

# GRADING PLAN

SCALE: 1" = 30'

# LEGEND

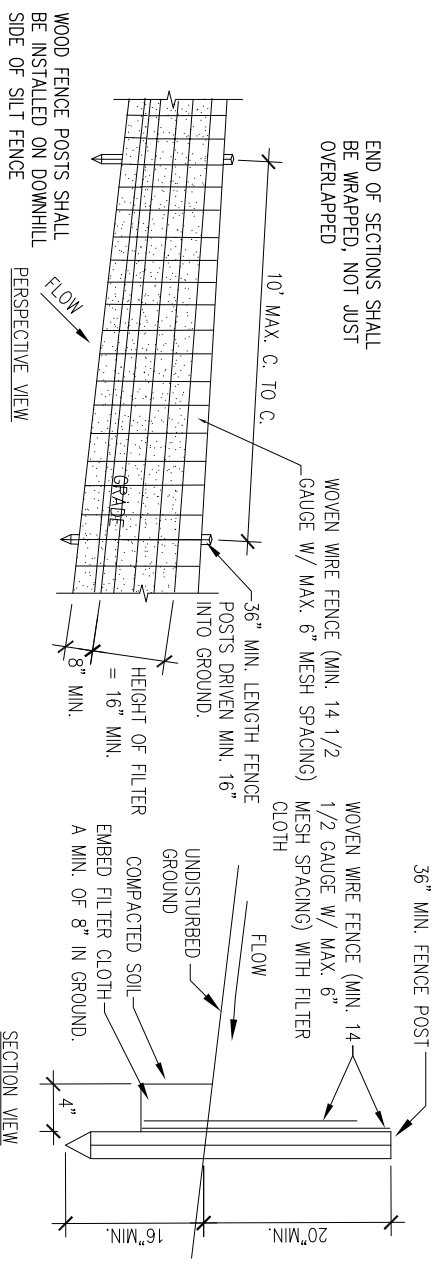
- 200 --- EXISTING CONTOUR
- 200 --- PROPOSED CONTOUR
- 198.25 X PROPOSED SPOT ELEVATION

OAK STREET

ELM STREET

TOP OF BANK  
= 198.00

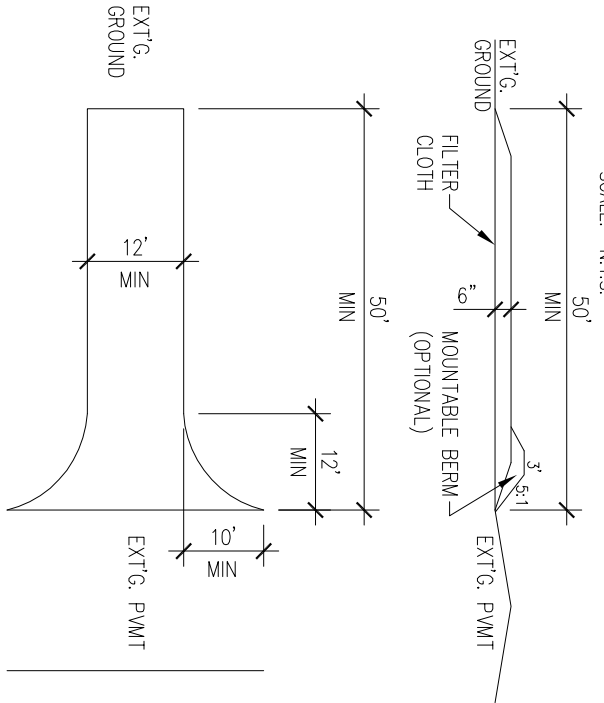
INSTALL STABILIZED CONSTRUCTION ENTRANCE



# SILT FENCE

SCALE: N.T.S.

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL (EITHER "T" OR "U" TYPE) OR 2" HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFL 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

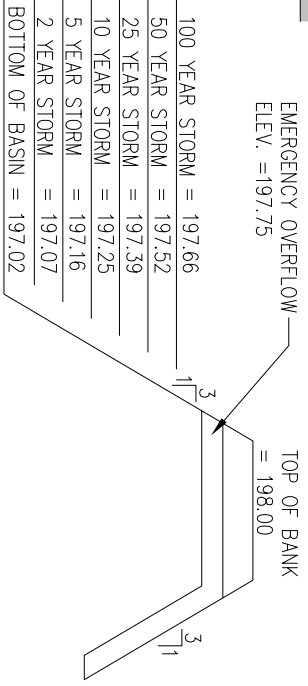


# STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

- 2" STONE (6" MIN DEPTH) OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT
- FILTER CLOTH TO BE PLACED UNDER STONE
- ALL SURFACE WATER FLOWING TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED.
- THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ANY SEDIMENT THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

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# INFILTRATION BASIN DETAIL

N.T.S.

REV. #	DATE	BY	REVISIONS

# GRADING PLAN

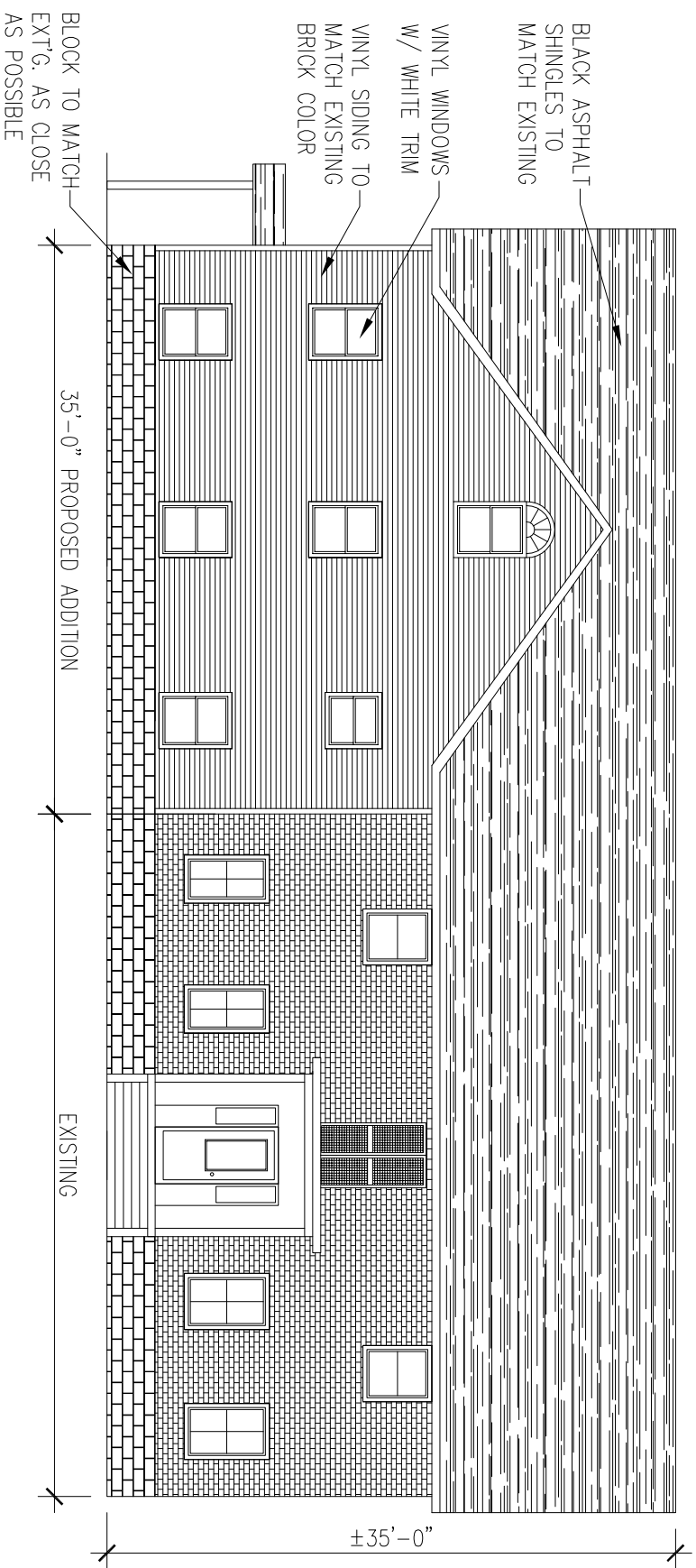
**NEW JERUSALEM BAPTIST CHURCH**  
**BUILDING ADDITION & SITE**  
**RENOVATIONS**  
**83 OAK STREET, PLATTSBURGH, NY 12901**

**MOSER ENGINEERING**  
 73 BUGBY ROAD  
 CHAZY, NY 12921  
 518-946-3180  
 MOSERENGINEERING@YAHOO.COM  
 WWW.MOSERENGINEERING.COM

**C2**

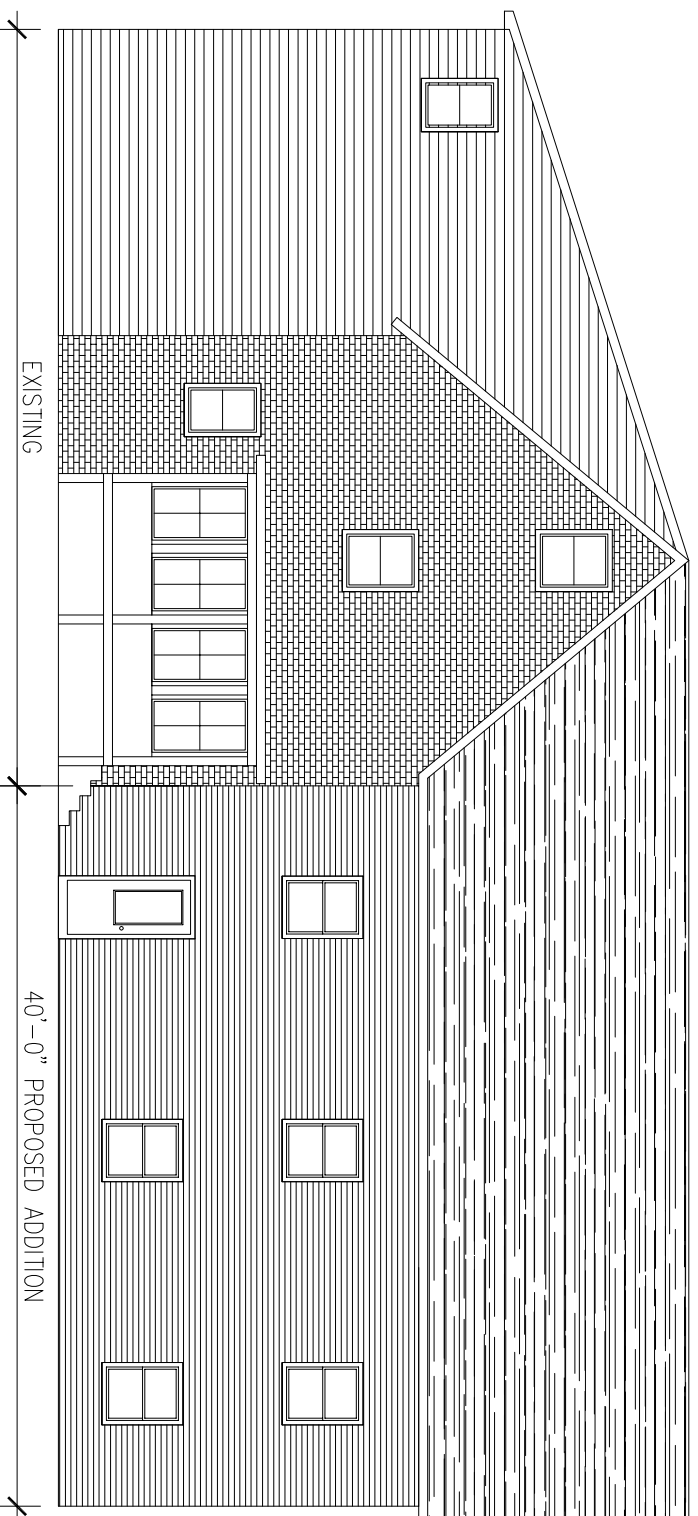
DATE: 10-25-13

PROJECT NO. 13-41



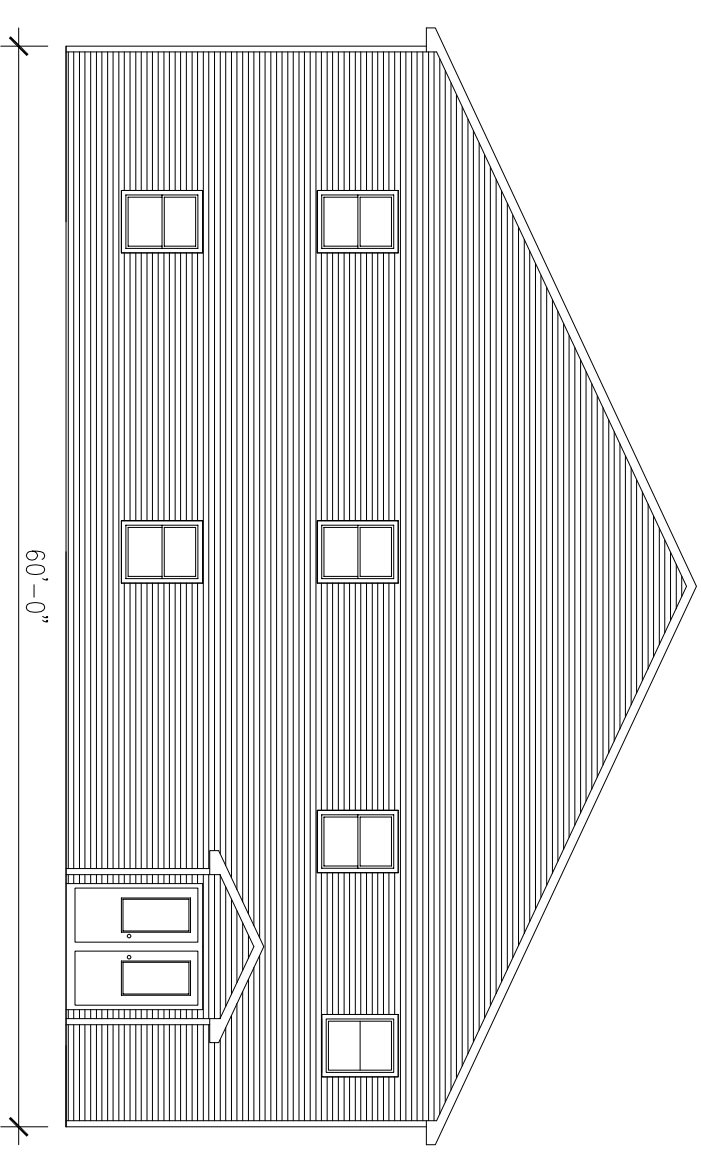
VIEW FROM OAK STREET (EAST VIEW)

SCALE: 3/32" = 1'-0"



VIEW FROM PARKING LOT (WEST VIEW)

SCALE: 3/32" = 1'-0"



VIEW FROM ACCESS DRIVE SIDE (SOUTH VIEW)

SCALE: 3/32" = 1'-0"

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**ELEVATION VIEWS**

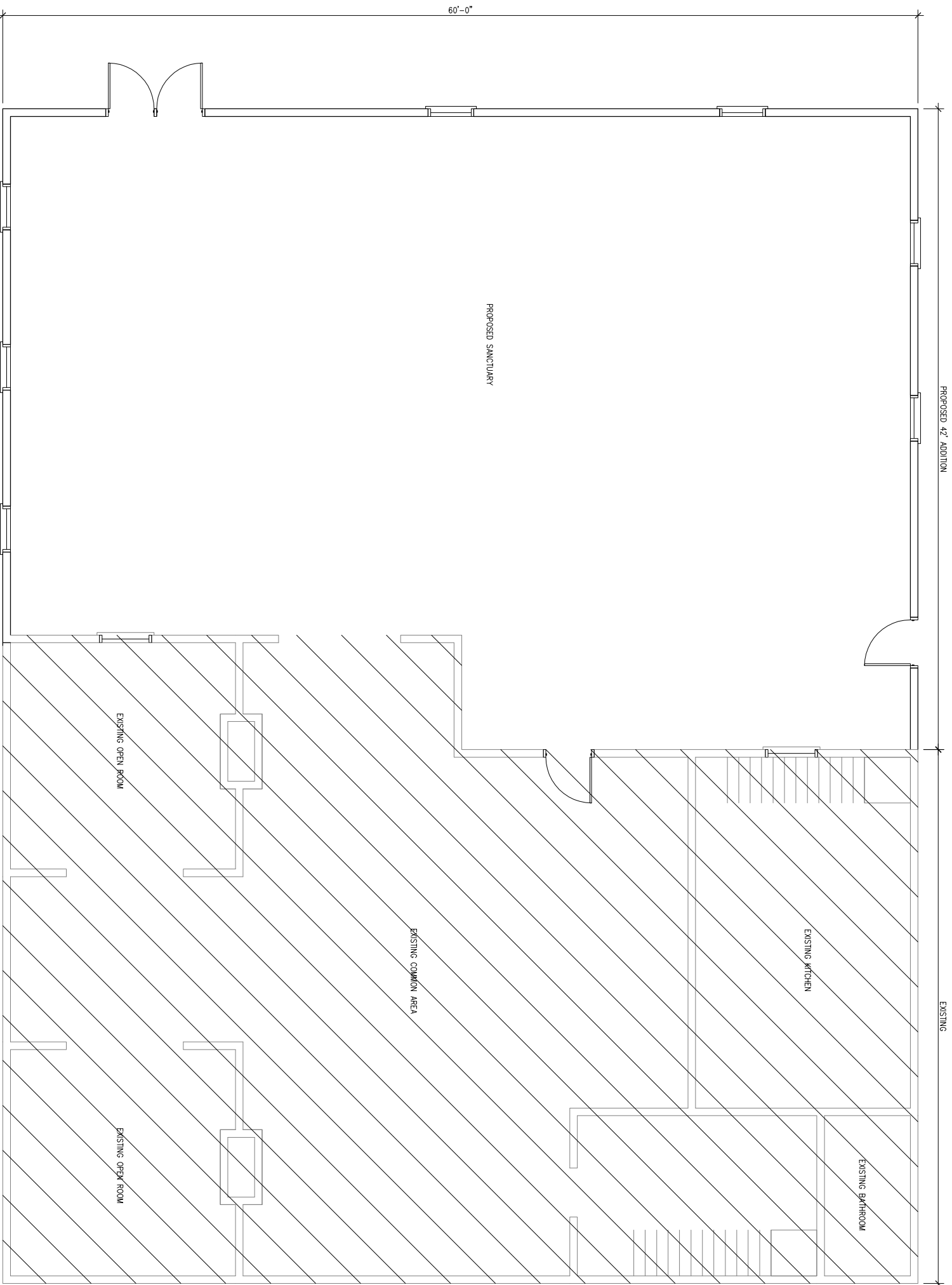
**NEW JERUSALEM BAPTIST CHURCH  
BUILDING ADDITION & SITE  
RENOVATIONS**  
83 OAK STREET, PLATTSBURGH, NY 12901

DATE: 3-13-14

PROJECT NO. 13-41

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**E1**



PROPOSED 42' ADDITION

EXISTING

60'-0"

PROPOSED SANCTUARY

EXISTING KITCHEN

EXISTING BATHROOM

EXISTING COMMON AREA

EXISTING OPEN ROOM

EXISTING OPEN ROOM

# 1ST FLOOR PLAN

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

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## 1ST FLOOR PLAN

**NEW JERUSALEM BAPTIST CHURCH  
 BUILDING ADDITION & SITE  
 RENOVATIONS**  
 83 OAK STREET, PLATTSBURGH, NY 12901

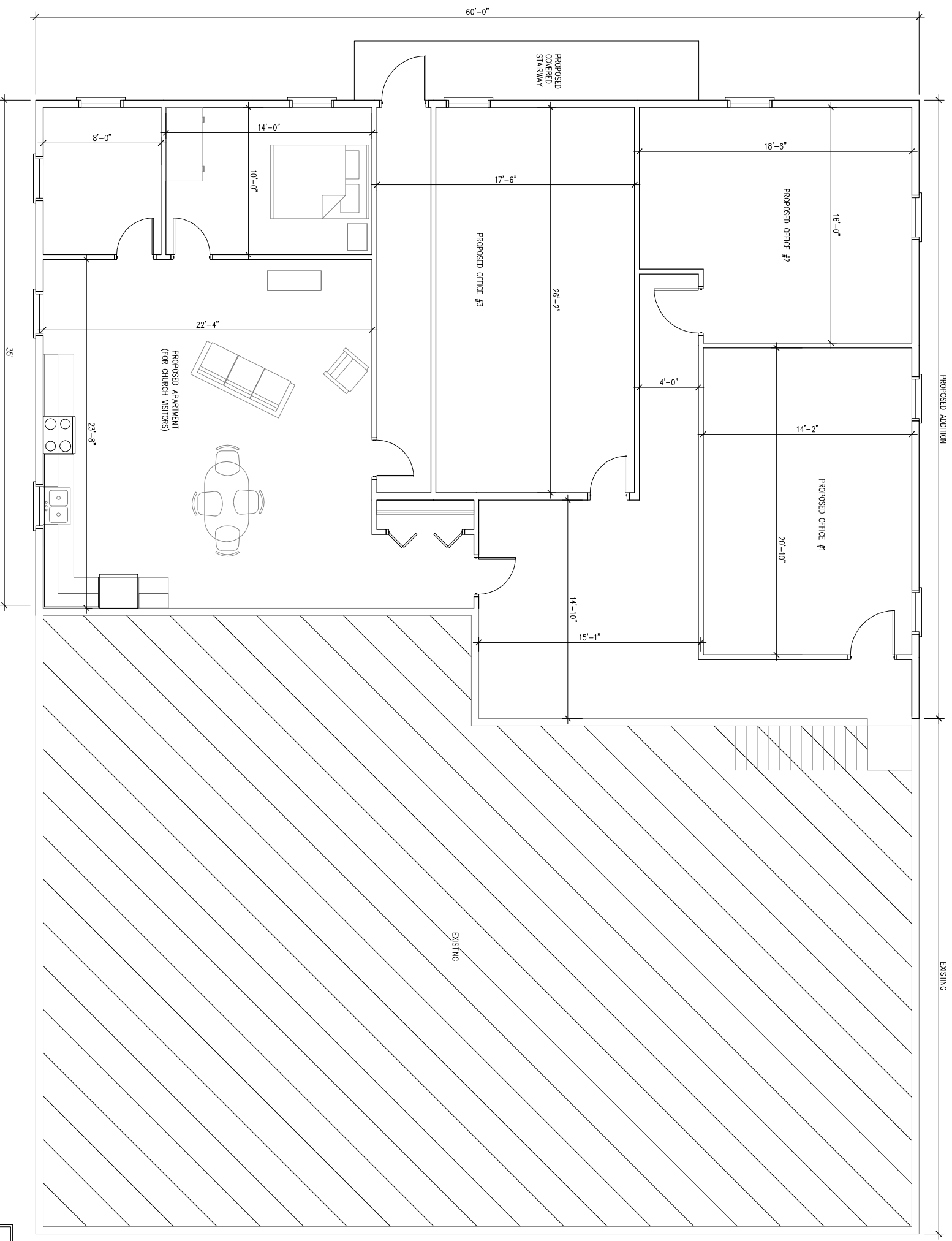
DATE: 3-13-14

PROJECT NO.: 1341

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**A1**



# 2ND FLOOR PLAN

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

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<p><b>2ND FLOOR PLAN</b></p> <p><b>NEW JERUSALEM BAPTIST CHURCH</b></p> <p><b>BUILDING ADDITION &amp; SITE</b></p> <p><b>RENOVATIONS</b></p> <p><b>83 OAK STREET, PLATTSBURGH, NY 12901</b></p> <p>DATE: 3-13-14</p> <p>PROJECT NO.: 13-41</p>	<p><b>MOSER</b></p> <p><b>ENGINEERING</b></p> <p>73 BUGBY ROAD          CHAZY, NY 12921          518-846-3160          MOSERENGINEERING@YAHOO.COM          WWW.JMOSERENGINEERING.COM</p> <p style="font-size: 2em; font-weight: bold;">A2</p>
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CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

PLANNED UNIT DEVELOPMENT	PRELIMINARY SUBMITTAL:	Date: _____
SITE PLAN REVIEW	FINAL SUBMITTAL:	Date: _____

NAME OF PROPOSED DEVELOPMENT: \_\_\_\_\_

**Applicant:**

Name New Jerusalem Baptist Church  
Address 83 Oak Street  
City Plattsburgh  
State NY Zip 12901  
Telephone#: 518-563-2807  
Fax #: \_\_\_\_\_

**Plans prepared by:**

Name Moser Engineering  
Address 73 Bugby Road  
City Chazy  
State NY Zip: 12921  
Telephone 518-846-3160  
Fax #: \_\_\_\_\_

**Owner (if different) ((if more than one owner, provide info. for each)**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

Purchase Option: \_\_\_\_\_

Location of site: 83 Oak Street

Property description/class: \_\_\_\_\_

Parcel ID No.: 207.15-6-6 Lot Size: 0.59 acres

Current Zoning District: R2 - General Residential

Variance #: 1993 (if any) Approved:  Yes  No

City, State and Federal permits needed: \_\_\_\_\_

Proposed uses(s) of site: Church

Total site area (square feet or acres): 0.59

Anticipated construction time: 6 months (days, months, years)

Will development be Phased: No

Current land use of site(agriculture,commercial, undeveloped,):

Church

Current conditions of site(buildings, brush, etc.):

Building, parking lot and grass

Character of surrounding lands(suburban,agriculture,wetlands,etc.):

Residential buildings

Estimated cost of proposed improvement: \$

Anticipated increase in number of residents, shoppers, employees:

0

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- for residential buildings include number of dwellings units by size(efficiency, one-bedroom, two-bedroom,three or more bedrooms) and number of parking spaces to be provided.
- for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.
- other proposal structures

An approximate 42'x60' addition will be constructed. Currently the church's sanctuary is on the second floor and with this addition the sanctuary will be located on the ground level which will make it much easier for visitor's to access the church, especially the elderly and physically disabled. The existing gravel parking lot will be paved as part of the project.

INSTRUCTIONS FOR SUBMITTAL:

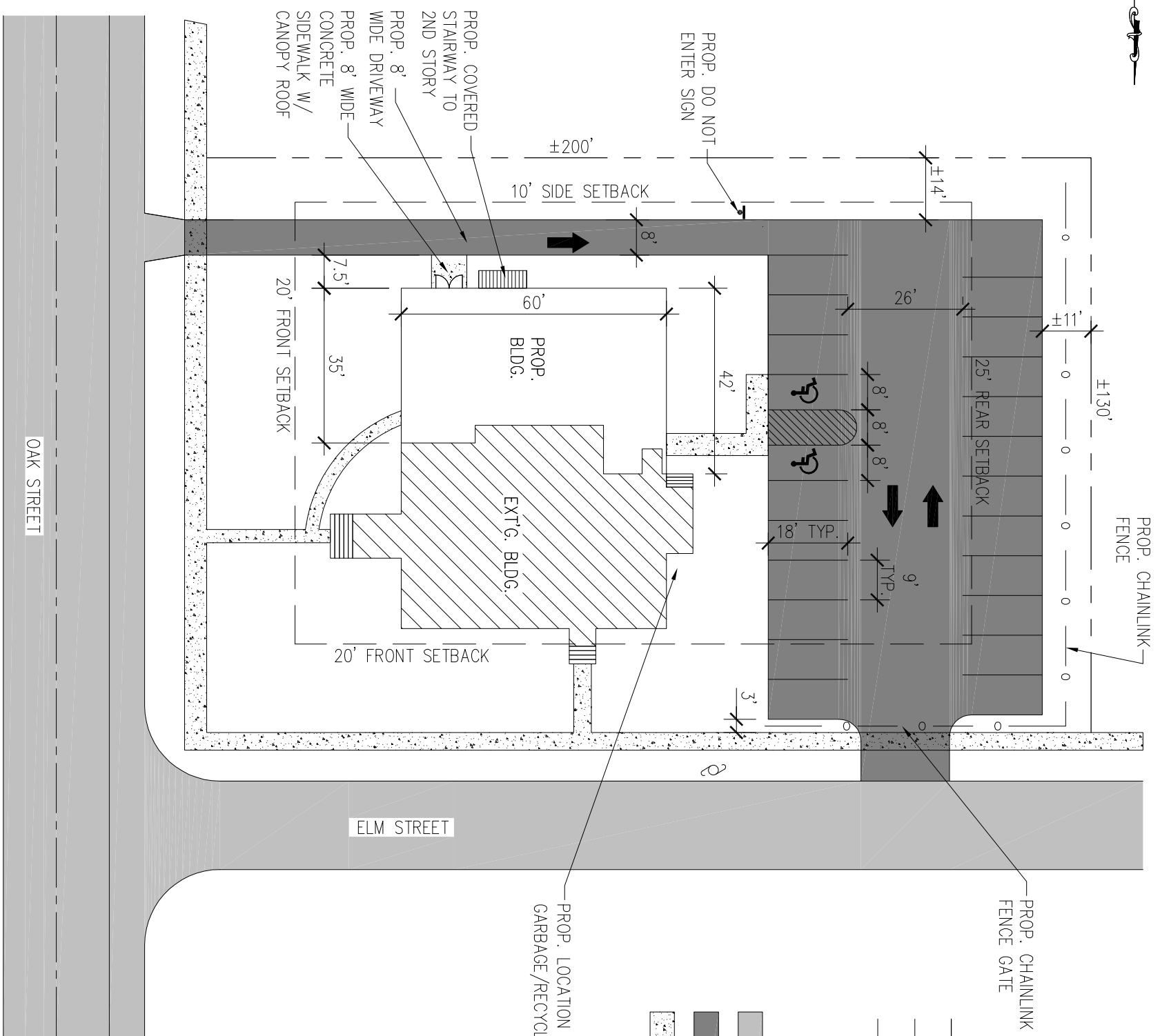
1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, survey, detailed site plan, typical floor plans, SEQOR, and building elevations (indicating finished materials) as required by the Zoning Ordinance Section 270-35. After review and acceptance of the above submittal by the Building Inspector and Engineering and Planning Dept., the approved application will be returned and the applicant is to submit **15 sets** of the approved application, SEQOR, and drawings to:

Engineering and Planning Dept.  
41 City Hall Place  
Plattsburgh, N.Y. 12901

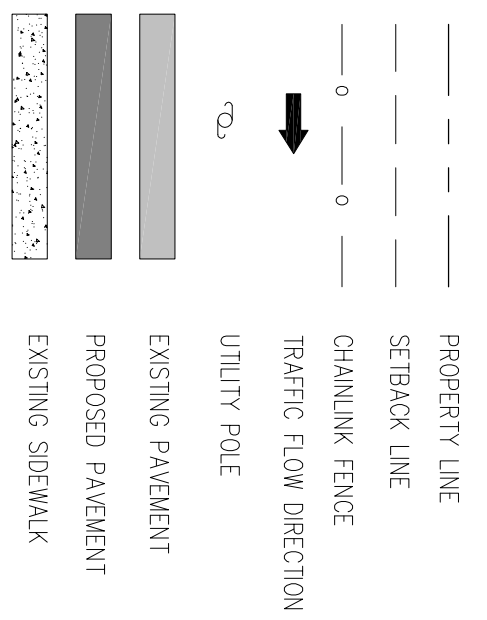
(518) 563-7730

NOTE:

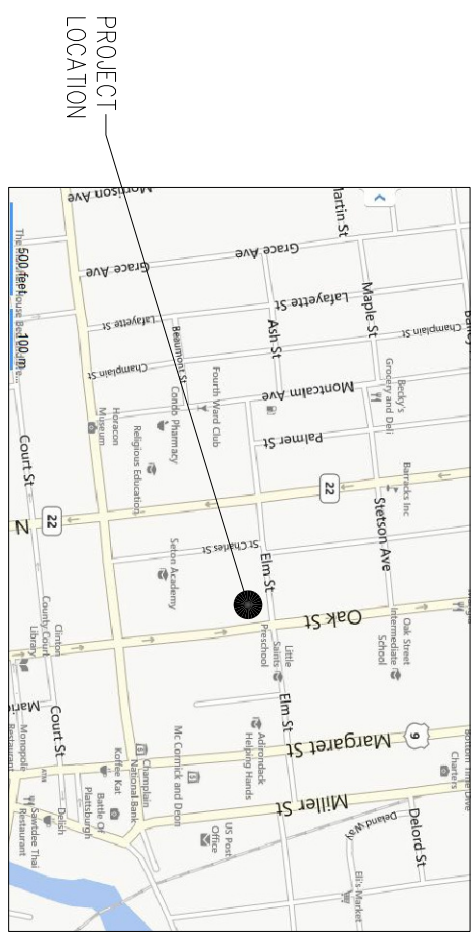
A site plan review request can not be placed on the Planning Board agenda until the Engineering and Planning Dept. certifies the submittal is complete and contains all information as required.



### LEGEND



PROP. CHAINLINK FENCE GATE  
 PROP. CHAINLINK FENCE  
 PROP. LOCATION OF GARBAGE/RECYCLE BINS



### PROJECT LOCATION MAP

### ZONING TABLE (R2 - GENERAL RESIDENTIAL)

	REQUIRED	PROPOSED
MAX. BLDG. AREA (%)	30	22
MIN. OPEN SPACE (%)	50	43
MIN. FRONT YARD SETBACK (FT)	20	23.5
MIN. REAR YARD SETBACK (FT)	25	28.5
MAX. HEIGHT (FT)	35	±32
LOT SIZE (SF)	10,000	25,740
PAVING (SF)	N/A	±9,353
SIZE OF EXISTING BUILDING (SF)	N/A	±2,878
SIZE OF ADDITION (SF)	N/A	±2,700
PARKING SPACES (SEE CALCS BELOW)	27	23

SANCTUARY (1 SPACE/4 SEATS): 80 SEATS = 20 SPACES  
 OFFICE AREA (1 SPACE/ 250 SF): ±1,046 = 5 SPACES  
 STORAGE (1 SPACE/2,000 SF): ±4,000 SF = 2 SPACES

REV. #	DATE	BY	REVISIONS
1	1-9-14	JAM	CITY OF PLATTSBURGH COMMENTS
2	2-5-14	JAM	PARKING LOT LAYOUT
3	4-10-14	JAM	PLANNING BOARD COMMENTS

## SITE PLAN

SCALE: 1" = 30'

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**C1**