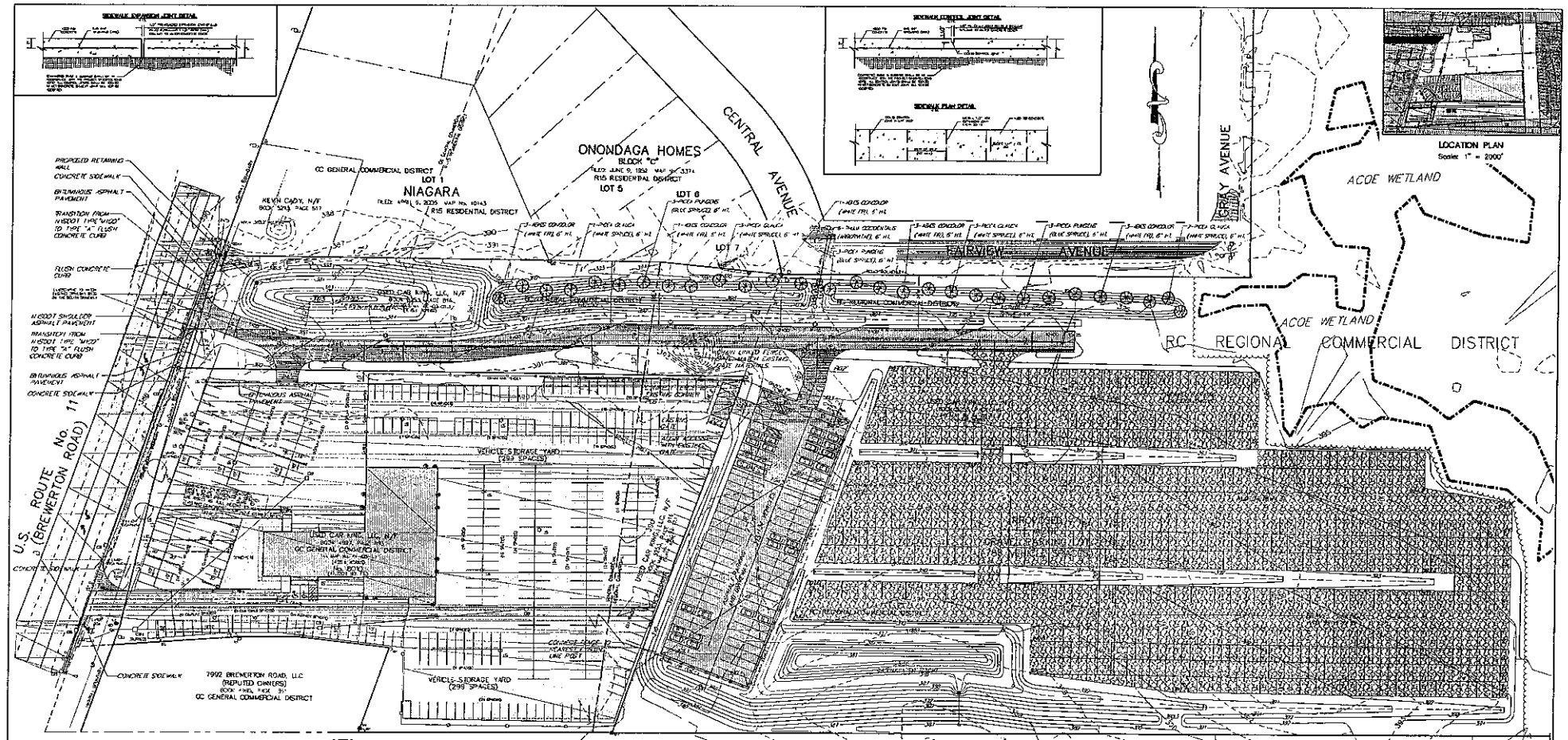



## LEGEND:

- indicates proposed grade
- indicates original 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.

## NOTES:

Present Zone: GC GENERAL & RC Regional Commercial District.
Elevations referred to N.A.V.D. 1988 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" (minimal flooding) 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. 44.-03-01.3 & Part of Tax Map No. 44.-03-12.2
Total Area = ±9.101 acres (all four tax parcels).
Contractor to apply for NYSDOT Highway work permit for removal of one driveway & installation of new driveway.

## REFERENCE

Survey by Clough, Harbour & Associates LLP, Dated: June 24, 2003; Last revised: July 25, 2003.
SWPPP & Drainage Report by CHA Companies.

## BULK RESTRICTIONS PER CODE (REGIONAL/GENERAL COMMERCIAL SHOWN):

| Per Code | Proposed |
|---|---|
| Minimum Lot Area: N/A | Minimum Lot Area: N/A |
| Minimum Building Line: 400 feet | Minimum Lot Area: 404.18 feet |
| Minimum Lot depth: 500 feet RC/200 feet GC | Minimum Lot Area: 2800± feet |
| Minimum Front Setback: 75 feet RC/50 feet GC | Minimum Front Setback: 132.8 feet |
| Minimum Rear Setback: 25 feet | Minimum Rear Setback: 185± feet |
| Minimum Side Setback: 30 feet | Minimum Side Setback: 53.1 feet |
| Maximum Coverage: 40% | Maximum Coverage: 1.8% |
| Maximum Building Size: 100,000 Sq. Ft. GC | Maximum Building Size: 17,720± Sq. Ft. |
| Maximum Building Height: 60 feet | Maximum Building Height: 30± feet. |

## COUNTRY SQUIRE PLAZA SUBDIVISION

2nd AMENDED

FILED: FEBRUARY 7, 2008 MAP No. 10324

RC REGIONAL COMMERCIAL DISTRICT

## NOTES:

All four (4) tax parcels are owned by the same entity and have the right to use the common access driveway.
Cross easements for utilities and access in and from adjacent properties be determined during the site plan design and review process for the balance of the property east of the proposed parking lots.
The proposed improvements include the driveway and parking lots – there are no proposed utility improvements.
The existing sign from the previous approved site plan to be used and remain in it's location. The "Enter" and "Exit" sign to be re-located from the closed drive to the new drive.

## STATEMENT OF USE:

tax Map Nos. 44.-03-01.1 & 12.1 to continue to be used as automotive sales & service.
Hours are: Monday thru Thursday 8:00 am to 8:00 pm; Friday & Saturday 8:00 am to 5:00 pm
Lighting, signs, landscaping, parking to remain unchanged except for the removal of the one driveway, connection to the new driveway and connection to the parking lot.
tax Map Nos. 44.-03-01.3 to be utilized as the new access drive for the proposed parking lots and a secondary access for the automotive sales and service.
tax Map Nos. 44.-03-12.2 to be utilized as the proposed parking lots. These parking lots would be for vehicle inventory.
Access would be allowed for car carriers (usually on average of 3 per week after initial load up) as needed after purchase – usually during normal business hours however, occasionally evening & night occasos – access allowed 24 hours/day
A 5 feet high landscaped berm along the north property line to be built to minimize noise and light areas/pances.
CHA Companies "Sun Auto Parking Lot Project" (CHA Project 28196) drawings (11 sheet set) is to be used for grading, drainage (SWPPP), berm construction, berm landscaping, etc. and is fully a part of this site plan.
Parking (Existing): 87 display; 14 service; 2 HC; 13 Customer; 299 Vehicle Storage.
Parking Spaces (Proposed): 134 on paved lot; 788 on gravel lot.
Parking (Total): 87 display; 14 service; 2 HC; 13 Customer; 1,221 Vehicle Storage.

OWNER/DEVELOPER
USED CAR KING, LLC
4552 Spruce Ridge Drive
Manlius, NY 13104
TEL: (315) 695-6808

Surveys to be only valid/original if bearing on original and or bear embossed seal of land surveyor.

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 state of New York Education law.

| REVISIONS |
|---|
| JUNE 30, 2014 |
| JULY 7, 2014 |
| AUGUST 11, 2014 |
| SEPTEMBER 2, 2014 |
| SEPTEMBER 4, 2014 |
| SEPTEMBER 9, 2014 |

PROPOSED PARKING LOTS
134 PAVED PARKING SPACES
PLUS 5 ACRE OPEN GRAVEL LOT – 788 SPACES

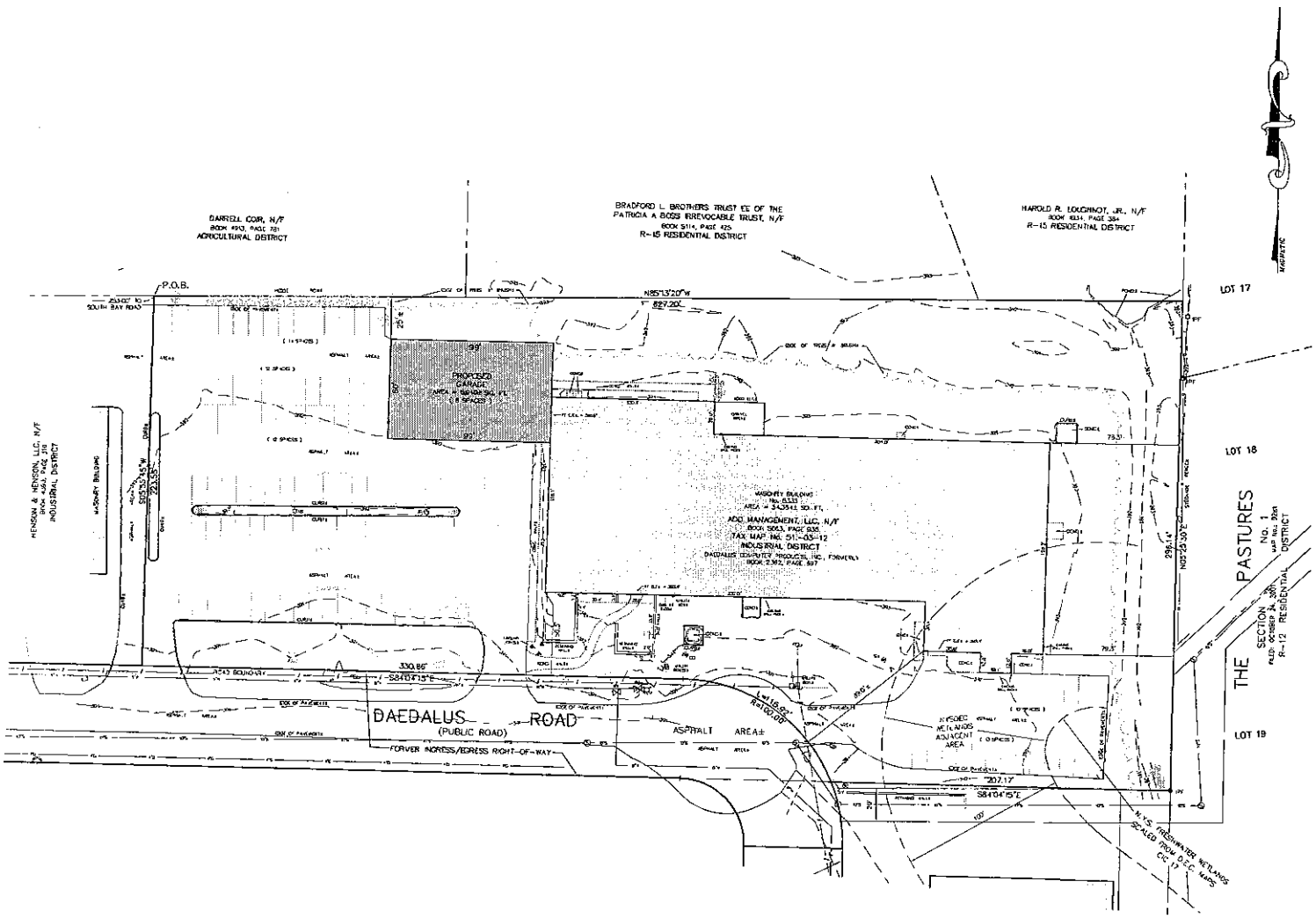
# SUN AUTO PARKING LOT

PART OF LOT No. 66
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
2591 WEI DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-3200
FAX: (315) 457-3251

DATE: MARCH 6, 2014
SCALE: 1" = 50'
FILE NO.: 3544.001

SHEET NO. 2 OF 4
F.B. NO. 1359




## NOTES:

Total area: 3.635± acres or 158,324± sq. ft.
Present Zone: Industrial 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" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0007 D, revised date: September 15, 1994.
Tax Map No. 51.-03-12
Total number parking spaces: 142 existing (includes one handicap)
131 proposed (includes one handicap)
(Maximum number of employees at any time = 35)
(One (1) space/308 sq. ft.)

No proposed changes to drainage.
Elevations referred to U.S.G.S. Datum.
Reduction in impervious area.
No modifications to existing utilities.
No new fighting proposed.
No new landscaping proposed.
No existing signs on building.
No new signs proposed.
Proposed garage heat and electricity to be extended from existing building.
There will be no outdoor uses, loading, storage areas or equipment.
Existing building facade under construction. Proposed garage facade to match existing building upon completion.

## STATEMENT OF USE:

Tax Map No. 51.-03-12 to continue to be used for graphic design services.
Proposed garage addition to be used for graphic design installation only.
Day Shift Hours: Monday thru Friday 8:00 am to 5:00 pm; Night Shift Hours: Monday thru Friday 3:00 pm to midnight. Lighting, signs, landscaping, parking to remain unchanged except for removal of parking area at proposed garage location.

## 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
- indicates original grade

## AREA, YARD AND BULK REGULATIONS PER CODE (INDUSTRIAL SHOWN)

Per Code
- Minimum Lot Area (sq. ft.) = 20,000
- Minimum Building Line (feet) = 100
- Minimum Lot Depth (feet) = 200
- Minimum Front Yard Setback (feet) = 75
- Minimum Side Yard Setback (feet) = 30
- Minimum Rear Yard Setback (feet) = 25
- Maximum Coverage = 40%
- Maximum Building Height (feet) = 60

Proposed/Existing
- Minimum Lot Area (sq. ft.) = 158,324± (existing)
- Minimum Building Line (feet) = 342.78 (existing)
- Minimum Lot Depth (feet) = 223.55 (existing)
- Minimum Front Yard Setback (feet) = 50.5 (existing)
- Minimum Side Yard Setback (feet) = 78.3 (existing)
- Minimum Rear Yard Setback (feet) = 59.8 (existing); 25 (proposed)
- Maximum Coverage = 22% (existing); 25% (proposed)
- Maximum Building Height (feet) = 17 (existing); 26.5 (proposed)

GRAPHIC SCALE
( IN FEET )
1 inch = 30 ft.

| | |
|---|---|
| REVISIONS | |
| September 8, 2014 | |
| September 15, 2014 | |

SITE PLAN
No. 6333 DAEDLUS ROAD

PART OF LOT No. 56
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: APRIL 29, 2014
SCALE: 1" = 30'
FILE NO.: 12106.001

SHEET NO. 2 OF 2
F.B. NO. 1393