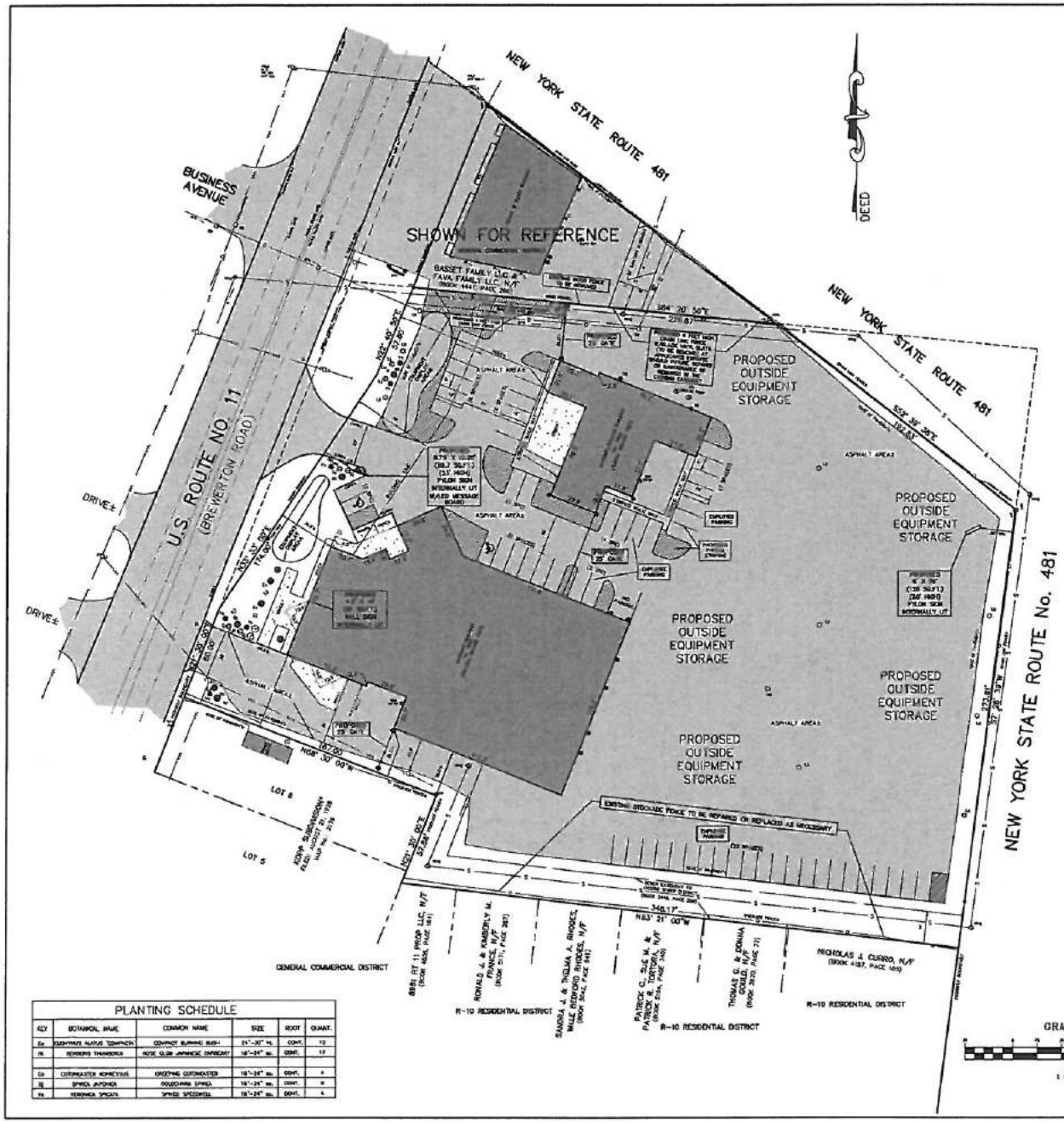


LEGEND:

- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates sign
- 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
- indicates shrub
- indicates deciduous tree
- indicates evergreen tree
- indicates bollard

LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 3.419± acres
Present Zone: Commercial Plus District.
General Commercial Plus Restrictions:
Minimum Lot Area: NA
Minimum Building line Width: 100 feet required; 306 feet existing.
Minimum Front Yard Setback: 50 feet required; 30.0± feet existing.
Minimum Rear Yard Setback: 25 feet required; 195+ feet existing.
Minimum Side Yard Setback: 15 feet required; 29.0± feet existing.
Maximum Coverage: 40% allowed, 25% existing.
Maximum Building Size: None.
Maximum Building Height: 60 feet allowed; 21± feet existing.

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. 360572 0006 D, revised date: September 15, 1994.

Tax Map No. 39-04-19.0.

Reference survey by Lehr Land Surveyors dated April 20, 2010.

Parking: 35 for employees; 22 for customers = 57 total (1/438 SQ.FT.)

Proposed Admar construction equipment rental, sales & service use.

Maximum number of employees at one time = 35 employees.

Hours of operation: M-F 6 AM to 6 PM; Sat. 7 AM to 1 PM.

No alterations to parking or pavement, only cosmetic upgrades proposed to building & site. Existing grading & drainage patterns to remain, no changes allowed.

Existing site lighting to be used with fixtures re-positioned horizontally to provide full cutoff. Re-lamping of wall pacs will be with full cut-off fixtures as necessary.

Total signage = 290.7± square feet as noted on site plan – existing monument sign and old sign posts to be removed.

Boom lifts not to be extended above the height of the existing building and NO banners or signs allowed on them.

STATEMENT OF USE:

"ADMAR provides equipment rental, lease, sales & service to contractors and do-it-yourselfers. Rental and leasing could be short or long term. Equipment inventory includes small items such as sewer snakes, generators and post hole diggers to large construction equipment such as excavators, bull dozers, backhoes & lifts. Service and repair would be available to their clients and the general public. Our hours would be 6 am to 6 pm on Monday through Friday and 7 am to 1 pm on Saturday."

OWNER
7800 BREWERTON ROAD LLC (PAUL COLUCCI)
1950 BRIGHTON HENRIETTA TOWN LINE ROAD
ROCHESTER, NY. 14623
TEL: (315) 272-7760

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANT.
Ea	EUONYMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH	24"-30" HT.	CONT.	12
Hi	HEMEROCALLIS 'STARDUST'	NOTE GLOW JAPANESE DAYLILY	18"-24" ht.	CONT.	17
Co	COTONEASTER ADMIRANDUS	GROUNDING COTONEASTER	18"-24" ht.	CONT.	4
Sj	SPIREA JAPONICA	GOLDFLAME SPIREA	18"-24" ht.	CONT.	8
Ss	SPIREA SPECIOSA	SPIREA SPECIOSA	18"-24" ht.	CONT.	4

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

REVISIONS
MARCH 3, 2014 *1
MARCH 17, 2014 *2

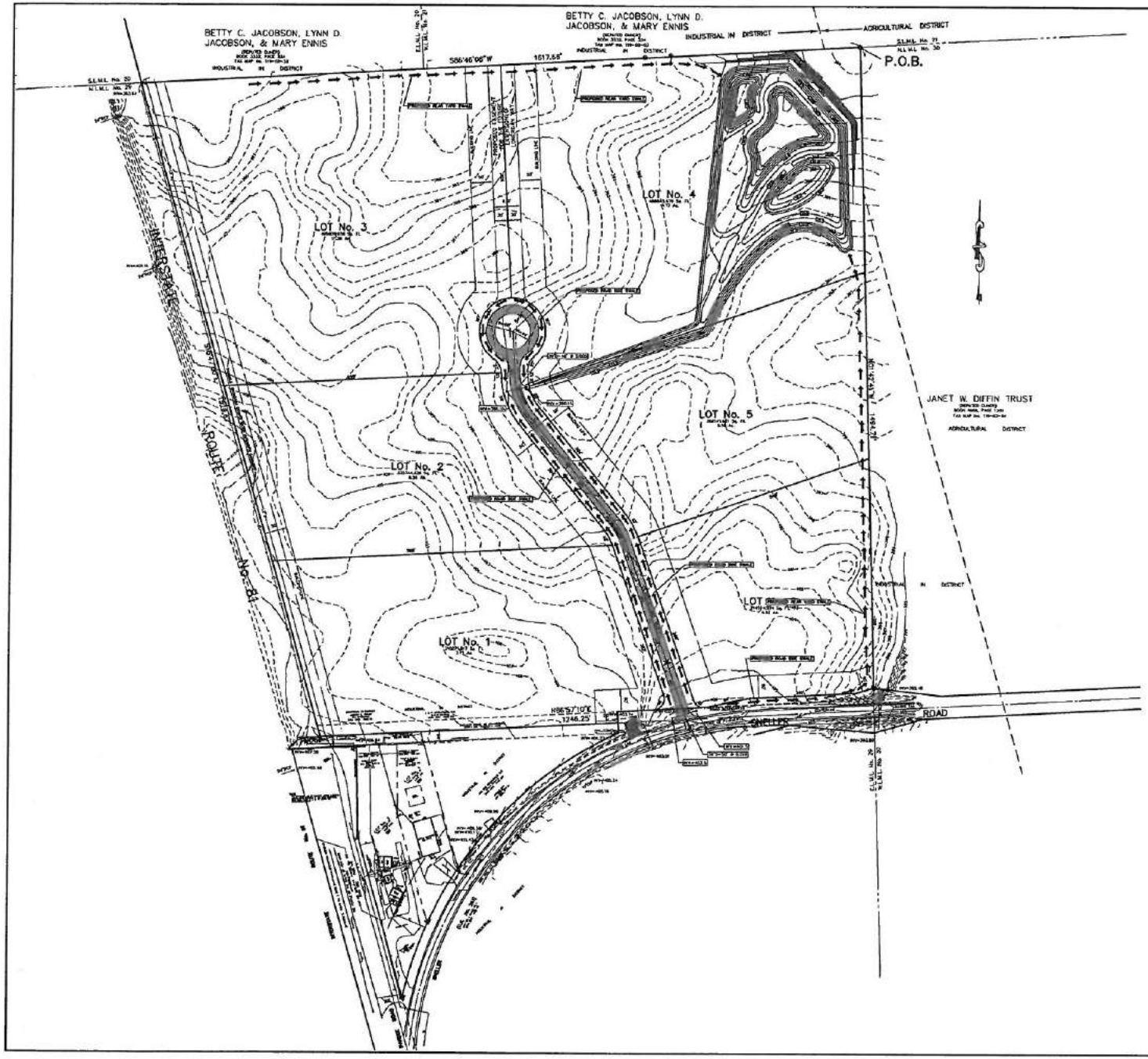
*1-DEA REQ
*2-TOWN REVIEW COMMENTS

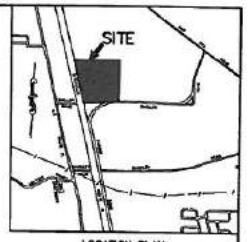
SITE PLAN – PROPOSED MODIFICATIONS
ADMAR SITE PLAN
No. 7800 BREWERTON ROAD
PART OF MILITARY LOT No. 80
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WEIZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 437-7200
FAX: (315) 437-6251

DATE: FEBRUARY 28, 2014
SCALE: 1" = 30'
FILE NO.: 12040.001

SHEET NO. 2 OF 2
F.B. NO. 1508





LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Elevation referred to N.A.V.D. 1988
Total area: 49.04 acres
Present Zone: General Commercial Plus 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 Community Panel No. 360572 0003 B, effective date: September 15, 1994.
Tax Map No. 120.-02-01.3
The proposed cul-de-sac is 993.0 feet to center of the cul-de-sac.
The proposed 60 feet wide easement north from the cul-de-sac to be conveyed to the Town of Cicero, in fee if necessary, for the northerly extension of Lonergan Way by others for access.
Total number of lots: 5.
All lots are for nonresidential use only

LEGEND:

- Indicates original 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

NOTE:

Topography & Boundary taken from a Topographic Survey prepared by CHC Associates, Inc. dated February 10, 2000.

OWNER/DEVELOPER
L & P OPERATIONS LLC
PO BOX 1333
CICERO, NY. 13039
TEL: (315) 458-4101

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 New York State Education Law.

* ADDITIONAL TOPO ALONG ROAD AND ADDITIONAL BOUNDARY

REVISIONS
11-18-13 *
01/24/2014
02/05/2014

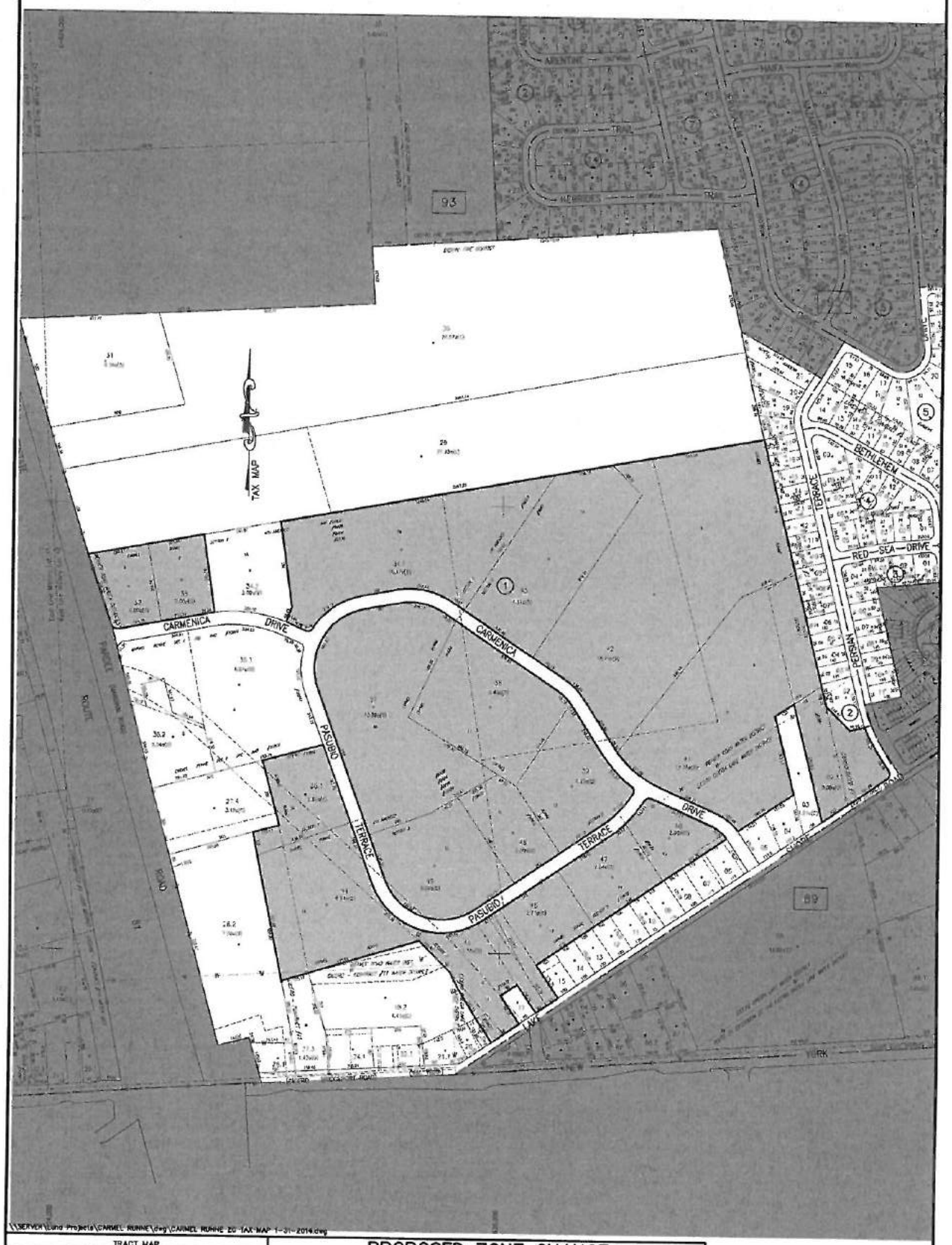
PRELIMINARY PLAN

LONERGAN COMMERCIAL SUBDIVISION

PART OF MILITARY LOT No. 29
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
3231 WEST DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7220
FAX: (315) 457-3231

DATE: OCTOBER 4, 2013
SCALE: 1" = 100'
FILE NO: 3442.001
SHEET NO.
F.B. No. 1508



TRACT MAP

BY:

DATE FILED:

MAP NO.

PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN. OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.

TO:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.

N.Y.S. LICENSED LAND SURVEYOR

PROPOSED ZONE CHANGE
MUFALE FAMILY LIMITED PARTNERSHIP

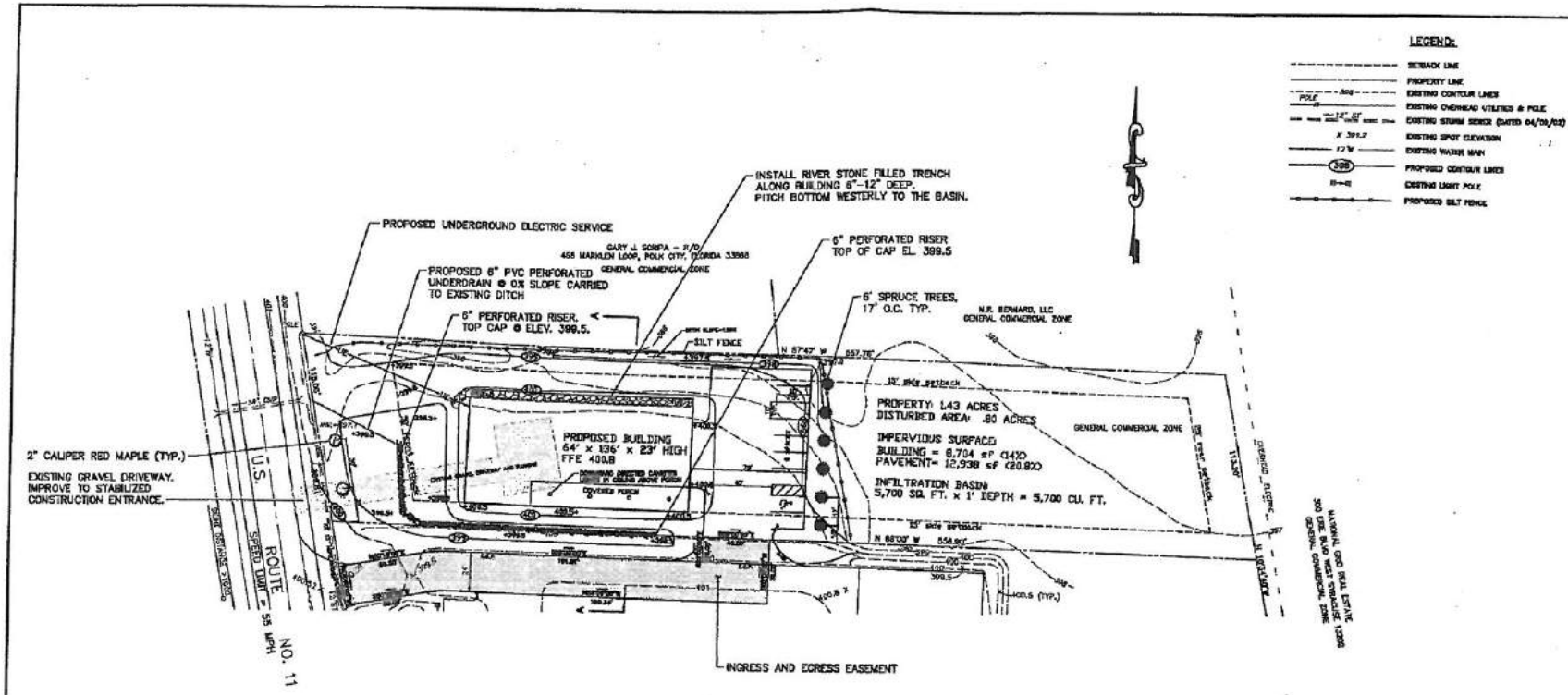
TAX MAP NUMBERS 090.-01-2.1, 32.0, 33.0
34.1, 36.1, 37.0, 38.0, 39.0, 40.0, 41.0,
42.0, 43.0, 44.0, 45.0, 46.0, 47.0, 48.0 & 49.0
PART OF MILITARY LOT No. 42
TOWN OF CICERO
ONONDAGA COUNTY , NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212
PHONE: (315) 457-7200 FAX: (3150 457-9251

DATE:	JANUARY 31, 2014
SCALE:	1" = 200'
FILE: 275.041	FB:

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 New York State Education Law.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ORIGINAL BASEMAP INFORMATION BY GAVITT ASSOCIATES, CAZENOVIA, NY

SITE PLAN NOTES:

1. ALL WORK WITHIN THE BRIXIE ROAD R.O.W. SUBJECT TO THEIR APPROVAL AND PERMIT CONDITIONS.
2. BUILDING TO BE SERVED BY ELECTRIC ONLY. NO SANITARY, WATER, GAS OR TELECOMMUNICATION SERVICES TO BE PROVIDED.
3. A CROSS-PROPERTY ACCESS AGREEMENT IS REQUIRED AS A PART OF THE APPROVAL CONDITIONS FOR THIS PLAN.
4. NO SITE LIGHTING IS PROPOSED, EITHER POLE OR BUILDING MOUNTED.
5. NO SIGNAGE IS PROPOSED.
6. PROPOSED USE: STORAGE FOR EXCLUSIVE USE OF PREFERRED POWERSPORTS. HOURS: M-F 9:00-6:00 SAT. 9:00-4:00

GENERAL NOTES:

1. DATUM SHOWN HEREON IS 3.07' BELOW USGS DATUM.
2. SURVEY DATA TAKEN FROM PLAN PREPARED BY A. SCOTT WHITENER, P.L.S., LICENSED LAND SURVEYOR, ENTITLED BOUNDARY SURVEY, PART OF FARM LOT NO. 29, TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF N.Y.
3. "DIG SAFELY NEW YORK" TO BE CONTACTED TWO FULL BUSINESS DAYS PRIOR TO THE START OF ANY EXCAVATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
5. PROPOSED UTILITY SERVICES ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH UTILITY COMPANIES. UTILITIES TO BE EXTENDED TO PLOT LINE BY UTILITY COMPANIES.
6. EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY.

OWNER: MR. SHAWN PATANE
104 HAMPSHIRE ROAD
SYRACUSE, NY 13203

CONSTRUCTION SEQUENCE

1. OBTAIN STATE ROAD WORK PERMIT.
2. OBTAIN BUILDING PERMIT FROM THE TOWN OF CICERO.
3. SET UP SILT FENCE; INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. GRADE AND MACADAMIZE STABILIZE BUILDING AND PARKING LOT BASE WITH GRAVEL.
5. CONSTRUCT BUILDING AND PAVE LOT.
6. FINE GRADE AND IMMEDIATELY SEED REMAINING DISTURBED AREA.
7. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONCE PERMANENT GROUND COVER IS FULLY ESTABLISHED.

RECEIVED
NOV 14 2013
PLANNING BOARD

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Engineer, to alter this document in any way. If a licensed Engineer alters the seal on this document, the altering Engineer shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

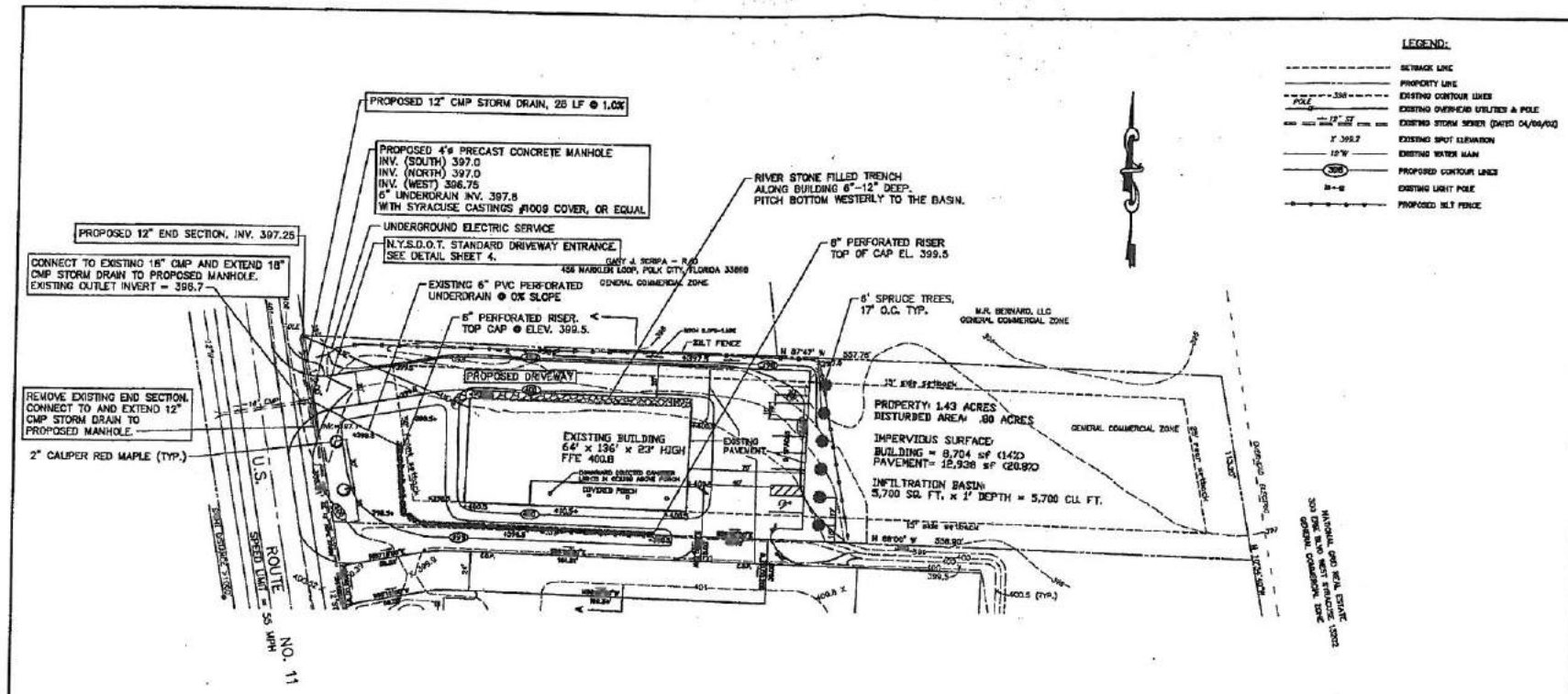
DATE	BY	REVISION
10/9/13	E.L.	REVISED
10/21/13	E.L.	REVISED
10/31/13	E.L.	REVISED

BOULDER CONSULTANTS
DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

8934 BREWERTON ROAD PROPERTY
TOWN OF CICERO
COUNTY OF ONONDAGA
STATE OF NEW YORK

PROPOSED SITE PLAN
PHASE I

SCALE: 1"=20'	DATE: 09/24/13
DWN. BY: E.L.	CKD. BY: DDE
JOB NO.: 13179	FILE: POWERSITE
DWG. NO.: SHEET 2	



NOTES IN BOXES DESCRIBE WORK UNDER PHASE II

LEGEND:

- SETBACK LINE
- PROPERTY LINE
- EXISTING CONTOUR LINES
- EXISTING OVERHEAD UTILITIES & POLE
- EXISTING STORM SEWER (DATED 04/06/02)
- EXISTING SPOT ELEVATION
- EXISTING WATER MAIN
- PROPOSED CONTOUR LINES
- EXISTING LIGHT POLE
- PROPOSED SILT FENCE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ORIGINAL BASEMAP INFORMATION BY GAVITT ASSOCIATES, CAZENOVIA, NY

SITE PLAN NOTES:

1. ALL WORK WITHIN THE STATE ROAD R.O.W. SUBJECT TO THEIR APPROVAL AND PERMIT CONDITIONS.
2. BUILDING TO BE SERVED BY ELECTRIC ONLY. NO SANITARY, WATER, GAS OR TELECOMMUNICATION SERVICES TO BE PROVIDED.
3. A CROSS-PROPERTY ACCESS AGREEMENT IS REQUIRED AS A PART OF THE APPROVAL CONDITIONS FOR THIS PLAN.
4. NO SITE LIGHTING IS PROPOSED, EITHER POLE OR BUILDING MOUNTED.
5. NO SIGNAGE IS PROPOSED.
6. PROPOSED USE: STORAGE FOR EXCLUSIVE USE OF PREFERRED POWERSPORTS. HOURS: M-F 8:00-4:00; SAT. 8:00-4:00

GENERAL NOTES:

1. DATUM SHOWN HEREON IS 3.67' BELOW USGS DATUM.
2. SURVEY DATA TAKEN FROM PLAN PREPARED BY A. SCOTT WHITAKER, P.C., LICENSED LAND SURVEYOR, ENTITLED BOUNDARY SURVEY, PART OF FARM LOT NO. 34, TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF NY.
3. "DIG SAFELY NEW YORK" TO BE CONTACTED TWO FULL BUSINESS DAYS PRIOR TO THE START OF ANY EXCAVATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
5. PROPOSED UTILITY SERVICES ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH UTILITY COMPANIES. UTILITIES TO BE EXTENDED TO R.O.W. LINE BY UTILITY COMPANIES.
6. EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY.

CONSTRUCTION SEQUENCE

1. OBTAIN STATE ROAD WORK PERMIT.
2. OBTAIN BUILDING PERMIT FROM THE TOWN OF CICERO.
3. SET UP SILT FENCE; INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. GRADE AND BASICALLY STABILIZE BUILDING AND PARKING LOT BASE WITH GRAVEL.
5. CONSTRUCT BUILDING AND PAVE LOT.
6. FINE GRADE AND IMMEDIATELY SEED REMAINING DISTURBED AREA.
7. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONCE PERMANENT GROUND COVER IS FULLY ESTABLISHED.

OWNER: MR. SHAWN PATANE
104 HAMPSHIRE ROAD
SYRACUSE, NY 13203

RECEIVED

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed engineer, to alter this document in any way. If a licensed engineer alters this document, he/she must stamp it and sign it and add to it the phrase "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

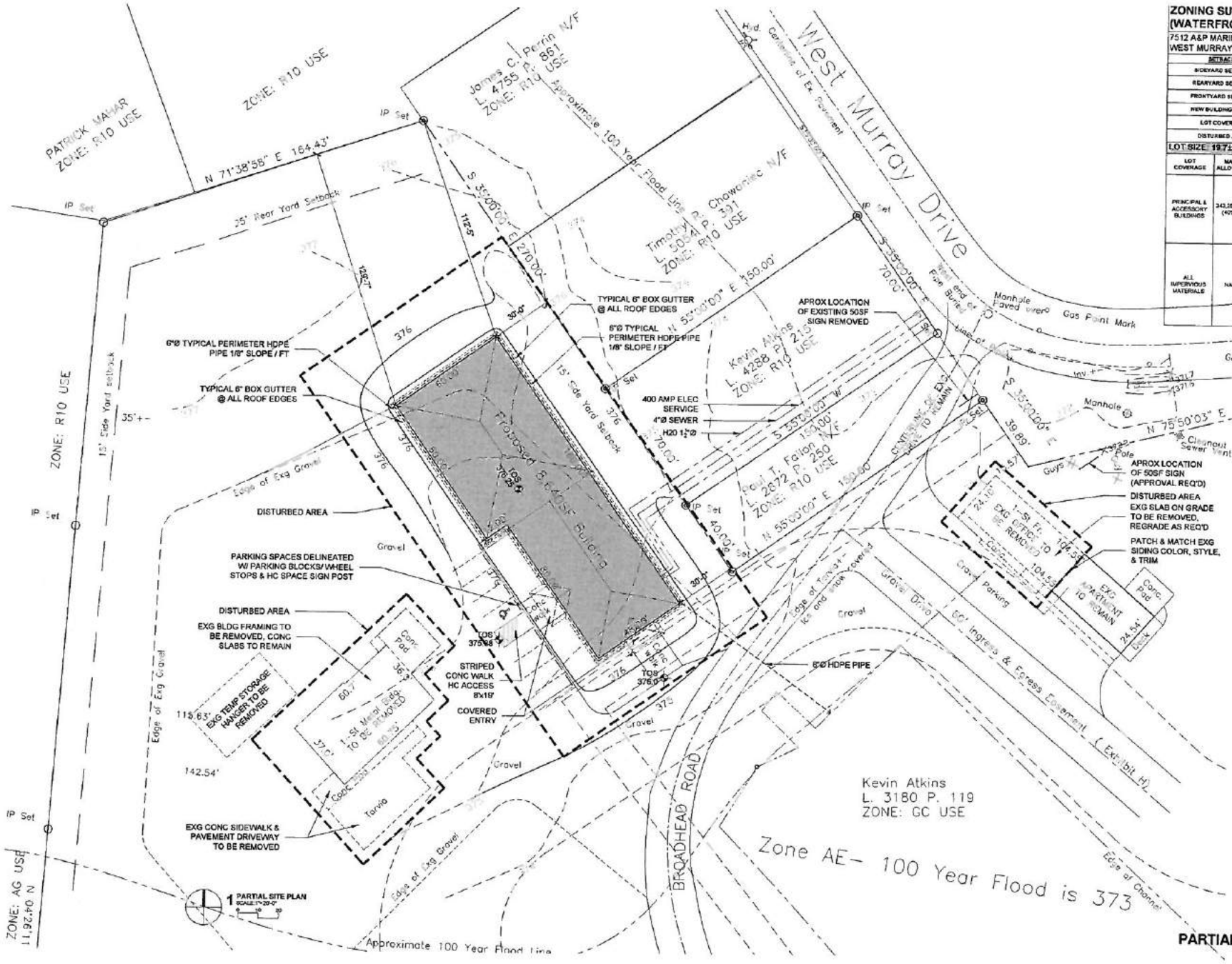
DATE	BY	REVISION
9/9/13	E.L.	REVISED
9/23/13	E.L.	REVISED
9/23/13	E.L.	REVISED

BOULDER CONSULTANTS
DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6066

PROPOSED SITE PLAN
PHASE II

8934 BREWERTON ROAD PROPERTY
TOWN OF CICERO
COUNTY OF ONONDAGA
STATE OF NEW YORK

SCALE: 1"=30'	DATE: 08/24/13
DWN. BY: E.L.	CKD. BY: DDE
JOB NO.: 13178	FILE: POWERSITE
DWG. NO.: SHEET 3	



ZONING SUMMARY: GENERAL COMMERCIAL (WATERFRONT)

7512 A&P MARINA
WEST MURRAY DRIVE, CICERO, NY 13039

SETBACKS	REQUIRED	PROPOSED
SIDEYARD SETBACK:	15'	30.0'
REARYARD SETBACK:	25'	112.5'
FRONTYARD SETBACK:	50'	NA
NEW BUILDING HEIGHT	60'	31.0'
LOT COVERAGE	40% (87,120 SF)	4.5% (9,759 SF)
DISTURBED AREA	0.87 ACRE	37,917 SF

LOT SIZE: 19.71ACRE (858,132±SF)

LOT COVERAGE	MAX ALLOWED	EXISTING LOT COVERAGE		PROPOSED LOT COVERAGE	
PRINCIPAL & ACCESSORY BUILDINGS	343,253SF (40%)	NEW BUILDING		NEW	6,840 SF
		NEW BUILDING ROOF AREA		NEW	3,888 SF
		EXG METAL BUILDING	2,201 SF	REMOVED	2,201 SF
		EXG OFFICE/ BATHROOMS	1,456 SF	REMOVED	1,456 SF
		EXG APARTMENT	1,119 SF	REMAIN	1,119 SF
		SUB TOTAL	4,776 SF		9,759 SF
ALL IMPERVIOUS MATERIALS	NA	EXG GRAVEL	96,896 SF	REMOVED AT NEW BUILDING (14,016SF)	77,218 SF REMAIN
		EXG TARVIA DRIVEWAY CONC WALK/ SLAB	2,023 SF	1,512 SF REMOVED	511 SF REMAIN
		EXG METAL BUILDING CONC SLAB	2,220 SF	SLAB TO REMAIN	2,220 SF REMAIN
		SIDEWALK		NEW	501 SF
		EXG PAVEMENT ROAD	4,59,250 SF		459,250 SF
		SUB TOTAL	116,634 SF	SUB TOTAL	119,681 SF

NOTES:
- INFORMATION TAKEN FROM ORIGINAL SURVEY BY B.WANNING L.S.P.C. COMPLETED AND REVISED ON 02-04-14
- ADDITIONAL INFORMATION BY HARMONY ARCHITECTURAL ASSOCIATES
- CONTRACTOR SHALL CONTACT TOWN HIGHWAY DEPT TO COORDINATE APPROVALS & INSPECTIONS REQ'D FOR DRIVE RELOCATION

HARMONY ARCHITECTURAL ASSOCIATES
WILLIAM J. GERARDO JR.
NYS REGISTERED ARCHITECT
MICHAEL J. GERARDO JR.
NYS REGISTERED ARCHITECT
DAVID GERARDO JR.
NYS REGISTERED ARCHITECT

A&P MARINA
PROJECT LOCATION: 7512 WEST MURRAY DRIVE, CICERO, NY
OWNER: KEVIN ATKINS

FOR PLANNING BOARD & SITE PLAN APPROVAL PURPOSES ONLY "NOT FOR CONSTRUCTION"

PARTIAL SITE PLAN

S-1

DEED REFERENCE

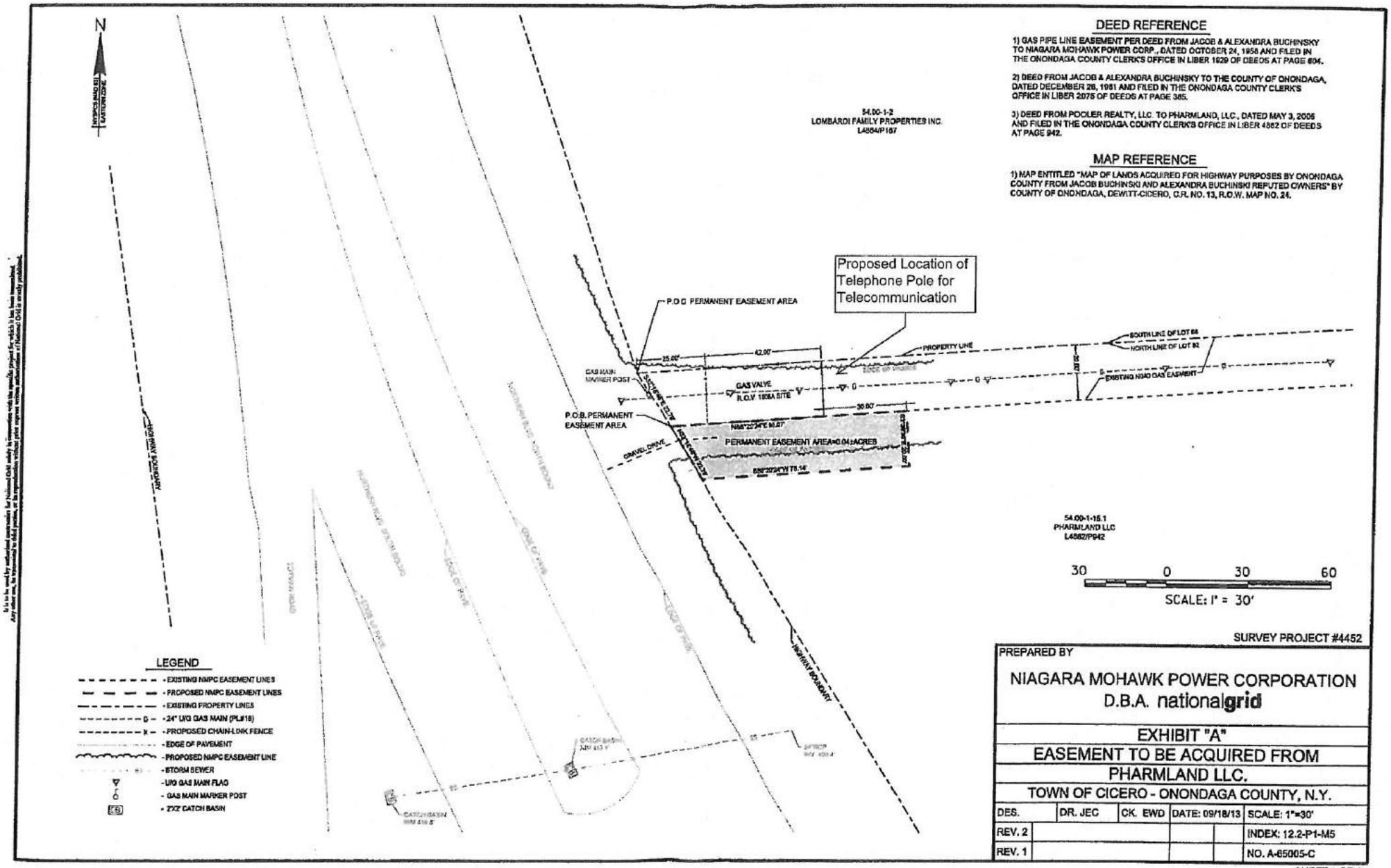
1) GAS PIPE LINE EASEMENT PER DEED FROM JACOB & ALEXANDRA BUCHINSKY TO NIAGARA MOHAWK POWER CORP., DATED OCTOBER 24, 1956 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 1929 OF DEEDS AT PAGE 604.

2) DEED FROM JACOB & ALEXANDRA BUCHINSKY TO THE COUNTY OF ONONDAGA, DATED DECEMBER 28, 1981 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 2075 OF DEEDS AT PAGE 365.

3) DEED FROM POOLER REALTY, LLC TO PHARMLAND, LLC., DATED MAY 3, 2006 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 4862 OF DEEDS AT PAGE 942.

MAP REFERENCE

1) MAP ENTITLED "MAP OF LANDS ACQUIRED FOR HIGHWAY PURPOSES BY ONONDAGA COUNTY FROM JACOB BUCHINSKI AND ALEXANDRA BUCHINSKI REPUTED OWNERS" BY COUNTY OF ONONDAGA, DEWITT-CICERO, C.R. NO. 13, R.O.W. MAP NO. 24.



LEGEND

- EXISTING NMPC EASEMENT LINES
- PROPOSED NMPC EASEMENT LINES
- EXISTING PROPERTY LINES
- 24" U/G GAS MAIN (PL#18)
- PROPOSED CHAIN-LINK FENCE
- EDGE OF PAVEMENT
- PROPOSED NMPC EASEMENT LINE
- STORM SEWER
- U/G GAS MAIN FLAG
- GAS MAIN MARKER POST
- 2'X2' CATCH BASIN

SURVEY PROJECT #4452

PREPARED BY

NIAGARA MOHAWK POWER CORPORATION
D.B.A. nationalgrid

EXHIBIT "A"
EASEMENT TO BE ACQUIRED FROM
PHARMLAND LLC.
TOWN OF CICERO - ONONDAGA COUNTY, N.Y.

DES.	DR. JEC	CK. EWD	DATE: 09/18/13	SCALE: 1"=30'
REV. 2				INDEX: 12.2-P1-M5
REV. 1				NO. A-65005-C

SHEET 1 OF 1

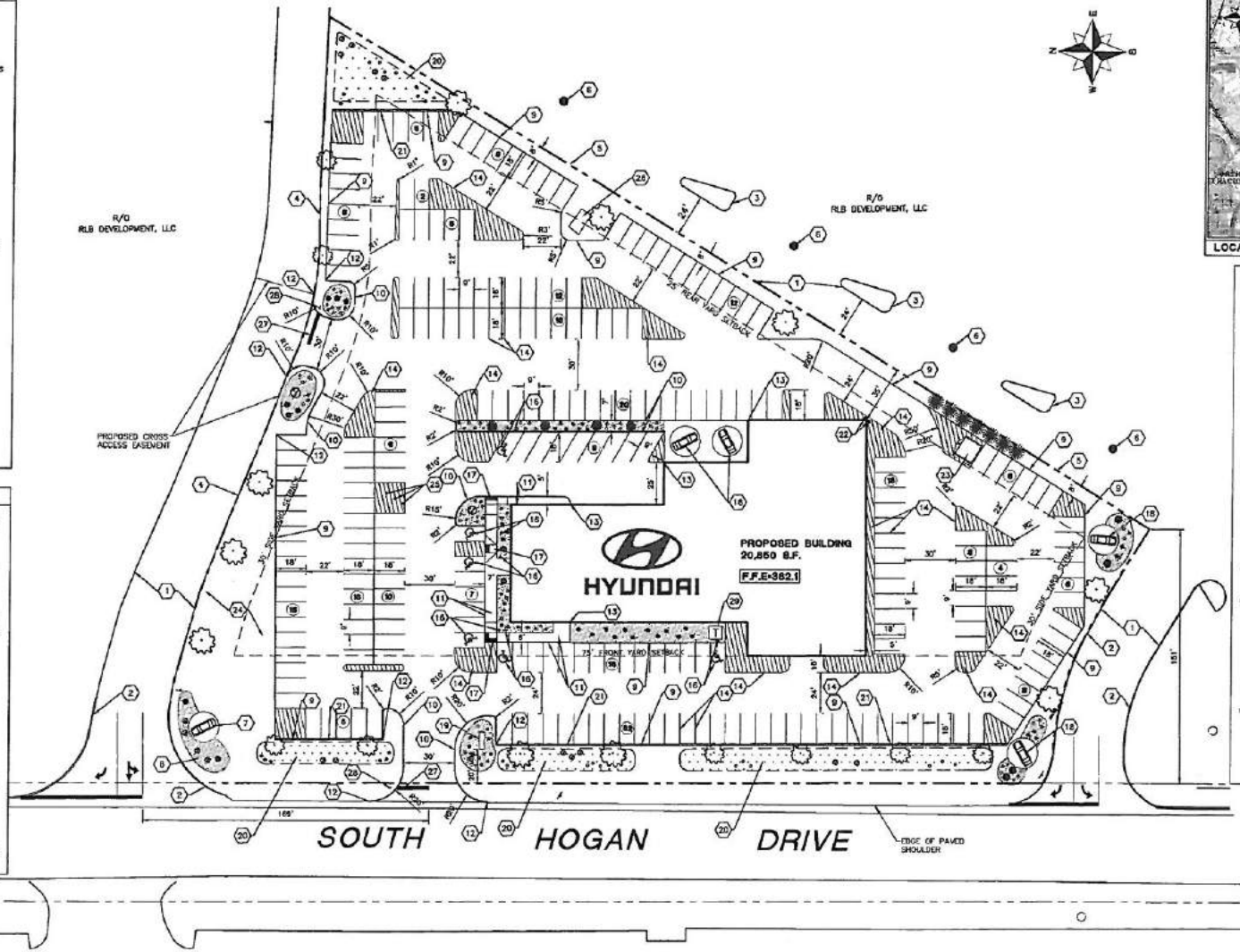
It is to be used by authorized customers for National Grid safety in connection with the specific project for which it has been transmitted. Any other use, transmittal to third parties, or its reproduction without prior express written authorization of National Grid is strictly prohibited.

KEYED NOTES

1. EXISTING DRIVEWAY TO REMAIN
2. EXISTING CURBING TO REMAIN
3. EXISTING CURBED ISLAND TO REMAIN
4. EXISTING EDGE OF PAVEMENT TO REMAIN
5. EXISTING EDGE OF PAVEMENT TO REMAIN- SAWCUT ALONG LIMITS OF REMOVAL
6. EXISTING LIGHT POLE TO REMAIN
7. EXISTING DISPLAY PAD TO REMAIN
8. EXISTING LANDSCAPING TO REMAIN
9. PROPOSED EDGE OF PAVEMENT
10. PROPOSED CONCRETE CURB
11. PROPOSED INTEGRAL CONCRETE CURB & SIDEWALK
12. END PROPOSED CURB WITH TAPER TO FLUSH
13. RETURN FULL CURB TO BUILDING
14. PROPOSED PAINTED ASPHALT STRIPING (4" WIDE YELLOW)
15. PROPOSED PAINTED ASPHALT MARKINGS
16. PROPOSED HANDICAP PARKING SIGNAGE AND ASPHALT MARKINGS
17. PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING FIELD
18. PROPOSED VEHICLE DISPLAY PAD- AS DIRECTED/SPECIFIED BY OWNER
19. PROPOSED MONUMENT SIGN, 20' SETBACK FROM R.O.W.
20. PROPOSED BIO-RETENTION CELL
21. PROPOSED PEA GRAVEL DIAPHRAGM (PRETREATMENT)
22. PROPOSED BOLLARDS
23. PROPOSED DUMPSTER ENCLOSURE & CONCRETE PAD
24. PROPOSED SNOW STORAGE AREA
25. EXISTING TELEPHONE BOX & BOLLARDS TO REMAIN
26. EXISTING CONCRETE PAD & TELEPHONE BOX TO REMAIN
27. PROPOSED PAINTED STOP BAR
28. PROPOSED STOP SIGN
29. PROPOSED TRANSFORMER PAD

NOTES:

1. SURVEY DATA TAKEN FROM SURVEY ENTITLED: TOPOGRAPHIC MAP, PART OF FARM LOT NO. 98, TOWN OF CICERO, ONONDAGA COUNTY, NEW YORK. PREPARED BY ANUZI & ROMANS LAND SURVEYING, P.C. LAST REVISED 9/4/08.
2. VERTICAL DATUM BASED ON U.S.G.S. DATUM.
3. "DIG SAFELY NEW YORK" TO BE CONTACTED 48 HRS. PRIOR TO THE START OF ANY EXCAVATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
5. 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.
6. PROPOSED UTILITY SERVICES ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH UTILITY COMPANIES AND WITH THE MECHANICAL ENGINEER.
7. CONTRACTOR TO COORDINATE INSTALLATION OF GAS, ELECTRIC AND TELEPHONE SERVICES WITH UTILITY COMPANIES.
8. ALL NON-PAVED DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE WITH 4" OF TOPSOIL, SEEDED & MULCHED.
9. REFER TO LIGHTING PLAN FOR PROPOSED SITE LIGHT POLE LOCATIONS, DETAILS FOR FIXTURES AND WIRING TO BE OBTAINED FROM ELECTRICAL PLANS (BY OTHERS).
10. ALL DEBRIS RESULTING FROM DEMOLITION WORK INCLUDING TREE STUMPS TO BE PROPERLY DISPOSED OF OFF-SITE.
11. CONTRACTOR TO COORDINATE INSTALLATION OF HOW WATER SERVICE WITH DCWA.
12. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING SANITARY SEWER SYSTEM WITH DCDWEP.
13. CONTRACTOR TO CONTACT THE TOWN HIGHWAY DEPARTMENT TO COORDINATE INSPECTION FOR THE CONSTRUCTION OF THE PROPOSED DRIVEWAY ENTRANCE AT SOUTH HOGAN DRIVE. CONTRACTOR SHALL ALSO COORDINATE ANY NECESSARY HOGAN DRIVE PAVEMENT RE-STRIPING WITH THE TOWN HIGHWAY DEPARTMENT.



LOCATION PLAN | SCALE 1"=2,000 FEET

SITE DATA:

CURRENT SITE ADDRESS:	5895 E Circle Drive Cicero, NY 13039
CURRENT TAX MAP NUMBER:	037-02-28.1
OWNER:	RLB DEVELOPMENT LLC
EXISTING ZONING:	REGIONAL COMMERCIAL-1
PROPOSED BUILDING SIZE:	20,850 SF
PROPOSED USE:	AUTOMOBILE SALES AND SERVICE
LOT AREA:	
REQUIRED:	2 AC.
PROPOSED:	3.644 AC
LOT BUILDING LINE:	
REQUIRED:	75' MIN.
PROVIDED:	75'
LOT DEPTH:	
REQUIRED:	200'
PROPOSED(VARIANCE GRANTED 9/3/14)	151'
FRONT YARD SETBACK:	
REQUIRED:	75' MIN.
PROPOSED:	75'
REAR YARD SETBACK:	
REQUIRED:	25' MIN.
PROPOSED:	35'
SIDE YARD SETBACK:	
REQUIRED:	30' MIN.
PROVIDED:	132'
BUILDING COVERAGE:	
MAX. ALLOWED:	20%
PROPOSED:	13%
PARKING:	
REQUIRED SPACE SIZE (MIN.):	9' X 18'
PROPOSED SPACE SIZE:	9' X 18'
REQUIRED # OF SPACES:	SUBJECT TO PLANNING BOARD
PROPOSED # OF SPACES:	233
NEW & USED VEHICLE DISPLAY=	175
SALES CUSTOMER PARKING=	12
SERVICE CUSTOMER PARKING=	20
EMPLOYEE PARKING=	26
REQUIRED DRIVE AISLE:	22'
PROPOSED DRIVE AISLE:	22',24' & 30'
PROPOSED SIGNAGE:	
MONUMENT SIGN=	24 S.F.
BUILDING MOUNTED SIGNAGE:	
NORTH FACADE=	170 S.F.
EAST FACADE=	112 S.F.
SOUTH FACADE=	112 S.F.
WEST FACADE=	112 S.F.
TOTAL SIGN AREA=	530 S.F.

LEGEND

- PROPOSED PLANTINGS
- (20) KEYED NOTE
- PROPOSED PROPERTY LINE
- (11) PROPOSED PARKING COUNT
- PROPOSED MULCH LANDSCAPE BED
- PROPOSED CONCRETE CURB
- PROPOSED BIO-RETENTION AREAS

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

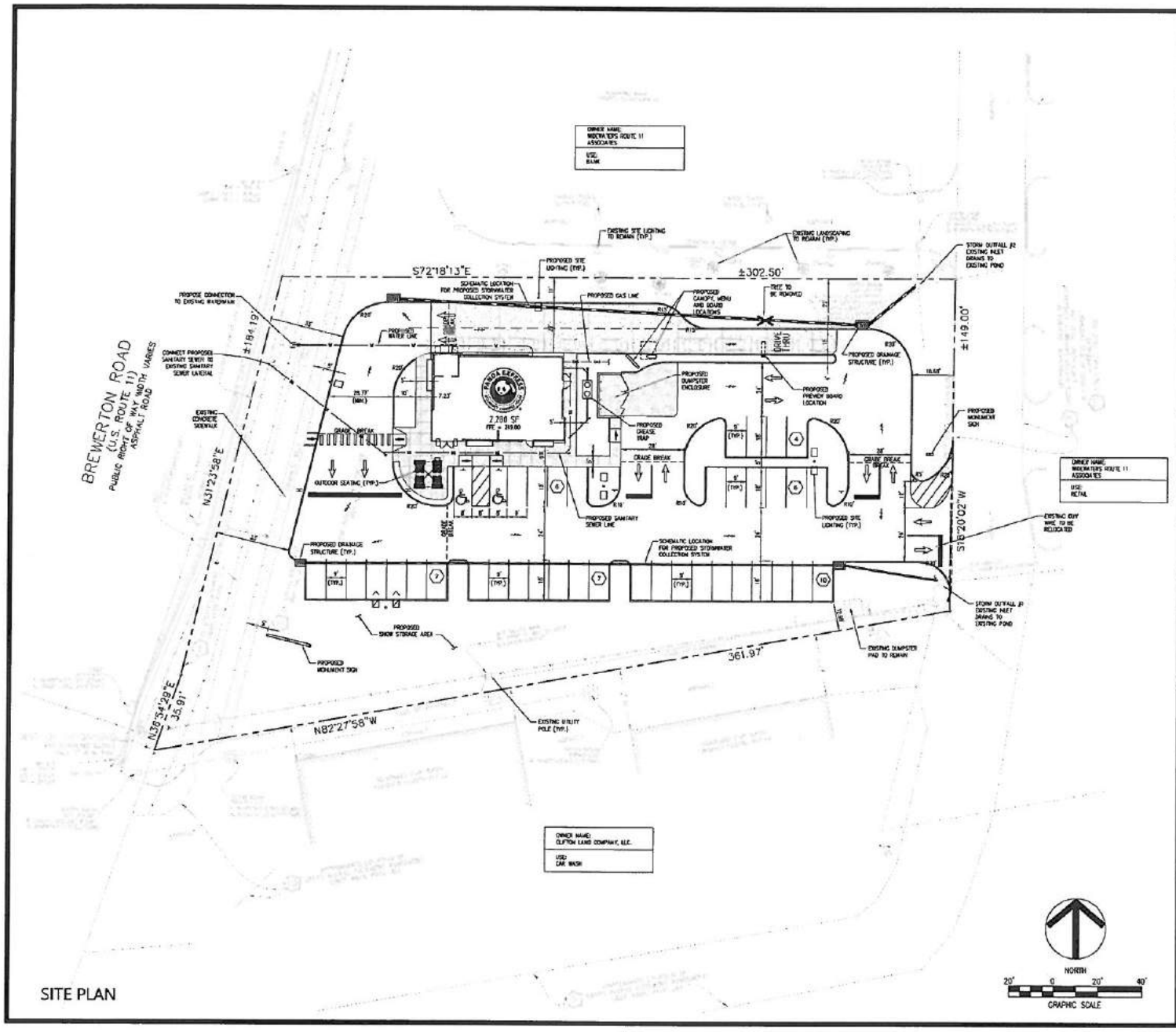
REVISIONS			
No.	Date	Description	By
1.	3/18/2014	Revisions per Town Comments	S.R.M.

Seal: STATE OF NEW YORK
Not Valid Without Signature

L.J.R. Engineering, P.C.
ELTA Business Park
8394 ELTA Drive
Cicero, New York 13039
Phone: 315-699-9533 Fax: 315-699-9642

Project: BURDICK HYUNDAI @ DRIVERS VILLAGE
TOWN OF CICERO — ONONDAGA COUNTY, NY.
Sheet Title: SITE PLAN

ACAD FILE: 797005C7
Date: MARCH 3, 2014
Drawn By: S.R.M.
Checked By: L.J.R., P.E.
Job No.: 797.005
Scale: AS SHOWN
Sheet No.: 1
Sheet 1 of 7



SITE PLAN

SITE DATA

PROJECT AREA	55,366 SF	1.34 ACRES (±)
PERVIOUS AREA	26,835 SF	(48.0%)
IMPERVIOUS AREA	31,531 SF	(54.0%)
BUILDING AREA	2,280 SF	(3.9%)
PAVEMENT	29,251 SF	(50.1%)
ZONING	GC (COMMERCIAL)	
BUILDING SETBACKS	PROVIDED	REQUIRED
REAR (NORTH)	35 FT	25 FT
FRONT (SOUTH)	107 FT	50 FT
SIDE (WEST)	76 FT	13 FT
SIDE (EAST)	175 FT	13 FT
LANDSCAPE BUFFER	PROVIDED	REQUIRED
REAR (NORTH)	11 FT	0 FT
FRONT (SOUTH)	13 FT	0 FT
SIDE (WEST)	33 FT	0 FT
SIDE (EAST)	19 FT	0 FT
PARKING REQUIRED		
1 PARKING SPACE PER EVERY 100 SF (2,280/100) = 22.8 OR 23 SPACES		
PARKING PROVIDED		
REGULAR	38 SPACES	
HANDICAP	2 SPACES	
TOTAL	40 SPACES	

NOTES:

1. SANITARY SEWER SERVICE TO BE 6" PVC (SDR 24) @ 2.0% SLOPE (MIN.) WITH 4' COVER (MIN.)
2. BACKFLOW PREVENTERS AND METERS TO BE LOCATED INSIDE THE BUILDING.
3. STORMWATER MANAGEMENT IS PROVIDED OFFSITE IN THE EXISTING POND AT THE REAR SIDE OF THE SHOPPING CENTER.

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

ROBERT ZIEGENFUSS, P.E., LEED AP
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

ROBERT ZIEGENFUSS, P.E., LEED AP
NY REG # 082375

PANDA EXPRESS
7950 BREWERTON ROAD
CICERO, NY

DATE: 02-28-14
DRAWN: CA
CHECKED: DK

C1

PROJECT NO.: 2013.158