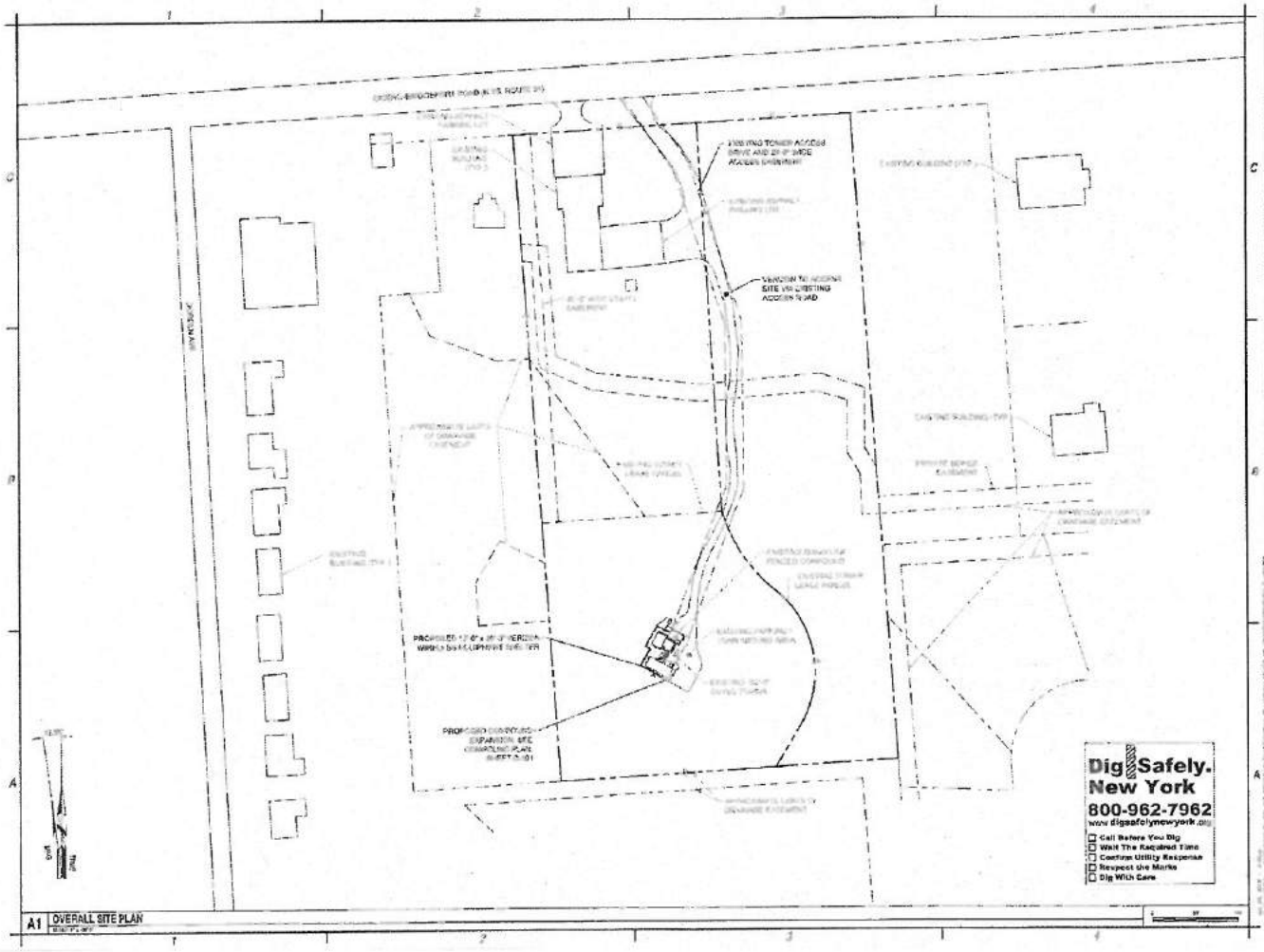


C&S COMPANIES

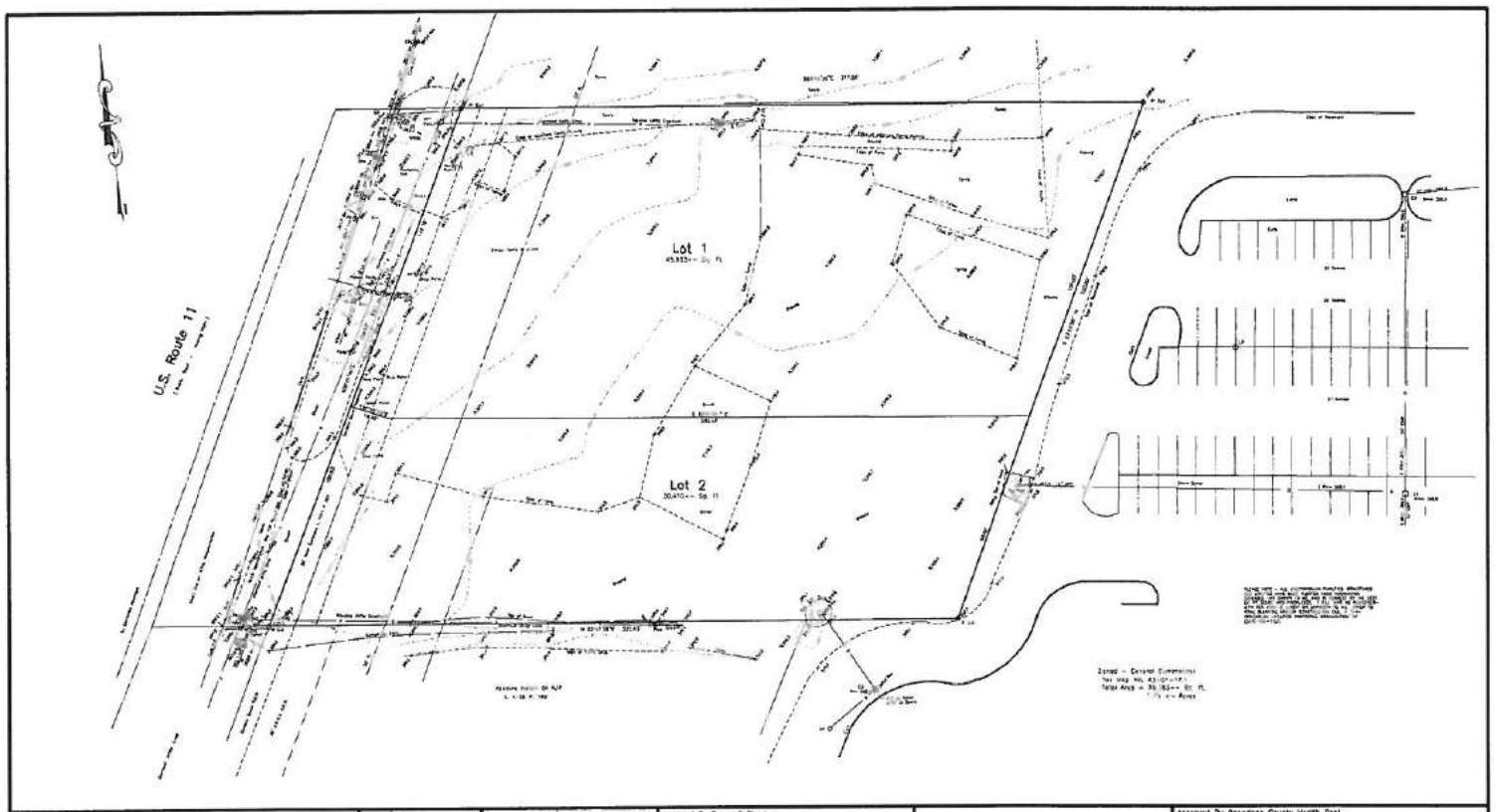
C&S Engineers, Inc.

verizon wireless

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

OVERALL SITE PLAN

C-100



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

D. W. HANNIG L.S., P.C.

Revisions

Site

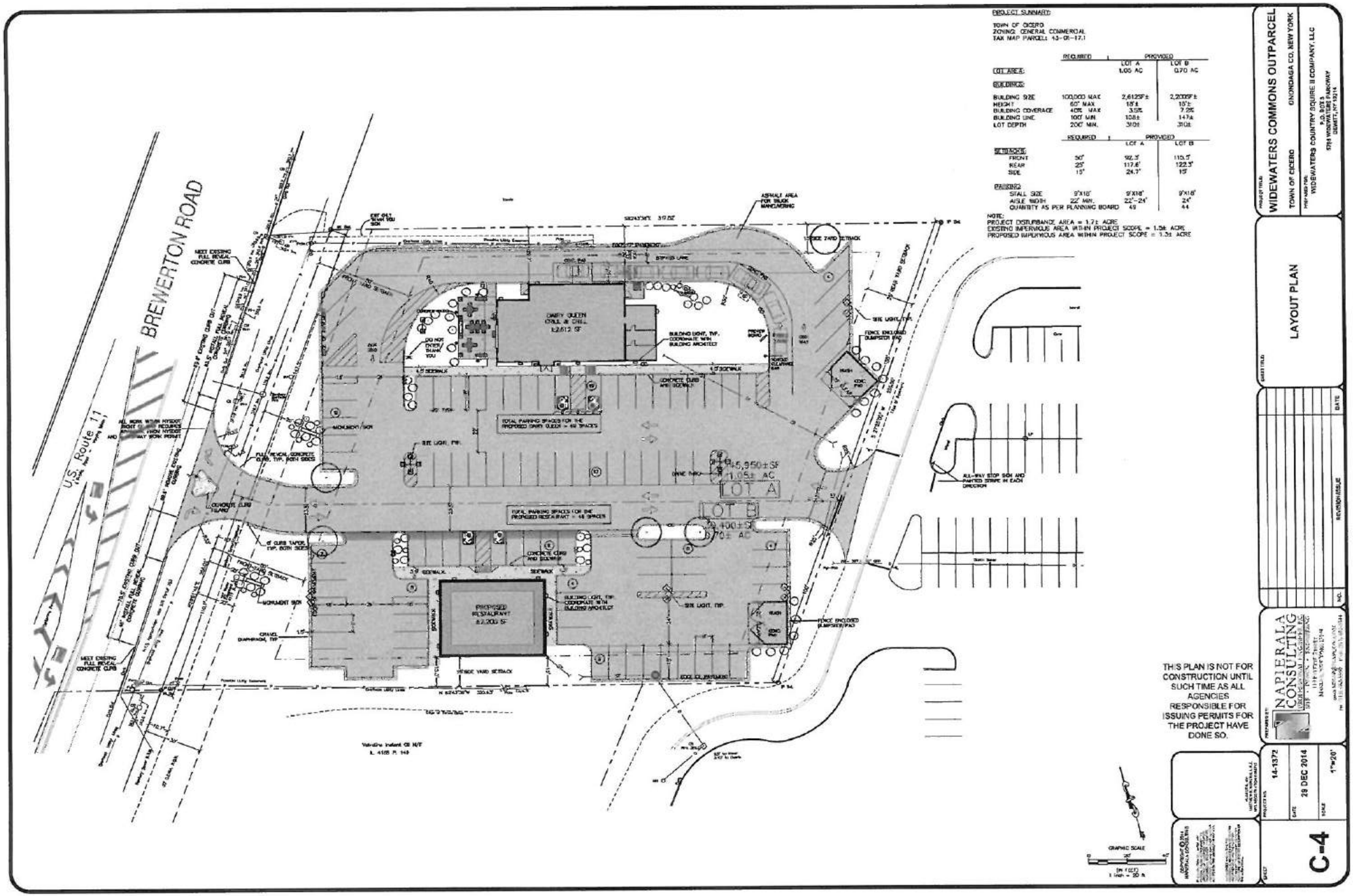
Site Location

Approved By Town of Cicero

Approved By Owner

Approved By Onondaga County Health Dept.

PDF created with pdfFactory trial version www.pdffactory.com



PROJECT SUMMARY:

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

	REQUIRED	PROVIDED LOT A	PROVIDED 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	PROVIDED LOT B
SETBACKS:			
FRONT	50'	92.3'	113.5'
REAR	25'	117.6'	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 = 1.0± 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.

PROJECT TITLE: WIDEWATERS COMMONS OUTPARCEL
TOWN OF CICERO — ONONDAGA CO. NEW YORK
PREPARED FOR: WIDEWATERS COUNTRY SQUIRE III COMPANY, LLC
P.O. BOX 5
5789 WIDEWATERS PARKWAY
DEWITT, NY 13214

SHEET TITLE: LAYOUT PLAN

NO.	REVISION/ISSUE	DATE

PREPARED BY: NAPIERALA CONSULTING
LAND DEVELOPMENT CONSULTANTS
5979 - TWIN OAKS - ROAD
MANLIUS - NEW YORK 13104
PHONE (315) 682-9106 FAX (315) 682-9107

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

LOCATION PLAN

N.T.S.

LEGEND

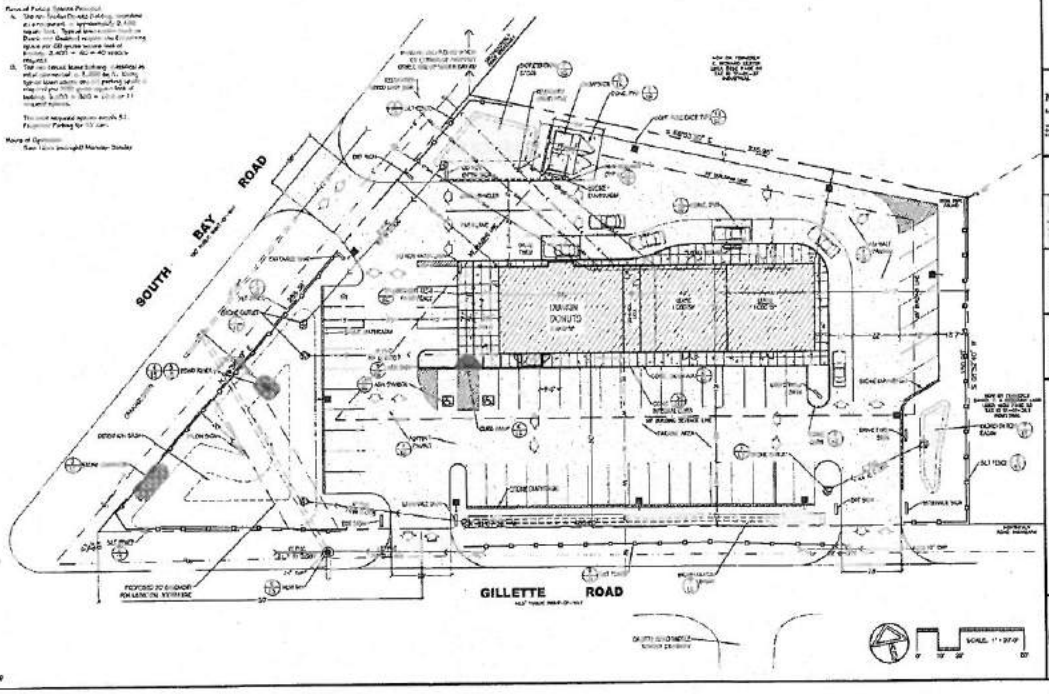
PAVING & STRUCTURE LEGEND

ABBREVIATION LEGEND

UTILITIES LEGEND

SITE INFORMATION:

SITE LAYOUT NOTES:



DUNKIN DONUTS
SOUTH BAY RD & GILLETTE RD.
CICERO, NEW YORK

MAXIAN VHORST

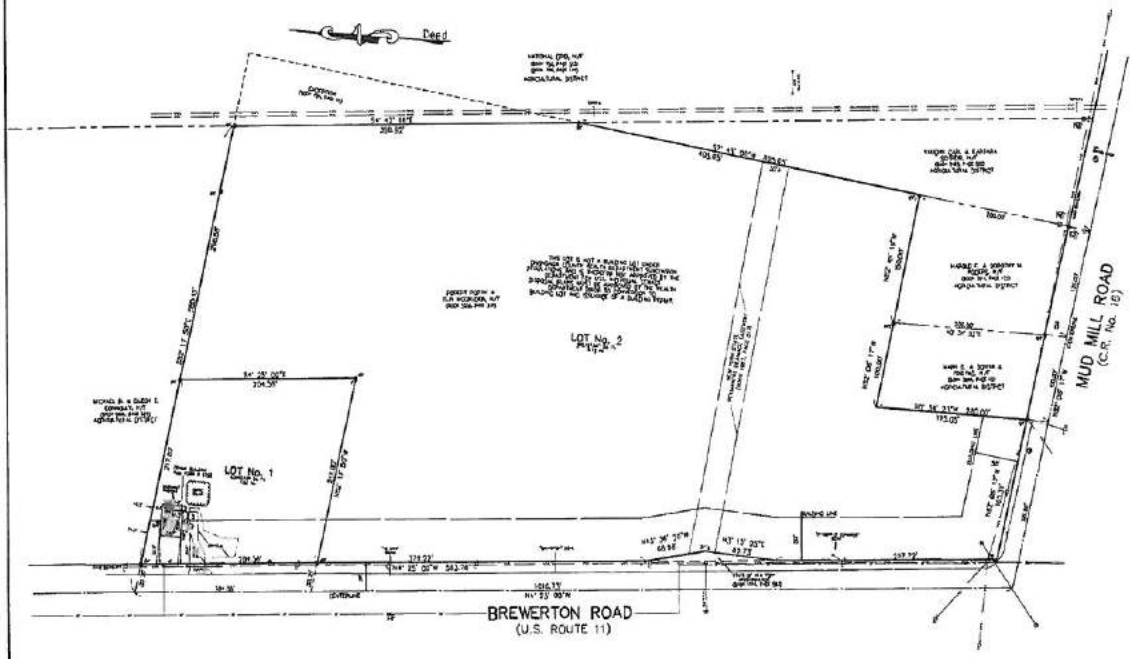
SITE LAYOUT PLAN

L-2

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

Per Code	Proposed/Existing Lot 1	Proposed/Existing Lot 2
Minimum Lot Area (sq. ft.) = n/a	Minimum Lot Area (sq. ft.) = 43,566.168 (shown)	Minimum Lot Area (sq. ft.) = 340,134.525 (shown)
Minimum Building Line (feet) = 100	Minimum Building Line (feet) = 201.08 (shown)	Minimum Building Line (feet) = 856.33 (shown)
Minimum Lot Depth (feet) = 200	Minimum Lot Depth (feet) = 217.00 (shown)	Minimum Lot Depth (feet) = 918.56 (existing)
Minimum Front Yard Setback (feet) = 30	Minimum Front Yard Setback (feet) = 30.6 (existing/shown)	Minimum Front Yard Setback (feet) = 30 (proposed)
Minimum Side Yard Setback (feet) = 15	Minimum Side Yard Setback (feet) = 19.3 (existing/shown)	Minimum Side Yard Setback (feet) = 15 (proposed)
Minimum Rear Yard Setback (feet) = 25	Minimum Rear Yard Setback (feet) = 35 (shown)	Minimum Rear Yard Setback (feet) = 25 (proposed)
Maximum Coverage = 40%	Maximum Coverage = 28 (shown)	Maximum Coverage = 9% (existing/shown)
Maximum Building Size (sq. ft.) = 100,000	Maximum Building Size (sq. ft.) = 8,828.88 (shown)	Maximum Building Size (sq. ft.) = 0 (existing/shown)
Maximum Building Height (feet) = 60	Maximum Building Height (feet) = less than 30 (existing)	Maximum Building Height (feet) = 0 (existing/shown)

LOCATION PLAN
Scale: 1" = 3000'



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: 8.7816 acres
Total number of lots: 1 existing, 2 proposed
Present Zoning: GC-General Commercial
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The principal 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. 360671 0025 B, revised date September 15, 1984.
Tax Map No. 106-01-02.1

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

APPROVED: ROBERT POPYK
P.O. Box 113, Brewerton, NY 13029
DATE: _____ BY: _____ Owner & Developer

GRAPHIC SCALE
1 in. = 50 ft.

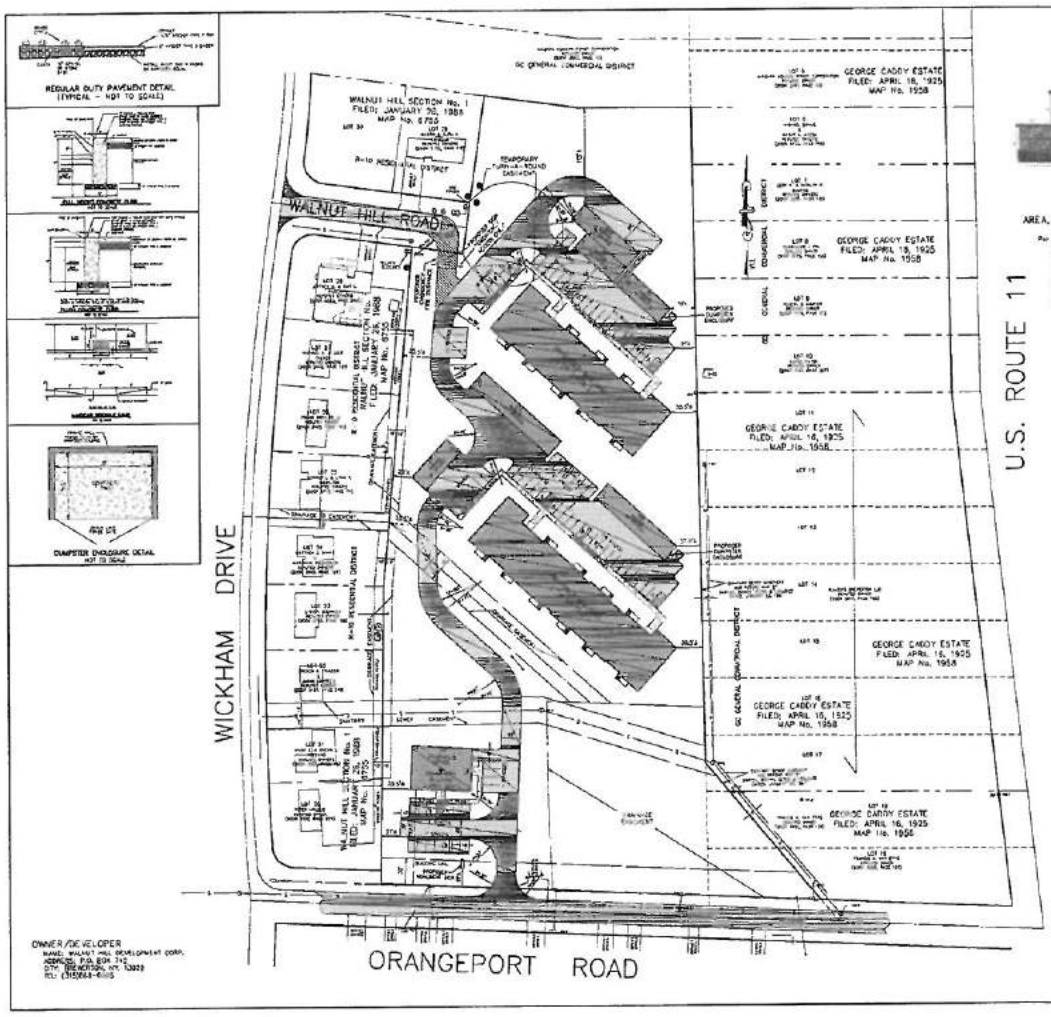
REVISIONS
10-28-2013
11-12-2013
11-18-2013

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

IANUZI & ROMANS LAND SURVEYING, P.C.
5681 BOX ROAD
PALMYRA, NEW YORK 14502
(315) 597-4646
FAX (315) 597-2069

DATE: NOVEMBER 18, 2014
SCALE: 1" = 50'
FILE NO: 2014-0025

SHEET No.



PROPOSED TWO SIDED MONUMENT
DON TO BE INTERNALLY LIT

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) = 150
Minimum Lot Depth (feet) = 150
Minimum Front Yard Setback (feet) = 30
Minimum Side Yard Setback (feet) = 30
Minimum Rear Yard Setback (feet) = 30
Minimum Coverage = 30%
Maximum Building Height (feet) = 35

Proposed/Existing
Minimum Lot Area (sq. ft.) = 318,424± (existing)
Minimum Building Line (feet) = 463.17 (existing)
Minimum Lot Depth (feet) = 910.56 (existing)
Minimum Front Yard Setback (feet) = 110.1' (proposed)
Minimum Side Yard Setback (feet) = 33 (proposed)
Minimum Rear Yard Setback (feet) = 113 (proposed)
Maximum Coverage = 14% (proposed)
Maximum Building Height (feet) = 2' (proposed)

NOTES:

Total area: 7.3 acre.
Total number of units: 49 units. (based upon 2500 SF square feet of unencumbered lot area divided by 5,445 square feet per unit) = 49 proposed.
Unencumbered Lot Area = Total area (318,424 sq. ft.) - easements for retention (19,973 sq. ft.) = 298,451 sq. ft.
Present Zone: R-M (Multi).
Location of underground utilities shown as 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. 360372 0005 B, revised date: September 1, 1984.
Tax Map No. 118.-01-06.4
Total number parking spaces: 74 required for apartments
(1.5 spaces per unit,
115 provided for apartments
(110 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. 118.-01-06.4 to be used as a residential apartment complex. There will be five (5) 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 115 total parking spaces provided for the apartment buildings including 41 spaces within the six (6) proposed garages. Garage spaces for residents/developer was only met for general public.
There will be One (1) Office/Community Building. The Office/Community Building to be used for office use, storage of executive equipment and gatherings for complex residents only. The Office/Community Building has 17 spaces, including two (2) handicap spaces.

GRAPHIC SCALE

(in feet)
1 inch = 60 ft.

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.
DATE: SEPTEMBER 19, 2011
SCALE: 1" = 30'
SHEET NO. 2 OF 6
FILE NO. 7641.006
JOB NO. 100