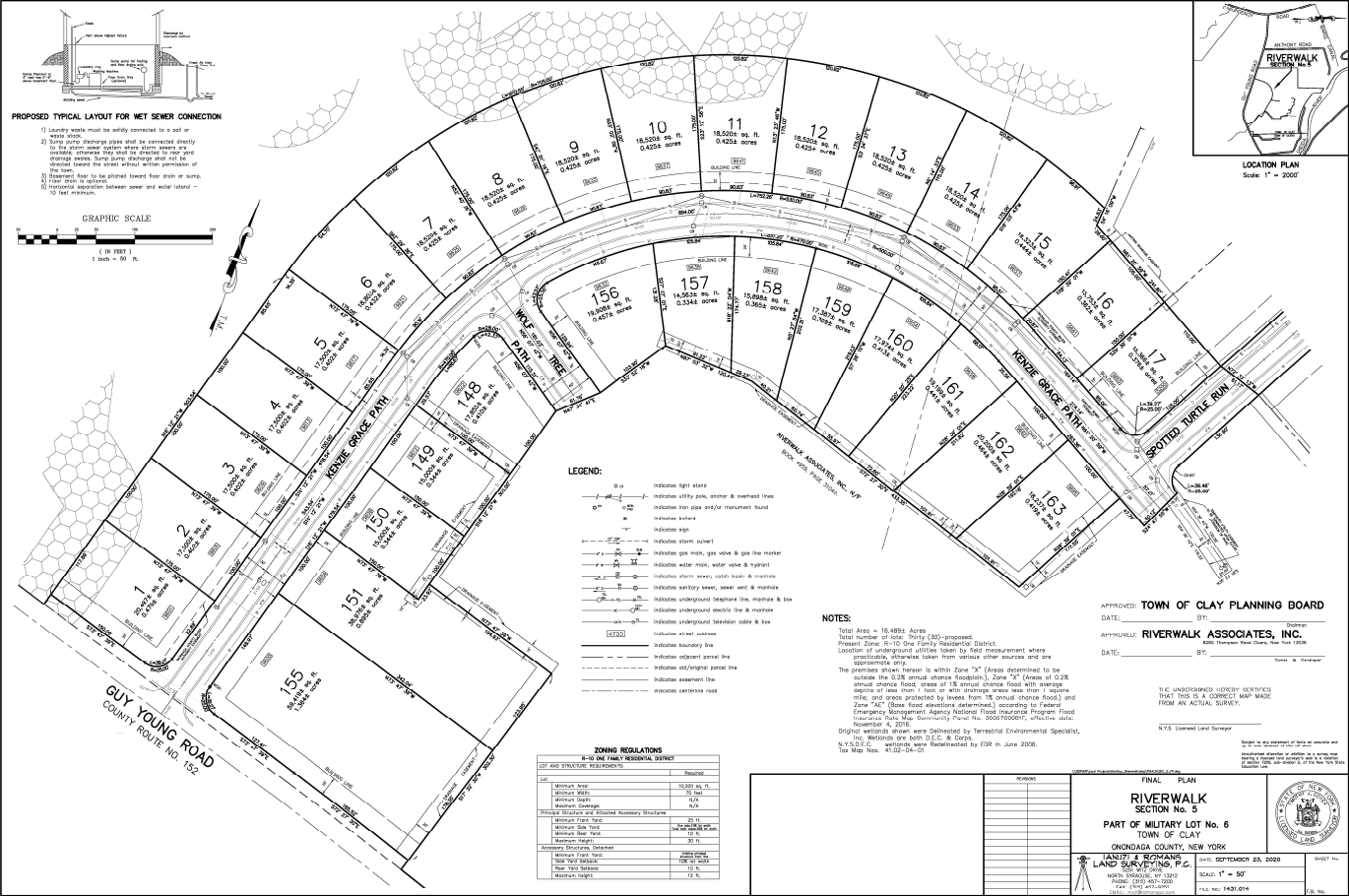


MAP READING “101”

TIMOTHY J. COYER, P.L.S.





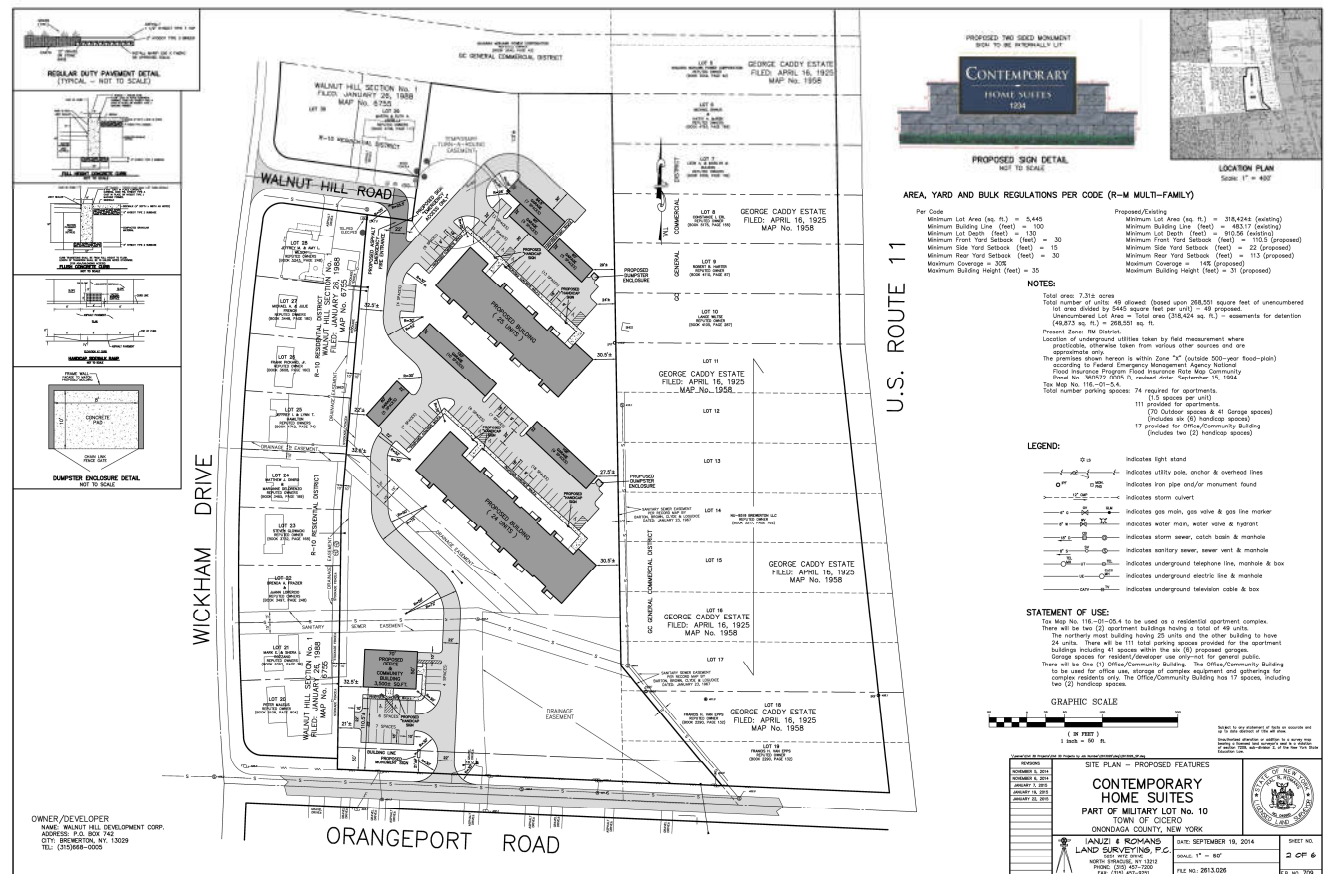
MAP READING “101”

Timothy J. Coyer, PLS - President and owner of Ianuzi & Romans Land Surveying, P.C.

Ianuzi & Romans has been one of the leading site development consultants in and around the CNY area for over 50 years. We specialize in representing and leading clients through the various town processes for Subdivisions, Site Plans, Zone Changes and Variance Approvals.

COURSE INTENT

- This presentation is intended to educate class members on the basics of reading and understanding different types of maps.



COURSE OUTLINE

- WHAT IS A SUBDIVISION MAP?

- HOW DO I “READ” A SUBDIVISION MAP?

- WHAT IS REQUIRED TO BE ON A SUBDIVISION MAP?

- EXAMPLES OF SUBDIVISION MAPS

- WHAT IS A SITE PLAN MAP?

- HOW DO I “READ” A SITE PLAN MAP?

- WHAT IS REQUIRED TO BE ON A SITE PLAN MAP?

- EXAMPLES OF SITE PLAN MAPS

- WHAT IS A ZONE CHANGE MAP?

- HOW DO I “READ” A ZONE CHANGE MAP?

- WHAT IS REQUIRED TO BE ON A ZONE CHANGE MAP?

- EXAMPLES OF ZONE CHANGE MAPS

SUBDIVISION MAP

PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

1) Laundry waste must be solidly connected to a soil 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 easement. Sump pump discharge shall not be directed toward the street without written permission of the town.

3) Basement floor to be finished below floor drain or sump.

4) Floor drain is optional.

5) Minimum separation between sewer and water sewer = 10 feet minimum.

BULK REGULATIONS

PRESENT ZONE	R-12 RESIDENTIAL 12,000
Minimum Lot Area	12,000 sq. ft.
Minimum Building Line	80 feet
Minimum Lot Depth	130 feet
Minimum Front Yard Setback	30 feet
Minimum Rear Yard Setback	30 feet
Minimum Side Yard Setback	20 feet side lot
	10 feet side street
Maximum Coverage	25%
Building Height	35 feet

SUMP PUMP CONNECTION SCHEDULE

LOT NUMBER	CONNECTION POINT
41-43	SPR. 1041
44	CD-27A 40 SOUTH
45 & 46	CD-28A 45 SOUTH
47 & 48	CD-29A 45 SOUTH
49 & 50	CD-30A 45 SOUTH

NOTES:

1) Area 7,358 acres total, 5,833 acres unencumbered. Total Number of Lots: 11 calls.

2) Present Zone: Residential R-12 (25%).

3) Location of underground utilities taken by field measurement where practicable; otherwise taken from various other sources and are not verified.

4) The premises shown herein is within Zone "R" (Areas determined to be suitable for the R-12 zoning category). The City of Lyons (Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Flood Hazard Map Numbered "380670014F", effective date: November 4, 2016. Tax Map No. 62-114-023).

LEGEND:

- Indicates light stand
- Indicates utility pole, anchor & overhead lines
- Indicates non-pipe and/or monument found
- Indicates battery
- 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
- Indicates street corner
- Indicates "R" domestic monitoring well (typical)
- Indicates grass/ tree marker
- Indicates boundary
- Indicates manhole line
- Indicates adjacent parcel line
- Indicates spot/longline prang line
- Indicates easement line
- Indicates centerline road

GRAPHIC SCALE

1" = 50' FEET
1 inch = 50' ft.

APPROVED: TOWN OF CICERO PLANNING BOARD

DATE: _____ BY: _____ Chairman

APPROVED: T&L COMPANIES, LLC 6981 Island Road, Cicero, New York 13028

DATE: _____ BY: _____ Owner & Designer

ONONDAGA COUNTY, NEW YORK

LAND SURVEYING, P.C.

1111 MAIN ST., SUITE 101, CANTON, NY 13616
PHONE: (315) 387-7226
FAX: (315) 387-7226
E-MAIL: JEFF@TLC-SURV.COM
TLC No. 206,010

LYONS RUNNE SECTION No. 3

PART OF LOT No. 46

TOWN OF CICERO

ONONDAGA COUNTY, NEW YORK

PLAT

DATE: MAY 31, 2006

FILED: MAY 31, 2006

MAP No. 10437

LYONS LANDING ROAD

LYONS RUNNE SECTION No. 3

FILED: MAY 31, 2006

MAP No. 10437

TYLER BULLOCK, N/F

DOOR 9157, PLAC. 86A

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

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LOT 210

HOW TO “READ” A SUBDIVISION MAP

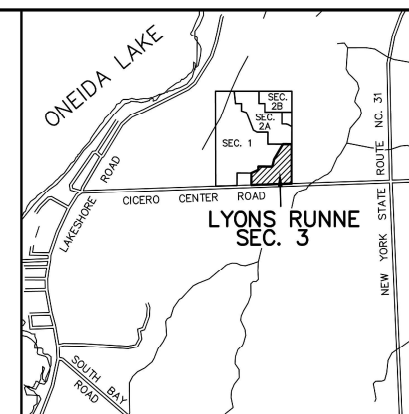
SUBDIVISION MAP

LEGEND:

	Indicates original grade
	Indicates existing spot elevation
	Indicates proposed finished grade
	Indicates proposed spot elevation
	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 & manhole
	Indicates underground electric line & manhole
	Indicates underground television cable & box
	Indicates monument to be set
	Indicates 6" diameter monitoring well (typical)
	Indicates grease trap manhole
	Indicates manhole
	Indicates boundary line
	Indicates adjacent parcel line
	Indicates old/original parcel line
	Indicates easement line
	Indicates centerline road

NOTES:

Total area: 7.25± acres total, 5.93± acres unencumbered.
 Total Number of Lots: 11 Lots
 Present Zone: Residential R-12 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 the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program



LOCATION PLAN

Scale: 1" = 2000'

FINAL PLAN LYONS RUNNE SECTION No. 3 PART OF LOT No. 46 TOWN OF CICERO ONONDAGA COUNTY, NEW YORK		
JANUZI & ROMANS LAND SURVEYING, P.C. 5231 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9201 EMAIL: info@januziromans.com	DATE: MARCH 20, 2019 SCALE: 1" = 50' FILE No: 2588.018	
SHEET No.		F.B. No. X

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

WHAT IS REQUIRED ON A SUBDIVISION MAP

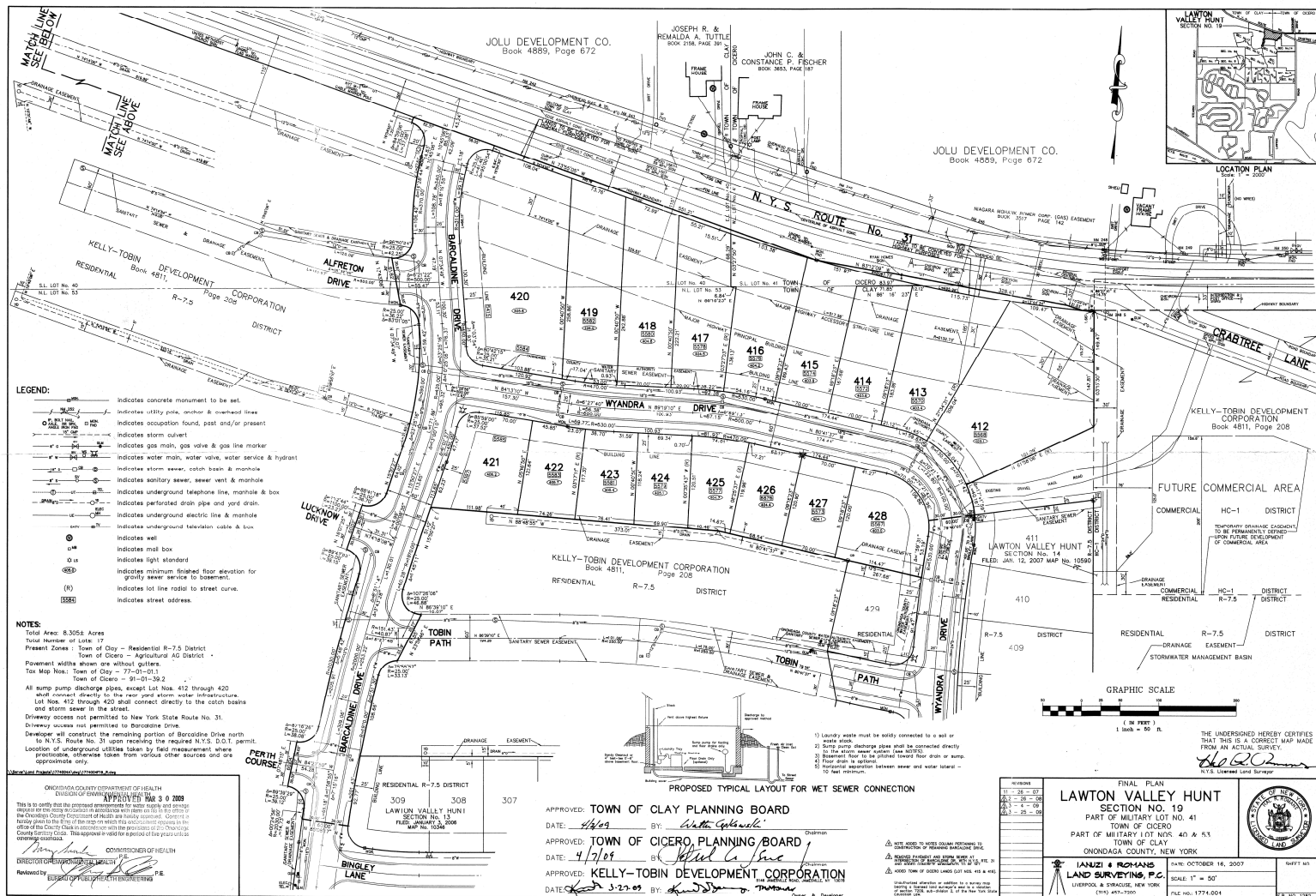
SUBDIVISION MAP

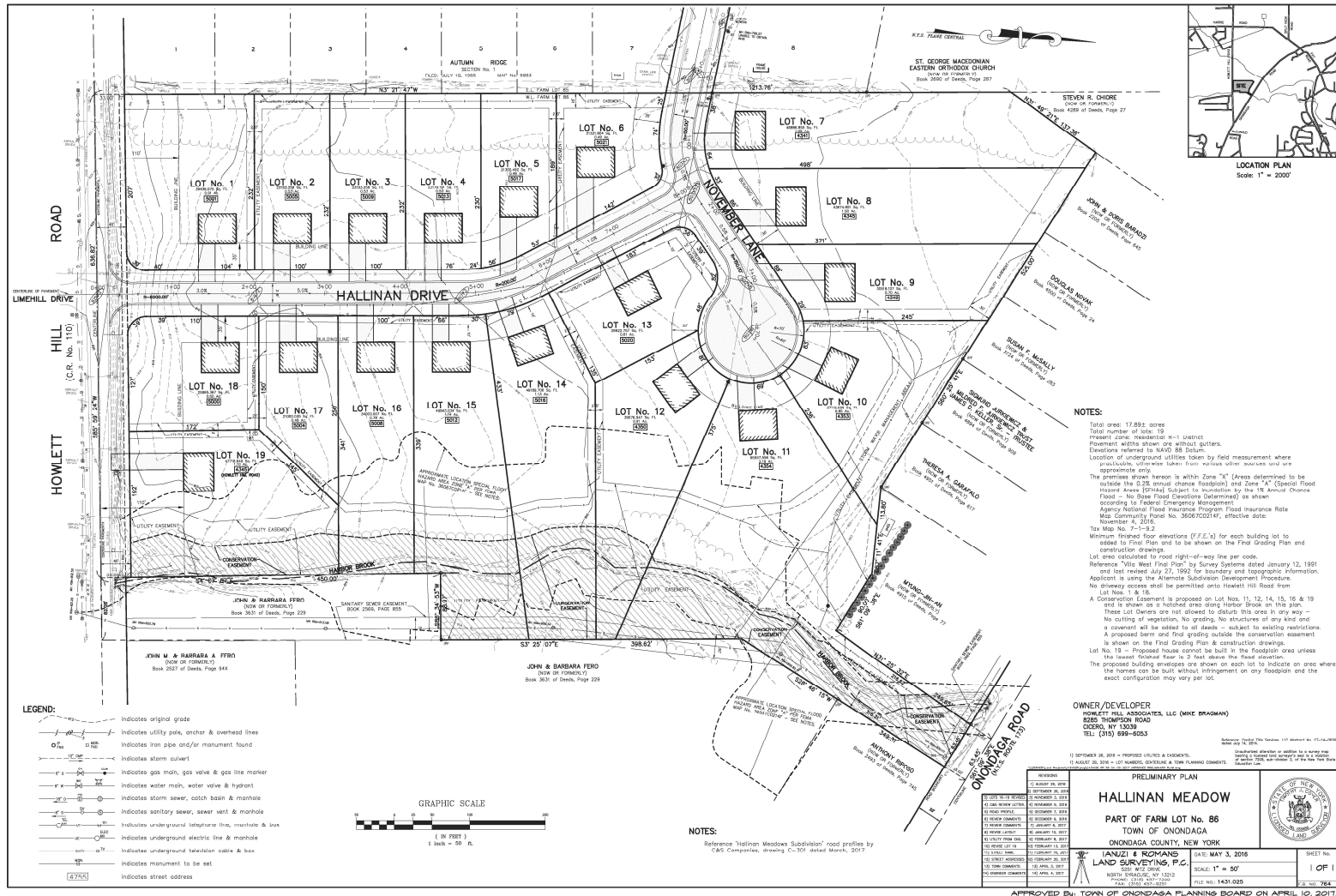
Subdivision Map Requirements per Onondaga County

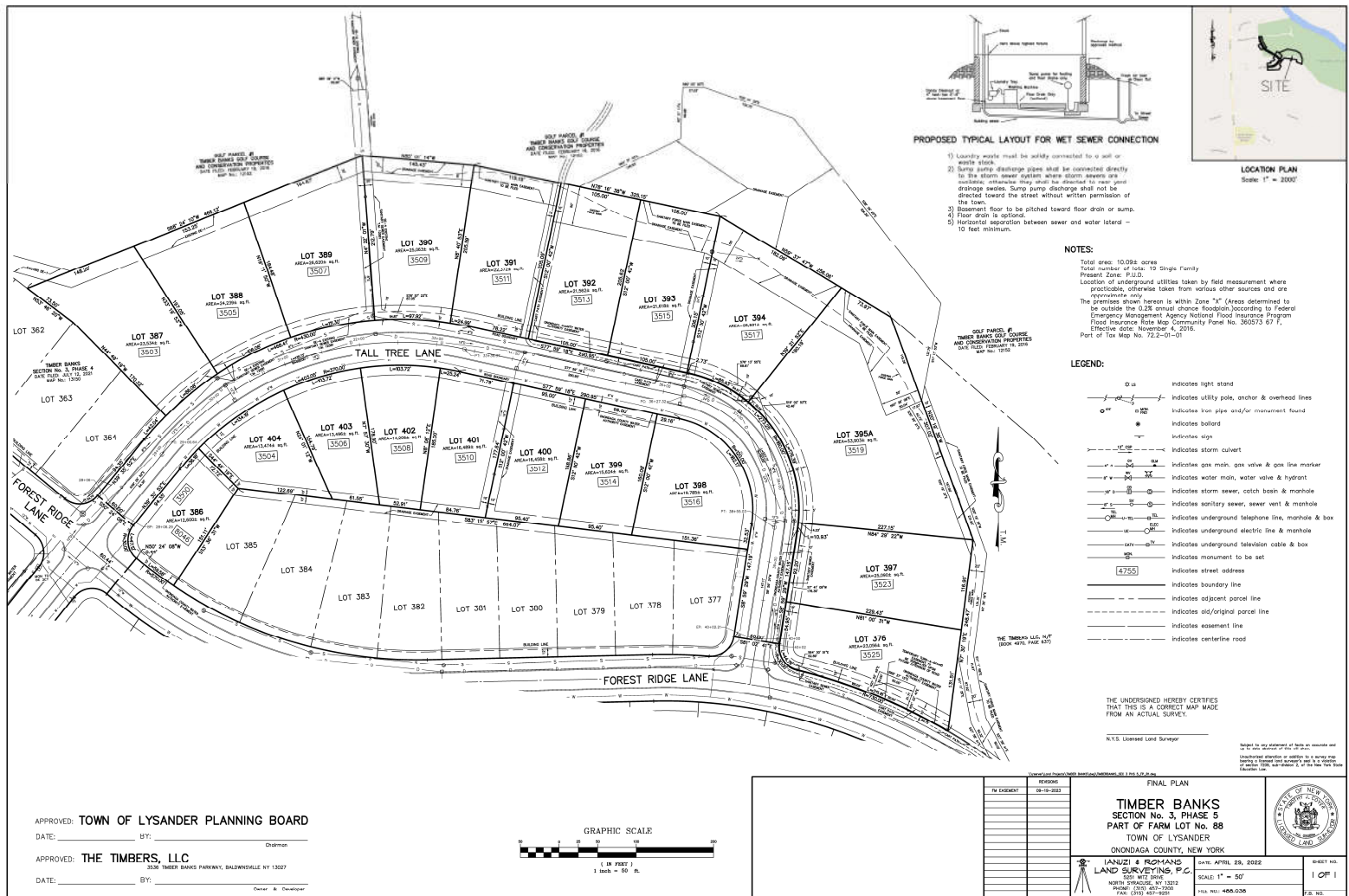
- Tract Name (Cannot be Farm Lot or Military Lot)
- Property Location by town, city or village
- Farm/Military Lot and/or block numbers
- North Arrow
- Certificate of Licensed Land Surveyor

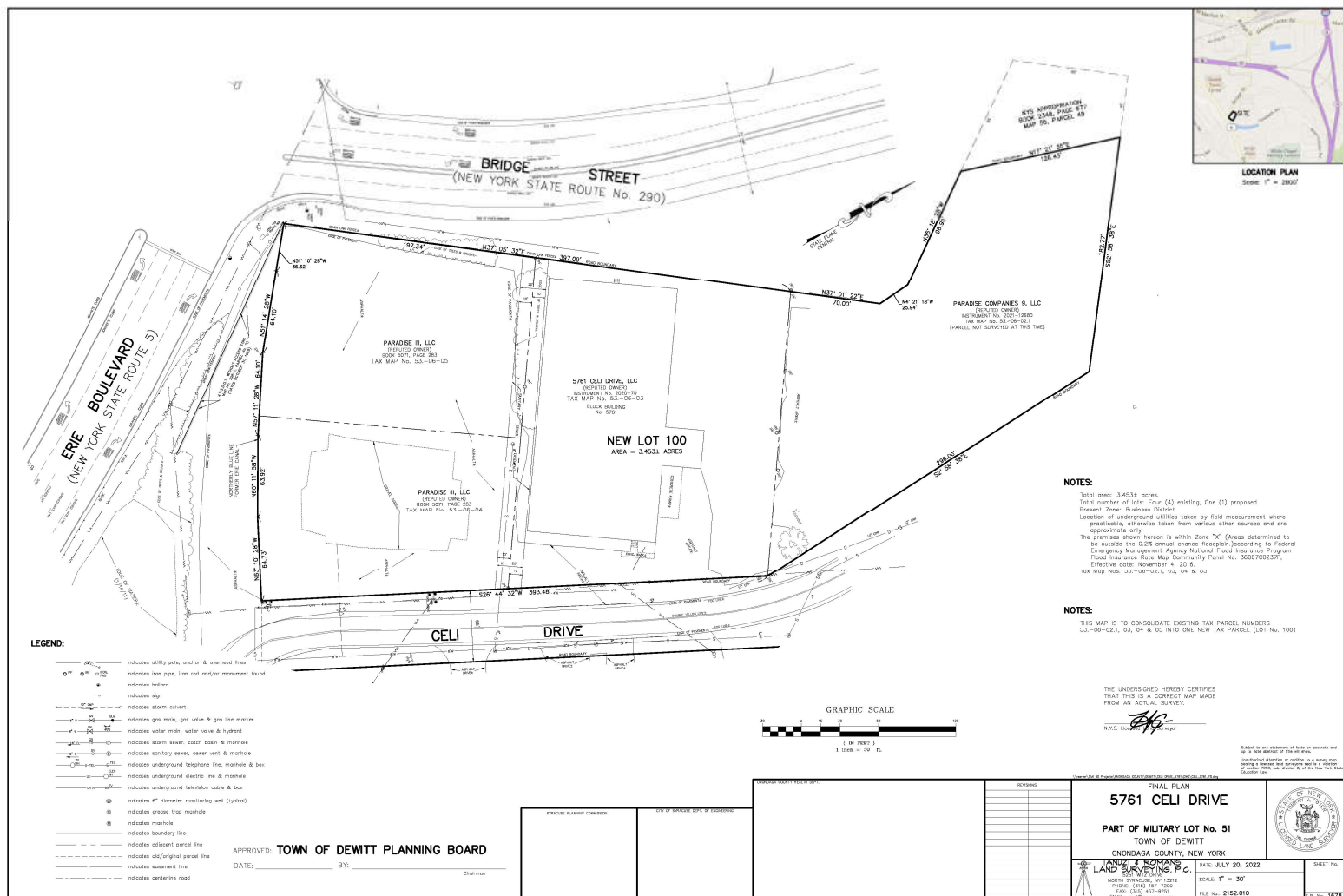
Onondaga County Subdivision map standards required for filing:

- Each new lot will have a definite designation number or letter per the new map
- Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map
- Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances
- Each line or curve of all new or amended lots must clearly show all necessary geometry
- Shorelines will have a tie line with geometry
- The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown





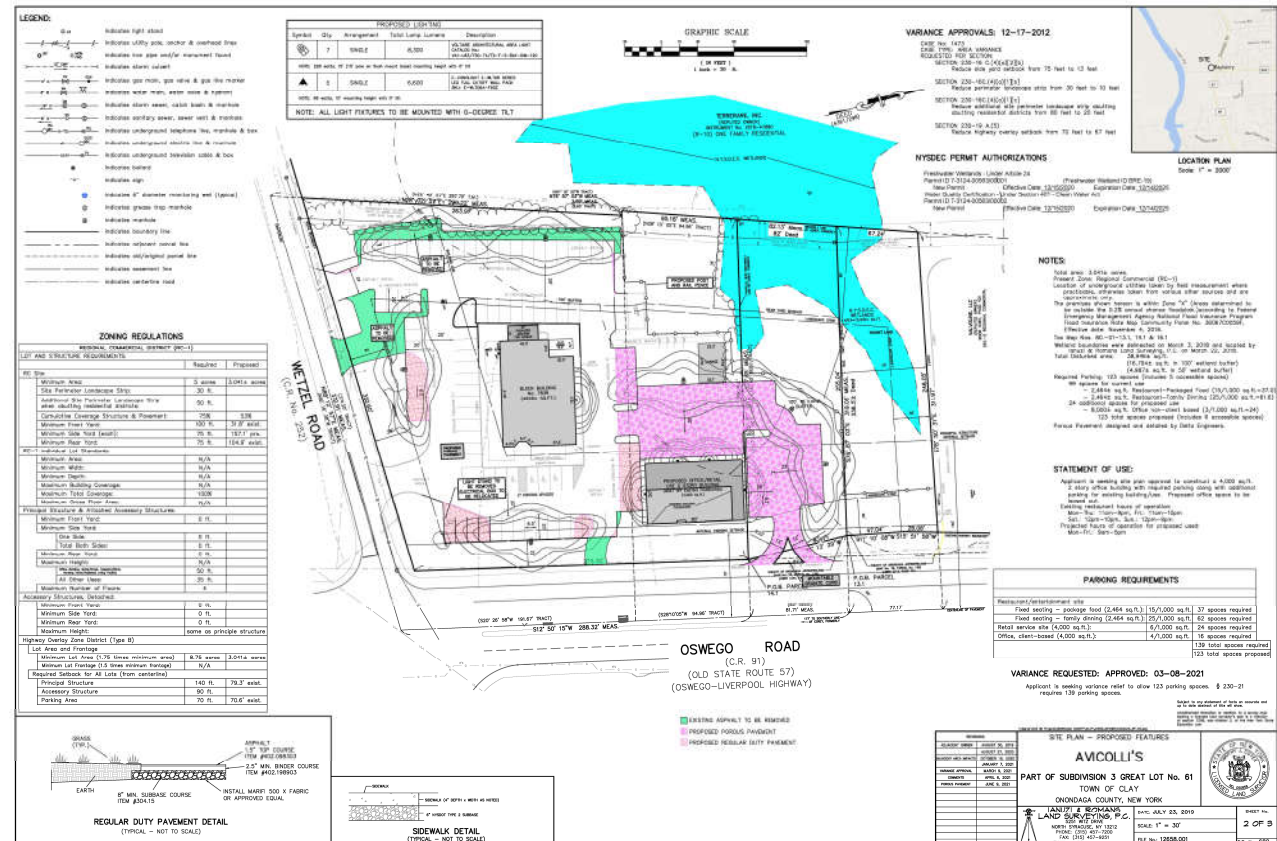




WHAT IS A SITE PLAN

SITE PLAN

Drawing(s) of a site offering a depiction of how a site exists or is proposed to be modified. The graphic plan typically accompanies the submission application or documentation for a zoning approval and will be drawn to scale and include details specified by the Town.



HOW TO "READ" A SITE PLAN

SITE PLAN



LEGEND:

	Indicates original grade
	Indicates existing spot elevation
	Indicates proposed finished grade
	Indicates proposed spot elevation
	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 monument to be set

NOTES:

Total area: 3.041± acres.
Present Zone: Regional Commercial (RC-1)
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 the 0.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0059F, Effective date: November 4, 2016.
Tax Map Nos. 80.-01-13.1, 14.1 & 16.1
Wetland boundaries were delineated on March 3, 2018 and located by Ianuzi & Romans Land Surveying, P.C. on March 22, 2018.
Total Disturbed area: 38,946± sq.ft.
(18,794± sq.ft. in 100' wetland buffer)
(4,987± sq.ft. in 50' wetland buffer)
Required Parking: 123 spaces (includes 5 accessible spaces)
99 spaces for current use
- 2,464± sq.ft. Restaurant-Packaged Food (15/1,000 sq.ft.=37.0)
- 2,464± sq.ft. Restaurant-Family Dining (25/1,000 sq.ft.=61.6)
24 additional spaces for proposed use
- 8,000± sq.ft. Office non-client based (3/1,000 sq.ft.=24)
123 total spaces proposed (includes 6 accessible spaces)
Porous Pavement designed and detailed by Delta Engineers.

STATEMENT OF USE:

Applicant is seeking site plan approval to construct a 4,000 sq.ft. 2 story office building with required parking along with additional parking for existing building/use. Proposed office space to be leased out.
Existing restaurant hours of operation:
Mon-Thu: 11am-9pm, Fri.: 11am-10pm
Sat.: 12pm-10pm, Sun.: 12pm-9pm
Projected hours of operation for proposed used:
Mon-Fri.: 9am-5pm

REVISIONS		SITE PLAN - PROPOSED FEATURES			
ADJACENT OWNER	AUGUST 30, 2019	AVICOLLI'S			
ADJACENT AREA IMPACTS	AUGUST 27, 2020	PART OF SUBDIVISION 3 GREAT LOT No. 61		SHEET No. 2 OF 3	
VARIANCE APPROVAL	OCTOBER 19, 2020	TOWN OF CLAY			
COMMENTS	JANUARY 7, 2021	ONONDAGA COUNTY, NEW YORK		DATE: JULY 23, 2019	
PERVIOUS PAVEMENT	MARCH 9, 2021	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com			SCALE: 1" = 30'
				FILE No.: 12658.001	F.B. No. 682

WHAT IS REQUIRED ON A SITE PLAN

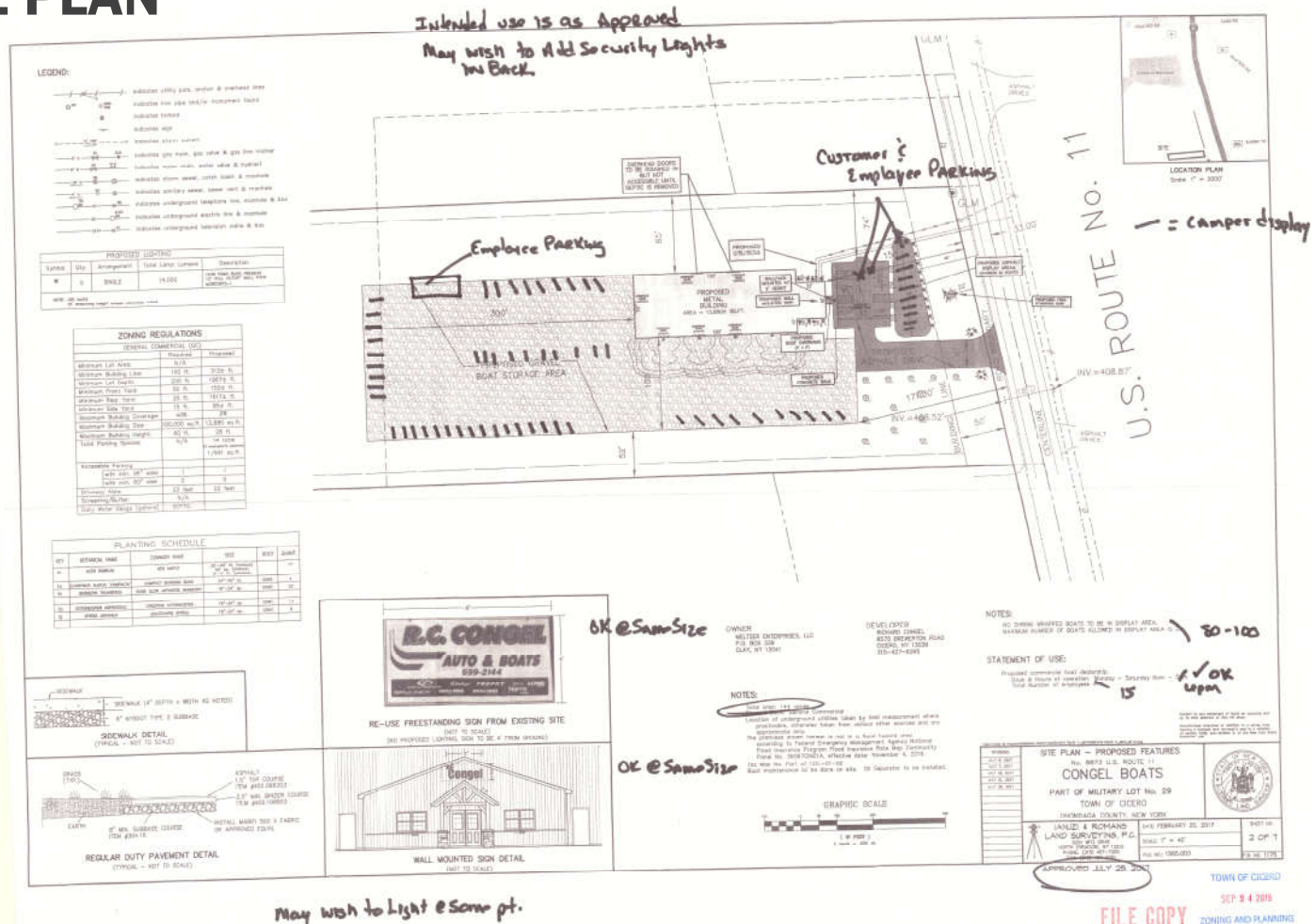
SITE PLAN

CHECK YOUR TOWN REQUIREMENTS

TWELVE (12) COPIES (24" x 36" in size and MUST BE FOLDED) of the Site Plan or Amended Site Plan drawn to scale indicating major landmarks and roads leading to major highways, which should include:

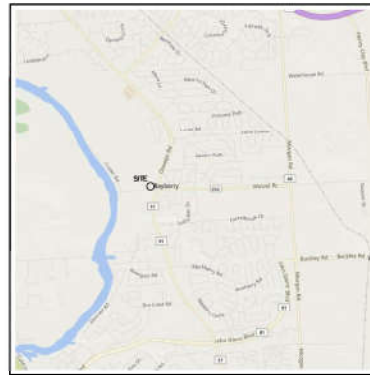
- A Title Sheet listing all of the pages that comprise the Site Plan or Amended Site Plan.
The zoning classification of the site and all adjacent properties.
- All existing easements and/or restrictions of record including rights-of-way, fully dimensioned;
- All existing/proposed buildings, structures, landscaping, plantings, mature trees, screening devices, exterior lighting, driveways, parking areas, curbing, loading areas, and circulation patterns.
- All watercourses, marshes, rock outcroppings, wooded acres, wetlands, (DEC and Corps of Engineers), flood plains (based on F.E.M.A maps), and other significant natural or manmade features.
- Where applicant proposes to disturb one (1) acre or greater, a SWPPP is required, as the Town of Clay is a MS4 (Municipal Separate Stormwater Sewer Systems) community.
- Proposed land uses, building, and structures, driveways, parking lots, curbing, loading spaces and driving lanes including on and off site circulation patterns.
- Any proposed sign locations (signs require a separate application).
- Proposed utilities, fire hydrants, fire suppression connections, and fire service access per Chapter 5 Fire Service Features of the Fire Code of New York State.
- Proposed grading. Existing and proposed grading in one (1) foot contour intervals.
- Detailed drainage plans showing on site storage, floodways and proposed easements including erosion and sediment control plans.
- Any other information or details as may be reasonably required by the Commissioner of Planning and Development or by the Planning Board.
- Dumpster details (see enclosed example)

THIS IS NOT A SITE PLAN



SITE PLAN

AVICOLLI'S
7839 OSWEGO ROAD
TOWN OF CLAY
ONONDAGA COUNTY, NEW YORK



LOCATION PLAN
Scale: 1" = 2000'

INDEX

PAGE 1 – EXISTING FEATURES BY IANUZI & ROMANS
LAND SURVEYING, P.C.

PAGE 2 – PROPOSED FEATURES BY IANUZI &
ROMANS LAND SURVEYING, P.C.

PAGE 3 – PROPOSED GRADING BY IANUZI & ROMANS
LAND SURVEYING, P.C.

VARIANCE REQUESTED: APPROVED: 03-08-2021

Applicant is seeking variance relief to allow 125 parking spaces. \$ 300-21
requires 138 parking spaces.

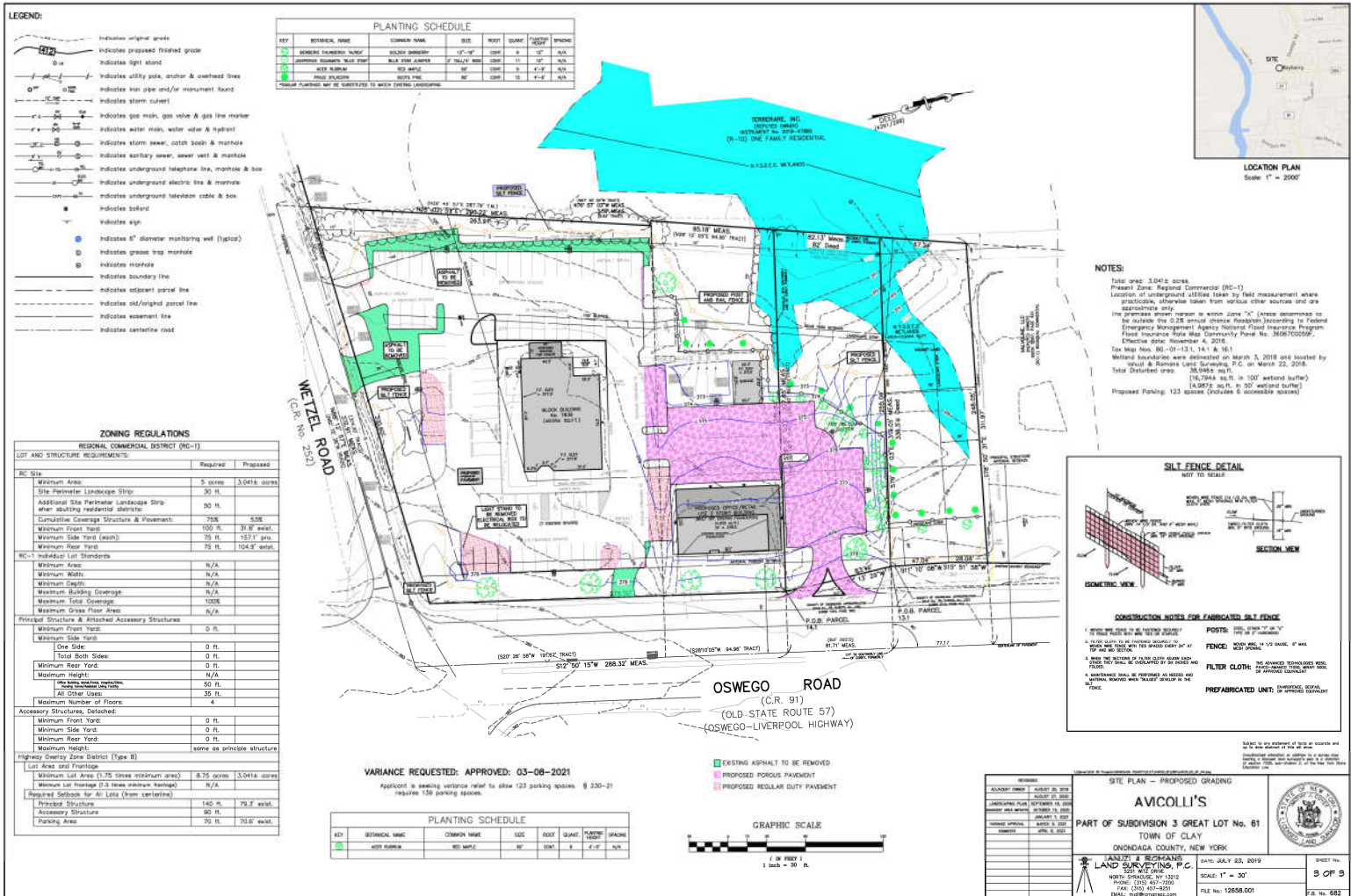
OWNER/DEVELOPER
NICK AVICOLLI
3902 MIFALAD LANE
BRENKTON NY 12029

	
IANUZI & ROMANS LAND SURVEYING, P.C.	
200 N. P.O. BOX NORTH SYRACUSE, NY 13204 PHONE: (315) 467-2200 FAX: (315) 467-9991 EMAIL: info@ianuziromans.com	
LAST REVISION: SEE INDIVIDUAL PAGES	
DATE:	JULY 23, 2019
FILE NO:	12658.001
P.D. NO:	682

APPROVED: JULY 14, 2021



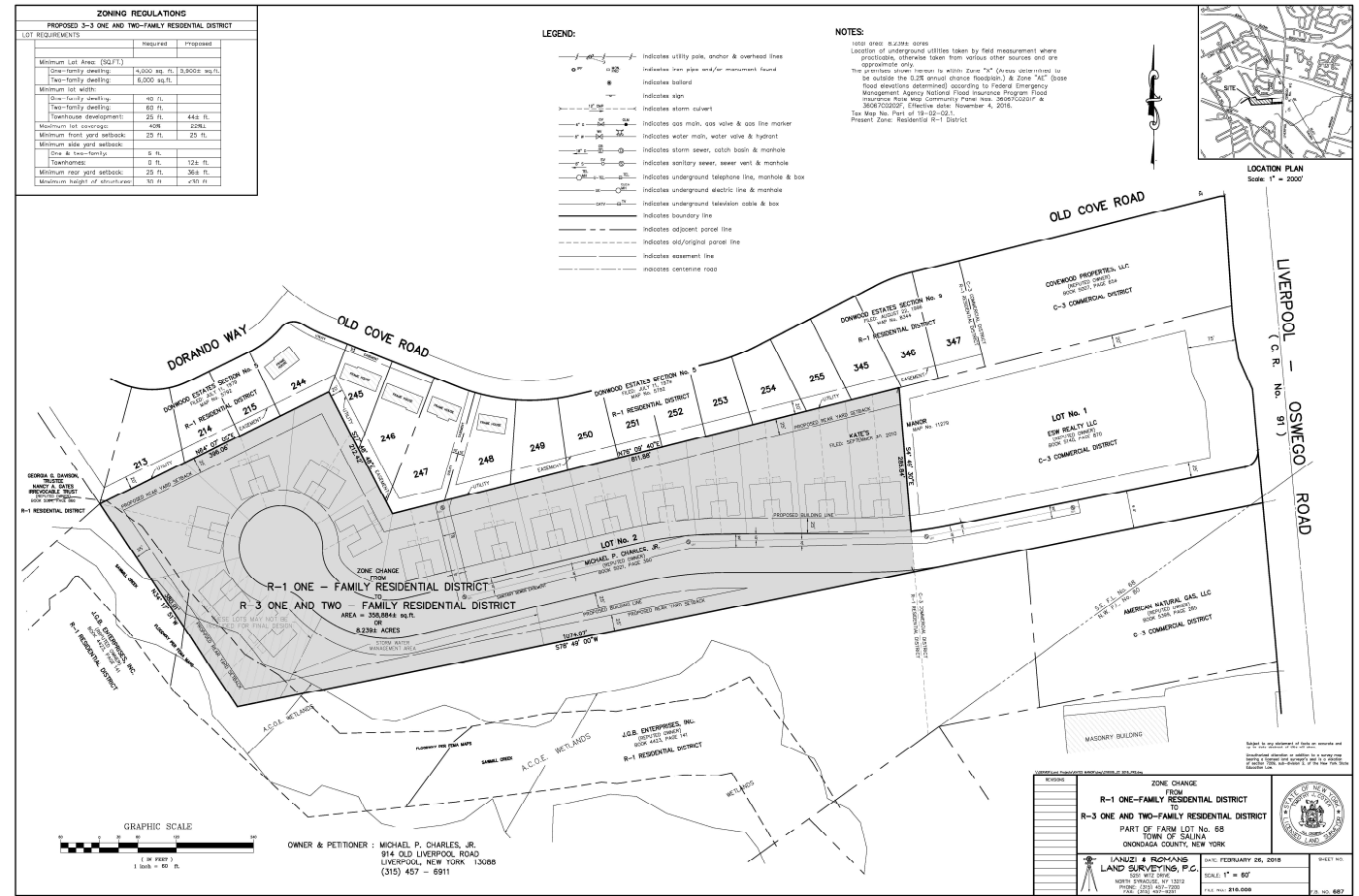




WHAT IS A ZONE CHANGE MAP

ZONE CHANGE MAP

A Zone Change Map (amendment) depicts the area of the current or existing zoning district that the applicant is proposing to alter or change.



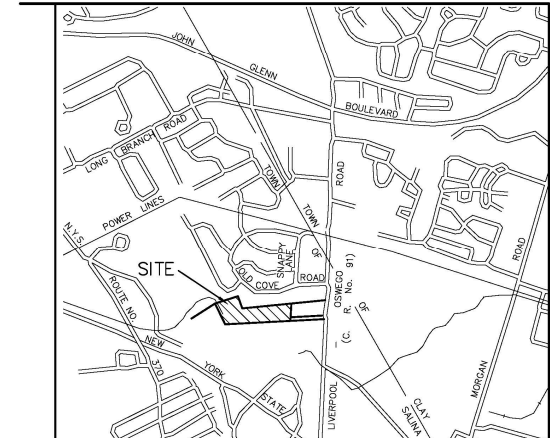
HOW TO “READ” A ZONE CHANGE MAP

ZONE CHANGE MAP



LEGEND:

	Indicates original grade
	Indicates existing spot elevation
	Indicates proposed finished grade
	Indicates proposed spot elevation
	Indicates utility pole, anchor & overhead lines
	Indicates iron pipe and/or monument found
	Indicates storm culvert
	Indicates gas main, gas valve & gas line marker
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	Indicates 6" diameter monitoring well (typical)
	Indicates grease trap manhole
	Indicates manhole
	Indicates boundary line
	Indicates adjacent parcel line
	Indicates old/original parcel line
	Indicates easement line
	Indicates centerline road



Drawing: dwg REVISIONS		ZONE CHANGE FROM R-1 ONE-FAMILY RESIDENTIAL DISTRICT TO R-3 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT PART OF FARM LOT No. 68 TOWN OF SALINA 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: FEBRUARY 26, 2018 SCALE: 1" = 60' FILE NO.: 216.006	SHEET NO. F.B. NO. 687	

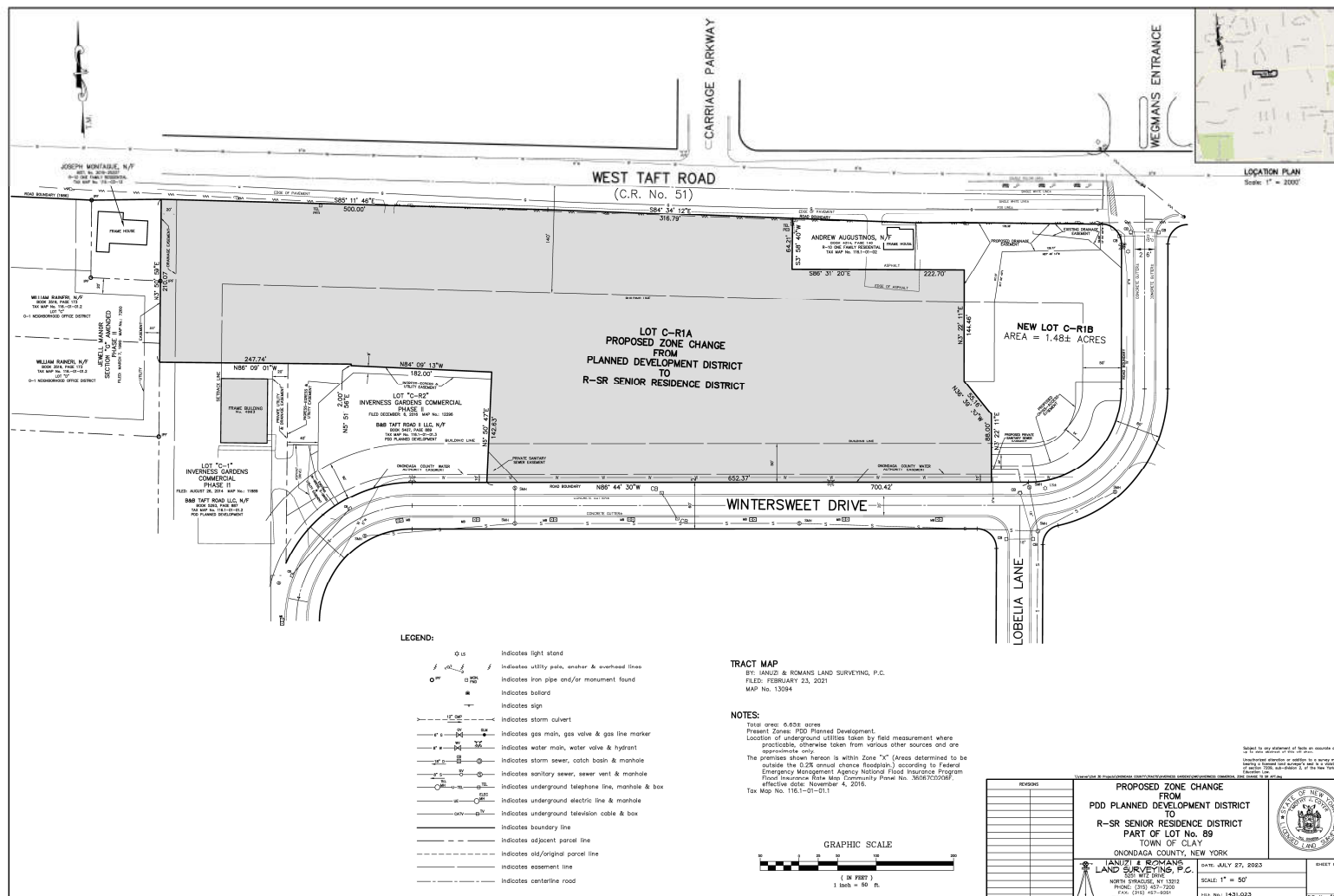
WHAT IS REQUIRED ON A ZONE CHANGE MAP

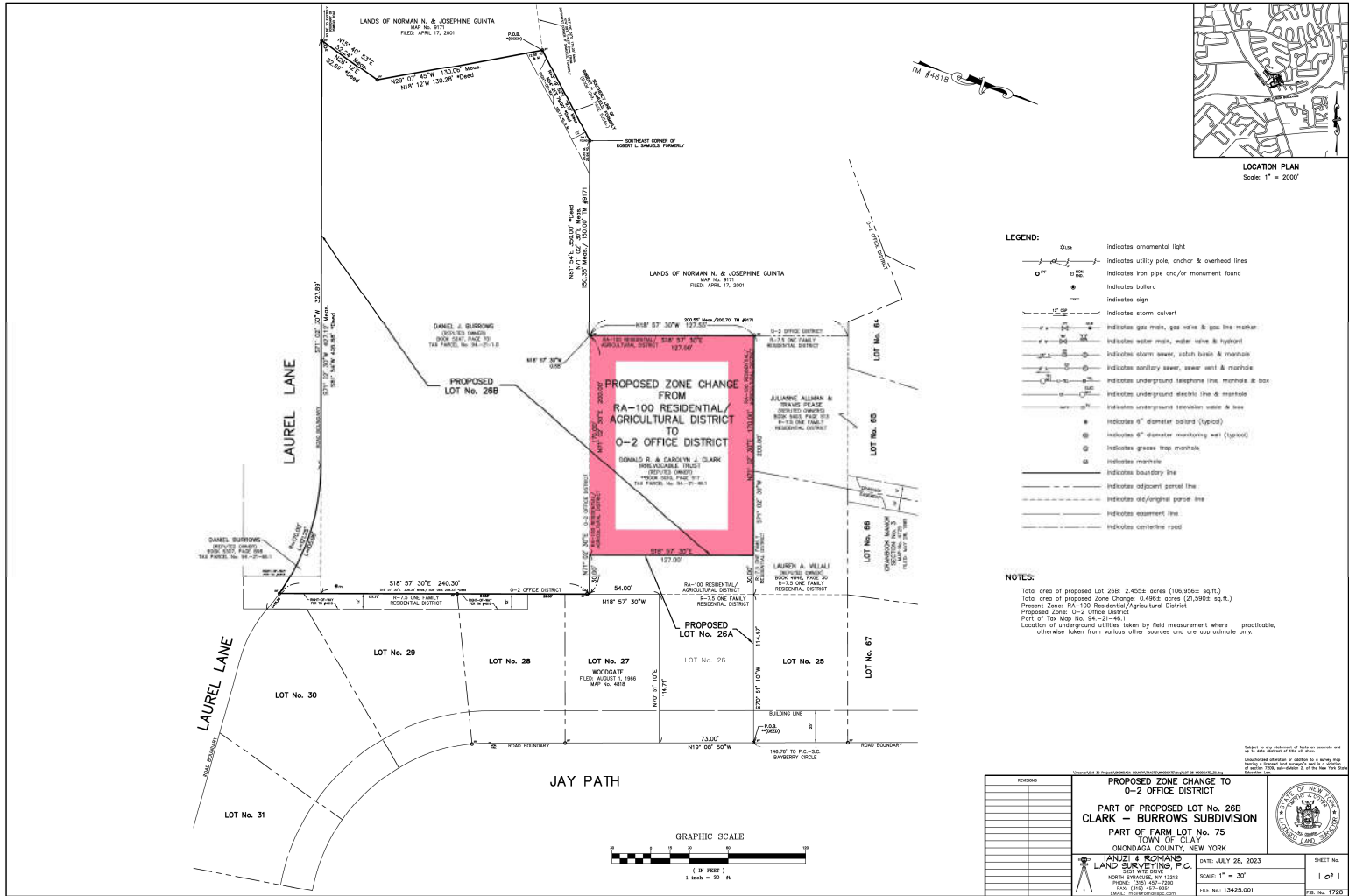
ZONE CHANGE MAP

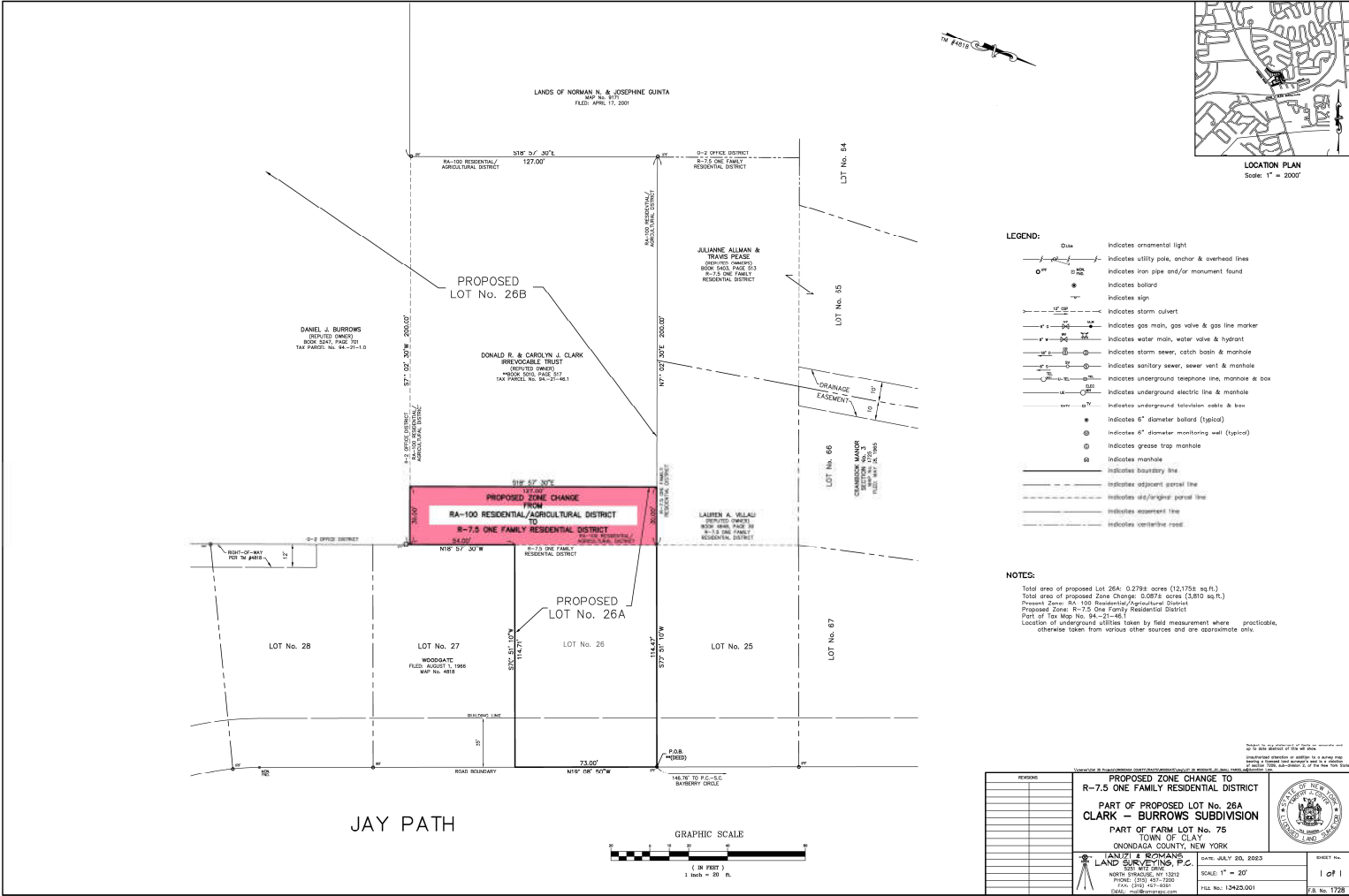
CHECK YOUR TOWN REQUIREMENTS

FIFTEEN COPIES (24" x 36" in size and MUST BE FOLDED) of the Zone Change Map drawn to scale indicating major landmarks and roads leading to major highways, which should include:

- A Title Block listing the name of the zone change, date, and scale.
- A map Legend indicating significant features of the property (acreage, utilities, etc.)
- The zoning classification of the site and all adjacent properties.
- All existing easements and/or restrictions of record including rights-of-way, fully dimensioned;
- All roads, watercourses, wooded acres, wetlands, (DEC and Corps of Engineers), flood plains (based on F.E.M.A maps), and other significant natural or manmade features.
- All property lines shown with dimensions.





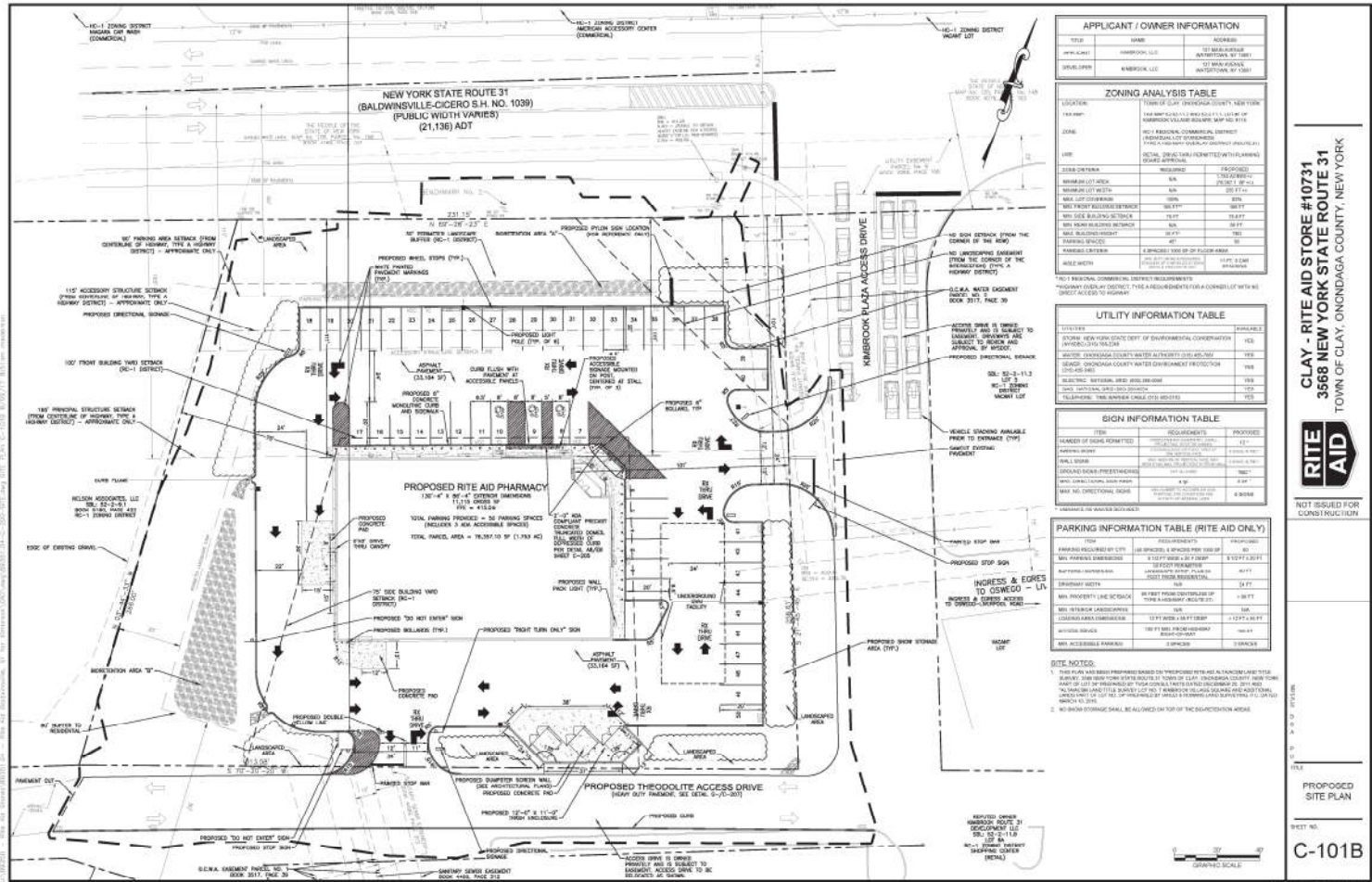


MAP READING “101”

START ON THE OUTSIDE AND WORK IN

- TITLE BLOCK
- NORTH ARROW
- LOCATION PLAN
- SCALE
- LEGEND
- NOTES

TIMOTHY J. COYER, P.L.S.



CLAY - RITE AID STORE #10731
3568 NEW YORK STATE ROUTE 31
TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK



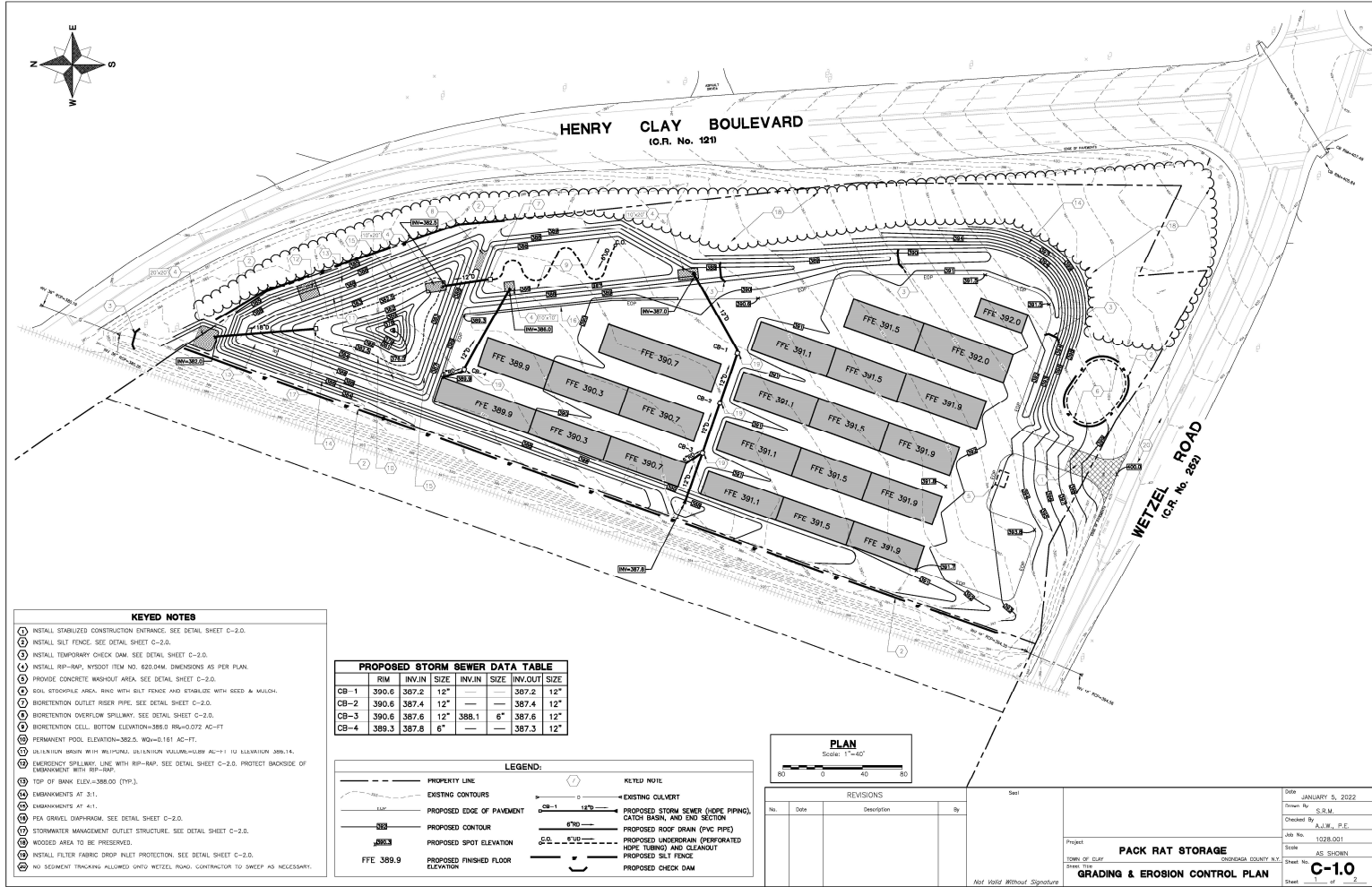
NOT ISSUED FOR
CONSTRUCTION

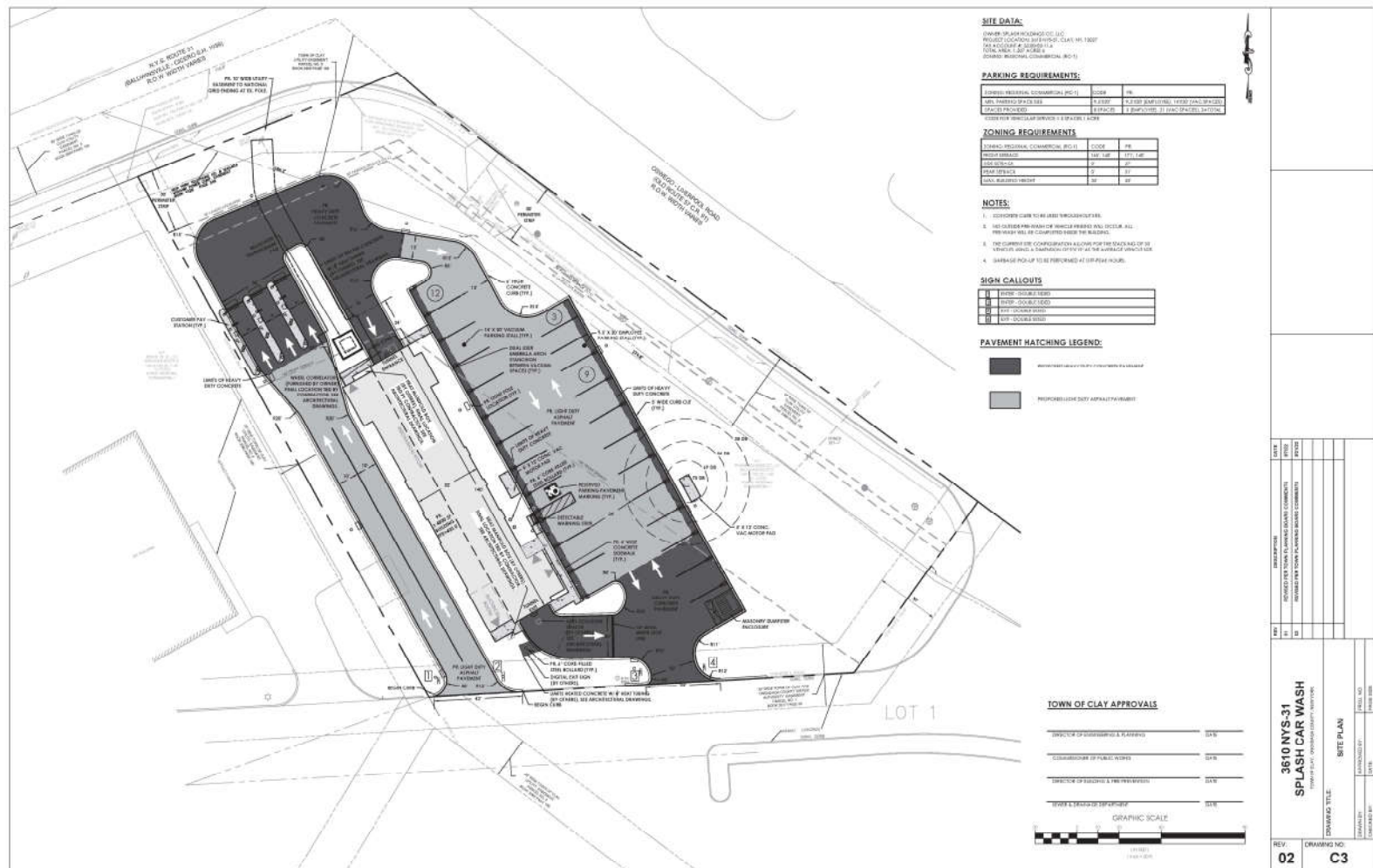
PROPOSED
SITE PLAN

SHEET NO.

C-101B

NOISE PROJECT NO. 19351.04





MAP READING “101”

QUESTIONS??

TIMOTHY J. COYER, P.L.S.