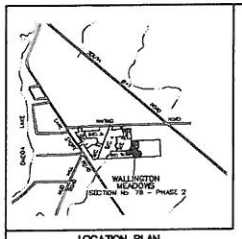
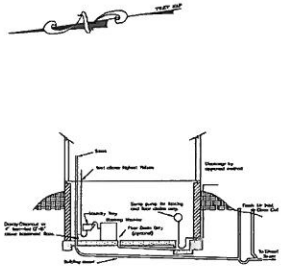


LOCATION PLAN
Scale: 1" = 2000'



PROPOSED TYPICAL LAYOUT
FOR WET SEWER CONNECTION

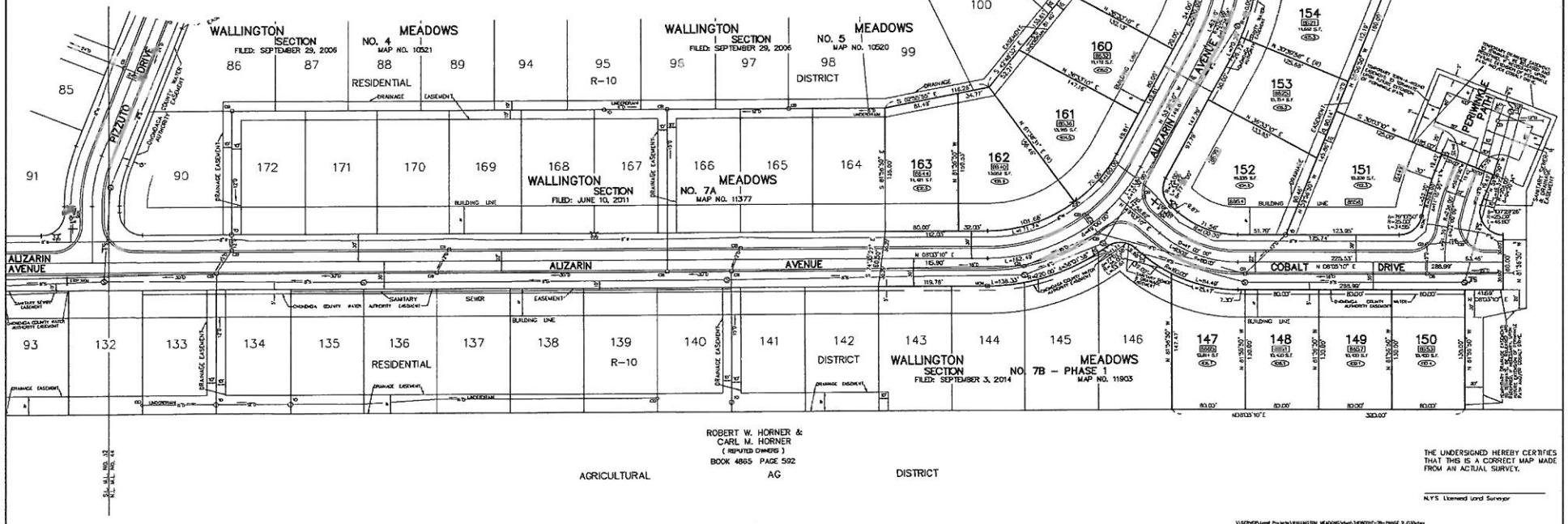
1) Laundry waste must be safely connected to a soil or waste stack.
2) Sump pump discharge pipes shall be connected directly to the storm sewer system (See NOTES).
3) Basement floor to be pitched toward floor drain or sump.
4) Floor drain is optional
5) Horizontal separation between sewer and water lateral - 10 feet minimum.

NOTES:

Elevations referred to U.S.G.S. Datum (feet).
Total Area: 5.356± Acres
Total Number of Lots: 17
Present Zone: Residential R - 10 District.
Pavement widths shown are without gutters.
Tax Map Number: 87-01-60.1
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Sump pump discharge pipes shall connect directly to the storm sewer system through sump pump laterals provided.
Driveway access for Lot No. 151 to be from Periwinkle Path.
Driveway access for Lot No. 152 to be from Cobalt Drive or from Alizarin Avenue only if located to the easterly side of the lot, as close to the easterly lot line as allowed by Town regulations.

LEGEND:

CM	indicates concrete monument to be set.
SS	indicates sanitary sewer & manhole.
CB	indicates storm sewer, catch basin & manhole.
WV	indicates water main & hydrant.
CULVERT	indicates storm culvert.
GM	indicates gas main & gas line marker.
T	indicates underground telephone line & box.
E	indicates underground electric line & box.
CATV	indicates underground television cable & box
(R)	indicates lot line radial to street curve.
72	indicates street address.
10,666 S.F.	indicates lot area (square feet).
UNDERDRAIN	indicates underdrain, yard drain & cleanout.
384.7	indicates minimum finished floor elevation for gravity sewer service to basement.



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

N.Y.S. Licensed Land Surveyor

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

APPROVED: TOWN OF CICERO PLANNING BOARD

DATE: _____ BY: _____ Chairman

APPROVED: LOK DEVELOPMENT, LLC 1216 MORGAN ROAD, LIVERPOOL, NY 13090

DATE: _____ BY: _____ Owner & Developer

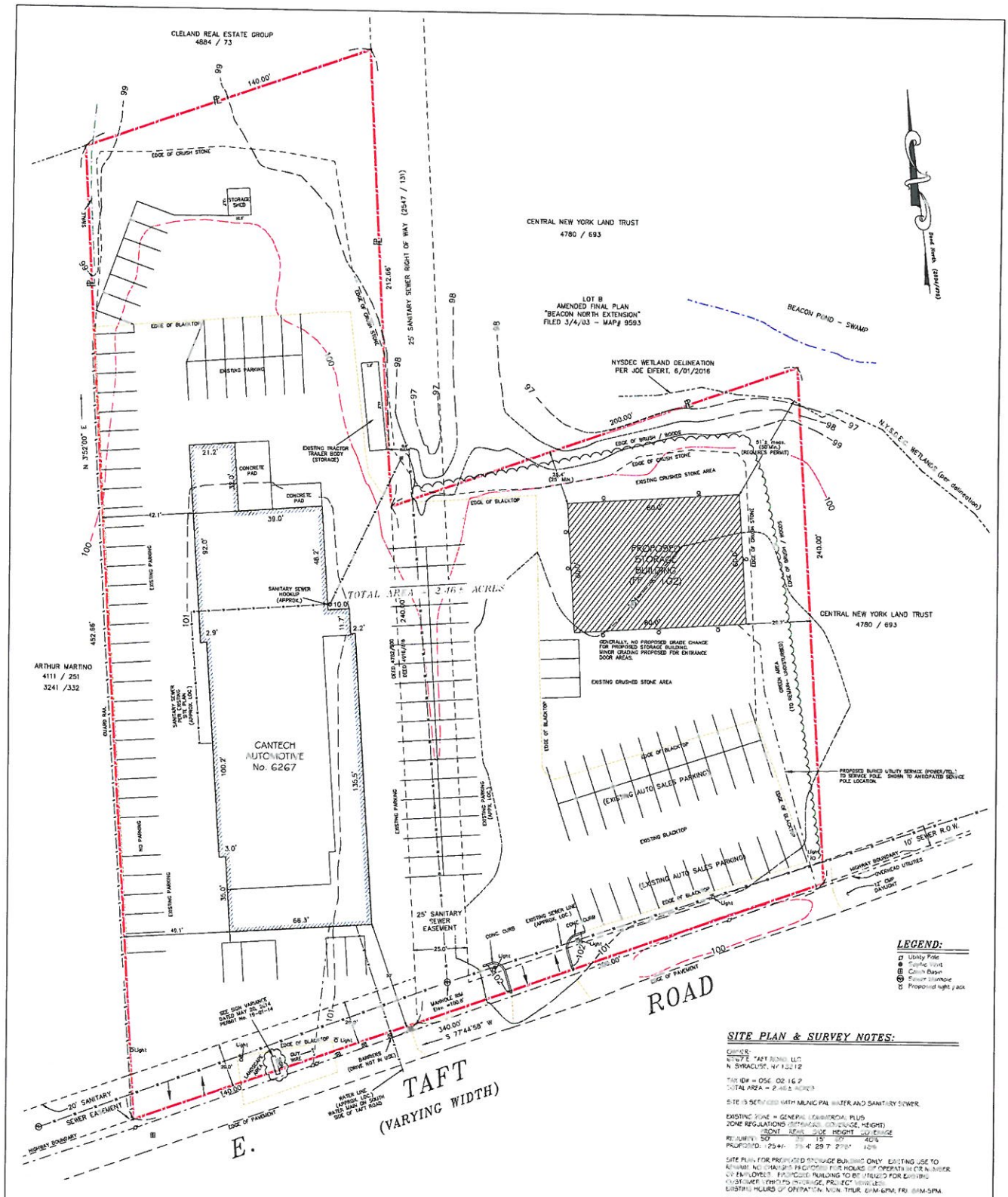
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS

FINAL PLAN
WALLINGTON MEADOWS
SECTION No. 7B - PHASE 2
PART OF MILITARY LOT No. 44
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5231 INTZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7220
FAX: (315) 457-9254

DATE:	JULY 6, 2016
SCALE:	1" = 50'
FILE NO.:	1164.067
SHEET NO.	1 OF 1
F.B.	1366



LEGEND:

- Utility Pole
- Septic Vent
- Catch Basin
- Fire Hydrant
- Proposed light / pack

SITE PLAN & SURVEY NOTES:

OWNER:
NEWYE "ART" BONO, LLC
N. SYRACUSE, NY 13212

TAX ID# = 056.-02-16.2
TOTAL AREA = 2.46± ACRES

SITE IS SERVICED WITH MUNICIPAL WATER AND SANITARY SEWER.

EXISTING ZONE = GENERAL COMMERCIAL PLUS
ZONE REGULATIONS (STORAGE, COVERAGE, HEIGHT)

	FRONT	REAR	SIDE	HEIGHT	COVERAGE
REQUIRED:	50'	30'	15'	35'	40%
PROPOSED:	125+/-	99.4'	29.7'	27'8"	10%

SITE PLAN FOR PROPOSED STORAGE BUILDING ONLY. EXISTING USE TO REMAIN. NO CHANGES PROPOSED FOR HOURS OF OPERATION OR NUMBER OF EMPLOYEES. PROPOSED BUILDING TO BE UTILIZED FOR EXISTING CUSTOMER. (TYPICAL "STORAGE PROJECT" VEHICLES)
EXISTING HOURS OF OPERATION: MON. THUR. 8AM-6PM, FRI. 8AM-5PM.

PROPOSED STORAGE BUILDING WILL NOT HAVE SEWER OR WATER CONNECTIONS.

PROPOSED UTILITY (POWER/TEL.) TO BE ALONG EASTERLY SIDE OF EXISTING PARKING (SEE PROPOSED LOCATION ON PLAN).

NO ADDITIONAL SIGNAGE AT THIS TIME. SEE SIGN LOCATION VARIANCE DATED MAY 20, 2014, PERMIT No. 15-01-14.

PARKING NOTE: 122 EXISTING PARKING SPACES FOR EMPLOYEE, CUSTOMER AND DISPLAY VEHICLES. (137 SPACES APPROVED ON SITE PLAN DATED JULY 2014 BY KOPLIDNEY, FREEMAN & ASSOCIATES.
NO ADDITIONAL PARKING PROPOSED AT THIS TIME.

LIGHTING NOTE: NO NEW FREESTANDING LIGHT POLES PROPOSED. SHIELDED (DOWNCAST) WALL PACKS TO BE LOCATED ON PROPOSED STORAGE BUILDING WITH DAYLIGHT SENSORS. NO ADJOINING PROPERTY OR STREET LIGHT POLLUTION FOR PROPOSED.
SEE CUT SHEET FOR PROPOSED WALL PACKS.

NOTE: THIS PROPOSED PLOT PLAN IS FOR PLANNING AND PERMITTING PURPOSES ONLY. ALL PROPOSED BUILDING AND CONSTRUCTION PLANS ARE TO REFLECT TOWN OF CICERO SITE PLAN GUIDELINES, SETBACKS, LIGHTING, PARKING, SIGNAGE AND ACTUAL LAYOUT WILL NEED TO BE RE-PENNED AND APPROVED BY TOWN OF CICERO PLANNING AND DEVELOPMENT PRIOR TO ANY CONSTRUCTION. NO DEVELOPMENT WITHIN 100' OF WETLANDS WITHOUT PERMIT.

EROSION AND SEDIMENT CONTROLS SHALL BE PLACED AND MAINTAINED IN STRICT CONFORMANCE WITH NYSDEC GUIDELINES. SILT FENCE WILL BE ESTABLISHED AROUND ALL AFFECTED AREAS. NO STOCKPILING OF EARTHEN MATERIALS OR OTHER POTENTIAL POLLUTANTS ALLOWED DOWN GRADIENT OF THE SILT FENCE. SILT FENCE SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETE AND VEGETATION HAS BEEN ESTABLISHED TO 85% DENSITY IN NON-STRUCTURAL AREAS.

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.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

COPYRIGHT 2014 DAVID BARDOUN P.L.S.

I HEREBY CERTIFY THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.
N.Y. LICENSED LAND SURVEYOR & SEAL

REVISIONS
6/24/2016
7/7/2016
7/19/2016

SITE PLAN
CANTECH AUTOMOTIVE
TOWN OF CICERO
COUNTY OF ONONDAGA
STATE OF NEW YORK

DAVID BARDOUN
LICENSED LAND SURVEYOR
CENTRAL SQUARE, NEW YORK
(315) 668-7048

DATE: MAY 6, 2016
SCALE: 1"= 20'
FILE NO.: 05.13-1-SP-R3

ASSOCIATED DEVELOPMENT ENTERPRISES, LLC
BOOK 4399, PAGE 305
GENERAL COMMERCIAL DISTRICT

2831.25'

S3° 15' 55"E
2204.41'

ONONDAGA COUNTY WATER DISTRICT EASEMENT
BOOK 2243, PAGE 551

LAWRENCE WILCOX, JR. & BETTY WILCOX, N/F
BOOK 3427, PAGE 219
AGRICULTURAL DISTRICT

N3° 25' 23"W
254.29'

ABUNDANT LIFE CHRISTIAN FELLOWSHIP CHURCH, N/F
BOOK 4061, PAGE 108
AGRICULTURAL DISTRICT

EAST TAFT ROAD

JOHN GRATZER, N/F
BOOK 3880, PAGE 134

JOHN GRATZER, N/F
BOOK 1721, PAGE 488

JOHN GRATZER, N/F
BOOK 3942, PAGE 284

JOHN GRATZER, N/F
BOOK 3880, PAGE 134

AGRICULTURAL DISTRICT

PROPOSED METAL FRAME BUILDING
AREA = 6,000± SQ.FT.

PROPOSED ASPHALT

PROPOSED SIGN

304.21'
S3° 06' 21"E

VERNON & MARRIOTT
BIG RYKE, N/F
BOOK 3486, PAGE 110

N37° 32' 07"W
333.21'

182.10'
S4° 18' 08"E

212.38'
N0° 53' 18"E

Deed

INTERSTATE ROUTE NO. 481

OWNER/DEVELOPER
ABUNDANT LIFE CHRISTIAN FELLOWSHIP
7000 ALL NATIONS BLVD.
E. SYRACUSE, NY 13202
315-463-7300

SITE

LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 92.004 acres
Present Zone: Agricultural District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Tax Map No. 59-01-17.1
Total number parking spaces: 265 existing (to be determined)

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

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

FILE COPY

SKETCH PLAN

ABUNDANT LIFE CHRISTIAN CENTER

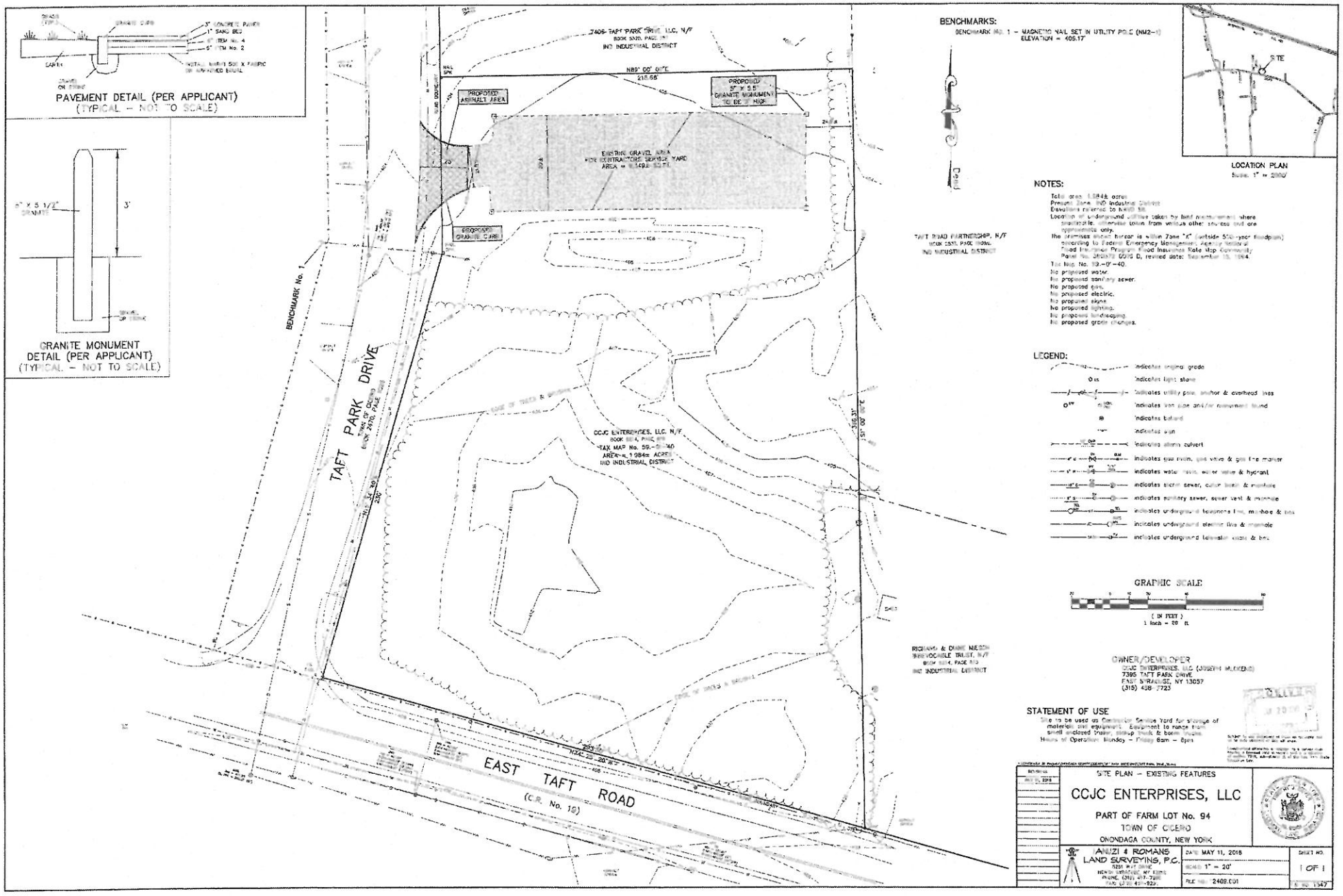
PART OF FARM LOT No. X
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

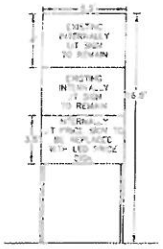
IANUZI & ROMANS LAND SURVEYING, P.C.
327 WEST GENESEE
NORTH SYRACUSE, NY 13212
PHONE (315) 457-7200
FAX (315) 457-9750

DATE: JULY 18, 2016
SCALE: 1" = 100'
FILE NO. 12451.001

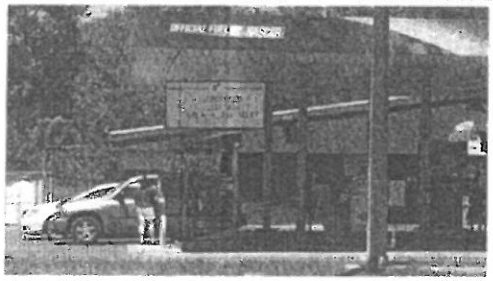
SHEET NO.

F.B. NO.

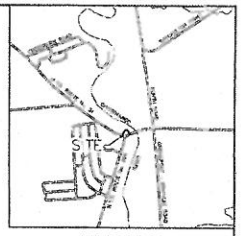

PAVEMENT DETAIL (PER APPLICANT)
(TYPICAL – NOT TO SCALE)
GRANITE MONUMENT DETAIL (PER APPLICANT)
(TYPICAL – NOT TO SCALE)
7406 TAFT PARK DRIVE, LLC, N/F
IND INDUSTRIAL DISTRICT
N89° 00' 00"E
218.68'
PROPOSED ASPHALT AREA
PROPOSED 5" X 5.5' GRANITE MONUMENT TO BE 3' HIGH
EXISTING GRAVEL AREA FOR CONTRACTORS SERVICE YARD
PROPOSED GRANITE CURB
BENCHMARK No. 1
TAFT PARK DRIVE
CCJC ENTERPRISES, LLC, N/F
TAX MAP No. 59.-0-40
AREA = 1.984± ACRES
IND INDUSTRIAL DISTRICT
EAST TAFT ROAD
(C.R. No. 19)
TAFT ROAD PARTNERSHIP, N/F
IND INDUSTRIAL DISTRICT
RICHARD & DIANE MUESCH IRREVOCABLE TRUST, N/F
IND INDUSTRIAL DISTRICT
BENCHMARKS:
BENCHMARK No. 1 – MAGNETIC NAIL SET IN UTILITY POLE (NM2-1)
ELEVATION = 405.17'
LOCATION PLAN
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. 360672 0070 D, revised date: September 15, 1984.
Tax Map No. 59.-0-40.
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 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, cutter 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 MUCKENS)
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, stakup truck & boom trucks.
Hours of Operation: Monday – Friday 6am – 8pm
SITE PLAN – EXISTING FEATURES
CCJC ENTERPRISES, LLC
PART OF FARM LOT No. 94
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
ANUZI & ROMANS LAND SURVEYING, P.C.
DATE MAY 11, 2016
SCALE 1" = 20'
FILE NO. 2409.001
SHEET NO. 1 OF 1



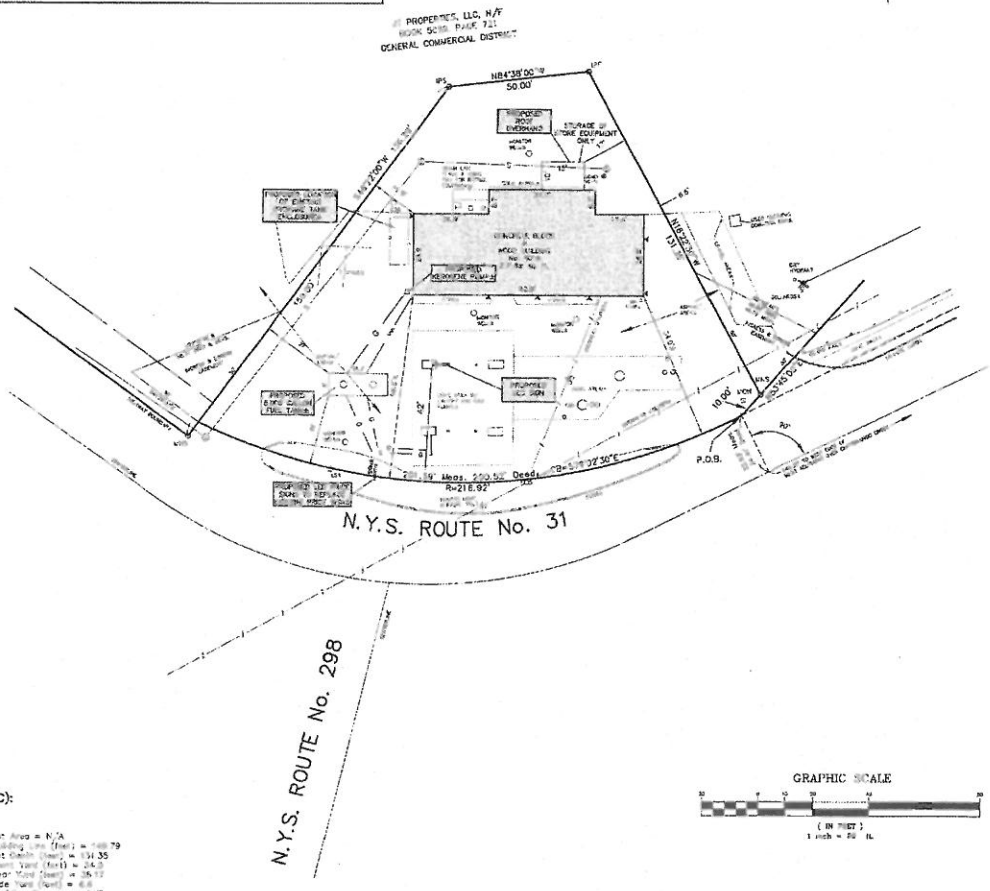
EXISTING SIGN



PROPOSED SIGN (NOT TO SCALE)



LOCATION PLAN
Scale: 1" = 2000'



NOTES:

Total area: 0.123 ± 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 "A" (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. 360572 0015 B, revised date: September 15, 1994.
Tax Map No. 069.-08-01
No new sanitary proposed.
No new water proposed.
No new gas proposed.
No new electric proposed.
No new underground 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) = 10
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) = 148.79
Minimum Lot Depth (feet) = 131.35
Minimum Front Yard (feet) = 24.0
Minimum Rear Yard (feet) = 35.17
Minimum Side Yard (feet) = 6.6
Maximum Building Coverage = 14%
Maximum Building Size (Sq. Ft.) = 2,719
Maximum Building Height (feet) =

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

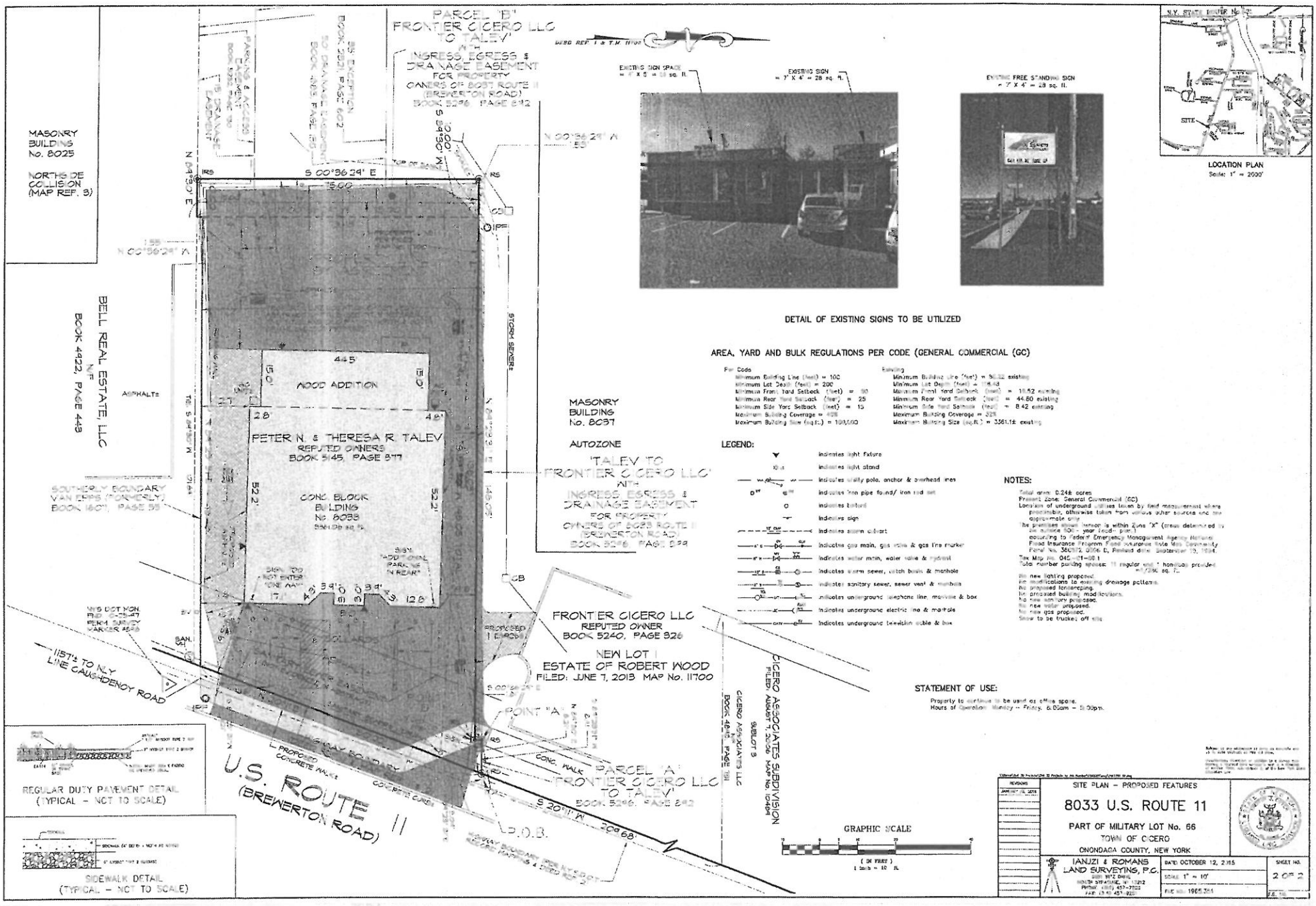
SITE PLAN – PROPOSED FEATURES
No. 8019 N.Y.S. ROUTE No. 31

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

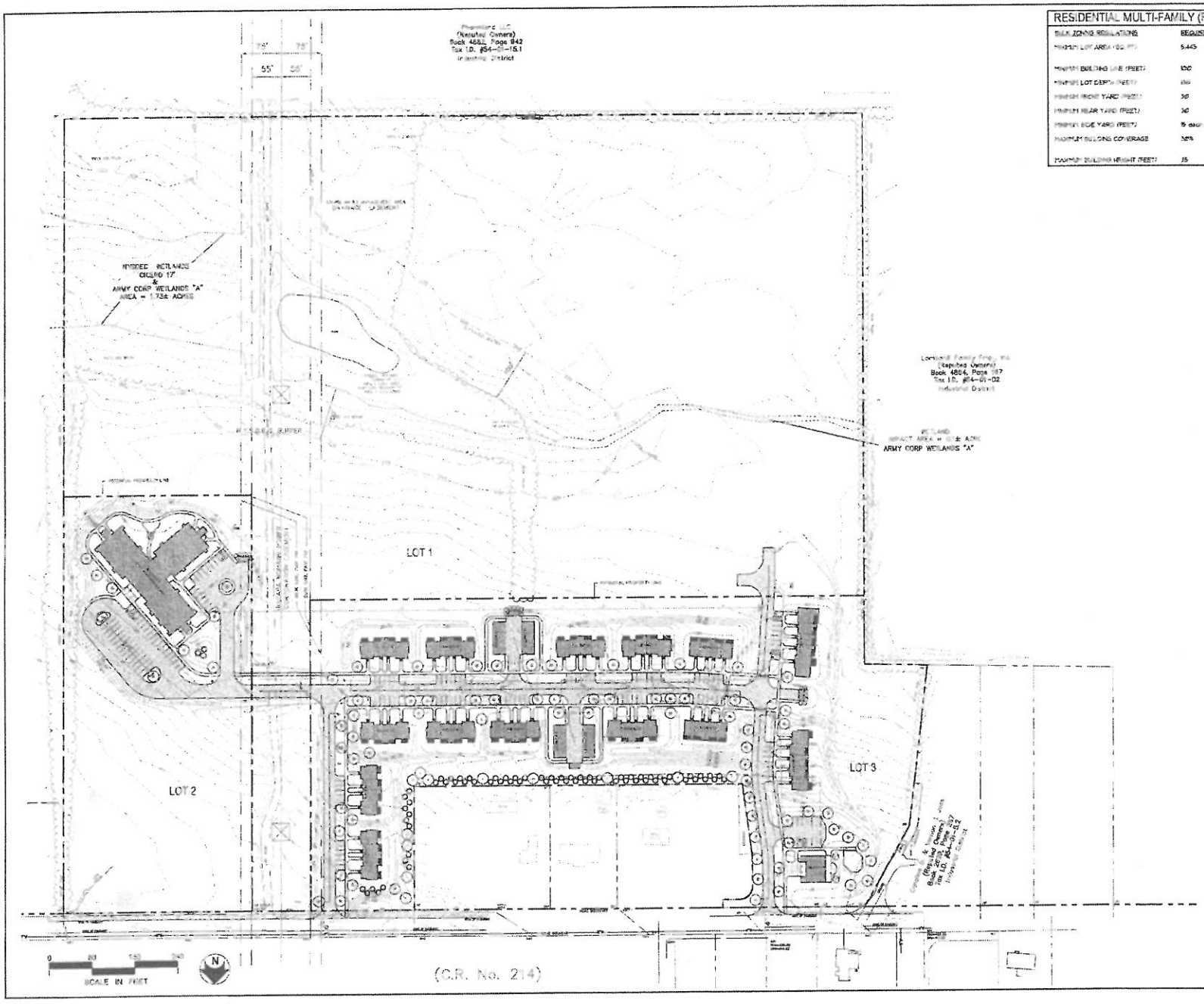
IANUZI & ROMANS LAND SURVEYING, P.C.
1015 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9201

DATE: MARCH 30, 2016
SCALE: 1" = 20'
FILE NO.: 12396.001

SHEET NO.
2 OF 3
JOB NO. 1547



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. 3)
BELL REAL ESTATE, LLC
N/F
BOOK 4922, PAGE 443
ASPHALT±
SOUTHERLY BOUNDARY
VAN EPPS (FORMERLY)
BOOK 1601, PAGE 55
S 00°36'29" E
WOOD ADDITION
PETER N. & THERESA R. TALEV
REPUTED OWNERS
BOOK 5145, PAGE 877
CONC. BLOCK
BUILDING
No. 8033
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
FRONTIER CICERO LLC
REPUTED OWNER
BOOK 5240, PAGE 326
NEW LOT 1
ESTATE OF ROBERT WOOD
FILED: JUNE 7, 2013 MAP No. 11700
1157'± TO NLY
LINE CAUGHDENOY ROAD
POINT "A"
PARCEL "A"
FRONTIER CICERO LLC
TO TALEV
BOOK 5296, PAGE 892
U.S. ROUTE 11
(BREWERTON ROAD)
P.O.B.
CICERO ASSOCIATES SUBDIVISION
FILED: AUGUST 7, 2006 MAP No. 10484
SUBLOT 3
CICERO ASSOCIATES LLC
BOOK 4845, PAGE 781
REGULAR DUTY PAVEMENT DETAIL
(TYPICAL - NOT TO SCALE)
SIDEWALK DETAIL
(TYPICAL - NOT TO SCALE)
EXISTING SIGN SPACE
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
AREA, YARD AND BULK REGULATIONS PER CODE (GENERAL COMMERCIAL (GC)
LEGEND:
NOTES:
STATEMENT OF USE:
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
LOCATION PLAN
Scale: 1" = 2000'
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



RESIDENTIAL MULTI-FAMILY (RM) DISTRICT		
BULK ZONING REGULATIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	5,445	273,145 (LOT 1) 495,540 (LOT 2)
MINIMUM BUILDING LINE (FEET)	100	93
MINIMUM LOT DEPTH (FEET)	100	579
MINIMUM FRONT YARD (FEET)	30	40
MINIMUM REAR YARD (FEET)	30	63
MINIMUM SIDE YARD (FEET)	15 each side	21 / 45 (LOT 3)
MAXIMUM BUILDING COVERAGE	30%	26% (LOT 1) 24% (LOT 3)
MAXIMUM BUILDING HEIGHT (FEET)	35	1

ZAUSMER · FRISCH
SCRUTON & AGGARWAL
DESIGNERS / BUILDERS

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

ISLAND HOLLOW APARTMENTS
ISLAND ROAD
NORTH SYRACUSE, NY

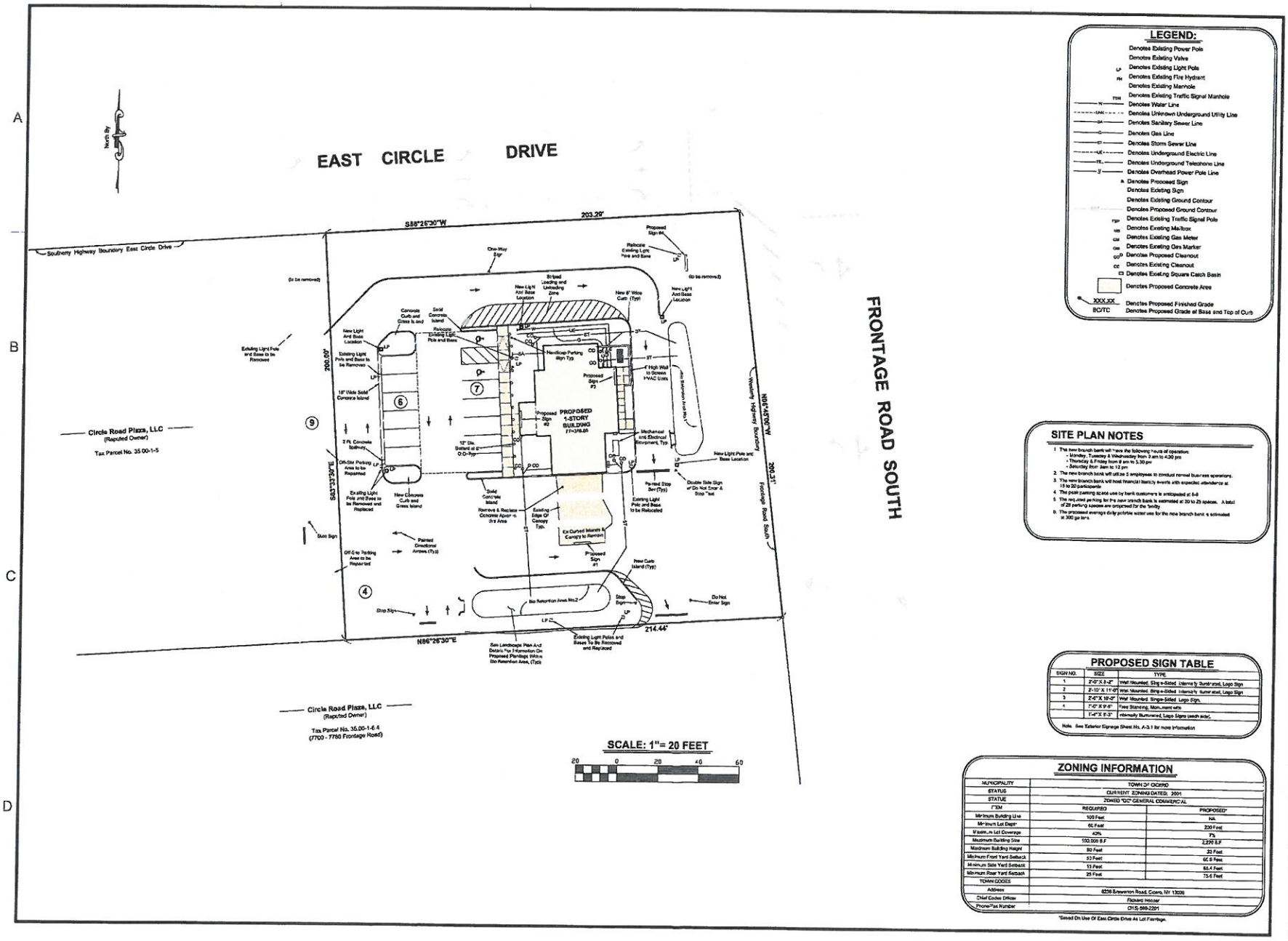
OVERALL SITE PLAN

FILE COPY

EDWARD G. KEPLINGER, RLA

DATE	SCALE
7/18/16	AS SHOWN
PROJECT NUMBER	DRAWN BY
3516	LMJ

SHEET NUMBER
L1.0



NEWGROUND

ARCHITECT
Thomas D. Auer, AIA, NCARB
CONSULTANTS
NewGround International, Inc.
Delta Engineering, Architects, & Land Surveyors

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

VISIONS FEDERAL CREDIT UNION
5788 EAST CIRCLE DRIVE
CICERO, NEW YORK

Revision:	June 23, 2016
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