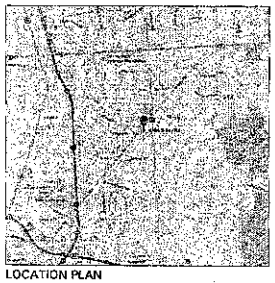


LOCATION PLAN

N.T.S.

LEGEND

EXISTING CONTOUR	427
NEW CONTOUR	427
EXISTING SPOT ELEVATION	427.40
NEW SPOT ELEVATION	427.40
NEW SWALE	
NEW HANDICAP PARKING SPACE	
NEW HANDICAP UNLOAD AREA	
PROPERTY LINE	
CONTRACT LIMIT LINE	
BIORETENTION AREA	

PAVING & STRUCTURE LEGEND

NEW CONCRETE PAVING	
NEW ASPHALT PAVING	
NEW BUILDING	
STONE DIAPHRAGM	

ABBREVIATION LEGEND

TOP OF CURB	TC
BOTTOM OF CURB	BC
CATCH BASIN	CB
PIPE INVERT	INV
EXPANSION JOINT	EJ

UTILITIES LEGEND

EXISTING ELECTRICAL LINE	E
NEW ELECTRICAL LINE	E
EXISTING GAS LINE	G
NEW GAS LINE	G
EXISTING SANITARY LINE	SAN
NEW SANITARY LINE	SAN
NEW STORM DRAIN	ST
EXISTING WATER LINE	W
NEW WATER LINE	W
LIGHT POLE	
UTILITY POLE	
CATCH BASIN/DRAIN INLET	

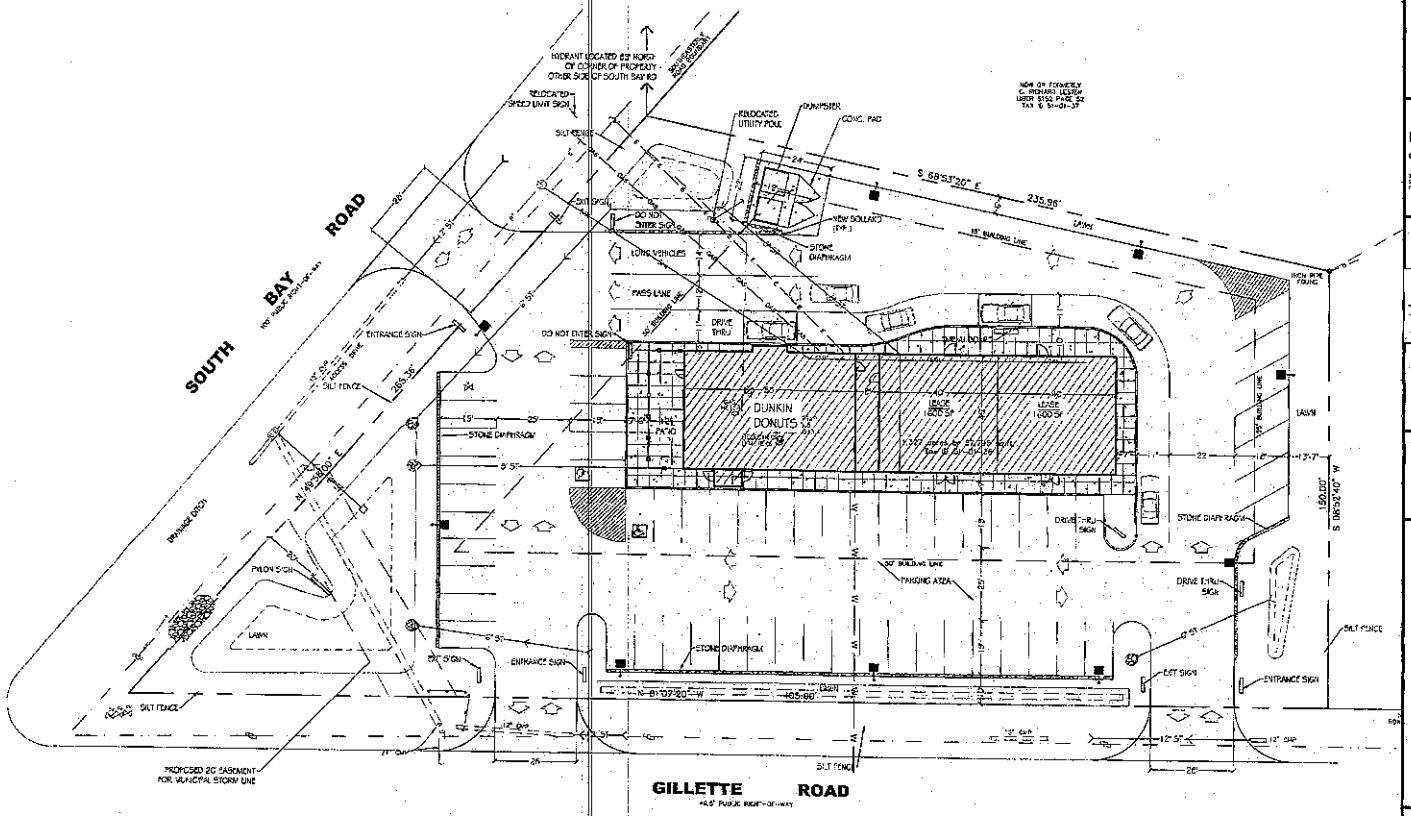
SITE INFORMATION:

Zone: General Commercial - GC

Lot Size: 1.33 acres

Setbacks:
Front Yard: 50 ft
Side Yard: 15'
Rear Yard: 25'

Max. Height: 60'
Max. Coverage: 40%
Existing Coverage: 5%
Proposed Coverage: 13%
Max. Building size: 100,000 sq ft
Proposed Building: 5,800 sq ft
Existing Parking for 22 cars
Proposed Parking for 57 cars



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

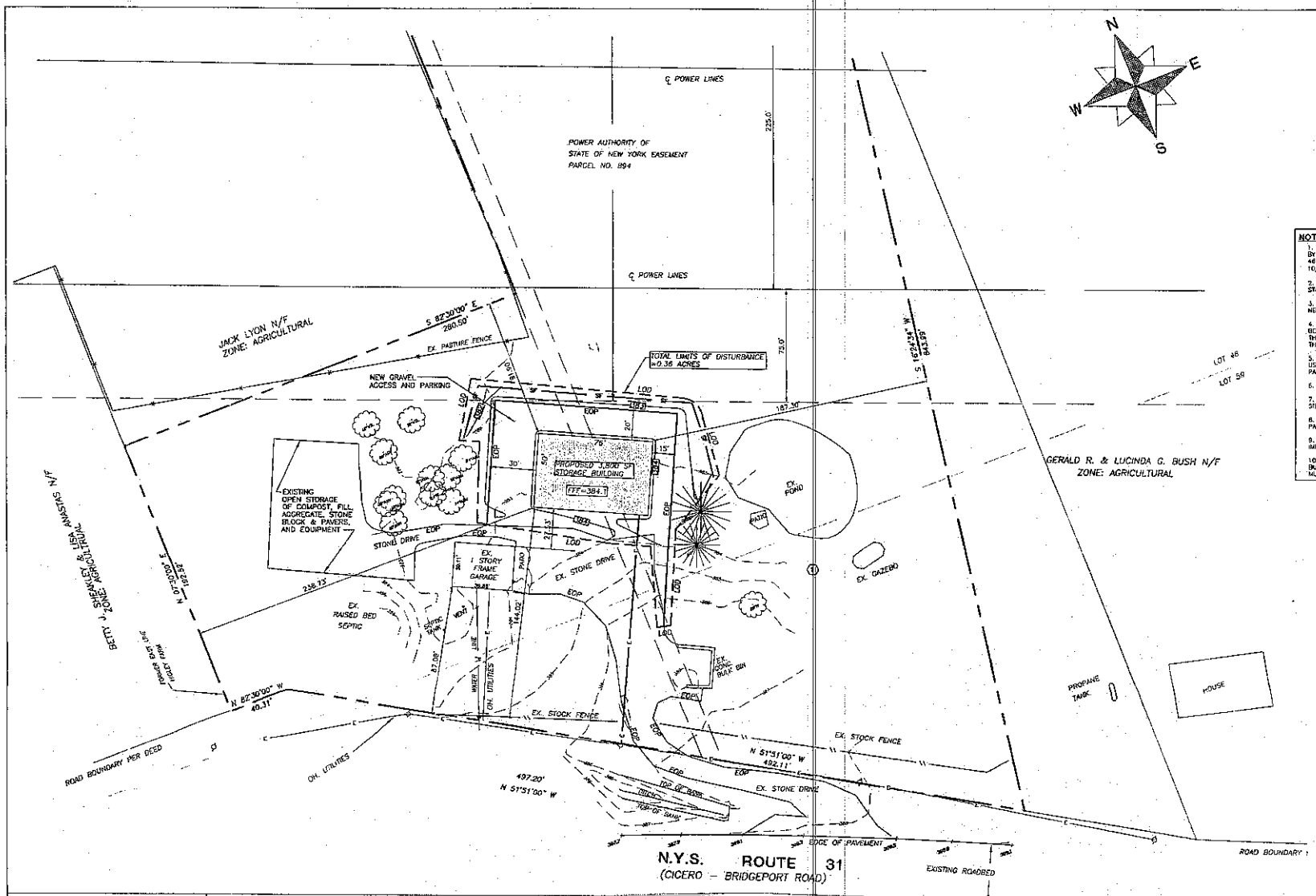
MAXIAN HORST
Landscape Architects + Land Planners

SCALE: 1" = 30'
DRAWN BY: EG
DRAWING: L-2
DATE: 9-30-14
REV. DATE:

SITE LAYOUT PLAN

L-2

E:\CURRENT-PROJ\3280 DD-SouthBayRd\Dwgs\DD-SouthBayRd-SP.dwg



LOCATION PLAN
SCALE: 1"=2000'

NOTES:

1. SURVEY BOUNDARY AND TOPOGRAPHY TAKEN FROM PLAN PREPARED BY FORREST L. SECORD, L.S. ENTITLED LANDS OF SOBLE,PART OF LOTS 48 & 59, TOWN OF CICERO,ONONDAGA COUNTY, NEW YORK, DATED 10/7/14.
2. "DIG SAFELY NEW YORK" TO BE CONTACTED 48 HRS. PRIOR TO THE START OF ANY EXCAVATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
4. EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE PRESENCE OF WHICH IS UNKNOWN.
5. USE SHALL BE LIMITED TO STORAGE OF EQUIPMENT AND MATERIALS USED IN OPERATION OF THE BUSINESS. NO SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION.
6. NO RETAIL USE SHALL BE ALLOWED.
7. THE AREA OF DISTURBANCE NECESSARY TO COMPLETE THE PROPOSED SITE MODIFICATIONS SHOWN HEREIN THIS PLAN SET IS 0.36 ACRES.
8. NO WATER, SANITARY SEWER OR GAS SERVICES ARE PROPOSED AS PART OF THIS APPLICATION.
9. ANY EXISTING TREES LOCATED WITHIN THE LIMITS OF THE PROPOSED IMPACT AREA SHALL BE REMOVED.
10. ANY DISTURBED AREAS OUTSIDE OF THE PROPOSED STORAGE BUILDING AND GRAVEL AREAS SHALL BE STABILIZED WITH SEED AND MULCH.

SITE DATA:

SITE ADDRESS: 7173 STATE ROUTE 31 CICERO, NY 13039	
TAX MAP NUMBER:	076-01-10.2
OWNER:	MARSHALL DIX III
EXISTING ZONING:	AGRICULTURAL
PROPOSED BUILDING SIZE:	3,800 SF
PROPOSED USE:	BUSINESS STORAGE
LOT AREA:	
REQUIRED:	2 AC.
EXISTING:	6.3394 AC.
LOT BUILDING LINE:	
REQUIRED:	100' MIN.
EXISTING:	532'
LOT DEPTH:	
REQUIRED:	200'
EXISTING:	843.59'
FRONT YARD SETBACK:	
REQUIRED:	50' MIN.
EXISTING:	87.08'
REAR YARD SETBACK:	
REQUIRED:	50' MIN.
PROVIDED:	91.90'
SIDE YARD SETBACK:	
REQUIRED:	50' MIN.
PROVIDED:	187.30'
BUILDING COVERAGE:	
MAX. ALLOWED:	20%
PROPOSED:	1.0%

FILE COPY

RECEIVED
OCT 21 2014

PLAN
Scale: 1"=30'
30 0 30 60

LEGEND:

	PROPERTY LINE
WATER LINE	EXISTING WATER SERVICE
E	PROPOSED UNDERGROUND ELECTRIC SERVICE
EOP	EXISTING EDGE OF GRAVEL DRIVE/PARKING
EOP	PROPOSED EDGE OF GRAVEL DRIVE/PARKING
LOD	PROPOSED LIMITS OF DISTURBANCE
390	EXISTING CONTOUR
390	PROPOSED CONTOUR
	EXISTING TREES

OWNER:
MARSHALL DIX III
7173 STATE ROUTE 31
CICERO, NY 13039

REVISIONS

No.	Date	Description	By

Seal: STATE OF NEW YORK — JAMES W. LAWS — No. 081342 — LICENSED PROFESSIONAL ENGINEER

Not Valid Without Signature

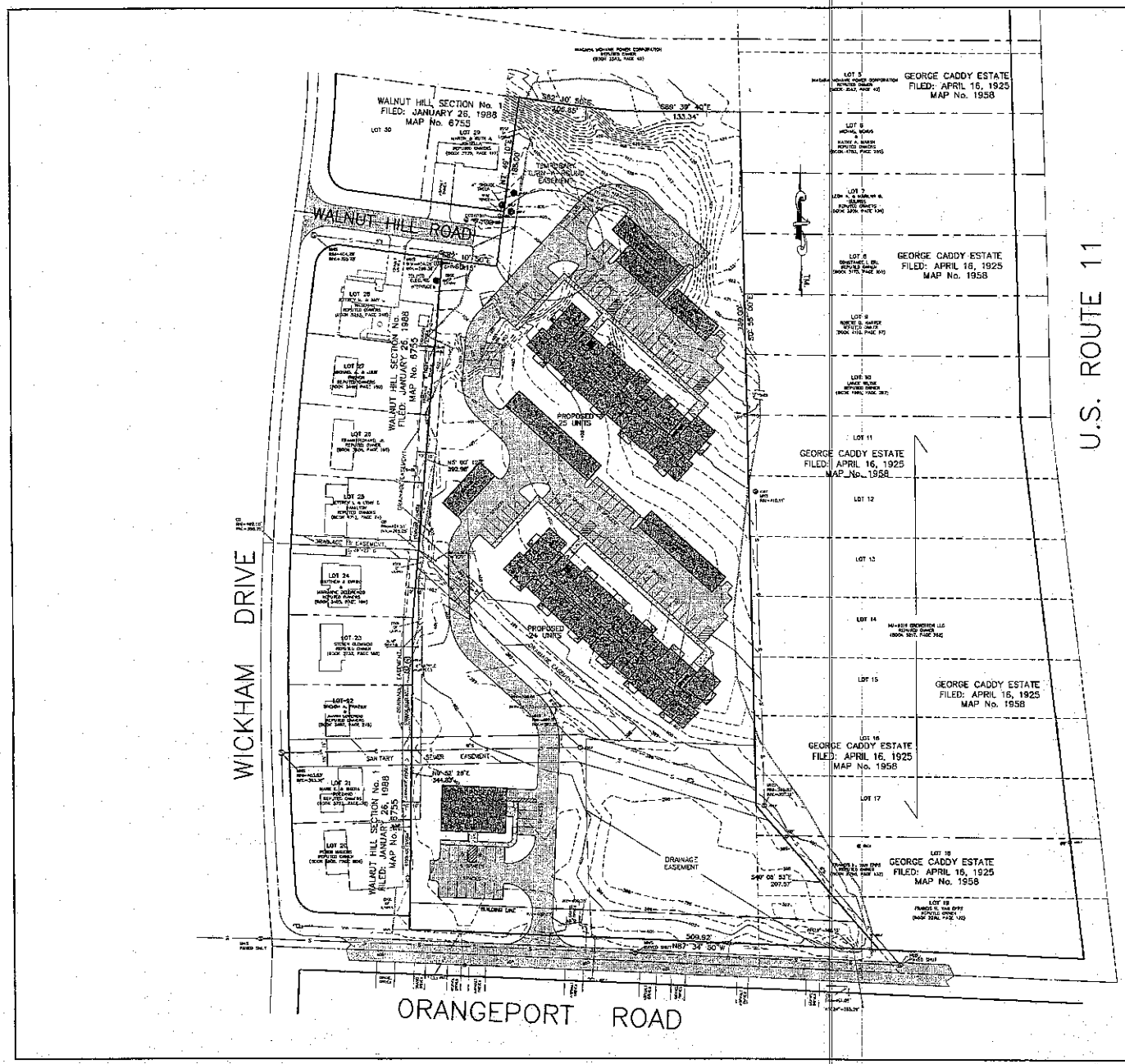
L.J.R. Engineering, P.C.
ELTA Business Park
6394 ELTA Drive
Cicero, New York 13039
Phone: 315-699-9533 Fax: 315-699-9542

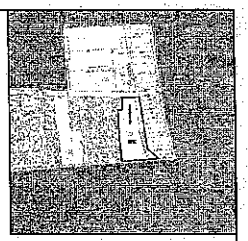
Project: PROPOSED STORAGE BUILDING
ALL SEASON LANDSCAPING
TOWN OF CICERO — ONONDAGA COUNTY, NY.

Sheet Title: SITE PLAN

SCAD FILE: 851001C1

Date	OCTOBER 16, 2014
Drawn By	S.R.M.
Checked By	A.J.W., P.E.
Job No.	851.001
Scale	AS SHOWN
Sheet No.	1
Sheet	1 of 1





LOCATION PLAN
Scale: 1" = 400'

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.
Present: 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. 118.-01-3.4.
Total number parking spaces: 98 required for apartments.
111 provided for apartments.

LEGEND:

- indicates original grade
- 512 indicates proposed finished 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

GRAPHIC SCALE
(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

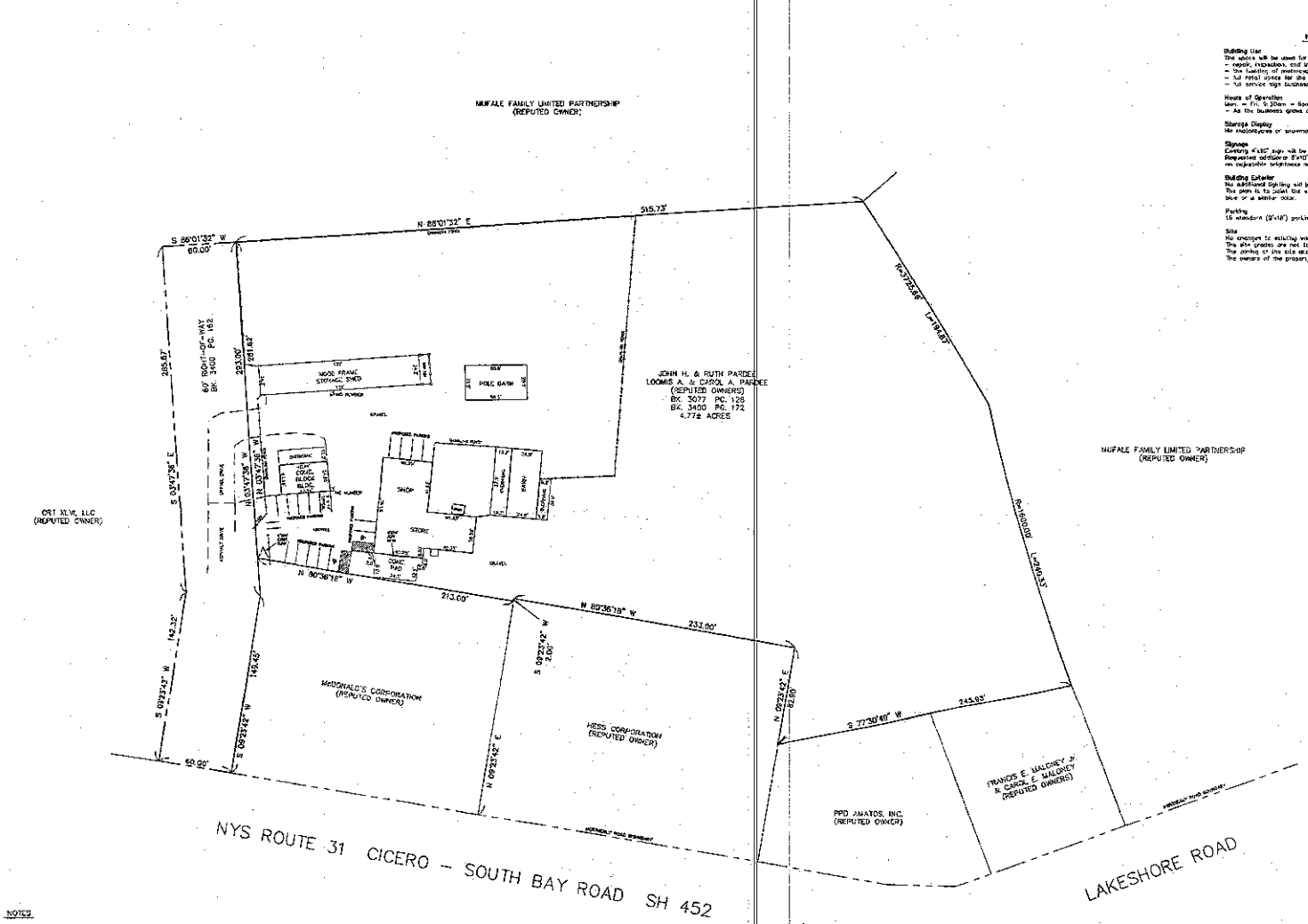
SKETCH PLAN

CONTEMPORARY HOME SUITES

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

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 RT 298 DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 437-7200
FAX: (315) 457-9221

DATE: SEPTEMBER 19, 2014
SCALE: 1" = 50'
FILE NO.: 2613.026
SHEET NO.
F.B. NO. 709



NOTES

Building Use
The space will be used for the following:
- repair, inspection, and installation of parts on motorcycles and snowmobiles.
- the loading of motorcycles for customers.
- full retail space for the area of motorcycles and snowmobile apparel and accessories.
- full service sign business for the production of signs, banners, stickers, etc.

Hours of Operation
Mon. – Fri. 9:30am – 6pm, Sat. – Sun. 9:30am – 4pm.
- As the business grows and business needs change, could be open till 7pm.

Storage Display
No motorcycles or snowmobiles (or any other items) will be stored outside for any reason.

Signage
Existing 4'x10' sign will be analyzed to display the business name and information.
Requested additional 8'x10' sign on front of the building may be backlit with LED lights or an adjustable brightness neon sign, depending on price.

Building Exterior
No additional lighting will be added to the building.
The plan is to paint the exterior of the building within a years time with the same existing blue or a similar color.

Parking
15 standard (9'x18') parking spaces and 2 handicap (17'x18') parking spaces.

Site
No changes to existing water, sewer, electric or communications are to be completed.
The site grades are not to be modified and existing drainage patterns are to be maintained.
The zoning of the site and adjacent properties is GC – General Commercial.
The owners of the property are: Loomis and Carol Parsons
5877 McKinley Road, Brewerton, NY 13029-9636

NOTES

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.
NO ABSTRACT OF TITLE FURNISHED FOR THIS SURVEY.
NO UNDERGROUND UTILITIES LOCATED FOR THIS SURVEY.
NO MONUMENTS SET FOR THIS SURVEY.

95-041R2

NOV - 7

ALTERATION OF THIS DOCUMENT, EXCEPT BY THE UNDERSIGNED LICENSED LAND SURVEYOR, IS ILLEGAL.

SITE PLAN
OIL CITY CUSTOMS

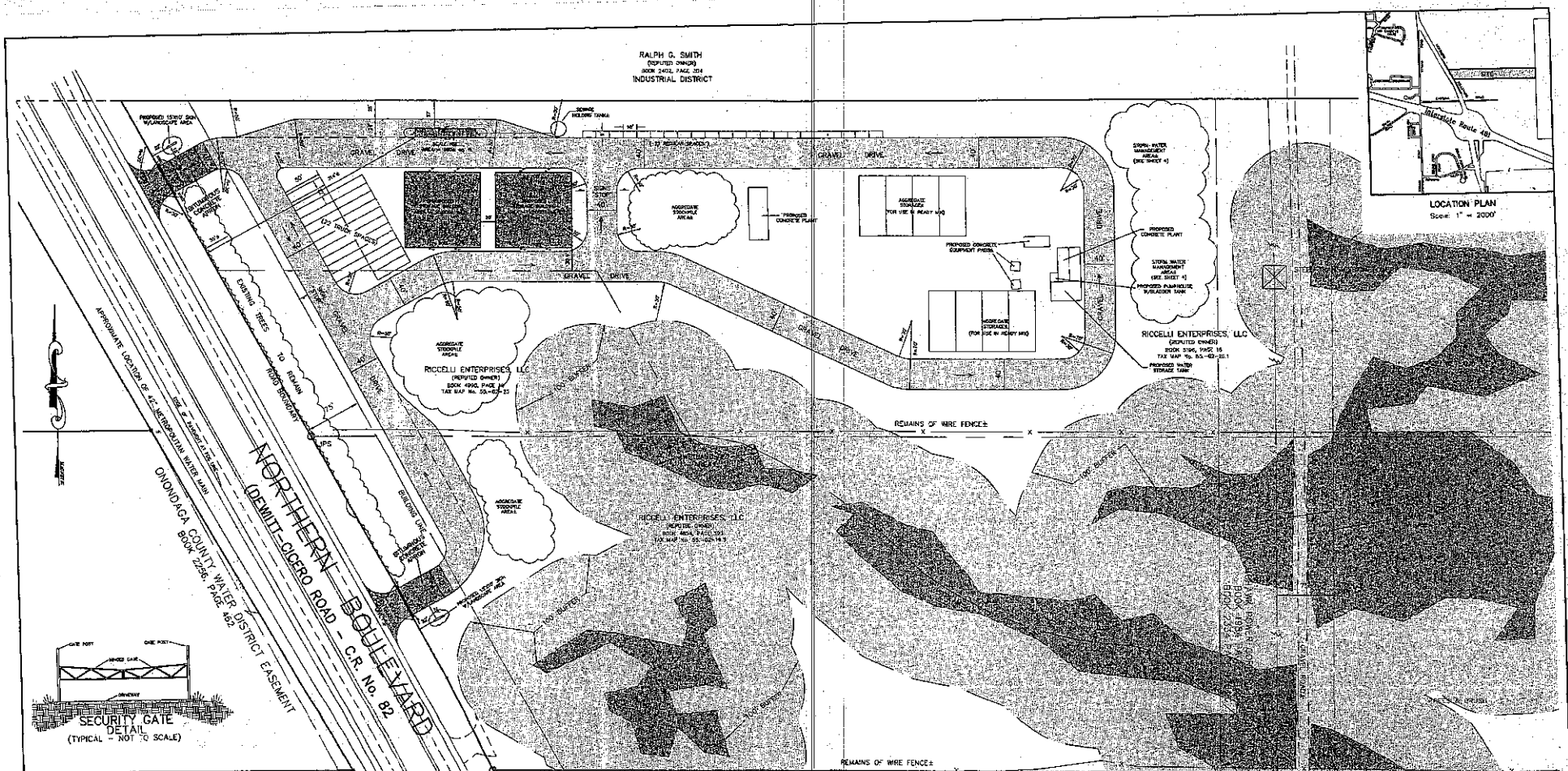
PART OF LOT 12
COUNTY OF ONONDAGA
SURVEY DATE: APRIL 29, 1993

TOWN OF DEERE
STATE OF NEW YORK
SCALE: 1" = 40'

JAY D. HOLBROOK
LAND SURVEYOR
3795 ABBEY ROAD SYRACUSE, NY 13215

SEPARATE DEBTS THIS DES MAP WAS MADE FROM AN ACTUAL SURVEY, AND THAT BOUND MAP AND SURVEY AND CORRECT.

JAY D. HOLBROOK
L.S. LIC. NO. 50047
11/5/14



CICERO INDUSTRIAL BULK REGULATIONS:

REQUIRED:
MIN. LOT AREA:
20,000 SQ. FT.
MIN. LOT DEPTH:
200 FEET
MIN. YARDS:
FRONT = 75 FEET
REAR = 25 FEET
SIDE = 30 FEET
MAXIMUM COVERAGE:
40%
BUILDING HEIGHT:
60 FEET

PROPOSED:
MIN. LOT AREA:
77.44± ACRES
MIN. LOT DEPTH:
3,562± FEET
MIN. YARDS:
FRONT = 314'±
REAR = 2,800'±
SIDE = 37'±
MAXIMUM COVERAGE:
1% ±
BUILDING HEIGHT:
29.5 FEET

NOTE:
○ IPF = IRON PIPE FOUND
● IPS = IRON PIPE/PIN SET 10/2004

NOTE: REFERENCE LANDS CONVEYED TO COUNTY OF ONONDAGA FOR NORTHERN BOULEVARD. IN BOOK 2050 OF DEEDS AT PAGE 108&c RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE

STATEMENT OF USE:

APPLICANT SEEKS TO LOCATE UP TO TWO (2) CONCRETE PLANTS ON THE SITE. AGGREGATE WILL BE STORED FOR USE IN MIXING AND FOR DISTRIBUTION TO LOCAL CONSTRUCTION SITES. STORAGE BUILDINGS ARE SHOWN FOR EQUIPMENT/TRUCKS AND POSSIBLY DEICING MATERIAL (SAND/SALT OR PELLET MIXTURE) FOR USE ON SITE AND OFF SITE.

NOTES:

Total area: 77.44± acres
Present Zone: Industrial 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 flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0009 D, revised date: September 15, 1994.
Tax Map Nos. 55-02-19.3, 25.0 & 26.1.
Wetlands shown hereon delineated by Wilson Environmental Technologies, Inc. on July 10, 2013 and located by Ianuzi & Romans Land Surveying, P.C. on July 29, 2013.
Parking: 22 For Ready Mix Trucks; 22 For Employees

LEGEND:

- indicates original grade
- 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

OWNER/DEVELOPER
RICCELLI ENTERPRISES, LLC
P.O. BOX 6418
SYRACUSE, NY. 13217-6418
(315) 433-5115

30850037S.DWG

REVISIONS
11/06/2013
10/14/2004
10/24/2014

SITE PLAN
RICCELLI READY MIX
PART OF MILITARY LOT No. 82
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5231 WITZ DRIVE
ADDITH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: SEPTEMBER 15, 2013
SCALE: 1" = 60'
FILE NO.: 3085.003
SHEET NO. 2 OF 8
F.B. NO.: 1175