2 on m Blois

Appeal 1958

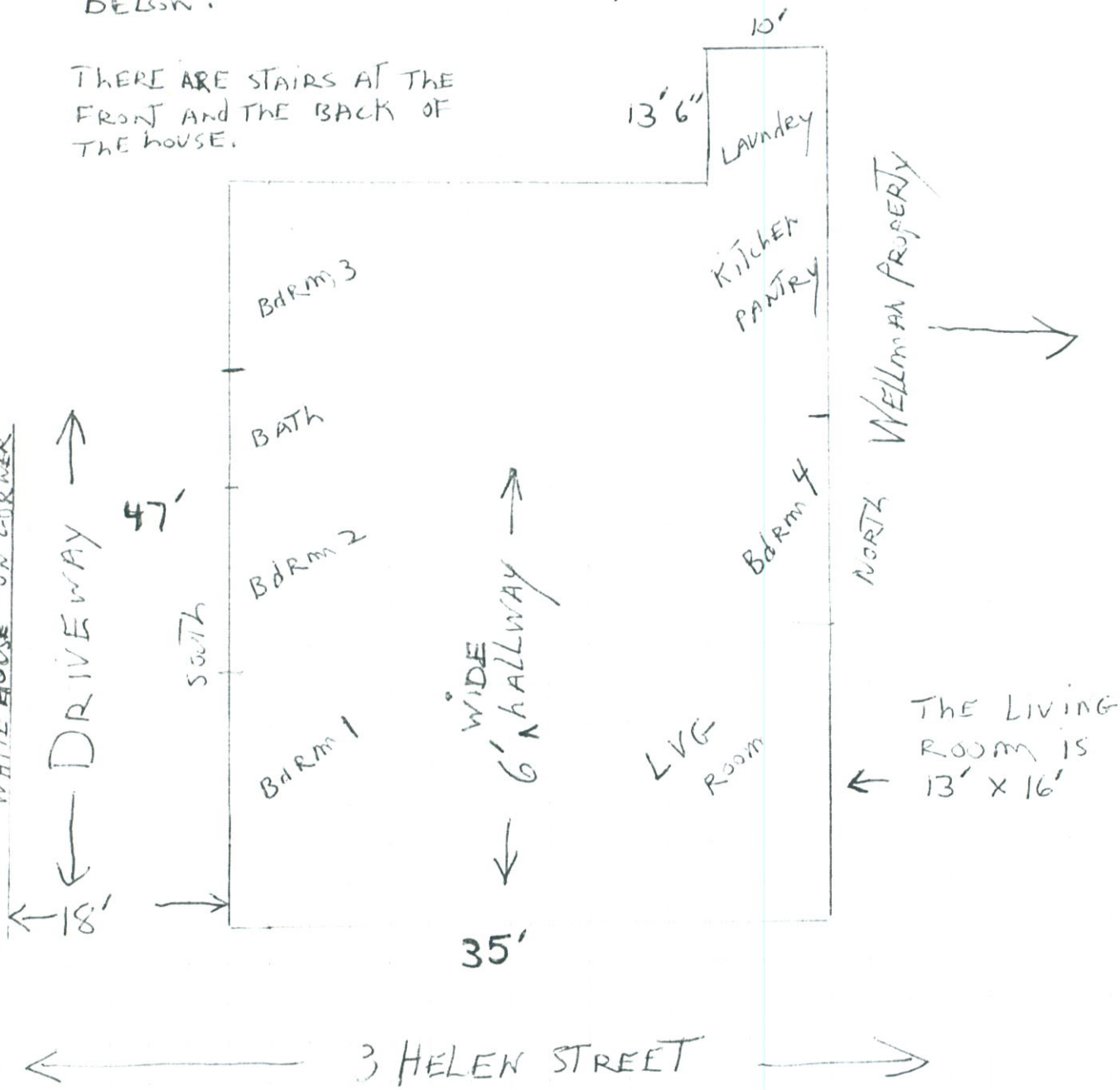
CITY OF PLATTSBURGH
Building Inspector's Office
City Hall
PLATTSBURGH, NEW YORK 12901
(518) 563-7707

JOB 3 HELEN / AREA VARIANCE
SHEET NO. ONE OF ONE
CALCULATED BY _____ DATE MARCH 24, 201
CHECKED BY _____ DATE _____
SCALE NOT DRAWN TO SCALE

3 HELEN IS A NARROW LOT DESIGNATED LOT 53. THE NORTH SIDE OF THE HOUSE IS BUILT VERY CLOSE TO THE WELLMAN PROPERTY. THE SOUTH SIDE INCLUDES A TWO-CAR-WIDE DRIVEWAY THAT'S 18' WIDE. EIGHT CARS CAN BE PARKED ON THE DRIVEWAY DURING A PARKING BAN.

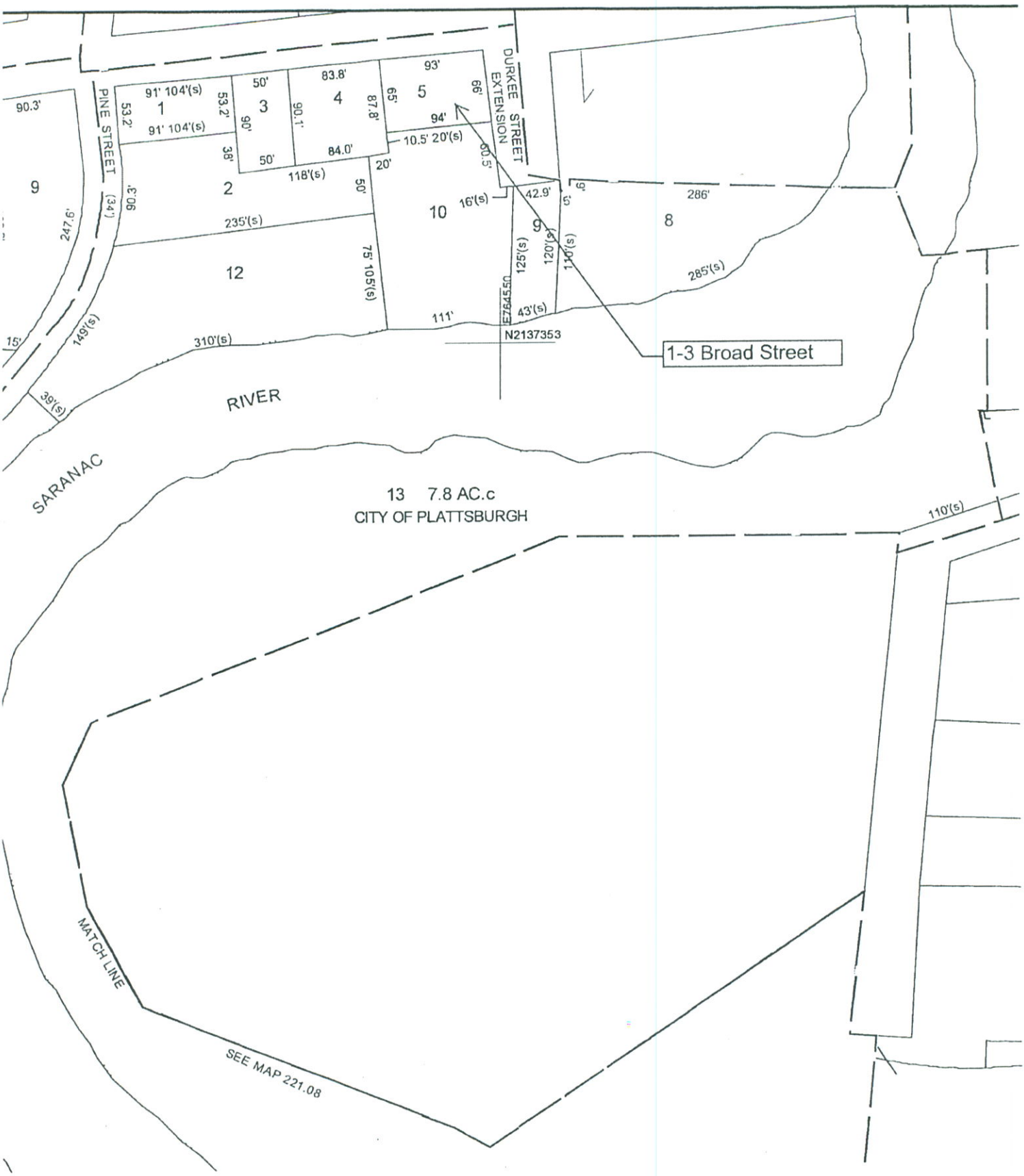
A SKETCH OF THE 2nd STORY OF THE HOUSE IS PROVIDED BELOW.

THERE ARE STAIRS AT THE FRONT AND THE BACK OF THE HOUSE.



PRODUCT 204-1 (Single Sheets) 205-1 (Padded) NEBS Inc., Groton, Mass. 01471 To Order PHONE TOLL FREE 1-800-225-6380

Appeal 1959


PINE STREET
(34')
DURKEE STREET EXTENSION
1-3 Broad Street
SARANAC RIVER
13 7.8 AC.c
CITY OF PLATTSBURGH
MATCH LINE
SEE MAP 221.08
N2137353
E7645.50

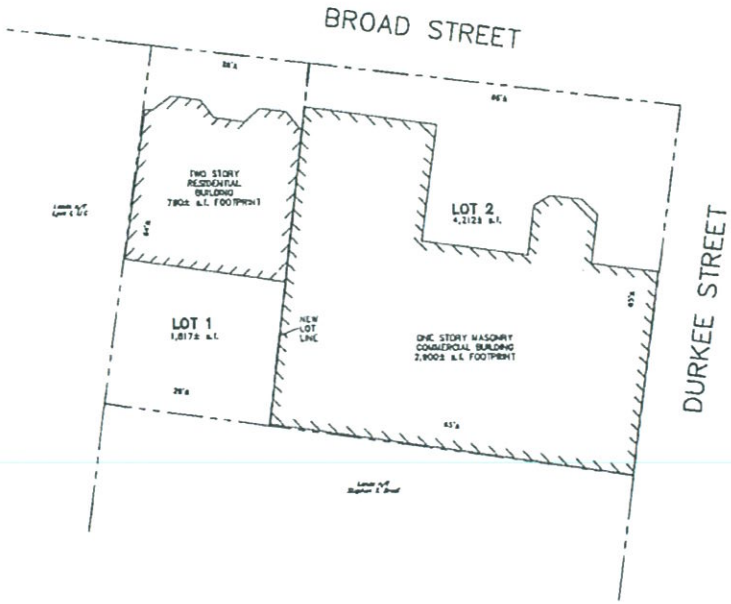
Appeal 1959

REFERENCE MAP:

"SURVEY OF LOT OWNED BY JOHN T. MURPHY AND PETER A. WHITBECK," prepared by Robert H. Lotus, L.S., dated 1/7/1983, last revised 10/2/1983. On file at AES Northeast, PLLC.

NOTE:

All property lines and buildings as shown are sketched from the reference map and therefore all locations are approximate.



LOT 1 ZONING TABLE			
ZONING DISTRICT: CENTRAL BUSINESS			
ZONING REQUIREMENT	REQUIRED	PROVIDED	COMPLIES
Min. Lot Size (s.f.)	[illegible]	[illegible]	NO
Add. Per Dwelling Unit (s.f.)	[illegible]	[illegible]	YES
Min. Lot Width	[illegible]	[illegible]	NO
Min. Lot Depth	[illegible]	[illegible]	NO
Min. Front yard Setback	[illegible]	[illegible]	YES
Min. Side Yard Setback	[illegible]	[illegible]	YES
Min. Rear Yard Setback	[illegible]	[illegible]	YES
Max. Building Height	[illegible]	[illegible]	YES
Max. Building Coverage	[illegible]	[illegible]	YES
Min. Open Space	[illegible]	[illegible]	YES

LOT 2 ZONING TABLE			
ZONING DISTRICT: CENTRAL BUSINESS			
ZONING REQUIREMENT	REQUIRED	PROVIDED	COMPLIES
Min. Lot Size (s.f.)	[illegible]	[illegible]	NO
Add. Per Dwelling Unit (s.f.)	[illegible]	[illegible]	N/A
Min. Lot Width	[illegible]	[illegible]	YES
Min. Lot Depth	[illegible]	[illegible]	NO
Min. Front yard Setback	[illegible]	[illegible]	YES
Min. Side Yard Setback	[illegible]	[illegible]	YES
Min. Rear Yard Setback	[illegible]	[illegible]	YES
Max. Building Height	[illegible]	[illegible]	YES
Max. Building Coverage	[illegible]	[illegible]	YES
Min. Open Space	[illegible]	[illegible]	YES

10 0 10 20 30

Scale 1" = 10'

GENERAL LOCATION MAP

U.S.G.S. QUAD: PLATTSBURGH 7.5 x 7.5 minute

TAX MAP REFERENCE: 221.7-3-5

REVISIONS		
NO.	DESCRIPTION	DATE

DATE THIS DRAWING WAS ORIGINALLY COMPLETED: 3/22/2013

SKETCH PLAN
SHOWING PROPOSED SUBDIVISION
OF LANDS OF

PETER WHITBECK

SOUTH SIDE OF BROAD ST., WEST SIDE OF DURKEE ST.,
CITY OF PLATTSBURGH, CLINTON COUNTY, NEW YORK

AES NORTHEAST

Architecture, Engineering, and Land Surveying Northeast, PLLC
10-12 City Hall Place, Plattsburgh, NY 12901
Phone: (518) 561-1598 Fax: (518) 561-1990

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Certifications on this boundary survey map signify that the map was prepared in accordance with the current and existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the persons for whom the boundary survey is prepared, to the title company, to the governmental agency, and to the lending institution, for assessment and/or mortgage, found below. The certifications hereon are not transferable.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 Subsection 2, of the New York State Education Law.

Only boundary survey maps with the surveyor's embossed seal are genuine and not earlier copies of the surveyor's original seal and signature.

Other than embossed-seal copies may contain unauthorized and unintended modifications, additions, additions, and changes.

SCOTT B. ALLEN, L.S.
LICENSE NO. 49686

JOB NO. 6059

Appeal 1960, 1961, 1962

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, subdivision 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. (wyfer 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 grantees.
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 NAVD27.
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. " " denotes lot number on reference map #1
14. Field survey completed with snow conditions of 12" of cover.
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 06, 2005 and recorded in the Clinton County Clerk's Office as Instrument 2005-00169774.

Reference Maps:

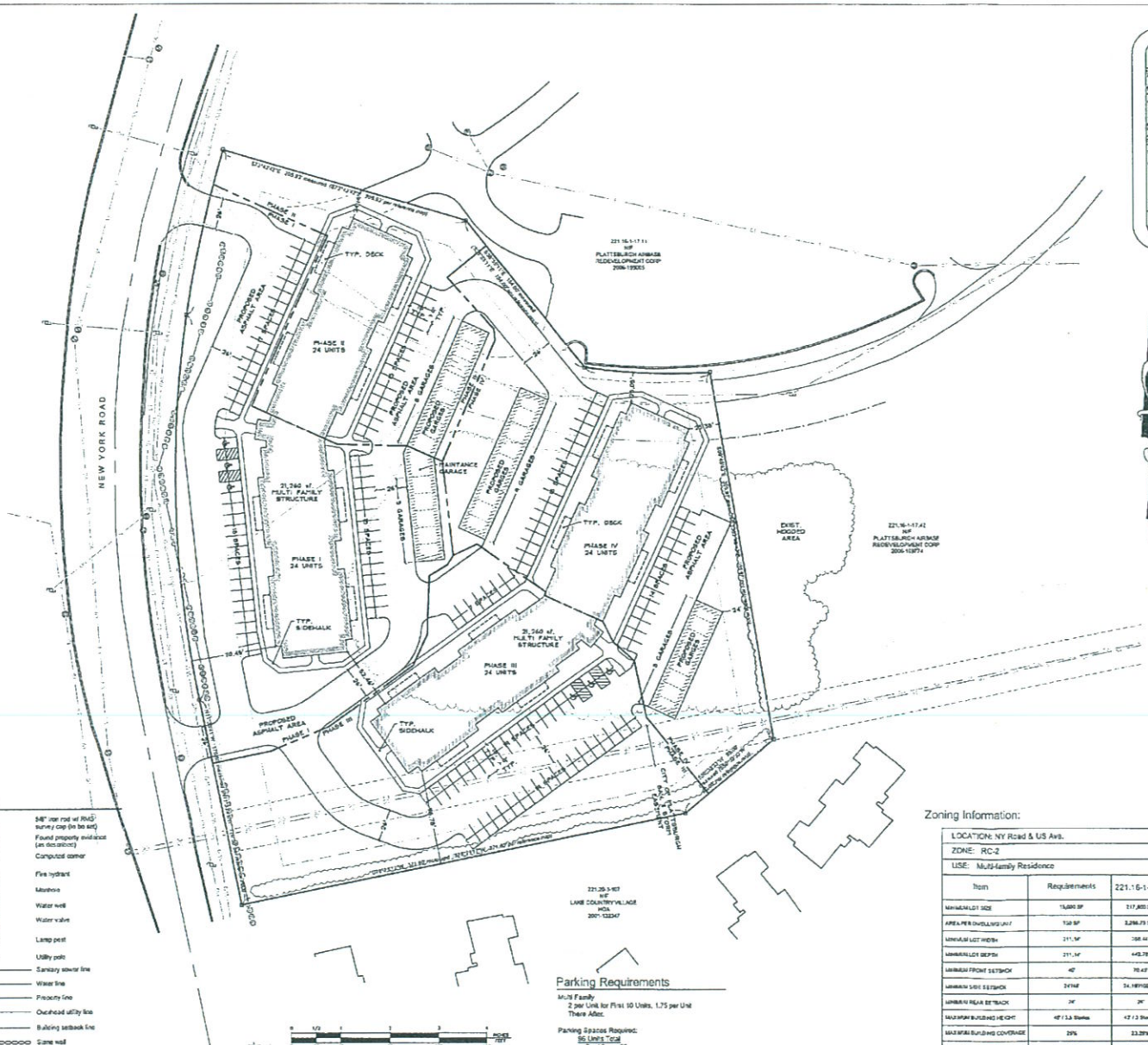
1. "PARC Subdivision Phase III, IV & V" prepared by AES Northeast, dated August 22, 2006 and filed in the Clinton County Clerk's Office as filed map instrument #. 2006-00166978.

Tax Map Reference:

Section 221.16 - Block 1 - Lot 17.13
City of Plattsburgh
County of Clinton

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 contours



Scale: 1 Inch = 40 Feet

Parking Requirements

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

Parking Spaces Required:
96 Units Total
2 x 10 = 20
+86 x 1.75 = 150.5
Total : 171 Spaces

Total Parking Spaces Provided:
143 Spaces
+ 30 Garages
Total : 173 Spaces

Zoning Information:

LOCATION: NY Road & US Ave.		
ZONE: RC-2		
USE: Multi-family Residence		
Item	Requirements	221.16-1-17.13
MINIMUM LOT SIZE	15,000 SF	217,800 SF
AREA PER DWELLING UNIT	750 SF	2,266.75 SF
MINIMUM LOT WIDTH	211.14'	398.44'
MINIMUM LOT DEPTH	211.14'	442.78'
MINIMUM FRONT SETBACK	40'	70.43'
MINIMUM SIDE SETBACK	24'NF	24.18'NSF
MINIMUM REAR SETBACK	24'	24'
MAXIMUM BUILDING HEIGHT	42' / 3.5 Stories	42' / 3 Stories
MAXIMUM BUILDING COVERAGE	25%	23.25%
MAXIMUM BUILDING AREA	34,450 SF	50,115 SF
MINIMUM OPEN SPACE	50%	45%
MINIMUM PARKING	171	173

General Location Map
(Not to Scale)

No.	Revision/Issue	Date

RMS
ROBERT M. SUTHERLAND P.C.
ENGINEERS • PLANNERS • SURVEYORS
SOIL & MATERIAL TESTING
11 MACDONOUGH STREET, PLATTSBURGH, NY 12901
315.561.8145 FAX 315.561.2496 (FX)
RMSPC.COM

Project Name & Address

LEWIS HEIGHTS DEVELOPMENT 2013

MASTER PLAN

City of Plattsburgh
Clinton County State of New York

Project # 13027	Sheet C-100
Date 03-15-13	
Scale 1" = 40'	
Drawn AJO	Checked AJO

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

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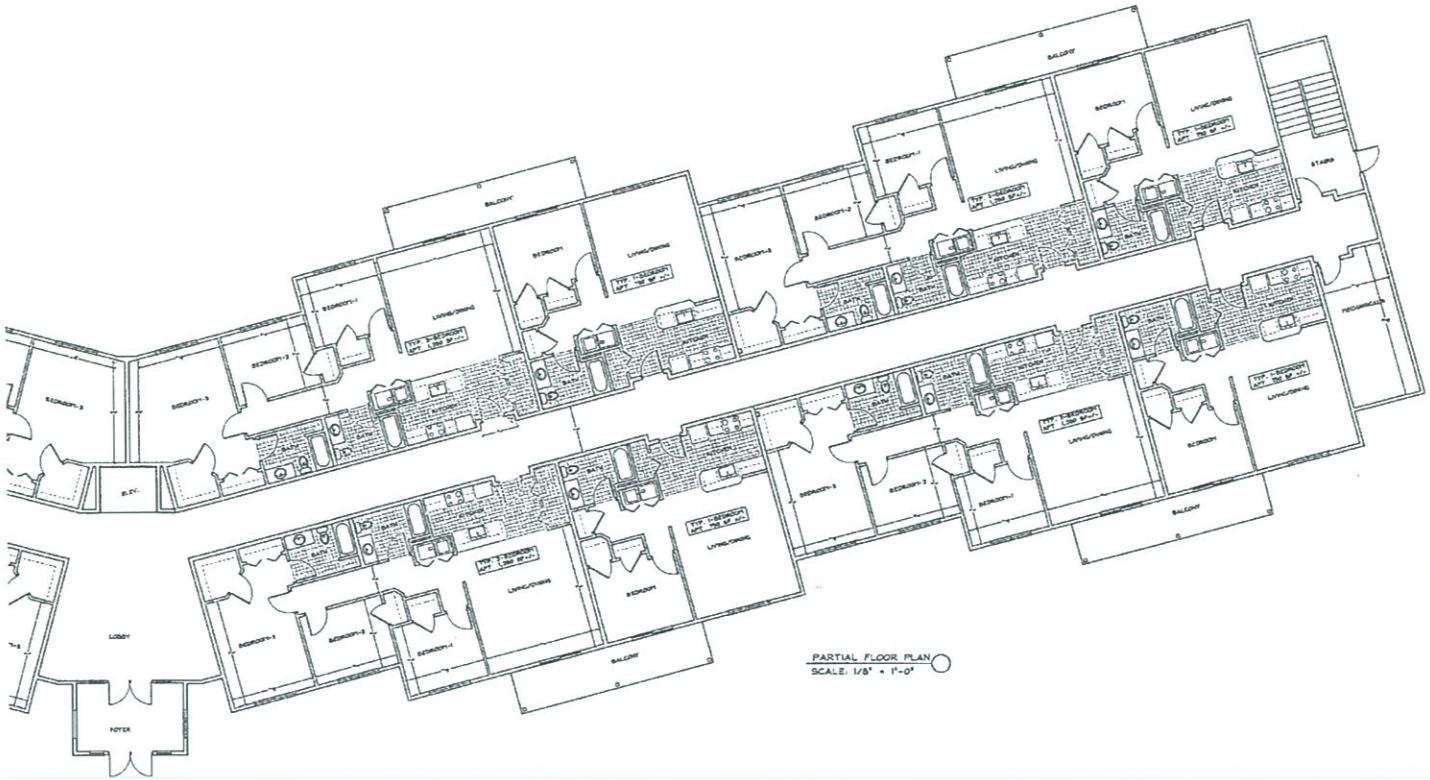
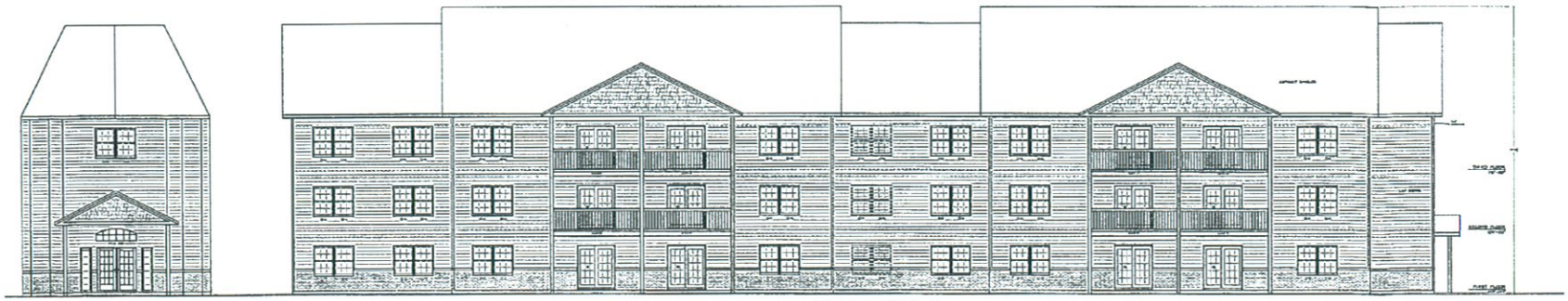
Appeal 1960, 1961, 1962



PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

No.	Revision/Issue	Date

RMS
ROBERT M. SUTHERLAND P.C.
ENGINEERS • PLANNERS • SURVEYORS
SOIL & MATERIAL TESTING
11 MADDONOUGH STREET, PLATTSBURGH, NY 12901
518.561.6143 Ph 518.561.2498 Fax
RMSPC.COM

Project Name & Address

LEWIS HEIGHTS
DEVELOPMENT
2013

MASTER PLAN
BUILDING PLANS

City of Plattsburgh
Clinton County State of New York

Project # 13027	Sheet A-200
Date 03-15-13	
Scale 1" = 40'	
Drawn AJO	Checked AJO

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

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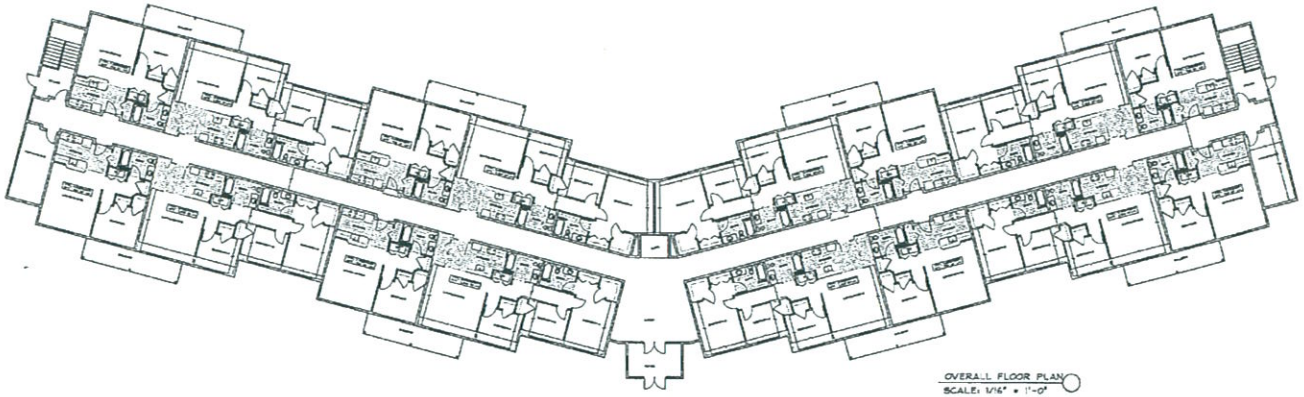

OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

FRONT ELEVATION
SCALE: 1/16" = 1'-0"

No.	Revision/Issue	Date

RMS
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11 MacDonough Street, Plattsburgh, NY 12901
518.561.4140PH 518.561.2496 (FX)
RMSPC.COM

Project Name & Address

LEWIS HEIGHTS
DEVELOPMENT
2013

MASTER PLAN
BUILDING PLANS

City of Plattsburgh
Clinton County State of New York

Project # 13027	Sheet A-100
Date 03-15-13	
Scale 1" = 40'	
Drawn AJO	Checked AJO

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

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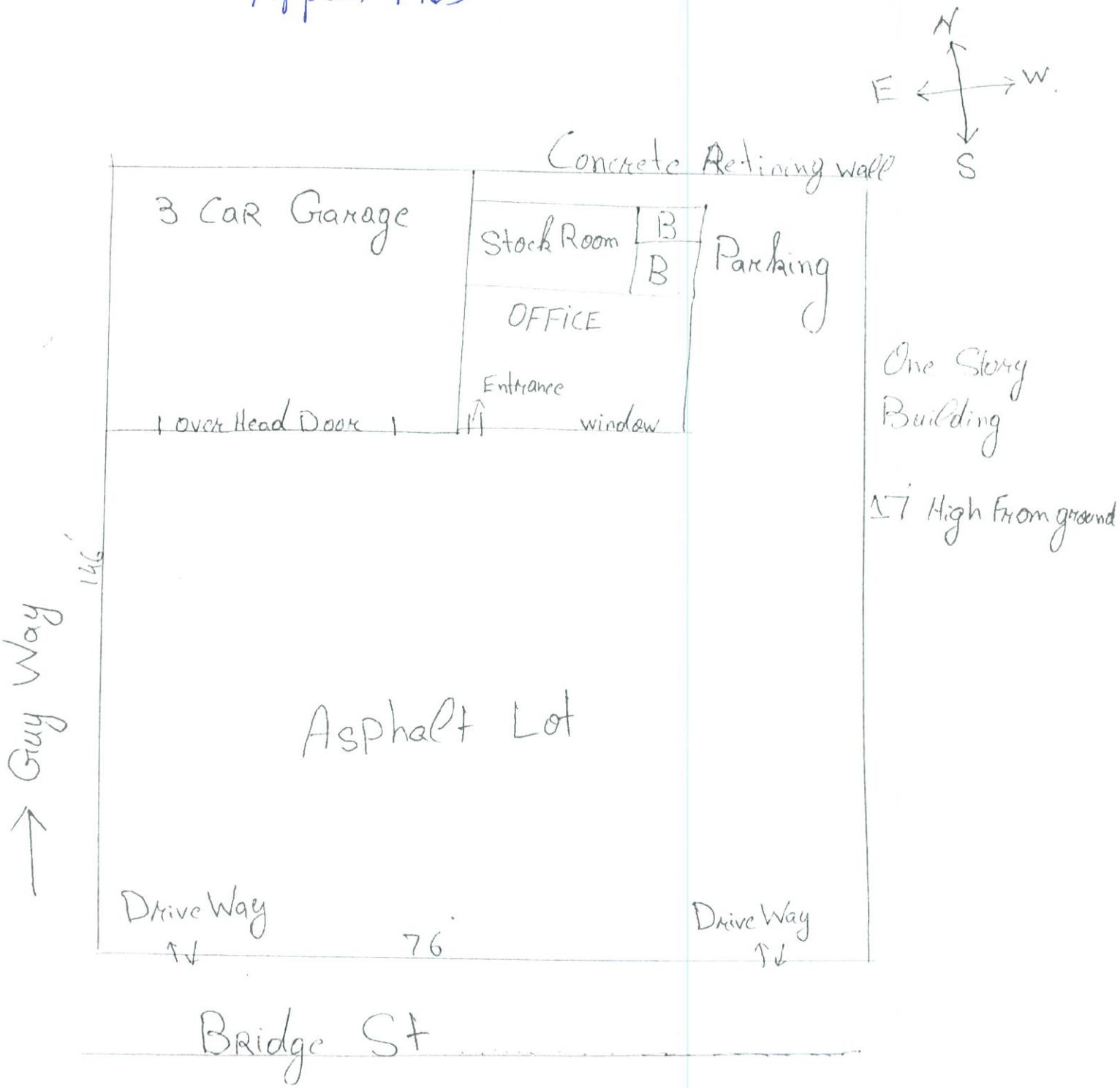
Appeal 1960, 1961, 1962

Appeal 1963


N
E
W
S
Concrete Retining wall
3 CaR Garage
Stock Room
B
B
Parking
OFFICE
Entrance
window
1 over Head Door 1
One Story Building
17' High From ground
146'
Guy Way
Asphalt Lot
Drive Way
76'
Drive Way
Bridge St