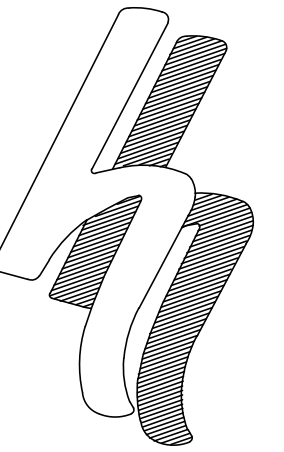


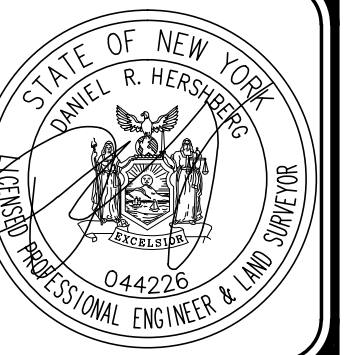
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REVISED		8/10/16

TITLE SHEET
191 NORTH PEARL STREET
ALBANY, NEW YORK

1-2627061

DATE: 3/16/16

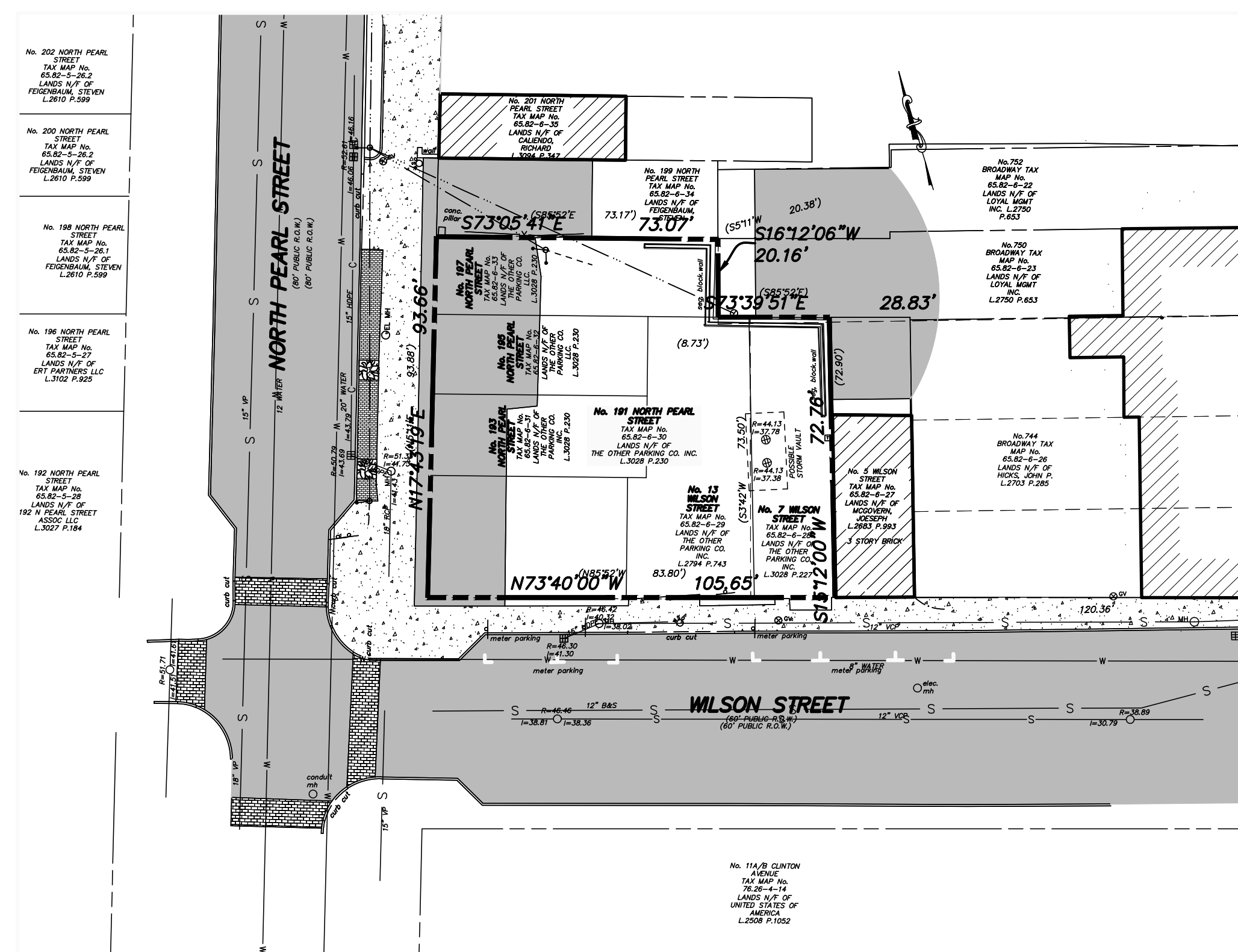
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CV 19

SCALE: 1 = 10

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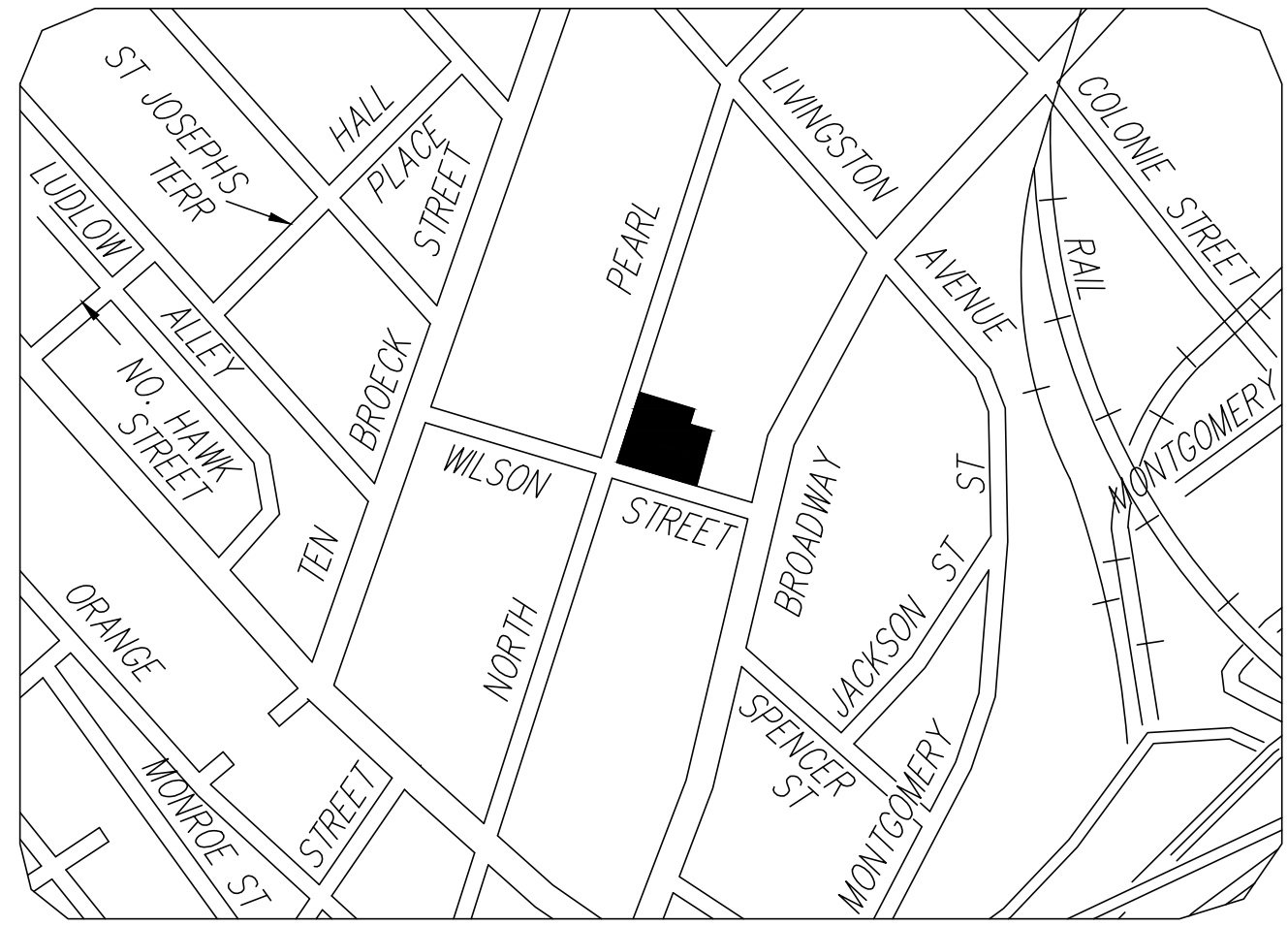
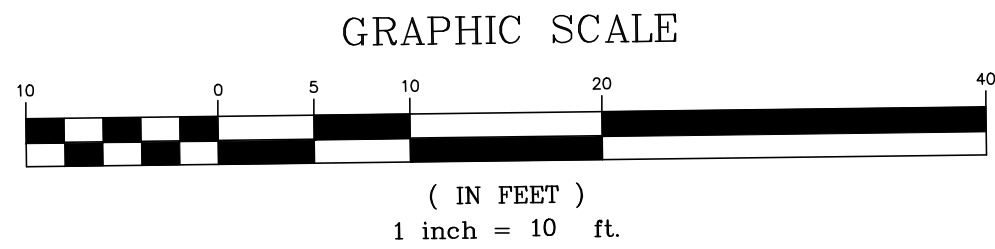
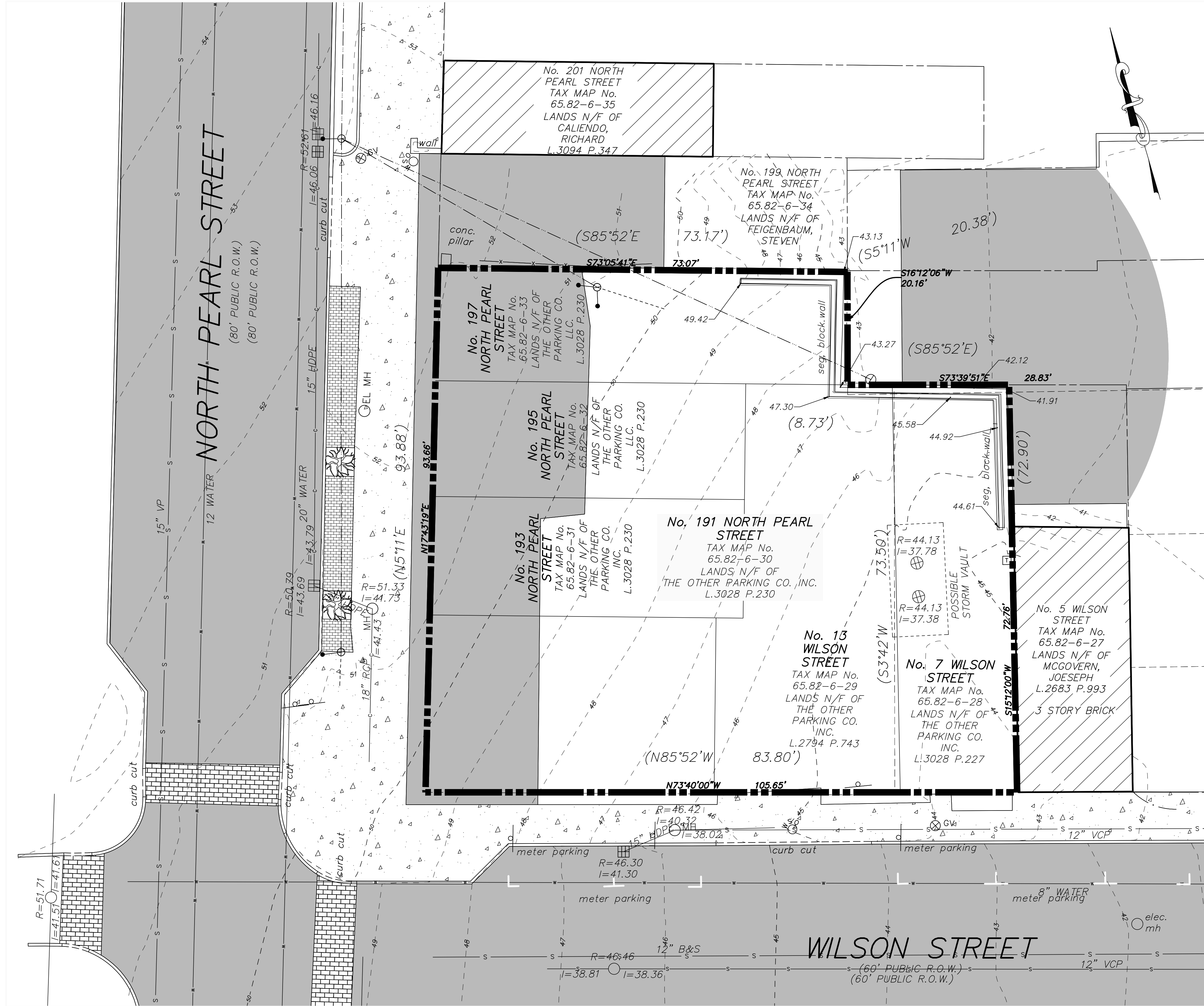
TITLE



Age Group	No (%)	Yes (%)	Don't know (%)	No answer (%)
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0	60	12	0	0
15	30	0	0	0
30	60	12	0	0
60	30	0	0	0
12	60	12	0	0

(IN FEET)
1 inch = 30 ft.

C1	EXISTING CONDITIONS
C2	DEMOLITION PLAN
C3	SITE PLAN
C4	EROSION CONTROL PLAN
C5	UTILITIES PLAN
C6	DETAILS

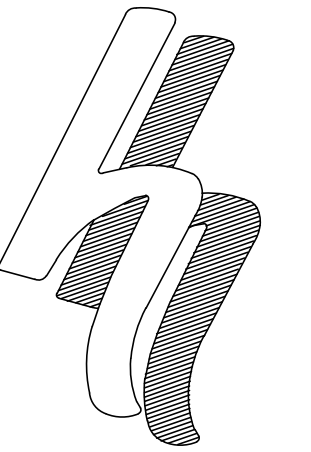


SITE LOCATION MAP

NOT TO SCALE

LEGEND

R.O.W.	RIGHT OF WAY	DI	MONUMENT
No.	NUMBER	MO	IRON ROD
enc.	ENCROACHMENT	MB	MANHOLE
P.O.B.	POINT OF BEGINNING	MB	CATCHBASIN
S.F.	SQUARE FEET	MB	SIGN
N/F	NOW OR FORMERLY	MB	BOLLARD
FL	FEET	MB	FENCE LINE
Deg.	DEGREE	MB	GUARD RAIL
R	RECORD	MB	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
M	MEASURED	MB	TRAFFIC FLOW ACCESS AREA
N	NORTH	MB	WATER SHUT OFF
S	SOUTH	MB	WATER VALVE
E	EAST	MB	HYDRANT
W	WEST	MB	GAS VALVE
tel.	TELEPHONE	MB	STREET LIGHT
elec.	ELECTRIC	MB	LIGHT POLE
L	LIBER	MB	CONCRETE
P.	PAGE	MB	PAVEMENT
H	HANDICAPPED PARKING SPACE	MB	
O	PARKING METER	MB	

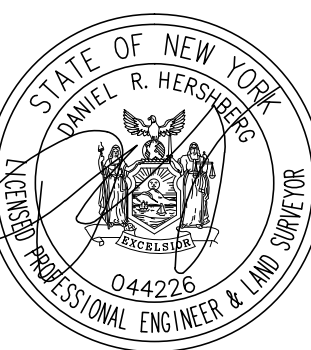


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DATE	REVISIONS
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8/10/16	REVISED

EXISTING CONDITIONS
191 NORTH PEARL STREET
ALBANY, NEW YORK

150252-1

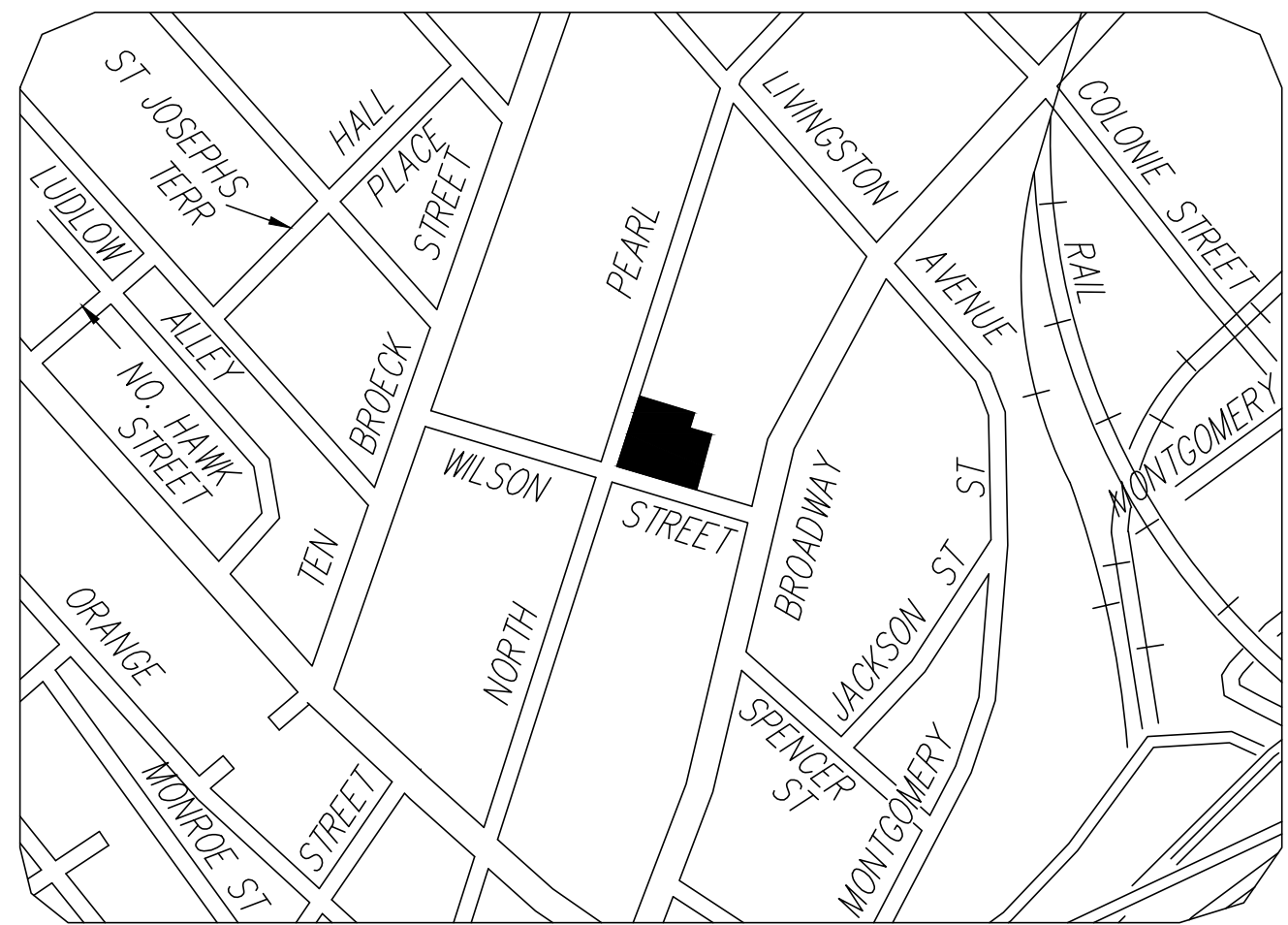
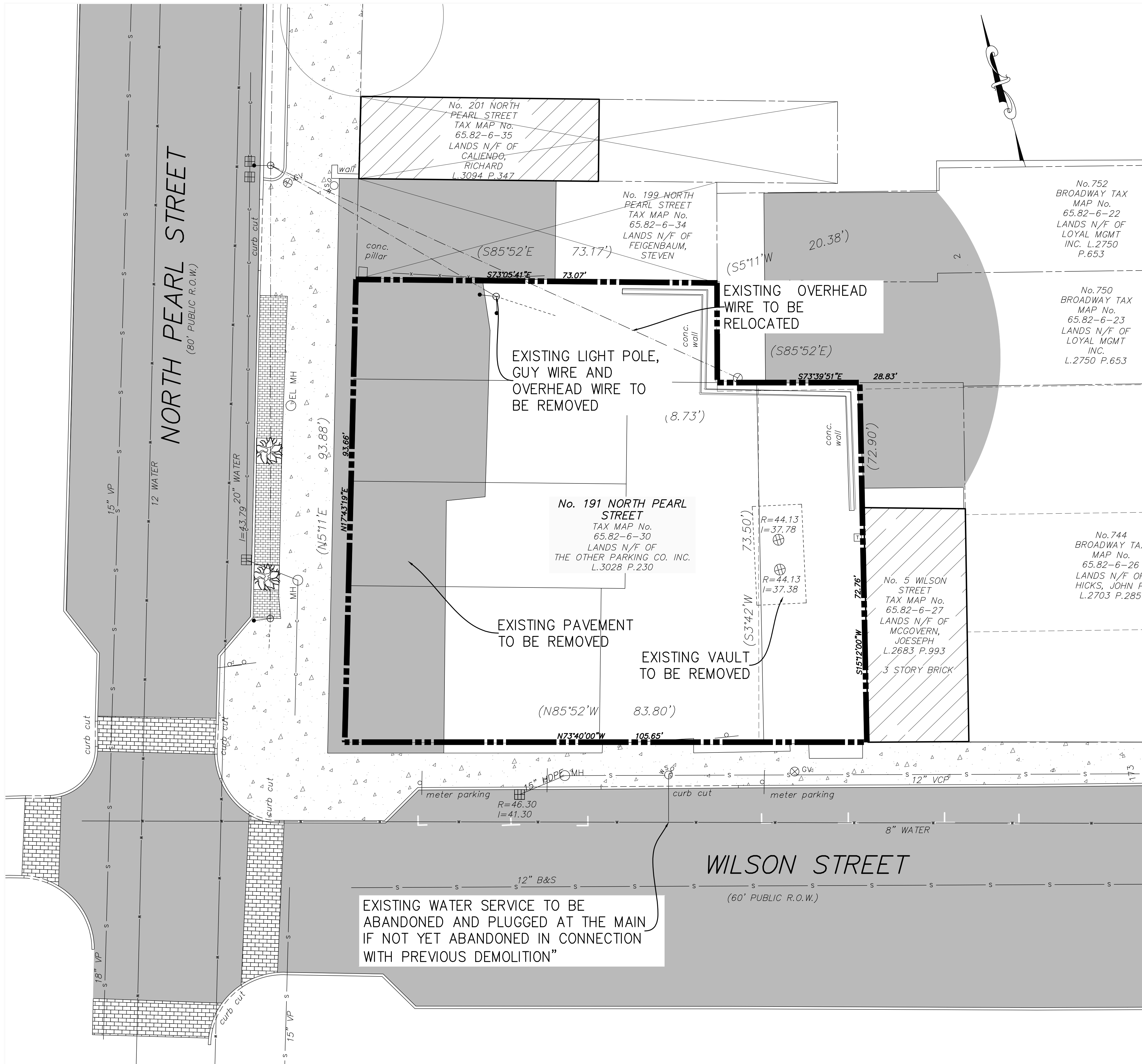
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CHK: DRH

GY: AS

SCALE: 1"=10'

FILE: 150252

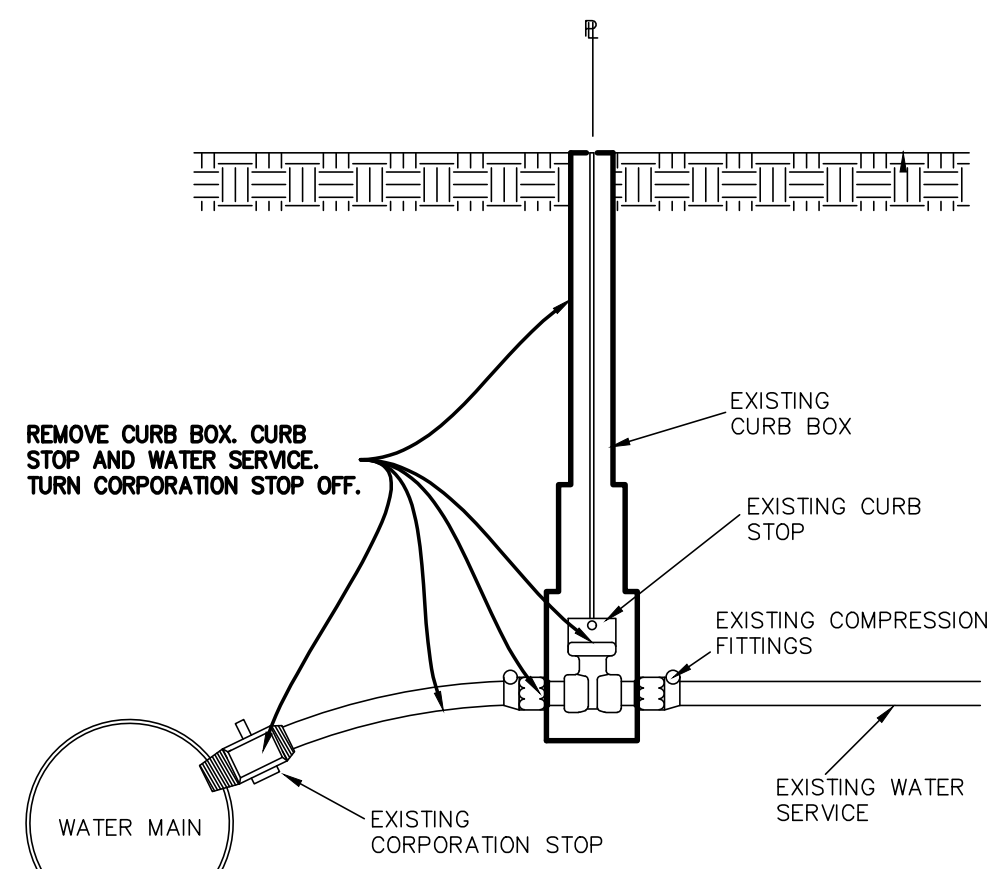


SITE LOCATION MAP

NOT TO SCALE

LEGEND

R.O.W.	RIGHT OF WAY	DI	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	MH	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
R	RECORD	—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
M	MEASURED	↑↓	TRAFFIC FLOW ACCESS AREA
N	NORTH	+	WATER SHUT OFF
S	SOUTH	WV	WATER VALVE
E	EAST	HY	HYDRANT
W	WEST	GV	GAS VALVE
tel.	TELEPHONE	○	STREET LIGHT
elec.	ELECTRIC	☆	LIGHT POLE
L	LIBER		CONCRETE
P.	PAGE		PAVEMENT
CP	HANDICAPPED PARKING SPACE		
O	PARKING METER		

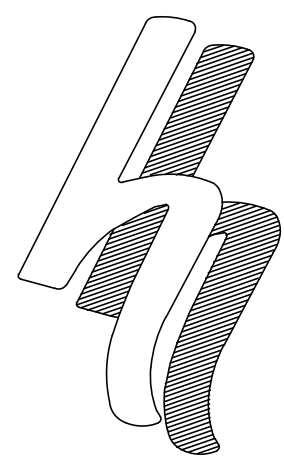
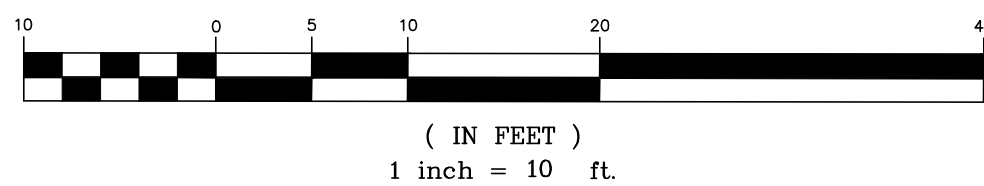


WATER SERVICE ABANDONMENT DETAIL

NOT TO SCALE

1/C2

GRAPHIC SCALE

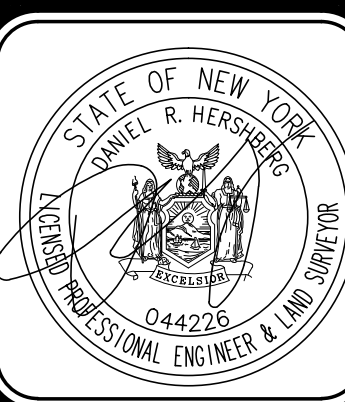


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8/17/16	
8/2/16	

DEMOLITION PLAN
191 NORTH PEARL STREET
ALBANY, NEW YORK

150252-1

DATE: 2/16/16

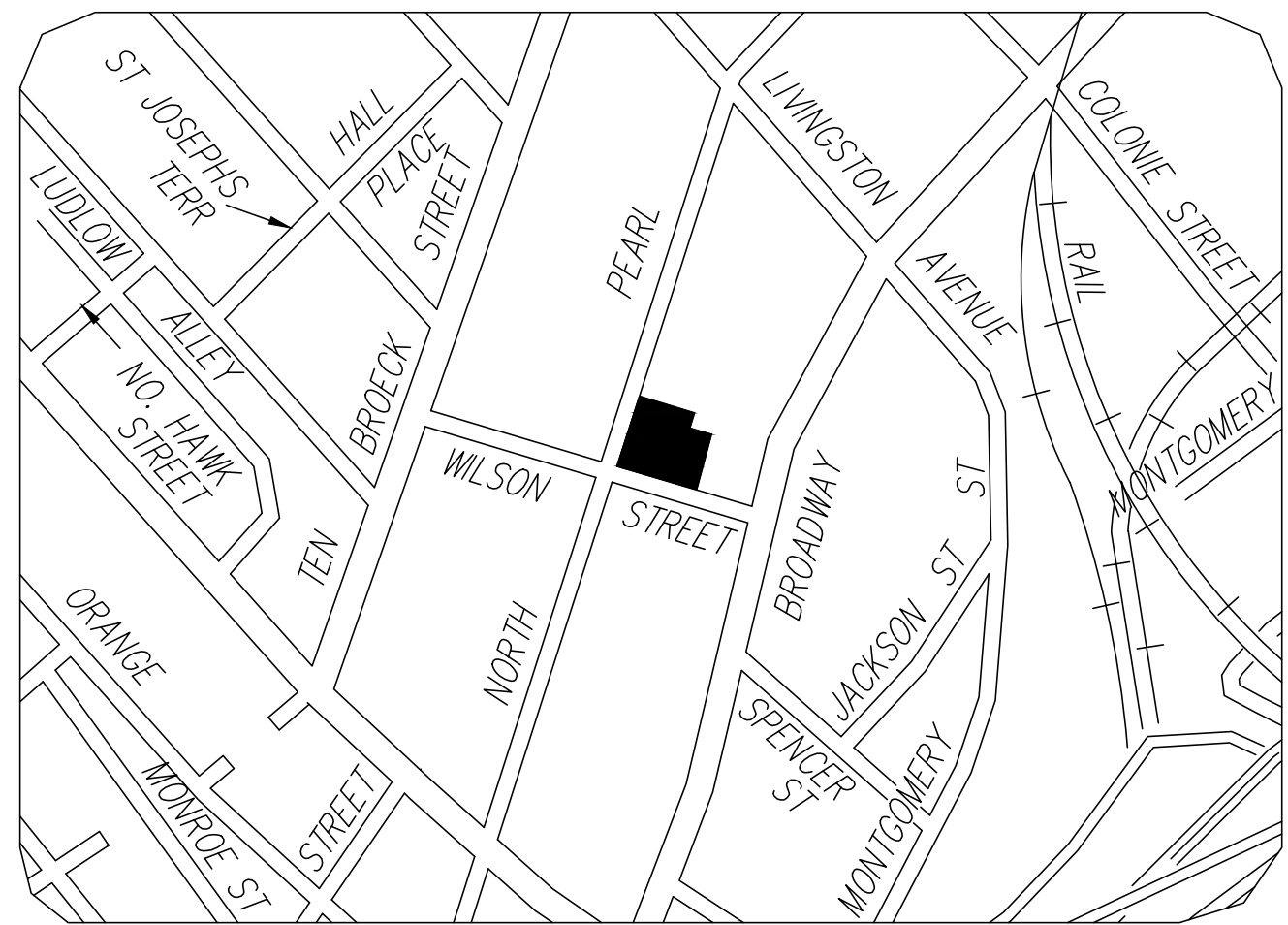
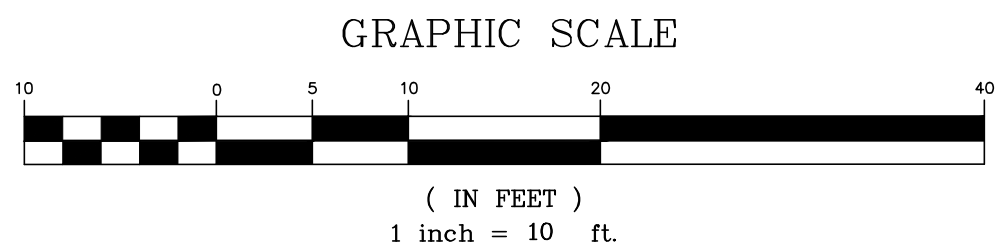
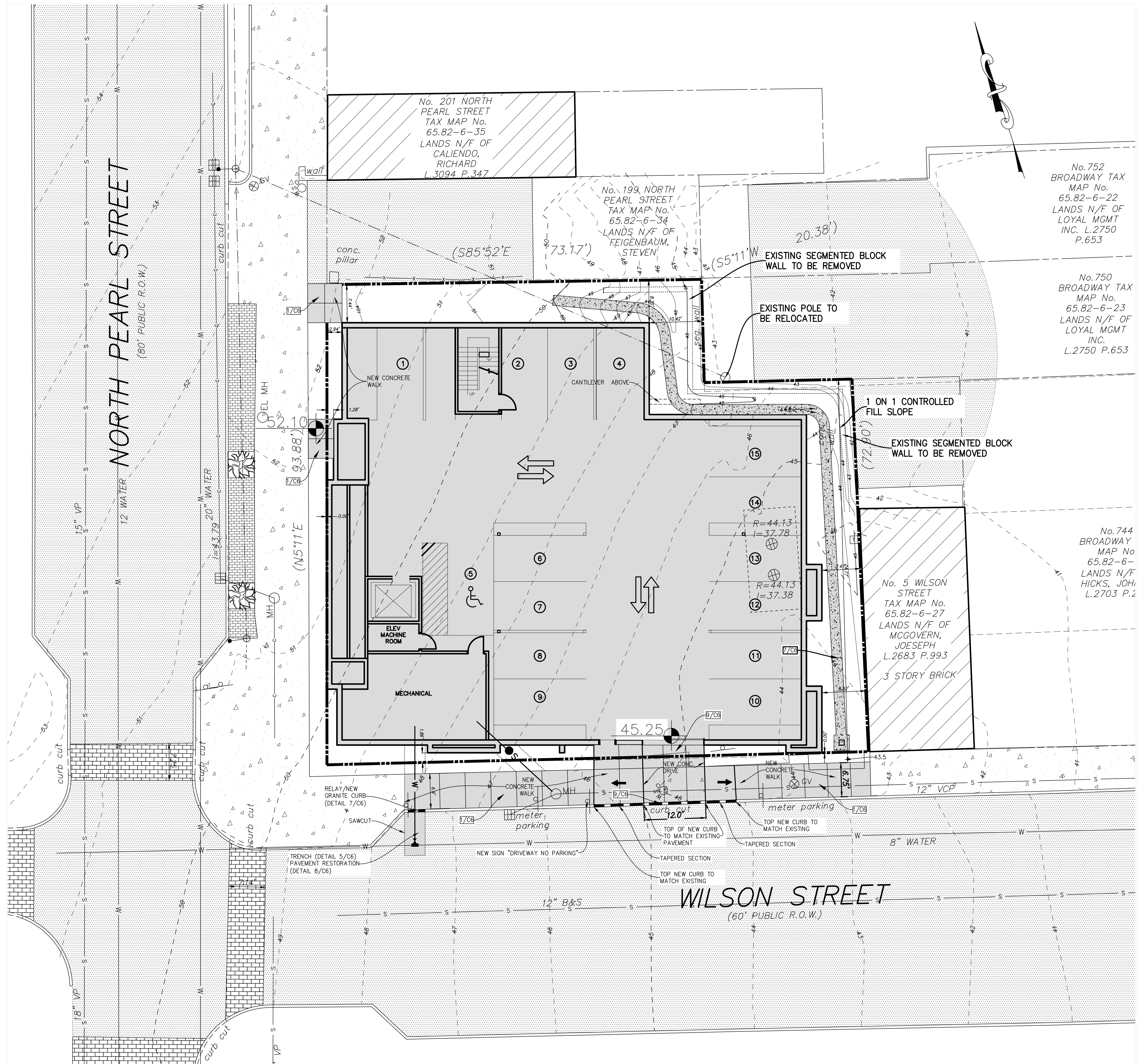
CHK: DRH

GY: AS

SCALE: 1"=10'

FILE: 150252

C2



SITE LOCATION MAP

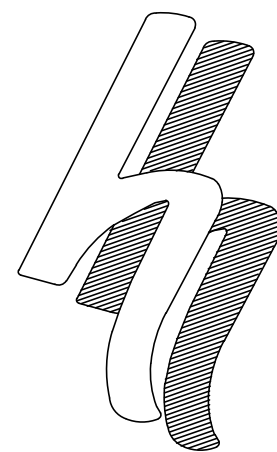
NOT TO SCALE

PROPOSED SITE COVERAGE STATISTICS

DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	9,074	0.21	100.00%
IMPERVIOUS AREA	7,285	0.17	80.3
BUILDING COVERAGE	7,202	0.17	79.4
PAVEMENT/SIDEWALK COVERAGE	83	0.00	0.9
PERVIOUS AREA	1,789	0.04	19.7

EXISTING SITE COVERAGE STATISTICS

DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	9,074	0.21	100.00%
IMPERVIOUS AREA	2,171	0.05	23.9
BUILDING COVERAGE	0	0.0	0.0
PAVEMENT/SIDEWALK COVERAGE	2,171	0.05	23.9
PERVIOUS AREA	6,903	0.16	76.1

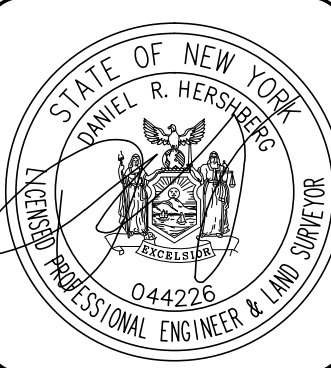


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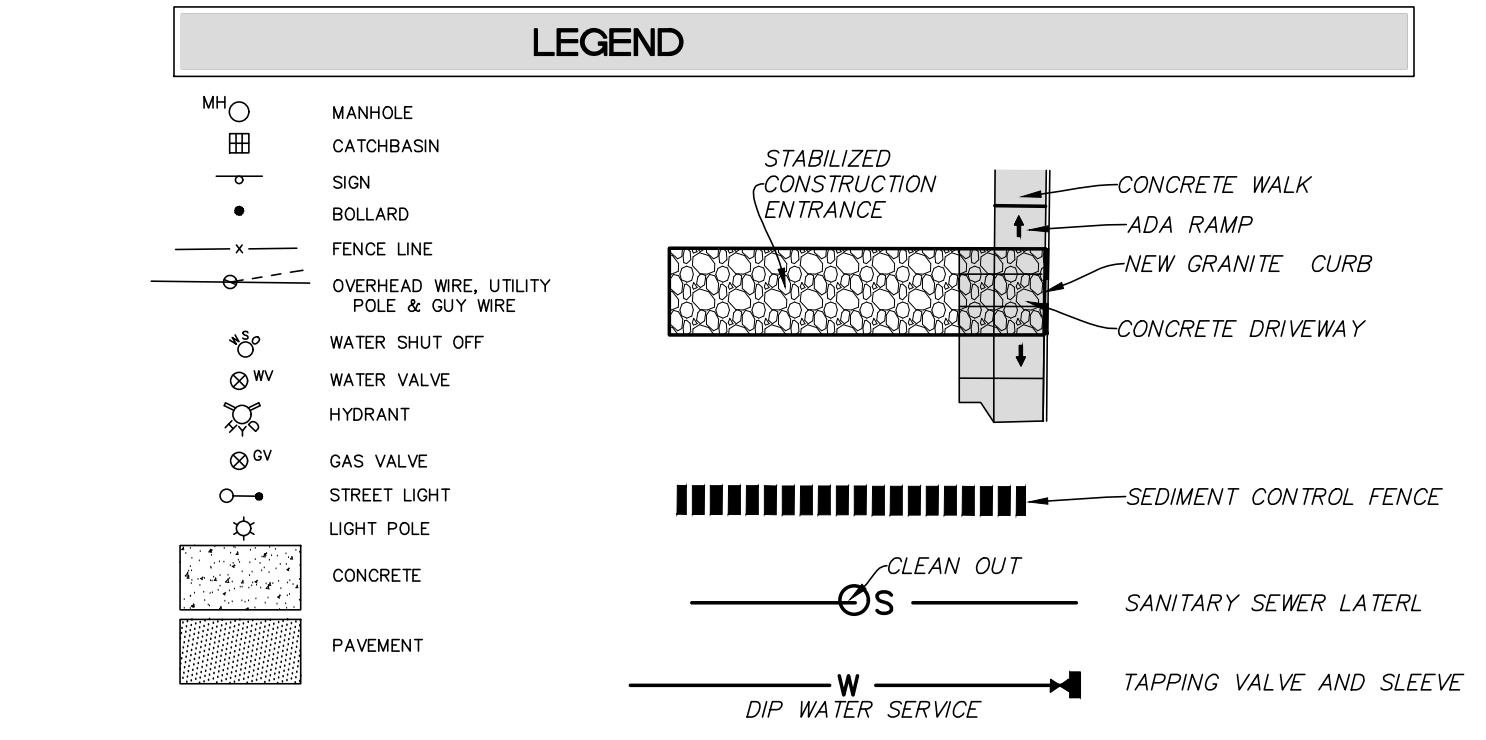
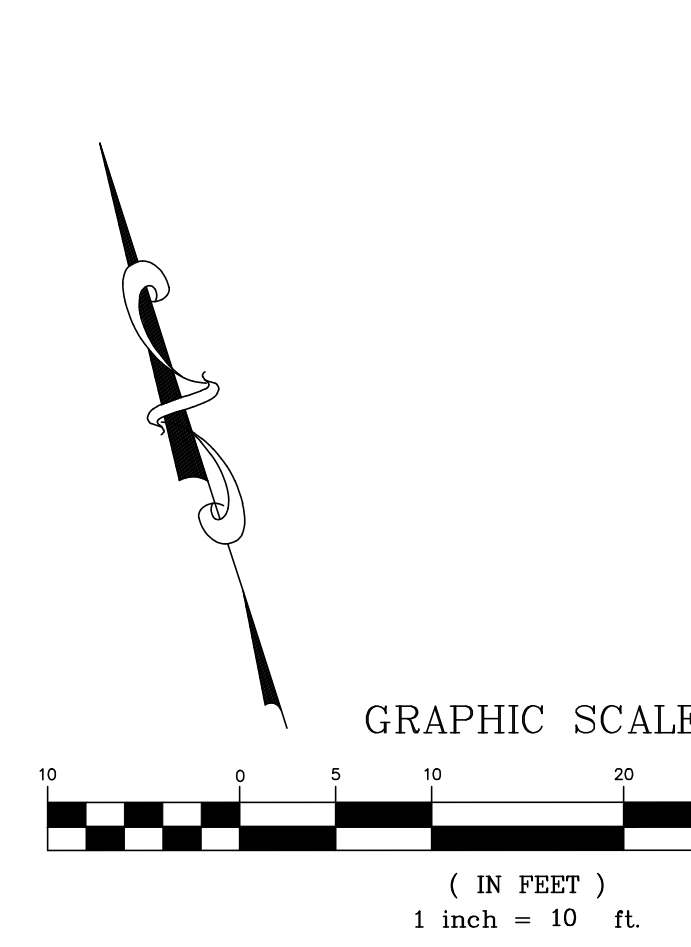
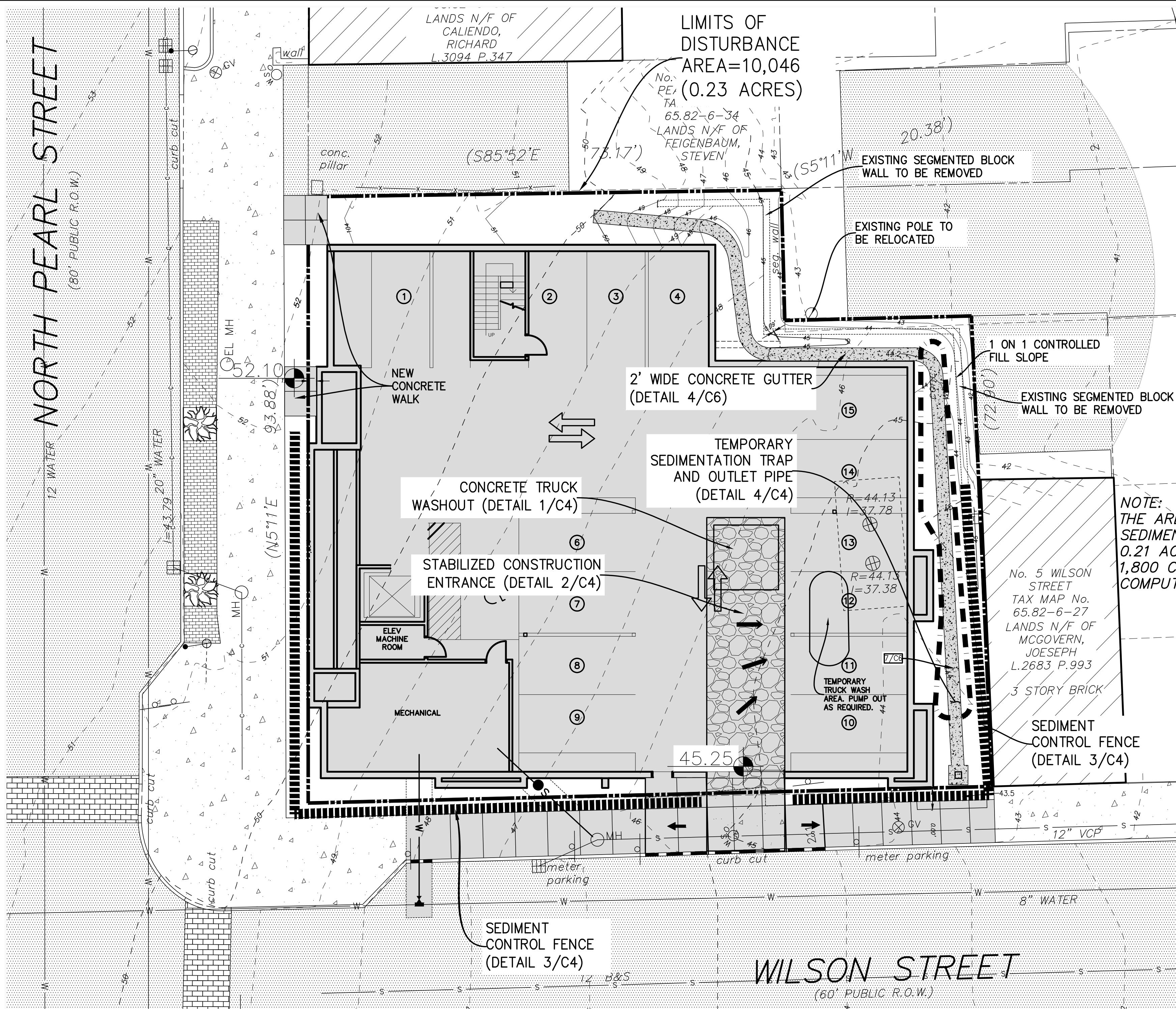
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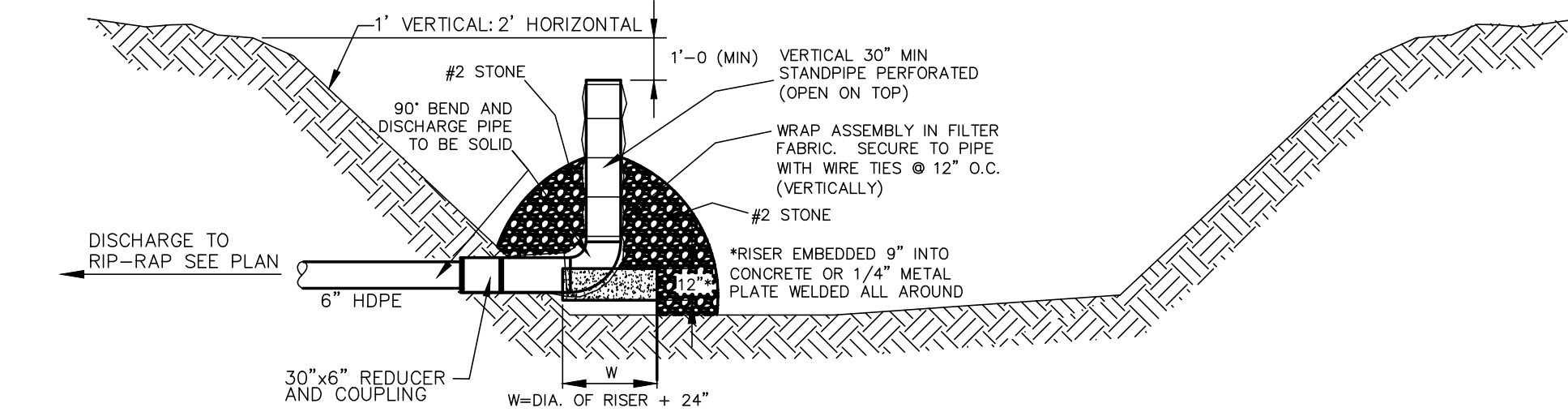
DATE	5/31/16	8/10/16	8/17/16
REVISIONS	REVIEWED	REVIEWED	ENGINEERING DPT. REVIEW 8/22/16

SITE PLAN FOR
PROPOSED APARTMENTS
191 NORTH PEARL STREET
ALBANY, NEW YORK

FILE: 150292
SCALE: 1"=10'
DATE: 7/16/16
CHK: DRH
GYS: AS
150292-1

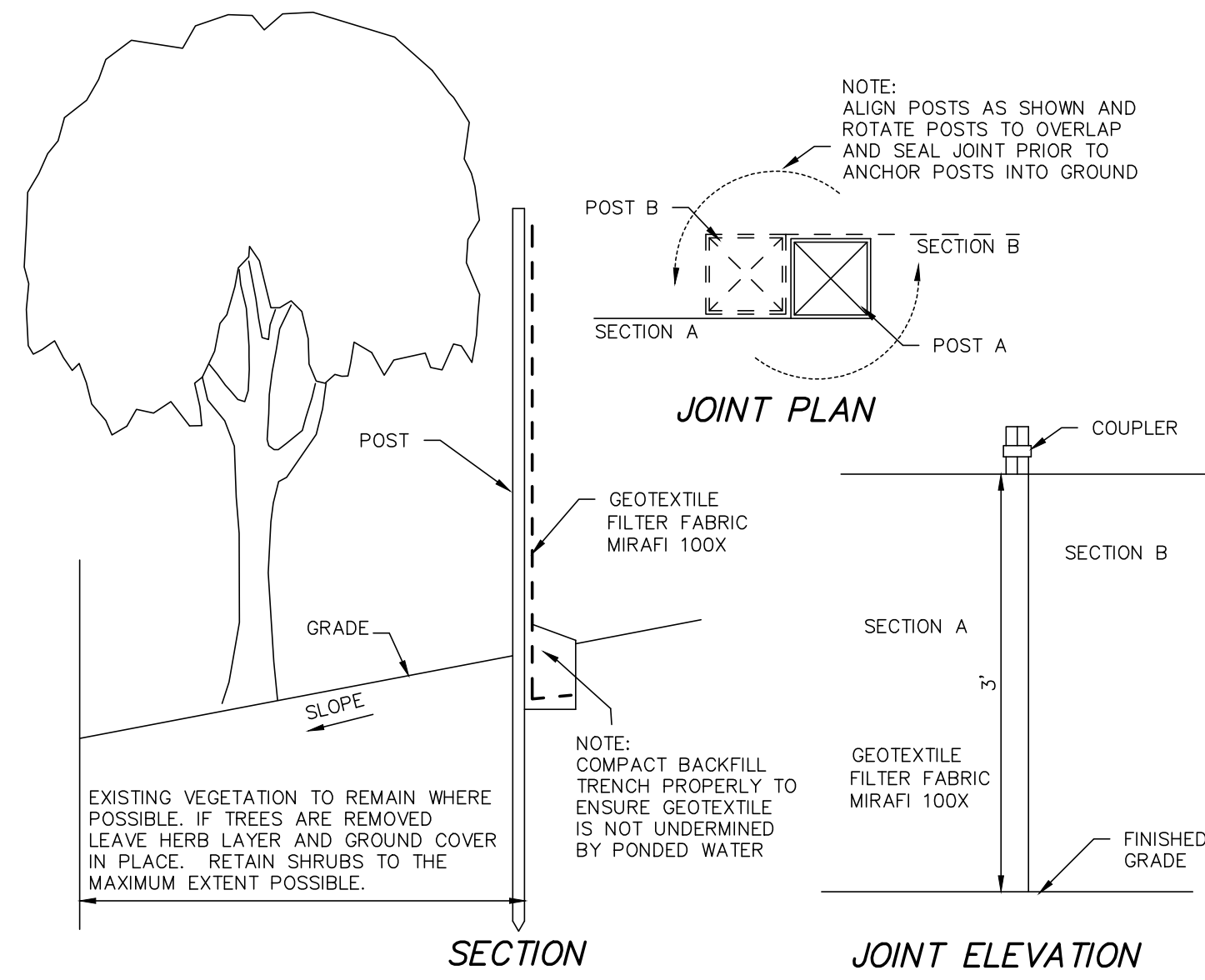


- TEMPORARY SEDIMENT TRAP NOTES:**
1. THE STANDPIPE ASSEMBLY SHALL BE PVC. THE TOP OF THE STANDPIPE SHOULD BE LEFT OPEN TO SERVE AS AN OVERFLOW. THE TOP OF THE STAND PIPE SHOULD BE AT LEAST 1'-0" BELOW THE EMBANKMENT OF THE SEDIMENT BASIN.
 2. DISCHARGE SHOULD BE MONITORED CLOSELY AND THE FILTER FABRIC SHOULD BE CHANGED AS NEEDED. DISCHARGE CAN BE FURTHER TREATED BY ATTACHING A SEDIMENT BAG TO THE DISCHARGE PIPE OR OUTLETING TO A STONE FILTER.
 3. THE TEMPORARY SEDIMENT BASIN SHALL BE CONSTRUCTED AND MAINTAINED THROUGH OUT DEVELOPMENT.
 4. THE CONTRACTOR SHALL PERIODICALLY SCHEDULE CLEANING OF ALL CULVERTS USED TO CONVEY SEDIMENT LADEN WATER TO TEMPORARY FACILITIES.
 5. UPON STABILIZATION OF THE SITE ALL CULVERTS AND DRAINAGE STRUCTURES SHALL BE CLEANED.

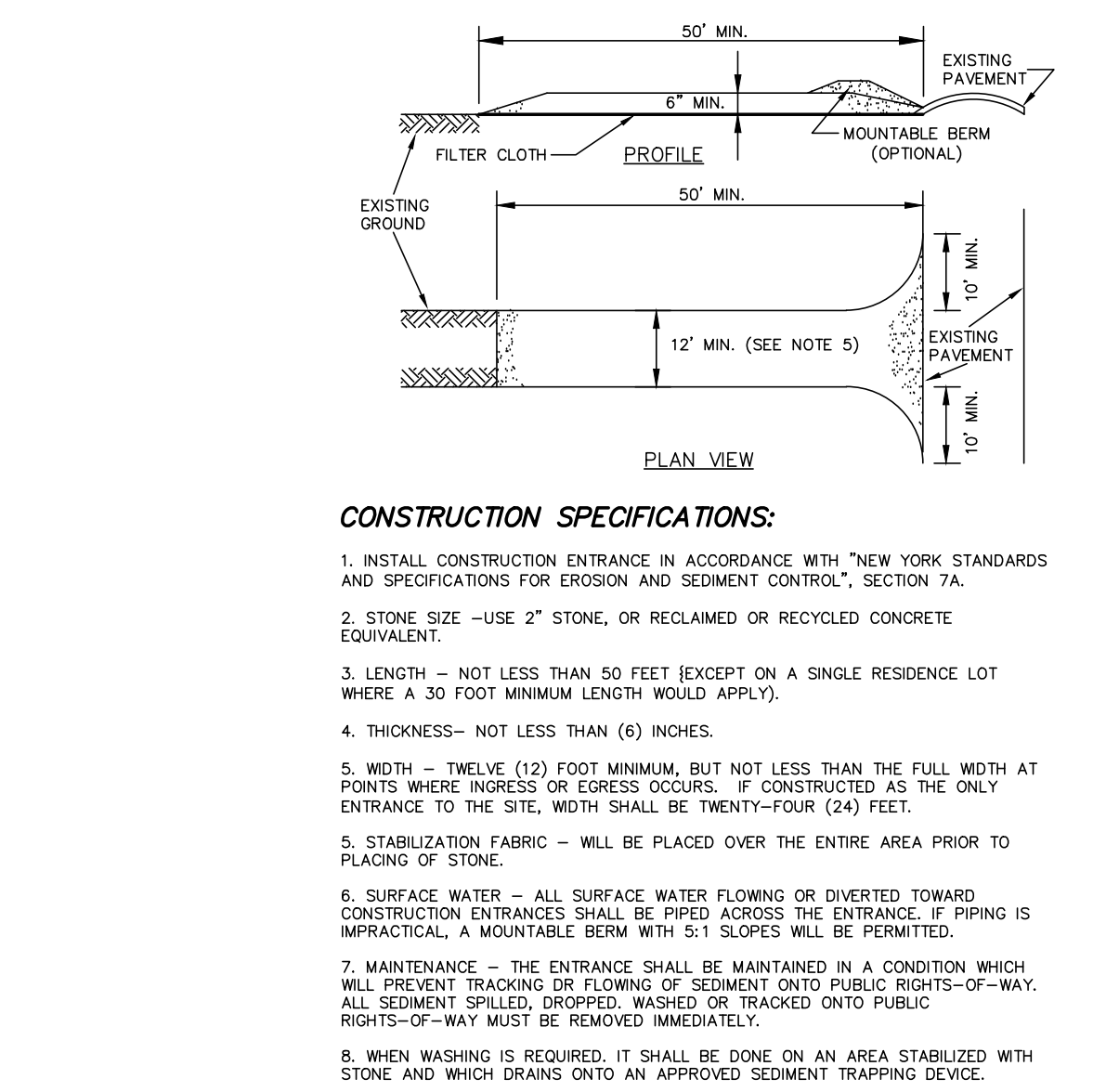


- DESIGN CRITERIA:**
IF ANY OF THE DESIGN CRITERIA PRESENTED HERE CANNOT BE MET, SEE STANDARD AND SPECIFICATION FOR SEDIMENT BASIN ON PAGE 5A-49.
- DRAINAGE AREA:**
THE DRAINAGE AREA FOR SEDIMENT TRAPS SHALL BE IN ACCORDANCE WITH THE SPECIFIC TYPE OF SEDIMENT TRAP USED (TYPE 1 THROUGH 5).
- LOCATION:**
SEDIMENT TRAPS SHALL BE LOCATED SO THAT THEY CAN BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS MUST NOT BE LOCATED ANY CLOSER THAN 20 FEET FROM A PROPOSED BUILDING FOUNDATION IF THE TRAP IS TO FUNCTION DURING BUILDING CONSTRUCTION. LOCATE TRAPS TO OBTAIN MAXIMUM STORAGE BENEFIT FROM THE TERRAIN AND FOR EASE OF CLEANOUT AND DISPOSAL OF THE TRAPPED SEDIMENT.
- TRAP SIZE:**
THE VOLUME OF A SEDIMENT TRAP AS MEASURED AT THE ELEVATION OF THE CREST OF THE OUTLET SHALL BE AT LEAST 3,000 CUBIC FEET PER ACRE OF DRAINAGE AREA. THE VOLUME OF A CONSTRUCTED TRAP SHALL BE CALCULATED USING STANDARD MATHEMATICAL PROCEDURES. THE VOLUME OF A NATURAL SEDIMENT TRAP MAY BE APPROXIMATED BY THE EQUATION: VOLUME (CU.FT.) = 0.4 X SURFACE AREA (SQ.FT.) X MAXIMUM DEPTH (FT.). TRAP CLEANOUT SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/4 OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN A PROTECTED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- EMBANKMENT:**
ALL EMBANKMENTS FOR SEDIMENT TRAPS SHALL NOT EXCEED FIVE (5) FEET IN HEIGHT AS MEASURED AT THE LOW POINT OF THE ORIGINAL GROUND ALONG THE CENTERLINE OF THE EMBANKMENT. EMBANKMENTS SHALL HAVE A MINIMUM FOUR (4) FOOT WIDE TOP AND SIDE SLOPES OF 2:1 OR FLATTER. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH AS SOON AS IT IS COMPLETED. THE ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER TO ANY SEDIMENT TRAP WILL BE EQUAL TO OR EXCEED THE MAXIMUM HEIGHT OF THE OUTLET STRUCTURE ALONG THE ENTIRE LENGTH OF THE TRAP.
- EXCAVATION:**
ALL EXCAVATION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMAL. EXCAVATED PORTIONS OF SEDIMENT TRAPS SHALL HAVE 1:1 OR FLATTER SLOPES.
- OUTLET:**
THE OUTLET SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED IN SUCH A MANNER THAT SEDIMENT DOES NOT LEAVE THE TRAP AND THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR. NEW YORK STANDARDS AND SPECIFICATIONS PAGE 5A-36 AUGUST 2005 FOR EROSION AND SEDIMENT CONTROL. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLE UNDISTURBED) GROUND, INTO A WATERCOURSE, STABILIZED CHANNEL, OR INTO A STORM DRAIN SYSTEM. DISTANCE BETWEEN INLET AND OUTLET SHOULD BE MAXIMIZED TO THE LONGEST LENGTH PRACTICABLE.

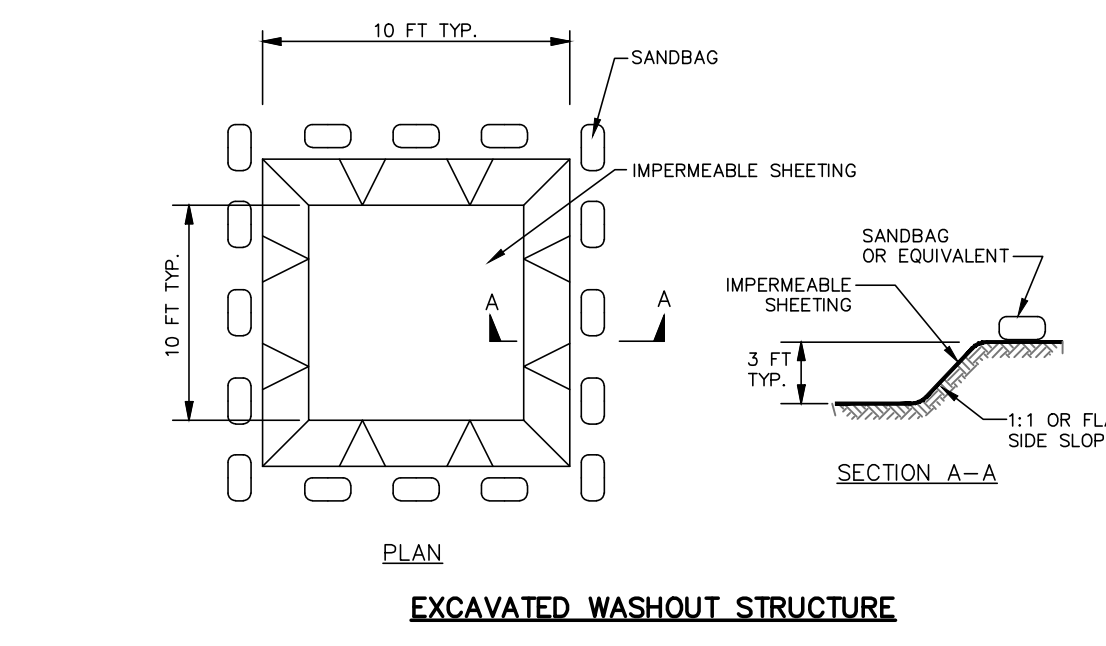
4/C4 TEMPORARY SEDIMENT TRAP DETAIL
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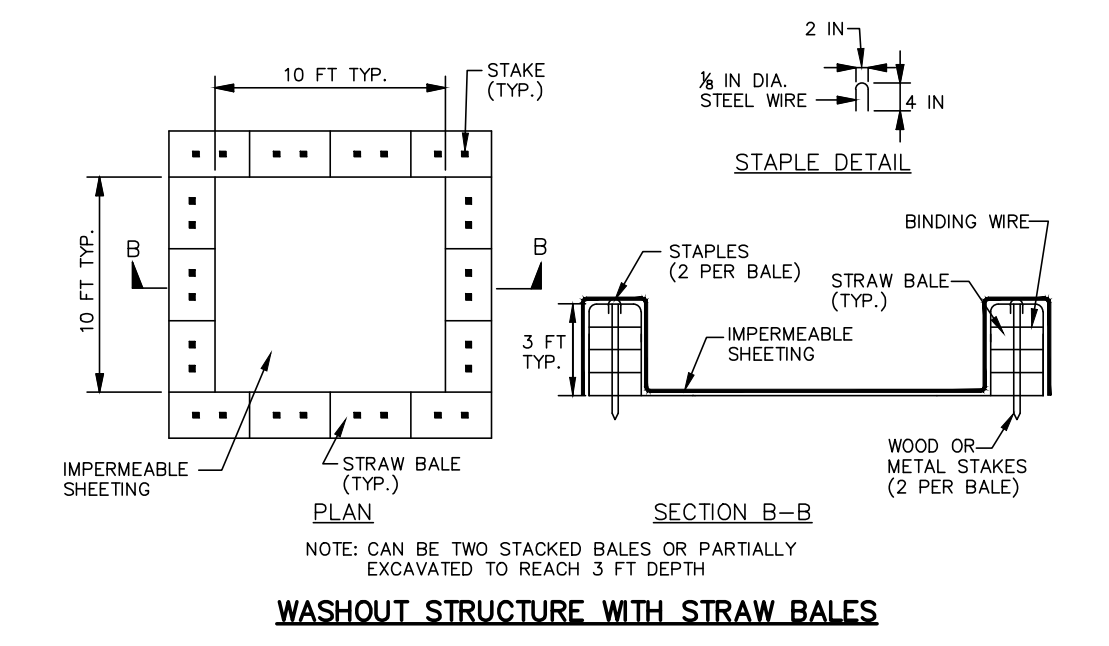
3/C4 SEDIMENT CONTROL FENCE
NOT TO SCALE



2/C4 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



EXCAVATED WASHOUT STRUCTURE
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



WASHOUT STRUCTURE WITH STRAW BALES
WASHOUT STRUCTURE WITH WOOD PLANKS

- CONSTRUCTION SPECIFICATIONS:**
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
 2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
 3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
 4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
 5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL, OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS MOVED.

1/C4 ONSITE CONCRETE TRUCK WASHOUT STRUCTURE DETAIL
NOT TO SCALE

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REMARKS	REVIEWED

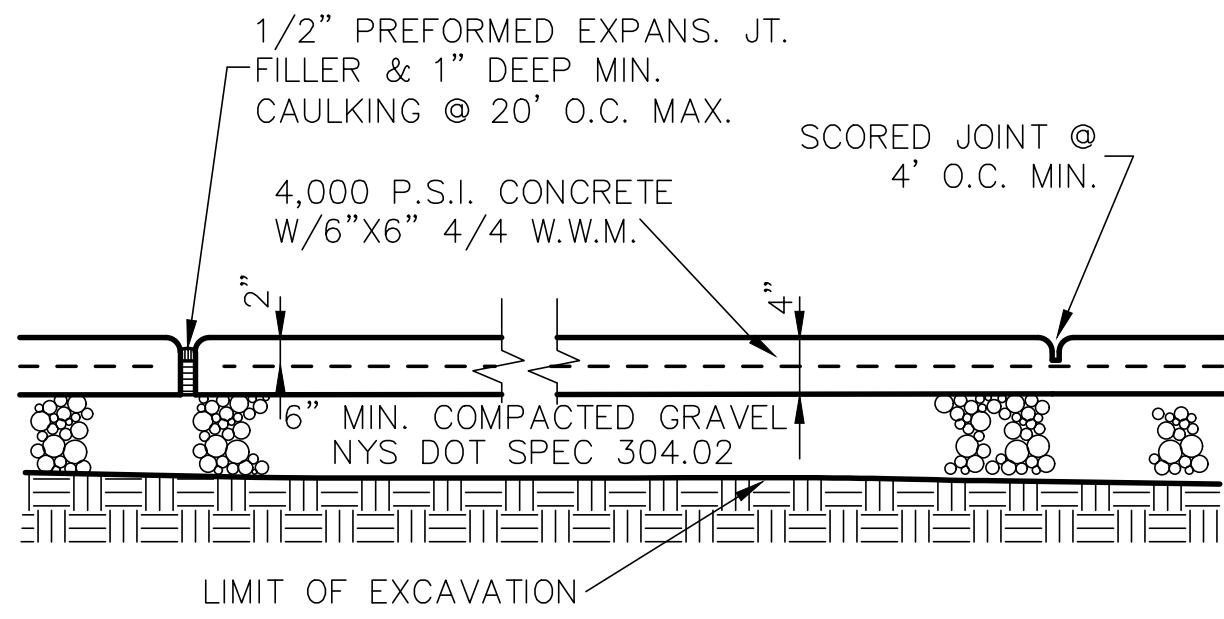
**EROSION CONTROL PLAN
PROPOSED APARTMENTS
191 NORTH PEARL STREET
ALBANY, NEW YORK**

FILE: 150292
SCALE: 1"=10'
DATE: 2/16/16
CHK: DRH
GTY: AS



NOTES:

1. SIDEWALK SLOPE FROM BUILDING WALL TO CURB TO BE 1/8" PER FOOT
2. SIDEWALK FINISH TO BE MAGNESIUM FLOAT FINISH
3. CONCRETE WALK TO CONFORM TO CITY OF ALBANY ENGINEERING SPECIFICATIONS
4. CONCRETE USED SHALL HAVE AN AIR CONTENT OF 5% MIN. TO 7% MAX., AND A SLUMP OF THREE INCHES MIN. TO FIVE INCHES MAX.
5. ALL CONCRETE SIDEWALK REPLACEMENT SHALL BE TO FULL PANEL LIMITS. PARTIAL REPLACEMENTS WILL NOT BE ALLOWED.
6. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE OR PENETRATING STRUCTURES.
7. ALL CURBING SHALL BE RESET OR REPLACED AS REQUIRED IN ACCORDANCE WITH CITY DETAILS.

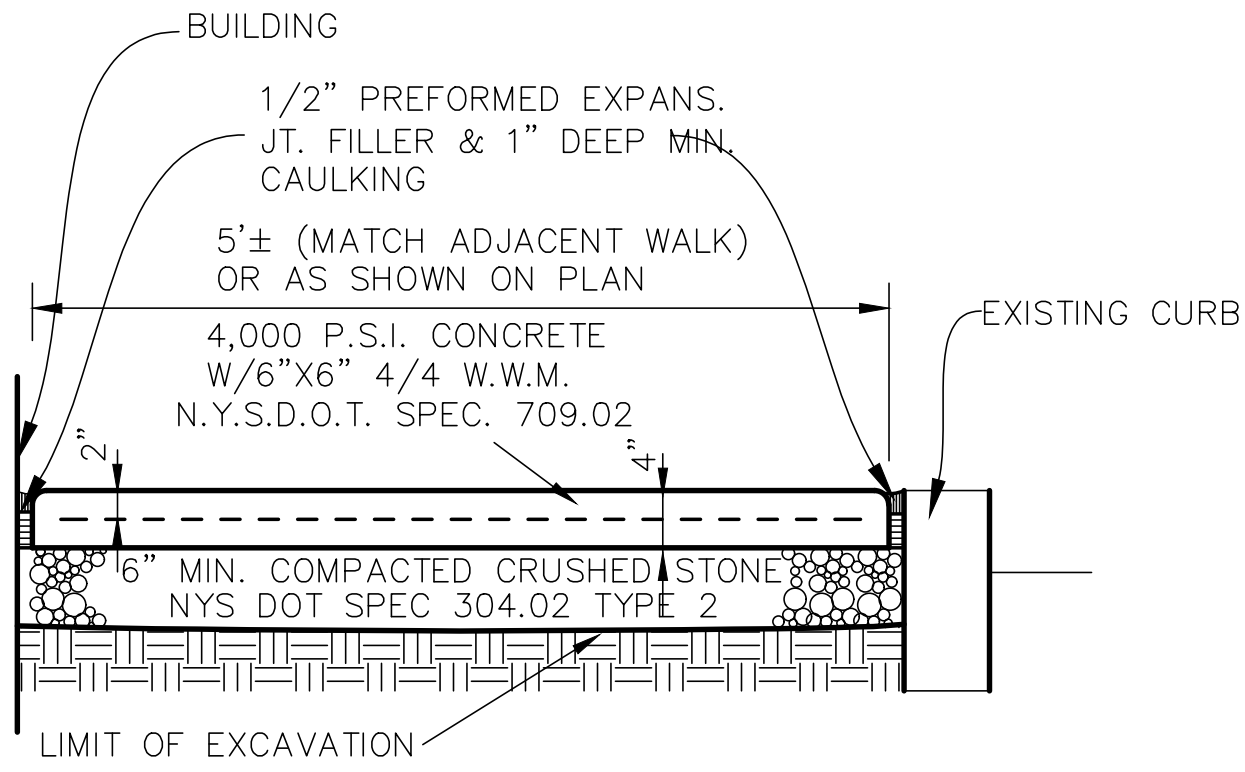


LONGITUDINAL SECTION

1/C6

CONCRETE WALK REPAIR DETAIL IN CITY R.O.W.

NOT TO SCALE

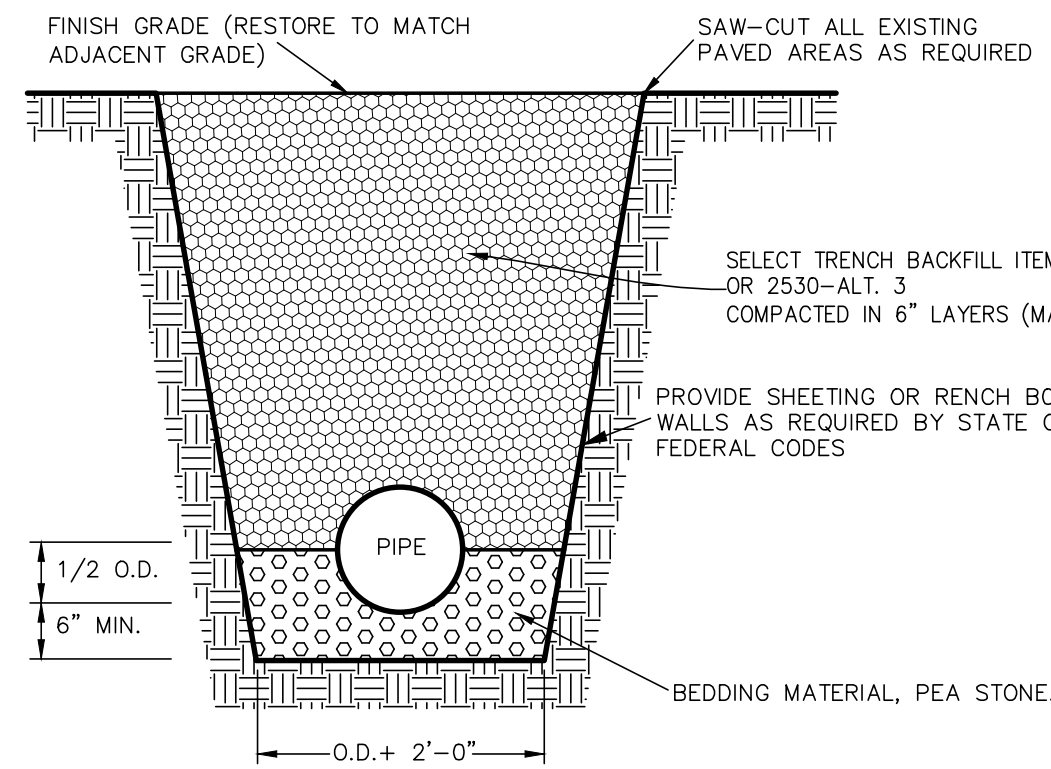


CROSS SECTION

4/C6

CONCRETE GUTTER DETAIL

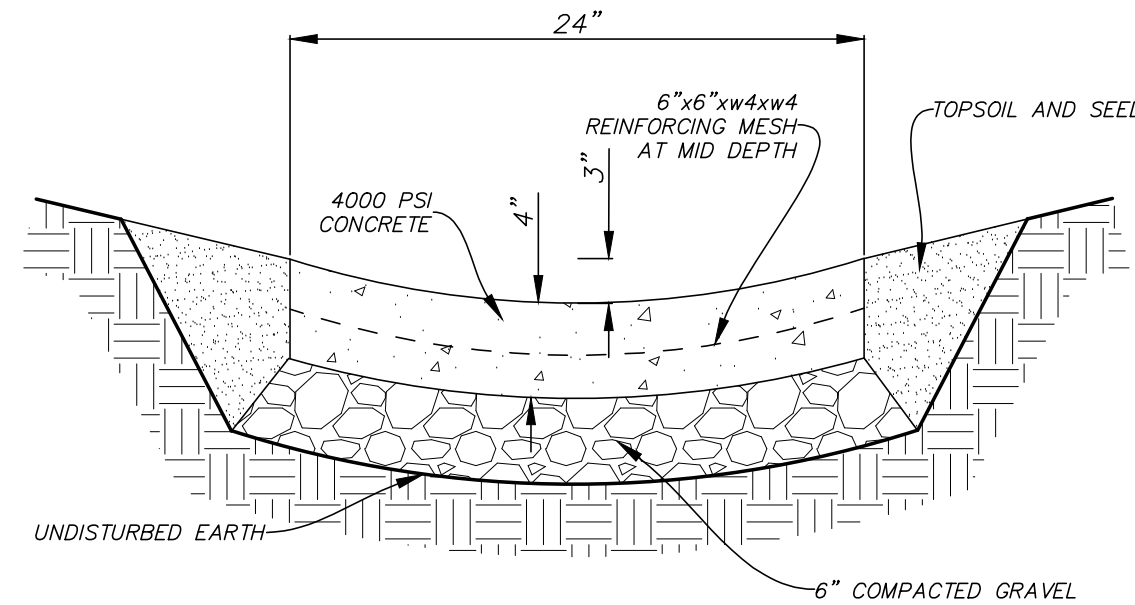
NOT TO SCALE



3/C6

TYPICAL STORM SEWER TRENCH DETAIL

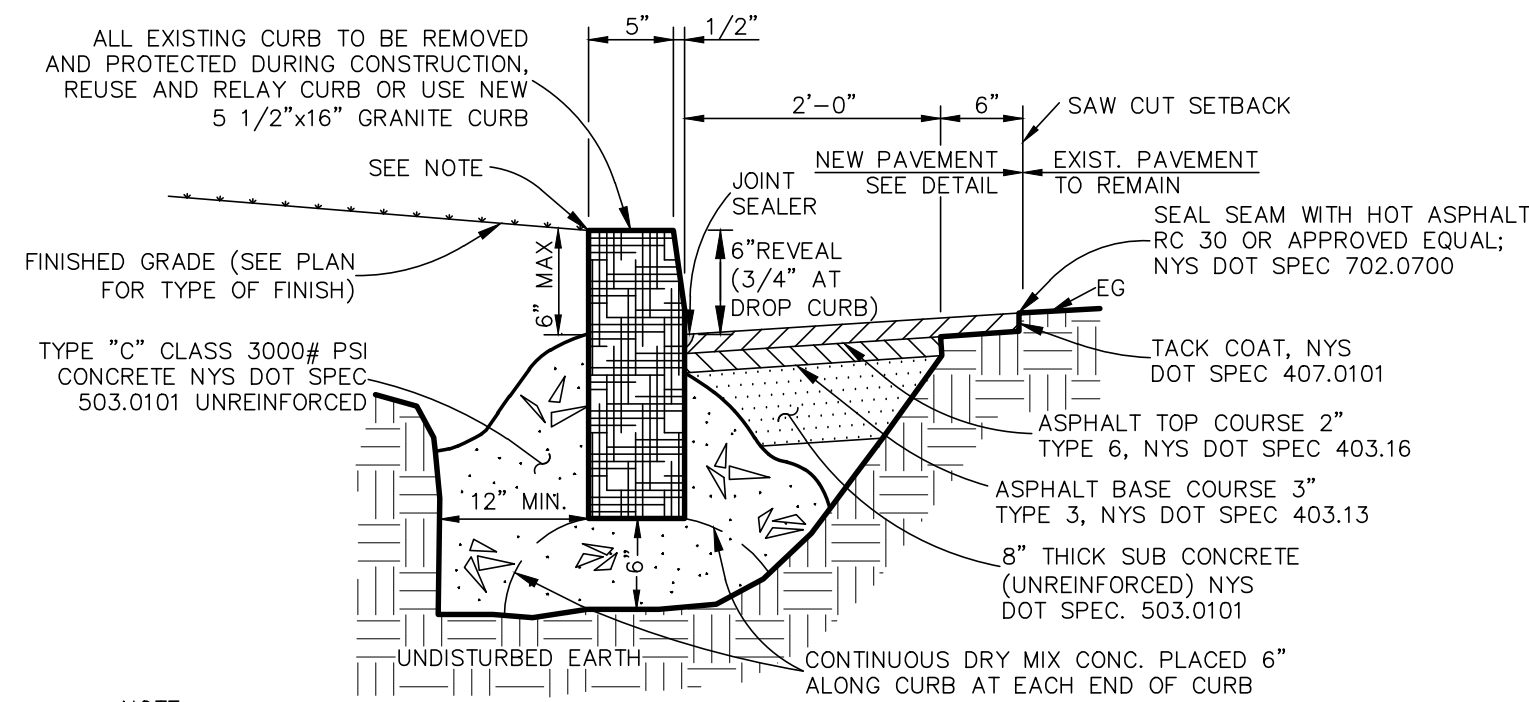
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4/C6

CONCRETE GUTTER DETAIL

NOT TO SCALE

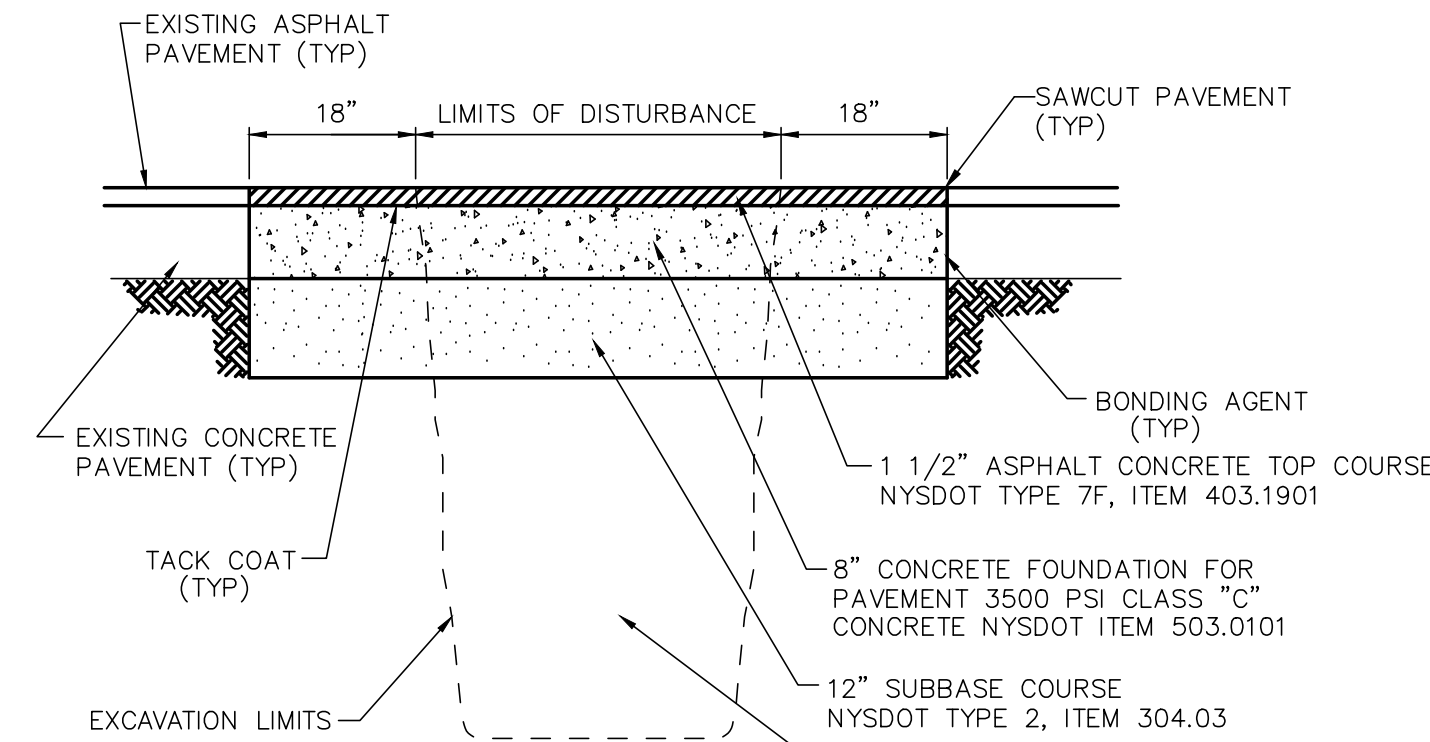


NOTE:
EXPANSION JOINT MATERIAL SHALL BE INSTALLED WHEN CURB IS SET AGAINST NEW OR EXISTING SIDEWALK AS ORDERED BY THE ENGINEER

7/C6

NEW OR RELAY CURB DETAIL (CITY R.O.W.)

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NOTE:
1. IF LIMITS OF TRENCHING EXCEEDS 50 FEET, CONTRACTOR SHALL COMPLETE CURB TO CURB MILLING PER CITY DETAILS

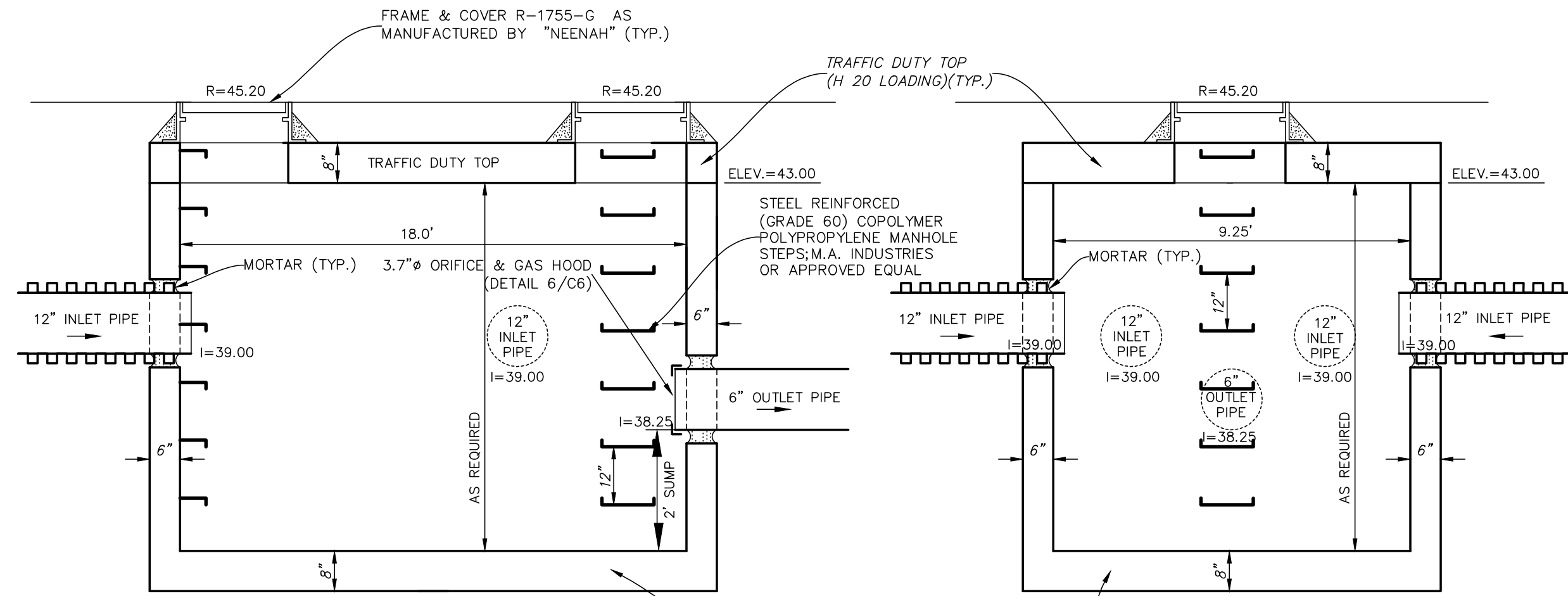
2. ALL PAVEMENT MARKINGS DISTURBED SHALL BE RESTORED TO THE SATISFACTION OF THE CITY

3. ALL JOINTS TO BE SEALED WITH ASPHALT EMULSION (AC-20) NYS DOT ITEM 702-0500

8/C6

STREET RESTORATION CONCRETE PAVEMENT DETAIL (CITY R.O.W.)

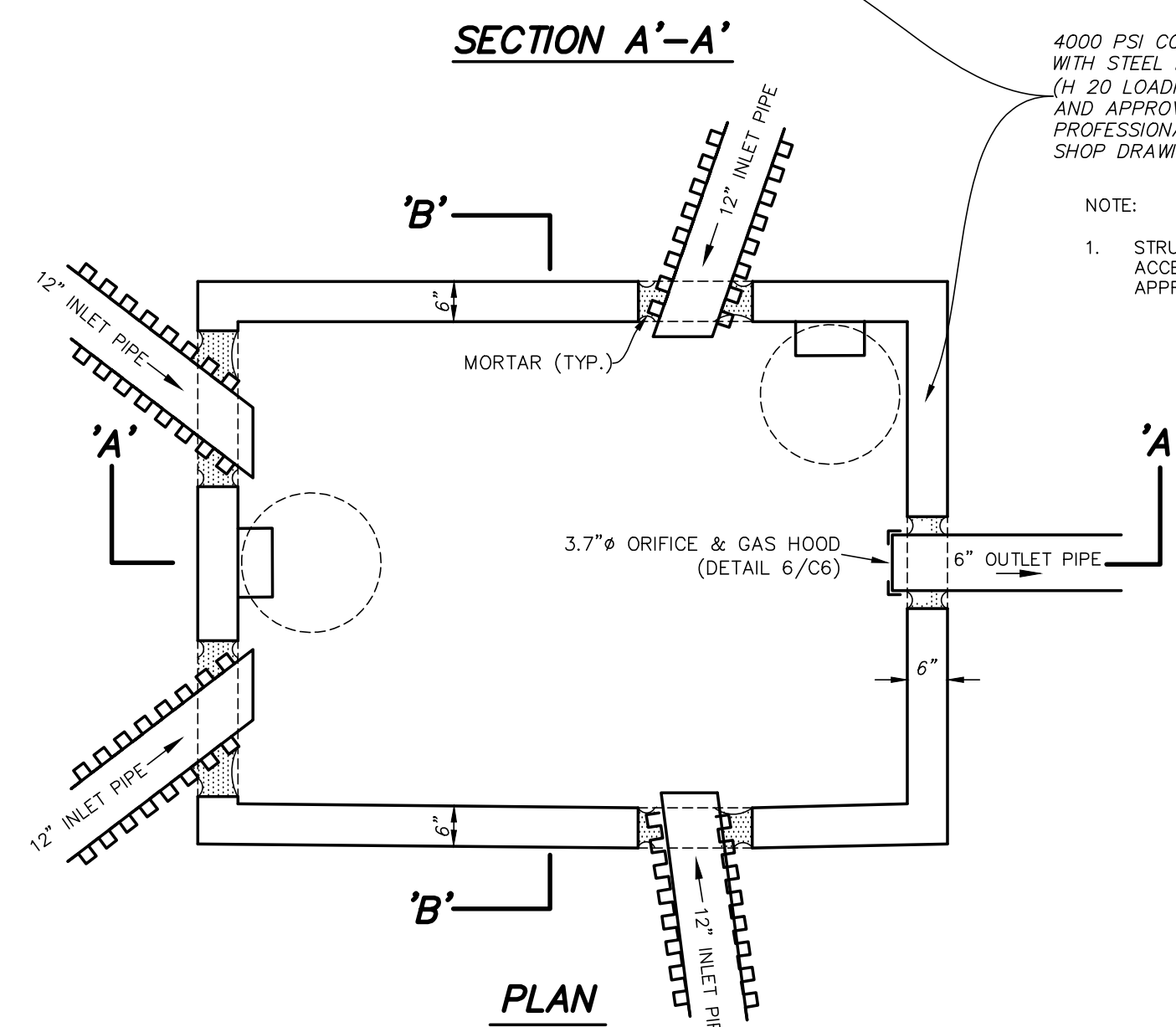
NOT TO SCALE



4000 PSI CONCRETE STRUCTURE WITH STEEL REINFORCEMENT. (H 20 LOADING) TO BE DESIGNED AND APPROVED BY LICENSED NYS PROFESSIONAL ENGINEER. SUBMIT SHOP DRAWING FOR APPROVAL.

NOTE:

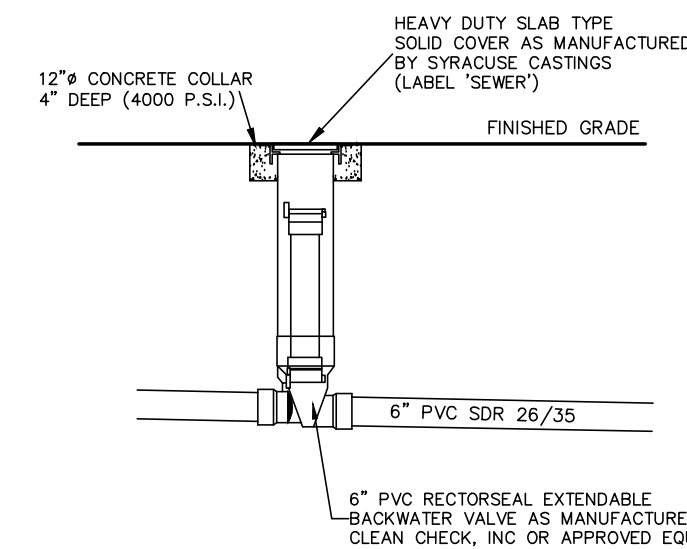
1. STRUCTURE MIN. INSIDE DIMENSIONS 9.25'x18' AND 2'-30" ACCESS FRAME & COVER. SUBMIT SHOP DRAWINGS FOR APPROVAL



2/C6

DETENTION STRUCTURE DETAIL

NOT TO SCALE

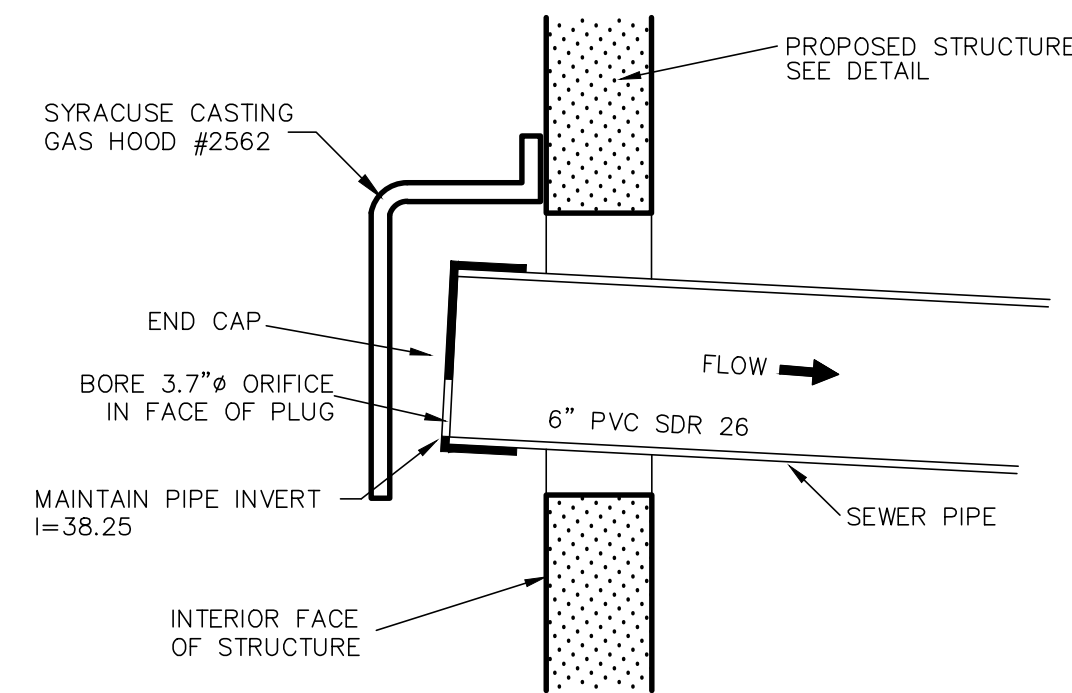


ELEVATION VIEW

5/C6

BACKFLOW PREVENTER DETAIL

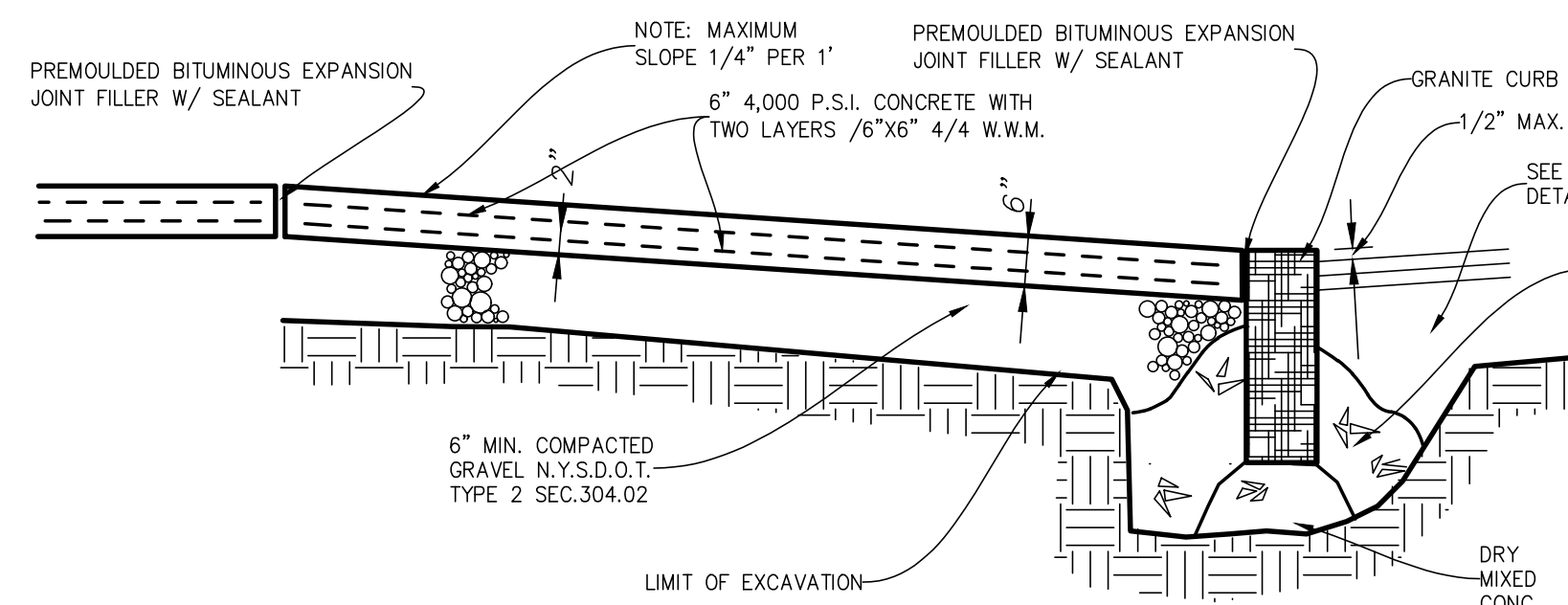
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6/C6

RESTRICTOR PLATE DETAIL

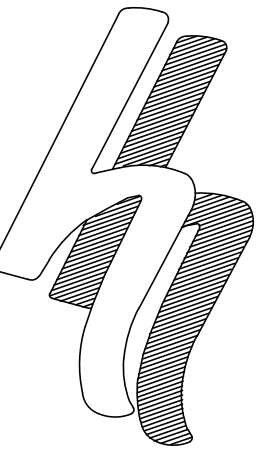
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9/C6

CONCRETE DRIVEWAY DETAIL

NOT TO SCALE

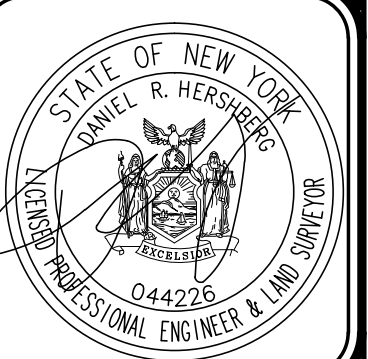


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DATE	8/17/16
REMARKS	ENGINEERING DPT. REVIEW 8/2/16
REVISIONS	

DETAILS
PROPOSED APARTMENTS
191 NORTH PEARL STREET
ALBANY, NEW YORK

FILE: 150292
SCALE: NTS
CHK: DRH
DATE: 8/10/16
150292-1

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