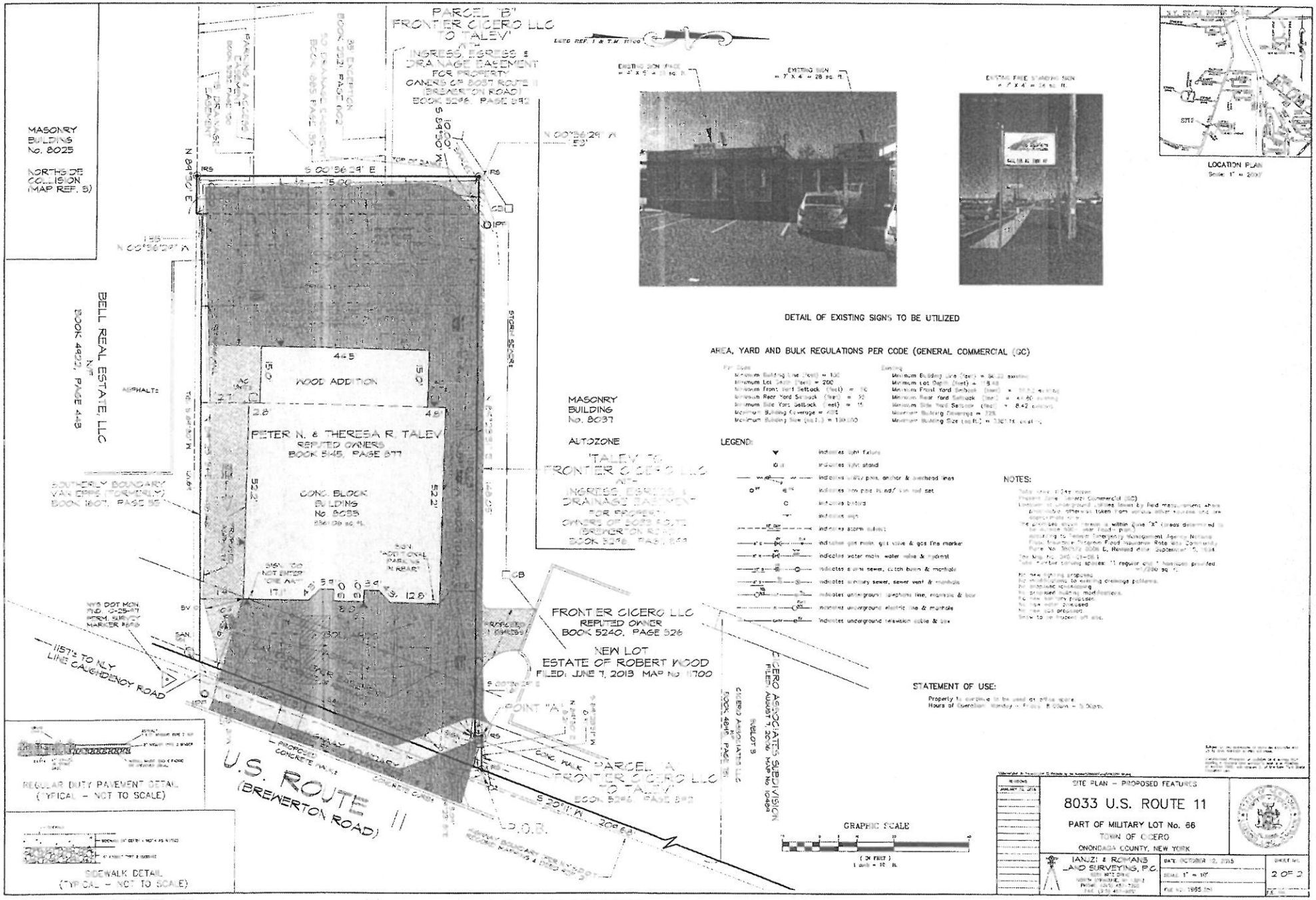

PARCEL "B"
FRONTIER CICERO LLC
TO TALEV
WITH
INGRESS, EGRESS & DRAINAGE EASEMENT
FOR PROPERTY
OWNERS OF 8037 ROUTE 11
(BREWERTON ROAD)
BOOK 5296, PAGE 892
MASONRY BUILDING No. 8025
NORTHSIDE COLLISION (MAP REF. 5)
BELL REAL ESTATE, LLC
BOOK 4922, PAGE 448
WOOD ADDITION
PETER N. & THERESA R. TALEV
REPUTED OWNERS
BOOK 5145, PAGE 877
CONC. BLOCK BUILDING No. 8033
SOUTHERLY BOUNDARY VAN EPPS (FORMERLY)
BOOK 1807, PAGE 55
MASONRY BUILDING No. 8037
AUTOZONE
TALEV TO FRONTIER CICERO LLC
WITH
INGRESS, EGRESS & DRAINAGE EASEMENT
FOR PROPERTY
OWNERS OF 8033 ROUTE 11
(BREWERTON ROAD)
BOOK 5296, PAGE 892
FRONTIER CICERO LLC
REPUTED OWNER
BOOK 5240, PAGE 526
NEW LOT
ESTATE OF ROBERT WOOD
FILED: JUNE 7, 2013 MAP No. 11700
CICERO ASSOCIATES SUBDIVISION
FILED: AUGUST 7, 2006 MAP No. 10489
SUBLOT 3
CICERO ASSOCIATES LLC
BOOK 4849, PAGE 781
PARCEL "A"
FRONTIER CICERO LLC
TO TALEV
BOOK 5296, PAGE 892
U.S. ROUTE 11
(BREWERTON ROAD)
1157± TO NLY LINE CAUGHDENOY ROAD
REGULAR DUTY PAVEMENT DETAIL
(TYPICAL - NOT TO SCALE)
SIDEWALK DETAIL
(TYPICAL - NOT TO SCALE)
EXISTING SIGN SPACE
EXISTING SIGN
EXISTING FREE STANDING SIGN
DETAIL OF EXISTING SIGNS TO BE UTILIZED
AREA, YARD AND BULK REGULATIONS PER CODE (GENERAL COMMERCIAL (GC)
LEGEND:
NOTES:
STATEMENT OF USE:
Property to continue to be used as office space.
Hours of Operation: Monday - Friday 8:00am - 5:00pm.
LOCATION PLAN
GRAPHIC SCALE
SITE PLAN - PROPOSED FEATURES
8033 U.S. ROUTE 11
PART OF MILITARY LOT No. 66
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS LAND SURVEYING, P.C.
DATE: OCTOBER 12, 2015
SCALE: 1" = 10'
SHEET NO. 2 OF 2

LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Elevation referred to N.A.V.D. 1988
Total area: 49.0± acres
Present Zone: General Commercial Plus 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 0033 D, effective date: September 15, 1994.
Tax Map No. 120.-02-01.3
The proposed cul-de-sac is 993.0 feet to center of the cul-de-sac.
The proposed 60 feet wide easement north from the cul-de-sac to be conveyed to the Town of Cicero, in fee if necessary, for the northerly extension of Lonergan Way by others for access.
Total number of lots: 7
All lots are for nonresidential use only.
All lots are to have private individual sewage disposal systems that will need to be approved by the Onondaga County Department of Health.
Phasing:
Section No. 1 includes Lot Nos. 1, 4 & 7 and all the proposed road, drainage facilities & utilities for the entire subdivision.
Section No. 2 includes Lot Nos. 2 & 3.
Section No. 3 includes Lot Nos. 5 & 6.

LEGEND:

- 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

NOTE:

Topography & Boundary taken from a Topographic Survey prepared by CME Associates, Inc. dated February 10, 2000

OWNER/DEVELOPER
L & P OPERATIONS LLC
PO BOX 1333
CICERO, NY. 13039
TEL: (315) 458-4101

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.

* ADDITIONAL TOPO ALONG ROAD AND ADDITIONAL BOUNDARY

REVISIONS
11-10-13 *
01/21/2014
02/05/2014
02/19/2014
02/19/2014
03/20/2014

CHANGE IN LOT LINES

PRELIMINARY PLAN
LONERGAN COMMERCIAL SUBDIVISION

PART OF MILITARY LOT No. 29
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7220
FAX: (315) 457-9251

DATE: OCTOBER 4, 2013
SCALE: 1" = 100'
FILE NO.: 3442.C04

SHEET No. 1 OF 1
J.B. No. 1509

LEGEND

- FND MONUMENT
- OVERHEAD UTILITY WIRE
- ELEVATION (GROUND SHOT)
- UTILITY POLE
- TREE
- PROPOSED WALKWAY PAVING
- SPRING CONE

EAST TAFT ROAD

ZONING

STRUCTURE PROMISES CURRENTLY ZONED INDUSTRIAL DISTRICT

FRONT - 25'
SIDE - 30'
REAR - 30'

MINIMUM LOT AREA - 20,000 SQ.FT.
MAXIMUM COVERAGE - 40%
BUILDING HEIGHT - 40'

NOW OR FORMERLY
A & J PALE DRIVING CORP
BOOK 4802 PAGE 157
TAX PARCEL #24-01-01
ZONED - INDUSTRIAL

S 10°48'00" W
200.00'

S 77°18'00" E
90.00'

N 77°18'00" W
90.00'

N 10°48'00" E 200.00'

THE PARCEL #24-02-02
ZONED - INDUSTRIAL

PROPOSED BUILDING AREA

GAS METER

DRAINAGE/ASPHALT/DIRT MOTHER

WOODED AREA

PROPOSED PARKING AREA

SHED

NOW OR FORMERLY
A & J PALE DRIVING LLC
BOOK 4802 PAGE 158
TAX PARCEL #24-02-03.2
ZONED - INDUSTRIAL

NOW OR FORMERLY
A & J PALE DRIVING LLC
BOOK 4802 PAGE 157
TAX PARCEL #24-02-03.1
ZONED - INDUSTRIAL

NOW OR FORMERLY
FLORIDA POWER & LIGHT COMPANY
DEED BOOK 1464

GENERAL NOTES

CONTACT INFORMATION FOR UTILITY COMPANIES

SITE DEVELOPMENT NOTES

Parking is for cars & 3 trucks. Proposed water use is approximately 500 gallons per month.

Proposed parking spaces as shown are based on one per employee, one regular space and one handicap space for customer (number of total spaces)

Grading & drainage to remain the same, no proposed grade changes.

The property to be used for business landscaping equipment, office and storage space for business operations. The hours of operation will be Monday through Friday 8 a.m. to 5 p.m. Weekends will be on call hours, depending on weather.

No exterior lighting exists and no exterior lighting is planned.

The planned sign is the proposed Monument Style Sign and will be 4'x4'. It will be lit by 3 small solar landscape lights and a short wall around the base of the sign.

SITE PLAN

PROPOSED LANDSCAPING COMPANY

NO.	DATE	DESCRIPTION	BY
1	3/22/16	CLIENT COMMENTS	WJN
2	3/25/16	CLIENT COMMENTS	WJN
3	4/21/16	SITE DEVELOPMENT NOTES	JWW

LEHR
LAND SURVEYORS
108 SHILLA STREET - PART 3
CORTLAND, NEW YORK 13045
607-753-7314
lehrsurveyors@gmail.com

CERTIFIED TO: THIS PLAN
MAPPED AND WORKED FROM AN ACTUAL SURVEY

SURVEYOR'S LAND DESCRIPTION
JANUARY 2016 FIELD WORK

SITE PLAN ON PART OF FARM LOT #4&5,
TOWN OF DIDEROT

KNOWN AS #24446 EAST TAFT ROAD, TOWN OF DIDEROT,
COUNTY OF CHENANGO, NEW YORK

DATE: 7 MARCH 2016 SCALE: 1"=10' DRAWN BY: WJN

REVISIONS:

DRAWING NO. 16-0-12