



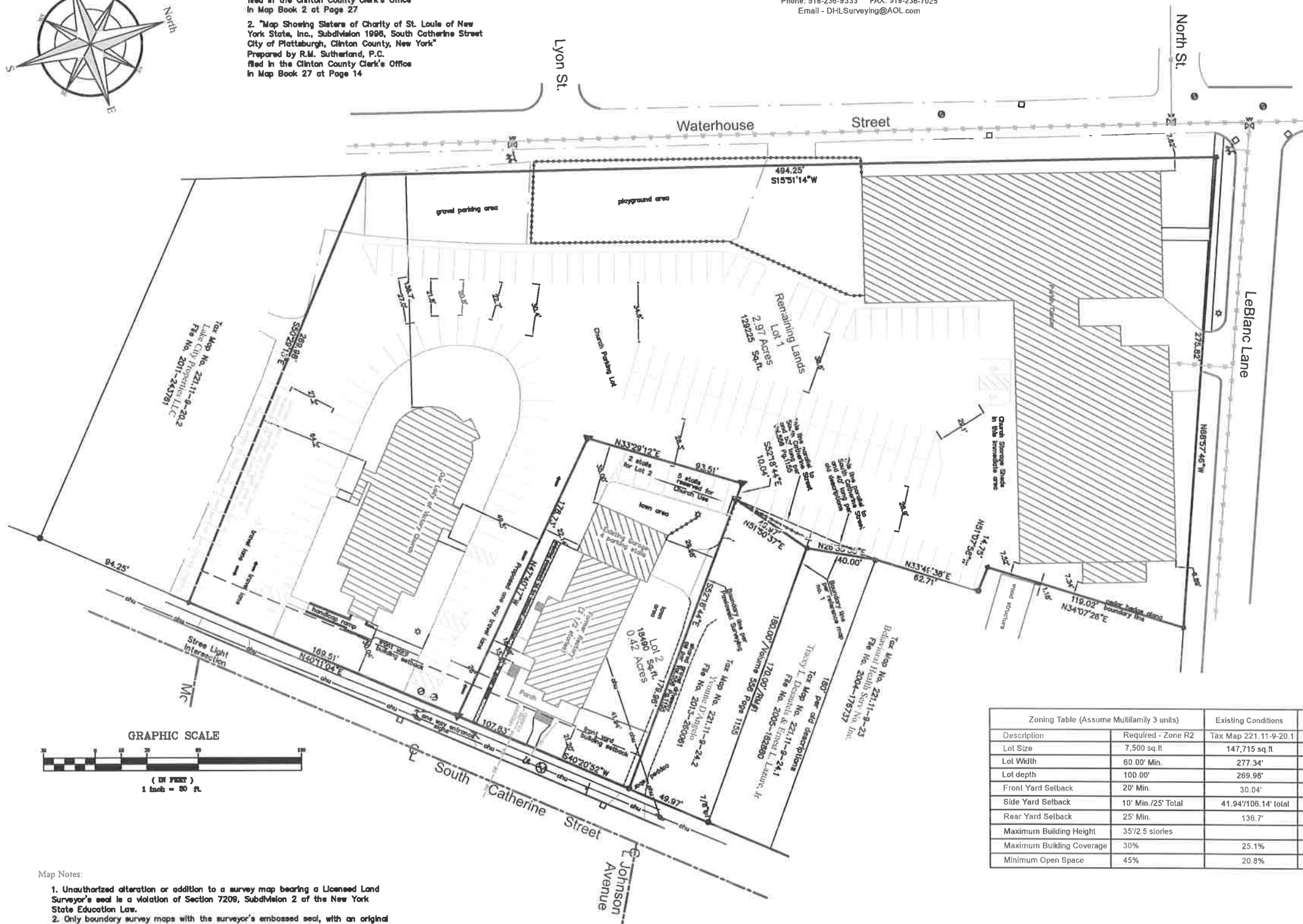
Reference Maps:

1. "Map of Property Our Lady of Victory Church City of Plattsburgh, Clinton County, New York" Prepared by Joseph J. Martino, P.E., L.S. filed in the Clinton County Clerk's Office in Map Book 2 at Page 27
2. "Map Showing Sisters of Charity of St. Louis of New York State, Inc., Subdivision 1998, South Catherine Street City of Plattsburgh, Clinton County, New York" Prepared by R.M. Sutherland, P.C. filed in the Clinton County Clerk's Office in Map Book 27 at Page 14

DHL
Dean H. Lashway, L.S., P.C.
 Boundary Surveys - Residential & Commercial Subdivisions
 Topographic & Construction Surveying
 2789 Miner Farm Rd
 Altona, New York 12910
 Phone: 518-236-9333 FAX: 518-236-7025
 Email - DHLSurveying@AOL.com



General Location Map

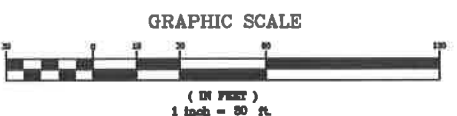


Existing Parking Tabulation	
Use	Parking Stall Use
Catholic Church Mass	70-80
Bingo	110
Gymnasium (occasional use)	15
JCEO/Headstart Program	8-12
Yearly Church Events (2-3/yr)	70-100/hour
Soup Kitchen (1 day for 2hrs)	15
Parking Stalls for Lot No. 2	2
Total available parking stalls	146

- Legend
- Iron pin set
 - Iron pipe/pin found
 - Computed corner
 - Chain Link fence line found
 - Wood fence line found
 - Utility pole
 - Overhead utility line
 - Reference Map Line
 - Parcel boundary line
 - ⊕ Fire Hydrant
 - ⊕ Water Valve
 - ⊕ Catch Basin
 - ⊕ Sanitary Sewer Manhole
 - ⊕ Water Shut Off
 - ⊕ Existing Deciduous Sapling

Tax Map # 221.11-9-20.1
 Reference Deed:
 Marcel Crete & Dalis Crete
 to
 Notre Dame Des Victoires & of Plattsburgh
 Dead Volume 122 Page 418

Clinton County Real Property
 Certifies that this subdivision map
 Pertains to tax map # 221.11-9-20.1
 _____ (Signature line)



Description	Zoning Table (Assume Multifamily 3 units)		Existing Conditions		Proposed Conditions	
	Required - Zone R2	Tax Map 221.11-9-20.1	Lot # 1	Lot # 2	Lot # 1	Lot # 2
Lot Size	7,500 sq.ft	147,715 sq.ft	129,225 sq.ft.	18490 sq.ft		
Lot Width	60.00' Min.	277.34'	169.51'	107.83'		
Lot depth	100.00'	269.98'	269.98'	184.36' Ave.		
Front Yard Setback	20' Min.	30.04'	30.04'	32.0'		
Side Yard Setback	10' Min./25' Total	41.94'/108.14' total	49.5'/113.70' total	18.68'/48.66' total		
Rear Yard Setback	25' Min.	136.7'	136.7'	35.0'		
Maximum Building Height	35/2.5 stories			2.5 stories		
Maximum Building Coverage	30%	25.1%	24.6%	28.2%		
Minimum Open Space	45%	20.8%	17.6%	45.1%		

Clinton County Treasurer
 Paid Tax Certification
 Date:
 Tax Map No.: 221.11-9-20.1
 Tax Clerk:

area reserved for
 Clinton County Clerk's Office
 recording data

- 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 boundary survey maps with the surveyor's embossed seal, with an original signature, are genuine true and correct copies of the surveyor's original work and opinion (mylar prints shall be stamped with the surveyor's ink seal with an original signature).
 3. The certification listed hereon is limited to the persons for whom the boundary survey map is prepared, the title company, the governmental agency, and to the lending institution listed on this boundary survey map.
 4. The certifications hereon are not transferable.
 5. Copyright 2021 by Dean H. Lashway, L.S., P.C.. All rights reserved.
 6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
 7. Location of existing underground utilities or wetlands, if any, are not shown hereon.
 8. Riparian rights, if any, have not been established as a result of this survey.
 9. Subject to any encumbrances of record or those discoverable by inspection.

- City of Plattsburgh Planning Board Notes:
1. All water and sewer relocation or new construction requires City of Plattsburgh Water and Sewer Permits and can be obtained from the City Building Inspector in coordination with Department of Public Works (DPW). After obtaining the necessary permits, the project construction schedule shall be coordinated with DPW within 72 hours advance notice for all work.
 2. All Electrical relocation or new service requires City of Plattsburgh Permits and can be obtained from the Plattsburgh Municipal Lighting Department (PMLD). After obtaining the necessary permits, the project construction schedule shall be coordinated with PMLD within 72 hours advance notice for all work.

Drawing Revisions		
Date	Description	By
11/18/22	Added parking stalls and updated zoning table	DHL
12/21/22	Added additional information per staff comments	DHL

Drawn By: DHL	Drawing Date: 09/28/22
Project Drawing No 21-085	Sheet Drawing No 1 of 2

Dean H. Lashway, LLS, #049932

Map Showing
 Preliminary/Final Plan
 Of
**Notre Dame Des Victoires of Plattsburgh
 Subdivision 2022**
 4918 South Catherine Street
 City of Plattsburgh
 Clinton County, New York



Reference Maps:

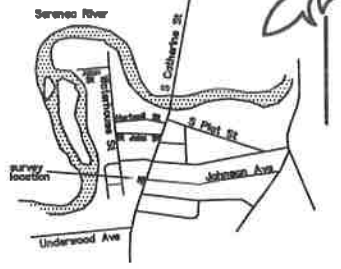
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Easement No.	Easement Description
⊕	A reservation made by the owner of Lot No.1 for an unobstructed ingress and egress of approximately 7.5 feet over the existing pavement intended to be used for the maneuvering of vehicles from the existing parking stalls located to the south, and this same area intended to be used for an unobstructed ingress of vehicle traffic from South Catherine Street into lands of Lot No. 1.
⊕	A reservation made by the owner of Lot No.1 for the right of unobstructed ingress and egress for the use of 5 parking stalls located on the westerly side of Lot No.2
⊕	A beneficial easement being granted to the owner of Lot No.2, the right of unobstructed ingress and egress for vehicular traffic, along and straddling the southerly bounds of Lot No.2, being 26 feet wide, commencing at the westerly bounds of South Catherine Street and running westerly to the southwesterly corner of Lot No.2, then turning and running northerly to the terminus as marked by the northwesterly extension of the northerly line of Lot No. 1.
⊕	A beneficial easement for the right of unobstructed ingress and egress for vehicular traffic for Lot No.2 over lands of Lot No. 1, with the traffic flow being over the existing travel lanes of Lot No. 1 to the street light at the intersection of South Catherine Street with Monty Street.

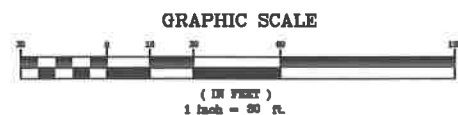
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(Signature line)

Clinton County Treasurer
 Paid Tax Certification
 Date: _____
 Tax Map No.: 221.11-9-20.1
 Tax Clerk: _____

area reserved for Clinton County Clerk's Office recording data

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Date	Description	By
11/18/22	Added parking stalls and updated zoning table	DHL
Drawn By: DHL Drawing Date: 12/22/22		
Project Drawing No. 21-085E		Sheet Drawing No. 2 of 2

Dean H. Lashway, LLS, #049932

Map Showing Easement Plan For
Notre Dame Des Victoires of Plattsburgh
 Subdivision 2022
 4819 South Catherine Street
 City of Plattsburgh
 Clinton County, New York