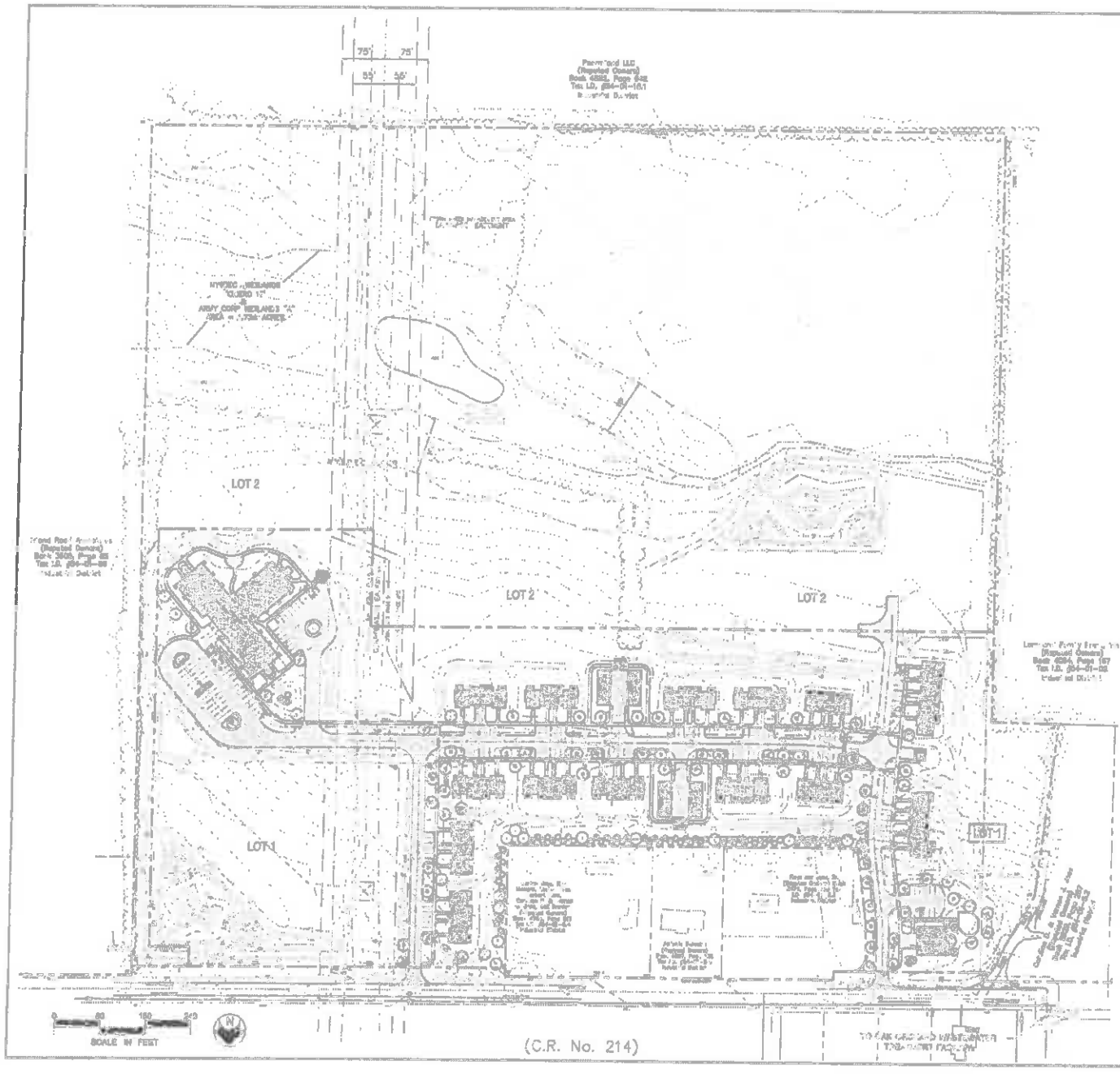


RESIDENTIAL MULTI-FAMILY (RM) DISTRICT

LOT INFORMATION	TOTAL LOT AREA	UNDEVELOPED
LOT 1	[illegible] Ac	[illegible] Ac
LOT 2	[illegible] Ac	[illegible] Ac
LOT 1 - MULTI-FAMILY RESIDENTIAL	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQ. FT)	[illegible]	[illegible]
MINIMUM BUILDING LINE (FEET)	[illegible]	[illegible]
MINIMUM LOT DEPTH (FEET)	[illegible]	[illegible]
MINIMUM FRONT YARD (FEET)	[illegible]	[illegible]
MINIMUM REAR YARD (FEET)	[illegible]	[illegible]
MINIMUM SIDE YARD (FEET)	[illegible] each side	[illegible] / [illegible]
MAXIMUM BUILDING COVERAGE	[illegible]	[illegible]
MAXIMUM BUILDING HEIGHT (FEET)	[illegible]	[illegible]

LOT 2	REQUIRED AREA PER DWELLING UNIT	MINIMUM DWELLING UNITS
MAXIMUM BUILD-OUT PER TOWN CODE (1.38 Ac x 43,560 SF/Ac = 60,053 SF)	[illegible] SF	[illegible] UNITS

PARKING CHART

PARKING REQUIREMENTS	REQUIRED	PROVIDED
MULTI-FAMILY (1.5 SPACES / UNIT)	162 TOTAL (REQ)	144 TOTAL (REQ)
BUILDING 1 (36 UNITS x 1.5)	54	54
BUILDING 2 - 3 (4 UNITS x 1.5)	6	6
BUILDING 4 - 6 (4 UNITS x 1.5)	6	6
COMMUNITY BUILDING	PER PB	37 / 150 SFU

ESTIMATED WATER USAGE

TOTAL DAILY WATER CONSUMPTION	8,100 GPD

ENVIRONMENTAL RESOURCE NOTES

1. SEASONAL RESTRICTIONS:
   A. COMPLETE ALL DISTURBANCE ACTIVITIES INCLUDING MOVEMENT OF VEHICLES, EXCAVATION, AND ALTERATION OF VEGETATION DURING THE PERIOD [illegible] BANDS ARE LIKELY HIBERNATING DOWNSLOPE THROUGH APRIL.
   B. TREE REMOVALS MAY ONLY OCCUR FROM NOVEMBER 1 THROUGH MARCH 31 TO PROTECT THE FEDERALLY-LISTED BAT SPECIES.
2. MANDATORY PRE-TOP DISTURBANCE ACTIVITIES OCCUR [illegible] SUPPORT HOSTING CITY THROUGH REFERENCE INTERACTION BETWEEN OF A MANDATORY MONITOR. THE MONITOR MUST BE A REGULATED BIOLOGIST WITH KNOWLEDGE OF MANDATORY DISCLOSURE AND RELOCATION PROCEDURES. THE MONITOR SHOULD BE ON SITE DURING ALL CONSTRUCTION ACTIVITIES AND [illegible] RESPONSIBLE FOR CONDUCTING RECONNAISSANCE SURVEYS FOR MANDATORY [illegible] THE WORK AREA PRIOR TO THE INITIATION OF ANY DISTURBANCE ACTIVITIES AND RELOCATED BANDS AS REQUIRED. IN THE EVENT BANDS ARE CONFIRMED, THE MONITOR SHALL CONTACT THE APPROPRIATE NYSDEC AND USFWS STAFF.
3. TEMPORARY BARRIER: WHEN DISTURBANCE IS LIKELY TO OCCUR DURING SUITABLE HABITAT, A TEMPORARY RESTRICTIVE BARRIER INSTALLED AROUND THE PERIMETER OF THE DISTURBANCE POTENTIAL MAY HELP TO AVOID TRACKS. THE BARRIER SHOULD BE INSTALLED BEFORE THE START OF THE ACCEPTABLE WORK PERIOD AND MAINTAINED UNTIL THE END OF THE CONSTRUCTION PHASE OR THE PROJECT OR UNTIL THE BEGINNING OF THE NEXT ACCEPTABLE WORK PERIOD. IF BANDS OCCUR FROM INSPECTED DAILY AND, IF [illegible], REPORTED IMMEDIATELY TO A FULLY FUNCTIONAL CONDITION AND CONSTRUCTED IN ACCORDANCE WITH NYSDEC-APPROVED DESIGN SPECIFICATIONS.
4. EDUCATION: INFORM CONSTRUCTION STAFF OF MANDATORY POTENTIAL PRESENCE, PROTECTED HABITAT, SAFETY CONSIDERATIONS, PHYSICAL RISK, INSPECTING CONSTRUCTION EQUIPMENT PRIOR TO OPERATION EACH DAY, ESSENTIAL LOCAL AND EXCLUSIVE AND APPROPRIATE AND CLEAN OR CONTAINED IN A SHADE IS CONSIDERED.

ZAUSMER FRISCH SCRUTON & AGGARWAL
DESIGNER REVIEW LETTERS

KFA KEFLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

ISLAND HOLLOW APARTMENTS
ISLAND ROAD
NORTH SYRACUSE, NY

OVERALL SITE PLAN

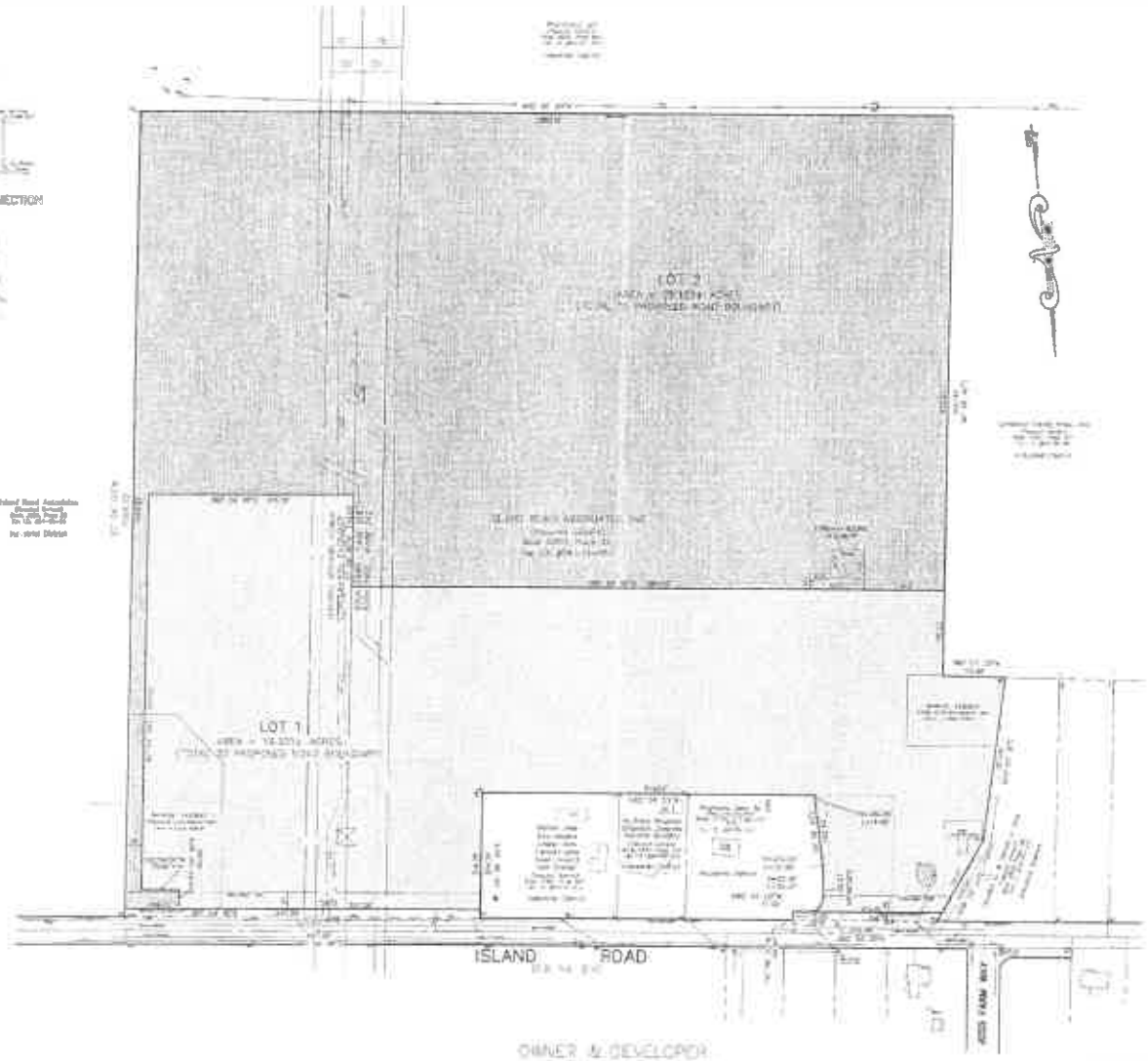
EDWARD G. KEFLINGER, PLA

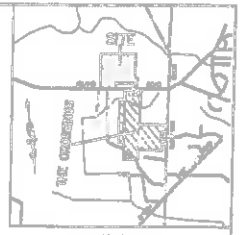
DATE 1/9/19
SCALE AS SHOWN
PROJECT CODE 20-5
DRAWN LHN

DWG NUMBER L1.0

1/9/19 PCC SUBM. 6/20/19 PB REVIS.
1/4/19 CONC SUBM.
1/9/19 CON. REVIS.
1/27/19 CON. REVIS.

PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION





LOCATION PLAN
NOT TO SCALE

NOTES:

LEGEND:

OWNER & DEVELOPER

GRAPHIC SCALE

NOTE:
WETLANDS DELINEATED BY THE ENVIRONMENTAL COLLABORATIVE, IN AUGUST OF 2003 AND LOCATED BY IANUZI AND ROMANO, P.C. ON AUGUST 21, 2003. WETLANDS MODIFIED FOR DELINEATION BY N.Y.S.D.E.C. AND LOCATED BY IANUZI AND ROMANO, PC ON OCTOBER 30, 2003.
TOTAL AREA OF ARMY CORP WETLANDS = 3.55± ACRES.
TOTAL AREA OF N.Y.S.D.E.C. WETLANDS = 7.25± ACRES.

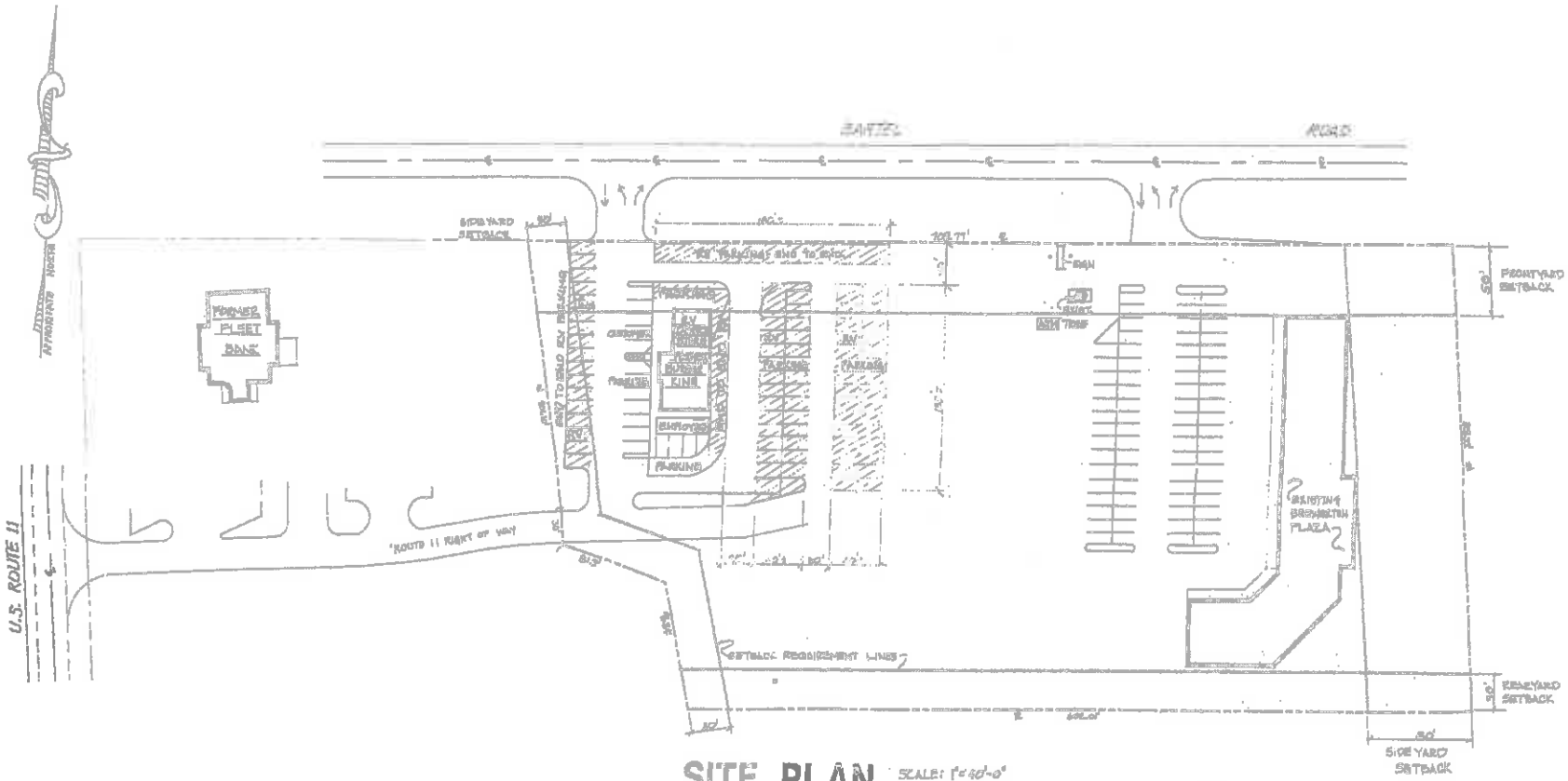
3rd AMENDED PRELIMINARY PLAN

ISLAND HOLLOW

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

IANUZI & ROMANO LAND SURVEYING, P.C.

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



SITE PLAN

SCALE: 1"=40'-0"

KEY

-R.V. PARKING

-CUSTOMER AND EMPLOYEE PARKING
10'x20' SPACES.

BREWERTON PLAZA
EAST OUTDOOR RECREATIONAL CENTER, INC.

SITE PLAN - FOR RV LAYOUT

THOMAS MEDUS, ARCHITECT