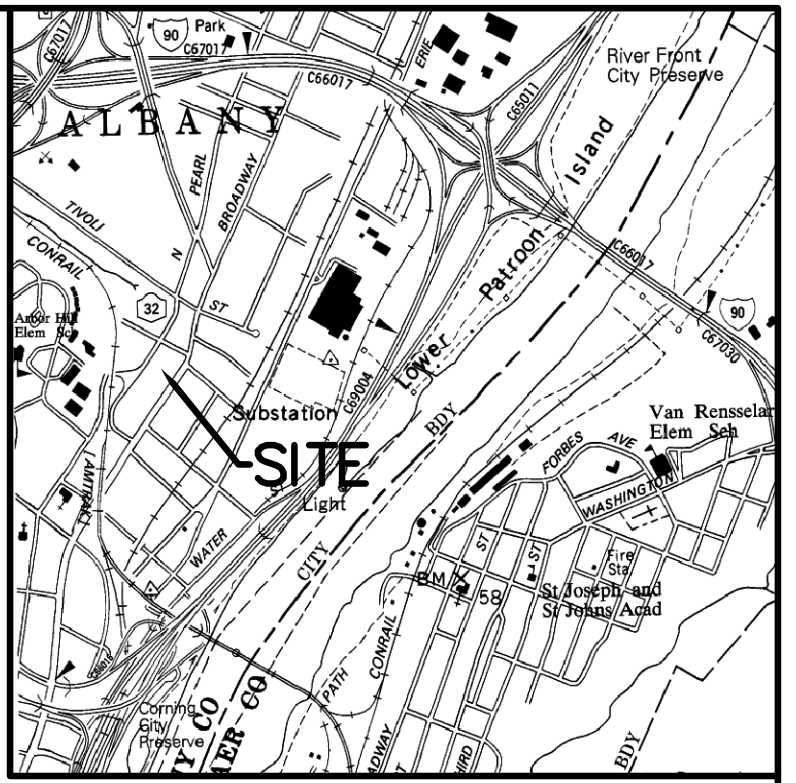


TOTAL GREEN AREA:
5,000 SF
(7.6% OF SITE AREA)



SITE LOCATION MAP

GENERAL NOTES:

1. BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM MAP REFERENCE AND GIS DATA.
2. THE PLANS SHOW SOME KNOWN STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. PROVIDE (48) HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.F.P.O. (1-800-962-7962).
3. SITE IS ZONED MU-FW (MIXED-USE FORM-BASED WAREHOUSE).
4. CONSTRUCTION ACTIVITIES THAT DAMAGE THE ROADWAY, SIDEWALKS OR CURBING SHALL BE REPAIRED BY THE OWNER TO THE FULL SATISFACTION OF THE CITY ENGINEER.
5. TRAFFIC MARKINGS DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO THE FULL SATISFACTION OF APD TRAFFIC ENGINEERING.
6. VIDEO CAMERA INSPECTION OF THE EXISTING SANITARY SEWER LATERAL MUST BE SUBMITTED TO THE CITY OF ALBANY DEPARTMENT OF WATER & WATER SUPPLY FOR REVIEW. EXISTING LATERAL WITH MAJOR CRACKS AND OR INFILTRATION OF GROUNDWATER WILL NOT BE ACCEPTABLE FOR REUSE. 48 HOURS NOTICE MUST BE GIVEN TO ALBANY DEPARTMENT OF WATER & WATER SUPPLY FOR INSPECTIONS.
7. CHAINLINK FENCE, GATES, AND BARBED WIRE TO BE REMOVED ALONG ENTIRE SITE PERIMETER.

MAP REFERENCES:

1. MAP ENTITLED "MAP SHOWING TOPOGRAPHIC INFORMATION & LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF NO.413 NORTH PEARL STREET CITY OF ALBANY, COUNTY OF ALBANY, STATE OF NEW YORK", PREPARED BY HERSBERG & HERSBERG CONSULTING ENGINEERS AND LAND SURVEYORS, DATED OCTOBER 9, 2020.

PARKING REQUIREMENTS:	
USES: MULTI-FAMILY RESIDENTIAL & COMMERCIAL	
MULTI-FAMILY, 82 UNITS	1 SPACE/UNIT [82 SPACES]
COMMERCIAL, 13,500 SF	1 SPACE/400 SF [34 SPACES]
INITIAL REQUIREMENT	116 SPACES
PROXIMITY TO TRANSIT REDUCTION	-20% [93 SPACES]
SHARED PARKING REDUCTION	+ 1.2 [78 SPACES]
AVAILABLE ON-STREET PARKING	24 SPACES
TOTAL REQUIRED ON-SITE:	54 SPACES
TOTAL PROVIDED ON-SITE:	54 SPACES

OWNER/APPLICANT:
413 NORTH PEARL ASSOC LLC
204 LAFAYETTE STREET
SCHENECTADY, NY 12305

TAX MAP #: 65.16-3-16.1
AREA= 66,193± SQ. FT.
1.52± ACRES

NO.	REVISION	DATE

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

SITE PLAN
MIXED USE BUILDING
425 NORTH PEARL STREET

CITY OF ALBANY COUNTY OF ALBANY

STATE OF NEW YORK

ABD ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE:	SCALE:	DWG.	SHEET	OF
OCTOBER 16, 2020	1" = 20'	5301A-S3	1	1

LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94676

