Plattsburgh, NewYork

Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph: 518-563-7707
Fax: 518-563-6426

March 7, 2013

Dear Owner/Occupant:

On March 18, 2013 at 7:00 P.M., in the Common Council Chambers at City Hall, there will be a public hearing of the Zoning Board of Appeals, to hear the request of the herein listed person who is seeking relief via a variance to the below stated provision of the Zoning Ordinance of the City of Plattsburgh. Since you own property adjoining the location where the variance to the Ordinance is requested, the Zoning ordinance provides that you receive this written notification informing you of the public hearing and proposed variance request.

APPEAL:	**1955**
APPLICANT:	**FIRST ASSEMBLY OF GOD**
PROPOSED LOCATION:	**164 PROSPECT AVENUE**
REQUEST:	**CLASS B VARIANCE, FREESTANDING SIGN WHICH IS NOT PERMITTED IN RESIDENTIAL DISTRICT**
PROVISION APPEALED:	**270-26 H (I)**

If you have any objections to the granting of the above request, or desire any further information concerning the request, you should attend the public hearing or present a signed statement expressing your views to this office before the hearing date. Your absence will indicate you have no objections to the aforesaid request.

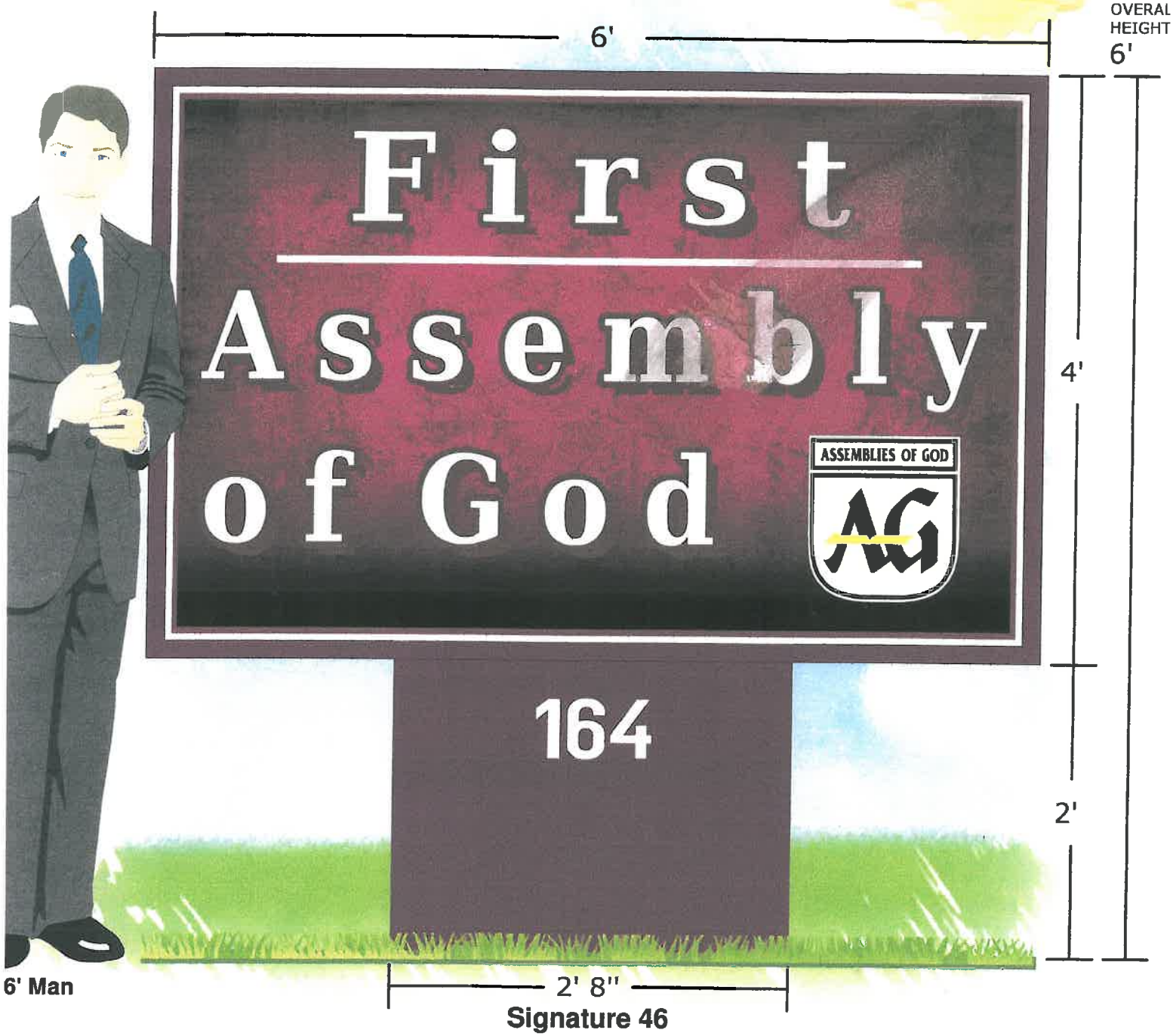
Sincerely,

Joseph McMahon
Building Inspector

JM/dj

Official Sign Company for the
ASSEMBLIES OF GOD

45 YEARS of Excellence



Signature 46

Cabinet: 4' x 6'
Mount: Pedestal Custom (2' x 2' 8")

Cabinet Color: Burgundy
Face Color: Burgundy
Line Color: White

Fonts: Primaserif(b), Arial, Accidental Presidenc
Logos: 708251-1, 100

Stewart
AMERICA'S PREMIER SIGN COMPANY
1-800-237-3928

ORIGINAL DESIGN DO NOT DUPLICATE

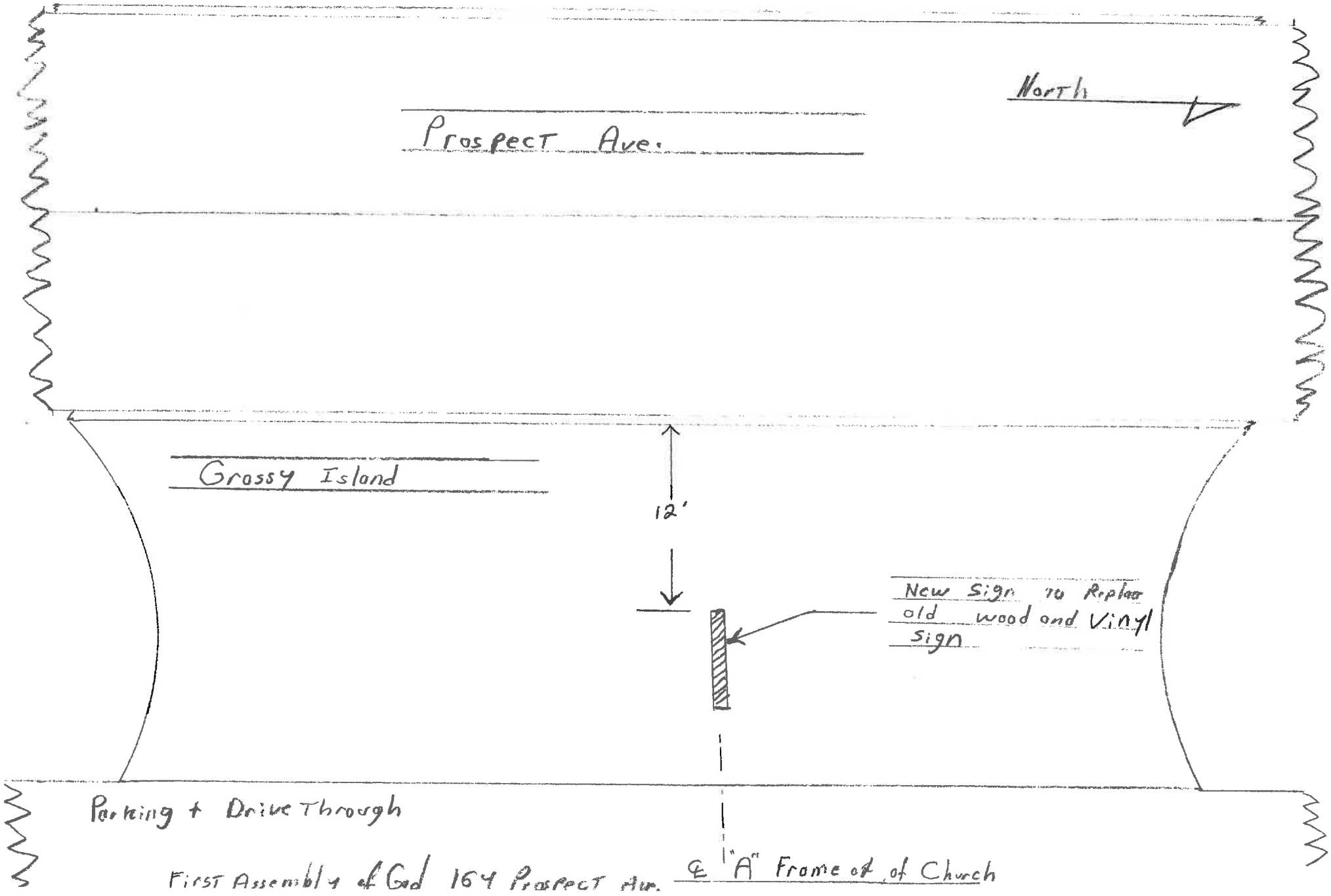
DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ARTIST'S RENDITION OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ALL MEASUREMENTS SHOWN ARE APPROXIMATIONS; DIMENSIONS OF FINAL PRODUCT MAY VARY.

APPROVED AS SHOWN.
X DATE 1.

APPROVED WITH LISTED CHANGES. 2.
X DATE 3.

Sketch #126643 Customer #1913962
2/8/2013 RRICCIARDI -PROPOSAL-

78/8T


North
Prospect Ave.
Grassy Island
12'
New Sign to Replace old wood and Vinyl Sign
Parking + Drive Through
First Assembly of God 164 Prospect Ave.
℄ "A" Frame of of Church

GOD

SIGN SPECIFICATIONS

FRAME & LAMP DETAIL

1. 10 1/2" Extruded aluminum cabinet
2. 1 1/2" x 3/4" Extruded aluminum retainer
3. 24 gauge A60 Galvanized raceway
4. 2" x 3" x 3/16" Aluminum angle, Qty: 2
5. Variable voltage electronic ballast: B295SRUNVHP Qty: 2
6. F72T12 CW/HO Fluorescent lamps (4 required)
7. 3/8" bolts (SAE GRADE 5), Qty: 4
8. Sockets: Kulka Double Contast snap-in Lampholders 582G & 583G
9. Electrical Out provision
10. 4" X 4" X 1/8" Steel tube, A500 grade B, welded at joints
11. 6" X 12" X 5/8" Steel base plate, A500 grade B, Qty: 2
12. 2" x 4" x 3/16" Steel tube, A500 grade B
13. Electrical conduit (provided by Customer)
14. 1 1/2" x 1 1/2" x 1/8" Steel angle, Qty: 1
15. Drain holes
16. Cowling, 24 gauge galvanealed steel
17. #5 Rebar or better, tied at each joint (supplied by customer).
18. 3/4" x 30" Anchor bolts: tape anchor bolt threads for protection against sand and concrete. Qty: 4
19. 1 1/4" Diameter anchor bolt holes.
20. 2" Diameter electrical hole for electrical conduit.

FACE DETAIL

F1: Identification Area, 1/8" thermo-formed UV resistant Makrolon SL polycarbonate. Decoration per J.M. Stewart artwork. Decorated with 3M high performance translucent vinyl.

NOTES:

- Windload: design meets or exceeds 120 mph Exposure B.
- 3,000 psi concrete: less than 1.18 cubic yards needed.
- Graffiti resistant exterior finish, Dupont Powder Coat, baked at 400 degrees.
- GE fluorescent lamps included.
- U.L. Listed.
- Cabinet bolted to powder coated steel support system.
- Electrical: V.2.8A

Series #: SI-P-C-4AB

CONTACT: Ric Ricciardi 1-800-237-3928 EXT: 265

CUSTOMER INFORMATION

Customer Name: First Assembly of God
Street Address: 164 PROSPECT AVE
City, State, Zip: PLATTSBURGH, NY 12901
Customer Number: 1913962
Quote/Order #: 784679-1

SIGN SPECIFICATIONS

Sign Model: Signature (A)
Cabinet Size: 4' x 6'
Leg Height: 2' 0"
Leg Width: 2' 8"
Windload: 120 mph Exposure B
On Center Dimension: 28"
Date / Time: 2/11/2013 3:48:00PM

Stewart
AMERICA'S PREMIER SIGN COMPANY

J. M. STEWART CORPORATION
2201 CANTU CT. SUITE 215
SARASOTA, FL. 34232
1-800-237-3928
www.stewartsigns.com

Plattsburgh, NewYork

Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph: 518-563-7707
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March 7, 2013

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APPEAL:	**1956**
APPLICANT:	**NEW YORK RSA 2 CELLULAR PARTNERSHIP D/B/A VERIZON WIRELESS**
PROPOSED LOCATION:	**316 CORNELIA STREET**
REQUEST:	**CLASS B VARIANCE, AREA VARIANCE, CELL TOWER EXCEEDS HEIGHT ALLOWED**
PROVISION APPEALED:	**270-14 (A)**

If you have any objections to the granting of the above request, or desire any further information concerning the request, you should attend the public hearing or present a signed statement expressing your views to this office before the hearing date. Your absence will indicate you have no objections to the aforesaid request.

Sincerely,

Joseph McMahon
Building Inspector

JM/dj

Plattsburgh, NewYork

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March 7, 2013

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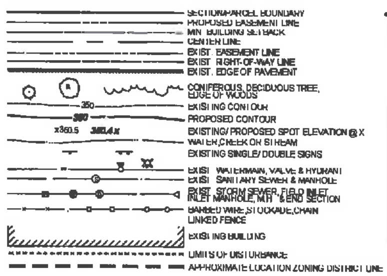
APPEAL:	**1957**
APPLICANT:	**NEW YORK RSA 2 CELLULAR PARTNERSHIP D/B/A VERIZON WIRELESS**
PROPOSED LOCATION:	**316 CORNELIA STREET**
REQUEST:	**SPECIAL USE PERMIT TO ERECT COMMUNICATIONS FACILITY TOWER**
PROVISION APPEALED:	**270-10 SCHEDULE OF PERMITTED USES**

If you have any objections to the granting of the above request, or desire any further information concerning the request, you should attend the public hearing or present a signed statement expressing your views to this office before the hearing date. Your absence will indicate you have no objections to the aforesaid request.

Sincerely,

Joseph McMahon
Building Inspector

JM/dj



LEGEND

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft. (22" x 34" SHEET)
1 inch = 120 ft. (11" x 17" SHEET)

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800-962-7962

NORTH ORIENTATION

1. NORTH ORIENTATION ESTABLISHED BY G.P.S. A SITE SURVEY PERFORMED BY COSTICH ENGINEERING, P.C. ON 11/08/2011.
2. DECLINATION OBTAINED FROM THE NATIONAL GEOPHYSICAL DATE CENTER DURING THE MONTH OF NOVEMBER, 2011

1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING, P.C. ON 11/03/2011. HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NGS "OPUS" REFERENCED TO THE FOLLOWING N.G.S. MONUMENTS:
   - ST ALBANS CORS ARP (PID-DJ6959) LATITUDE: 44-48-32.64664 (N) LONGITUDE: 073-04-57.26950 (W) ELLIP HEIGHT: 117.58 METERS — NAD 83 (CORS)
   - ELIZABETHTOWN CORS ARP (PID-DI0452) LATITUDE: 44-12-34.85111 (N) LONGITUDE: 073-32-25.86263 (W) ELLIP HEIGHT: 174.253 METERS — NAD 83 (CORS)
   - RAY BROOK CORS ARP (PID-DK7163) LATITUDE: 44-18-13.92302 (N) LONGITUDE: 074-04-42.07597 (W) ELLIP HEIGHT: 466.852 METERS — NAD 83 (CORS)
2. NO BOUNDARY SURVEY OR SEARCH OF DEEDS WAS PERFORMED. APPROXIMATE PROPERTY LINES SHOWN HEREON PER REFERENCE #6, AND FIELD LOCATIONS OF PROPERTY CORNERS
3. PER THE NYSDEC FRESHWATER WETLANDS MAP, THERE ARE NO STATE WETLANDS IN PROJECT AREA
4. PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN PROJECT AREA
5. PER THE ERSI/FEMA PROJECT IMPACT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NO 100 YR. FLOOD PLAIN IN THE PROJECT AREA
6. A MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY SHOWING CERTAIN LANDS OF PLATTSBURGH PLAZA, L.L.C., LOCATED AT 316 CORNELIA STREET", HAVING DRAWING NO 06022, PREPARED BY R.M. SUTHERLAND, P.C. LAST REVISED 3/22/2006

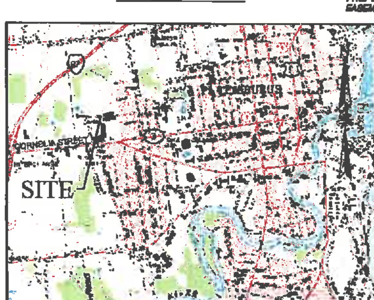
MAP REFERENCES

SITE ADDRESS:	314 CORNELIA STREET PLATTSBURGH, NEW YORK 12901
CITY:	PLATTSBURGH
COUNTY	CLINTON
TOWER LOCATION	LATITUDE 44°-42'-00.08" NAD 83 LONGITUDE 73°-28'-43.95" NAD 83
BASE ELEVATION	248.7'± AMSL NGVD 1988
PROPERTY OWNER:	PLATTSBURGH PLAZA, LLC 160 DELAWARE AVENUE DELMAR, NEW YORK 12054 CONTACT: DEBBIE BATTAGLIA PHONE: (518) 439-9030
TOWER APPLICANT / OWNER:	NEW YORK RSA 2 CELLULAR PARTNERSHIP d/b/a VERIZON WIRELESS 175 CALKINS ROAD ROCHESTER, NEW YORK 14623 CONTACT: SARAH MAYBERRY-STEVENS PHONE: (585) 321-5463
PARENT PARCEL TAX MAP NUMBER:	207.17-1-15.2-1 (14.9± ACRES PER TAX MAP)
NEW YORK RSA 2 CELLULAR PARTNERSHIP LEASE PARCEL	0.23± ACRES (116'± x 86.2'±)
ZONING CLASSIFICATION	B2 (HIGHWAY BUSINESS)
AREA OF PROJECT DISTURBANCE	0.17± ACRES

PROJECT INFORMATION

1. THIS MAP HAS BEEN PREPARED FROM A FIELD SURVEY PERFORMED BY COSTICH ENGINEERING, P.C. ON 11/03/2011.
2. NORTH ORIENTATION IS TRUE NORTH BY GPS. VERTICAL DATUM IS NGVD 1988 (APPROXIMATE).
3. ALL BEARINGS SHOWN HEREON ARE ROTATED TO GRID NORTH
4. UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY AND NOT VISIBLE AT TIME OF SURVEY ARE NOT SHOWN.
5. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF THE TITLE
6. THIS SURVEY IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
7. SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE DEDICATED ROAD FOR NORMAL HIGHWAY PURPOSES.

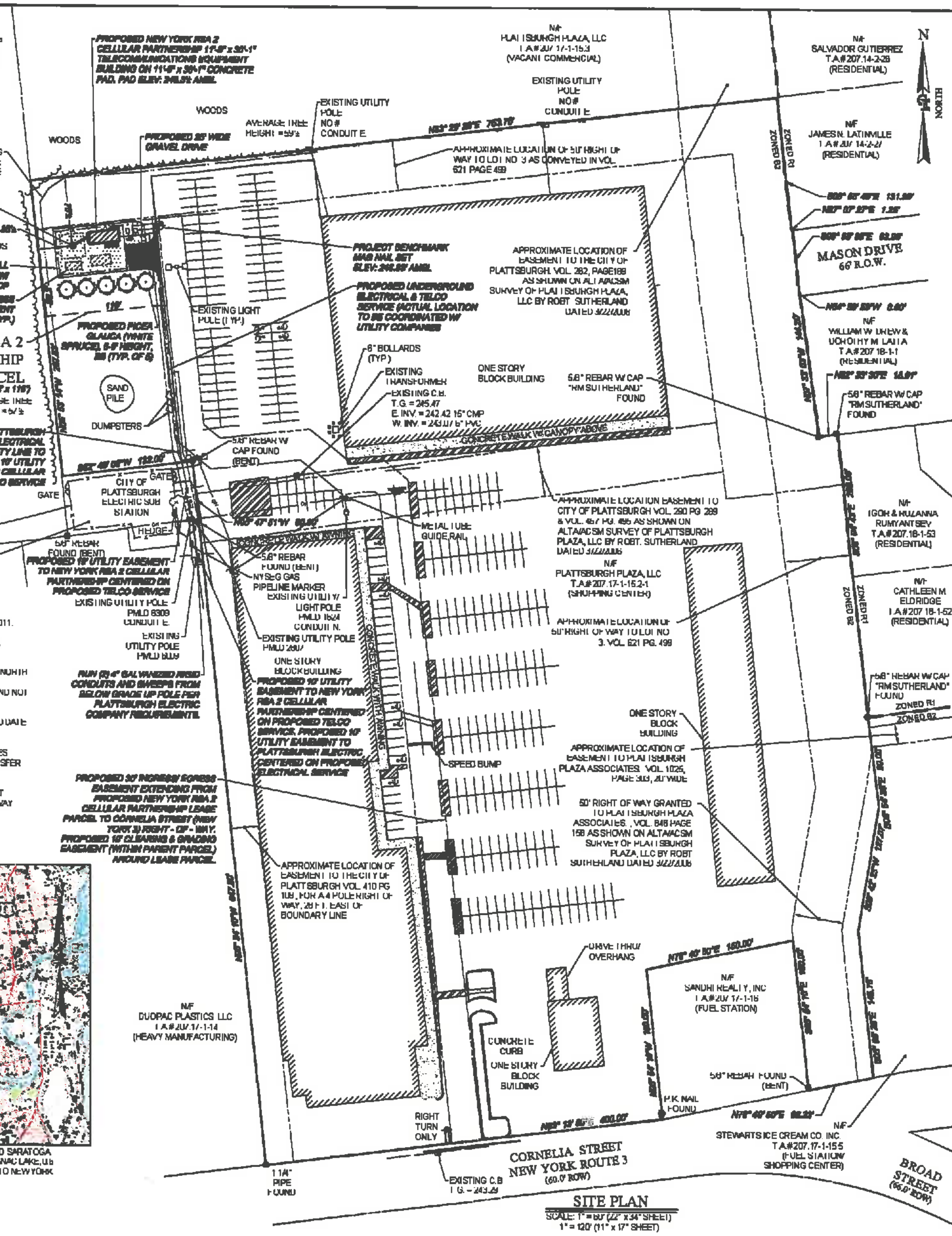
GENERAL NOTES



DIRECTIONS TO SITE: FROM ALBANY, NEW YORK TAKE I-87 N TOWARD SARATOGA SPRINGS/GLENS FALLS. TAKE EXIT 37 TOWARD PLATTSBURGH/SARANAC LAKE, 0.6 MILES. MERGE ONTO ALBANY NORTHEAL, 0.3 MILES. TURN RIGHT ONTO NEW YORK ROUTE 3 E/CORNELIA STREET, 1.0 MILES. SITE WILL BE ON LEFT.

VICINITY MAP

SCALE: 1" = 2000'± (22" x 34" SHEET)
1" = 4000'± (11" x 17" SHEET)



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175 CALKINS ROAD
ROCHESTER, NEW YORK 14623

COSTICH ENGINEERING
• CIVIL ENGINEERING • LAND PLANNING • SURVEYING
217 LAKE AVENUE ROCHESTER, NEW YORK 14608 (585) 458-3020

WORK ORDER NUMBER		DRAWN BY
NO.	DATE	ISSUE
RELEASED BY		DATE

PROJECT ENGINEER	D.A.W.
DRAWN BY	C.J.M.
DATE	02/21/2013
SCALE	AS SHOWN

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ORIGINAL SIZE IN INCHES

SITE INFORMATION

PLATTSBURGH PLAZA
PROJECT #2008299122
LOCATION CODE: 189496

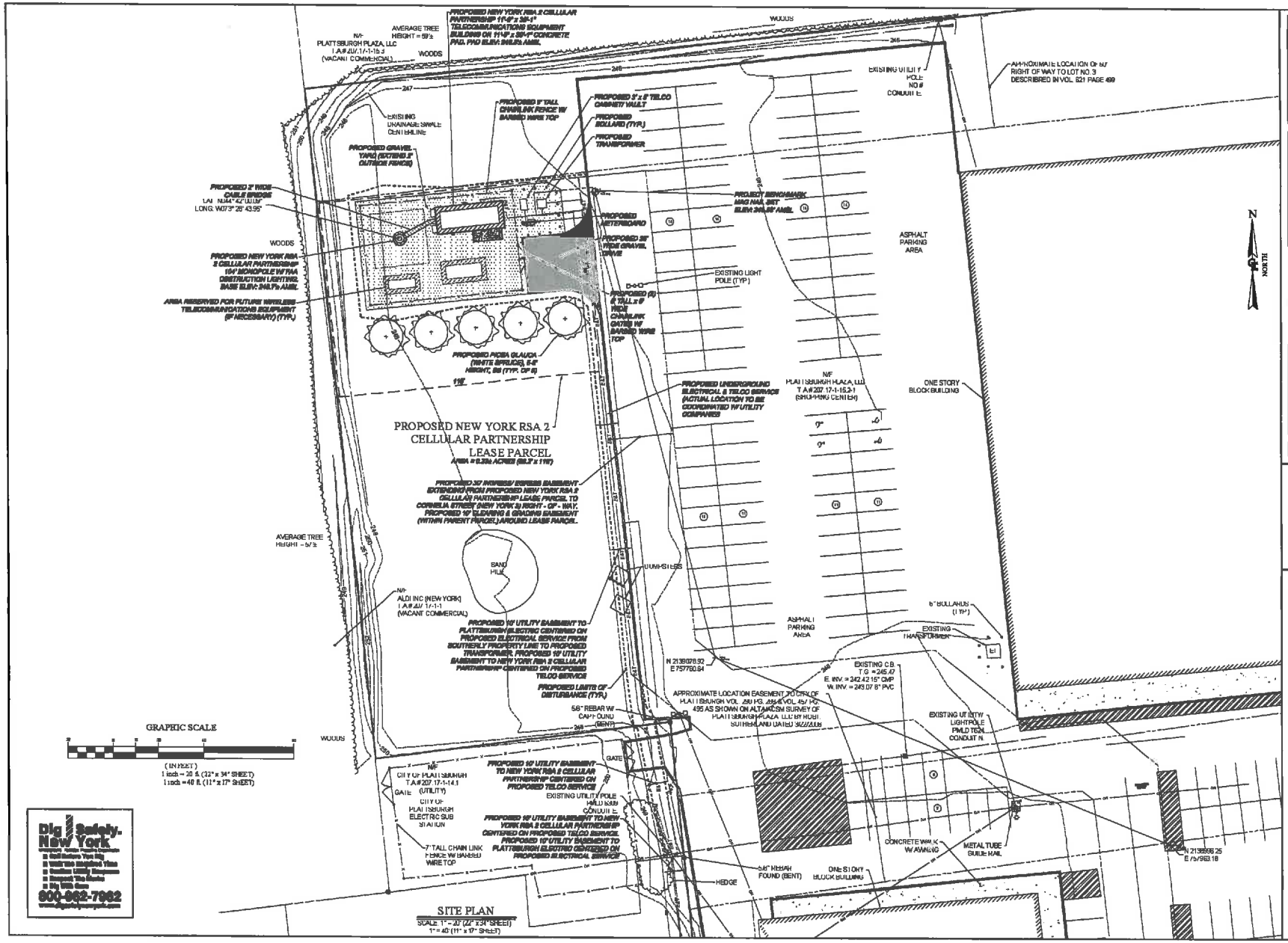
CITY OF PLATTSBURGH
COUNTY OF CLINTON
STATE OF NEW YORK

SHEET TITLE

OVERALL ZONING
SITE PLAN

C.E. JOB NUMBER	SHEET NUMBER
4464	CA100

SHEET 1 OF 5



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175 CALKINS ROAD
ROCHESTER, NEW YORK 14623

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND PLANNING
- SURVEYING

207 LAKE AVENUE
ROCHESTER, NEW YORK 14608
(585) 458-3330

WORK ORDER NUMBER	DRAWN BY

NO.	DATE	ISSUE

RELEASED BY	DATE

STATE OF NEW YORK

FIELD SURVEY BY	D.A.W.
DRAWN BY	C.J.M.
DATE	02/21/2013
SCALE	AS SHOWN

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ORIGINAL SIZE IN INCHES

SITE INFORMATION

PLATTSBURGH PLAZA
PROJECT #2008299122
LOCATION CODE: 189496

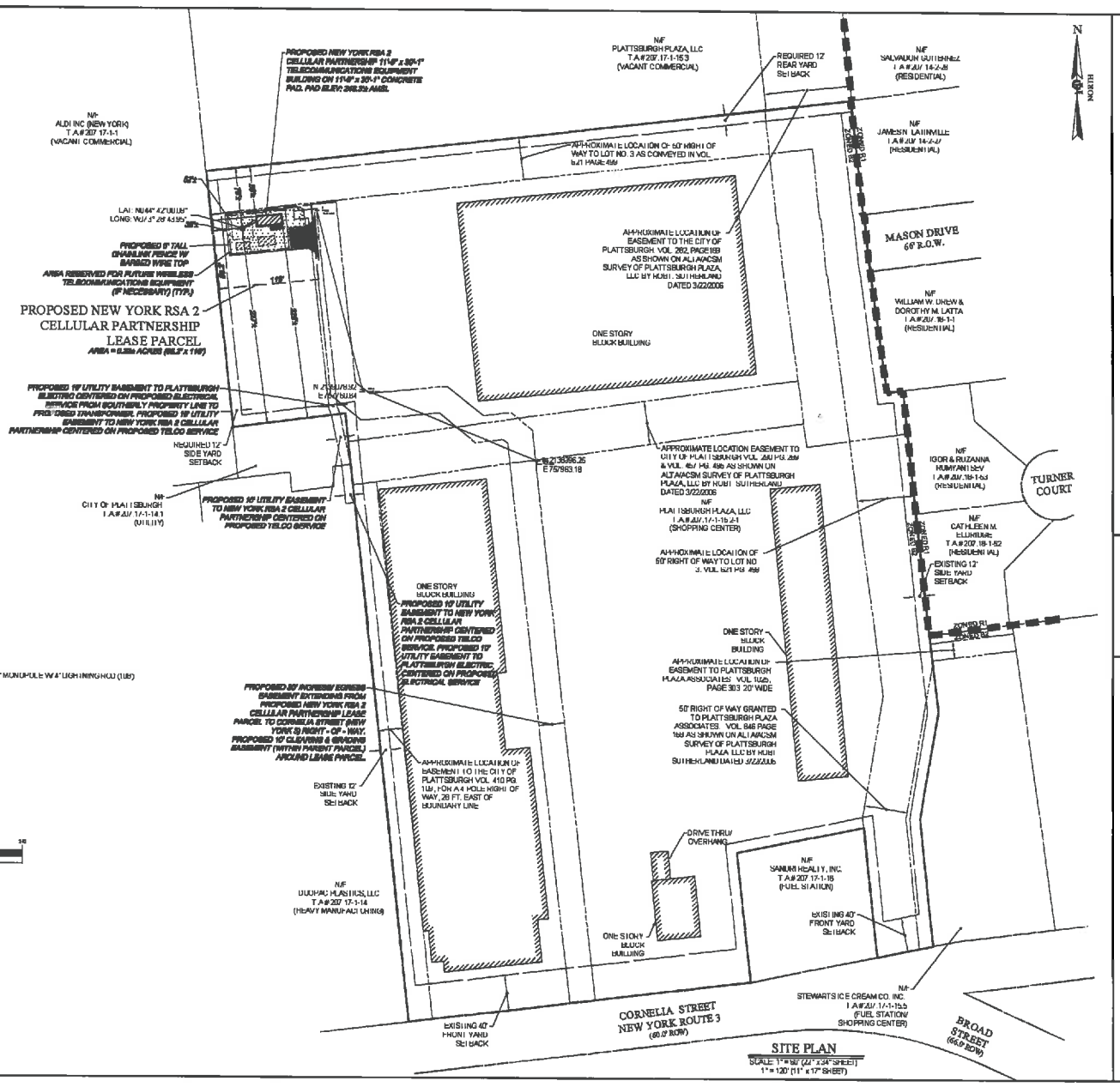
CITY OF PLATTSBURGH
COUNTY OF CLINTON
STATE OF NEW YORK

SHEET TITLE

ZONING
SITE PLAN

C.E. JOB NUMBER	SHEET NUMBER
4464	CA101

SHEET 2 OF 5



SITE PLAN

SCALE: 1" = 60' (22" x 34" SHEET)
1" = 120' (11" x 17" SHEET)

AREA & BULK CONTROL CALCULATIONS

LOT SIZE REQUIREMENTS:	MINIMUM	PROPOSED
LEASE AREA:	10,000 sq. ft.	9999.2 sq. ft. (0.23± ACRES)
AREA PER DWELLING UNIT:	NOT APPLICABLE	353.5± sq. ft. (11'-9" x 30'-1")
LOT WIDTH:	50'	68± 2'
LOT DEPTH:	100'	119'
YARD REQUIREMENTS	MINIMUM	PROPOSED
FRONT	40'	226± SHELTER, 227± TOWER
SIDE:	12'	57± SHELTER, 35± TOWER
REAR:	12'	58± SHELTER, 70± TOWER
BUILDING HEIGHT	MAXIMUM 30'/ 2 STORIES	PROPOSED 10'-3 7/8" TALL SHELTER, 104' MONOPOLE W/ 4' LIGHTNING ROD (108')

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft. (22" x 34" SHEET)
1 inch = 120 ft. (11" x 17" SHEET)

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Wait The Required Time
Confirm Utility Response
Respect The Marks
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175 CALKINS ROAD
ROCHESTER NEW YORK 14623

COSTICH ENGINEERING
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- LAND PLANNING
- SURVEYING
217 LAKE AVENUE
ROCHESTER, NEW YORK 14608
(585) 436-3020

WORK ORDER NUMBER	DRAWN BY

NO.	DATE	ISSUE

RELEASED BY	DATE

STATE OF NEW YORK — DAVID A. COSTICH — Licensed Professional Engineer

PROJECT ENGINEER	D.A.W.
DRAWN BY	C.J.M.
DATE	02/21/2013
SCALE	AS SHOWN

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ORIGINAL SIZE IN INCHES
0 1 2 3

SITE INFORMATION

PLATTSBURGH PLAZA
PROJECT #2008299122
LOCATION CODE: 189496

CITY OF PLATTSBURGH
COUNTY OF CLINTON
STATE OF NEW YORK

SHEET TITLE

ZONING SCHEMATIC
TOTAL HOLDINGS &
BULK CONTROLS PLAN

C.E. JOB NUMBER	SHEET NUMBER
4464	CA102

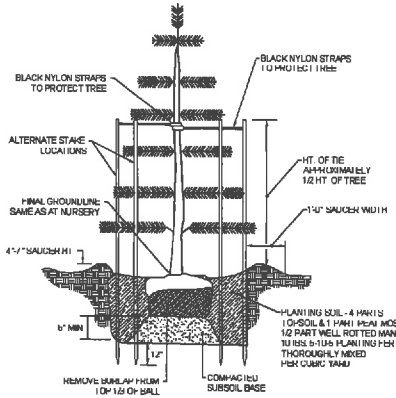
SHEET 3 OF 5

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWING.
2. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
3. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT AND TOWER AREAS.
4. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
5. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
6. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH ARE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK SUBJECT TO THE APPROVAL OF ENGINEERING.
8. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH.
9. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE TOWN.
10. CONTRACTOR SHALL NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT TELEPHONE NUMBER 1-800-962-7962 PRIOR TO EXCAVATION AT SITE.
11. ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS.

SITE NOTES

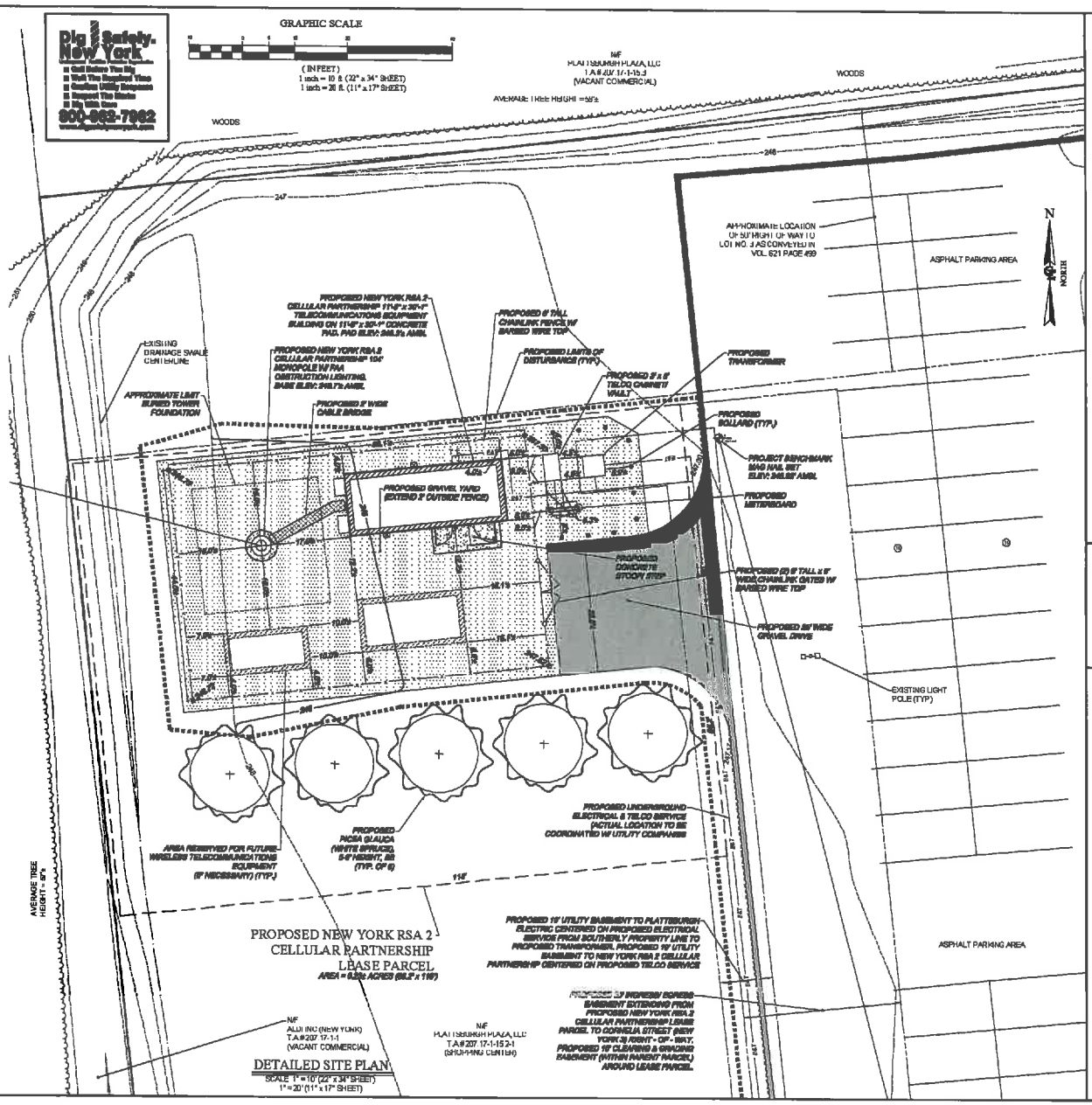
1. THE PROJECT CONCERNS THE INSTALLATION/OPERATION AND MAINTENANCE OF AN UNMANNED PUBLIC UTILITY/PERSONAL WIRELESS SERVICE FACILITY.
2. THE PROPOSED DEVELOPMENT IS UNMANNED AND DOES NOT REQUIRE A MEANS OF WATER SUPPLY OR SEWAGE DISPOSAL, OR HANDICAPPED ACCESS.
3. THE PROPOSED DEVELOPMENT IS MINIMAL, AND WILL CREATE NEGLIGIBLE ADDITIONAL STORMWATER RUNOFF AND WILL THEREFORE NOT IMPACT THE EXISTING STORMWATER DRAINAGE SYSTEM.
4. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE, ANY SOLID WASTE RECEPTACLES OR PLUMBING.
5. ADEQUATE PARKING EXISTS FOR ONE VEHICLE FOR MAINTENANCE ONCE A MONTH OR EMERGENCY SERVICE.
6. THERE ARE NO NEW STREETS, CURBS, SIDEWALKS OR WALKWAYS PROPOSED.
7. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
8. EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT GUARANTEED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF UNDOUBTEDLY PRACTICAL TO LOW UNDER THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GENERAL NOTES



TREE PLANTING DETAIL

NO SCALE



DETAILED SITE PLAN

SCALE 1" = 10' (22" x 34" SHEET)
1" = 20' (11" x 17" SHEET)

verizon wireless
175 CALKINS ROAD
ROCHESTER, NEW YORK 14623

COSTICH ENGINEERING
- CIVIL ENGINEERING
- LAND PLANNING
- SURVEYING
217 LAKE AVENUE
ROCHESTER, NEW YORK 14608
(585) 436-3560

WORK ORDER NUMBER	DRAWN BY

NO.	DATE	ISSUE

RELEASED BY	DATE

STATE OF NEW YORK
DAVID A. WEBSTER
No. 059871
Licensed Professional Engineer

PROJECT ENGINEER	D A W
DRAWN BY	C J M
DATE	02/21/2013
SCALE	AS SHOWN

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ORIGINAL SIZE IN INCHES
0 1 2 3

SITE INFORMATION

PLATTSBURGH PLAZA
PROJECT #2008299122
LOCATION CODE: 189496

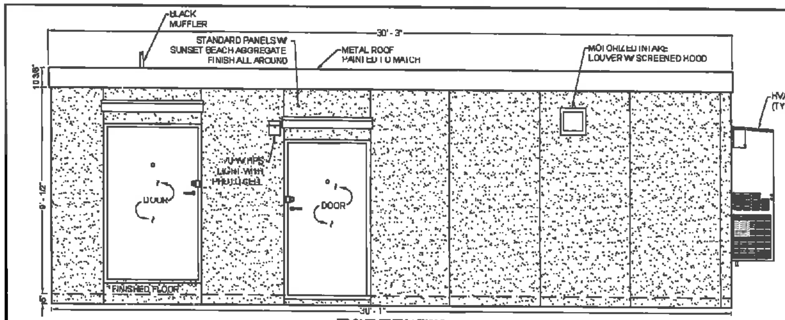
CITY OF PLATTSBURGH
COUNTY OF CLINTON
STATE OF NEW YORK

SHEET TITLE

DETAILED SITE PLAN & NOTES

C.E. JOB NUMBER	SHEET NUMBER
4464	CA110

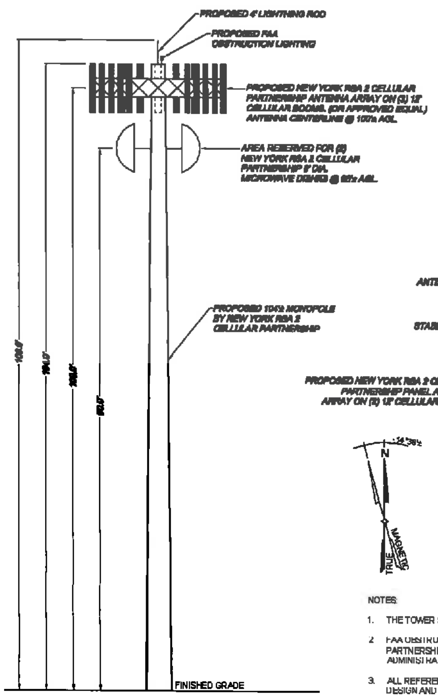
Sheet 4 Of 5



FRONT ELEVATION

TYPICAL 11' - 9" x 30' - 1" EQUIPMENT BUILDING

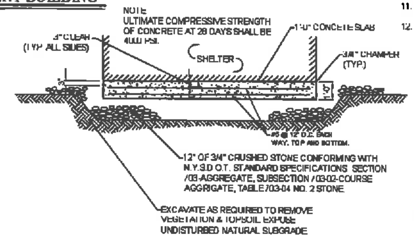
NOT TO SCALE



PROPOSED 104' MONOPOLE

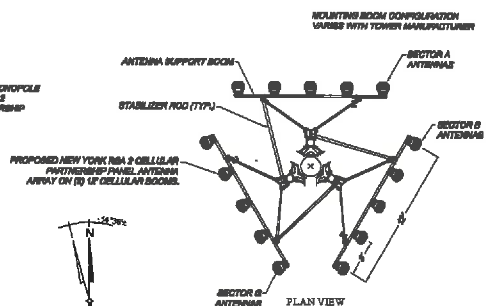
SCALE 1" = 10' (22" x 34" SHEET)
1" = 20' (11" x 17" SHEET)

NOTE
ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 4000 PSI.



TYPICAL CONCRETE SLAB DETAIL

NOT TO SCALE



PROPOSED NEW YORK RSA 2 CELLULAR PARTNERSHIP ANTENNA MOUNTING STRUCTURE CENTERLINE @ 96' AGL.

SCALE: 1" = 5' (22" x 34" SHEET)
1" = 10' (11" x 17" SHEET)

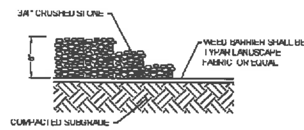
NOTES:

1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. FAA OBSTRUCTION LIGHTING IS PROPOSED BY NEW YORK RSA2 CELLULAR PARTNERSHIP AND SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL AVIATION ADMINISTRATION REQUIREMENTS/ SPECIFICATIONS.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. TOWER SHALL BE DESIGNED/ CONSTRUCTED TO ACCOMMODATE A TOTAL OF FOUR WIRELESS CARRIERS.
5. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
6. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.

NOTES

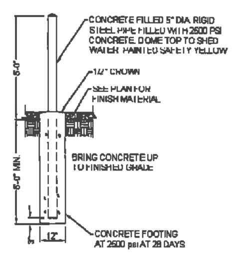
1. LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
2. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
4. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB BEDS. CONTACT CONSTRUCTION MANAGER FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE CONSTRUCTION MANAGER AT TIME OF INSTALLATION.
5. THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN (5) FIVE FEET OF UNDERGROUND UTILITIES RELOCATE SAID TREES TO A MINIMUM (5) FIVE FEET FROM ALL TO UTILITIES.
6. SHOULD LOCATION OF TREES BE WITHIN (20) TWENTY FEET OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF (20) TWENTY FEET FROM WIRES.
7. A ONE YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF PROVISIONAL ACCEPTANCE.
8. PLANTING BACKFILL MIXTURE: (4) FOUR PARTS TOPSOIL, (1) ONE PART PEAT MOSS, 1/2 PART WELL ROTTED MANURE, (10) TEN POUNDS OF 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
9. STAKE TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR TO REMOVE STRAPS AND STAKES AFTER (12) TWELVE MONTHS.
10. ALL PLANTED AREAS SHALL RECEIVE A (3) THREE INCH LAYER OF SHREDDED PINE BARK MULCH.
11. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING WEEKLY FOR (8) EIGHT WEEKS POST CONSTRUCTION.

LANDSCAPING NOTES



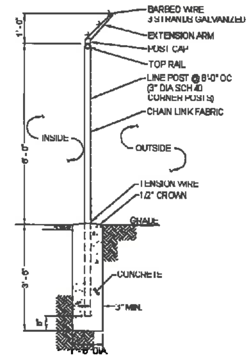
GRAVEL SURFACE/ STONE YARD

NOT TO SCALE



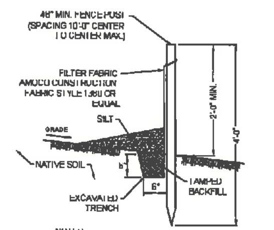
BOLLARD DETAIL

NOT TO SCALE



FENCE DETAIL

NOT TO SCALE

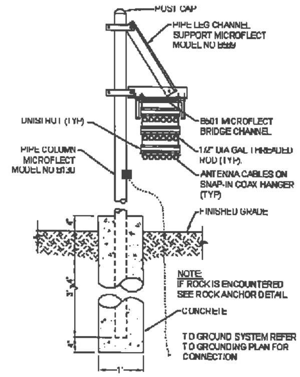


NOTES

1. SILT FENCE TO BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. CONTRACTOR SHALL CONSTRUCT SILT FENCE AS PER MANUFACTURES REQUIREMENTS.
3. DIG TRENCH 6" WIDE x 6" DEEP. BURY BOTTOM 12" OF FABRIC, TAMP IN PLACE.

SILT FENCE DETAIL

NOT TO SCALE

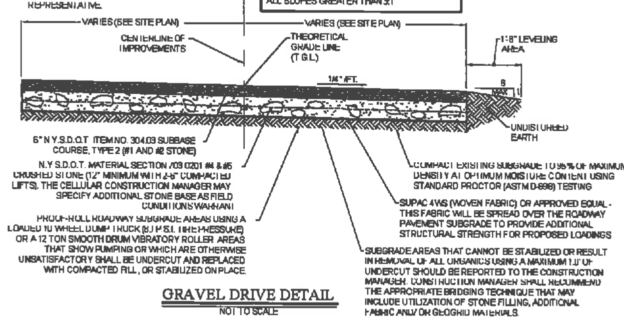


CABLE BRIDGE

NOT TO SCALE

NOTE
ALL DISTURBED AREAS NOT RECEIVING STONE SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AS DIRECTED BY CELLULAR NETWORK REPRESENTATIVE.

NOTE
SLOPE STABILIZATION TECHNIQUES SUCH AS SURFACE ROUGHENING (SEE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL) SHALL BE UTILIZED ON ALL SLOPES GREATER THAN 3:1



GRAVEL DRIVE DETAIL

NOT TO SCALE

verizon wireless
175 CALKINS ROAD
ROCHESTER, NEW YORK 14623

COSTICH ENGINEERING
• CIVIL ENGINEERING
• LAND PLANNING
• SURVEYING
217 LAKE AVENUE
ROCHESTER, NEW YORK 14608
(585) 458-3020

WORK ORDER NUMBER	DRAWN BY

NO.	DATE	ISSUE

RELEASED BY	DATE

PROJECT ENGINEER: D.A.W.
DRAWN BY: C.J.M.
DATE: 02/21/2013
SCALE: AS SHOWN

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ORIGINAL SIZE IN INCHES

SITE INFORMATION
PLATTSBURGH PLAZA
PROJECT #2008299122
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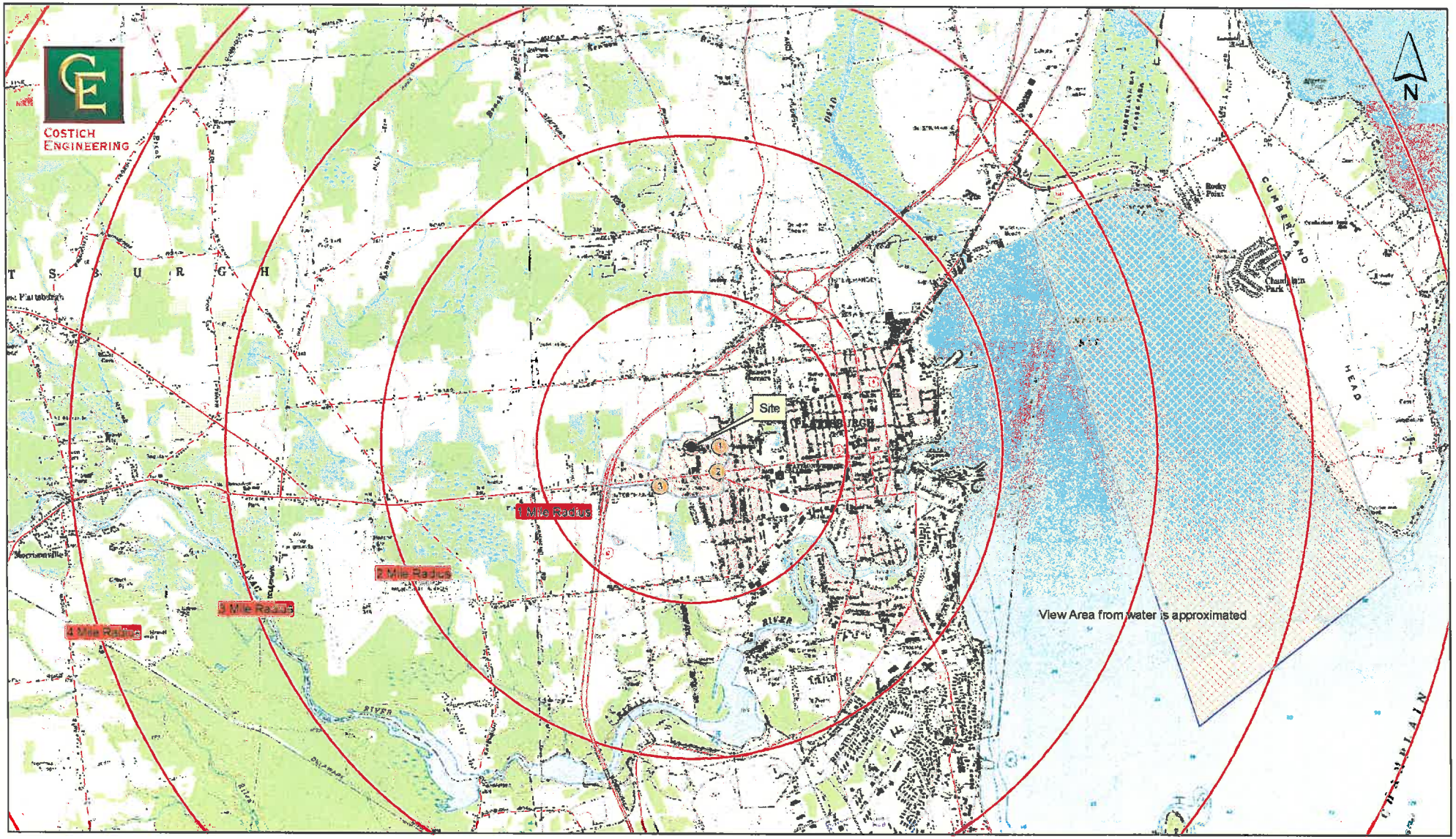
CITY OF PLATTSBURGH
COUNTY OF CLINTON
STATE OF NEW YORK

SHEET TITLE
ZONING DETAILS

C.E. JOB NUMBER: 4464
SHEET NUMBER: CA500
SHEET 5 OF 5



CE#4464
2/20/2013

0 1,500 3,000 Feet

Viewshed Map / Photolog
Plattsburgh Plaza
VZW#2008299122

Legend

- Photo Locations
- Viewshed
- Mile Radii

CIVIL ENGINEERING SURVEYING LAND PLANNING 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020 COSTICH ENGINEERING	PROJECT NAME Plattsburgh Plaza Photo 1 PHOTO COORDINATES 44° 42' 0.2592" N, 73° 28' 30.5760" W	PHOTO DESCRIPTION View toward proposed site Lift basket @ 100' PHOTO LOCATION View West from Mason Rd. 966' from site	DATE OF PHOTO 2/19/2013 C.E. JOB# 4464 VZW JOB# 2008299122

CIVIL ENGINEERING SURVEYING LAND PLANNING 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020 COSTICH ENGINEERING	PROJECT NAME Plattsburgh Plaza Photo 1 PHOTO COORDINATES 44° 42' 0.2592" N, 73° 28' 30.5760" W	PHOTO DESCRIPTION Photosimulation of proposed 104' monopole PHOTO LOCATION View West from Mason Rd. 966' from site	DATE OF PHOTO 2/19/2013 C.E. JOB# 4464 VZW JOB# 2008299122

COSTICH ENGINEERING CIVIL ENGINEERING SURVEYING LAND PLANNING 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Plattsburgh Plaza Photo 2 PHOTO COORDINATES 44° 41' 51.8569" N, 73° 28' 31.8432" W	PHOTO DESCRIPTION View toward proposed site Lift basket @ 100' PHOTO LOCATION View North West from Route 3 1,206' from site	DATE OF PHOTO 2/19/2013 C.E. JOB# 4464 VZW JOB# 2008299122

COSTICH ENGINEERING CIVIL ENGINEERING SURVEYING LAND PLANNING 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020	PROJECT NAME Plattsburgh Plaza Photo 2 PHOTO COORDINATES 44° 41' 51.8569" N, 73° 28' 31.8432" W	PHOTO DESCRIPTION Photosimulation of proposed 104' monopole PHOTO LOCATION View North West from Route 3 1,206' from site	DATE OF PHOTO 2/19/2013 C.E. JOB# 4464 VZW JOB# 2008299122

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ROCHESTER, NY 14608
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PROJECT NAME	PHOTO DESCRIPTION	DATE OF PHOTO
Plattsburgh Plaza	View toward proposed site Lift basket @ 100'	2/19/2013
Photo 3	PHOTO LOCATION View North from Healey Ave. 1,725' from site	C.E. JOB# 4464
PHOTO COORDINATES 44° 41' 47.0724" N, 73° 28' 59.2464" W		VZW JOB# 2008299122

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PROJECT NAME Plattsburgh Plaza	PHOTO DESCRIPTION Photosimulation of proposed 104' monopole	DATE OF PHOTO 2/19/2013
Photo 3		C.E. JOB# 4464
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