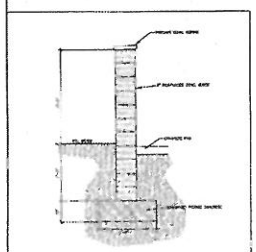
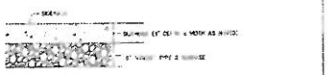
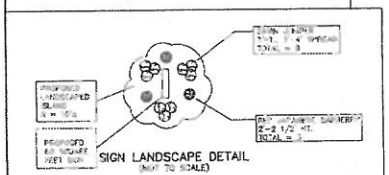


DUMPSTER ENCLOSURE SECTION
(NOT TO SCALE)

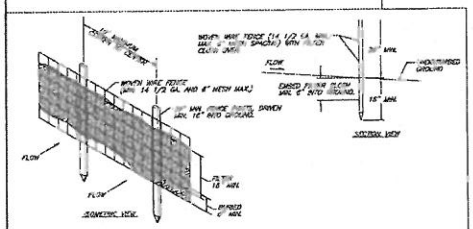
REGULAR DUTY PAVEMENT DETAIL
(TYPICAL – NOT TO SCALE)



SIDEWALK DETAIL
(TYPICAL – NOT TO SCALE)



SIGN LANDSCAPE DETAIL
(NOT TO SCALE)

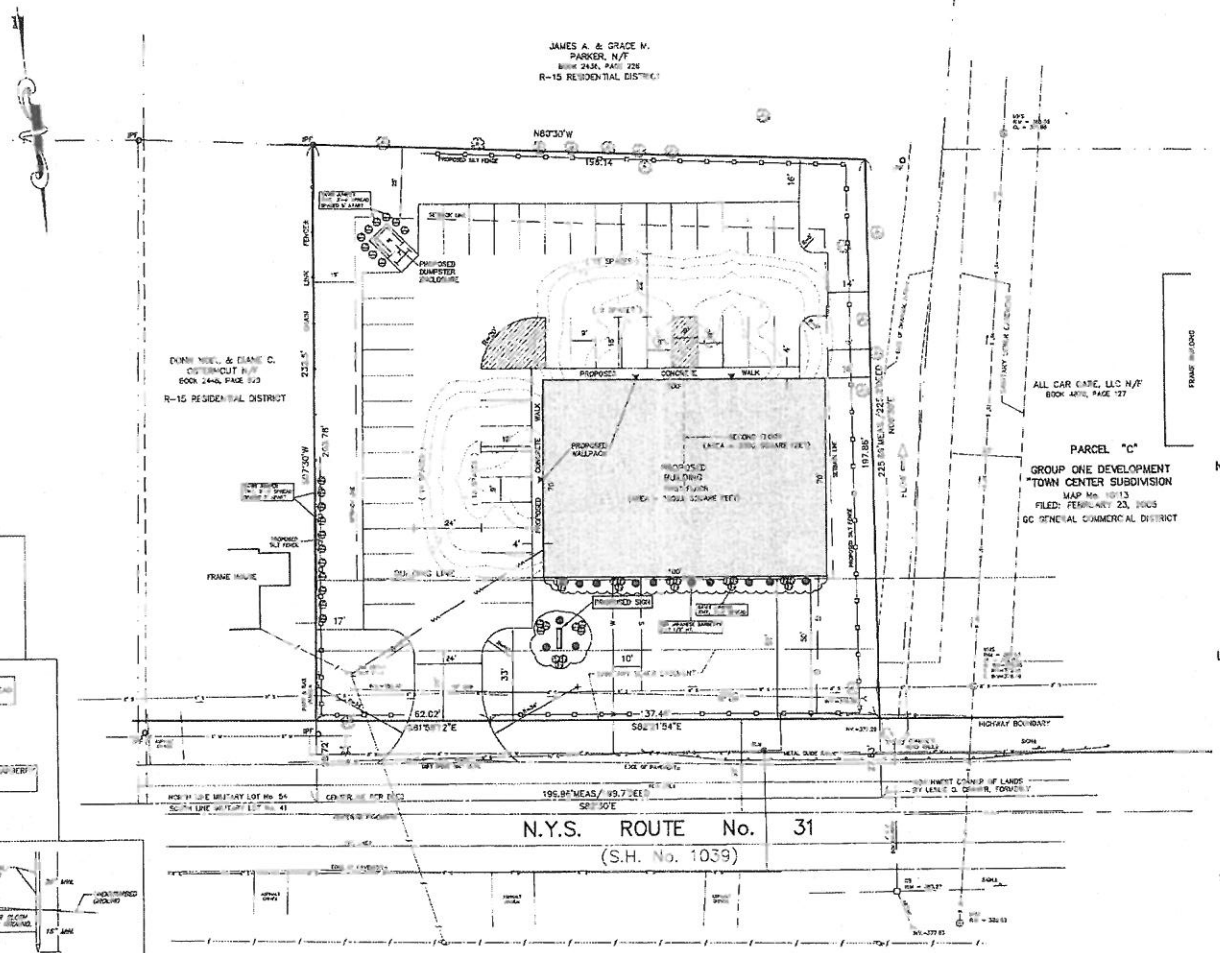


CONSTRUCTION NOTES FOR TEMPORARY SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

FENCE POSTS: STEEL, EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
FENCE: WOVEN WIRE, 14 1/2 GAUGE, 6" MAX. MESH OPENING.
FILTER CLOTH: THIS ADVANCED TECHNOLOGIES 9250B, PROPID-AMMED 17050, MIRAFI 500X, OR APPROVED EQUIVALENT.
FOR ADDITIONAL INFORMATION CONTACT: EDWARDS EQUIPMENT OF APPROVED EQUIVALENT

SILT FENCE DETAIL
NOT TO SCALE



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 0.886 acres
Present Zone: GC – General Commercial 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" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Onondaga County Panel No. 3605[illegible] 0006 D, revised date: September 15, 1994.
Tax Map No. 48-01-07
Total number of parking spaces: 46 proposed
New proposed water – as shown
New proposed sanitary – as shown
New proposed gas service – as shown
Disturbed area = 23,612 sq. ft. or 0.54 acre

LEGEND:

- indicates original grade and spot elevations
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found, 10/31/02
- 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

STATEMENT OF USE

Site to be used as a martial arts training center.
Hours of Operation: Monday – Thursday 10:00
Friday by Appointment
Saturday 8:30–1

OWNER/DEVELOPER
John Annolie
5860 Oliver Rd.
Cicero NY 13039
315-415-0322

AREA, YARD AND BULK REGULATIONS PER CODE (GC – GENERAL COMMERCIAL)

Per Code
Minimum Building Line (feet) = 100
Minimum Lot Depth (feet) = 200
Minimum Front Yard Setback (feet) = 50
Minimum Rear Yard Setback (feet) = 25
Minimum Side Yard Setback (feet) = 15
Maximum Building Coverage = 40%
Maximum Building Size (sq.ft.) = 100,000
Maximum Building Height (feet) = 60

Existing
Minimum Building Line (feet) = 198.6 existing
Minimum Lot Depth (feet) = 197.85
Minimum Front Yard Setback (feet) = 51 proposed
Minimum Rear Yard Setback (feet) = 77.[illegible] proposed
Minimum Side Yard Setback (feet) = 16 proposed
Maximum Building Coverage = 17.6% proposed
Maximum Building Size (sq.ft.) = 7,000 proposed
Maximum Building Height (feet) = 59 proposed

PROPOSED LIGHTING

Symbol	Qty.	Arrangement	Total Lamp Lumens	Description
▼	3	SINGLE	14,000	TOP HAT 1000 PROPUM CUTOFF WALL PACK E MPT P150

NOTE: 85 [illegible]

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REVISIONS
4/22/08
5/28/2008
06/23/2008
01/20/2009

SITE PLAN – PROPOSED

KARATE JOHN'S

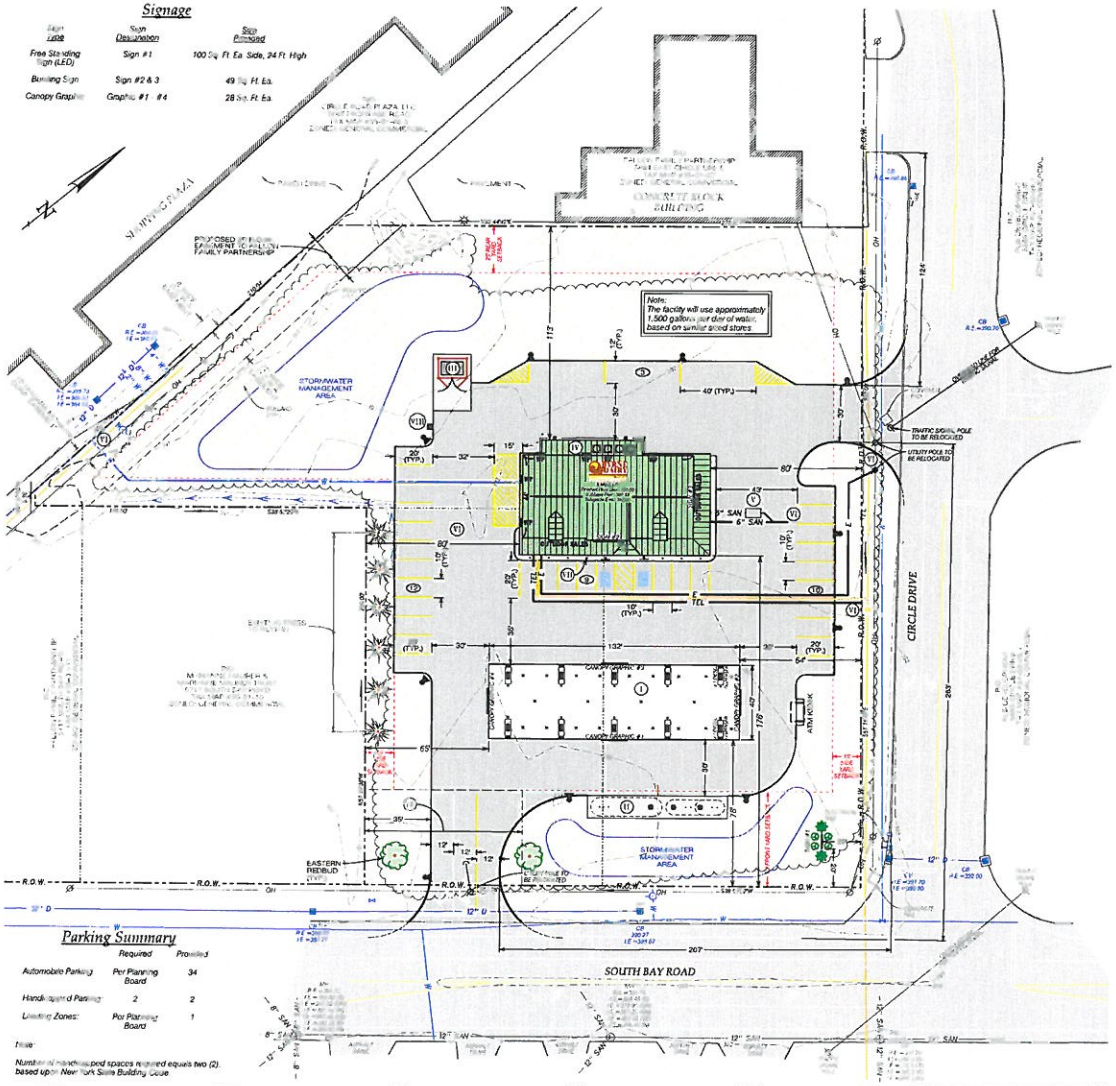
PART OF GREAT LOT No. 54
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
4201 MILE DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 451-7220
FAX: (315) 451-6281

DATE: FEBRUARY 2, 2008
SCALE: 1" = 20'
FILE NO.: 11386.001

SHEET NO.
2 OF 2

Q. No. 1401



Signage

Sign Type	Sign Designation	Sign Principal
Free Standing Sign (LED)	Sign #1	100 Sq. Ft. Ea. Side, 24 Ft. High
Building Sign	Sign #2 & 3	49 Sq. Ft. Ea.
Canopy Graphic	Graphic #1 - #4	28 Sq. Ft. Ea.

Parking Summary

	Required	Provided
Automobile Parking	Per Planning Board	34
Handicapped Parking	2	2
Loading Zones:	Per Planning Board	1

Note:

Number of handicapped spaces required equals two (2), based upon New York State Building Code

Key

Existing

- Property Line
- Right of Way
- Lot Line
- R/O — Reputed Owner
- TEL — Telephone Line
- OH — Overhead Utility
- Utility Pole
- 8" SAN — Sanitary Sewer w. Size
- Sanitary Manhole
- Gas Main
- Hydrant / Valve / Water Main
- 12" D — Drainage Pipe w/ Size
- Swale
- Catch Basin
- Sign
- Limits of Clearing
- Tree
- Topographic Contour

Proposed

- Number of Parking Spaces
- Handicapped Parking w/ Applicable Signage
- 6" Concrete Curb/Drop Curb
- E — Underground Electric
- Light Pole
- 8" SAN — Sanitary Sewer w/ Size
- Gas Main
- 1" W — Water Service w/ Size
- 12" D — Drainage Pipe w/ Size
- 6" RD / 6" CD — Roof / Canopy Drainage Pipe
- DW-1 — Junction Box / Dry Well
- CB-1 / CS-1 — Catch Basin / Control Structure
- Tree / Shrubs

Lighting Chart

Symbol		Qty
	Recessed Canopy Light Cree LED Fixture (Dark-Sky Friendly Compliant)	24
	17' Light Pole Cree LED Fixture (Dark Sky Friendly Compliant)	10
WP	Wall Lighting 9' Mounting Height Cree LED Fixture (Dark-Sky Friendly Compliant)	5

1. Refer to Photometric Plan for additional information.
2. Recessed porch lights to be provided (See Photometric Plan).

Plan View

1" = 30' — 30 0 30 60 — SCALE — FEET

OWNER:

FALLON FAMILY PARTNERSHIP AND
THE JANE E. FALLON 2012 IRREVOCABLE TRUST
4775 ORMONDE DRIVE
CAZENOVIA, NY 13035

PROPERTY INFO:

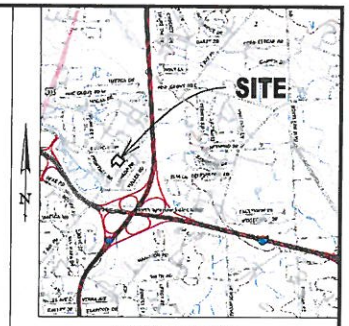
5717 & 5723 SOUTH BAY ROAD
TAX MAP #35-01-05.1 & 09
2.443 ACRES

CONTRACT PURCHASER:

SONBYRNE SALES INC.
171 ROUTE 5
WEEDSPORT, NY 13166

PROPOSED LAND USE:

RETAIL STORE AND PETROLEUM FUELING FACILITY



LOCATION MAP

Plan Notes

(I) 130' x 40' overhead canopy w/ recessed canopy lights and fire suppression system for pump islands w/ 1.32' x 40' steel reinforced concrete dispenser pad, by petroleum contractor. Site contractor responsible to 5' of canopy pad.

(II) 888 sq. ft. (12' x 74') steel reinforced concrete tank pad w/:

- 20,000 gallon, 10' diameter x 37'-6" long; double-walled fiberglass regular unleaded gasoline underground storage tank by petroleum contractor.
- 10,000 gallon (5,000 gallon diesel; 5,000 gallon super unleaded gasoline), 8' diameter x 31'-1" long; split compartment double walled underground storage tank by petroleum contractor.

Site contractor responsible to 5' of tank pad. Tank pad, UST and UST piping by petroleum contractor.

(III) Dumpster Enclosure: The sides of the enclosure shall be finished nicely painted aged ivory and the south side shall have two chain link swing gates with PVC slats. This work to be completed by fence contractor. The dumpster shall rest on a 30' x 20' steel reinforced concrete dumpster pad by site contractor.

(IV) 8' x 53' refrigeration, HVAC & generator pad w/ partial roof by building contractor w/ fence enclosure by fence contractor.

(V) Plumbing contractor shall provide and install a 1,000 gallon grease trap, a vent, trap & clean out assembly per applicable Department of Health Mandants. Work to be coordinated with Byrne Dairy, Health Department & applicable contractors. Site contractor responsible for excavation and backfill around grease trap.

(VI) Coordinate utility locations & connection to ensure utility with applicable utilities company.

(VII) 6" diameter bollard to be centered on each parking stall. See Parking Stall Bollard Detail for additional information.

(VIII) Air machine w/ electrical service to store. Coordinate w/ Sonbyrne Sales.

(IX) Access / cross easement for Tax Parcel 35-01-10.

Notes:

1. Basemap Reference:

Boundary and Topographic Survey, Part of Lot 80, Town of Cicero, Onondaga County, State of New York, Prepared by: CNY Land Surveying, Dated: December 29, 2015, File No. 15-139

2. According to the New York State DEC Environmental Resource Mapper (webpage), there are no DEC Wetlands on or within 100' of the site.

3. According to the US Fish & Wildlife Service Wetlands Online Mapper, there are no Federal Wetlands within the proposed site limits.

4. According to The National Flood Insurance Program "Firmdaty - Flood Boundary and Floodway Map" for The Town of Cicero (Panel No. 360672 0000D, Dated: September 15, 1994) the site is not located in the 100 year flood plain.

TOWN OF CICERO ZONING ORDINANCE REVIEW
ZONED: GENERAL COMMERCIAL DISTRICT, GC

Required	Provided
1. Lot Size: N/A	1. Lot Size: 106,417 Sq Ft (2.443 Acres)
2. Building Setbacks:	2. Building Setbacks:
A. Front Yard: 50', 100' Building Line	A. Front Yard: 176' to bldg., 78' to canopy (South Bay Rd.)
B. Rear Yard: 25'	B. Rear Yard: 113'
C. Side Yard: 15' total, each side	C. Side Yard: 92' to bldg. (W), 92' to bldg. (E., Circle Dr.); 59' to canopy (W), 64' to canopy (E., Circle Dr.)
D. Max. Height of Structures: 50'	D. Height of Structures: Building & Facade: 24'; Canopy: 18'
3. Min. Lot Width: No Regulation	3. Lot Width: 267' (South Bay Road)
4. Lot Depth: 200'	4. Lot Depth: 350'
5. Building Coverage: 10% (Max building size: 100,000 sq. ft.)	5. Building Coverage: Principal Building & Fuel Canopy: 9,240 Sq. Ft. = 8.7%; Principal Building: 3,960 Sq. Ft. = 3.7%; Fuel & Canopy: 280 Sq. Ft. = 5.0%; Asphalt Pavement & Concrete: 43,169 Sq. Ft. = 40.6%; Green Space: 54,968 Sq. Ft. = 50.6%

PLUMLEY ENGINEERING
Civil and Environmental Engineering

REVISIONS	DATE:	BY:

PROJECT: **SOUTH BAY ROAD BYRNE DAIRY**
CLIENT: SONBYRNE SALES, INC.
LOCATION: TOWN OF CICERO, ONONDAGA COUNTY, NEW YORK

BYRNE DAIRY — Since 1938

DWG. TITLE: CONCEPTUAL SITE PLAN

PROJECT No.:	2015102
FILE NAME:	C201
SCALE:	1" = 30'
DATE:	JAN. 2016
ENGD BY:	JFC
DRAWN BY:	JMD
CHECKED BY:	JFC

SHEET NO.: C201

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