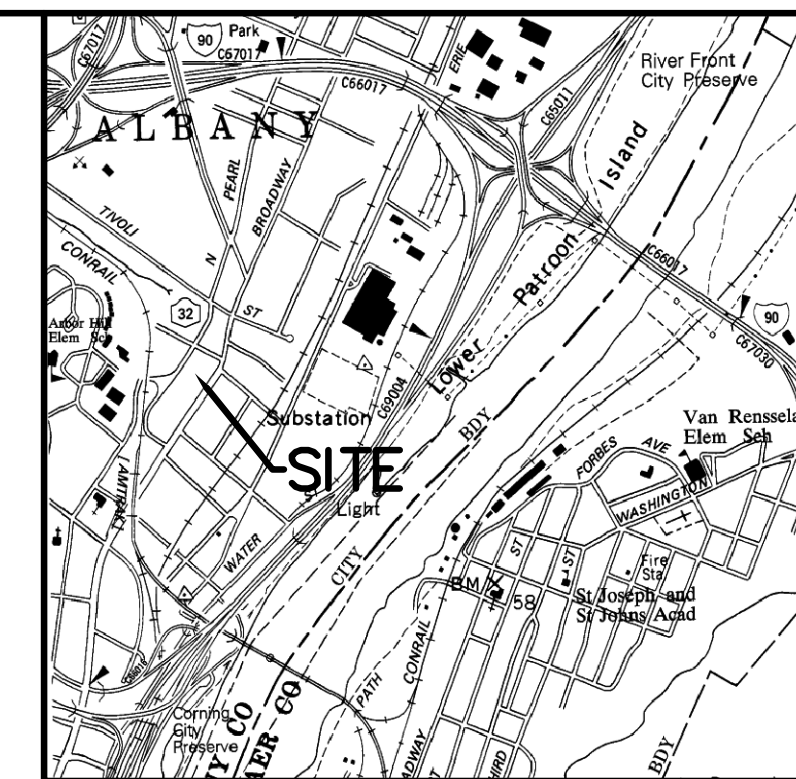
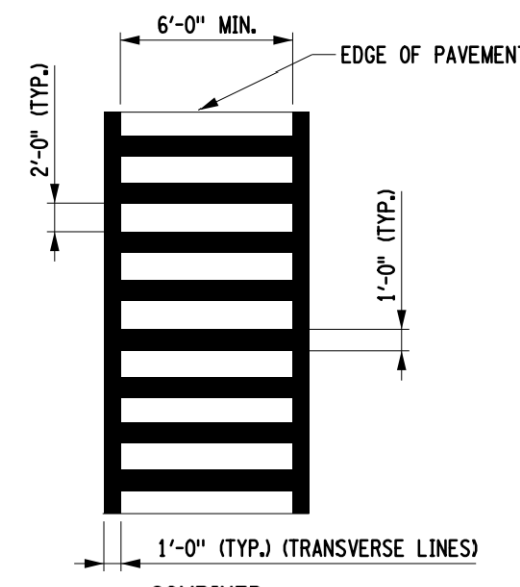


TOTAL GREEN AREA:  
4,765 SF  
(7.2% OF SITE AREA)



SITE LOCATION MAP

INTERSECTION DETAIL



CROSSWALK DETAIL  
NO SCALE



W11-2  
NO SCALE



W16-7PL  
NO SCALE

GENERAL NOTES:

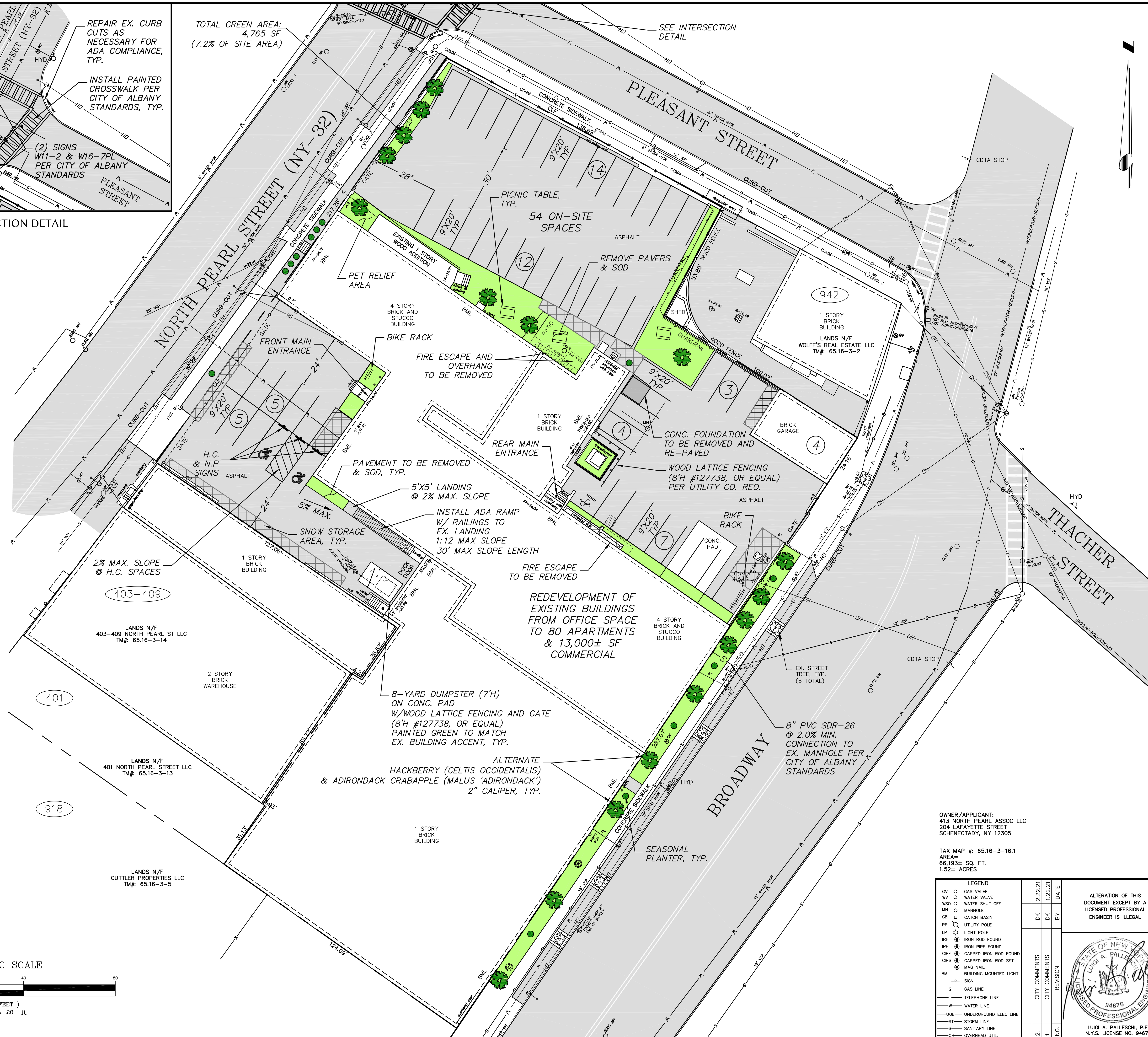
1. BASE MAPPING PREPARED BY ABD ENGINEERS, LLP FROM MAP REFERENCE AND GIS DATA.
2. THE PLANS SHOW SOME KNOWN STRUCTURES, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST WITHIN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED 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. EXISTING WATER LATERALS SHALL BE RE-USED.
7. EXISTING SANITARY SEWER CONNECTION SHALL BE UTILIZED FOR STORMWATER CONNECTION TO THE COMBINED SEWER ONLY.
8. ANY CONNECTION TO THE CITY'S COMBINED SEWER SHALL HAVE A SEWER BACKFLOW PREVENTER INSTALLED.
9. WATER/SEWER SERVICE PERMITS SHALL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
10. 48 HOURS NOTICE MUST BE GIVEN TO ALBANY DEPARTMENT OF WATER & WATER SUPPLY FOR INSPECTIONS.
11. FINAL UTILITY CONNECTIONS SHALL BE COORDINATED BETWEEN M.E.P. ENGINEER AND SITE ENGINEER.

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 HERSHBERG & HERSHBERG CONSULTING ENGINEERS AND LAND SURVEYORS, DATED OCTOBER 9, 2020.

PARKING REQUIREMENTS:

USES: MULTI-FAMILY RESIDENTIAL & COMMERCIAL	
MULTI-FAMILY, 80 UNITS	1 SPACE/UNIT [80 SPACES]
COMMERCIAL, 13,000 SF	1 SPACE/400 SF [33 SPACES]
INITIAL REQUIREMENT	113 SPACES
PROXIMITY TO TRANSIT REDUCTION	-20% [91 SPACES]
SHARED PARKING REDUCTION	+ 1.2 [76 SPACES]
AVAILABLE ON-STREET PARKING	24 SPACES
TOTAL REQUIRED ON-SITE:	52 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

LEGEND	
GV	GAS VALVE
WV	WATER VALVE
WSO	WATER SHUT OFF
MH	MANHOLE
CB	CATCH BASIN
UP	UTILITY POLE
LP	LIGHT POLE
IRP	IRON ROD FOUND
IPF	IRON PIPE FOUND
CRF	CAPPED IRON ROD FOUND
CRS	CAPPED IRON ROD SET
MM	MAG. NAIL
BML	BUILDING MOUNTED LIGHT
▲	SIGN
○	GAS LINE
—	TELEPHONE LINE
—	WATER LINE
—	UNDERGROUND ELEC. LINE
—	STORM LINE
—	SANITARY LINE
—	OVERHEAD UTIL.

CITY COMMENTS	DK	2,222.1	DATE
1.	NO.	1,222.1	

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

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

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: OCTOBER 16, 2020 SCALE: 1" = 20' DWG. 5301A-S11 SHEET 1 OF 1

GRAPHIC SCALE

