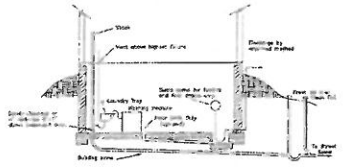
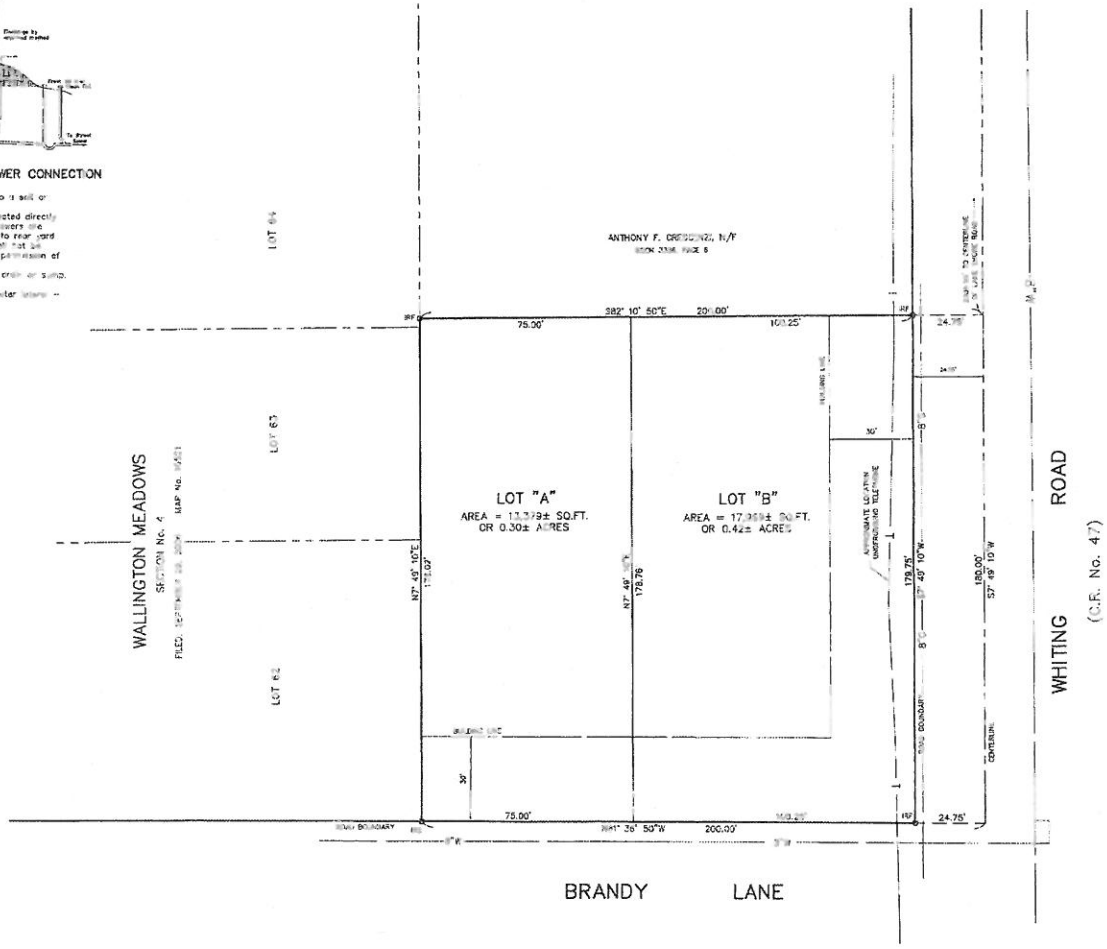
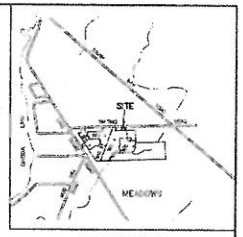


PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

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
Scale: 1" = 2000'

NOTES:

Total area: 0.72± acres to road boundary
Total number of lots: One (1) existing, Two (2) proposed
Present Zone: R-10 Residential 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 0004, revised date: September 15, 1994.
Tax Map No. 47.-12-18

LEGEND:

- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe unit/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
- indicates street address

FILE COPY

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

N.Y.S. Licensed Land Surveyor

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

APPROVED: CHRISTOPHER PISANTI
1133 Heritage Court, Jamesville, NY 13209
DATE: _____ BY: _____ Owner & Developer

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

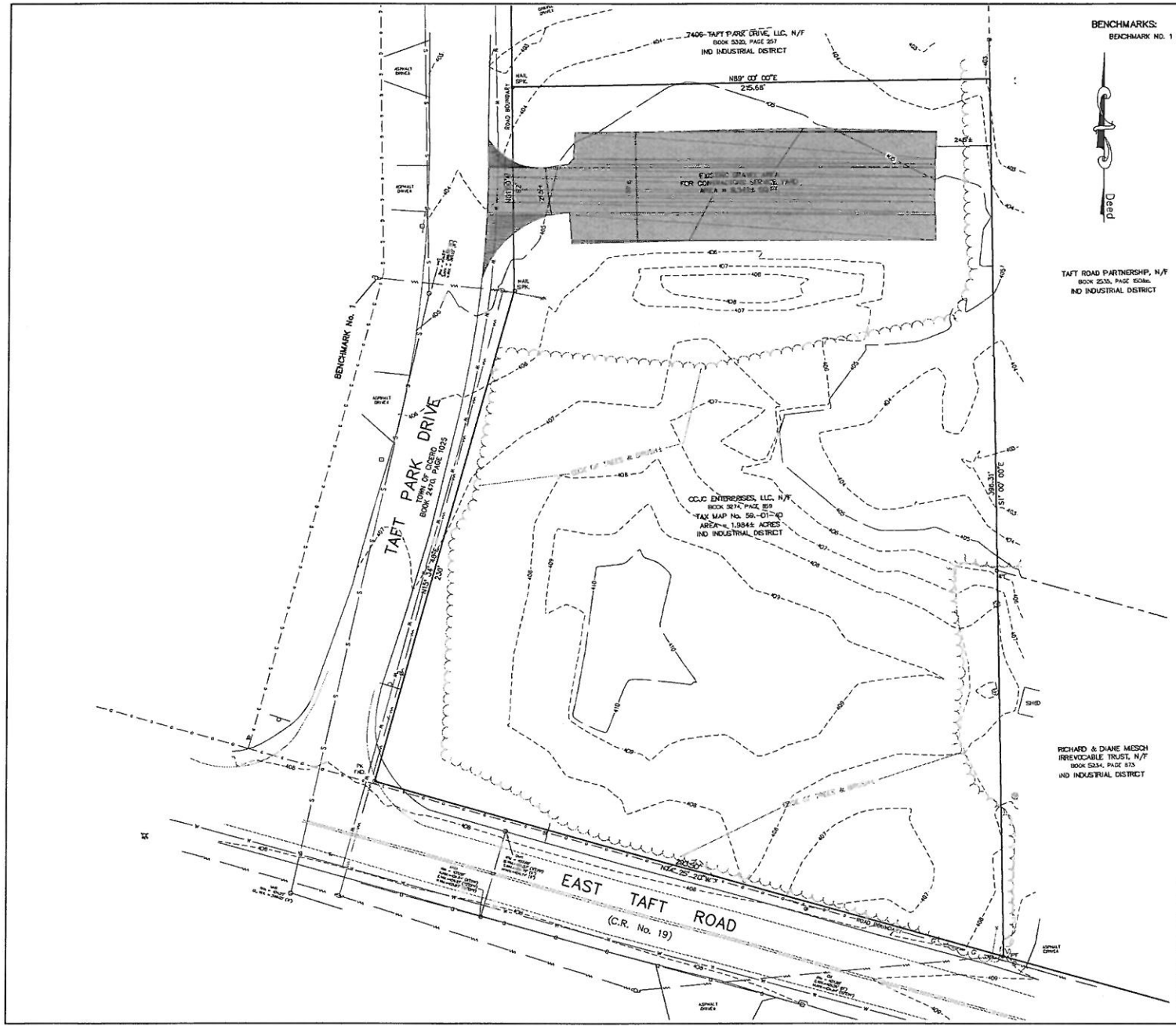
FINAL PLAN

LANDS OF PISANTI

PART OF FARM LOT No. 44
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

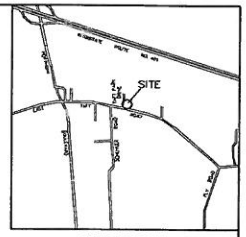
IANUZI & ROMANS LAND SURVEYING, P.C.
2951 W.G. DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: APRIL 21, 2006
SCALE: 1" = 20'
FILE No.: 12144.062
SHEET NO.
F.B. NO. 1233



BENCHMARKS:

BENCHMARK NO. 1 – MAGNETIC NAIL SET IN UTILITY POLE (NM2-1)
ELEVATION = 408.17'



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 1.984± acres
Present Zone: IND Industrial District
Elevations referred to NAVD 88.
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 floodplain) 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 No. 59.-01-40.
No proposed water.
No proposed sanitary sewer.
No proposed gas.
No proposed electric.
No proposed signs.
No proposed lighting.
No proposed landscaping.
No proposed grade changes.

LEGEND:

- indicates original grade
- 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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

OWNER/DEVELOPER
CCJC ENTERPRISES, LLC (JOSEPH WILCKENS)
7395 TAFT PARK DRIVE
EAST SYRACUSE, NY 13057
(315) 458-7723

STATEMENT OF USE

Site to be used as Contractor Service Yard for storage of materials and equipment. Equipment to range from small enclosed trailer, pickup truck & boom trucks.
Hours of Operation: Monday – Friday 6am – 6pm

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

SITE PLAN – EXISTING FEATURES

CCJC ENTERPRISES, LLC

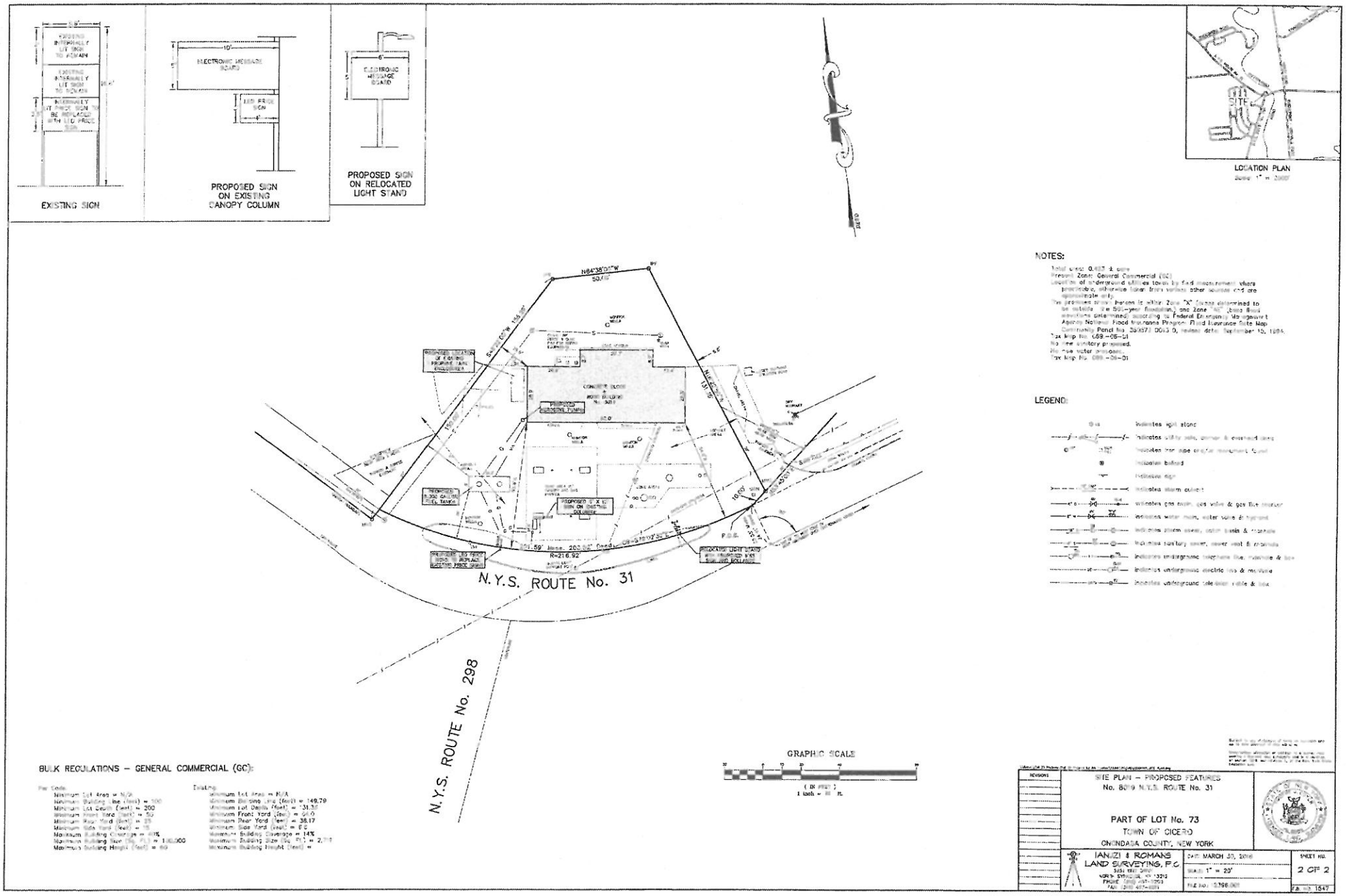
PART OF FARM LOT No. 94
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

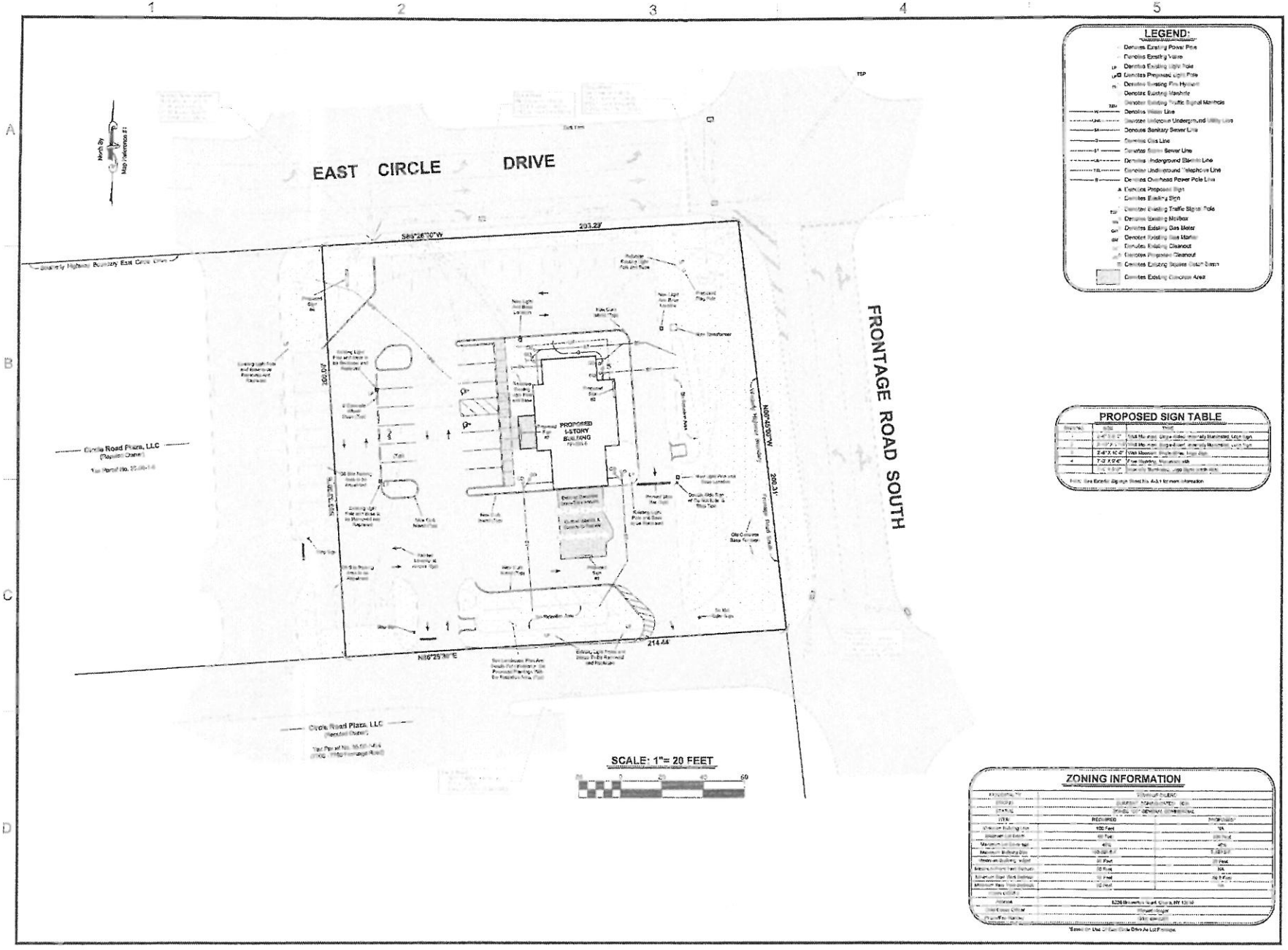
STATE OF NEW YORK · TIMOTHY J. COTTER · LICENSED LAND SURVEYOR

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

DATE: MAY 11, 2016
SCALE: 1" = 20'
FILE NO.: 12409.001

SHEET NO. 1 OF 1
F.B. NO. 1547


EXISTING SIGN
PROPOSED SIGN ON EXISTING CANOPY COLUMN
PROPOSED SIGN ON RELOCATED LIGHT STAND
LOCATION PLAN
N.Y.S. ROUTE No. 31
N.Y.S. ROUTE No. 298
GRAPHIC SCALE
NOTES:
LEGEND:
BULK REGULATIONS – GENERAL COMMERCIAL (GC):
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.
DATE: MARCH 30, 2016
SCALE: 1" = 20'
SHEET NO. 2 OF 2



NEWGROUND

ARCHITECT

Thomas D. Aiser, AIA, NCARB

CONSULTANTS

NewGround International, Inc.

Delta Engineering, Architecture, & Land Surveyors

DO NOT REPRODUCE

This document contains confidential information, and is the property of the architect. It shall not be used on other projects or for the extension of the project without the Architect's written approval.

VISIONS FEDERAL CREDIT UNION

5788 EAST CIRCLE DRIVE
CICERO, NEW YORK

Revision:	
Issue Date:	May 20, 2016
Arch. / Engr:	D. FALDZINSKI
Drawn By:	T. SILVEIRA
Check By:	
Project No.	2016 147.001
Title:	Site Plan
Sheet No.	C-1