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December 16, 2024

VIA EMAIL AND HAND DELIVERY

Zoning Board of Appeals and Planning Board
Town of Lansing
29 Auburn Road
Ithaca, NY 14882
Attn: John Zepko, Director of Planning and Code Enforcement
jzepko@lansingtown.com

RE: Application for a use variance from the Zoning Board of Appeals and site plan approval from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon to construct and operate a 145' wireless telecommunications tower (plus 4' lightning rod) and associated improvements on land owned by Community Rec Center Inc. located near 1767 East Shore Drive (S.B.L. # 37.1-6-9) in the Town of Lansing, Tompkins County, New York (Verizon "Reach Run" site)

Dear Mr. Zepko and Members of the Zoning Board of Appeals and Planning Board:

By application dated September 25, 2024, Bell Atlantic Mobile Systems LLC d/b/a Verizon ("**Verizon**") submitted the above-referenced Application (the "**Application**") to the Town of Lansing Zoning Board of Appeals and Planning Board (the "**Town**") for the above-referenced project.

Thereafter, at the Town Planning Board meeting on November 18, 2024, the Planning Board had comments and requested additional information (the "**Planning Board Comments**"). The Planning Board Comments are reproduced below in bold italicized type, with Verizon's response in regular type:

- 1. The Planning Board confirmed that the previously approved Crown Tower was approved in 2017 at 95' AGL. The Town Planner indicated he would send us details of the approval.***

Mr. Molesso provided this information via email on November 20, 2024.

- 2. They said the Crown site was located on a small lot and they doubt very much we could fit a 145' tower there. Please confirm whether or not a 95' tower on that parcel would work (since it's apparently a higher elevation).***

Since our last meeting, the Project RF design engineer, Wasif Sharif, has determined that a 145' tower at the prior Crown location will not provide adequate RF coverage to the Reach Run cell (and, a 145' tower would not meet the required 185' tower setback on the former Crown site).

3. ***Complete a balloon fly. They balloon fly must get photos from the following locations: East Shore Dr. coming up from Ithaca, Triphammer Road, Top of Teeter, East Shore Circle, Hill Crest Road and Rte. 34 heading south.***

Verizon has been working with Town Staff and its engineering group to schedule a balloon fly and coordinate the necessary logistics (see below).

4. ***Please install a 4' x 8' sign on the property announcing the date of the balloon fly. We will need to coordinate that with a sign company and obtain desired wording of the sign from the Town.***

As stated above, we are working with Mr. Molesso regarding the wording of the sign. Verizon will arrange for erection of a sign containing language suggested/ approved by the Planning Board.

5. ***They want to know whether a 130' tower will work. If not, why?***

As outlined on page 30 of the RF report submitted as Exhibit F to the Application, a 130' tower will not provide reliable wireless telecommunications service to the Reach Run cell.

6. ***Will a co-location on the tower's water tower site located at the West end of Bone Plain Road/Schofield Road work? If not, why?***

No. The water tower is located 2.8 miles away – too far to deliver reliable service to the coverage area.

7. ***They want the appropriate fall zone added to the plan (whatever the tower height ends up being, plus 40').***

Enclosed as Exhibit S are revised project plans (the "**Revised Plans**") that include the engineered fall zone.

8. ***Are we on the existing tower located at Searles Road/Conlon Road?***

Verizon is already co-located on this tower. It is the Lansing North site depicted on Exhibit F.

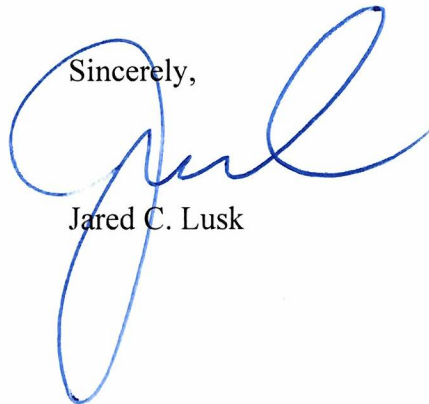
9. ***Incorporate significant landscaping around the compound to mitigate the visibility of same as from East Shore Drive.***

See Sheet LA100 of the Revised Plans; Verizon has reconfigured the tower compound to maintain the required drainage and to add evergreen trees along the compound/driveway.

Please do not hesitate to contact me if you have any questions or if you require any additional information.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jared C. Lusk". The signature is stylized with large loops and a long tail.

Jared C. Lusk

JCL/mkv
Enclosures
cc: Brett Morgan

EXHIBIT S

LEGEND	
	SECTION/PARCEL BOUNDARY
	MIN. BUILDING SETBACK CENTER LINE
	EXIST. RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE.
	EXIST. CONCRETE CURB
	EXIST. EDGE OF PAVEMENT
	EXIST. EDGE OF GRAVEL
	EXISTING WATER MAIN, VALVE, & HYDRANT.
	EXISTING SANITARY SEWER, & MANHOLE.
	EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
	EXISTING OVERHEAD UTILITIES
	EXISTING TELEPHONE
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING WATER LINE
	EXISTING ELEC & TELE
	EXISTING CABLE TV
	EXISTING FIBER
	EXISTING LIGHT CONTROL
	EXISTING GUARD RAIL
	TREE, HEDGE, EDGE OF WOODS
	EXISTING SWALE
	BARBED WIRE STOCKADE, CHAIN LINKED FENCE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION @ X
	CONCRETE PAD/ CONCRETE SIDEWALK
	PROPOSED EASEMENT LINE.
	PROPOSED CONCRETE CURB
	PROPOSED WATER MAIN, VALVE, & HYDRANT
	PROPOSED SANITARY SEWER, & MANHOLE.
	PROPOSED DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
	PROPOSED OVERHEAD UTILITIES
	PROPOSED FIBER
	PROPOSED UNDERGROUND UTILITIES
	PROPOSED GAS SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED ELECTRIC AND FIBER
	PROPOSED SILT FENCE
	PROPOSED ORANGE CONSTRUCTION FENCE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED COMPOST FILTER SOCK

SITE NOTES

- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
- RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE PROPOSED PLATFORM.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE STATE GUIDELINES AND ANY LOCAL REGULATIONS.
- ALL RESTORATION ISSUES SHALL BE COMPLETED WITHIN 72 HOURS OF THE COMPLETION OF THE WORK ACTIVITY OR WITHIN A REASONABLE AMOUNT OF TIME AS DIRECTED BY CONSTRUCTION MANAGER/ENGINEER.
- CARE SHALL BE TAKEN TO RETAIN NATURAL GROWTH AND PREVENT DAMAGE TO TREES WITHIN AND OUTSIDE THE LIMITS OF CONSTRUCTION AND SPECIFIED WORK AREAS CAUSED BY EQUIPMENT AND MATERIALS. ANY DAMAGE TO THIS NATURAL GROWTH SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR.
- ALL AREAS DISTURBED BY THE CONTRACTOR WITHOUT AUTHORIZATION SHALL BE RESTORED BY THE CONTRACTOR.
- IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN SAID SERVICE, HE SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CONTINUE HIS WORK OPERATION UNTIL SERVICE IS RESTORED.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), 2020 BUILDING CODE OF NEW YORK STATE, THE NATIONAL ELECTRIC SAFETY CODE AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES..
- CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- DIMENSIONS SHOWN ARE TO FINISH SURFACES, UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE CARRIER'S AUTHORIZED REPRESENTATIVE OR THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND TO BE IN THE FIELD.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS, AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT THE OWNER AND CARRIER.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING, ANTENNA AND ANTENNA CABLES. REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
- REPAIR ALL EXISTING SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND WITH ADJACENT SURFACES.
- KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS AND PAY ALL REQUIRED FEES.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10-BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDOUT AREA DURING CONSTRUCTION.
- ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS AND OTHER DOCUMENTATION SHALL BE TURNED OVER TO CARRIER AT COMPLETION OF CONSTRUCTION.
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE BY CARRIER. ANY WORK, MATERIALS, OR EQUIPMENT FOUND TO BE DEFECTIVE DURING THAT PERIOD SHALL BE CORRECTED IMMEDIATELY UPON WRITTEN NOTIFICATION AT NO ADDITIONAL COST TO CARRIER.
- RIGGING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH STATE AND FEDERAL SAFETY REGULATIONS (OSHA). COSTICH ENGINEERING, CARRIER AND THE OWNER SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR DOES NOT FOLLOW SUCH SAFETY REGULATIONS.
- CONTRACTOR SHALL PROVIDE ACCESS TO THE SITE AND ASSIST THE RADIO EQUIPMENT VENDOR AND THE ANTENNA INSTALLATION CONTRACTOR AS THEY MAY REQUIRE.

SOIL AND EROSION CONTROL NOTES

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- ALL SEDIMENTATION ENTRAPMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- CONTRACTOR TO INSTALL EROSION CONTROL MEASURES (SILT FENCE AND/ OR COMPOST FILTER SOCKS) AROUND AREAS BEING DISTURBED DURING CONSTRUCTION AND AS NECESSARY.
- CONTRACTOR TO INSTALL SILT FENCE OR COMPOST FILTER SOCKS DOWNSLOPE OF ALL UTILITY TRENCHES.
- DISTANCES SHOWN FROM THE WETLANDS IF ANY ON THE CONSTRUCTION PLANS AND SOIL EROSION AND SEDIMENT CONTROL PLANS ESTABLISH THE MINIMUM SEPARATION PERMITTED BETWEEN THE PROPOSED CONSTRUCTION ACTIVITIES AND BOUNDARY OF THE WETLANDS.
 - AREA OF DISTURBANCE LINES SHALL BE CLEARLY DELINEATED IN THE FIELD BY INSTALLING ORANGE CONSTRUCTION FENCING AROUND THE ENTIRE PROPOSED CONSTRUCTION AREA. EXCEPT AS NECESSARY TO PROVIDE MITIGATION PLANTINGS, NO ENCROACHMENT BEYOND THESE LIMITS BY WORKERS OR MACHINERY SHALL BE PERMITTED.
 - GRADING AND CLEARING AND OTHER CONSTRUCTION-RELATED ACTIVITIES SHALL TAKE PLACE ONLY WITHIN THE DELINEATED AREA OF DISTURBANCE LINES. THESE AREAS OF DISTURBANCE LINES REPRESENT THE MAXIMUM LIMITS OF CONSTRUCTION ACTIVITIES. EVERY ATTEMPT SHALL BE MADE TO FURTHER REDUCE GRADING AND CLEARING ACTIVITIES WITHIN THE AREA OF DISTURBANCE LINES BY MAINTAINING NATURAL VEGETATION AND TOPOGRAPHY WHEREVER PRACTICABLE.
 - ALL CONSTRUCTION AND CONSTRUCTION RELATED-ACTIVITIES OCCURRING ON THIS SITE SHALL COMPLY WITH THE STANDARDS AND RECOMMENDATIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE APPLICANT SHALL STAKE THE LOCATION OF THE CONSTRUCTION ACTIVITY FOR INSPECTION AND APPROVAL BY THE TOWN ENGINEER (IF REQUIRED).
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE IN PLACE PRIOR TO THE START OF ANY SITE WORK. THE TOWN ENGINEER SHALL HAVE INSPECTED THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK (IF REQUIRED).
 - THROUGHOUT THE CONSTRUCTION PERIOD, A QUALIFIED PROFESSIONAL RETAINED BY THE APPLICANT SHALL, ON AT LEAST A WEEKLY BASIS, PRIOR TO ANY PREDICTED RAIN EVENT AND AFTER RUNOFF-PRODUCING RAIN EVENT, INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO ENSURE THEIR PROPER FUNCTIONING.
 - ALL DRAINAGE STRUCTURES AND ANY OTHER REQUIRED UTILITY APPURTENANCES SHALL BE INSTALLED AS REQUIRED BY TOWN SPECIFICATIONS AND AS SHOWN ON THESE PLANS.
 - IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, THEY SHALL REPORT SUCH CONDITIONS IMMEDIATELY TO THE TOWN ENGINEER. THE APPLICANT MAY SUBMIT, IF THEY SO DESIRE, THEIR RECOMMENDATIONS AS THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. THE TOWN ENGINEER, WITHOUT UNNECESSARY DELAY, SHALL INVESTIGATE THE CONDITION OR CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATION TO CORRECT THE CONDITIONS, ORDER A MODIFICATION THEROF, OR ISSUE THEIR OWN SPECIFICATION FOR THE CORRECTION OF THE CONDITIONS. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF THE TOWN ENGINEER, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES WETLAND REGULATED AREAS, THE MATTER SHALL BE DECIDED BY THE PLANNING BOARD. ANY SUCH CONDITIONS OBSERVED BY THE PLANNING BOARD OR ITS AGENTS SHALL BE SIMILARLY TREATED.

REFERENCES

- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 3/13/2024 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT:
CORTLAND CORS STATION
-LATITUDE: 42-35-03.70726 (N)
-LONGITUDE: 076-12-40.79269 (W)
-ELLIP HEIGHT: 330.887 METERS NAVD 88 (CORS)
- BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY COSTICH ENGINEERING. BOUNDARY SHOWN HEREON IS APPROXIMATE AND DETERMINED BY LIMITED FIELD LOCATION OF BOUNDARY EVIDENCE, REVIEW OF TITLE COMMITMENT, IF PROVIDED, AND OVERLAY OF COUNTY TAX MAPS AND/OR COUNTY GIS MAPPING.
- STEWART TITLE INSURANCE COMPANY TITLE NO. 71269805, HAVING AN EFFECTIVE DATE OF OCTOBER 12, 2023
- PER THE NYSDEC FRESHWATER WETLANDS MAP, THERE ARE NO STATE WETLANDS IN PROJECT AREA.
- PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
- PER A WETLAND AND WATERBODIES DELINEATION REPORT PREPARED BY EARTH DIMENSIONS, INC., EDI PROJECT CODE: W20C24, DATED APRIL 4, 2024. THERE ARE WETLANDS JUST WEST OF THE PROJECT AREA.
- PER THE ERSI/FEMA PROJECT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NO 100 YR. FLOOD PLAIN IN THE PROJECT AREA.
- SURVEY MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S01631, DATED SEPTEMBER 13, 2001.
- TOPOGRAPHIC MAP PREPARED BY T.G. MILLER P.C. ENGINEERS AND SURVEYORS, JOB NO. S19300, DATED APRIL 28, 2021.
- 1A CERTIFICATION PREPARED BY COSTICH ENGINEERING D.P.C., PROJECT NO. 7969, SITE NAME: REACH RUN, DATED APRIL 15, 2024.

REFERENCES

- ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY VERIZON WIRELESS: FUZE PROJECT ID: 17215090, DATED 04/16/2024.

EROSION AND SEDIMENT CONTROL MEASURES

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

GENERAL MEASURES:

- AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
- SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.

PARTICULAR MEASURES:

- DRAINAGE DITCH SEDIMENT FILTERS: DITCHES, SHALL RECEIVE CHECK DAMS WITH 2-9 INCH STONE MEETING NYS-DOT LIGHT STONE FILL REQUIREMENTS SO AS TO EFFECTIVELY TRAP SEDIMENT AND MINIMIZE ITS RELEASE OFF-SITE. CHECK DAMS SHALL HAVE A 9" MINIMUM WEIR AND BE CONSTRUCTED WITHIN EACH DITCH BEGINNING AT ITS DOWNSTREAM TERMINUS. CHECK DAMS SHALL BE PLACED WITHIN THE CHANNEL SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- SILT FENCES AND COMPOST FILTER SOCKS SHALL BE CONSTRUCTED AROUND ALL STOCKPILES OF FILL, TOPSOIL AND EXCAVATED OVERBURDEN THAT ARE TO REMAIN FOR PERIODS LESS THAN 30 DAYS. SILT FENCES AND COMPOST FILTER SOCKS SHALL BE ANCHORED AND MAINTAINED IN GOOD CONDITION UNTIL SUCH TIME AS STOCKPILES ARE REMOVED AND STOCKPILING AREAS ARE BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED.
- TOPSOIL AND FILL THAT IS TO REMAIN STOCKPILED ON-SITE FOR PERIODS GREATER THAN 30 DAYS SHALL BE STABILIZED BY SEEDING. PRIOR TO THE SEEDING OPERATION, THE STOCKPILED MATERIAL SHALL BE GRADED AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING.
- IN NO CASE SHALL ERODIBLE MATERIALS BE STOCKPILED WITH 25 FEET OF ANY DITCH, STREAM, OR OTHER SURFACE WATER BODY.

PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

- PERMANENT AND TEMPORARY VEGETATIVE COVER: IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITY OR WHERE WORK IS DELAYED AND WILL NOT BE DISTURBED FOR 21 DAYS OR MORE IN ANY PORTION OF THE SITE, PERMANENT OR TEMPORARY VEGETATION SHALL BE ESTABLISHED WITHIN 14 DAYS ON ALL EXPOSED SOILS. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION.
 - AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
 - LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY pH OF 6.0 TO 7.0.
 - FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 600 LBS PER ACRE.
 - DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 14 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS CERTIFIED "AROOSTOCK" WINTER RYE (CEREAL RYE) PER ACRE.
 - PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN. TOPSOIL AT THE FOLLOWING RATE FOR ROUGH OR OCCASIONAL MOWING AREAS:
8 LBS EMPIRE BIRDSFOOT TIREFOIL OR COMMON WHITE CLOVER PER ACRE.
20 LBS TALL FESCUE PER ACRE PLUS
2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE

FOR MOWED AREAS:
65 LBS KENTUCKY BLUEGRASS PER ACRE
65 LBS RYEGRASS (PERENNIAL) PER ACRE
 - ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
- ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
- ALL UNNECESSARY REMOVAL OF HEALTHY TREES SHALL BE AVOIDED. MATERIALS SHALL NOT BE STORED NOR MACHINERY OPERATED WITHIN THE DRIP-LINE OF THE TREES TO REMAIN.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:

- THE CONTRACTOR SHALL ON A DAILY BASIS INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS.
- TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED OR REPLACED AS NECESSARY. WASHOUTS SHALL BE IMMEDIATELY REPAIRED, RE-SEEDED AND PROTECTED FROM FURTHER EROSION.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE AND FROM BEHIND THE COMPOST FILTER SOCKS ONCE IT REACHES 1/2 THE FILTER SOCK HEIGHT. THE SEDIMENT FENCE AND COMPOST FILTER SOCKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN BARRIER.
- ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN IN ORDER TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFDS
2	04/24/2024	AJK ISSUED FINAL
3	12/10/2024	TKW ADDED LANDSCAPING



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SITE INFORMATION

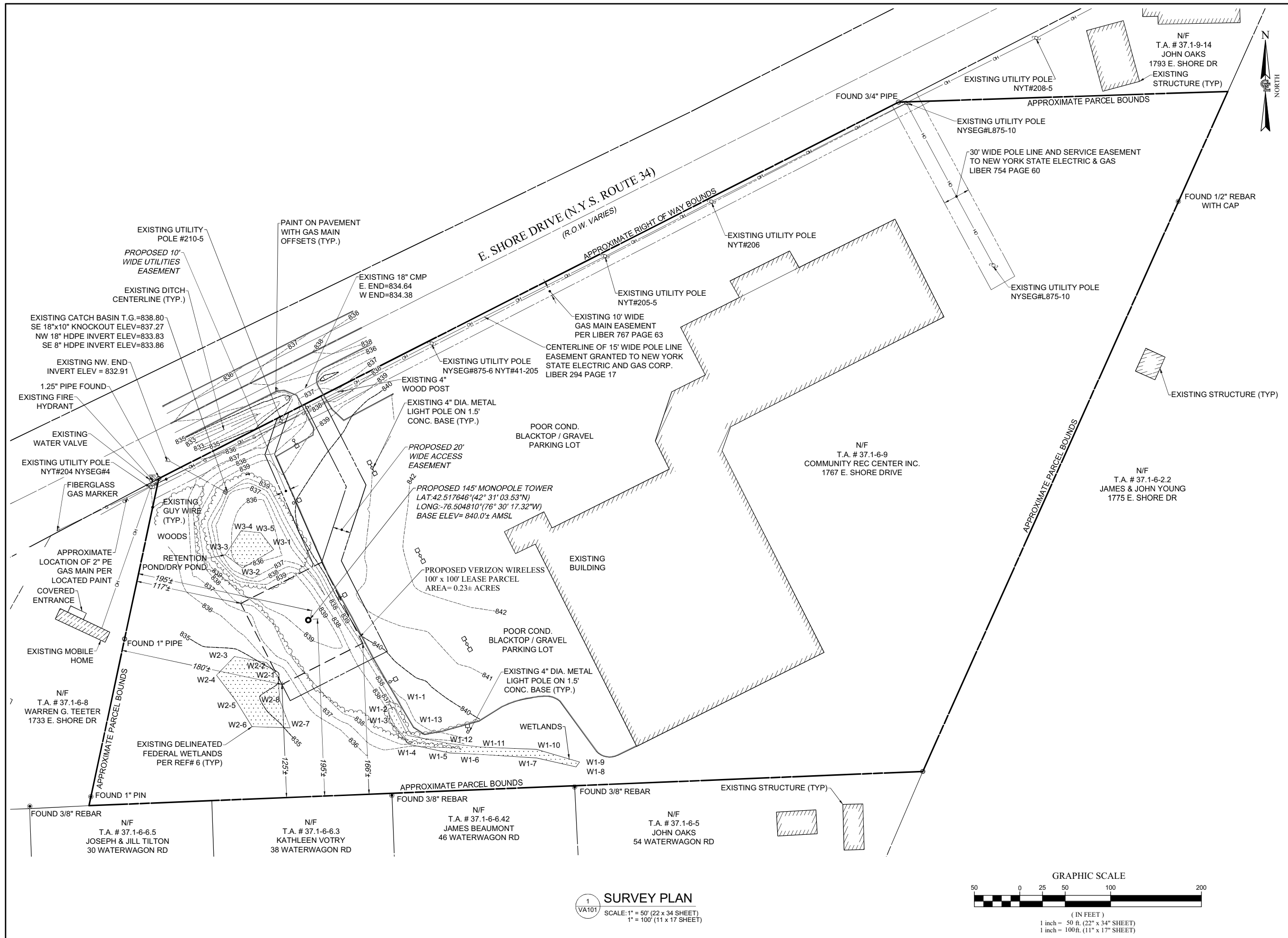
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE

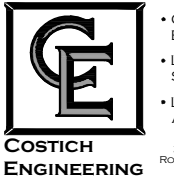
GENERAL NOTES

C.E. JOB NUMBER	SHEET NUMBER
7969	GA002



verizon

1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9022

NO.	DATE	COMMENTS
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MDG LOCATION ID: 5000007341

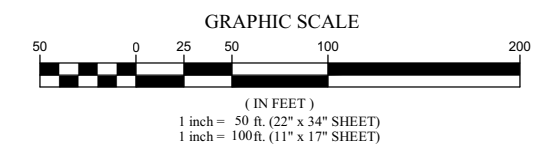
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
SURVEY PLAN

C.E. JOB NUMBER
7969

SHEET NUMBER
VA101

1 SURVEY PLAN
SCALE: 1" = 50' (22 x 34 SHEET)
1" = 100' (11 x 17 SHEET)





1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

**COSTICH
ENGINEERING**

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9022

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
OVERALL SITE PLAN

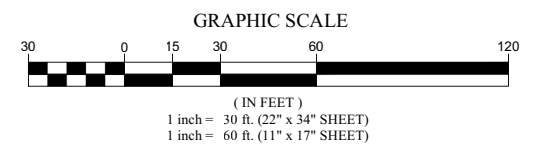
C.E. JOB NUMBER
7969

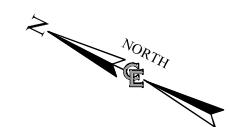
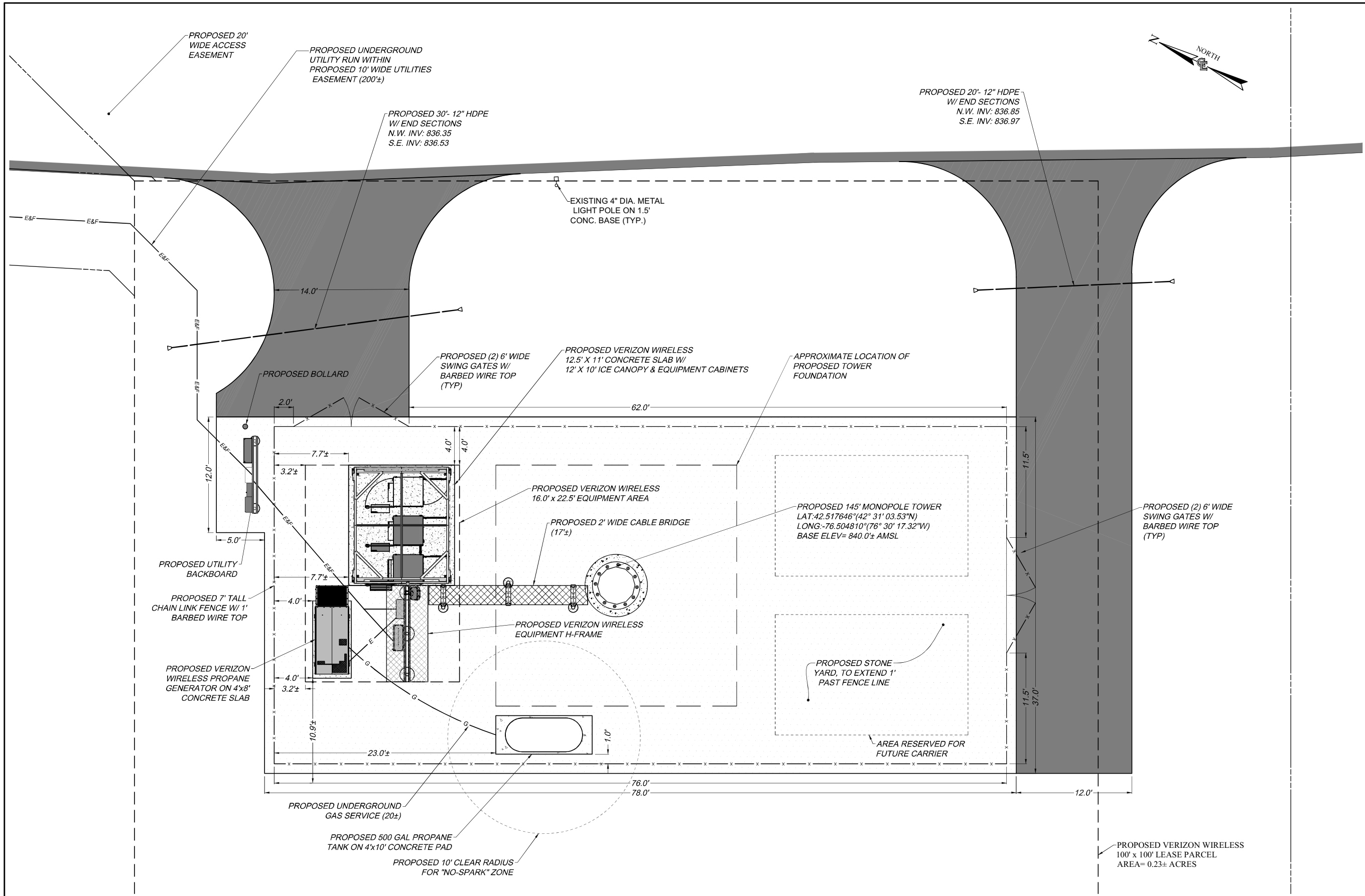
SHEET NUMBER
CA100

UDIG-NY

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

1 OVERALL SITE PLAN
SCALE: 1" = 30' (22 x 34 SHEET)
1" = 60' (11 x 17 SHEET)





verizon

1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586

COSTICH ENGINEERING

• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE

217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9022

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SITE INFORMATION

REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE

COMPOUND PLAN

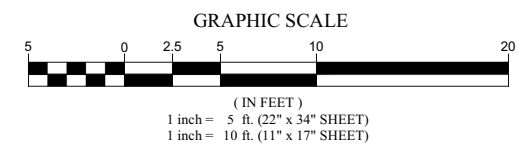
C.E. JOB NUMBER: **7969**
SHEET NUMBER: **CA110**

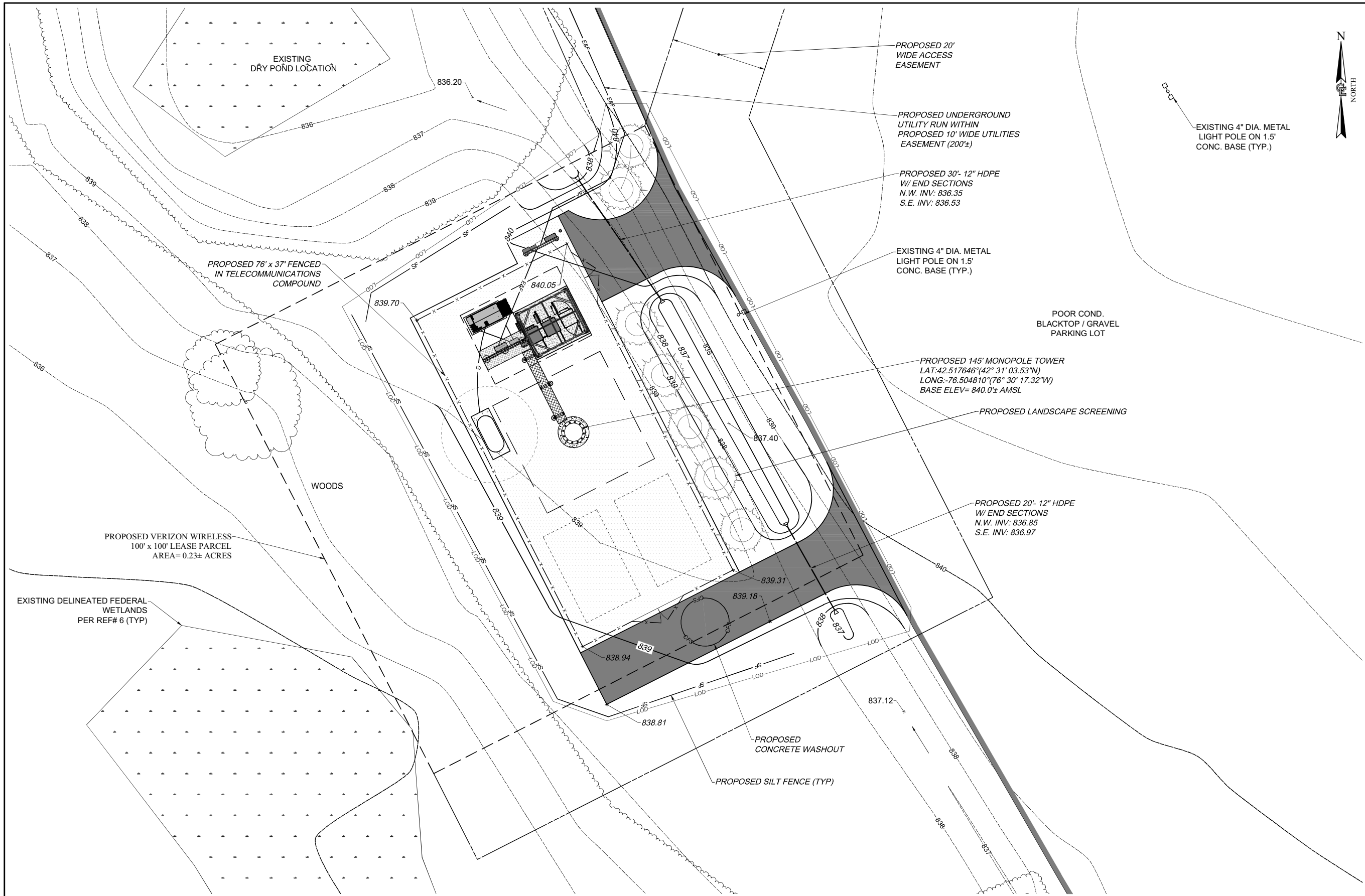
UDIG-NY

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1 COMPOUND PLAN

SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)





1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



• CIVIL ENGINEERING
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• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
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MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

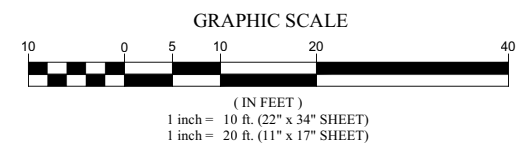
SHEET TITLE
GRADING & EROSION CONTROL PLAN

C.E. JOB NUMBER SHEET NUMBER
7969 CA120



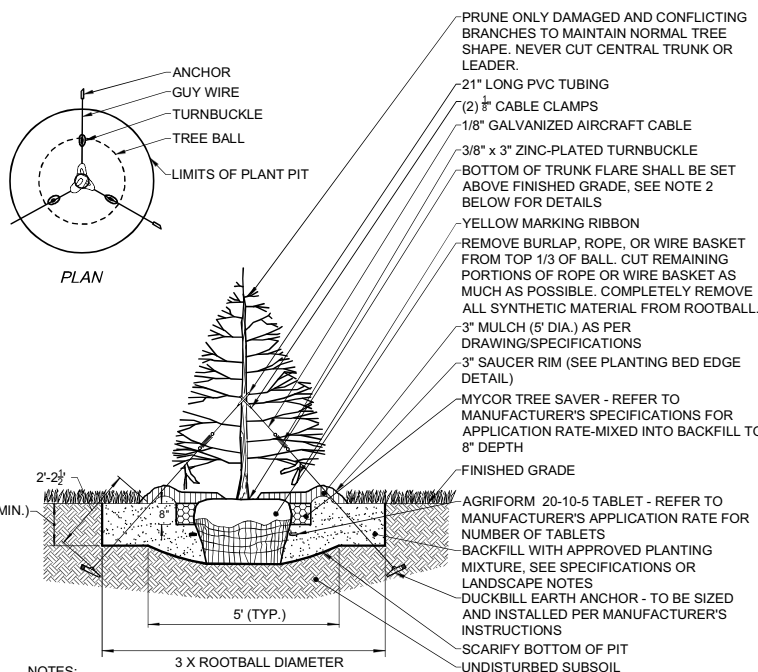
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1 GRADING & EROSION CONTROL PLAN
SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)



LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL SECURE CURRENT PLANS AND SPECIFICATIONS FOR PROPER CONSTRUCTION METHODS AND MATERIAL OF ALL LANDSCAPING PRIOR TO COMMENCING WORK.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1 (LATEST EDITION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
- THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANT MATERIAL AND SHRUB-BEDS. CONTACT OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL. LOCATIONS SHOWN ON THE PLANS CONVEY DESIGN INTENT ONLY. ACTUAL LOCATIONS WILL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNDERGROUND UTILITIES EXIST. SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 5' FROM BALL TO UTILITIES.
- SHOULD LOCATION OF TREES BE WITHIN 20' OF OVERHEAD WIRES, RELOCATE SAID TREES TO A MINIMUM OF 20' FROM WIRES.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE 6" APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADED, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF PROVISIONAL ACCEPTANCE.
- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF BLACK SHREDDED HARDWOOD MULCH.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR OWNER'S PROJECT LANDSCAPE ARCHITECT.
- ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES AND GUYS) AND NEWLY ESTABLISHED LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF 6", UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY) BE FINE GRADES, SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.



- NOTES:**
- MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
 - THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:
 - FOR SANDY OR LOAMY SOILS: 1"
 - FOR CLAY OR POORLY DRAINED SOILS: 3"
 - THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE

1 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

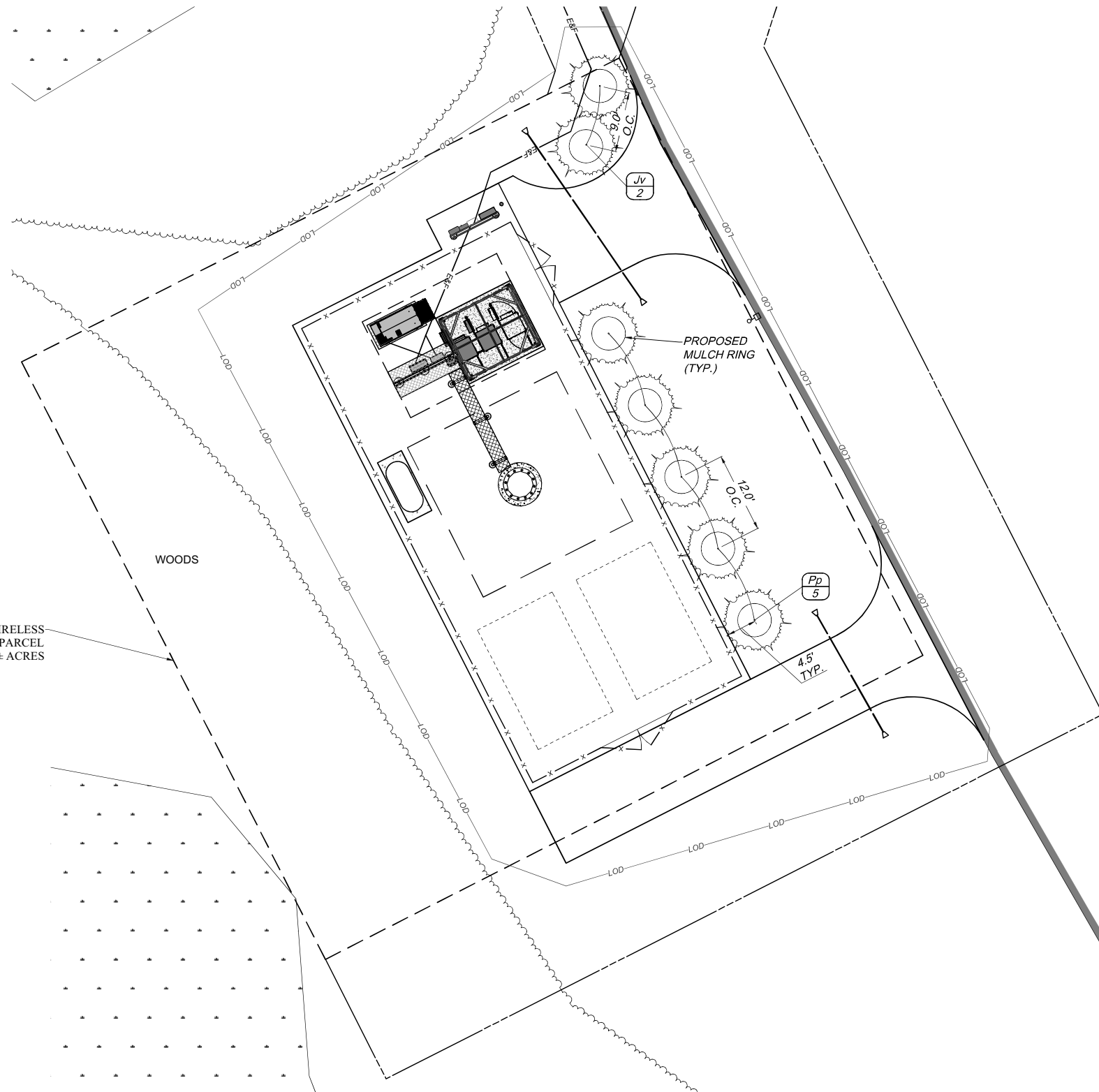


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QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
EVERGREEN TREES						
2	Jv	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' -7'	BB	HT. 40'-50', SP. 10'-20'
5	Pp	PICEA PUNGENS	BABY BLUE EYES SPRUCE	6' -7'	BB	HT. 15-30', SP. 15'

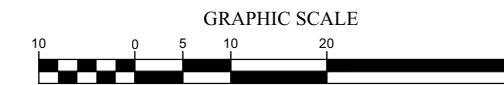
ABBREVIATIONS:
BB=BALLED & BURLAPPED
BR=BARE ROOT
HT.=HEIGHT
NO.=GALLON SIZE
CAL.=CALIPER IN INCHES
CONT.=CONTAINER
SP.=SPREAD

NOTES:
- CALIPER TO BE MEASURED 6" ABOVE GRADE
- PLANT SYMBOLS REPRESENT 2/3 MATURE SIZE



1 COMPOUND LANDSCAPE PLAN

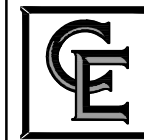
SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)



(IN FEET)
1 inch = 10 ft. (22" x 34" SHEET)
1 inch = 20 ft. (11" x 17" SHEET)



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

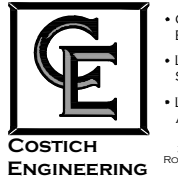
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
LANDSCAPE PLAN AND DETAILS

C.E. JOB NUMBER
7969
SHEET NUMBER
LA100

verizon

1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



• CIVIL ENGINEERING
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217 LAKE AVENUE
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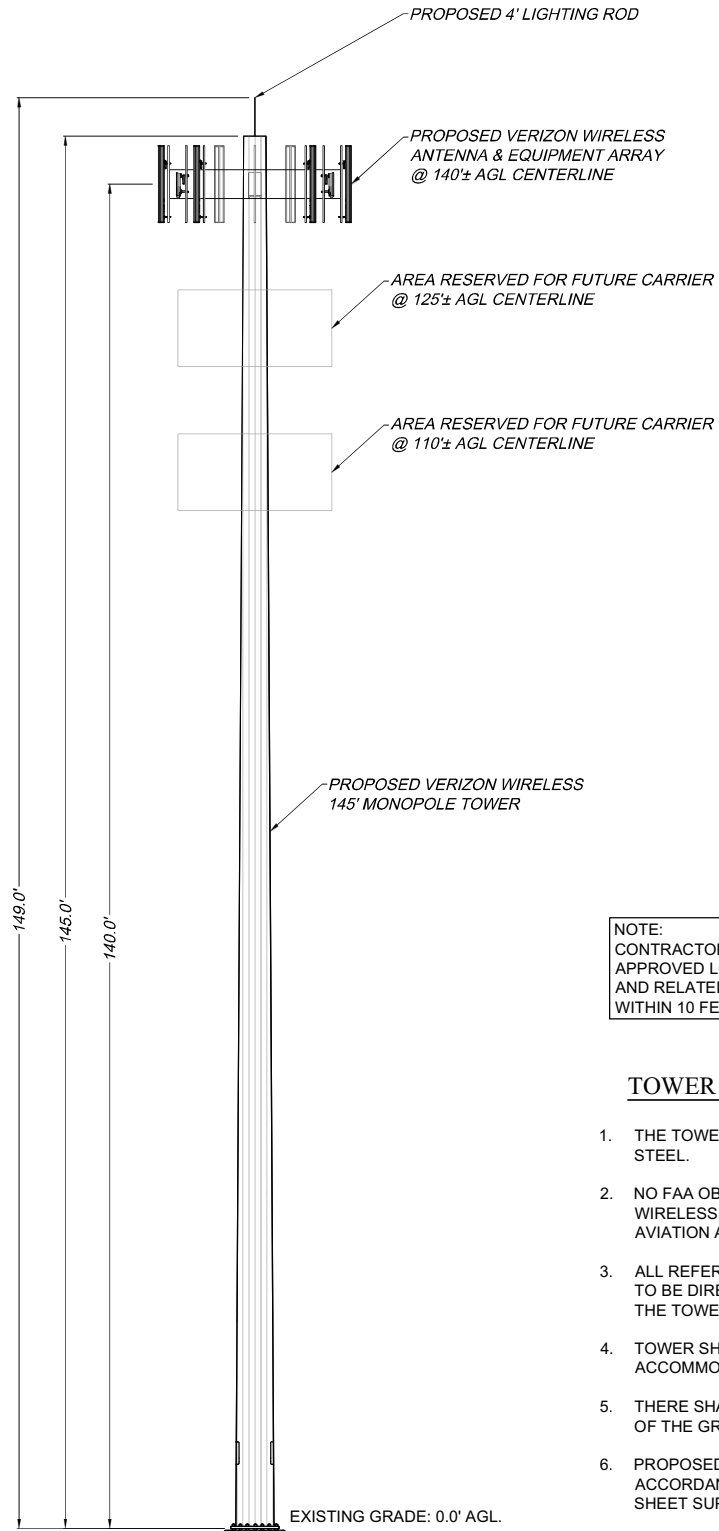
SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

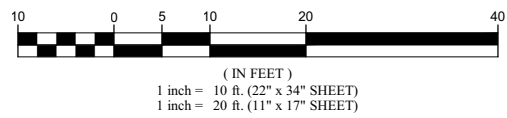
SHEET TITLE
TOWER ELEVATION AND ANTENNA ORIENTATION PLAN

C.E. JOB NUMBER
7969

SHEET NUMBER
CA200



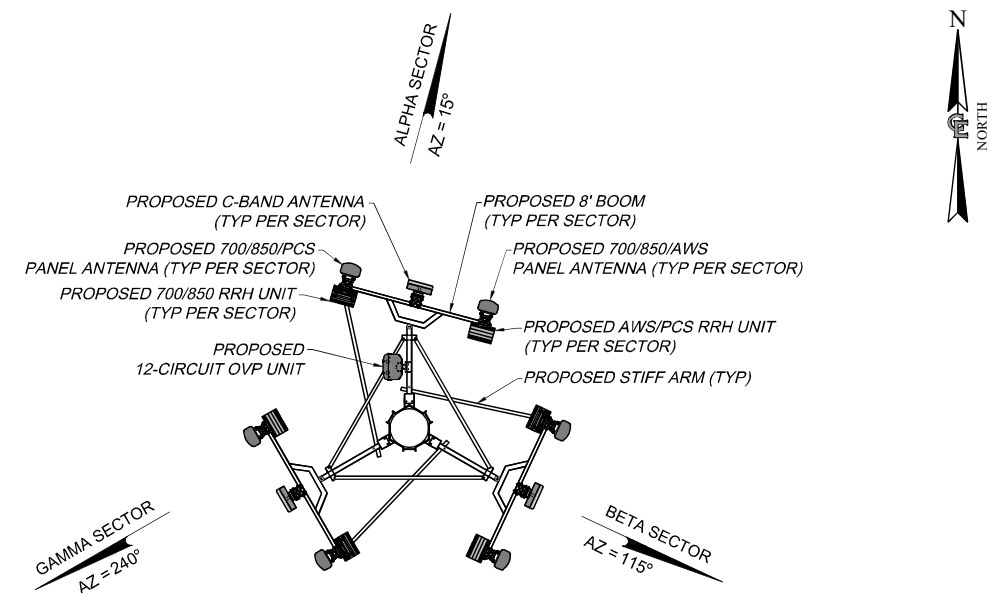
1 TOWER ELEVATION
SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)



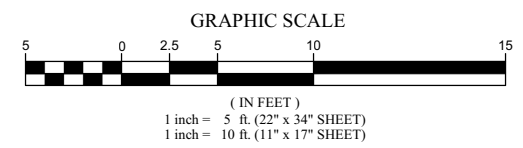
NOTE:
CONTRACTORS MUST UTILIZE VERIZON WIRELESS APPROVED LOW-PIM CABLE SUPPORT FASTENERS AND RELATED ANCILLARY ATTACHMENT HARDWARE WITHIN 10 FEET OF VERIZON WIRELESS ANTENNAS

TOWER NOTES

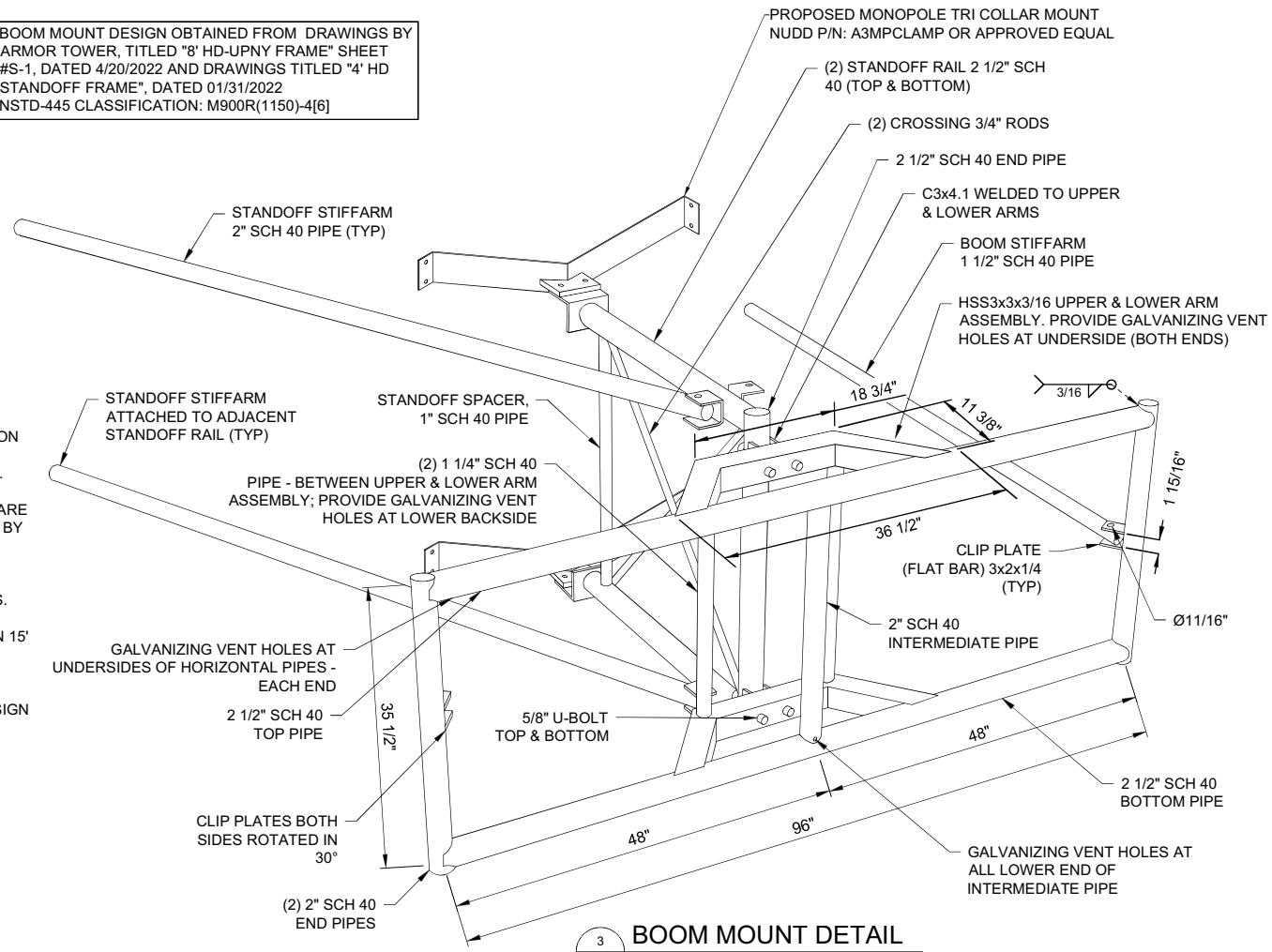
1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. TOWER SHALL BE DESIGNED/ CONSTRUCTED TO ACCOMMODATE A TOTAL OF THREE WIRELESS CARRIERS.
5. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
6. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.
7. TOWER SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT IN THE UNLIKELY EVENT OF TOWER FAILURE THE TOWER SHALL COLLAPSE WITHIN A RADIUS OF 1/2 THE OVERALL TOWER HEIGHT.



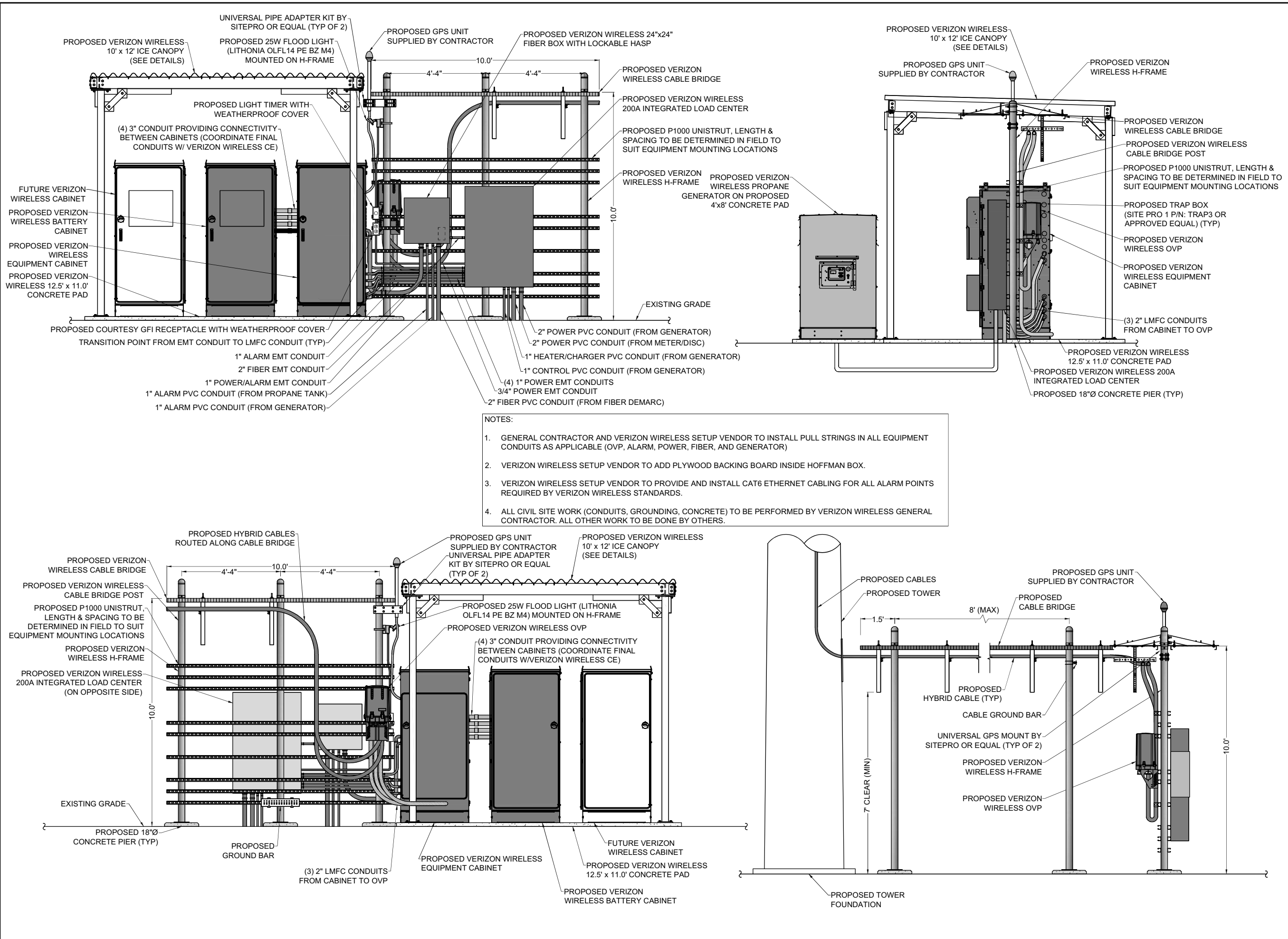
2 ANTENNA ORIENTATION
SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)



BOOM MOUNT DESIGN OBTAINED FROM DRAWINGS BY ARMOR TOWER, TITLED "8' HD-UPNY FRAME" SHEET #S-1, DATED 4/20/2022 AND DRAWINGS TITLED "4' HD STANDOFF FRAME", DATED 01/31/2022 NSTD-445 CLASSIFICATION: M900R(1150)-4[6]



3 BOOM MOUNT DETAIL
SCALE: NTS



- NOTES:**
1. GENERAL CONTRACTOR AND VERIZON WIRELESS SETUP VENDOR TO INSTALL PULL STRINGS IN ALL EQUIPMENT CONDUITS AS APPLICABLE (OVP, ALARM, POWER, FIBER, AND GENERATOR)
 2. VERIZON WIRELESS SETUP VENDOR TO ADD PLYWOOD BACKING BOARD INSIDE HOFFMAN BOX.
 3. VERIZON WIRELESS SETUP VENDOR TO PROVIDE AND INSTALL CAT6 ETHERNET CABLING FOR ALL ALARM POINTS REQUIRED BY VERIZON WIRELESS STANDARDS.
 4. ALL CIVIL SITE WORK (CONDUITS, GROUNDING, CONCRETE) TO BE PERFORMED BY VERIZON WIRELESS GENERAL CONTRACTOR. ALL OTHER WORK TO BE DONE BY OTHERS.



1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-9020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFD5
2	04/24/2024	AJK ISSUED FINAL
3	12/10/2024	TKW ADDED LANDSCAPING



PROJECT MANAGER
D.A.W.
DRAWN BY
T.K.W.

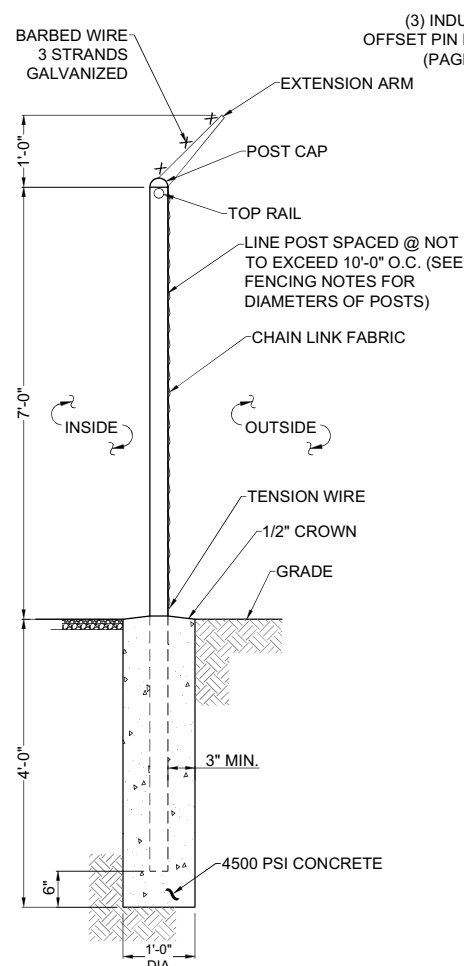
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SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341

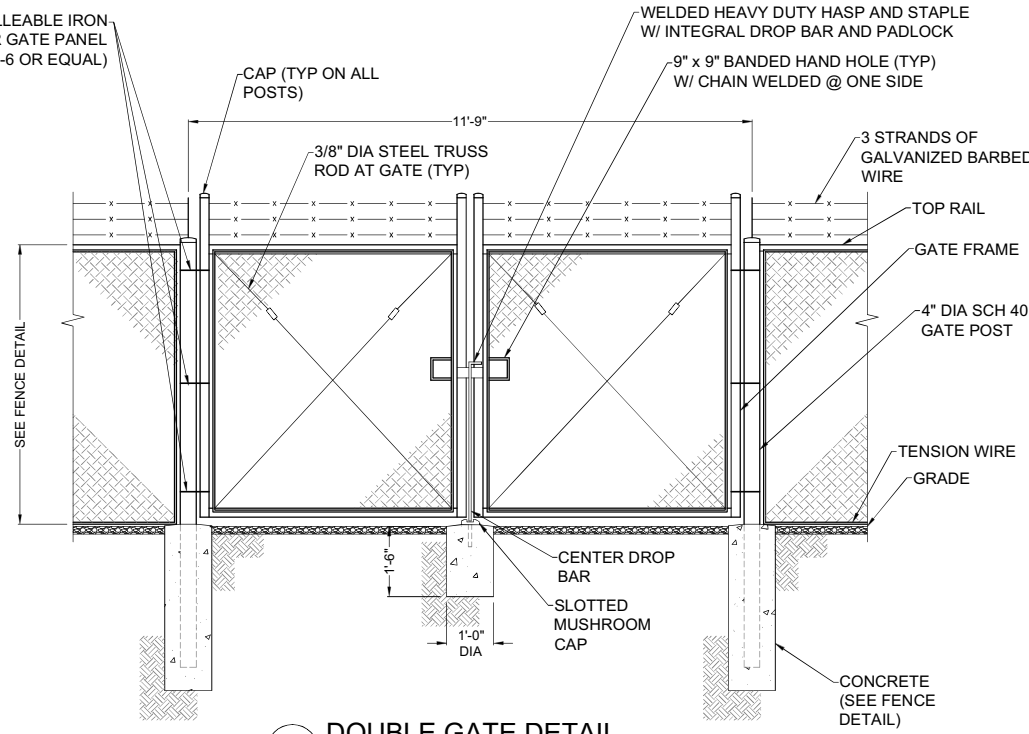
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

EQUIPMENT ELEVATIONS

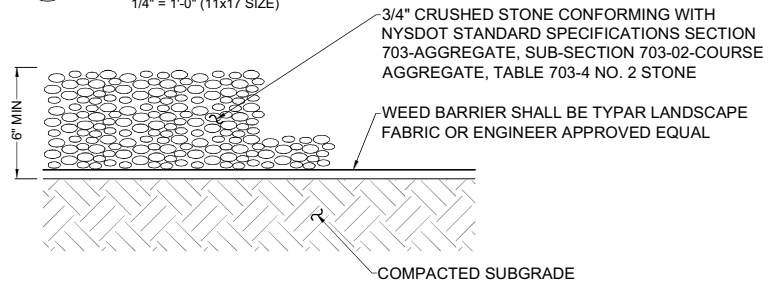
C.E. JOB NUMBER: **7969**
SHEET NUMBER: **CA500**



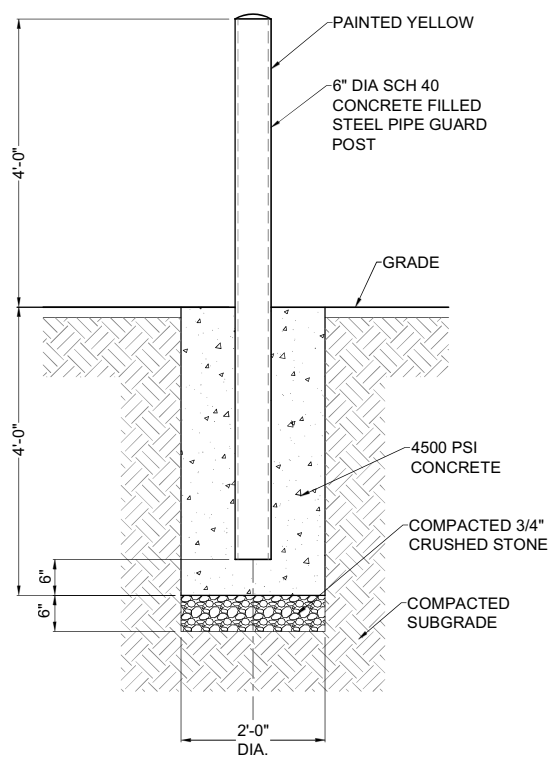
1 FENCE DETAIL
SCALE: NTS



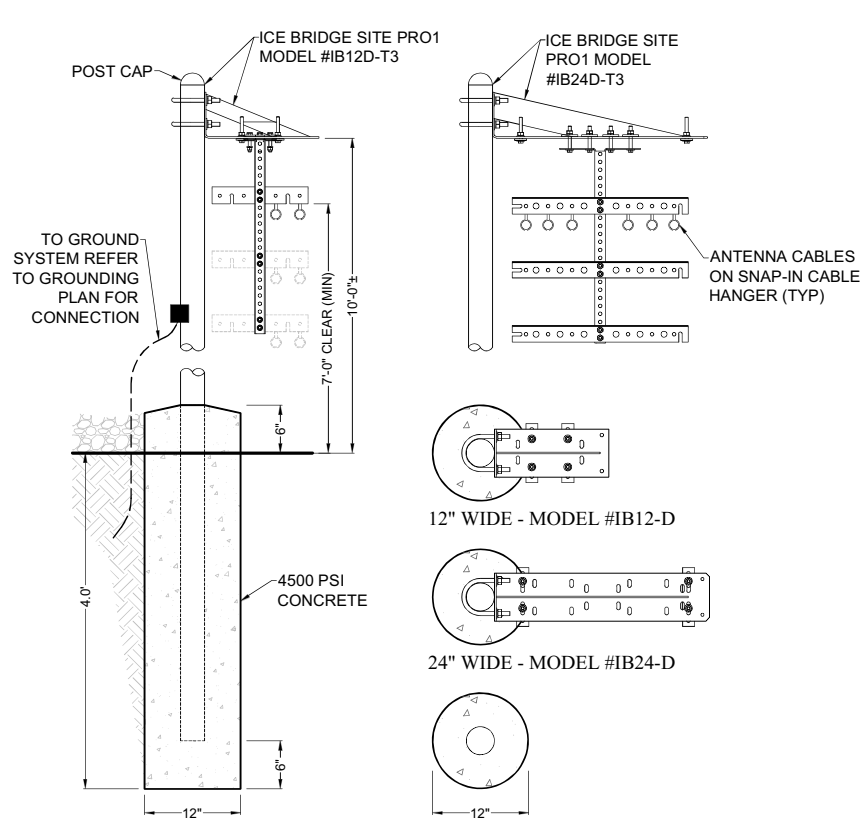
2 DOUBLE GATE DETAIL
SCALE: 1/2" = 1'-0" (22x34 SIZE)
1/4" = 1'-0" (11x17 SIZE)



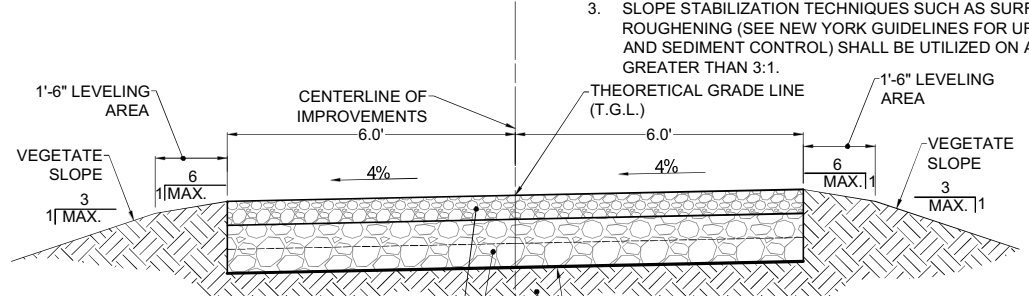
4 GRAVEL SURFACING TREATMENT
SCALE: NTS



5 BOLLARD DETAIL
SCALE: 3/4" = 1'-0" (22x34 SIZE)
3/8" = 1'-0" (11x17 SIZE)



3 CABLE BRIDGE / H-FRAME DETAIL
SCALE: NTS



6 GRAVEL DRIVE CROSS SECTION
SCALE: 1" = 2' (22x34 SIZE)
1" = 4' (11x17 SIZE)

6" N.Y.S.D.O.T. PAY ITEM NO. 304.12, MATERIAL DESIGNATION 733.0402 SUBBASE COURSE TYPE 2, COMPACTED WITH A 12 TON SMOOTH DRUM VIBRATORY ROLLER

12" N.Y.S.D.O.T. PAY ITEM NO. 623.12 SIZE DESIGNATION #4 CRUSHED STONE (12" MINIMUM WITH 2-6" COMPACTED LIFTS COMPACTED WITH A 12 TON SMOOTH DRUM VIBRATORY ROLLER). THE CELLULAR CONSTRUCTION MANAGER MAY SPECIFY ADDITIONAL STONE BASE AS FIELD CONDITIONS WARRANT.

GEOTEXTILE FABRIC MIRAFI 500X OR APPROVED EQUAL

PROOF-ROLL ROADWAY SUBGRADE AREAS USING A 12 TON SMOOTH DRUM VIBRATORY ROLLER. AREAS THAT SHOW PUMPING OR WHICH ARE OTHERWISE UNSATISFACTORY SHALL BE UNDERCUT AND REPLACED WITH COMPACTED FILL, OR STABILIZED IN PLACE.

SUBGRADE AREAS THAT CANNOT BE STABILIZED OR RESULT IN REMOVAL OF ALL ORGANICS UTILIZING A MAXIMUM OF 1.0' OF UNDERCUT SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER. CONSTRUCTION MANAGER SHALL RECOMMEND THE APPROPRIATE BRIDGING TECHNIQUE THAT MAY INCLUDE UTILIZATION OF STONE FILLING, ADDITIONAL FABRIC AND/OR GEOGRID MATERIALS.

EARTH WORK SUBGRADE COMPACTION & SELECT GRANULAR FILL

- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT, AS PREPARED FOR THIS SITE, WHEN NECESSARY, FOR SITE WORK PREPARATION, & FOUNDATION WORK. AS A MINIMUM THE TOP 3" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED AND GEOTEXTILE FABRIC INSTALLED AS REQUIRED FOR UNSTABLE SOIL CONDITION.
- ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557) AND WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
- CONTRACTOR TO ASSURE THAT EXISTING DRAINAGE PATTERNS ARE MAINTAINED.

- NOTE:
- ACCESS DRIVE STONE TO BE ACQUIRED FROM N.Y.S.D.O.T. APPROVED QUARRY.
 - ALL DISTURBED AREAS NOT RECEIVING STONE SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AS DIRECTED BY CELLULAR NETWORK REPRESENTATIVE.
 - SLOPE STABILIZATION TECHNIQUES SUCH AS SURFACE ROUGHENING (SEE NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL) SHALL BE UTILIZED ON ALL SLOPES GREATER THAN 3:1.



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STATE OF NEW YORK

SHEET TITLE
SITE DETAILS

C.E. JOB NUMBER
7969

SHEET NUMBER
CA501

