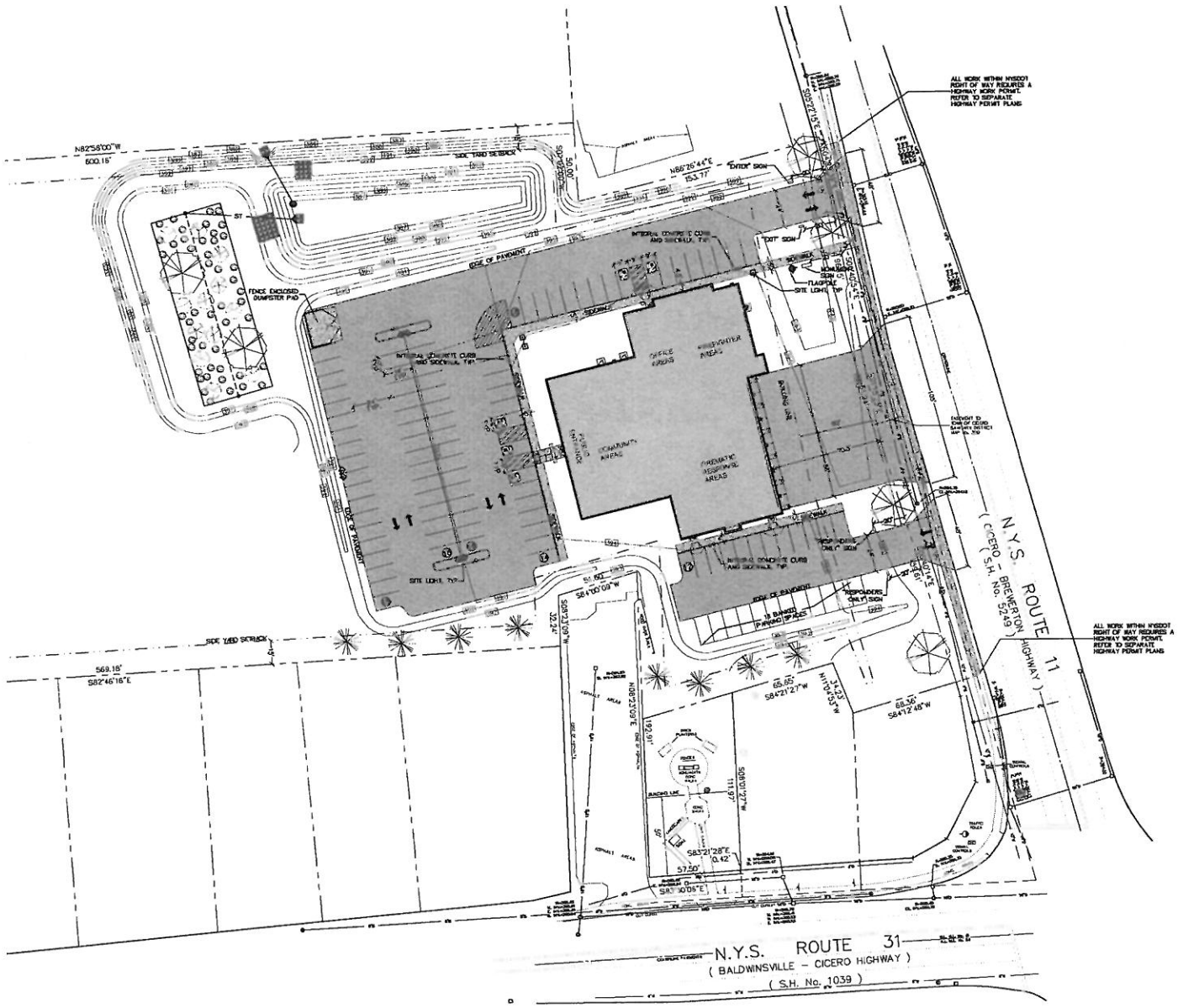

PROJECT SUMMARY:

TOWN OF CICERO
ZONING: GENERAL COMMERCIAL
TAX MAP PARCEL: TAX MAP No. 91.-01-09.1

	REQUIRED	PROVIDED
LOT AREA:		5.85±AC
BUILDING:		
BUILDING SIZE	100,000 MAX	16,000SF±
HEIGHT	60' MAX	40'±
BUILDING COVERAGE	40% MAX	7%
BUILDING LINE	100' MIN.	353'±
LOT DEPTH	200' MIN.	772'±
SETBACKS:		
FRONT	50'	59'
REAR	25'	562'
SIDE	15'	71'
PARKING:		
STALL SIZE	9'x18'	9'x18'
AISLE WIDTH	22' MIN.	24'
RESPONDER	AS PER	12
OFFICE	PLANNING	18
COMMUNITY	BOARD	64
TOTAL:		94

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
- indicates sign
- indicates iron rod set 04/22/2014
- SILT FENCE
- TREE/SHRUB
- SPOT ELEVATION
- CONTOUR
- CONCRETE CURB
- TRAFFIC DIRECTION INDICATOR
- STORM SEWER
- SANITARY SEWER
- WATER SERVICE
- SIGHT LIGHTING
- CONCRETE SIDEWALK
- ASPHALT PAVING

THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SUCH TIME AS ALL AGENCIES RESPONSIBLE FOR ISSUING PERMITS FOR THE PROJECT HAVE DONE SO.

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft

PROJECT TITLE:
CICERO FIRE STATION
8377 BREWERTON ROAD
TOWN OF CICERO
ONONDAGA CO., NEW YORK

PREPARED FOR:
TOWN OF CICERO

PREPARED BY:
PACHECO ROSS ARCHITECTS, P.C.
ROSS A. PACHECO
72 VOORHEESVILLE AVE
VOORHEESVILLE, NY 12186

SHEET TITLE:
LAYOUT PLAN

NO.	REVISION/ISSUE	DATE

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEERS, P.C.
STEP CONSULTANTS, INC.
100 PRINCETON ROAD
MOUNTAIN LAKES, NJ 07046
www.NAPIERALA.com
PH (973) 334-4700 FAX (973) 334-4744

PROJECT NO. 13-1252
DATE 08 APR 2015
SCALE 1"=30'
SHEET C-4

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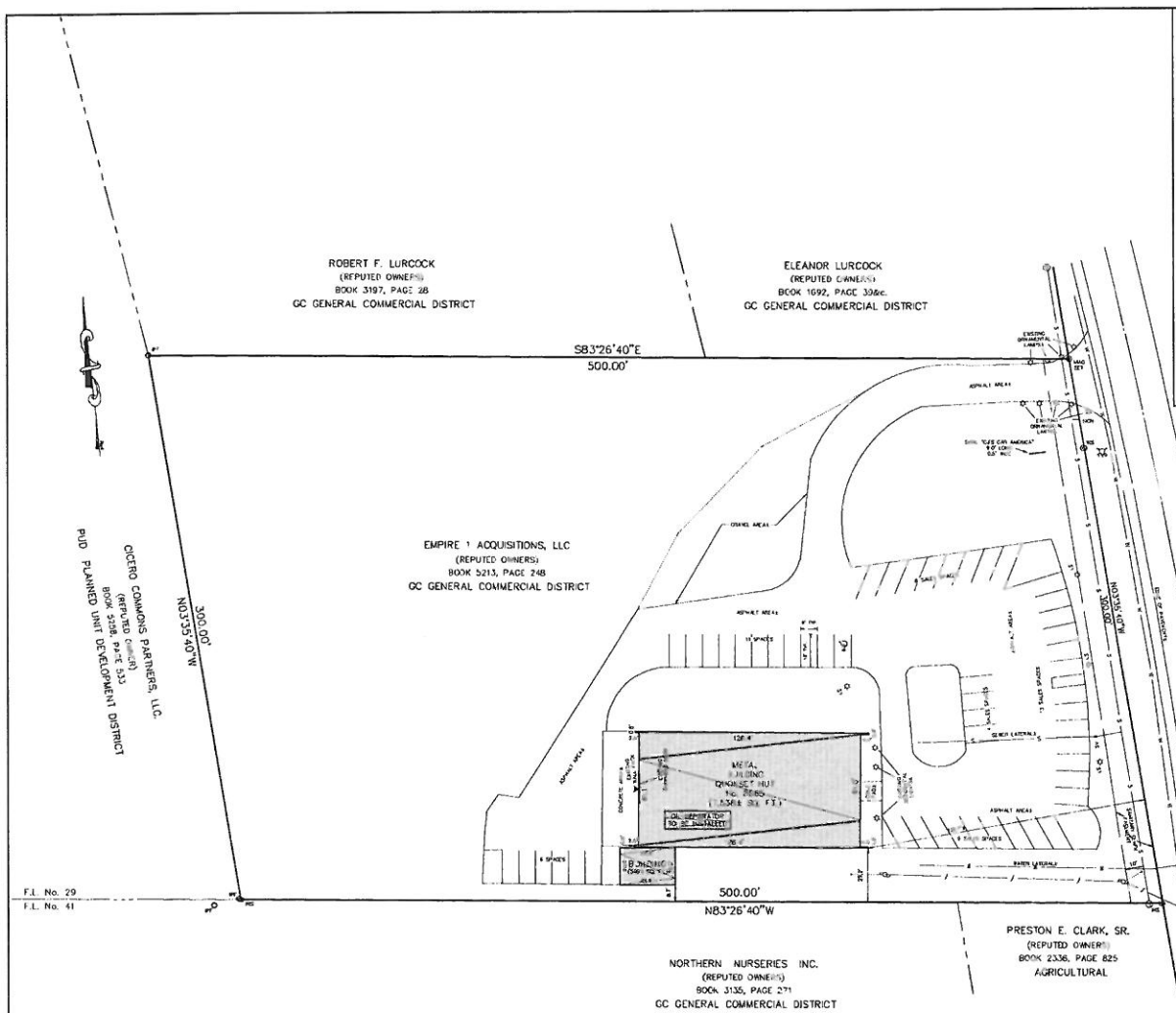
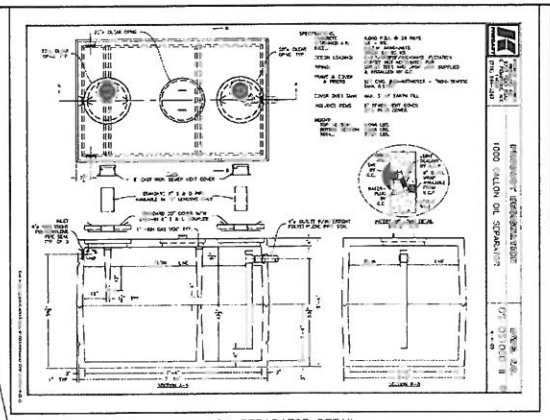
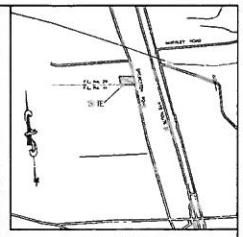




OIL SEPARATOR DETAIL
NOT TO SCALE



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 3.4± acres
Present Zone: General Commercial
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Tax Map No. 92.-01-05.0
Total number parking spaces: 0 existing
Total number parking spaces: 51 proposed; 6 employee, 11 customer, 34 sales (NOT STRIPED)
Reference survey by Robert C. Goodwin, L.S. dated June 9, 1990.
Existing grades and drainage patterns are to be maintained.
No Outdoor uses, Loading, or Equipment.
No New Landscaping.
No New Signage Proposed.
No New Utilities Proposed.
No New Lighting Proposed.
No Modifications to Existing Building.
No proposed change to parking.
Oil Separator to be installed inside building.
Vehicles will not be washed on site.

LEGEND:

- indicates proposed 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

STATEMENT OF USE:

Tax Map # 92.-01-05 to be used for Auto Sales & Auto Repairs only. Existing building and features to remain.
Hours: Monday – Friday: 9–6, Saturday: 10–4, Closed Sunday

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.

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

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

Proposed/Existing
- Minimum Lot Area (sq. ft.) = 147,[illegible]2± (existing)
- Minimum Building Line (feet) = 300 (existing)
- Minimum Lot Depth (feet) = 500 (existing)
- Minimum Front Yard Setback (feet) = 141.4 (existing)
- Minimum Side Yard Setback (feet) = 29.2 (existing)
- Minimum Rear Yard Setback (feet) = 215.2 (existing)
- Maximum Coverage = 6%± (existing)
- Maximum Building Height (feet) = N/A
- Maximum Building Size (sq.ft.) = 7538± (existing)

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

OWNER/DEVELOPER
NAME: EMPIRE 1 ACQUISITIONS, LLC.
ADDRESS: 397 FOX RD
CITY: BRIDGEPORT, NY 13030
TEL: 315-727-0931

REVISIONS
APRIL 20, 2015

SIMPLE SITE PLAN

STELLAKIS

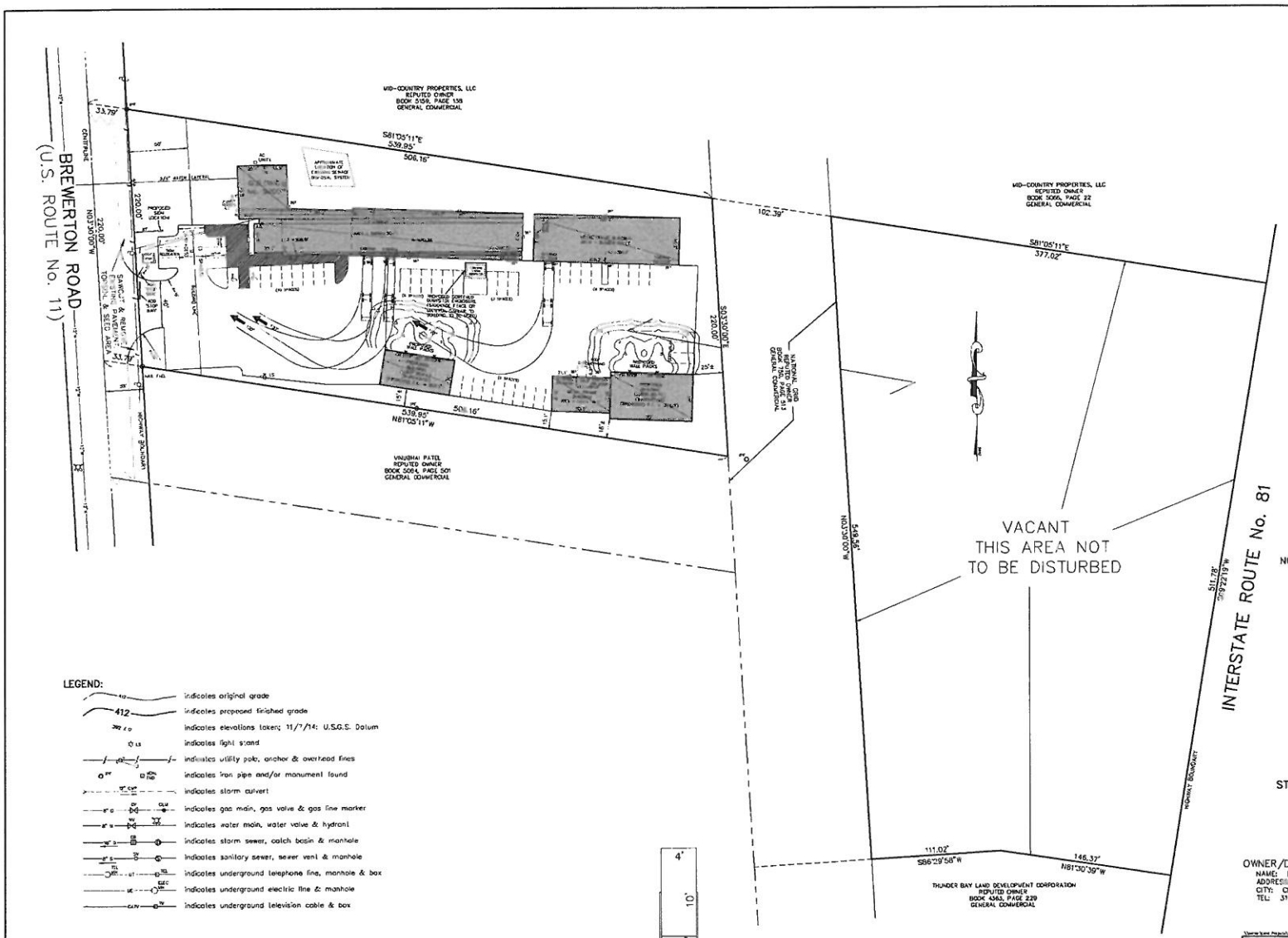
PART OF FARM LOT No. 29
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

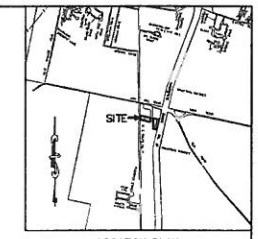
STATE OF NEW YORK · PAUL R. ROMANS · LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
5751 MITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: FEBRUARY 11, 2015
SCALE: 1" = 30'
FILE NO.: 11508.001/12021.002

SHEET NO. 1 OF 1
F.B. NO. 1425





LOCATION PLAN
Scale: 1" = 2000'

PROPOSED LIGHTING		
RUUD LIGHTING DIRECT		
1)	12" Full Cutoff Wall Pack	GAPO-12 Series
NOTE: 150 watts, 15' mounting height		

NOTES:

Total area: 6.28± acres.
Present Zone: General Commercial Plus
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" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0005 D, effective date: September 15, 1994.
Tax Map No. 108.-01-004.2.
No Certificate of Occupancy will be granted unless all proposed elements are installed.
No new landscaping proposed.
Proposed buildings to have heat and electricity only. Existing utility poles to provide electrical service.
There will be no outdoor uses, loading, storage areas or equipment.
No proposed sanitary.
No proposed water.
Total number parking spaces: 42 proposed (includes two handicap)
Maximum number of employees at one time = 30
Total proposed building square footage = 21,813± sq.ft.
(21,813± sq.ft./42 spaces = 1 space per 519± sq.ft. proposed)
Tractor Trailers to be removed.
Site will not be used for auto sales.

STATEMENT OF USE:

Tax Map No. 108.-001-004.2 to be used for distribution of packaging material only.
Hours: Monday thru Friday 8:00 am to 10:00 pm., Saturday 9:00am to 6:00pm.
One 40 sq.ft. sign to replace existing sign as shown. Four (4) proposed full cut off wall packs to be placed above overhead doors as shown.

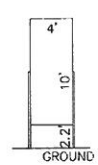
LEGEND:

- 410 — indicates original grade
- 412 — indicates proposed finished grade
- 392 ± 0 — indicates elevations taken; 11/7/14: U.S.G.S. Datum
- ☼ LS — indicates light stand
- indicates utility pole, anchor & overhead lines
- IPF — indicates iron pipe and/or monument found
- 12" CMP — indicates storm culvert
- 8" G — indicates gas main, gas valve & gas line marker
- 8" W — indicates water main, water valve & hydrant
- 18" S — indicates storm sewer, catch basin & manhole
- 8" S — indicates sanitary sewer, sewer vent & manhole
- TEL — indicates underground telephone line, manhole & box
- UE — indicates underground electric line & manhole
- CATV — indicates underground television cable & box

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

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

Proposed/Existing
Minimum Lot Area (sq. ft.) = 143,644± (existing)
Minimum Building Line (feet) = 195.56 (existing)
Minimum Lot Depth (feet) = 665.22 (existing)
Minimum Front Yard Setback (feet) = 200.8 (proposed)
Minimum Side Yard Setback (feet) = 15.3 (proposed)
Minimum Rear Yard Setback (feet) = 25.3 (proposed)
Maximum Coverage = 7% (proposed)
Maximum Building Height (feet) = 16 (proposed)



EXISTING
SIGN
TO BE
RELOCATED
(NOT TO SCALE)
(PHOTO PROVIDED)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

OWNER/DEVELOPER
NAME: ROLAND & LUAN BURKE
ADDRESS: 6255 HESSLER FARM PATH
CITY: CICERO, NY 13039
TEL: 315-699-0959

Subject to any statement of facts or accurate and up to date abstract of title all items.

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
NOVEMBER 10, 2014
JANUARY 12, 2015
MARCH 30, 2015

PROPOSED FEATURES
No. 9200 BREWERTON ROAD

PART OF MILITARY LOT No. 20
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: DECEMBER 27, 2011
SCALE: 1" = 40'
FILE NO.: 11757.001

SHEET NO.
2 OF 3
F.B. NO. 1433