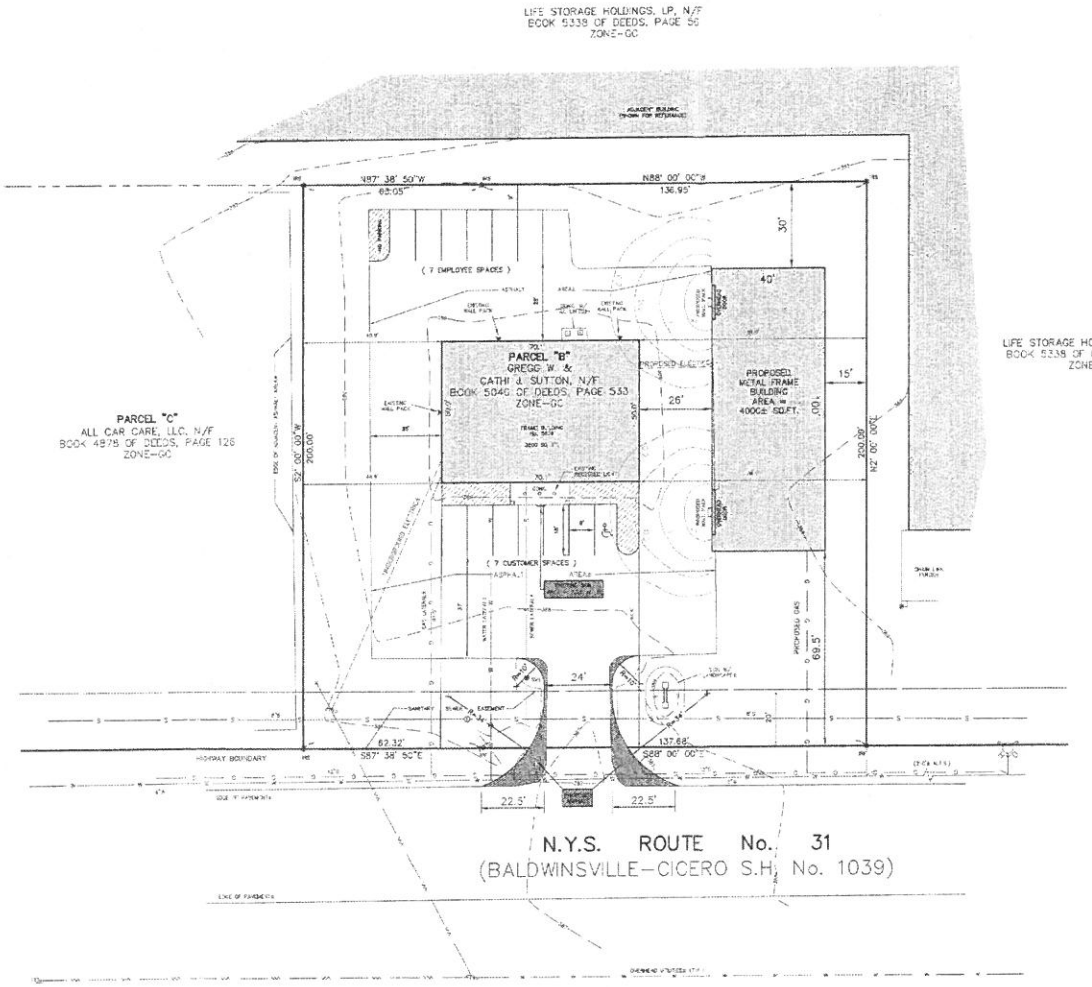
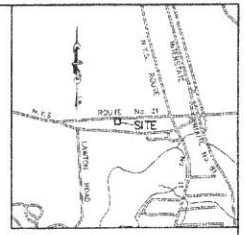




LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 40,000± sq. ft. or 0.918± acre
Elevations referred to U.S.G.S. Datum in feet.
Present Zone: GC – General Commercial 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" (areas determined to be outside 500-year floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0006 D, revised date: September 15, 1994.
Tax Map No. 48-01-06.1
Total number parking spaces: 14 proposed = 1/536 sqft
Includes 7 employee and 1 handicap

No new sanitary proposed
No new water proposed
No changes to existing grades
No outdoor storage
No additional signage proposed
No new landscaping proposed
Proposed building colors to match existing building
Daily water usage = 90± gallons per day (no proposed change)

LEGEND:

- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe and/or monument found
- 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

STATEMENT OF USE

Sign and graphic design and print shop.
Hours of Operation: Monday – Friday: 8:00am – 5:00pm

PROPOSED LIGHTING				
Symbol	Qty.	Arrangement	Total Lamp Lumens	Description
	2	SINGLE	N.A.	6" LED Wall Mounted (F.I.L. CUT OFF) JIMMARK ATOR CROSSTOUR LED XTORRA
NOTE: 82 watts, 17.5' mounting height – nonadjustable @ 0-degree tilt				

AREA, YARD AND BULK REGULATIONS PER CODE (GC GENERAL COMMERCIAL)

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 Height (feet) = 60
Maximum Building Size (Sq. Ft.) = 100,000

Existing/Proposed
Minimum Building Line (feet) = 200 – existing
Minimum Lot Depth (feet) = 200 – existing
Minimum Front Yard Setback (feet) = 69.5 – proposed
Minimum Rear Yard Setback (feet) = 30 – proposed
Minimum Side Yard Setback (feet) = 15 – proposed
Maximum Building Coverage = 19% – proposed
Maximum Building Height (feet) = 25± – proposed
Maximum Building Size (Sq. Ft.) = 4000 – proposed

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

OWNER/DEVELOPER
GREGG W. & CATHI J. SUTTON
3287 OAKBROOK ROAD
BALDWINSVILLE, NY. 13027
(315) 899-0066

REVISIONS
10/24/2016

SITE PLAN – PROPOSED FEATURES
PARCEL "B"
GROUP ONE DEVELOPMENT TOWN CENTRE SUBDIVISION
PART OF FARM LOT No. 54
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

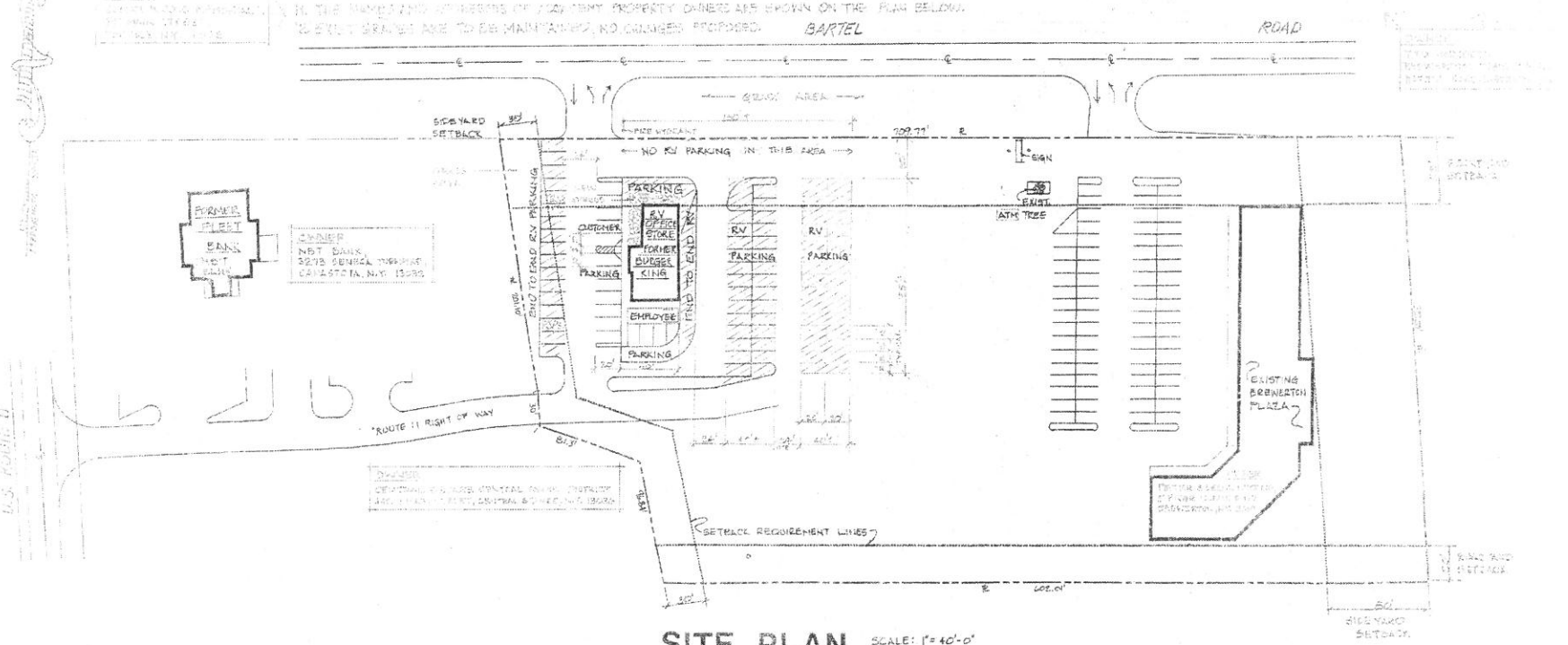
IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: OCTOBER 17, 2016
SCALE: 1" = 20'
FILE NO.: 3391.001

SHEET NO.
2 OF 2
F.I. NO. 1408

GENERAL NOTES:

1. THE LOCATION OF EXISTING UTILITY SERVICES ARE SHOWN ON ATTACHED SITE PLAN BY MODI ASSOCIATES; NO MODIFICATIONS ARE BEING MADE.
2. FIRE HYDRANT IS LOCATED DIRECTLY IN FRONT OF THE BUILDING, APPROX 55' TO THE NORTH, IN THE GRASS AREA; [illegible]
3. ESTIMATED AVERAGE DAILY WATER USE: 5 EMPLOYEES + 10 CUSTOMERS PER DAY = 15 x 15 GALLONS PER PERSON PER DAY = [illegible]
4. A TYPICAL PARKING SPACE IS 10'x20'; TWO HANDICAPPED SPACES 8'x20' HAVE A 3' WIDE ADJACENT STRIP; MAJOR DRIVE [illegible]
5. 7 EMPLOYEES AND 10 CUSTOMERS PER DAY; ALL OTHER SPACES FOR RV'S. (12 & 6 HANDICAPPED SPACES)
6. NO RV PARKING PARALLEL TO BARTEL RD. AS NOTED ON PLAN; THIS AREA WILL BE KEPT OPEN AS A 30' DRIVE THROUGH LANE.
7. THE ZONING OF THE SITE AND ADJACENT PROPERTIES TO THE WEST, NORTH, AND EAST IS GENERAL COMMERCIAL, C-G; THE CENTRAL SQUARE SCHOOL [illegible]
8. ZONING REGULATIONS WILL BE STRICTLY ADHERED TO; THIS IS AN EXISTING BUILDING, NO INCREASE IN FOOTPRINT/AREA OF BUILDING.
9. HOURS OF OPERATION: MONDAY THROUGH THURSDAY, 8:00 AM - 3:00 PM; FRIDAY, 8:00 AM - 5:00 P.M.; SATURDAY, 9:00 AM - 4:00 P.M. [illegible]
10. EXISTING SITE LIGHTS SHOWN ON MODI SITE/UTILITY PLAN; (LP-LIGHT, POLE); ADDITIONAL LIGHTS ON ROOF TO ILLUMINATE [illegible]
11. 8'x10' SIGN WILL BE IN THE CENTER OF THE NORTH SIDE OF ROOF RUNNING 10' EAST AND WEST, 2' HIGH; SEE ROOF PLAN FOR [illegible]
12. EXISTING LANDSCAPING CONSISTS OF GRASS AREAS ALONG BARTEL ROAD AND ON WEST SIDE OF SITE AS SHOWN BELOW; [illegible]
13. THE NAMES AND ADDRESSES OF ADJACENT PROPERTY OWNERS ARE SHOWN ON THE PLAN BELOW.
14. EXIST. GRADES ARE TO BE MAINTAINED, NO CHANGES PROPOSED.



SITE PLAN

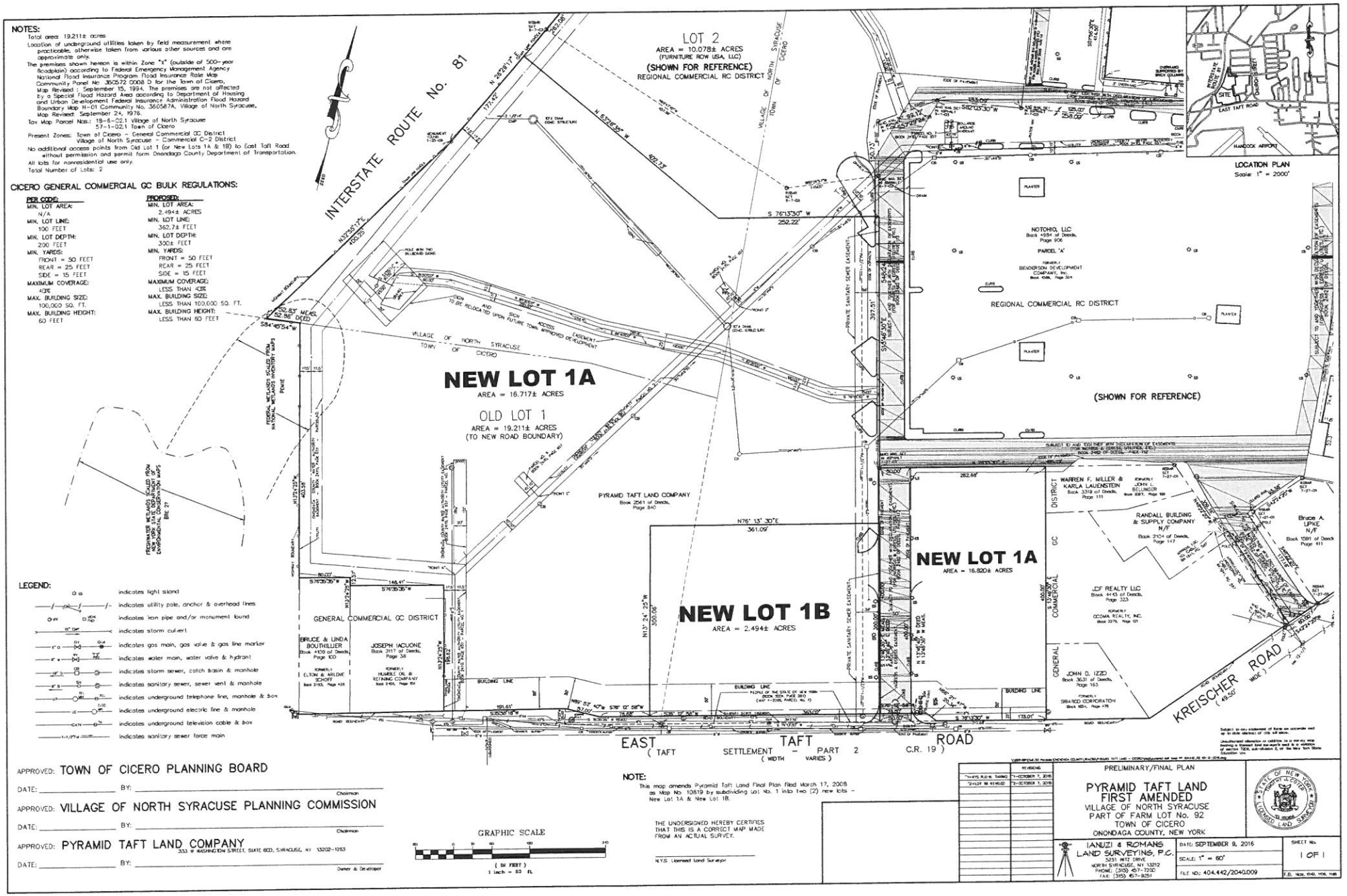
SCALE: 1" = 40'-0"

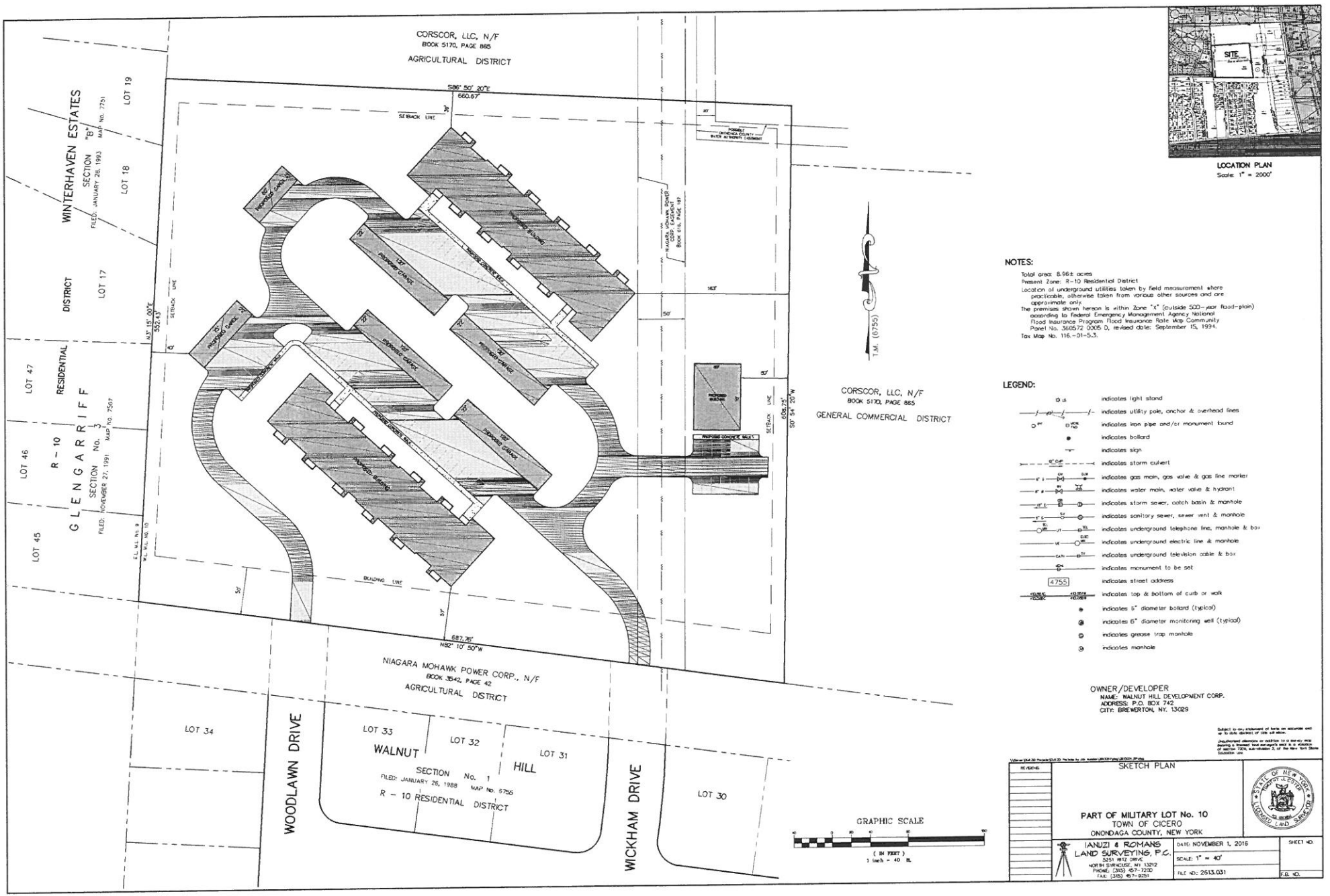
KEY

- RV PARKING
- CUSTOMER AND EMPLOYEE PARKING 10'x20' SPACES.

TOWN OF CICERO
NOV - 2016
ZONING & PLANNING

BREWERTON PLAZA
GREAT OUTDOORS [illegible]
SEPT 2016
SITE PLAN
THOMAS MOCUE, ARCHITECT


NOTES:
Total area: 19.211± acres
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 floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0008 D for the Town of Cicero, Map Revised : September 15, 1994. The premises are not affected by a Special Flood Hazard Area according to Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map H-01 Community No. 360587A, Village of North Syracuse, Map Revised: September 24, 1976.
Tax Map Parcel Nos.: 18-6-02.1 Village of North Syracuse
57-1-02.1 Town of Cicero
Present Zones: Town of Cicero - General Commercial GC District
Village of North Syracuse - Commercial C-2 District
No additional access points from Old Lot 1 (or New Lots 1A & 1B) to East Taft Road without permission and permit form Onondaga County Department of Transportation.
All lots for nonresidential use only.
Total Number of Lots: 2
CICERO GENERAL COMMERCIAL GC BULK REGULATIONS:
PER CODE:
MIN. LOT AREA: N/A
MIN. LOT LINE: 100 FEET
MIN. LOT DEPTH: 200 FEET
MIN. YARDS: FRONT = 50 FEET REAR = 25 FEET SIDE = 15 FEET
MAXIMUM COVERAGE: 40%
MAX. BUILDING SIZE: 100,000 SQ. FT.
MAX. BUILDING HEIGHT: 60 FEET
PROPOSED:
MIN. LOT AREA: 2.494± ACRES
MIN. LOT LINE: 362.7± FEET
MIN. LOT DEPTH: 300± FEET
MIN. YARDS: FRONT = 50 FEET REAR = 25 FEET SIDE = 15 FEET
MAXIMUM COVERAGE: LESS THAN 40%
MAX. BUILDING SIZE: LESS THAN 100,000 SQ. FT.
MAX. BUILDING HEIGHT: LESS THAN 60 FEET
INTERSTATE ROUTE No. 81
LOT 2
AREA = 10.078± ACRES
(FURNITURE ROW USA, LLC)
(SHOWN FOR REFERENCE)
REGIONAL COMMERCIAL RC DISTRICT
VILLAGE OF NORTH SYRACUSE
TOWN OF CICERO
NEW LOT 1A
AREA = 16.717± ACRES
OLD LOT 1
AREA = 19.211± ACRES
(TO NEW ROAD BOUNDARY)
NEW LOT 1B
AREA = 2.494± ACRES
NEW LOT 1A
AREA = 16.820± ACRES
GENERAL COMMERCIAL GC DISTRICT
REGIONAL COMMERCIAL RC DISTRICT
(SHOWN FOR REFERENCE)
PYRAMID TAFT LAND COMPANY
Book 2561 of Deeds, Page 840
NOTOHIO, LLC
Book 4884 of Deeds, Page 906
PARCEL 'A'
FORMERLY BENDERSON DEVELOPMENT COMPANY, INC.
WARREN F. MILLER & KARLA LAUENSTEIN
Book 3319 of Deeds, Page 111
RANDALL BUILDING & SUPPLY COMPANY N/F
Book 2104 of Deeds, Page 147
Bruce A. LIPKE N/F
Book 1501 of Deeds Page 411
JCF REALTY LLC
Book 4413 of Deeds, Page 223
FORMERLY CCOMA REALTY, INC.
JOHN D. IZZO
Book 3631 of Deeds, Page 165
FORMERLY SIBARCO CORPORATION
BRUCE & LINDA BOUTHILLIER
Book 4109 of Deeds, Page 100
JOSEPH IACUONE
Book 3917 of Deeds, Page 38
FORMERLY ELTON & ARLENE SCHOFF
FORMERLY HUMBLE OIL & REFINING COMPANY
EAST TAFT ROAD (C.R. 19)
(WIDTH VARIES)
KREISCHER ROAD
(49.50' WIDE)
SETTLEMENT - PART 2
LOCATION PLAN
Scale: 1" = 2000'
HANCOCK AIRPORT
SITE
EAST TAFT ROAD
LEGEND:
indicates light island
indicates utility pole, anchor & overhead lines
indicates iron pipe and/or monument found
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 sanitary sewer force main
APPROVED: TOWN OF CICERO PLANNING BOARD
DATE: _____ BY: _____ Chairman
APPROVED: VILLAGE OF NORTH SYRACUSE PLANNING COMMISSION
DATE: _____ BY: _____ Chairman
APPROVED: PYRAMID TAFT LAND COMPANY
333 W WASHINGTON STREET, SUITE 600, SYRACUSE, NY 13202-1253
DATE: _____ BY: _____ Owner & Developer
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
NOTE:
This map amends Pyramid Taft Land Final Plan filed March 17, 2008 as Map No. 10819 by subdividing Lot No. 1 into two (2) new lots - New Lot 1A & New Lot 1B.
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.
N.Y.S. Licensed Land Surveyor
REVISIONS
PRELIMINARY/FINAL PLAN
PYRAMID TAFT LAND
FIRST AMENDED
VILLAGE OF NORTH SYRACUSE
PART OF FARM LOT No. 92
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS LAND SURVEYING, P.C.
5251 RITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-8251
DATE: SEPTEMBER 9, 2016
SCALE: 1" = 60'
FILE NO.: 404.442/2040.009
SHEET No.
1 OF 1



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 8.96± acres
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" (outside 500-year flood-plain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0005 D, revised date: September 15, 1994.
Tax Map No. 116.-01-5.3.

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
- indicates monument to be set
- 4755 indicates street address
- indicates top & bottom of curb or walk
- indicates 5" diameter bollard (typical)
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole

OWNER/DEVELOPER
NAME: WALNUT HILL DEVELOPMENT CORP.
ADDRESS: P.O. BOX 742
CITY: BREWERTON, NY. 13029

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.

SKETCH PLAN

PART OF MILITARY LOT No. 10
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

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

DATE: NOVEMBER 1, 2016
SCALE: 1" = 40'
FILE NO: 2613.031
SHEET NO.
F.B. NO.