

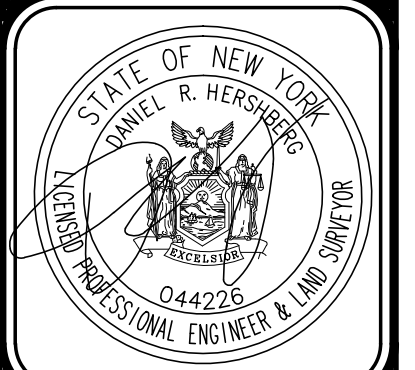
LEGEND			
R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	⊙	MANHOLE
P.O.B.	POINT OF BEGINNING	⊞	CATCHBASIN
S.F.	SQUARE FEET	—	SIGN
N/F	NOW OR FORMERLY	—	BOLLARD
FL	FEET	—	FENCE LINE
Dep.	DEGREE	—	GUARD RAIL
R	RECORD	—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
M	MEASURED	—	TRAFFIC FLOW ACCESS AREA
N	NORTH	+	WATER SHUT OFF
S	SOUTH	+	WATER VALVE
E	EAST	+	HYDRANT
W	WEST	+	GV 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

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

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

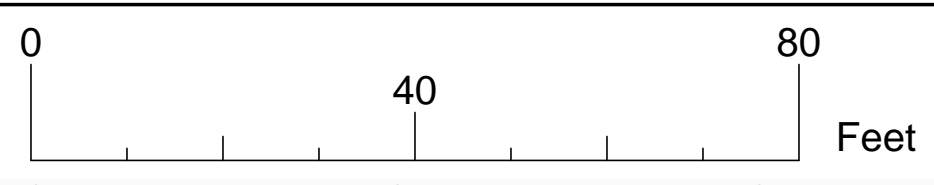
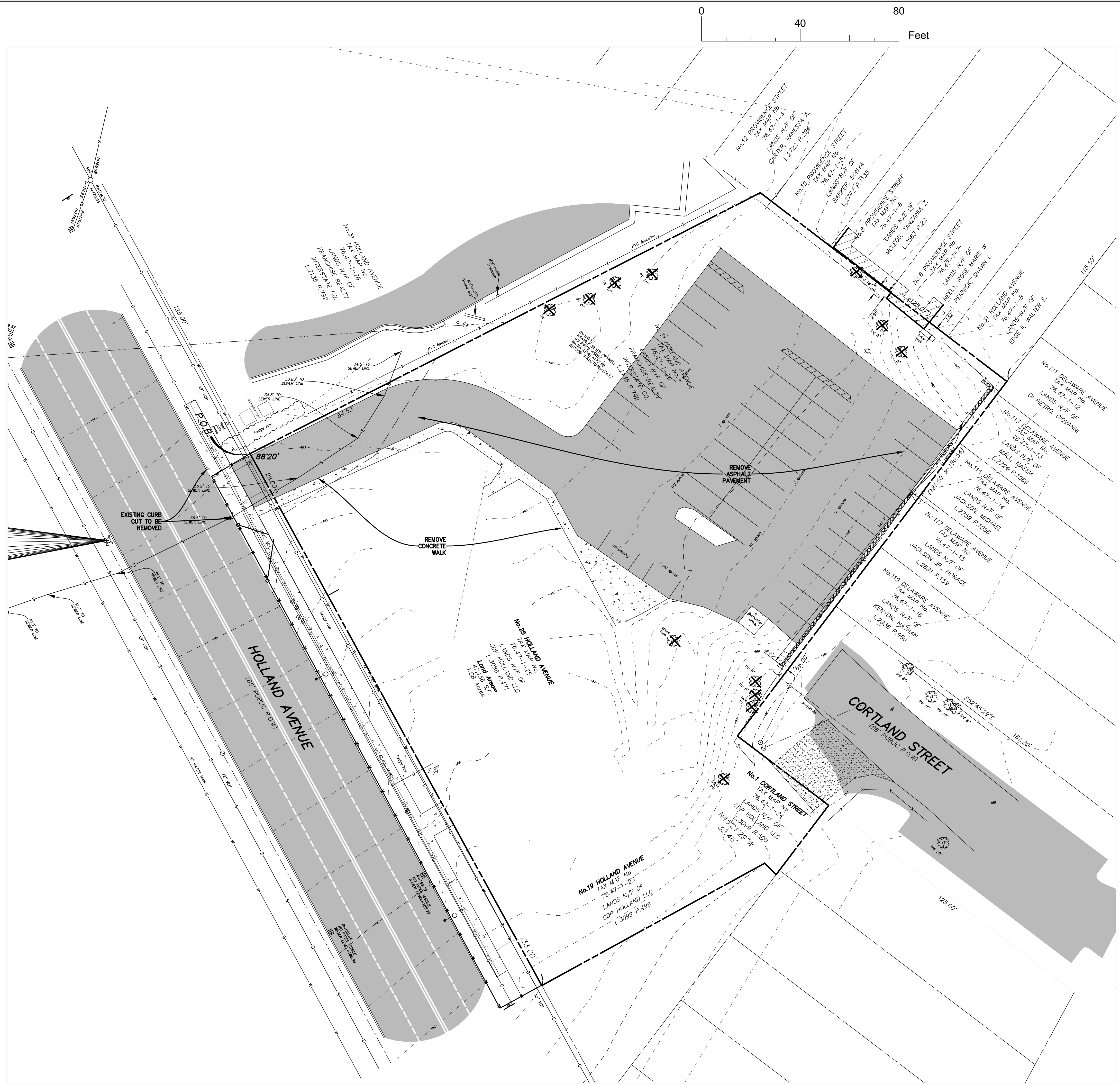
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DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/12/20	COMMENT LETTERS

EXISTING CONDITIONS
 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
 CHK: JRH
 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
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elec.	ELECTRIC	⊞	GAS DRIP
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P	PAGE	⊞	LIGHT POLE
—	WATER LINE	■	CONCRETE
—	SEWER LINE	■	PAVEMENT
—	GAS LINE	⊞	TREE CONIFEROUS DIAMETER OF TREE
—	UNDERGROUND ELECTRIC	⊞	TREE DECIDUOUS DIAMETER OF TREE
✕	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.



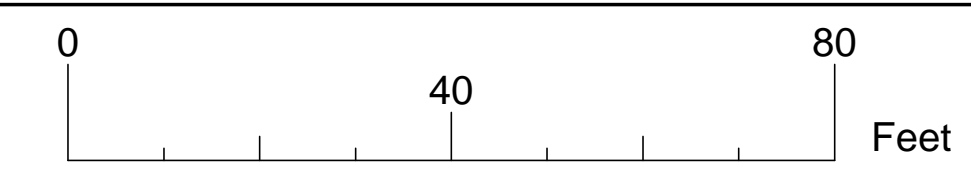
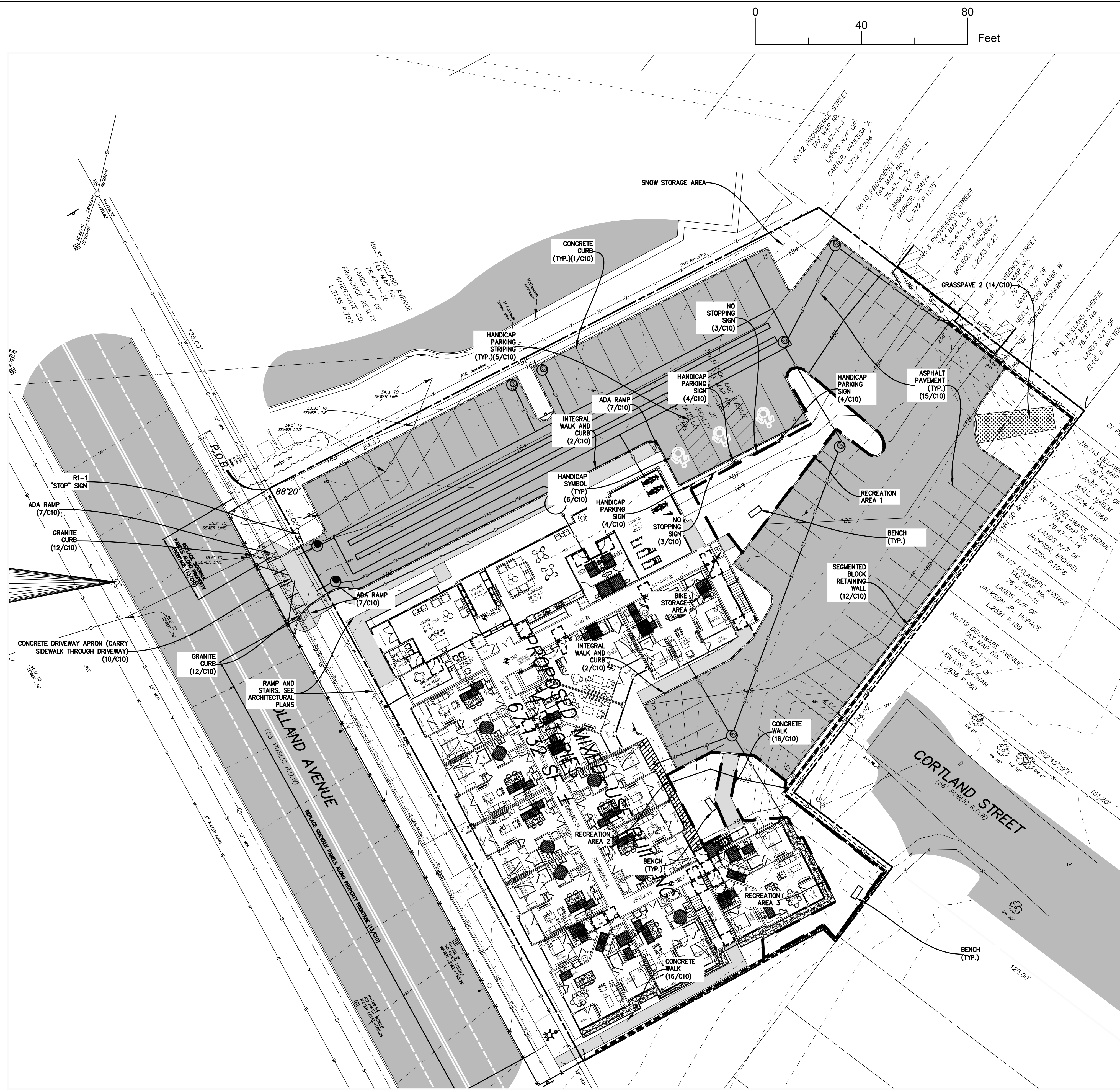
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DATE	REVISIONS
12/16/19	2/12/20

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

FILE: 190200
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 190200-LDMC
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 02



LEGEND

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P.	PAGE	⊕	LIGHT POLE
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—	SEWER LINE	▒	PAVEMENT
—	GAS LINE	⊕	TREE CONIFEROUS
—	UNDERGROUND ELECTRIC	⊕	TREE DECIDUOUS

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 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 OF 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 MCOUTCHEON, ENGINEERING DEPARTMENT (518-434-2387) 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

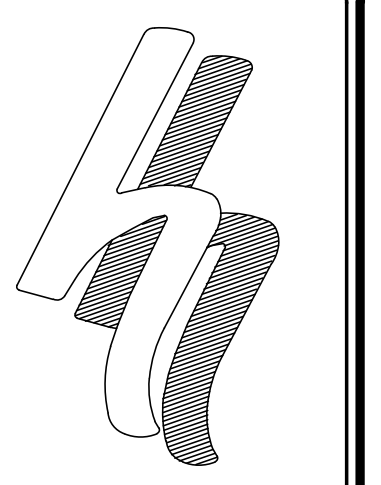
description	s.f.	acres	%
gross site area	51,640	1.18	100.00
impervious area	18,488	0.42	35.5
building coverage	0	0.00	0.00
pavement/sidewalk coverage	18,488	0.42	35.5
pervious area	33,152	0.76	64.5

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			1,511 sf
area 2: outdoor			439 sf
area 3: outdoor			1,237 sf
area 4: clubhouse (indoor)			2,355 sf
TOTAL			5,542 sf



HERSHBERG & HERSHBERG
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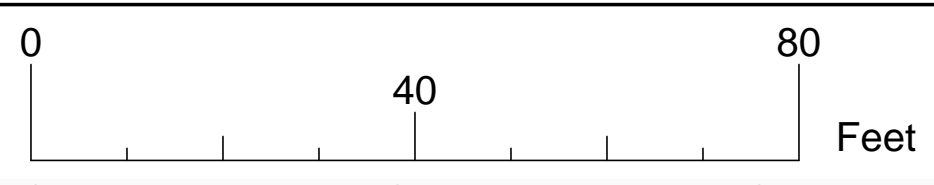
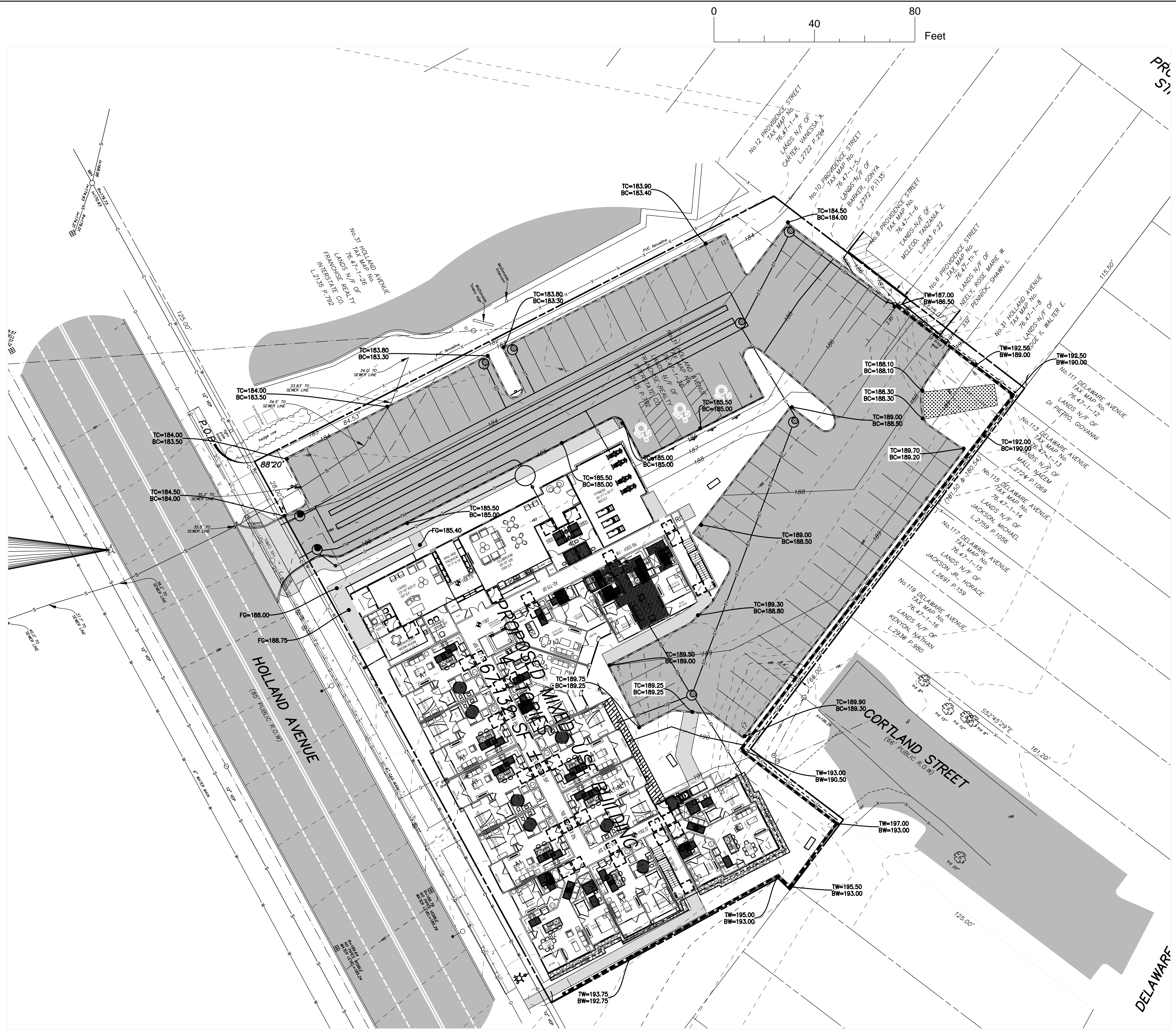
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DATE	REVISIONS
12/16/19	
2/12/20	

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





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
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tel.	TELEPHONE	⊞	GAS TEST
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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

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

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MAXIMUM HEIGHT	5 STORIES
SETBACKS	FRONT 10' MAX SIDE 0' REAR 15' (ADJACENT TO R-DISTRICT)

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total off-street parking spaces required after 20% proximity to transit reduction			59
off-street parking spaces (INCLUDING 3 H.C.)			59

PROPOSED SITE COVERAGE STATISTICS

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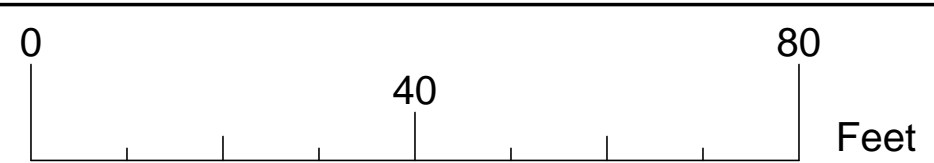
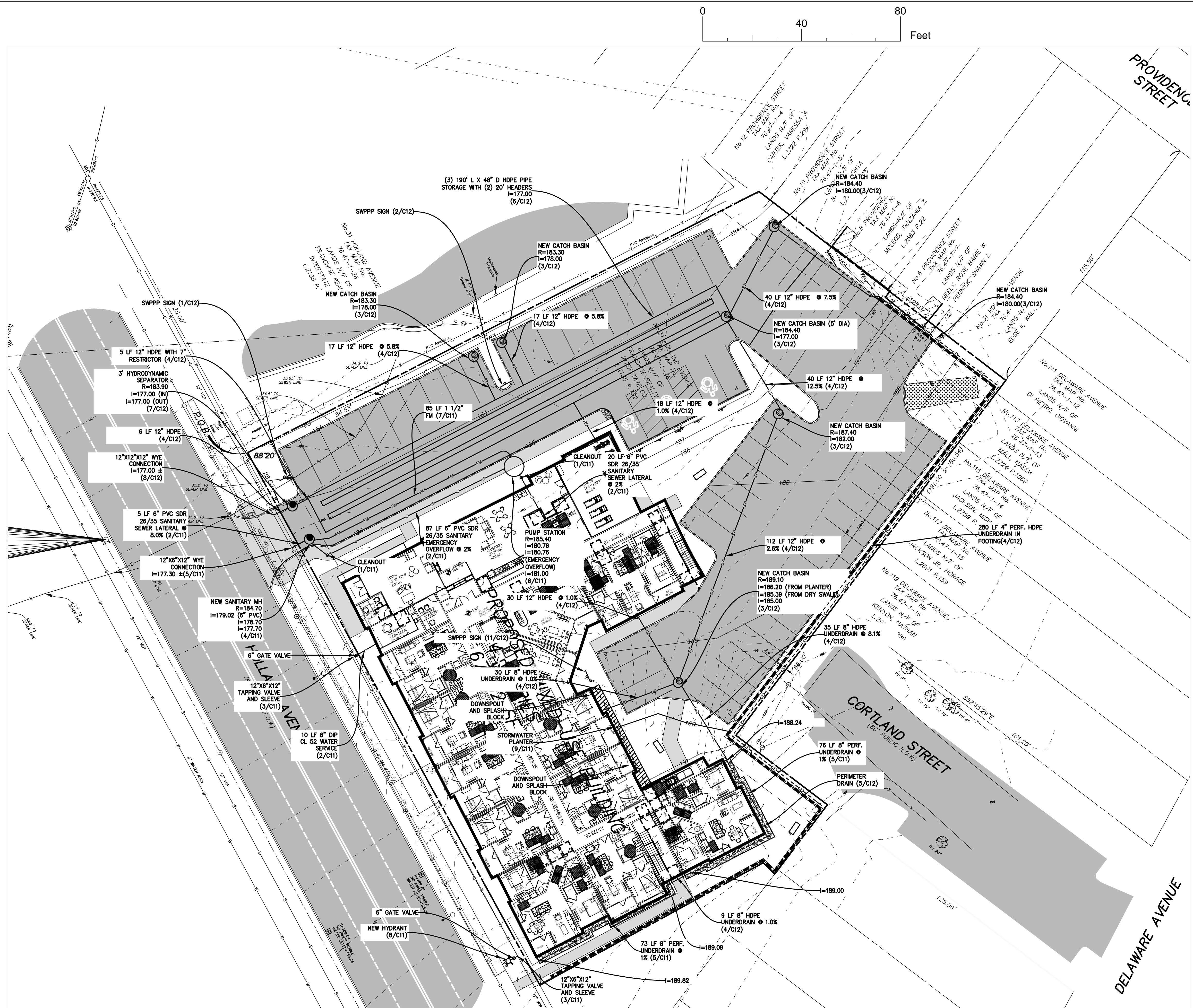
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DATE	REVISIONS
12/16/19 <td>COMMENT LETTERS</td>	COMMENT LETTERS
2/12/20 <td>COMMENT LETTERS</td>	COMMENT LETTERS

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
 CUY: MD



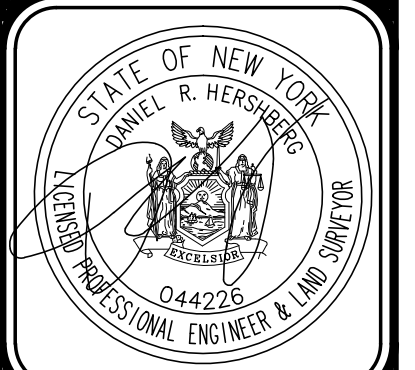
LEGEND			
R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	○	MANHOLE
P.O.B.	POINT OF BEGINNING	⊞	CATCH BASIN
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tel.	TELEPHONE	⊞	GAS TEST
elec.	ELECTRIC	⊞	GAS DRIP
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NOTES

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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.



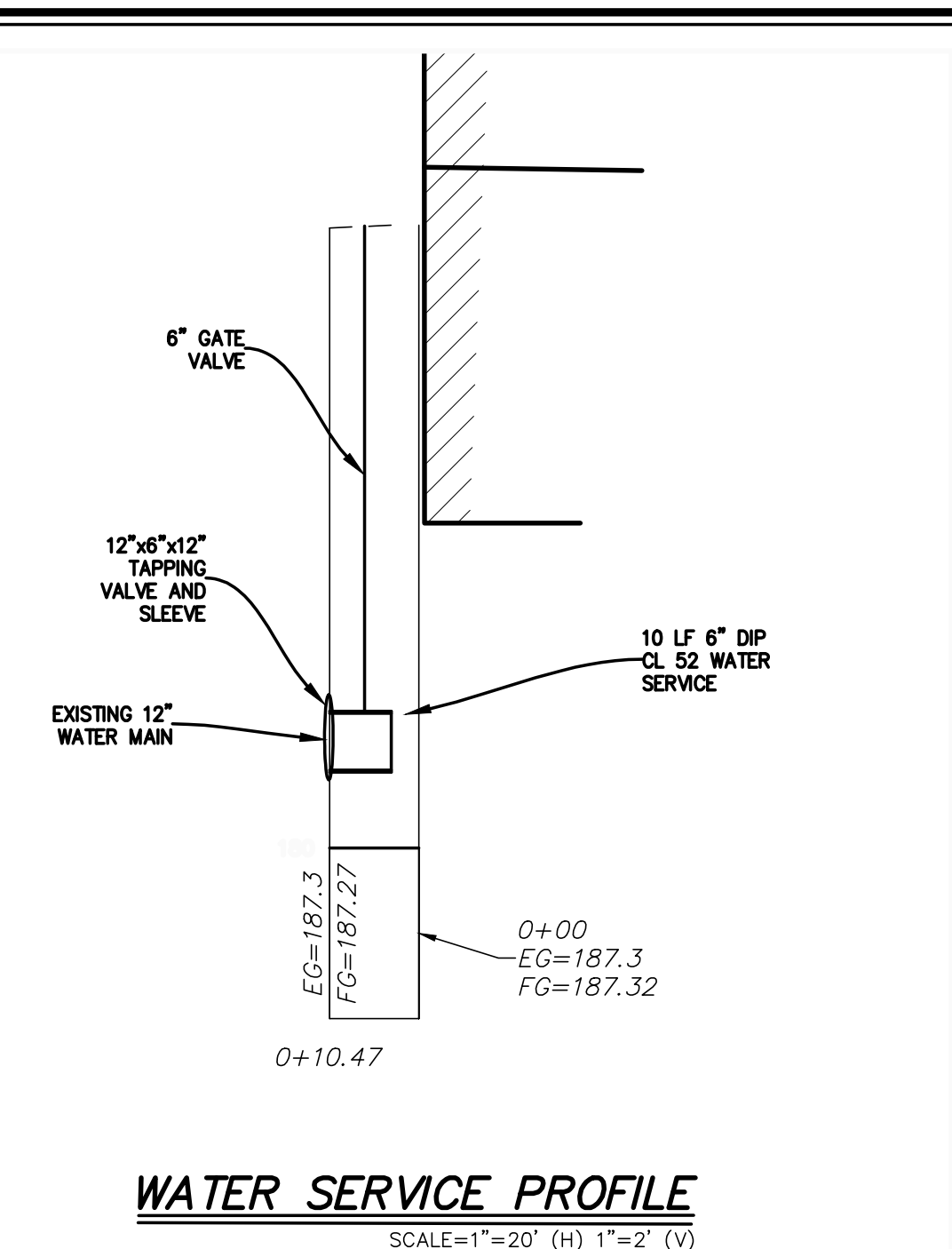
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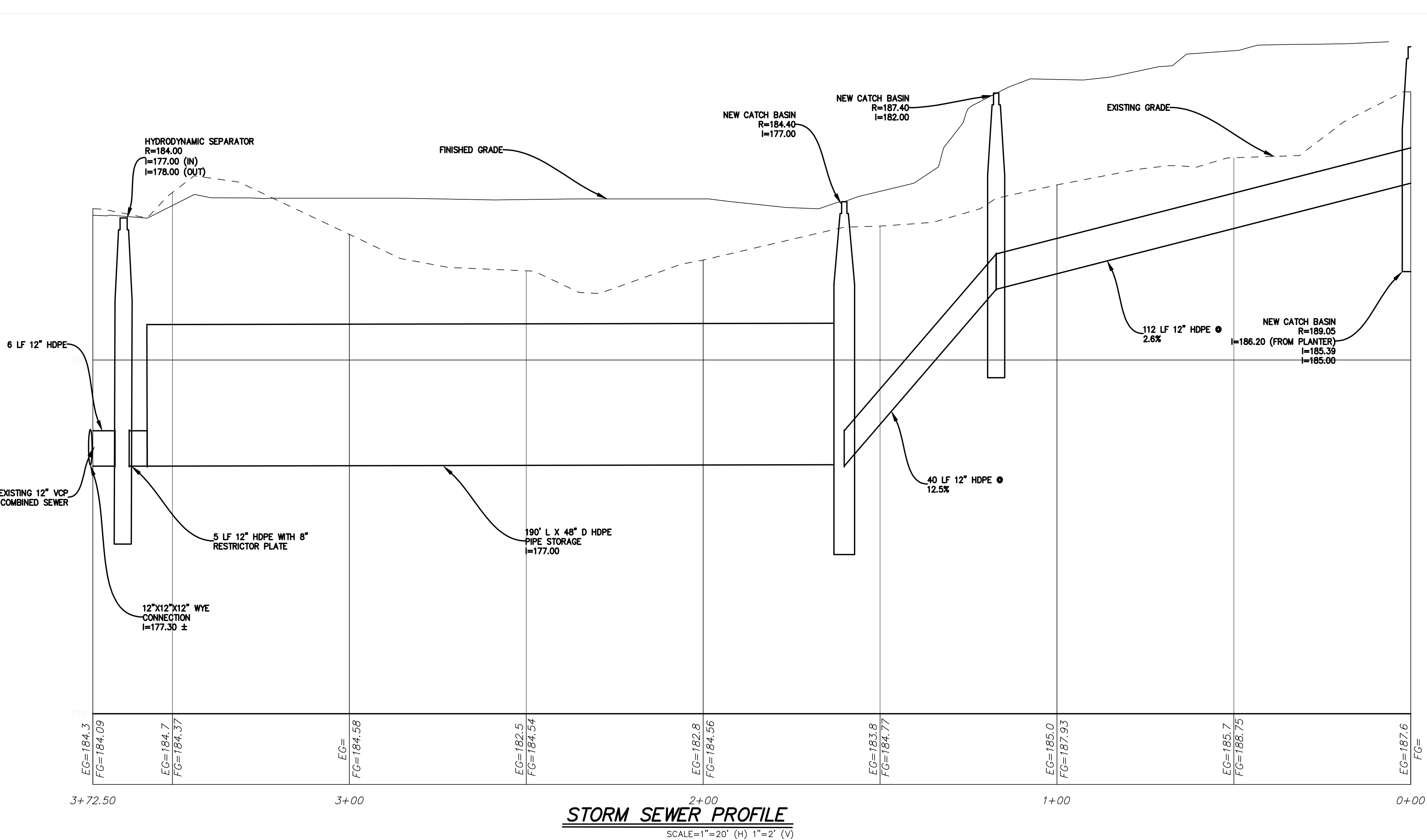
UTILITY PLAN
THE GALLERY ON HOLLAND
 No. 25 HOLLAND AVENUE
 CITY OF ALBANY
 COUNTY OF ALBANY STATE OF NEW YORK

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

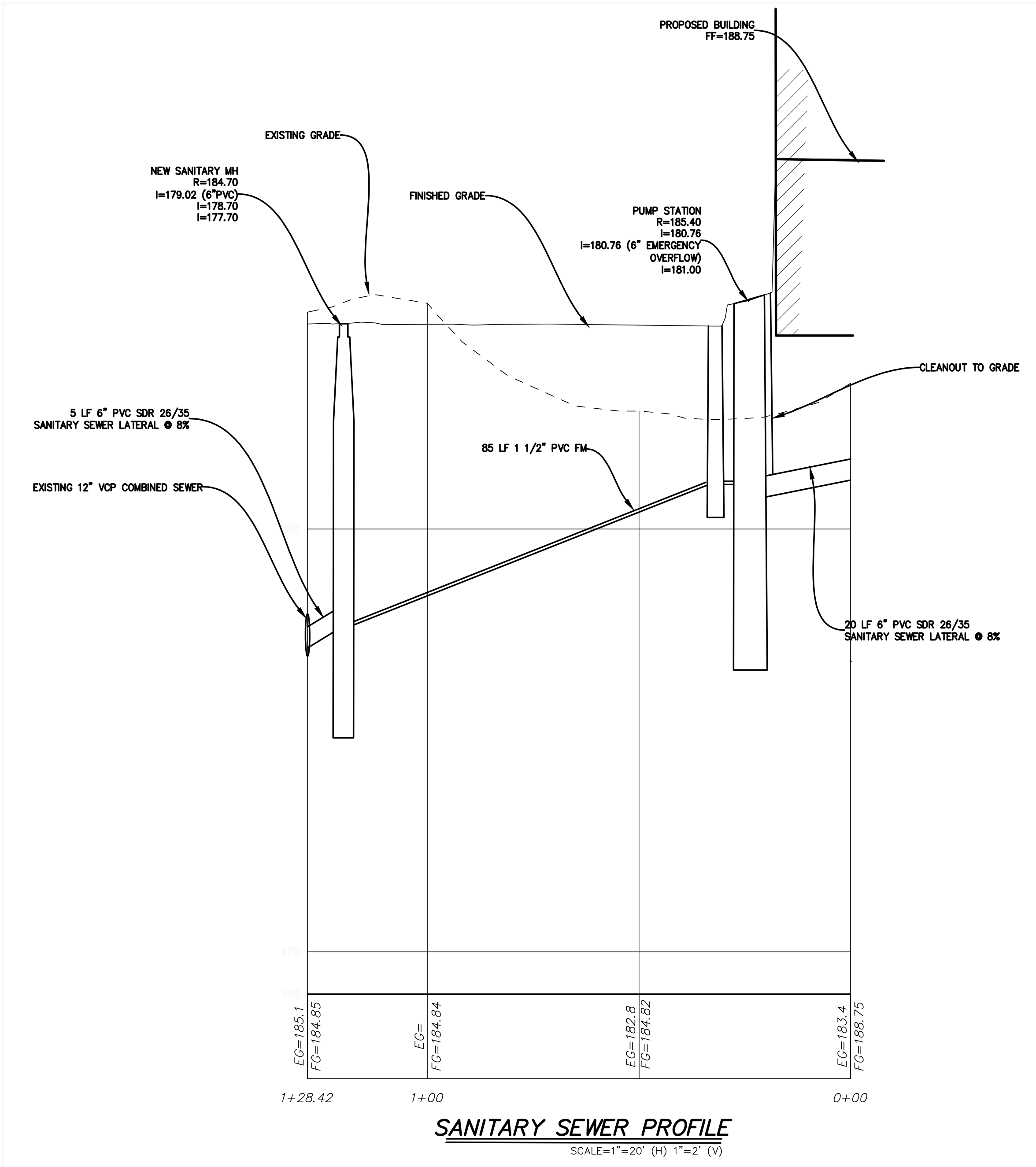


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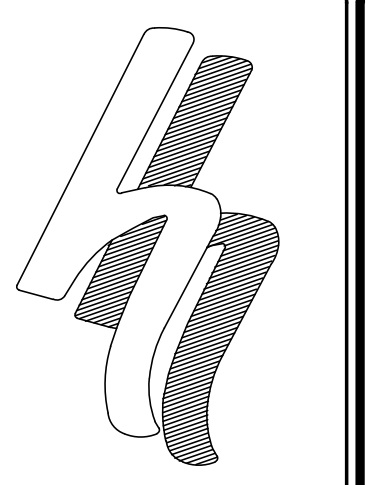
WATER SERVICE PROFILE
SCALE=1"=20' (H) 1"=2' (V)



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

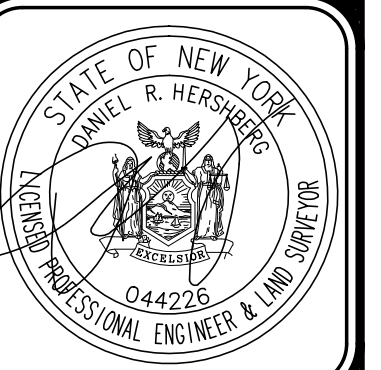


SANITARY SEWER PROFILE
SCALE=1"=20' (H) 1"=2' (V)



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

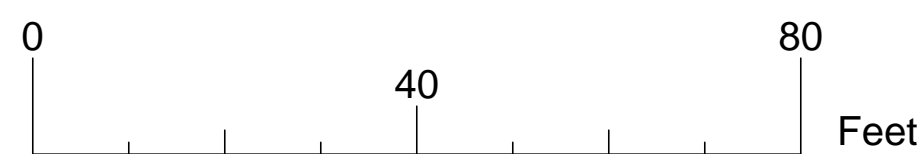
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DATE	REVISIONS
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UTILITY PROFILES
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

DATE: 2/28/19
SCALE: AS NOTED
CHK: JRH
CY: ND
FILE: 190200



LEGEND

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ESC LEGEND

---	SILT FENCE
---	LIMITS OF DISTURBANCE
---	201 TEMPORARY SEDIMENT CONTROL TRAP CONTOURS
---	TEMPORARY PERIMETER SWALE
⊕	DROP INLET PROTECTION
⊕	FUELING AREA
⊕	STOCKPILE, STAGING, AND MATERIAL STORAGE AREA

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.

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

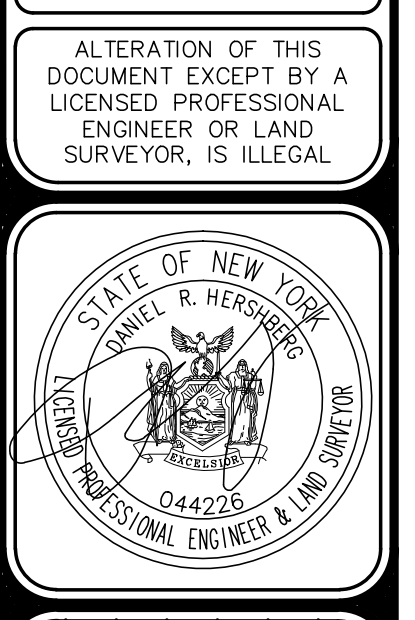
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE JULY 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (aka: THE BLUE BOOK) EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. IT IS THE INTENT OF THESE PLANS 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 MEANS 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 SEEDD 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 UNDERSIDING AND DEGRADATION.
 - D. SEEDD/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.
5. SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH PLAN AND DETAIL LOCATIONS AND AS DESCRIBED IN THE NEW YORK STATE EROSION AND SEDIMENT CONTROL MANUAL DATED JULY 2016.
6. PRIOR TO CONSTRUCTION OF ANY PHASE, THE STABILIZED CONSTRUCTION ACCESS SHALL BE INSTALLED.
7. CONSTRUCTION TRAFFIC SHALL NOT CROSS STREAMS OR DITCHES EXCEPT AT SUITABLE CROSSING FACILITIES. EQUIPMENT SHALL NOT OPERATE, UNNECESSARILY.
8. EXISTING PAVEMENT AREAS SHALL BE CLEANED AT THE DIRECTION OF THE ENGINEER.
9. WATER TRUCKS SHALL BE USED TO MINIMIZE DUST POLLUTION ON SITE, AND ON ADJACENT ROADWAYS ROADWAY AREAS AS DIRECTED BY THE ENGINEER.
10. ANY WATER PUMPED AS A RESULT OF DEWATERING ACTIVITIES SHALL BE PUMPED INTO A DEWATERING PIT.
11. CONCRETE WASHOUT AREAS SHALL BE DESIGNATED BY THE DESIGN ENGINEER AND PROTECTED IN ACCORDANCE WITH THE NEW YORK STATE EROSION AND SEDIMENT CONTROL MANUAL DATED JULY 2016.
12. ALL AREAS DISTURBED IN THE CONSTRUCTION PROCESS SHALL BE RE-SEEDD AS SOON AS PRACTICABLE. PARTICULAR CARE SHALL BE TAKEN TO RE-SEED DISTURBED SLOPES IN A TIMELY MANNER.
13. IT IS RECOMMENDED THAT ALL EROSION CONTROL DEVICES BE PLACED FOR THE ENTIRE PHASE AS SHOWN ON THE EROSION CONTROL PLAN. PLACEMENT MAY BE DONE, HOWEVER, TO SUIT CONSTRUCTION SEQUENCING AS APPROVED BY THE ENGINEER.
14. STOCK PILES SHALL BE PROTECTED BY A SEDIMENT CONTROL FENCE OR TEMPORARY SEDIMENT CONTROL TRENCH PER THE NEW YORK STATE EROSION AND SEDIMENT CONTROL MANUAL DATED JULY 2016. THESE FENCES/TRENCHES SHALL BE MAINTAINED IN GOOD CONDITION UNTIL SAID STOCK PILES ARE REMOVED AND STOCK PILING AREAS ARE PERMANENTLY STABILIZED.
15. STOCK PILES SHALL BE SEEDD UPON SUSPENSION OF WORK OR IF MATERIAL IS NOT TO BE USED WITHIN 30 DAYS. IN ACCORDANCE WITH THE NEW YORK STATE EROSION AND SEDIMENT CONTROL MANUAL DATED JULY 2016.
16. IN NO CASE SHALL ERODIBLE MATERIALS BE STOCKPILED WITHIN 25 FEET OF ANY DITCH, STREAM OR OTHER SURFACE WATER BODY.

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 DP-0-10-002, 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 SLOPES PHYSICALLY STABLE. LARGE DEBRIS AND ROCKS ARE USUALLY REMOVED. SEEDBED MUST BE SEEDD 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.
 - MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES). QUALITY OF HAY OR STRAW MULCH ALLOWABLE WILL BE DETERMINED BASED ON LONG TERM USE AND VISUAL CONCERNS. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE OF CONCERN. WOOD FIBER HERRMULLCH OR OTHER SPREADABLE PRODUCTS APPROVED FOR EROSION CONTROL (NYLON WEB OR MESH) MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS. CAUTION IS ADVISED WHEN USING NYLON OR OTHER SYNTHETIC PRODUCTS. THEY MAY BE DIFFICULT TO REMOVE PRIOR TO FINAL SEEDING AND CAN BE A HAZARD TO YOUNG WILDLIFE SPECIES.
 - MULCH ANCHORING GUIDE - TABLE 4.3, PAGE 4.41.
- | TABLE 4.3
MULCH ANCHORING GUIDE | |
|------------------------------------|---|
| ANCHORING METHOD OR MATERIAL | MULCH ANCHORING HOW TO APPLY |
| PEG AND TWINE | HAY OR STRAW
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
STAPLE THE LIGHT-WEIGHT PAPER, JUTE, WOOD FIBER, OR PLASTIC NETTINGS TO SOIL SURFACE ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. SHOULD BE BIODEGRADABLE. MOST PRODUCTS ARE NOT SUITABLE FOR FOOT TRAFFIC. |
| WOOD CELLULOSE FIBER | HAY OR STRAW
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
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
MIX AND APPLY POLYMERIC AND GUM TACKIFIERS ACCORDING TO MANUFACTURERS' INSTRUCTIONS. AVOID APPLICATION DURING RAIN. A 24-HOUR CURING PERIOD AND A SOIL TEMPERATURE HIGHER THAN 40° FAHRENHEIT ARE REQUIRED. |
7. INSTALL PERMANENT RIP-RAP AT ALL PIPE END SECTIONS AT TIME OF INSTALLATION OF PIPE.
 8. SEE REMAINDER OF PLANS FOR PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
 9. PAVED AREAS ARE TO BE SWEEP DAILY TO REMOVE ANY SEDIMENT AND ALL NEWLY PAVED AREAS SHALL BE DIRECTED TO THE TEMPORARY OR FINAL SEDIMENT CONTROL BASINS.

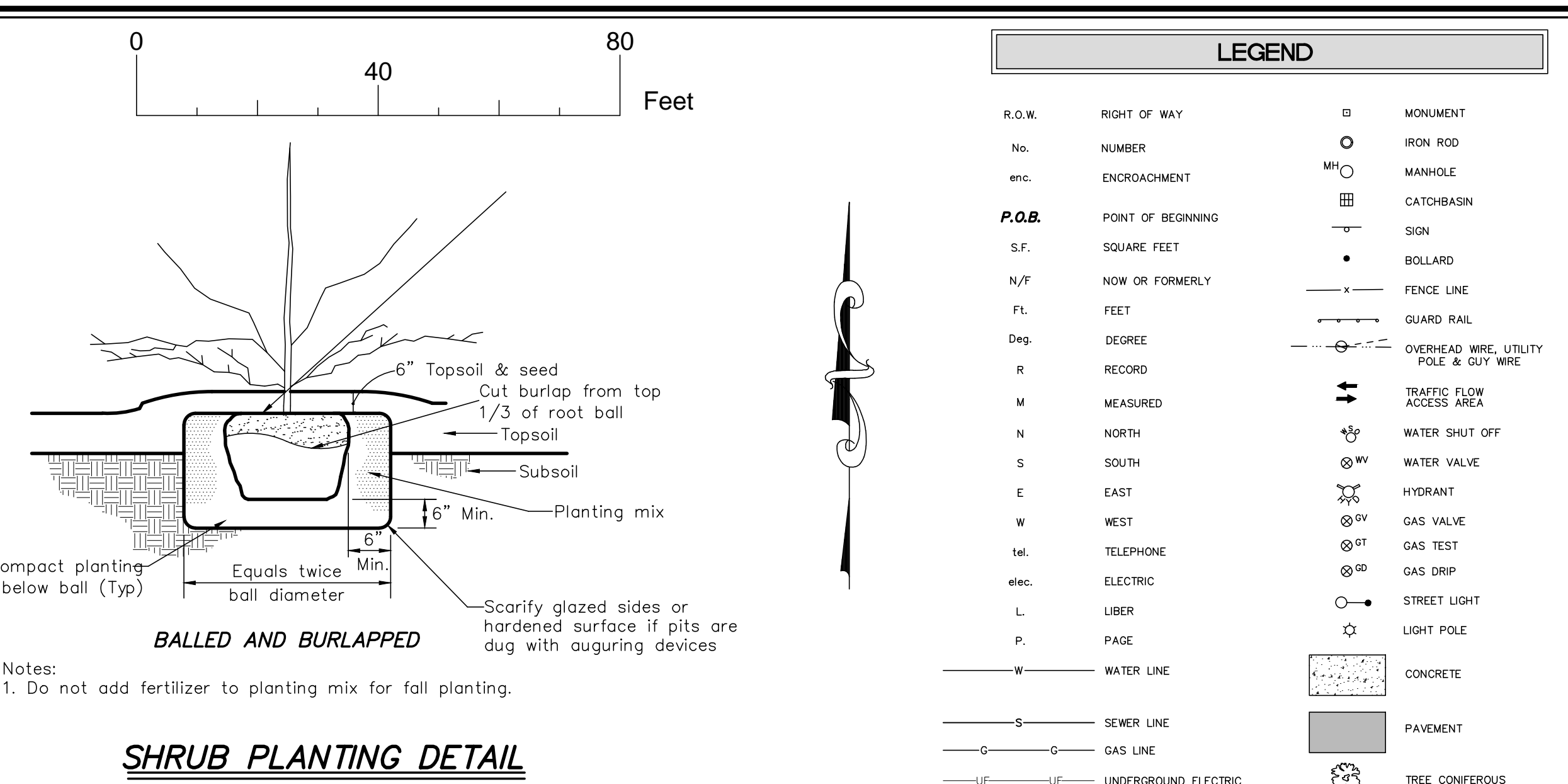
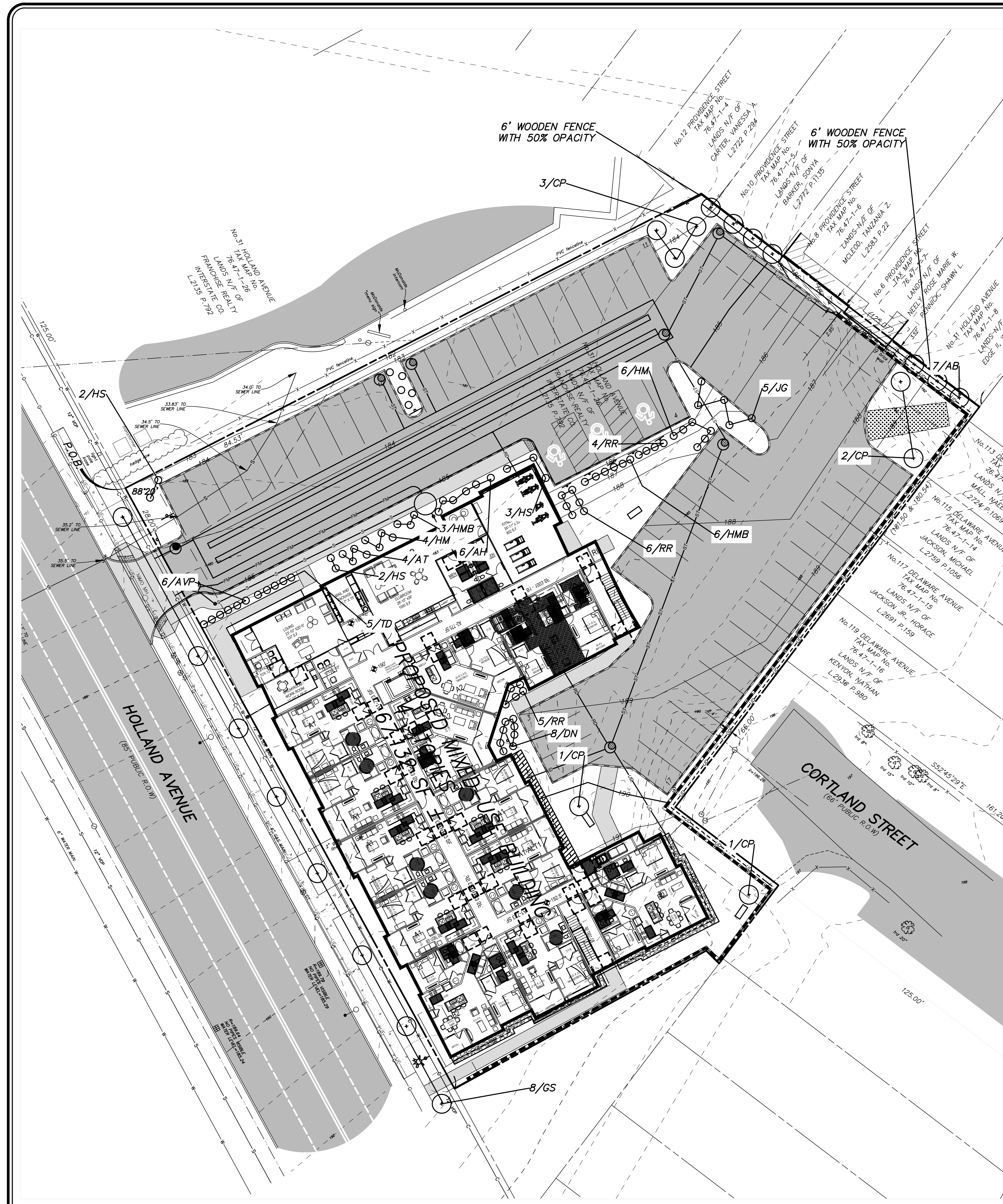
WINTER CONDITIONS ITEMS TO BE ADDRESSED

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 (Filtrexx, Erosion eel or equal).
6. If work is to cease for more than 3 days, stabilize all disturbed soils.



DATE	12/16/19	2/12/20
REMARKS	COMMENT LETTERS	COMMENT LETTERS
REVISIONS		

EROSION AND SEDIMENT CONTROL PLAN
 THE GALLERY ON HOLLAND
 No. 25 HOLLAND AVENUE
 CITY OF ALBANY
 COUNTY OF ALBANY STATE OF NEW YORK
 SCALE: 1"=20'
 DATE: 2/28/19
 FILE: 190220-LDM
 CHK: DRH
 GY: MD



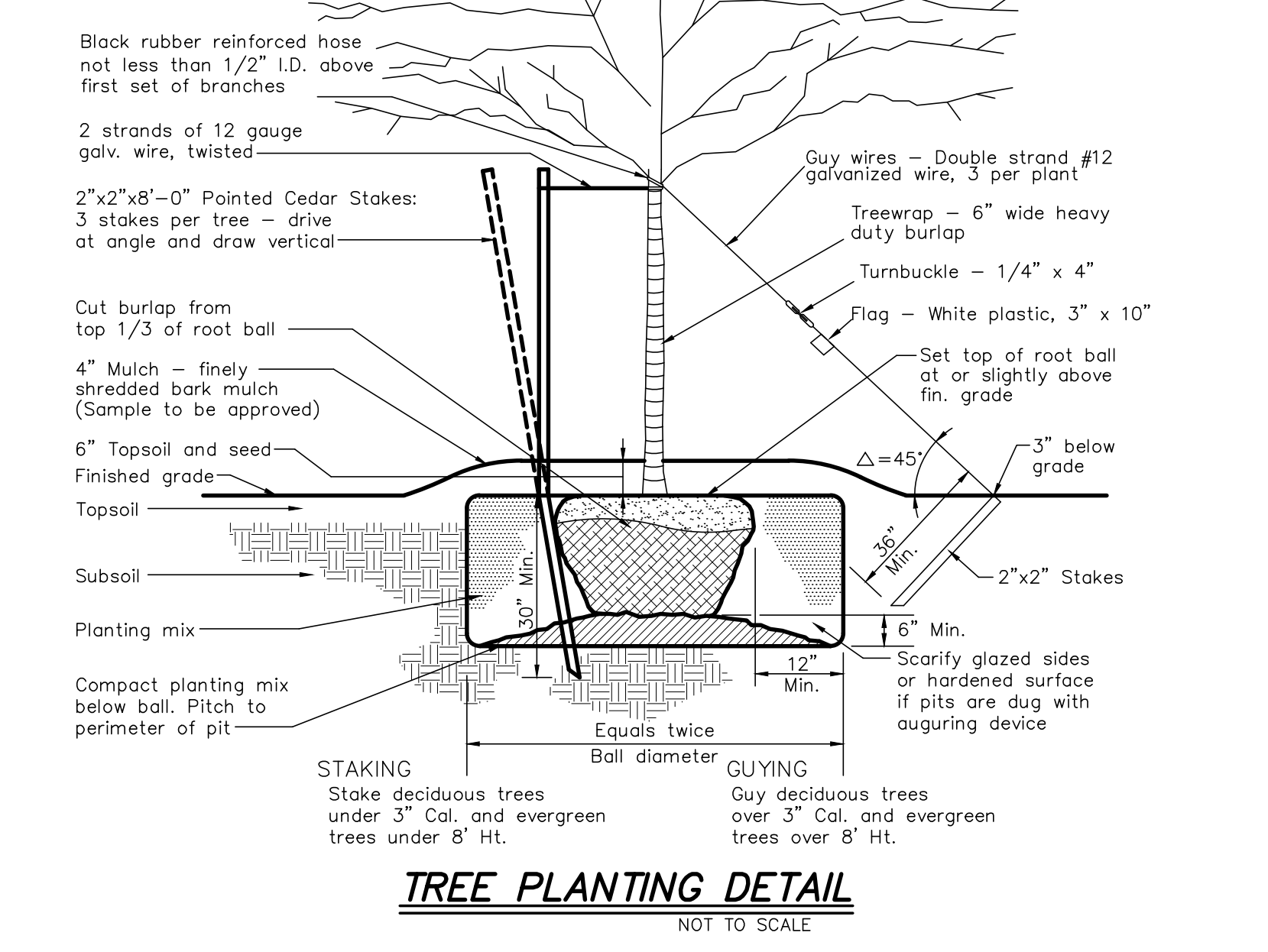
Notes:
1. Do not add fertilizer to planting mix for fall planting.

SHRUB PLANTING DETAIL
NOT TO SCALE

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 PHANOPYRUM (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 'STEWARTSONIAN'	STEWARTSONIAN 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

SEED MIXES SHALL BE AS FOLLOWS:
SLOPES 1' VERTICAL TO 3' HORIZONTAL OR GREATER & ALL DETENTION BASINS-55% CLEMFINE TALL FESCUE, 15% NASSAU KENTUCKY BLUEGRASS, 10% PALMER PERENNIAL RYEGRASS, 10% SABRE OR LASER POA TRIVIALIS, 5% STREAKER REDTOP, 5% REED CANARYGRASS APPLIED AT A RATE OF 5#/1000 SQ. FT.
ALL OTHER AREAS-60% NASSAU KENTUCKY BLUEGRASS, 20% JAMESTOWN CHEWING FESCUE 20% PALMER PERENNIAL RYEGRASS APPLIED AT A RATE OF 4#/1000 SQ. FT.

Pruning shall be in accordance with approved horticultural standards in order to preserve the natural form of the specific plants. If applicable & approved by the landscape architect, one-fourth to one-third of the wood shall be removed by thinning out to balance root loss due to transplanting.



TREE PLANTING DETAIL
NOT TO SCALE

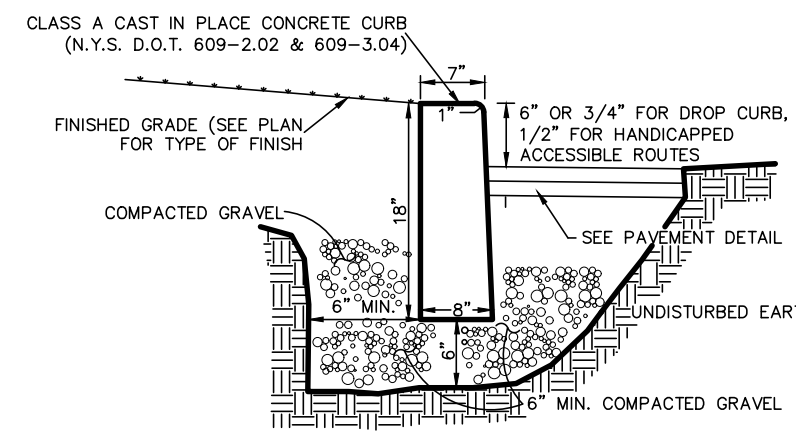
HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

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

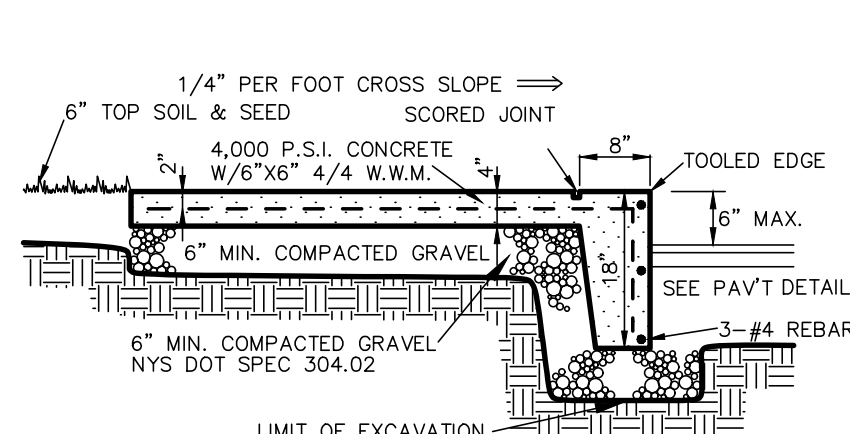
DATE	REVISIONS
12/16/19	
2/12/20	

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

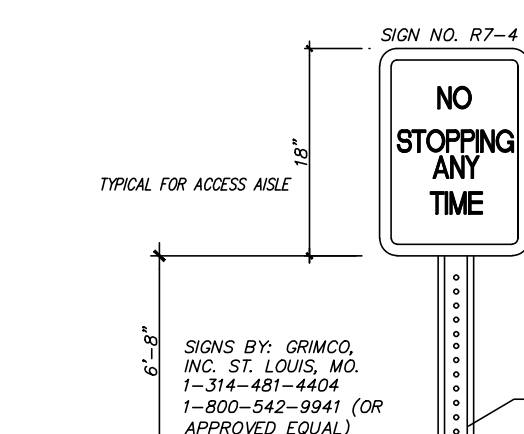
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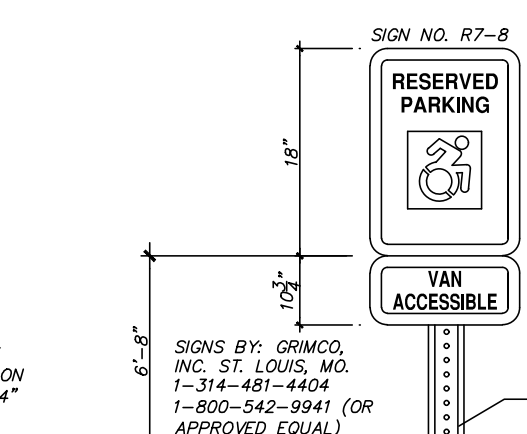
1 **C10** **CONCRETE CURB (CAST IN PLACE) DETAIL**
NOT TO SCALE



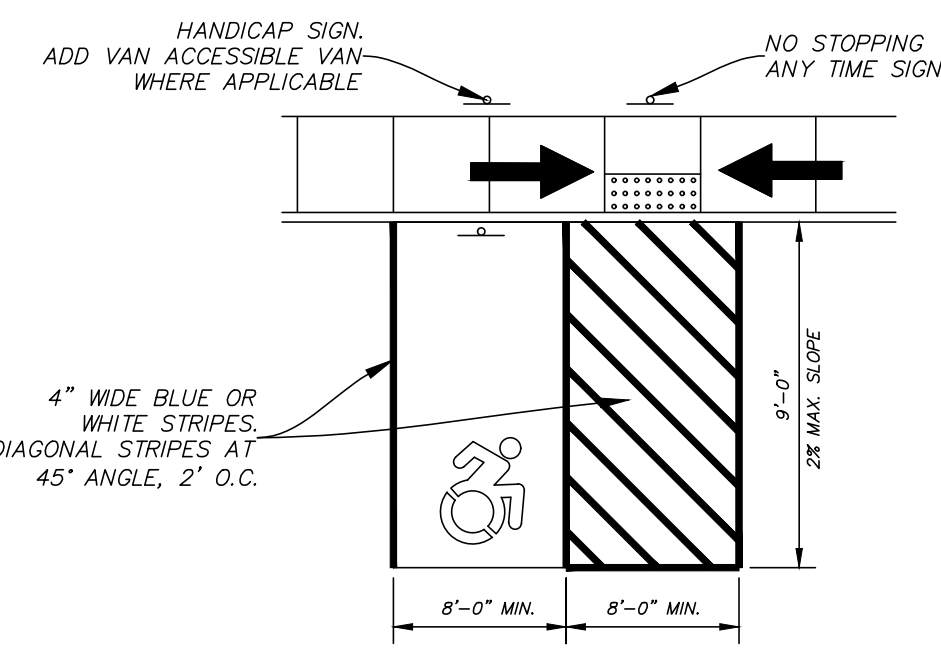
2 **C10** **INTEGRAL WALK & CURB DETAIL**
NOT TO SCALE



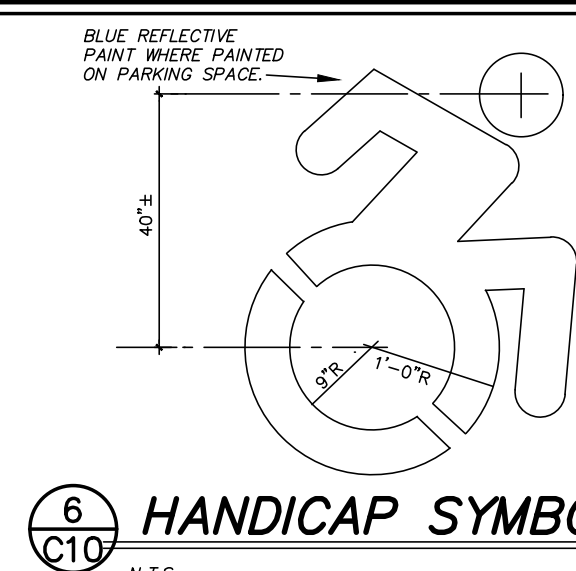
3 **C10** **HANDICAP SIGN**
N.T.S. TYPICAL FOR ACCESS AISLE



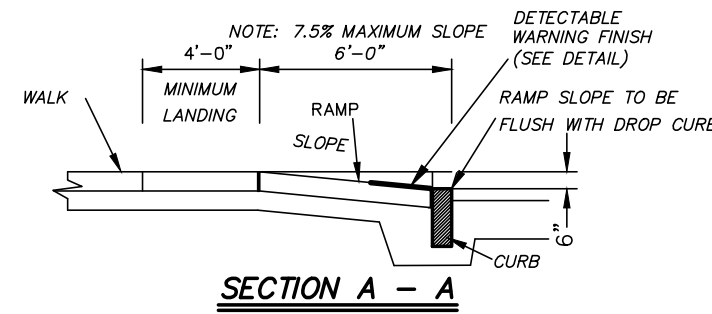
4 **C10** **HANDICAP SIGN**
N.T.S. TYPICAL FOR PARKING SPACE



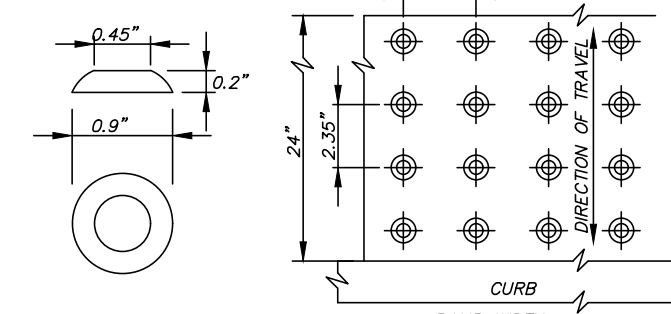
5 **C10** **HANDICAPPED PAVEMENT STRIPING DETAIL**



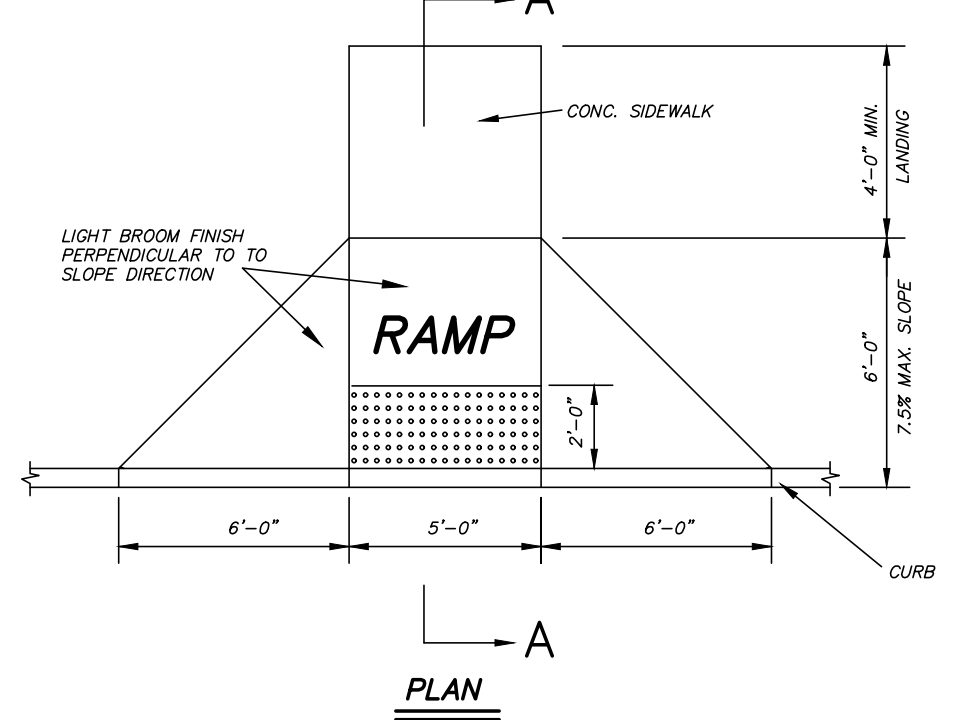
6 **C10** **HANDICAP SYMBOL**
N.T.S.



SECTION A - A



PLAN



ELEVATION

DETECTABLE WARNING SURFACE DETAIL

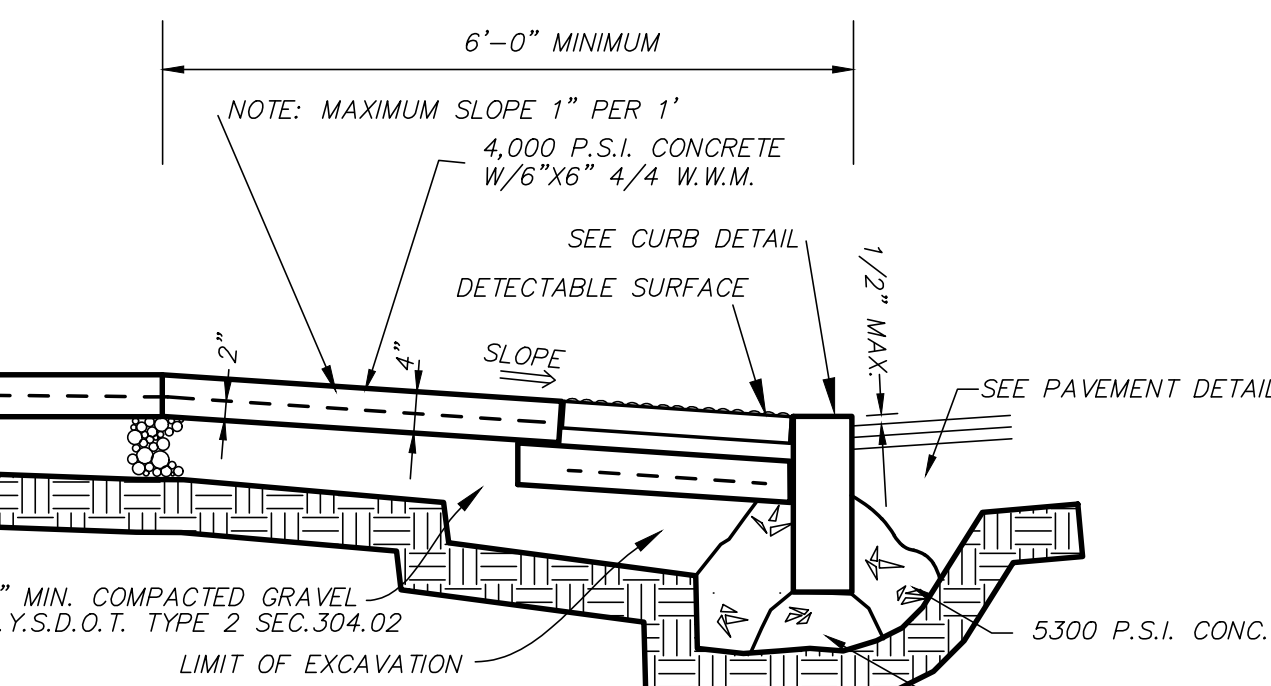
DETECTABLE WARNING SURFACE NOTES:
1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 24" LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. INSTALLATION SHALL MEET ALL APPLICABLE ADA CODES AND STANDARDS.
3. CONFORM TO STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION MAPS ENTITLED "DETECTABLE WARNING DETAILS, No. M608-391".

DETECTABLE WARNING UNIT DIMENSIONS:
1. THE SIZE OF THE DETECTABLE WARNING FIELD SHALL BE 24" IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUSIVE OF SIDE FLARES.

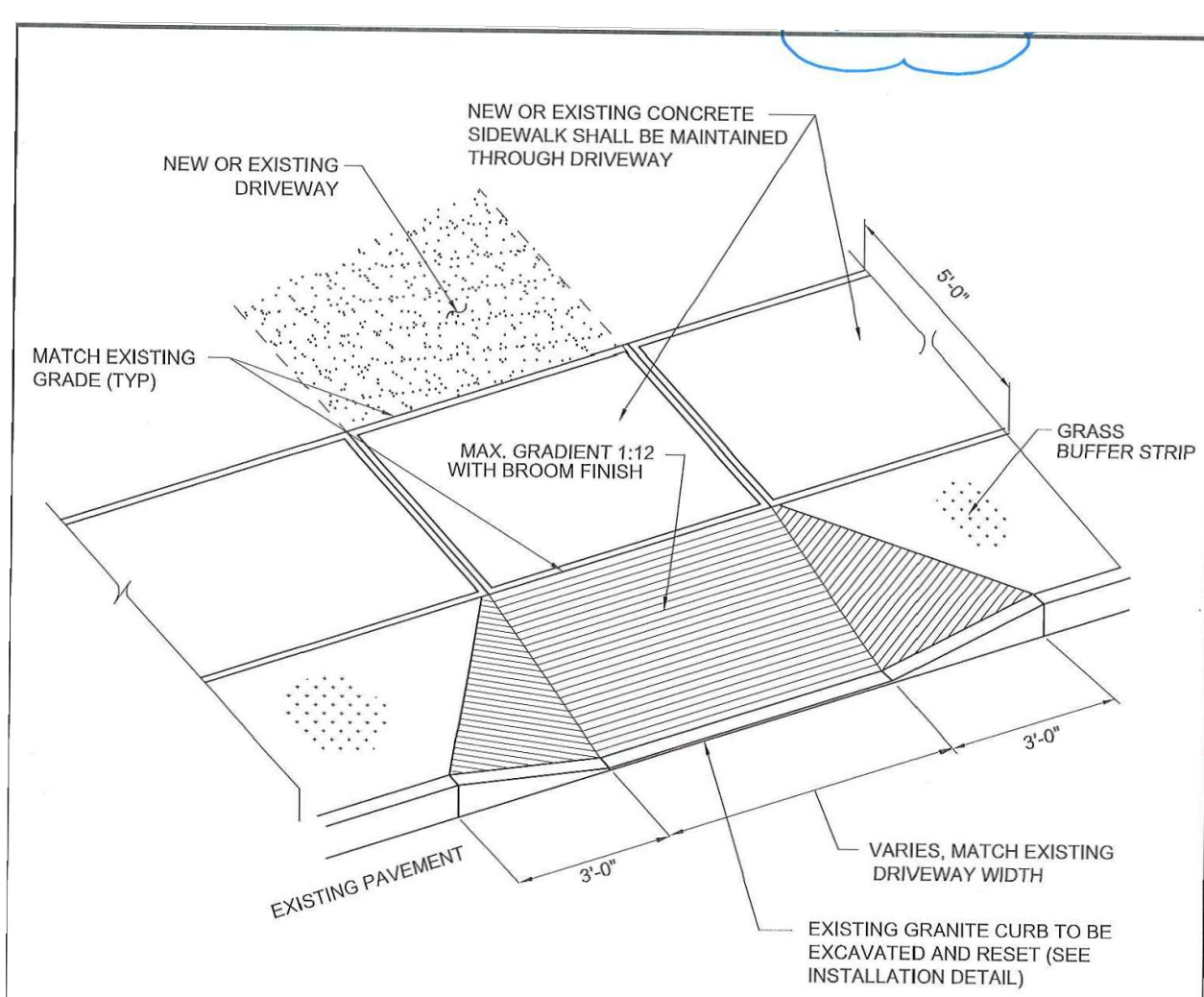
DOMES ALIGNMENT:
1. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK BETWEEN THE RAMP LANDING OR CURB RAMP AND THE STREET.
2. WHERE DOMES ARE ARRANGED RADially THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET.

DETECTABLE WARNING COLOR REQUIREMENTS:
1. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS.

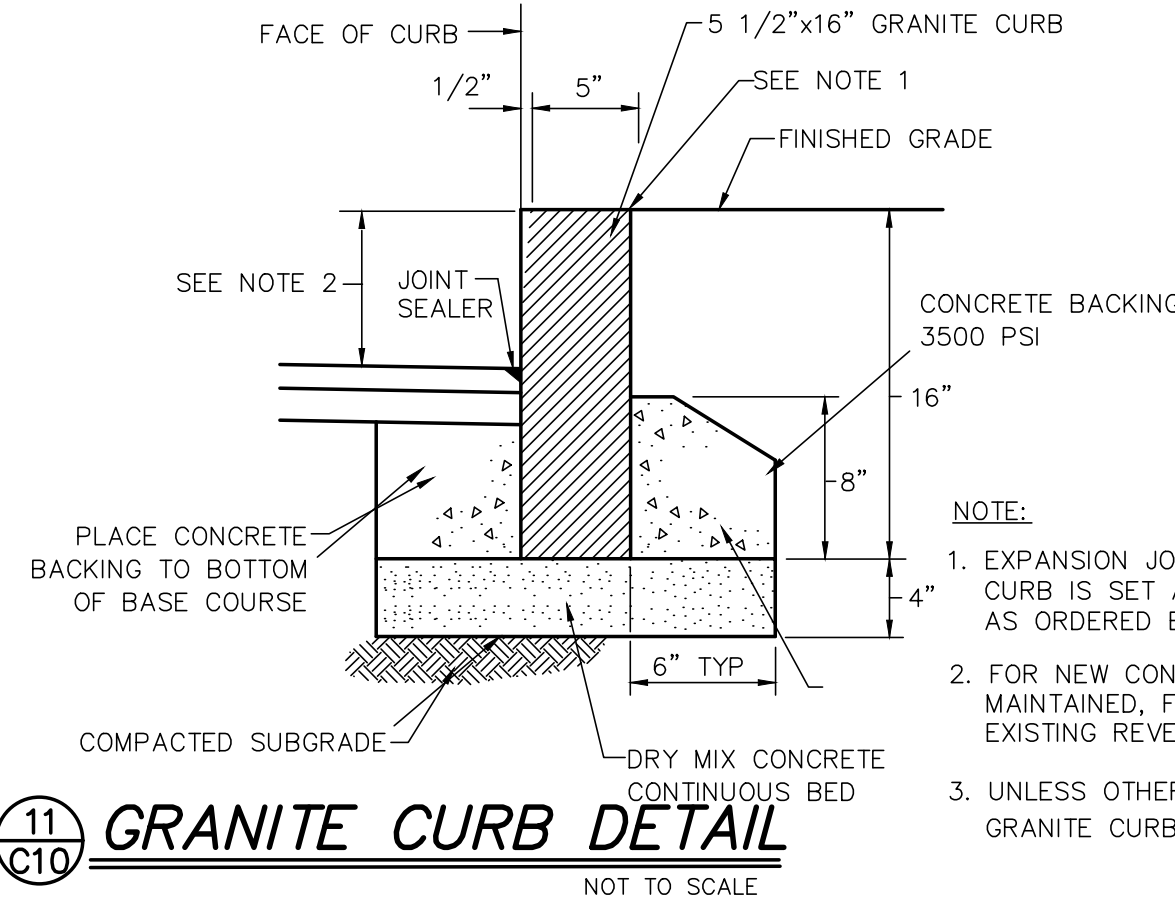
DETECTABLE WARNING LOCATIONS:
1. DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE OR CORNER OF THE WARNING FIELD NEAREST TO THE ROADWAY IS 5" TO 9" FROM THE FRONT OF THE CURB OR THE ROADWAY EDGE (12" WHERE TRAVERSABLE CURB IS USED).
2. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 6'-0" MINIMUM AND 15'-0" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL.



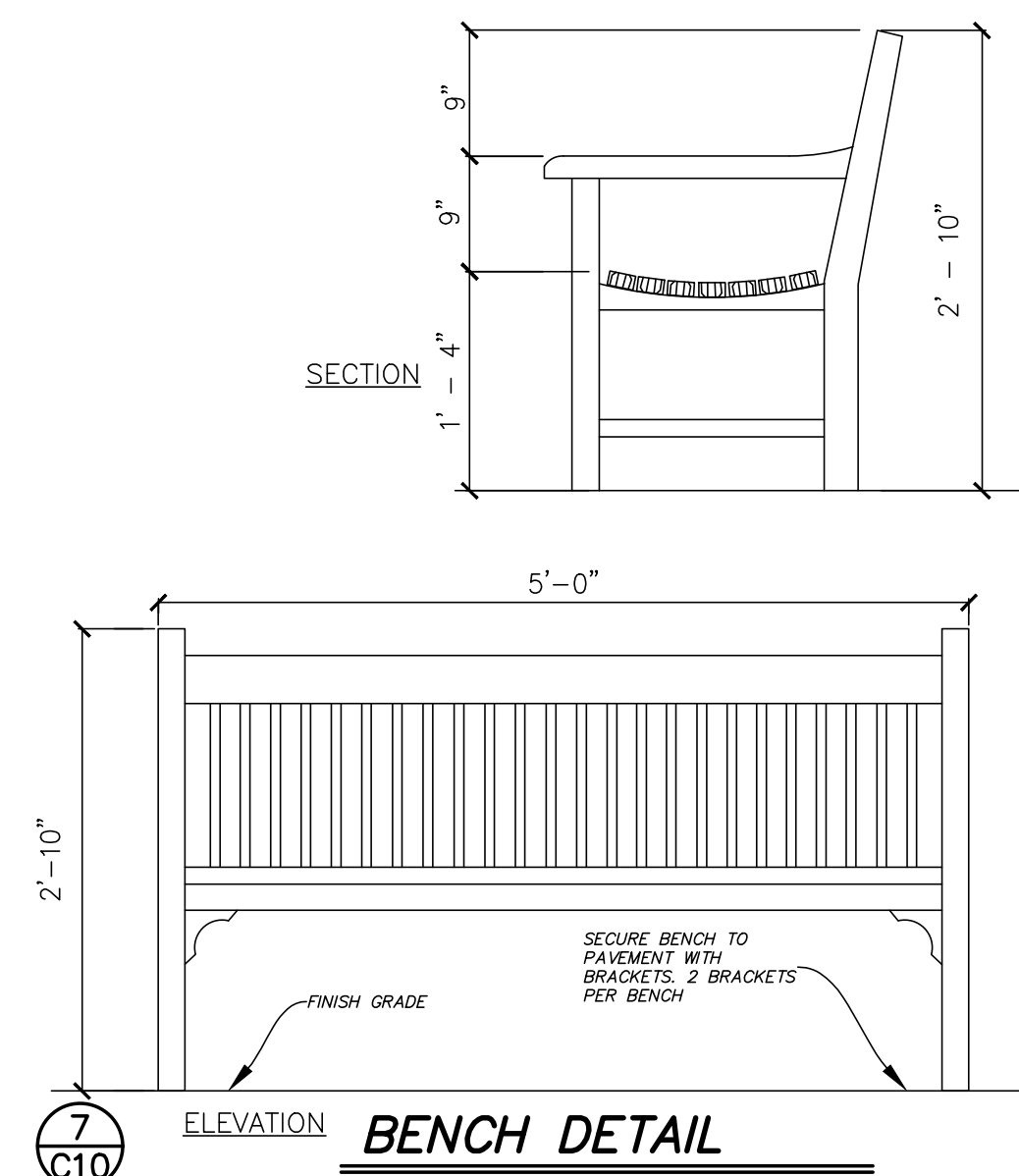
8 **C10** **HANDICAPPED RAMP DETAIL**
NOT TO SCALE



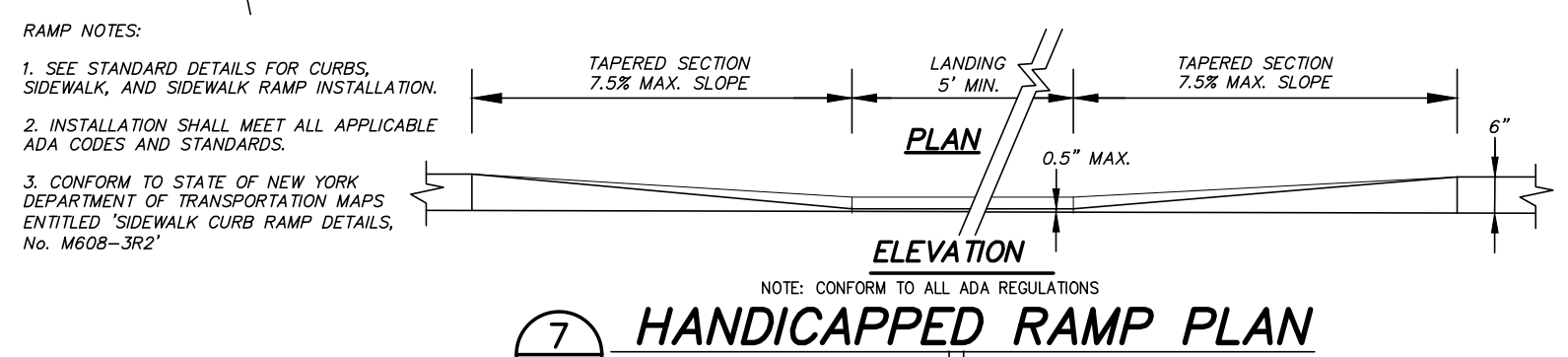
10 **C10** **CONCRETE DRIVEWAY APRON DETAIL**
NOT TO SCALE



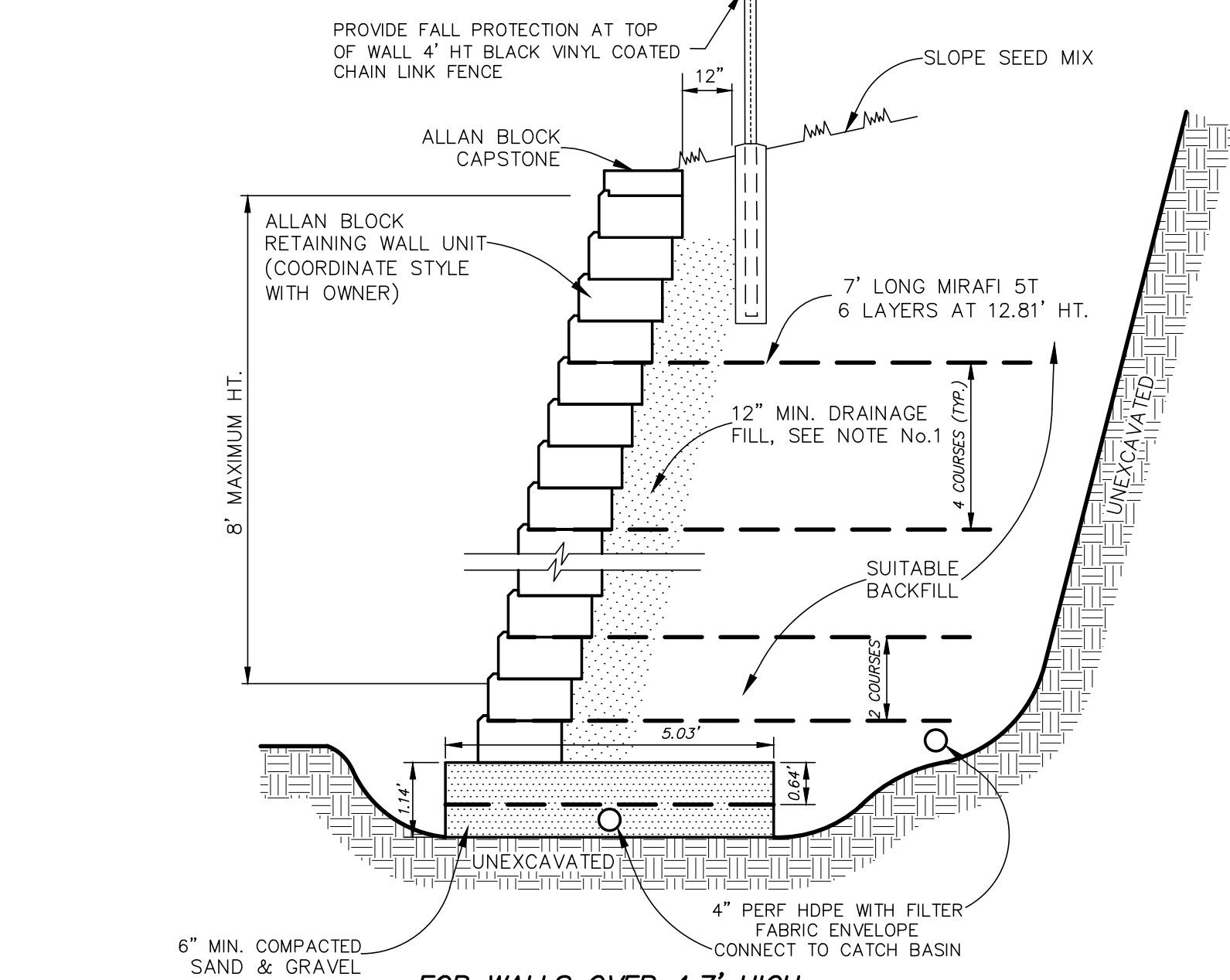
11 **C10** **GRANITE CURB DETAIL**
NOT TO SCALE



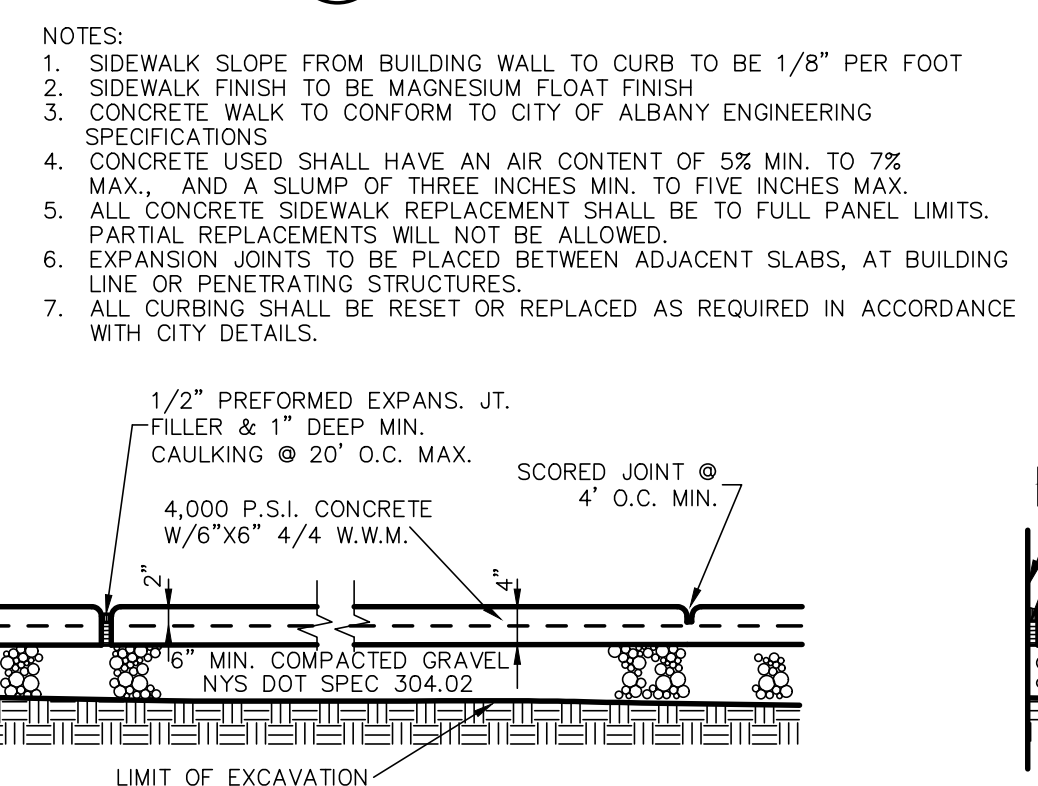
7 **C10** **BENCH DETAIL**
NOT TO SCALE



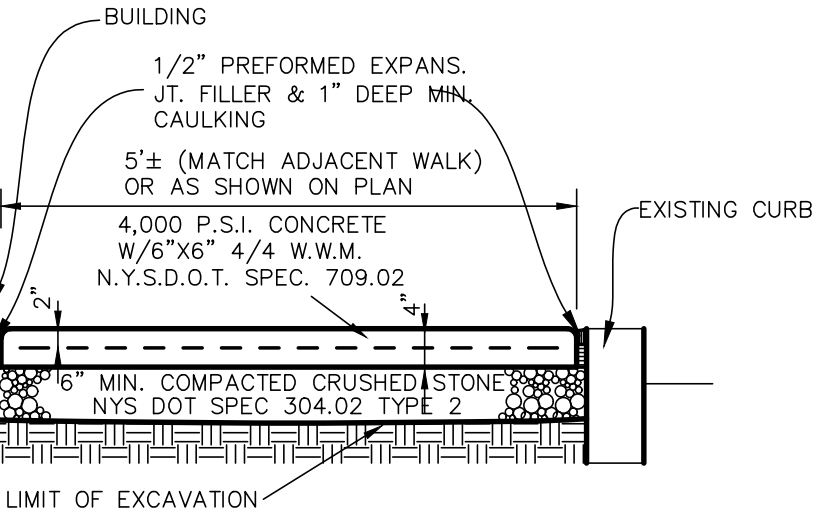
7 **C10** **HANDICAPPED RAMP PLAN**
NOT TO SCALE



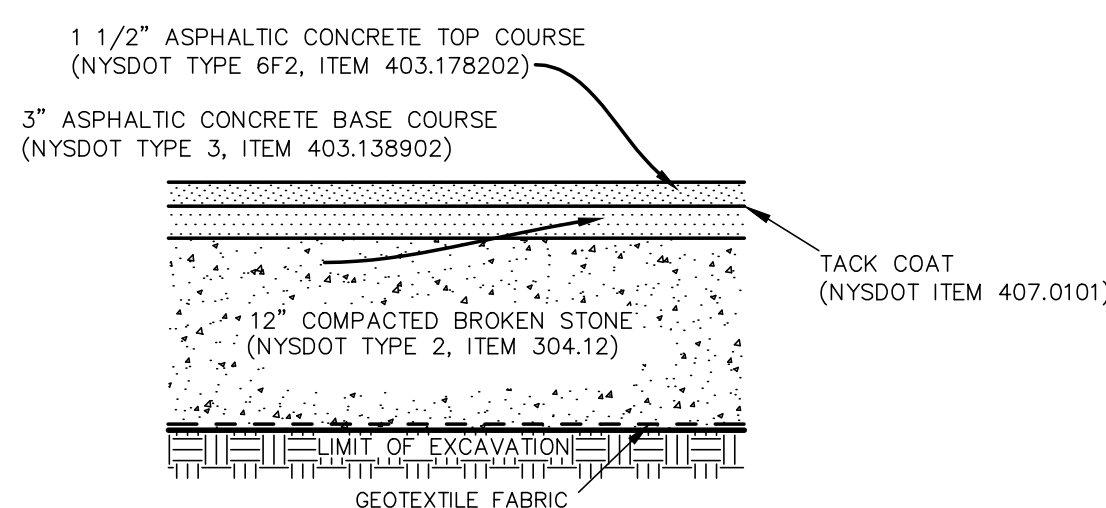
12 **C10** **SEGMENTED BLOCK RETAINING WALL DETAIL**
NOT TO SCALE



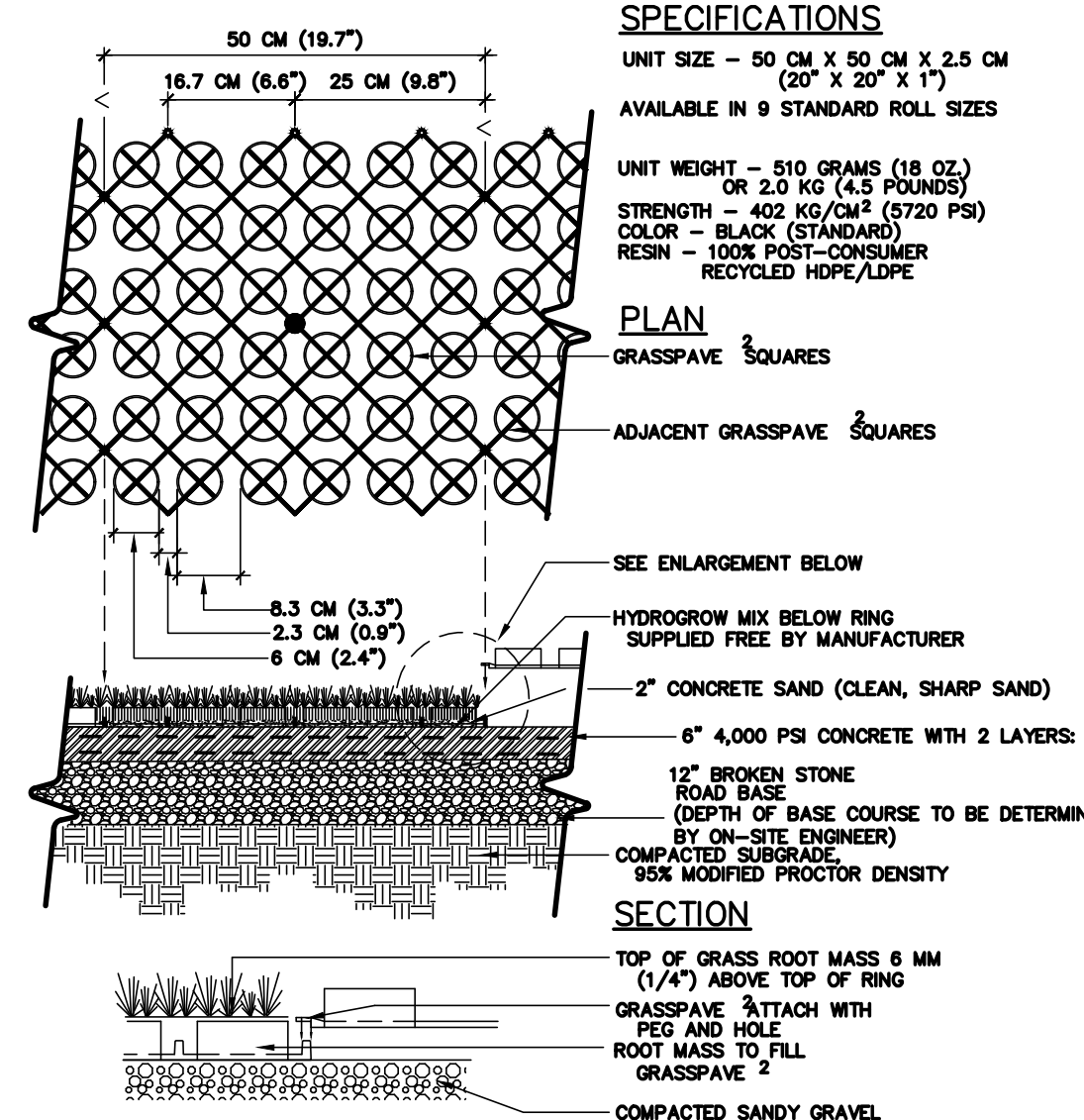
13 **C10** **CONCRETE WALK REPAIR DETAIL IN CITY R.O.W.**
NOT TO SCALE



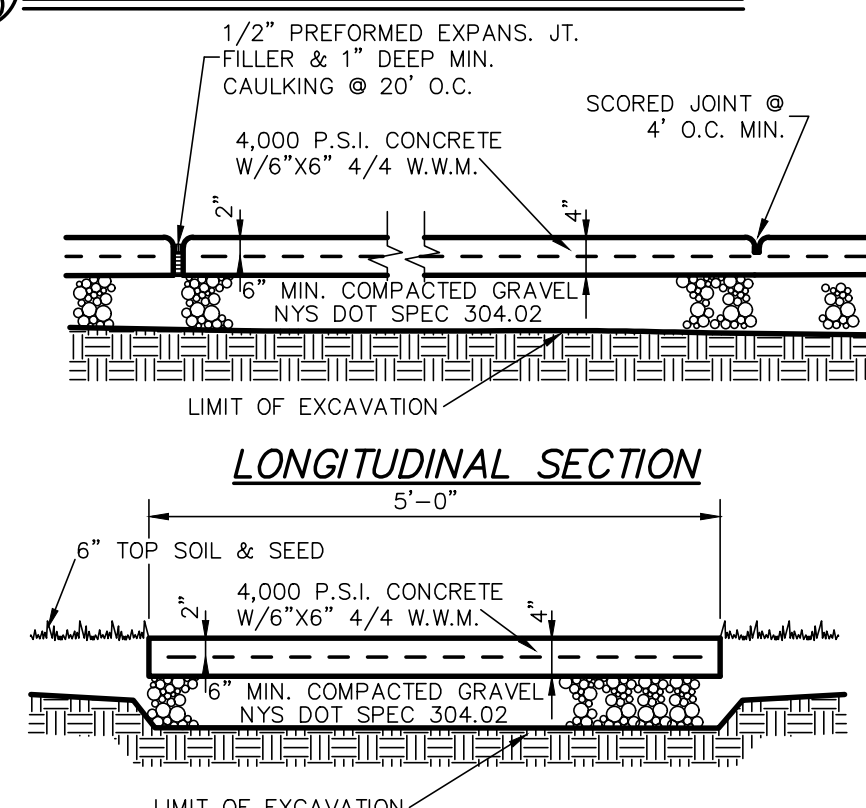
14 **C10** **TYPICAL GRASSPAVE DETAIL**
NOT TO SCALE



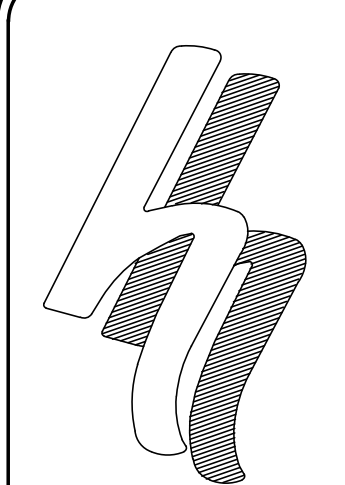
15 **C10** **ASPHALT PAVEMENT DETAIL**



14 **C10** **TYPICAL GRASSPAVE DETAIL**
NOT TO SCALE



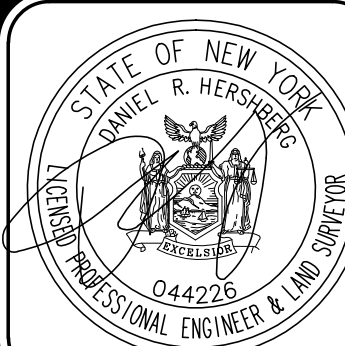
16 **C10** **CONCRETE WALK DETAIL**
NOT TO SCALE



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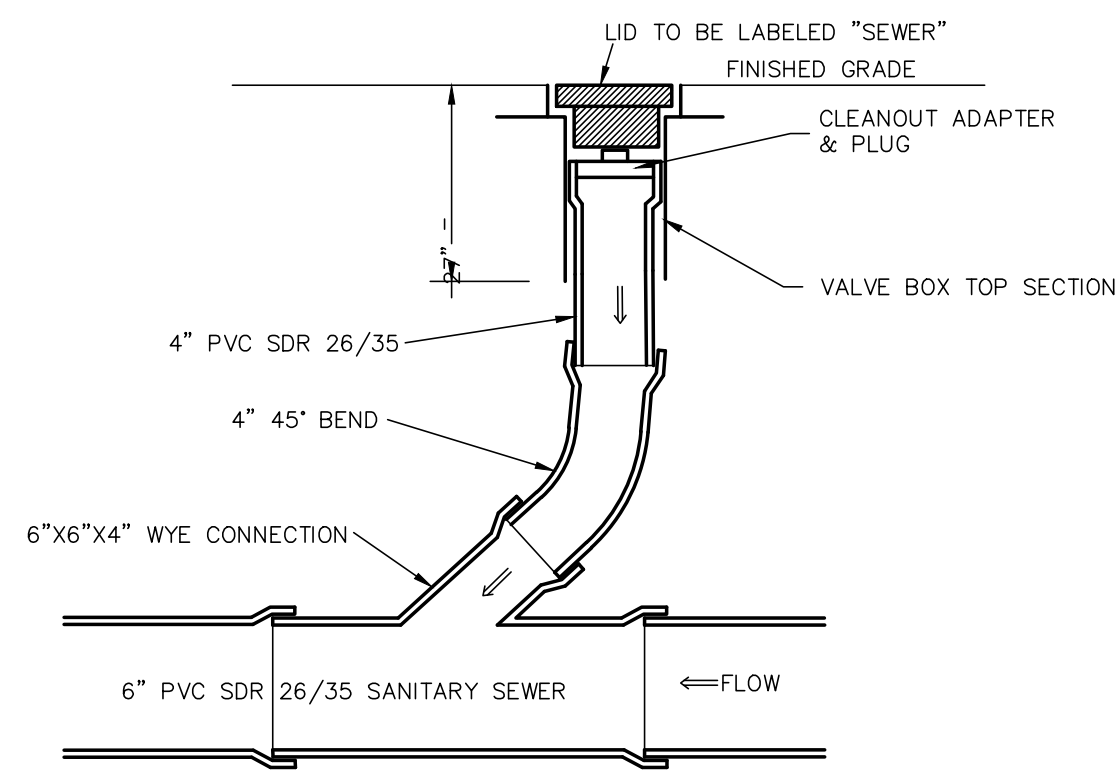


DATE	REMARKS
12/16/19	COMMENT LETTERS
2/12/20	COMMENT LETTERS

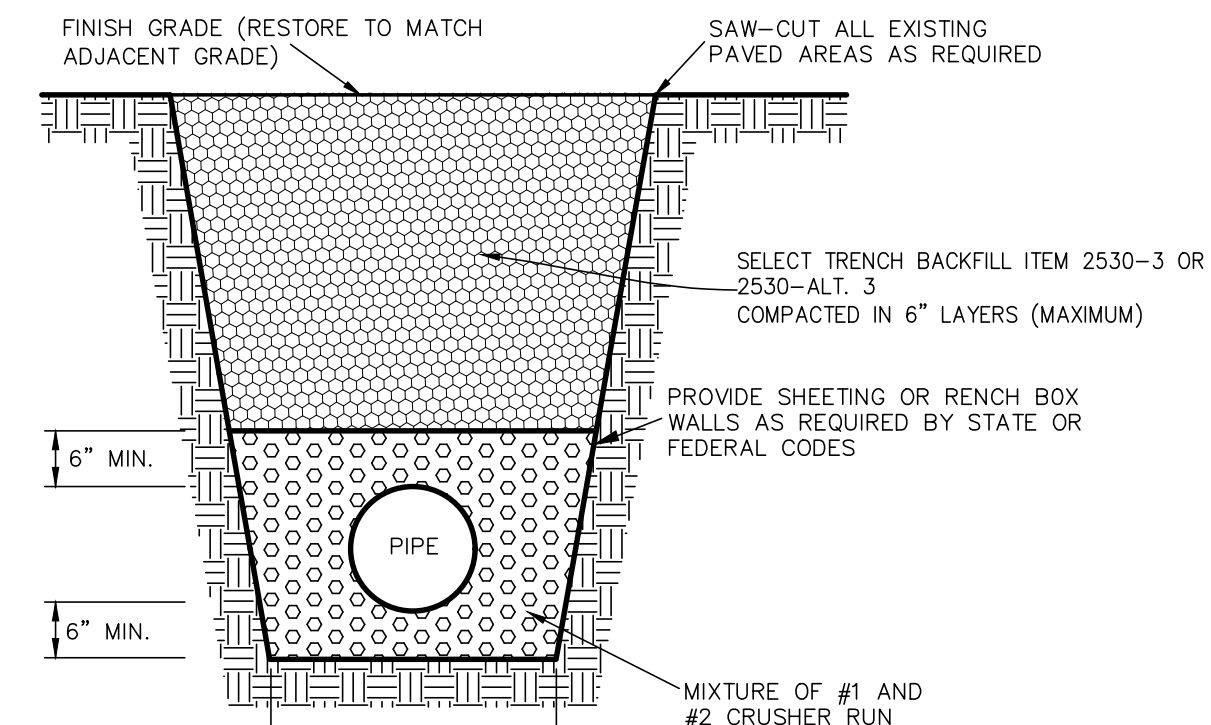
REVISIONS

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

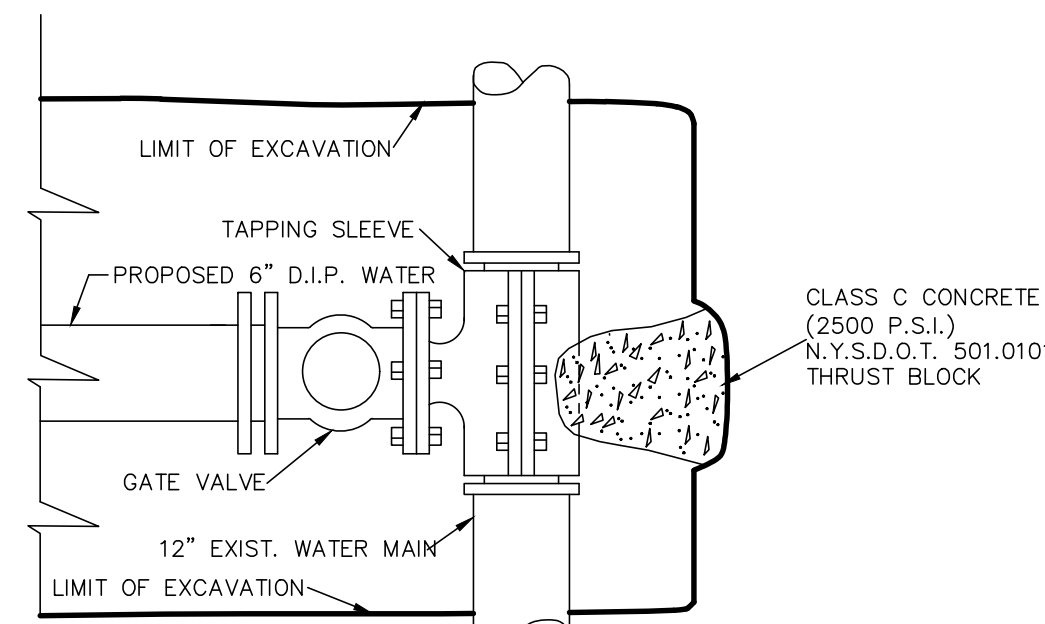
FILE: 190200
SCALE: AS NOTED
DATE: 2/28/19
CHK: JRY
DATE: 2/28/19
190200-LDWG



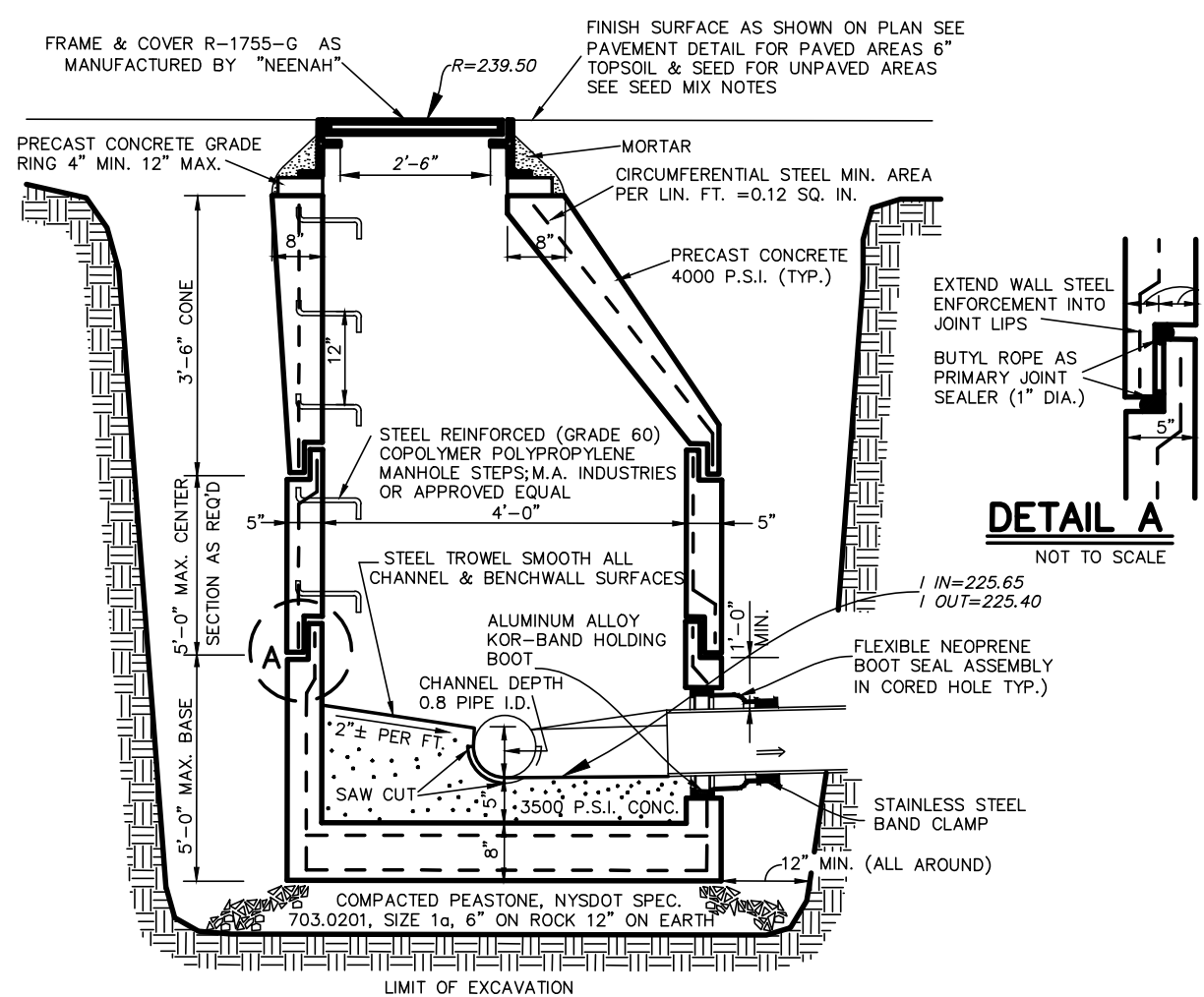
1 **C11** **IN LINE CLEANOUT DETAIL**
NOT TO SCALE



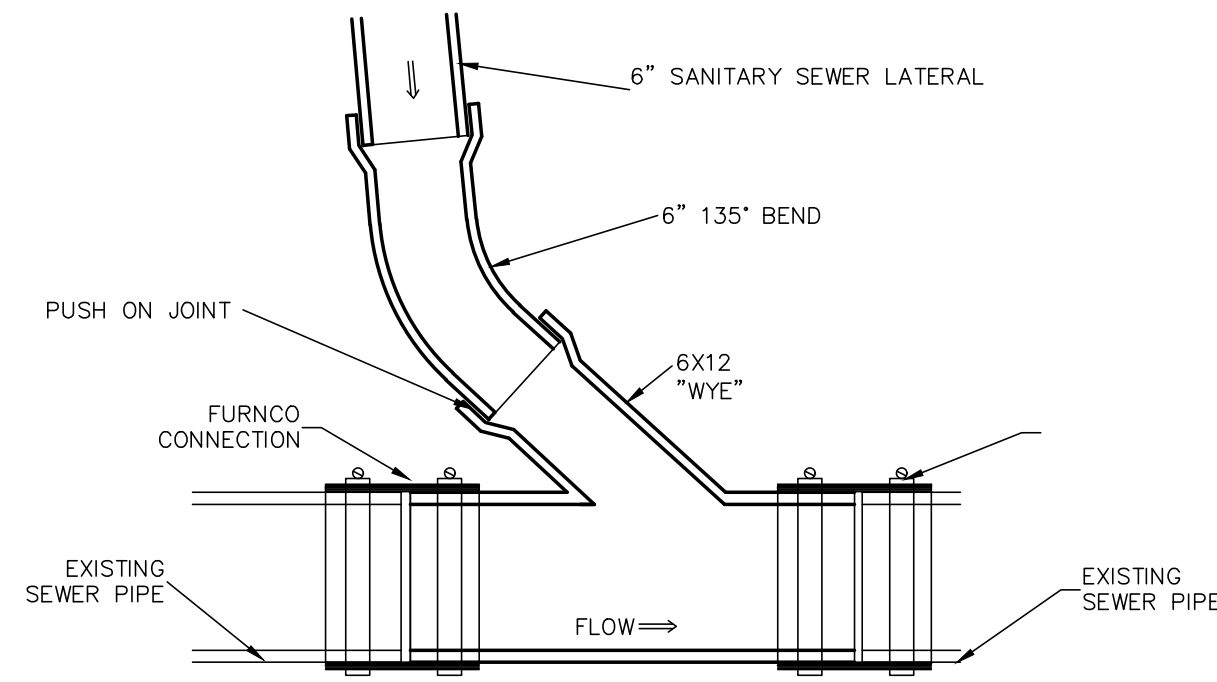
2 **C11** **TYPICAL SANITARY SEWER & WATER MAIN TRENCH DETAIL**
NOT TO SCALE



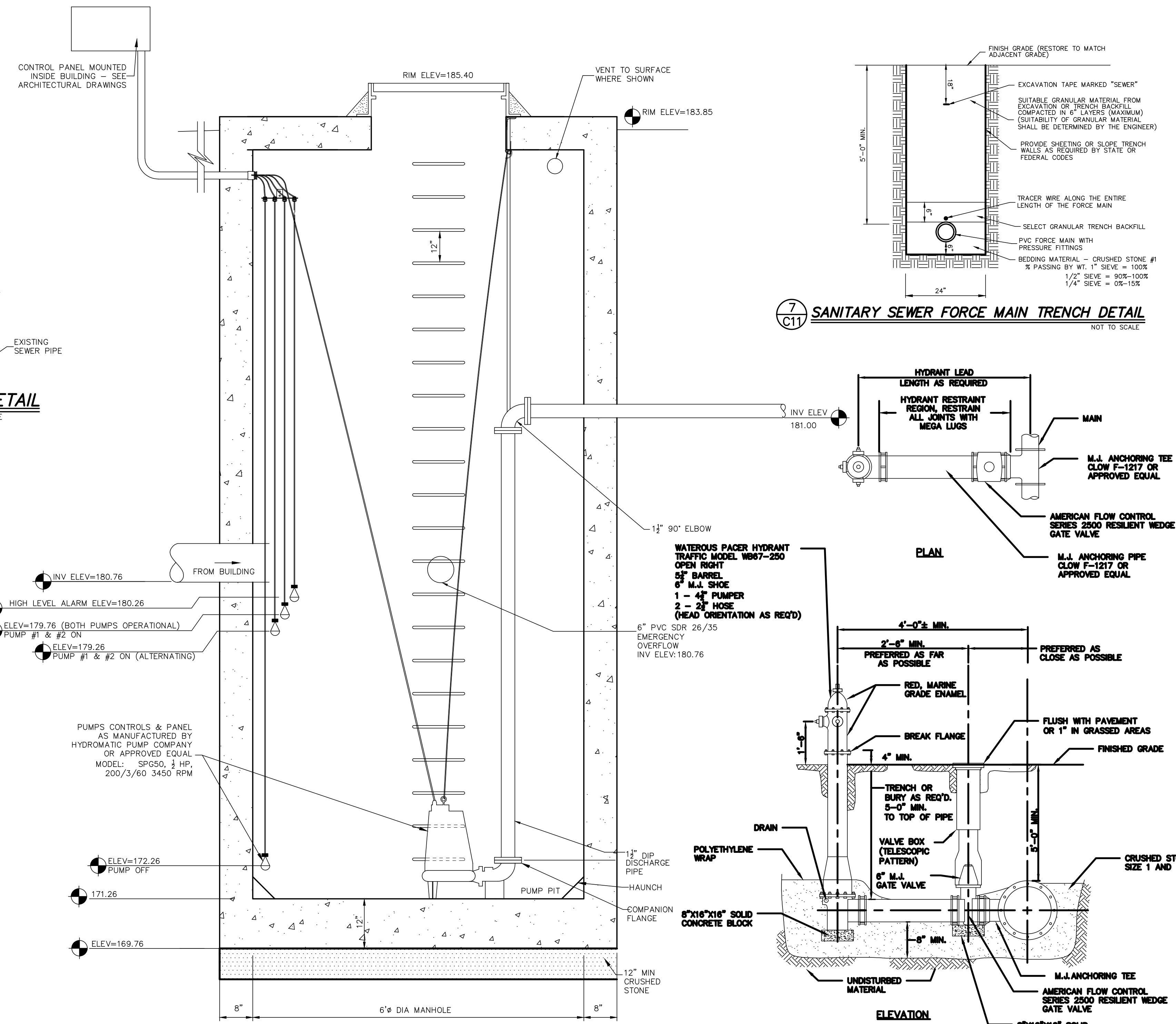
3 **C11** **TAPPING VALVE & SLEEVE DETAIL**
NOT TO SCALE



4 **C11** **SANITARY SEWER MANHOLE DETAIL**
NOT TO SCALE

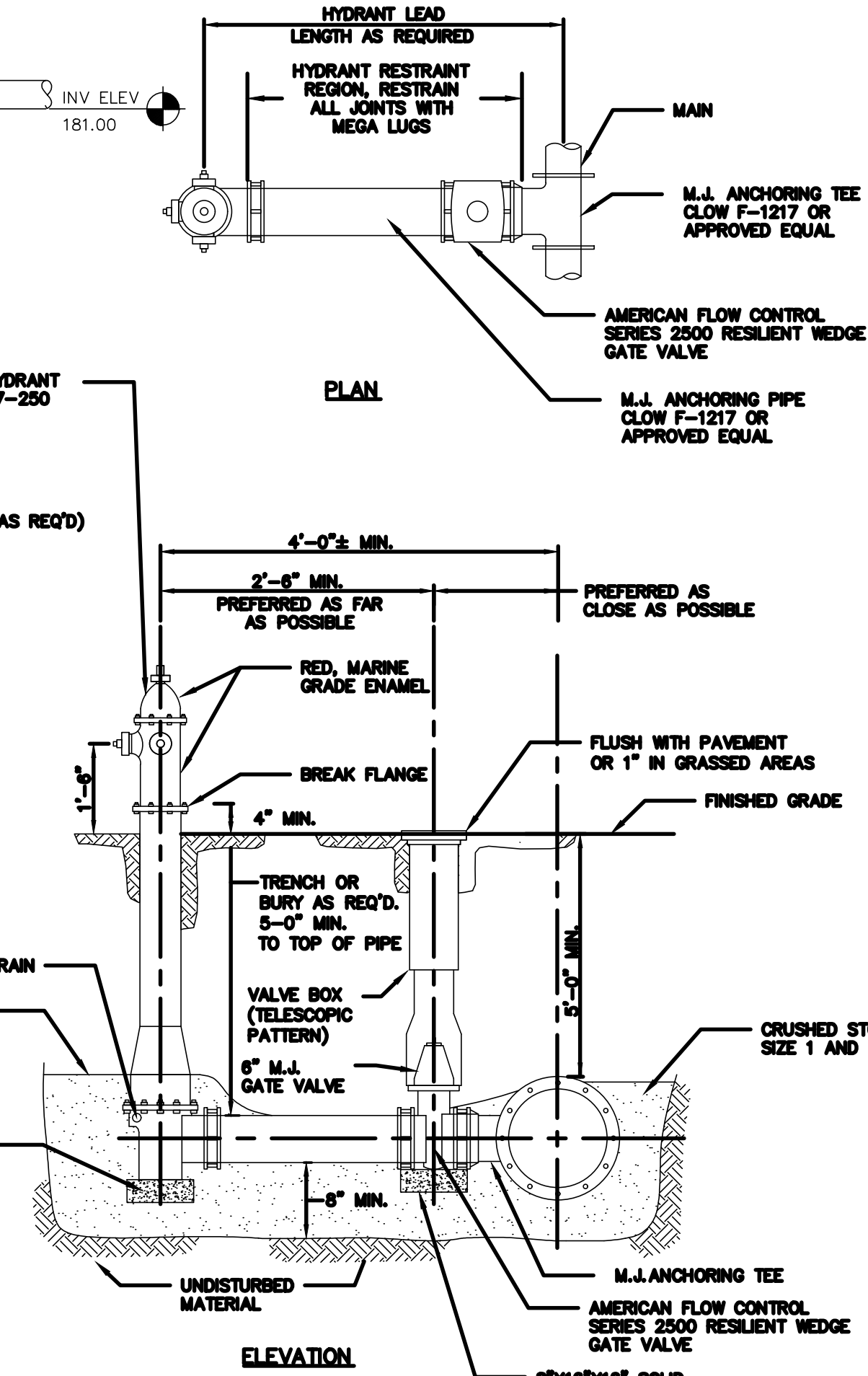


5 **C11** **PLAN SECTION WYE CONNECTION DETAIL**
NOT TO SCALE



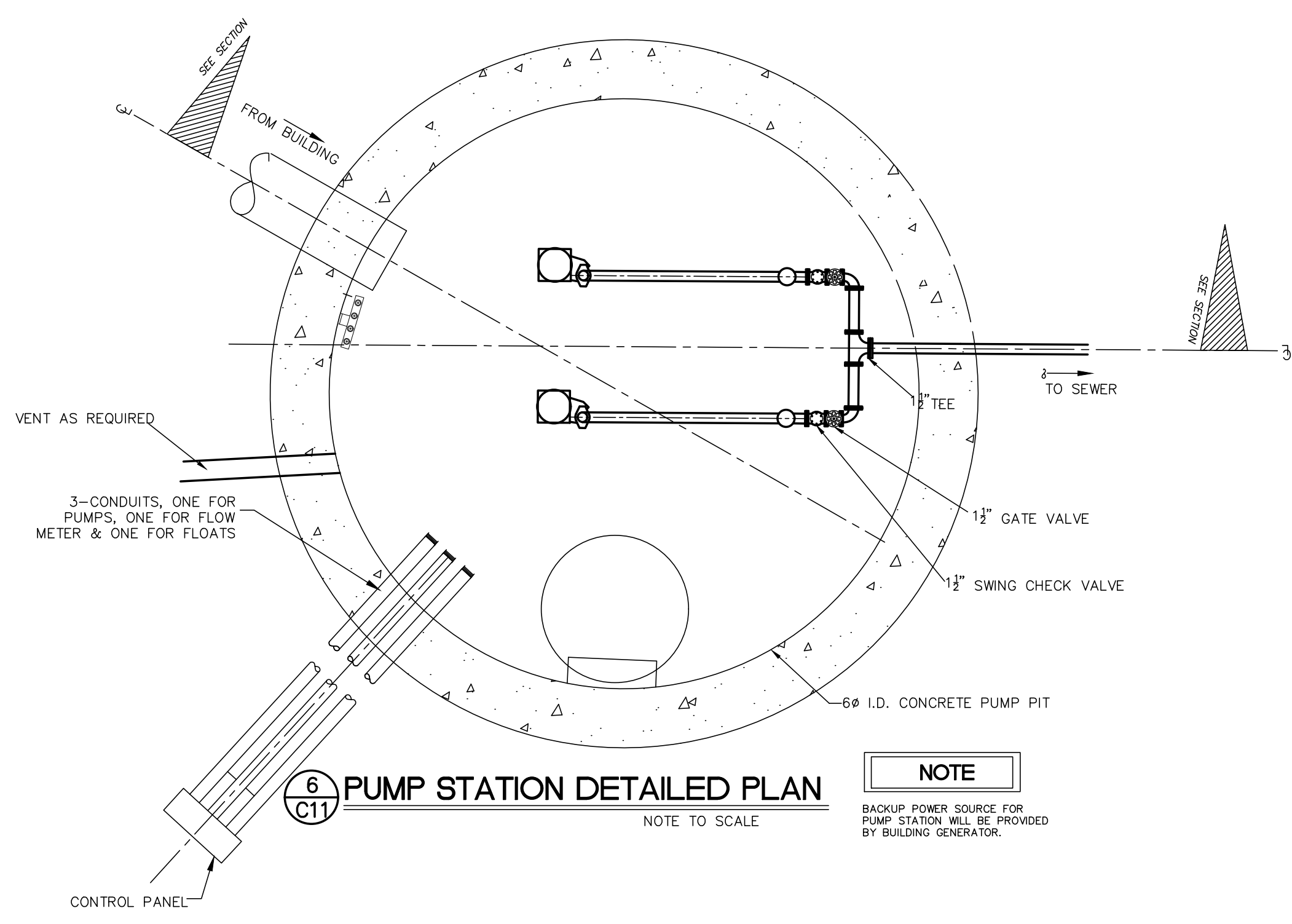
6 **C11** **PUMP STATION DETAILED SECTION**
NOTE TO SCALE

7 **C11** **SANITARY SEWER FORCE MAIN TRENCH DETAIL**
NOT TO SCALE



8 **C11** **TYPICAL HYDRANT DETAIL (CITY OF ALBANY)**
NOT TO SCALE

NOTES:
1. RESTRAIN ALL JOINTS FROM THE MAIN TO THE HYDRANT WITH MEGA LUGS.
2. ALL BURIED DUCTILE IRON COMPONENTS TO BE WRAPPED IN V-BIO POLYETHYLENE ENCASEMENT OR APPROVED EQUAL.



6 **C11** **PUMP STATION DETAILED PLAN**
NOTE TO SCALE

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

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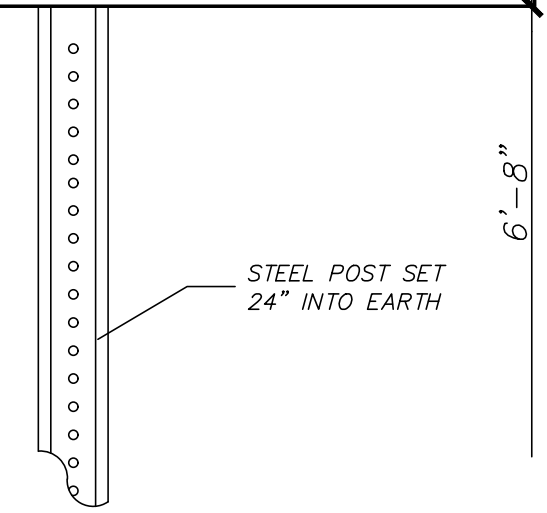
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DATE	REVISIONS
12/16/19	
2/12/20	

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

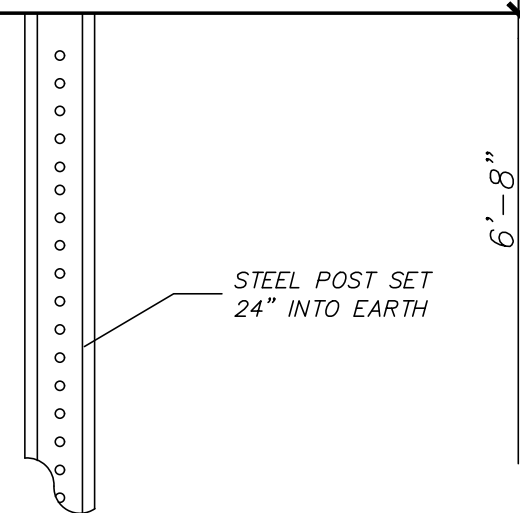
DATE: 2/28/19
SCALE: AS NOTED
CHK: JRY
FILE: 190200

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

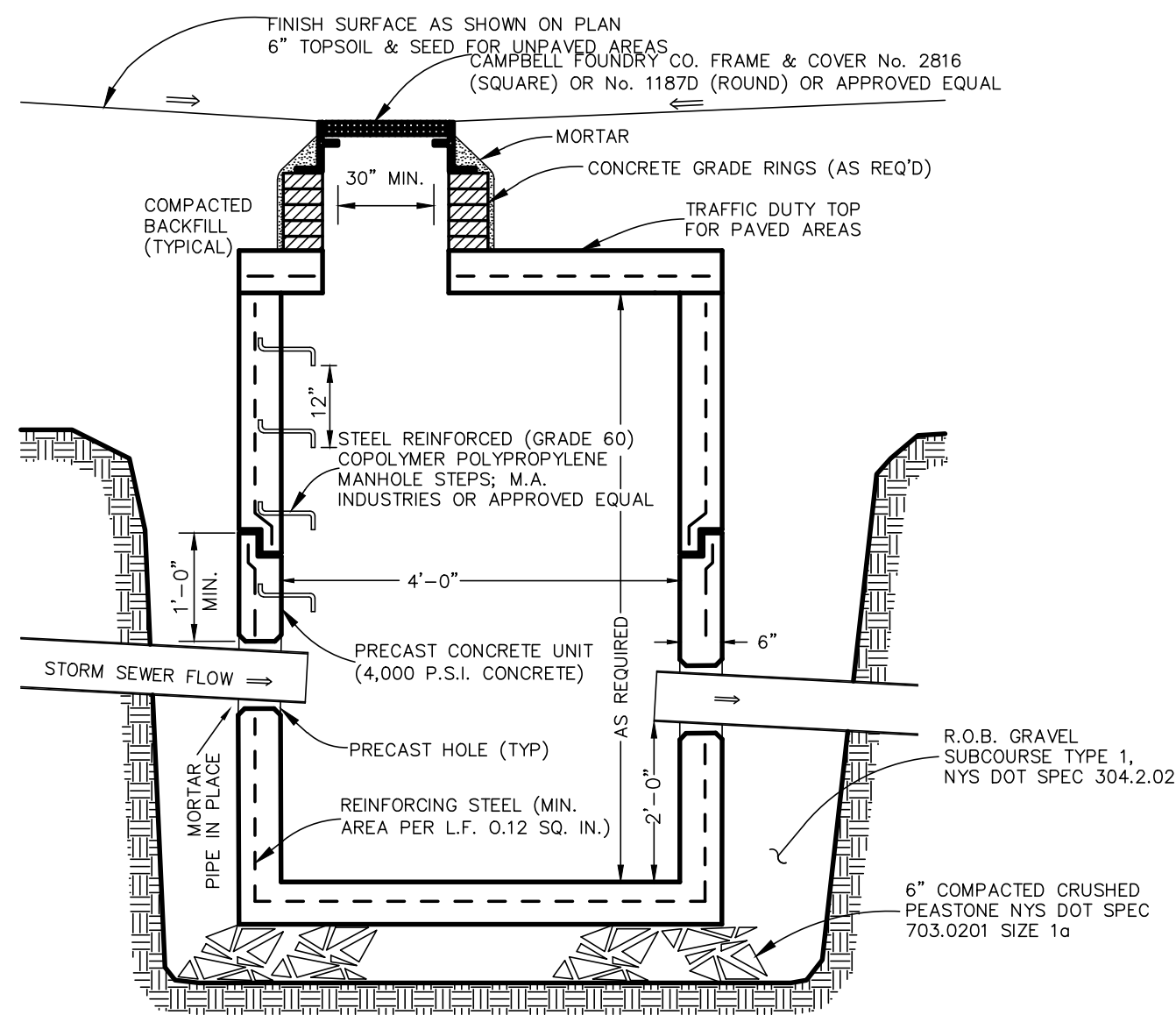


1 C12 **STORMWATER MANAGEMENT PRACTICE SIGN (AT HYDRODYNAMIC SEPARATOR LOCATION)**

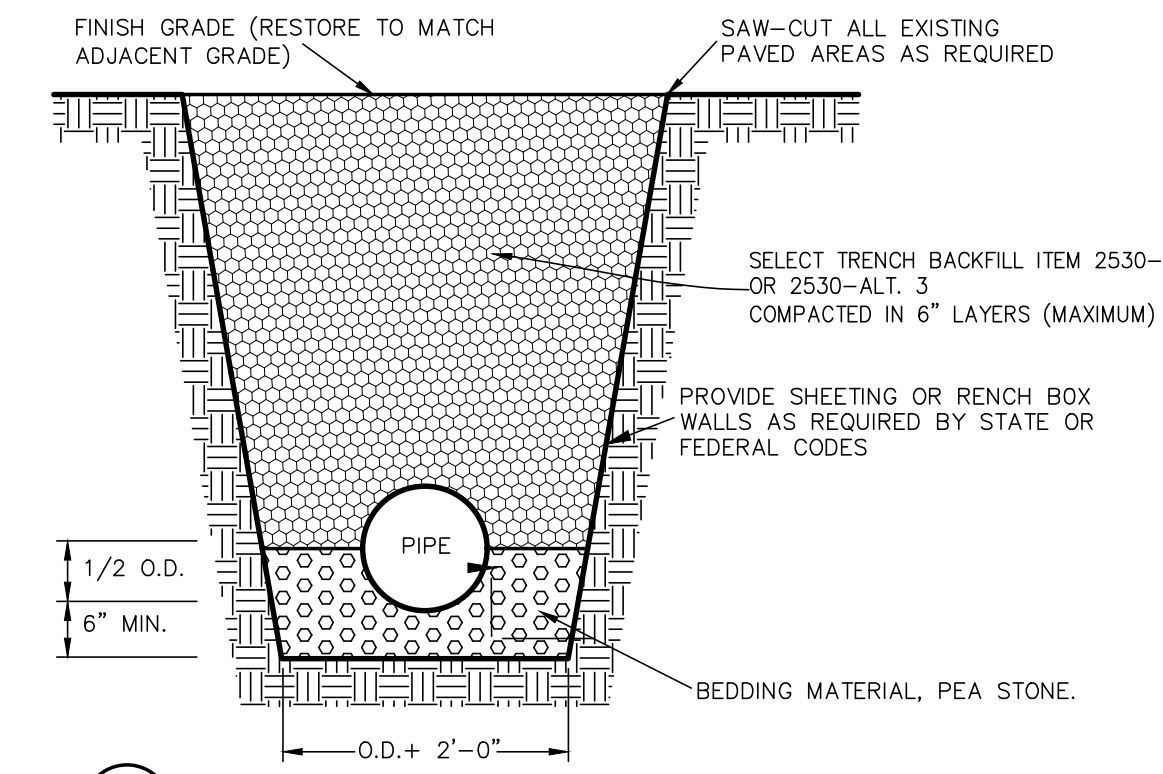
STORMWATER MANAGEMENT PRACTICE - SUBSURFACE DETENTION
Project Identification
Must Be Maintained In Accordance With O&M Plan
DO NOT REMOVE OR ALTER



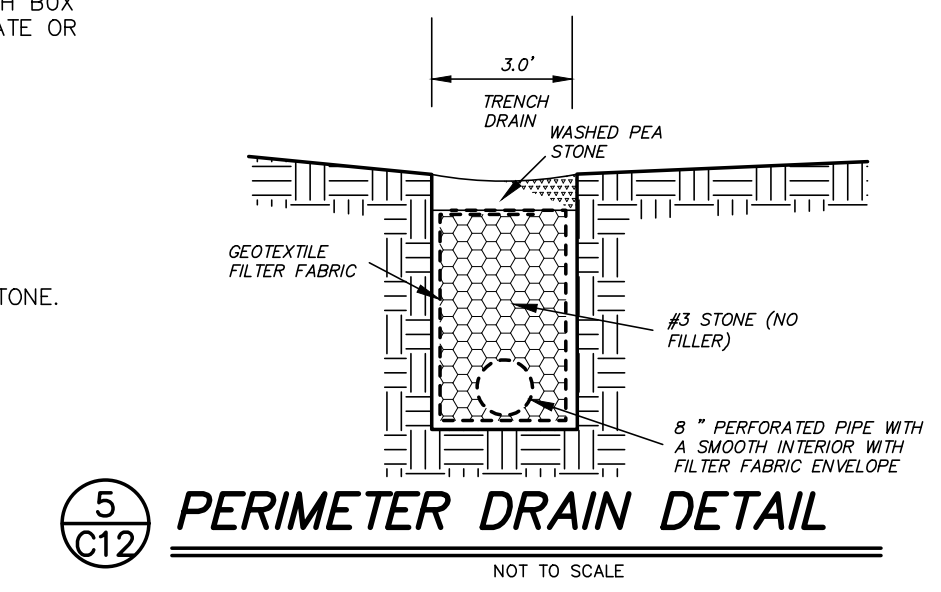
2 C12 **STORMWATER MANAGEMENT PRACTICE SIGN (AT HYDRODYNAMIC SEPARATOR LOCATION)**



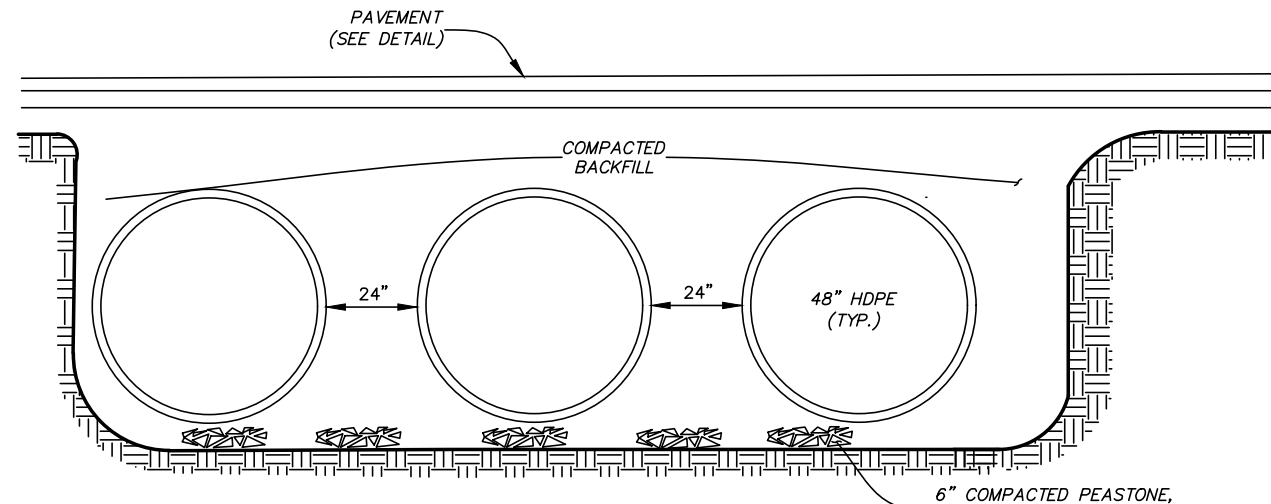
3 C12 **CATCH BASIN DETAIL**
NOT TO SCALE



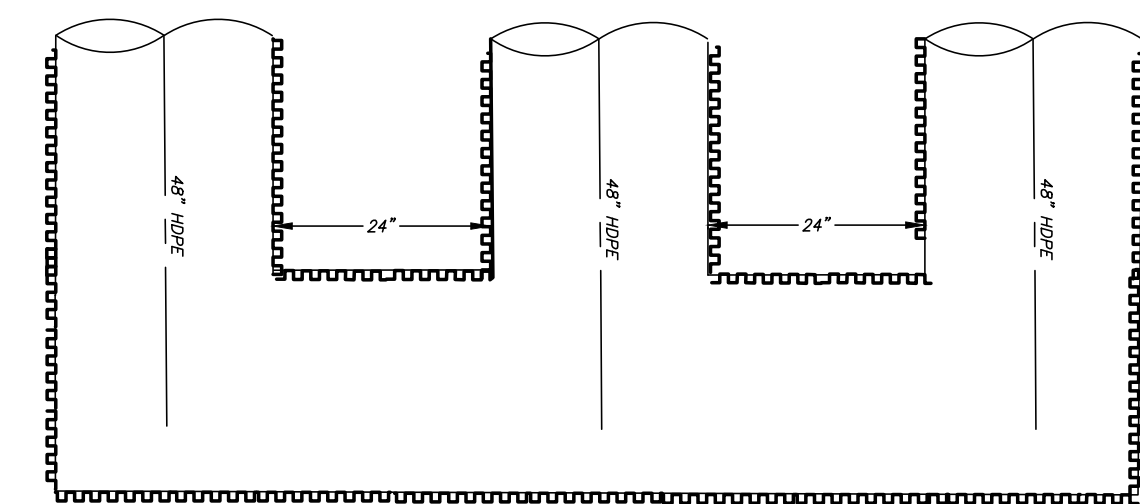
4 C12 **TYPICAL STORM SEWER TRENCH DETAIL**
NOT TO SCALE



5 C12 **PERIMETER DRAIN DETAIL**
NOT TO SCALE

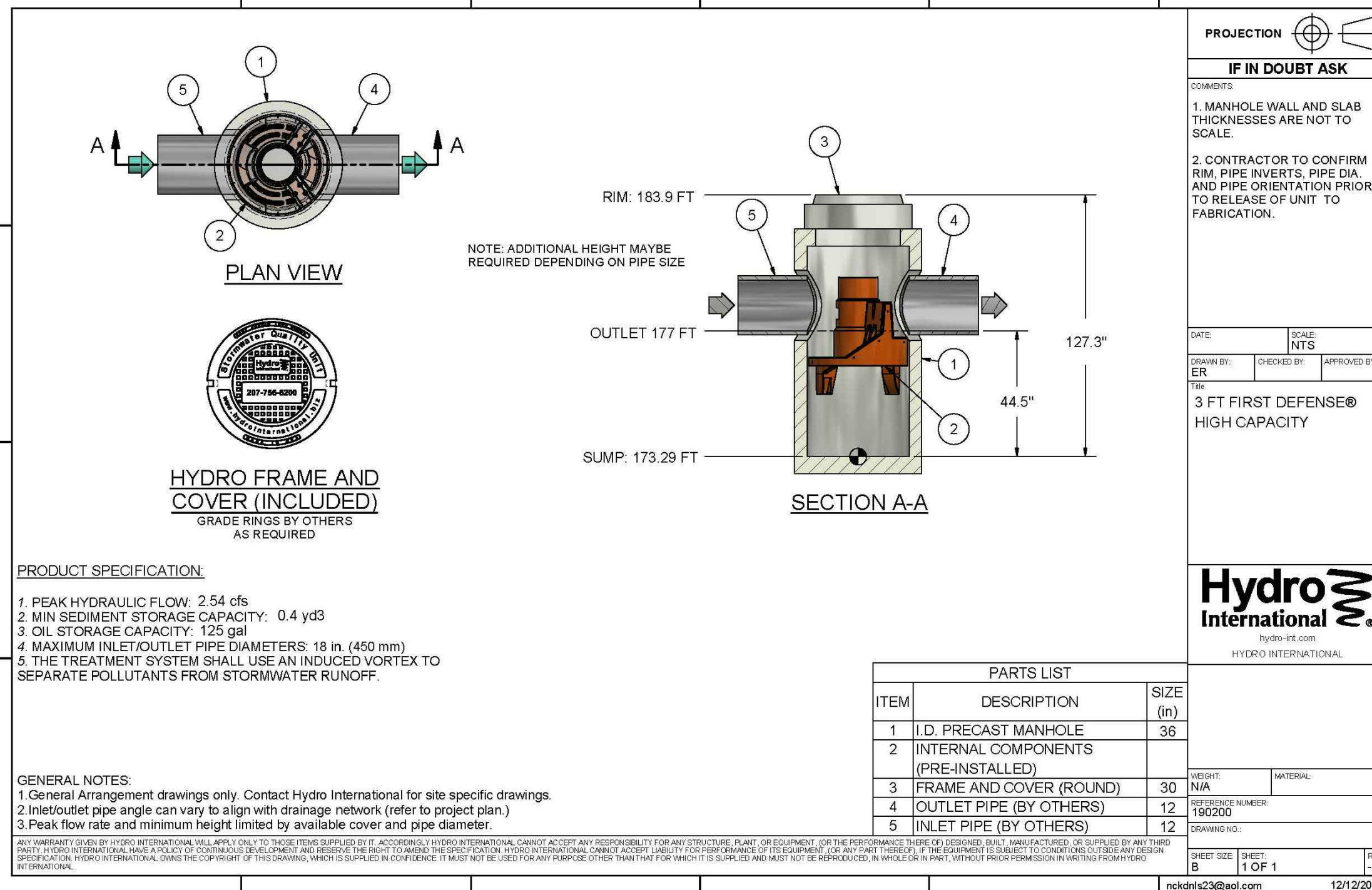


PROFILE



PLAN

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



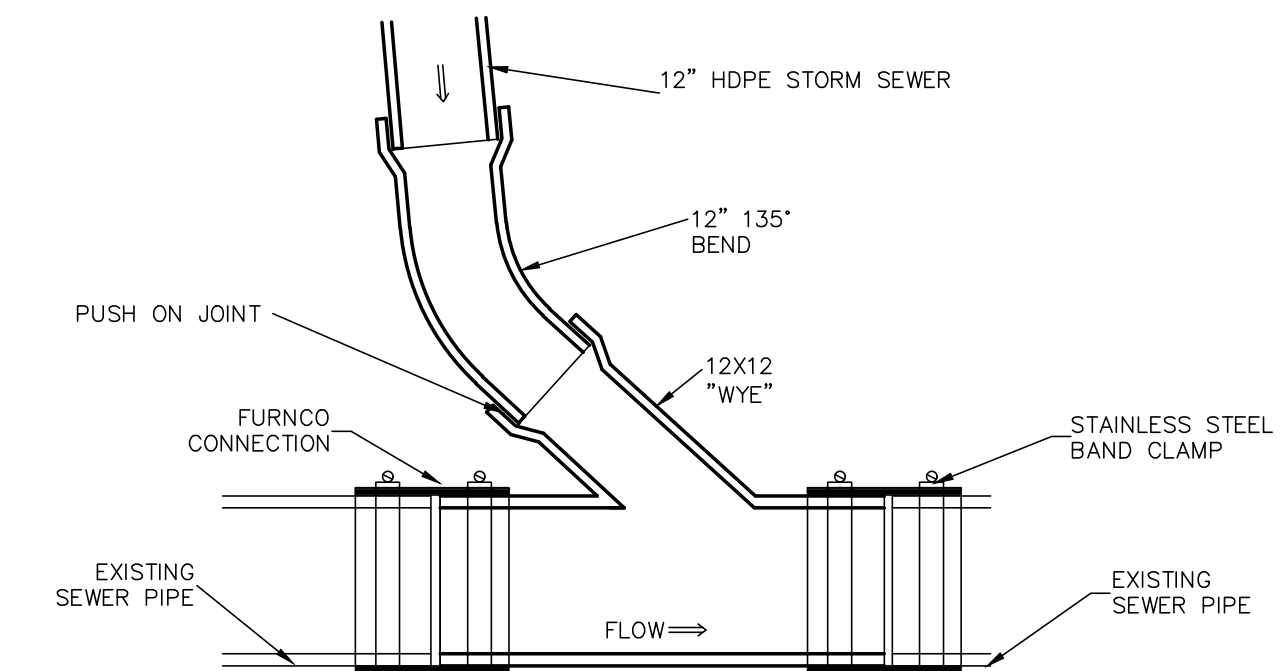
PRODUCT SPECIFICATION:
1. PEAK HYDRAULIC FLOW: 2.54 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 yd³
3. OIL STORAGE CAPACITY: 125 gal
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan).
3. Peak flow rate and minimum height limited by available cover and pipe diameter.

ITEM	DESCRIPTION	SIZE	UNIT	QTY
1	I.D. PRECAST MANHOLE	36		
2	INTERNAL COMPONENTS (PRE-INSTALLED)	N/A		
3	FRAME AND COVER (ROUND)	30		
4	OUTLET PIPE (BY OTHERS)	12		
5	INLET PIPE (BY OTHERS)	12		

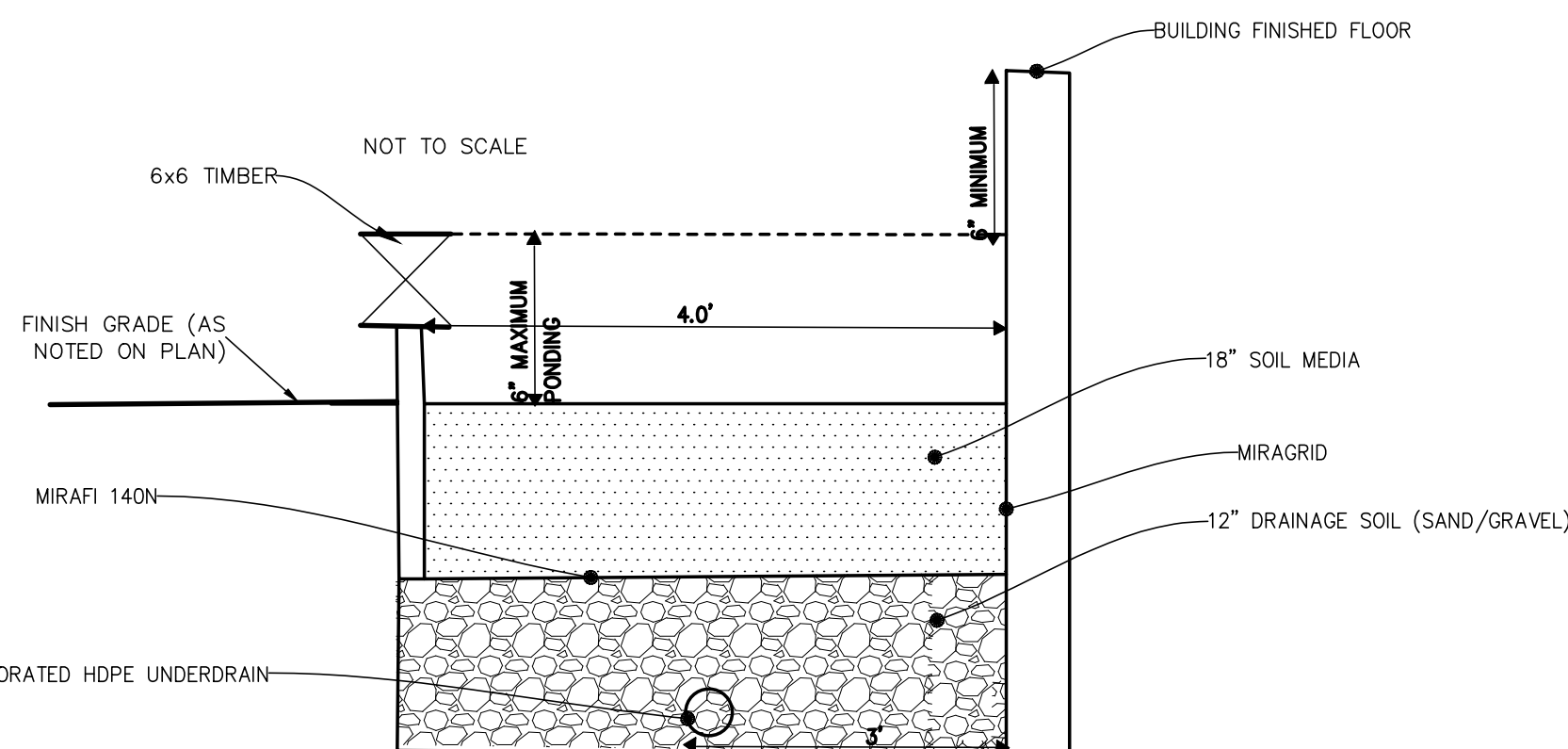
Hydro International
HYDRO INTERNATIONAL

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



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

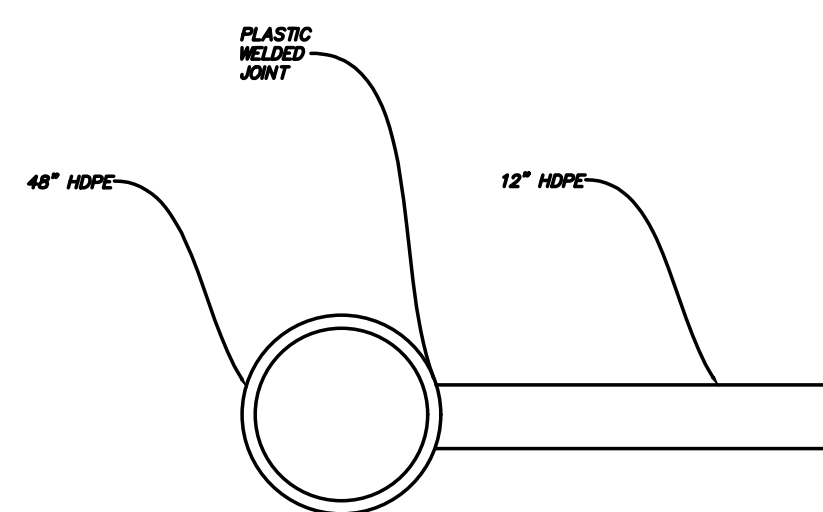
STORMWATER MANAGEMENT PRACTICE - STORMWATER PLANTER
Project Identification
Must Be Maintained In Accordance With O&M Plan
DO NOT REMOVE OR ALTER



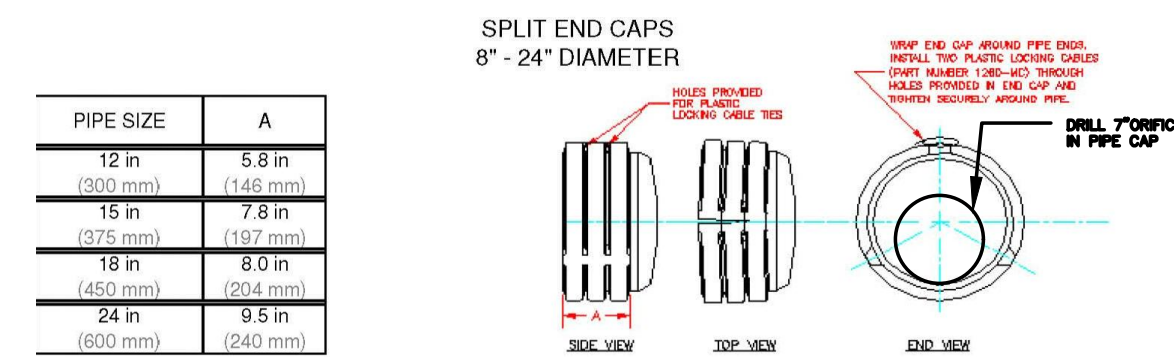
NOTE

PLANTER DIMENSIONS: 4'x4' ±

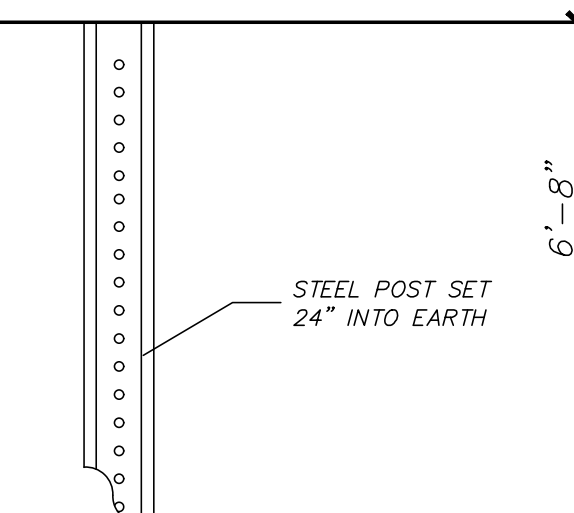
9 C12 **STORMWATER PLANTER DETAIL**
NOT TO SCALE



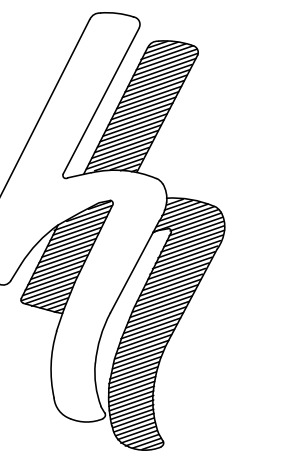
10 C12 **TIE-IN DETAIL**
NOT TO SCALE



11 C12 **RESTRICTOR DETAIL**
NOT TO SCALE



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

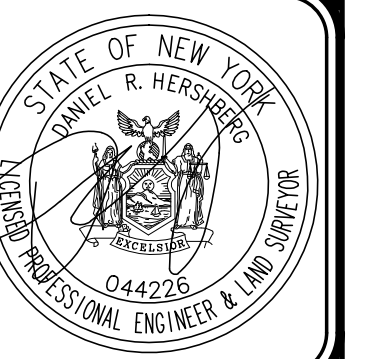


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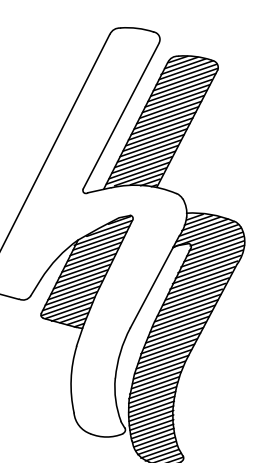
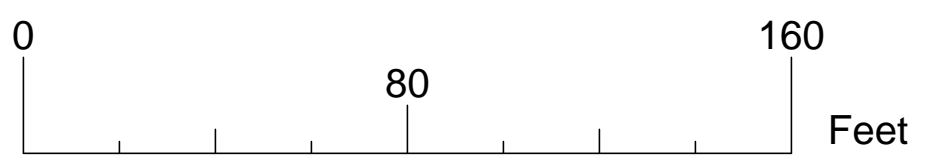
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DATE	REVISIONS
12/16/19	COMMENT LETTERS
2/12/20	COMMENT LETTERS

SWPPP DETAILS
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK
DATE: 2/28/19
FILE: 190200
SCALE: AS NOTED
CHK: JPH

C12



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&
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Consulting Engineers
and Land Surveyors

18 Locust Street
Albany, New York 12203

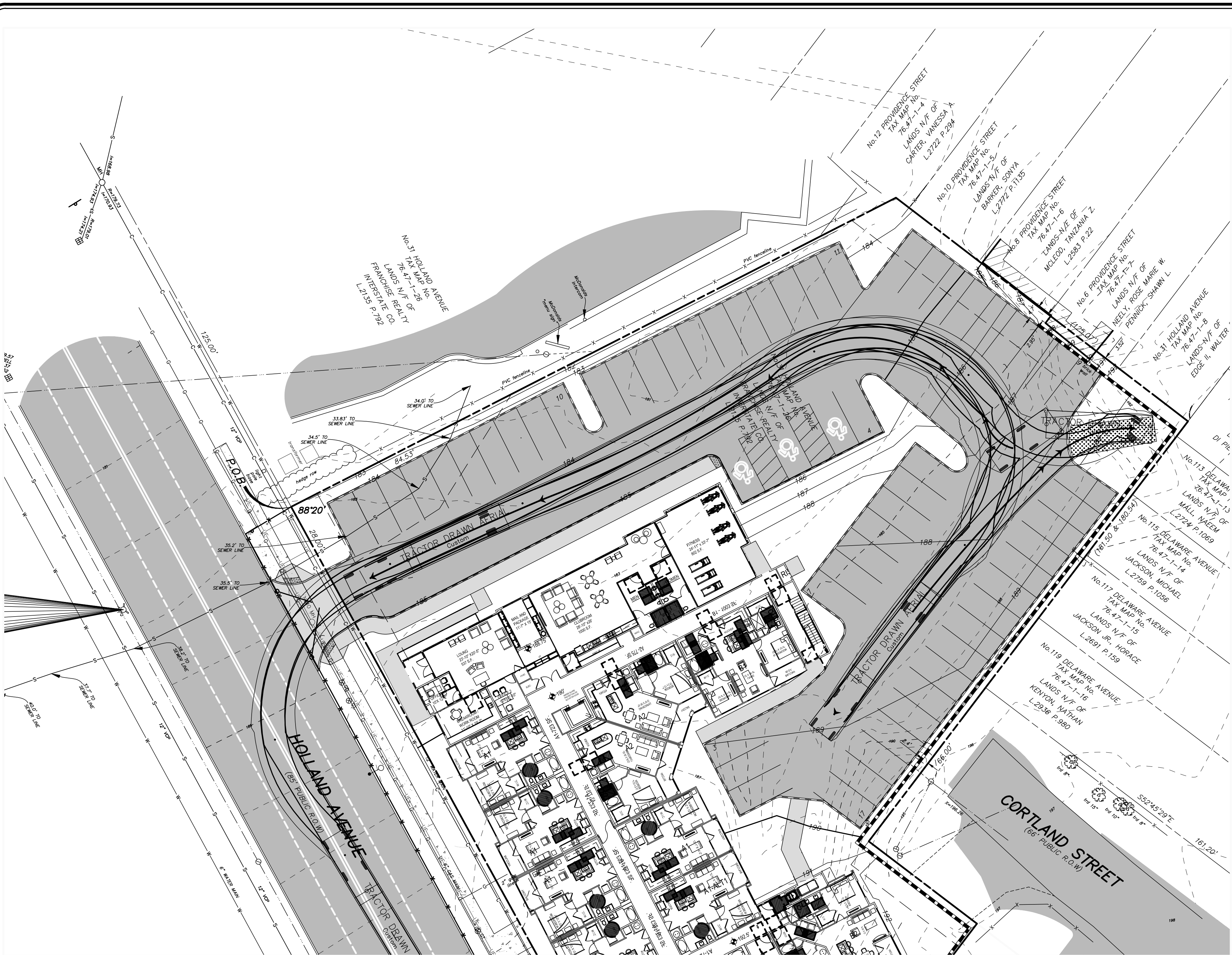
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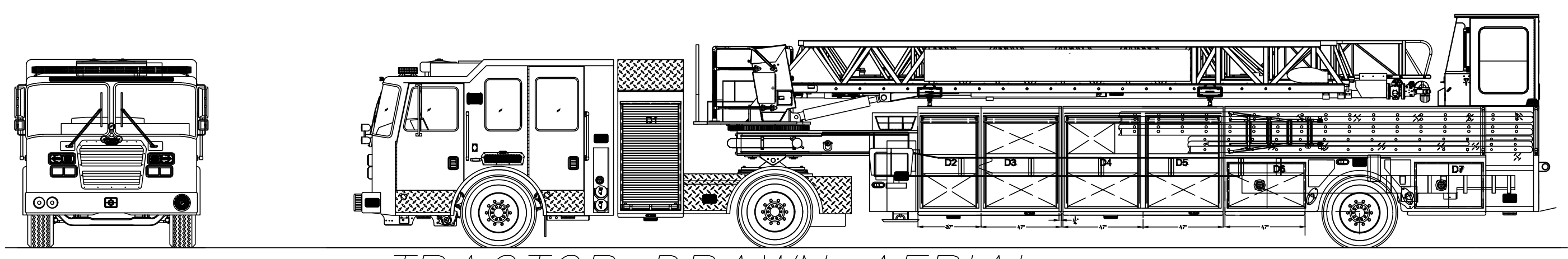
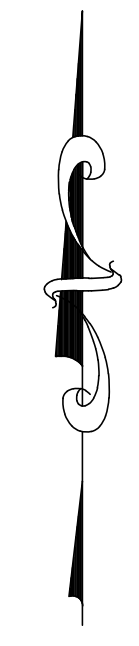
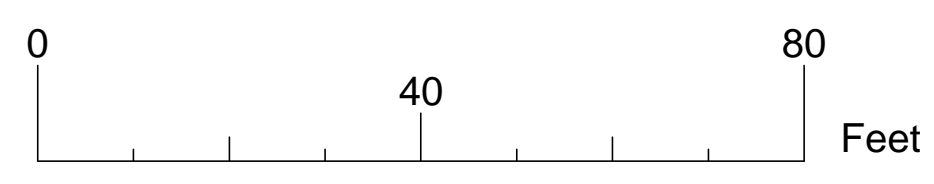
MAINTENANCE AND PROTECTION OF TRAFFIC PLAN
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK

FILE: 190200
 SCALE: 1"=20'
 GY: MD
 CHK: DRH
 DATE: 02/28/19
 190200-LDMC



LEGEND

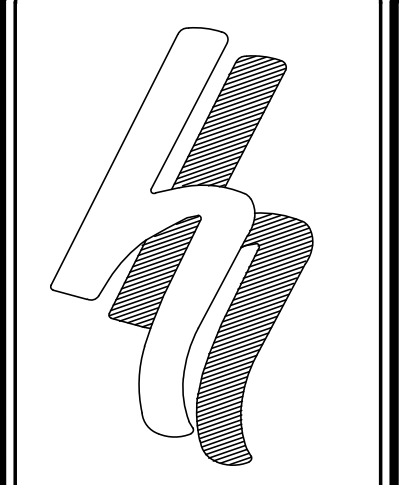
- | | | | |
|---------------|----------------------|-----|---|
| R.O.W. | RIGHT OF WAY | □ | MONUMENT |
| No. | NUMBER | ○ | IRON ROD |
| enc. | ENCROACHMENT | MHO | MANHOLE |
| P.O.B. | POINT OF BEGINNING | ⊞ | CATCHBASIN |
| S.F. | SQUARE FEET | ⊞ | SIGN |
| N/F | NOW OR FORMERLY | ● | BOLLARD |
|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



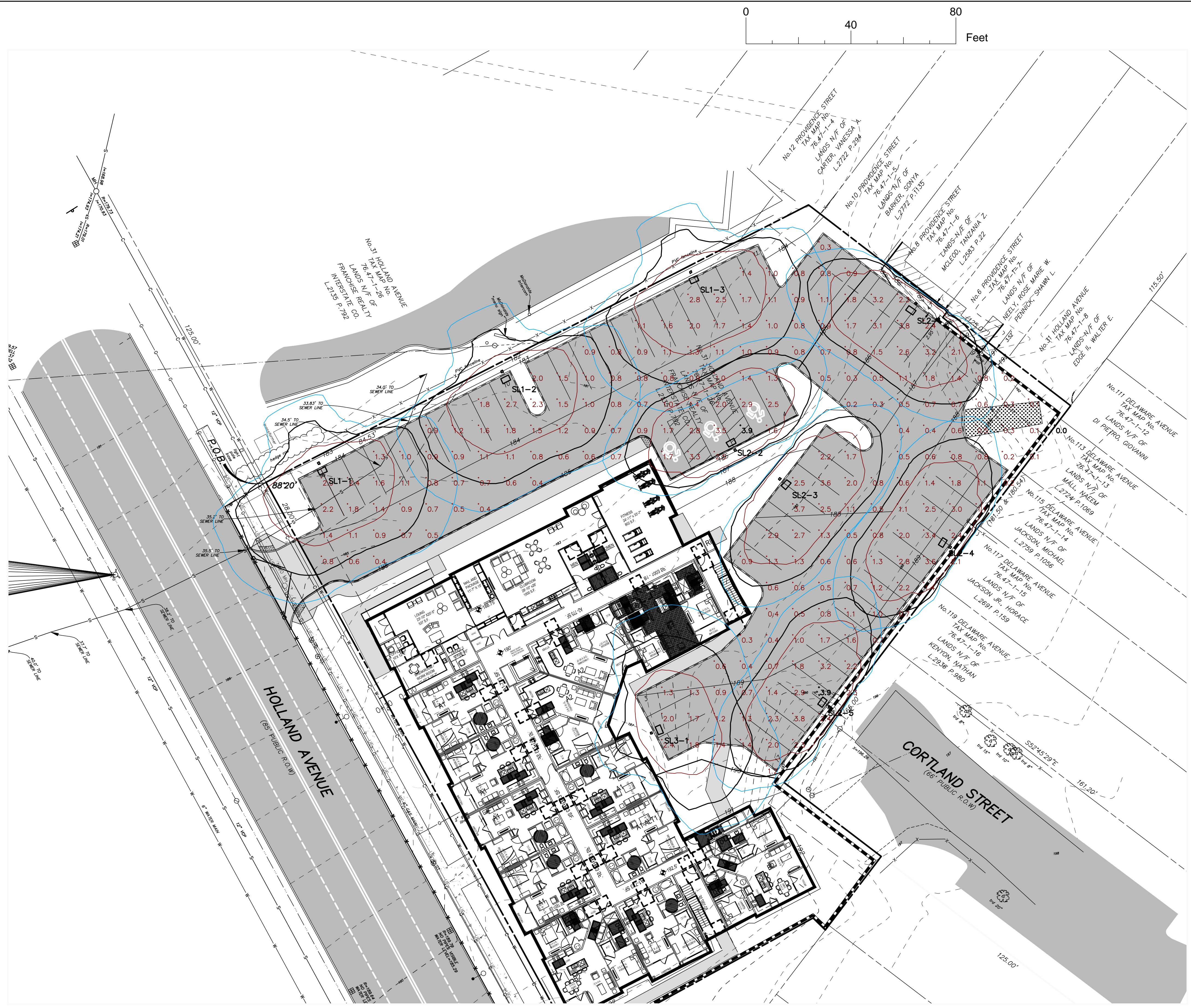
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 Consulting Engineers and Land Surveyors
 18 Locust Street
 Albany, New York 12203

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DATE	REVISIONS
12/16/19	DATE: 12/16/19
2/12/20	REVISIONS:
	COMMENT LETTERS:
	COMMENT LETTERS:

FIRE TRUCK TURNING PLAN
THE GALLERY ON HOLLAND
No. 25 HOLLAND AVENUE
CITY OF ALBANY
COUNTY OF ALBANY STATE OF NEW YORK
 FILE: 190200
 DATE: 2/29/19
 SCALE: 1"=20'
 CHK: JRH
 190200-LDMC



	SL1	3	Lithonia Lighting	DSX0 LED P2 40K T4MDSX0 LED P2 40K T4M MVOLTLED MVOLT SPA DBXD SSS 13 4C DM19AS DDB	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 MVOLT SPA DBXD SSS 13 4C DM19AS DDB	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 MVOLT SPA DBXD SSS 13 4C DM19AS DDB	DSX0_LED_P1_40K_T4M_MVOL T.ies	0.9	38

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STATE OF NEW YORK
SHERMAN R. HERSHBERG
PROFESSIONAL ENGINEER & LAND SURVEYOR
044225

DATE	2/12/20
REMARKS	COMMENT LETTERS
REVISIONS	

LIGHTING 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: 12/16/19
CHK: JPH
DATE: 12/16/19
190200-LDMC

C15