

Scale: 1 Inch = 30 Feet

**Legend:**

- Found property evidence (as described)
- ⊕ Fire Hydrant
- ⊙ Sanitary manhole
- ⊙ Drainage manhole
- ⊠ Catch basin square
- ⊕ Water Valve
- ⊕ Water shutoff
- ⊕ Light pole
- ⊕ Utility pole
- ⊕ Guy anchor
- ⊕ Sign
- ⊕ Gas marker
- ⊕ Gas meter
- ⊕ Gas valve
- ⊕ Deciduous tree
- ⊕ Coniferous tree
- ⊕ Sanitary cleanout
- W — Waterline
- SA — Sanitary line
- SF — Storm line
- UE — Underground electric
- UG — Underground gas
- SRF — Split rail fence
- CLF — Chain link fence
- PL — Property line
- AP — Adjoiner property line

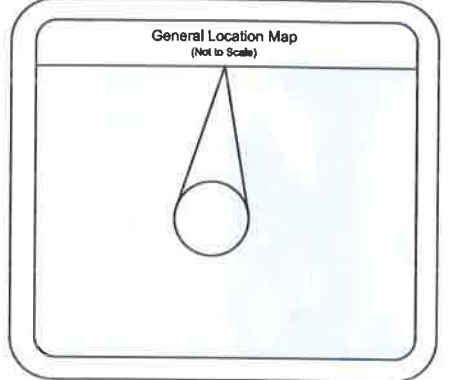
**Zoning Information:**

LOCATION: At the NW corner of New York Rd and Kansas Ave  
City of Pittsburgh

ZONE: R2 - General Residential

USE: Vacant

Item	Required	Existing	Proposed
Minimum lot area	10,000 sqft	121,387.81 sqft	121,387.81 sqft
Area per Dwelling Unit	1,018.67 sqft	1,616.87 sqft	7,617.59 sqft
Minimum road frontage	232.66 ft	459.14 ft	459.14 ft
Minimum lot depth	232.66 ft	244.04 ft	244.04 ft
Minimum front setback	30 ft	--	56.36 ft
Minimum side setback	15 ft / 35 ft	--	15.93 ft / 37.04 ft
Minimum rear setback	35 ft	--	36.85 ft
Minimum building height	35 ft / 2.5 Stories	35 ft / 2.5 Stories	35 ft / 2.5 Stories
Minimum building coverage	20%	0%	27.93%
Maximum open space	45%	95%	54.65%



No.	Revision/Issue	Date



Project Name & Address  
**Site Plan prepared for  
Anthony Conti  
Francesca Pagnelli Conti  
Kansas Ave Apartments  
Site Plan 2020**  
- Site -  
City of Pittsburgh  
Clinton County State of New York

Project # 20187	Sheet Existing Site Conditions
Date 12/14/2020	C100
Scale 1" = 30'	
Drawn LSC	Checked AJO



- Legend:**
- Found property evidence (as described)
  - ⊕ Fire Hydrant
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  - ⊕ Gas marker
  - ⊕ Gas meter
  - ⊕ Gas valve
  - ⊙ Deciduous tree
  - ⊙ Coniferous tree
  - ⊙ Sanitary cleanout
  - W — Waterline
  - S — Sanitary line
  - 11 — Storm line
  - UG — Underground electric
  - G — Underground gas
  - ⊕ Spill rail fence
  - ⊕ Chain link fence
  - Property line
  - Adjoining property line



**Parking Requirments:**  
 2 per unit for first 10, 1.75 there after  
 $2 \times 10 + (1.75 \times 6) = 30.5$  req.  
 32 Provided



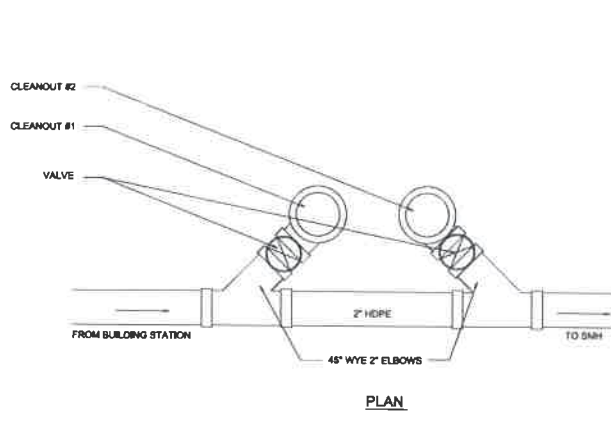
No.	Revision/Issue	Date

**RMS**  
 ENGINEERS - PLANNERS - SURVEYORS  
 SOIL & MATERIAL TESTING  
 11 MADDOXURH STREET, PLATTSBURGH, NY 13801  
 518.581.0148/PH 518.581.2496 /FX  
 R M S P C . C O R P

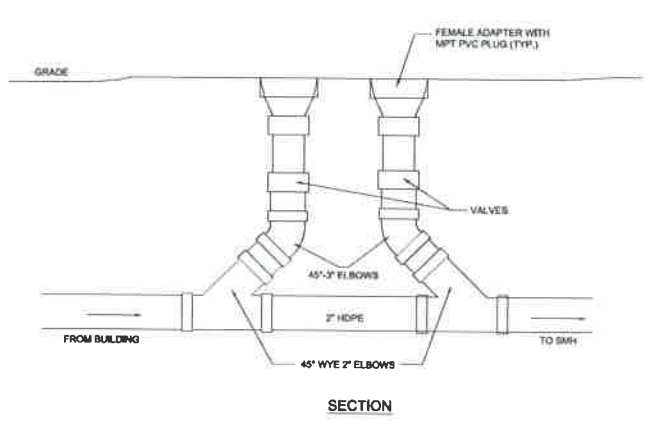
Project Name & Address:  
**Site Plan prepared for  
 Anthony Conti**  
 and  
**Francesca Pagnelli Conti**  
 Kansas Ave Apartments  
 Site Plan 2020  
 - Site -  
 City of Plattsburgh  
 Clinton County State of New York

Project # 20187	Sheet Proposed Site Improvements
Date 12/14/2020	Scale 1" = 30'
Drawn LSC	Created AJO

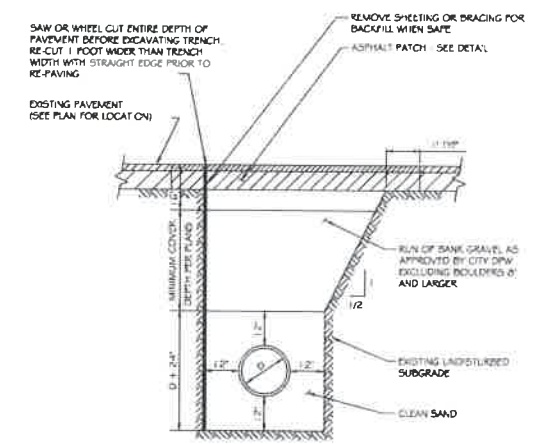




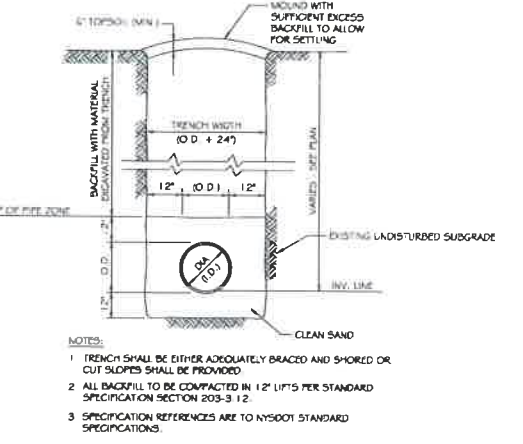
**1** DOUBLE SANITARY CLEANOUT DETAIL  
D100 SCALE: NTS



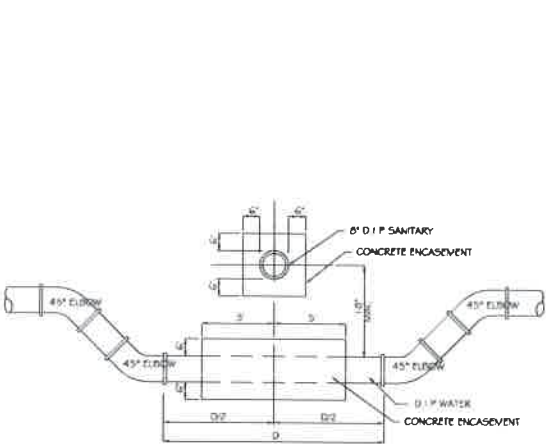
**2** TYPICAL TRENCH DETAIL - NON-PAVEMENT AREAS  
D100 SCALE: NTS



**3** TYPICAL TRENCH SECTION IN PAVEMENT  
D100 SCALE: NTS



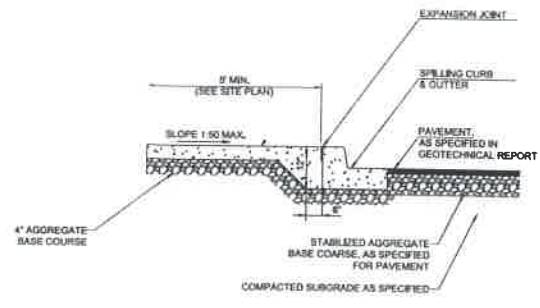
**4** TYPICAL THRUST BLOCK DIMENSION SCHEDULE  
D100 SCALE: NTS



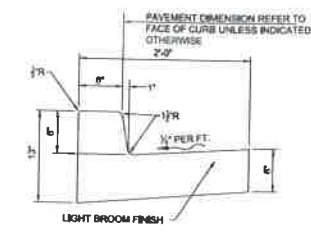
**5** TYPICAL WATER & SEWER INTERSECTION  
D100 SCALE: NTS

PIPE SIZE	90° ELBOW	45° ELBOW	22.5° ELBOW	11.25° ELBOW
8"	3.25	5.00	1.75	3.50
12"	4.75	6.50	2.50	5.00

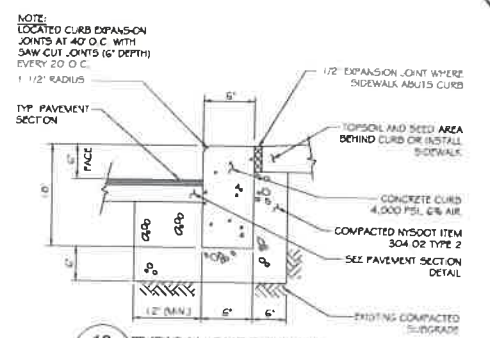
PIPE SIZE	TEE OR TAP BLEEVE
8"	2.25
12"	4.25



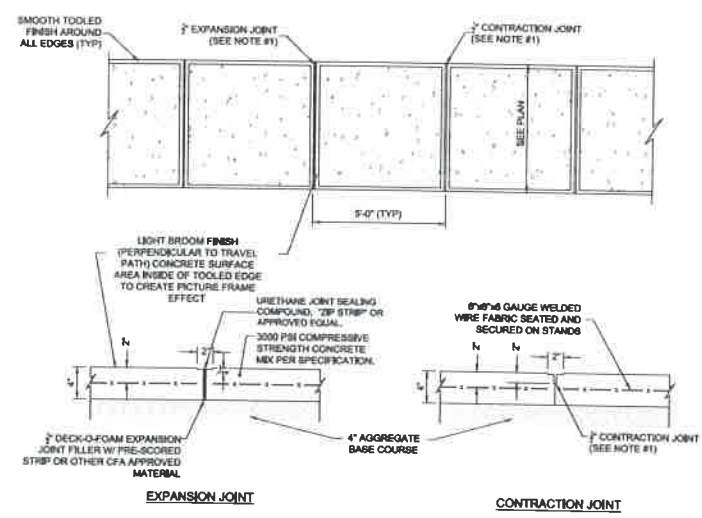
**6** TYPICAL WITH CURB & GUTTER SECTION  
D100 SCALE: NTS



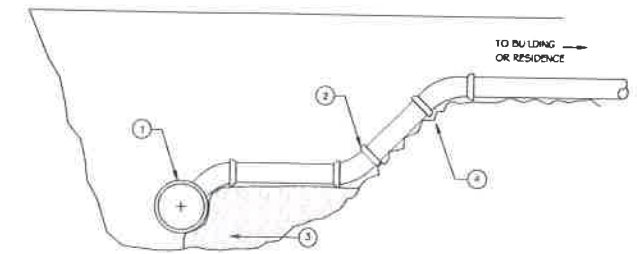
**7** TYPICAL SPILLING CURB AND GUTTER  
D100 SCALE: NTS



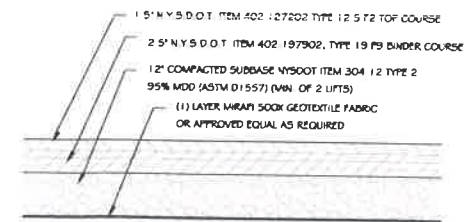
**8** TYPICAL CURB DETAIL  
C300 SCALE: NTS



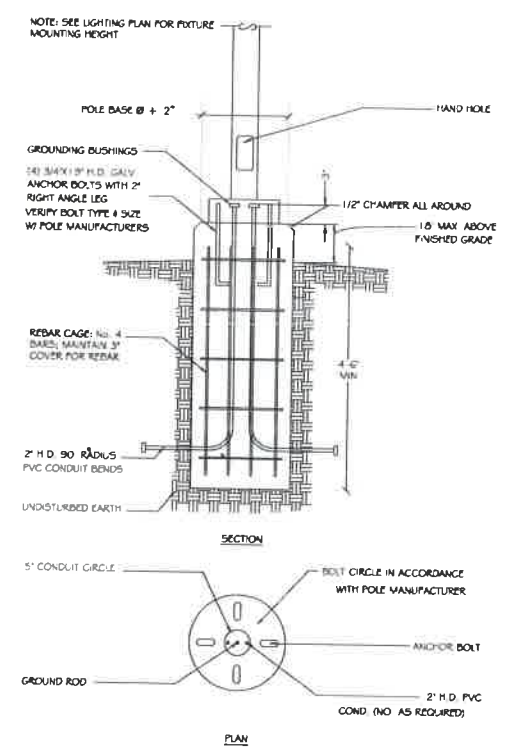
**9** TYPICAL CONCRETE SIDEWALK  
D100 SCALE: NTS



**10** TYPICAL SANITARY LATERAL CONNECTION  
C300 SCALE: NTS



**11** STANDARD ASPHALT PAVING SECTION  
D100 SCALE: NTS



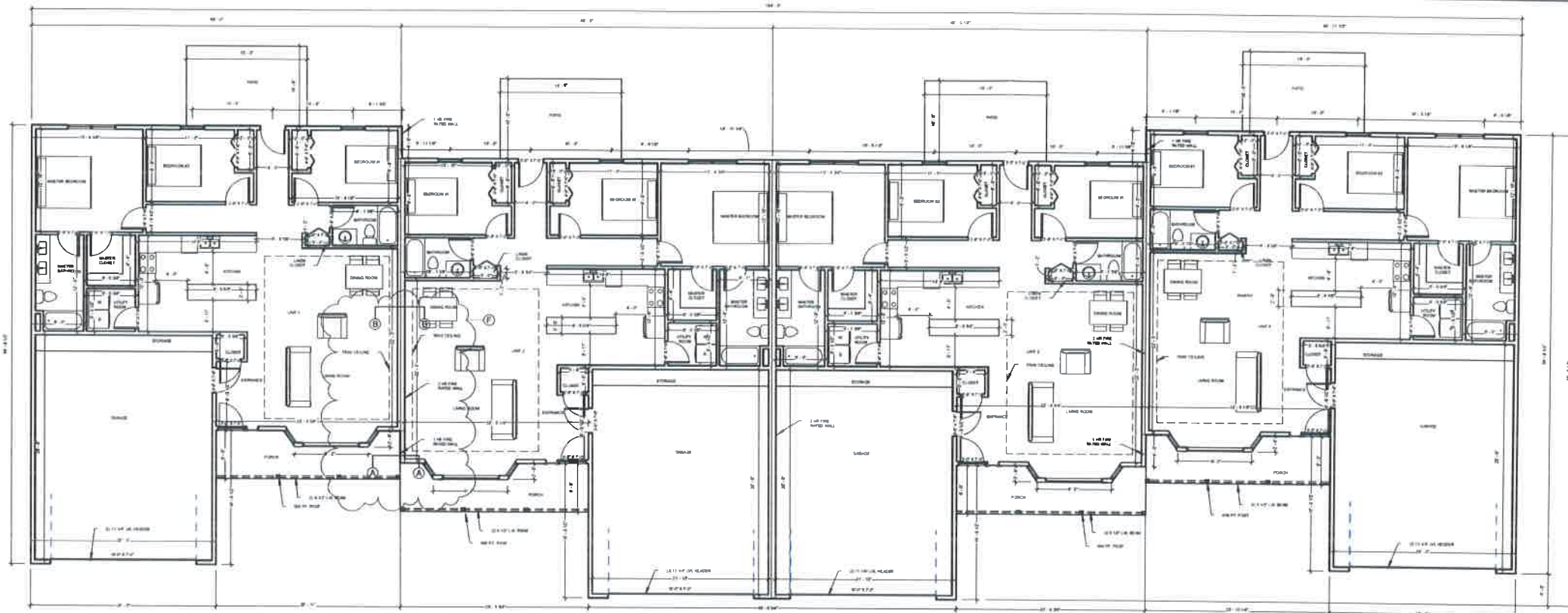
**12** TYPICAL LIGHTPOLE BASE DETAIL  
D100 SCALE: NTS

No.	Revision/Issue	Date

**RMS**  
CONSULTING ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, SOIL & MATERIAL TESTING  
11 MADDOURN B STREET, PLATTSBURGH, NY 12001  
518.551.1450 (PH) 518.551.2496 (FAX)  
R.M.S.P.C.O.M.

Project Name & Address  
**Site Plan prepared for Anthony Conti**  
**Francesca Pagnelli Conti**  
**Kansas Ave Apartments**  
**Site Plan 2020**  
- Site -  
Clinton County State of New York

Project #	Sheet
20187	Details
Date	Scale
12/14/2020	1" = 30'
Drawn	Checked
LSC	AJO



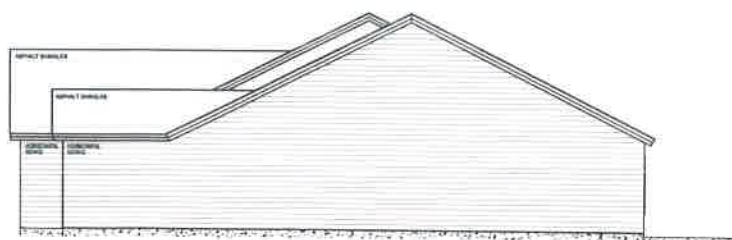
FLOOR PLAN  
SCALE 1/8" = 1'-0"



FRONT ELEVATIONS  
SCALE 1/8" = 1'-0"



LEFT ELEVATIONS  
SCALE 1/8" = 1'-0"



RIGHT ELEVATIONS  
SCALE 1/8" = 1'-0"



BACK ELEVATIONS  
SCALE 1/8" = 1'-0"

 <b>RMS</b> ENGINEERS · PLANNERS · SURVEYORS SOIL & MATERIAL TESTING 11 MADDOUGH STREET, PLATTSBURGH, NY 13851 518.861.5143 / 518.861.8888 (FAX) M · E · P · C · E · D · O	
Project Name & Address  <b>CONTI KANSAS AVE</b> <b>4 PLEX</b>  CITY OF PLATTSBURGH CLINTON COUNTY STATE OF NEW YORK	
Project # 20187	Sheet A-102
Date 12/15/20	FLOOR PLAN & ELEVATIONS
Scale 1/8" = 1'-0"	Drawn ALS
Checked AJO	Aaron J. Ovos, P.E. NY LICENSE #077500 COPYRIGHT R. M. SUTHERLAND, P.C. - 2020

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