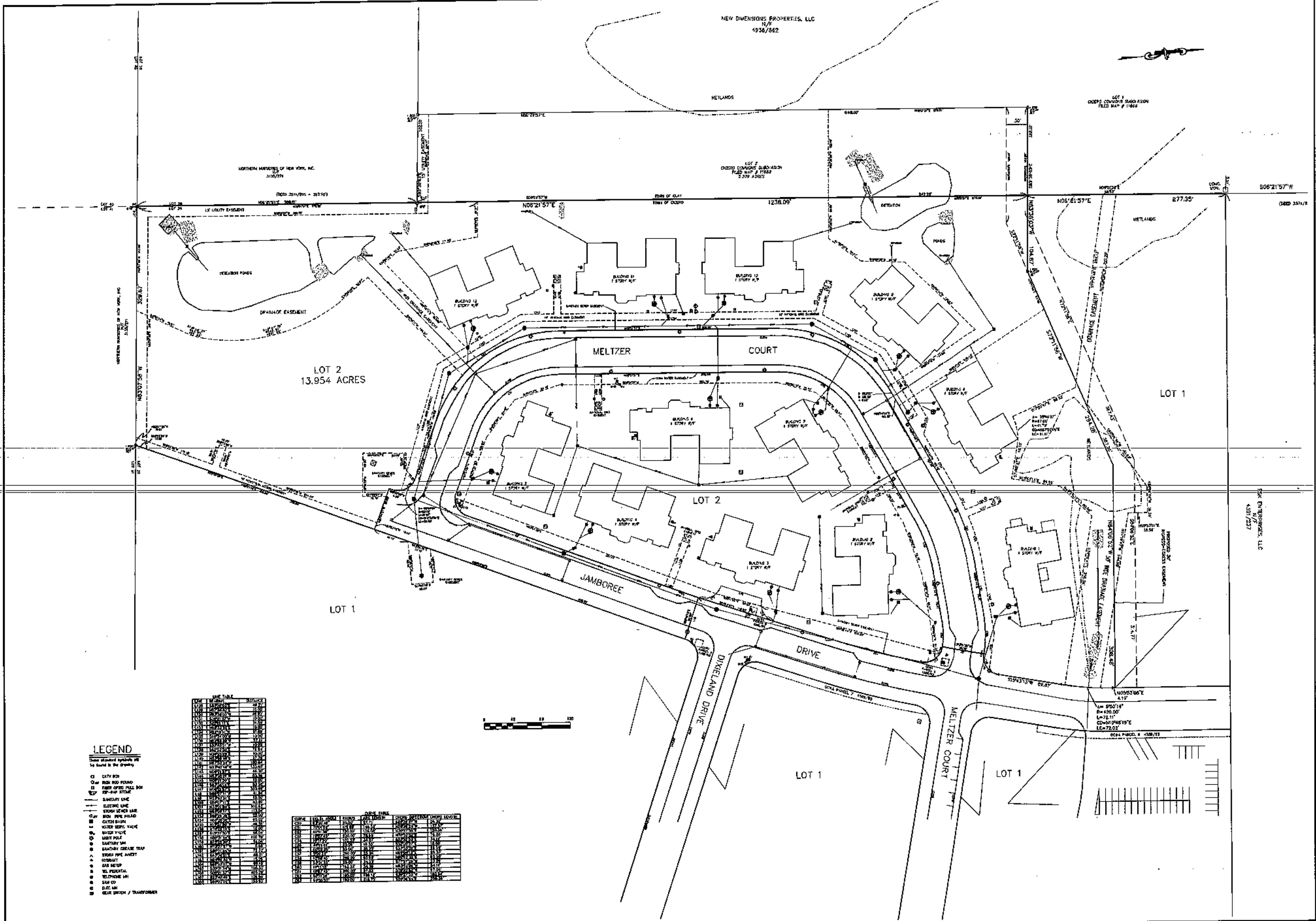


Drawn by M.R. HUNTER
Checked by D.J. REITH

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

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, MARKED WITH THE EMBOSSED LAND SURVEYOR'S SEAL, SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.

THE UNDERSIGNED HEREBY CERTIFIES THAT MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

DOUGLAS JAY REITH
LICENSED LAND SURVEYOR

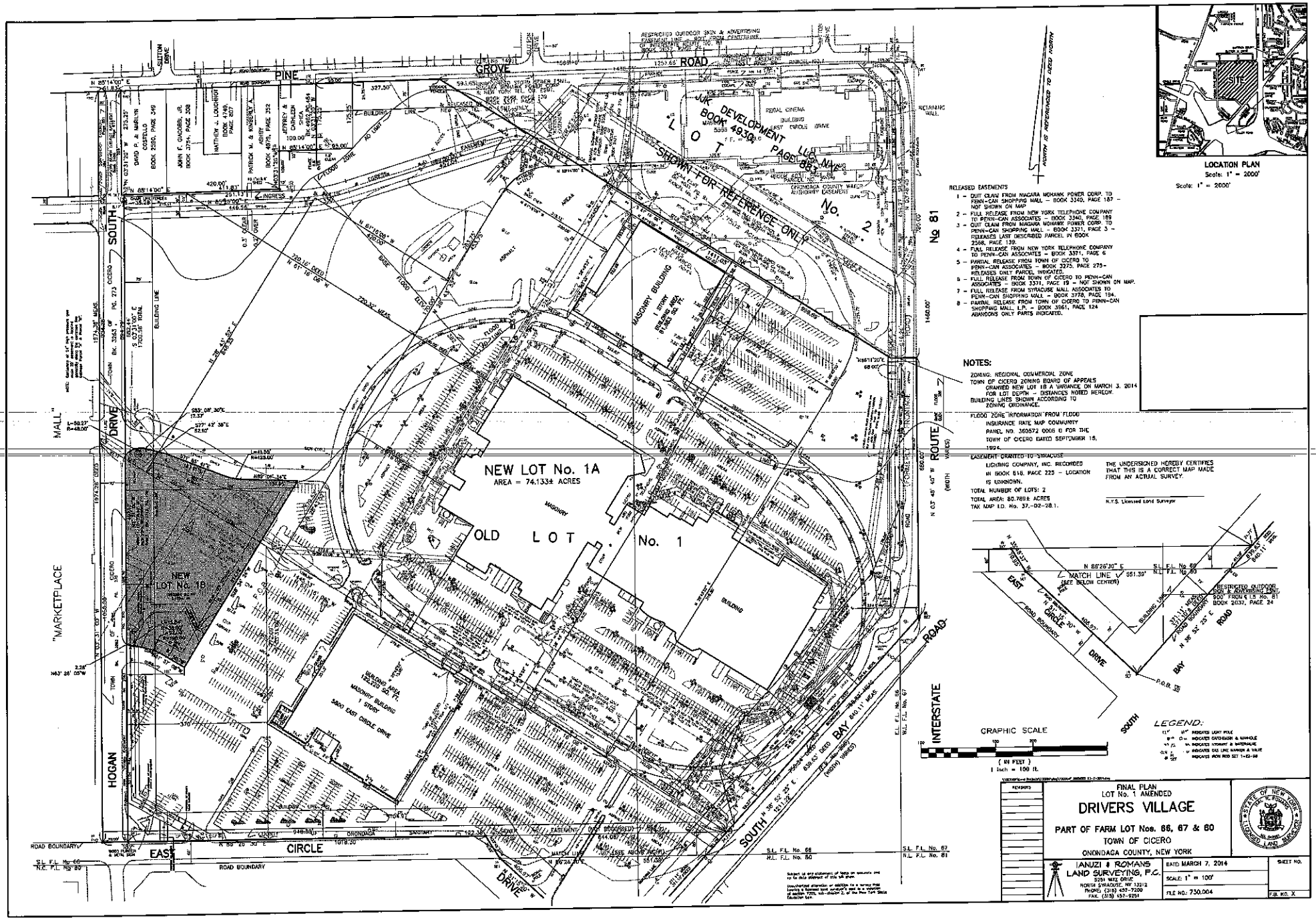
CNY LAND SURVEYING
2075 CHURCH ROAD
BALDWINSVILLE, NEW YORK 13027
(315) 635-4614

PART OF LOT 29
TOWN OF CICERO
COUNTY OF ONONDAGA
STATE OF NEW YORK

DRAWING TITLE
FINAL PLAT
CICERO COMMONS SUBDIVISION

Date Issued 06/09/'14
Revisions

FILE NO. 14.041
Scale 1" = 40'
Drawing No. 2 OF 2



RELEASED EASEMENTS

1 - QUIT CLAIM FROM NIAGARA MOHAWK POWER CORP. TO PENN-CAN SHOPPING MALL - BOOK 3340, PAGE 187 - NOT SHOWN ON MAP
2 - FULL RELEASE FROM NEW YORK TELEPHONE COMPANY TO PENN-CAN ASSOCIATES - BOOK 3340, PAGE 189
3 - QUIT CLAIM FROM NIAGARA MOHAWK POWER CORP. TO PENN-CAN SHOPPING MALL - BOOK 3371, PAGE 3 - RELEASES LAST DESCRIBED PARCEL IN BOOK 2568, PAGE 139.
4 - FULL RELEASE FROM NEW YORK TELEPHONE COMPANY TO PENN-CAN ASSOCIATES - BOOK 3371, PAGE 6
5 - PARTIAL RELEASE FROM TOWN OF CICERO TO PENN-CAN ASSOCIATES - BOOK 3375, PAGE 275 - RELEASES ONLY PARCEL INDICATED.
6 - FULL RELEASE FROM TOWN OF CICERO TO PENN-CAN ASSOCIATES - BOOK 3371, PAGE 19 - NOT SHOWN ON MAP.
7 - FULL RELEASE FROM SYRACUSE MALL ASSOCIATES TO PENN-CAN SHOPPING MALL - BOOK 3978, PAGE 194.
8 - PARTIAL RELEASE FROM TOWN OF CICERO TO PENN-CAN SHOPPING MALL, L.P. - BOOK 3961, PAGE 124 ABANDONS ONLY PARTS INDICATED.

NOTES:

ZONING: REGIONAL COMMERCIAL ZONE
TOWN OF CICERO ZONING BOARD OF APPEALS GRANTED NEW LOT 1B A VARIANCE ON MARCH 3, 2014 FOR LOT DEPTH - DISTANCES NOTED HEREON.
BUILDING LINES SHOWN ACCORDING TO ZONING ORDINANCE.

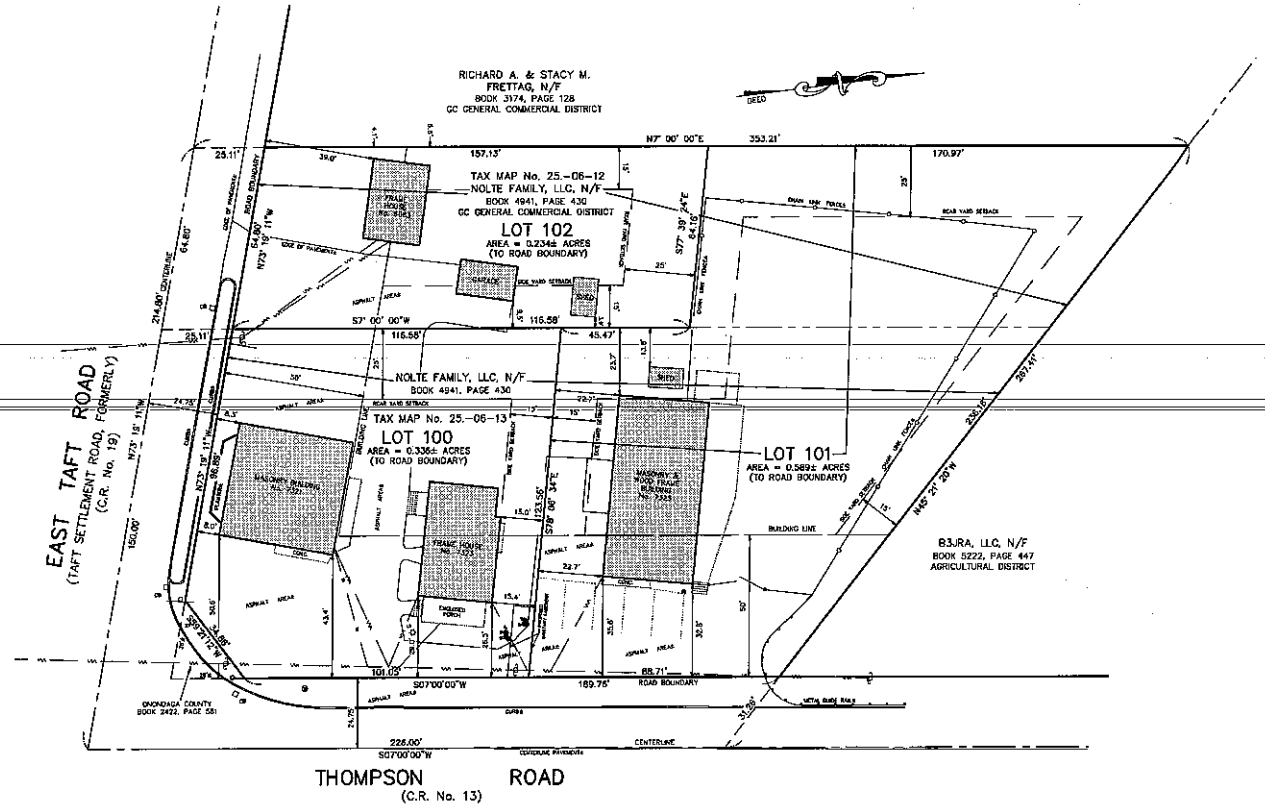
FLOOD ZONE INFORMATION FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 360572 0005 G FOR THE TOWN OF CICERO DATED SEPTEMBER 15, 1994.

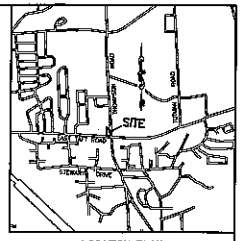
EASEMENT GRANTED TO SYRACUSE LIGHTING COMPANY, INC. RECORDED IN BOOK 518, PAGE 225 - LOCATION IS UNKNOWN.

TOTAL NUMBER OF LOTS: 2
TOTAL AREA: 80.769± ACRES
TAX MAP I.D. No. 37,-02-28.1.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor





LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 1.159± acres to road boundary
Total number of lots: One (2) Existing, Two (3) 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" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0008 D, revised date: September 15, 1994.
Tax Map No. 25.-06-12 & 13

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

TOWN OF CICERO BULK REGULATIONS

Present Zone: GC General Commercial
Minimum Lot Area: NA
Minimum Building Line (feet): 100 required/64.8 (Building No. 6083)
Minimum Lot Depth (feet): 200 required/123.1 existing
Minimum Yards (feet): Front – 50 required/8.0 (Building No. 7321)
Rear – 25 required/23.7 (Building No. 7325)
Side – 15 required/4.1 (Building No. 8083)
Maximum Building Coverage: 40% allowed/20% existing by subdivision
Maximum Building Size (sq.ft.): 100,000 allowed/3,064 existing

VARIANCES REQUESTED:

Present Zone: GC General Commercial
Lot 100
Minimum Lot Depth (feet): 200' Required
123.1' Requested
Lot 102
Minimum Lot Depth (feet): 200' Required
154.9' Requested

Subject to any statement of facts as 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.

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

APPROVED: NOLTE FAMILY, LLC
P.O. Box 408, Central Square, N.Y. 13036
DATE: _____ BY: _____
Owner & Developer

REVISIONS

PRELIMINARY PLAN

LANDS OF ESSIG

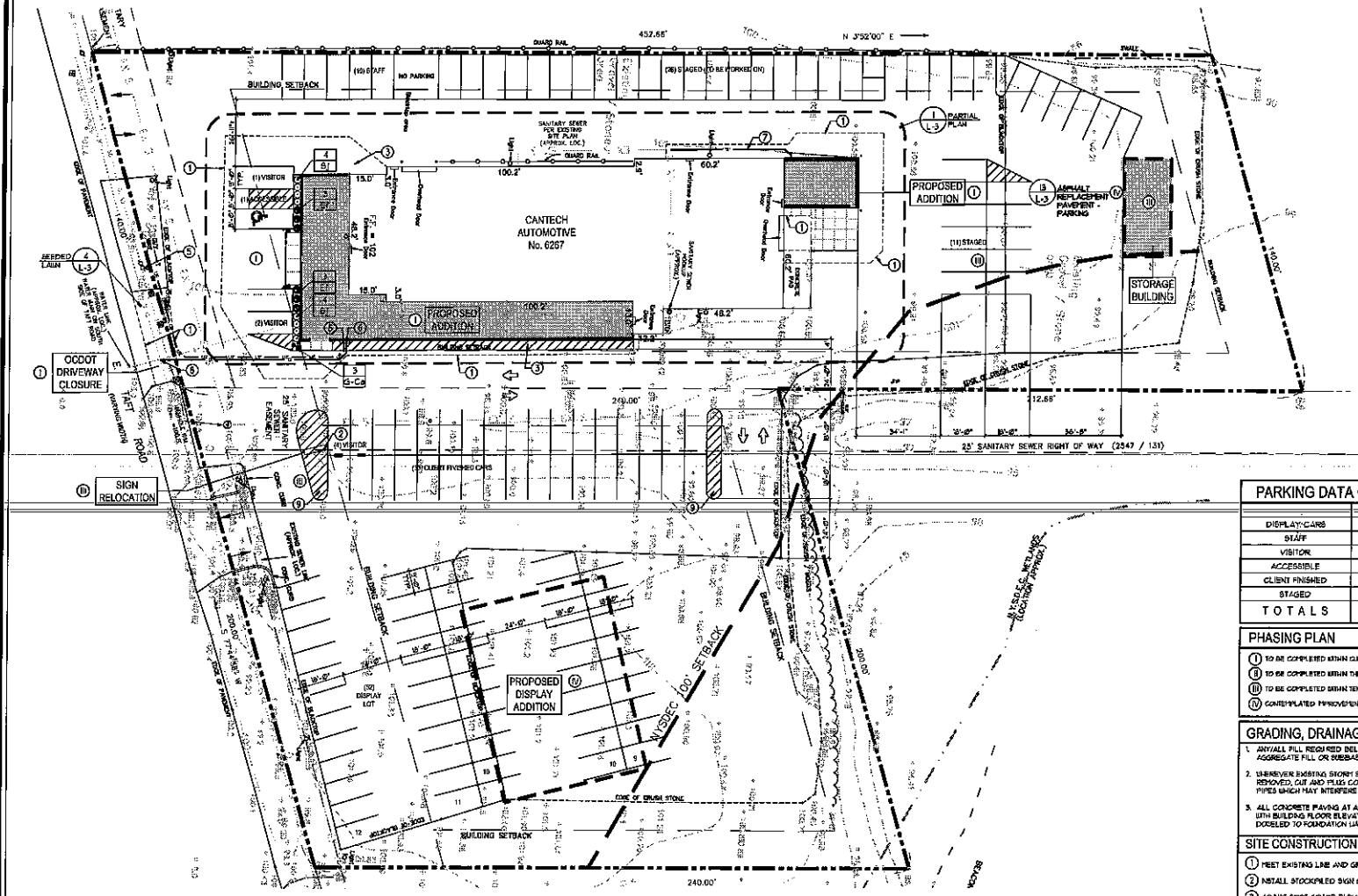
PART OF MILITARY LOT No. 93
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK
RICK A. ROMANS
LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
6251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: APRIL 8, 2014
SCALE: 1" = 20'
FILE NO.: 11990.001

SHEET NO.
F.B. NO. 1559



PARKING DATA CHART

	EXISTING	PROPOSED
DISPLAY CARS	*	52
STAFF	*	10
VISITOR	*	7
ACCESSIBLE	*	1
CLIENT FINISHED	*	30
STAGED	*	31
TOTALS		137

PHASING PLAN

(I) TO BE COMPLETED WITHIN CURRENT PROJECT
(II) TO BE COMPLETED WITHIN THREE (3) YEARS
(III) TO BE COMPLETED WITHIN TEN (10) YEARS
(IV) CONTEMPLATED IMPROVEMENTS BEYOND FIVE (5) YEARS

GRADING, DRAINAGE & UTILITY GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWELED TO FOUNDATION WALL PER DETAILS.

SITE CONSTRUCTION NOTES

1. MEET EXISTING LINE AND GRADE.
2. INSTALL STOCKPILED SIGN ON CONCRETE FOOTING PER PHASING PLAN.
3. ADJUST SPOT GRADE ELEVATIONS AS NECESSARY TO PROVIDE POSITIVE DRAINAGE. PITCH AWAY FROM BUILDING @ 1.5% MINIMUM.
4. PROVIDE POSITIVE DRAINAGE. SLOPE PAVEMENT AWAY FROM BUILDING @ 1.5% MINIMUM. SAWCUT LOCATION AND PAVEMENT LIMITS MAY REQUIRE ADJUSTMENT DURING CONSTRUCTION.
5. PROPOSED UNDERGROUND ELECTRIC LINE PER MECHANICAL DRAWINGS.
6. PROPOSED GAS LINE PER MECHANICAL DRAWINGS.
7. PROPOSED 4" PVC SANITARY LINE PER TO MECHANICAL DRAWINGS. COORDINATE CONNECTION WITH THE TOWN OF CICERO.
8. PROPOSED BUILDING MOUNTED LIGHTS NOT SHOWN. REFER TO ARCHITECTURAL DRAWINGS FOR LIGHT LOCATIONS AND SPECIFICATIONS.
9. PAINT 4" WIDE LINES @ 2'-0" O.C.

PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	CONDITION
SHRUBS					
6j	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	--	--	3 GAL.
8f	EMERALD AND GOLD WINTER CREEPER	EUONYMUS FORTUNEI 'EMERALD 'N GOLD'	--	4'-5'	-
GRASSES					
G-Ca	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	-	-	1 GAL

PLANT NOTES

1. PROVIDE 18" DEPTH TOPSOIL WITHIN PLANT BEDS.
2. PROVIDE 3" DEPTH SHREDDED BARK MULCH.

1/L-2 GRADING, DRAINAGE and UTILITIES PLAN

0 20 40 60 SCALE IN FEET

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

Client

Cantech Automotive
Cicero, NY

REVISIONS

Drawn By: L.W.
Checked By: S.F.
KFA Proj. No.: 13096
Date: MAY, 14, 2014
Scale: AS SHOWN

Title:
SITE PLAN

L-2