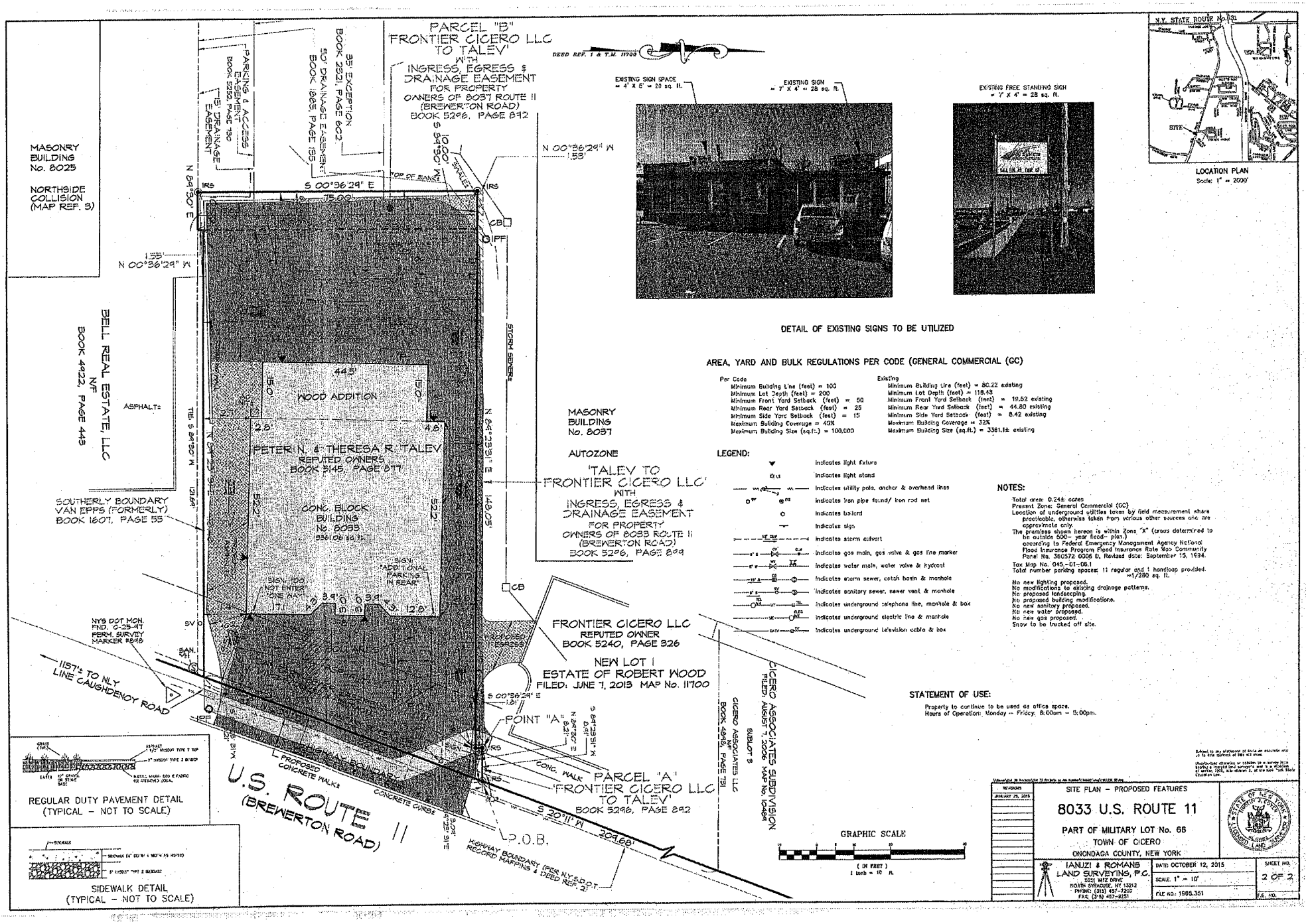
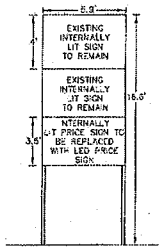
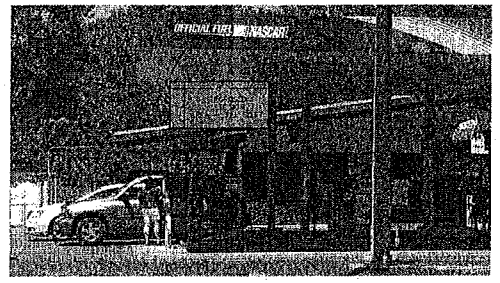
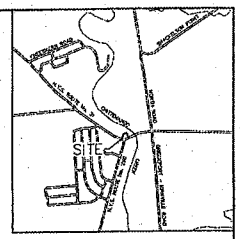

PARCEL "B"
FRONTIER CICERO LLC
TO TALEV
WITH
INGRESS, EGRESS &
DRAINAGE EASEMENT
FOR PROPERTY
OWNERS OF 8037 ROUTE 11
(BREWERTON ROAD)
BOOK 5296, PAGE 892
DEED REF. 1 & T.M. 11700
MASONRY BUILDING No. 8025
NORTHSIDE COLLISION (MAP REF. 3)
BELL REAL ESTATE, LLC
N/F
BOOK 4922, PAGE 443
PARKING & ACCESS EASEMENT
BOOK 5252, PAGE 130
15' DRAINAGE EASEMENT
50' DRAINAGE EASEMENT
BOOK 1685, PAGE 195
35' EXCEPTION
BOOK 2321, PAGE 602
N 84°13'30" E
S 00°36'29" E
75.00'
N 00°36'29" W
1.53'
N 00°36'29" W
1.55'
TOP OF BANK
IRS
CB
IPF
WOOD ADDITION
44.5'
15.0'
2.8'
4.8'
PETER N. & THERESA R. TALEV
REPUTED OWNERS
BOOK 5145, PAGE 877
CONC. BLOCK BUILDING
No. 8033
(3361.06 sq. ft.)
52.2'
SIGN: "ADDITIONAL PARKING IN REAR"
SIGN: "DO NOT ENTER" "ONE WAY"
3.9'
12.8'
17.1'
ASPHALT
SOUTHERLY BOUNDARY VAN EPPS (FORMERLY) BOOK 1607, PAGE 55
N 84°25'31" E
148.05'
STORM SEWER
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 899
NYS DOT MON. FND. 0-25-47 FERM. SURVEY MARKER #848
1157'± TO NLY LINE CAUGHDENOY ROAD
FRONTIER CICERO LLC
REPUTED OWNER
BOOK 5240, PAGE 326
NEW LOT 1
ESTATE OF ROBERT WOOD
FILED: JUNE 7, 2013 MAP No. 11700
S 00°36'29" E
1.21'
POINT "A"
N 84°23'31" E
8.27'
S 84°23'31" W
6.31'
PROPOSED CONCRETE WALK
CONCRETE CURBS
CONC. WALK
PARCEL "A"
FRONTIER CICERO LLC
TO TALEV
BOOK 5296, PAGE 892
S 20°11' W
309.68'
P.O.B.
U.S. ROUTE 11
(BREWERTON ROAD)
HIGHWAY BOUNDARY (PER N.Y.S.D.O.T. RECORD MAPPING & DEED REF. 2)
CICERO ASSOCIATES SUBDIVISION
FILED: AUGUST 7, 2006 MAP No. 10484
SUBLOT 9
CICERO ASSOCIATES LLC
N/F
BOOK 4991, PAGE 181
EXISTING SIGN SPACE = 4' X 5' = 20 sq. ft.
EXISTING SIGN = 7' X 4' = 28 sq. ft.
EXISTING FREE STANDING SIGN = 7' X 4' = 28 sq. ft.
DETAIL OF EXISTING SIGNS TO BE UTILIZED
N.Y. STATE ROUTE No. 91
SITE
LOCATION PLAN
Scale: 1" = 2000'
AREA, YARD AND BULK REGULATIONS PER CODE (GENERAL COMMERCIAL (GC)
Per Code
Minimum Building Line (feet) = 100
Minimum Lot Depth (feet) = 200
Minimum Front Yard Setback (feet) = 50
Minimum Rear Yard Setback (feet) = 25
Minimum Side Yard Setback (feet) = 15
Maximum Building Coverage = 40%
Maximum Building Size (sq.ft.) = 100,000
Existing
Minimum Building Line (feet) = 80.22 existing
Minimum Lot Depth (feet) = 118.43
Minimum Front Yard Setback (feet) = 19.52 existing
Minimum Rear Yard Setback (feet) = 44.80 existing
Minimum Side Yard Setback (feet) = 8.42 existing
Maximum Building Coverage = 32%
Maximum Building Size (sq.ft.) = 3361.1± existing
LEGEND:
Indicates light fixture
Indicates light stand
Indicates utility pole, anchor & overhead lines
Indicates iron pipe found/ iron rod set
Indicates bollard
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
Indicates underground telephone line, manhole & box
Indicates underground electric line & manhole
Indicates underground television cable & box
NOTES:
Total area: 0.24± acres
Present Zone: General Commercial (GC)
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" (areas determined to be outside 500- year flood- plain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0006 D, Revised date: September 15, 1984.
Tax Map No. 045.-01-08.1
Total number parking spaces: 11 regular and 1 handicap provided. =1/280 sq. ft.
No new lighting proposed.
No modifications to existing drainage patterns.
No proposed landscaping.
No proposed building modifications.
No new sanitary proposed.
No new water proposed.
No new gas proposed.
Snow to be trucked off site.
STATEMENT OF USE:
Property to continue to be used as office space.
Hours of Operation: Monday -- Friday: 8:00am -- 5:00pm.
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
REGULAR DUTY PAVEMENT DETAIL
(TYPICAL - NOT TO SCALE)
SIDEWALK DETAIL
(TYPICAL - NOT TO 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.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7202
FAX: (315) 457-9251
DATE: OCTOBER 12, 2015
SCALE: 1" = 10'
FILE NO.: 1985.351
SHEET NO. 2 OF 2
F.B. NO.



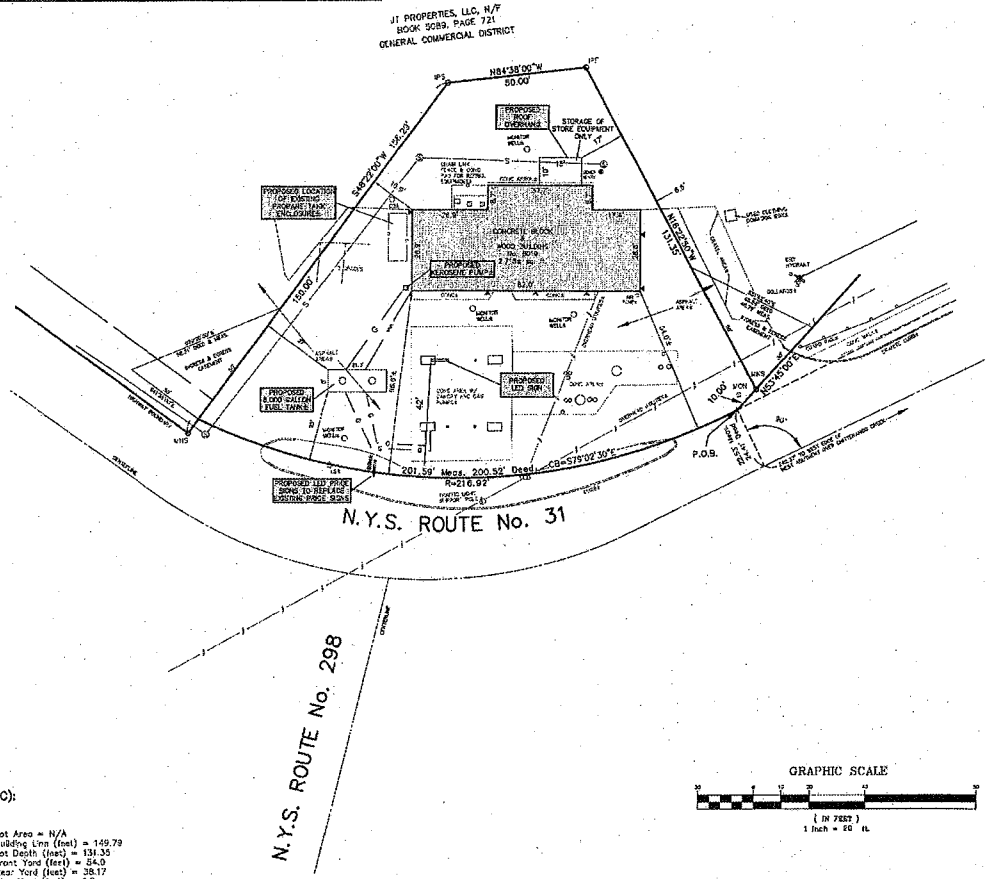
EXISTING SIGN



PROPOSED SIGN (NOT TO SCALE)



LOCATION PLAN
Scale: 1" = 2000'



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

NOTES:

Total area: 0.423 ± acre
Present Zone: General Commercial (GC)
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" (areas determined to be outside the 500-year floodplain.) and Zone "AE" (base flood elevations determined) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360372 0015 D, revised date: September 15, 1994.
Tax Map No. 089.-06-01
No new sanitary proposed.
No new water proposed.
No new gas proposed.
No new electric proposed.
No new landscaping proposed.
Total number of parking: 2 existing

LEGEND:

- Indicates light stone
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- Indicates bollard
- 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
- Indicates underground telephone line, manhole & box
- Indicates underground electric line & manhole
- Indicates underground television cable & box

BULK REGULATIONS – GENERAL COMMERCIAL (GC):

Per Code:
Minimum Lot Area = N/A
Minimum Building Line (feet) = 100
Minimum Lot Depth (feet) = 200
Minimum Front Yard (feet) = 50
Minimum Rear Yard (feet) = 25
Minimum Side Yard (feet) = 15
Maximum Building Coverage = 40%
Maximum Building Size (Sq. Ft.) = 100,000
Maximum Building Height (feet) = 60

Existing:
Minimum Lot Area = N/A
Minimum Building Line (feet) = 149.79
Minimum Lot Depth (feet) = 131.35
Minimum Front Yard (feet) = 54.0
Minimum Rear Yard (feet) = 38.17
Minimum Side Yard (feet) = 6.6
Maximum Building Coverage = 14%
Maximum Building Size (Sq. Ft.) = 2,719
Maximum Building Height (feet) =

Subject to any statement of facts an examination will or is due account of File of above

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
MAY 24, 2016
JUNE 23, 2016
JULY 22, 2016

SITE PLAN – PROPOSED FEATURES
No. 8019 N.Y.S. ROUTE No. 31

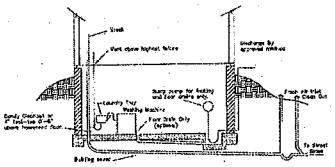
PART OF LOT No. 73
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
8251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: MARCH 30, 2016
SCALE: 1" = 20'
FILE NO.: 12398.001

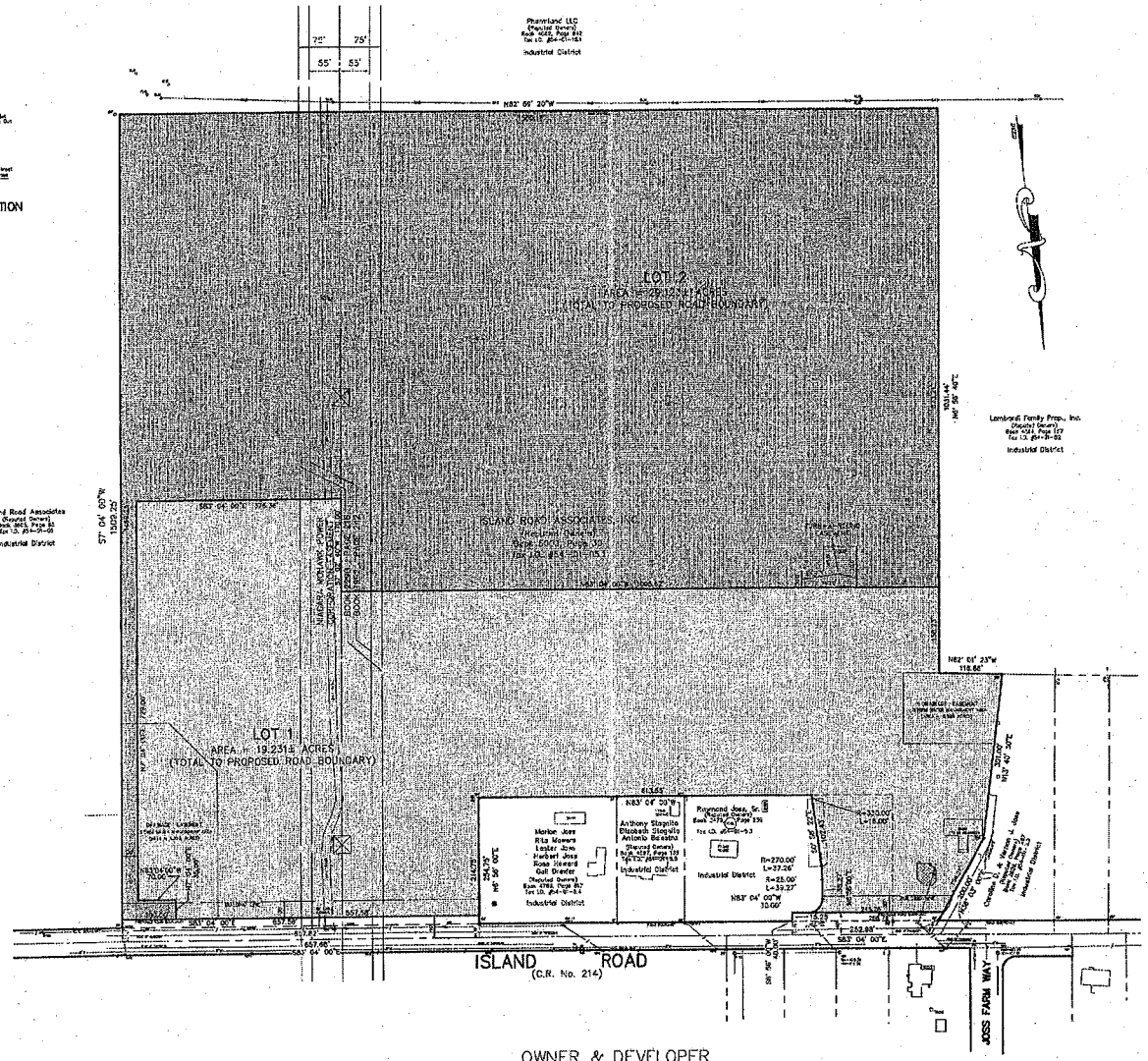
SHEET NO. 2 OF 3

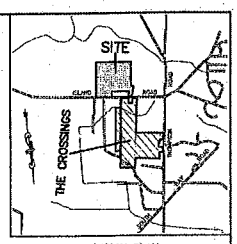
F.B. NO. 1547



PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

1) Laundry waste must be solidly connected to a soil or waste stack.
2) Sump pump discharge pipes shall be connected directly to the storm sewer system where storm sewers are available; otherwise they shall be directed to rear yard drainage swales. Sump pump discharge shall not be directed toward the street without written permission of the town.
3) Basement floor to be pitched toward floor drain or sump.
4) Floor drain is optional.
5) Horizontal separation between sewer and water lateral - 10 feet minimum.





LOCATION PLAN
NOT TO SCALE

NOTES:

Total area: 48.354± acres to proposed road boundary
Present Zone: RM Residential Multiple District.
Total number of lots: One (1) existing, two (2) proposed.
Minimum Lot Area Per Unit (sq. ft.): 5,445 required
Lot 1: Total Proposed Units = 94 (511,830± sq.ft. or 11.75± acres)
Total unencumbered area = 15.32± acres proposed
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 of 500-year flood plain) 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. 54-01-03.1
Lot No. 1 is subject to a proposed blanket easement for ingress, egress, utilities, sanitary sewer and drainage for Lot No. 2.
Lot No. 2 is a flag lot for future development.

LEGEND:

- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- 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
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- 4755 indicates street address
- indicates 6" diameter bollard (typical)
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole

RECEIVED
JUL 28 2010
FILE COPY

Subject to any statement of facts an accurate and up to date abstract or title will show.

Drainage and 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.

OWNER & DEVELOPER
Island Road Associates, Inc.
8285 Thompson Road
Cicero, NY. 13039
TEL: (315) 699-6053

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NOTE:
WETLANDS DELINEATED BY THE ENVIRONMENTAL COLLABORATIVE, IN AUGUST OF 2006 AND LOCATED BY IANUZI AND ROMANS, P.C. ON AUGUST 21, 2006. WETLANDS MODIFIED PER DELINEATION BY N.Y.S.D.E.C. AND LOCATED BY IANUZI AND ROMANS, PC ON OCTOBER 30, 2006.
TOTAL AREA OF ARMY CORP WETLANDS = 3.85± ACRES.
TOTAL AREA OF N.Y.S.D.E.C. WETLANDS = 3.28± ACRES.

WETLANDS REVISED PER N.Y.S.D.E.C.

REVISIONS
OCTOBER 18, 2010
JANUARY 24, 2011
JUNE 15, 2011
JULY 6, 2011
NOVEMBER 29, 2011
JULY 23, 2014*

*LOT LINES CHANGED

3rd AMENDED PRELIMINARY PLAN
ISLAND HOLLOW

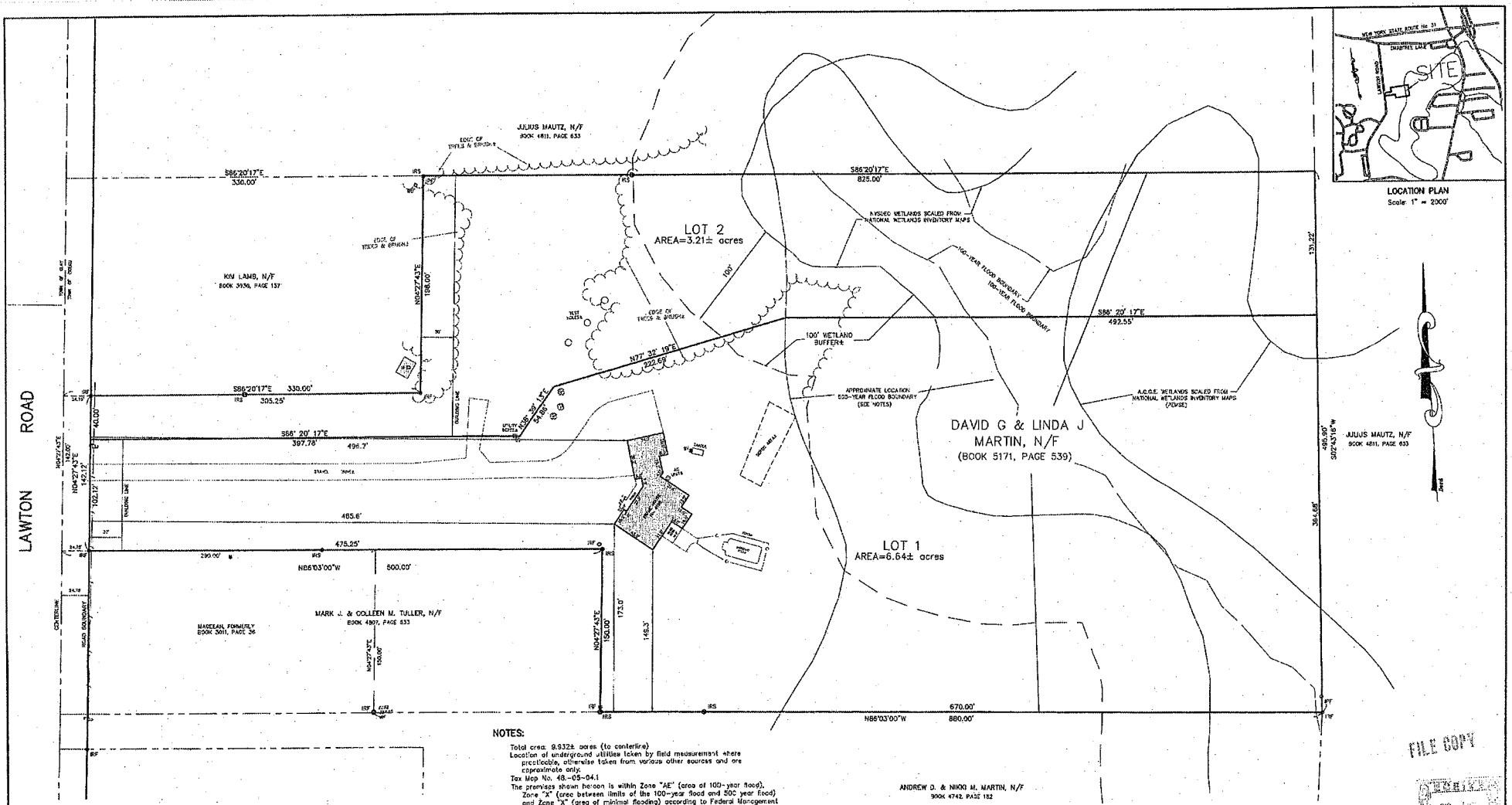
PART OF LOT No. 68
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK
DONALD A. LOVE
No. 050291
LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
5231 INTZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9281

DATE: AUGUST 17, 2010
SCALE: 1" = 100'
FILE NO.: 1431.022

SHEET NO.
F.B. NO. 599



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 9.932± acres (to centerline)
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Tax Map No. 48.-05-04.1
The premises shown hereon is within Zone "AE" (area of 100-year flood), Zone "X" (area between limits of the 100-year flood and 500 year flood) and Zone "X" (area of minimal flooding) according to Federal Management Agency National Flood Insurance Rate Map Community Panel No. 360572 0008 D, revised date: September 15, 1994.

NOTE:

LOT 2 IS NOT RESIDENTIAL BUILDING LOT UNDER ONONDAGA COUNTY HEALTH DEPARTMENT SUBDIVISION REGULATIONS AND THEREFORE NOT APPROVED BY THAT DEPARTMENT FOR RESIDENTIAL USE. INDIVIDUAL SEWAGE DISPOSAL PLAN MUST BE APPROVED BY THE HEALTH DEPARTMENT PRIOR TO CONVERSION TO RESIDENTIAL BUILDING LOT AND ISSUANCE OF A BUILDING PERMIT.

LEGEND:

- Indicates light stand
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- Indicates iron rod set
- Indicates elevations taken 8-8-13; U.S.G.S. datum.

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

N.Y.S. Licensed Land Surveyor

FILE COPY

APPROVED: TOWN OF CICERO PLANNING BOARD

DATE: _____ BY: _____ Chairman

APPROVED: DAVID G. MARTIN
8199 Lawton Road, Cicero, NY 13041

DATE: _____ BY: _____ Owner & Developer

REVISIONS

PRELIMINARY PLAN

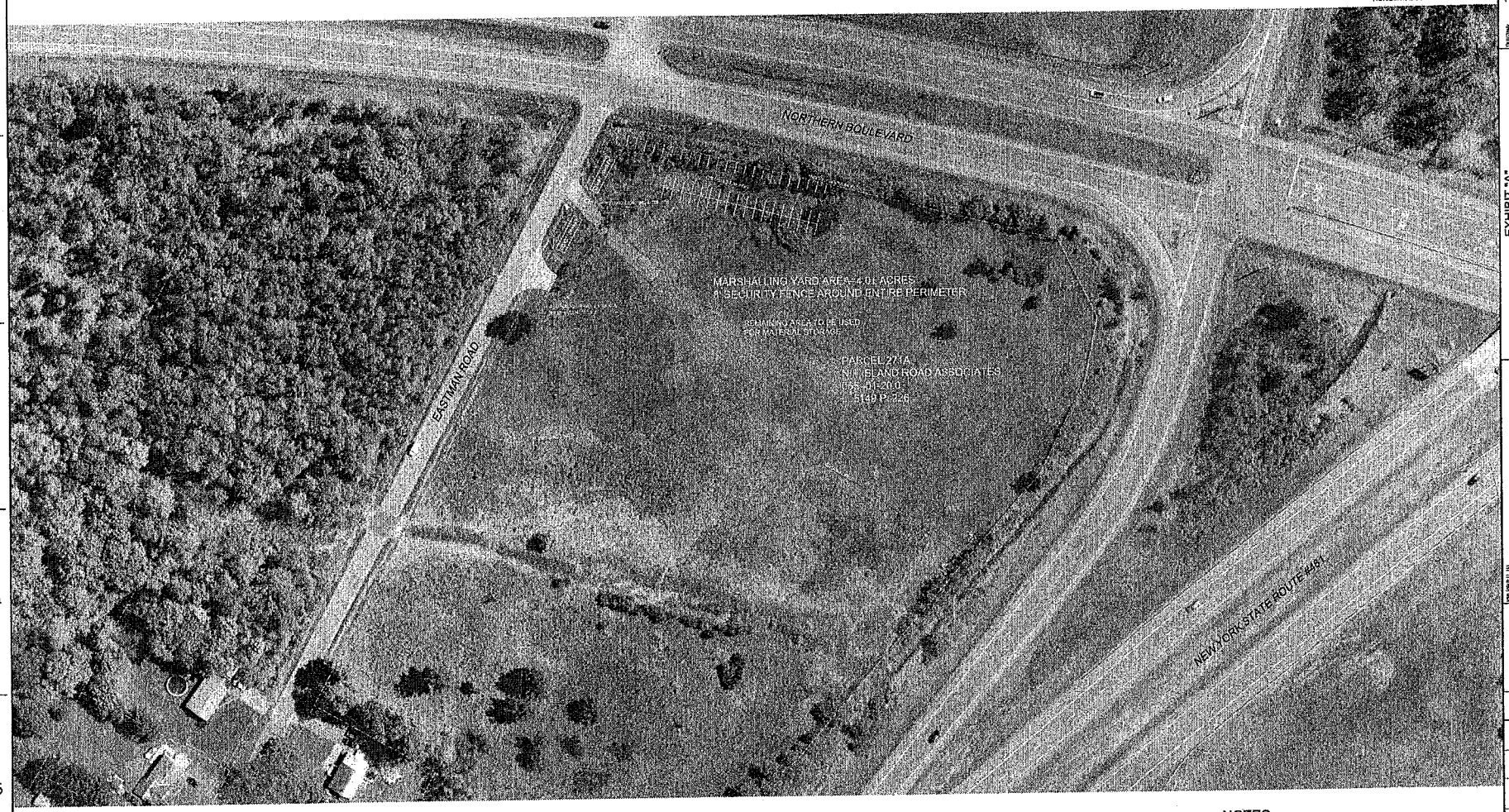
MARTIN PROPERTY

PART OF FARM LOT No. 54
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5335 NOTZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: AUGUST 1, 2016
SCALE: 1" = 40'
FILE NO.: 3105.016
SHEET NO.
F.B. NO. 1496

PROPOSED EASTMAN ROAD MARSHALLING YARD SITE



HORIZONTAL SCALE: 1"=50'

LEGEND

- MARSHALLING YARD LIMITS - (TO BE FENCED)
- PROPERTY LINES (WHITE OVER AERIAL PHOTOGRAPHY)
- DELINEATED WETLANDS (SEE NOTE #1)
- PROPOSED LIGHT POLE

NOTES

1) WETLAND DELINEATION WAS PERFORMED BY ESS ENVIRONMENTAL STAFF. THE WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS MANUAL AND THE NORTHEAST INTERIM REGIONAL SUPPLEMENT.

2) STORM WATER POLLUTION PREVENTION PLAN TO BE SUBMITTED TO TOWN OF CICERO.

3) STORM WATER POLLUTION PREVENTION PLAN WILL FOLLOW BLUE BOOK, NATIONAL GRID DESIGN & PSC CERTIFICATE.

EXHIBIT "A"
LANDS TO BE LEASED FROM
ISLAND ROAD ASSOCIATES
TOWN OF CICERO, COUNTY OF ONDONDAGA, STATE OF N.Y.

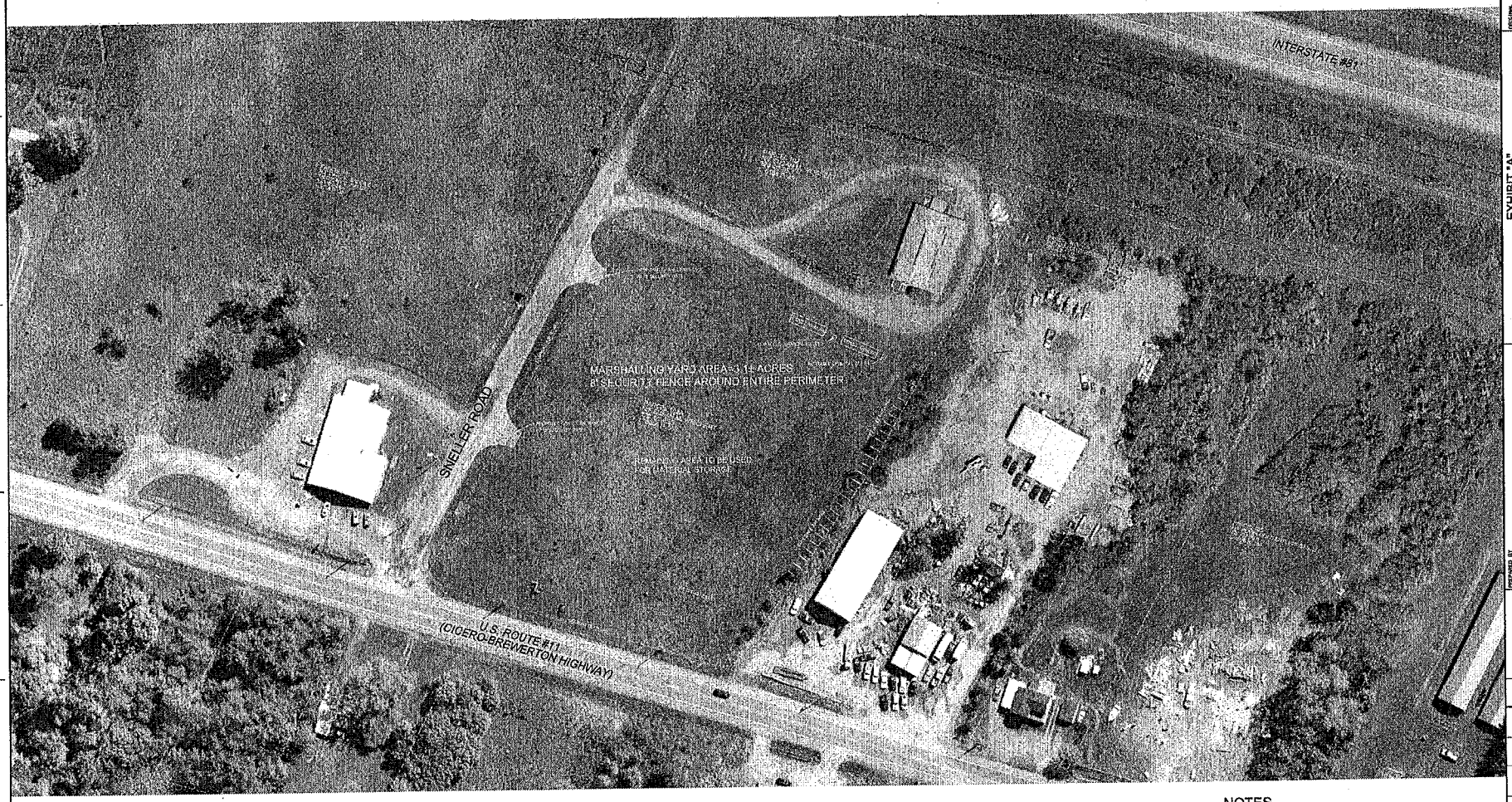
DESIGNAL TRACK DATE 1/11/16
FILE NUMBER 6.2-C3-M49
DRAWING NUMBER C-67534-C
SHEET NUMBER 1

PREPARED BY nationalgrid
ACCOUNT NUMBER

DES. APPROVED
DR. APPROVED
CK. APPROVED
APPROVED

DATE | DESCRIPTION OF ISSUE OR REVISION | DR. | CK. | APP.

PROPOSED SNELLER ROAD MARSHALLING YARD SITE



HORIZONTAL SCALE: 1"=50'

LEGEND

- MARSHALLING YARD LIMITS - (TO BE FENCED)
- PROPERTY LINES (WHITE OVER AERIAL PHOTOGRAPHY)
- DELINEATED WETLANDS (SEE NOTE #1)
- PROPOSED LIGHT POLE

NOTES

1) WETLAND DELINEATION WAS PERFORMED BY TES ENVIRONMENTAL STAFF. THE WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE 1987 U.S. ARMY CORPS OF ENGINEERS MANUAL AND THE NORTHEAST INTERIM REGIONAL SUPPLEMENT.

2) STORM WATER POLLUTION PREVENTION PLAN TO BE SUBMITTED TO TOWN OF CICERO.

3) STORM WATER POLLUTION PREVENTION PLAN WILL FOLLOW BLUE BOOK, NATIONAL GRID DESIGN & PSC CERTIFICATE.

EXHIBIT "A"
LANDS TO TO BE LEASED FROM
SUSAN M. WEICHERT
TOWN OF CICERO, COUNTY OF ONDONDAGA, STATE OF N.Y.

ORIGINAL ISSUE DATE 1/8/16
FILE INDEX 6.2-C3-M49
DRAWING NUMBER C-67535-C
SHEET NUMBER 1

PREPARED BY nationalgrid
ACCOUNT NUMBER

DEL. APPROVED
DR. APPROVED
CK. APPROVED
APPROVED

DATE | DESCRIPTION OF ISSUE OR REVISION