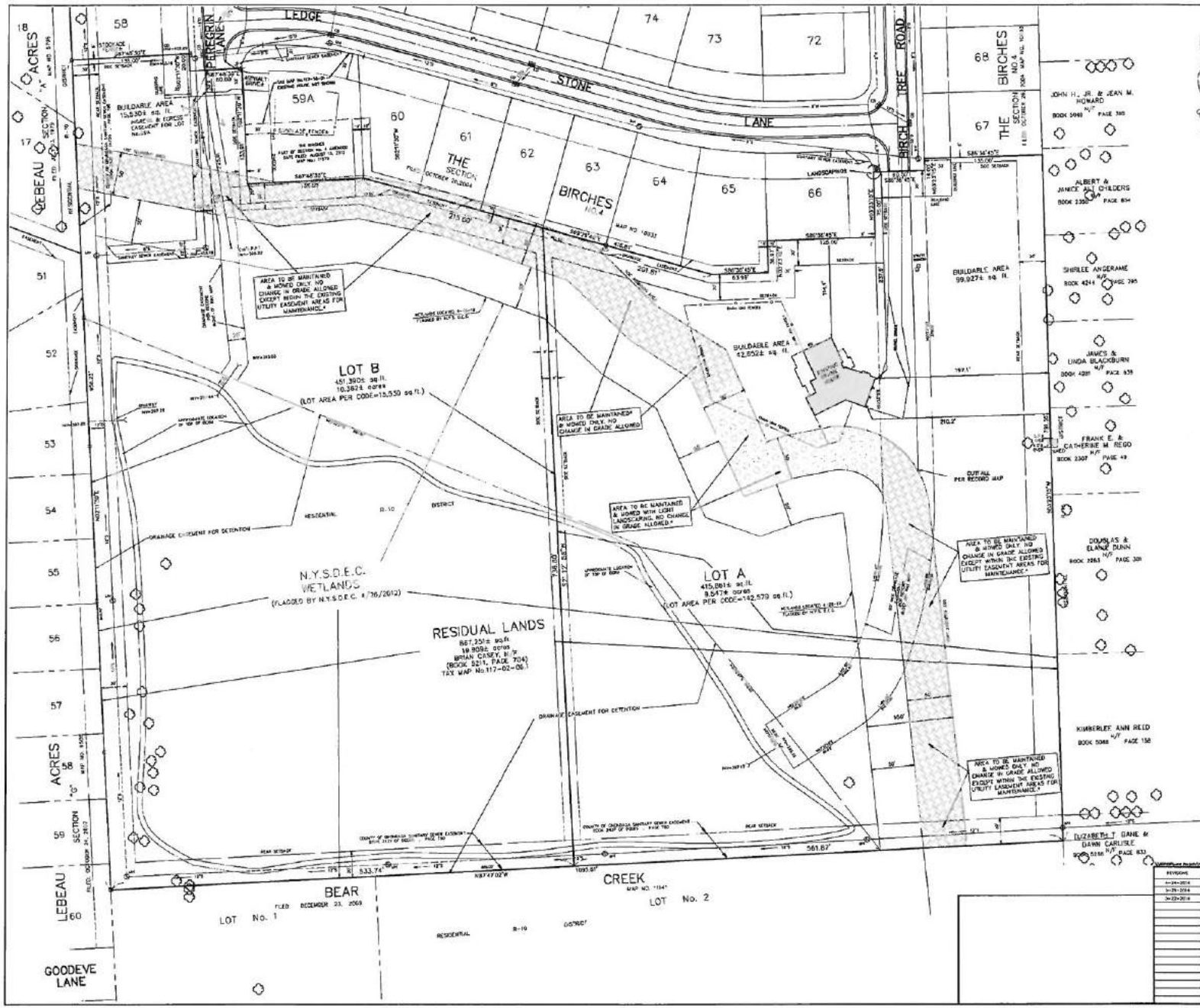


LOCATION PLAN
Scale: 1" = 2000'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND:

- indicates utility pole, anchor & overhead lines
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates existing water main & hydrant
- indicates existing storm sewer & catch basin
- indicates existing sanitary sewer & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates monument to be set
- indicates proposed water main & hydrant
- indicates proposed storm sewer & catch basin
- indicates proposed sanitary sewer & manhole

NOTES:

Total area: 19.909± acres
Total number of lots: 1 existing lot, 2 proposed
Present Zone: Residential R-10 District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (outside 500-year floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360512 0005 D, map revised September 15, 1994.
Tax Map No. 117-02-06.1
* Indicates note required by N.Y.S.D.E.C.

NOTE:
THIS MAP AMENDS RESIDUAL LANDS AS SHOWN ON THE FINAL PLAN OF PART OF THE BIRCHES SECTION No. 4 AMENDED ACCORDING TO A MAP OF SAID TRACT FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AUGUST 13, 2012 AS MAP No. 11579 INTO NEW LOT "A" & LOT "B".

APPROVED: TOWN OF CICERO
DATE: _____ BY: _____
Chairman

APPROVED: BRIAN CASEY
9415 Peregrin Lane Brewerton, New York 13029
DATE: _____ BY: _____
Owner & Developer

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

REVISIONS
4-24-2014
3-29-2014
3-22-2014

PRELIMINARY/FINAL PLAN
THE BIRCHES
PART OF
SECTION NO. 4 AMENDED
AND
PART OF FARM LOT No. 9
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7700
FAX: (315) 457-8201

DATE: MARCH 13, 2014
SCALE: 1" = 50'
FILE NO.: 11648.001
SHEET NO.
F.B. NO.

LOCATION PLAN

N.T.S.

LEGEND

EXISTING CONTOUR — 427 —

NEW CONTOUR 427

EXISTING SPOT ELEVATION 427.40

NEW SPOT ELEVATION 427.40

NEW SWALE

NEW HANDICAP PARKING SPACE

NEW HANDICAP UNLOAD AREA

PROPERTY LINE

CONTRACT LIMIT LINE

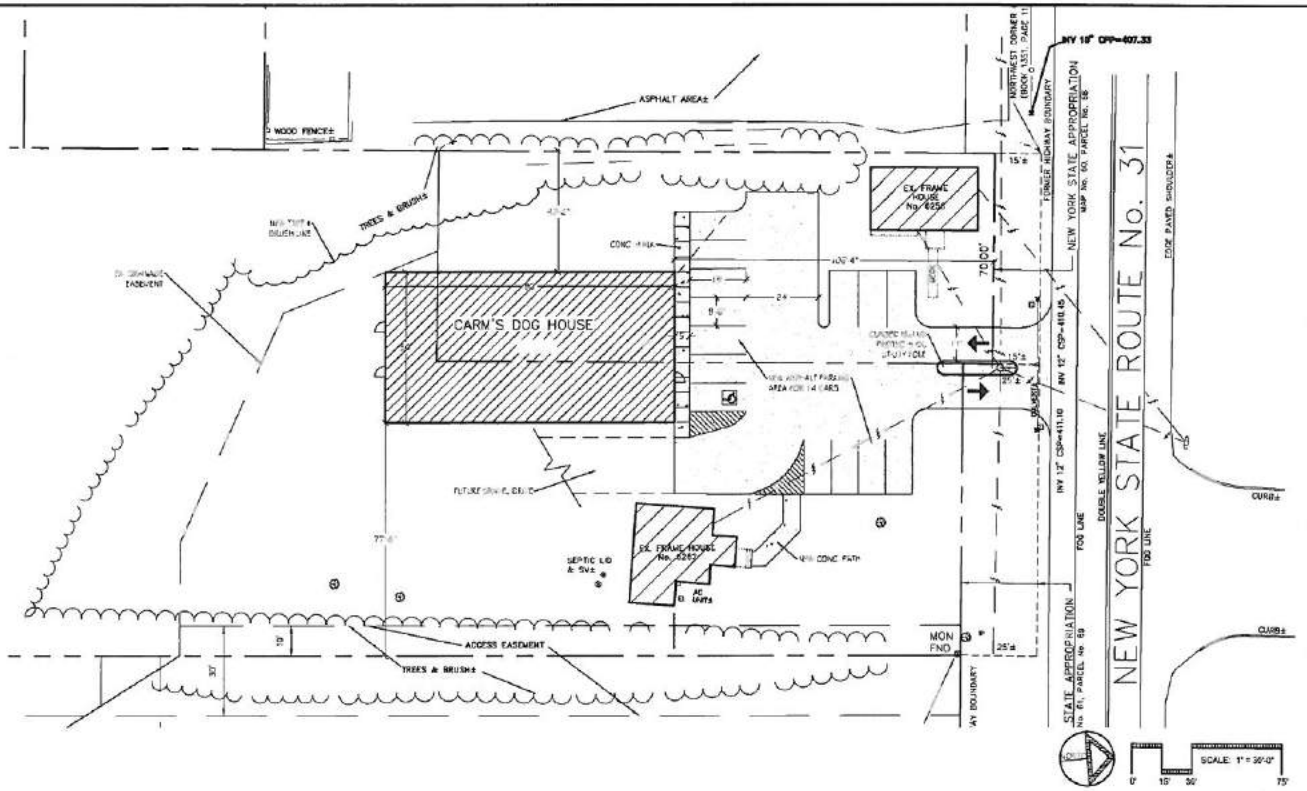
PAVING & STRUCTURE LEGEND

NEW CONCRETE PAVING

NEW ASPHALT PAVING

EXISTING BUILDING

NEW ADDITION



CARM'S DOG HOUSE
6260 NYS RT 31
CICERO, NY

MAXIAN HORST
Landscape Architecture + Land Planning

SCALE: 1"=20'

DRAWN BY: EAG

DRAWING:

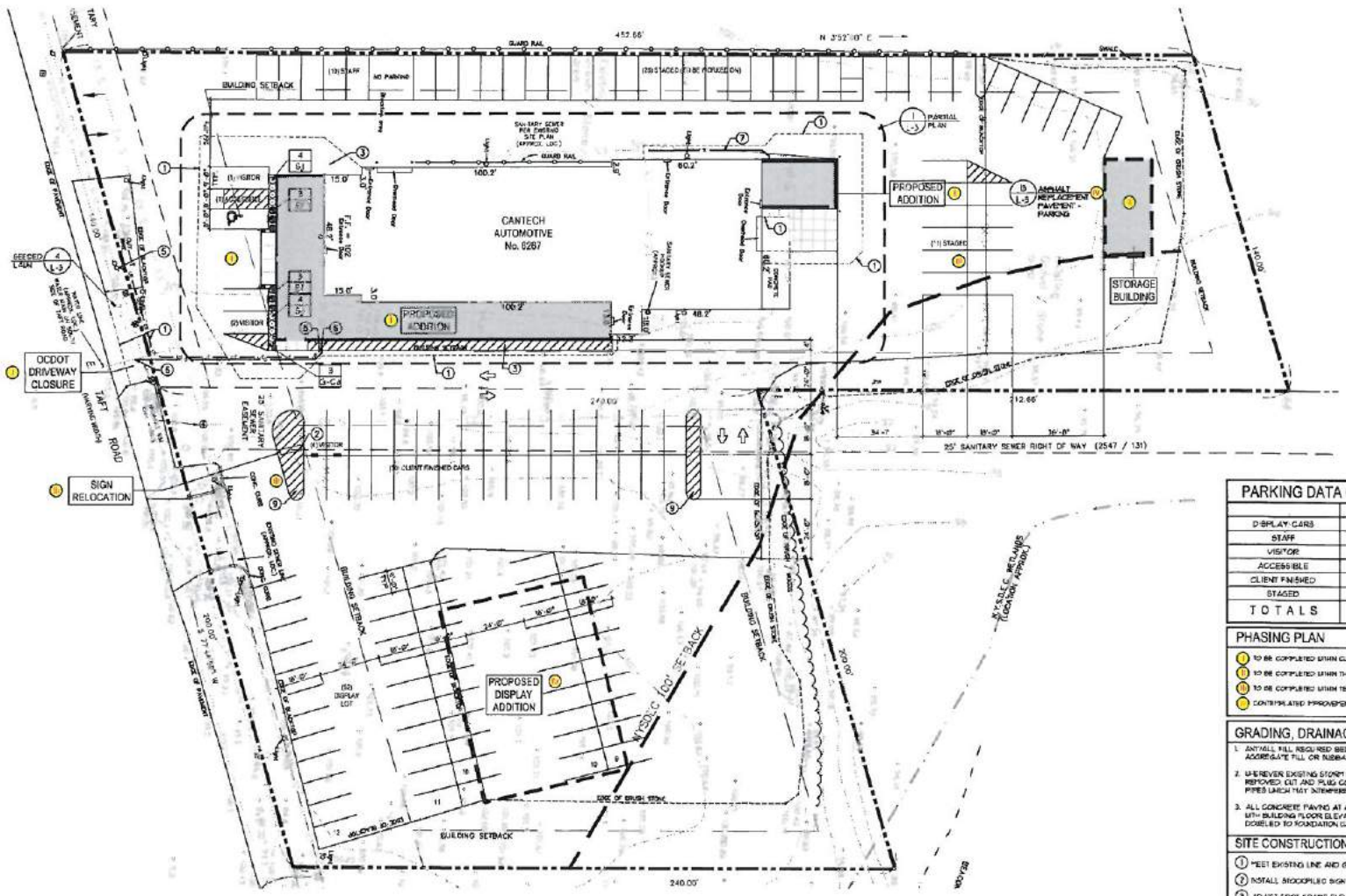
DATE: MAY 1, 2014

REVISIONS:

SITE LAYOUT PLAN

L-1

I:\CURRENT-PROJ\3244-Carm's Dog House\Dwgs\SitePlan5-02-14.dwg



PARKING DATA CHART

	EXISTING	PROPOSED
DISPLAY CARS	*	52
STAFF	*	10
VISITOR	*	7
ACCESSIBLE	*	1
CLIENT FINISHED	*	30
STAGED	*	31
TOTALS		137

PHASING PLAN

- (I) TO BE COMPLETED WITHIN CURRENT PROJECT
- (II) TO BE COMPLETED WITHIN THREE (3) YEARS
- (III) TO BE COMPLETED WITHIN TEN (10) YEARS
- (IV) CONTEMPLATED IMPROVEMENTS BEYOND FIVE (5) YEARS

GRADING, DRAINAGE & UTILITY GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWELED TO FOUNDATION WALL PER DETAILS.

SITE CONSTRUCTION NOTES

1. MEET EXISTING LINE AND GRADE.
2. INSTALL STOCKPILED SIGN ON CONCRETE FOOTING PER PHASING PLAN.
3. ADJUST SPOT GRADE ELEVATIONS AS NECESSARY TO PROVIDE POSITIVE DRAINAGE. PITCH AWAY FROM BUILDING @ 1.5% MINIMUM.
4. PROVIDE POSITIVE DRAINAGE. SLOPE PAVEMENT AWAY FROM BUILDING @ 1.5% MINIMUM. SAWCUT LOCATION AND PAVEMENT LIMITS MAY REQUIRE ADJUSTMENT DURING CONSTRUCTION.
5. PROPOSED UNDERGROUND ELECTRIC LINE PER MECHANICAL DRAWINGS.
6. PROPOSED GAS LINE PER MECHANICAL DRAWINGS.
7. PROPOSED 4" PVC SANITARY LINE PER TO MECHANICAL DRAWINGS. COORDINATE CONNECTION WITH THE TOWN OF CICERO.
8. PROPOSED BUILDING MOUNTED LIGHTS NOT SHOWN. REFER TO ARCHITECTURAL DRAWINGS FOR LIGHT LOCATIONS AND SPECIFICATIONS.
9. PAINT 4" WIDE LINES @ 2'-6" O.C.

PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	CONDITION
SHRUBS					
Sj	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	--	--	3 GAL
Et	EMERALD AND GOLD WINTER CREEPER	EUONYMUS FORTUNEI 'EMERALD 'N GOLD'	--	4'-5'	-
GRASSES					
G-Ca	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	-	-	1 GAL

PLANT NOTES

1. PROVIDE 10" DEPTH TOPSOIL WITHIN PLANT BEDS.
2. PROVIDE 3" DEPTH SHREDDED BARK MULCH

0 20 40 60
SCALE IN FEET

1 / L-2 GRADING, DRAINAGE and UTILITIES PLAN

KEPLINGER FREEMAN ASSOCIATES
SANITARY ARCHITECTURE & LAND PLANNING

Client:

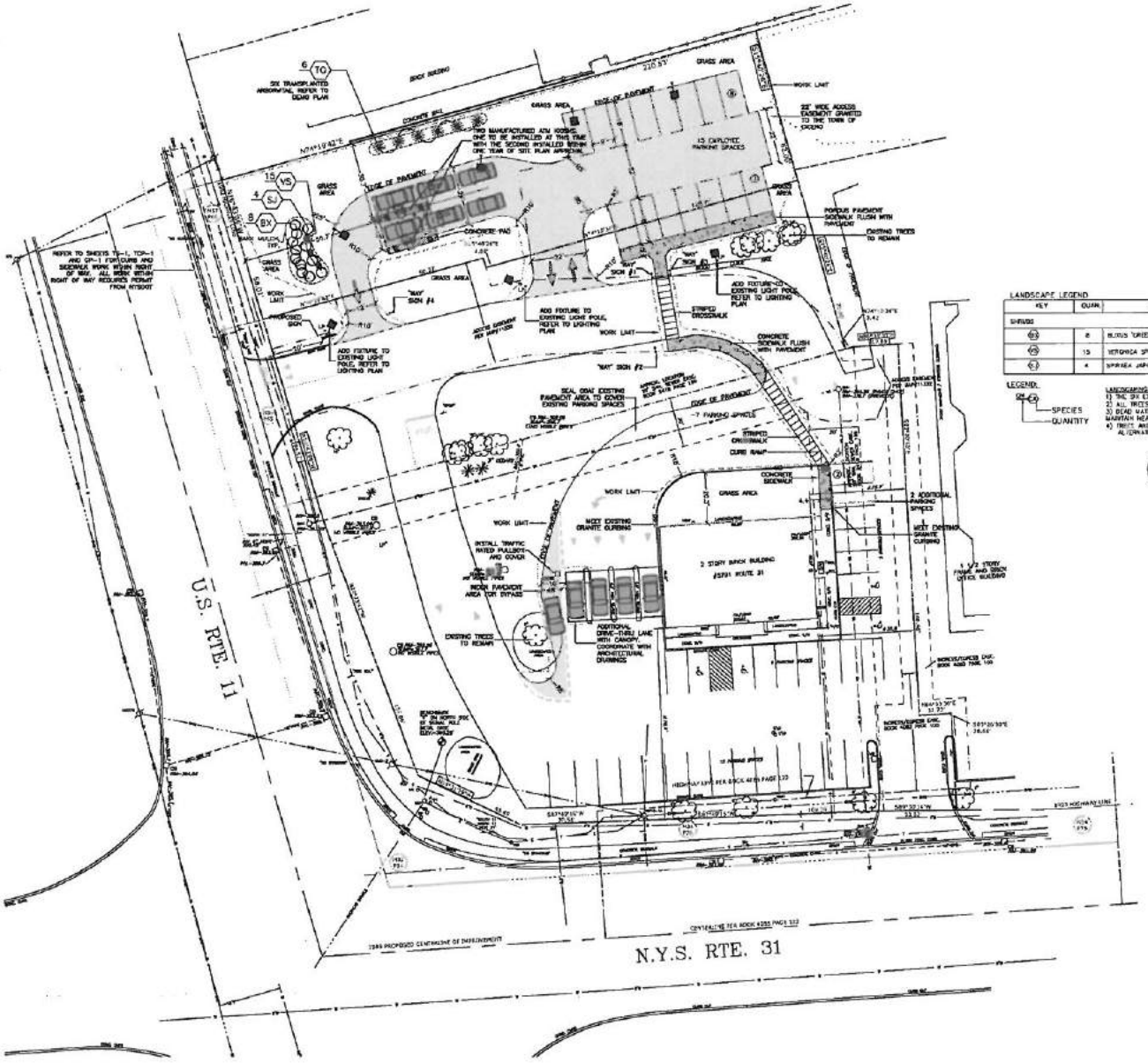
Cantech Automotive
Cicero, NY

REVISIONS

Drawn By:	L.R.
Checked By:	S.F.
KFA Proj. No.:	31096
Date:	MAY. 14, 2014
Scale:	AS SHOWN

Title:
SITE PLAN

L-2



PROJECT SUMMARY:

TOWN OF CICERO
ZONING: GENERAL COMMERCIAL
TAX MAP PARCELS 91-02-19.1 & 91-02-22.1

BUILDINGS:

	REQUIRED	PROVIDED
BUILDING SIZE	160,000 MAX	3,005 SF (NO CHANGE)
HEIGHT	60' MAX	±24' (NO CHANGE)
BUILDING COVERAGE	40% MAX	5%
BUILDING LINE	100' MIN.	170' (NO CHANGE)
LOT DEPTH	200' MIN.	230' (W/NORTH PROPERTY)

SETBACKS:	REQUIRED	PROVIDED
FRONT	50'	77' MIN. (NO CHANGE)
REAR	10'	38.7' MIN. (NO CHANGE)

PARKING:		
STALL SIZE	9'X18'	9'X18'
AISLE WIDTH	22' MIN.	22'
AS PER PLANNING BOARD		+10 (44 TOTAL)

NOTE:
PROJECT DISTURBANCE AREA = 0.35 ACRE
EXISTING IMPERVIOUS AREA WITHIN PROJECT SCOPE = ±8,448 SF
PROPOSED IMPERVIOUS AREA WITHIN PROJECT SCOPE = ±8,367 SF

LANDSCAPE LEGEND

KEY	QUAN.	LATIN NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
SHRUBS						
BX	8	BUXUS 'GREEN VELVET'	BOXWOOD	-	24"	-
VS	15	VERONICA SPICATA 'ROYAL CANDLES'	SPEEDWELL	-	-	1 GAL
SJ	4	SPIRAEA JAPONICA	SPIRAEA 'LITTLE PRINCESS'	-	-	3 GAL

LEGEND:
SPECIES
QUANTITY

LANDSCAPING NOTES:
1) THE SIX EXISTING ARBORVITAE SHALL BE TRANSPLANTED TO THE LOCATION SHOWN.
2) ALL TREES AND SHRUBS SHALL BE SURROUNDED BY A BED OF BARK MULCH.
3) DEAD MATERIAL SHALL BE REPLACED AND PLANT MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH.
4) TREES AND SHRUBS IDENTIFIED MAY BE SUBSTITUTED AT THE OWNER AND/OR LANDSCAPER'S REQUEST WITH ALTERNATE SPECIES BASED ON PREFERENCE AND LOCAL AVAILABILITY.

1 / C-4 LANDSCAPE CHART

SCALE: NTS
CROSS REFERENCE:

GRAPHIC SCALE
0 20' 40'
(IN FEET)
1 inch = 20 ft

THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SUCH TIME AS ALL AGENCIES RESPONSIBLE FOR ISSUING PERMITS FOR THE PROJECT HAVE DONE SO.

PROJECT TITLE: EMPOWER FEDERAL CREDIT UNION
TOWN OF CICERO — ONONDAGA CO., NY

PREPARED FOR: EMPOWER FEDERAL CREDIT UNION
1 MEMBER WAY
SYRACUSE, NY 13212

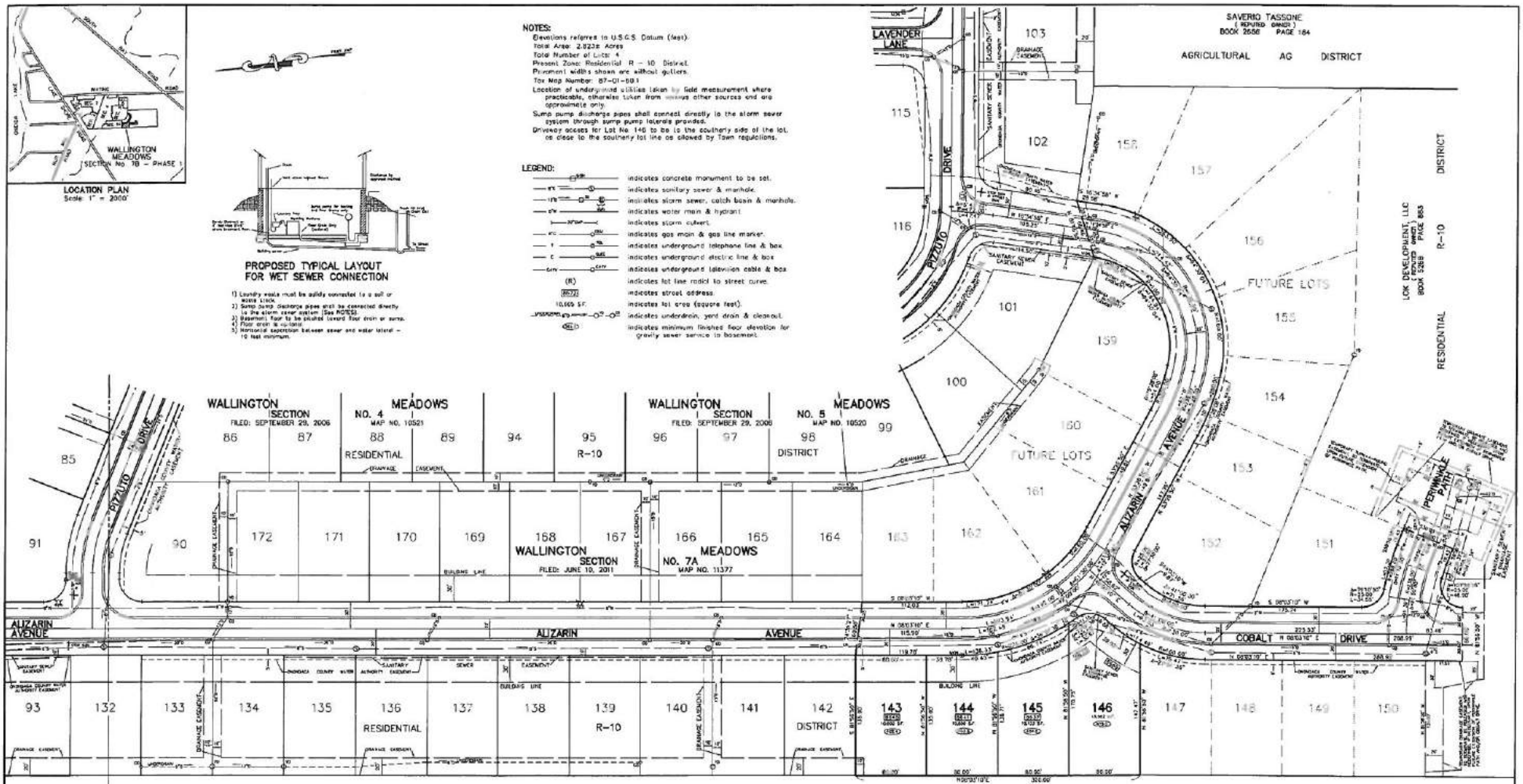
SHEET TITLE: LAYOUT AND LANDSCAPE PLAN

NO.	REVISION/ISSUE	DATE
1	AS PER TOWN COMMENTS	03/30/14

PREPARED BY: NAPIERALA CONSULTING

PROJECT NO. 13-1287
DATE 23 APR 2014
SCALE 1"=20'

SHEET C-5



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

APPROVED: TOWN OF CICERO PLANNING BOARD

DATE: _____ BY: _____
Chairman

APPROVED: LOK DEVELOPMENT, LLC

DATE: _____ BY: _____
Owner & Developer

FINAL PLAN
WALLINGTON MEADOWS
SECTION No. 7B – PHASE 1
PART OF MILITARY LOT No. 44
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7208
FAX: (315) 457-6251

DATE:	AUGUST 7, 2012
SCALE:	1" = 30'
FILE NO.:	1164.067
SHEET NO.	1 OF 1
F.B.	1395