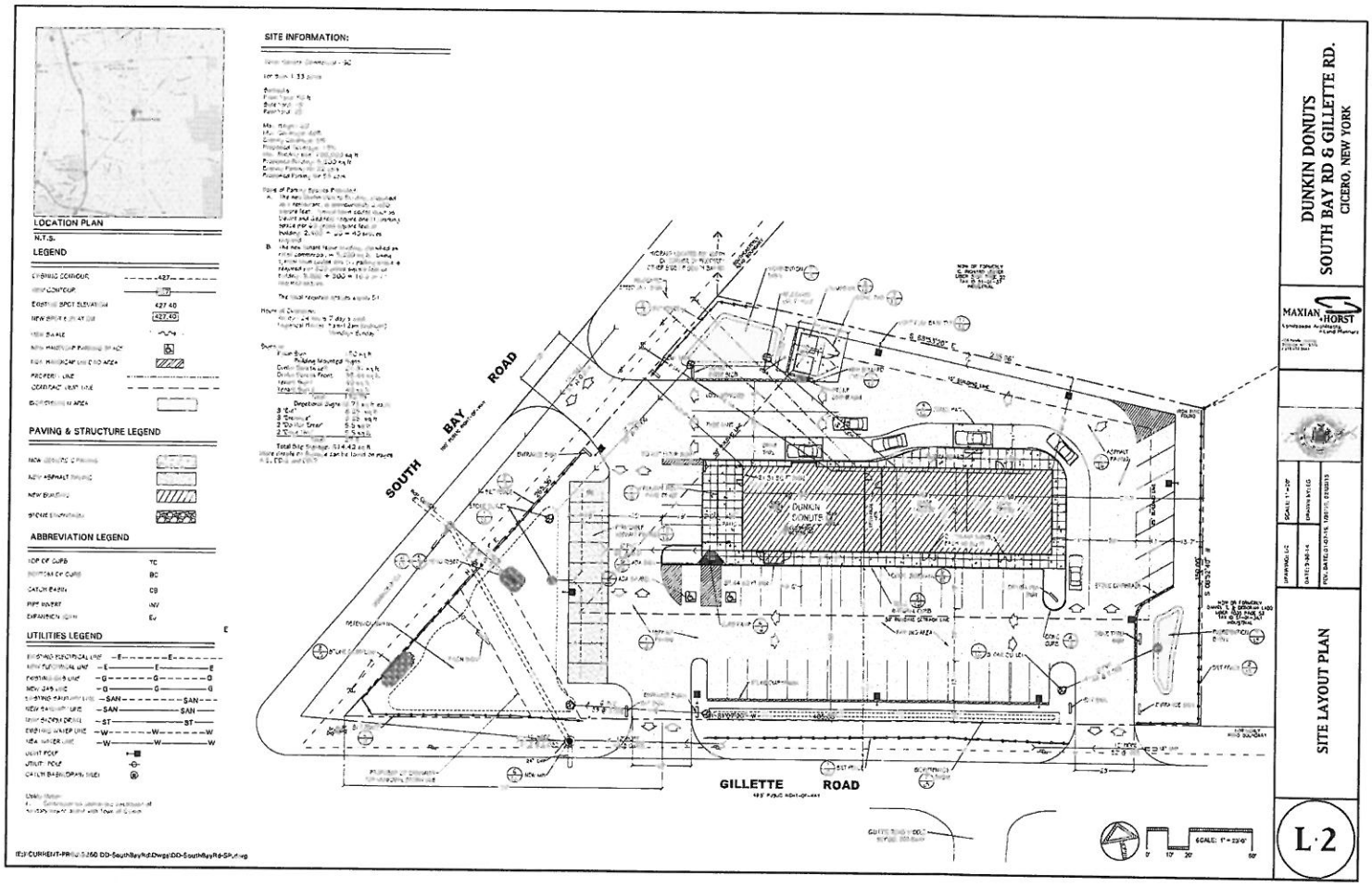
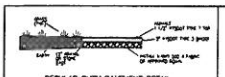
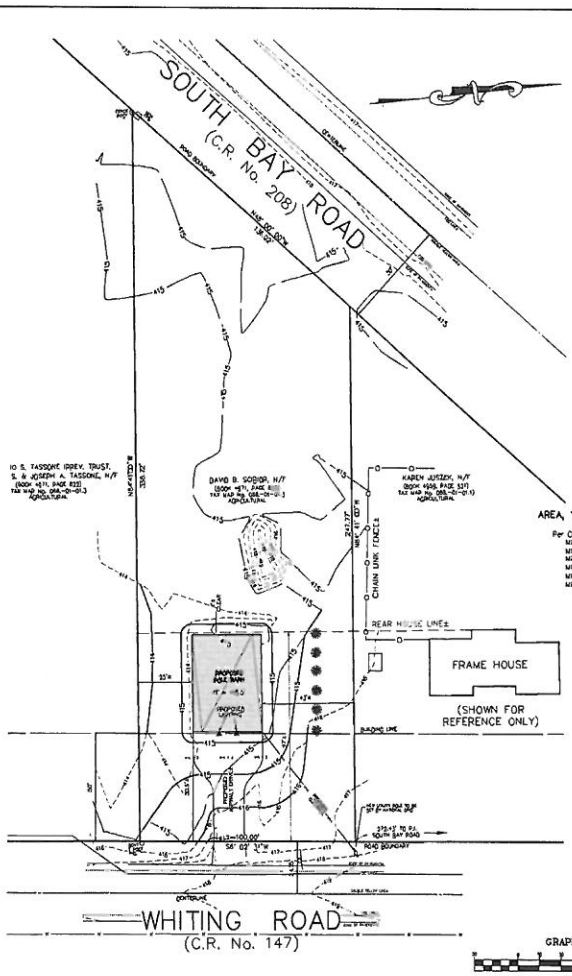


LOCATION PLAN
N.T.S.
LEGEND
PAVING & STRUCTURE LEGEND
ABBREVIATION LEGEND
UTILITIES LEGEND
SITE INFORMATION:
SOUTH BAY ROAD
GILLETTE ROAD
DUNKIN DONUTS
DUNKIN DONUTS
SOUTH BAY RD & GILLETTE RD.
CICERO, NEW YORK
MAXIAN HORST
SITE LAYOUT PLAN
L-2



REGULAR DUTY PAVEMENT DETAIL
(TYPICAL – NOT TO SCALE)

PROPOSED LIGHTING		
HI-LITE MANUFACTURING COMPANY		
1)	18' Outdoor Floodlight Pole Light	H-15/16
NOTE: 300 watts maximum allowed. 400 watt to be installed. Light to only be in use when owner is on site.		



LOCATION PLAN
Scale: 1" = 1000'

NOTES:

Total area: 0.67± acres or 29,322± sq. ft. (to road boundary)
Present Zone: Agricultural
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" (area determined to be outside 500-year flood-plain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map (Community Panel No. 360572 0004 D, Revised date: September 15, 1984.
Tax Map No. 86.-01-01.3
Total number parking spaces: 8 proposed
Elevations referred to U.S.G.S. Datum
Proposed pole barn to have electricity only
No proposed gas service.
No proposed sanitary or septic.
No proposed water service.
No proposed outdoor used
No proposed sign.

VARIANCES APPROVED: JULY 6, 2011:

Minimum area: 2 Acres Required, 0.67± Acres or 29,322± sq. ft. approved.
Minimum side yard set back of 50' Required, 25' from the south property line and 43' from the north property line approved.
The Building is not to go past a line projected from the back of the adjoining neighbor's house. (see map)

AREA, YARD AND BULK REGULATIONS PER CODE (AGRICULTURAL SHOWN)

Per Code	Proposed/Existing
Minimum Lot Area (acres) = 2	Minimum Lot Area (sq. ft.) = 0.67± acres or 29,322± sq. ft. (existing)
Minimum Building Line (feet) = 100	Minimum Building Line (feet) = 100.00 (existing)
Minimum Lot Depth (feet) = 200	Minimum Lot Depth (feet) = 338.72 (existing)
Minimum Front Yard Setback (feet) = 50	Minimum Front Yard Setback (feet) = 50.68 (proposed)
Minimum Side Yard Setback (feet) = 50	Minimum Side Yard Setback (feet) = 25 southerly & 43 northerly (proposed)
Minimum Rear Yard Setback (feet) = 50	Minimum Rear Yard Setback (feet) = 0.95 east of adjacent westerly house line (proposed)

LANDSCAPING TABLE

	COMMON NAME		
EVERGREEN TREES	BLUE SPRUCE OR FIR	1-3 FEET	
EVERGREEN TREES TO REACH A HEIGHT OF 20' = 30' AVERAGE FULL GROWTH, SEE PLAN-(B)			

STATEMENT OF USE:

Tax Map No. 86.-01-01.3 to be used for private use only for storage of old classic cars, furniture, etc.

LEGEND:

- indicates original grade
- indicates proposed grade
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- 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

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

OWNER/DEVELOPER
NAME: DAVID SOBIOR
ADDRESS: 2424 BASHER HEIGHTS RD
CITY: CANASTOTA NY 13032
TEL:

REVISIONS	
9-15-2015	

SITE PLAN – PROPOSED FEATURES

SCIBIOR PROPERTY

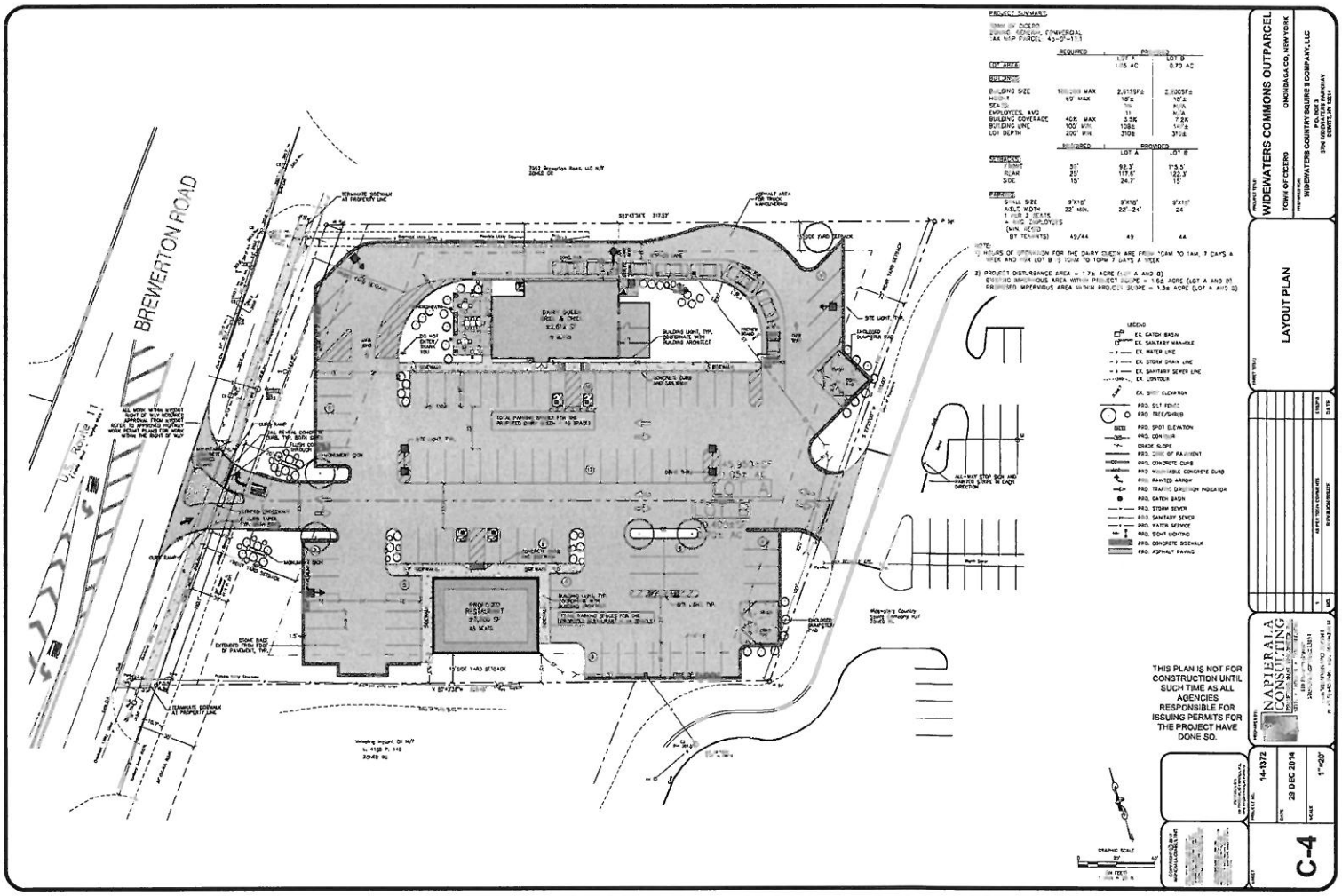
PART OF LOT No. 44
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZZI & ROMANS LAND SURVEYING, P.C.
5576 WTT DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 452-1200
FAX: (315) 452-9151

DATE: DECEMBER 30, 2014
SCALE: 1" = 20'
FILE NO.: 12083.001

SHEET NO. 2 OF 2

F.B. NO. 1528



BREWERTON ROAD
U.S. Route 11
PROJECT SUMMARY
LOT AREA
BUILDING SIZE
HEIGHT
SEATS
EMPLOYEES, AVG
BUILDING COVERAGE
BUILDING LINE
LOT DEPTH
SETBACKS
FRONT
REAR
SIDE
PARKING
SMALL SIZE
AISLE WIDTH
LEGEND
EX. CATCH BASIN
EX. SANITARY MANHOLE
EX. WATER LINE
EX. STORM DRAIN LINE
EX. SANITARY SEWER LINE
EX. CONTOUR
EX. SPOT ELEVATION
PRO. SILT FENCE
PRO. TREE/SHRUB
PRO. SPOT ELEVATION
PRO. CONTOUR
GRADE SLOPE
PRO. CONCRETE CURB
PRO. PAINTED ARROW
PRO. TRAFFIC DIRECTION INDICATOR
PRO. CATCH BASIN
PRO. STORM SEWER
PRO. SANITARY SEWER
PRO. WATER SERVICE
PRO. SIGHT LIGHTING
PRO. CONCRETE SIDEWALK
PRO. ASPHALT PAVING
THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SUCH TIME AS ALL AGENCIES RESPONSIBLE FOR ISSUING PERMITS FOR THE PROJECT HAVE DONE SO.
WIDEWATERS COMMONS OUTPARCEL
TOWN OF CICERO
ONONDAGA CO, NEW YORK
WIDEWATERS COUNTRY SQUIRE II COMPANY, LLC
LAYOUT PLAN
NAPIERALA CONSULTING
14-1372
29 DEC 2014
1"=20'
C-4

SITE PLAN WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UP-TO-DATE TITLE REPORT AND IS SUBJECT TO ANY FACTS A COMPLETE AND UP-TO-DATE ABSTRACT MAY SHOW. NO ATTEMPT HAS BEEN MADE TO SHOW ANY RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS SUCH DOCUMENTS MAY DISCLOSE.

NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

SITE PLAN WAS DONE WITH THE BENEFIT OF A PREVIOUS PLAN TITLED SURVEY MAP-Part of lot 55 – Town of Cicero, Onondaga County, New York. BY FORREST L. SEGUIN L.S., DATED 11/28/12

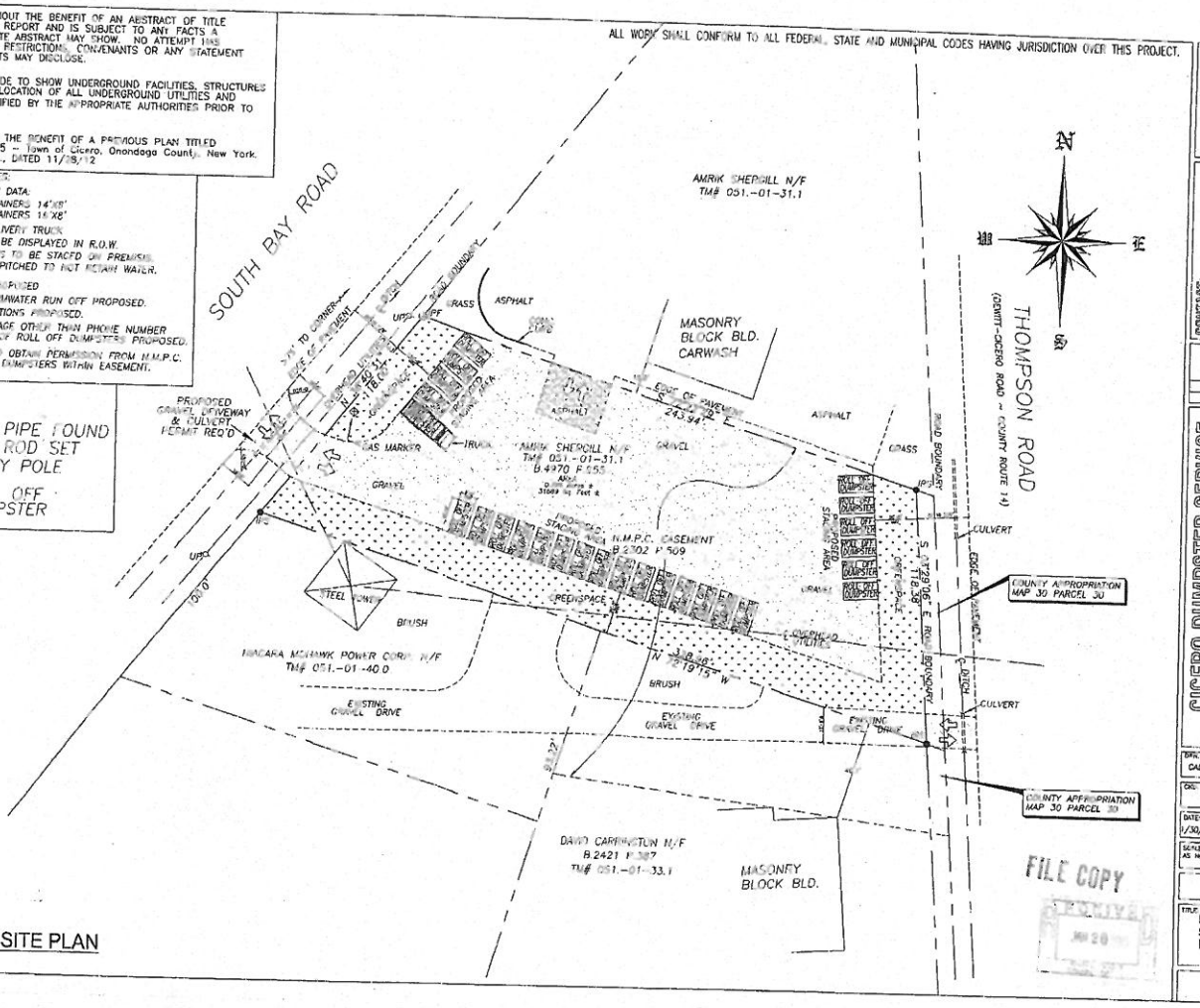
NOTES:

1. ROLL-OFF DUMPSTER DATA:
   (11) 15 YARD CONTAINERS 14'X8'
   (15) 25 YARD CONTAINERS 14'X8'
   *(1) STAGED ON DELIVERY TRUCK
   *NO ROLL-OFFS TO BE DISPLAYED IN R.O.W.
   *NO FULL ROLL-OFFS TO BE STAGED ON PREMISE.
   *ROLL-OFFS TO BE PITCHED TO NOT RETAIN WATER.
2. NO LOT LIGHTING PROPOSED
3. NO ADDITIONAL STORMWATER RUN OFF PROPOSED.
4. NO UTILITY MODIFICATIONS PROPOSED.
5. NO ADDITIONAL SIGNAGE OTHER THAN PHONE NUMBER DISPLAYED ON SIDE OF ROLL OFF DUMPSTERS PROPOSED.
6. PROPERTY OWNER TO OBTAIN PERMISSION FROM N.M.P.C. TO STAGE ROLL OFF DUMPSTERS WITHIN EASEMENT.

KEY

○ IPF	IRON PIPE FOUND
● IRS	IRON ROD SET
UP	UTILITY POLE
ROLL OFF DUMPSTER	ROLL OFF DUMPSTER

ALL WORK SHALL CONFORM TO ALL FEDERAL, STATE AND MUNICIPAL CODES HAVING JURISDICTION OVER THIS PROJECT.



1 S1.1 PROPOSED SITE PLAN
SCALE: 1"=20'-0"

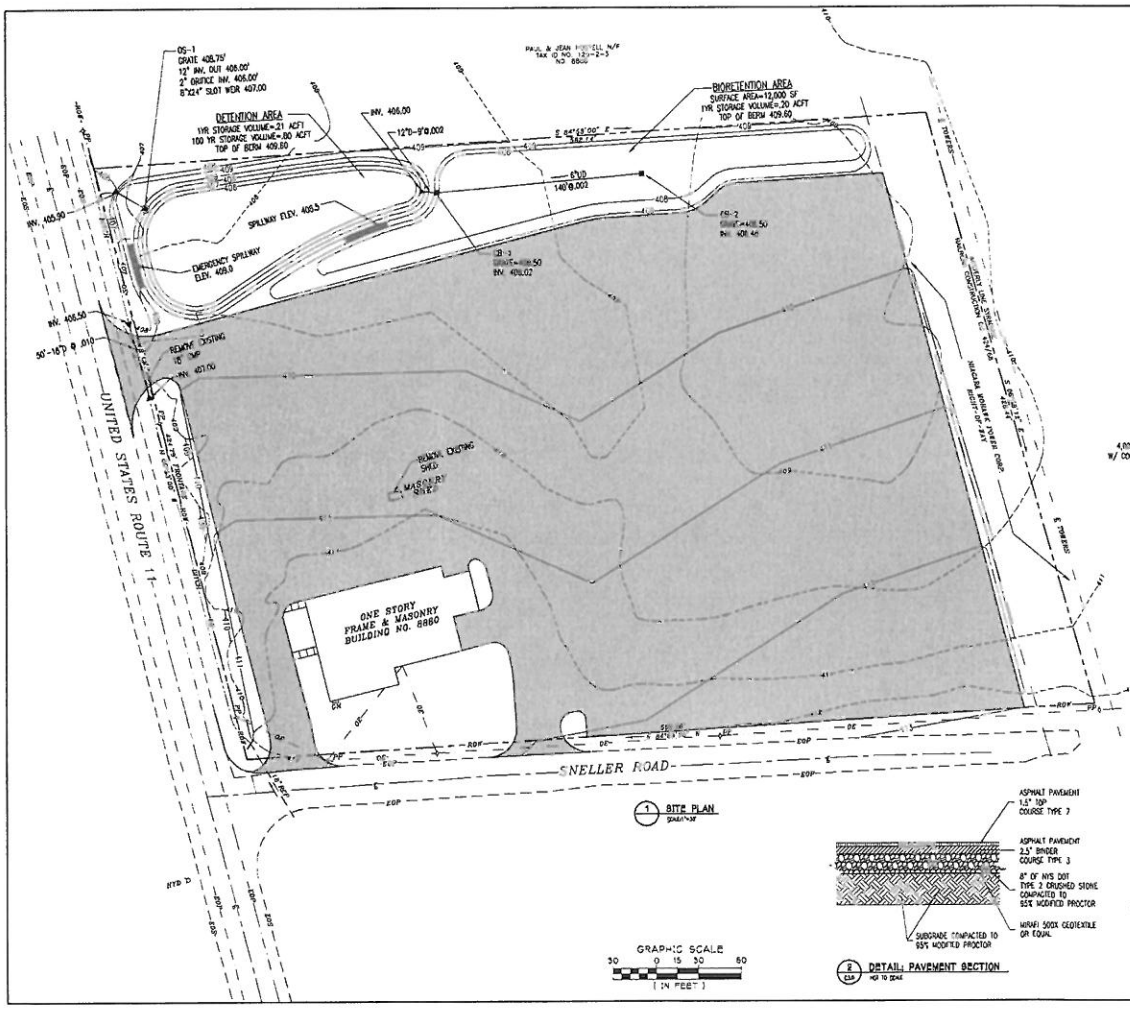
CONTACT:
AMRIK SHERGILL
(315)716-5355
montesaccomo@gmail.com

DO NOT SCALE DRAWING

CICERO DUMPSTER SERVICE
6188 SOUTH BAY RD
CICERO, NY 13039

DRN BY: CADD
CKD BY:
DATE: 1/30/13
SCALE: AS NOTED
REVISIONS

TITLE: PROPOSED SITE PLAN
NO. S1.1



1 SITE PLAN

2 DETAIL: PAVEMENT SECTION

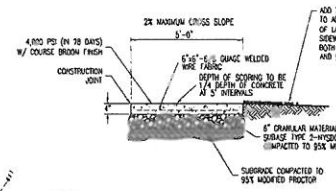
GENERAL NOTES:

1. PROPERTY IS ZONED GENERAL COMMERCIAL.
2. EXISTING TOPOGRAPHIC INFORMATION SURVEY PREPARED BY R.J. LUNTON SR.-LAND SURVEYING DATED: 12.07.14
3. NO FLOODPLAIN OR WETLAND EXIST ON THIS PROPERTY.
4. "DIG SAFELY NEW YORK" TO BE CONTACTED 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
5. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TEST EXCAVATIONS TO DETERMINE ACTUAL LOCATIONS. THERE MAY BE OTHER UTILITIES NOT SHOWN, THE LOCATION OF WHICH ARE UNKNOWN.
6. ANY GRADING OUTSIDE OF THE LIMITS SHOWN ON THIS PLAN WILL REQUIRE A SEPARATE GRADING PERMIT.
7. ALL EROSION CONTROL FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. ALL WORK IN THE RIGHT-OF-WAY OF NYS ROUTE 11 REQUIRES A PERMIT FROM NEW YORK STATE D.O.T.
9. ALL STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, DRAINAGE UTILITIES, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF WAY OF ROUTE 11 SHALL CONFORM TO NYSDOT REQUIREMENTS.

LEGEND

	EXISTING	PROPOSED
CONTOUR		
PROPERTY LINE		
STORM LINE		
CATCH BASIN	CB	CB
HYDRANT	HYD	
OVERHEAD POWER		
POWER POLE	P.P.	
SIDEWALK		

TOTAL SITE AREA = 5.61 ACRES



NOTES:

1. FULL DEPTH CONSTRUCTION (EXPANSION) JOINTS SPACED 20 FEET APART (EVERY FOURTH JOINT). CONSTRUCTION JOINTS TO BE 1/2" WIDE AND FILLED USING PREMOLDED BITUMINOUS JOINT FILLER IN ACCORDANCE WITH NYSDOT STANDARD SPECS. SECTION 705-07.
2. ALL SIDEWALKS AT DRIVEWAYS, INCLUDING DUMPSTER DRIVEWAYS, SHALL BE 6" THICK CONCRETE, REINFORCED AS SHOWN ABOVE.

3 CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

DUNN & SGROMO ENGINEERS
E. SYRACUSE, NEW YORK
5880 HENRICE LANDING DRIVE (315)418-4040 (315)449-4541 FAX

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY
DUNN & SGROMO ENGINEERS ALL RIGHTS RESERVED

NO.	DATE	REVISION	BY

TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
FUCCILLO AUTOGROUP
RT 11 VEHICLE STORAGE

SITE PLAN

SCALE: AS NOTED	FILE NO.: 1228.001
DESIGNED BY: JPB	DATE: 01.22.2015
DRAWN BY: JPB	DWG. NO.: C1.0
CHECKED BY: DS	