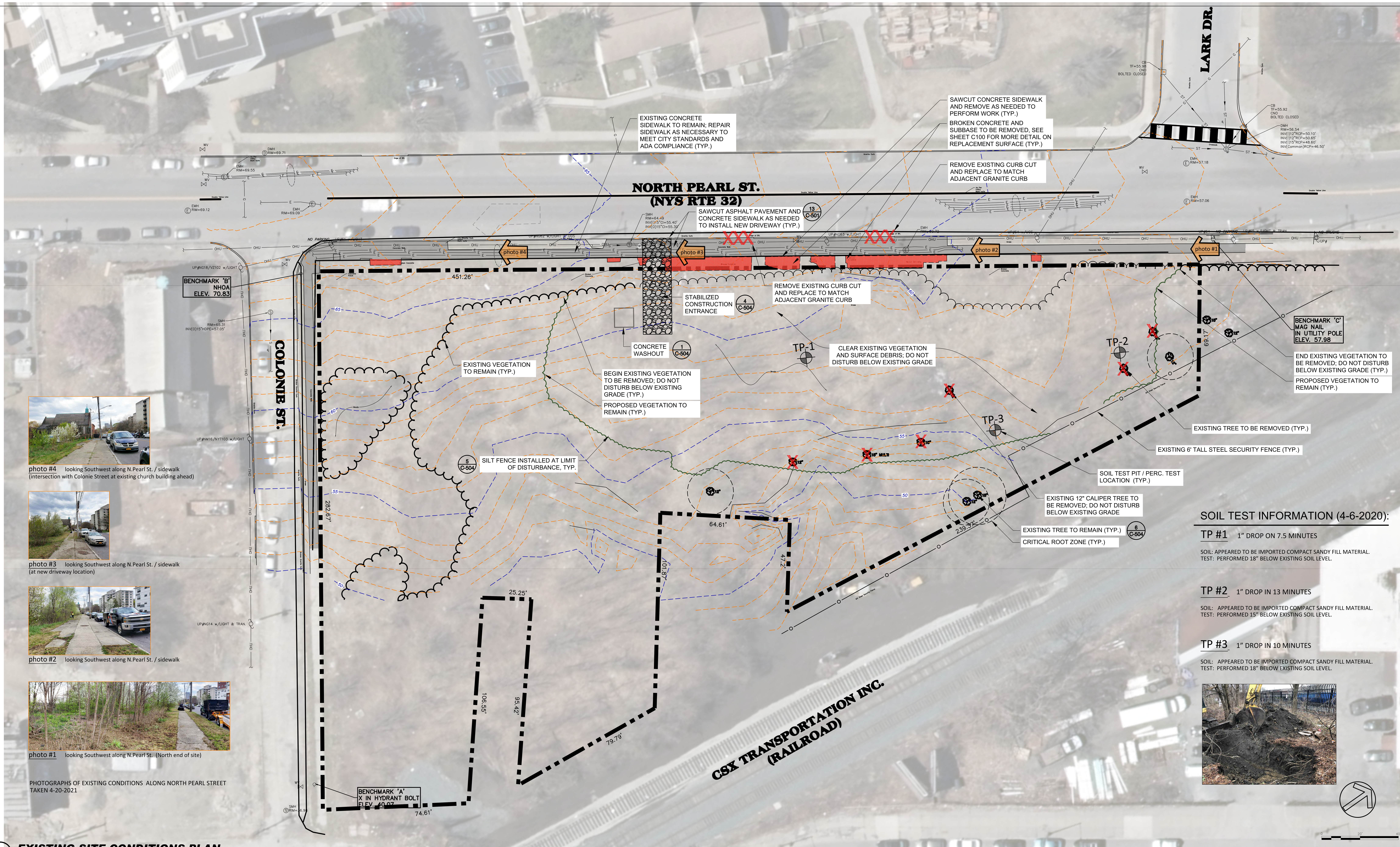

1 EXISTING SITE CONDITIONS PLAN

SCALE: BAR SCALE

SURVEY NOTES:

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. SURVEY PERFORMED BY WESTON & SAMPSON PE, LS, LA, PC. IN FEBRUARY 2020.
3. CONTOURS AND ELEVATIONS SHOWN BASED ON GPS OBSERVATIONS ON NAVD88 VERTICAL DATUM.
4. NORTH ORIENTATION IS BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY. MAPPING PREPARED ON NAD83 STATE PLANE COORDINATE SYSTEM (NEW YORK STATE PLANE, EAST ZONE).
5. UNDERGROUND UTILITY LOCATIONS BASED ON OBSERVATIONS (FLAGGING PLACED BY OTHERS) AT THE TIME OF THE FIELD SURVEY.
6. PARCEL IS FOUND ON TAX MAP # 65.75–1–1, 1.8 ACRES.

EXISTING CONDITIONS LEGEND

EDGE OF WOODS	ST — STORM SEWER LINE
DECIDUOUS TREE	S — SANITARY SEWER LINE
CONIFEROUS TREE	W — WATER LINE
SHRUB/BUSH	G — GAS LINE
SIGN	SIG — SIGNAL WIRE LINE
UTILITY POLE	C — CABLE LINE
LIGHT POLE	FO — FIBER OPTIC LINE
HYDRANT	LPS — LOW PRESSURE SEWER LINE
WATER SHUTOFF	E — ELECTRIC LINE
GV GAS VALVE	OHU — OVERHEAD UTILITIES
WV WATER VALVE	T — TELEPHONE LINE
MONUMENT	SANITARY MANHOLE (SMH)
IRON PIN / IRON ROD	DRAINAGE MANHOLE (DMH)
HANDICAP SPACE	CATCHBASIN (CB)
HH HAND HOLE	METAL POST/BOLLARD (BOL)
E ELEC. METER	ELECTRIC MANHOLE (MHE)
G GAS METER	UNKNOWN MANHOLE
PROPERTY LINE	TELEPHONE MANHOLE (MHT)
EASEMENT	VP VENT PIPE
10 MAJOR CONTOUR LINE	CNO COULD NOT OPEN
9 MINOR CONTOUR LINE	FLOW DIRECTION
W/F WOOD FRAMED	MAG NAIL MAGNETIC CONCRETE NAIL
CHAIN LINK FENCE	WLF #TOB1 WETLAND FLAG (DELINEATED BY OTHERS)
WOOD FENCE	WET — WETLAND LINE (DELINEATED BY OTHERS)
x FENCE	EDGE OF WATER (BY AERIAL IMAGE)
CO CLEANOUT	P ELECTRIC PEDESTAL
Mon.Well MW MONITORING WELL	GUY WIRE
STONEWALL	F.F.=317.7'± × FINISHED FLOOR ELEVATION
	× 318.5' SPOT ELEVATION
	MB MAILBOX
	NHOA NUT AT HEAD OF ARROW

CONSTRUCTION APPROACH APPROVED BY OPRHP (Office of Parks, Recreation, and Historic Places):

KNOWING THAT THIS SITE HAS ARCHAEOLOGICAL SENSITIVITY, WE HAVE DEVELOPED A PLAN OF CONSTRUCTING THE PARKING LOT ABOVE THE LEVEL OF THE EXISTING GROUND, ELIMINATING DISTURBANCE OF ANY CULTURAL RESOURCES AND LEAVING THE ORIGINAL GROUND SURFACE AVAILABLE FOR FUTURE ARCHAEOLOGICAL INVESTIGATION. OUR PLAN ALSO IS SENSITIVE TO THE ENVIRONMENTAL CONCERNS PRESENTED BY INCREASING THE RATE OF STORMWATER RUNOFF, WHICH IN THIS AREA OF ALBANY CANNOT BE INCREASED DUE TO LIMITED CAPACITY OF THE EXISTING STORM INFRASTRUCTURE.

THE PROPOSED ORDER OF CONSTRUCTION, FROM THE EXISTING GROUND SURFACE UP, IS AS FOLLOWS:

- CLEAR AND MOW THE GROUND SURFACE TO JUST ABOVE GROUND LEVEL, LEAVING THE STUMPS AND ROOTS IN PLACE. RAKE AND REMOVE ACCUMULATED TRASH AND DEBRIS AND LEAVE THE SITE CLEAN.
- 'SCUFF' THE SURFACE OF THE GROUND TO A DEPTH IF NOT MORE THAN 2" USING AGRICULTURAL TINE–STYLE OR TOW–BEHIND EQUIPMENT. THE PURPOSE OF THE SCUFFING IS TO BREAK UP OVERLY–COMPACTED TOPSOIL AND ENCOURAGE THE PERCOLATION OF STORMWATER BACK INTO THE EXISTING SOIL MASS. THE TINING PROCESS DOES NOT REMOVE ANY SOIL.
- PLACE A GEOSYNTHETIC DRAINAGE FABRIC ON THE SURFACE OF THE GROUND. THIS FABRIC FORMS AN IMPORTANT PHYSICAL BARRIER BETWEEN NEW MATERIALS AND THE EXISTING GROUND, LIMITS TRANSMISSION OF FINE SOILS, AND MOST IMPORTANTLY, MAKES REMOVAL OF THE TEMPORARY PARKING SURFACE EASIER IN THE FUTURE. THE FABRIC LIMITS DISTURBANCE OF THE ORIGINAL GROUND SURFACE BY BEING A PHYSICAL BARRIER AND ALSO HELPS DISPERSE LOADS MORE EVENLY FROM THE VEHICLES PARKED ABOVE. AS PREVIOUSLY MENTIONED, IT ALSO 'RECORDS' THE EXISTING GROUND LEVEL FOR FUTURE REFERENCE.
- ON TOP OF THE FABRIC, PLACE A MIXTURE OF CRUSHED STONE, NO LESS THAN 8" THICK, AND IN SOME LOWER PLACES IT MIGHT BE AS MUCH AS 6' FEET THICK. THIS STONE PROVIDES SUPPORT TO THE PAVEMENT AND ALL–IMPORTANT STORAGE VOLUME FOR STORMWATER TO BE IN CONTACT WITH THE GROUND FOR INFILTRATION. THE STONE PROVIDES UP TO 40% VOID SPACE.
- ~~IN ADDITION TO THE STONE, AN INFILTRATION GALLERY IS PROPOSED TO BE CONSTRUCTED BETWEEN THE EXISTING SOIL SURFACE AND THE PERMEABLE PARKING SURFACE ABOVE. THIS GALLERY WILL PROVIDE ADDITIONAL TEMPORARY RAINFALL RUNOFF DETENTION AND TRIM THE PROPOSED CONDITION RUNOFF HYDROGRAPH TO EXISTING LEVELS, MEETING NYS DEC GUIDELINES FOR STORMWATER MANAGEMENT.~~ (AS WE COMPLETED DESIGN, THIS WAS DETERMINED TO NOT BE NEEDED)
- TOP THE COARSE CRUSHED STONE WITH A FINER CHINKING LAYER OF STONE TO KNIT THE TOP OF THE STONE AND SUPPORT POROUS PAVEMENT. THIS PROGRESSION OF STONE IS SPECIFIED BY NYSDOT. (AND SHOWN IN THESE DOCUMENTS)
- FINISH OFF THE SURFACE WITH POROUS PAVEMENT. POROUS PAVEMENT IS IN CONFORMANCE WITH NYSDOT STANDARDS AND IS FULLY PLOWABLE AND MAINTAINABLE, THE ONLY LIMITATION IS IT CANNOT BE COATED WITH DEICING SANDS. THE SELECTION OF THE TYPE OF 'POROUS PAVEMENT' WILL BE MADE DURING THE DESIGN DEVELOPMENT PHASE OF THE PROJECT, AND MAY INCLUDE POROUS ASPHALT,~~STABILIZED AGGREGATE, AND / OR GRAVEL~~.
- SYSTEM DESCRIPTION: THE SYSTEM DESCRIBED WILL ENCOURAGE RUNOFF TO PERCOLATE THROUGH THE PAVEMENT, IN LIEU OF RUNNING OFF. ONCE THROUGH THE PAVEMENT, IT RESIDES IN THE STONE LAYER AND IS ALLOWED TO SLOWLY PERCOLATE INTO THE SOIL, SIMILAR TO THE EXISTING CONDITION. THIS STYLE OF DESIGN ALSO MEANS THAT THERE ARE FEW OTHER DISTURBANCES ON THE SITE FOR STORMWATER PIPES, CATCH BASINS, ETC. EVERYTHING IS BUILT ABOVE THE LEVEL OF THE NATIVE SOIL. SAFE CONVEYANCE OF LARGER STORMS WILL BE ACCOMMODATED BY PROVIDING A CONTROLLED OUTLET FROM THE INFILTRATION AREA, STABILIZED OUTFALL, AND A POROUS 'LEVEL–SPREADER' TO DISPERSE FLOWS ON THE EXISTING UNDISTURBED GRADES.
- CONCLUSION: THE PROPOSED SYSTEM IS COMPLETELY BUILT ABOVE THE EXISTING SOIL LEVEL, REQUIRES NO OTHER EXCAVATIONS FOR INFRASTRUCTURE, AND IS SEPARATED FROM THE NATIVE GROUND BY A PROTECTIVE BARRIER LAYER, THAT ALSO FACILITATES ITS REMOVAL IN THE FUTURE.

GENERAL NOTES:

1. ALL SITE IMPROVEMENTS SHALL PROCEED WITH MINIMAL INTERRUPTED SERVICE TO THE EXISTING ROADWAYS AND ADJACENT BUILDINGS/BUSINESSES. IF INTERRUPTION OF ANY SERVICE (ACCESS, UTILITY, ETC...) IS REQUIRED, NOTIFICATION OF THE OWNER AND ARCHITECT SHALL BE REQUIRED IN ADVANCE.
2. ALL TREES AND SHRUBS TO REMAIN, EXISTING ADJACENT TO DISTURBED AREAS, SHALL BE PROTECTED FROM INJURY DURING CONSTRUCTION. ANY PLANT MATERIALS DAMAGED OR DESTROYED BEYOND LIMITS OF CLEARING,, SHALL BE REPLACED OR REPAIRED TO OWNER'S SATISFACTION.
3. CONTRACTOR IS STRICTLY PROHIBITED FROM DISTURBING EXISTING GRADES, OPERATING HEAVY MACHINERY, OR STORING MATERIALS WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
4. INSTALL SILT FENCE PRIOR TO ANY SOIL DISTURBING OPERATIONS. INSTALL ANY AND ALL SILTATION CONTROL MEASURES REQUIRED TO CONTROL "NON-FILTERED" RUNOFF FROM LEAVING SITE. ENSURE SILTATION CONTROL MEASURES ARE MAINTAINED AND MONITORED REGULARLY. IF SLOPE EROSION IS OBSERVED, REPAIR IMMEDIATELY.
5. CONTRACTOR SHALL VERIFY EXISTING SITE, UTILITY, TOPOGRAPHIC, ETC. INFORMATION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND OWNER.
6. OBTAINING ALL PERMITS REQUIRED FOR WORK OUTLINED IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT THE U.F.P.O. A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION (1-800-962-7962 OR 811).
7. CONTRACTOR SHALL COLLECT AND DISPOSE OF ALL EXISTING DUMPED WASTE MATERIALS ON THE SOIL SURFACE, WITHIN THE WORK ZONE AND A MINIMUM OF 50' BEYOND LIMITS OF DISTURBANCE.

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Project Title

CAPITAL REPERTORY THEATRE OVERFLOW PARKING LOT - NINE DRAGONS SITE -

329 N. Pearl Street, Albany, NY 12207

STATE OF NEW YORK · JEFFERY FRASER BURDICK · LICENSED PROFESSIONAL ENGINEER · 083680

	DATE	DESCRIPTION
1		

Drawn By:	ALM
Checked By:	KSK/JFB
Proj.#	N280066
CSArch Project #	710-1901
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Sheet Title

EXISTING CONDITIONS AND DEMOLITION PLAN

Sheet No.

C-100

CONCEPT DEVELOPMENT