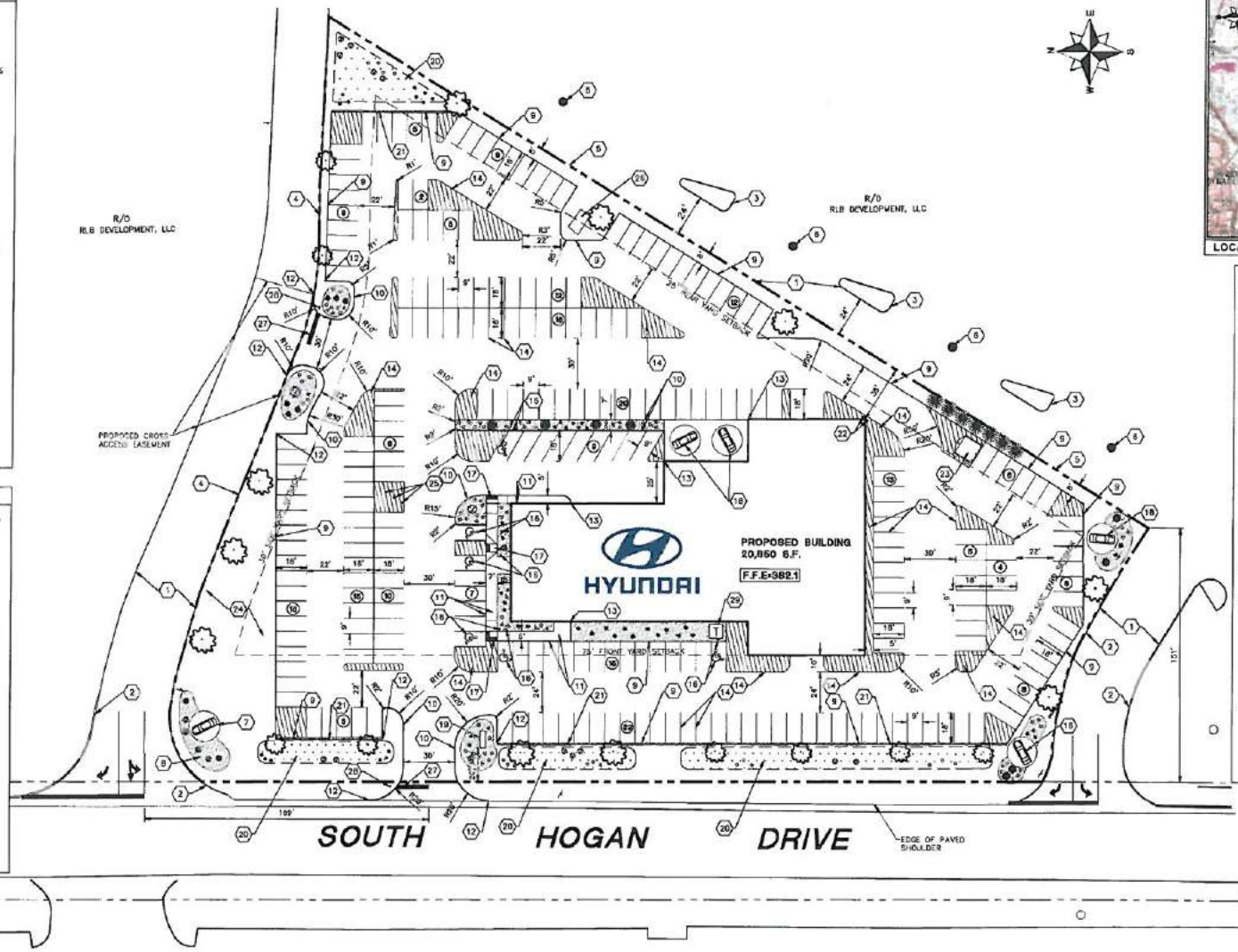
KEYED NOTES

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. 66, TOWN OF DEWITT, ONONDAGA COUNTY, NEW YORK. PREPARED BY ARCUD & ROMANO LAND SURVEYING, P.C. LAST REVISED 6/4/08.
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 NEW WATER SERVICE WITH OCWA.
12. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING SANITARY SEWER SYSTEM WITH SCWWP.
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:	5880 E Circle Drive Cicero, NY 13039
CURRENT TAX MAP NUMBER:	037-02-25.1
OWNER:	RLB DEVELOPMENT LLC
EXISTING ZONING:	REGIONAL COMMERCIAL-1
PROPOSED BUILDING SIZE:	20,860 SF
PROPOSED USE:	AUTOMOBILE SALES AND SERVICE
LOT AREA:	
REQUIRED:	2 AC
PROPOSED:	2.614 AC
LOT BUILDING LINE:	
REQUIRED:	75' MIN
PROVIDED:	75
LOT DEPTH:	
REQUIRED:	200'
PROPOSED (VARIANCE GRANTED 3/3/14)	181'
FRONT YARD SETBACK:	
REQUIRED:	75' MIN
PROPOSED:	76
REAR YARD SETBACK:	
REQUIRED:	25' MIN
PROPOSED:	35'
SIDE YARD SETBACK:	
REQUIRED:	50' MIN
PROVIDED:	132'
BUILDING COVERAGE:	
MAX. ALLOWED:	20%
PROVIDED:	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:	282
NEW & USED VEHICLE DISPLAY=	175
SALES CUSTOMER PARKING=	12
SERVICE CUSTOMER PARKING=	39
EMPLOYEE PARKING=	56
	25
REQUIRED DRIVE AISLE:	24'
PROPOSED DRIVE AISLE:	24' & 26'
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.

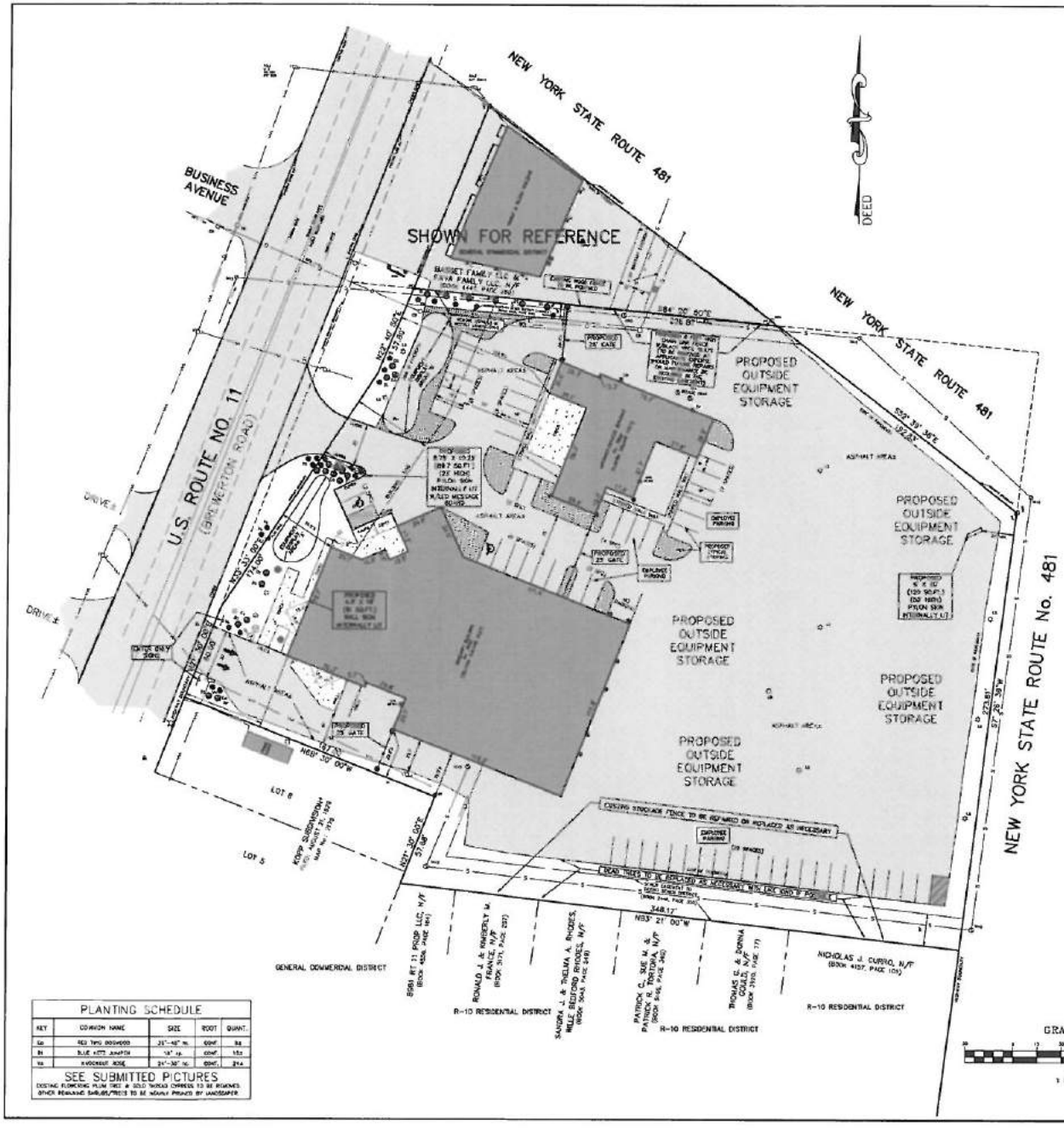
Seal: STATE OF NEW YORK
Not Valid Without Signature

L.J.R. Engineering, P.C.
ELTA Business Park
8394 ELTA Drive
Cicero, New York 13039
Phone: 315-699-9533 Fax: 315-699-9542

Project: BURDICK HYUNDAI @ DRIVERS VILLAGE
Town of DEWITT — ONONDAGA COUNTY, NY
Sheet Title: SITE PLAN

ACAD FILE: 797005C7

Date	MARCH 3, 2014
Drawn By	S.R.M.
Checked By	A.J.W., P.E.
Job No.	797.005
Scale	AS SHOWN
Sheet No.	1
Sheet	1 of 2



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: General Commercial Plus District.
General Commercial Plus Restrictions:
Minimum Lot Area: NA
Minimum Building line Width: 100 feet required; 318 feet existing.
Minimum Front Yard Setback: 50 feet required; 36.0± 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 0005 D, revised date: September 15, 1994.

Tax Map No. 36-04-19.0.

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

Parking: 35 for employees; 22 for customers = 57 total (1/438.50 FT.)

Proposed Admar construction equipment rental, sales & service use.

Maximum number of employees at one time = 35 employees.

Hours of operation: M-F 8 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 exceed.

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 = 250.7± square feet as noted on site plan – existing monument sign and old sign posts to be removed.

Boom lifts not to be extended above 20 feet in height; Boom lifts allowed in Proposed Outside Equipment Storage area fenced behind building only – NOT in front display areas or along the residential area. No Banners or signs allowed on Boom Lifts.

Display Area 'A' limited to two (2) pieces of equipment no higher than 10 feet upon a stone plot form approximately 1 to 1.5 feet high with access ramp – set 'in action' for display – typical photo submitted.

Display Area 'B' limited to equipment no higher than 10 feet on the existing asphalt parked side by side.

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. Equipment service would occur inside the buildings only - no outdoors repair or service work."

OWNER
7800 BREWERTON ROAD LLC (PAUL COLUCCI)
1950 BRIGHTON HENRIETTA TOWN LINE ROAD
ROCHESTER, NY. 14623
TEL: (315) 272-7780

Subject to any statement of facts or objects not shown on this survey map.

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.

REVISIONS	
*1-SITE SIZE	MARCH 3, 2014 *1
*2-TOWN REVIEW COMMENTS	MARCH 17, 2014 *2
*3-TOWN REVIEW COMMENTS	APRIL 1, 2014 *3

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.
5351 WEST DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 437-7200
FAX: (315) 437-3251

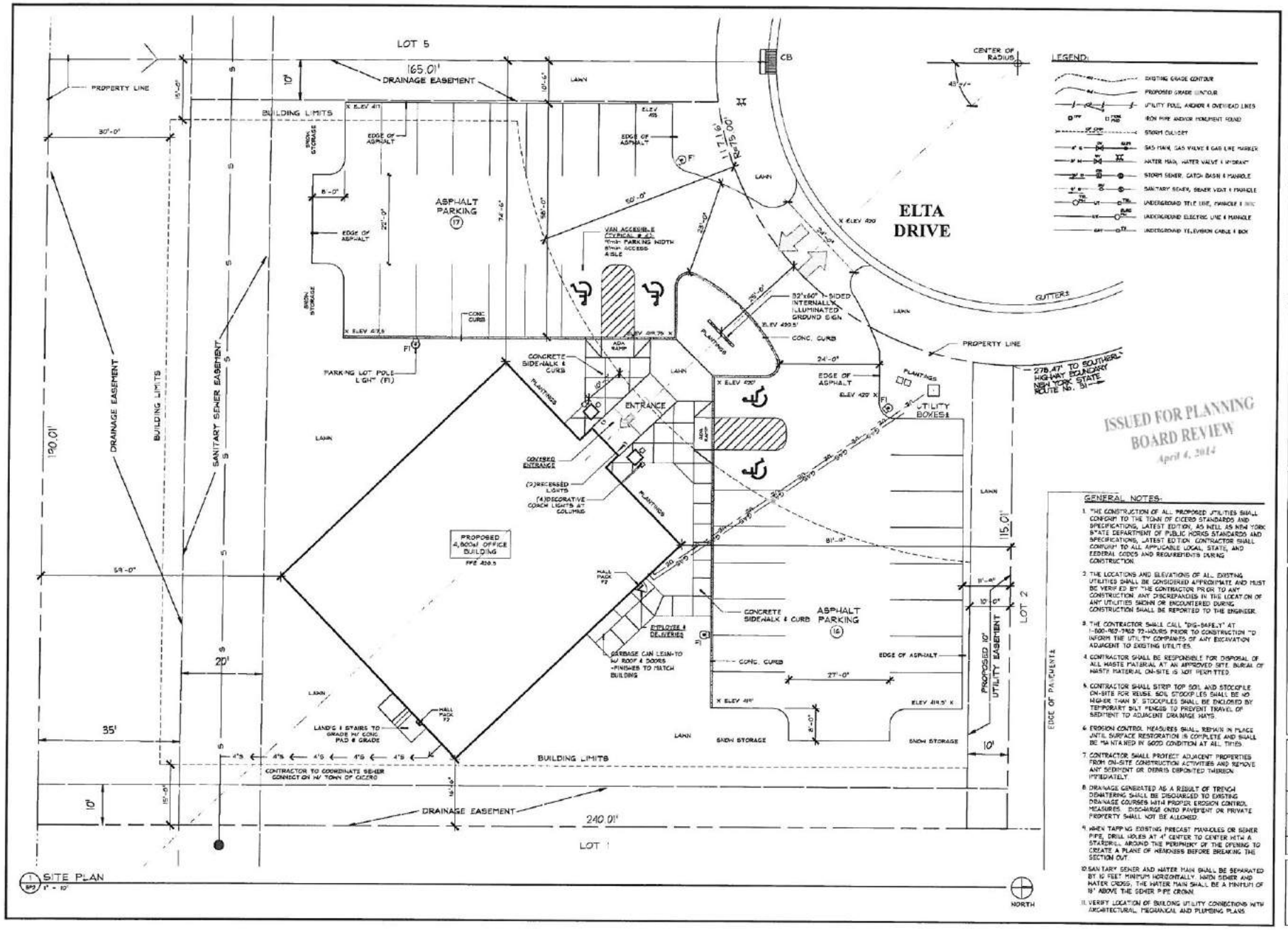
DATE: FEBRUARY 28, 2014
SCALE: 1" = 30'
FILE NO. 12040.001
SHEET NO. 2 OF 2
F.B. NO. 1509

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

PLANTING SCHEDULE

KEY	COMMON NAME	SIZE	ROOT	QUANT.
CO	RED TWIG DOGWOOD	21"-48" ht.	CONT.	88
BH	BLUE HOTT JUNIPER	18" ht.	CONT.	152
VO	NANDINA ROSE	24"-30" ht.	CONT.	244

SEE SUBMITTED PICTURES
EXISTING FLOWERING PLUM TREE & SOLD TWOLAS CHERRIES TO BE REMOVED.
OTHER REMAINING SHRUBS/TREES TO BE MOVED PRIMED BY LANDSCAPER



ISSUED FOR PLANNING BOARD REVIEW
April 4, 2014

GENERAL NOTES:

1. THE CONSTRUCTION OF ALL PROPOSED UTILITIES SHALL CONFORM TO THE TOWN OF CICERO STANDARDS AND SPECIFICATIONS, LATEST EDITION, AS WELL AS NEW YORK STATE DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS DURING CONSTRUCTION.
2. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER.
3. THE CONTRACTOR SHALL CALL "DIG-SAFELY" AT 1-800-962-7962 72-HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
5. CONTRACTOR SHALL STRIP TOP SOIL AND STOCKPILE ON-SITE FOR REUSE. SOIL STOCKPILES SHALL BE NO HIGHER THAN 8'. STOCKPILES SHALL BE ENCLOSED BY TEMPORARY SILT FENCES TO PREVENT TRAVEL OF SEDIMENT TO ADJACENT DRAINAGE WAYS.
6. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SURFACE RESTORATION IS COMPLETE AND SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
8. DRAINAGE GENERATED AS A RESULT OF TRENCH DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER EROSION CONTROL MEASURES. DISCHARGE ONTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
9. WHEN TAPPING EXISTING PRECAST MANHOLES OR SEWER PIPE, DRILL HOLES AT 4" CENTER TO CENTER WITH A STARDRILL AROUND THE PERIMETER OF THE OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING THE SECTION OUT.
10. SANITARY SEWER AND WATER MAIN SHALL BE SEPARATED BY 10 FEET MINIMUM HORIZONTALLY. WHEN SEWER AND WATER CROSS, THE WATER MAIN SHALL BE A MINIMUM OF 18" ABOVE THE SEWER PIPE CROWN.
11. VERIFY LOCATION OF BUILDING UTILITY CONNECTIONS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING PLANS.

Mahoney Design & Build, Inc.
Custom Building and Design
4 Rochester Boulevard · Cicero, New York · (315) 699-2623

REVISIONS

NO.	DATE	DESCRIPTION

John O. Rose, Architect
4351 Apulia Road
Jamesville, New York 13078
315 - 469 - 6007

PROPOSED NEW OFFICE BUILDING FOR:
FAMILY CARE of CICERO
Lot #3 Elta Drive
Cicero, New York

SITE PLAN

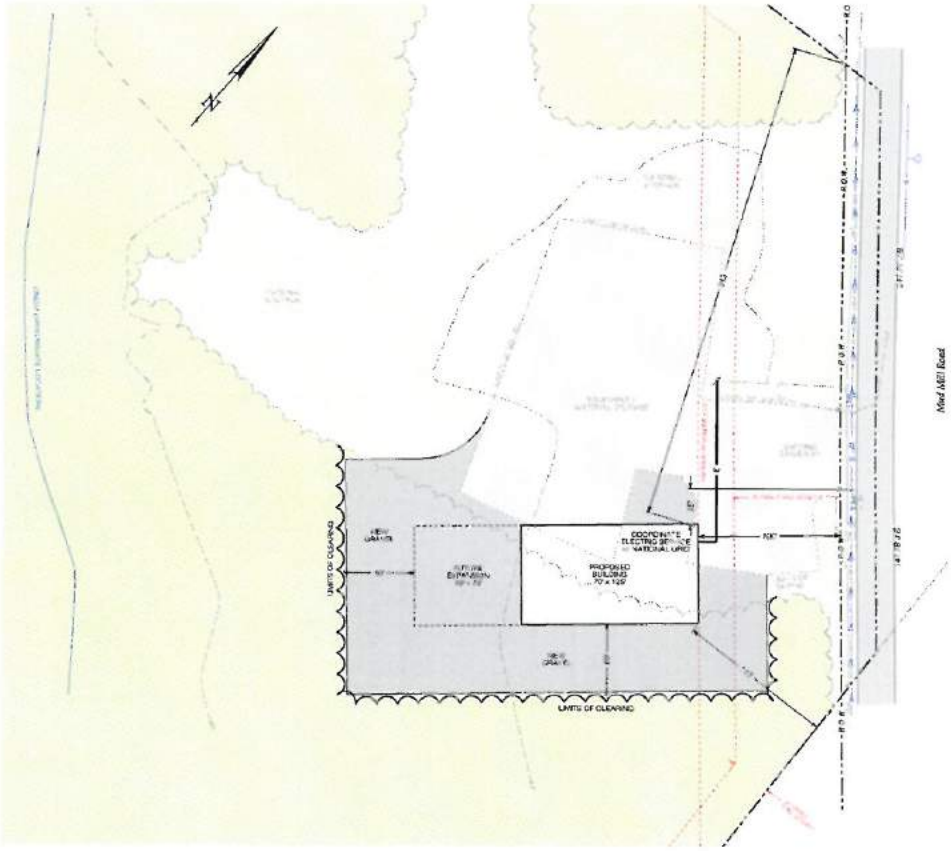
DATE 04/04/2014

SCALE AS NOTED

DRAWN BY JM Ower

SHEET

SP2



Partial Plan View

Key

Existing

- Property Line
- Overhead Utility
- Utility Pole
- Drainage Pipe w/ Size
- Drainage Swale
- Topographic Contour

Proposed

- Underground Electric
- Limits of Clearing
- Gravel

Notes:

1. Bluemap Reference:

"Survey Map of: Part of Military Lot No. 30, Town of Cicero, County of Onondaga, State of New York" Prepared by David Beckman, Licensed Land Surveyor. Dated: March 18, 2011, File No.: 11-01-1-R1

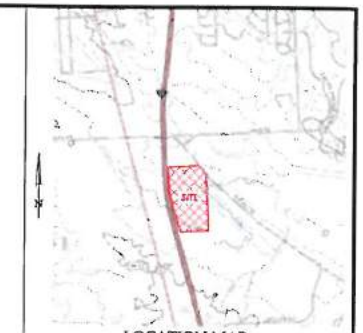
2. Elevations based on NAVD Datum

3. According to the New York State DEC Environmental Mapper (webpage), there are no State wetlands on the site but a portion of the site is located within a "Wetland Check Zone".

4. According to the US Fish and Wildlife Service Wetland Online Mapper (webpage), there are no federal wetlands on the site.

5. According to The National Flood Insurance Program "Flood Insurance Rate Map" for The Town of Cicero (Panels No. 360572-0000D & 360572-0000E), Dated: September 15, 1994) the site is not located in the 100 year flood plain.

TOWN OF CICERO ZONING ORDINANCE REVIEW ZONED: INDUSTRIAL	
Required	**Provided**
1. Lot Size: 2,000 Sq Ft minimum	1. Lot Size: 2,758,666 Sq Ft (63 Alta Acres)
2. Building Setbacks:	2. Building Setbacks:
A. Front Yard: 75'	A. Front Yard: 100'
B. Rear Yard: 25'	B. Rear Yard: 1,015'
C. Side Yard: 30'	C. Side Yard: 111'E 342'W
D. Max. Height of Structures: 40'	D. Height of Structures: 22'
3. Min. Lot Width: 200' min	3. Lot Width: 395.49'
4. Lot Coverage: 40% maximum	4. Lot Coverage:
Minimum Building Line: 100'	Principal Building: 8,000 Sq. Ft. = 0.4% Gravel Area: 76,021 Sq. Ft. = 2.5% Green Space: 2,679,592 Sq. Ft. = 97.1%



LOCATION MAP

REF: [illegible] ORDINANCE & OF [illegible] 2010 1.5 MIN. 1" = 2000'-0"

Plan View
Scale: 1" = 200'

PLUMLEY ENGINEERING
Civil and Environmental Engineering

REVISIONS: DATE BY

PROJECT: LAYDOWN YARD

CLIENT: MUD MILL, LLC

LOCATION: TOWN OF CICERO, ONONDAGA COUNTY, NEW YORK

DWG. TITLE: PRELIMINARY SITE PLAN

PROJECT No.: 2014012
FILE NAME: SP01P
SCALE: AS NOTED
DATE: MARCH 2014
ENG'D BY: MGT
DRAWN BY: JTG
CHECKED BY: JFC

SHEET NO.: SP 1 OF 1

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