

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 300020110 and is not in a Special Flood Hazard Area. By telephone call codes 3227200 to the National Flood Insurance Program (800-438-8635) we have informed this community owner/tenant currently participating in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. AREA A-C OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.



Truck Routing Plan
 Site is currently served by large trucks. Existing route (shown below) will be maintained.

Trucks will utilize I-787 to access site. Trucks leaving site could depart north through Menands or south to I-787 via Downtown Albany.

LEGEND		
R.O.W.	RIGHT OF WAY	○ CAPPED IRON ROD FOUND
No.	NUMBER	○ HYDRANT
enc.	ENDROACHMENT	○ MANHOLE
P.O.B.	POINT OF BEGINNING	○ CATCHBASIN
S.F.	SQUARE FEET	○ SIGN
N/F	NOW OR FORMERLY	○ BOLLARD
FL.	FEET	○ FENCE LINE
Deg.	DEGREE	○ GUARD RAIL
M.	MEASURED	○ OVERHEAD WIRE, UTILITY POLE & GUY WIRE
N	NORTH	○ TRAFFIC FLOW ACCESS AREA
S	SOUTH	○ WATER VALVE
E	EAST	○ GAS VALVE
W	WEST	○ LIGHT POLE
tel.	TELEPHONE	○ CONCRETE
elec.	ELECTRIC	○ PAVEMENT
L	LIBER	
P.	PAGE	

GENERAL NOTES

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSES INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSES INDICATED EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS G. MOGENSEN LICENSE NO. 049441.
- THERE IS NO EVIDENCE OF CEMETERY ON SUBJECT PARCEL.
- NOTE: INFORMATION IN PARENTHESIS IS OF RECORD DEED REFERENCE: LIBER 1856 PAGE 323
- TITLE PROVIDED BY FIRST CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #210540 DATED NOVEMBER 18, 2020.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

NOTES CORRESPONDING TO SCHEDULE B SECTION 2 ITEMS

- GRANT OF RAILROAD RIGHT OF WAY TO OPERATE & MAINTAIN RAILROAD L.184 P.461. R.O.W. IS NORTH FROM NORTH FERRY THROUGH LUMBER DIST. EXACT LOCATION CANNOT BE PLOTTED FROM DESCRIPTION IN DOCUMENT.
- RESERVATION OF CROSSING RIGHTS CONTAINED IN CONVEYANCE TO DELAWARE AND HUDSON COMPANY, L.627 P.93. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- CONDITIONS AND LIMITATIONS AS CONTAINED IN A GRANT TO THE MUNICIPAL GAS COMPANY OF THE CITY OF ALBANY IN L.680 P.1. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- L.603 P.133. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- LETTERS PATENT CONTAINING CONDITIONS THAT COULD RESULT IN A REVERSION OF A TITLE IN L.603 P.492. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- CONVEYANCE CONTAINING RIGHT OF WAYS IN L.872 P.510.
- GRANT OF EASEMENT RIGHTS AND SUBJECT TO RESERVATION IN L.209 P.375. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- (MAP 5175). AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- RESERVATION AND EASEMENTS INCLUDED IN L.2476 P.144. BLANKET IN NATURE. CANNOT PLOT.
- RESERVATION AND EASEMENT AND RIGHT OF WAY INCLUDED IN L.2971 P.692. BLANKET IN NATURE. APPROXIMATE LOCATION NOTED.
- RECIPROCAL EASEMENT, L.3119 P.468. BLANKET IN NATURE. APPROXIMATE LOCATIONS HAVE BEEN NOTED.
- RIGHT OF WAY L.660 P.274. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.

PARKING TABLE	
REGULAR PARKING	109
HANDICAPPED PARKING	8
TOTAL PARKING SPACES	117

ZONING INFORMATION	
MU-FW MIXED-USE, FORM-BASED WAREHOUSE DISTRICT	
MIN. FRONT YARD	8 FEET MINIMUM
MIN. SIDE YARD	8 FEET MINIMUM
MIN. REAR YARD	8 FEET MINIMUM
MIN. BUILDING HEIGHT	2 FEET MINIMUM TO STORES MAX

ZONING INFORMATION ADOPTED FROM THE CODE OF THE CITY OF ALBANY. ZONING ORDINANCE ADOPTED APRIL 2017.

SURVEYOR'S CERTIFICATE

1. REDBURN HOLDINGS, LLC
 2. SPOCCHIETTI ABBOTT TABER PLLC (B/E/A) TITLE AGENCY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY
 3. CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OR MEASUREMENT BASED THEREON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS AND LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11, 13, 14, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/10/2021.

DATE OF PLAT: 7/27/2021

SIGNED: *Francis G. Mogensen*
 Registration No. 4974

PRELIMINARY

ALTA/ACSM LAND TITLE SURVEY

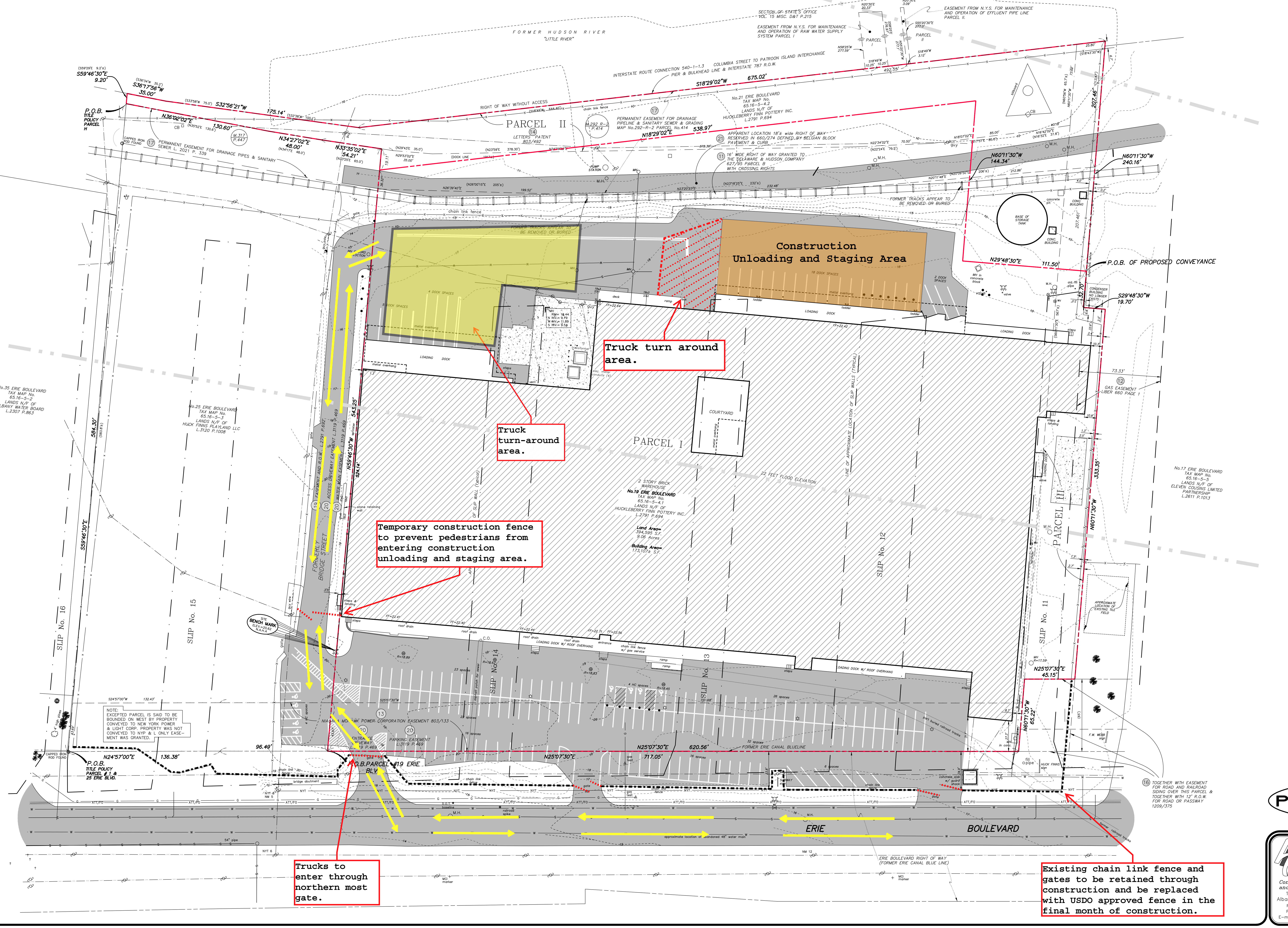
No. 19
ERIE BOULEVARD

CITY OF ALBANY COUNTY OF ALBANY, STATE OF NEW YORK

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

REVISIONS:
 DATE: 7/27/2021 SCALE: 1"=30' BY: AVC CHK: GRT MAP NO.: 210226

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 Consulting Engineers and Land Surveyors
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Truck turn around area.

Truck turn-around area.

Temporary construction fence to prevent pedestrians from entering construction unloading and staging area.

Trucks to enter through northern most gate.

Existing chain link fence and gates to be retained through construction and be replaced with USDO approved fence in the final month of construction.