

BELL ATLANTIC MOBILE SYSTEMS LLC
d/b/a



SITE NAME: REACH RUN
ZONING DRAWINGS

PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865



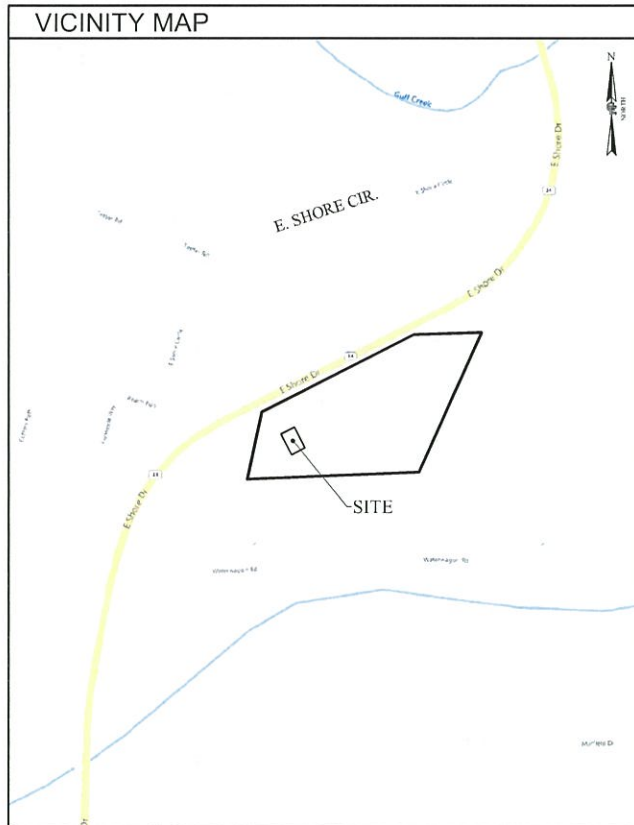
1275 JOHN STREET, SUITE #100
WEST HENRIETTA, NEW YORK 14586



COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED IA CERTIFICATION AND RFDS
2	04/24/2024	AJK ISSUED FINAL



SITE INFORMATION	
SITE ADDRESS	(NEAR) 1767 E SHORE DR ITHACA, NEW YORK 1485C
MUNICIPALITY:	TOWN OF LANSING
COUNTY:	TOMPKINS
TAX MAP NUMBER:	37.1-6-9 (13.36 ACRES PER TAX MAP)
ZONING DISTRICT:	R2 (RESIDENTIAL - MODERATE DENSITY)
TOWER SETBACK REQ.:	189' (HEIGHT OF TOWER + 40'), 195' PROVIDED
LATITUDE:	42.517646°(42° 31' 03.53"N)
LONGITUDE:	-76.504810°(76° 30' 17.32"W)
BASE ELEVATION:	840'± AMSL
STRUCTURE HEIGHT & TYPE:	145' MONOPOLE TOWER
PROPOSED ANT. CENTERLINE:	140' ± AGL
PROPOSED ANT. TIP HEIGHT:	144' ± AGL
HIGHEST APPURTENANCE:	149' ± AGL (PROPOSED LIGHTNING ROD)
PROPERTY OWNER:	COMMUNITY REC CENTER INC. 1767 E SHORE DR ITHACA, NEW YORK 1485C
APPLICANT:	BELL ATLANTIC MOBILE SYSTEMS, LLC d/b/a VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586 CONTACT: MAGGIE HAYES PHONE: (585) 321-539C
LIMITS OF DISTURBANCE:	0.19± ACRES

SHEET INDEX			
SHEET #	DESCRIPTION	REV NO	REVISION DATE
GA001	TITLE SHEET	2	04/24/2024
GA002	GENERAL NOTES	2	04/24/2024
VA100	SCHEMATIC TOTAL HOLDINGS	2	04/24/2024
VA101	SURVEY PLAN	2	04/24/2024
VA110	SURVEY NOTES AND DESCRIPTIONS	2	04/24/2024
CA100	OVERALL SITE PLAN	2	04/24/2024
CA110	COMPOUND PLAN	2	04/24/2024
CA120	GRADING AND EROSION CONTROL PLAN	2	04/24/2024
CA200	TOWER ELEVATION AND ANTENNA ORIENTATION PLAN	2	04/24/2024
CA500	EQUIPMENT ELEVATIONS	2	04/24/2024
CA501	SITE DETAILS	2	04/24/2024
CA502	GRADING AND EROSION CONTROL DETAILS	2	04/24/2024

UTILITY PROVIDERS	
ELECTRIC PROVIDER:	NYSEG
ESR #:	TBD
ACCOUNT #:	TBD
PLANNER:	TBD
PHONE:	TBD
FIBER PROVIDER:	TBD
PLANNER:	TBD
CONTACT:	TBD

DIG SAFELY - NEW YORK

Before You Dig, Drill Or Blast!

Dig Safely. New York

UNDERGROUND FACILITIES
PROTECTIVE ORGANIZATION
CALL US TOLL FREE 1-800-962-7962
NY industrial code rule 752 requires no less than
two working days notice, but not more than ten
days notice

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SCOPE OF WORK

1 THE PROPOSED WORK CONSISTS OF THE CONSTRUCTION AND INSTALLATION OF AN UNMANNED WIRELESS FACILITY WITH ASSOCIATED UTILITIES.

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

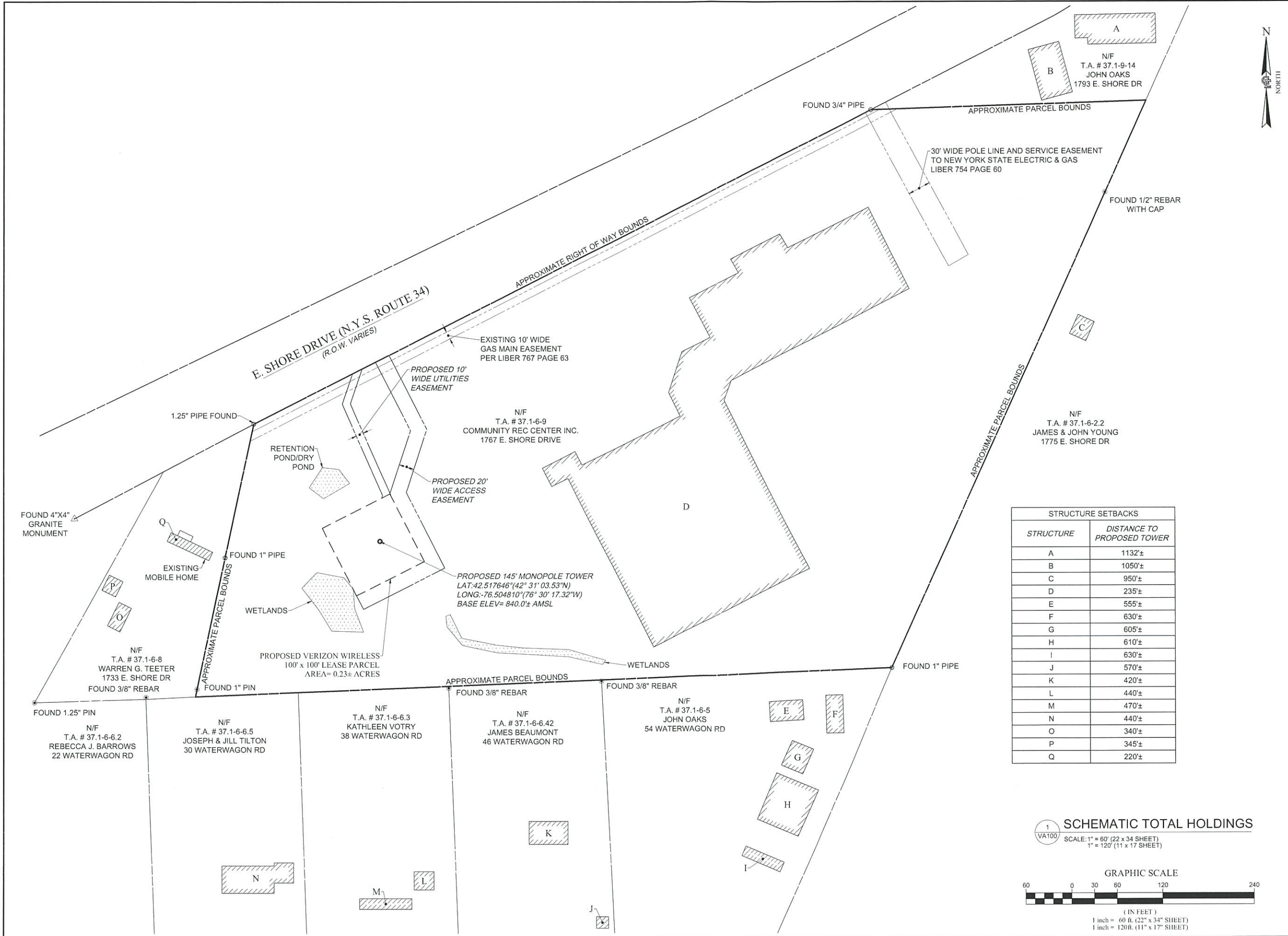
SHEET TITLE

TITLE SHEET

C.E. JOB NUMBER SHEET NUMBER

7969 **GA001**

SHEET 01 OF 12



verizon

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



COSTICH ENGINEERING

- CIVIL ENGINEERING
 - LAND SURVEYING
 - LANDSCAPE ARCHITECTURE
- 217 LAKE AVENUE
ROCHESTER, NY 14606
(585) 459 3020

NO.	DATE	COMMENTS
0	04/03/2024	TKW ISSUED PRELIMINARY FOR REVIEW
1	04/17/2024	AJK ADDED 1A CERTIFICATION AND RFD'S
2	04/24/2024	AJK ISSUED FINAL

STRUCTURE SETBACKS	
STRUCTURE	DISTANCE TO PROPOSED TOWER
A	1132'±
B	1050'±
C	950'±
D	235'±
E	555'±
F	630'±
G	605'±
H	610'±
I	630'±
J	570'±
K	420'±
L	440'±
M	470'±
N	440'±
O	340'±
P	345'±
Q	220'±

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

COPYRIGHT 2024
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY:" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

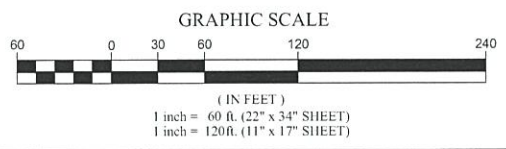
SHEET TITLE
SCHEMATIC TOTAL HOLDINGS

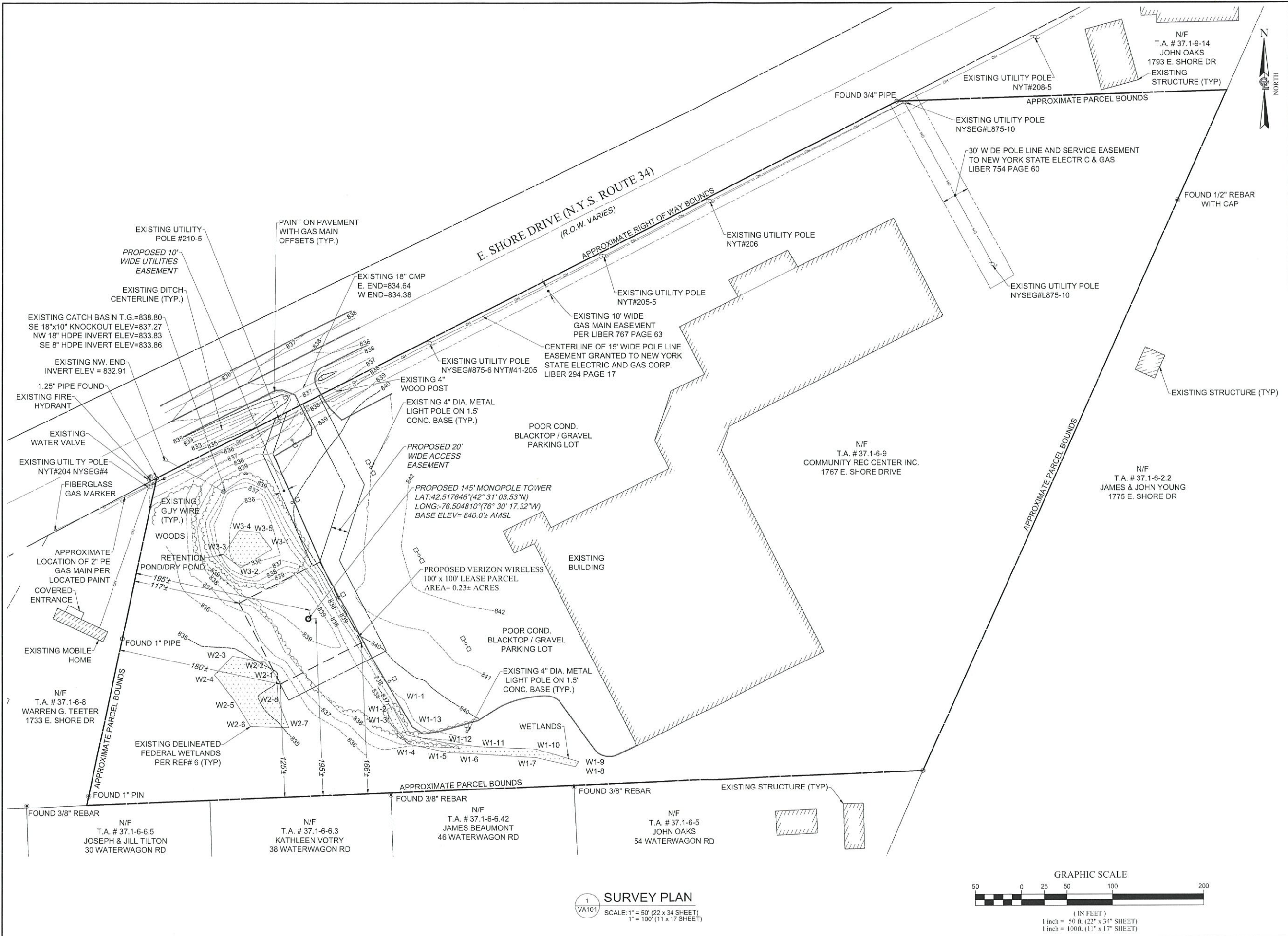
C.E. JOB NUMBER
7969

SHEET NUMBER
VA100

SHEET 03 OF 12

1
VA100
SCHEMATIC TOTAL HOLDINGS
SCALE: 1" = 60' (22 x 34 SHEET)
1" = 120' (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) 458-3020

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

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

COPYRIGHT 2024
 COSTICH ENGINEERING, D.P.C.
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY:" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

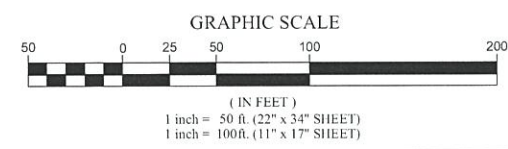
SITE INFORMATION
 REACH RUN
 PROJECT ID: 17215090
 MDG LOCATION ID: 5000007341
 WBS PROJECT #: VZ-00049865

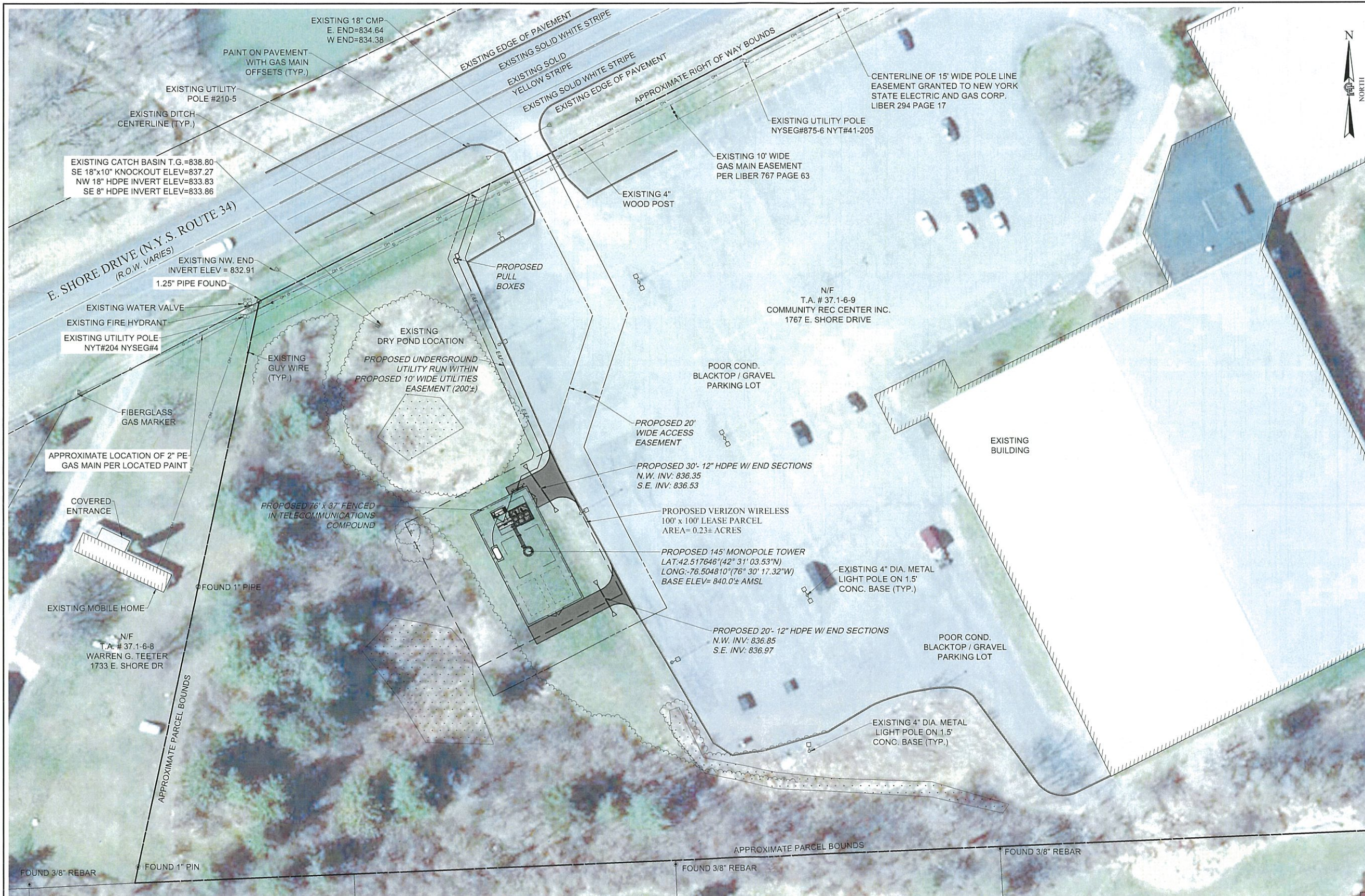
TOWN OF LANSING
 COUNTY OF TOMPKINS
 STATE OF NEW YORK

SHEET TITLE
SURVEY PLAN

C.E. JOB NUMBER
7969
 SHEET NUMBER
VA101
 SHEET 04 OF 12

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



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459-3020

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

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

COPYRIGHT 2024
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
OVERALL SITE PLAN

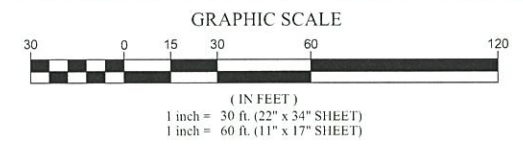
C.E. JOB NUMBER
7969

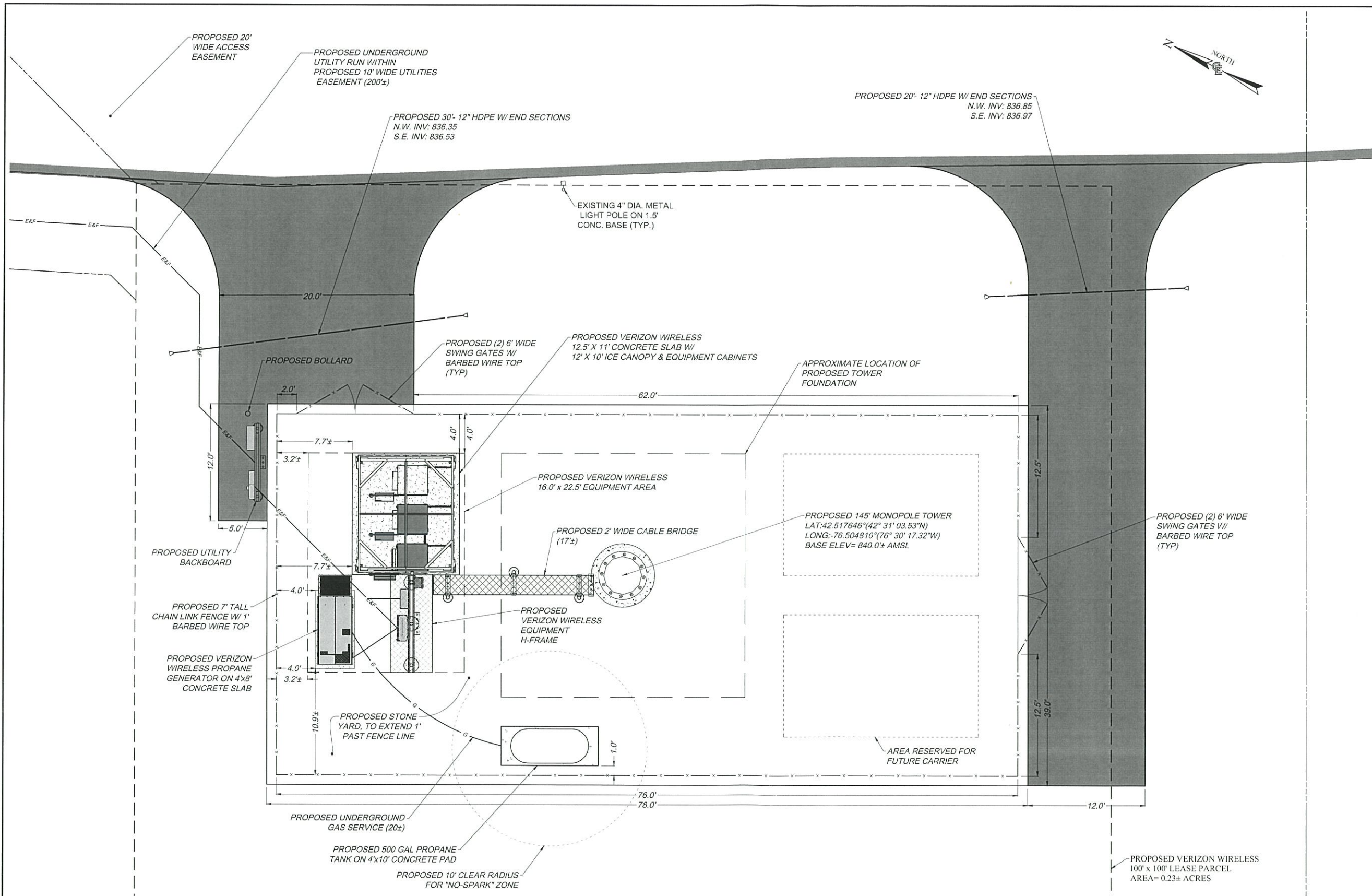
SHEET NUMBER
CA100

SHEET 06 OF 12

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 CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE 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
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459 3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

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

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

COPYRIGHT 2024
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
COMPOUND PLAN

C.E. JOB NUMBER
7969

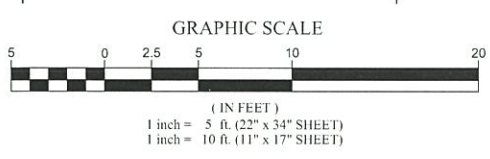
SHEET NUMBER
CA110

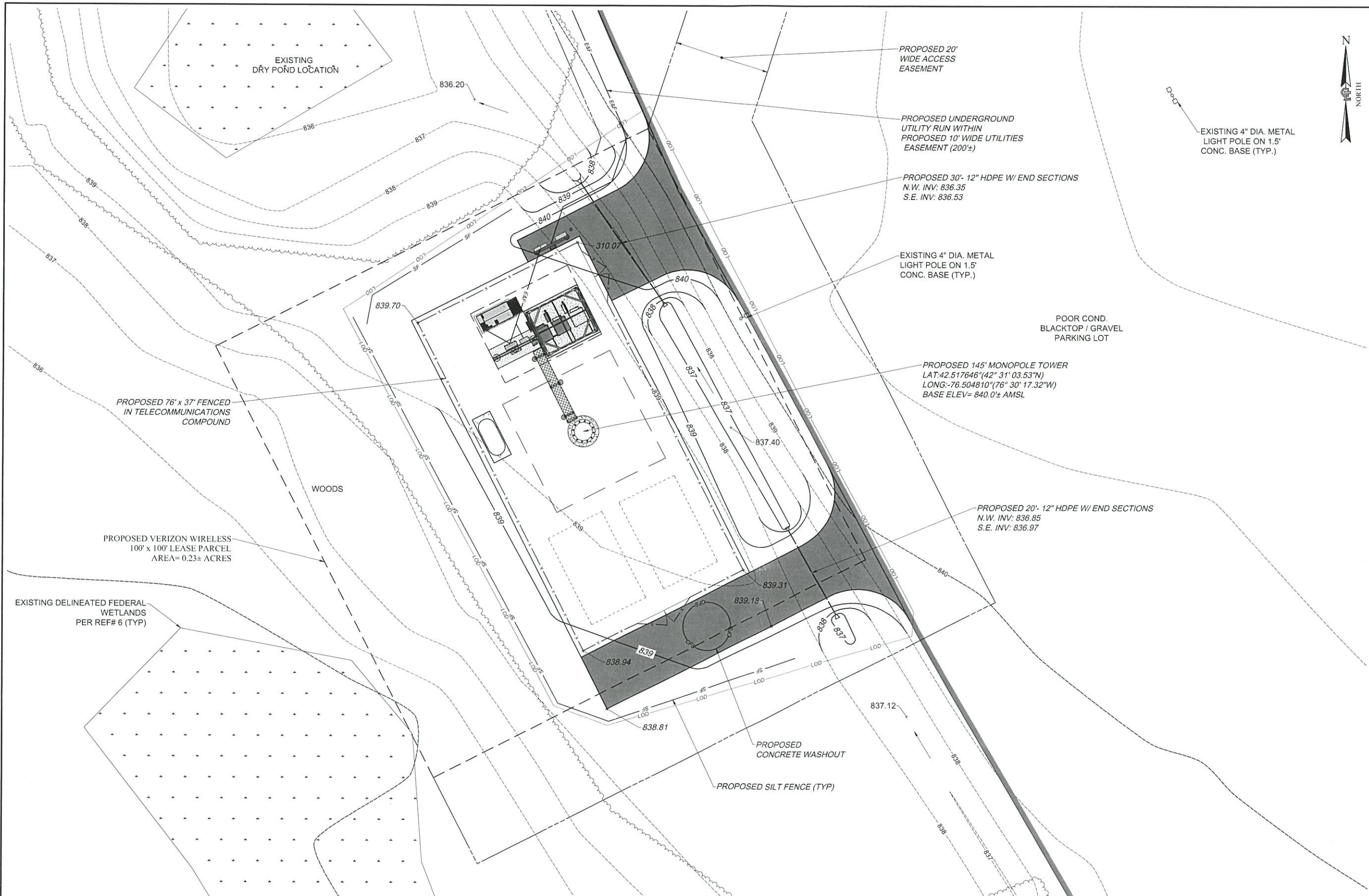
SHEET 07 OF 12



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 CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE 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.

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
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 459 3020

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



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

COPYRIGHT 2024
COSTICH ENGINEERING, D.P.C.
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

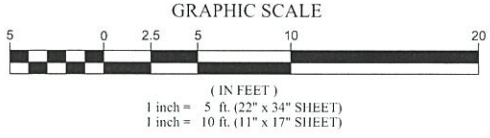
SHEET TITLE
GRADING & EROSION CONTROL PLAN

C.E. JOB NUMBER
7969
SHEET NUMBER
CA120
SHEET 08 OF 12



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 CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE 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 GRADING & EROSION CONTROL PLAN
SCALE: 1" = 5' (22 x 34 SHEET)
1" = 10' (11 x 17 SHEET)



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

PROJECT MANAGER
D.A.W.

DRAWN BY
T.K.W.

COPYRIGHT 2024
COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY:" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

SITE INFORMATION
REACH RUN
PROJECT ID: 17215090
MDG LOCATION ID: 5000007341
WBS PROJECT #: VZ-00049865

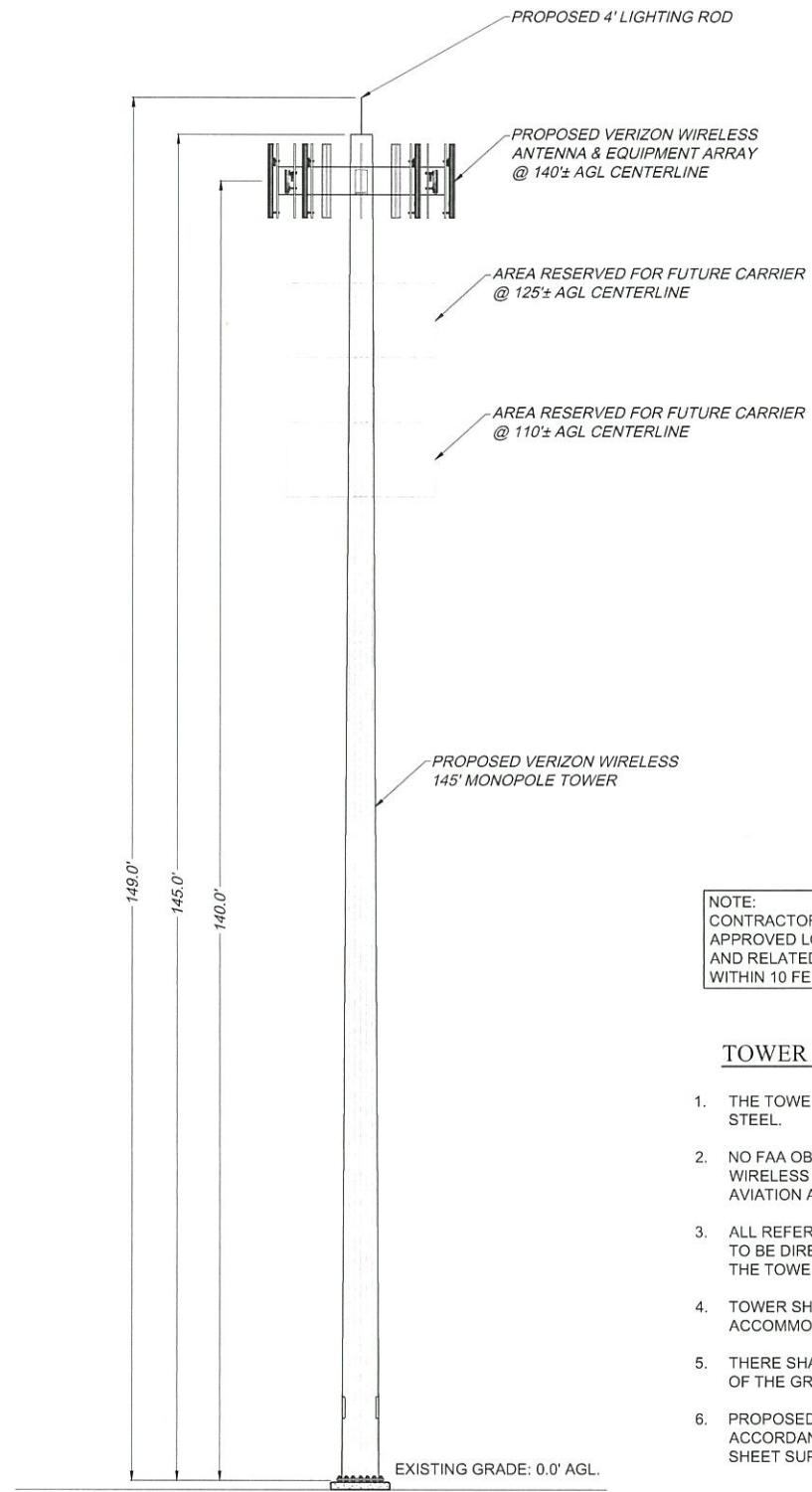
TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

SHEET TITLE
TOWER ELEVATION AND
ANTENNA ORIENTATION
PLAN

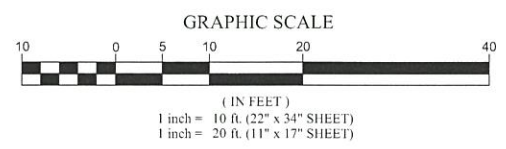
C.E. JOB NUMBER
7969

SHEET NUMBER
CA200

SHEET 09 OF 12



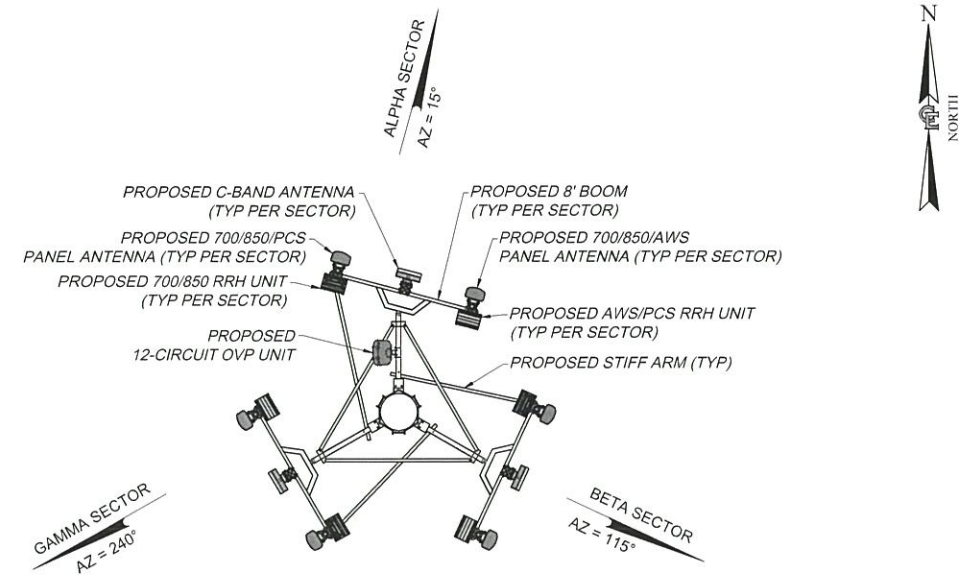
1 TOWER ELEVATION
SCALE: 1" = 10' (22 x 34 SHEET)
1" = 20' (11 x 17 SHEET)



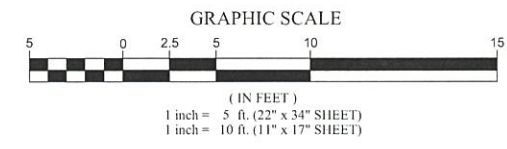
NOTE:
CONTRACTORS MUST UTILIZE VERIZON WIRELESS APPROVED LOW-PIM CABLE SUPPORT FASTENERS AND RELATED ANCILLARY ATTACHMENT HARDWARE WITHIN 10 FEET OF VERIZON WIRELESS ANTENNAS

TOWER NOTES

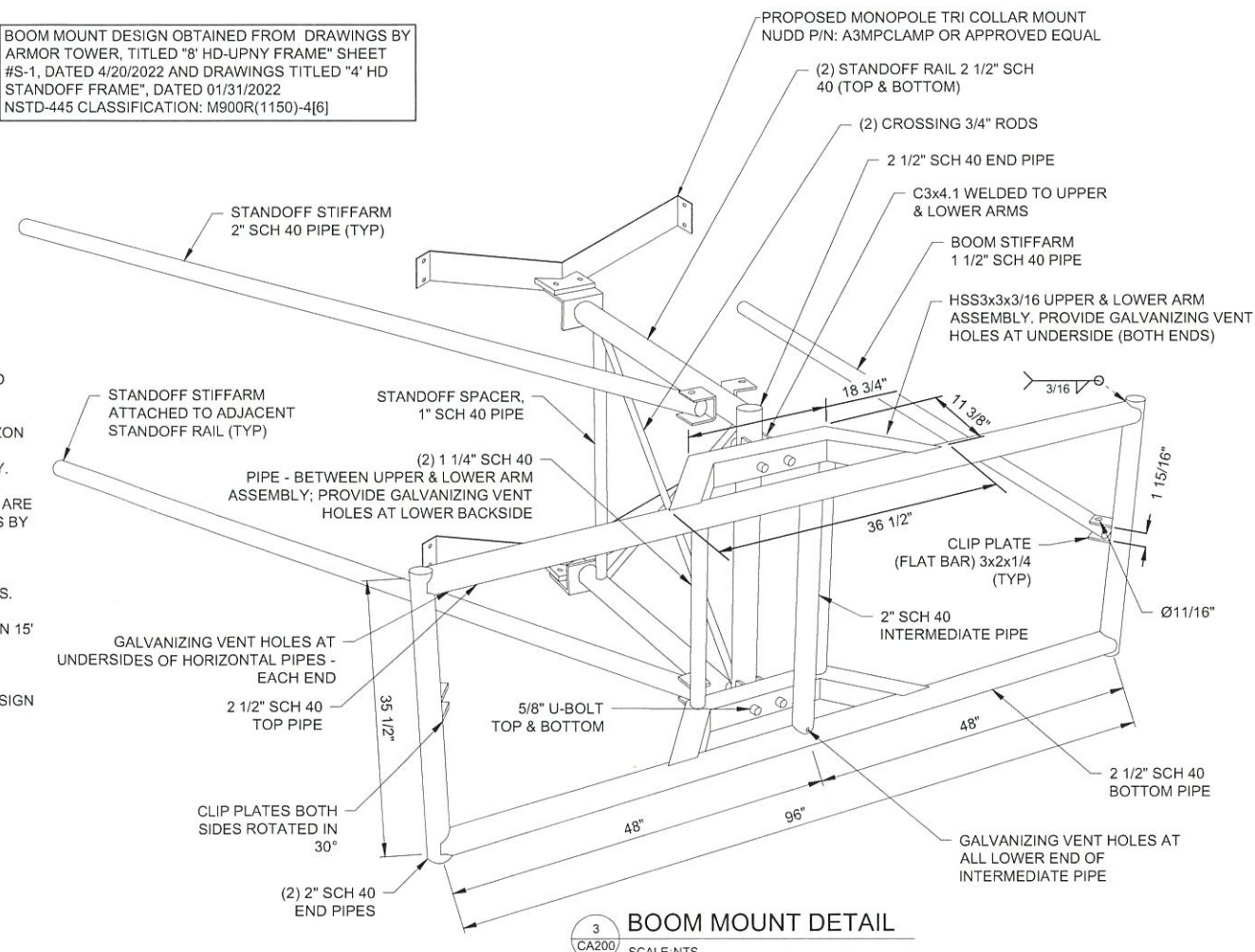
1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL 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.



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

