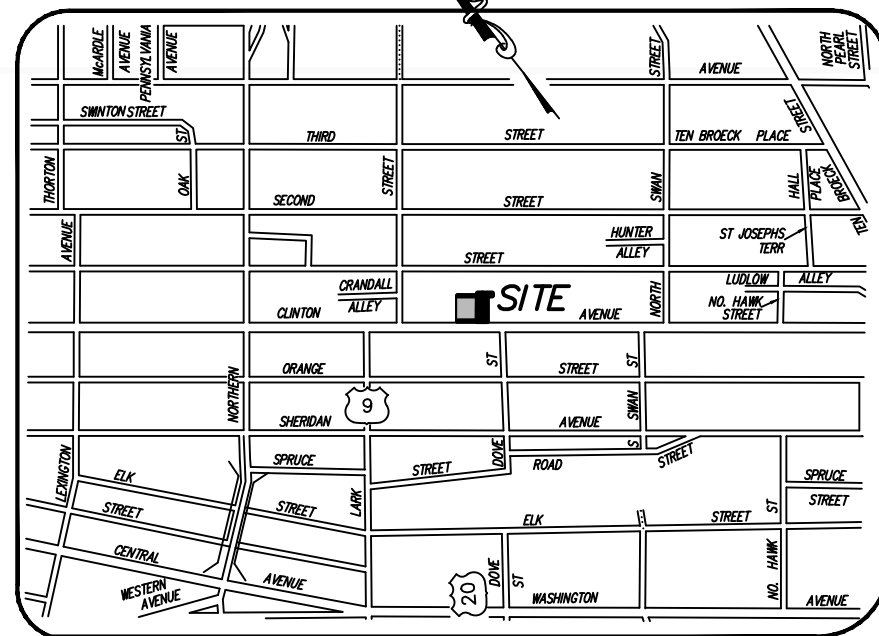
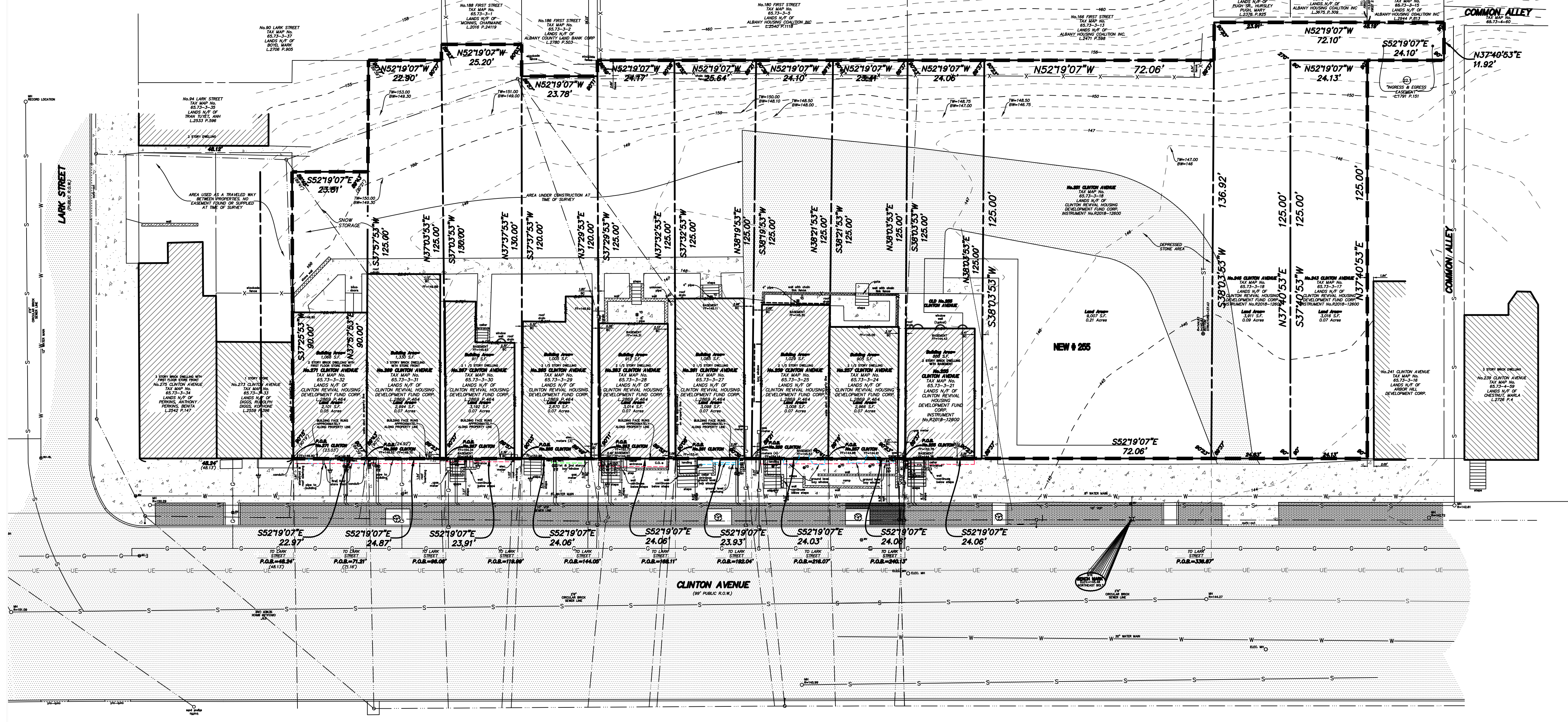




VICINITY MAP

MAP NOT TO SCALE



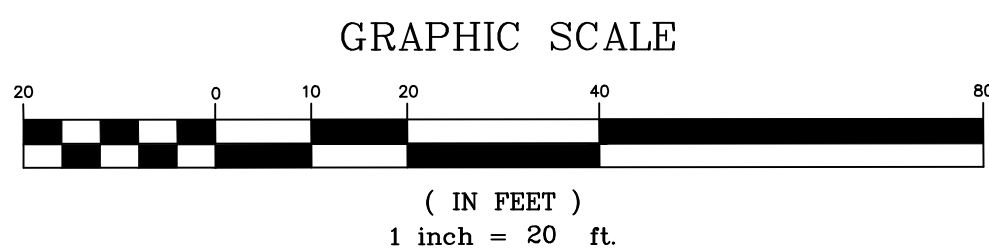
LEGEND			
R.O.W.	RIGHT OF WAY	MONUMENT	
No.	NUMBER	IRON ROD	
enc.	ENCROACHMENT	MANHOLE	
P.O.B.	POINT OF BEGINNING	CATCHBASIN	
S.F.	SQUARE FEET	SIGN	
N/F	NOW OR FORMERLY	BOLLARD	
N	NORTH	CHAIN LINK FENCE LINE	
S	SOUTH	WOODEN STOCKADE FENCE LINE	
E	EAST	OVERHEAD WIRE, UTILITY POLE & GUY WIRE	
W	WEST	TRAFFIC FLOW ACCESS AREA	
tel.	TELEPHONE	WATER SHUT OFF	
elec.	ELECTRIC	WATER VALVE	
L	LIBER	HYDRANT	
P	PAGE	GAS VALVE	
ST	STORM LINE	GAS TEST	
S	SEWER LINE	STREET LIGHT	
W	WATER LINE	LIGHT POLE	
G	GAS LINE	CONCRETE	
UE	UNDERGROUND ELECTRIC	PAVEMENT	
		BRICK	

EXISTING SITE COVERAGE STATISTICS
255 CLINTON AVENUE

DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	18,941	0.43	100.00%
IMPERVIOUS AREA	4,919	0.11	26.0
BUILDING COVERAGE	880	0.02	4.6
PAVEMENT/SIDEWALK COVERAGE	4,039	0.09	21.4
PERVIOUS AREA	14,022	0.32	74.0

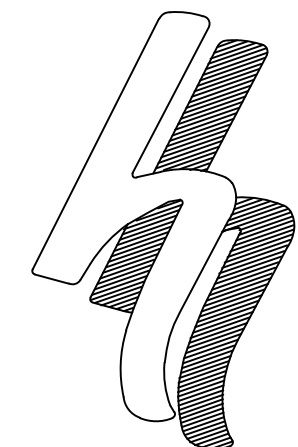
EXISTING SITE COVERAGE STATISTICS
255 THROUGH 271 CLINTON AVENUE

DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	42,190	0.97	100.00%
IMPERVIOUS AREA	16,951	0.39	40.2
BUILDING COVERAGE	9,114	0.21	21.6
PAVEMENT/SIDEWALK COVERAGE	7,837	0.18	18.6
PERVIOUS AREA	25,239	0.58	59.8



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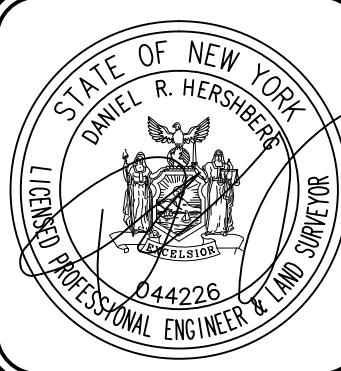
EXISTING CONDITIONS
NO. 255-271 CLINTON AVENUE
ALBANY, NY



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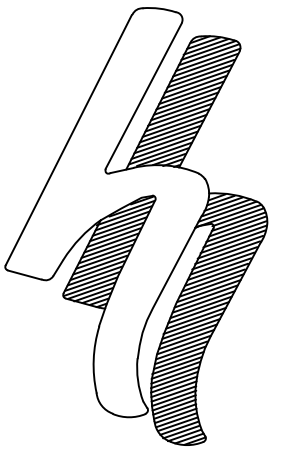
18 Locust Street
Albany, New York 12203

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SURVEYOR, IS ILLEGAL



DATE	8/1/2020
REMARKS	
USAGE TABLE	
REVISIONS	

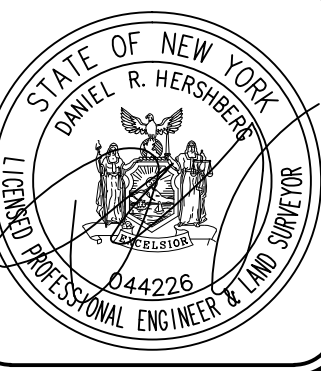
FILE: 200013
SCALE: 1"=20'
BY: AS
CHK: DRH
DATE: 5/29/2020
200013-1.DWG



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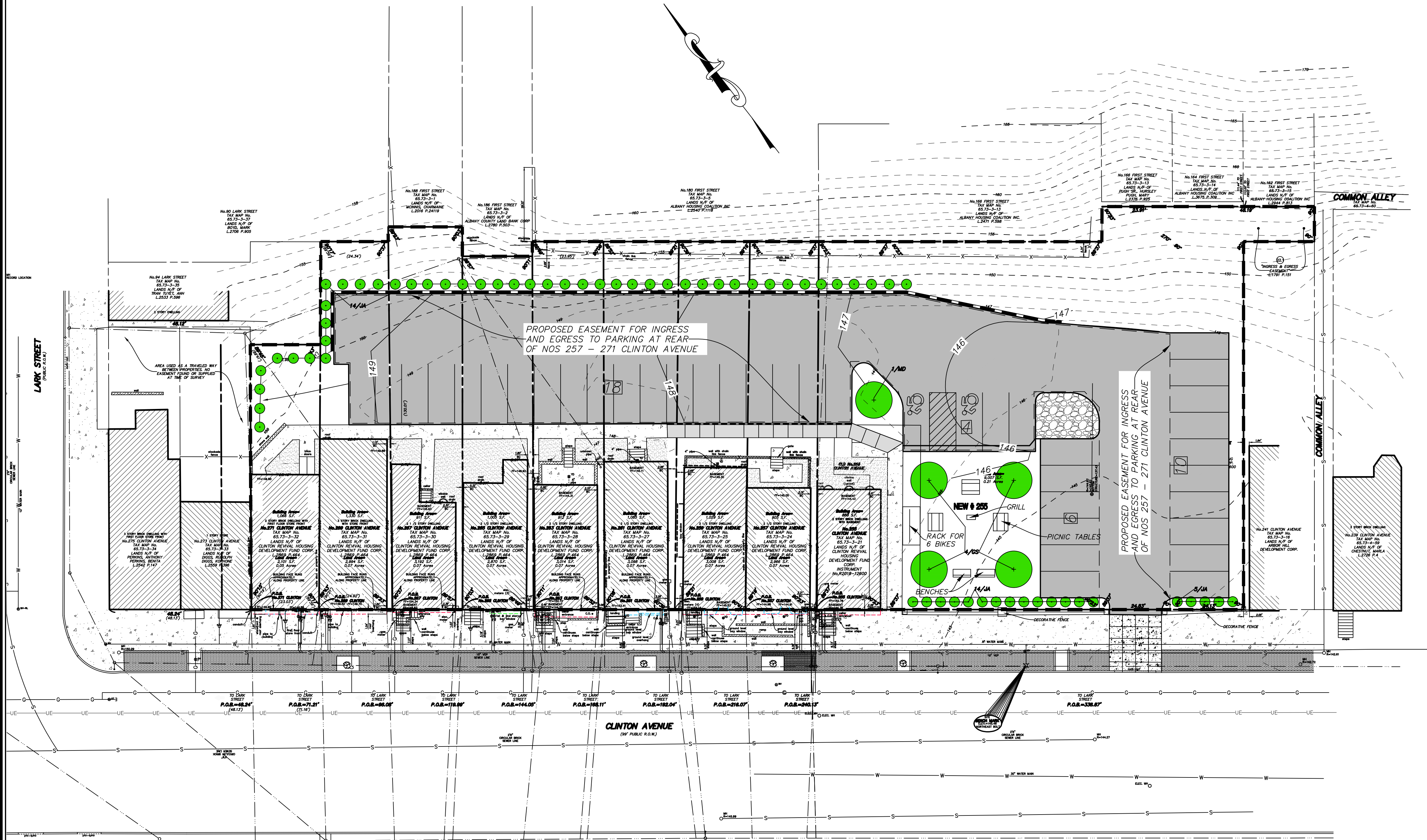


DATE	REMARKS
7/27/2020	PONIC TABLES LODED
8/17/2020	USAGE TABLES REVISED
8/23/2020	BIKE RACK ADDED
8/6/2020	COMMON PARKING NOTE ADDED

REVISIONS

**PROPOSED SITE PLAN
NO. 255-271 CLINTON AVENUE
ALBANY, NY**

FILE: 200013 BY: AS DATE: 2/24/2020 CHK: DRH 200013-1.DWG



PROPOSED

EXISTING WATER VALVE

EXISTING POLE WITH LIGHT

EXISTING LIGHT POLE

EXISTING UTILITY POLE

EXISTING SIGN

EXISTING WATER MAIN

EXISTING HYDRANT

EXISTING SANITARY SEWER MAIN

EXISTING STORM SEWER MAIN

EXISTING CATCH BASIN

EXISTING MANHOLE

WATER SHUT OFF

FENCE LINE

EXISTING PAVEMENT

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED WATER MAIN

PROPOSED HYDRANT

PROPOSED SEWER MAIN

PROPOSED STORM SEWER

PROPOSED CATCH BASIN

PROPOSED MANHOLE

NEW POROUS PAVEMENT

PROPOSED SIDEWALK AND HANDICAPPED RAMP

DETECTABLE SURFACE

HANDICAPPED PARKING

STOP BAR

PROPOSED PAVEMENT

TRAFFIC FLOW MARKING

LIMIT OF CLEARING

EXIST. TREE LINE

PROPOSED BUILDING

PROPOSED CURB

PROPOSED LIGHT POLE

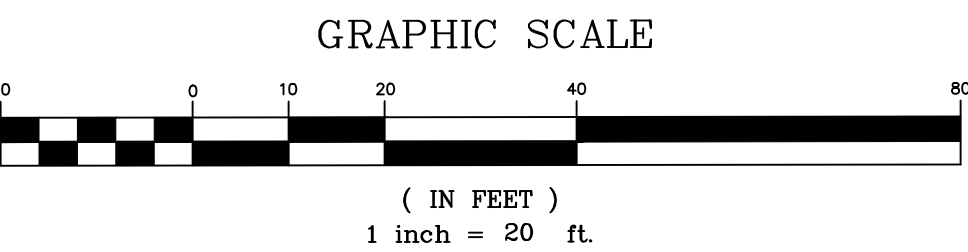
RETAINING WALL

ADA RAMP

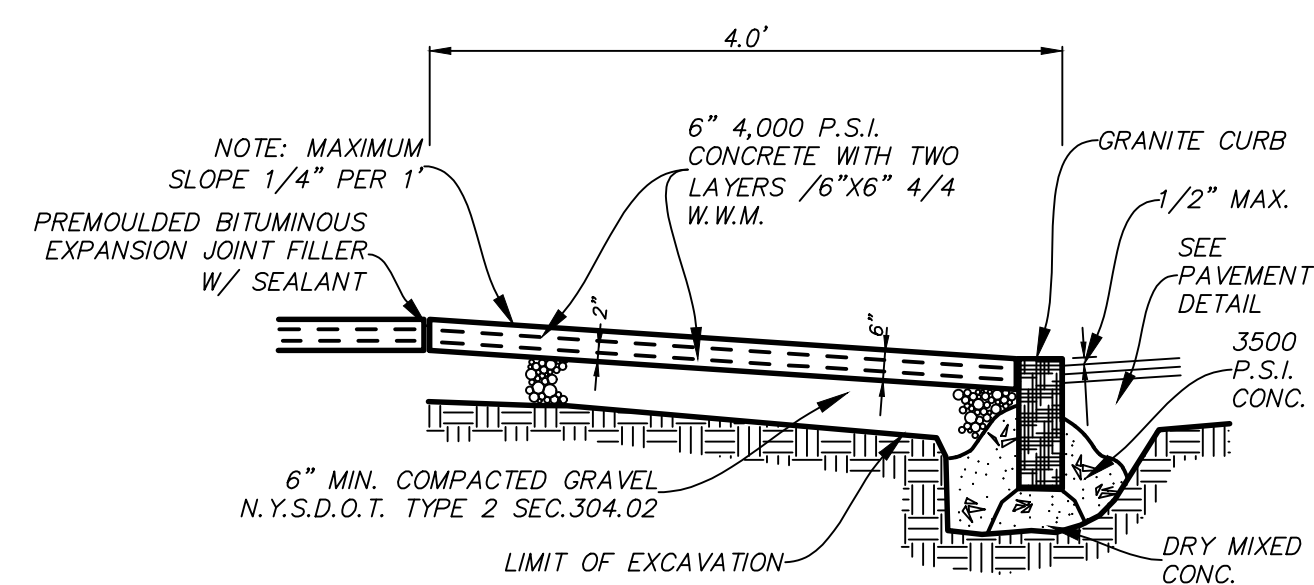
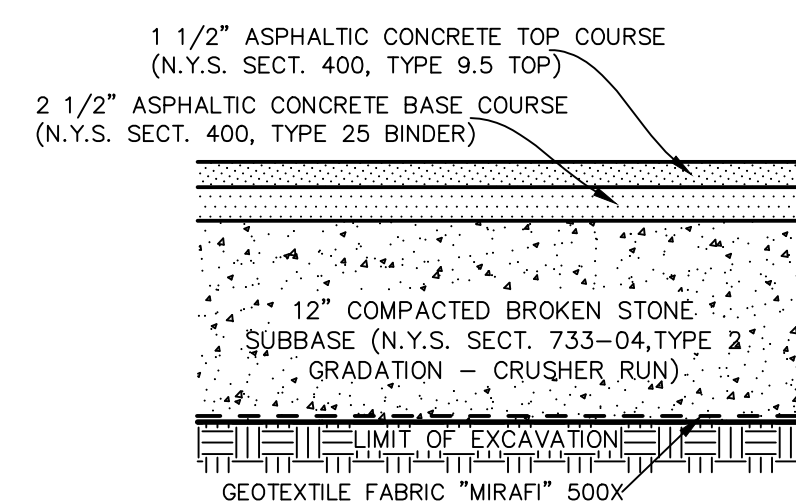
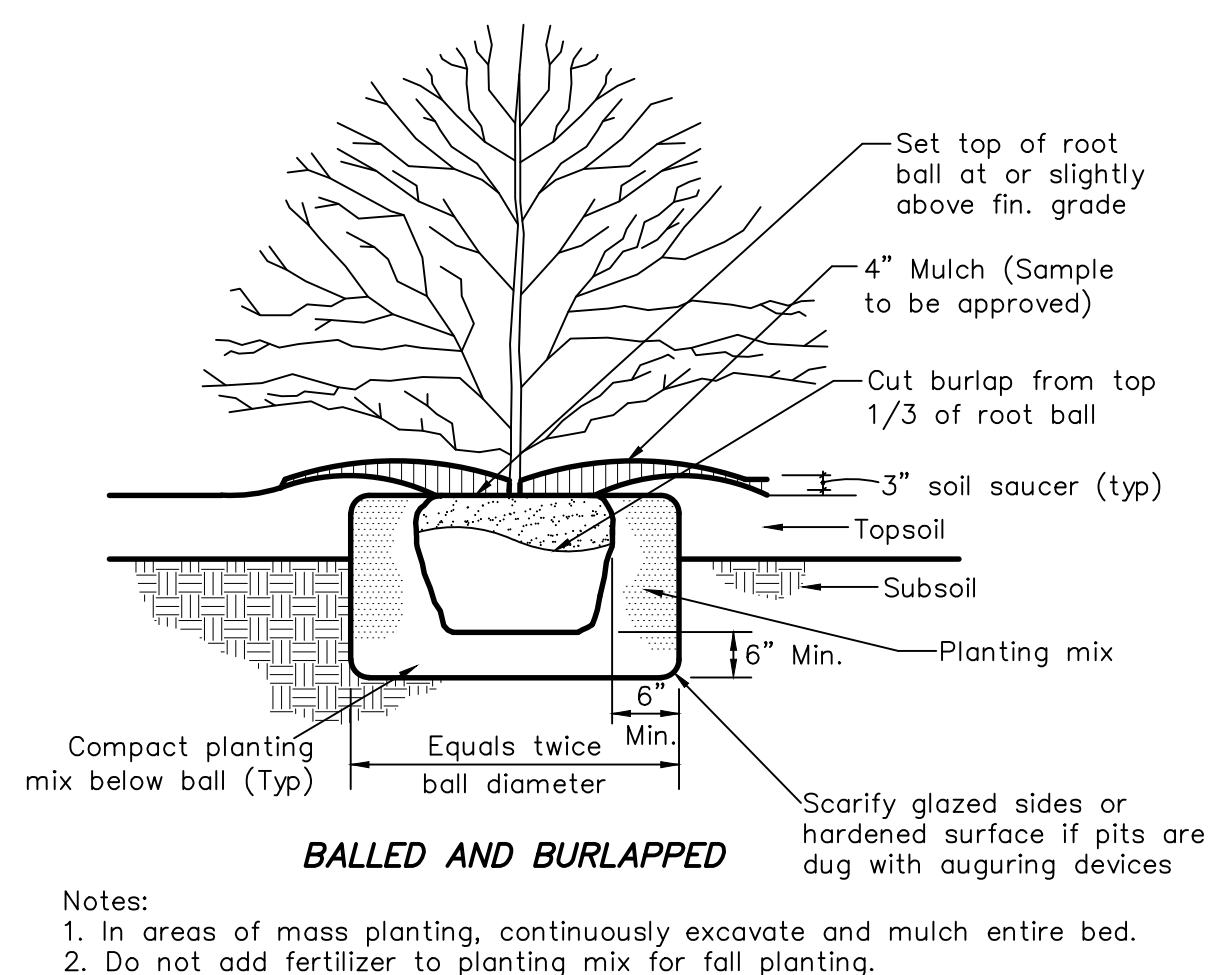
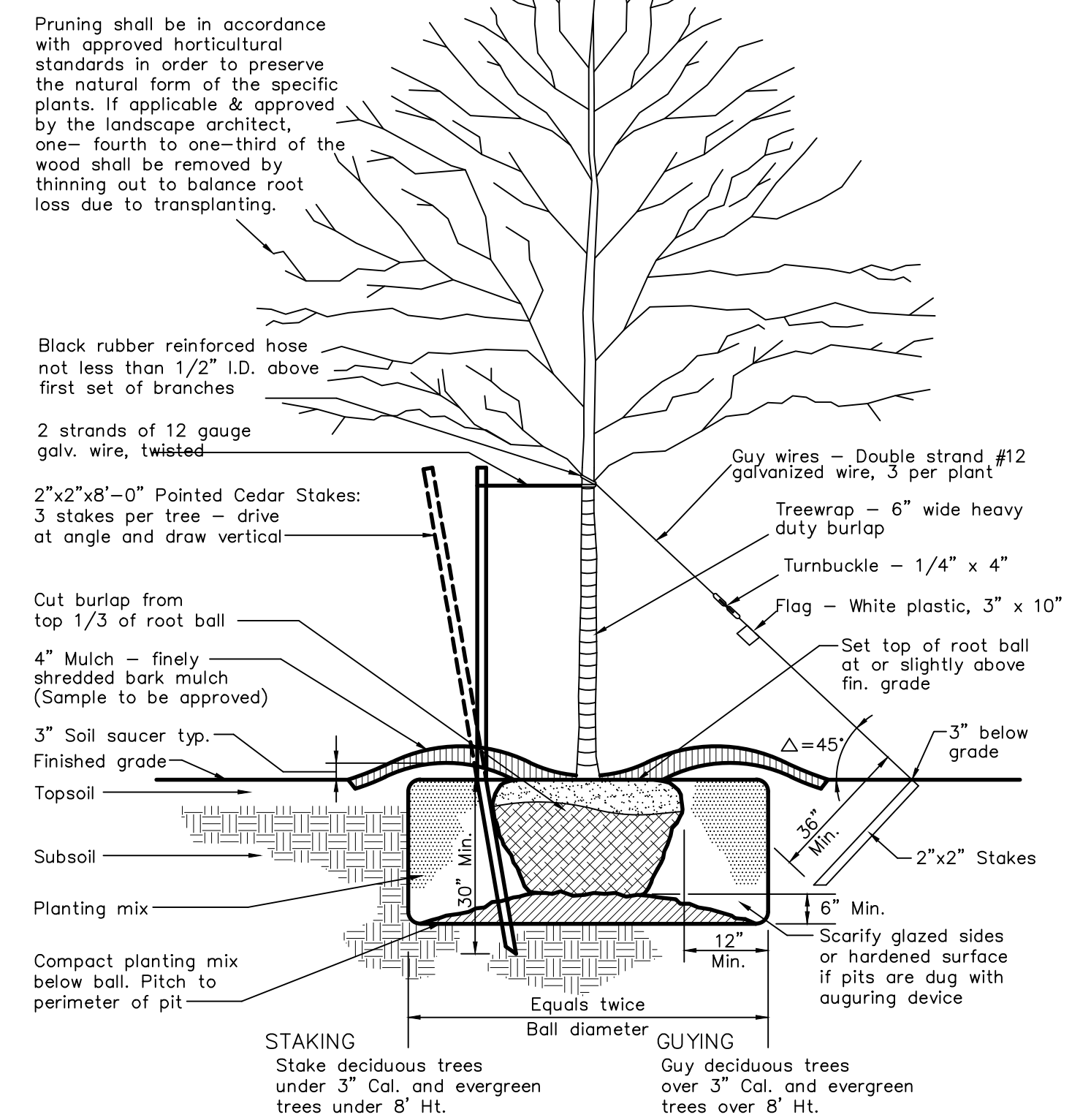
DETAIL/SHEET NUMBER

WITH GUIDE RAIL OR FALL PREVENTION FENCE AS NOTED ON THE DRAWINGDETECTABLE SURFACE

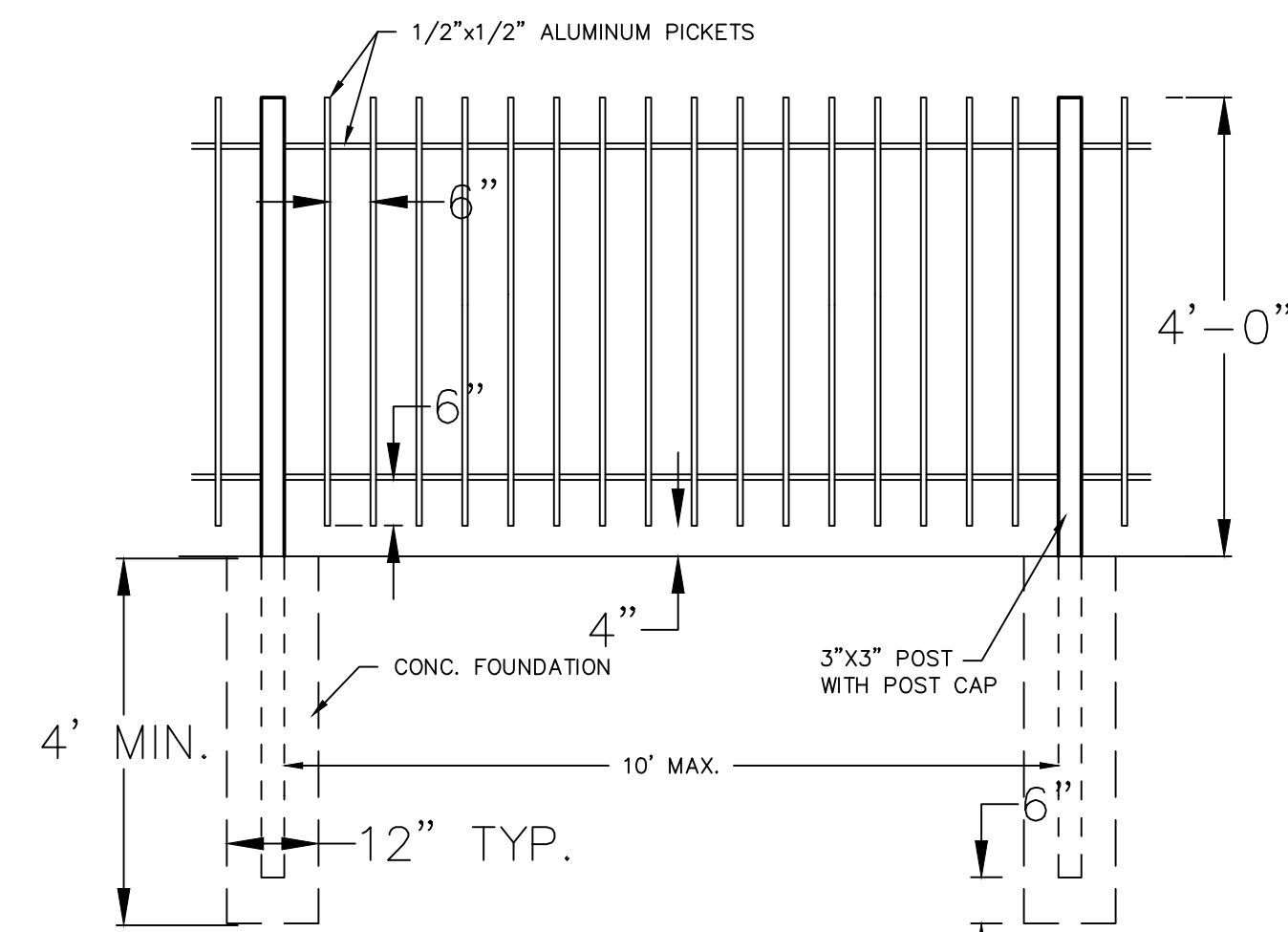
PROPOSED SITE COVERAGE STATISTICS 255 CLINTON AVENUE			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	18,941	0.43	100.00%
IMPERVIOUS AREA	10,206	0.23	53.9
BUILDING COVERAGE	880	0.02	4.6
PAVEMENT/SIDEWALK COVERAGE	9,326	0.21	49.3
PERVIOUS AREA	8,735	0.20	46.1



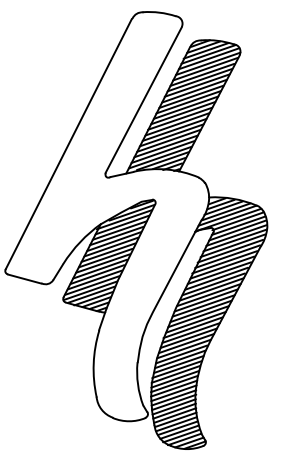
PROPOSED SITE COVERAGE STATISTICS 255 THROUGH 271 CLINTON AVENUE			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	42,190	0.97	100.00%
IMPERVIOUS AREA	27,202	0.62	64.5
BUILDING COVERAGE	9,114	0.21	21.6
PAVEMENT/SIDEWALK COVERAGE	18,088	0.42	42.9
PERVIOUS AREA	14,988	0.34	35.5



PLANT MATERIAL SCHEDULE					
SYM	BOTANICAL NAME	COMMON NAME	SIZE	AMT	COMMENTS
SHRUBS					
JA	JUNIPERUS CHINENSIS 'PFITZERIANA AUREA'	PFITZER JUNIPER	3' SPREAD	19	B & B
TREES					
GS	OLEDTISIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEY-LOCUST	2 1/2" - 3" CAL.	4	B & B
MD	MAHUA 'ADAMS'	ADAMS GARAPARIE	2 5/8" - 3" CAL.	1	B & B



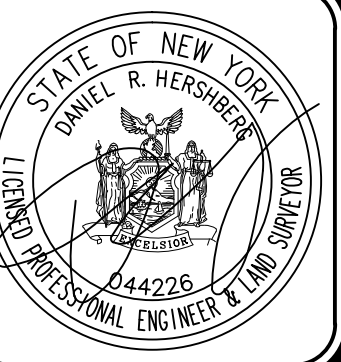
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REVISIONS		REMARKS	DATE
		REVISED	2/28/2020
		REVISED	3/11/2020

PROPOSED SITE PLAN
NO. 255-271 CLINTON AVENUE
ALBANY, NY