

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantee.
5. Copyright 2013, Robert M. Sutherland, P.C. All rights reserved.
6. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
7. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
8. Subject to any and all right of ways and easements of record, if any.
9. North arrow and bearings based on Reference Map #1
10. Vertical datum based on NAVD83.
11. Riparian rights, if any, have not been established as a result of this survey.
12. Building offsets, as shown on this map, are not to be used for construction purposes.
13. "Lot 42" denotes lot number on reference map # 2.
14. "Lot 42A" denotes proposed subdivision lot number.
15. Missing property corners were not set as a result of this survey.

Reference Deeds:

1. County of Clinton Industrial Development Agency to Plattsburgh Airbase Redevelopment Corp by deed dated December 08, 2005 and recorded in the Clinton County Clerk's Office on December 6, 2005 as Instrument 2005-00188774.
2. County of Clinton Industrial Development Agency to Plattsburgh Airbase Redevelopment Corp by deed dated October 4, 2006 and recorded in the Clinton County Clerk's Office on October 4, 2006 as Instrument 2006-199005.

Reference Maps:

1. "Laka Country Village-Planned Unit Development-Former Plattsburgh Airforce Base Housing Redevelopment Project-Phase I Plan..." prepared by AES Northeast, PLLC date last revised, April 20, 2000 and filed in the Clinton County Clerk's Office as filed map Instrument # PL-B-127 (Instrument # 2001-128365 on January 16, 2001).
2. "PARC Subdivision Phase III, IV & V" prepared by AES Northeast, PLLC date last revised August 2, 2006 and filed in the Clinton County Clerk's Office as filed map Instrument #, 2006-196978.

Tax Map Reference:

Section 221.18 - Block 1 - Lot 17.13
City of Plattsburgh
County of Clinton

Parking Requirements

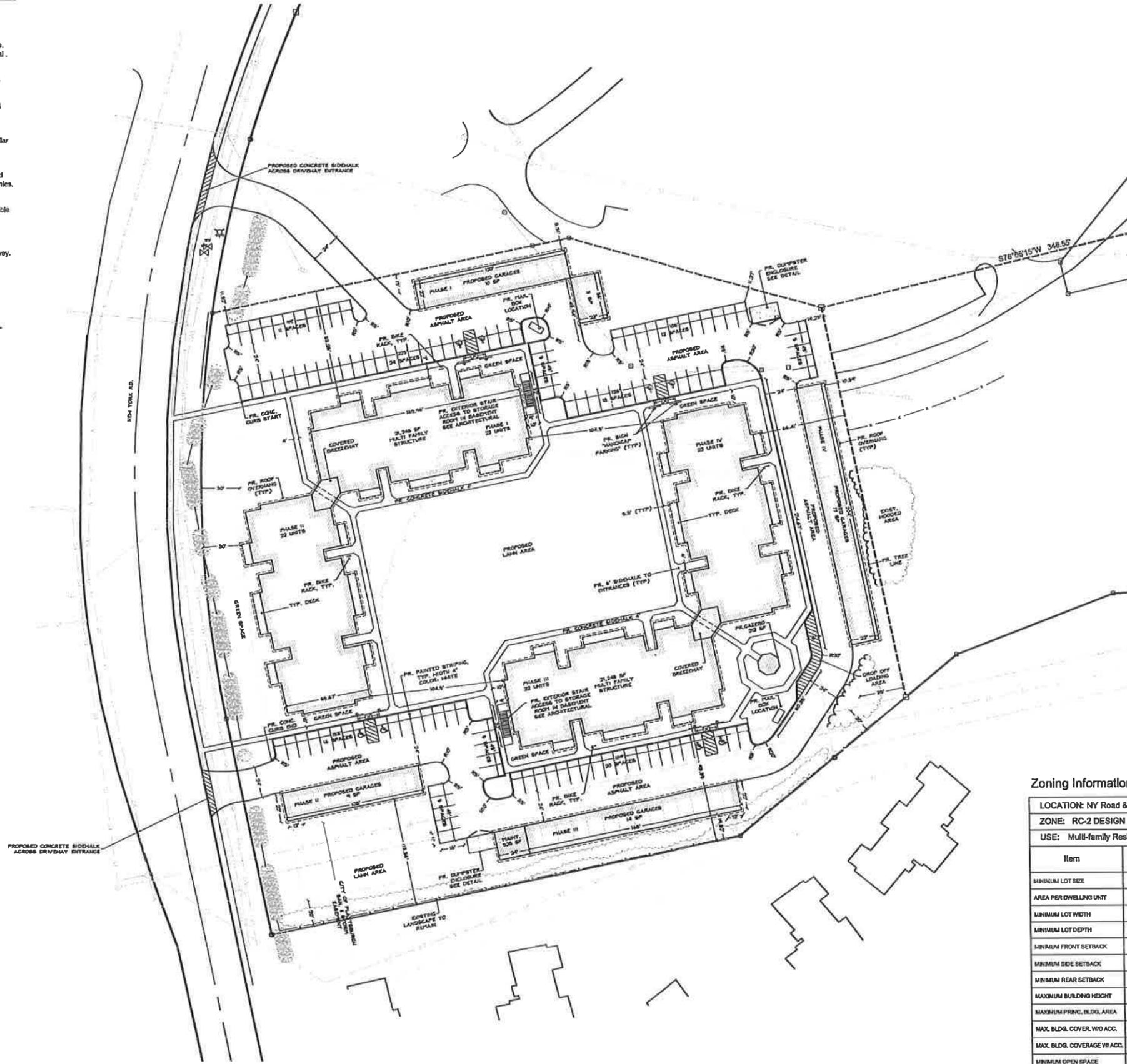
Multi Family:
2 per Unit for First 10 Units, 1.75 per Unit There After.

Parking Spaces Required:
88 Units Total
2 x 10 = 20
+ 78 x 1.75 = 136.5
Total = 156.5 Spaces

Total Parking Spaces Provided:
Garages = 53
Striped Spaces = 116
Total = 169

Legend:

- 5/8" Iron rod w/ RMS survey cap (to be set)
- Found property evidence (as described)
- Computed corner
- ⊕ Fire hydrant
- ⊙ Manhole
- ⊕ Water well
- ⊕ Water valve
- ⊕ Lamp post
- ⊕ Utility pole
- Sanitary sewer line
- Water line
- Property line
- Overhead utility line
- Building setback line
- Stone wall
- Fence
- Edge of woods
- Existing contour



Scale: 1 Inch = 40 Feet



Applicant Information

Lewis Heights, LLC
48 Court Street
Plattsburgh, NY 12901
(518)561-1100

No.	Revision/Issue	Date
5	Revised Layout	9/13/13
4	Revised Layout	7/19/13
3	Revised Layout	6/06/13
2	Revised Layout	5/17/13
1	Revised Layout	4/12/13



Project Name & Address

LEWIS HEIGHTS DEVELOPMENT 2013

MASTER SITE PLAN

City of Plattsburgh
Clinton County State of New York

Project #	13027	Sheet	C100
Date	03-15-13	Site Plan	
Scale	1" = 40'	Checked	AJO
Drawn	AAF		

Aaron J. Oros, P.E. NY LICENSE #077500

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Zoning Information:

Item	Requirements	221.16-1-17.13
MINIMUM LOT SIZE	10,000 SF	230,961 SF
AREA PER DWELLING UNIT	1,000 SF (217 UNITS)	2,485 SF (86 UNITS)
MINIMUM LOT WIDTH	311.14'	619.87'
MINIMUM LOT DEPTH	311.14'	482.33'
MINIMUM FRONT SETBACK	30'	30'
MINIMUM SIDE SETBACK	10' / 20'	83.26' / 93.25'
MINIMUM REAR SETBACK	30'	66.47'
MAXIMUM BUILDING HEIGHT	35' / 2.5 Stories	35' / 2.5 Stories
MAXIMUM PRINC. BLDG. AREA	47,322 SF	42,496 SF
MAX. BLDG. COVER. W/O ACC.	20%	18.42%
MAX. BLDG. COVERAGE W/ ACC.	25%	24.81%
MINIMUM OPEN SPACE	45%	52.80%
MINIMUM PARKING	167	168
MINIMUM SEPARATION OF BLD.	100'	104.9'