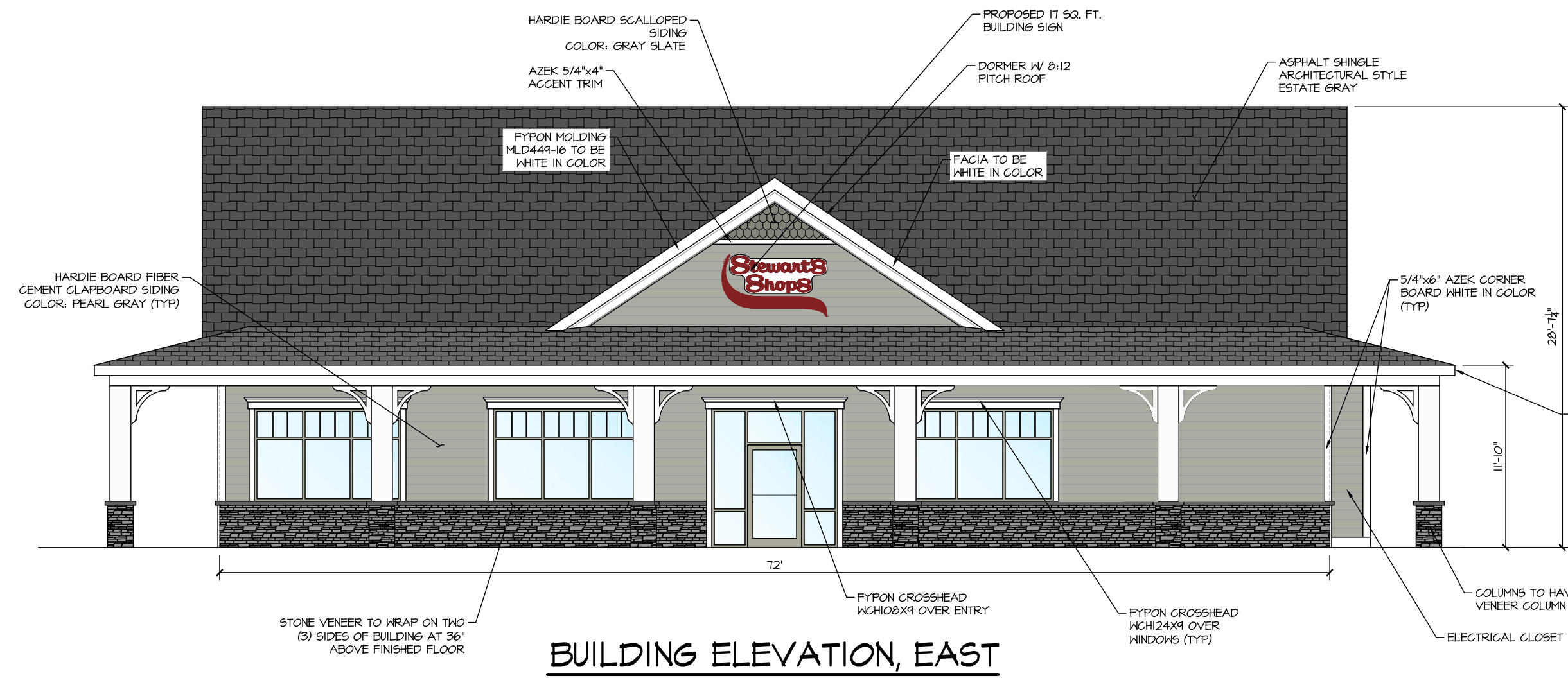
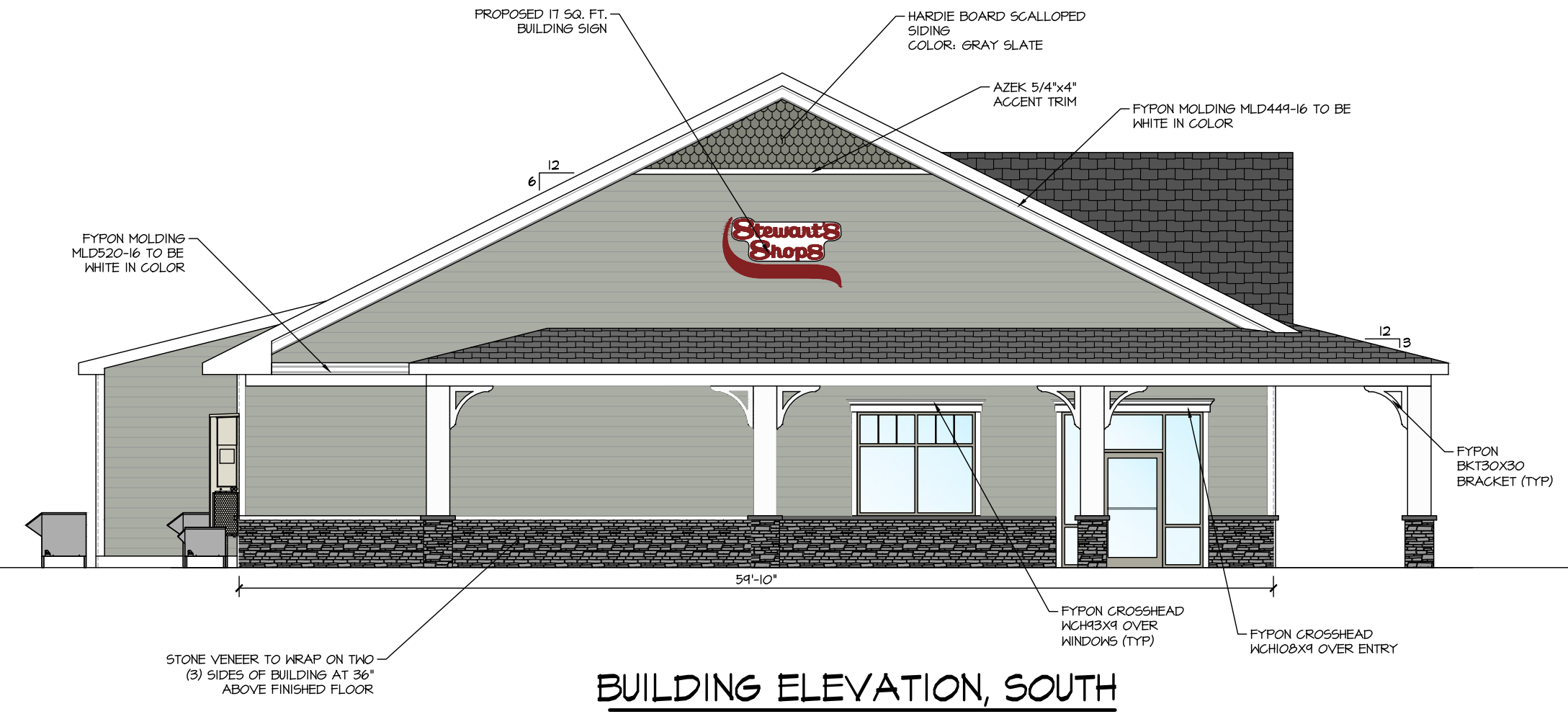


# PROPOSED STEWART'S SHOP

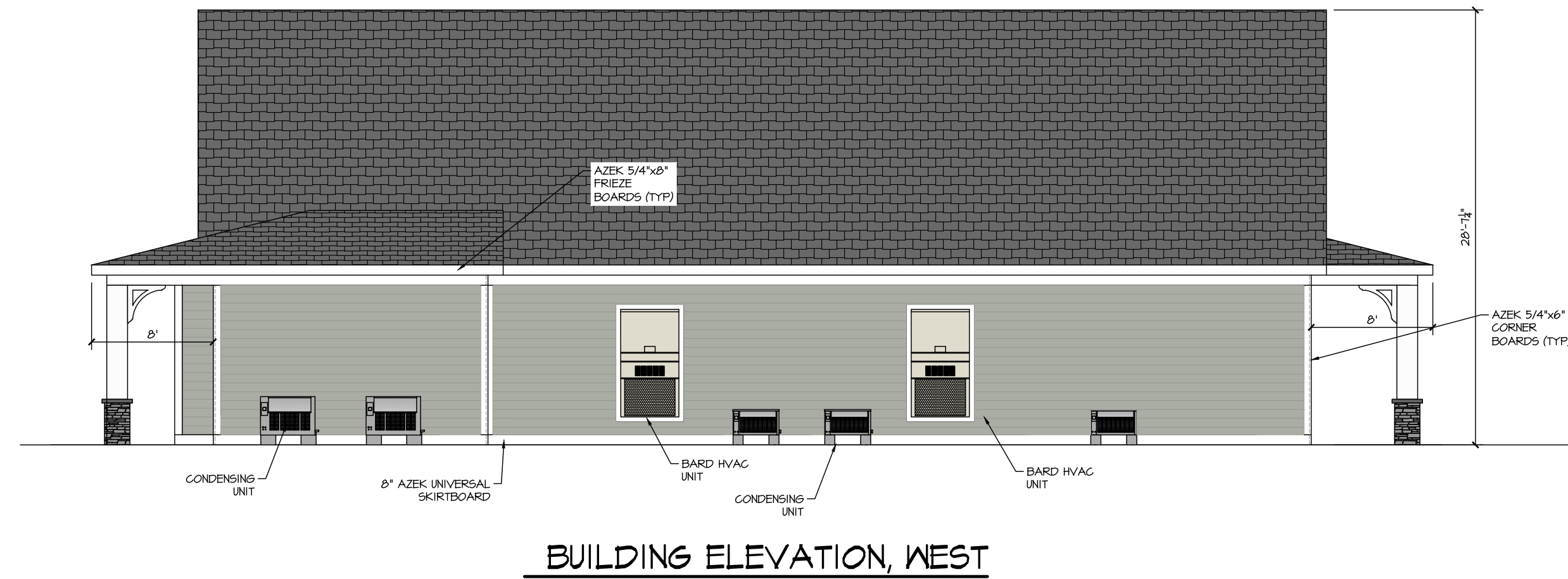
27 EAST MAIN STREET - MARCELLUS, NY 13108



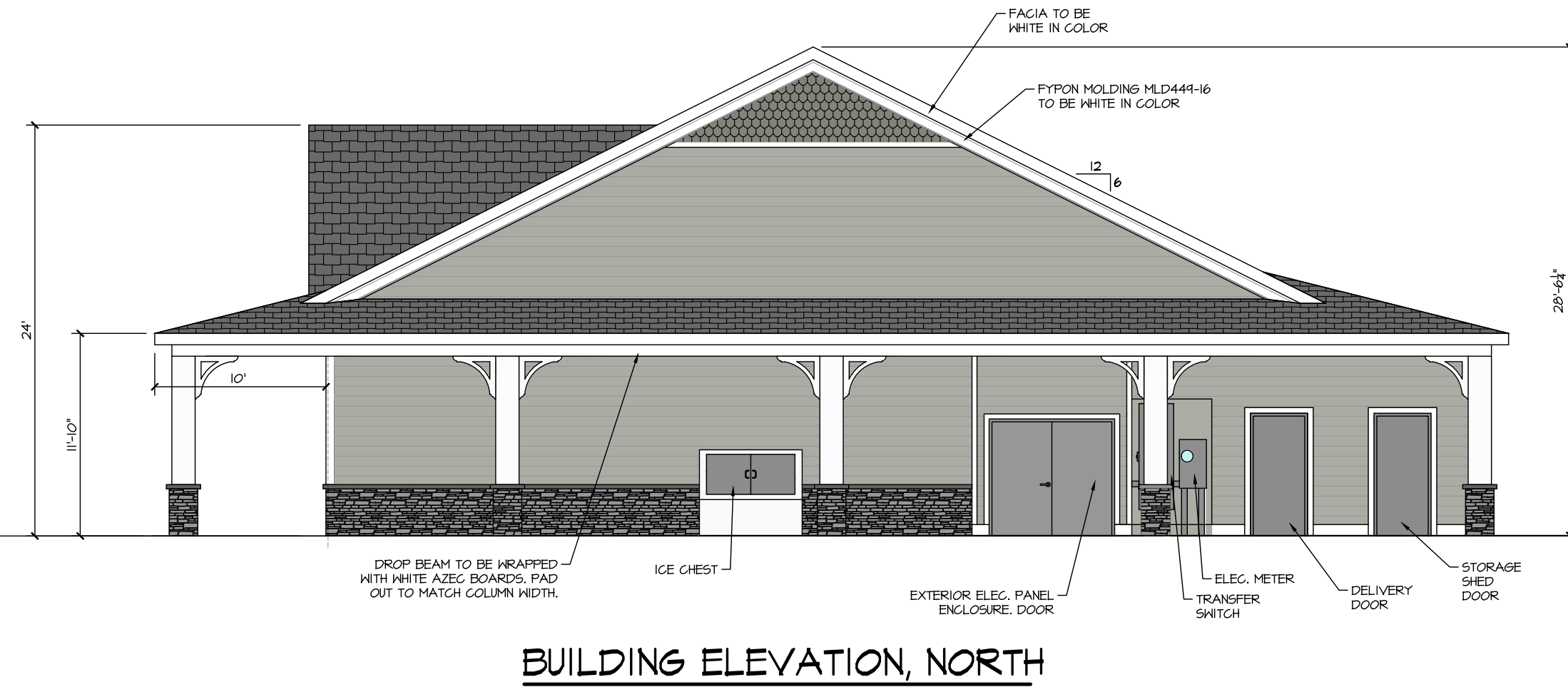
**BUILDING ELEVATION, EAST**



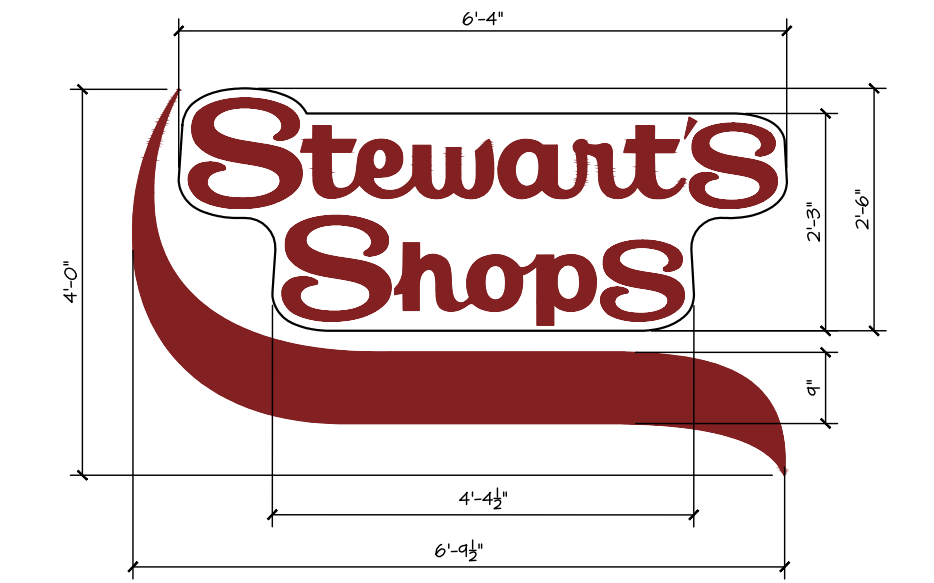
**BUILDING ELEVATION, SOUTH**



**BUILDING ELEVATION, WEST**

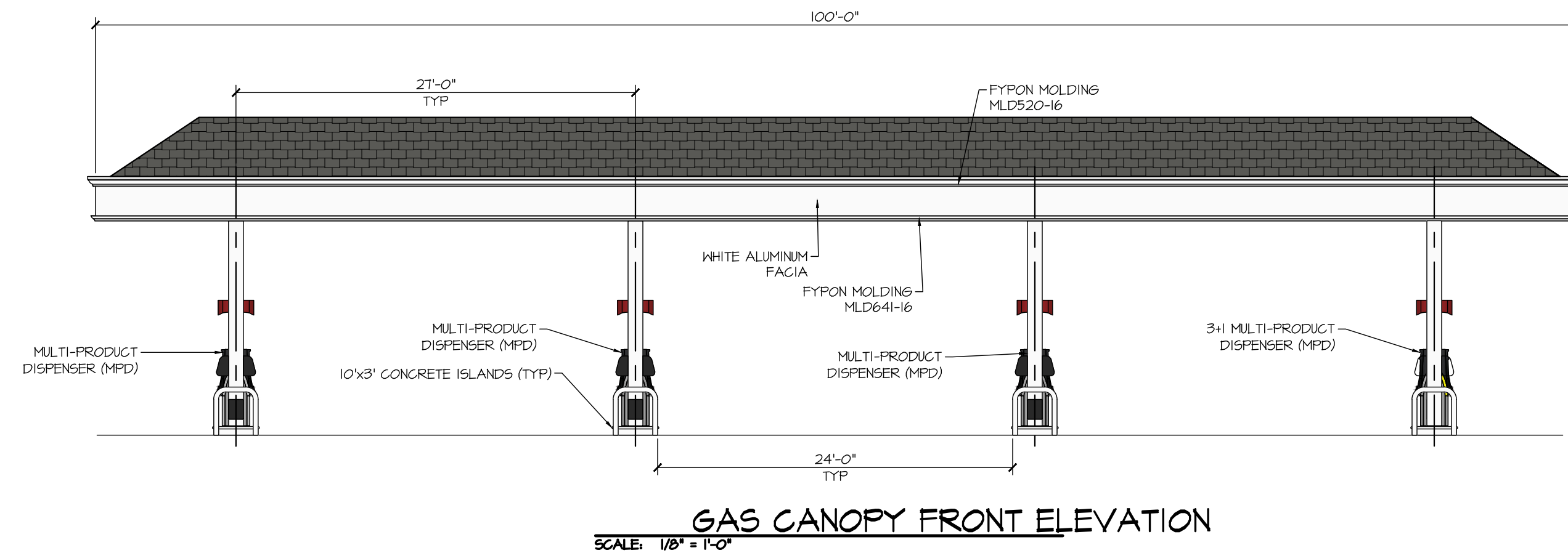


**BUILDING ELEVATION, NORTH**

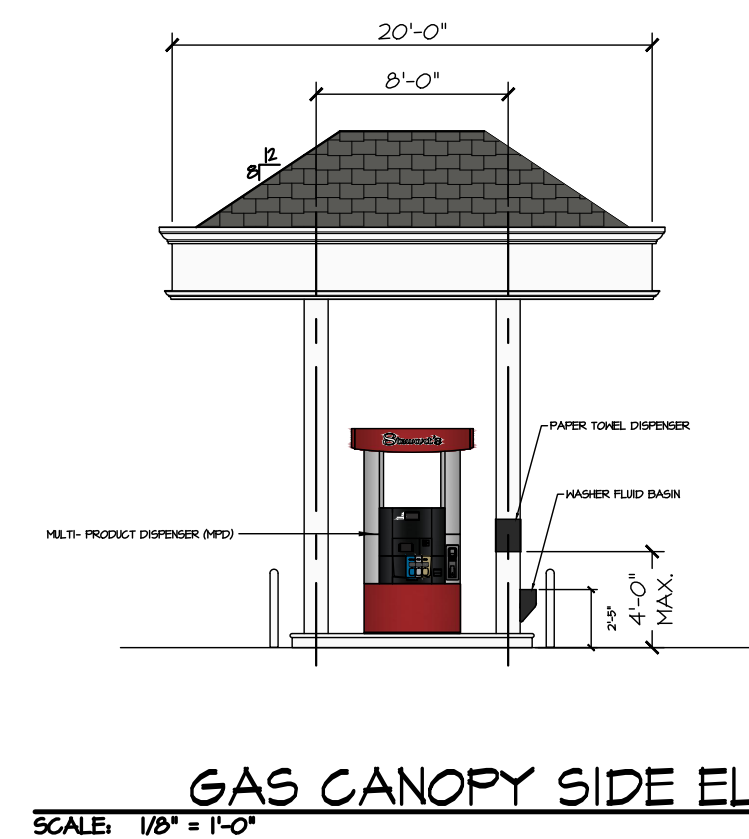


**TYPICAL BUILDING SIGN**

- SIZE: - 11 SQ. FT. (SMOOSH: 2 SF, LETTERS: 15 SF)
- LETTERS: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN
- ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND



**GAS CANOPY FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



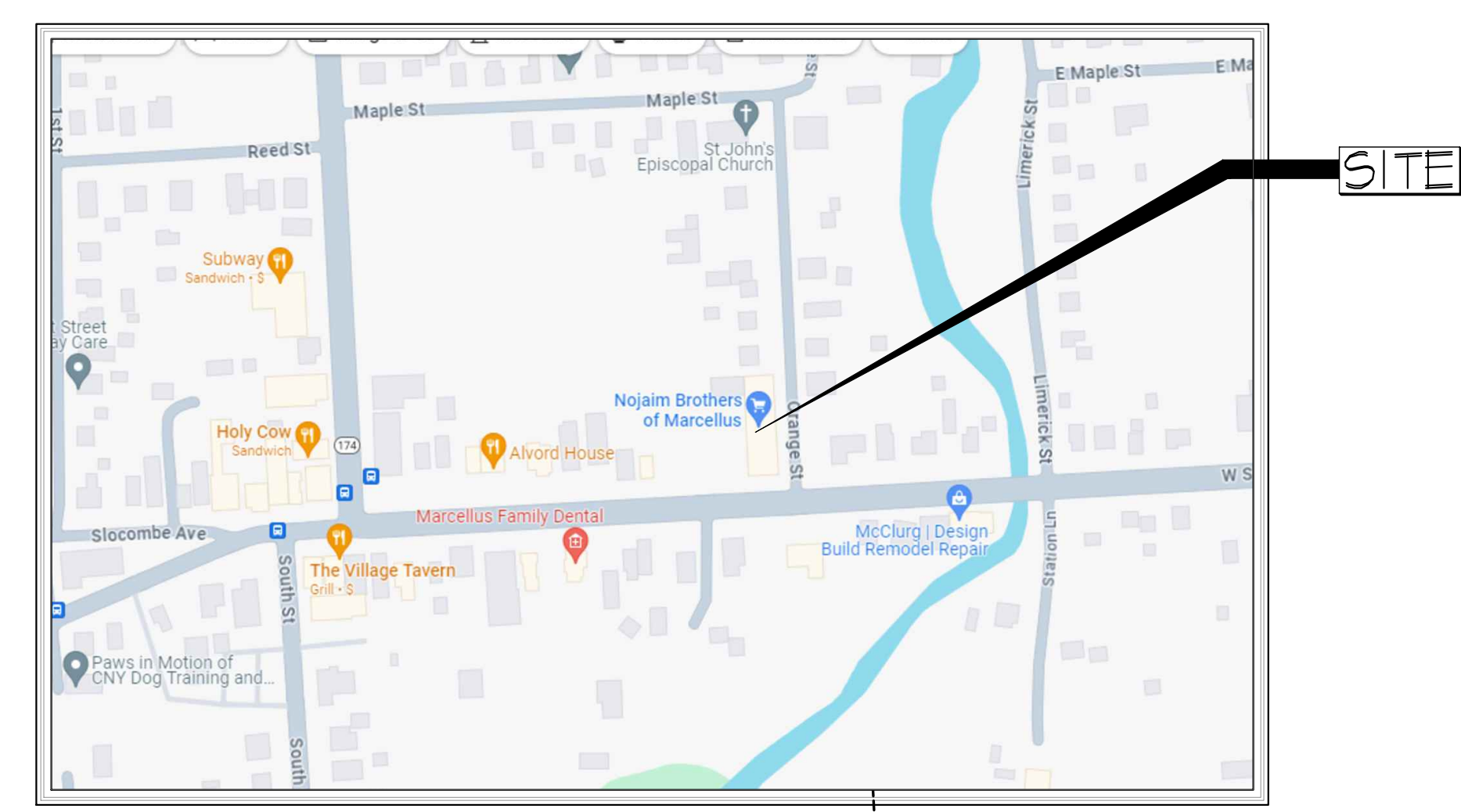
**GAS CANOPY SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



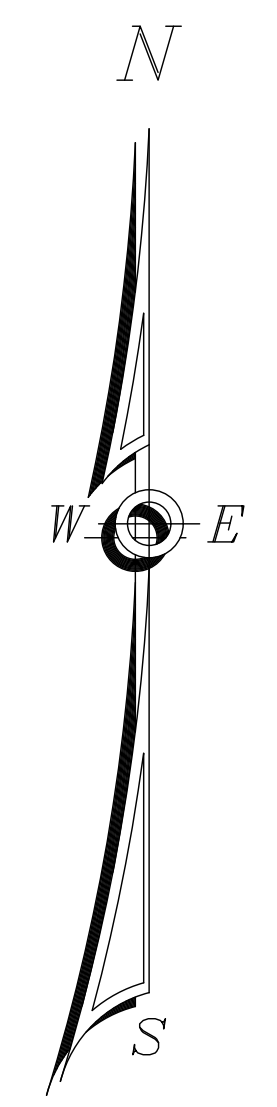
**PROPOSED MONUMENT SIGN**

- SCALE: 3/8" = 1'-0"
- SIZE: - 4'-9"x6'-4" = 32 SQ. FT.
- LETTERS: - 1/8" PLEXIGLASS FACE ON 4-1/2" THICK CAN
- ILLUMINATION: - INTERNALLY ILLUMINATED WITH LED LIGHTING
- BURGUNDY LETTERS
- WHITE COLOR BACKGROUND
- 12" RED LED GAS PRICE NUMBERS
- 12" GREEN LED DIESEL PRICE NUMBERS

	STORE NAME, ABBREVIATION & NO. <b>MARCELLUS - MRC - 335</b>	
	SITE LOCATION <b>27 EAST MAIN STREET - MARCELLUS, NY 13108</b>	
	DATE	NO. REVISIONS
SARATOGA SPRING, NY 12866 TEL: (518)581-1200 FAX: (518)581-1209		DRAWN BY: MA SCALE: NTS DATE: 1-2-2024 DRAWING NO.: ----
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		TITLE: <b>T-1 TITLE SHEET</b>



**SITE LOCATION MAP**  
SCALE: 1" = 100'



**LEGAL DESCRIPTION:**

ALL THAT PART OF LOT. NO. 15 SITUATE IN THE TOWN OF MARCELLUS, COUNTY OF ONONDAGA AND THE STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE INTERSECTION FORMED BY THE NORTHERLY LINE OF EAST MAIN STREET WITH THE WESTERLY LINE OF ORANGE STREET; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE AFORESAID NORTHERLY LINE OF EAST MAIN STREET, SOUTH 87°18'39" WEST, 244.06 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF CHARLES NOJAIM (BOOK 3952, PAGE 165), LANDS NOW OR FORMERLY OF MARCELLUS AMERICAN LEGION POST HOLDING CORPORATION (BOOK 1081, PAGE 15) AND LANDS OF RICHARD NOJAIM (BOOK 4762, PAGE 947), NORTH 03°40'48" WEST, 329.56 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF JASON & KHATUNA STEPKOVITCH (BOOK 5245, PAGE 32), NORTH 87°11'57" EAST, 93.06 FEET TO A POINT; THENCE ALONG THE LANDS OF THOMAS SCANLON (BOOK 2712, PAGE 90), THE FOLLOWING TWO COURSES: 1) SOUTH 02°58'45" EAST, 66.00 FEET TO A POINT AND 2) NORTH 87°11'58" EAST, 23.37 FEET TO A POINT; THENCE ALONG THE LANDS NOW OR FORMERLY OF HEIDI & JASON RANDALL (BOOK 5130, PAGE 368), THE FOLLOWING TWO COURSES: 1) SOUTH 04°45'14" EAST, 66.84 FEET TO A POINT AND 2) NORTH 86°50'31" EAST, 128.56 FEET TO A POINT; THENCE LONG THE AFORESAID WESTERLY LINE OF ORANGE STREET, SOUTH 03°16'37" EAST, 198.00 FEET TO THE POINT OR PLACE OF BEGINNING.  
  
CONTAINING IN ALL 1.426 ACRES OF LAND BEING MORE OR LESS.

**NOTES CORRESPONDING TO TITLE COMMITMENT:**

NO TITLE REPORT RECEIVED TO DATE

**FLOOD ZONE NOTE:**

PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED MAP NUMBER 36067C0302F, PANEL 302 OF 520, OF THE TOWN OF MARCELLUS, COMMUNITY NUMBER 360585, ONONDAGA COUNTY, N.Y., BEARING AN EFFECTIVE DATE OF NOVEMBER 4, 2016.

**TAX PARCEL NUMBER:**

TOWN OF MARCELLUS, ONONDAGA COUNTY, NEW YORK  
SEC. 4.00 - BLK. 1 - PARCELS 10.1, 12 & 13

**MAP REFERENCES:**

1. "LOCATION SURVEY FOR 17-19, 21 & 27 EAST MAIN STREET." PREPARED BY JON DUSSING, SR., DATED SEPTEMBER 17, 2007 PROVIDED BY THE CLIENT.

**DEED REFERENCES:**

1. CHARLES R. NIJAIM TO GROCER, LLC, DATED FEBRUARY 28, 2008 AND RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN DEED BOOK 5037 AT PAGE 104.
2. JEAN M. NOJAIM TO RICHARD J. NOJAIM, DATED AUGUST 11, 1995 AND RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN DEED BOOK 4025 AT PAGE 73.

**GENERAL NOTES:**

- HORIZONTAL DATUM IS NEW YORK STATE PLANE CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY
- VERTICAL DATUM IS NAVD88, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
- UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

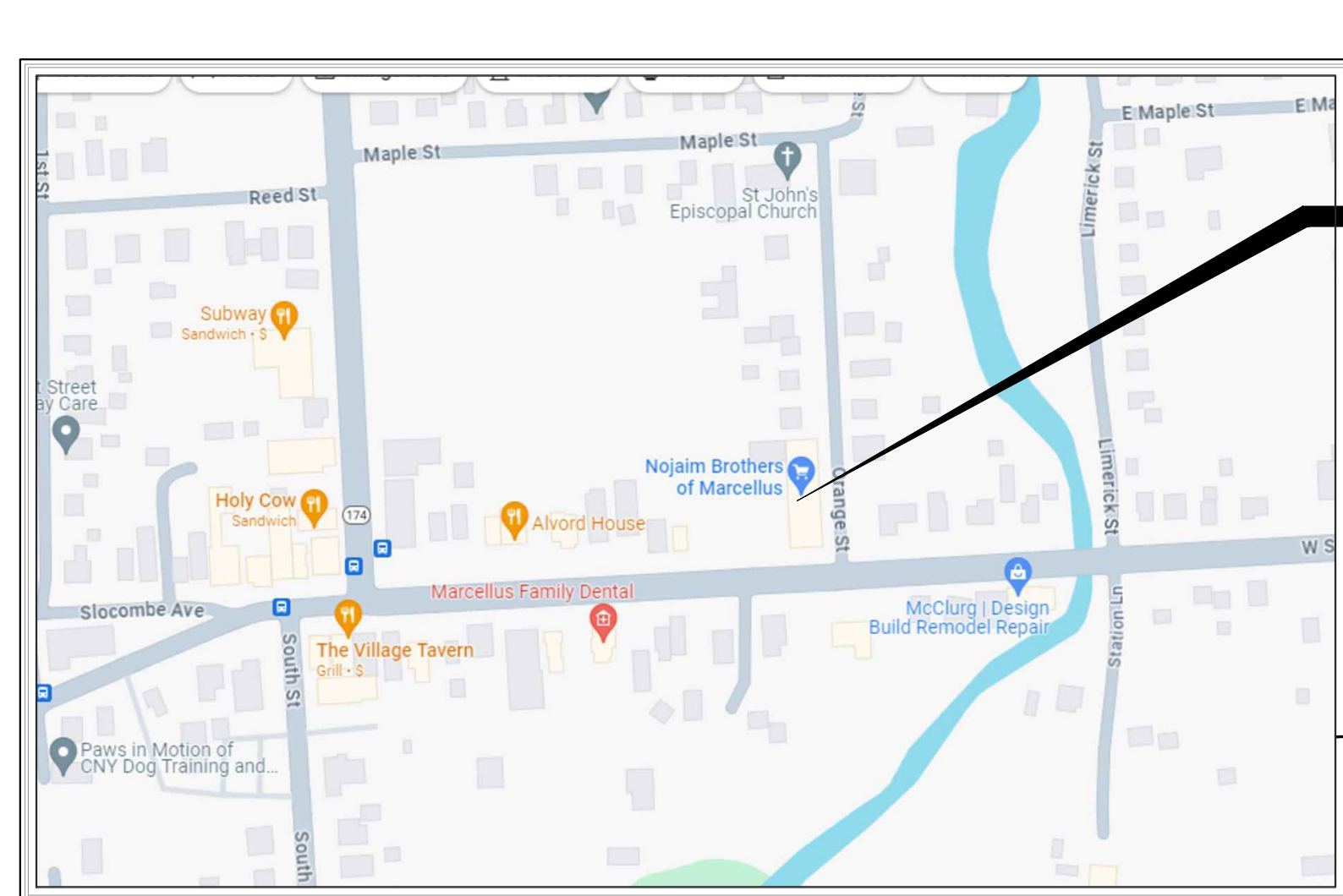


LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	--- OHW ---
WATER SERVICE, 1" TYPE "K" COPPER	--- W ---
SEWER SERVICE, 4" SDR 26	--- S ---
STORM PIPE, PROPOSED, HDPE	--- ST ---
STORM PIPE, EXISTING	--- ST ---
STOCKADE FENCE	--- SF ---
CHAINLINK FENCE	--- CL ---
SPLITRAIL FENCE	--- SL ---
U/G ELECTRICAL/TELE SERVICE	--- UET ---
U/G ELECTRICAL CONDUIT	--- UE ---
U/G GAS LINE	--- G ---
U/G CAMERAL CONDUIT, SINGLE	--- CAM ---
U/G CAMERAL CONDUIT WITH GUY	--- CAM-2X ---
DIESEL PRODUCT LINE	--- DSL ---
SUPPER PRODUCT LINE	--- SUP ---
UNLEADED PRODUCT LINE	--- UNL ---
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED SPOT ELEVATION	
EXISTING UNCHANGED SPOT ELEVATION	

**NOTES:**  
 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.  
 2. DARKER LINES INDICATE NEW WORK.  
 3. DOTTED LINES INDICATE REMOVED ITEMS.

	STORE NAME, ABBREVIATION & NO.		MARCELLUS - MRC - 335	
	SITE LOCATION		27 EAST MAIN STREET - MARCELLUS, NY 13108	
	DATE	NO.	REVISIONS	
		DRAWN BY:	MA	
SARATOGA SPRINGS, NY 12866 TEL: (518)581-1200 FAX: (518)581-1209		SCALE:	1" = 30'	
TITLE:		DATE:	1-2-2024	
EXISTING SITE PLAN		DRAWING NO.	5-1	

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

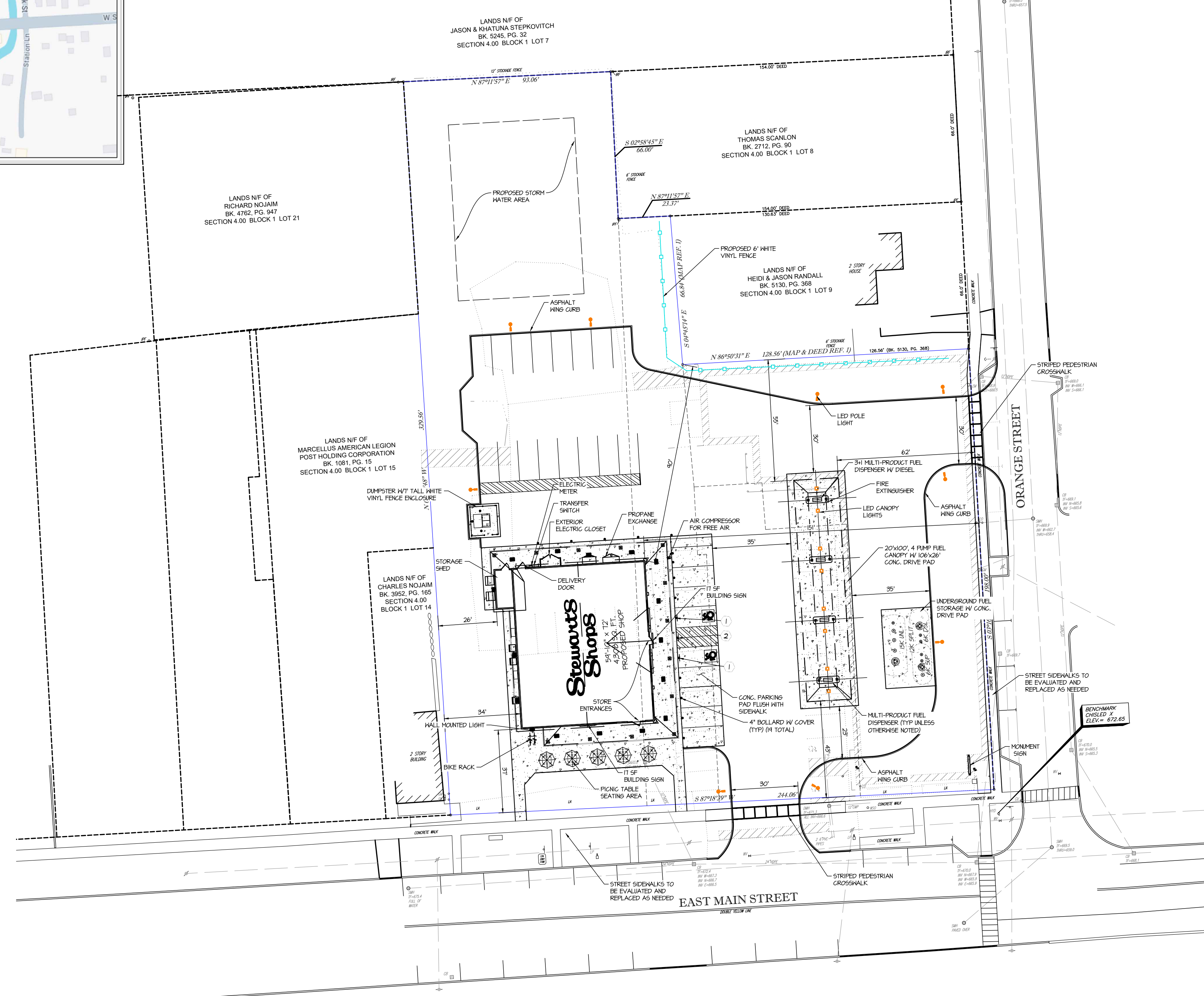


**SITE LOCATION MAP**  
SCALE: N.T.S.



LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE "K" COPPER	
SEWER SERVICE, 4" SDR 26	
STORM PIPE, PROPOSED, HDPE	
STORM PIPE, EXISTING	
STOCKADE FENCE	
CHAINLINK FENCE	
SPLITRAIL FENCE	
U/G ELECTRICAL/TELE SERVICE	
U/G ELECTRICAL CONDUIT	
U/G GAS LINE	
U/G CAMERAL CONDUIT, SINGLE	
U/G CAMERAL CONDUIT WITH GUY	
DIESEL PRODUCT LINE	
SUPPER PRODUCT LINE	
UNLEADED PRODUCT LINE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED SPOT ELEVATION	
EXISTING UNCHANGED SPOT ELEVATION	

**NOTES:**  
 1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.  
 2. DARKER LINES INDICATE NEW WORK.  
 3. DOTTED LINES INDICATE REMOVED ITEMS.



- SIGN KEY:**
- ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
  - SIGN POST TO BE SECURED IN BOLLARD WITH SAND.
  - SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.
- RESERVED PARKING**  
HANDICAP SIGN  
RT-8 12"x18"  
RT-8A 12"x6"  
6'-0" MOUNTING HEIGHT MIN.  
SEE PLAN FOR LOCATION.
  - NO PARKING ANY TIME**  
NO PARKING SIGN  
RT-1 12"x18"  
6'-0" MOUNTING HEIGHT MIN.  
SEE PLAN FOR LOCATION.

VILLAGE OF MARCELLUS			
ONONDAGA COUNTY PARCELS #: 004-01-10.1, 004-01-12.0 & 004-01-13.0			
ZONE: VILLAGE CENTER (VC)			
USE: CONVENIENCE STORE WITH GASOLINE			
	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED</b>
LOT AREA	62,136 SF (1.426 AC)	62,136 SF (1.426 AC)	-
FRONT BLDG SETBACK (S)	4.4 FT	31 FT	-
FRONT BLDG SETBACK (E)	1.3 FT	151 FT	-
SIDE BLDG SETBACK (W)	124 FT	26 FT	-
REAR BLDG SETBACK (N)	2.5 FT	40 FT	-
CANOPY FRONT SETBACK (S)	N/A	43 FT	-
CANOPY FRONT SETBACK (E)	N/A	62 FT	-
CANOPY SIDE SETBACK (W)	N/A	164 FT	-
CANOPY REAR SETBACK (N)	N/A	54 FT	-
SIGNS (BUILDING)	-	2 @ 11 SF EACH	-
PARKING SPACES	31	25	-

EXISTING SITE USAGE DATA		PROPOSED SITE USAGE DATA	
GREENSPACE	22,366 SF (35%)	GREENSPACE	25,463 SF (41%)
BUILDING	14,618 SF (24%)	BUILDING	4,450 SF (7%)
PAVEMENT	20,442 SF (33%)	CONCRETE	9,315 SF (15%)
GRAVEL	4,690 SF (8%)	PAVEMENT	22,248 SF (37%)

**MARCELLUS - MRC - 335**

27 EAST MAIN STREET - MARCELLUS, NY 13108

DATE: 1-8-2024

NO.:

REVISIONS:

UPDATE PLANS TO SURVEY

DRAWN BY: MA

SCALE: 1" = 30'

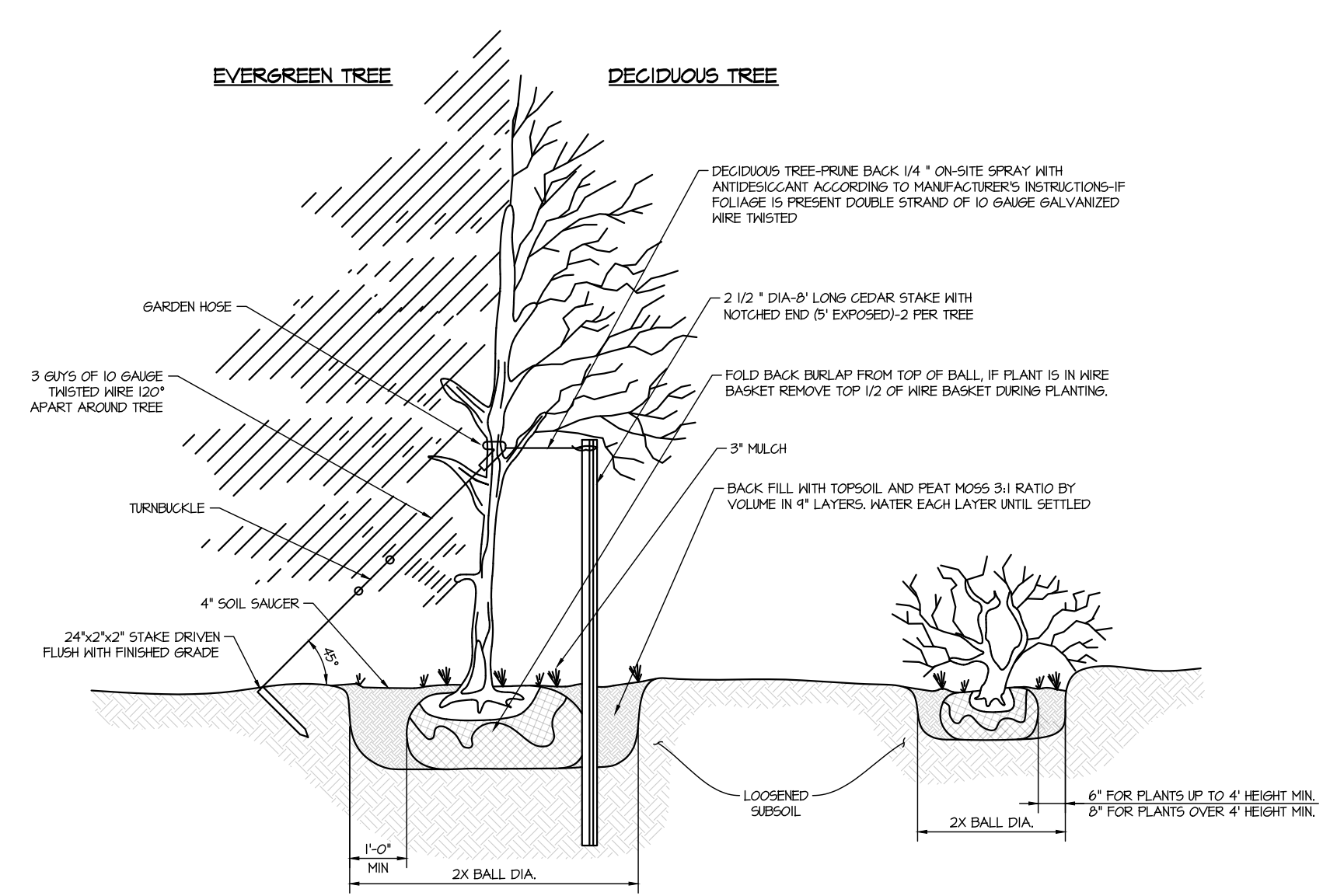
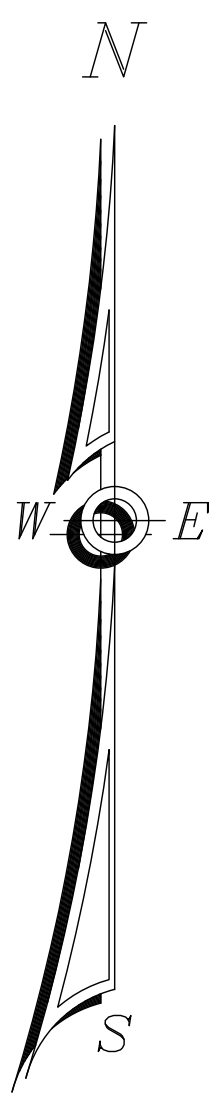
DATE: 1-2-2024

SARATOGA SPRINGS, NY 12866  
TEL: (518)581-1200 FAX: (518)581-1209

DRAWING NO. **5-2**

TITLE: **PROPOSED SITE PLAN**

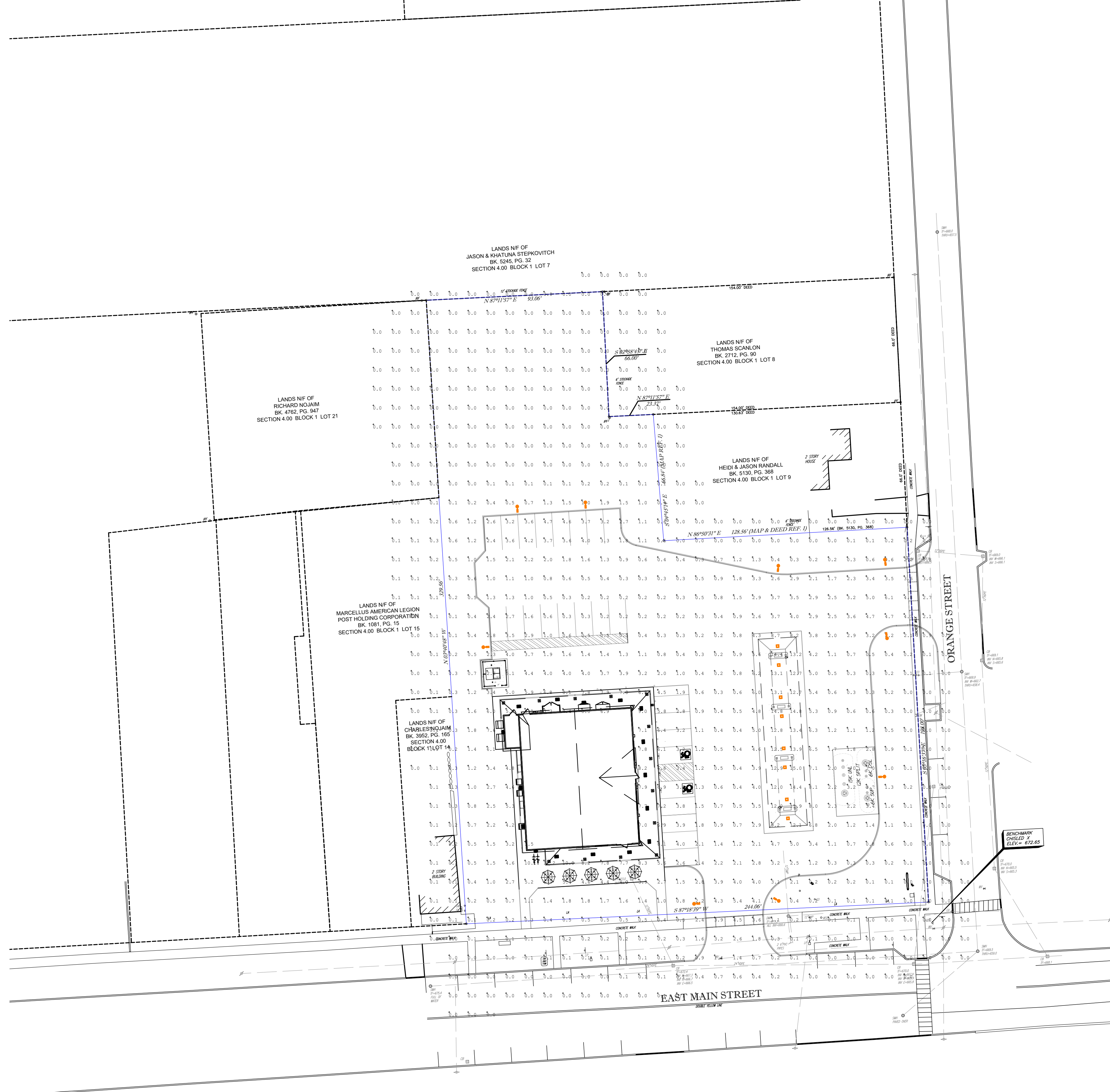
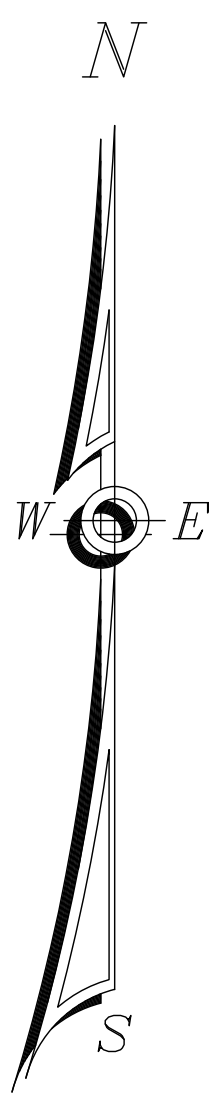
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.



- PLANTING NOTES:**
- 1) DECIDUOUS PLANTING SEASONS  
SPRING: APRIL - MAY 20  
FALL: OCTOBER 1 - NOVEMBER 15
  - 2) ALL PLANTS SHALL BE GUARANTEED AND MAINTAINED BY LANDSCAPE CONTRACTOR FOR A PERIOD OF 1 YEAR AFTER BEING PROPERLY PLANTED.
  - 3) ALL LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY AND DEAD OR DYING PLANTS SHALL BE REPLACED AS EQUAL BY STEWART'S.
  - 4) HEAP DECIDUOUS TREES OVER 1" CAL WITH PLASTIC TREE GUARDS REMOVE TREE GUARDS AFTER A MIN OF 2 WINTERS AND BEFORE A MAX OF 3 WINTERS
  - 5) EVERGREEN TREE-GROUND LINE TO BE THE SAME AS EXISTED AT THE NURSERY TREE
  - 6) CALIPER IS TO BE MEASURED AT A HEIGHT OF 4'
  - 7) ALL STAKES AND GUY WIRES TO BE REMOVED 2 YEARS AFTER INITIAL PLANTING.

**PLANTING DETAIL**

	STORE NAME, ABBREVIATION & NO.		MARCELLUS - MRC - 335	
	SITE LOCATION		27 EAST MAIN STREET - MARCELLUS, NY 13108	
	DATE	NO.	REVISIONS	
	01-18-2024		UPDATE PLANS TO SURVEY	
		DRAWN BY: MA SCALE: 1" = 30' DATE: 1-2-2024 DRAWING NO. 5-6		
SARATOGA SPRINGS, NY 12866 TEL: (518)581-1200 FAX: (518)581-1209		TITLE: LANDSCAPE PLAN		
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW				



**CALCULATION SUMMARY**

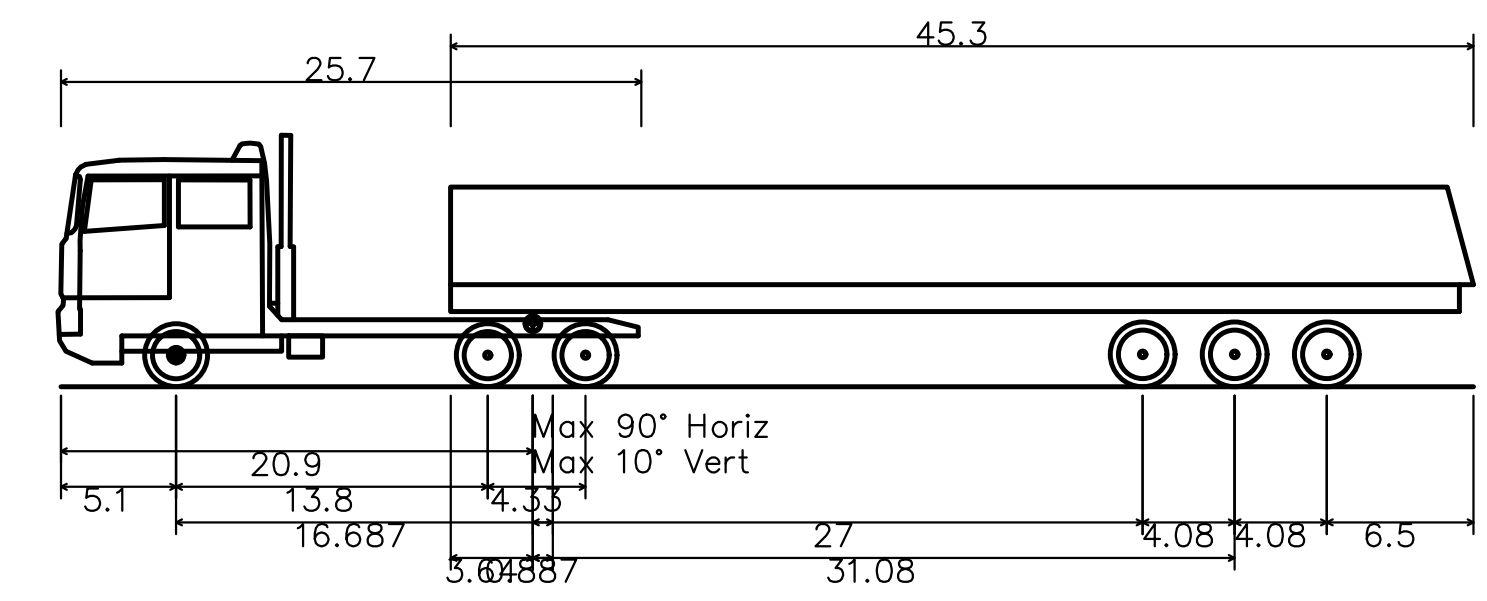
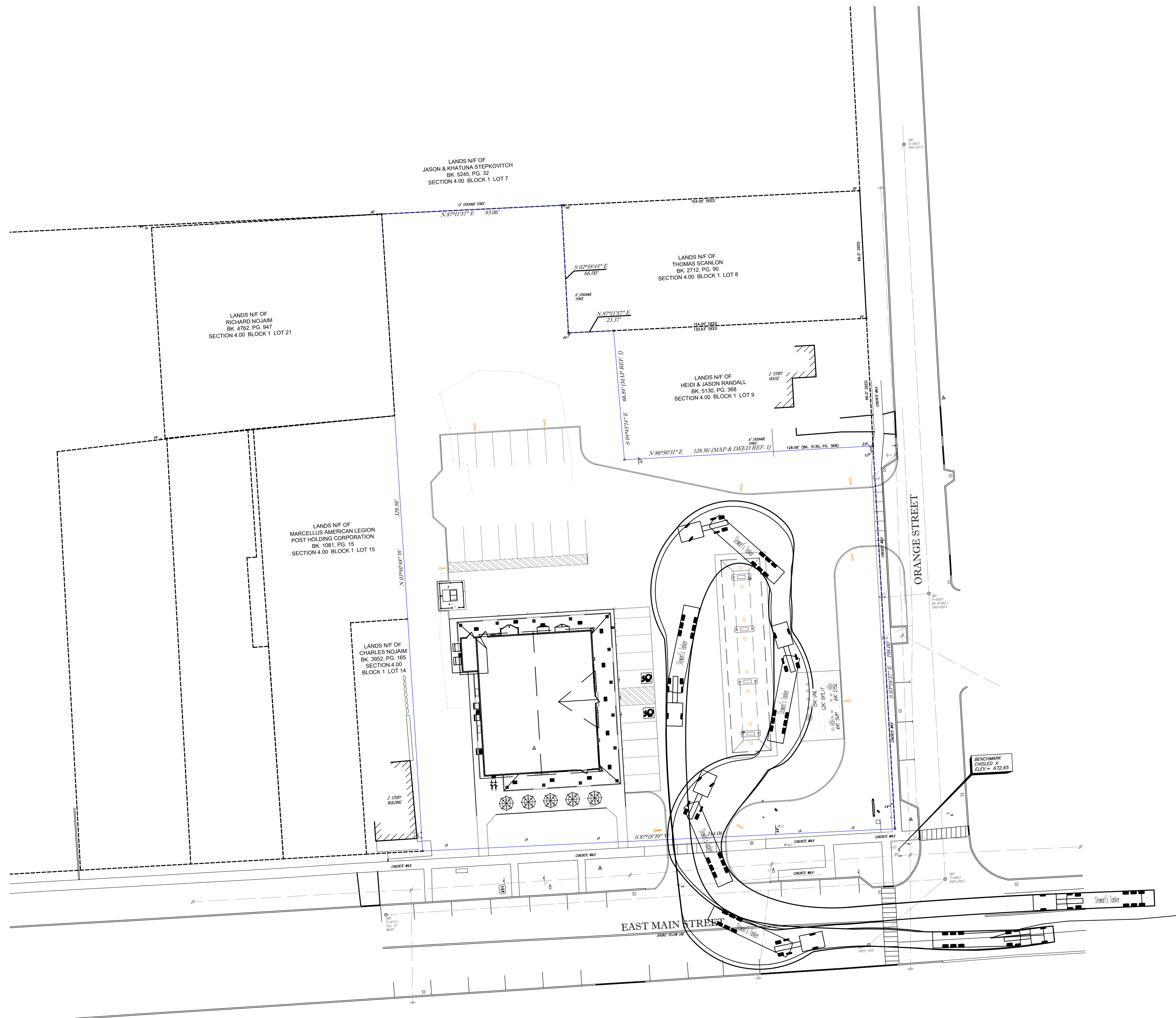
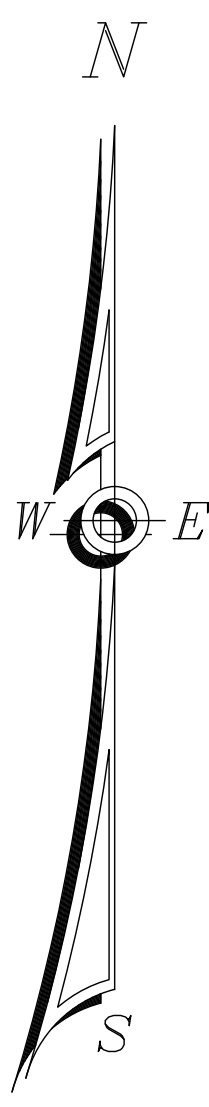
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN
EXTENTS OF LIGHT	ILLUMINANCE	FC	139	15.4	0.0
CANOPY	ILLUMINANCE	FC	13.25	15.4	4.2
PARKING	ILLUMINANCE	FC	2.41	8.7	0.2
SIDEWALKS	ILLUMINANCE	FC	6.90	10.1	2.7

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	LUM. MATTS	LUM. LUMENTS	COMMENTS
	4	ARE-ED6-3MB-DA-04-E-UL-B2-525	SINGLE	POLE LIGHT, 40 WHITE LED, BACK SHIELDED, 525mA DRIVER, DIRECT ARM MOUNT	34	8891	3000K LIGHT COLOR - SPECIAL ORDER
	8	CAN-304-PS-RS-04-E-UL-WH-350	SINGLE	CANOPY LIGHT, 40 WHITE LED, 350mA DRIVER, RECESSED MOUNT	100	10962	3000K LIGHT COLOR - SPECIAL ORDER
	2	SEC-ED6-3M-NM-04-E-UL-WH-525	SINGLE	SECURITY LIGHT, 40 WHITE LED, 525mA DRIVER, WALL MOUNTED	60	5674	3000K LIGHT COLOR - SPECIAL ORDER
	14	SFT-228-5M-RM-03-E-UL-WH-525	SINGLE	SOFFIT LIGHT, 30 WHITE LED, 525mA DRIVER, RECESSED MOUNT	54	4436	3000K LIGHT COLOR - SPECIAL ORDER

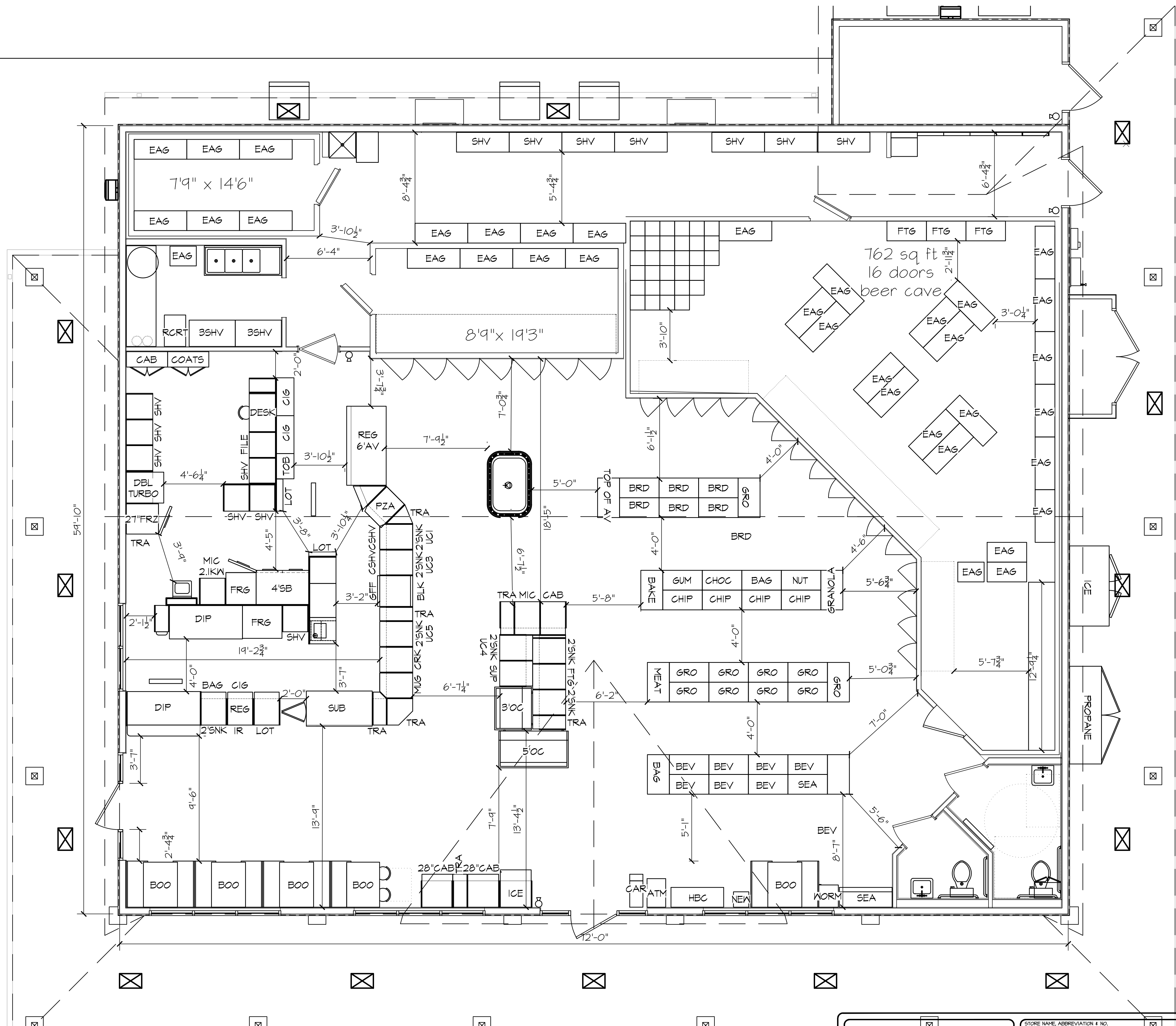
	STORE NAME, ABBREVIATION & NO.		MARCELLUS - MRC - 335	
	SITE LOCATION		27 EAST MAIN STREET - MARCELLUS, NY 13108	
	DATE	NO.	REVISIONS	
	01-18-2024		UPDATE PLANS TO SURVEY	
DRAWN BY:		SCALE:		DATE:
MA		1" = 30'		1-2-2024
DRAWING NO.		TITLE:		S-7
5-7		PHOTOMETRIC PLAN		

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW



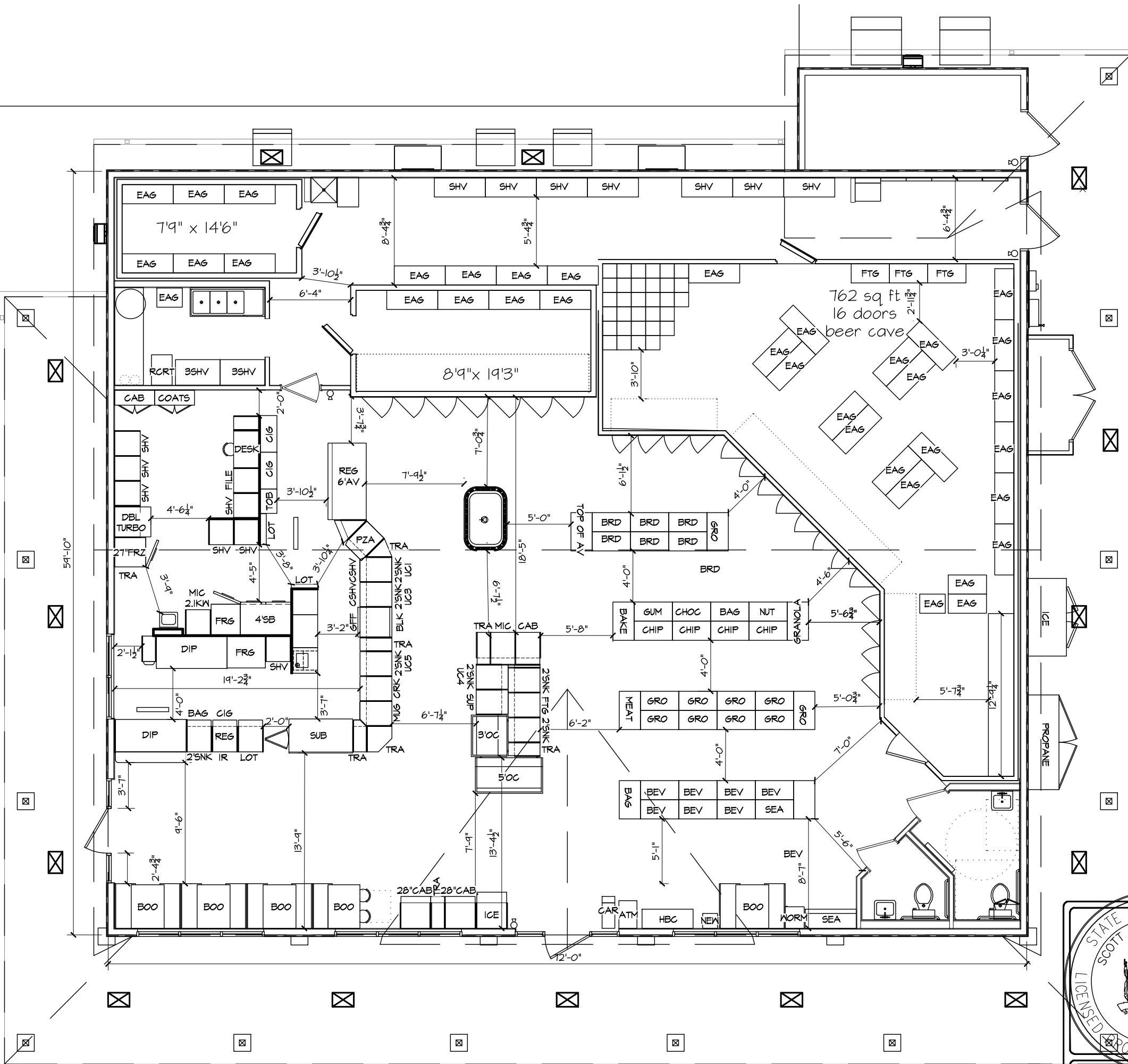
Stewart's Tanker	62.559ft
Overall Length	8.202ft
Overall Width	11.141ft
Overall Body Height	1.049ft
Min Body Ground Clearance	8.202ft
Max Track Width	4.00s
Lock-to-lock time	31.650ft
Curb to Curb Turning Radius	

	STORE NAME, ABBREVIATION & NO.		MARCELLUS - MRC - 335	
	SITE LOCATION		27 EAST MAIN STREET - MARCELLUS, NY 13108	
	DATE	NO.	REVISIONS	
	01-18-2024		UPDATE PLANS TO SURVEY	
		DRAWN BY:	MA	
SARATOGA SPRINGS, NY 12866 TEL: (518)581-1200 FAX: (518)581-1209		SCALE:	1" = 30'	
TITLE:		DATE:	1-2-2024	
VEHICLE TRACKING PLAN		DRAWING NO.	S-8	
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW				



	STORE NAME, ABBREVIATION & NO.		MARCELLUS - 335	
	SITE LOCATION		27 EAST MAIN STREET - MARCELLUS, NY 13108	
	DATE	NO.	REVISIONS	
		DRAWN BY: MFR		
SARATOGA SPRINGS, NY 12866 TEL: (518)581-1200 FAX: (518)581-1204		SCALE: 1/4" = 1'-0"		
		DATE: 1/25/24		
		DRAWING NO. FP-1		
		TITLE: FLOOR PLAN		

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW



STORE NAME, ABBREVIATION & NO.		MARCELLUS - 335	
SITE LOCATION		27 EAST MAIN STREET - MARCELLUS, NY 13108	
DATE	NO.	REVISIONS	
DRAWN BY: MPR		SCALE: 1/8" = 1'-0"	
		DATE: 1/25/24	
DRAWING NO.		FP-1	
TITLE:		FLOOR PLAN	

ALTERATIONS TO THIS DOCUMENT OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW