East Adams Redevelopment Phase III

&

SEQR Review Phase III - XII

The applicant will present the Major Site Plan Reviews, MaSPR-2026-28, the SEQR Materials for following phase 3-12 in this meeting

On this meeting, CPC will only review the Major Plan Reviews and SEQR materials for development phase 3 -12. No action will be taken to SEQR review declaration and Major Site Plan Review.;

All the City Reviewing Departments involved will finish reviewing this project before the final determination of Major Site Plan Review and SEQR review.

The applications will be heard in the following order.

MaSPR-2026-28 – Major Site Plan Review - Mixed-use development

SEQR documents

Full Environmental Assessment Form Part 1 (Phase 3-12)

CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

MaSPR-2026-28	***Staff Report – July 20, 2026***
Application Type:	Major Site Plan Review – East Adams Redevelopment Phase III
Project Address:	927 S State St. (Tax Map ID: 095.-08-01.4);
Summary of Proposed Action:	The Phase 3 project is part of the ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative. The applicant intends to demolish existing apartment complex at Chavez Terrace and redevelop the site into 147 mixed-income and affordable dwelling units, and commercial units across 6 new buildings. (2 mixed-use building, 3 townhouses) "Office" and "Retail, General" , and " Dwelling, Multi-units" land use types are permitted by right under the regulations of the MX-2 Zone District. Site changes include reconfiguring 89 on-site off-street parking spaces, and providing new landscaping and screening improvement. The development will include resident amenity spaces such as community rooms, fitness/exercise spaces, outdoor play areas, property management offices. Additionally, there will be commercial space for offices and other future tenants. Total site area: 3.123 Acres / 136,019 SF
Owner/Applicant	Syracuse Housing Authority (Owner) McCormack Baron Salazar (Applicant) Andrew Schuster, Ashley McGraw Architects (Representative) Andrew Van Roo, Project manager (Representative)
Existing Zone District:	Neighborhood Center (MX-2) Zone District
Surrounding Zone Districts:	The Zone Districts that the neighboring properties are adjacent to: the north are in the Central Business District (MX-5), to the south are Light Industry and Employment (IN) and Neighborhood Center (MX-2), to the west are Open Space (OS), Central Business District, and Mixed-Use Transition (MX-3), and to the east are Neighborhood Center.
Companion Application(s)	N/A
Scope of Work:	**Exterior work:** (1) Demolishing the six existing townhouses and courtyard parking lot. (2) Constructing 2 four-story mixed-use buildings, and 3 two-story townhouse buildings (3) Installing new sidewalks to the proposed buildings from the existing pedestrian network of access from S State St, S Townsend St, and McKinney St. The internal sidewalks will be provided at the courtyards between five buildings. (4) Installing eight-8 on-site bicycle parking racks (2 spaces each) (5) Reconfigure onsite parking lot to strip 89 spaces (including 7 ADA spaces) at the courtyard area. with landscaped islands. (6) Planting grass, shrubs and trees along the street frontages of S Townshend

	Street and S State St, and McKinney Street to provide natural buffers between adjacent public street and the new buildings (7) On-site landscaping will be provided through landscaped parking island, lawn areas between pedestrian walkways, and trees and shrub buffers separating the buildings from the parking lot. **Interior work:** (1) Building A (mixed-use): a L- shaped four-story building at the western corner of the site • 1st floor- residential component: one-bedrooms and two-bedrooms, and public facilities including community room, dog wash, fitness studio; commercial component : Office tenant space. • 2-4th floor -fully designate for residential component: one-bedrooms, two-bedrooms, and three-bedrooms (2) Building B (mixed-use): a L- shaped four-story building at the eastern corner of the site, • 1st floor- residential component: one-bedrooms and two-bedrooms, and other facility including leasing office, maintenance room; commercial component: two commercial tenant spaces (land use type TBD) • 2-4th floor -fully designated for residential component: one-bedrooms, two-bedrooms, and three-bedrooms (3) Building C (townhouse): a two-story building for total four (4) dwelling units. separate access to onsite parking lot and S Townsend St are provided from each unit. (4) Building D (townhouse): a two-story building for total seven (7) dwelling units. separate access to onsite parking lot and McKinney St are provided from each unit. (5) Building E (townhouse): a two-story building for total seven (7) dwelling units. separate access to onsite parking lot and McKinney St are provided from each unit.
Facts on Project:	**Existing Conditions** - Public housing townhouse apartment at Chavez Terrace **Nonconformities** - No nonconformities exist on the site or in the proposed new lot and structure. **SEQRA :** The updated Full Environmental Assessment Form includes the scope of work for Phase 3 through phase 12, and the public infrastructure improvements for both phases. Consideration of the impacts of all the work is required to assess whether the mitigation measures the developer is taking is satisfactory. Specially, the applicant proposes:

A. Demolish the existing development in each phase area.

B. Construct approximately 1,843,920 gross floor area of residential comprising up to 1,563 dwelling units, 22,000 SF of grocery space, 28,700 SF of other retail, approximately 1,477 accessory parking spaces and accessory landscaped areas.

C. Conduct public realm improvements adjacent to the Project Site, including sidewalk reconstruction, public sewer improvements, and improvements to the street.

Dimensional Standards

- The existing lot meets all Dimensional standards of the MX-2 Zone District.
- The MX-2 the maximum allowable coverage is 95%, and the proposed total lot coverage (building + parking surface+ other non-natural surface) only occupies 75% of the lot.

Use Specific Standards

- The Applicant proposes 79% of the units within the structure (116 units) fro future affordable housing, which must be certified affordable units for a period of no less than 30 years.

Local Land Use and Residential Compatibility

- The site is Neighborhood Center (MX-2), where the commercial use types including "Office", "Retail, General", and "Dwelling, Multi-units" are permitted by right, which will diversify the S State St. and S Townsend St. corridors with commercial uses to revive the 15th Ward.
- The surrounding land uses primarily consist of public housing managed by the Syracuse Housing Authority. In the long term, the surrounding parcels are included in the East Adams Redevelopment Plan and are scheduled for redevelopment in multiple phases.
  While the area is currently dominated by residential uses, this existing development pattern does not fully reflect the intent of the MX-2 and MX-3 Zone districts for creating mixed-use development and compatible nonresidential uses with surrounding residential neighborhoods. The proposed commercial land uses will diversify the area, support future redevelopment objectives, and promote economic activity consistent with the long-term vision of the East Adams Redevelopment Plan.

Off-Street Parking and Loading

- The proposed parking lot design will provide a new vehicle circulation path, striped parking space, landscaped islands, better directing the vehicle inflow and outflow from S Townsend St.
- According to the traffic study prepared by GTS Consulting, the proposed land use types and its related demand from phase 3 (91 parking spaces) thorough the future phase 12 are anticipated to generate significantly low traffic flow. The City of Syracuse Department of Public has reviewed the study with no additional comments.

Landscaping, Buffering, and Screening

- Provide on-site landscaping through landscaped parking islands, lawn areas between pedestrian walkways, and tree and shrub buffers to screen the parking lot from the buildings, improve the visual appearance of the site, and enhance the living environment for residents.
- Landscaping buffers along the frontages of S. Townsend Street, S. State Street, and McKinney Street buffers between the new buildings, enhancing privacy for the ground-floor residential units while creating a more attractive and pedestrian-friendly streetscape.

Site, Building Design, and Exterior Lighting

- The proposed building comply with the applicable design and dimensional standards for townhouses and mixed-use building, including building size , length, and height. The site is designed with a single controlled vehicular entrance and exit, while providing multiple pedestrian entrances for residents. This layout supports the intent of the MX-2 Zone District by promoting a pedestrian-friendly environment and minizine vehicle conflicts with sidewalks and pedestrian circulation.

Signage

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

Historic Preservation

- This property is not on the City's Historic Properties list and does not require by the Landmark Preservation Board.

Additional Standards, Building Placement, and Transparency

- The mixed-use buildings and townhouse buildings meet the specific standards for sufficient opening transparency and proper building placement in MX-2 Zone District.

Staff Analysis:

Major Site Plan Approval Criteria

Consistency with the General Purpose and Intent of the Ordinance: The proposed mixed-use building align with the MX-2 District's intent to encourage various commercial uses with medium to high density residential development. The proposal also build pedestrian-friendly community with new commercial activity through the introduction of future commercial use uses diversifying the corridor's land use mix and replaces deteriorated, public housing structures.

Consistency with Dimensional & Design Development Standard of Zoning Ordinance:

The project meets all applicable dimensional standards for the MX-2 District and introduces sidewalk access, bicycle parking, landscaping, snow storage , and improved vehicle circulation. Lot coverage is reduced substantially from 100% to 75%, and required transparency percentages are met for both the ground floor units & commercial units, and the second floor residential units

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	Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans: The proposed restoration and conversion of the building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in the sole public housing site, promoting small, middle scale business
Staff Recommendation:	**Staff recommend approving this project.**
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Site Plan application.(See the attached sheet General Conditions for Site Plan Approval) 2. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 3. Affordable dwelling units must comply with City income and rent restrictions regardless of a change in Building or property ownership. 4. All affordable units will have the same structural, fixtures, appliances, and materials as the market rate apartments. 5. All Affordable Dwelling Units must be certified by the City's Department of Neighborhood and Business Development administrative procedures. 6. The affordability requirement shall be effective for 30 years from the date the Certificate of Occupancy is issued. 7. Any land use type occupying the ground-floor commercial tenant spaces in the mixed-use buildings (A&B) shall obtain appropriate approval(s) before commencing operation. 8. The applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) Flow Control Division for any infrastructure related disturbance of land within the county easement and include County-owned infrastructure must on the related plans
Zoning Procedural History:	R-24-56 | Resubdivision, Syracuse Housing Authority (SHA), proposes to split one lot (927 South State Street) into 2 new lots. approved 10/21/2024
Summary of Zoning History:	The subject site, commonly known as Chavez Terrace, has been utilized for public housing since the 1960s following the construction of the I-81 viaduct. The site has historically consisted of six townhouse buildings and was originally part of a larger property at 311 E. Taylor Street, which included Angelou Terrace (Phase I of the redevelopment), Chavez Terrace, and Latimer Terrace (Children Rising Center). Through a series of resubdivisions, these three developments were separated into individual parcels. The subject parcel was formally created through Resubdivision R-24-56, approved in 2024.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.

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Property Characteristics:	**Existing property characteristics** The subject lot 927 S State St is also known as **929 South State St upon R-24-56**. It will be an irregularly shaped parcel with 136,019 FT (3.123 Acres). The property will have three primary street frontages with 303.52 FT of east frontage on South Townsend Street., 330.16 FT of west frontage on South State Street., and the northern frontage on McKinney Street for 411.97 feet in width. The southern property line borders 413.83 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.4(b)(5)(iii), the proposal including construction of Phase III through Phase XII is a Type I action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board on 7/15/2026 with no position

Application Submittals: The application submitted the following in support of the proposed project:

- Major Site Plan Review Application
- Full Environmental Assessment Form
- Site Plan Package (Sheet CS002, CD101, CS101, CA101, CG101, CU101,CE101, LL101, CS502) East Adams Phase III Multi Family Buildings; East Adams Neighborhood, Syracuse, NY, 13202 ; Prepared by: McCormack Baron Salazar Development,, Inc. Ashely McGraw 125 East Jefferson Street, Syracuse, New York 13202; Langan Engineering and Environmental Services, LLC, 368 Ninth Avenue, 8th Floor, New York, NY 10001; Scale: as shown
- Floor Plan & Elevation Package (Building A,B,C,D,E), East Adams Phase III Multi Family Buildings; East Adams Neighborhood, Syracuse, NY, 13202 ; Prepared by: McCormack Baron Salazar Development,, Inc. Ashely McGraw 125 East Jefferson Street, Syracuse, New York 13202; Langan Engineering and Environmental Services, LLC, 368 Ninth Avenue, 8th Floor, New York, NY 10001; Scale: as shown
- Landscaping Plan (Sheet L100, L900, L901); East Adams Phase III Multi Family Buildings; East Adams Neighborhood, Syracuse, NY, 13202 ; Prepared by: McCormack Baron Salazar Development,, Inc. Ashely McGraw 125 East Jefferson Street, Syracuse, New York 13202; Langan Engineering and Environmental Services, LLC, 368 Ninth Avenue, 8th Floor, New York, NY 10001; Scale: as shown

Attachments:

Major Site Plan Review Application
Code Enforcement History
SEQR supplementary documents
OCPB Comments
Camino Comments from City Departments

MaSPR-2026-28

Context Maps:

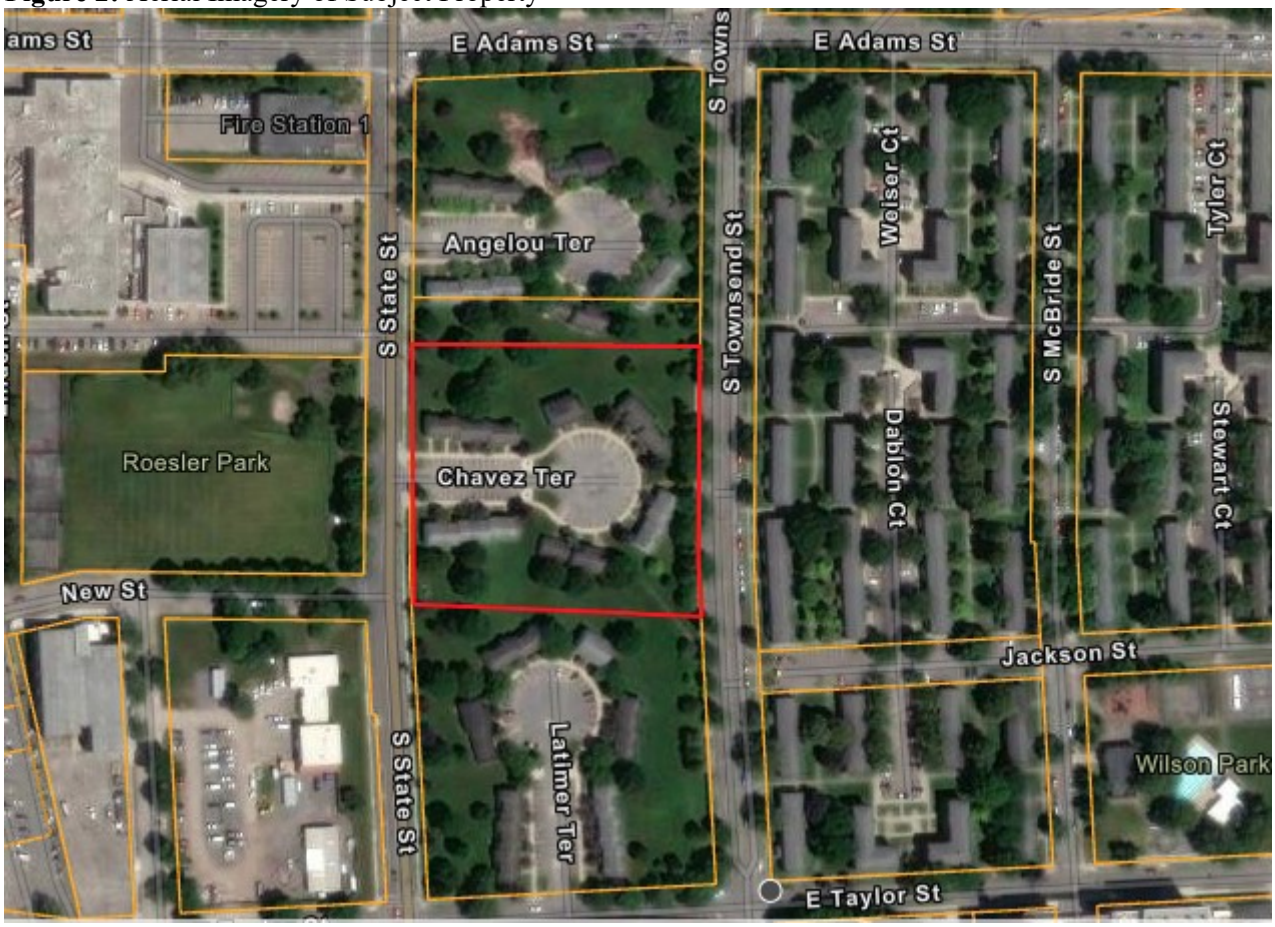
Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

MaSPR-2026-28

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/

Application MaSPR-2026-28 and SEQR Phase 3-12

is (1) a Major Site Plan Review to continue the East Adams Redevelopment Initiative for Phase III to establish two mix-used buildings and three townhouses with total 147 units and commercial space. The location of the project is 927 State Street. The parcel is owned by the Syracuse Housing Authority and is in the Neighborhood Center (MX-2) Zone District.; (2) A coordinated review under the New York State Environmental Quality Review Act (SEQRA) to evaluate the potential environmental impacts of the proposed Phase III development together with the anticipated future phases of the East Adams Redevelopment Initiative (Phases III through XII).

THIS MATTER WILL BE DISCUSSED AT A CITY PLANNING COMMISSION MEETING ON JULY 20TH, 2026, AT 6:00 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK."

INTERNAL USE ONLY

Your Submission Details

Submission Number:
MaSPR-2026-28

Status:
Staff Review

Message:

Applicant Name:
Andrew Van Roo

Applicant Email:
[redacted]

Primary Location:
927 STATE ST S TO TOWNSEND ST S

Primary APN:
095.-08-01.3

Submission Type:
Zoning Applications > Site Plan Review > Major Site Plan Review

Last Updated:
July 1, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/771707/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov zwu@syr.gov hpan@syr.gov

300 South State St.,
Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

2 Apply for a Permit

Pre-Application Conference is Required for Major Site Plan Review

Group: Zoning

Step is Completed By: Applicant

INTERNAL USE ONLY

1 **Are you the property owner?**

Yes | No

Data Fields

General Project Information

1 **Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)**

Proposal involves no change on Accessory Land Use Type

2 **Proposed Number of Dwelling Units (if applicable)**

147.0

3 **Current Number of Dwelling Units (if applicable)**

0.0

4 **Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)**

Mixed Use Development

5 **Will this project include site changes?**

Yes

6 **Will this project include exterior alterations?**

No

7 **Will this project include new construction?**

Yes

8 **Will this project include demolition (full or partial)?**

No

9 **Companion Zoning Applications (if applicable, list any related zoning applications)**

10 **Proposed Onsite Parking**

64

11 **Current Onsite Parking**

0

12 **Proposed Hours of Operation**

8a-5p

13 **Current Hours of Operation**

N/A

14 **Proposed Use of the Property**

Mx-2

15 **Current Use of the Property**

MX-2

16 **Lot Size (sq ft)**

136,061.8

17 **Business/Project Name**

East Adams Redevelopment: Phase 3

INTERNAL USE ONLY

1 **Description of Work**

The Phase 3 Project Site is part of the ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative. The Site is bounded by South State Street (West), Proposed Road (North), South Townsend Street (East), Linear Park (South) and is situated adjacent to previously completed and ongoing phases of the redevelopment. The project site consists of previously cleared land to accommodate the proposed development. Phase 3 is planned to include approximately 147 mixed-income residential units in a combination of multifamily buildings and attached townhomes. Building heights are expected to range from two to four stories and will offer a variety of unit types to accommodate different household sizes. The Development will include Resident Amenity Spaces such as Community Rooms, Fitnes/Exercise Spaces, Outdoor Play Areas, Property Management Offices, and Spaces dedicated to Maintenance/Operation Space. Additionally, there will be Commercial Space for Offices and other Future Tenants. Parking for residents and visitors will be provided, consisting primarily of Surface Parking integrated with the overall site design. Parking shall include Accessible Stalls, Electric Vehicle Charging Stations, and Electric Vehicle Capable Stalls for future installation of Charging Stations. The project is anticipated to comply with Enterprise Green Communities (EGC) Criteria and pursue Energy Star Multifamily New Construction (MFNC) Certification, consistent with current HCR Sustainability Requirements. Additionally, the project will comply with Housing of Urban Development (HUD), New York State Homes & Community Renewal (HCR) Design Standards, Fair Housing Act, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, New York State Uniform Fire Prevention & Building Code, and Local Municipal Regulations.

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Syracuse Housing Authority

Signature: [signature] Date: May 29, 2026

Mailing address: 516 Burt Street, Syracuse, NY 13202

Phone: [redacted]6 [redacted]

Print applicant's name: East Adams Phase III, LP

Signature: [signature] Date: May 29, 2026

Mailing address: 100 North Broadway, Suite 100 | St. Louis, Missouri 63102

Phone: [redacted] Email: [redacted]

Print authorized representative's name (if applicable):

Andrew Schuster

Signature: [signature] Date: May 29, 2026

Mailing address: 125 E Jefferson Street, Syracuse, NY 13202

Phone: [redacted] Email: [redacted]

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**
- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**

ASHLEY MCGRAW

East Adams Phase III, LP
100 North Broadway, Suite 100 | St. Louis, Missouri 63102

East Adams Phases 3
15th Ward, Syracuse, New York 13202

Project Description
Date: May 29, 2026

AM Project No.: 24132 | HFA Project No.: TBD

The Phase 3 Project Site is part of the ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative.

The Site is bounded by South State Street (West), Proposed Road (North), South Townsend Street (East), Linear Park (South) and is situated adjacent to previously completed and ongoing phases of the redevelopment. The project site consists of previously cleared land to accommodate the proposed development.

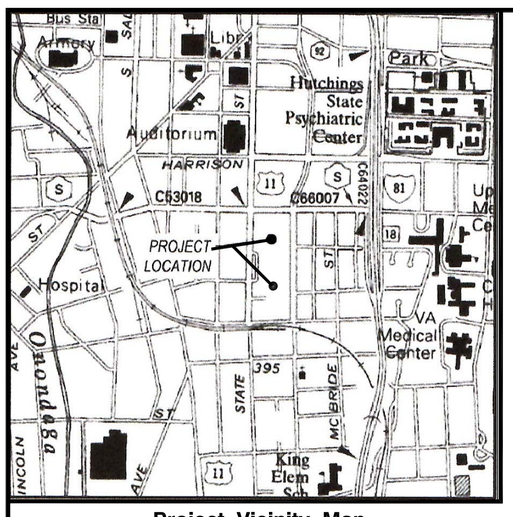
Phase 3 is planned to include approximately 147 mixed-income residential units in a combination of multifamily buildings and attached townhomes. Building heights are expected to range from two to four stories and will offer a variety of unit types to accommodate different household sizes.

The Development will include Resident Amenity Spaces such as Community Rooms, Fitnes/Exercise Spaces, Outdoor Play Areas, Property Management Offices, and Spaces dedicated to Maintenance/Operation Space. Additionally, there will be Commercial Space for Offices and other Future Tenants.

Parking for residents and visitors will be provided, consisting primarily of Surface Parking integrated with the overall site design. Parking shall include Accessible Stalls, Electric Vehicle Charging Stations, and Electric Vehicle Capable Stalls for future installation of Charging Stations.

The project is anticipated to comply with Enterprise Green Communities (EGC) Criteria and pursue Energy Star Multifamily New Construction (MFNC) Certification, consistent with current HCR Sustainability Requirements. Additionally, the project will comply with Housing of Urban Development (HUD), New York State Homes & Community Renewal (HCR) Design Standards, Fair Housing Act, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, New York State Uniform Fire Prevention & Building Code, and Local Municipal Regulations.

Andrew T Van Roo
Associate Principal | Project Manager
Ashley McGraw Architects, DPC



Project Vicinity Map

Block 151

Lot 1

Judge Langston C. McKinney Manor
East Adams - Phase I and III
Area: 132,459 Sq.Ft.+/-
3.014 Acre +/-

310.39' To Southerly Boundary Line East Adams Street
S 89°55'30" E — 411.94'
330.47' To Southerly Boundary Line East Adams Street

Lot 2

Area: 27189.1 Sq. Ft.+/-
0.624 Acre +/-

66.0'
411.97' — N 89°55'30" W
66.0'

Lot 3

Area: 136,019 Sq. Ft.+/-
3.123 Acres +/-

Easterly Street Boundary
Westerly Street Boundary
Centerline Pavement
Chain Link Fence
Sidewalk
Concrete
Street
Two Story Frame Apartment Building
Covered Patio
Overhang
Monitoring Well
Concrete Pad
Utility Service Area
(No Access)
Chain Link Fence
Electric Box
Utility Box
Mailbox
Concrete Curb
Chavez Terrace
(Asphault Pavement)
Concrete Pad / Utility Access Boxes
" Vault " Steel Cover
Fire Hydrant
Gas Valves
Catch Basin
Septic Cleanouts
Sanitary Sewer Manhole
Septic Cleanout
Open 8" PVC
Electrical Transformer Box
(Unknown Utility)
Monitoring Well
N 00°06'10" E — 330.16'
S 00°04'30" W — 303.52'
S 89°55'30" E — 413.83'
2.06'
N 03°42'10" W — 462.62'
S 03°37'00" E — 438.45'
412.41' S 86°26'30" W
Northerly Street Boundary
Granite Curb
Centerline Pavement +/-
Sign
Latimer Terrace
Jackson Street (Abandoned 6-1-93)
Townsend
State
South
East Taylor Street
(60' - Wide)
(66' - Wide)
(80' - Wide)
New Street (Open - 66' Wide)

Block 150
Block 152
Block 250
Block 251
Lot 4
186,393.5 Sq. Ft+/-
4.28 Acres +/-
Block 252

General Notes

1.) This survey was prepared without the benefit of an up to date Abstract of Title, and Is subject to any additional facts such an up to date Abstract may disclose.

2.) This survey is subject to any and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.

3.) The locations of underground utilities shown hereon were compiled from observable surface evidence and mapping by other resources the actual locations are subject to field excavation.

4.) The data collected for utilities shown hereon were NOT demarcated by any Utility Locator Company.

5.) There are no Federal or State Wetlands within the parcel surveyed shown hereon.

6.) Fieldwork performed October 2023 & April 2024, August 2024.

7.) Elevations are based on NGVD 1988 Datum.

8.) Horizontal Datum based on City of Syracuse Block Plates.

9.) Total Acreage of Lot 3 = 7.40 +/-

10.) This surveyed parcel is zoned "RB" Residential District, Class B, City of Syracuse.

Land Owner: Syracuse Housing Authority - Tax Parcel #095.-08-01.0
Deed Reference: Book 3303 - Page 178

These standard symbols may be found in the drawing and are not always Drawn to scale.

Legend

Storm Sewer Manhole	Storm Sewer
Sanitary Sewer Manhole	Sanitary Sewer
Underground Electric Manhole	Combined Sewer
Street Line & Pole	Gas Main
Water Valve	Underground Electric
Fire Hydrant	Water Main
Gas Valve	Underground Communications
Septic Cleanout	Centerline Pavement
Catch Basin	Chain Link Fence
Catch Basin	Post & Chain Fence
Catch Basin	Utility Service Area = Gas Meter & Electric Meters
8" Open PVC Pipe For Drainage Runoff	
Monitoring Well	
4" Hardwood Tree or Larger (Symbol Sizes Vary and are not to scale.)	

Map Reference

Resubdivision of Block 151
Judge Langston C. McKinney Manor
East Adams - Phase I and II
Prepared By Bryant Associates, P.C.
Dated June 28, 2023

Onondaga County Health Department	City of Syracuse Department of Public Works
Property Owner	City of Syracuse Planning Commission Secretary
City of Syracuse Assessor	City of Syracuse Engineer

Revisions
10-18-2024 (State Street Bearing)

I hereby certify that this is an accurate subdivision plat prepared by me on August 19, 2024. This subdivision plat meets the current standards stated In the NYSAPLS Code of Practice for Land Surveys.

Graphic Barscale
One Inch = Thirty Feet
0' 30' 60' 90'

37 First Street, Camillus, New York 13031
Email: jrllandsurveying@aol.com
J.R.L. Land Surveying PLLC
Phone: (315) 263-9621
Fax: (315) 320-4298
James Richard Lighton New York State Licensed Land Surveyor #50606

I hereby certify that this map was made from an actual survey and same is correct. 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 true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2023, JRL Land Surveying PLLC.

Resubdivision Map on part Block No.151 & 251
City of Syracuse, County of Onondaga, State of New York.
Known as Lot 4 Resubdivision of Block 151 & 251- Judge Langston C. McKinney Manor East Adams Phase I and III
Scale: 1"= 30' | Date: 08-22-2024 | Drawn By: JRL
Revisions: 10-18-2024

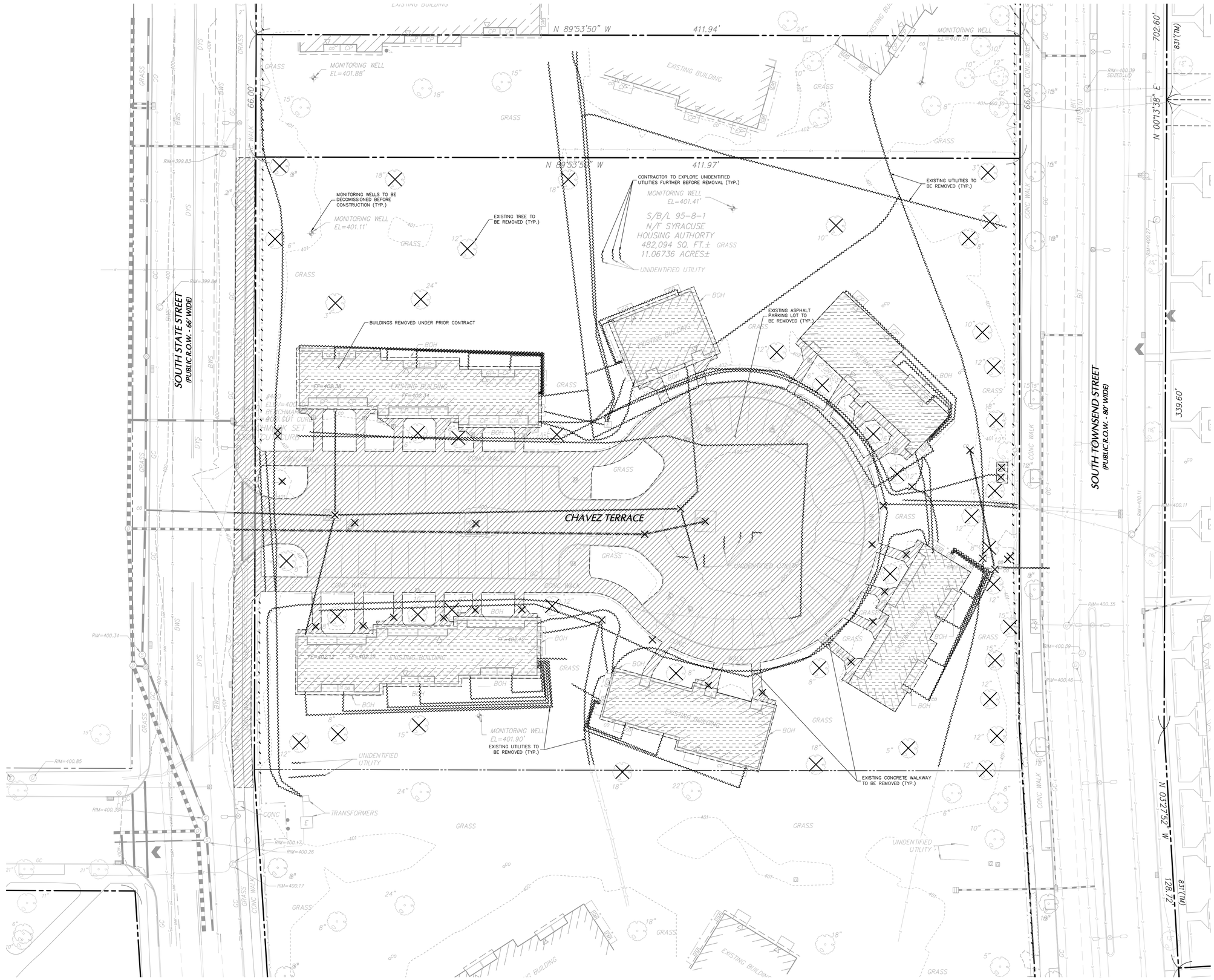
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Date: 6/1/2026 Time: 15:59 User: gnyambura Style Table: Langan.stb Layout: CD101 Document Code: 170859701-D501-CD101-D201



ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
LANGAN
Langan Engineering and Environmental Services, LLC.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

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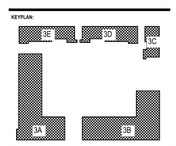
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Signature Date

MICHAEL FINAN, P.E., LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:


AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

EXISTING CONDITIONS & REMOVALS PLAN

CD101

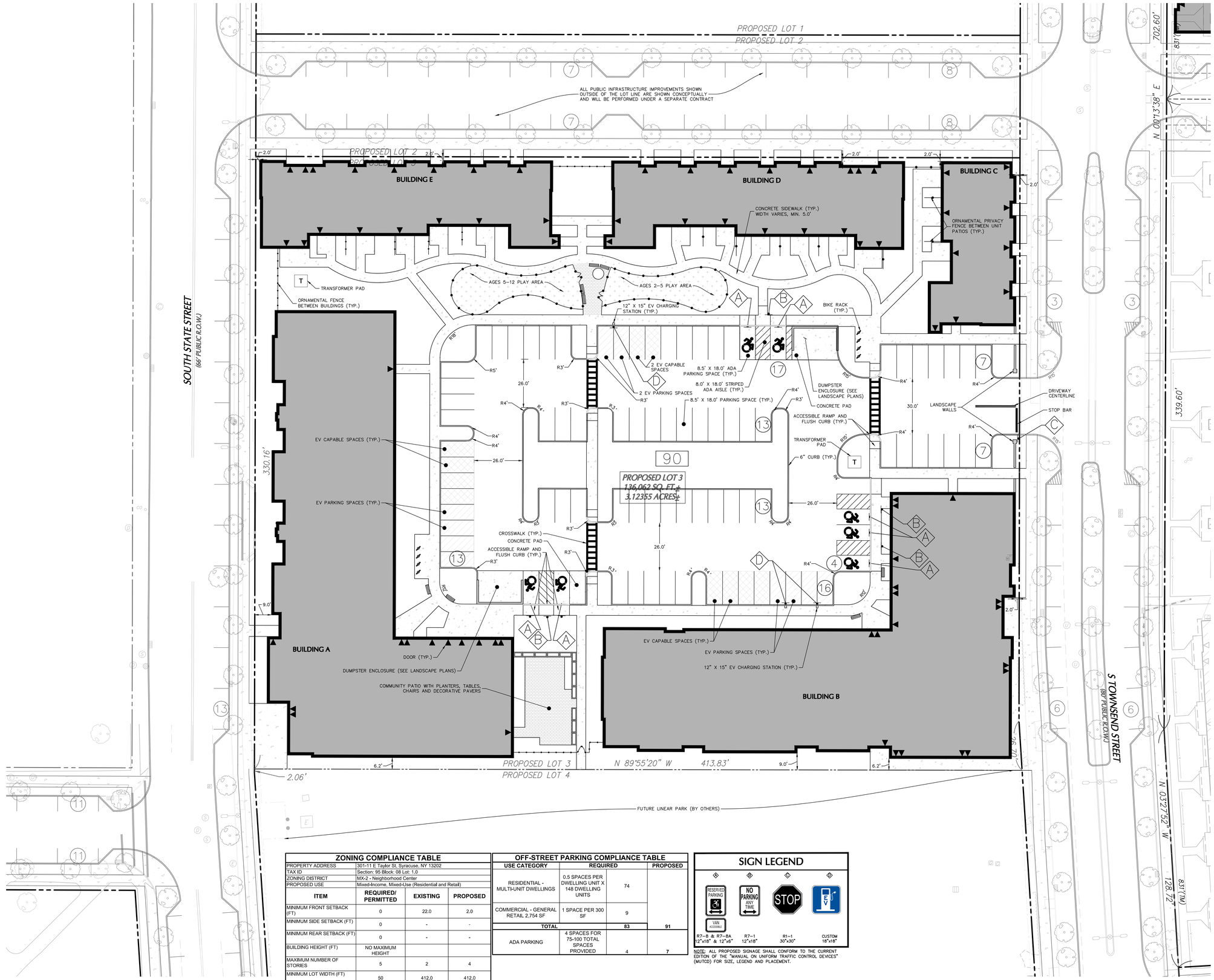
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ZONING COMPLIANCE TABLE			
PROPERTY ADDRESS	301-11 E Taylor St, Syracuse, NY 13202		
TAX ID	Section: 95 Block: 08 Lot: 1.0		
ZONING DISTRICT	MX-2 - Neighborhood Center		
PROPOSED USE	Mixed-Income, Mixed-Use (Residential and Retail)		
ITEM	**REQUIRED/ PERMITTED**	**EXISTING**	**PROPOSED**
MINIMUM FRONT SETBACK (FT)	0	22.0	2.0
MINIMUM SIDE SETBACK (FT)	0	-	-
MINIMUM REAR SETBACK (FT)	0	-	-
BUILDING HEIGHT (FT)	NO MAXIMUM HEIGHT		
MAXIMUM NUMBER OF STORIES	5	2	4
MINIMUM LOT WIDTH (FT)	50	412.0	412.0
MINIMUM LOT AREA (FT^2/ ACRES)	NO AREA REQUIREMENT	322445.0 / 7.40	136061.8 / 3.12
LOT COVERAGE MAXIMUM (%)	90	38.8	75.3

OFF-STREET PARKING COMPLIANCE TABLE			
USE CATEGORY	**REQUIRED**		**PROPOSED**
RESIDENTIAL - MULTI-UNIT DWELLINGS	0.5 SPACES PER DWELLING UNIT X 148 DWELLING UNITS	74	
COMMERCIAL - GENERAL RETAIL 2,754 SF	1 SPACE PER 300 SF	9	
TOTAL		**83**	**91**
ADA PARKING	4 SPACES FOR 75-100 TOTAL SPACES PROVIDED	4	**7**

SIGN LEGEND

R7–8 & R7–8A 12"x18" & 12"x6" | R7–1 12"x18" | R1–1 30"x30" | CUSTOM 18"x18"

NOTE: ALL PROPOSED SIGNAGE SHALL CONFORM TO THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) FOR SIZE, LEGEND AND PLACEMENT.

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:
LANGAN
Langan Engineering and Environmental Services, LLC.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

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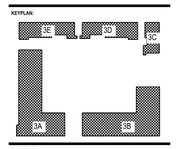
Signature Date

MICHAEL FINAN, P.E. LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

SITE PLAN

CS101

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Date: 6/1/2026 Time: 16:00 User: gnyambura Style Table: Langan.stb Layout: CS101-Phase 3 Document Code: 170850701-05001-CS101-0201

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SOUTH STATE STREET
(66' PUBLIC R.O.W.)

BUILDING E
BUILDING D
BUILDING C
BUILDING A
BUILDING B

90

837'(TM)
339.60'

S TOWNSEND STREET
(80' PUBLIC R.O.W.)

Sutphen Mid Mount

42.06
6.83
19.17

Sutphen Mid Mount

	feet
Width	: 7.30
Track	: 7.30
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
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SEAL:

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Signature Date

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EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:
1E 3D 3C 3A 3B

AM JOB NO.
24132

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PROJECT STATUS:
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DATE ISSUED:
2026.06.01

AERIAL FIRE APPARATUS CIRCULATION PLAN

CA101

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ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS AND GRADING OUTSIDE OF THE LOT LINE WILL BE PERFORMED UNDER A SEPARATE CONTRACT

BUILDING E
FINISHED FLOOR ELEV. 402.0

BUILDING D
FINISHED FLOOR ELEV. 402.0

BUILDING C
FINISHED FLOOR ELEV. 401.5

BUILDING A
FINISHED FLOOR ELEV. 401.5

BUILDING B
FINISHED FLOOR ELEV. 401.5

SOUTH STATE STREET
(66' PUBLIC R.O.W.)

S TOWNSEND STREET
(80' PUBLIC R.O.W.)

CULTEC R-300HD
SEPARATOR ROWS FOR PRETREATMENT
4 ROWS X 20 CHAMBERS PER ROW

CULTEC R-300HD
[15 ROWS, 20 CHAMBERS=300 CHAMBERS]
TOP OF STONE: 397.5
TOP OF CHAMBERS: 396.5
INV. OUT (24"ø): 394.3
BOTTOM OF CHAMBERS: 394.0
BOTTOM OF STONE: 392.0

OUTLET CONTROL STRUCTURE (OCS-1)
INV. IN (6" W): 395.70
INV. OUT (6" ORIFICE): 394.00
INV. OUT (6" X 30" ORIFICE):396.00
INV. OUT (12"ø HDPE): 394.00

NOTE: ALL SIDEWALKS WITHIN INTERIOR OF SITE TO SLOPE AT NO MORE THAN 2% IN ANY DIRECTION

SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
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New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

SEAL:

NOT FOR CONSTRUCTION

Signature Date

MICHAEL FINAN, P.E. LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

KEYPLAN:

AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

GRADING & DRAINAGE PLAN

CG101

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ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS OUTSIDE OF THE LOT LINE WILL BE PERFORMED UNDER A SEPARATE CONTRACT

BUILDING E

BUILDING D

BUILDING C

BUILDING A

BUILDING B

CENTRAL HOT WATER SHED FOR BUILDINGS D AND E

CO-1
RIM: 401.99
INV. IN: 397.54 (4" W)
INV. OUT: 397.44

CO-2
RIM: 401.28
INV. IN (4" W): 396.90
INV. OUT: 396.80

INV. OUT: 396.93

INV. OUT: 397.63
27 LF 4" DIP @ 1.06%
3" ELECTRIC CONDUIT

3" ELECTRIC CONDUIT
28 LF 4" DIP @ 1.06%

171 LF 8" DIP @ 1.03%

SMH-1
RIM: 401.68
INV. IN (4" N): 397.16
INV. OUT: 396.71

SMH-2
RIM: 401.77
INV. IN (4" N): 396.51
INV. IN (8" W): 394.95
INV. OUT: 394.85

DOMESTIC WATER CONNECTION
FIRE SUPPRESSION WATER CONNECTION
3" ELECTRIC CONDUIT
HOT WATER SHED LOCATION
INV. OUT: 395.70

TRANSFORMER PAD
PROPOSED ELECTRIC MANHOLE

FIRE HYDRANT

8" DIP FIRE SUPPRESSION WATER PIPE (TYP.)
6" DIP DOMESTIC WATER PIPE (TYP.)

TAPPING SLEEVE AND VALVE

CONTRACTOR TO CONFIRM WATER MAIN SIZE AND MATERIAL BEFORE CONSTRUCTION

0.58%
84 LF 8" DIP
0.33%
49 LF 4" PVC @
PROPOSED HOT BOX WITH RPZ METER PIT

38 LF 8" DIP @ 1.00%
62 LF 8" PVC @ 1.03%

SMH-4
RIM: 400.79
INV. IN (8" W): 393.54
INV. IN (4" N): 395.55
INV. OUT: 392.54

ISOLATION VALVES

UNDERGROUND STORMWATER MANAGEMENT AREA

10.0'

PROPOSED STORM DRAINAGE MANHOLE (TYP.)
PROPOSED STORM PIPE (TYP.)
PROPOSED STORM DRAIN INLET (TYP.)

SMH-3
RIM: 401.01
INV. IN (8" N): 394.02
INV. IN (8" S): 395.60
INV. OUT: 393.92

SMH-6 (PROPOSED DOGHOUSE MANHOLE)
RIM: 400.46
INV. IN (8" W): 391.90
INV. IN (15" S): 389.44
INV. OUT: 389.34

PROPOSED ELECTRIC MANHOLE
TRANSFORMER PAD
102 LF 8" DIP @ 1.00%
DOMESTIC WATER CONNECTION
FIRE SUPPRESSION WATER CONNECTION
3" ELECTRIC CONDUIT

WATER VALVES (TYP.)
FIRE HYDRANT
13.1'
8" DIP FIRE SUPPRESSION WATER PIPE (TYP.)
6" DIP DOMESTIC WATER PIPE (TYP.)

3" ELECTRIC CONDUIT
INV. OUT: 396.93

240 LF 6" DIP @ 1.00%

SMH-5
RIM: 401.47
INV. IN (6" S): 396.89
INV. IN (6" W): 394.53
INV. OUT: 396.62

6 LF 6" DIP @ 1.00%
INV. OUT: 396.95

SOUTH STATE STREET
(66' PUBLIC R.O.W.)

S TOWNSEND STREET
(80' PUBLIC R.O.W.)

RIM=400.34
FLOW=388.34

RIM=400.26
INV(1)=388.76
FLOW=388.66

RIM=400.30
INV(1)=388.90
INV(2)=389.10
FLOW=388.90

RIM=400.19
SEIZED L.S.

REFER TO MECHANICAL DRAWINGS FOR PROPOSED GEOTHERMAL WELL FIELD AND PIPING LAYOUT

20 0 5 10 20
SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

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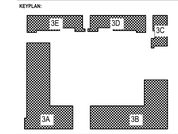
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



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24132

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PROJECT STATUS:
SITE PLAN REVIEW

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2026.06.01

UTILITY PLAN

CU101

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ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS AND GRADING OUTSIDE OF THE LOT LINE WILL BE PERFORMED UNDER A SEPARATE CONTRACT

SOUTH STATE STREET
(66' PUBLIC R.O.W.)

S TOWNSEND STREET
(80' PUBLIC R.O.W.)

BUILDING E
FINISHED FLOOR ELEV. 402.0

BUILDING D
FINISHED FLOOR ELEV. 402.0

BUILDING C
FINISHED FLOOR
ELEV. 401.5

BUILDING A
FINISHED FLOOR ELEV. 401.5

BUILDING B
FINISHED FLOOR ELEV. 401.5

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED TEMPORARY CONCRETE WASHOUT AREA

PROPOSED UNDERGROUND INFILTRATION AREA TO BE EXCAVATED AFTER THE SITE IS STABILIZED. THIS AREA MUST BE PROTECTED FROM COMPACTION, CONSTRUCTION TRAFFIC, AND SEDIMENT DEPOSITION DURING CONSTRUCTION.

ORANGE CONSTRUCTION FENCE

PROPOSED INLET PROTECTION (TYP.)

PROPOSED TEMPORARY SOIL STOCKPILE AREA

PROPOSED SILT FENCE (TYP.)

PROPOSED LIMIT OF DISTURBANCE

NOTE: ALL SIDEWALKS WITHIN INTERIOR OF SITE TO SLOPE AT NO MORE THAN 2% IN ANY DIRECTION

N 00°13'38" E 702.60'

N 03°27'52" W 831.(TM)
128.72'

339.60'

SCALE: 1 INCH = 20 FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
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KEYPLAN:
1E 2D 1C 3A 3B

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EROSION & SEDIMENT CONTROL PLAN

CE101

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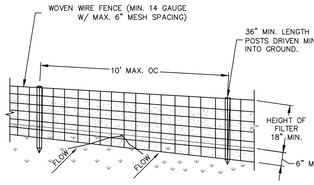
Date: 6/1/2026 Time: 16:04 User: gnyambura Style Table: Langan.stb Layout: CE101 Document Code: 170850701-USG1-CE101-0201

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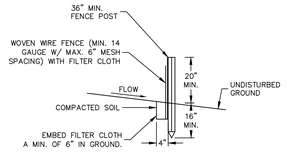
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT FULL SCALE PLOTTING.

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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PERSPECTIVE VIEW



SECTION VIEW

CONSTRUCTION SPECIFICATIONS:

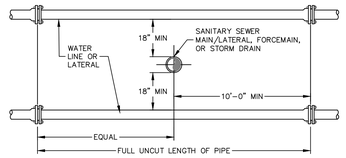
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE, OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
5. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT THAT MEETS THE MINIMUM REQUIREMENTS SHOWN.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

DETAIL NOTES

1. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
3. THE TYPE OF SILT FENCE SPECIFIED FOR EACH LOCATION ON THE PLAN SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE TABLE BELOW. IF A TYPE SILT FENCE IS NOT SPECIFIED ON THE PLANS, THE CRITERIA FOR STANDARD SILT FENCE CAN BE APPLIED.
4. SILT FENCE SHALL BE REMOVED AS SOON AS THE DISTURBED AREA HAS ACHIEVED FINAL STABILIZATION.

		SLOPE LENGTH/FENCE LENGTH (FT.)		
SLOPE	STEEPNESS	STANDARD	REINFORCED	SUPER
<2%	<50:1	300/1500	N/A	N/A
2–10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10–20%	10:1 TO 5:1	100/750	150/1000	200/1000
20–33%	5:1 TO 3:1	60/500	80/750	100/1000
33–50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250

SILT FENCE
SCALE: NTS



VERTICAL SEPARATION



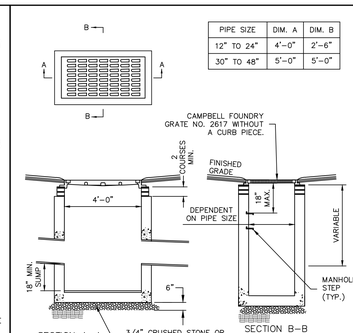
HORIZONTAL SEPARATION

NOTES:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE APPROVAL OF THE HEALTH DEPARTMENT.
2. IF THE MINIMUM SEPARATION REQUIREMENTS CANNOT BE ACHIEVED, ONE OF THE FOLLOWING MUST USED:
   A. VERTICAL:
      - OFFSET THE WATER LINE TO PROVIDE 18" MINIMUM VERTICAL SEPARATION FROM THE SEWER/STORM PIPE. ONE FULL LENGTH OF PIPE MUST BE CENTERED OVER THE SEWER/STORM PIPE SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER/STORM PIPE AS POSSIBLE. REFER TO WATER LINE OFFSET DETAIL FOR ADDITIONAL INFORMATION.

   B. VERTICAL AND HORIZONTAL:
      - CONSTRUCT THE SEWER OF PVC PRESSURE PIPE MATERIAL, 10' ON EACH SIDE OF THE WATER LINE/SEWER CROSSING. THE SEWER PIPE MUST BE PRESSURE TESTED.
      - ENCASE THE WATER LINE IN 3,500 PSI CONCRETE, 10' ON EACH SIDE OF THE WATER LINE/SEWER CROSSING. CONCRETE ENCASEMENT MUST BE A MINIMUM OF 6" AROUND THE WATER LINE.

WATER LINE SEPARATION
SCALE: NTS

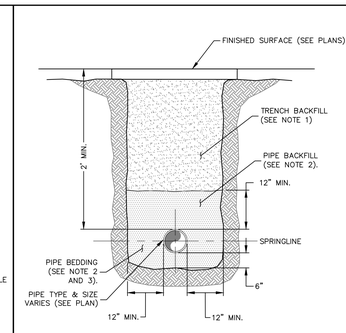


PIPE SIZE	DIM. A	DIM. B
12" TO 24"	4'–0"	2'–6"
30" TO 48"	5'–0"	5'–0"

NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEERS REVIEW PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM–C913 LATEST REVISION.
3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, PROVIDE CONCRETE SLAB AS NOTED.
5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS–20 LOADING AS REQUIRED.
6. DETAIL INDICATES MINIMUM STRUCTURE DIMENSIONS. LARGER DIMENSIONS MAY BE REQUIRED FOR LARGER PIPES.

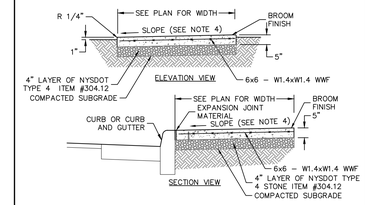
DRAIN INLET
SCALE: NTS



NOTES:

1. CONTROLLED DENSITY BACKFILL (K–CRETE OR APPROVED EQUAL)
2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE ¾", COMPACT IN MAX. 6" LOOSE LIFTS.
3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL COMPACT TO THE SPRINGLINE IN MAX. 6" LOOSE LIFTS.
4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

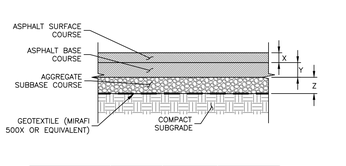
DRAINAGE PIPE TRENCH
SCALE: NTS



NOTES:

1. CONCRETE TO BE 3,500 PSI @ 28 DAY COMPRESSIVE STRENGTH
2. 6% AIR–ENTRAINED (±1.5%), WITH A MEDIUM BROOM FINISH.
3. WATER CEMENTITOUS RATIO OF 0.45
4. PROVIDE SLUMP OF 5 INCHES (±1 INCH) AT TRUCK DISCHARGE
5. EXPANSION JOINTS TO BE INSTALLED @ 20–FT INTERVALS
6. 1" TOOLED JOINTS @ 5–FT INTERVALS.
7. THE CROSS SLOPE IF A SIDEWALK SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT; AND 2.0% MAXIMUM FOR WORK ACCEPTANCE

CONCRETE SIDEWALK
SCALE: N.T.S.

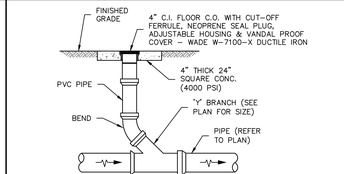


ASPHALT SECTION	SURFACE COURSE - "X"	BASE - "Y"	SUBBASE - "Z"
CAR PARKING (LIGHT DUTY ASPHALT)	2 INCHES (NYSDOT TYPE 6F)	2 INCHES (NYSDOT TYPE 3)	6 INCHES (NYSDOT TYPE 1)

NOTES:

1. PRIOR TO PLACEMENT OF SUBBASE, THE SUBGRADE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
2. PRIOR TO ANY PAVING ACTIVITIES, THE SUBBASE SHALL BE PROOF ROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. SOFT OR UNSTABLE AREAS SHALL BE REMEDIATED AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
3. ALL AREAS TO BE PAVED SHALL BE COMPACTED AND PROOFROLLED TO THE GEOTECHNICAL ENGINEER'S SATISFACTION. THE EXPOSED PAVEMENT SUBGRADE SHALL BE COMPACTED WITH A MINIMUM 4 PASSES UTILIZING A 10–TON SMOOTH DRUM–ROLLER AND BE PROOFROLLED WITH A LOADING TANDEM–AXLE DUMP TRUCK UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER TO EVALUATE STABILITY.
4. PRIOR TO COMPACTING SUBGRADE, FRAGEMENTED ROCK OR LOOSE SOIL SHALL BE EXCAVATED AND REPLACED WITH STRUCTURAL FILL TO THE SATISFACTION OF THE GEOTECH ENGINEER. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
5. AS AN ADD ALTERNATIVE, RECYCLED CONCRETE AGGREGATE (RCA) IN LIEU OF AGGREGATE SUBBASE COURSE. RCA SHALL MEET THE SAME SUBBASE SPECIFICATIONS AS SHOWN IN THE TABLE.

SITE ASPHALT PAVEMENT SECTION (STANDARD DUTY ASPHALT)
SCALE: N.T.S.



SANITARY CLEANOUT
SCALE: NTS

NOTES:

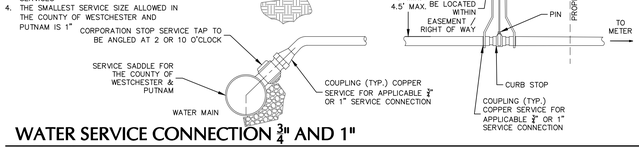
1. CLEANOUTS SHALL BE REQUIRED EVERY 150 FEET OR AT CHANGES IN DIRECTION GREATER THAN 45 DEGREES.
2. CLEANOUT RISER AND SANITARY TEE SHALL BE SCHEDULE 40 PVC.
3. ALL LATERAL INSTALLATIONS SHALL BE AIR TESTED IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE SUPERINTENDENT.
4. AIR TESTED ONLY 3 POUNDS.

4"	4 MINUTES
6"	4 MINUTES
8"	5 MINUTES

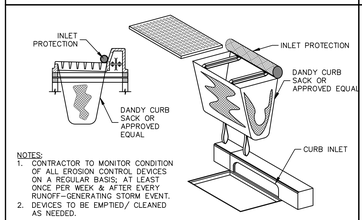
5. SHOULD ANY TEST DISCLOSE AN AIR LOSS GREATER THAN THAT PERMITTED, THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, REPAIR THE DEFECTIVE PIPE AND RETEST UNTIL THE AIR LOSS IS WITHIN THE ALLOWANCE.

NOTES:

1. SEE STANDARD SPECIFICATION FOR MATERIAL TYPES
2. WHERE MAIN DEPTH IS LESS THAN 4 FEET, TAP IS TO BE ANGLED AT 9 OR 3 O'CLOCK
3. IN THE COUNTY OF ROCKLAND, ORANGE, AND TIOGA USE DIRECT TAP FOR 1" & 1" SERVICES
4. THE SMALLEST SERVICE SIZE ALLOWED IN THE COUNTY OF WESTCHESTER AND PUTNAM IS 1"



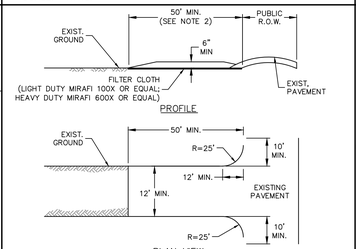
WATER SERVICE CONNECTION ¾" AND 1"
SCALE: NTS



NOTES:

1. CONTRACTOR TO MONITOR CONDITION OF ALL EROSION CONTROL DEVICES ON A REGULAR BASIS; AT LEAST ONCE PER WEEK & AFTER EVERY RUNOFF–GENERATING STORM EVENT.
2. DEVICES TO BE EMPTIED/ CLEANED AS NEEDED.

INLET PROTECTION - DANDY SACK
SCALE: NTS

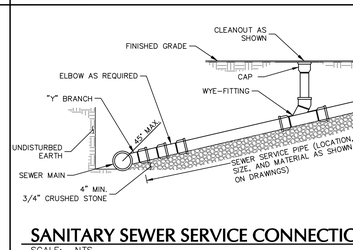


NOTE:
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50–FEET (EXCEPT ON SINGLE FAMILY LOT, 30–FEET MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SIGHT.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

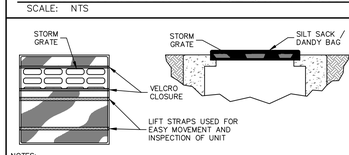
STABILIZED CONSTR. ENTRANCE
SCALE: NTS



SANITARY SEWER SERVICE CONNECTION NOTES:

1. MINIMUM SLOPE OF LATERAL–1/4" PER FOOT, EXCEPT AS OTHERWISE NOTED.
2. MAXIMUM SLOPE OF LATERAL AS DETERMINED BY GRADES OF MAIN LINE AND HOUSE ELEVATION.
3. NO "CHIMNEY TYPE" CONSTRUCTION SHALL BE PERMITTED. LATERALS MUST REST ON UNDISTURBED GROUND.
4. CLEANOUTS TO BE INSTALLED EVERY 50', OR WHERE SHOWN OR AS DIRECTED.

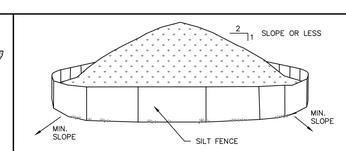
SANITARY SEWER SERVICE CONNECTION DETAIL
SCALE: NTS



NOTES:

1. INLET SEDIMENT CONTROL DEVICE SHALL BE SILT SACK BY ACF ENVIRONMENTAL PRODUCTS, DANDY BAG BY DANDY PRODUCTS, OR APPROVED EQUAL.
2. INLET SEDIMENT CONTROL DEVICE SHALL BE MAINTAINED AS PER THE STANDARDS AND SPECIFICATIONS OF THE NYSDEC STANDARDS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK).
3. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETELY STABILIZED (GREATER THAN 75% VEGETATIVE COVER), THE INLET SEDIMENT CONTROL DEVICE SHALL BE CLEANED OUT AND REMOVED FROM THE STRUCTURE.

INLET PROTECTION - SILT SACK
SCALE: NTS



NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAY BALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

TEMPORARY STOCKPILE
SCALE: NTS

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
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368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

SEAL:

NOT FOR CONSTRUCTION

Signature Date

MICHAEL FINAN, P.E. LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

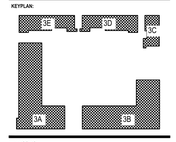
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

DETAILS (1 OF 2)

CS501

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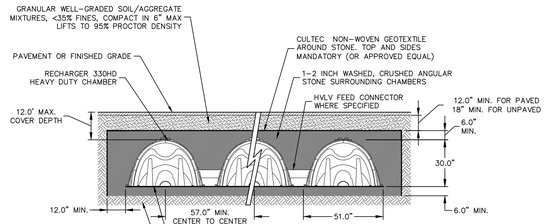
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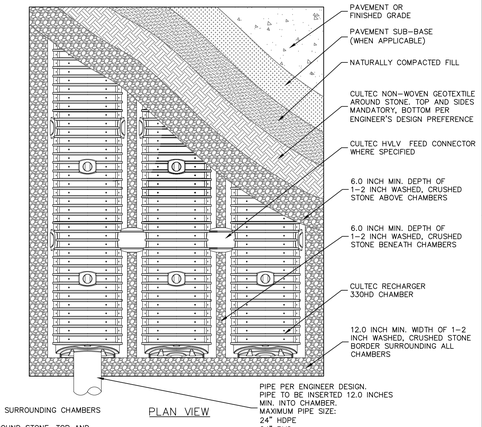
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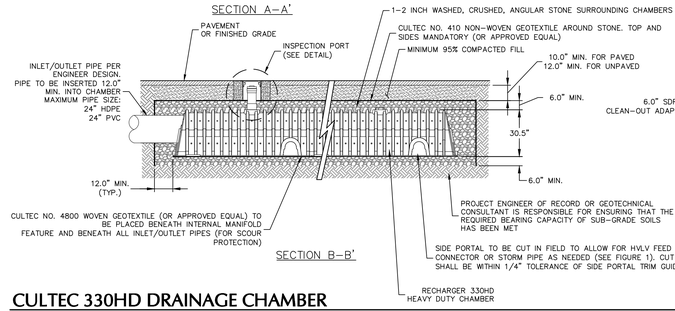
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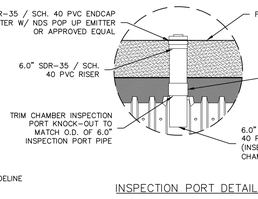
CULTEC 330HD DRAINAGE CHAMBER

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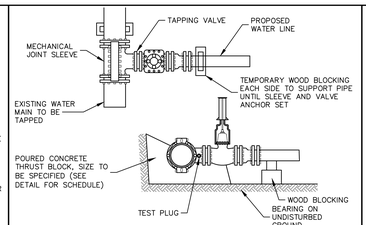






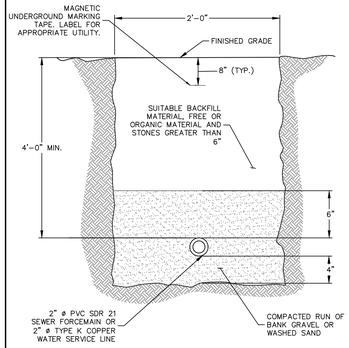
TAPPING SLEEVE AND VALVE ASSEMBLY

SCALE: NTS



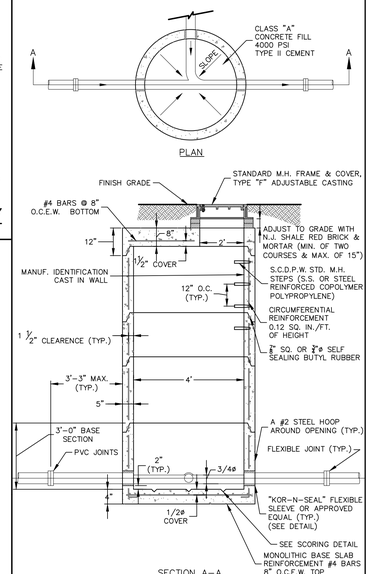
WATER SERVICE LINE TRENCH

SCALE: NTS



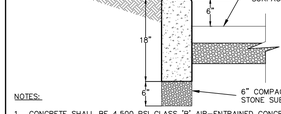
4' DIA. SANITARY SEWER MAHOLE

SCALE: NTS



NOTES:

1. ALL MANHOLES SECTIONS SHALL CONFORM TO A.S.T.M. C-478, LATEST REVISION STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE M.H. SECTIONS.
2. MANHOLE RISER SECTION TO BE FURNISHED IN 1,2,3, OR 4' HEIGHTS AS REQUIRED.
3. MANUFACTURE TO CERTIFY THAT MANHOLES DELIVERED MEET ALL REQUIREMENTS OF O.C.D.P.W. SPECS.
4. LOADING TO CONFORM T AASHTO H-20 LOADING
5. REBAR TO CONFORM TO ASTM A-615-60 Fs=60,000PSI
6. WELDED WIRE MESH TO CONFORM TO A.S.T.M. A185 Fs=65,000PSI
7. CONCRETE TO BE 4000PSI @ 28 DAYS
8. FLAT SLAB TOPS (NO JOINT) MUST HAVE TOP & BOTTOM STEEL.

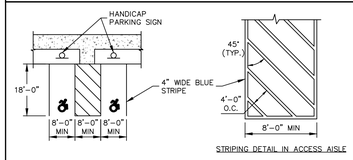


NOTES:

1. CONCRETE SHALL BE 4,500 PSI CLASS 'B' AIR-ENTRAINED CONCRETE.
2. TRANSVERSE JOINTS 1/2" WDE SHALL BE INSTALLED IN THE CURB AT 20 FOOT INTERVALS AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
3. ALL CURBS SHALL BE INSTALLED ON AN APPROVED, COMPACTED SUBGRADE.

6-INCH CONCRETE CURB

SCALE: NTS

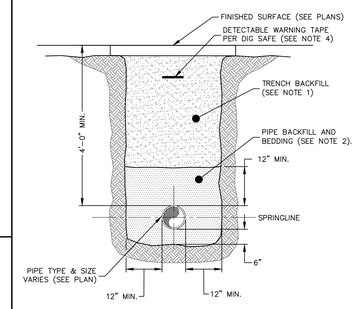


NOTES:

1. ALL STALLS SHALL BE A MINIMUM OF 8'-0" X 18'-0".
2. PROPOSED STRIPING SHALL BE BLUE IN COLOR

ADA PARKING SPACE STRIPING

SCALE: NTS

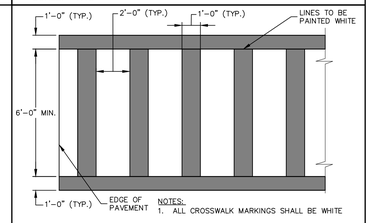


NOTES:

1. PREDOMINATELY GRANULAR FILL MATERIAL. OR ON SITE MATERIAL HAVING A MAX. PARTICLE SIZE 4", COMPACT IN MAX. 8" LOOSE LIFTS TO 95% (98% IN PAVEMENT) MODIFIED PROCTOR DENSITY.
2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE ¾".
3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL. COMPACT TO THE SPRINGLINE.
4. DETECTABLE WARNING TAPE SHALL BE GREEN AND MARKED "SEWER". INSTALL CONTINUOUS DETECTABLE WARNING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
5. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

SEWER PIPE TRENCH

SCALE: NTS



NOTES:

1. ALL CROSSWALK MARKINGS SHALL BE WHITE

CROSSWALK STRIPING

SCALE: NTS

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
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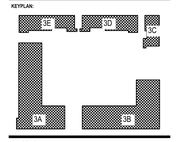
Signature Date

MICHAEL FINAN, P.E. LEED-AP
PROFESSIONAL ENGINEER NY Lic. No. 081473

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

DETAILS (2 OF 2)

CS502

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SITE LIGHTING SCHEDULE

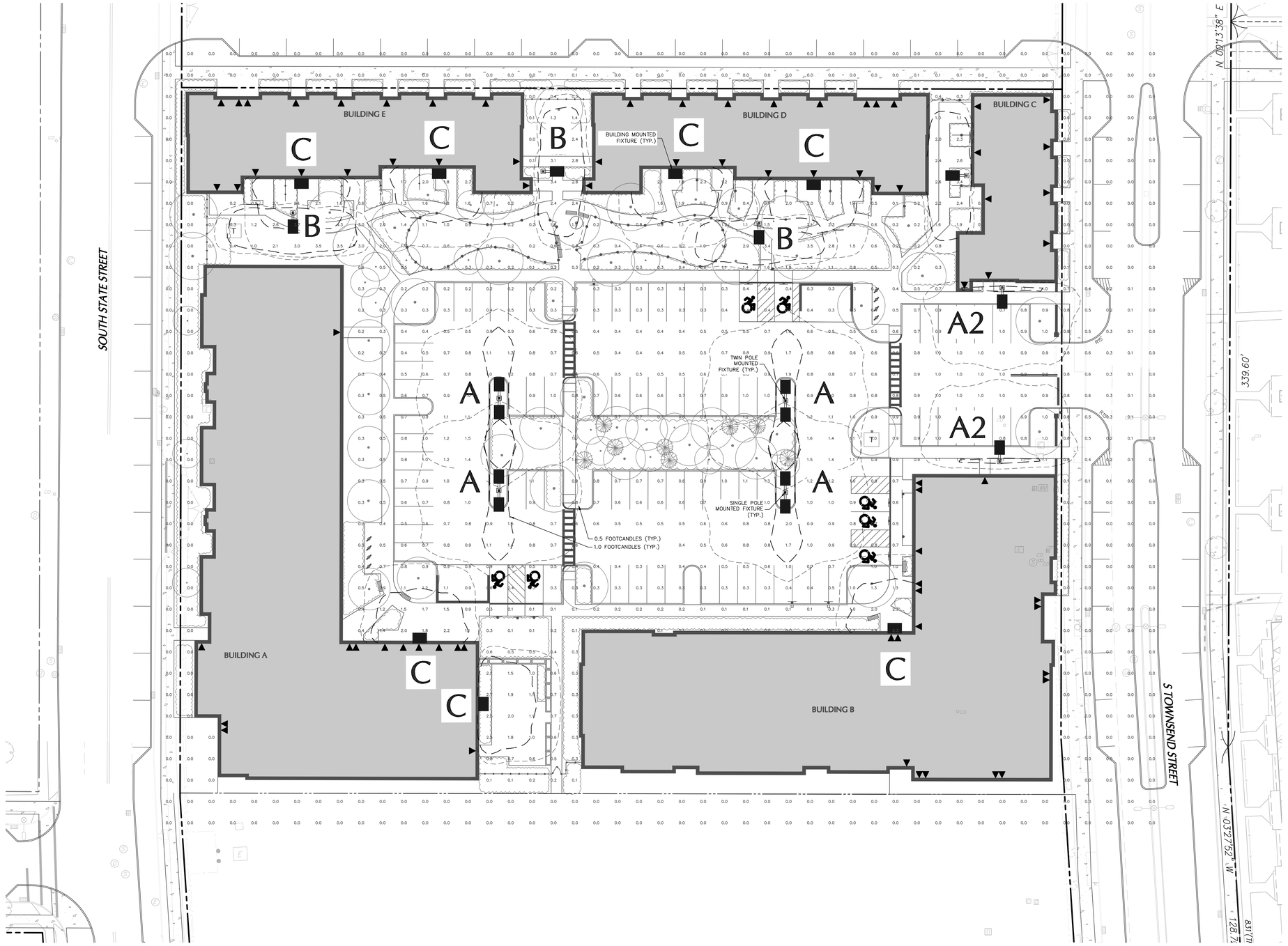
SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	COLOR TEMPERATURE	OPTICS	LUMENS	LLF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
	A	4	COOPER	GALLEON II	TWIN POLE MOUNTED AREA FIXTURE COLOR: BLACK	23'-0"	44W LED	4000K	TYPE T4FT	4,146	0.90	GALN-SA1B-740-U-T4FT-HSS 7" ARM LENGTH WITH TENSION ADAPTER	HAPCO	ROUND TAPERED STEEL POLE; COLOR: BLACK	20' (MOUNTED ON 3' HEIGHT BASE)	RTS30B90-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 20'; MOUNTED ON 3' HEIGHT EXPOSED CONCRETE BASE
	A2	4	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE COLOR: BLACK	12'-6"	44W LED	4000K	TYPE T4FT	4,146	0.90	GALN-SA1B-740-U-T4FT-HSS 7" ARM LENGTH WITH TENSION ADAPTER	HAPCO	ROUND TAPERED STEEL POLE; COLOR: BLACK	12'-0" (MOUNTED ON 6" HEIGHT BASE)	RTS30B90-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 12'-0"; MOUNTED ON 6" HEIGHT EXPOSED CONCRETE BASE
	B	4	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE COLOR: BLACK	12'-6"	33W LED	4000K	TYPE SL2	3,787	0.90	GALN-SA1A-740-U-SL2-HSS 7" ARM LENGTH	HAPCO	ROUND TAPERED STEEL POLE; COLOR: BLACK	12'-0" (MOUNTED ON 6" HEIGHT BASE)	RTS30B90-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 12'-0"; MOUNTED ON 6" HEIGHT EXPOSED CONCRETE BASE
	C	4	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE COLOR: BLACK	12'-6"	34W LED	4000K	TYPE T4FT	3,535	0.90	GWC-SA1A-740-U-T4FT-HSS	N/A	N/A	N/A	N/A	N/A

NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
2. ALL SITE LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND TIMECLOCK CONTROLS, UNLESS OTHERWISE DIRECTED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LIGHTING CONTROLS, CONTACTORS, RELAYS, WIRING, PROGRAMMING, ENCLOSURES, AND RELATED ACCESSORIES REQUIRED FOR A COMPLETE AND OPERATIONAL EXTERIOR LIGHTING CONTROL SYSTEM.
3.ARCHITECTURAL LIGHTING, BUILDING-MOUNTED LIGHTING, ENTRY LIGHTING, EMERGENCY EGRESS LIGHTING, AND CODE-REQUIRED LIFE SAFETY LIGHTING SHALL BE COORDINATED WITH THE ARCHITECTURAL AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL PROVIDE ALL FIXTURES, CONTROLS, WIRING, MOUNTING, SWITCHING, AND RELATED APPURTENANCES REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. SITE LIGHTING SHOWN ON THE LANDSCAPE LIGHTING PLAN IS FOR EXTERIOR SITE LIGHTING ONLY AND SHALL NOT SUPERSEDE ARCHITECTURAL, ELECTRICAL, OR CODE-REQUIRED EGRESS LIGHTING REQUIREMENTS.

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES

STATISTICS

DESCRIPTION	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING	0.7fc	2.0fc	0.5fc	2.0:1	10.0:1
SIDEWALK	1.1fc	4.3fc	0.1fc	11:1	43.0:1
AMENITY SPACE	1.2fc	2.0fc	0.6fc	2.0:1	3.3:1



SCALE: 1 INCH = 20 FEET

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THIS SQUARE SHOULD BE EXACTLY ONE INCH ONLY, IF THIS IS NOT THE CASE, ADJUST PLOTTER SCALING ACCORDINGLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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SITE LIGHTING NOTES:

GENERAL

1. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP / DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
2. LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

COMPLIANCE

3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
4. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

5. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
6. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
7. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
8. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
9. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

POLES AND FOOTINGS

10. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.
11. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
12. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
13. ALL POLES HIGHER THAN 25 FT. SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.

WALL MOUNTED FIXTURES

14. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
15. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

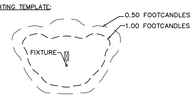
ADJUSTMENT AND INSPECTION

16. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
17. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT AND/OR OWNER.
18. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

REQUIREMENTS FOR ALTERNATES

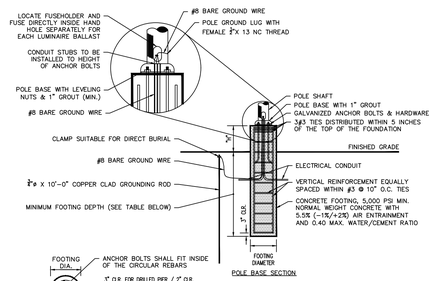
19. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
   A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, PROJECT ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
   B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
   C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
   D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
   E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
   F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

PHOTOMETRIC LIGHTING TEMPLATE:



NOTES:

THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE AND DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

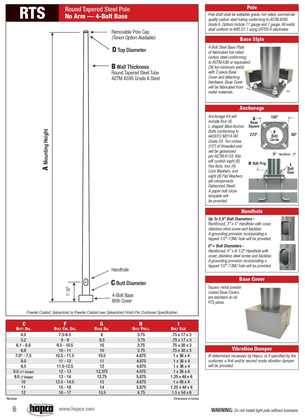


MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	⅜"
23'–0"	4'–0"	2'–0"	6 #5 BARS	3'–0" EXPOSED CONCRETE BASE 6" EXPOSED CONCRETE BASE
12'–6"	4'–0"	2'–0"	6 #5 BARS	6" EXPOSED CONCRETE BASE

NOTES:

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250–86, N.E.C.
3. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318, CAST–IN–PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI AT 28–DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
4. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
5. IF POLE BASE IS CAST–IN–PLACE, POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND–RUBBED SMOOTH.
6. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORKS SPECIFICATIONS / GEOTECH REPORT.
7. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
8. CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.

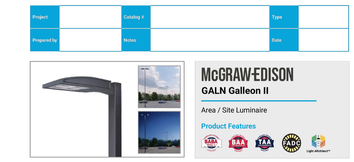
1 LIGHT POLE BASE — NTS



A Mounting Ht.	B Wall Thk.	C Butt Dia.	D Top Dia.	Anchor Bolt Circle
4.5	7.0 & 5	8	3.73	7"x 4.73"x 3
5-7	8 - 9	8.5	3.73	7"x 4.73"x 3
7.5 - 8.5	9 - 10.5	9	3.73	7"x 4.73"x 3
9	10 - 11	10	3.73	7"x 4.73"x 3
7.5* - 7.5	10.5 - 11.5	10.5	4.875	1"x 36"x 4
9.0	11 - 12	11	4.875	1"x 36"x 4
8.5	11.5-12.5	11	4.875	1"x 36"x 4
9.5 or 11 mast	12 - 13	12.25	5.875	1.25"x 42"x 4
9.5* or mast	12 - 13	12.75	5.875	1.25"x 42"x 4
10	13.5 - 14.5	13	4.875	1"x 49"x 4
11	13 - 14	14	6.875	1.25"x 49"x 4
12	16 - 17	15.5	6.75	1.5"x 54"x 6

Tolerance: Dimensions in inches

4 POLE — NTS



2 POLE MOUNTED FIXTURE — NTS



3 WALL MOUNTED FIXTURE — NTS

ASHLEY MCGRAW
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SEAL:

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Signature Date

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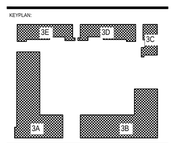
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KEYPLAN:



AW JOB NO.: 24132

REV NO.	REV DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS: SITE PLAN REVIEW

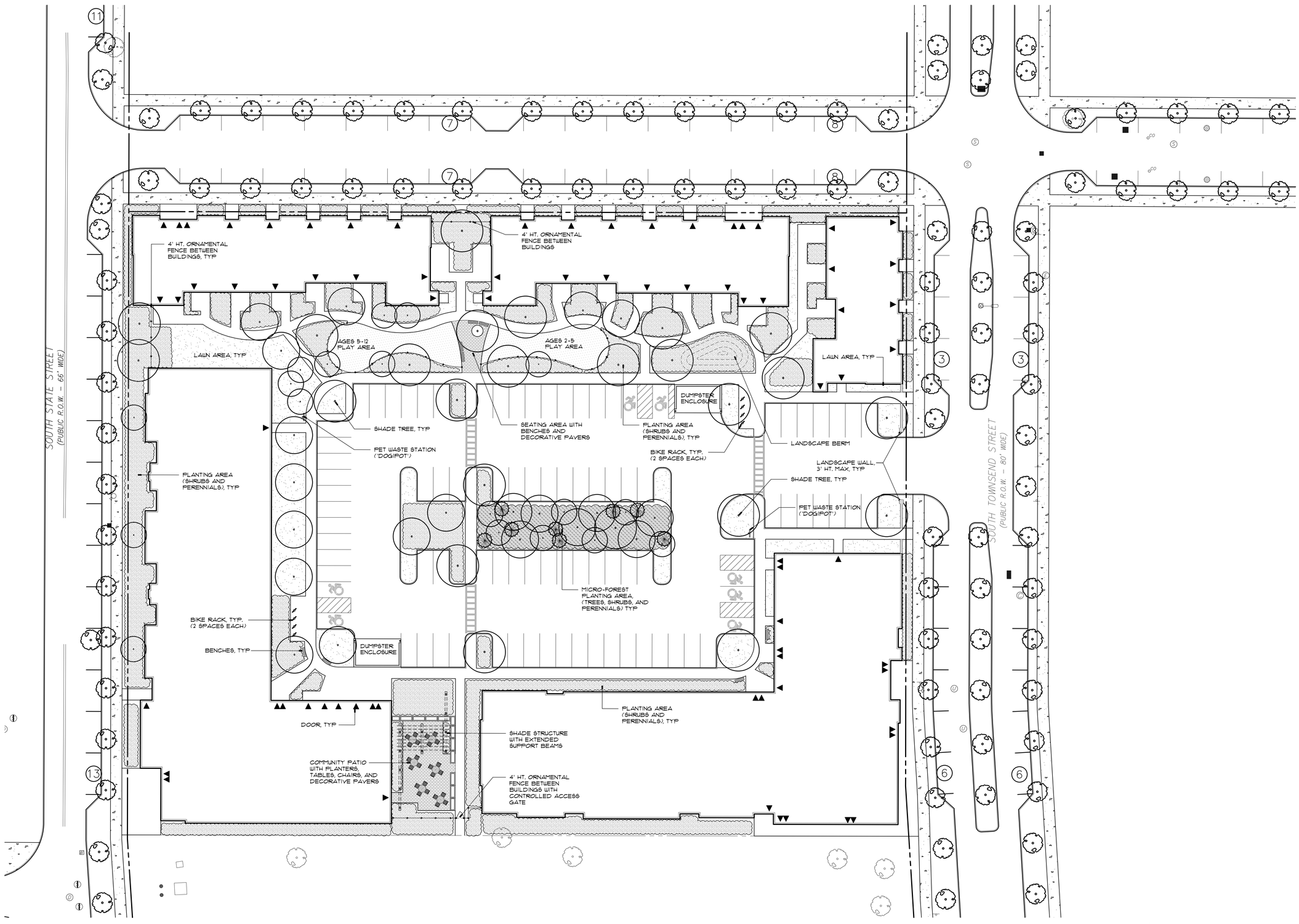
DATE ISSUED: 2026.06.01

SITE LIGHTING NOTES & DETAILS

LL501

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EAST ADAMS PHASE 3 - LANDSCAPE PLAN

0 10 20 40 60
SCALE IN FEET

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202

CONSULTANT:
appel osborne landscape architecture
BUFFALO | SYRACUSE | TROY

SEAL:

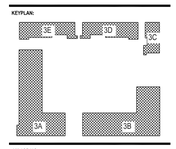
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

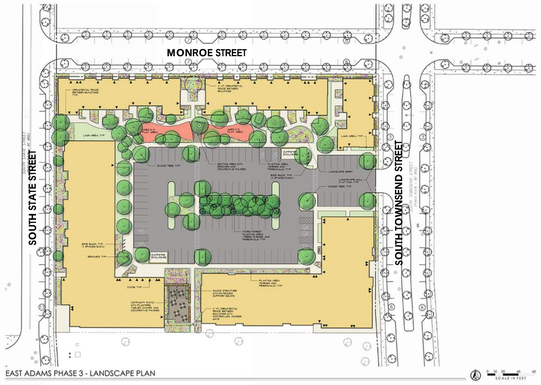
LANDSCAPE PLAN

L100

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Autodesk Docs://East Adams Phases 3 & 4/24132_EastAdamsBldgs_AB_Arch_PHASE3_R25.rvt

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KEY PLAN

CONCEPTUAL STREETSCAPE ELEVATIONS FOR REFERENCE PURPOSES ONLY



SOUTH STATE STREET ELEVATION SCALE: 3/32" = 1'-0"



MONROE STREET ELEVATION SCALE: 1/16" = 1'-0"



SOUTH TOWNSEND STREET ELEVATION SCALE: 3/32" = 1'-0"

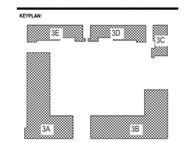
ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:
appel osborne landscape architecture
BUFFALO | SYRACUSE | TROY
SEAL:

NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
McCORMACK BARON SALAZAR, INC.
720 OLIVE STREET
SUITE 2500
ST. LOUIS, MO 63101

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
McCORMACK BARON SALAZAR DEVELOPMENT, INC.:

KEYPLAN:


AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

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PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

STREETSCAPE ELEVATIONS

L901

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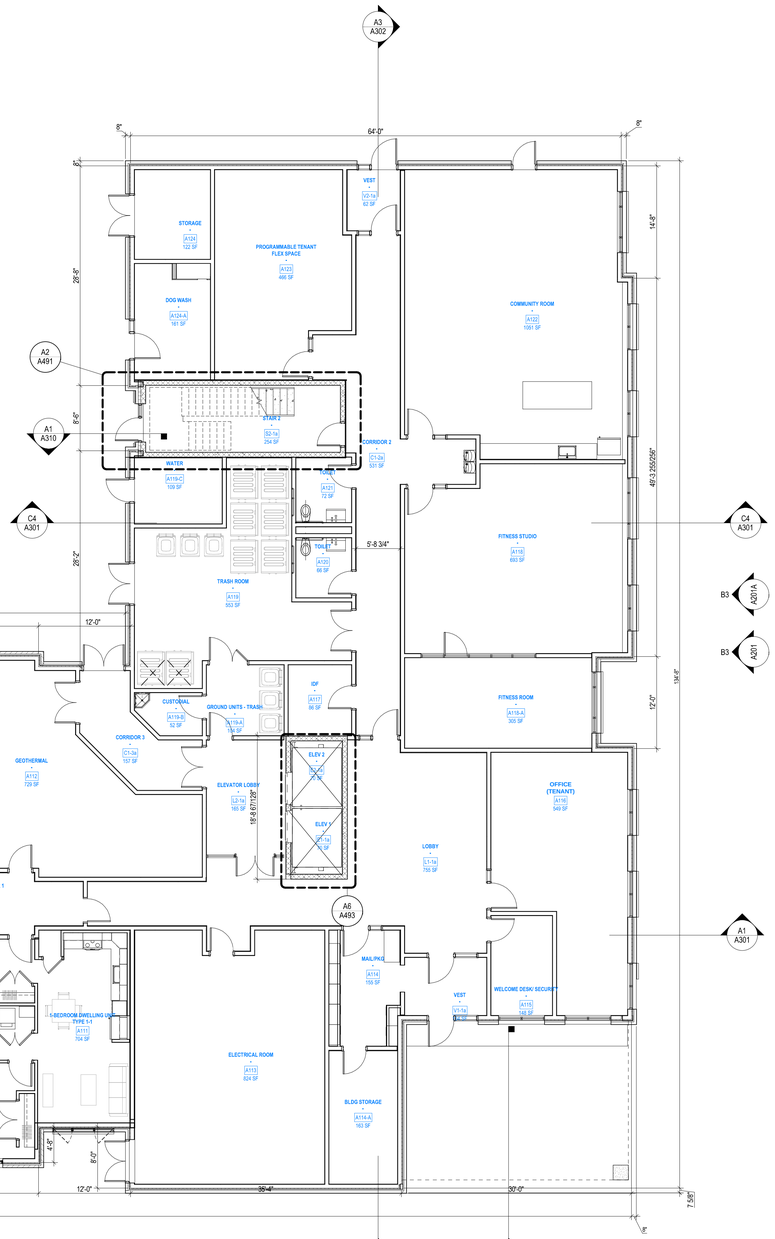
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6/1/2026 5:23:15 PM



2 FLOOR PLAN-OVERALL- LEVEL 01
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

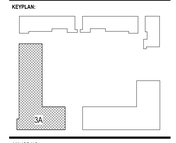
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 01 - BLDG 3A

3A
A101

TRUE NORTH
PROJECT NORTH

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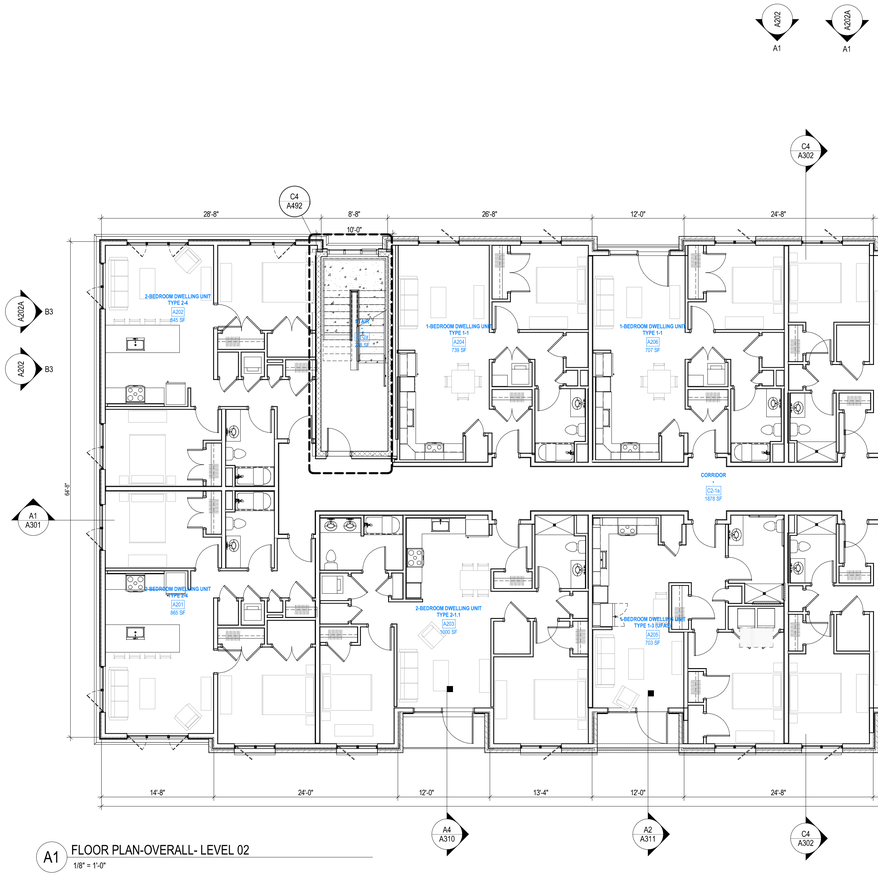
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A1 FLOOR PLAN-OVERALL- LEVEL 02
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:
3A

AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 02- BLDG 3A

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3A
A102

TRUE NORTH
PROJECT NORTH

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ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANTS:

NOT FOR CONSTRUCTION

MAIL:

ARCH NAME ARCH ##
OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

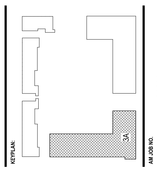
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN



AM JOB NO. 24132

REV. NO	REV. DATE	REV. DESCRIPTION

PROJECT STATUS: SITE PLAN REVIEW
DATE ISSUED: 2026.06.01

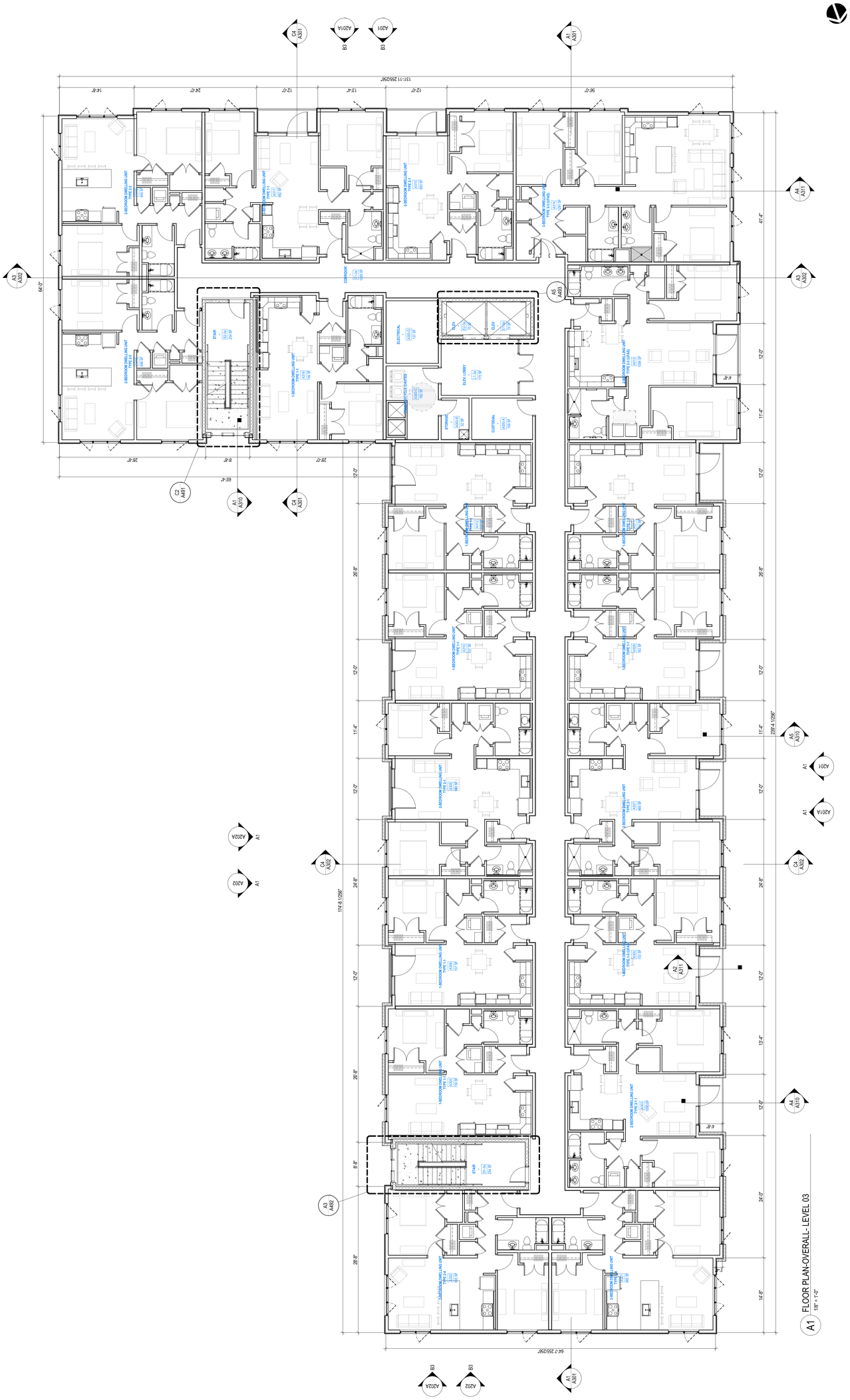
FLOOR PLAN- LEVEL
03- BLDG 3A

3A
A103

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TRUE NORTH / PROJECT NORTH

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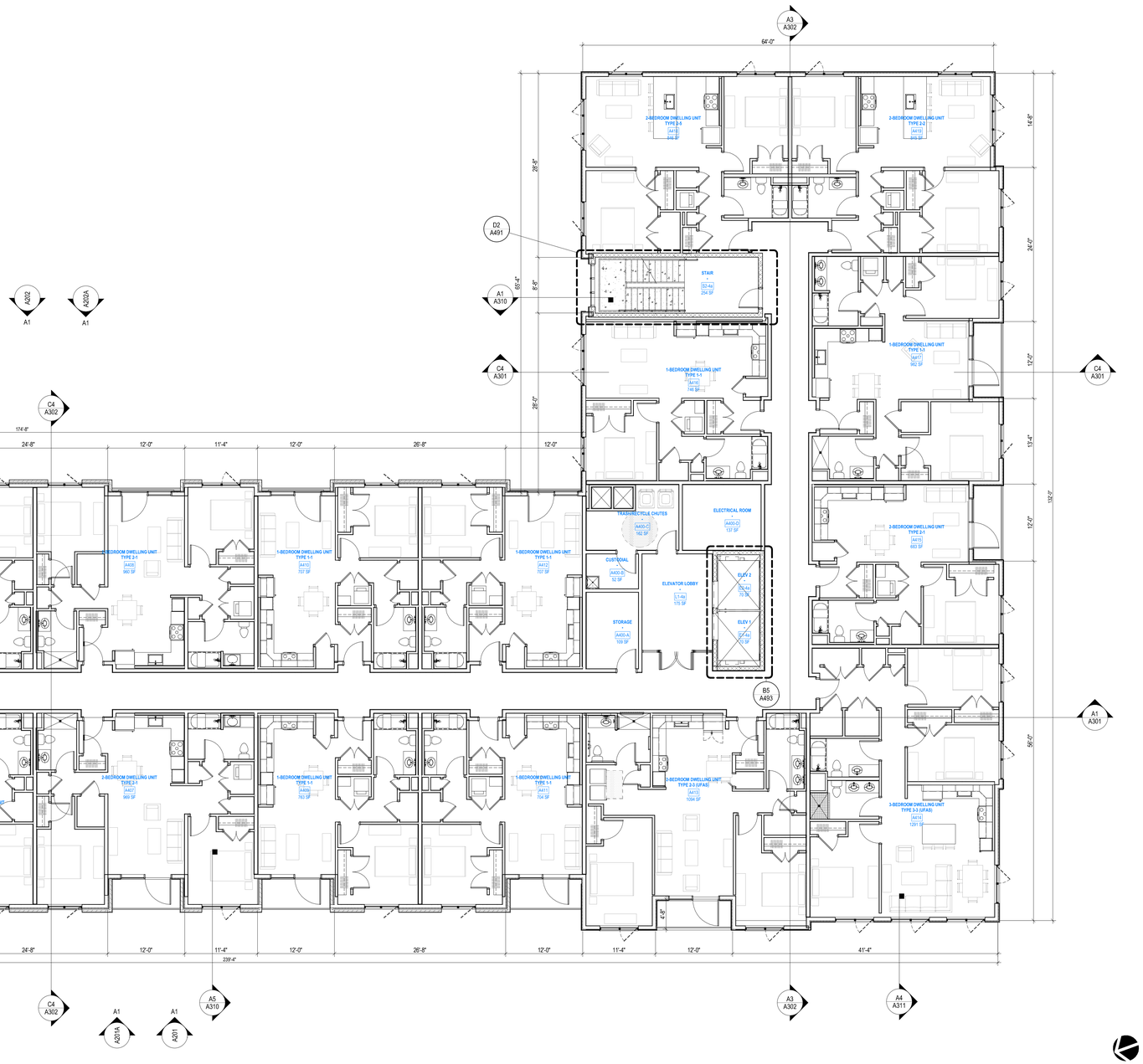
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A1 FLOOR PLAN-OVERALL- LEVEL 04
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ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

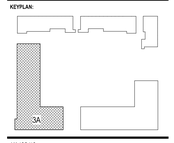
SEAL:

NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:


AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

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PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 04- BLDG 3A

3A
A104

TRUE NORTH
PROJECT NORTH

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6/2/2026 8:47:00 AM

EXTERIOR MATERIAL LEGEND

MATERIAL: MARK	MANUFACTURER	SERIES/MODEL	COLOR FINISH	FORMAT	Comments
E-BRK-01	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: RUNNING
E-BRK-01A	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: SOLDIER
E-BRK-01B	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: STACK
E-BRK-01C	BELDEN BRICK COMPANY	FACE	LANDMARK GRAY VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	<varies>
E-BRK-02B	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: STACK
E-BRK-02C	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-03	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-04	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-CON-01	YORK BUILDING PRODUCTS	PRECAST CONCRETE	-	-	
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-01A	JAMES HARDIE	HARDIE TRIM - SMOOTH	TBD	11 1/4" WIDTH	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-03	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-MTL-01	TBD	TBD	TBD	TBD	
E-MTL-02	TBD	TBD	TBD	TBD	
E-MTL-03	TBD	TBD	TBD	TBD	
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE	MEDITERRANEAN BLUE		
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE	ANTIQUED SLATE GRAY		



B3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



A1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

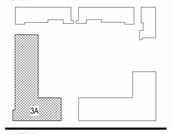
SEAL:

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ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:


AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

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PROJECT STATUS:
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DATE ISSUED:
2026.06.01

ELEVATIONS- EXTERIOR- BUILDING

3A
A201A

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EXTERIOR MATERIAL LEGEND

MATERIAL: MARK	MANUFACTURER	SERIES/MODEL	COLOR FINISH	FORMAT	Comments
E-BRK-01	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: RUNNING
E-BRK-01A	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: SOLDIER
E-BRK-01B	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: STACK
E-BRK-01C	BELDEN BRICK COMPANY	FACE	LANDMARK GRAY VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	<varies>
E-BRK-02B	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: STACK
E-BRK-02C	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-03	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-04	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-CON-01	YORK BUILDING PRODUCTS	PRECAST CONCRETE	-	-	
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-01A	JAMES HARDIE	HARDIE TRIM - SMOOTH	TBD	11 1/4" WIDTH	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-03	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-MTL-01	TBD	TBD	TBD	TBD	
E-MTL-02	TBD	TBD	TBD	TBD	
E-MTL-03	TBD	TBD	TBD	TBD	
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE	MEDDITERRANEAN BLUE		
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE	ANTIQUED SLATE GRAY		



B3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



A1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:

EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

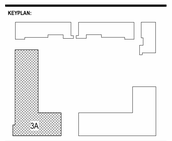
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

ELEVATIONS-
EXTERIOR- BUILDING

3A
A202A

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6/1/2026 5:25:12 PM



ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

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ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

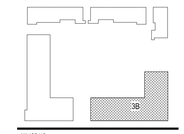
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 01 - BLDG 3B

3B
A101

TRUE NORTH
PROJECT NORTH

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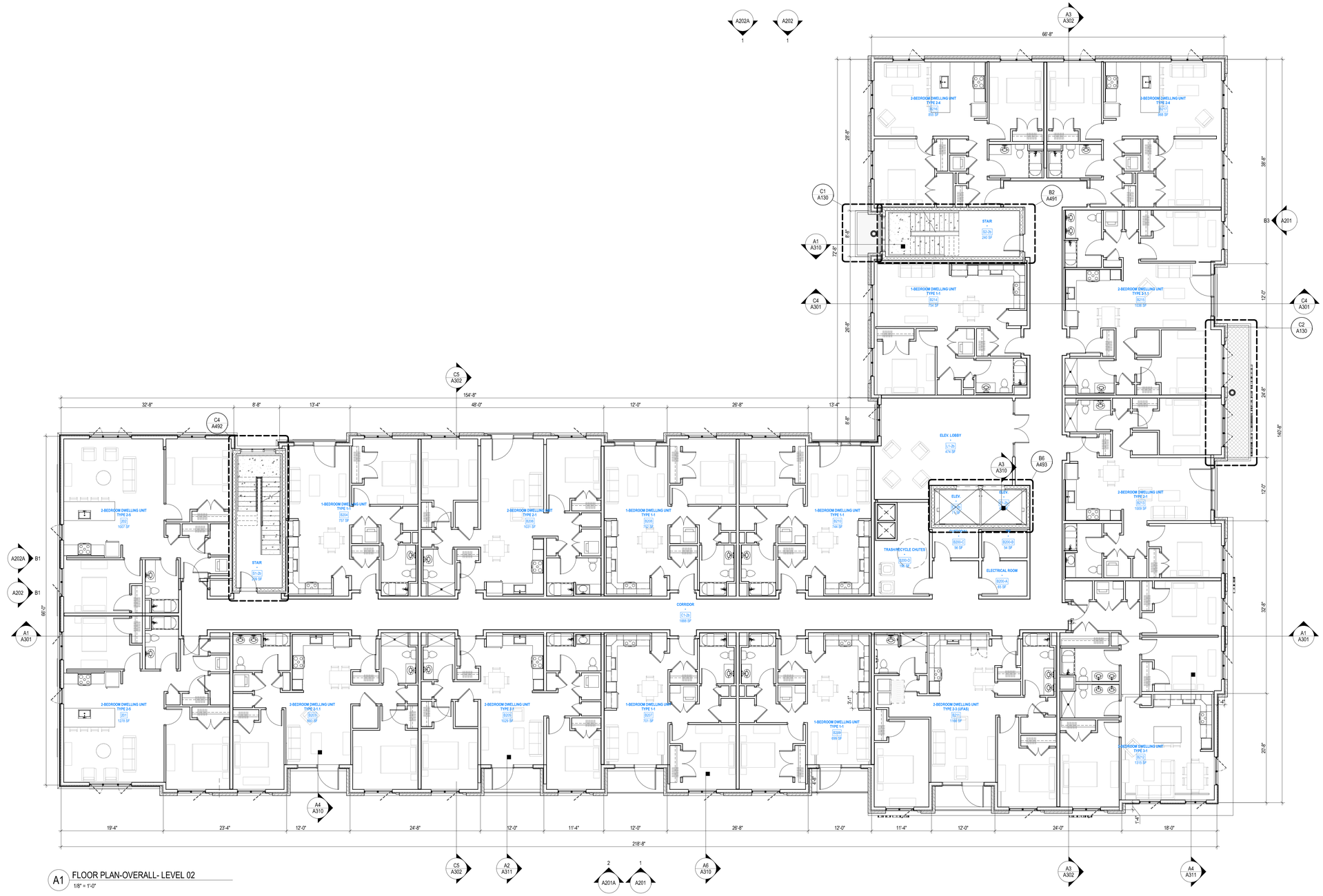
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6/1/2026 5:27:46 PM



A1 FLOOR PLAN-OVERALL- LEVEL 02
1/8" = 1'-0"

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125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
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ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

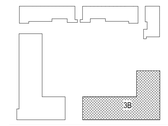
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

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PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 02 - BLDG 3B

3B
A102

TRUE NORTH PROJECT NORTH

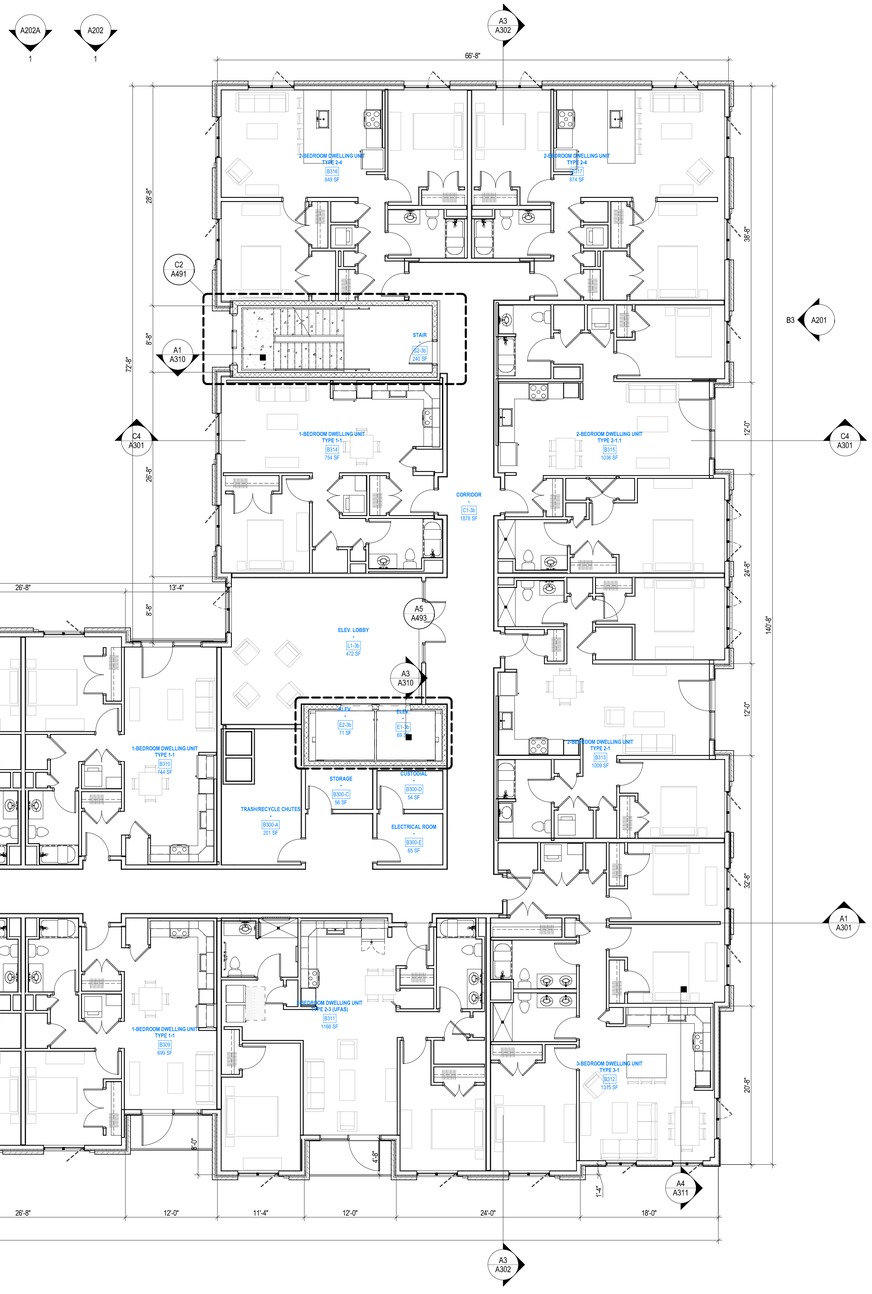
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2 FLOOR PLAN-OVERALL- LEVEL 03
1/8" = 1'-0"

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125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

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ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

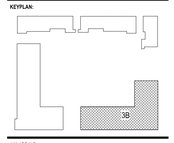
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV NO.	REV DATE	REV. DESCRIPTION

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PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

FLOOR PLAN- LEVEL 03- BLDG 3B

3B
A103

TRUE NORTH
PROJECT NORTH

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ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK, 13202
CONSULTANTS:

MAIL:

NOT FOR CONSTRUCTION

ARCH NAME | ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

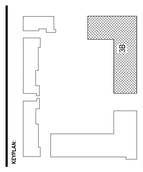
EAST ADAMS PHASE III

MULTIFAMILY BUILDINGS

EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202

EAST ADAMS PHASE III, LP:

KEYPLAN



AM JOB NO. 24132

REV NO	REV DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS: SITE PLAN REVIEW

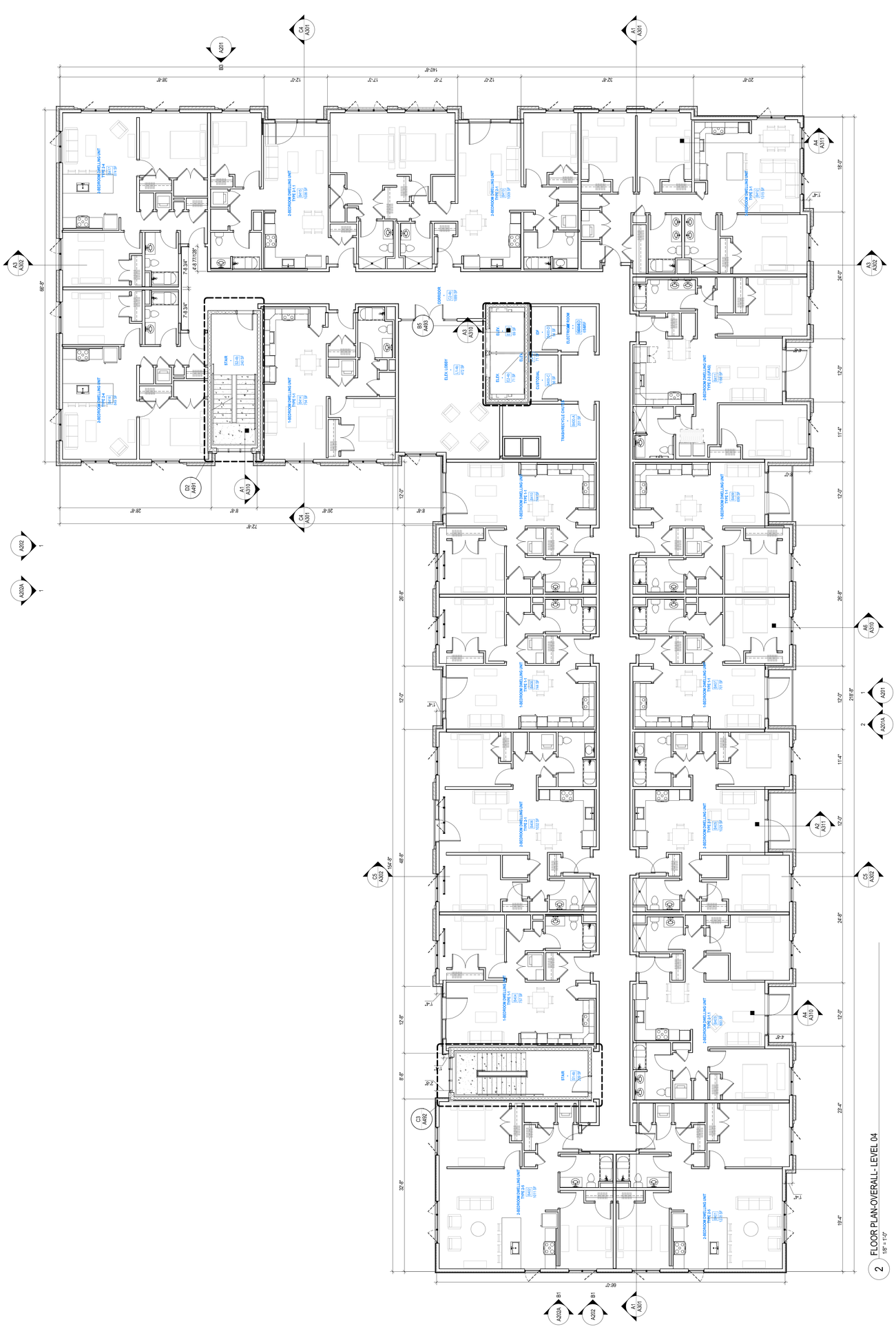
DATE ISSUED: 2026.06.01

FLOOR PLAN- LEVEL 04- BLDG 3B

3B

A104

TRUE NORTH | PROJECT NORTH


A201
C4 A501
A1 A501
A3 A302
A4 A311
A3 A302
B5 A403
A3 A501
D2 A404
A1 A310
C4 A501
A6 A310
A2 A311
C5 A302
C5 A302
A4 A310
C3 A402
B1 A203A
B1 A202
A1 A501
A202
A202A
A201
A201A
160'-8"
38'-8"
12'-0"
17'-5"
7'-5"
12'-0"
32'-8"
20'-8"
99'-8"
72'-8"
28'-8"
8'-8"
28'-8"
26'-8"
17'-4"
12'-0"
11'-4"
12'-0"
24'-8"
12'-0"
218'-8"
154'-8"
48'-8"
17'-8"
8'-8"
24'-4"
32'-8"
19'-4"
66'-0"
1'-4"
2'-8"
7'-8 3/4"
4'-9 7/16"
7'-8 3/4"
1'-4"
1'-4"
1'-

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THE LINE BROWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

6/2/2026 8:59:54 AM

EXTERIOR MATERIAL LEGEND

MATERIAL: MARK	MANUFACTURER	SERIES/MODEL	COLOR FINISH	FORMAT	Comments
E-BRK-01	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: RUNNING
E-BRK-01A	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: SOLDIER
E-BRK-01B	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: STACK
E-BRK-01C	BELDEN BRICK COMPANY	FACE	LANDMARK GRAY VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	<varies>
E-BRK-02B	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: STACK
E-BRK-02C	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-03	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-04	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-CON-01	YORK BUILDING PRODUCTS	PRECAST CONCRETE	-	-	
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-01A	JAMES HARDIE	HARDIE TRIM - SMOOTH	TBD	11 1/4" WIDTH	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-03	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-MTL-01	TBD	TBD	TBD	TBD	
E-MTL-02	TBD	TBD	TBD	TBD	
E-MTL-03	TBD	TBD	TBD	TBD	
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE	MEDDITERRANEAN BLUE		
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE	ANTIQUED SLATE GRAY		



3 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

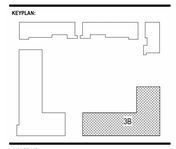
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

ELEVATIONS-
EXTERIOR- BUILDING

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3B
A201A

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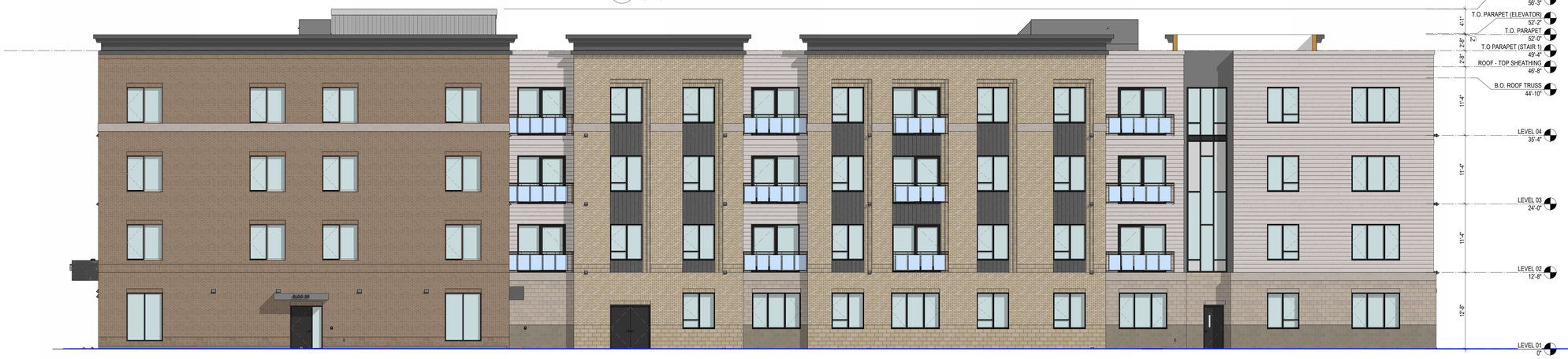
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EXTERIOR MATERIAL LEGEND

MATERIAL: MARK	MANUFACTURER	SERIES/MODEL	COLOR FINISH	FORMAT	Comments
E-BRK-01	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: RUNNING
E-BRK-01A	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: SOLDIER
E-BRK-01B	BELDEN BRICK COMPANY	FACE	MAYO CLEAR SMOOTH	MODULAR	BOND PATTERN: STACK
E-BRK-01C	BELDEN BRICK COMPANY	FACE	LANDMARK GRAY VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	<varies>
E-BRK-02B	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	MODULAR	BOND PATTERN: STACK
E-BRK-02C	BELDEN BRICK COMPANY	FACE	NUTMEG FR VELOUR	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-03	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-BRK-04	BELDEN BRICK COMPANY	FACE	TBD	DOUBLE UTILITY	BOND PATTERN: RUNNING
E-CON-01	YORK BUILDING PRODUCTS	PRECAST CONCRETE	-	-	
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
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E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-FC-03	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL	TBD	9" EXPOSURE	
E-MTL-01	TBD	TBD	TBD	TBD	
E-MTL-02	TBD	TBD	TBD	TBD	
E-MTL-03	TBD	TBD	TBD	TBD	
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE	MEDDITERRANEAN BLUE		
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE	ANTIQUED SLATE GRAY		



B1 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

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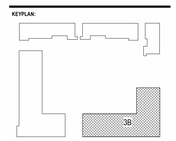
ARCH NAME ARCH ##

OWNER:

EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST LOUIS, MISSOURI 63102

EAST ADAMS PHASE III
MULTIFAMILY BUILDINGS
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
SITE PLAN REVIEW

DATE ISSUED:
2026.06.01

ELEVATIONS- EXTERIOR- BUILDING

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6/11/2026 4:35:13 PM

GENERAL DRAWINGS NOTES

Key Name	Gen Recon Notes
A	GENERAL NOTES APPLY TO THE INTENDED WORK INCLUDED IN THE CONTRACT DOCUMENTS.
B	EXISTING CONDITIONS AND PERTINENT UTILITIES INDICATED ARE BASED ON FIELD OBSERVATIONS, SURVEYS, AND DOCUMENTATION OF PRIOR CONSTRUCTION, AS AVAILABLE. EXISTING DIMENSIONS INDICATED ARE APPROXIMATE AND SUBJECT TO CONTRACTOR'S VERIFICATION.
C	EXISTING CONDITIONS MAY VARY FROM THOSE INDICATED. NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
D	SHOULD CONFLICTS EXIST WITHIN THE CONSTRUCTION DOCUMENTS, VERIFY INTENT WITH ARCHITECT PRIOR TO BIDDING. CLARIFICATIONS ISSUED AFTER BIDDING SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATION.
E	WHERE SPECIFIC NOTES CONFLICT WITH GENERAL NOTES, THE SPECIFIC NOTES SHALL GOVERN.
F	IN THE ABSENCE OF DIMENSIONS LAYOUT OF ITEMS SHALL BE CENTERED IN A SPACE, EVENLY SPACED, ALIGNED WITH ADJACENT CONSTRUCTION, OR OTHERWISE SET TO LOGICAL POINTS. WHERE ITEMS ARE INDICATED IN AN UNUSUAL OR ASYMMETRICAL MANNER VERIFY INTENT WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
G	WHERE ADJACENT SURFACES APPEAR FLUSH TO ONE ANOTHER IT IS INTENDED THAT THE FACE OF THE FINISHES ARE ALIGNED UNLESS OTHERWISE INDICATED.
H	REMEDIATION OF UNSATISFACTORY WORK DUE TO FAILURE TO FOLLOW THESE AND OTHER GENERAL NOTES SHALL BE SUBJECT TO ARCHITECT`S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER.
I	WHERE A DOOR IS LOCATED ADJACENT TO A PERPENDICULAR WALL, LOCATE THE DOOR WITH FOUR (4) INCHES FROM THE FACE OF THE WALL TO THE INSIDE FACE OF THE DOOR FRAME
J	LAYOUT DIMENSIONS ARE TO FINISH FACE OF WALL ASSEMBLY AS SHOWN ON THE PARTITION SHEET, EXCLUSIVE OF DECORATIVE SURFACES, UNLESS NOTED OTHERWISE

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

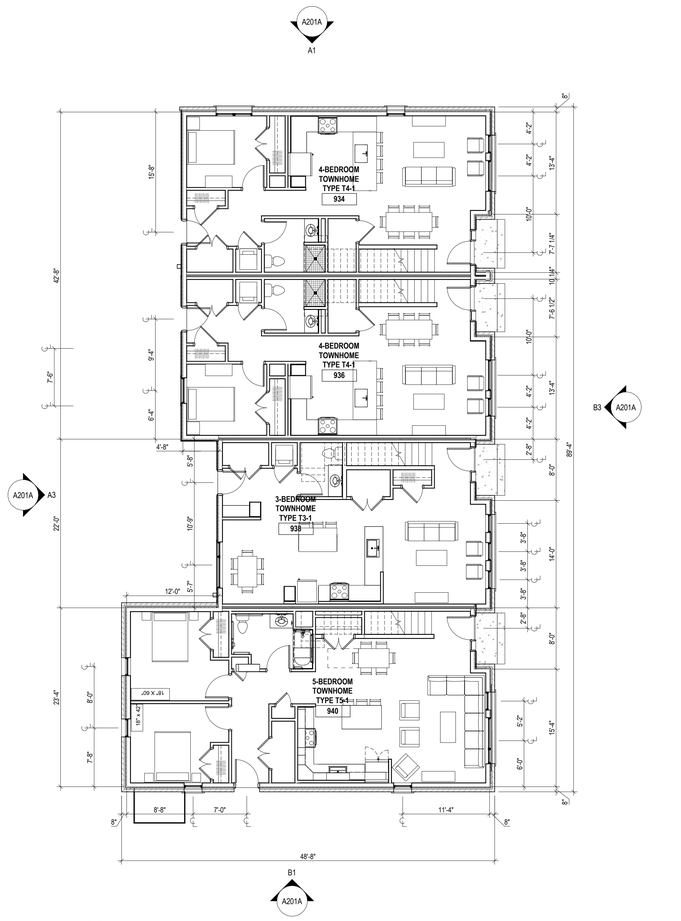
SEAL:

NOT FOR CONSTRUCTION

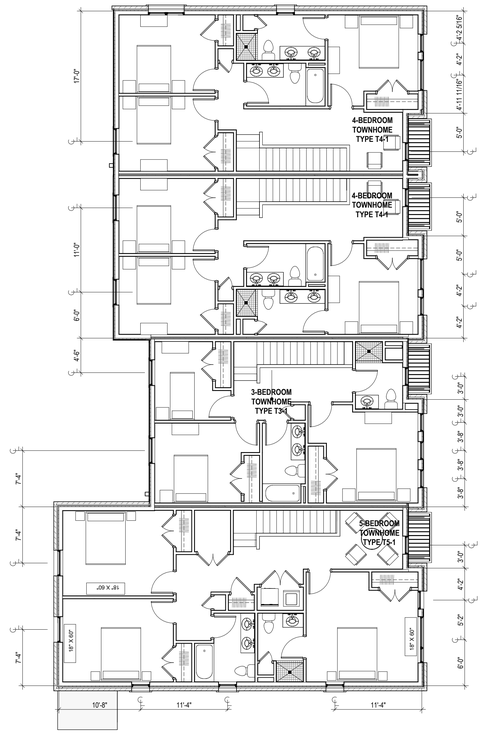
ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

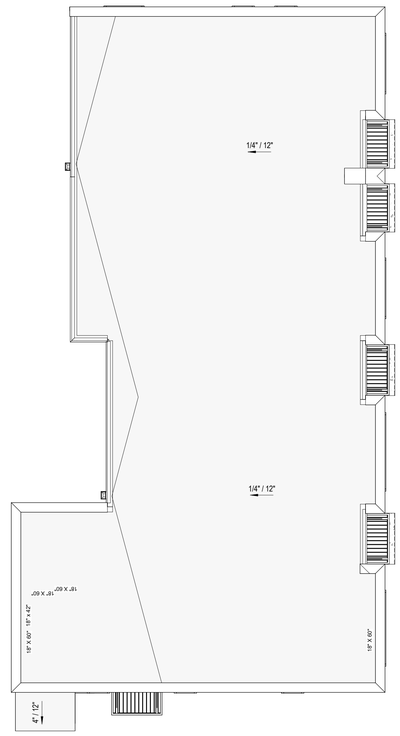
EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:



A1 FIRST FLOOR PLAN - BLOCK 3C
1/8" = 1'-0"

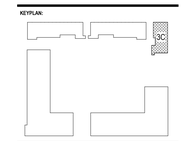


A3 SECOND FLOOR PLAN - BLOCK 3C
1/8" = 1'-0"



A5 ROOF PLAN - BLOCK 3C
1/8" = 1'-0"

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

FLOOR PLANS & ROOF PLAN - BLOCK 3C

NOT FOR CONSTRUCTION

3C
A101

TRUE NORTH PROJECT NORTH

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS PLOT'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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EXTERIOR MATERIAL LEGEND

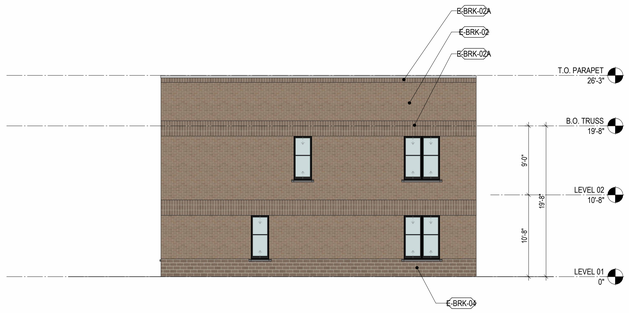
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E-BRK-02	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-03	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-03A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-04	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-FC-01	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL		9" EXPOSURE	
E-FC-02	JAMES HARDIE	ARTISAN SIDING - SQUARE CHANNEL		9" EXPOSURE	
E-MTL-01	TBD				
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE			
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE			



B1 BLOCK 3C - SOUTH ELEVATION
1/8" = 1'-0"



B3 BLOCK 3C - EAST ELEVATION
1/8" = 1'-0"



A1 BLOCK 3C - NORTH ELEVATION
1/8" = 1'-0"



A3 BLOCK 3C - WEST ELEVATION
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

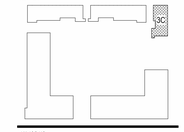
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
DESIGN DEVELOPMENT

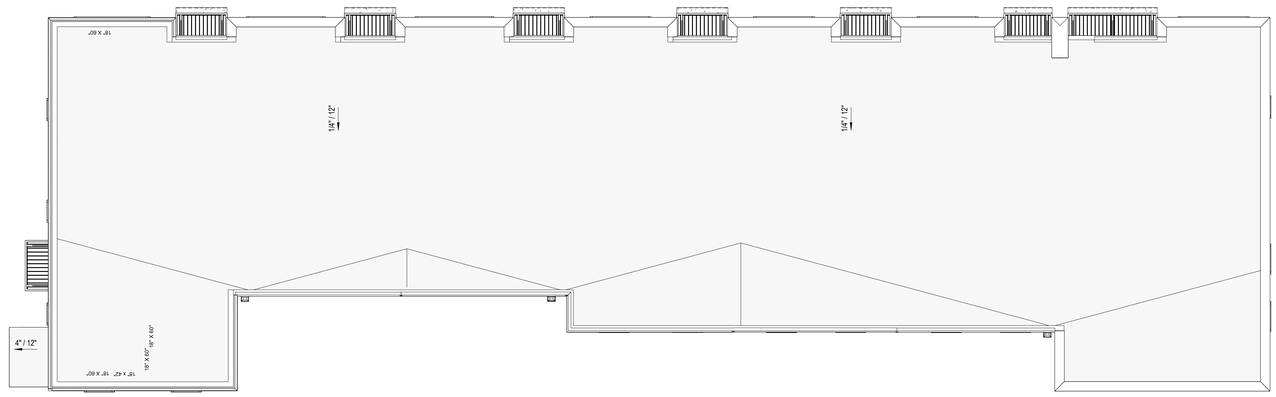
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2026.05.15

ELEVATIONS- EXTERIOR- BLOCK 3C

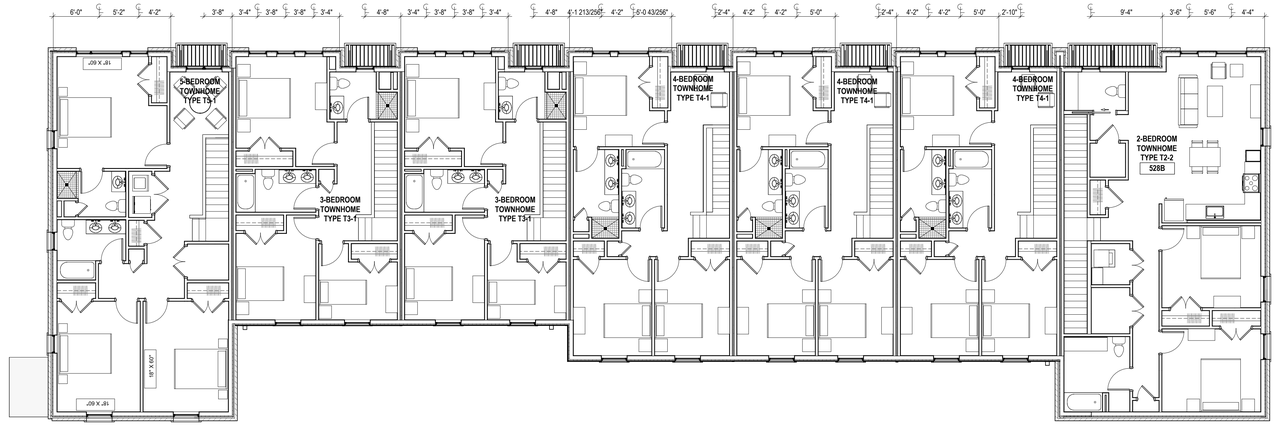
3C
A201A

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Autodesk Docs://East Adams Phases 3 & 4/24132_EastAdamsBldg_C_Arch_PHASE3_R25.rvt



D1 ROOF PLAN - BLOCK 3D
1/8" = 1'-0"



B1 SECOND FLOOR PLAN - BLOCK 3D
1/8" = 1'-0"



A1 FIRST FLOOR PLAN - BLOCK 3D
1/8" = 1'-0"

GENERAL DRAWINGS NOTES

Key Name	Gen Recon Notes
A	GENERAL NOTES APPLY TO THE INTENDED WORK INCLUDED IN THE CONTRACT DOCUMENTS.
B	EXISTING CONDITIONS AND PERTINENT UTILITIES INDICATED ARE BASED ON FIELD OBSERVATIONS, SURVEYS, AND DOCUMENTATION OF PRIOR CONSTRUCTION, AS AVAILABLE. EXISTING DIMENSIONS INDICATED ARE APPROXIMATE AND SUBJECT TO CONTRACTOR'S VERIFICATION.
C	EXISTING CONDITIONS MAY VARY FROM THOSE INDICATED. NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
D	SHOULD CONFLICTS EXIST WITHIN THE CONSTRUCTION DOCUMENTS, VERIFY INTENT WITH ARCHITECT PRIOR TO BIDDING. CLARIFICATIONS ISSUED AFTER BIDDING SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATION.
E	WHERE SPECIFIC NOTES CONFLICT WITH GENERAL NOTES, THE SPECIFIC NOTES SHALL GOVERN.
F	IN THE ABSENCE OF DIMENSIONS LAYOUT OF ITEMS SHALL BE CENTERED IN A SPACE, EVENLY SPACED, ALIGNED WITH ADJACENT CONSTRUCTION, OR OTHERWISE SET TO LOGICAL POINTS. WHERE ITEMS ARE INDICATED IN AN UNUSUAL OR ASYMMETRICAL MANNER VERIFY INTENT WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
G	WHERE ADJACENT SURFACES APPEAR FLUSH TO ONE ANOTHER IT IS INTENDED THAT THE FACE OF THE FINISHES ARE ALIGNED UNLESS OTHERWISE INDICATED.
H	REMEDIATION OF UNSATISFACTORY WORK DUE TO FAILURE TO FOLLOW THESE AND OTHER GENERAL NOTES SHALL BE SUBJECT TO ARCHITECT`S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER.
I	WHERE A DOOR IS LOCATED ADJACENT TO A PERPENDICULAR WALL, LOCATE THE DOOR WITH FOUR (4) INCHES FROM THE FACE OF THE WALL TO THE INSIDE FACE OF THE DOOR FRAME
J	LAYOUT DIMENSIONS ARE TO FINISH FACE OF WALL ASSEMBLY AS SHOWN ON THE PARTITION SHEET, EXCLUSIVE OF DECORATIVE SURFACES, UNLESS NOTED OTHERWISE

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

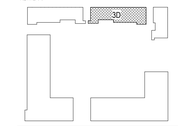
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

FLOOR PLANS & ROOF PLAN - BLOCK 3D

NOT FOR CONSTRUCTION

3D
A101

TRUE NORTH PROJECT NORTH

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THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS NOTE'S ORIGINAL SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

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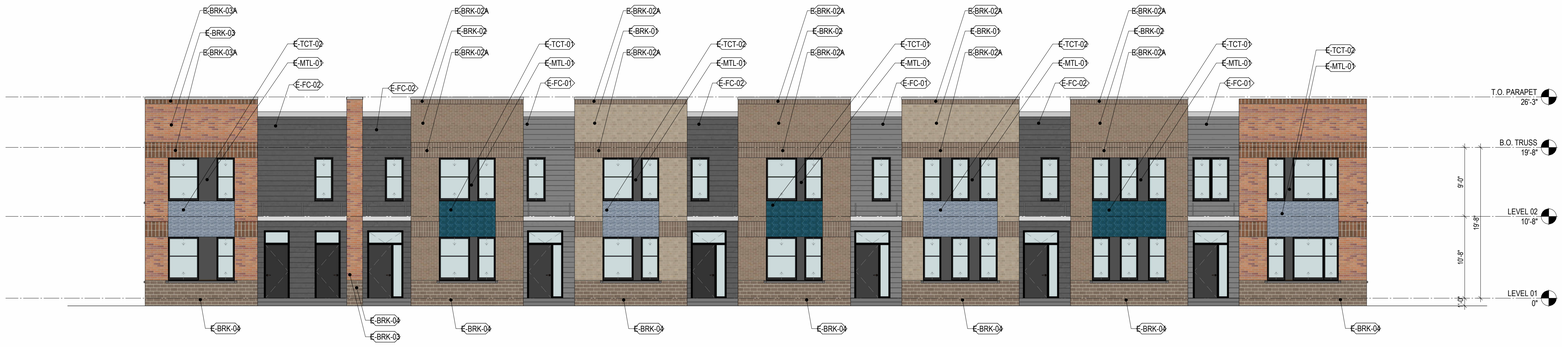
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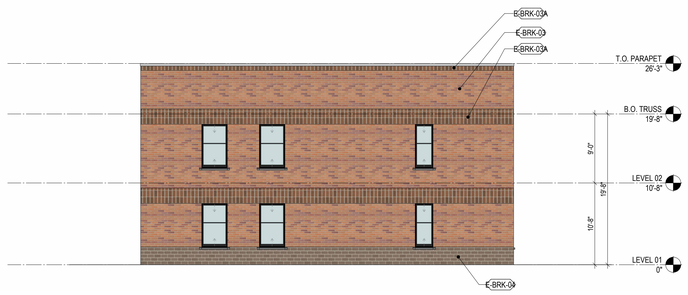
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E-BRK-02	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-03	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-03A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-04	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
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E-MTL-01	TBD				
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE			
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE			



C1 BLOCK 3D - NORTH ELEVATION
1/8" = 1'-0"



B1 BLOCK 3D - WEST ELEVATION
1/8" = 1'-0"



B3 BLOCK 3D - EAST ELEVATION
1/8" = 1'-0"



A1 BLOCK 3D - SOUTH ELEVATION
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

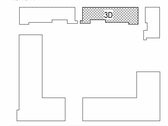
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

ELEVATIONS-
EXTERIOR- BLOCK 3D

3D
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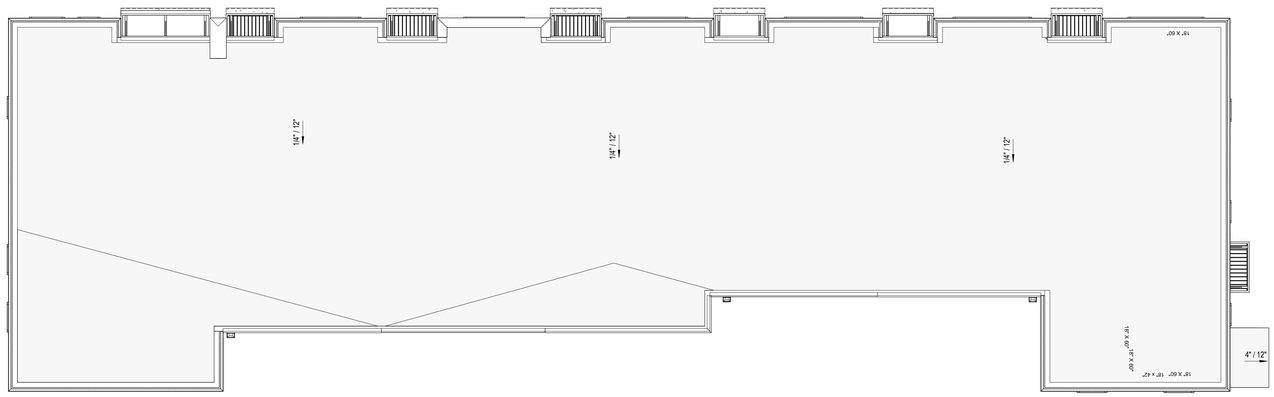
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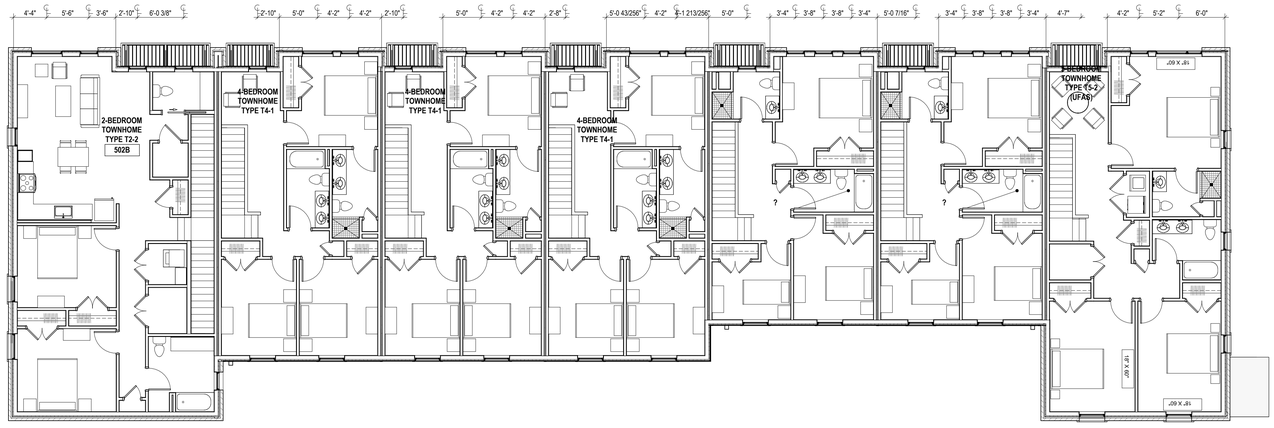
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D1 ROOF PLAN - BLOCK 3E
1/8" = 1'-0"



B1 SECOND FLOOR PLAN - BLOCK 3E
1/8" = 1'-0"



A1 FIRST FLOOR PLAN - BLOCK 3E
1/8" = 1'-0"

GENERAL DRAWINGS NOTES

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ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

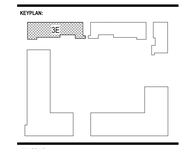
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



ASH JOB NO.
24132

REV. NO.	REV. DATE	REV. DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT STATUS:
DESIGN DEVELOPMENT

DATE ISSUED:
2026.05.15

FLOOR PLANS & ROOF PLAN - BLOCK 3E

3E
A101

TRUE NORTH PROJECT NORTH

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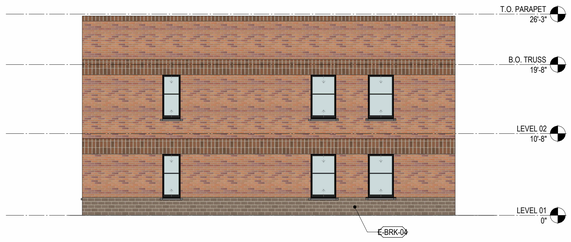
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EXTERIOR MATERIAL LEGEND

Material: Mark	Manufacturer	Series/Model	Color Finish	Format	Comments
E-BRK-01	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-02	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
E-BRK-02A	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: SOLDIER
E-BRK-03	BELDEN BRICK COMPANY	FACE		MODULAR	BOND PATTERN: RUNNING
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E-MTL-01	TBD				
E-TCT-01	TERREAL NORTH AMERICA	NEXCLAD TRUE			
E-TCT-02	TERREAL NORTH AMERICA	NEXCLAD TRUE			



C1 BLOCK 3E - NORTH ELEVATION
1/8" = 1'-0"



B1 BLOCK 3E - WEST ELEVATION
1/8" = 1'-0"



B3 BLOCK 3E - EAST ELEVATION
1/8" = 1'-0"



A1 BLOCK 3E - SOUTH ELEVATION
1/8" = 1'-0"

ASHLEY MCGRAW
125 EAST JEFFERSON STREET
SYRACUSE, NEW YORK 13202
CONSULTANT:

SEAL:

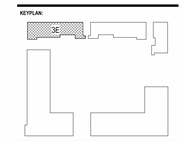
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##

OWNER:
EAST ADAMS PHASE III, LP
100 NORTH BROADWAY
SUITE 100
ST. LOUIS, MO 63102

EAST ADAMS PHASE III
TOWNHOMES
EAST ADAMS NEIGHBORHOOD
SYRACUSE, NY 13202
EAST ADAMS PHASE III, LP:

KEYPLAN:



AM JOB NO.
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ELEVATIONS-
EXTERIOR- BLOCK 3E

3E
A201A

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SURVEY NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

   A. TAX MAP

   B. FILED MAP No. 13661 TITLED "RESUBDIVISION OF BLOCK 151 JUDGE LANGSTON C. McKINNEY MANOR EAST ADAMS – PHASE I AND III – TAX PARCEL 095.-08-01 – CITY OF SYRACUSE – ONONDAGA COUNTY – NEW YORK", AS PREPARED BY BRYANT ASSOCIATES, P.C., DATED OCTOBER 23, 2023, FILED ON MAY 24, 2024.

   C. MAP TITLED "PROPERTY LINE MAP, N.Y. 1–1, SYRACUSE HOUSING AUTHORITY, CITY OF SYRACUSE, COUNTY OF ONONDAGA & STATE OF NEW YORK, CITY ENGINEER'S OFFICE, PLAN No. 5, N.Y. 1–1", DATED JULY 22, 1938.

   D. MAP TITLED "PROPERTY LINE STUDY, N.Y. 1–1, SYRACUSE HOUSING AUTHORITY, CITY OF SYRACUSE, COUNTY OF ONONDAGA & STATE OF NEW YORK, CITY ENGINEER'S OFFICE, PLAN No. 7, N.Y. 1–1".

2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.

   A. (NONE PROVIDED)

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH2011) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 1,107,776.56 AND AN EAST COORDINATE OF 937,672.80. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.00006061 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.99993939. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID18) AS DETERMINED BY GNSS.

5. STREET NAMES, SECTION, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.A.

6. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JULY, AUGUST, SEPTEMBER, NOVEMBER, DECEMBER OF 2025 AND MARCH OF 2026.

7. AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED ONONDAGA COUNTY, NEW YORK (ALL JURISDICTIONS), PANEL 217 OF 520, MAP NUMBER 36067C0217F, EFFECTIVE DATE NOVEMBER 4, 2016." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.

9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.

10. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

11. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

12. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

13. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

14. UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

   A. SKETCHES AS PROVIDED BY SOFTDIG UNDERGROUND SERVICES, INC FOR THE UTILITY MARK–OUT PERFORMED ON SITE.

15. 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.

16. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

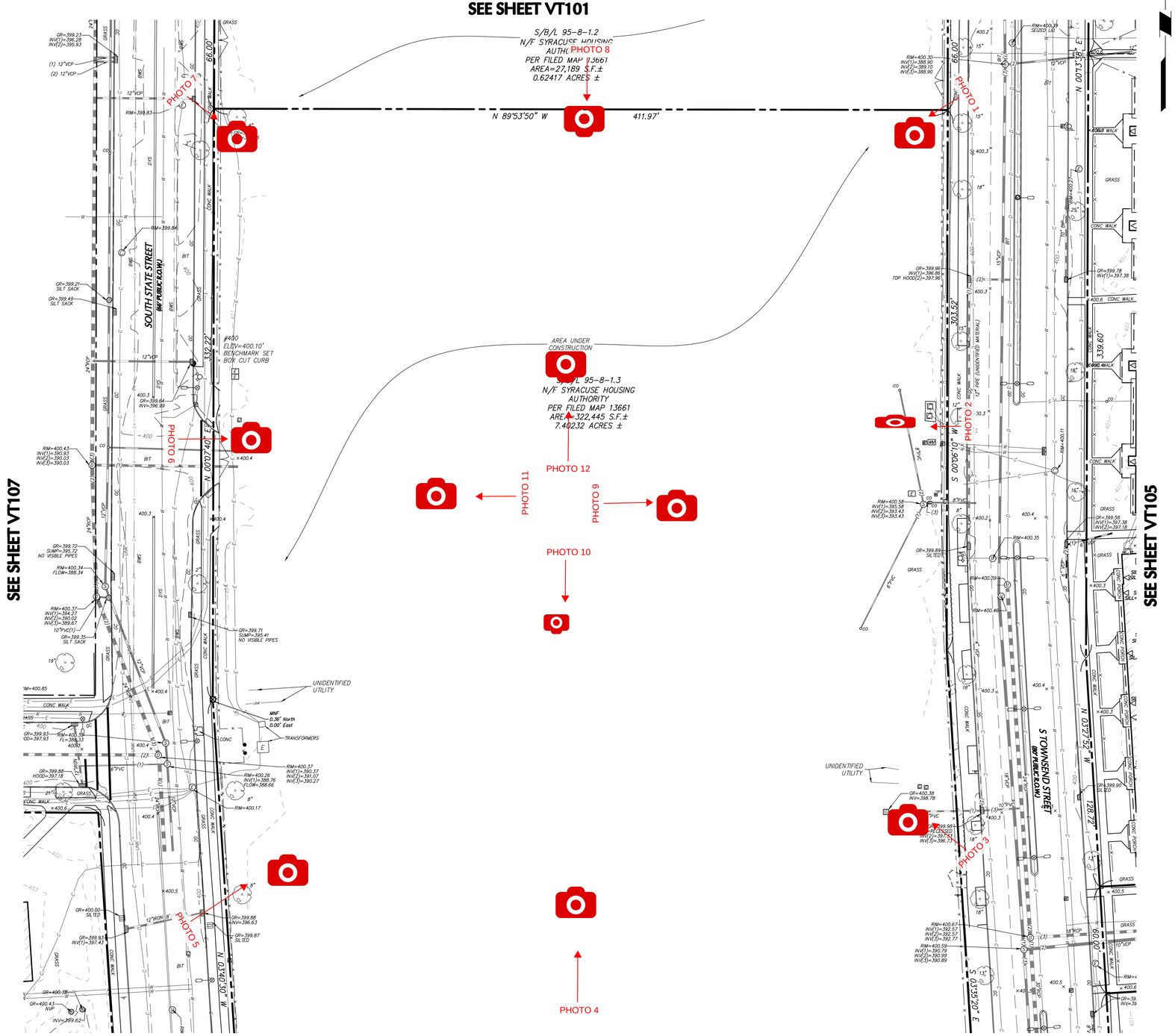
EXCEPTIONS

1. TIME WARNER EASEMENT DATED 26TH DAY OF NOVEMBER, 2003 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 4812 PAGE 130. [NOT PLOTTABLE. SEE SURVEY FOR LOCATIONS]

2. UNDERGROUND LINE EASEMENT DATED 7TH DAY OF APRIL, 1981 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2862 PAGE 43. [BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT, IT DOES NOT AFFECT THE SURVEYED PROPERTY. REFERS TO A FORMER LOT 205]

LEGEND (NOT SHOWN TO SCALE)

- MONITORING WELL
- PARKING METER
- SIGN
- TREE
- CATCH BASIN
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- MANHOLE (TYPE AS LABELED)
- POWER POLE
- TELEPHONE BOX
- VALVE UNKNOWN
- WATER METER
- WATER VALVE
- BIT — BITUMINOUS
- CONC — CONCRETE
- DW — DETECTABLE WARNING
- GC — GRANITE CURB
- CHAINLINK FENCE
- OVERHEAD WIRE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE



30 0 15 30
SCALE IN FEET

STATE OF NEW YORK
ANDREW G. IVES
050794
LICENSED LAND SURVEYOR

Date	Description	No.
4/15/2026	UPDATED BOUNDARY AND SEWER INFORMATION	1

Revisions

4/27/2026
SIGNATURE DATE SIGNED
ANDREW IVES
PROFESSIONAL SURVEYOR
NY Lic. No. 50794

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
EAST ADAMS REDEVELOPMENT PHASE 3
CITY OF SYRACUSE
ONONDAGA COUNTY NEW YORK

Drawing Title
BOUNDARY & TOPOGRAPHIC SURVEY

Project No.	Drawing No.
170859701	VT104
Date: JANUARY 28, 2026	
Drawn By: SLW/DRL	
Checked By: AGI	Sheet 5 of 13

LANGAN
Project No. 170859701

© 2026 Langan

Date: 4/27/2026 Time: 21:10 User: swaldemer Style Table: Langan,stb Layout: VT104 Document Code: 170859701-0402-VT101-0104










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2002


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CIOTTI
315-463-4416
CIOTTI
315-463-4416



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD
Meeting Date: 7/15/2026
OCPB Case # Z-26-174

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of East Adams Redevelopment Phase III for the property located at at 927 South State Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and the Oncenter parking garage, both county facilities; and

WHEREAS, the applicant proposes to create 147 dwelling units and two commercial spaces within five buildings on a 3.123-acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Martin E. Voss, Chairman
Onondaga County Planning Board

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@onondaga.gov · Website: onondaga.gov/planning

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT JULY 15, 2026 Z-26-17

Case Number: **Z-26-174**

RelatedCases:

Referring Board: City of Syracuse Planning Commission

Type of Action: SITE PLAN

Keyword: 15th Ward Revitalization-East Ada

Applicant: East Adams Redevelopment Phase III

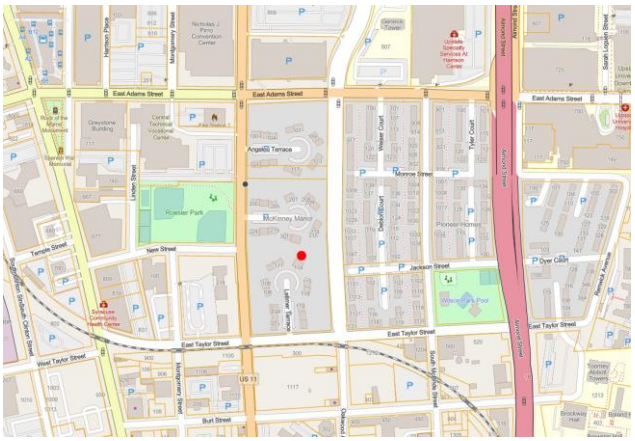
Location: at 927 South State Street

Tax Map ID: 095.-08-01.4

RECOMMENDATION: **No Position**

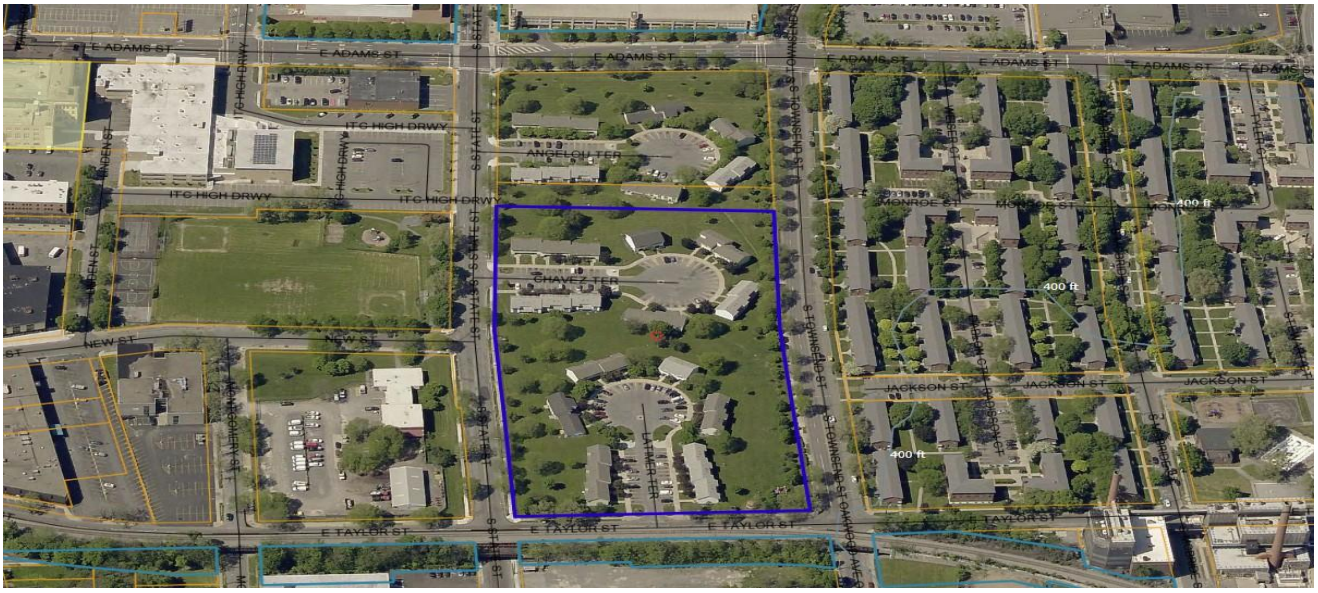
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Oncenter and the Oncenter parking garage, both county facilities



SUMMARY:

create mixed-use development within five buildings



PROPOSAL:	**the applicant proposes to create 147 dwelling units and two commercial spaces within five buildings on a 3.123-acre parcel in a Neighborhood Center Mixed Us (MX-2) zoning district**
STAFF REVIEW:	
Past Board Reviews:	·Subdivision and site plan referrals (S-23-32, Z-23-287) to subdivide the three cul-de sacs, Angelou Terrace, Chavez Terrace, and Latimer Terrace, into new lots and construct 133 mixed-income units across 6 multi-unit buildings on the northernmost lot. This proposal is currently being constructed. ·Subdivision referral (S-24-43) to divide a portion of the site into two new lots. The Board held No Position on all three referrals.
Location:	The site is in an area of dense townhouse-style apartments belonging to the Syracuse Housing Authority on the eastern edge of Downtown Syracuse. Adjacent parcels contain additional apartment complexes, a fire station, the Oncenter and its parking garage, and an Upstate Medical University Residence Hall.
Existing Site Layout:	The site contains Chavez Terrace, a cul-de-sac surrounded by townhouse-style apartments belonging to Syracuse Housing Authority with frontage on South State Street and South Townsend Street.
Access:	The existing cul-de-sac has driveway access from South State Street. Proposed access will come from South Townsend Street.
Project Detail:	Per the Project Description dated 5/29/26, this referral is Phase 3 of the “ongoing revitalization of the 15th Ward Neighborhood and represents a continuation of the Multi-Phase East Adams Redevelopment initiative.” The applicant proposes to redevelop the site into a complex comprised of two apartment buildings and three attached townhouse buildings to contain 147 mixed income dwelling units. On-site commercial spaces will be constructed for “offices and other future tenants”. Proposed amenities include an outdoor play area, community room, a fitness center and EV charging stations. It’s noted “the project is anticipated to comply with Enterprise Green Communities (EGC) Criteria and pursue Energy Star Multifamily New Construction (MFNC) Certification, consistent with current HCR Sustainability Requirements.”
Proposed Site Layout:	Per the Site Plan dated 6/1/26, the five buildings will be constructed along the perimeter of the site with a 64-space parking lot at the center. Outdoor play areas will be located between the buildings and the parking lot. A community patio will be constructed between Buildings A and B.
Landscaping:	Per the Landscape Plan dated 6/1/26, trees and shrubbery will be installed along road frontages, next to buildings, and around the parking lot, including a planting island within the parking lot.
Bike/Ped/Transit:	The Site Plan depicts roadside sidewalks along with an internal sidewalk network connecting the buildings and parking lot.
Stormwater:	Per the Grading & Drainage Plan dated 6/1/26, stormwater infrastructure will be installed beneath outdoor spaces and the parking lot and appears to connect to

	stormwater infrastructure along South Townsend Street. The Environmental Assessment Form (EAF) dated 4/22/2026 is for the whole project and does not address individual Phases. ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.
Drinking Water:	The proposed development will connect to City of Syracuse drinking water.
Wastewater:	The proposed development will connect to public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained. ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated change in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html
Other:	The project is within 2,000 feet of multiple sites (IDs: 734140, C734144, E734086, C734140, C734144A, C734161, C734162, C734163, C734166) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Historic Resources:	The site is located near the Wilson Park which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places

RECOMMENDATION: **No Position**

City of Syracuse

Parcel History

01/01/1900 - 06/03/2026
Tax Map #: 095.-08-01.3
Owners: Syr Housing Authority
Zoning:

Address	Date	Transaction	Transaction Type	Status	Description
927 State St S to Townsend St S	10/17/25	Complaint	Certificate of Compliance	Open	2025-08915 | House Fire- AKA 105 Lattimer Dr
927 State St S to Townsend St S	10/17/25	Inspection	Tickle Date (Follow Up)	Fail	
927 State St S to Townsend St S	10/17/25	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
927 State St S to Townsend St S	10/17/25	Violation	Section 105.2 Building Permits	Open	
927 State St S to Townsend St S	11/10/25	Inspection	Tickle Date (Follow Up)	No Progress	
927 State St S to Townsend St S	02/03/26	Inspection	Tickle Date (Follow Up)	No Progress	
927 State St S to Townsend St S	02/18/26	Inspection	Tickle Date (Follow Up)	No Progress	
927 State St S to Townsend St S	04/10/26	Inspection	Tickle Date (Follow Up)	N/A	
927 State St S to Townsend St S	05/05/26	Inspection	Tickle Date (Follow Up)	No Progress	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-28

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Nate Pan	No concerns, see Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally approved	Charles Gafrancessco	MaSPR-2026-28 Conditionally Approved DPW Traffic Control Review Complete 7-9-26 No concern with proposed project, Transportation Planner review and approval required. -All vehicle and/or pedestrian traffic control shall be in accordance with MUTCD, Local, State, County, and permitting agency laws, and be the applicants responsibility. It is the applicant's responsibility to ensure that the WZTC (work zone traffic control) plan is submitted during permit process and is compliant with all MUTCD regulations, State and Local laws.

DPW Transportation	Conditionally Approved	Neil Burke	No major concern with plans as proposed. Applicant may want to consider maintenance needs of expansive shrub and perennial planting areas adjacent to walking paths/points of egress for residences.
Eng. Mapping-Zoning	Approved	Ray Wills	There are a number of City of Syracuse ROW markers on property line of this project. The markers are referenced on the surveys and site plan overlays. These markers are protected by law and not to be disturbed under any circumstances. The interior lot work however should have no impact on these markers.

Fire Permit Review	In review	George Cowburn	
Engineering Design and Construction	In Review	Mirza Malkoc	
Engineering-SWPPP	In Review	Mirza Malkoc	
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	SWPPP must be submitted and approved by the City Engineer. OCWEP must give permission to connect sanitary sewer to the Genesee Street Main sewer. WEP will dictate connection method.
Parks and Forestry	In Review	Jeff Romano	