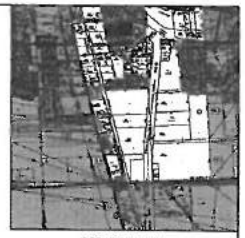
AREA, YARD AND BULK REGULATIONS PER CODE (GC GENERAL COMMERCIAL)

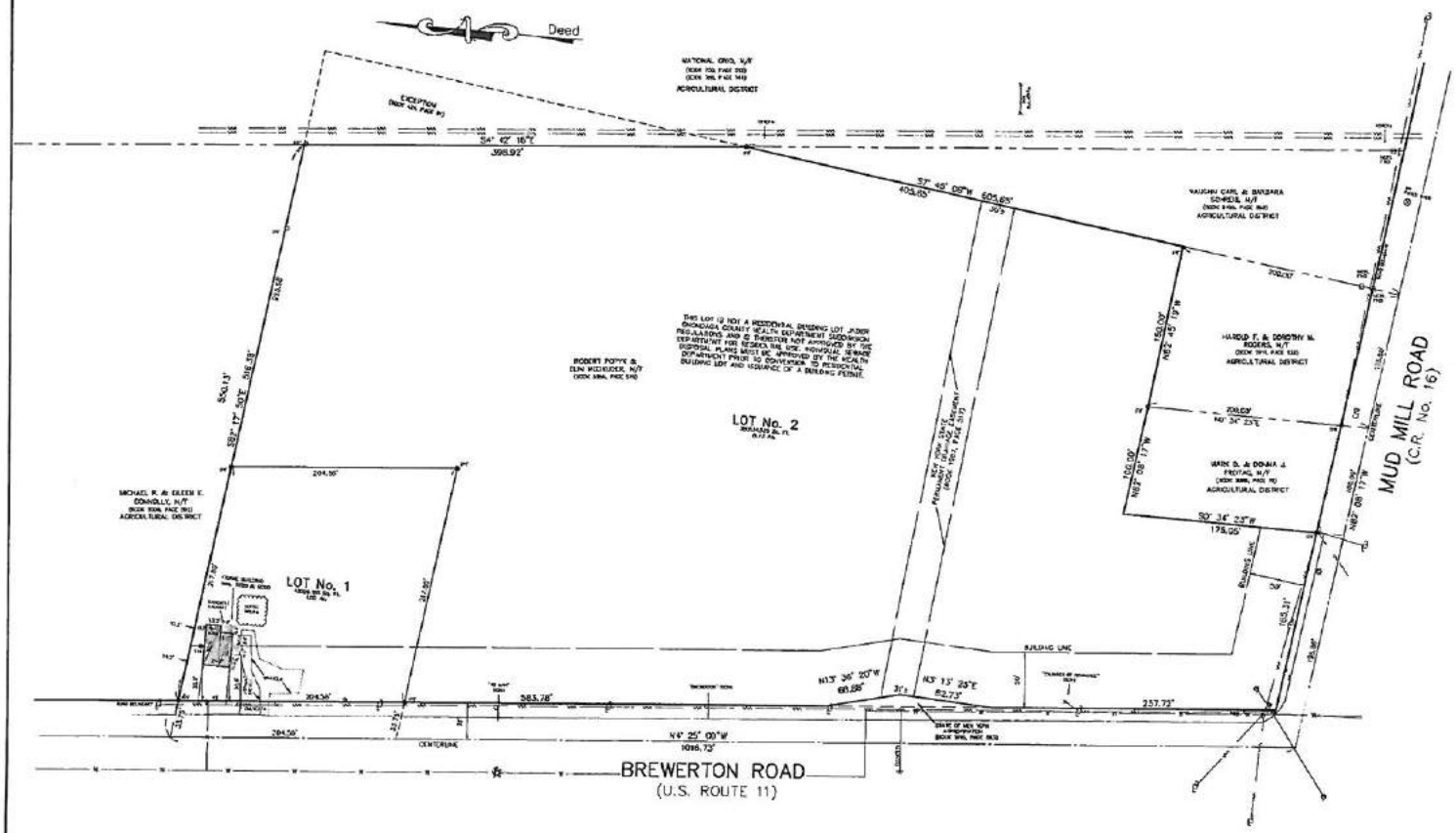
Per Code
- Minimum Lot Area (sq. ft.) = N/A
- Minimum Building Line (feet) = 100
- Minimum Lot Depth (feet) = 200
- Minimum Front Yard Setback (feet) = 50
- Minimum Side Yard Setback (feet) = 15
- Minimum Rear Yard Setback (feet) = 25
- Maximum Coverage = 40%
- Maximum Building Size (sq. ft.) = 100,000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

Proposed/Existing Lot 1
- Minimum Lot Area (sq. ft.) = 43,560.108 (shown)
- Minimum Building Line (feet) = 204.56 (shown)
- Minimum Lot Depth (feet) = 217.80 (shown)
- Minimum Front Yard Setback (feet) = 30.6 (existing shown)
- Minimum Side Yard Setback (feet) = 10.5 (existing/shown)
- Minimum Rear Yard Setback (feet) = 25 (shown)
- Maximum Coverage = 2% (shown)
- Maximum Building Size (sq. ft.) = 962.88 (shown)
- Maximum Building Height (feet) = less than 30 (existing)

Proposed/Existing Lot 2
- Minimum Lot Area (sq. ft.) = 380,134.525 (shown)
- Minimum Building Line (feet) = 856.23 (shown)
- Minimum Lot Depth (feet) = 910.56 (existing)
- Minimum Front Yard Setback (feet) = 50 (proposed)
- Minimum Side Yard Setback (feet) = 15 (proposed)
- Minimum Rear Yard Setback (feet) = 25 (proposed)
- Maximum Coverage = 0% (existing/shown)
- Maximum Building Size (sq. ft.) = 0 (existing/shown)
- Maximum Building Height (feet) = 0 (existing/shown)



LOCATION PLAN
Scale: 1" = 2000'



LEGEND:

- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe, rod 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

NOTES:

Total area: 9.727± acres
Total number of lots: 1 existing, 2 proposed
Present Zone: GC-General Commercial
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. 108.-01-02.1

APPROVED: TOWN OF CICERO PLANNING BOARD
DATE: _____ BY: _____ Chairman

APPROVED: ROBERT POPYK
P.O. BOX 615, BREWERTON, NY 13029
DATE: _____ BY: _____ Owner & Developer

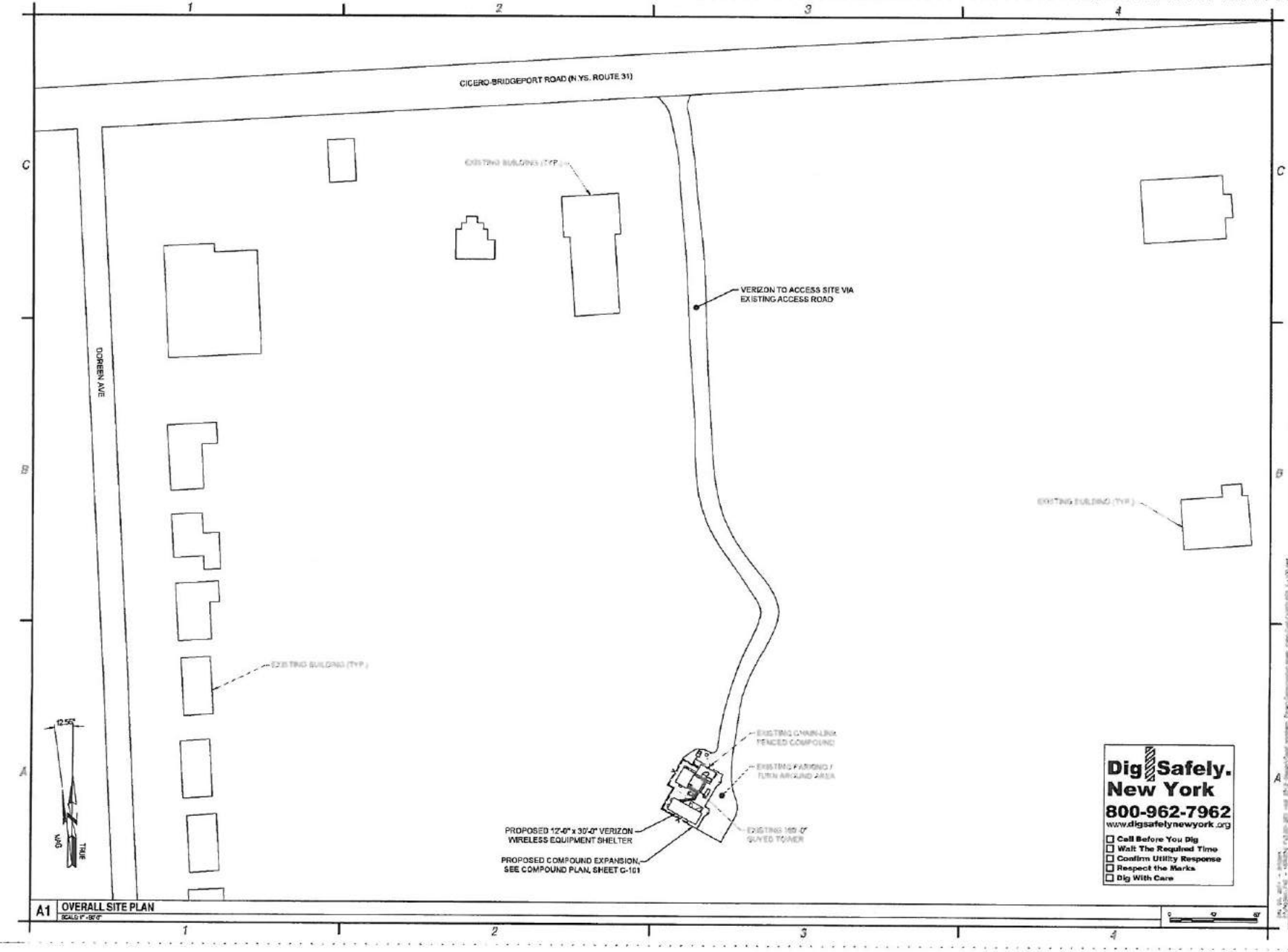
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

REVISIONS	
12-22-2014	
5-7-2015	

FINAL PLAN
POPYK–McGRUDER SUBDIVISION
PART OF FARM LOT No. 10
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5038 WEIZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: NOVEMBER 18, 2014
SCALE: 1" = 50'
FILE NO.: 3218.005
SHEET NO.
F.B. NO. 541.1 [illegible]



A1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"

C&S COMPANIES

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-8667
www.cscos.com

verizon wireless

VERIZON WIRELESS
SITE NAME: LAKE SHORE
PROJECT NO.: 20141104009
LOCATION CODE: 306082
6268 STATE ROUTE 31
CICERO, NY 13037

NO.	DATE	DESCRIPTION
2	10-3-14	SITE NAME
1	10-6-14	ISSUED FOR PERMITTING

REVISIONS

PROJECT NO:	F42.001.003
DATE:	OCTOBER 2014
DRAWN BY:	R. AZZOTO
DESIGNED BY:	-
CHECKED BY:	E.M. KENNA, P.E.

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

OVERALL SITE PLAN

C-100

Copyright ©

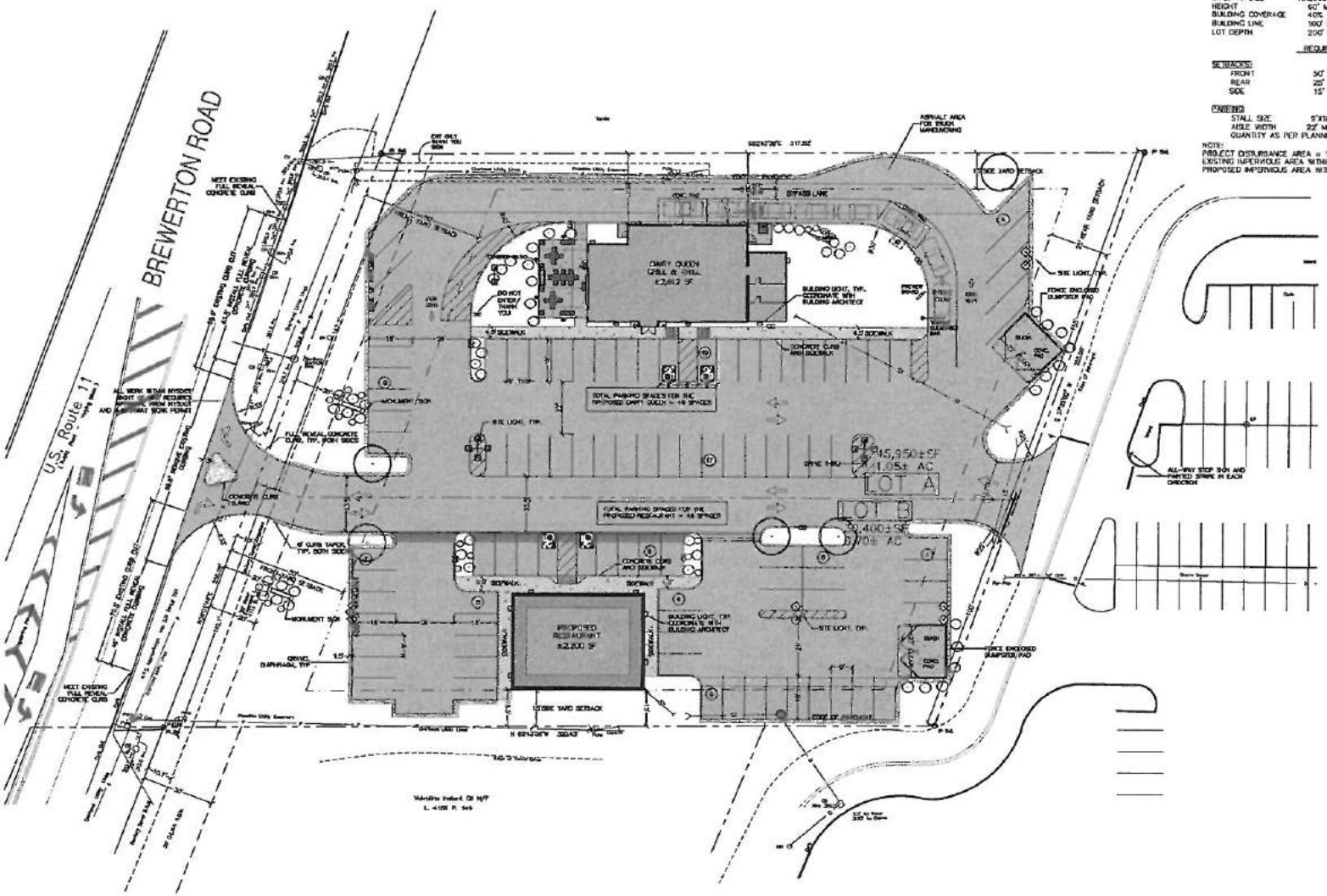
PROJECT SUMMARY:

TOWN OF DEERO
ZONING: GENERAL COMMERCIAL
TAX MAP PARCEL: 43-01-17.1

	REQUIRED	PROVIDED	
		LOT A	LOT B
LOT AREA:		1.05 AC	0.70 AC
BUILDING:			
BUILDING SIZE	100,000 MAX	2,612SF±	2,200SF±
HEIGHT	60' MAX	18'±	18'±
BUILDING COVERAGE	40% MAX	3.5%	7.2%
BUILDING LINE	100' MIN.	108±	147±
LOT DEPTH	200' MIN.	310±	310±

	REQUIRED	PROVIDED	
		LOT A	LOT B
SETBACKS:			
FRONT	50'	92.3'	115.5'
REAR	25'	117.5'	122.3'
SIDE	15'	24.7'	15'
PARKING:			
STALL SIZE	9'X18'	9'X18'	9'X18'
AISLE WIDTH	22' MIN.	22'-24'	24'
QUANTITY AS PER PLANNING BOARD	49	44	

NOTE:
PROJECT DISTURBANCE AREA = 1.7± ACRE
EXISTING IMPERVIOUS AREA WITHIN PROJECT SCOPE = 1.5± ACRE
PROPOSED IMPERVIOUS AREA WITHIN PROJECT SCOPE = 1.3± ACRE



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

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PROJECT TITLE: WIDEWATERS COMMONS OUTPARCEL
TOWN OF DEERO — ONONDAGA CO, NEW YORK
PREPARED FOR: WIDEWATERS COUNTRY SQUIRE II COMPANY, LLC
P.O. BOX 5
5784 WIDEWATERS PARKWAY
DEWITT, NY 13214

SHEET TITLE: LAYOUT PLAN

NO.	REVISIONS/ISSUE	DATE

PREPARED BY: NAPIERALA CONSULTING
PROFESSIONAL ENGINEERING & LAND SURVEYING
5171 Widewaters Parkway
DeWitt, New York 13214
(315) 446-5348 • Fax (315) 446-5444
www.napierala.com

PROJECT NO.	14-1372
DATE	29 DEC 2014
SCALE	1"=20'
SHEET	C-4

Preliminary Plan
Widewaters Commons Outparcels Subdivision
Pt. of Lot 66 – Town of Cicero
Onondaga Co., N.Y.

20 0 20 40 60
GRAPHIC SCALE - FEET

Scale: 1"=20'

December 6, 2014

D. W. HANNIG L.S., P.C.
SURVEYORS - PLANNERS - CONSULTANTS

Revisions

Site Location

Approved By Town of Cicero

Approved By Owner

I hereby approve this tract map.

Joseph Sutell
The Widewaters Group
5100 Widewaters Parkway
DeWitt, N.Y. 13214

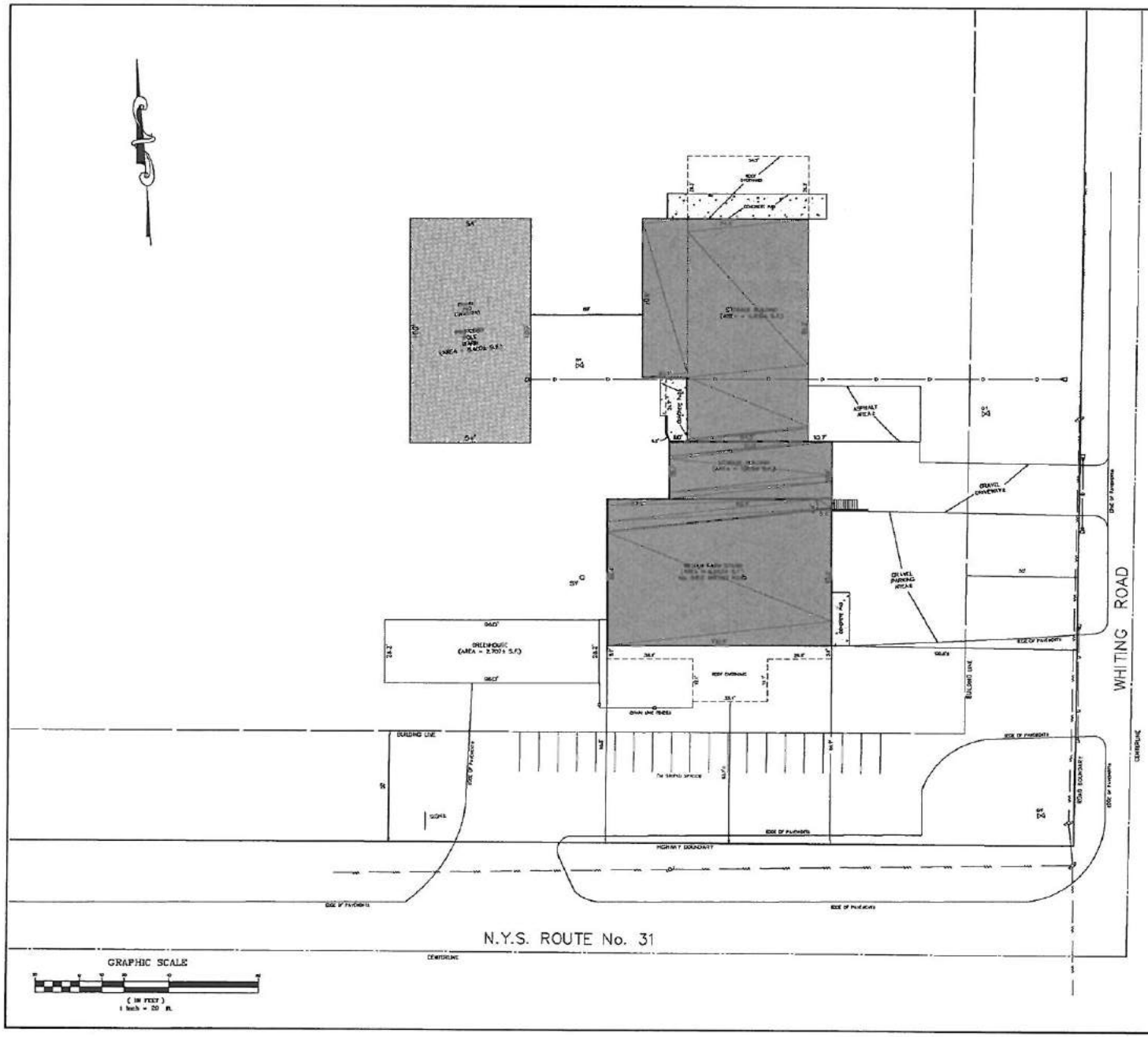
I hereby certify that this subdivision plat was prepared by me, and was made from an actual survey completed by me on 12/08/11

Doris W. Hannig L.S. N.Y.S. Lic. No. 047111

STATE OF NEW YORK
LICENSED LAND SURVEYOR

Approved By Onondaga County Health Dept.

PDF created with pdfFactory trial version www.pdffactory.com



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area 66.55± acres
Present Zone: Agricultural 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 floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0007 D, revised date: September 15, 1984.
Tax Map No. 58.-01-5.1.
Total number parking spaces: 19 striped (existing).
Reference survey by Robert C. Goodrow, L.S. dated November 22, 1995 and last revised September 2, 1997 – updated by Ianuzi & Romans Land Surveying, P.C. on December 5, 2014.

LEGEND:

- 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
- indicates 5" diameter bollard (typical)
- indicates 5" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole

NOTES:

APPLICANT/OWNER WISHES TO BUILD A 54 FEET BY 100 FEET POLE BARN FOR COLD STORAGE – POSSIBLE ELECTRIC SERVICE (INTERIOR LIGHTS).

DEVELOPER
TASSONE FARMS, Inc.
7993 VERNON ROAD
CICERO, NY. 13039
TEL: (315) 427-4293

OWNER
SAVERIO S. TASSONE TRUST
7993 VERNON ROAD
CICERO, NY 13039
TEL: (315) 427-4293

REVISIONS

SITE PLAN – PROPOSED POLE BARN

WILLIAM FARM STAND
8455 WHITING ROAD

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

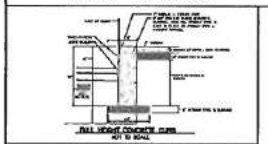
STATE OF NEW YORK
LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WEST BANK
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7280
FAX: (315) 457-3054

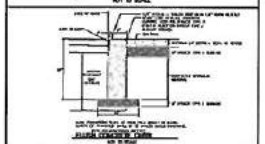
DATE: DECEMBER 5, 2014
SCALE: 1" = 20'
FILE NO: 12210.001

SHEET NO. 2 OF 2
F.B. NO. X

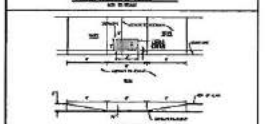
REGULAR DUTY PAVEMENT DETAIL
(TYPICAL - NOT TO SCALE)



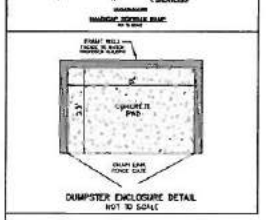
FULL HEIGHT CONCRETE CURB
NOT TO SCALE



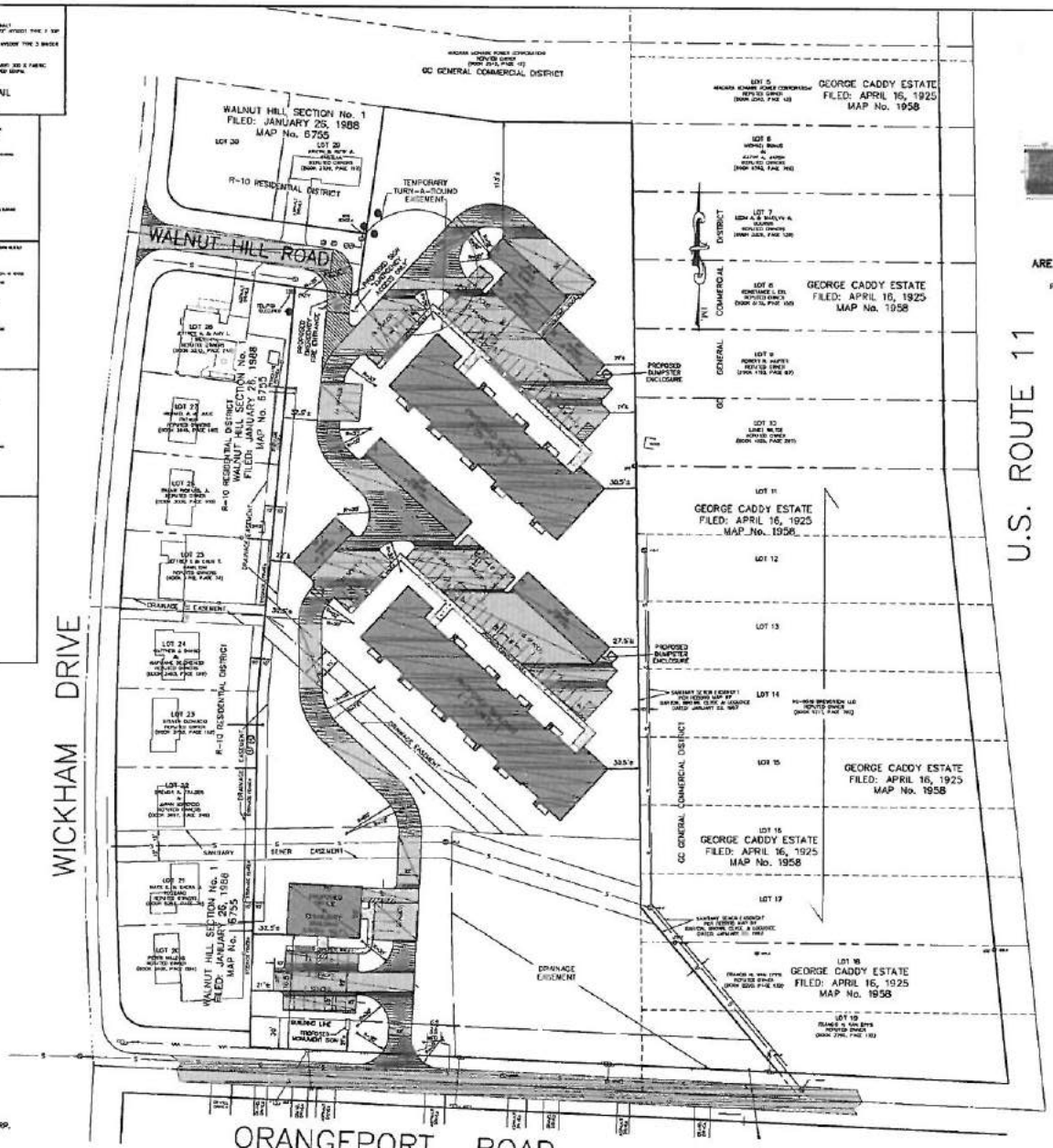
FLUSH CONCRETE CURB
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



PROPOSED SIGN DETAIL
NOT TO SCALE

LOCATION PLAN
Scale: 1" = 400'

AREA, YARD AND BULK REGULATIONS PER CODE (R-M MULTI-FAMILY)

Per Code
- Minimum Lot Area (sq. ft.) = 5,445
- Minimum Building Line (feet) = 100
- Minimum Lot Depth (feet) = 130
- Minimum Front Yard Setback (feet) = 30
- Minimum Side Yard Setback (feet) = 15
- Minimum Rear Yard Setback (feet) = 30
- Maximum Coverage = 30%
- Maximum Building Height (feet) = 35

Proposed/Existing
- Minimum Lot Area (sq. ft.) = 318,424± (existing)
- Minimum Building Line (feet) = 483.17 (existing)
- Minimum Lot Depth (feet) = 910.56 (existing)
- Minimum Front Yard Setback (feet) = 110.5 (proposed)
- Minimum Side Yard Setback (feet) = 22 (proposed)
- Minimum Rear Yard Setback (feet) = 113 (proposed)
- Maximum Coverage = 14% (proposed)
- Maximum Building Height (feet) = 31 (proposed)

NOTES:

Total area: 7.31± acres
Total number of units: 49 allowed (based upon 268,551 square feet of unencumbered lot area divided by 5445 square feet per unit) - 49 proposed
Unencumbered Lot Area = Total area (318,424 sq. ft.) - easements for detention (49,873 sq. ft.) = 268,551 sq. ft.
Prescot Zone: RM 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" (outside 500-year flood-plain) 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. 116.-01-5.4
Total number parking spaces: 74 required for apartments.
(1.5 spaces per unit)
111 provided for apartments.
(70 Outdoor spaces & 41 Garage spaces)
(includes six (6) handicap spaces)
17 provided for Office/Community Building
(includes two (2) handicap spaces)

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

STATEMENT OF USE:

Tax Map No. 116.-01-05.4 to be used as a residential apartment complex. There will be two (2) apartment buildings having a total of 49 units.
The northerly most building having 25 units and the other building to have 24 units. There will be 111 total parking spaces provided for the apartment buildings including 41 spaces within the six (6) proposed garages.
Garage spaces for resident/developer use only-not for general public.
There will be One (1) Office/Community Building. The Office/Community Building to be used for office use, storage of complex equipment and gatherings for complex residents only. The Office/Community Building has 17 spaces, including two (2) handicap spaces.

GRAPHIC SCALE
50 0 50 100 200
(IN FEET)
1 inch = 50 ft.

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.

REVISIONS
NOVEMBER 3, 2014
NOVEMBER 6, 2014
JANUARY 7, 2015

SITE PLAN - PROPOSED FEATURES

CONTEMPORARY HOME SUITES

PART OF MILITARY LOT No. 10
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5261 WEST DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7280
FAX: (315) 457-9251

DATE: SEPTEMBER 19, 2014
SCALE: 1" = 50'
FILE NO: 2613.0.26

SHEET NO. 2 OF 6

F.B. NO. 209

STATE OF NEW YORK
LICENSED LAND SURVEYOR