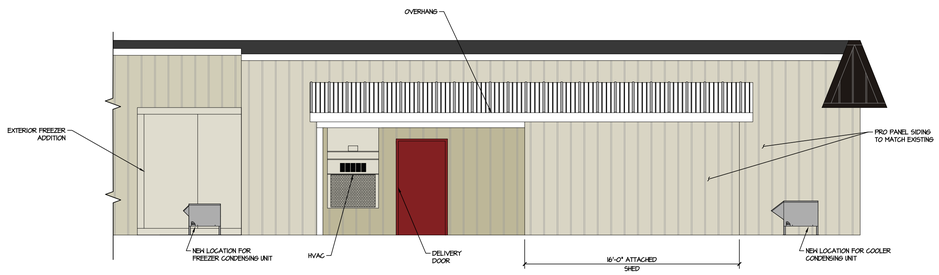
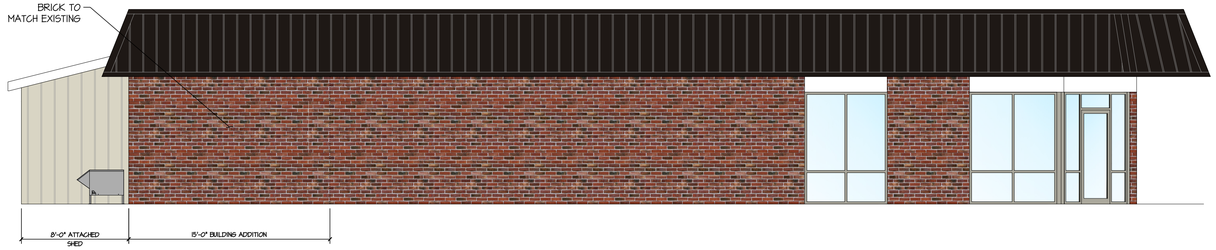
PROPOSED STEWART'S SHOP ADDITION

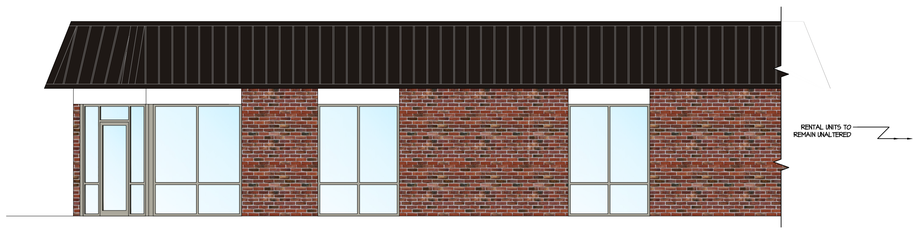
4994 SOUTH CATHERINE STREET - PLATTSBURGH, NY



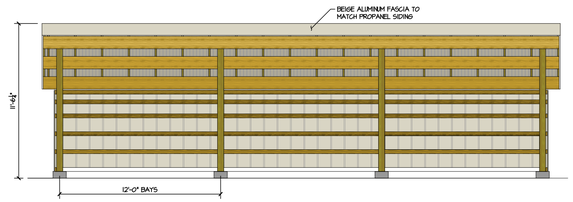
PROPOSED ELEVATION EAST



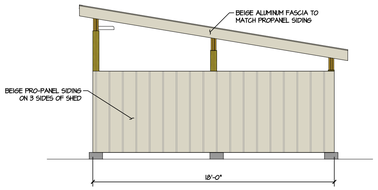
PROPOSED ELEVATION NORTH



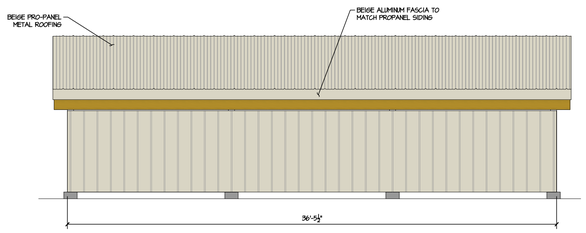
PROPOSED ELEVATION WEST



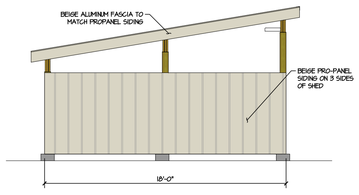
SHED ELEVATION NW



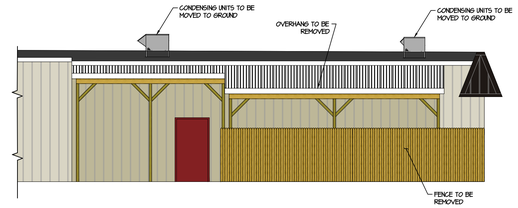
SHED ELEVATION SW



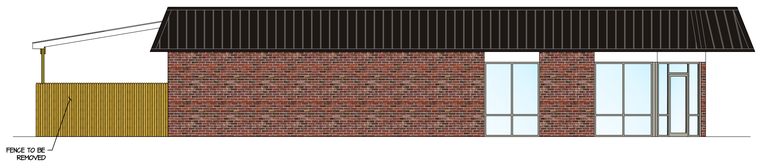
SHED ELEVATION SE



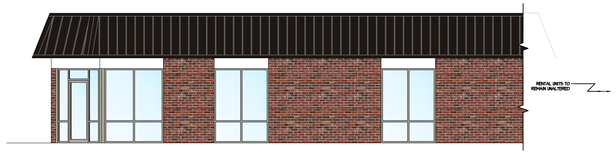
SHED ELEVATION NE



EXISTING ELEVATION EAST



EXISTING ELEVATION NORTH



EXISTING ELEVATION WEST

STATE OF NEW YORK
SCOTT EDWIN KRIEMER
091096
LICENSED PROFESSIONAL ENGINEER

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STORE NAME, ABBREVIATION & NO.: PLATTSBURGH - PLAP - 260

SITE LOCATION: 4994 SOUTH CATHERINE STREET - PLATTSBURGH, NY

DATE	NO.	REVISIONS

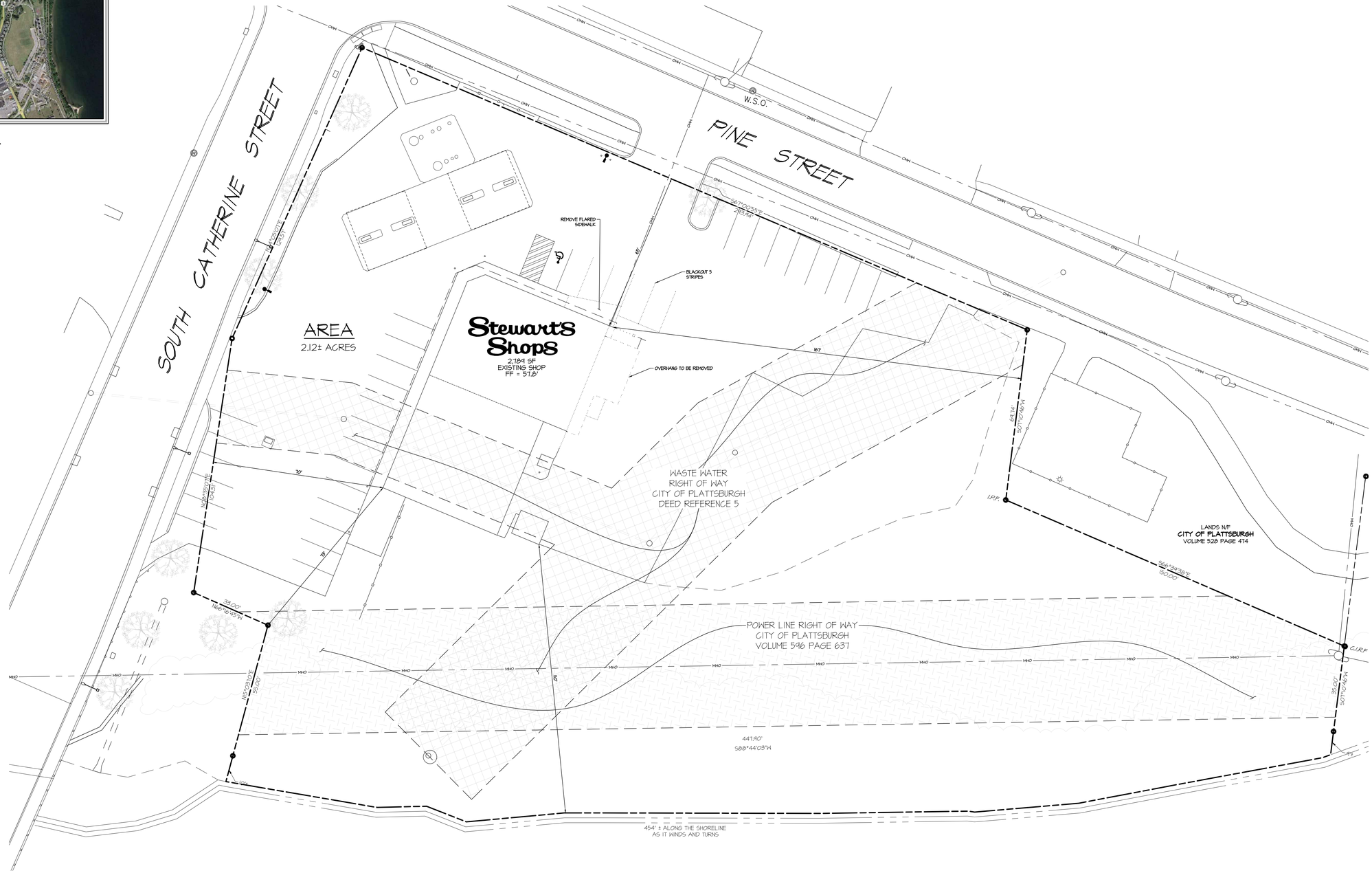
Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1209

DRAWN BY: RR
SCALE: NTS
DATE: 2/5/20

DRAWING NO.: T-1

TITLE: ELEVATIONS

SITE LOCATION MAP
SCALE: N.T.S.



LEGEND	
PROPERTY LINE	
FIRE HYDRANT	
WATER VALVE	WV
GAS VALVE	GV
SEWER MANHOLE	S
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	W
BOLLARD	
IRRIGATION SLEEVE	IR
OVERHEAD UTILITIES	OHW
WATER SERVICE, 1" TYPE "K" COPPER	W
SEWER SERVICE, 4" SDR 26	S
STORM PIPE, PROPOSED, HDPE	
STORM PIPE, EXISTING	
STOCKADE FENCE	
CHAINLINK FENCE	
SPLITRAIL FENCE	
U/G ELECTRICAL/TELE SERVICE	UE/UT
U/G ELECTRICAL CONDUIT	UE
U/G GAS LINE	G
U/G CAMERAL CONDUIT	CAM
DIESEL PRODUCT LINE	DSL
SUPER PRODUCT LINE	SUP
UNLEADED PRODUCT LINE	UNL
EXISTING MAJOR CONTOUR	100
EXISTING MINOR CONTOUR	100
PROPOSED MAJOR CONTOUR	100
PROPOSED MINOR CONTOUR	100
PROPOSED SPOT ELEVATION	100.00
EXISTING UNCHANGED SPOT ELEVATION	100.00

NOTES:
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.
2. DARKER LINES INDICATE NEW WORK.
3. DOTTED LINES INDICATE REMOVED ITEMS.

SURVEY NOTES:

1) BASE MAP PREPARED FROM A JANUARY 2020 FIELD SURVEY.
2) NORTH ORIENTATION BASED ON DEED REFERENCE 1.
3) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4) 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.
5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO ANY EASEMENTS, GOVENANTS OR RESTRICTIONS OF RECORD OR ANY STATEMENT OF FACTS SUCH DOCUMENT WOULD DISCLOSE.
6) UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY WITHOUT THE BENEFIT OF SURFACE LOCATIONS BEING MARKED BY THE PROPER AUTHORITIES, THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED IN THE FIELD BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION OR DESIGN. CALL DIG SAFE PRIOR TO ANY EXCAVATION.

MAP REFERENCES:

1) "RIGHT OF WAY PLAN SOUTH CATHERINE STREET ; CITY OF PLATTSBURGH SOUTH PLATT STREET CITY OF PLATTSBURGH" DATED FEBRUARY 12, 1993 PREPARED BY STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION
2) "CITY OF PLATTSBURGH ACQUISITION MAP PIN 1ME028.30A" (DEED REFERENCE 4)
3) RIGHT-OF-WAY MAP CITY OF PLATTSBURGH MUNICIPAL LIGHTING DEPT. VICINITY OF PINE & SO. CATHERINE STREETS ON LANDS OF IRVING REED & GORDON BURDO" DATED MARCH 08, 1978 PREPARED BY ENGINEERING SERVICES JOSEPH MARTINA PROFESSIONAL ENGINEER.

DEED REFERENCES:

1) CONVEYANCE TO STEWART'S SHOPS CORP. BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE AS INSTR NUMBER: 2010-00232944.
2) GRANT OF EASEMENT TO NEW YORK TELEPHONE COMPANY BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE IN VOLUME 739 OF DEEDS PAGE 111.
3) POWER LINE RIGHT OF WAY GRANTED TO THE CITY OF PLATTSBURGH BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE IN VOLUME 596 OF DEEDS PAGE 637.
4) CONVEYANCE TO THE CITY OF PLATTSBURGH BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE AS INSTR NUMBER: 2011-00240343.
5) WASTE WATER EASEMENT/RIGHT OF WAY GRANTED TO THE CITY OF PLATTSBURGH BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE IN VOLUME 739 OF DEEDS PAGE 22.

STATE OF NEW YORK
SCOTT EDWIN KERNER
091095
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STORE NAME, ABBREVIATION & NO.
PLATTSBURGH - PLAP - 260

SITE LOCATION
4994 SOUTH CATHERINE STREET - PLATTSBURGH, NY

DATE	NO.	REVISIONS

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1204

DRAWN BY: RR
SCALE: 1" = 20'
DATE: 2/4/20

DRAWING NO.
S-1

TITLE:
EXISTING SITE PLAN

CITY OF PLATTSBURGH

CLINTON COUNTY PARCEL: 221.7-5-46
ZONE: B-1

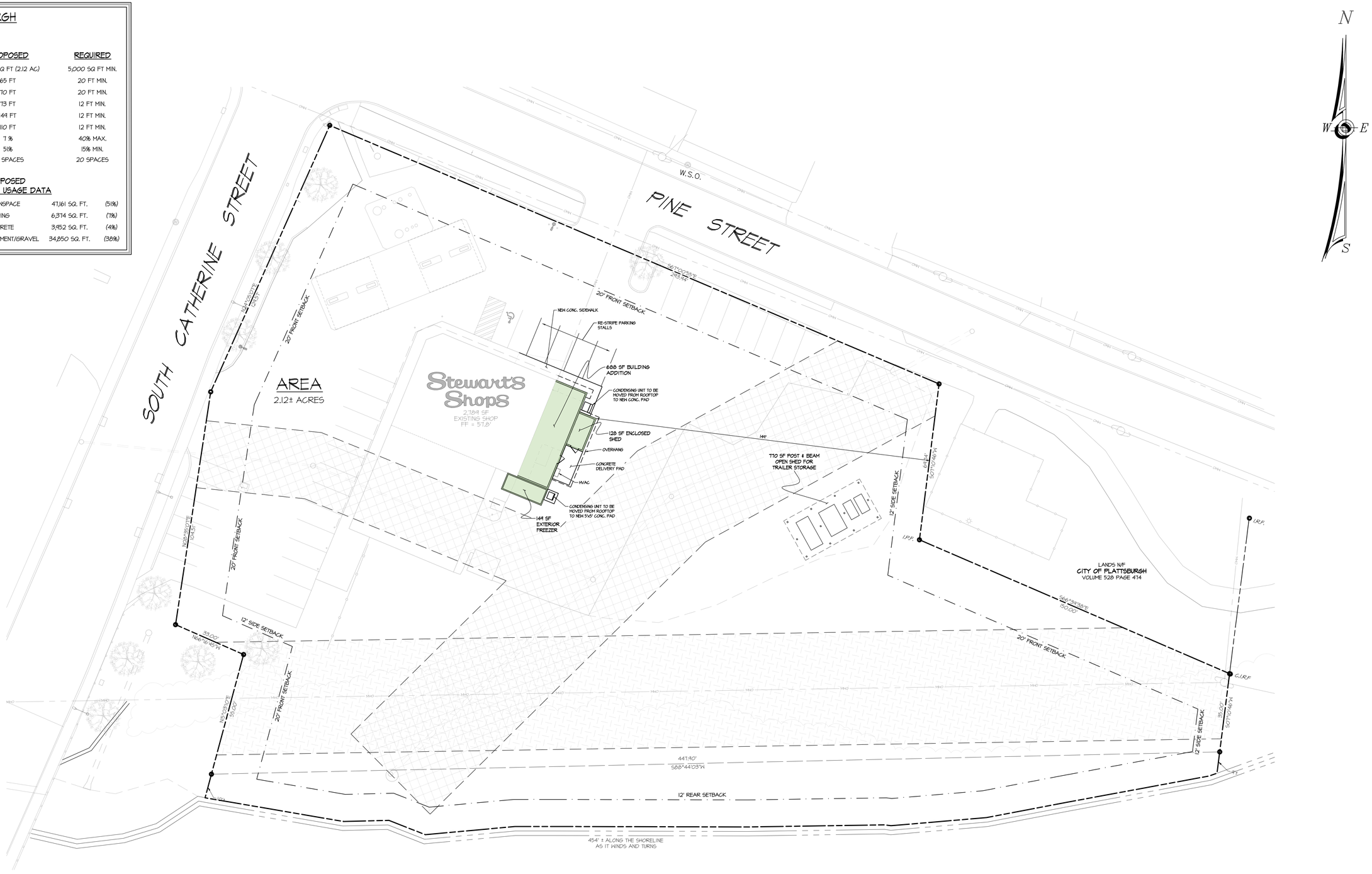
	EXISTING	PROPOSED	REQUIRED
LOT AREA	92,337 SQ FT (2.12 AC)	92,337 SQ FT (2.12 AC)	5,000 SQ FT MIN.
FRONT BLDG SETBACK (NE)	65 FT	65 FT	20 FT MIN.
FRONT BLDG SETBACK (W)	70 FT	70 FT	20 FT MIN.
SIDE BLDG SETBACK (S)	73 FT	73 FT	12 FT MIN.
SIDE BLDG SETBACK (E)	167 FT	149 FT	12 FT MIN.
REAR SETBACK (INTERIOR)	110 FT	110 FT	12 FT MIN.
BUILDING COVERAGE	6%	7 %	40% MAX.
OPEN SPACE	51%	51%	15% MIN.
PARKING SPACES	32 SPACES	32 SPACES	20 SPACES

EXISTING SITE USAGE DATA

GREENSPACE	47,195 SQ. FT.	(51%)
BUILDING	5,409 SQ. FT.	(6%)
CONCRETE	3,706 SQ. FT.	(4%)
PAVEMENT/GRAVEL	36,027 SQ. FT.	(39%)

PROPOSED SITE USAGE DATA

GREENSPACE	47,161 SQ. FT.	(51%)
BUILDING	6,374 SQ. FT.	(7%)
CONCRETE	3,952 SQ. FT.	(4%)
PAVEMENT/GRAVEL	34,850 SQ. FT.	(38%)



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DRAWN BY: RR
SCALE: 1" = 20'
DATE: 2/4/20

DRAWING NO. S-2

TITLE: PROPOSED SITE PLAN