAT NO ERODED MATERIAL MIGRATES FROM THE SITE OR ENTERS ANY WATER COURSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THIS GOAL IS MET. BY IMPLEMENTING THESE PLANS AND ANY ADDITIONAL MEASURES THAT MAY BE NECESSARY. FURTHER MEASURES MAY BE REQUIRED BY THE CITY, VILLAGE, OR TOWN ENGINEER. WHILE MANY OF THE EROSION CONTROL DETAILS CONTAINED WITHIN THESE PLANS ARE TAKEN DIRECTLY FROM THE BLUE BOOK, THE CONTRACTOR SHOULD CONSIDER ANY OF THE DETAILS CONTAINED IN THE JULY 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AS ACCEPTABLE PRACTICE IN THE APPROPRIATE APPLICATION.
3. THE DEVELOPER/CONTRACTOR OR HIS BUILDER SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL EVENT THROUGHOUT THE ENTIRE DEVELOPMENT PROCESS. TO ASSURE PROPER FUNCTION, SITUATION ENGINEERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION. ALL SEDIMENT ACCUMULATED SHALL BE REMOVED AND CONTAINED IN APPROPRIATE SPILL AREAS. WATER SHALL BE APPLIED TO NEWLY SEEDS AREAS AS NECESSARY UNTIL GRASS COVER IS WELL ESTABLISHED. DURING THESE PERIODIC INSPECTIONS, THE FOLLOWING ITEMS SHOULD BE PAID PARTICULAR ATTENTION:
 - A. THE RAIN INLET LOCATIONS SHALL BE INSPECTED FOR SILT ACCUMULATION CAUSED BY THE LACK OF ESTABLISHED SURROUNDING VEGETATION.
 - B. CATCH BASINS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION.
 - C. SILT FENCING SHALL BE INSPECTED REGULARLY FOR UNDERSHIELDING AND DEGENERATION.
 - D. SEEDING/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A SOLID STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.
4. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL THE ENGINEER HAS APPROVED FINAL STABILIZATION.

EROSION AND SEDIMENT CONTROL NOTES

1. ANY CONTRACTOR INVOLVED IN EARTHWORK ACTIVITIES, INCLUDING BUT NOT LIMITED TO CLEARING, GRADING AND TRENCHING, SHALL REVIEW ALL PERMIT CONDITIONS AND CERTIFY UNDERSTANDING OF THESE CONDITIONS. IN WRITING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ALL EROSION CONTROLS DESCRIBED IN CP-0-10-000, AND IT IS NOT THE INTENT OF THESE DRAWINGS TO REPLACE OR DISSEMINATE THE PERMIT REQUIREMENTS. THE CONTRACTOR SHALL REMAIN IN COMPLIANCE WITH THE PERMIT AT ALL TIMES.
2. AT ALL TIMES SOIL DISTURBING ACTIVITIES SHALL REMAIN LESS THAN 1 ACRE. THE CONTRACTOR SHALL COORDINATE EARTHWORK ACTIVITIES AND IMPLEMENTATION OF SOIL STABILIZATION MEASURES TO ENSURE COMPLIANCE TO THIS PERMIT REQUIREMENT. THE SITE WILL BE MONITORED AT ALL TIMES TO ENSURE SOIL DISTURBANCE DOES NOT EXCEED 1 ACRE. IF THE SOIL DISTURBANCE EXCEEDS ONE ACRE AT ANY TIME, A STOP WORK ORDER WILL ISSUED UNTIL THE SITE RECEIVES COVERAGE UNDER SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION AND EQUIPMENT ENTRANCE WHENEVER PRACTICABLE.
4. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF COMPLETION OR SUSPENSION OF GRADING OPERATIONS.
5. INSTALL TEMPORARY & PERMANENT SEEDING IN ACCORDANCE WITH THE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL. STANDARD AND SPECIFICATION FOR TEMPORARY CONSTRUCTION AREA SEEDING AND FOR MULCHING:
STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA PLANTINGS, PAGE 4.30.
WATER MANAGEMENT PRACTICES MUST BE INSTALLED AS APPROPRIATE FOR SITE CONDITIONS. THE AREA MUST BE ROUGH GRADED AND ROCKS PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS ARE USUALLY REMOVED. SEEDING MUST BE SEEDS WITHIN 24 HOURS OF DISTURBANCE OR SCARRIFICATION OF THE SOIL SURFACE WILL BE NECESSARY PRIOR TO SEEDING.
FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDINGS.
IF: SPRING OR SUMMER OR EARLY FALL, THEN SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE. (APPROXIMATELY 0.7 LB./1000 SQ. FT. OR USE 1 LB./1000 SQ. FT.)
IF: LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED "AROSTOOK" WINTER RYE (CEREAL RYE) AT 1000 LBS. PER ACRE (2.5 LBS./1000 SQ. FT.).
ANY SEEDING METHOD MAY BE USED THAT WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND RESULT IN RELATIVELY GOOD SOIL TO SEED CONTACT.

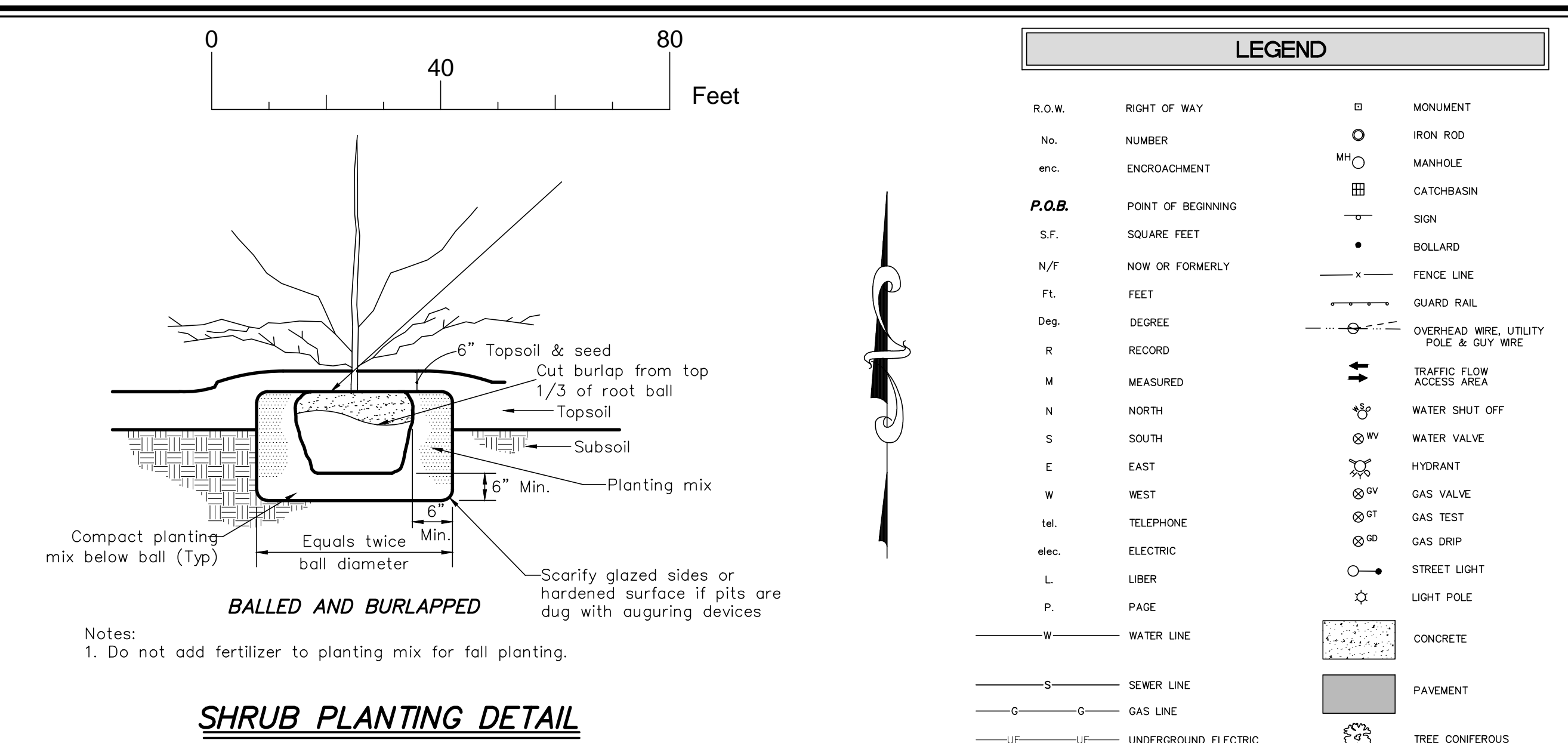
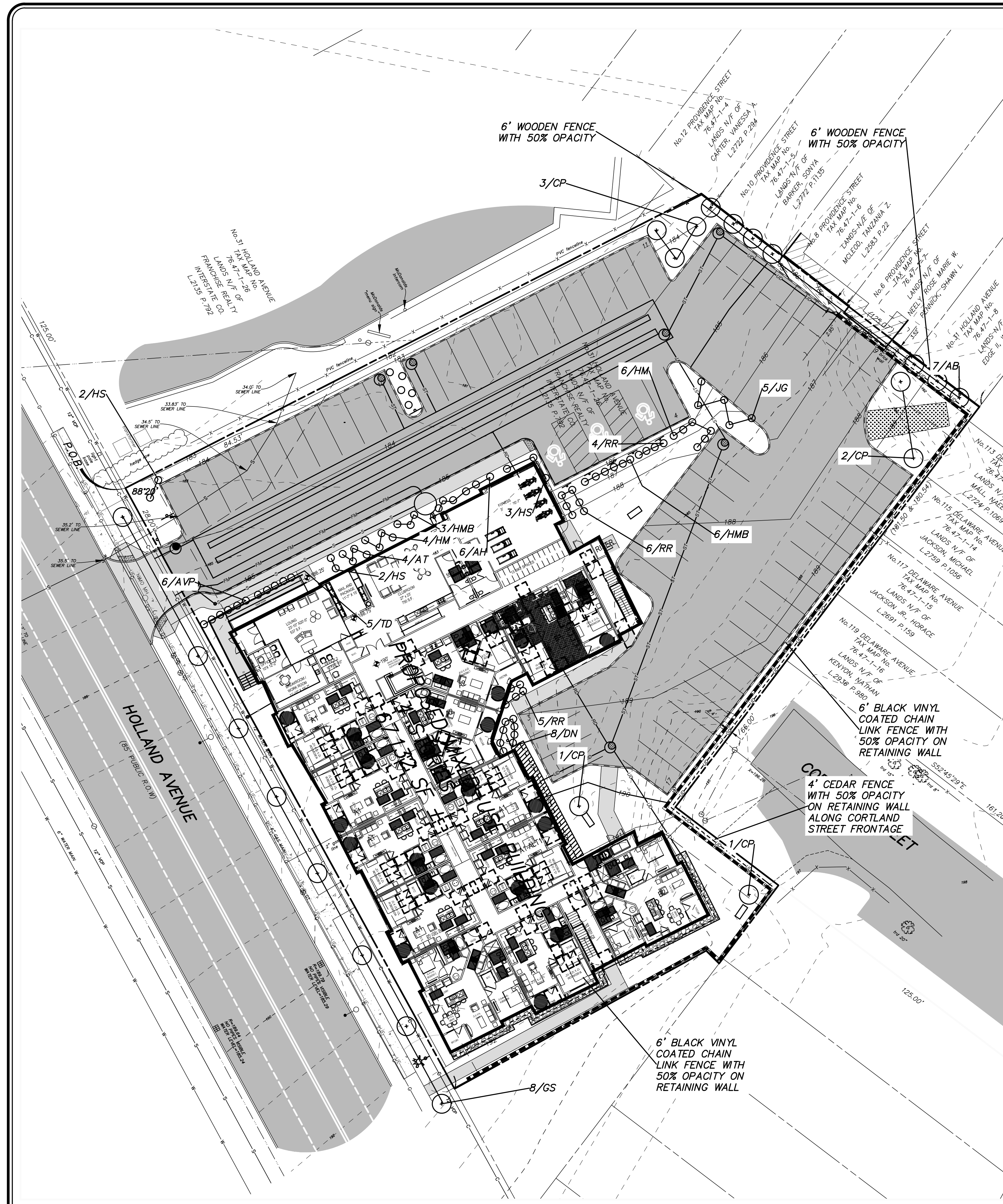
ANCHORING METHOD OR MATERIAL	KIND OF MULCH TO BE ANCHORED	MULCH ANCHORING GUIDE	HOW TO APPLY
PEG AND TWINE	HAY OR STRAW	MULCH (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES)	AFTER MULCHING, DIVIDE AREAS INTO BLOCKS APPROXIMATELY 1 SQ. YD. IN SIZE. DRIVE 4-6 PEGS PER BLOCK TO WITHIN 2" TO 3" OF SOIL SURFACE. SECURE MULCH TO SURFACE BY STRETCHING TWINE BETWEEN PEGS IN CROSS-CROSS PATTERN ON SECURE TWINE AROUND EACH PEG WITH 2 OR MORE TIGHT TURNS. DRIVE PEGS FLUSH WITH SOIL. DRIVING STAKES INTO GROUND TIGHTENS THE TWINE.
MULCH NETTING	HAY OR STRAW	MULCH (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES)	STAPLE THE LIGHT-WEIGHT PAPER, JUTE, WOOD FIBER, OR PLASTIC NETTINGS TO SOIL SURFACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. SHOULD BE BIODEGRADABLE. MOST PRODUCTS ARE NOT SUITABLE FOR FOOT TRAFFIC.
WOOD CELLULOSE FIBER	HAY OR STRAW	MULCH (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES)	APPLY WITH HYDROSEEDER IMMEDIATELY AFTER MULCHING. USE 500 LBS. WOOD FIBER PER ACRE. SOME PRODUCTS CONTAIN AN ADHESIVE MATERIAL ("TACKIFIER"), POSSIBLY ADVANTAGEOUS.
MULCH ANCHORING TOOL	HAY OR STRAW	MULCH (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES)	APPLY MULCH AND PULL A MULCH ANCHORING TOOL (BLUNT, STRAIGHT BRICK) OVER MULCH AS NEAR TO THE CONTOUR AS POSSIBLE. MULCH MATERIAL SHOULD BE "TUCKED" INTO SOIL SURFACE ABOUT 3".
TACKIFIER	HAY OR STRAW	MULCH (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES)	MIX AND APPLY POLYMERIC AND GUM TACKIFIERS ACCORDING TO MANUFACTURER'S INSTRUCTIONS. AVOID APPLICATION DURING RAIN. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 40° FAHRENHEIT ARE REQUIRED.

- #### WINTER CONDITIONS ITEMS TO BE ADDRESSED
1. Identify areas within the site to store snow which is tributary to the temporary perimeter swale. As work progresses this area may move but positive drainage tributary to the temporary perimeter swale must be maintained.
 2. Widen stabilized construction access points to a minimum of 28 feet. Where pavement forms a portion of that route, maintain 50 feet of stone pavement meeting the detail as shown on the SWPPP plan. Stockpile a minimum of 25 cubic yard of stone for the purposes of establishing stone access point after snow storms.
 3. Where any areas at the street grade or within two feet of the street grade remain disturbed overnight, stabilize those areas using 6" of broken stone.
 4. Where equipment or vehicles are traversing the bottom of the excavation, establish paths using 6" of broken stone.
 5. At any point on the perimeter where drainage from accumulated snow or ice will drain away from the site protect these areas with fiber rolls or polyethylene coated check dam materials (Fitrex, Erosion eel or equal).
 6. If work is to cease for more than 3 days, stabilize all disturbed soils.

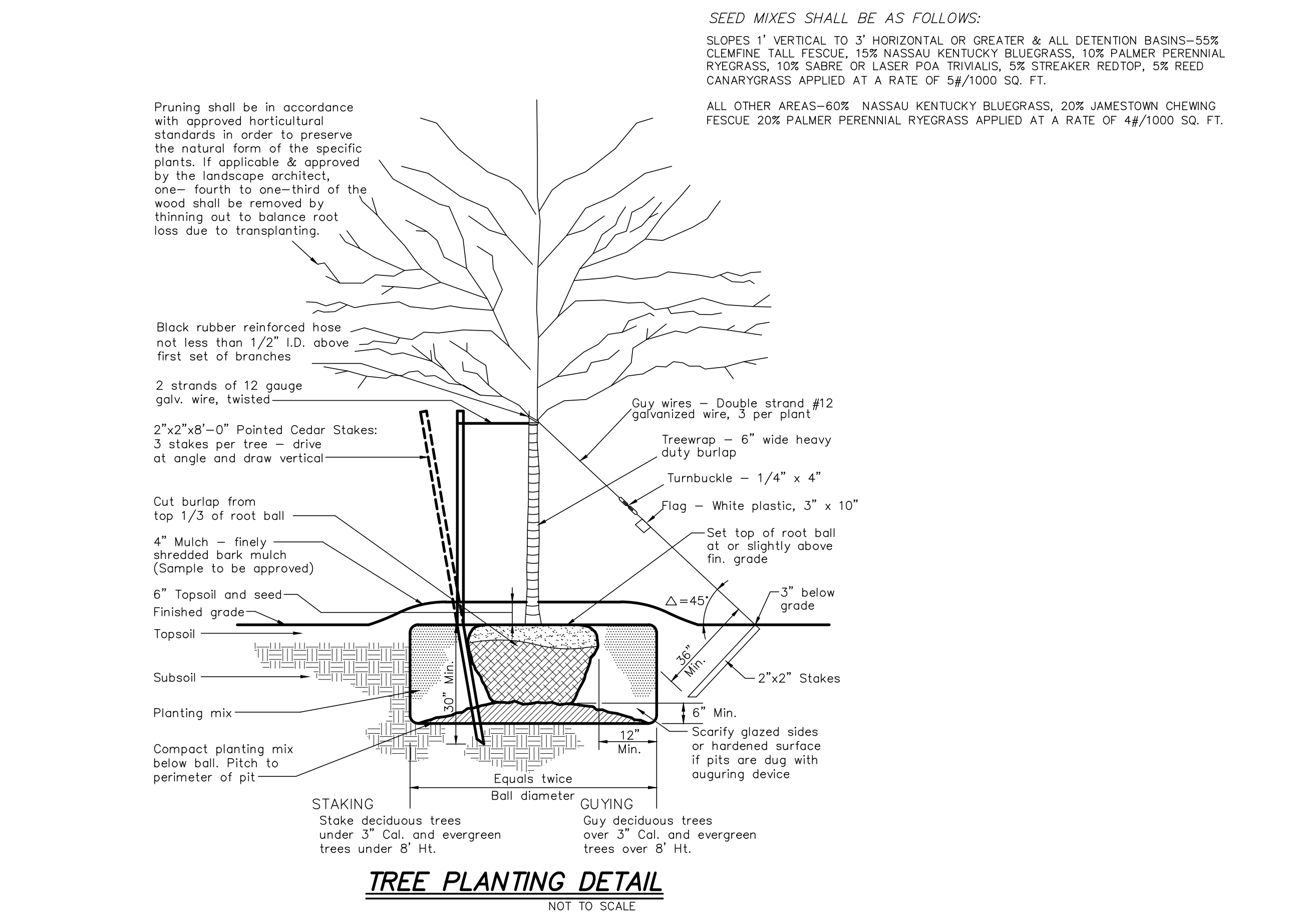


DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/12/20	COMMENT LETTERS
5/13/20	GENERAL REVISIONS

EROSION AND SEDIMENT CONTROL PLAN
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY STATE OF NEW YORK
COUNTY OF ALBANY STATE OF NEW YORK
190220-LINC
DATE: 02/29/19
CHK: DRH
SCALE: 1"=20'
CY: ND
FILE: 190220



PLANT MATERIAL SCHEDULE (SITE)					
SYM	BOTANICAL NAME	COMMON NAME	SIZE	AMT	COMMENTS
TREES					
AB	ABIES CONCOLOR	WHITE FIR	5'-6' HT.	7	B & B
CP	CRATAEGUS PHAENOPYRUM (CORDATA)	WASHINGTON HAWTHORN	2"-2 1/2" CAL.	7	B & B
GS	GLEDITSIA TRIACANTHOS 'INERMIS' 'SUNBURST'	SUNBURST HONEY-LOCUST	2 1/2"-3" CAL.	8	B & B
SHRUBS					
AH	AZALEA GIRARD 'HOT SHOT'	HOT SHOT AZALEA	2 GAL.	6	CONTAINER GROWN
AT	AZALEA 'STEWARTSTONIAN'	STEWARTSTONIAN AZALEA	18"-24" HT.	4	CONTAINER GROWN
DN	DEUTZIA 'NIKKO'	SLENDER DEUTZIA	18"-24" SPREAD	8	B & B
HM	HYDRANGEA MACROPHILIA 'BALLMOR'	ENDLESS SUMMER HYDRANGEA	#5 CONT.	12	CONTAINER GROWN
HMB	HYDRANGEA MACROPHILIA 'BLUSHING BRIDE'	BLUSHING BRIDE HYDRANGEA	24"-30" HT.	9	CONTAINER GROWN
HS	HIBISCUS SYRIACUS 'PINK GIANT'	PINK GIANT ROSE OF SHARON	4'-5'	5	B & B
JG	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18" HT.	10	B & B
RR	RHODODENDRON 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON	2 1/2" HT.	6	B & B
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HT.	5	B & B
PERENNIALS					
AD	ASTER DUMOSUS 'WOODS PURPLE'	WOODS PURPLE ASTER	2 GAL.	5	CONTAINER GROWN
AVP	ASTILBE 'VISIONS IN PINK'	VISION IN PINK ASTILBE	2 GAL.	6	CONTAINER GROWN



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
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

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

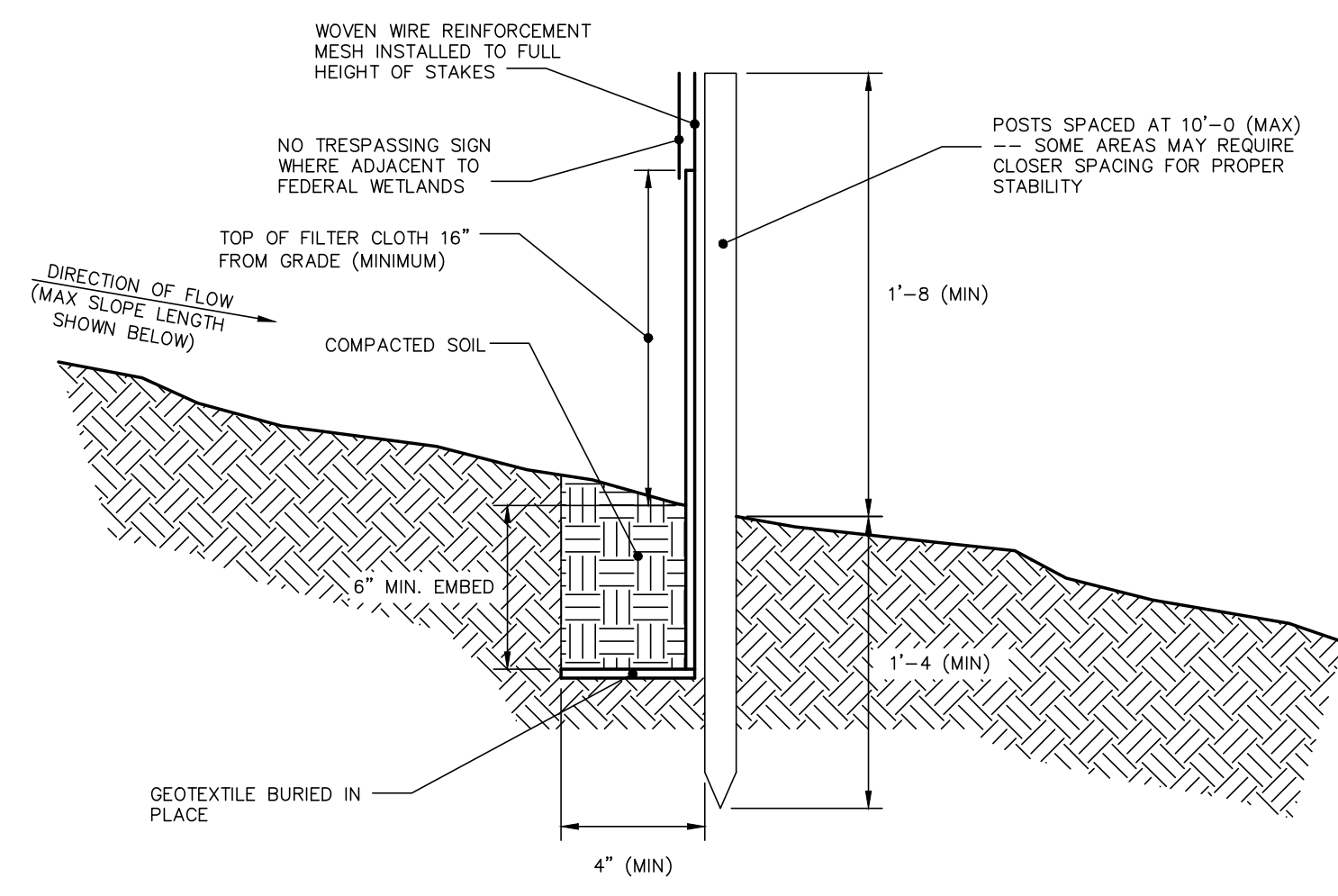
ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.

STATE OF NEW YORK
JAMES R. HERSHBERG
PROFESSIONAL ENGINEER & LAND SURVEYOR
044275

DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/12/20	COMMENT LETTERS
5/13/20	GENERAL REVISIONS

LANDSCAPING PLAN
THE GALLERY ON HOLLAND AVENUE
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

FILE: 190200
SCALE: 1"=20'
DATE: 2/29/19
190200-LDMC
CHK: DRH
GUY: MD



MAXIMUM ALLOWABLE SLOPE LENGTH

MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SECTION OF SILT FENCE SHALL BE AS FOLLOWS:

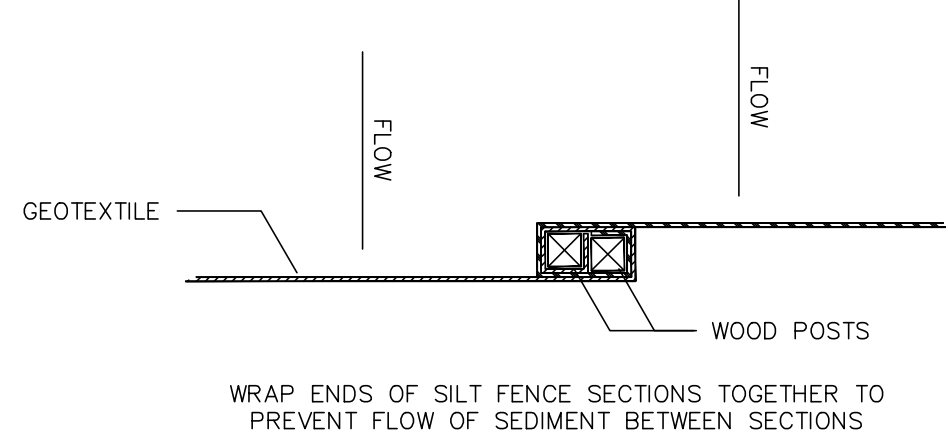
SLOPE STEEPNESS:	MAX. SLOPE LENGTH:
1:2	25 FT
1:3	50 FT
1:4	75 FT
1:5 OR FLATTER	100 FT

NOTE: MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO SILT FENCE SECTION SHALL NOT EXCEED 1/4 ACRE PER 100 FT OF FENCE. CONCENTRATED DISCHARGE OF SEDIMENT LADEN WATER SHALL NOT BE ALLOWED TO FLOW DIRECTLY TO THE FENCING.

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- INSTALL SILT FENCE IN ACCORDANCE WITH "THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", SECTION 7A.
- WOVEN WIRE FENCE SHALL BE 12 1/2 GA., 6" MAXIMUM MESH OPENING, FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE WRAPPED TOGETHER PER SILT FENCE JOINT DETAIL ON THIS SHEET.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN ACCUMULATION REACHES 1/2 OF DESIGN CAPACITY OF FENCE (1/2 HEIGHT OF FILTER FABRIC) OR WHEN "BULGES" DEVELOP IN FENCING.

- POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
- FENCE: WOVEN WIRE, 12 1/2 GA. 6" MAX. MESH OPENING
- FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



1 SILT FENCE DETAIL

CONSTRUCTION SPECIFICATIONS:

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- VOLUME OF SEDIMENT STORAGE SHALL BE 3600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
- THE STRUCTURE SHALL BE REMOVED AND AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL PIPE SLOPES SHALL BE 2:1 OR FLATTER; CUT SLOPES 1:1 OR FLATTER.
- ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
- THE TOP 2/3 OF THE RISER SHALL BE PERFORATED WITH ONE (1) INCH DIAMETER HOLES OR SLITS SPACED SIX (6) INCHES VERTICALLY AND HORIZONTALLY AND PLACED IN THE CONCAVE PORTION OF PIPE. NO HOLES WILL BE ALLOWED WITHIN SIX (6) INCHES OF THE HORIZONTAL BARREL.
- THE RISER SHALL BE WRAPPED WITH 1/4 TO 1/2 INCH HARDWARE CLOTH WIRE THEN WRAPPED WITH FILTER CLOTH (HAVING EQUIVALENT SIEVE SIZE OF 40-60). THE FILTER CLOTH SHALL EXTEND SIX (6) INCHES ABOVE THE HIGHEST HOLE AND SIX (6) INCHES BELOW THE LOWEST HOLE WHERE ENDS OF THE FILTER CLOTH COME TOGETHER, THEY SHALL BE OVER-LAPPED, FOLDED AND STAPLED TO PREVENT BYPASS.
- STRAPS OR CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER CLOTH AND WIRE FABRIC IN PLACE. THEY SHALL BE PLACED AT THE TOP AND BOTTOM OF THE CLOTH.
- FILL MATERIAL ALONG THE PIPE SPILLWAY SHALL BE HAND COMPACTED IN FOUR (4) INCH LAYERS. A MINIMUM OF TWO (2) FEET OF HAND COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
- THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE TO PREVENT FLOTATION. FOR CONCRETE BASE THE DEPTH SHALL BE TWELVE (12) INCHES WITH THE RISER EMBEDDED NINE (9) INCHES. A 1/4 INCH THICKNESS STEEL PLATE SHALL BE ATTACHED TO THE RISER BY A CONTINUOUS WELD AROUND THE BOTTOM TO FORM A WATERTIGHT CONNECTION AND THE PLATE TWO (2) FEET OF STONE, GRAVEL, OR TAMPED EARTH ON THE PLATE.

DESIGN CRITERIA:

IF THE DRAINAGE AREA TO THE PROPOSED TRAP LOCATION EXCEEDS 5 ACRES, OR THE TRAP IS IN PLACE BEYOND OR CONSTRUCTION SEASON OR ANY OF THE ADDITIONAL DESIGN CRITERIA PRESENTED HERE CANNOT BE MET, A FULL SEDIMENT BASIN MUST BE USED. SEE STANDARD AND SPECIFICATION FOR SEDIMENT BASIN ON PAGE 5.18.

DRAINAGE AREA - THE MAXIMUM DRAINAGE AREA FOR ALL SEDIMENT TRAPS SHALL BE 5 ACRES.

LOCATION - SEDIMENT TRAPS SHALL BE LOCATED SO THAT THEY CAN BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS MUST NOT BE LOCATED ANY CLOSER THAN 20 FEET FROM A PROPOSED BUILDING FOUNDATION IF THE TRAP IS TO OBTAIN MAXIMUM STORAGE BENEFIT FROM THE TERRAIN AND FOR EASE OF CLEANOUT AND DISPOSAL OF THE TRAPPED SEDIMENT.

TRAP SIZE - THE VOLUME OF A SEDIMENT TRAP AS MEASURED AT THE ELEVATION OF THE CREST OF THE OUTLET SHALL BE AT LEAST 8000 CUBIC FEET PER ACRE OF DRAINAGE AREA. A MINIMUM LENGTH TO WIDTH RATIO OF 2:1 SHOULD BE PROVIDED. THE VOLUME OF A CONSTRUCTED TRAP SHALL BE CALCULATED USING STANDARD MATHEMATICAL PROCEDURES. THE VOLUME OF A NATURAL SEDIMENT TRAP MAY BE APPROXIMATED BY THE EQUATION: VOLUME (CU FT) = 0.4 X SURFACE AREA (SQ FT) X MAXIMUM DEPTH (FT).

TRAP CLEANOUT - SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT SHALL BE MINIMAL. EXCAVATED PORTIONS OF SEDIMENT TRAPS SHALL HAVE 1:1 OR FLATTER SLOPES.

EMBANKMENT - ALL EARTH EMBANKMENTS FOR SEDIMENT TRAPS SHALL NOT EXCEED FIVE (5) FEET IN HEIGHT AS MEASURED AT THE LOW POINT OF THE ORIGINAL GROUND ALONG THE CENTERLINE OF THE EMBANKMENT. EMBANKMENTS SHALL HAVE A MINIMUM 2:1 HORIZONTAL TO VERTICAL RATIO AND SLOPES OF 2:1 OR FLATTER. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH AS SOON AS IT IS COMPLETED.

OUTLET - THE ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER TO ANY SEDIMENT TRAP WILL EQUAL OR EXCEED THE MAXIMUM HEIGHT OF THE OUTLET STRUCTURE ALONG THE ENTIRE LENGTH OF THE TRAP.

EXCAVATION - ALL EXCAVATION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMAL. EXCAVATED PORTIONS OF SEDIMENT TRAPS SHALL HAVE 1:1 OR FLATTER SLOPES.

OUTLET - THE OUTLET SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMAL. OUTLET SHOULD BE MAXIMIZED TO THE LONGEST LENGTH PRACTICABLE. ALL TRAPS MUST BE SEED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION.

SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLE UNDISTURBED) GROUND, INTO A WATERCOURSE, STABILIZED CHANNEL, OR INTO A STORM DRAIN SYSTEM. DISTANCE BETWEEN INLET AND OUTLET SHOULD BE MAXIMIZED TO THE LONGEST LENGTH PRACTICABLE. ALL TRAPS MUST BE SEED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION.

MINIMUM SIZES	BARREL DIAMETER* (INCHES)	RISER DIAMETER* (INCHES)	MAXIMUM DRAINAGE AREA (ACRES)
	12	1	1
	15	1	2
	18	1	3
	21	2	4
	24	2	5

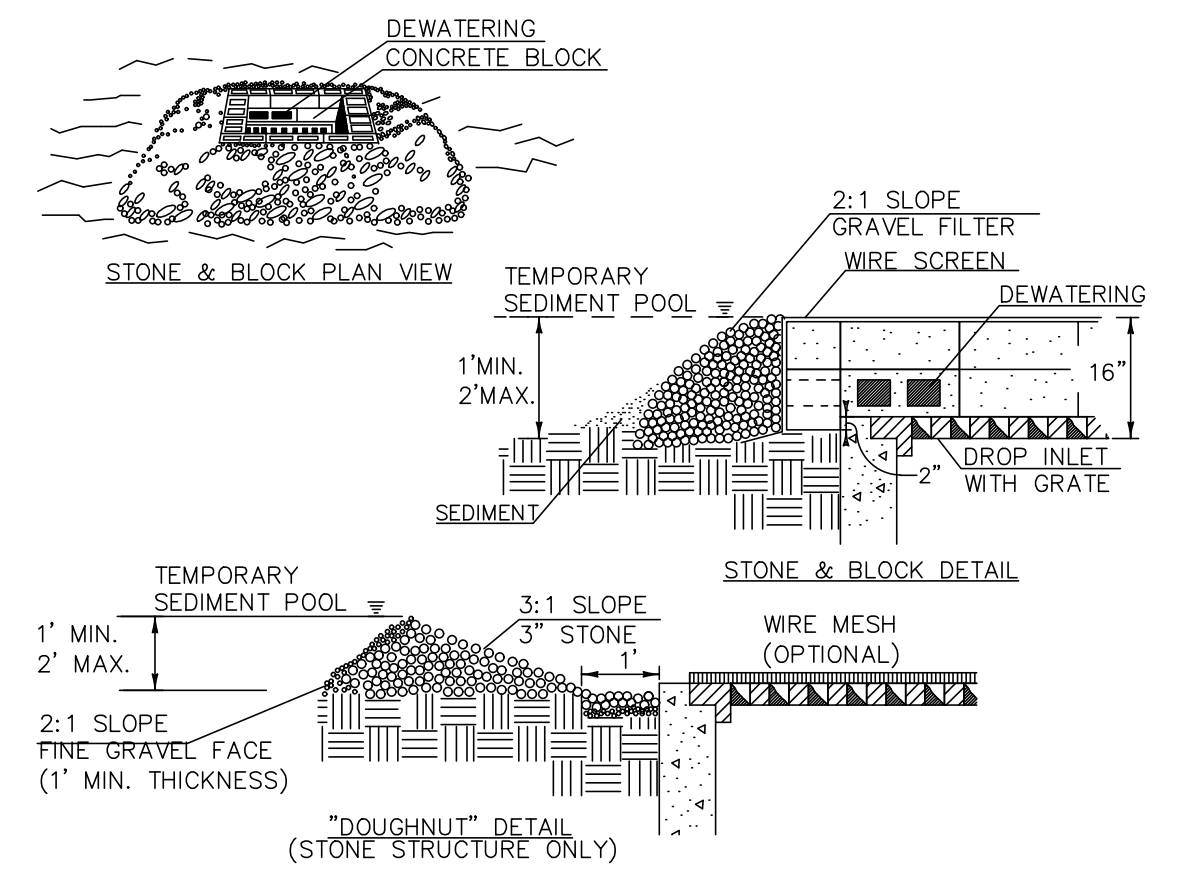
* BARREL DIAMETER MAY BE SAME SIZE AS RISER DIAMETER

CONSTRUCTION SEQUENCE SUMMARY TABLE	
CS#	DISTURBED AREA
CS1	1.18

TEMPORARY SEDIMENT TRAP SUMMARY TABLE	
DESCRIPTION	TRAP No.1
TYPE	
DRAINAGE AREA	1.18 ACRES
STORAGE PROVIDED*	157 C.Y.
PIPE OUTLET	12" C.Y.
DEPTH BELOW OUTLET	12"
EMBANKMENT HT.	3'0"
SOX CLEANOUT ELEVATION	183.50
INVERT OUT ELEVATION	183.00
LENGTH X WIDTH X HT*	155'X15'X2'

*STORAGE CAPACITY FROM THE TOP ELEVATION OF THE RISER PIPE OUTLET TO THE TRAP BOTTOM

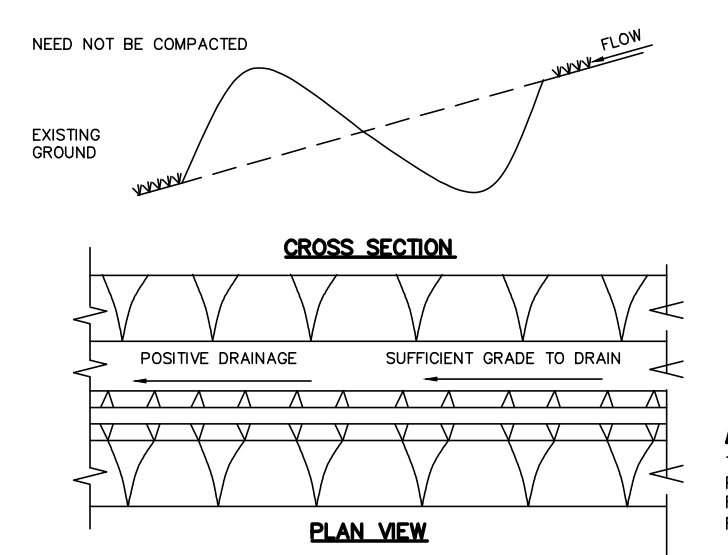
7 TEMPORARY SEDIMENT CONTROL TRAP DETAIL



CONSTRUCTION SPECIFICATIONS:

- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2" MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
- HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
- USE CLEAN STONE OR GRAVEL 1/2" - 3/4" IN DIAMETER PLACED 2" BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
- FOR STONE STRUCTURES ONLY, A 1" THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3" STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

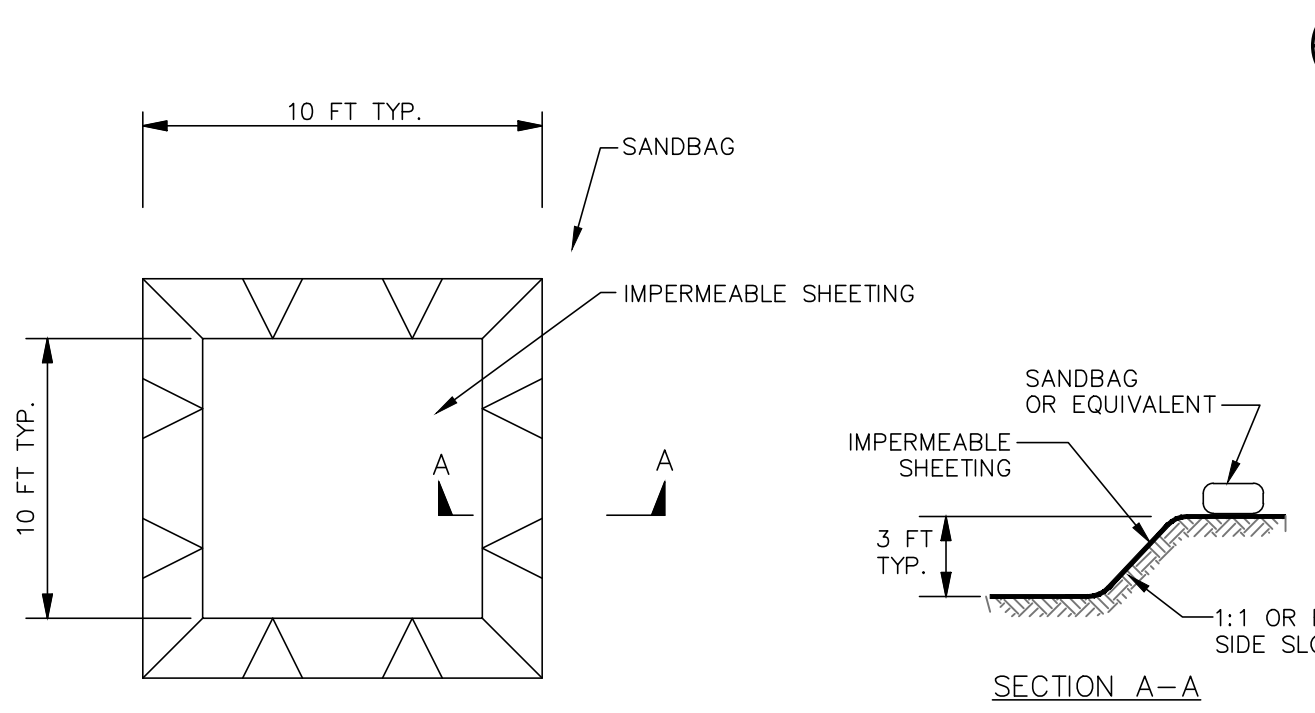
3 STONE AND BLOCK DROP INLET PROTECTION DETAIL



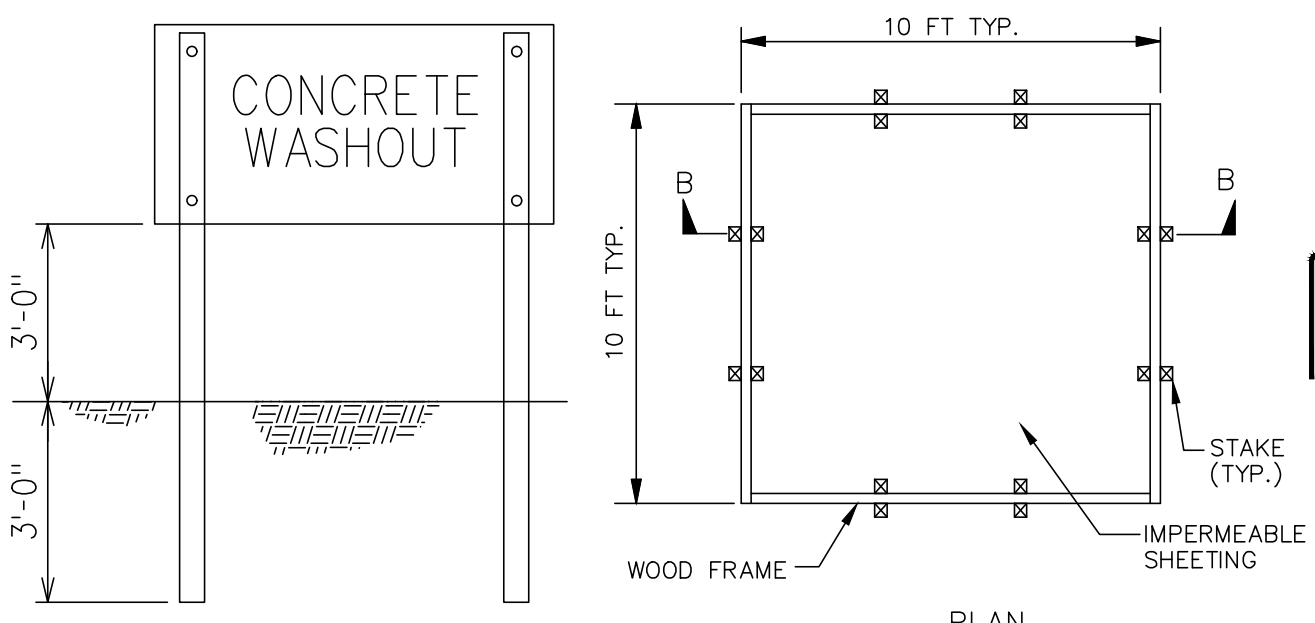
DESIGN CRITERIA:

- THE PERIMETER DIKE/SWALE SHALL NOT BE CONSTRUCTED OUTSIDE PROPERTY LINES OR SETBACKS WITHOUT OBTAINING LEGAL EASEMENTS FROM AFFECTED ADJACENT PROPERTY OWNERS. A DESIGN IS NOT REQUIRED FOR PERIMETER DIKE/SWALE. THE FOLLOWING CRITERIA SHALL BE USED:
- DRAINAGE AREA** - LESS THAN 2 ACRES (FOR DRAINAGE AREAS LARGER THAN 2 ACRES BUT LESS THAN 10 ACRES, SEE EARTH DIKE OR CONSTRUCTION DITCH; FOR DRAINAGE AREAS LARGER THAN 10 ACRES, SEE STANDARD AND SPECIFICATIONS FOR DIVERSION).
- HEIGHT** - 18 INCHES MINIMUM FROM BOTTOM OF SWALE TO TOP OF DIKE EXCEPT DIVIDED BETWEEN DIKE HEIGHT AND SWALE DEPTH.
- BOTTOM WIDTH OF DIKE** - 2 FEET MINIMUM.
- WIDTH OF SWALE** - 2 FEET MINIMUM.
- GRADE** - DEPENDENT UPON TOPOGRAPHY, BUT SHALL HAVE POSITIVE DRAINAGE (SUFFICIENT GRADE TO DRAIN) TO AN ADEQUATE OUTLET. MAXIMUM ALLOWABLE GRADE NOT TO EXCEED 8 PERCENT.
- STABILIZATION** - THE DISTURBED AREA OF THE DIKE AND SWALE SHALL BE STABILIZED WITHIN 2 DAYS OF INSTALLATION FOR CONSTRUCTION DITCH. (SEE PAGE 3.4).

4 TEMPORARY PERIMETER DIKE OR SWALE DETAIL

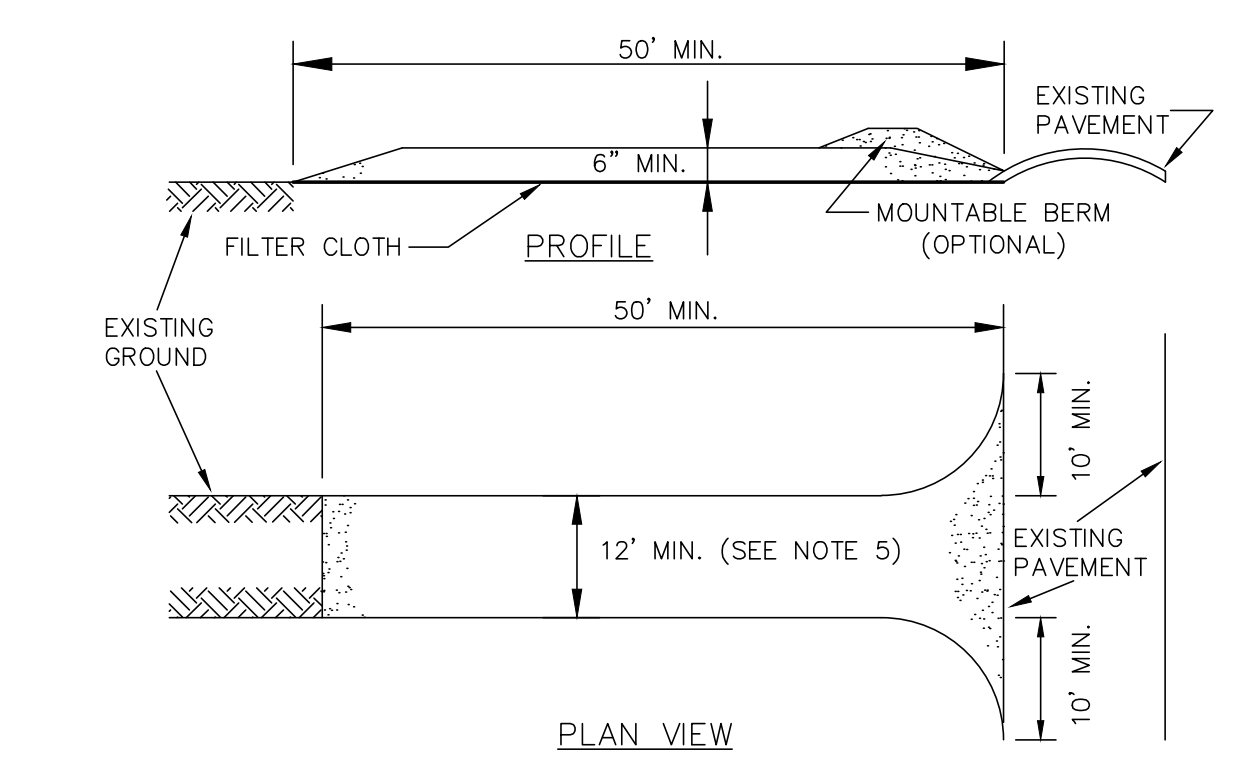


EXCAVATED WASHOUT STRUCTURE



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

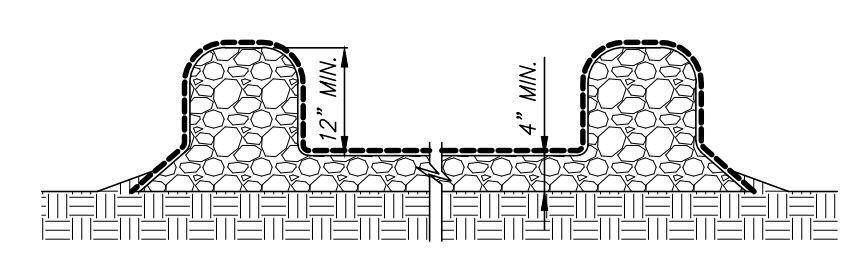
8 ONSITE CONCRETE TRUCK WASHOUT STRUCTURE DETAIL



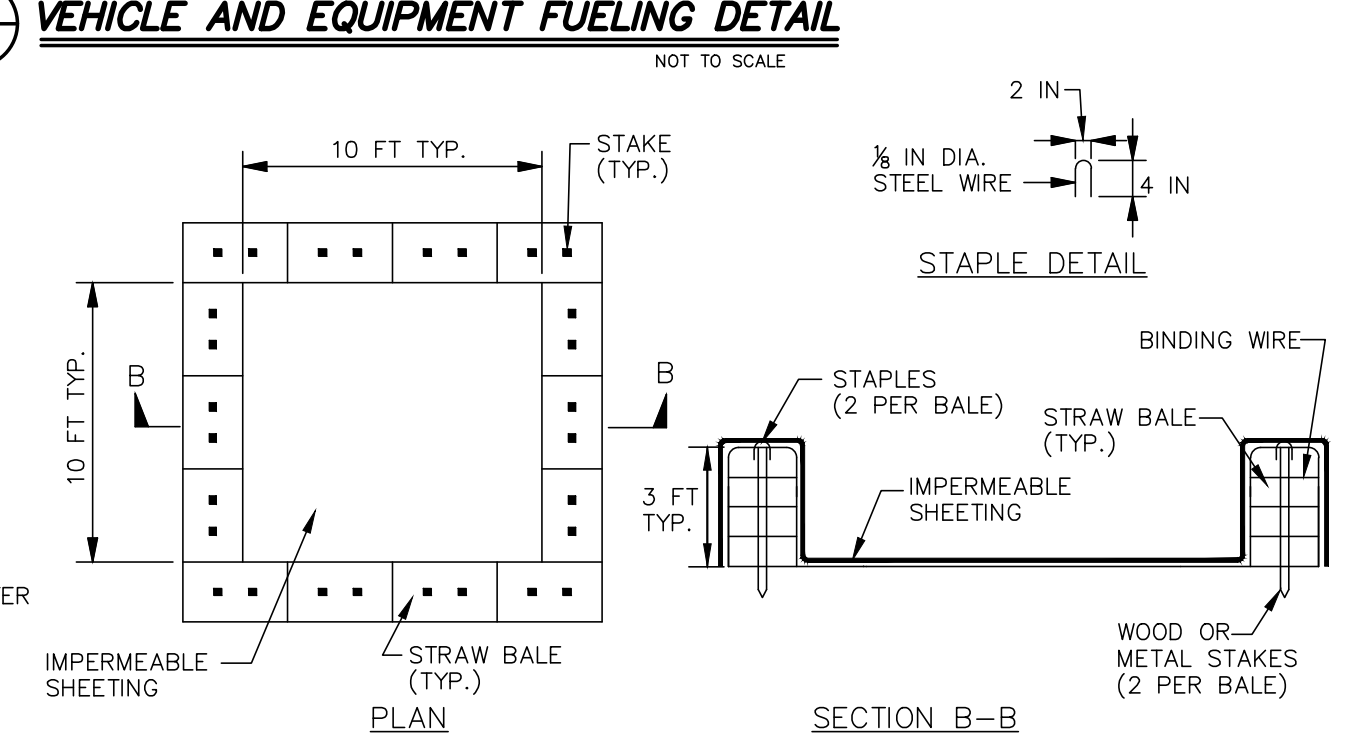
CONSTRUCTION SPECIFICATIONS:

- INSTALL CONSTRUCTION ACCESS IN ACCORDANCE WITH "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", SECTION 7A.
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IF CONSTRUCTED AS THE ONLY ENTRANCE TO THE SITE, WIDTH SHALL BE TWENTY-FOUR (24) FEET.
- STABILIZATION FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS ONTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

5 STABILIZED CONSTRUCTION ACCESS DETAIL



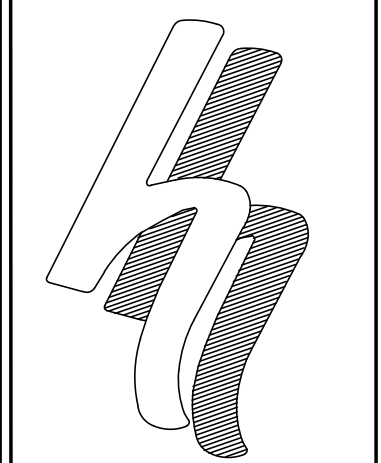
6 VEHICLE AND EQUIPMENT FUELING DETAIL



WASHOUT STRUCTURE WITH STRAW BALES

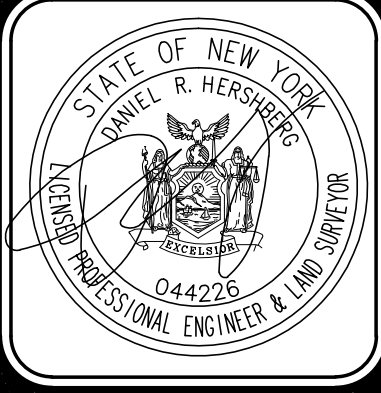
CONSTRUCTION SPECIFICATIONS:

- LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
- SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
- PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
- PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
- KEEP CONCRETE WASHOUT STRUCTURE TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



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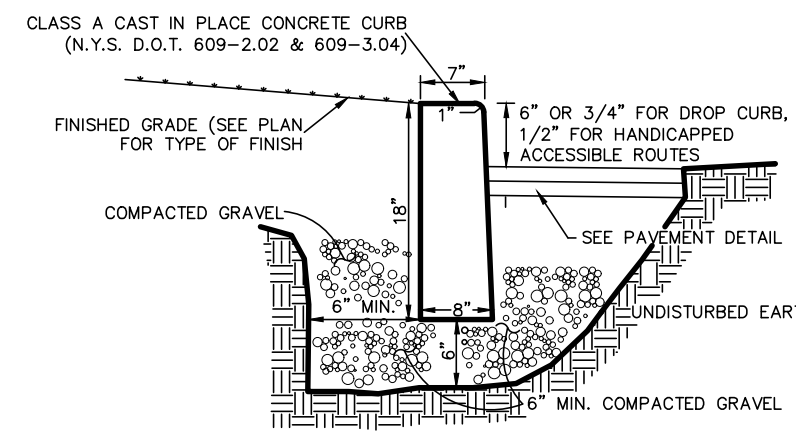
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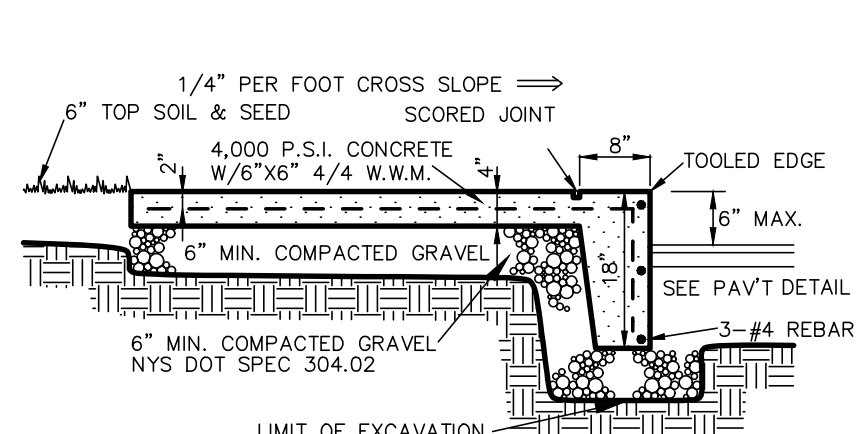
DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/17/20	COMMENT LETTERS
5/13/20	GENERAL REVISIONS

EROSION AND SEDIMENT CONTROL DETAILS
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

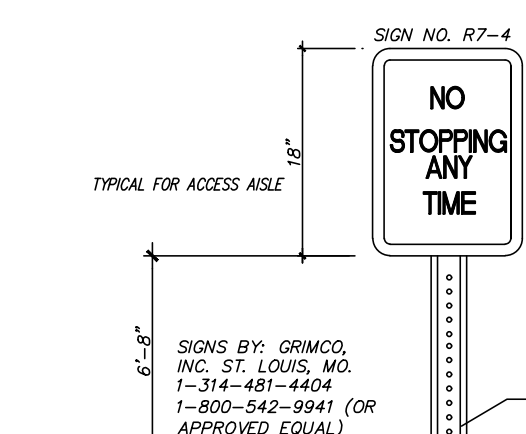
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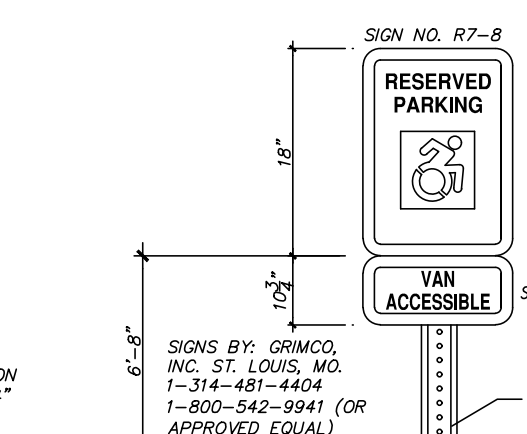
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C10 CONCRETE CURB
(CAST IN PLACE) DETAIL
NOT TO SCALE



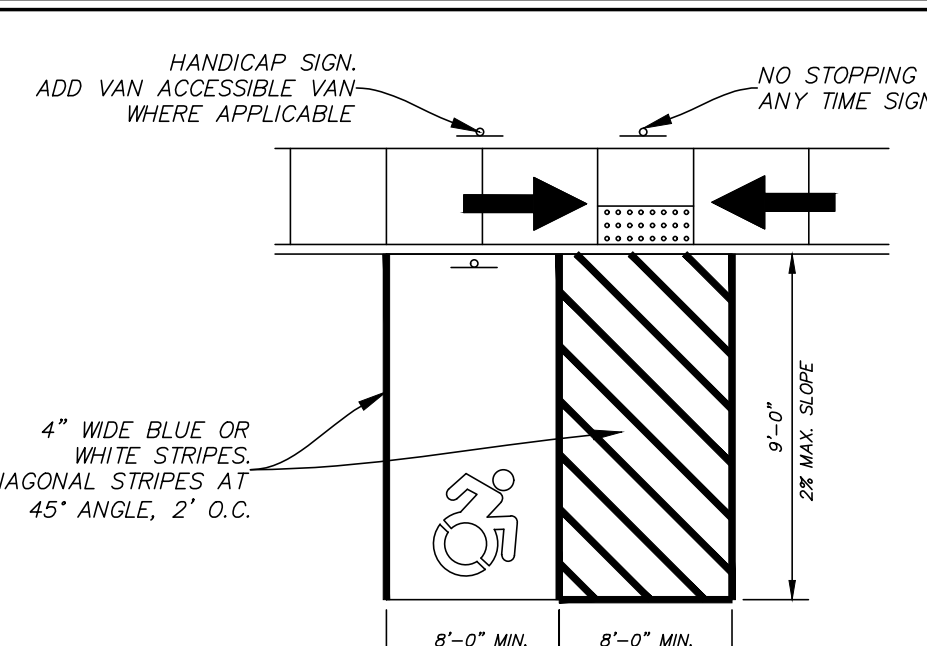
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C10 INTEGRAL WALK & CURB DETAIL
NOT TO SCALE



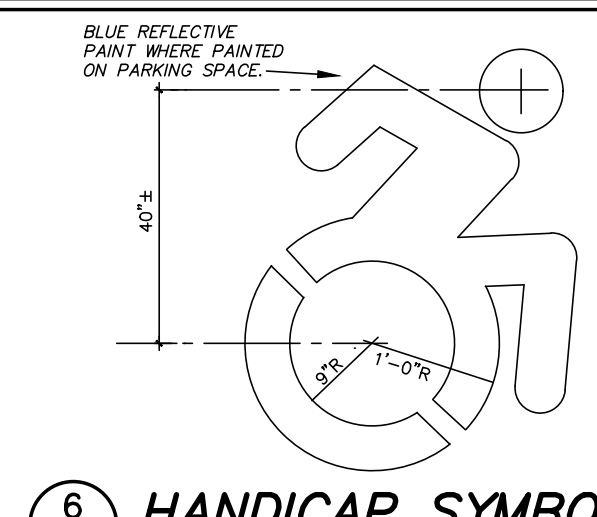
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C10 HANDICAP SIGN
N.T.S. TYPICAL FOR ACCESS AILE



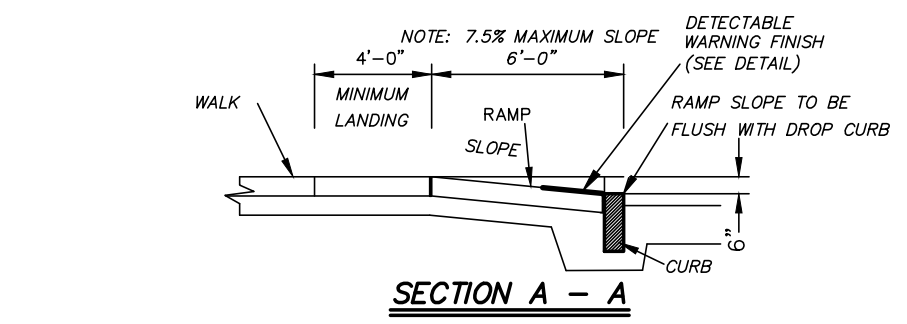
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C10 HANDICAP SIGN
N.T.S. TYPICAL FOR PARKING SPACE



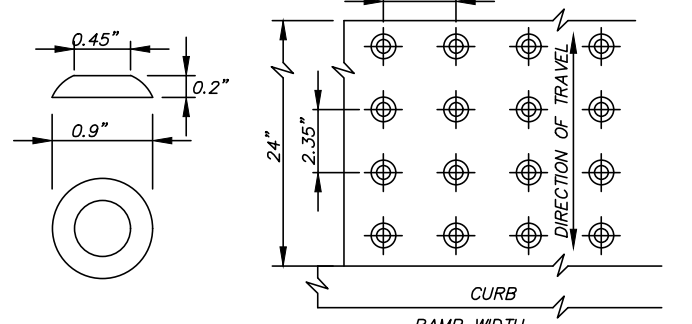
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C10 HANDICAPPED PAVEMENT
STRIPING DETAIL



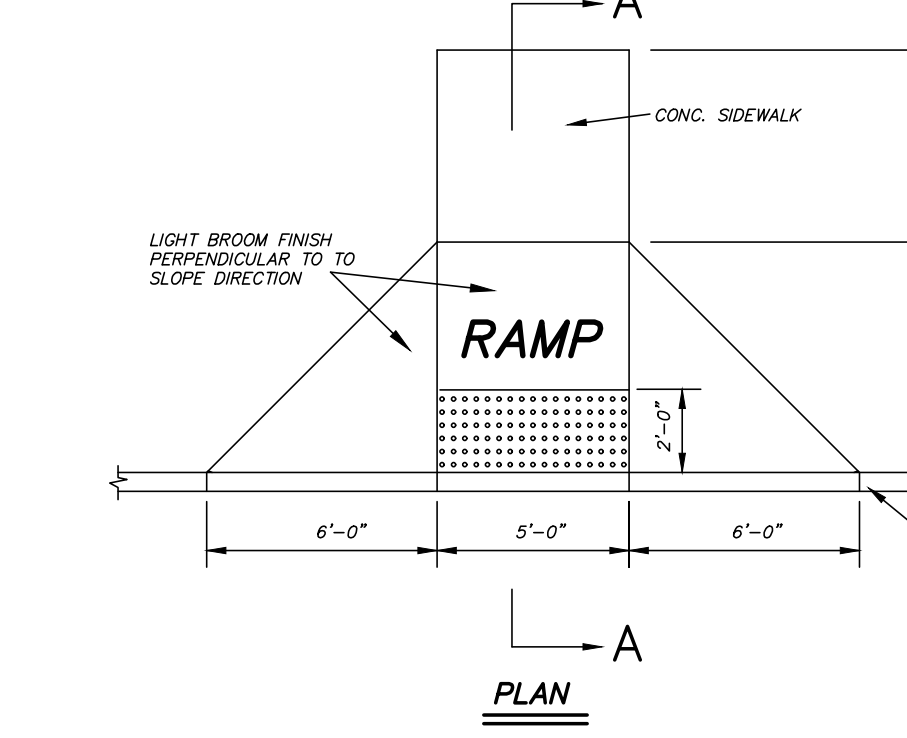
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C10 HANDICAP SYMBOL
N.T.S.



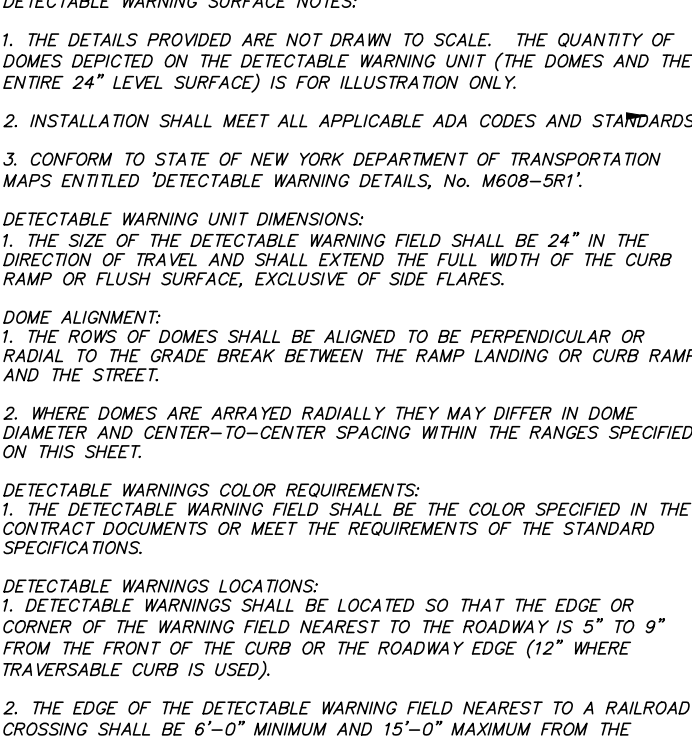
SECTION A - A



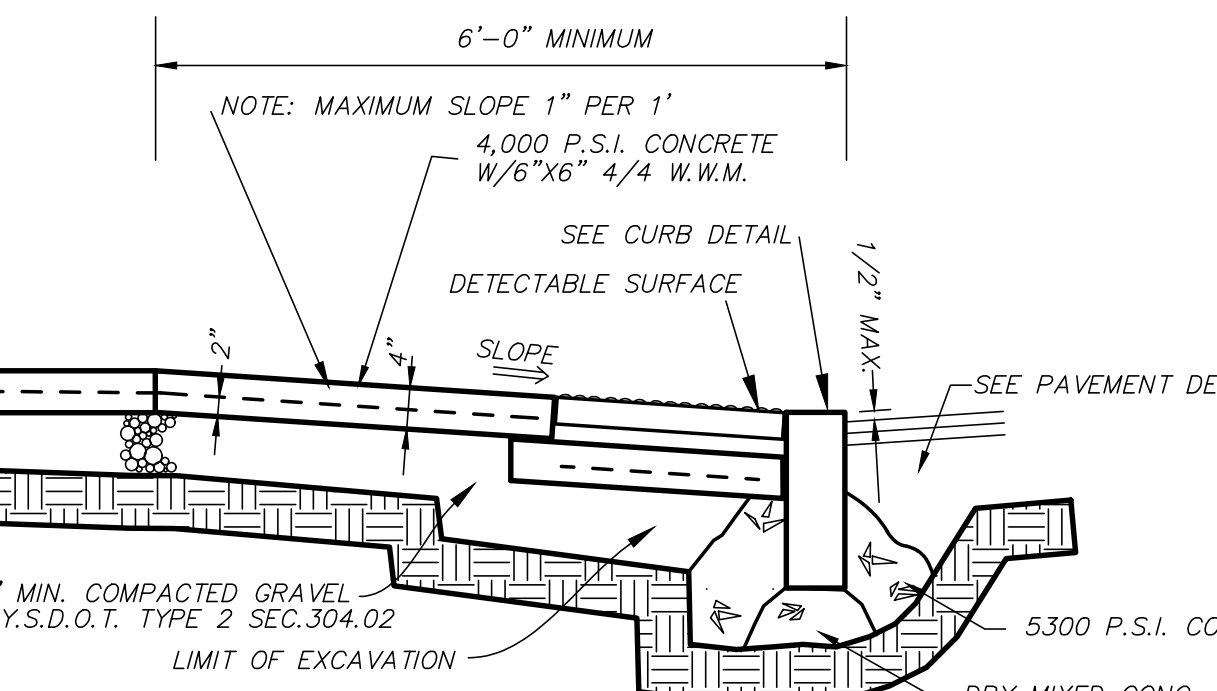
PLAN



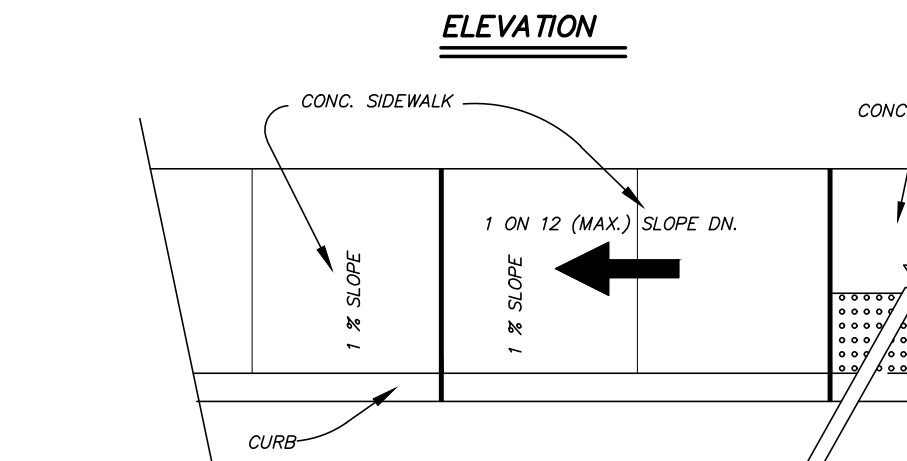
ELEVATION



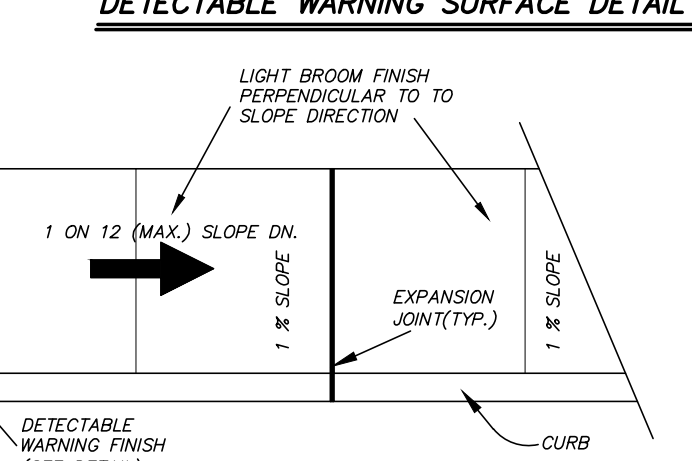
DETECTABLE WARNING SURFACE DETAIL



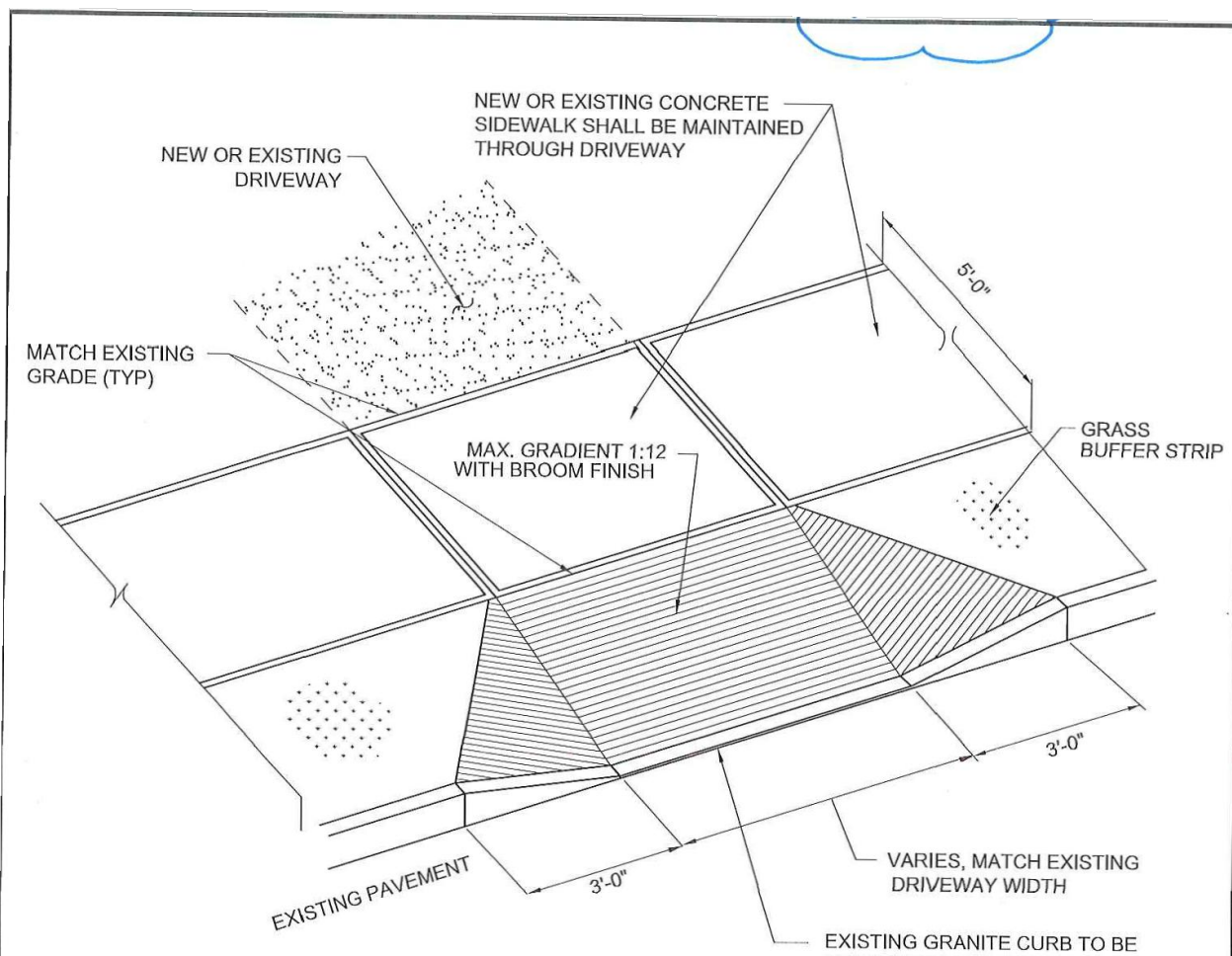
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C10 HANDICAPPED RAMP DETAIL
NOT TO SCALE



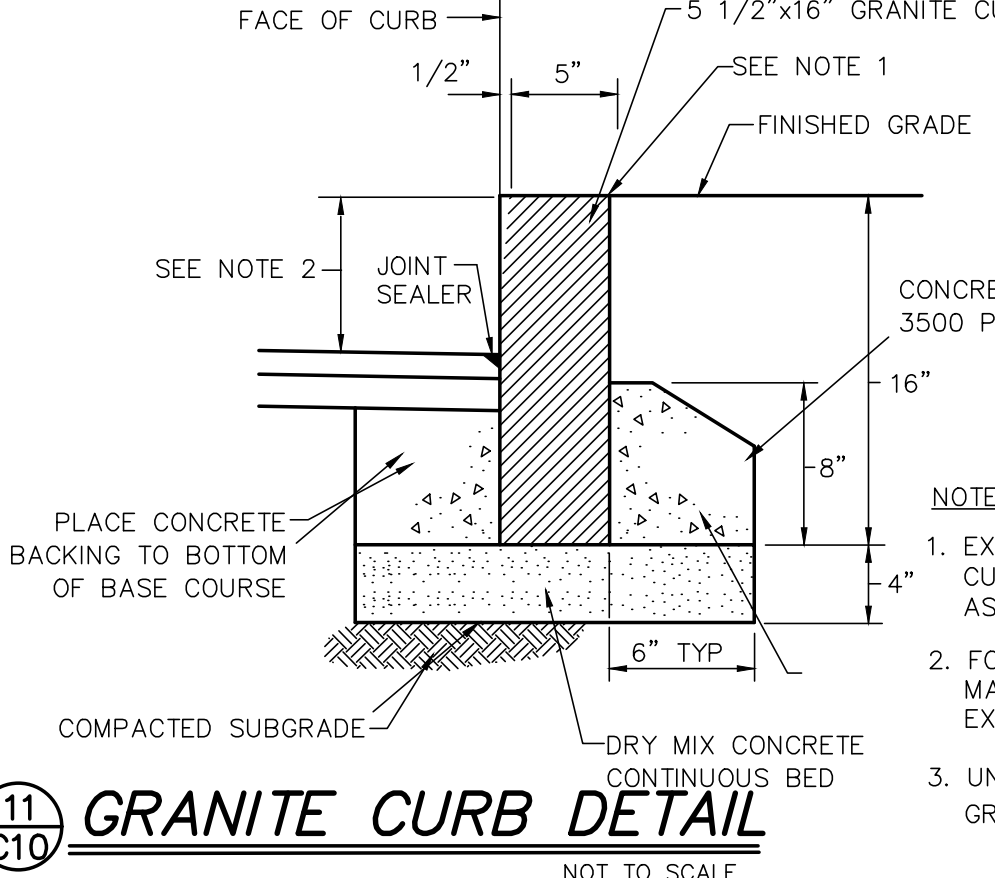
ELEVATION



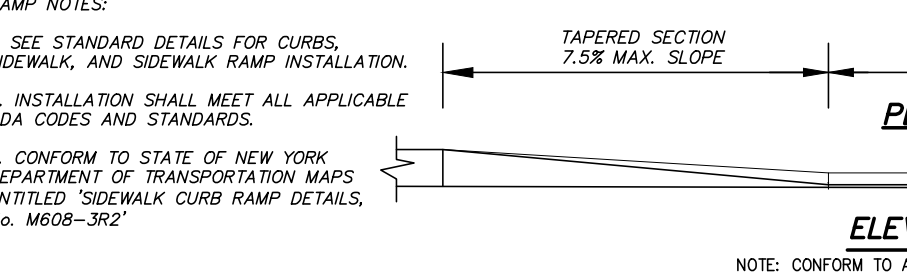
DETECTABLE WARNING SURFACE DETAIL



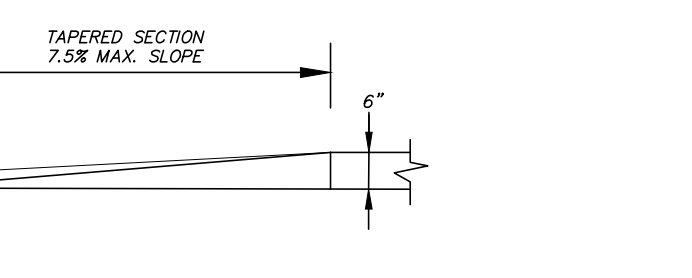
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C10 CONCRETE DRIVEWAY APRON DETAIL
NOT TO SCALE



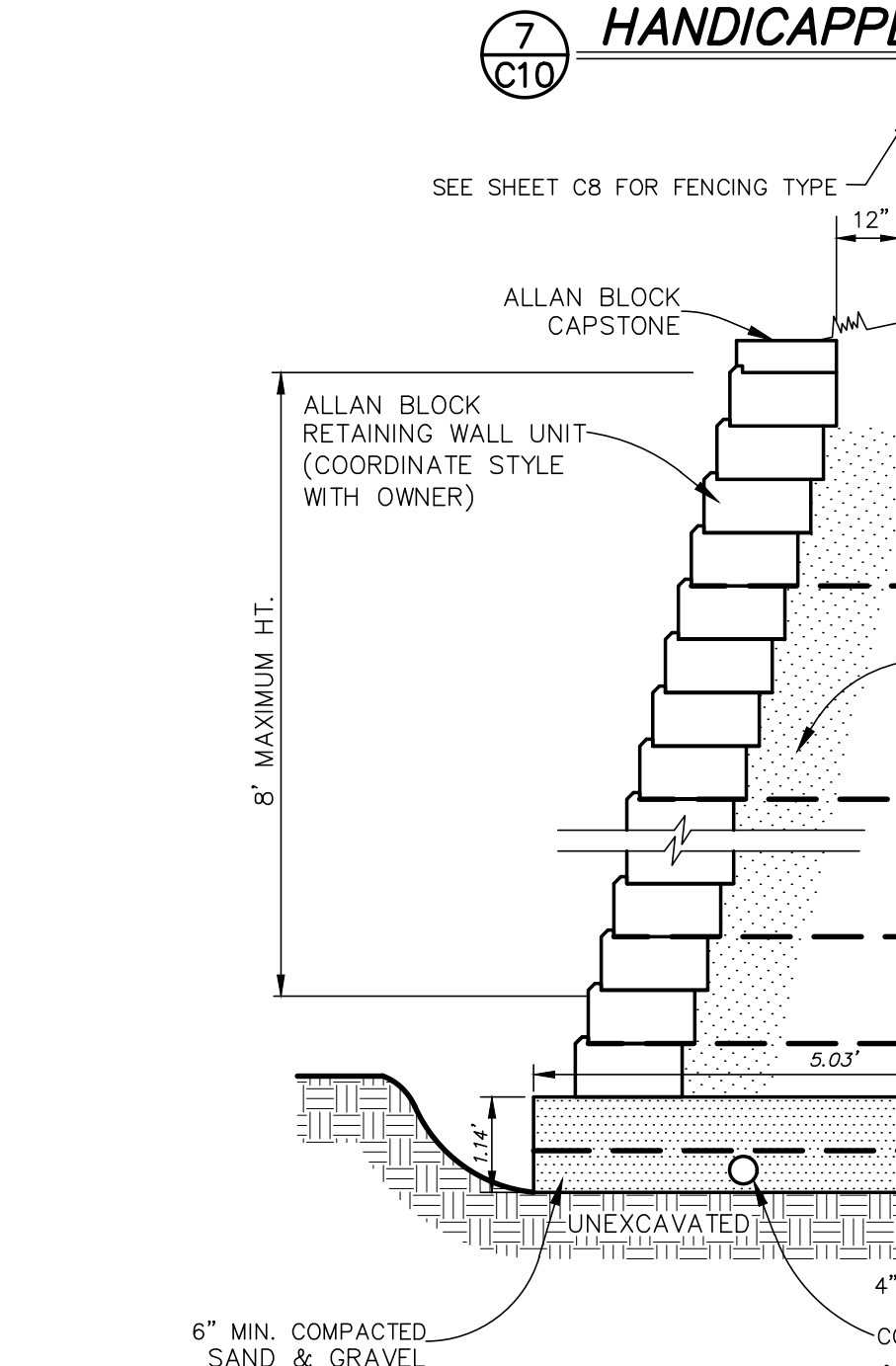
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C10 GRANITE CURB DETAIL
NOT TO SCALE



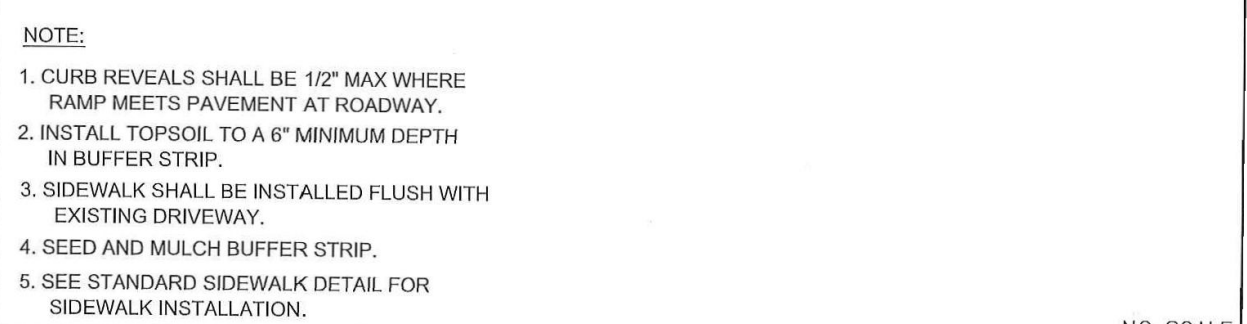
PLAN



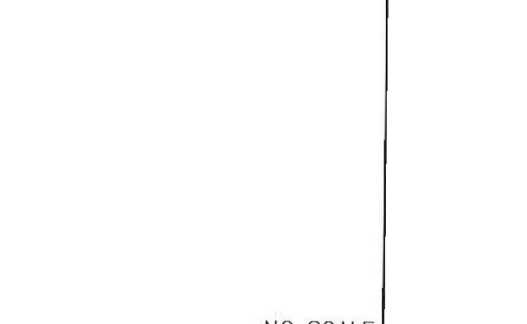
ELEVATION



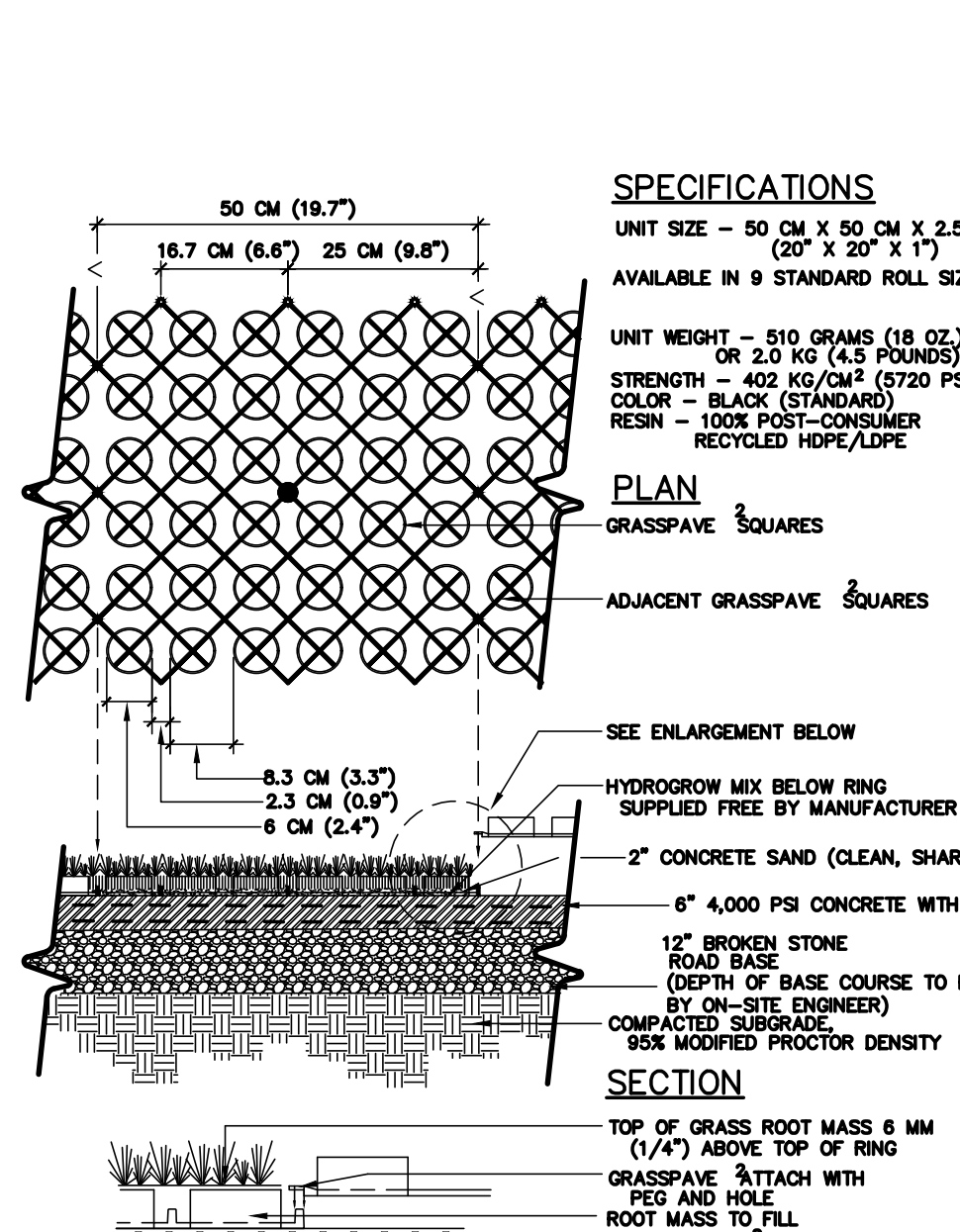
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C10 SEGMENTED BLOCK RETAINING WALL DETAIL
NOT TO SCALE



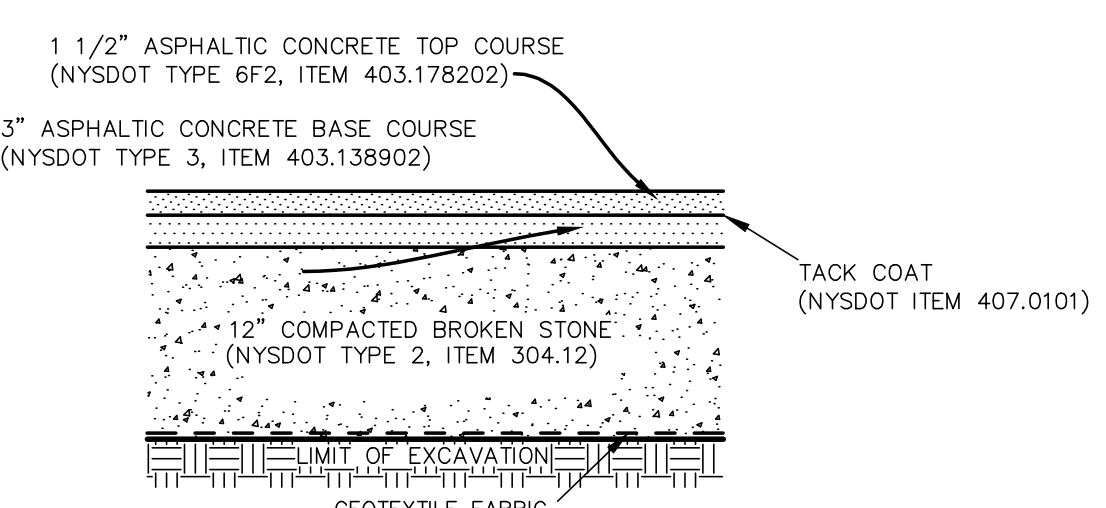
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C10 CONCRETE WALK REPAIR DETAIL IN CITY R.O.W.
NOT TO SCALE



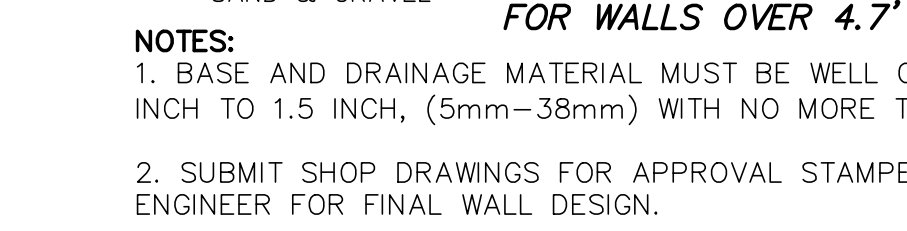
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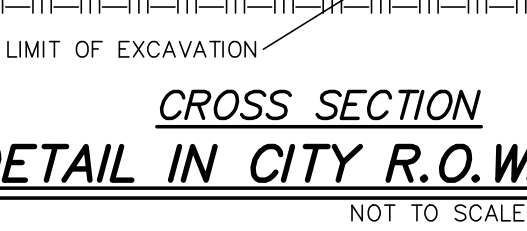
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C10 TYPICAL GRASSPAVE DETAIL
NOT TO SCALE



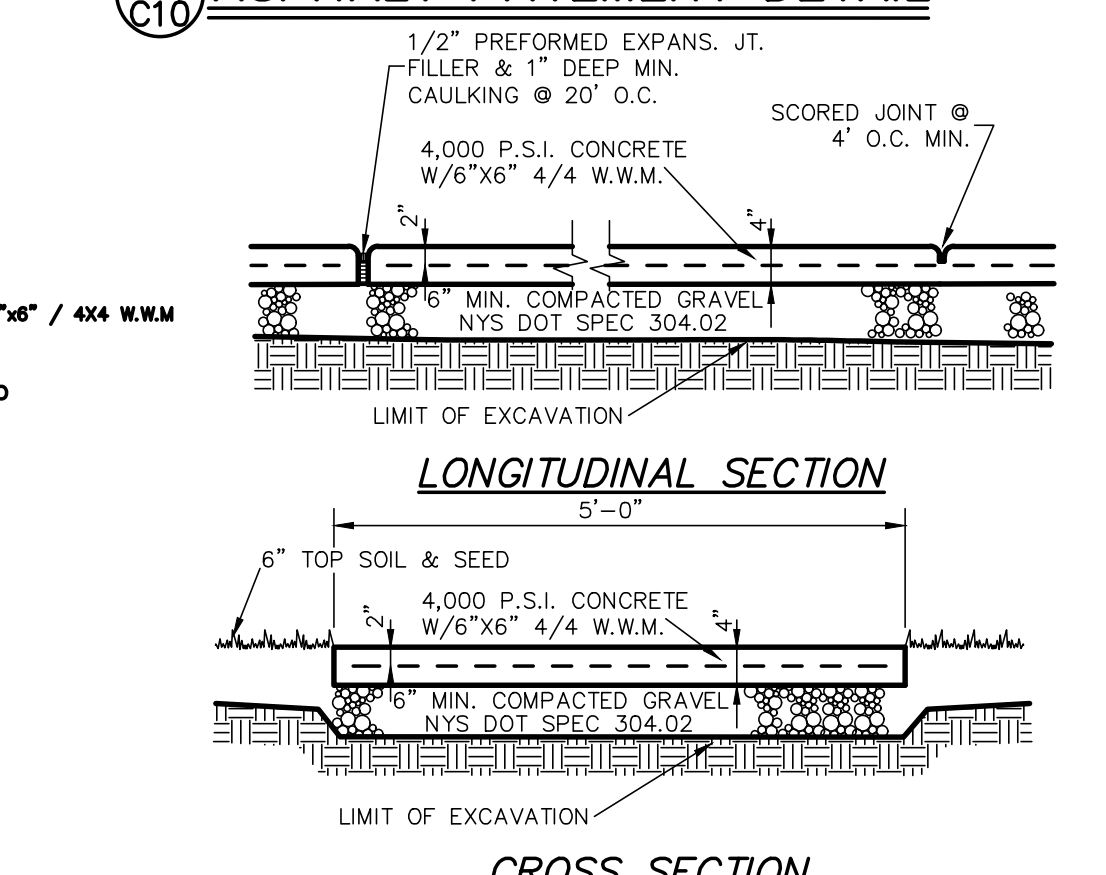
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C10 ASPHALT PAVEMENT DETAIL



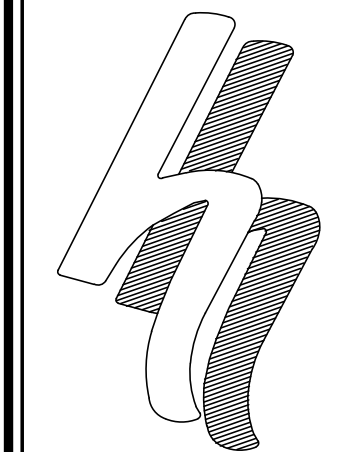
LONGITUDINAL SECTION



CROSS SECTION



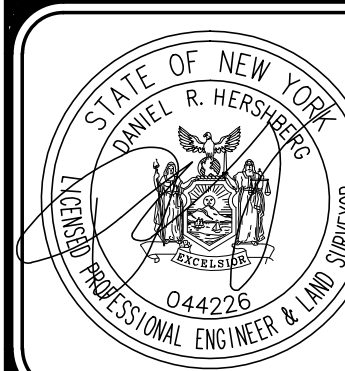
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C10 CONCRETE WALK DETAIL
NOT TO SCALE



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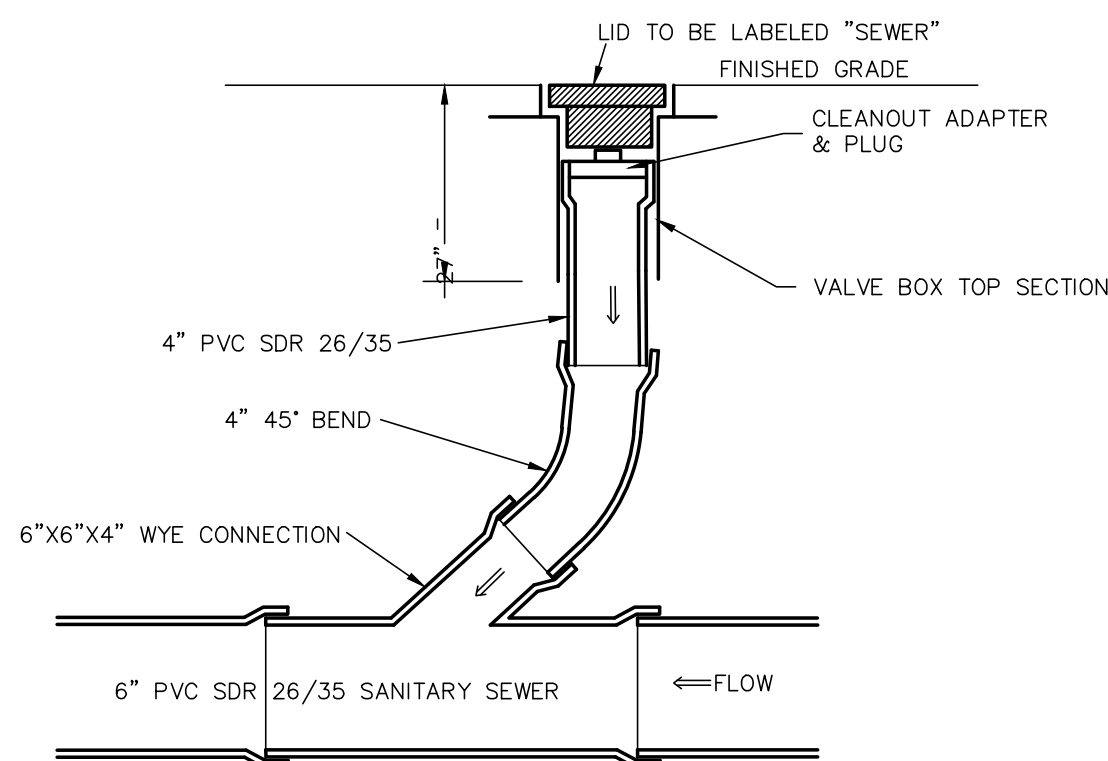
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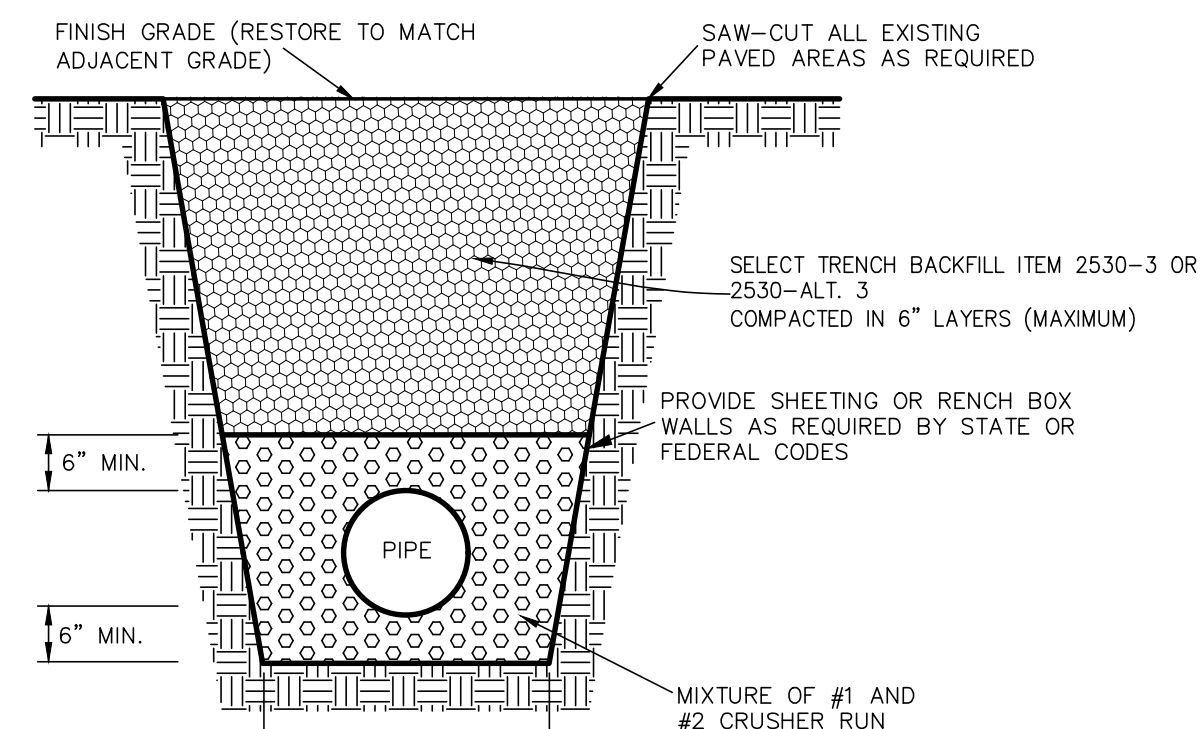


DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/12/20	COMMENT LETTERS
5/13/20	GENERAL REVISIONS

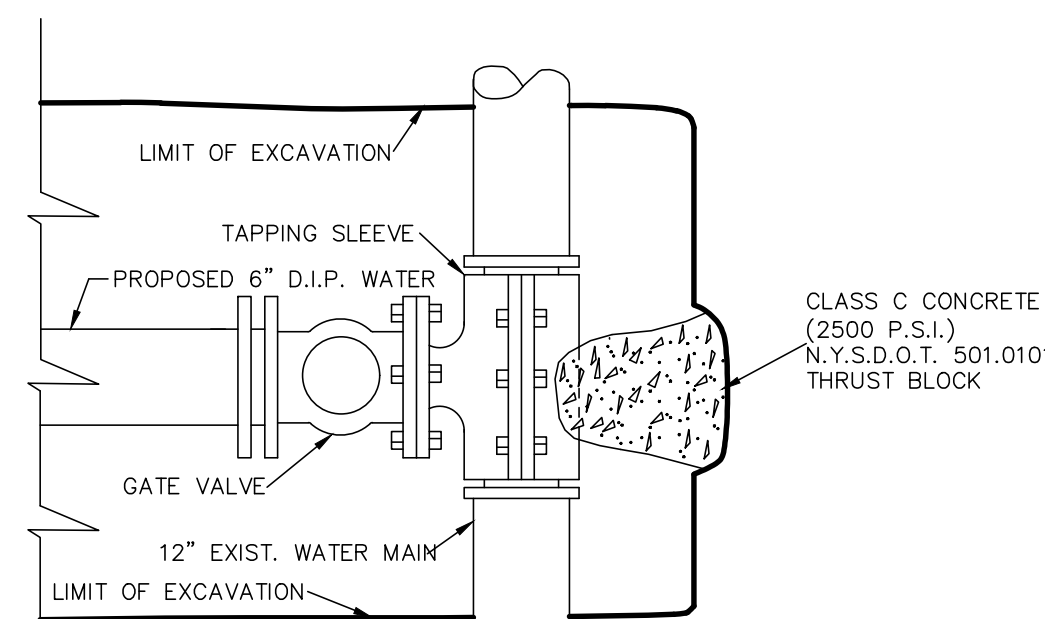
SITE DETAILS
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK
DATE: 8/28/19
SCALE: AS NOTED
CHK: JRY
FILE: 190200-LDMG



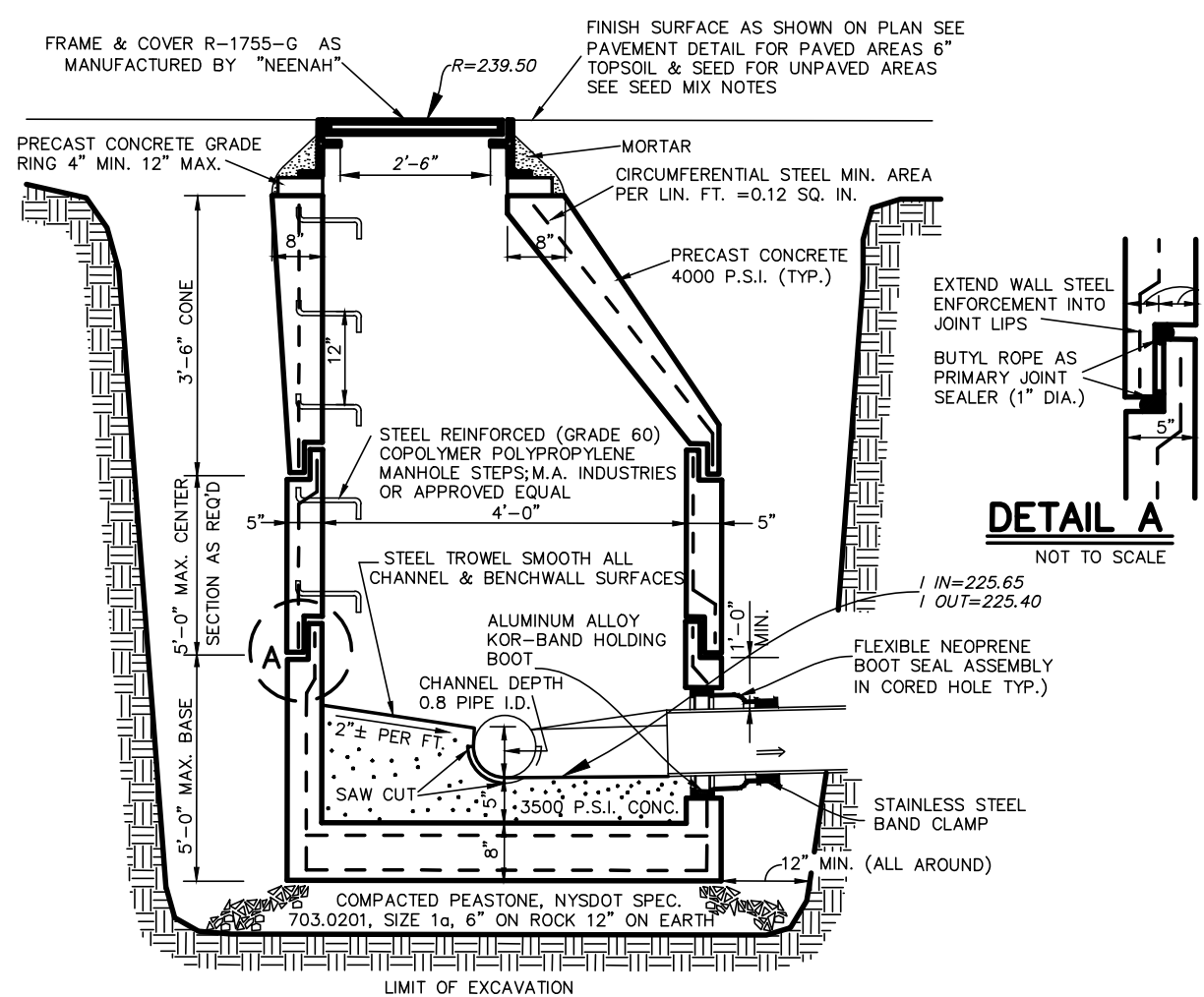
1 IN LINE CLEANOUT DETAIL
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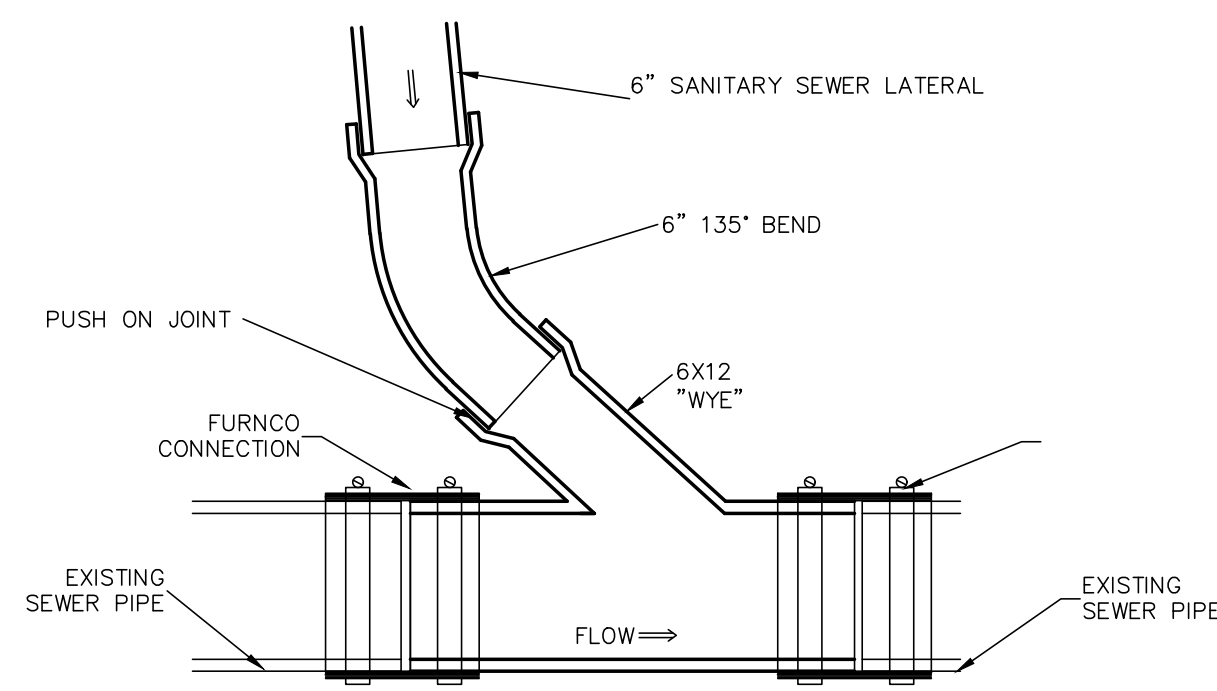
2 TYPICAL SANITARY SEWER & WATER MAIN TRENCH DETAIL
NOT TO SCALE



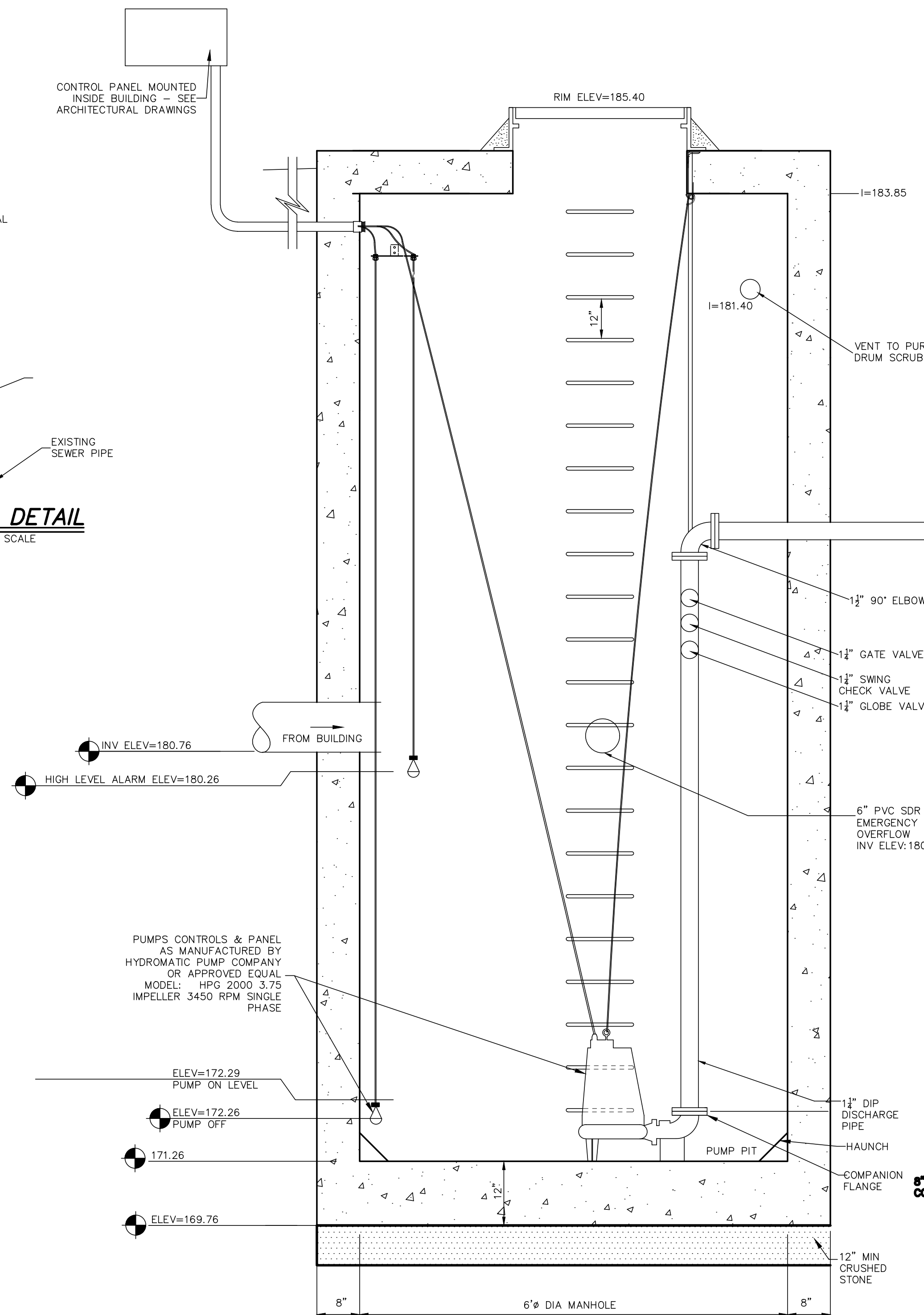
3 TAPPING VALVE & SLEEVE DETAIL
NOT TO SCALE



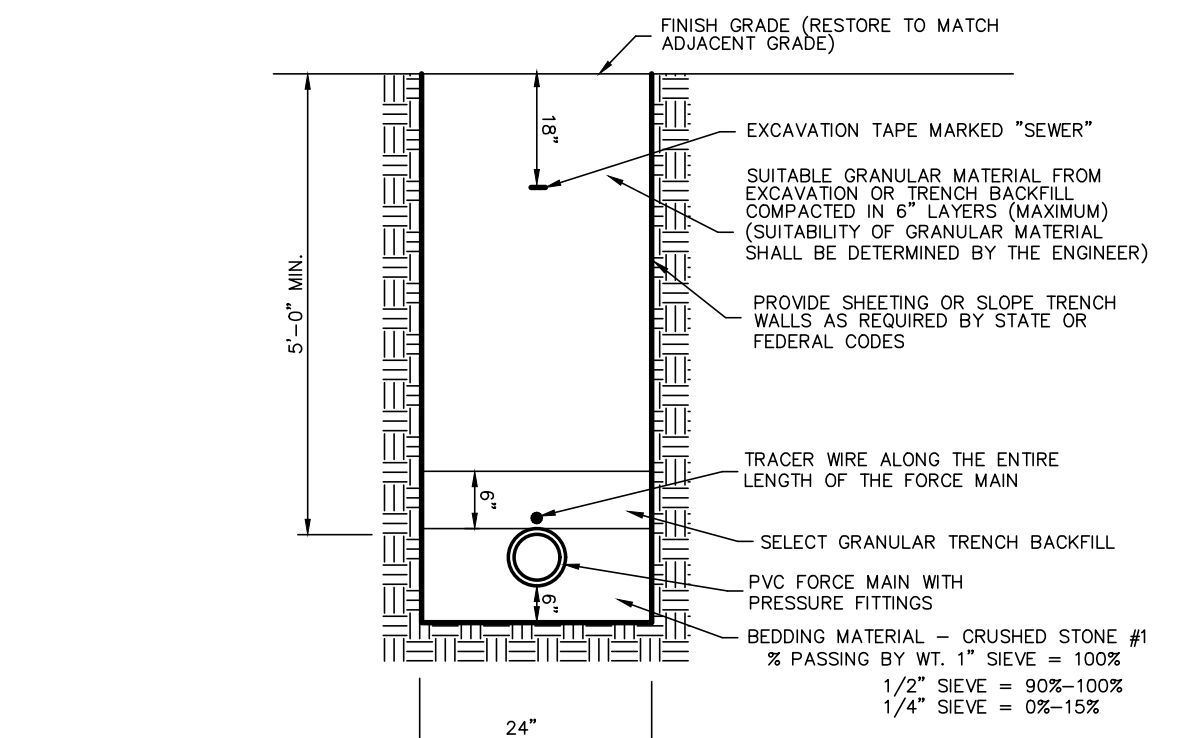
4 SANITARY SEWER MANHOLE DETAIL
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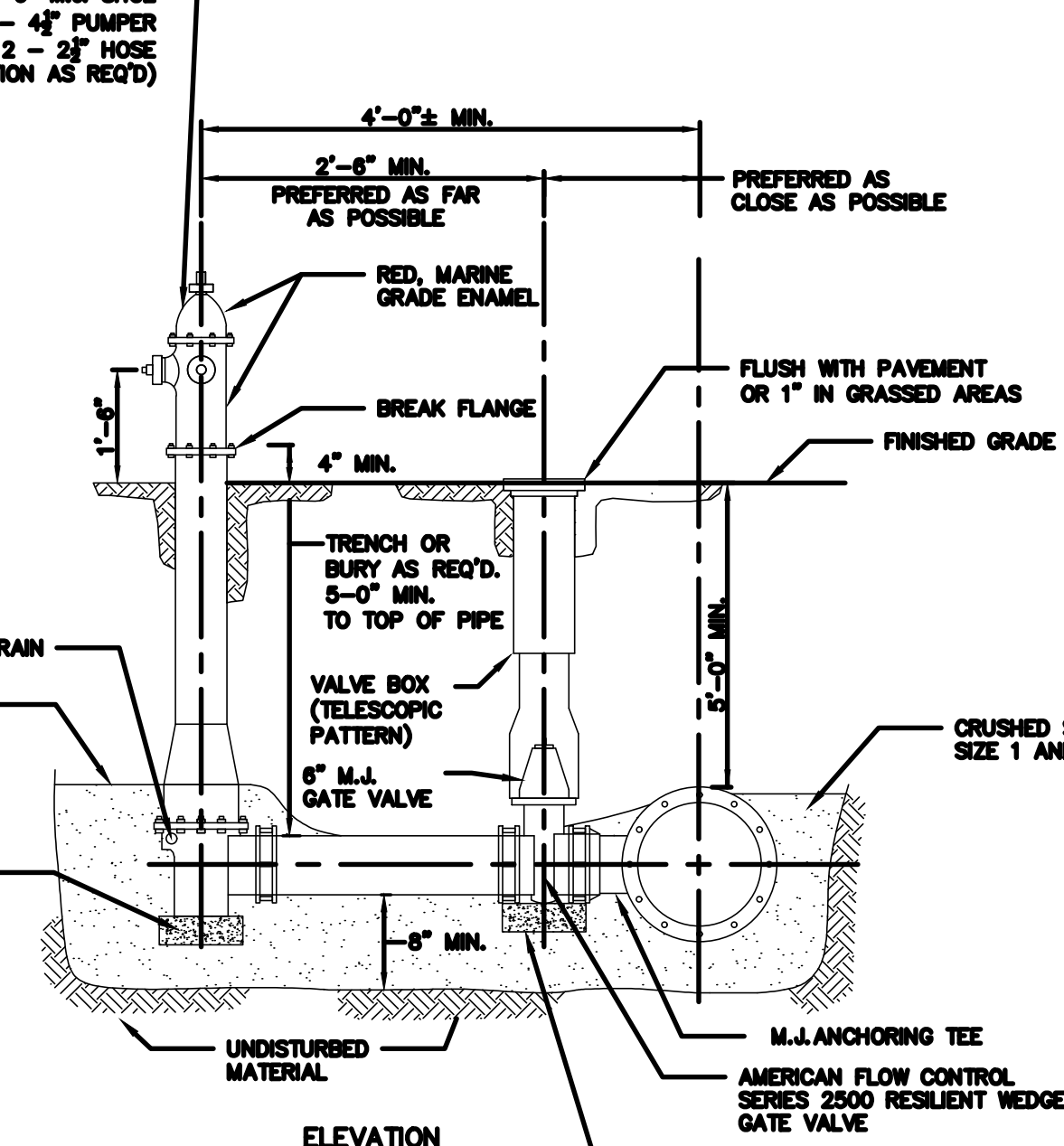
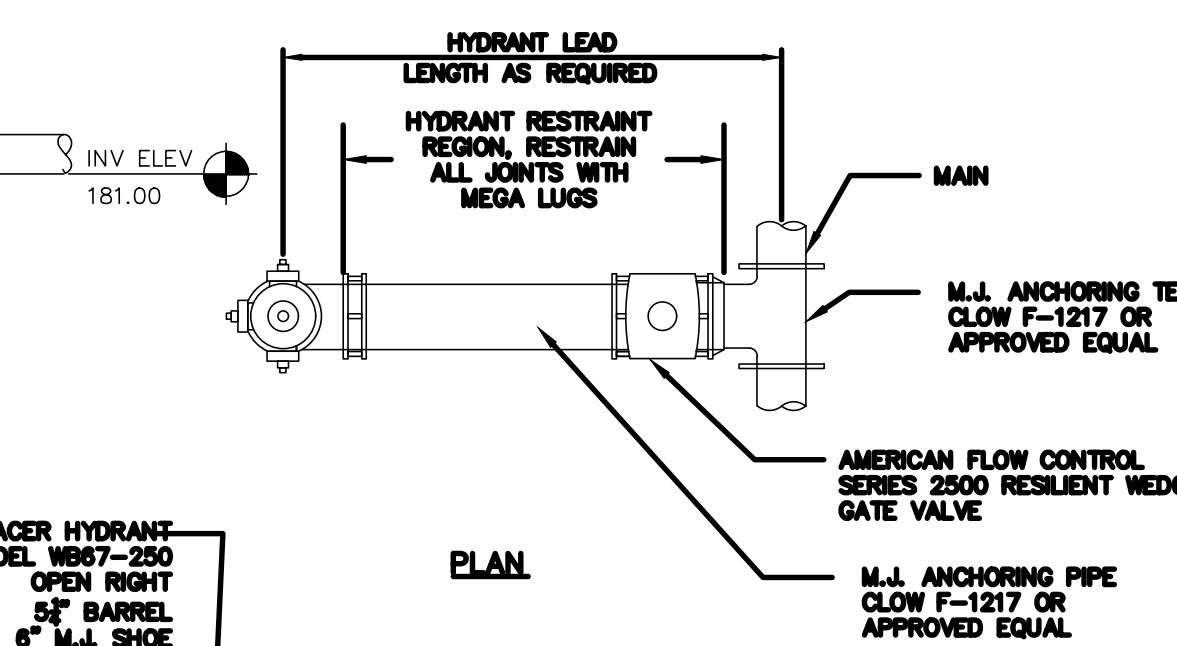
5 PLAN SECTION WYE CONNECTION DETAIL
NOT TO SCALE



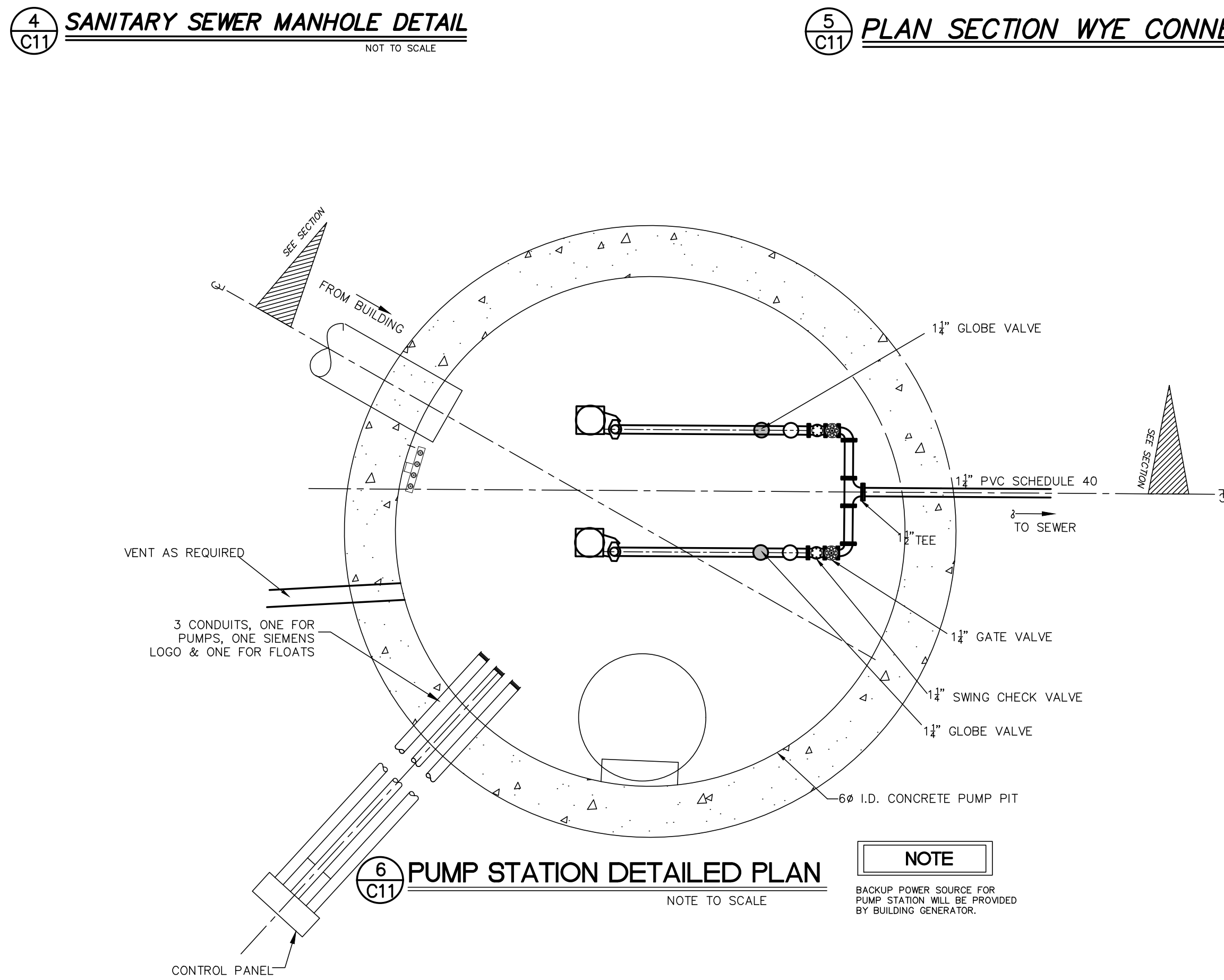
PUMP STATION DETAILED SECTION
NOTE TO SCALE



7 SANITARY SEWER FORCE MAIN TRENCH DETAIL
NOT TO SCALE



8 TYPICAL HYDRANT DETAIL (CITY OF ALBANY)
NOT TO SCALE

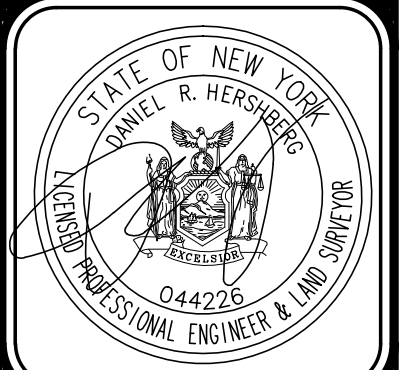


6 PUMP STATION DETAILED PLAN
NOTE TO SCALE

NOTE
BACKUP POWER SOURCE FOR PUMP STATION WILL BE PROVIDED BY BUILDING GENERATOR.

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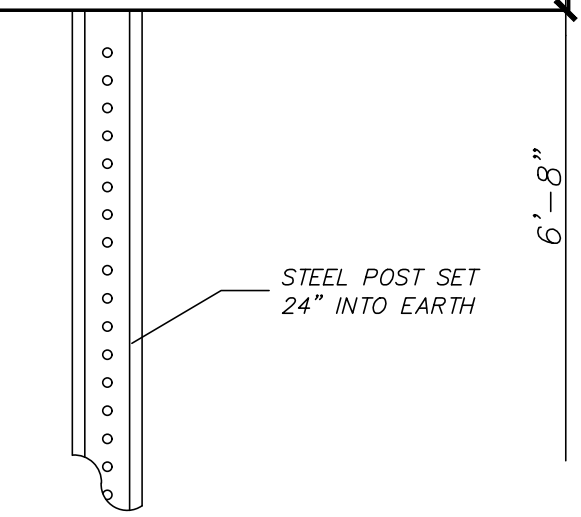
DATE	REVISIONS
12/05/19	COMMENT LETTERS
2/12/20	GENERAL REVISIONS
5/9/20	GENERAL REVISIONS
5/13/20	GENERAL REVISIONS

WATER AND SEWER DETAILS
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

DATE: 6/26/19
SCALE: AS NOTED
CHK: JRY
FILE: 190200

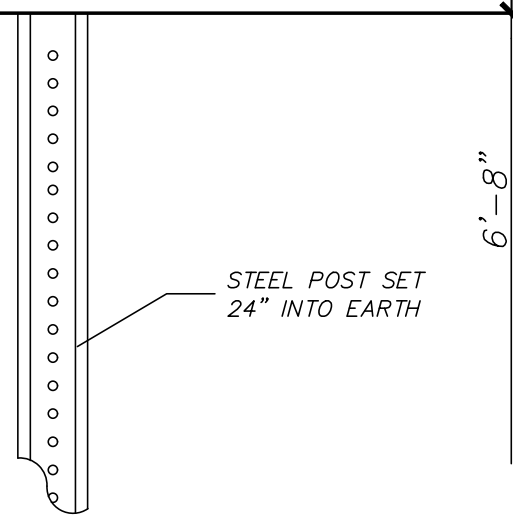
011

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

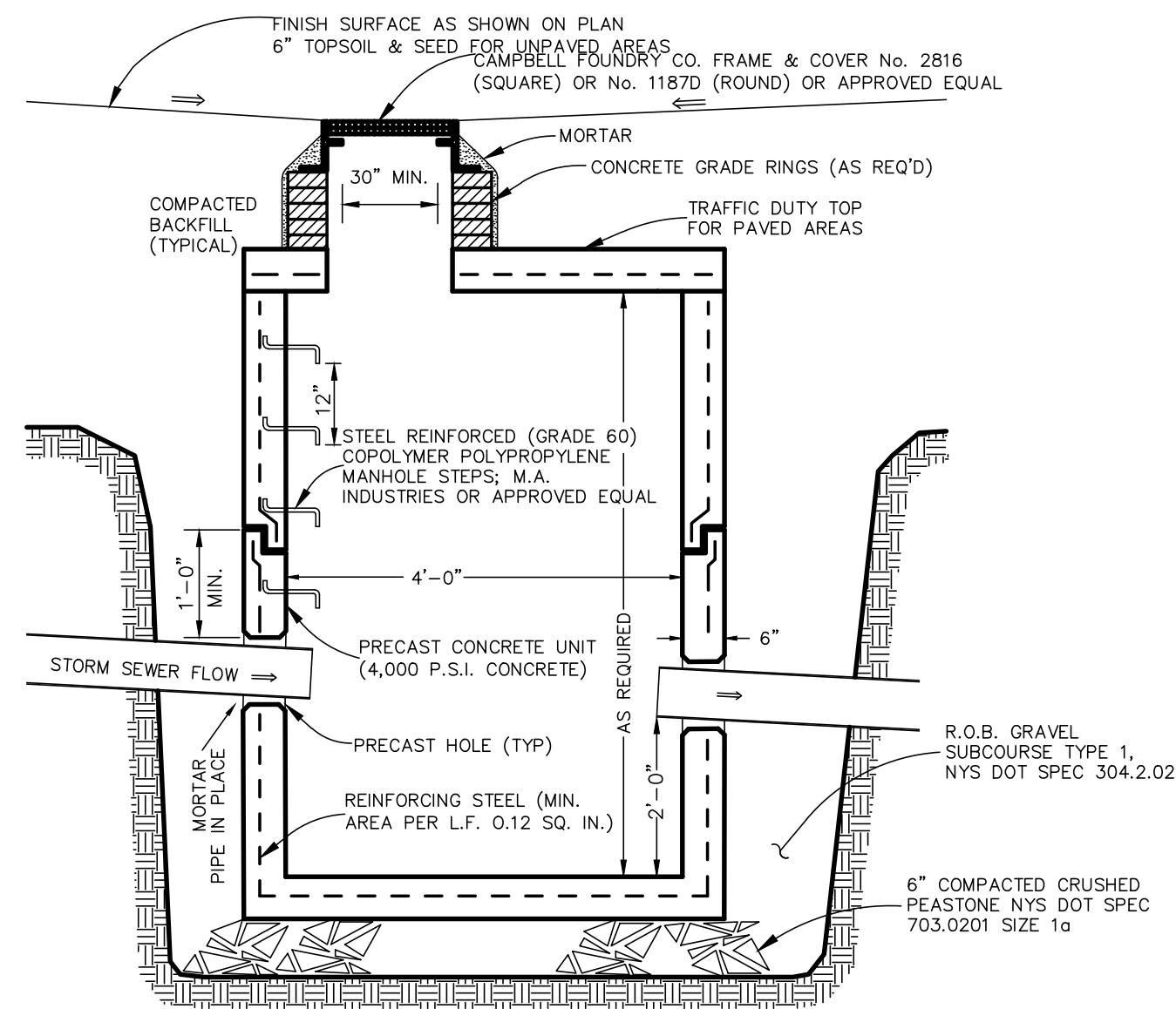


1 C12 **STORMWATER MANAGEMENT PRACTICE SIGN (AT HYDRODYNAMIC SEPARATOR LOCATION)**

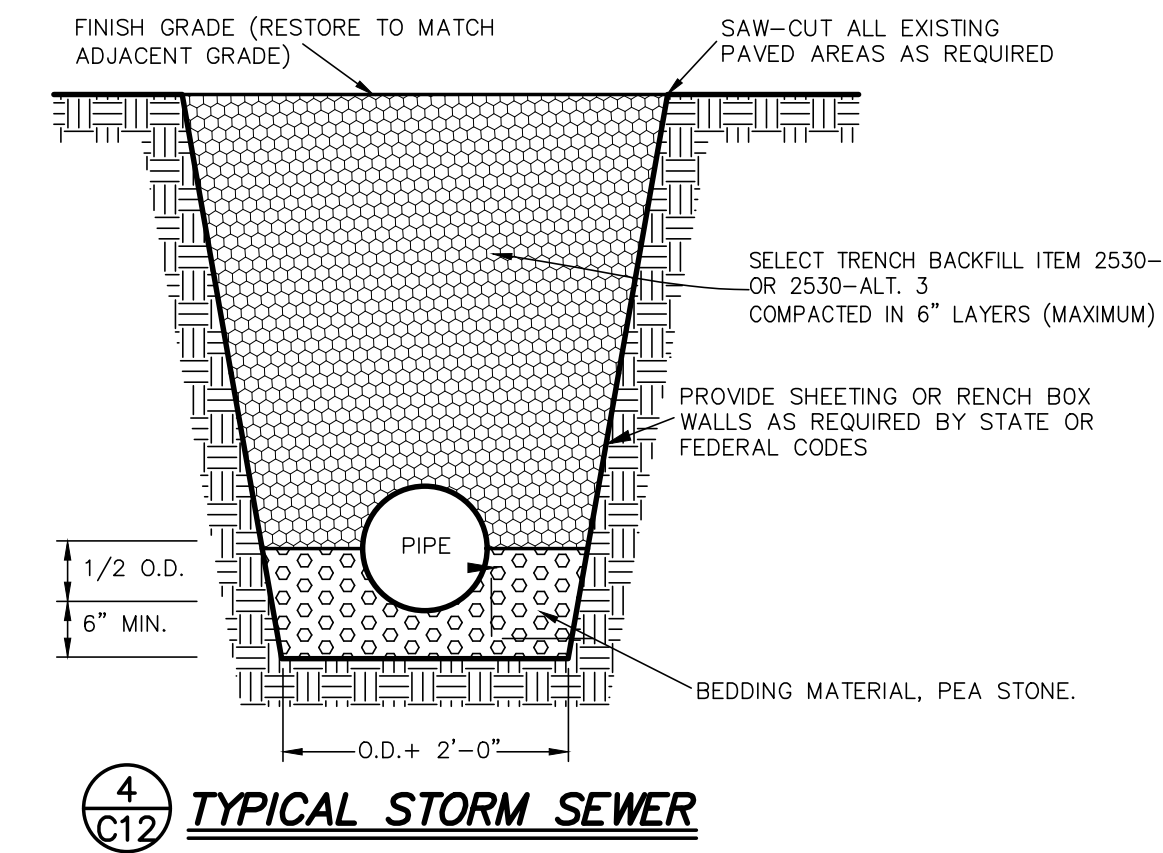
STORMWATER MANAGEMENT PRACTICE - SUBSURFACE DETENTION
Project Identification
Must Be Maintained In Accordance With O&M Plan
DO NOT REMOVE OR ALTER



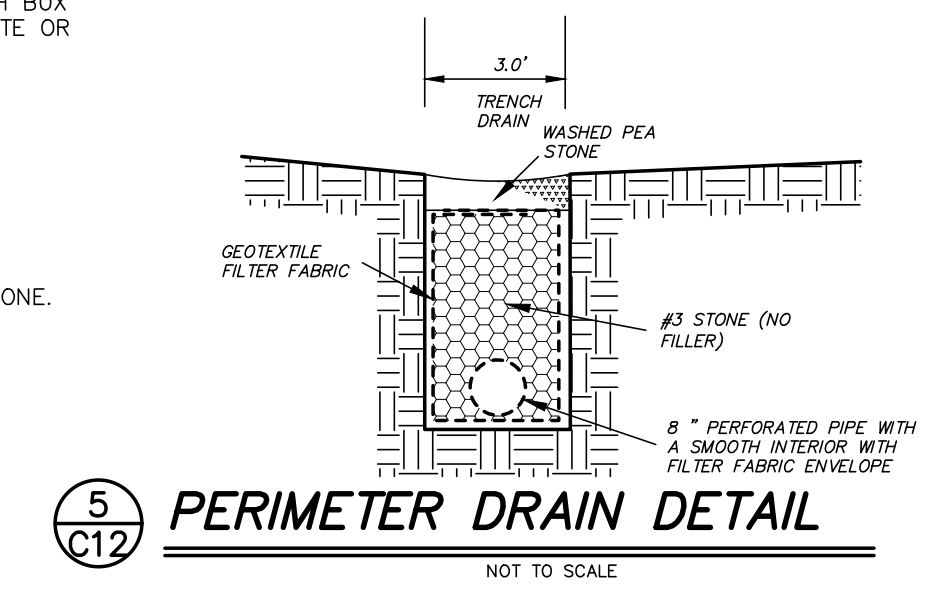
2 C12 **STORMWATER MANAGEMENT PRACTICE SIGN (AT HYDRODYNAMIC SEPARATOR LOCATION)**



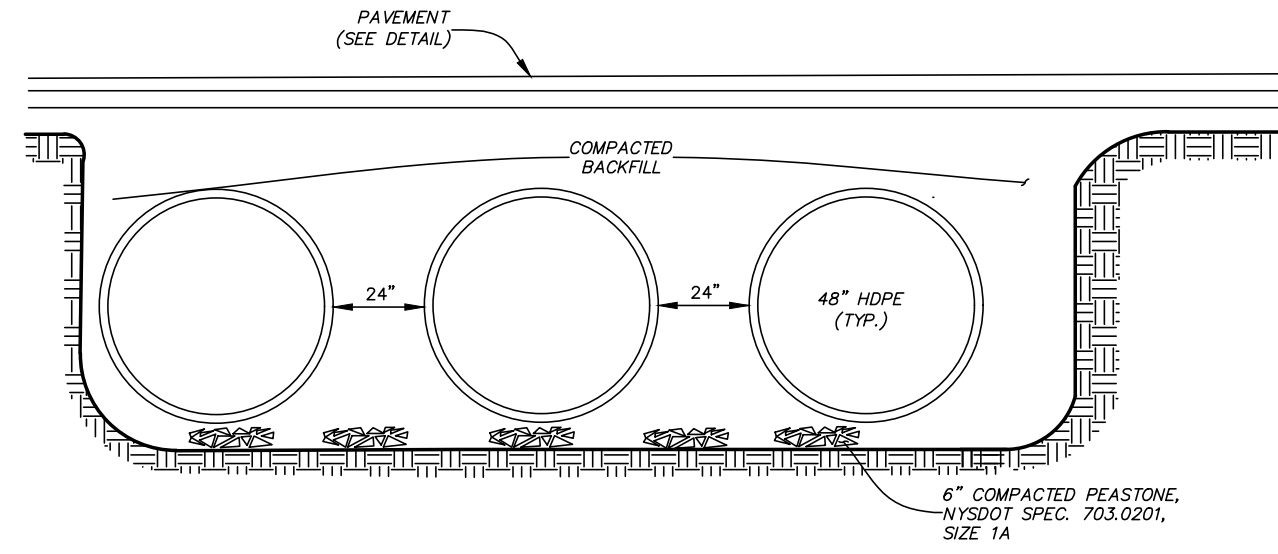
3 C12 **CATCH BASIN DETAIL**
NOT TO SCALE



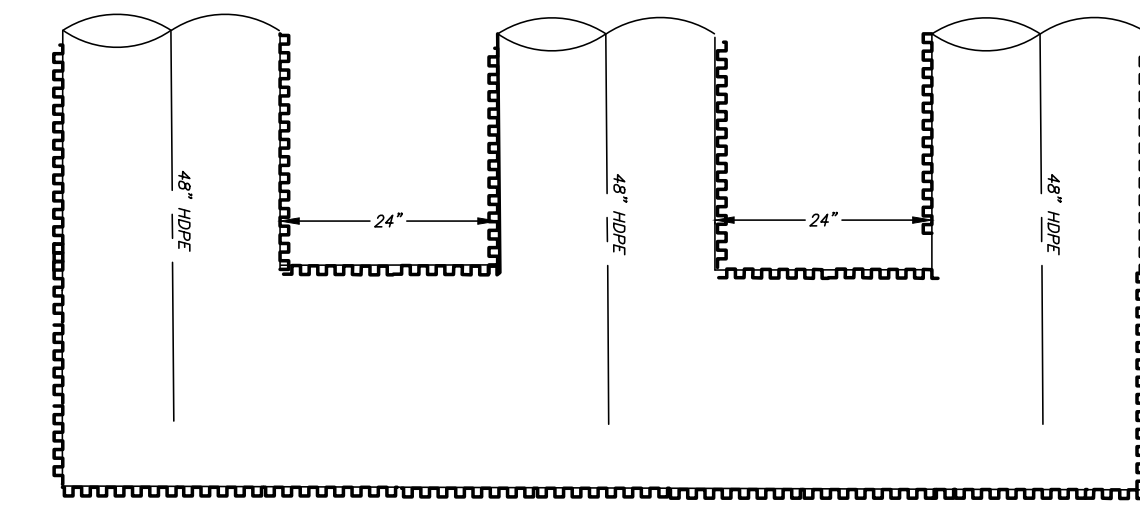
4 C12 **TYPICAL STORM SEWER TRENCH DETAIL**
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5 C12 **PERIMETER DRAIN DETAIL**
NOT TO SCALE

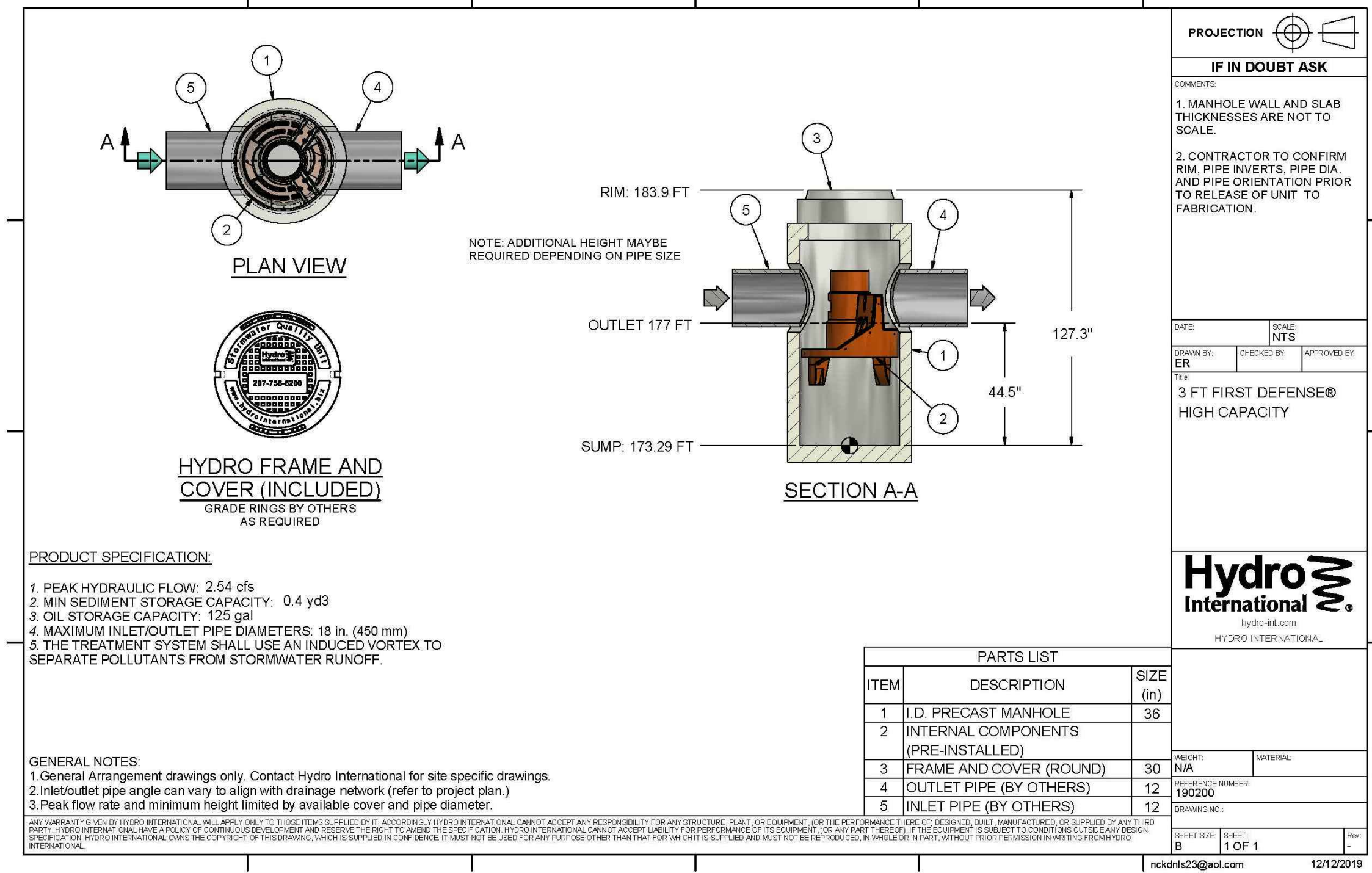


PROFILE

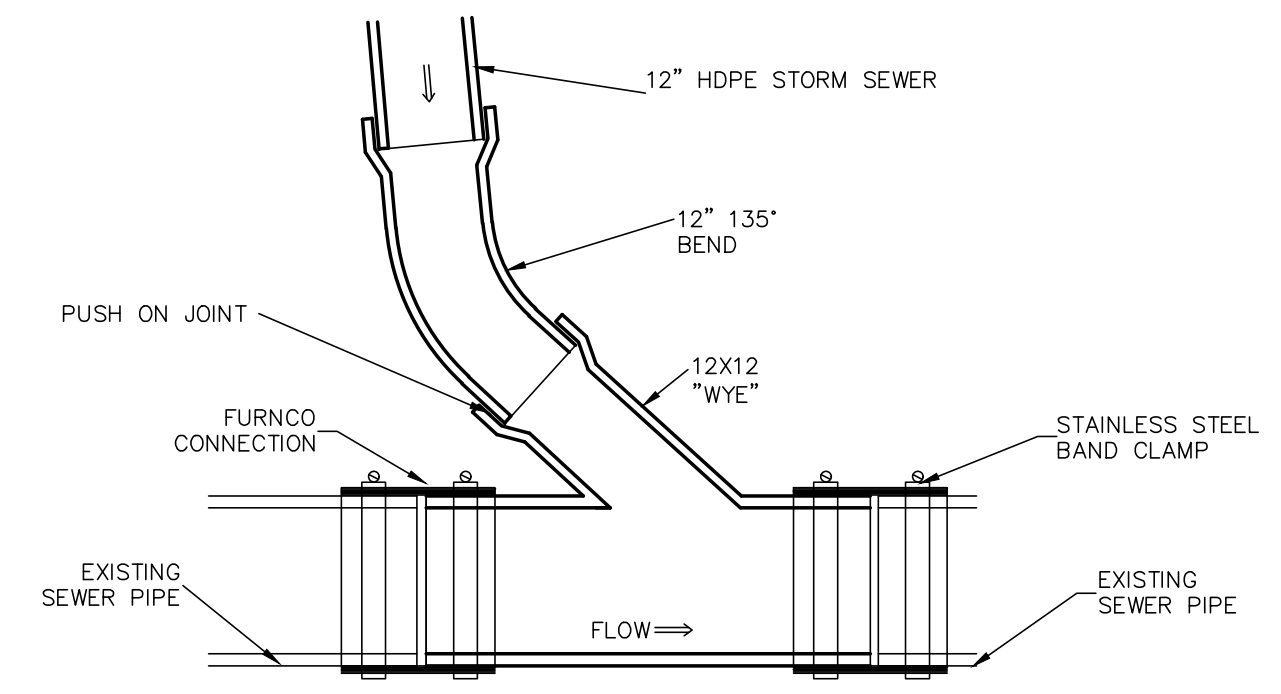


PLAN

6 C12 **STORM WATER PIPE STORAGE**
NOT TO SCALE

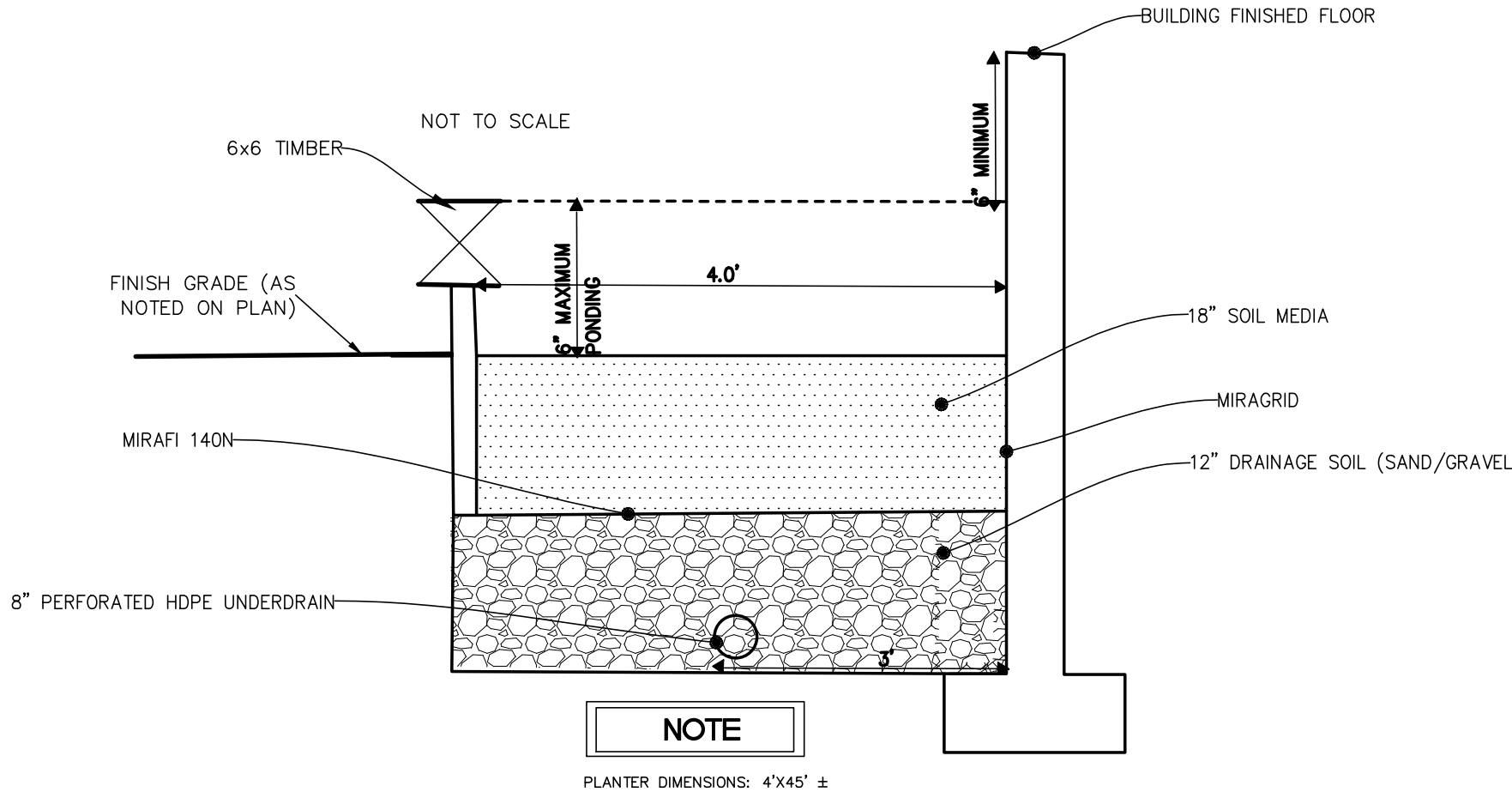


7 C12 **3' FIRST DEFENSE HYDRODYNAMIC SEPARATOR**
NOT TO SCALE

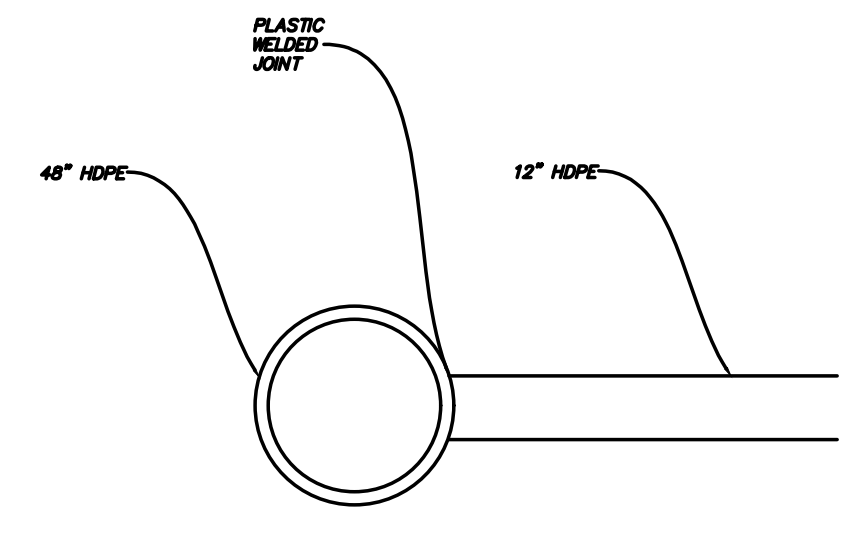


8 C12 **PLAN SECTION WYE CONNECTION DETAIL**
NOT TO SCALE

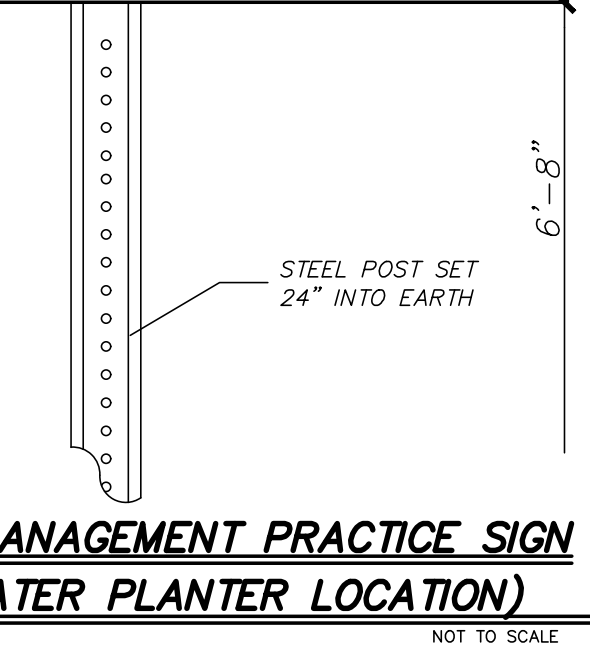
STORMWATER MANAGEMENT PRACTICE - STORMWATER PLANTER
Project Identification
Must Be Maintained In Accordance With O&M Plan
DO NOT REMOVE OR ALTER



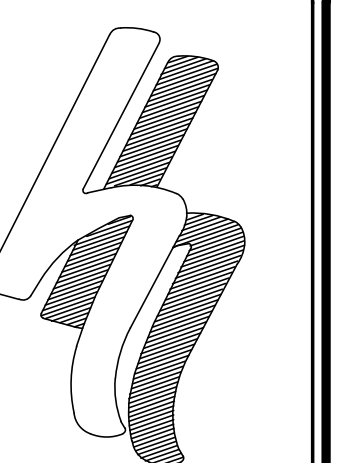
9 C12 **STORMWATER PLANTER DETAIL**
NOT TO SCALE



11 C12 **RESTRICTOR DETAIL**
NOT TO SCALE

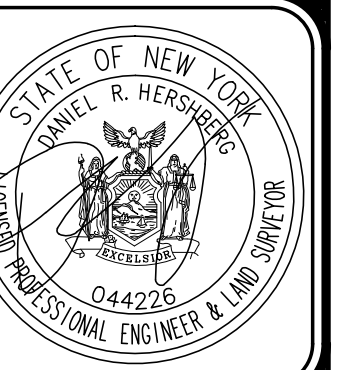


12 C12 **STORMWATER MANAGEMENT PRACTICE SIGN (AT STORMWATER PLANTER LOCATION)**
NOT TO SCALE



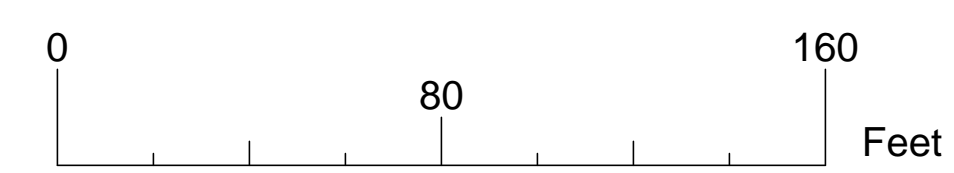
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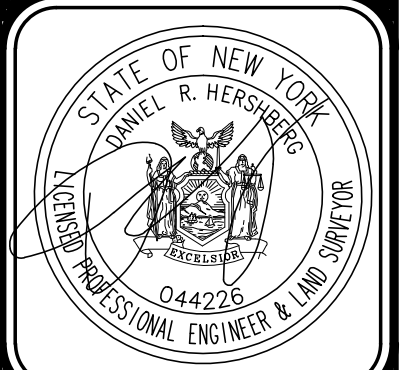
DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/12/20	COMMENT LETTERS
5/13/20	GENERAL REVISIONS

SWPPP DETAILS
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK
DATE: 9/29/19
SCALE: AS NOTED
CHK: JPH
FILE: 190200



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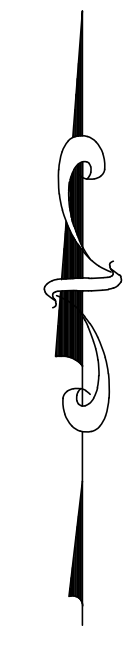
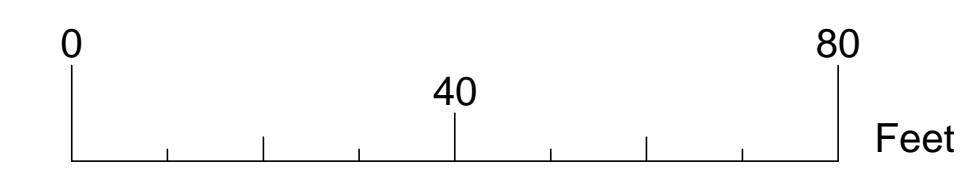
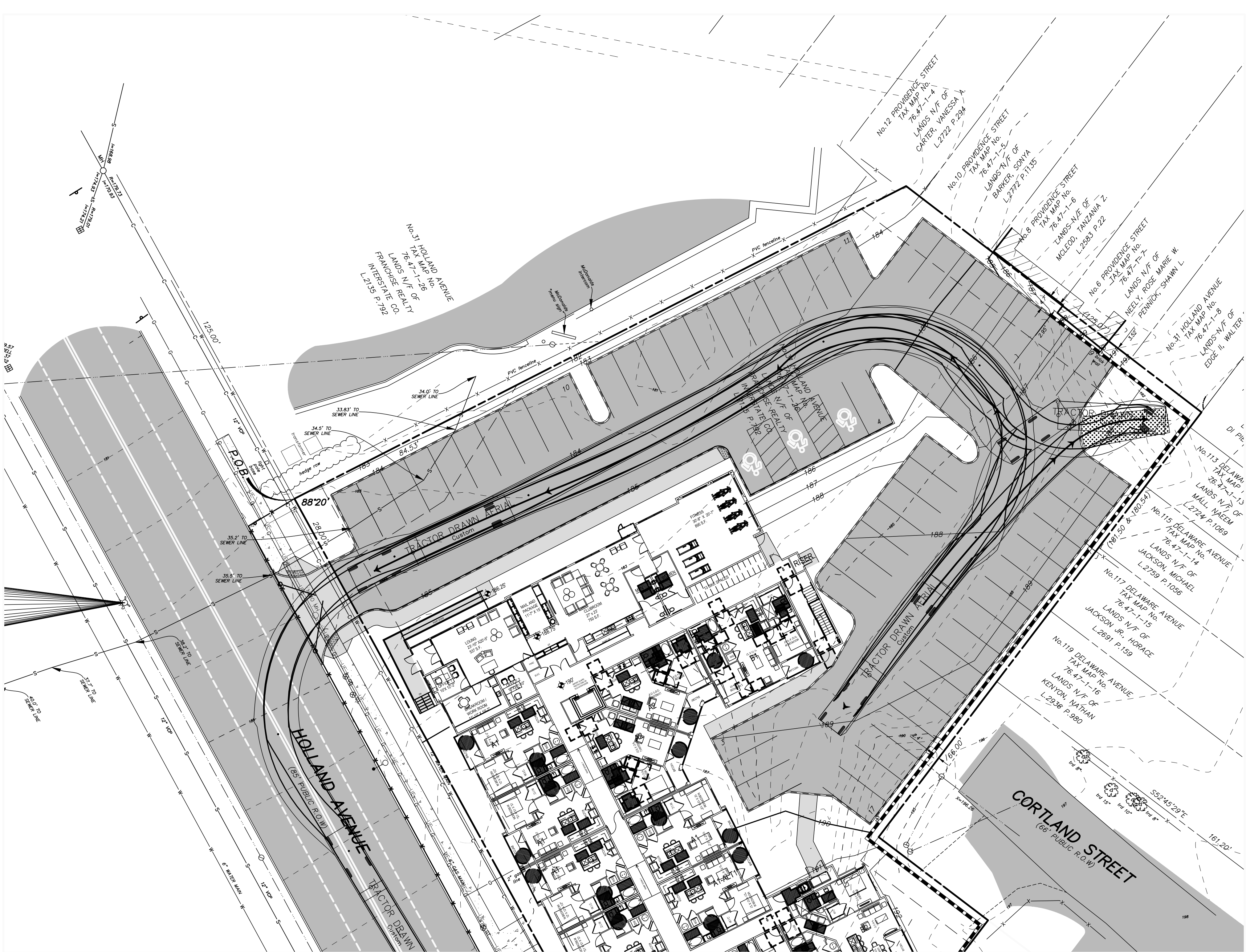
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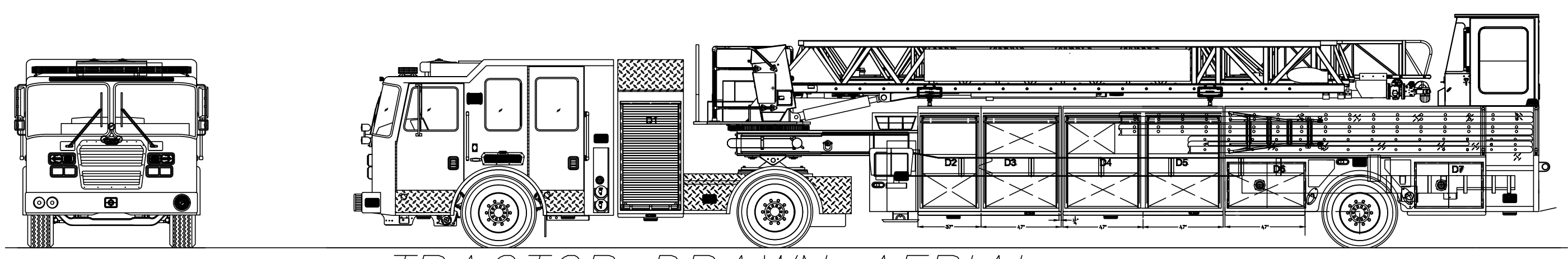
REVISIONS	DATE
GENERAL REVISIONS	5/13/20
COMMENT LETTERS	2/12/20

MAINTENANCE AND PROTECTION OF TRAFFIC PLAN
THE GALLERY ON HOLLAND
 No. 25 HOLLAND AVENUE
 CITY OF ALBANY
 COUNTY OF ALBANY STATE OF NEW YORK

FILE: 190200
 SCALE: 1"=20'
 DATE: 8/28/19
 CHK: DRH
 190200-LDMC



LEGEND			
R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	MHO	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 & CUY 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
— W —	WATER LINE	⊞	CONCRETE
— S —	SEWER LINE	⊞	PAVEMENT
— G —	GAS LINE	⊞	TREE CONIFEROUS DIAMETER OF TREE
— UE —	UNDERGROUND ELECTRIC	⊞	TREE DECIDUOUS DIAMETER OF TREE



TRACTOR DRAWN AERIAL

OVERALL LENGTH: 700"
 TRACTOR WHEEL BASE: 151"
 TRACTOR FRONT AXLE TO FRONT BUMPER: 95"
 FRONT STEERING AXLE CRAMP ANGLE: 45 DEGREES
 OVERALL WIDTH WITH MIRRORS: 114"
 APPROXIMATE VEHICLE WEIGHT: 70,000 LBS

TRAILER LENGTH: 511"
 TRAILER AXLE TO REAR BUMPER: 114"
 FIFTH WHEEL TO FRONT OF TRAILER: 76"
 TRAILER STEERING AXLE CRAMP ANGLE: 50 DEGREES
 OVERALL HEIGHT: 139"



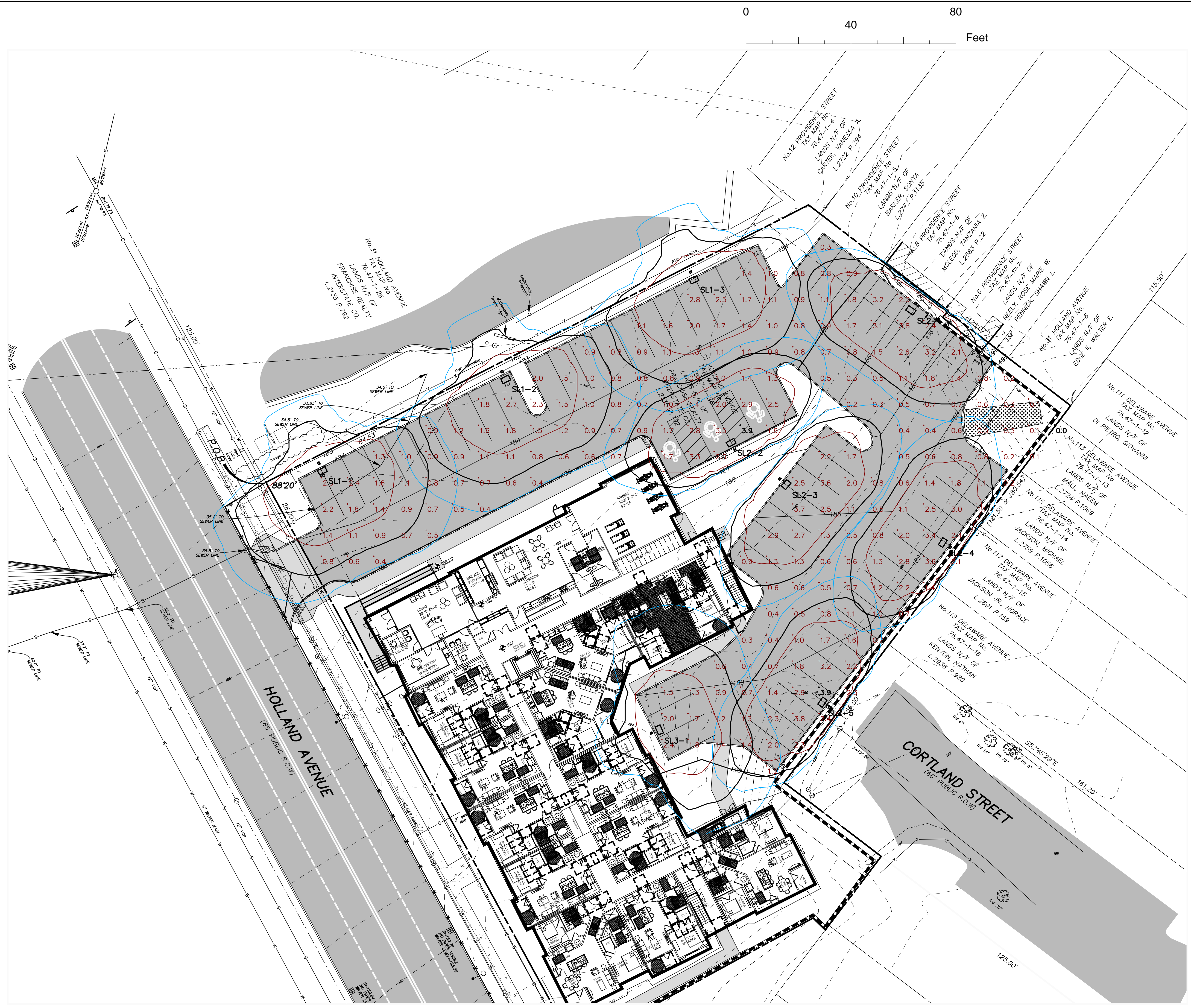
Consulting Engineers and Land Surveyors

18 Locust Street
 Albany, New York 12203

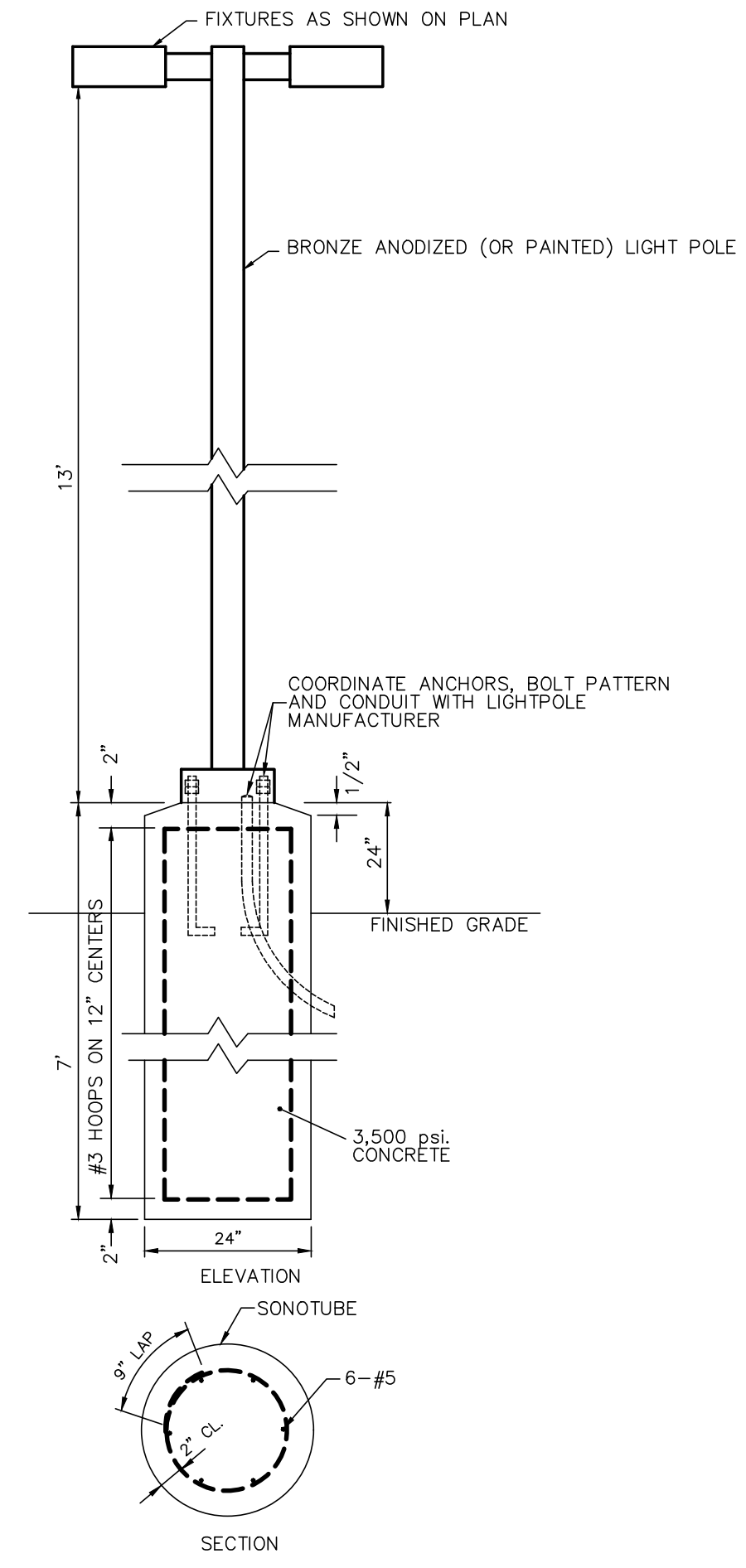
DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/12/20	GENERAL REVISIONS
5/13/20	GENERAL REVISIONS

FIRE TRUCK TURNING PLAN
 THE GALLERY ON HOLLAND
 No. 25 HOLLAND AVENUE
 CITY OF ALBANY
 COUNTY OF ALBANY STATE OF NEW YORK

FILE: 190200
 SCALE: 1"=20'
 DATE: 2/29/19
 190200-LDMC
 CHK: JPH



LEGEND			
R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	MHO	MANHOLE
P.O.B.	POINT OF BEGINNING	⊞	CATCHBASIN
S.F.	SQUARE FEET	•	SIGN
N/Y	NOW OR FORMERLY	—	BOLLARD
FL	FEET	—	FENCE LINE
Dep.	DEGREE	—	GUARD RAIL
R	RECORD	—	OVERHEAD WIRE, UTILITY POLE & CITY 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



LIGHT POLE DETAIL
NOT TO SCALE

Symbol	Label	Quantity	Description	Notes	Material	Quantity	Notes
□	SL1	3	Lithonia Lighting	DSX0 LED P2 40K T4MDSX0 LED P2 40K T4M MVOLTLED	DSX0_LED_P2_40K_T4M_MVOL T.ies	0.9	49
□	SL2	5	Lithonia Lighting	DSX0 LED P2 40K BLCDSX0 LED P2 40K BLC MVOLTLED	DSX0_LED_P2_40K_BLC_MVOL T.ies	0.9	49
□	SL3	1	Lithonia Lighting	DSX0 LED P1 40K T4MDSX0 LED P1 40K T4M MVOLTLED	DSX0_LED_P1_40K_T4M_MVOL T.ies	0.9	38

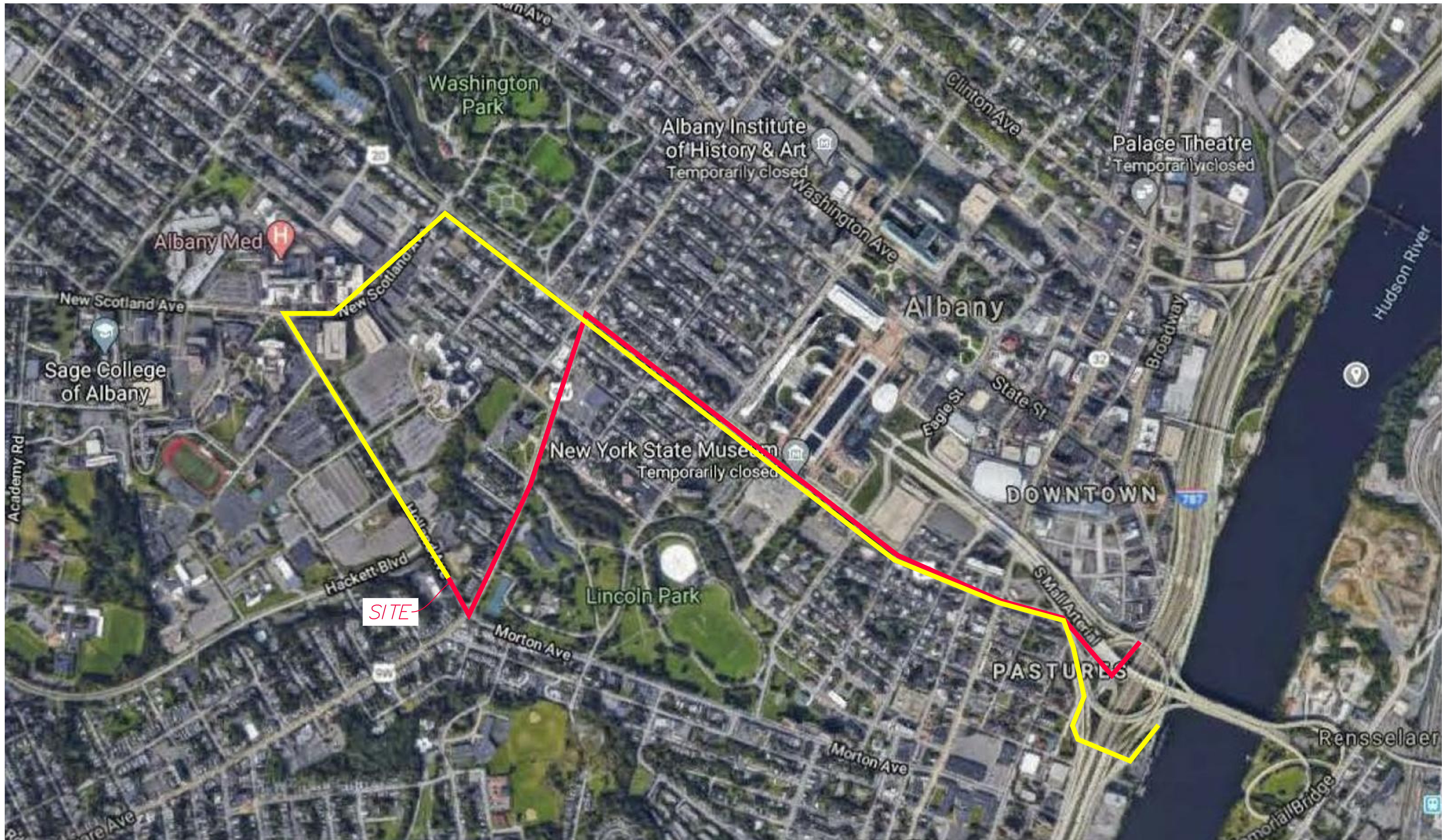
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DATE	REVISIONS
2/12/20	
5/13/20	GENERAL REVISIONS

LIGHTING PLAN
THE GALLERY ON HOLLAND AVENUE
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

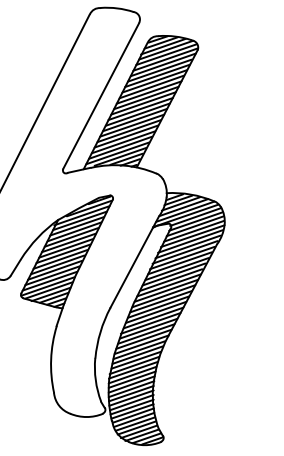
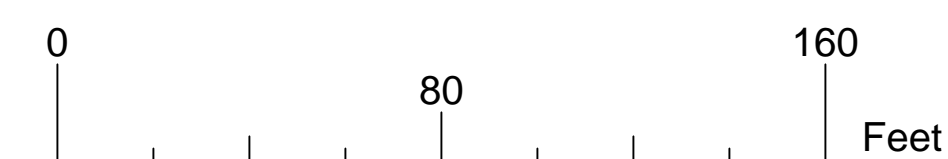
FILE: 190200
SCALE: 1"=20'
DATE: 12/16/19
CHK: JRH
DATE: 12/16/19
190200-LDMC



LEGEND

— INGRESS ROUTE

— EGRESS ROUTE

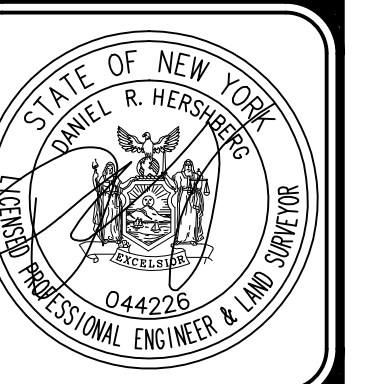


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DATE	REVISIONS
5/13/20	GENERAL REVISIONS

**TRUCK ROUTING PLAN
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK**

FILE: 190200

DATE: 07/29/19

CHK: DRY

BY: MD

SCALE: 1"=20'

190200-LDMC