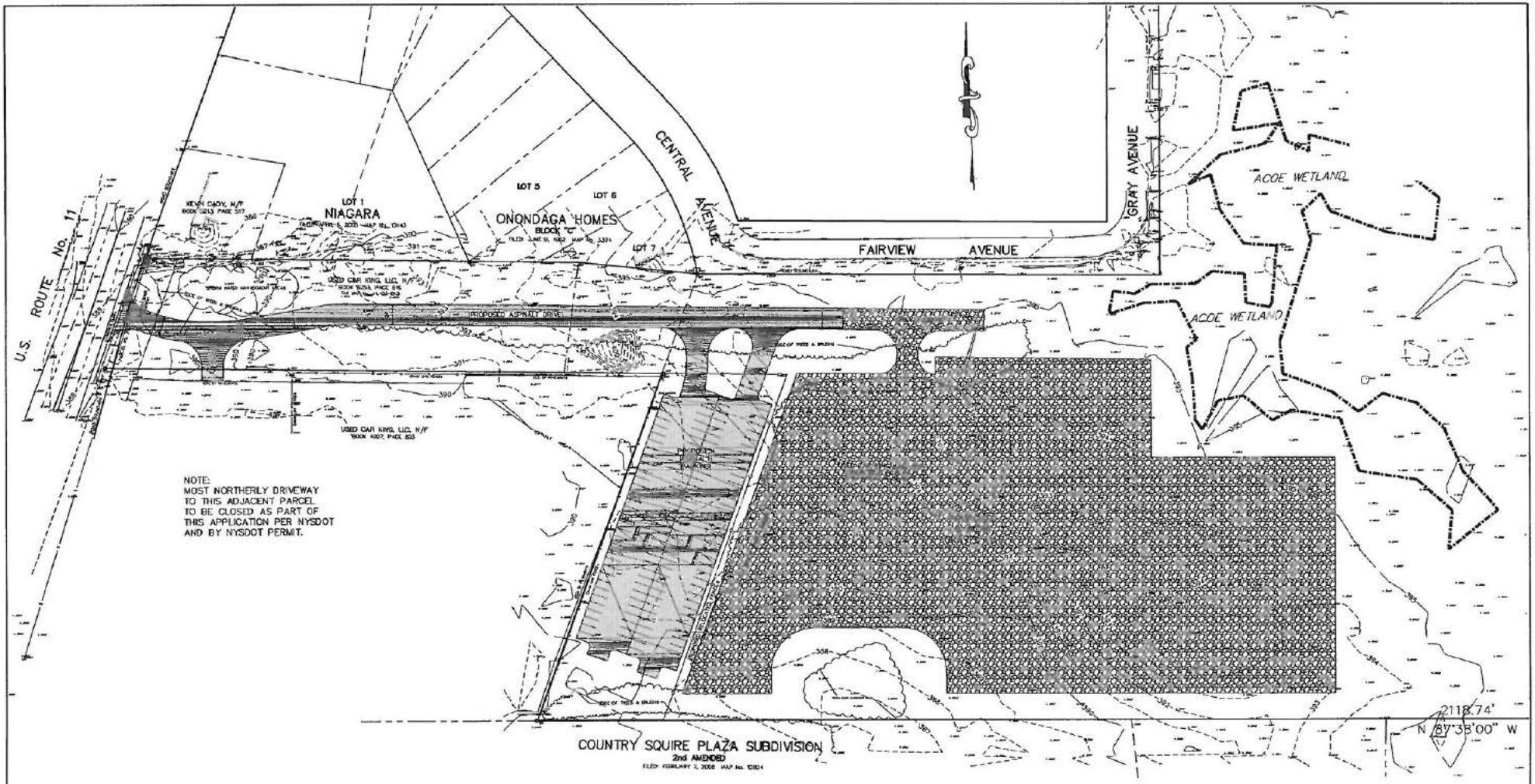


LEGEND:

- 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

NOTES:

Present Zone: RC Regional Commercial District
Elevations referred to N.A.V.D. 1988 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. 360672 0006 D, revised date: September 15, 1994.
Tax Map No. 44-03-01.3 & Part of Tax Map No. 44-03-12.2

REFERENCE

Survey by Clough, Harbour & Associates LLP, Dated: June 24, 2003; Last revised July 25, 2003.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

REVISIONS
JUNE 26, 2014
JULY 8, 2014

PROPOSED PARKING LOTS
SKETCH PLAN ~ 139 PAVED PARKING SPACES
PLUS 5 ACRE OPEN GRAVEL LOT

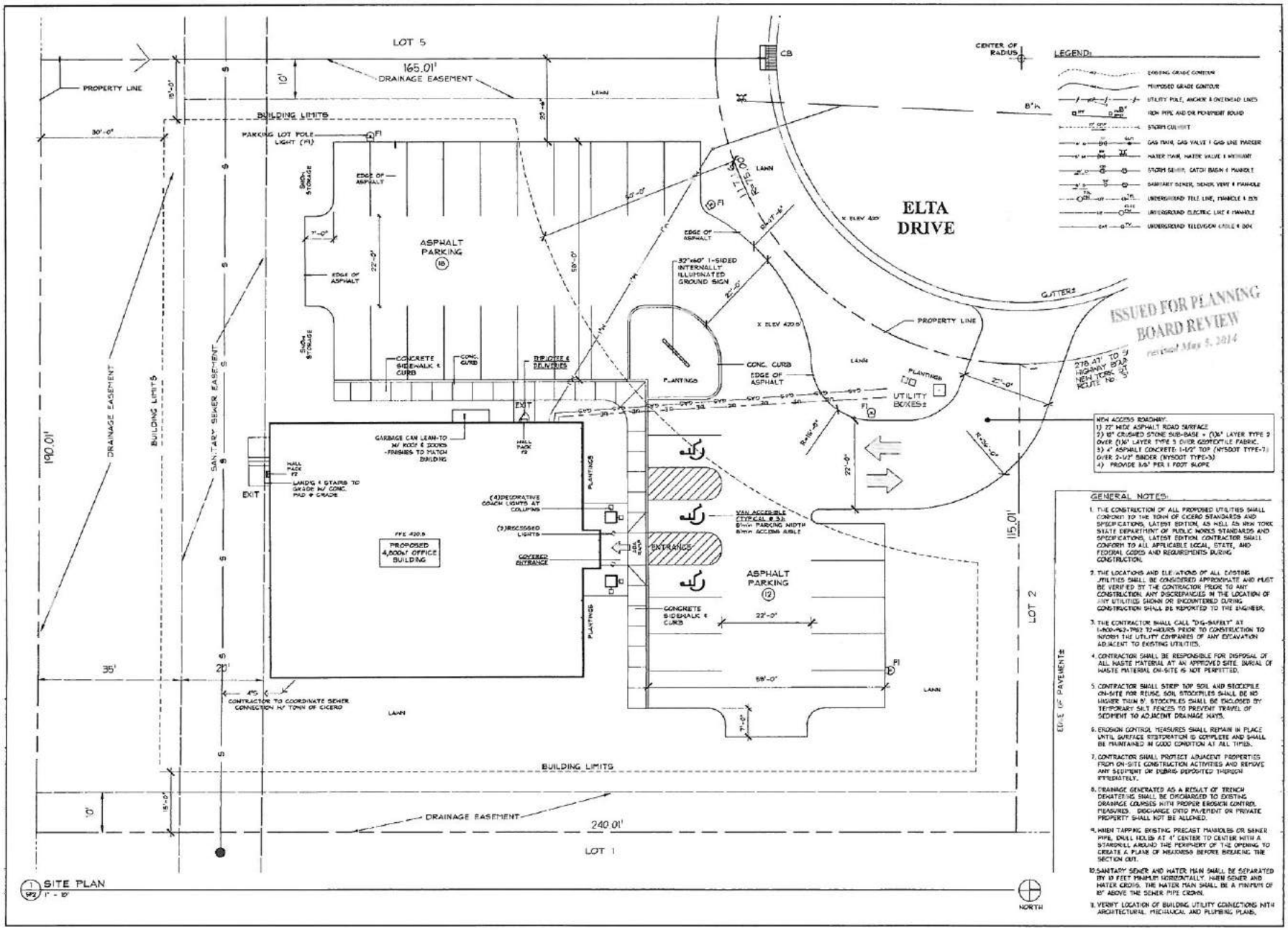
SUN AUTO WAREHOUSE

PART OF LOT No. 66
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WEST OLIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7300
FAX: (315) 457-9251

DATE: MARCH 6, 2014
SCALE: 1" = 30'
FILE NO.: 3044.001

SHEET NO. 2 OF 2
F.B. NO. 1865



LEGEND:

- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- UTILITY POLE, ANCHOR & OVERHEAD LINES
- IRON PIPE AND OR MONUMENT FOUND
- STORM CULVERT
- GAS MAIN, GAS VALVE & GAS LINE MARKER
- WATER MAIN, WATER VALVE & HYDRANT
- STORM SEWER, CATCH BASIN & MANHOLE
- SANITARY SEWER, SEWER VENT & MANHOLE
- UNDERGROUND TELE LINE, HANDHOLE & BOX
- UNDERGROUND ELECTRIC LINE & HANDHOLE
- UNDERGROUND TELEVISION CABLE & BOX

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 EQUIPMENT 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 STANDRILL AROUND THE PERIPHERY 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
a Delaware Business Corporation New York 315-497-2189

REVISIONS

01	04/04/14	ISSUED FOR PLANNING BOARD REVIEW
02	05/05/14	REVISED PER PLANNING BOARD REVIEW

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

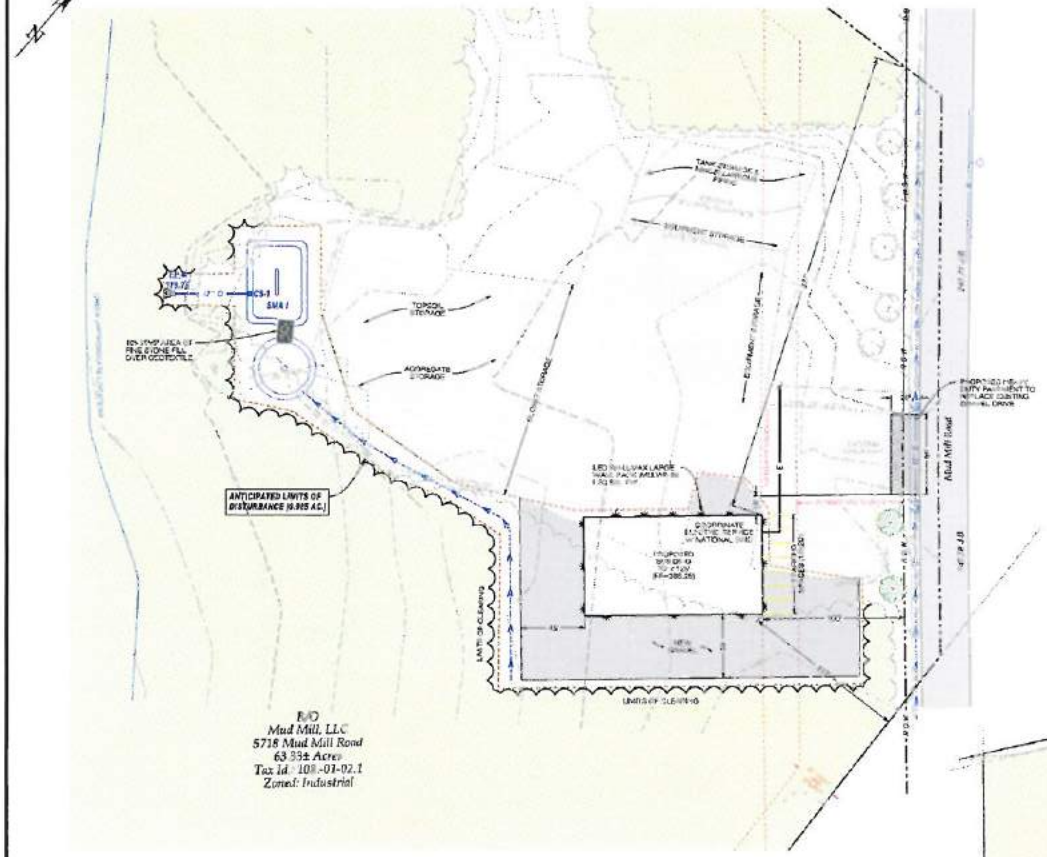
TITLE: SITE PLAN

DATE: 04/04/2014

SCALE: AS NOTED

DRAWN BY: JM Owen

SHEET NO.: SP2



Partial Plan View

1" = 40'

TOWN OF CICERO ZONING ORDINANCE REVIEW
ZONED: INDUSTRIAL

Required	Provided
1. Lot Size: 2.0% Sq. Ft. minimum	1. Lot Size: 2,759,966 Sq. Ft. (63.33 ac.) Acres
2. Building Setbacks:	2. Building Setbacks:
A. Front Yard: 75'	A. Front Yard: 100'
B. Rear Yard: 25	B. Rear Yard: 1,067'
C. Side Yard: 30'	C. Side Yard: 117' E, 331' W
D. Max. Height of Structures: 40'	D. Height of Structures: 22'
3. Min. Lot Depth: 200'	3. Lot Depth: 1,355'
4. Lot Coverage: 40% maximum	4. Lot Coverage:
Minimum Building Line: 100'	Principal Building: 2,792 Sq. Ft. = 0.3% Green Area: 100,175 Sq. Ft. = 3.6% Green Space: 2,549,741 Sq. Ft. = 96.1%

Notes:

1. Drawing Reference:

"Survey Map of Part of Military Lot No. 20, Town of Cicero, County of Onondaga, State of New York" Prepared by: David Smithson, Licensed Land Surveyor, Dated: March 18, 2011, File No.: 11-07-1-R1

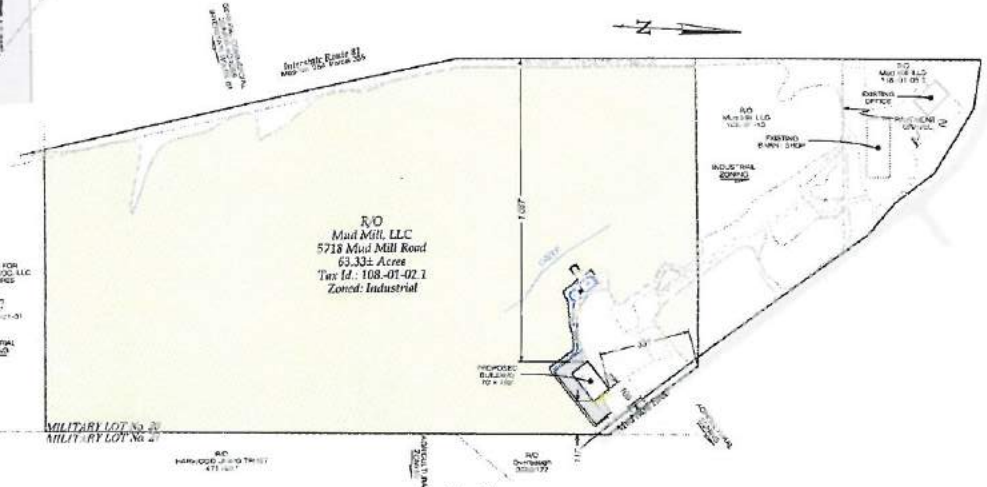
2. Elevations based on NAVD Datum.

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

4. According to the US Fish and Wildlife Service National Wetland Inventory Mapper (web page), 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. 36 067 0050 & 36067 0065), Dated: September 15, 1994, the site is not located in the Flood plain.

LOCATION MAP



Plan View

Scale: 1" = 200'

Key

Existing	Proposed
Property Line	Underground Fiber
Right of Way	Drainage Flow w/ Size
Overhead Utility	Drainage Swale
Utility Pole	Pipe Outlet Protection
Drainage Pipe w/ Size	Control Structure
Drainage Swale	Limits of Clearing
Water Main / Service	Limits of Disturbed Area
Hydrant	Oriskany Clay Mole (#)
Topographic Contour	

Plan Notes

1. No sanitary sewer, water or gas service will be provided to the new building.
2. No site or building signage are proposed.
3. Number of parking spaces required subject to Planning Board Approval. Seven parking spaces provided provide to satisfy maximum potential parked vehicles.
4. Proposed site improvements to be completed to accommodate storage of heavy construction equipment and materials.
5. Hours of operation of facility: Monday - Saturday 7 am to 6 pm.

PLUMLEY ENGINEERING
Civil and Environmental Engineering

REVISIONS	DATE	BY
1 GENERAL REVISIONS	08/20/14	DAH
2 PER TOWN ENGINEER COMMENTS	10/16/14	DAH

PROJECT: LAYDOWN YARD

CLIENT: MUD MILL, LLC

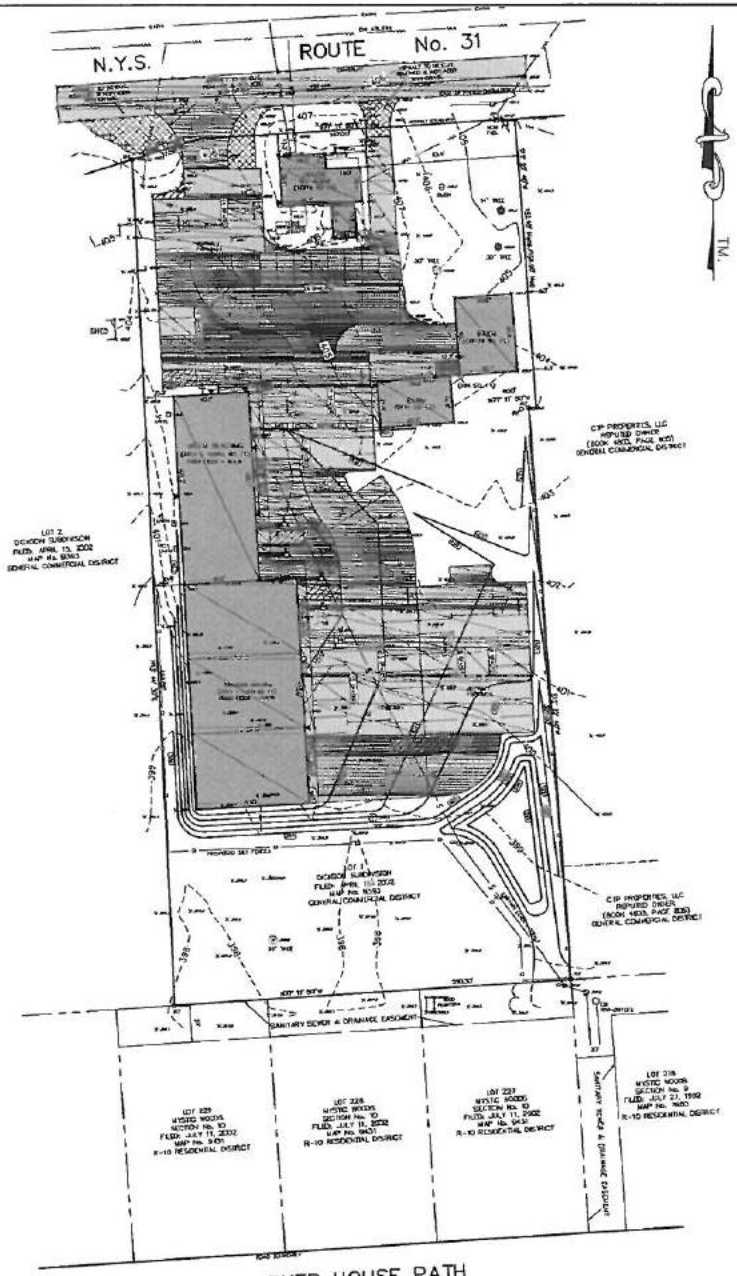
LOCATION: TOWN OF CICERO, ONONDAGA COUNTY, NEW YORK

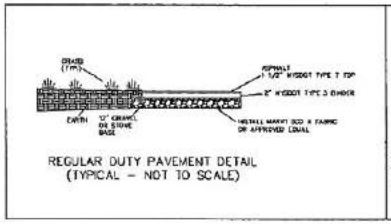
DWG. TITLE: SITE PLAN

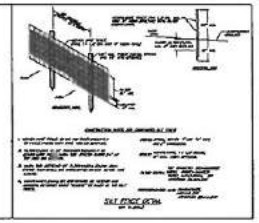
PROJECT No.: 2014012
FILE NAME: SP01P
SCALE: AS NOTED
DATE: MARCH 2014
DRAWN BY: DAH
CHECKED BY: JPC

DRWG. NO. SP 1 OF 1

© Plumley Engineering, P.C. 2014







LOCATION PLAN
Scale: 1" = 500'

NOTES:

Total area: 2.183 acres
Present Zone: 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 flood-plain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 306572 0005 D, revised date: September 15, 1994.
Tax Map No. 51.-01-22.1.
Total number parking spaces: 87 proposed.
Total disturbed area = 0.954 acre – including driveway modifications.

LEGEND:

- Indicates original grade
- Indicates light valpack
- 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
- 412 Indicates proposed finished grade

OWNER/DEVELOPER
MARJORIE & DAVID TAYLOR
8502 FARM GATE PATH
CICERO, NY. 13039
TEL: (315) 263-2786

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

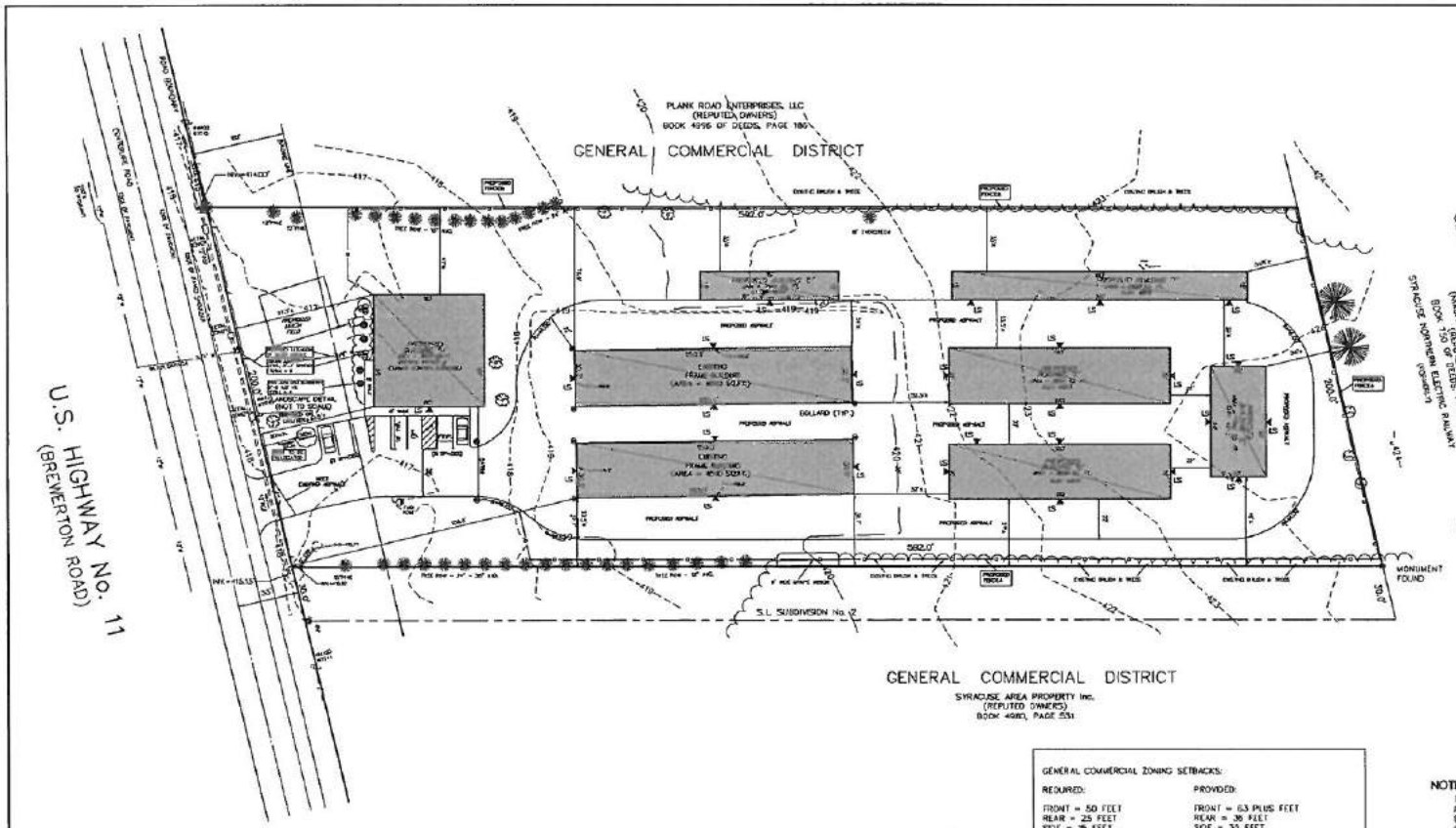
REVISIONS

SITE PLAN – EXISTING SURVEY
CMC DANCE STUDIO
LOT No. 1
DICKSON SUBDIVISION
PART OF MILITARY LOT No. 55
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WEI DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7270
FAX: (315) 457-9054

DATE: JUNE 13, 2014
SCALE: 1" = 30'
FILE NO: 12061.001

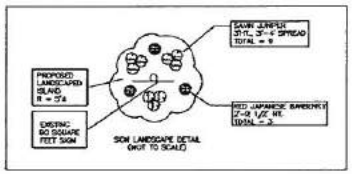
SHEET NO. 2 OF 2
F.B. NO. 2525

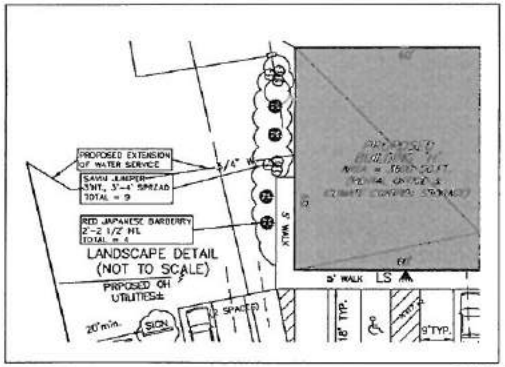


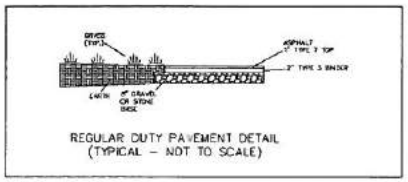
LOCATION PLAN
Scale: 1" = 2000'

GENERAL COMMERCIAL ZONING SETBACKS:

REQUIRED:	PROVIDED:
FRONT = 50 FEET	FRONT = 63 PLUS FEET
REAR = 25 FEET	REAR = 36 FEET
SIDE = 15 FEET	SIDE = 33 FEET
COVERAGE = 40%	COVERAGE = 22%
BUILDING LINE	BUILDING LINE
WIDTH = 100 FEET	WIDTH = 200 FEET
LOT DEPTH = 200 FEET	LOT DEPTH = 592 FEET







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

OWNER/DEVELOPER
8822 Route 11 LLC (Richard Paris)
114 Kaymar Drive
North Syracuse, NY. 13212
(315) 422-6366

LEGEND:

- Indicates original grade (before location of proposed buildings)
- Indicates proposed wall pack type light fixture (12" Full Cutoff Wall Pack – Metal Halide 100W MH – See provided cut sheets).
- 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

NOTES:

Total area: 2.7184 acres.
Present Zone: 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 flood plain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0013 D, revised date: September 15, 1994.
Tax Map No. 120-02-10.0
Total number parking spaces: 8 total provided (1 employee + 7 customer).
This site plan amends a site plan previously approved by the Town of Cicero planning board on February 4, 2004.
Proposed lights are wall pack type lights and are to be directed downward to maintain lighting on the asphalt area only.
Proposed drainage, grading and related details by R-M Engineers.
Use variance granted by the Town of Cicero Zoning Board of Appeals dated May 4, 2009 per this 10-07-2009 site plan.
Proposed fence to be 6 feet high chain link fence.
Proposed water service extension to provide 10 feet minimum separation from proposed septic leach field.
Proposed septic system and leach field final location and design must be approved by the Onondaga County Health Department prior to construction of Building "K".
This site plan amends a site plan previously approved by the Town of Cicero planning board on October 7, 2009.
The change is smaller buildings and a revision in the site grading only.

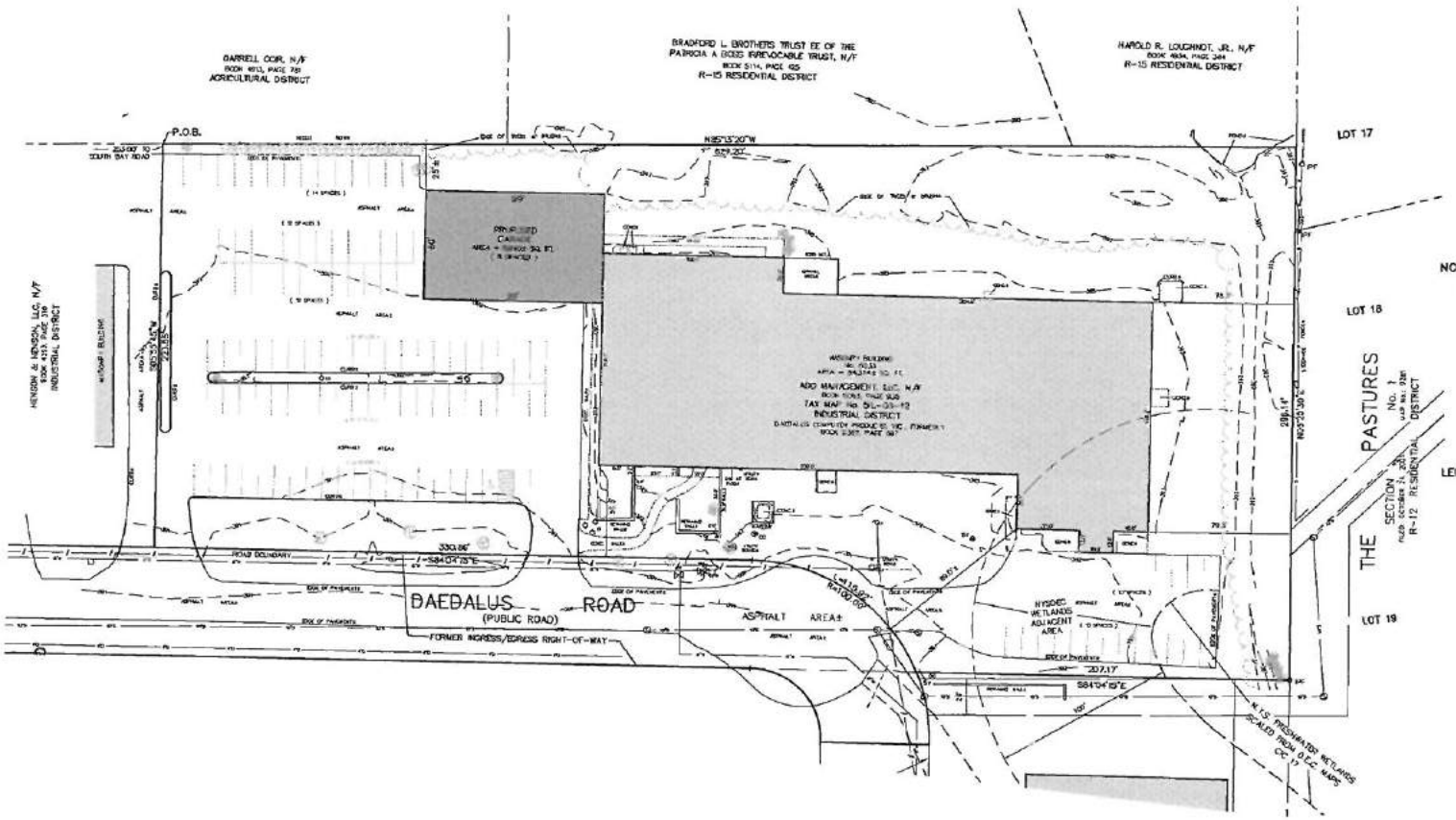
REVISIONS
FEBRUARY 10, 2004
APRIL 16, 2004
NOVEMBER 16, 2007
DECEMBER 21, 2007
NOVEMBER 17, 2008
JANUARY 22, 2009
AUGUST 3, 2009
AUGUST 17, 2009
AUGUST 27, 2009
SEPTEMBER 10, 2009
OCTOBER 16, 2009
MAY 20, 2014

SITE PLAN – AMENDED
PROPOSED FEATURES, LIGHTING & LANDSCAPING
PARKS STORAGE
(No. 8822 BREWERTON ROAD)
PART OF FARM LOT No. 29
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZZI & ROMANS
LAND SURVEYING, P.C.
LIVERPOOL & SYRACUSE, NEW YORK
(315) 457-7200

DATE: OCTOBER 16, 2003
SCALE: 1" = 30'
FILE NO: 3023.001

SHEET NO.
2 OF 5
J.O. NO. 1136



NOTES:

Total area: 3.6354 acres or 158,324± sq. ft.
Present Zone: Industrial 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 0007 D, revised date: September 15, 1994
Tax Map No. 51.-03-12
Total number parking spaces: 142 existing (includes one handicap)
131 proposed (includes one handicap)
No proposed changes to drainage.
Elevations referred to U.S.G.S. Datum.
Reduction in impervious area.

LEGEND:

- 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 original grade

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

REVISIONS	SITE PLAN No. 6333 DAEDLUS ROAD PART OF LOT No. 56 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK	
	IANUZI & ROMANS LAND SURVEYING, P.C. 5681 WEST GENESEE STREET NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7202 FAX: (315) 457-8251	DATE: APRIL 29, 2014 SCALE: 1" = 30' FILE NO.: 12106.001
		SHEET NO. 2 OF 2 F.B. NO. 1383