MAP REFERENCES:

1) Map Entitled: "Map Showing Locations of Buildings and Improvements with Reference to Property Lines of No. 1053 Broadway"
   Map Date: January 11, 2011
   Prepared By: Hershberg & Hershberg, Consulting Engineers and Land Surveyors

2) Albany County Real Property Tax Map
   City of Albany
   Section 65.16
   Block 4
   Lot No. 1

DEED REFERENCE:

1) **TITLE SOURCE** (Bargain and Sale Deed with Covenant against Grantor's Acts - Individual or Corporation)
   Grantor: 1053 Broadway LLC
   Grantee: 1053 Brewing LLC
   Dated: May 8, 2014
   Recorded: May 15, 2014
   Book 3098 of Deeds at Page 1138

SURVEY NOTES:

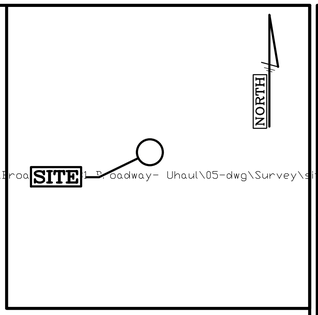
1) Survey map as prepared for 1053 Brewing LLC
2) No monumentation set.
3) All underground utilities, if any, not field located.
4) This survey was prepared without the benefit of an up-to-date abstract of title and is made subject to whatever state of facts such a document would reveal.
5) Elevation Datum: NAVD 1988
6) Field Survey Completed May 4, 2021.

LEGEND:

AC denotes Air Conditioner
AS denotes Auto Sprinkler
BOL denotes Bollard
BWW denotes Bottom of Window Well Elevation
CB denotes Catch Basin
CONC denotes Concrete
CWK denotes Crosswalk
DA denotes Disabled
DI denotes Drop Inlet
DWS denotes Detectable Warning Strip
EMH denotes Electric Manhole
EOC denotes Edge of Concrete
EOP denotes Edge of Pavement
EOR denotes Edge of Road
EP denotes Electric Meter
FF denotes Finished Floor Elevation
FOCC denotes Face of Concrete Curb
FOGC denotes Face of Granite Curb
GFF denotes Garage Finished Floor Elevation
GSV denotes Gas Valve
GV denotes Gate Valve
HYD denotes Fire Hydrant
INV denotes Invert
INV(C) denotes Common Invert
LS denotes Landscape
MRF denotes Metal Reading Found
MH denotes Manhole
N/F denotes Now or Formerly
NG denotes National Grid Utility Pole
NM denotes Niagara Mohawk Utility Pole
NPS denotes No Parking Sign
OHUL denotes Overhead Utility Lines
PED denotes Pedestrian
RET denotes Retaining
TELE denotes Telephone
TF denotes Top of Frame Elevation
UMH denotes Utility Manhole
WW denotes Window Well

NORTH REFERENCED TO NAD 83

SITE LOCATION MAP
SCALE: 1" = 2,000'



BENCHMARK:
NW BOLT ON FIRE HYDRANT
ELEVATION = 26.91

BENCHMARK:
MNF IN UTILITY POLE NG 171
ELEVATION = 27.53

BRIDGE STREET
(60' WIDE CITY STREET)
(SEE MAP REFERENCE No. 1)

BROADWAY
(66' WIDE CITY STREET)
(SEE MAP REFERENCE No. 1)

APPROXIMATE LOCATION OF DEVIATION FROM 24' WIDE STREET TAPER CURB LINE FROM THIS LOCATION TO BLEND WITH EXISTING CURB AND SIDEWALK ADJACENT TO INTERSECTION OF BRIDGE STREET AND BROADWAY

ADA ACCESSIBLE RAMP

PLACE NEW PIP CONCRETE CURB WITH INTEGRAL SIDEWALK FLUSH REVEAL CURB 5 FT. WIDE SIDEWALK

ADA ACCESSIBLE RAMP

PLACE NEW PIP CONCRETE CURB WITH INTEGRAL SIDEWALK 6" REVEAL CURB 5 FT. WIDE SIDEWALK

PLACE NEW PIP CONCRETE CURB WITH INTEGRAL SIDEWALK FLUSH REVEAL CURB 5 FT. WIDE SIDEWALK FIELD ADJUST TO BLEND WITH EXISITNG ASPHALT SURFACE

ADA ACCESSIBLE RAMP

EXISTING ASPHALT ACCESS TO REMAIN

NEW CONCRETE OR ASPHALT SURFACE TO ACCOMATE ACCESS TO STAIRS AND ACCESSIBLE LIFT

AREA OF PERMANENT EASEMENT FROM CITY OF ALBANY TO DRUTHERS BREWING COMPANY
AREA= 1,633± SF

TOTAL AREA =
0.447± ACRES
OR 19,453± SQ. FT.

MASONRY "DRUTHERS BREWING COMPANY" BUILDING

MASONRY BUILDING

LANDS N/F OF
1043 BROADWAY, LLC
BOOK 3033 OF DEEDS AT PAGE 211

LANDS N/F OF
SURPASS CHEMICAL CO., INC.
BOOK 2558 OF DEEDS AT PAGE 501

S58°40'2730"E 100.00'
N24°47'13"E
N65°12'47"W 223.00'
S24°47'13"W 74.47'

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GPS-R

ENVIRONMENTAL DESIGN PARTNERSHIP, LLP
266 Clifton Park Center, Rte. 146, Clifton Park, New York 12065
(518) 371-7421 edpllp.com

SITE IMPROVEMENTS FOR 1053 BREWING LLC

LOCATED AT 1053 BROADWAY
CITY OF ALBANY
ALBANY COUNTY, NEW YORK

TAX MAP SBL#
MAY 10, 2021

DRAWN BY	TSH
CHECK BY	TJM
EDP PROJECT NUMBER	12867

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REVISION	DATE	BY

SCALE: 1" = 10'

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET:
1 OF 1

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