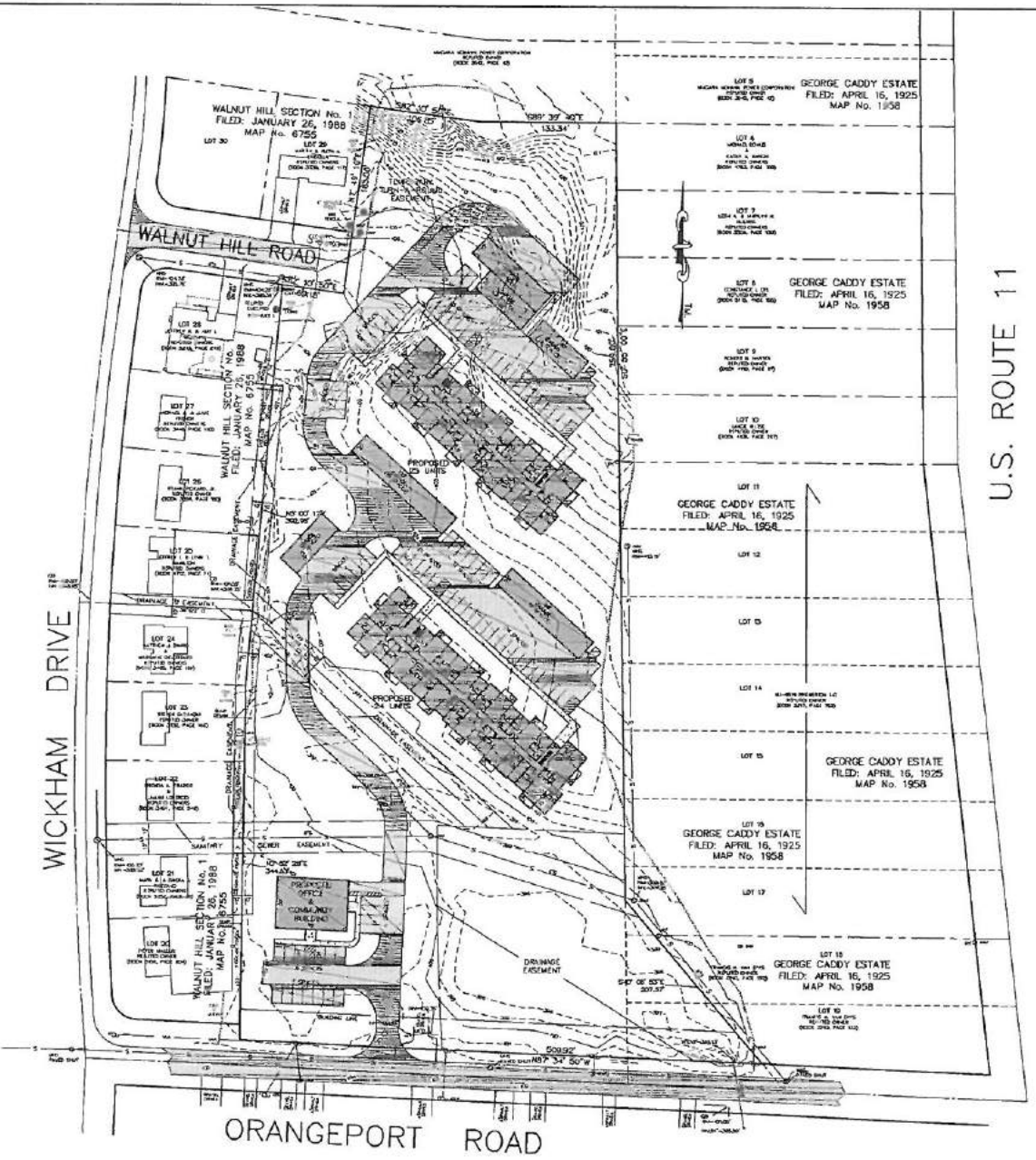


LOCATION PLAN
Scale: 1" = 400'

NOTES:

Total area: 7.31± acres
Total number of units: 49 allowed (based upon 268,551 square feet of unencumbered lot area divided by 5445 square feet per unit) – 49 proposed.
Present Zone: RM District.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (outside 500-year flood-plain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0005 D, revised date: September 15, 1994.
Tax Map No. 116.-01-5.4
Total number parking spaces: 98 required for apartments.
111 provided for apartments.

LEGEND:

- indicates original grade
- indicates proposed finished grade
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

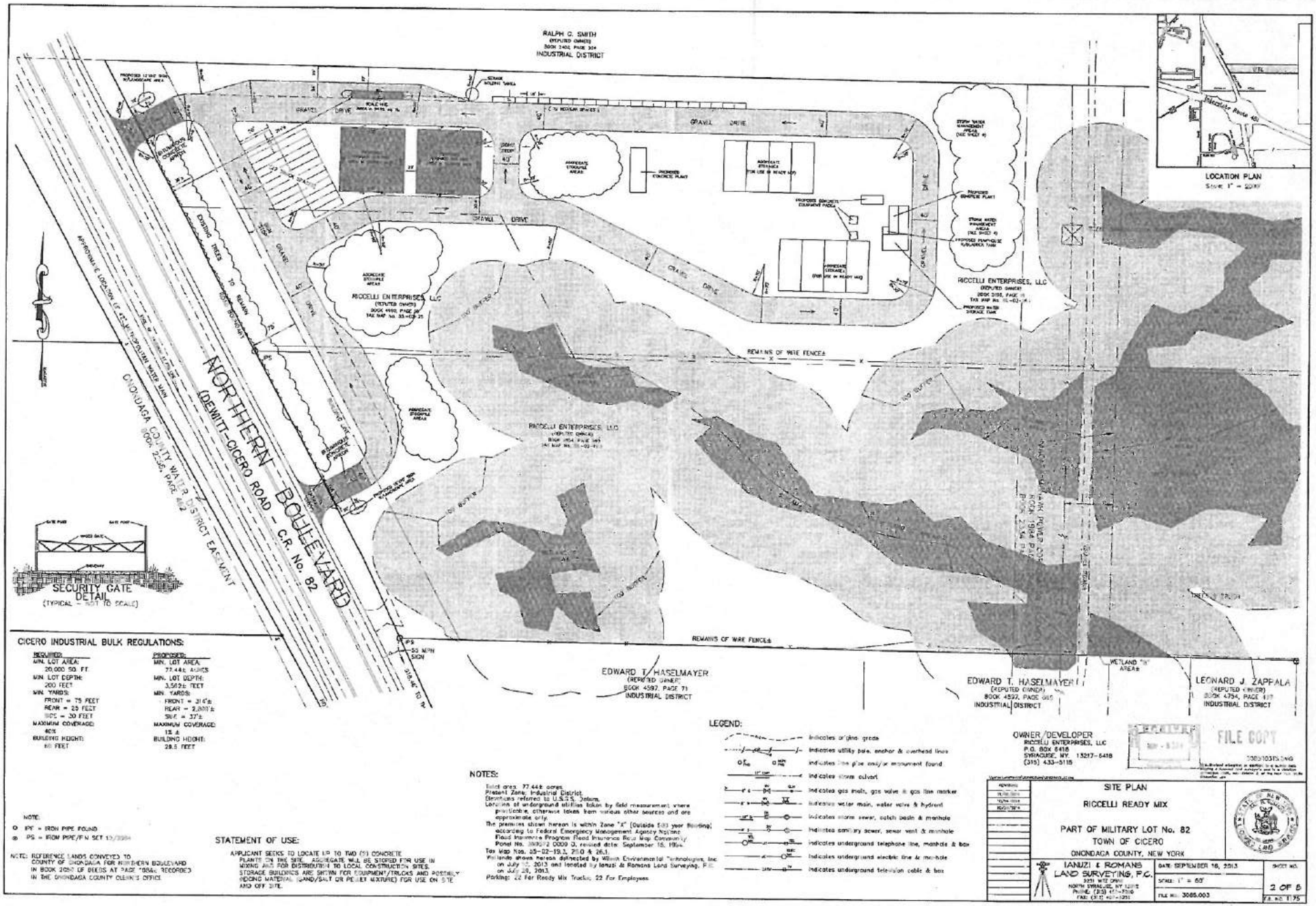
SKETCH PLAN

CONTEMPORARY HOME SUITES

PART OF MILITARY LOT No. 10
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: SEPTEMBER 19, 2014
SCALE: 1" = 50'
FILE NO.: 2613.026
SHEET NO.
F.B. NO. 709



CICERO INDUSTRIAL BULK REGULATIONS:

REQUIRED:	PROPOSED:
MIN. LOT AREA: 20,000 SQ. FT.	MIN. LOT AREA: 77.44± ACRES
MIN. LOT DEPTH: 200 FEET	MIN. LOT DEPTH: 3,562± FEET
MIN. YARDS:	MIN. YARDS:
FRONT = 75 FEET	FRONT = 314'±
REAR = 25 FEET	REAR = 2,889'±
SIDE = 20 FEET	SIDE = 37'±
MAXIMUM COVERAGE: 40%	MAXIMUM COVERAGE: 12 ±
BUILDING HEIGHT: 60 FEET	BUILDING HEIGHT: 28.5 FEET

NOTE:
O IPF = IRON PIPE FOUND
⊗ PS = IRON PIPE/P.N. SET 12/2004

NOTE: REFERENCE LANDS CONVEYED TO COUNTY OF ONONDAGA FOR NORTHERN BOULEVARD IN BOOK 2080 OF DEEDS AT PAGE 108Ac RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE

STATEMENT OF USE:

APPLICANT SEEKS TO LOCATE UP TO TWO (2) CONCRETE PLANTS ON THE SITE. AGGREGATE WILL BE STORED FOR USE IN MIXING AND FOR DISTRIBUTION TO LOCAL CONSTRUCTION SITES. STORAGE BUILDINGS ARE SHOWN FOR EQUIPMENT/TRUCKS AND POSSIBLY ICING MATERIAL (SAND/SALT OR PELLET MIXTURE) FOR USE ON SITE AND OFF SITE.

NOTES:

Total area: 77.44± acres.
Present Zone: Industrial District.
Elevations referred to U.S.G.S. Datum.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Outside 500 year flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 3905720009 D, revised date: September 15, 1984.
Tax Map Nos. 25-02-19.3, 21.0 & 26.1.
Wetlands shown hereon delineated by Wilson Environmental Technologies, Inc. on July 12, 2013 and located by Ianuzi & Romans Land Surveying, P.C. on July 26, 2013.
Parking: 22 For Ready Mix Trucks; 22 For Employees

LEGEND:

- Indicates original grade
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- Indicates storm culvert
- Indicates gas main, gas valve & gas line marker
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer vent & manhole
- Indicates underground telephone line, manhole & box
- Indicates underground electric line & manhole
- Indicates underground television cable & box

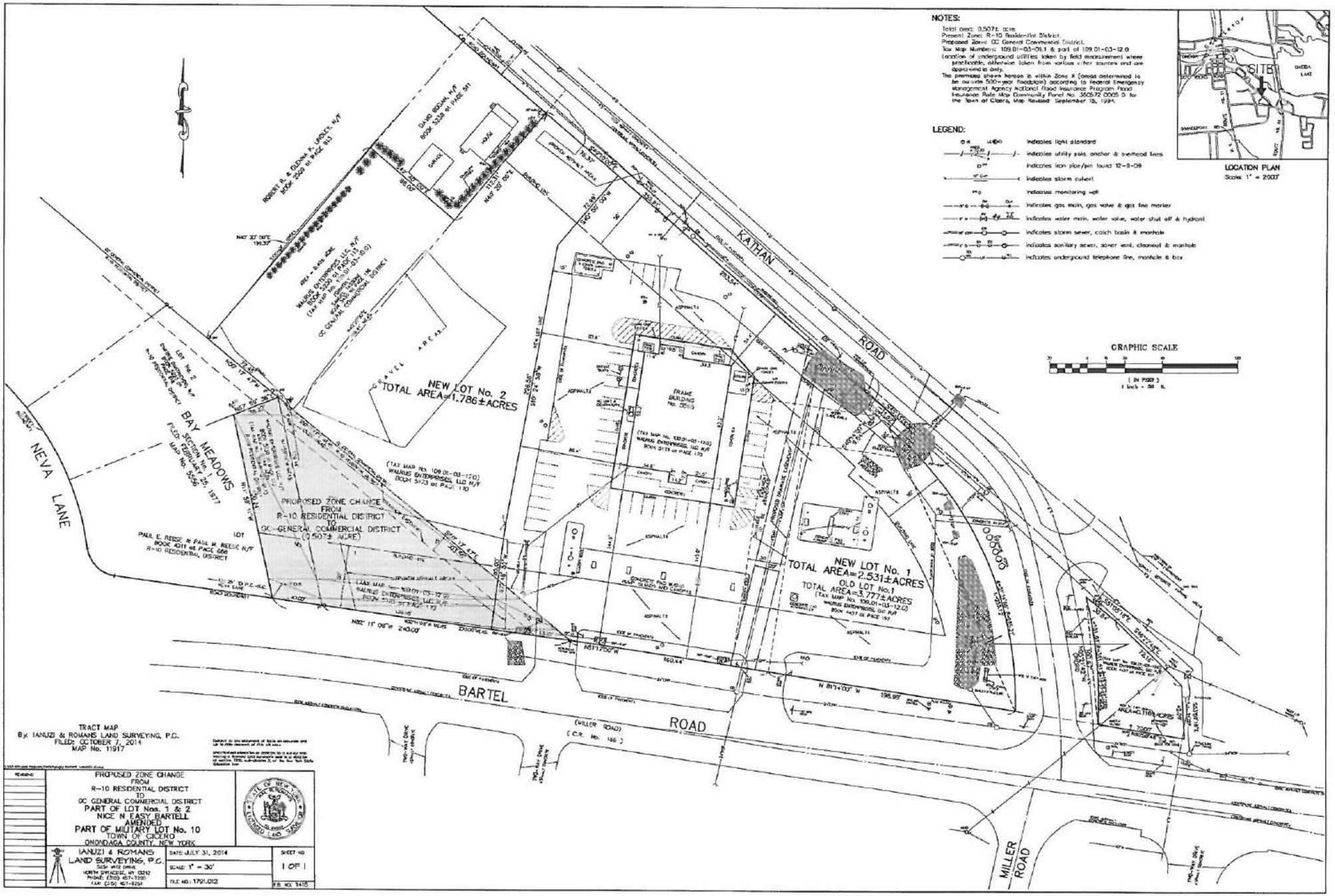
OWNER/DEVELOPER
RICCELLI ENTERPRISES, LLC
P.O. BOX 6418
SYRACUSE, NY. 13217-6418
(315) 433-5115

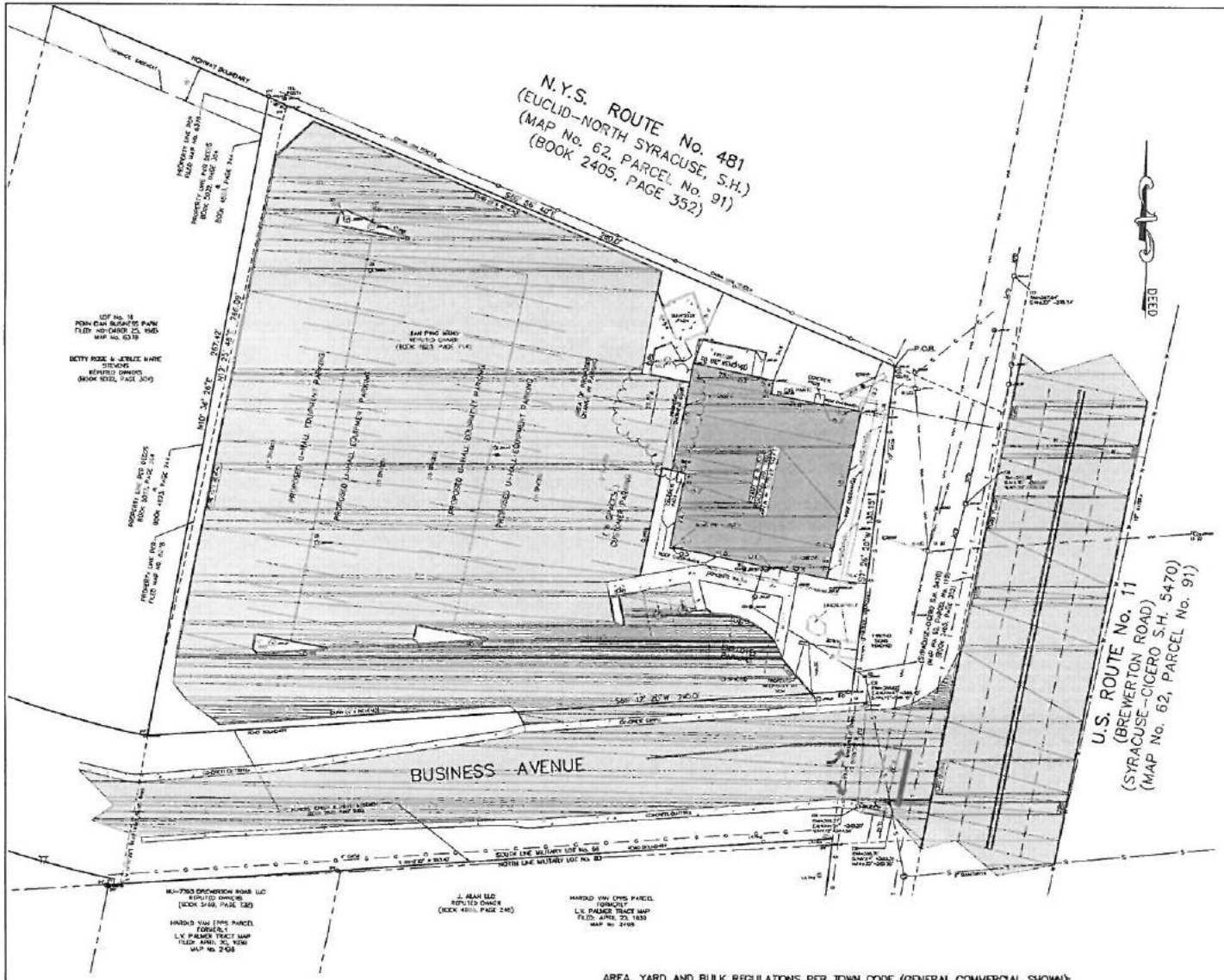
RECEIVED
SEP - 9 2013
FILE COPY
3085103TS.DWG

SITE PLAN
RICCELLI READY MIX
PART OF MILITARY LOT No. 82
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
3251 WEST ONEIDA
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7310
FAX: (315) 457-3251

DATE: SEPTEMBER 18, 2013
SCALE: 1" = 60'
FILE NO.: 3085.003
SHEET NO.: 2 OF 5
F.B. NO. 1175


NOTES:
Total area: 0.507± acre.
Present Zone: R-10 Residential District.
Proposed Zone: GC General Commercial District.
Tax Map Numbers: 109.01-03-01.1 & part of 109.01-03-12.0
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone X (areas determined to be outside 500-year floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 3505720005 B for the Town of Cicero, Map Revised: September 15, 1994.
LEGEND:
indicates light standard
indicates utility pole, anchor & overhead lines
indicates iron pipe/pin found 12-9-09
indicates storm culvert
indicates monitoring well
indicates gas main, gas valve & gas line marker
indicates water main, water valve, water shut off & hydrant
indicates storm sewer, catch basin & manhole
indicates sanitary sewer, sewer vent, cleanout & manhole
indicates underground telephone line, manhole & box
SITE
LOCATION PLAN
Scale: 1" = 2000'
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
NEW LOT No. 2
TOTAL AREA=1.786±ACRES
NEW LOT No. 1
TOTAL AREA=2.531±ACRES
OLD LOT No.1
TOTAL AREA=3.777±ACRES
PROPOSED ZONE CHANGE
FROM
R-10 RESIDENTIAL DISTRICT
TO
GC GENERAL COMMERCIAL DISTRICT
(0.507± ACRE)
FRAME BUILDING No. 5065
GRAVEL AREAS
KATHAN ROAD
NEVA LANE
BAY MEADOWS
FILED: FEBRUARY 25, 1977
MAP No. 5066
BARTEL ROAD
(MILLER ROAD)
(C.R. No. 166)
MILLER ROAD
ROBERT R. & GLENNA K. VANLEET N/F
BOOK 2529 OF PAGE 313
DAVID BOGAN, N/F
BOOK 5338 OF PAGE 311
WALRUS ENTERPRISES, LLC N/F
BOOK 5230 OF PAGE 170
(TAX MAP No. 109.01-03-01.0)
GC GENERAL COMMERCIAL DISTRICT
(TAX MAP No. 109.01-03-12.0)
WALRUS ENTERPRISES, LLC N/F
BOOK 5173 OF PAGE 170
PAUL E. REESE & PAUL M. REESE N/F
BOOK 4011 OF PAGE 666
R-10 RESIDENTIAL DISTRICT
LOT No. 2
PAUL E. REESE N/F
R-10 RESIDENTIAL DISTRICT
N 81°14'00" W 198.99'
N 81°14'00" W 360.44'
N82° 11' 08"W 240.00'
N07° 17' 47"W 376.00'
S10° 24' 58"W 376.58'
S 81°14'00" E 198.99'
S 81°14'00" E 360.44'
S82° 11' 08"E 240.00'
S07° 17' 47"E 376.00'
TRACT MAP
By IANUZI & ROMANS LAND SURVEYING, P.C.
FILED: OCTOBER 7, 2014
MAP No. 11917
PROPOSED ZONE CHANGE
FROM
R-10 RESIDENTIAL DISTRICT
TO
GC GENERAL COMMERCIAL DISTRICT
PART OF LOT Nos. 1 & 2
NICE N EASY BARTELL
AMENDED
PART OF MILITARY LOT No. 10
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS
LAND SURVEYING, P.C.
DATE: JULY 31, 2014
SCALE: 1" = 30'
SHEET NO.
1 OF 1
FILE NO.: 1791.012
F.B. NO. 1415



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 1.2814 acres
Present Zone: GC General Commercial District.
Elevations referred to U.S.G.S. Datum.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (outside 500-year floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0006 D, revised date: September 15, 1994.
Tax Map No. 36.-01-28.2.
Total number parking spaces: 63 Proposed for Equipment
4 Proposed for Employees
8 Proposed for Customers (includes 2 handicap spaces)
(1 space/370± SF of showroom space)
There are no mapped wetlands on the site according to the National Wetland Inventory web site & the NYSDEC web site.
No proposed change in drainage.
No new sanitary services proposed.
No new water services proposed.
No new gas services proposed.
Existing utilities to be utilized.
No modifications to existing utilities.
No new landscaping proposed – existing landscaping to be trimmed and replaced as necessary.
Existing parking lot lights to remain.

LEGEND:

- Indicates light island
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- Indicates storm culvert
- Indicates gas main, gas valve & gas line marker
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer vent & manhole
- Indicates underground telephone line, manhole & box
- Indicates underground electric line & manhole
- Indicates underground television cable & box

STATEMENT OF USE:

Tax Map No. 36.-01-28.2 to be used as a U-Haul Truck Rental Service which includes Truck & trailer rental, preparation of said rental vehicles, sale/installation of hitch & towing packages, and retail sale of items related to moving & shipping.
The building will have approximately 1402± SF of Bay space, 2,950± SF of showroom & 700± SF of office/breakroom/lavatory space. The Bay Space is used to install hitch & towing packages to customer vehicles and rental truck preparation.
Hours: Monday thru Thursday 7:00 am to 7:00 pm.; Friday 7:00am to 8:00pm.; Saturday 7:00 am to 7:00 pm. & Sunday 9:00am to 5:00 pm.
Lighting, sign locations, landscaping & parking to remain unchanged except as noted.

DEVELOPER
Ameroo Real Estate Company (Randy Lopez)
2727 North Central Avenue
Phoenix, AZ 85004
TEL: (602) 263-6236 x 615113

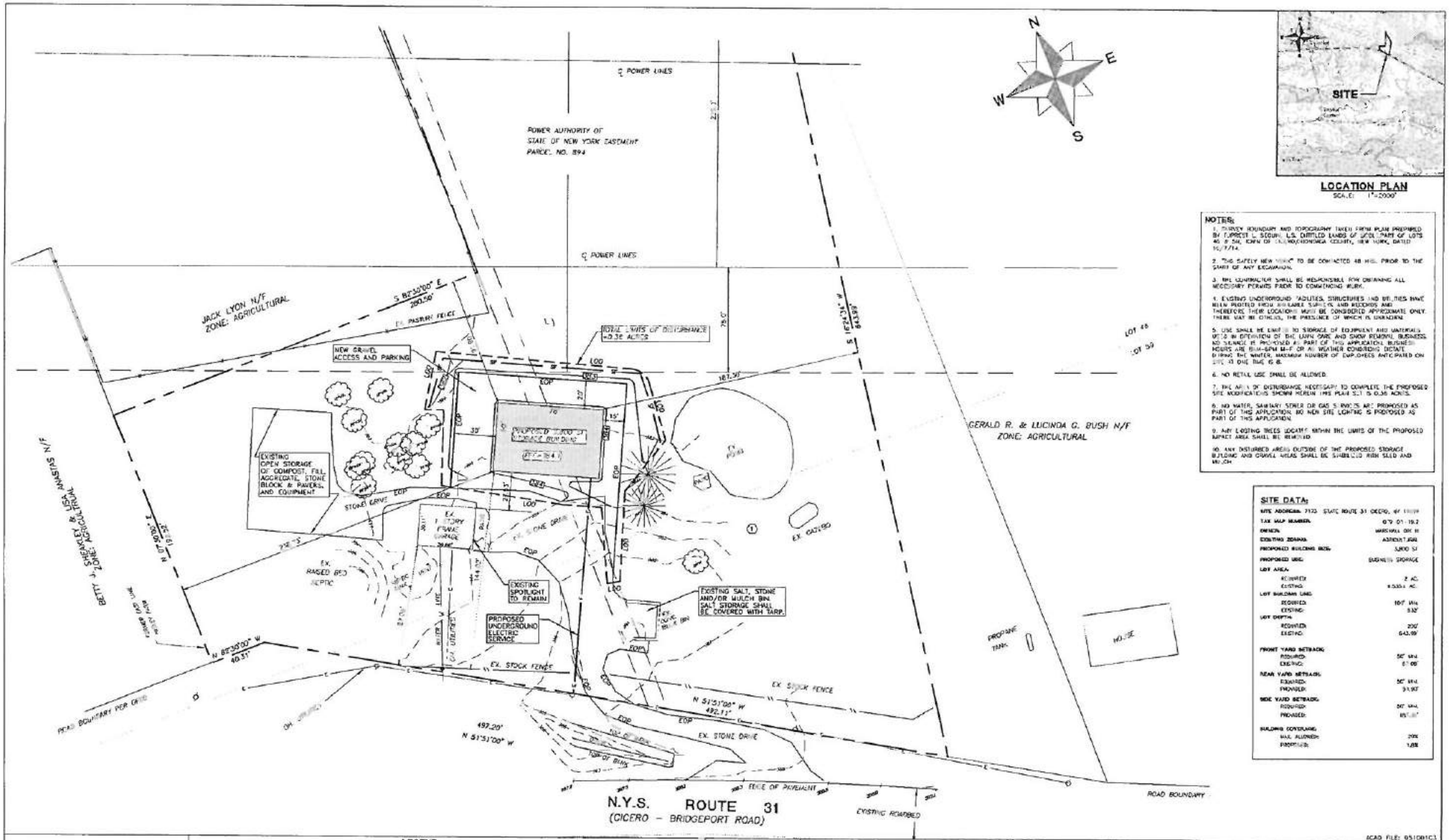
OWNER
Jian Ping Wong
5361 Fortuna Parkway
Clay, NY 13041

Subject to any statement of facts an accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the N.Y. State Education Law

AREA, YARD AND BULK REGULATIONS PER TOWN CODE (GENERAL COMMERCIAL SHOWN):

Per Code	Proposed/Existing
Minimum Lot Area (sq. ft.) = NA	Minimum Lot Area (sq. ft.) = 55,820± (existing)
Minimum Building Line (feet) = 100	Minimum Building Line (feet) = 135.15 (existing)
Minimum Lot Depth (feet) = 200	Minimum Lot Depth (feet) = 250.0 (existing)
Minimum Front Yard Setback (feet) = 50	Minimum Front Yard Setback (feet) = 11.4 (existing)
Minimum Side Yard Setback (feet) = 15	Minimum Side Yard Setback (feet) = 22.3 (existing)
Minimum Rear Yard Setback (feet) = 25	Minimum Rear Yard Setback (feet) = 191.1 (existing)
Maximum Coverage = 40%	Maximum Coverage = 9% (existing)
Maximum Building Height (feet) = 60	Maximum Building Height (feet) = 18.2 (existing)

REVISIONS	SITE PLAN – PROPOSED FEATURES	
	PROPOSED U-HAUL No. 7803 BREWERTON ROAD PART OF MILITARY LOT No. 66 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK	
	IANUZI & ROMANS LAND SURVEYING, P.C. 3231 WEST DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9254	DATE: OCTOBER 23, 2014 SCALE: 1" = 20' FILE No.: 3578.001
		SHEET NO. 2 OF 2 F.B. NO. 1525



LOCATION PLAN
SCALE: 1"=2000'

NOTES:

1. SURVEY BOUNDARY AND TOPOGRAPHY TAKEN FROM PLAN PREPARED BY LAWRENCE L. SQUIER, L.S. ENTITLED LANDS OF LOCAL PART OF LOTS 48 & 50, TOWN OF CICERO, ONONDAGA COUNTY, NEW YORK, DATED 10/7/14.
2. "DIG SAFELY NEW YORK" TO BE CONTACTED 48 HRS. PRIOR TO THE START OF ANY EXCAVATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
4. EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE PRESENCE OF WHICH IS UNKNOWN.
5. USE SHALL BE LIMITED TO STORAGE OF EQUIPMENT AND MATERIALS USED IN OPERATION OF THE LAWN CARE AND SNOW REMOVAL BUSINESS. NO SALVAGE IS PROPOSED AS PART OF THIS APPLICATION. BUSINESS HOURS ARE 8AM-6PM M-F OR AS WEATHER CONDITIONS DICTATE. DURING THE WINTER, MAXIMUM NUMBER OF EMPLOYEES ANTICIPATED ON SITE AT ONE TIME IS 8.
6. NO RETAIL USE SHALL BE ALLOWED.
7. THE AREA OF DISTURBANCE NECESSARY TO COMPLETE THE PROPOSED SITE MODIFICATIONS SHOWN HEREIN THIS PLAN SET IS 0.36 ACRES.
8. NO WATER, SANITARY SEWER OR GAS SERVICES ARE PROPOSED AS PART OF THIS APPLICATION. NO NEW SITE LIGHTING IS PROPOSED AS PART OF THIS APPLICATION.
9. ANY EXISTING TREES LOCATED WITHIN THE LIMITS OF THE PROPOSED IMPACT AREA SHALL BE REMOVED.
10. ANY DISTURBED AREAS OUTSIDE OF THE PROPOSED STORAGE BUILDING AND GRAVEL AREAS SHALL BE STABILIZED WITH SEED AND MULCH.

SITE DATA:

SITE ADDRESS:	7123 STATE ROUTE 31 CICERO, NY 13039
TAX MAP NUMBER:	079.01-19.2
OWNER:	MARSHALL DRIVE III
EXISTING ZONING:	AGRICULTURE
PROPOSED BUILDING SIZE:	3,000 SF
PROPOSED USE:	BUSINESS STORAGE
LOT AREA:	
REQUIRED:	2 AC.
EXISTING:	9.5301 AC.
LOT BUILDING LINE:	
REQUIRED:	100' MIN
EXISTING:	332'
LOT DEPTH:	
REQUIRED:	200'
EXISTING:	843.98'
FRONT YARD SETBACK:	
REQUIRED:	50' MIN.
EXISTING:	61.08'
REAR YARD SETBACK:	
REQUIRED:	50' MIN.
PROVIDED:	91.92'
SIDE YARD SETBACK:	
REQUIRED:	50' MIN.
PROVIDED:	85'-10"
BUILDING COVERAGE:	
MAX. ALLOWED:	20%
PROPOSED:	1.8%

PLAN
Scale: 1"=30'
30 0 30 60

LEGEND:

- PROPERTY LINE
- WATER ℄ LINE — EXISTING WATER SERVICE
- E — PROPOSED UNDERGROUND ELECTRIC SERVICE
- EOP — EXISTING EDGE OF GRAVEL DRIVE/PARKING
- EOP — PROPOSED EDGE OF GRAVEL DRIVE/PARKING
- LOD — PROPOSED LIMITS OF DISTURBANCE
- 200 — EXISTING CONTOUR
- 200 — PROPOSED CONTOUR
- EXISTING TREES

OWNER:
MARSHALL DRIVE III
7123 STATE ROUTE 31
CICERO, NY 13039

REVISIONS			
No.	Date	Description	By
1.	11/7/2014	PLANNING BOARD AND TOWN ENGINEER COMMENTS	E.R.T.

Seal

Not Valid Without Signature

L.J.R. Engineering, P.C.
ELTA Business Park
8394 ELTA Drive
Cicero, New York 13039
Phone: 315-699-9633 Fax: 315-699-9042

Project: PROPOSED STORAGE BUILDING
ALL SEASON LANDSCAPING
TOWN OF CICERO — ONONDAGA COUNTY, NY

Sheet Title: SITE PLAN

ACAD FILE: 951001C1

Date	OCTOBER 16, 2014
Drawn By	S.R.M.
Checked By	L.J.R., P.E.
Job No.	951.001
Scale	AS SHOWN
Sheet No.	1
Sheet	1 of 1