LAWTON ROAD

JULIUS MAUTZ, N/F
BOOK 4811, PAGE 633

KIM LAMB, N/F
BOOK 3609, PAGE 127

LOT 2
AREA=3.21± acres

100' WETLAND BUFFER

DAVID G & LINDA J MARTIN, N/F
(BOOK 5171, PAGE 539)

LOT 1
AREA=6.64± acres

MARK J. & COLLEEN M. TALLER, N/F
BOOK 4881, PAGE 613

MARSAL FORMALY
BOOK 3991, PAGE 36

JULIUS MAUTZ, N/F
BOOK 4811, PAGE 633

ANDREW D. & NIKKI M. MARTIN, N/F
BOOK 4748, PAGE 102

S86°20'17"E 330.00'
S86°20'17"E 825.00'
S86°20'17"E 330.00'
S86°20'17"E 305.25'
S86°20'17"E 397.78'
S86°20'17"E 492.55'
N77°39'19"E 22.69'
N77°39'19"E 22.69'
N86°43'13"E 141.12'
S02°43'16"W 245.50'
485.6'
475.25'
N86°03'00"W 800.00'
N86°03'00"W 150.00'
N86°03'00"W 173.0'
N86°03'00"W 800.00'
N86°03'00"W 672.00'
40.00'
131.00'
31.14'

LOCATION PLAN
Scale: 1" = 2000'

SITE

GRAPHIC SCALE
( IN FEET )
1 inch = 50 ft.

NOTES:

Total area: 9.8324 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.-03-04.1
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 Emergency Management Agency National Flood Insurance Rate Map Community Panel No. 360535 0008 D, revised date: September 18, 1984.

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 line
- indicates iron pipe and/or monument found
- indicates iron rod set
- indicates elevations taken 8-6-13 U.S.G.S. datum.

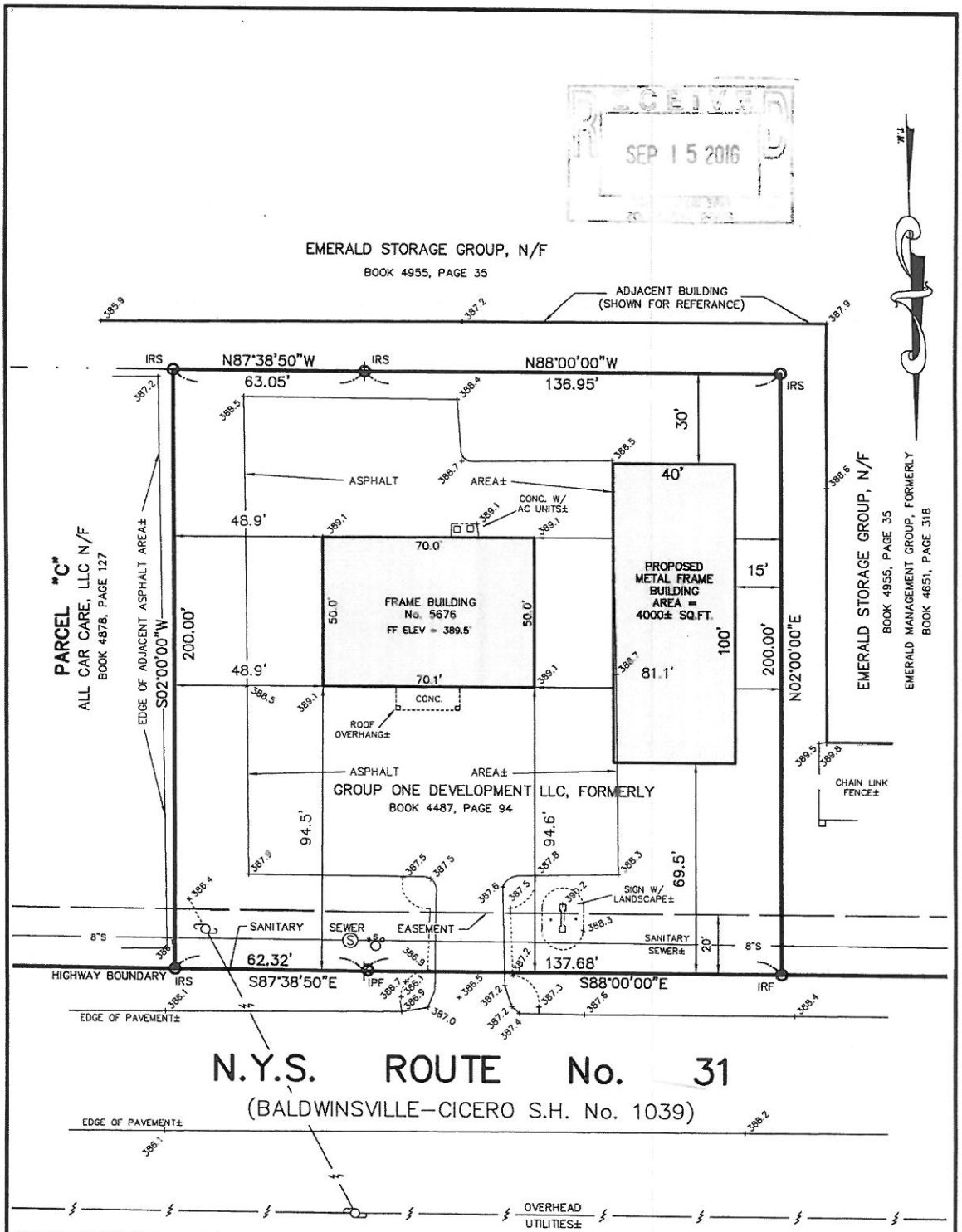
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

FILE COPY

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

APPROVED: DAVID G. MARTIN
6148 Lawton Road, Cicero, NY 13041
DATE: _____ BY: _____ Owner & Developer

| REVISIONS | PRELIMINARY PLAN<br>MARTIN PROPERTY<br>PART OF FARM LOT No. 54<br>TOWN OF CICERO<br>ONONDAGA COUNTY, NEW YORK |
|---|---|
| | IANIZZI & ROMANS LAND SURVEYING, P.C.<br>DATE: AUGUST 1, 2005<br>SCALE: 1" = 40'<br>SHEET NO.<br>F.B. NO. 1496 |




IPF: INDICATES IRON PIPE FOUND, 9/21/09
IRF: INDICATES IRON ROD FOUND, 9/21/09

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.

\\SERVER\Land Projects\3391001\dwg\3391001.dwg

X 390.0: INDICATES ELEVATIONS TAKEN, 09/21/09; U.S.G.S. DATUM

# SKETCH PLAN

SHEET
1 OF 2

| | |
|---|---|
| TRACT MAP | |
| BY: | JOSEPH V. SALLIN, L.S. |
| DATE FILED: | FEBRUARY 23, 2005 |
| MAP NO. | 10113 |

PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN, OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.

TO:

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

N.Y.S. LICENSED LAND SURVEYOR

## PARCEL B
## GROUP ONE DEVELOPMENT
## TOWN CENTRE SUBDIVISION

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

IANUZI & ROMANS
LAND SURVEYING, P.C.
LIVERPOOL & SYRACUSE, NEW YORK
(315) 457-7200

| | |
|---|---|
| DATE: | SEPTEMBER 21, 2009 |
| SCALE: | 1" = 40' |
| FILE: 3391.001 | FB: 1406 |

ASSOCIATED DEVELOPMENT ENTERPRISES, LLC
BOOK 4056, PAGE 305
GENERAL COMMERCIAL DISTRICT

2831.25'

S3° 15' 55"E
2204.41'

LAWRENCE WILCOX, JR. &
BETTY WILCOX, N/F
BOOK 3421, PAGE 229
AGRICULTURAL DISTRICT

N3° 25' 37"W
214.39'

ABUNDANT LIFE CHRISTIAN FELLOWSHIP CHURCH, N/F
BOOK 4055, PAGE 168
AGRICULTURAL DISTRICT

EAST TAFT ROAD

JOHN GRATZER, N/F
BOOK 3391, PAGE 434

JOHN GRATZER, N/F
BOOK 3391, PAGE 434

JOHN GRATZER, N/F
BOOK 3391, PAGE 434

JOHN GRATZER, N/F
BOOK 3391, PAGE 434

AGRICULTURAL DISTRICT

N3° 15' 55"W

SEE SHEET 3
FOR SITE DETAIL

PROPOSED
METAL FRAME BUILDING
AREA = 8,000± SQ.FT.

PROPOSED
GRAVEL

PROPOSED
ASPHALT

VOSSEN & HARRIGT
BOOK 3996, PAGE 112

N3° 34' 37"W
333.13'

S3° 34' 37"W

GATE

230.39'
S0° 51' 15"E

103.10'
S4° 18' 09"E

S13° 41'
S13° 27' 29"E

S23° 21' 41"E

400.04'
S29° 46' 03"E

S34° 30' 29"E

S39° 15' 15"E

S44° 44' 37"E

S49° 30' 24"E

S54° 16' 11"E

S59° 01' 57"E

INTERSTATE ROUTE NO. 481

GRAPHIC SCALE
( IN FEET )
1 inch = 150 ft.

OWNER/DEVELOPER
ABUNDANT LIFE CHRISTIAN FELLOWSHIP
7000 ALL NATIONS BLVD.
E. SYRACUSE, NY 13057
315-463-7300

LOCATION PLAN
Scale: 1" = 2000'

SITE

## NOTES:

Total area: 92.50± acres
Present Zone: Agricultural District
Elevations referred to arbitrary datum of 410.00' as shown on a Site Plan of the Church prepared by LR Engineering, dated February 4, 2008, last revised July 9, 2014
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Tax Map No. 064-01-11.1
Total number parking spaces: 705 existing
9 required
Proposed water and sanitary to the new existing building utilities.
Proposed landscaping to match landscaping around existing building.
No proposed increase in water usage.
No outdoor storage.

## LEGEND:

| | |
|---|---|
| Cus | Indicates light scale |
| | Indicates utility pole, anchor & overhead line |
| O IPF | Indicates iron pipe or other monument found |
| | Indicates hydrant |
| | Indicates sign |
| 12" Pvc | Indicates storm culvert |
| GM | Indicates gas main, gas valve or gas line marker |
| WM WV | Indicates water main, water valve & hydrant |
| CB | Indicates storm sewer, catch basin & manhole |
| SM SV | Indicates sanitary sewer, sewer vent & manhole |
| TM | Indicates underground telephone line, manhole & box |
| EM | Indicates underground electric line & manhole |
| CM | Indicates underground television cable & box |

## STATEMENT OF USE

Existing parcel to continue to be used as a Church.
Hours of Operation: Monday – Sunday 7a.m. – 11p.m.
Monday – Thursday evening classes and special events
Saturday – Sunday services 7a.m. – 7:30p.m.
Proposed 60'x100' metal frame building to be utilized for Cub Scouts Program.
Hours of Operation: Monday – Saturday 7a.m. – 7p.m.

SKETCH PLAN

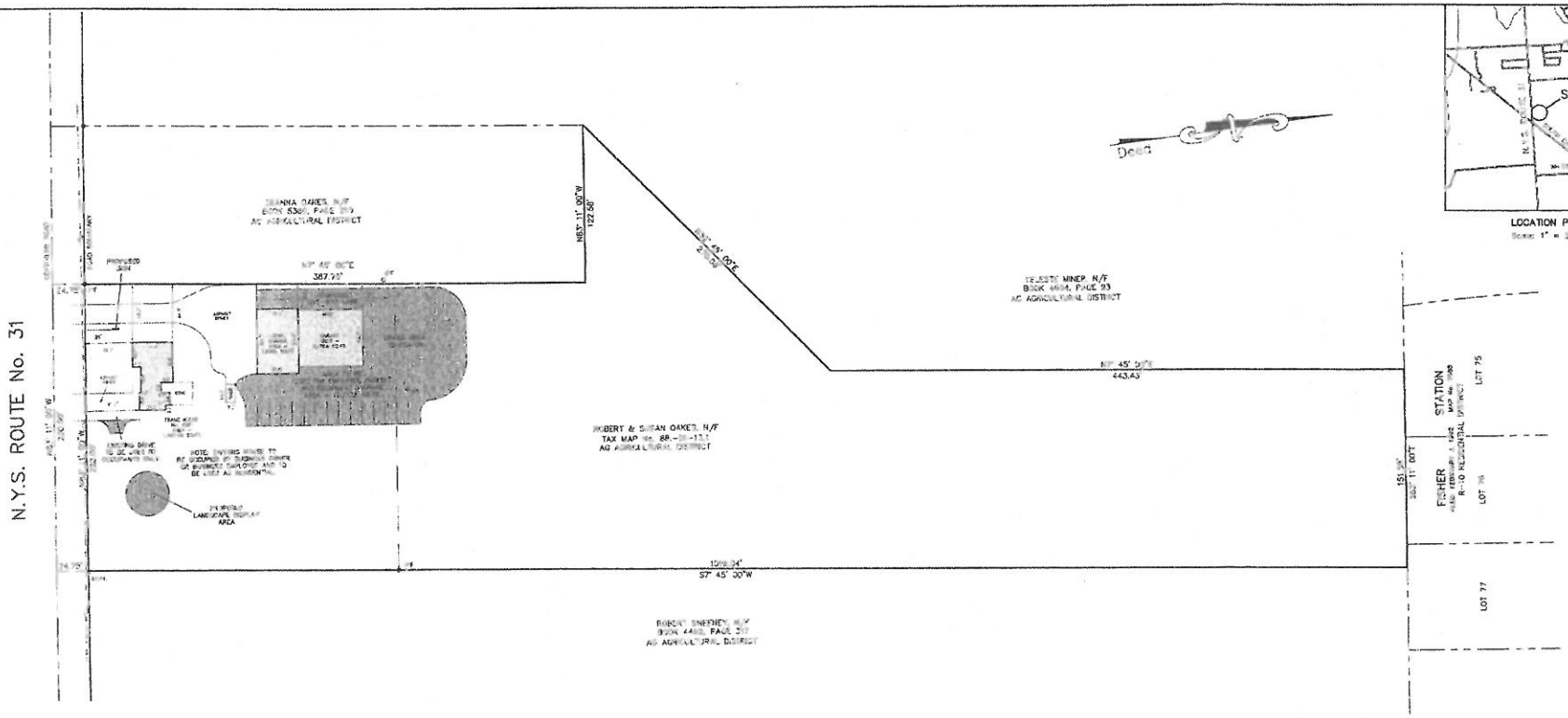
# ABUNDANT LIFE CHRISTIAN CENTER

PART OF FARM LOT No. 95
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
501 IVY DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-
FAX: (315) 457-

DATE: JULY 19, 2016
SCALE: 1" = 150'
FILE no. 12438.001

SHEET NO.
2 OF 3




NOTES:

THIS IS MADE USING RECORD MAP BY A. SCOTT WHITTAKER, DATED: JUNE 23, 2016, FILE No. 1996-38-01.
NO FIELD WORK HAS BEEN PERFORMED AT THIS TIME.

STATEMENT OF USE

Site to be used as Lawn and Landscape Service Business.
Hours of Operation: Monday – Saturday 8:30am – 6:30pm
Winter Snow Removal Services: November 15th – April 15th
(24 hour service, 7 days a week)

LEGEND:

- indicates original grade
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates cabinet
- 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: 4.0664 acres
Present Zone: Agricultural District (AG)
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 "A" (areas outside 500-year flood) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360570 0001 D & 0007 D, revised date: September 15, 1994.
Tax Map No. 88.-01-13.1
Total number parking spaces: 15 employee spaces proposed (1/252 sq.ft.)
No new proposed sanitary.
No new proposed water.
No new proposed gas.
Equipment & Vehicles to be serviced off site.

GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

AREA, YARD AND BULK REGULATIONS PER CODE (AG – AGRICULTURAL COMMERCIAL)

Per Code
Minimum Building Line (feet) = 100
Minimum Lot Depth (feet) = 200
Minimum Front Yard Setback (feet) = 50
Minimum Rear Yard Setback (feet) = 50
Minimum Side Yard Setback (feet) = 50
Maximum Building Coverage = 100
Maximum Building Height (feet) = 35

Existing
Minimum Building Line (feet) = 220
Minimum Lot Depth (feet) = 1019.04
Minimum Front Yard Setback (feet) = 38.3
Minimum Rear Yard Setback (feet) = 804
Minimum Side Yard Setback (feet) = 191
Maximum Building Coverage = 35
Maximum Building Height (feet) = to be determined.

OWNER
ROBERT & SUSAN OAKES
6351 STATE ROUTE 31
CICERO, NY 13039

DEVELOPER
BLACKBURN LAWN AND LANDSCAPE
8068 TREEVIEW CIRCLE
CICERO, NY
315-289-4554

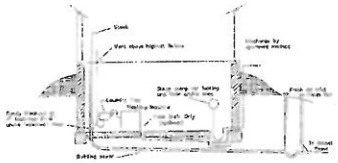
SITE PLAN – PROPOSED FEATURES
6351 N.Y.S. ROUTE 31
BLACKBURN LAWN & LANDSCAPE

PART OF LOT No. 43
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

ANUZI & ROMANS LAND SURVEYING, P.C.
5204 HITS DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7700
FAX: (315) 457-6231

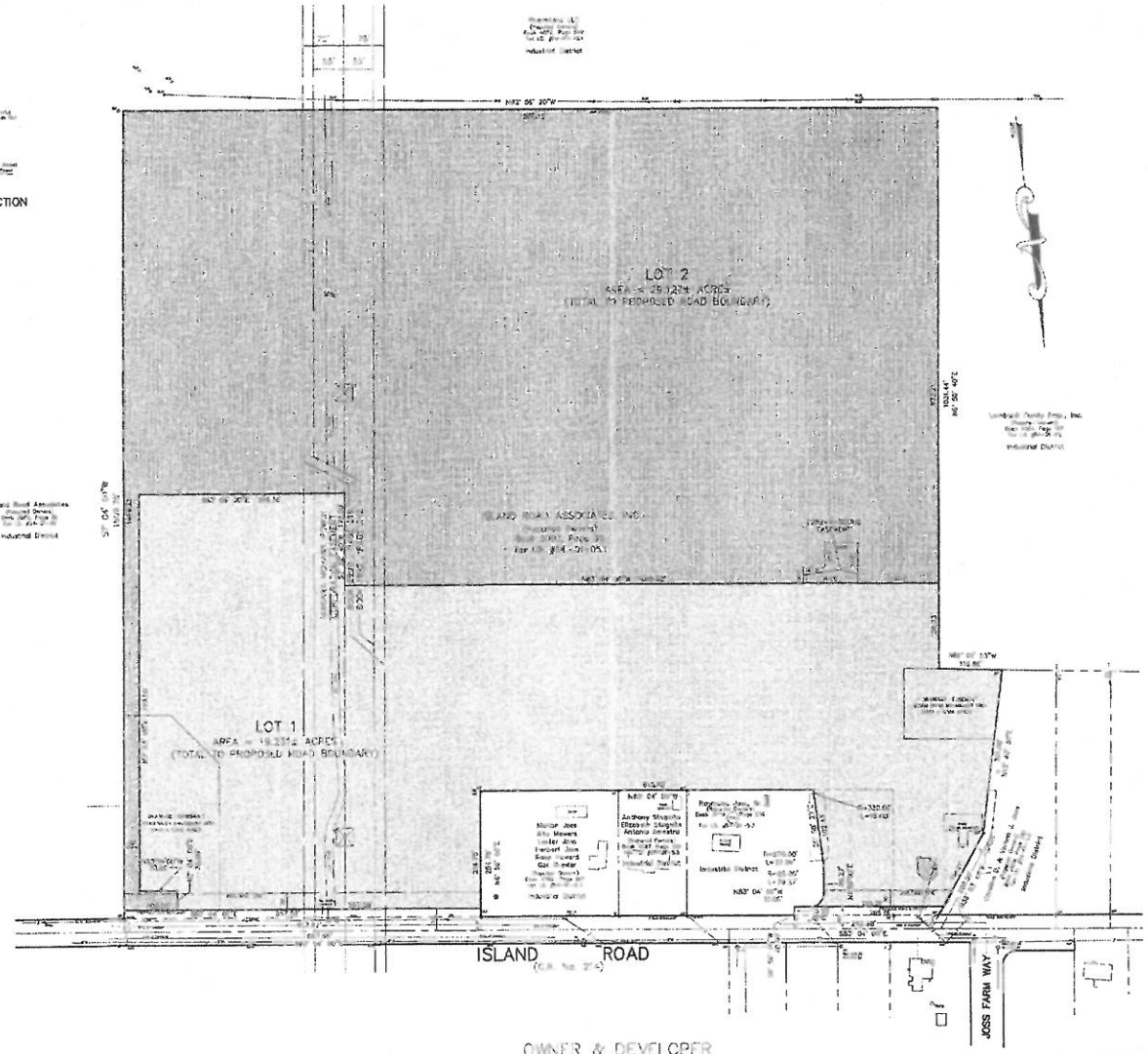
DATE: JUNE 30, 2016
SCALE: 1" = 40'
FILE NO. 12442

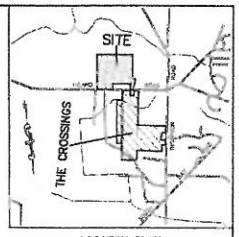
SHEET NO. 2 OF 2



PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

1) Laundry waste must be safely connected to a sink or waste stack.
2) Sump pump discharge pipe 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 connections shall not be directed toward the street without written permission of the town.
3) Basement floor to be placed 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: 44.3539 acres to proposed road boundary.
Present Zone: Rd 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 (811,828± sq.ft. or 1.7354 acres)
Total unencumbered area = 10.3±± 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 herein 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. 360532 0027 D, revised as of September 5, 1984.
Tax Map No. 24-01-05.1
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 tree 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 line, & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates street address
- indicates 6" diameter bollard (typical)
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole

FILE COPY

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

GRAPHIC SCALE
( IN FEET )
1 inch = 200 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 = 3.85± ACRES.

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

| REVISIONS |
|---|
| [illegible] |
| [illegible] |
| [illegible] |
| [illegible] |
| [illegible] |
| [illegible] |
| [illegible] |

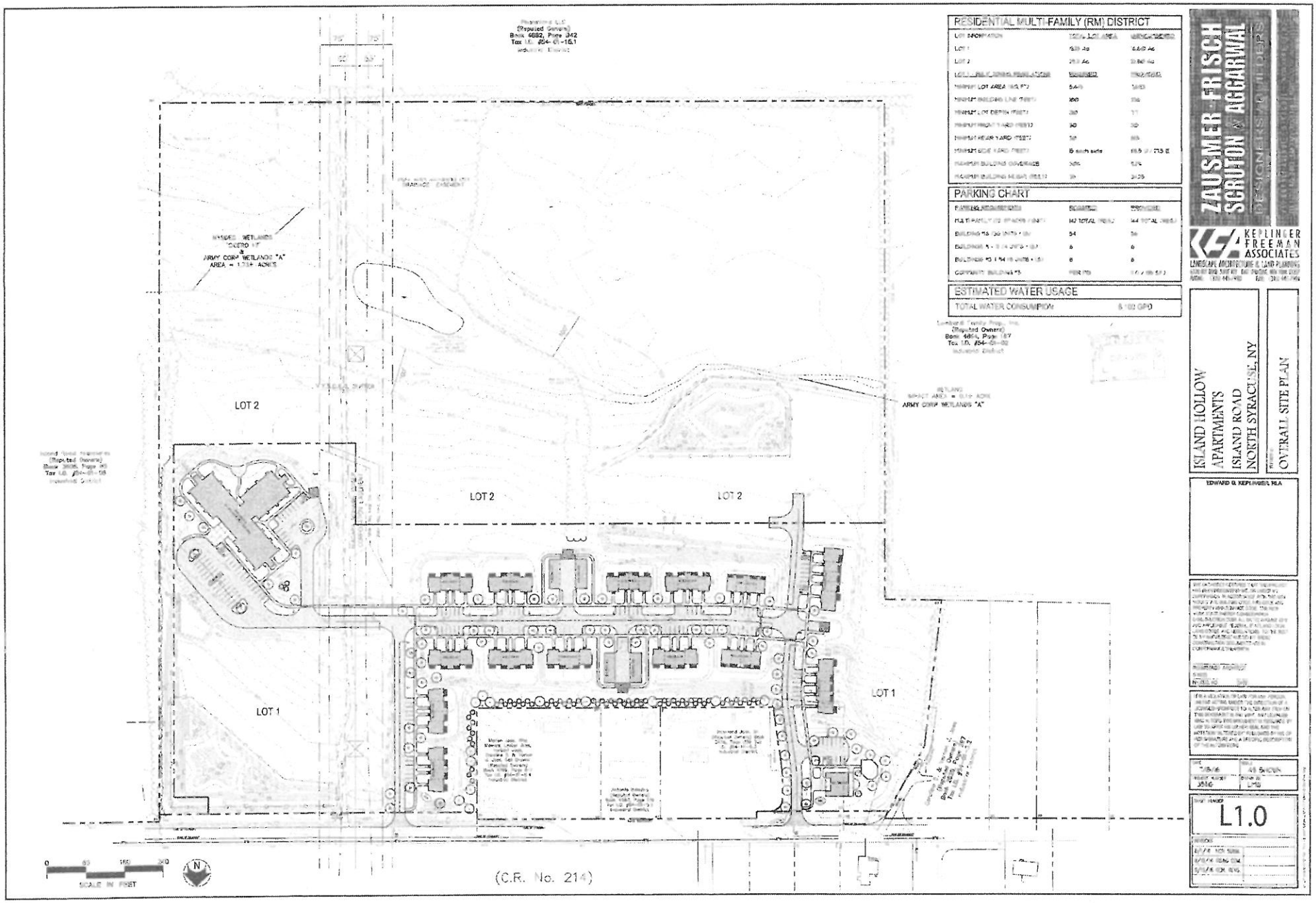
3rd AMENDED PRELIMINARY PLAN

# ISLAND HOLLOW

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

IANUZI & ROMANS LAND SURVEYING, P.C.
501 WEST FAYETTE STREET
NORTH SYRACUSE, N.Y. 13212
PHONE: (315) 458-7200
FAX: (315) 457-0405

DATE: AUGUST 17, 2010
SCALE: 1" = 100'
FILE NO: 1431.012
SHEET NO
F.B. No. 430



RESIDENTIAL MULTI-FAMILY (RM) DISTRICT
PARKING CHART
ESTIMATED WATER USAGE
TOTAL WATER CONSUMPION
LOT 2
LOT 2
LOT 2
LOT 1
LOT 1
(C.R. No. 214)
SCALE IN FEET
ZAUSMER-FRISCH
SCRUTON & AGGARWAL
DESIGNERS & DEVELOPERS
KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
ISLAND HOLLOW APARTMENTS
ISLAND ROAD
NORTH SYRACUSE, NY
OVERALL SITE PLAN
EDWARD G. KEPLINGER, RLA
L1.0