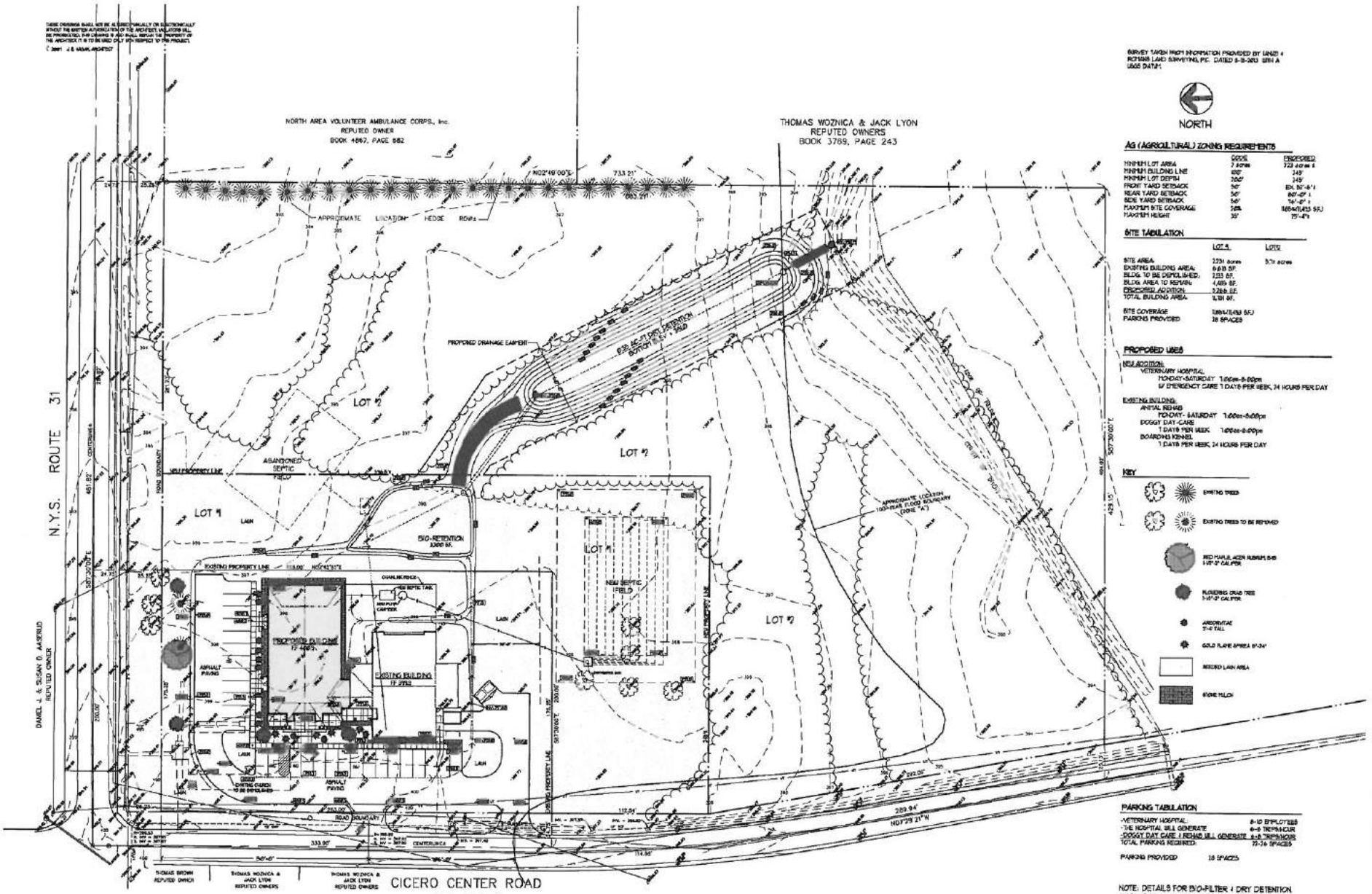


SURVEY TAKEN FROM INFORMATION PROVIDED BY LANZI & ROMANS LAND SURVEYING, P.C. DATED 8-8-2013 WITH A USGS DATUM.

AG (AGRICULTURAL) ZONING REQUIREMENTS

	CODE	PROPOSED
MINIMUM LOT AREA	7 acres	723 acres ±
MINIMUM BUILDING LINE	100'	245'
MINIMUM LOT DEPTH	200'	245'
FRONT YARD SETBACK	50'	EX. 52'-6" ±
REAR YARD SETBACK	50'	60'-0" ±
SIDE YARD SETBACK	50'	76'-0" ±
MAXIMUM SITE COVERAGE	20%	1,654/1,453 S.F.
MAXIMUM HEIGHT	35'	25'-4" ±

SITE TABULATION

	LOT #1	LOT #2
SITE AREA	2.231 acres	5.71± acres
EXISTING BUILDING AREA:	6,618 SF.	
BLDG. TO BE DEMOLISHED:	2,133 SF.	
BLDG. AREA TO REMAIN:	4,485 SF.	
PROPOSED ADDITION:	5,266 SF.	
TOTAL BUILDING AREA:	9,751 SF.	
SITE COVERAGE	1,654/1,453 S.F.	
PARKING PROVIDED	18 SPACES	

PROPOSED USES

NEW ADDITION:
VETERINARY HOSPITAL
MONDAY-SATURDAY 7:00am-8:00pm
W/ EMERGENCY CARE 7 DAYS PER WEEK, 24 HOURS PER DAY

EXISTING BUILDING:
ANIMAL REHAB
MONDAY- SATURDAY 7:00am-8:00pm
DOGGY DAY-CARE
7 DAYS PER WEEK 7:00am-8:00pm
BOARDING KENNEL
7 DAYS PER WEEK, 24 HOURS PER DAY

KEY

EXISTING TREES
EXISTING TREES TO BE REMOVED
RED MAPLE ACER RUBRUM B&B 1-1/2"-2" CALIPER
FLOWERING CRAB TREE 1-1/2"-2" CALIPER
ARBORVITAE 5'-6' TALL
GOLD FLAME SPIREA 8"-24"
SEEDED LAWN AREA
STONE MULCH

PARKING TABULATION

-VETERINARY HOSPITAL	8-10 EMPLOYEES
-THE HOSPITAL WILL GENERATE	6-8 TRIPS/HOUR
-DOGGY DAY CARE & REHAB WILL GENERATE	6-8 TRIPS/HOUR
TOTAL PARKING REQUIRED:	22-26 SPACES
PARKING PROVIDED	18 SPACES

NOTE: DETAILS FOR BIO-FILTER & DRY DETENTION BASIN SHALL BE AS DELINEATED ON FIGURE 7, DRAINAGE DETAILS, PREPARED BY DUNN & SGROMO ENGINEERS AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN DATED SEPTEMBER 2013

J.S. Hagan Architect, P.C.
design, build
180 Ashfield Lane syracuse, new york 13205 315-469-6282 fax 315-469-6279

SOUTH SHORE VETERINARY HOSPITAL SITE PLAN

NYS ROUTE 31
TOWN OF CICERO, NEW YORK project: scale: 1"=50'-0" by: KMH date: 21 AUGUST 2013 rev: 30 AUGUST 2013
11 SEPTEMBER 2013
12 SEPTEMBER 2013
3 SEPTEMBER 2013

1

ZONING / PLANNING DATA

- **PROPERTY ADDRESS:**
  1047 NYS ROUTE 31
  TOWN OF CICERO, NY 13039
- **PROPERTY LESSEE:**
  MEADOWS OF CICERO, LLC
  8365 BATES LANE
  CICERO, NY 13039
  TELE: 315-345-0575
  POINT OF CONTACT: JOE DELROSARIO (jdelrosario@qpkdesign.com)
- **PROJECT DESCRIPTION:**
  ADAPTIVE RE-USE OF AN EXISTING BUILDING AS A FOOD SERVICE/RETAIL STAND AND WORKING COFFEE SHOP.
- **ZONE:** GC - GENERAL COMMERCIAL

3. REQUIRED SETBACKS:		EXISTING SETBACKS:	
FRONT YARD:	50 FT MIN.	FRONT YARD:	43.30 FT
SIDE YARD:	10 FT MIN.	SIDE YARD:	N/A
REAR YARD:	20 FT MIN.	REAR YARD:	N/A

- **4. LOT INFO:**

REQUIRED:	PROPOSED:
N/A (NONE REQUIRED)	17,775 S.F. (0.408 AC.)

- **5. LOT COVERAGE:**

ALLOWABLE LOT COVERAGE (BUILDING & PAVEMENT):	PROPOSED LOT COVERAGE (BUILDING & STRUCTURES):
80 % MAX.	12.6%

- **6. BUILDING SIZE**

REQUIRED:	PROPOSED:
100,000 S.F. MAX.	2,150 S.F. (EXISTING)

- **7. BUILDING HEIGHT**

REQUIRED:	PROPOSED:
35 FT. MAX.	16 FT.

- **8. PARKING:**

STALL SIZE: 9' x 18' REQUIRED	PROVIDED: 9' x 18'
PARKING FORMULA: 1 STALL PER EMPLOYEE	PROVIDED: 5 STALLS
	1 STALL PER CUSTOMER AT PEAK PROVIDED: 10 CUSTOMERS AT PEAK
REQUIRED PARKING: 15	PROPOSED: 15
ADA STALLS: 1	1

- **9. LOADING AREA:** 1 LOADING AREA REQUIRED (10' x 25') PROVIDED: 1 LOADING AREA (10' x 25')
- **10. BUILDING MOUNTED SIGNAGE:** IMAGES OF PROPOSED SIGNS ARE ATTACHED SEPARATELY.

ALLOWABLE SIGNAGE SF. WEST FRONT YARD:	47SF
ALLOWABLE SIGNAGE SF. NORTH FRONT YARD:	42SF
ALLOWABLE SIGNAGE SF. SOUTH FRONT YARD:	42SF
ALLOWABLE SIGNAGE SF. EAST FRONT YARD:	47SF
TOTAL:	180SF
TOTAL PROPOSED:	
WEST FRONT YARD (FACING & INTERSECTION):	88SF
NORTH FRONT YARD (FACING LAKESHORE RD):	0SF
SOUTH FRONT YARD (FACING RTE. 31):	0SF
EAST FRONT YARD (FACING LAKESHORE DRIVE):	64SF (INCL. MENU)
TOTAL:	152SF

- **12. SIGN SCHEDULE**
  - TYPE A: FREE STANDING (UTILIZING EXISTING) DOUBLE POLE, UPPER PANEL: 4'x8' DOUBLE SIDED INTERNALLY ILLUMINATED, LOWER LED PANEL 2'x8' (WITH PANELS ARE EXISTING AND LOWER PANEL IS 8' (+/-) ABOVE FINISH GRADE.
  - TYPE B: BUILDING MOUNTED SIGN, WEST FACADE, INTERNALLY ILLUMINATED 4'x8' UTILIZING EXISTING SIGN FRAME.
  - TYPE C: BUILDING MOUNTED SIGN, EAST FACADE, INTERNALLY ILLUMINATED 4'x8' (UTILIZING EXISTING SIGN FRAME), A 4'x8' MENU BOARD IS ALSO PROPOSED ON THIS FACADE.

B2 ZONING & PLANNING DATA

GRASS MATERIALS

GRASS SEED:
PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE FOR PURITY & GERMINATION RATES ESTABLISHED BY OFFICIAL SEED ANALYSTS OF AMERICA. PROVIDE SEED OF GRASS SPECIES, PROPORTIONS, & MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGES OF WEEDS AS SPECIFIED.

SCHEDULE OF GRASS SEED REQUIREMENTS

SPECIES	% OF WEIGHT	% PURITY	% GERMINATION
REVELS or TALL FESCUE	35	97	85
KENTUCKY BLUE GRASS	35	85	85
CALYPSO PERENNIAL RYE PALMER	30	97	95

SEED AT RATE OF MIN. 7 LBS. x 1,000 s.f., REFERENCE AT RATE OF 200# / 1,000 s.f.

HYDROSEED SLURRY MIXTURE PER ACRE:

SEED MIXTURE (LISTED ABOVE)	250lbs
FERTILIZER	1,000lbs.
MULCH (ASPEN WOOD FIBER)	1,500lbs.
WATER	2,500lbs.

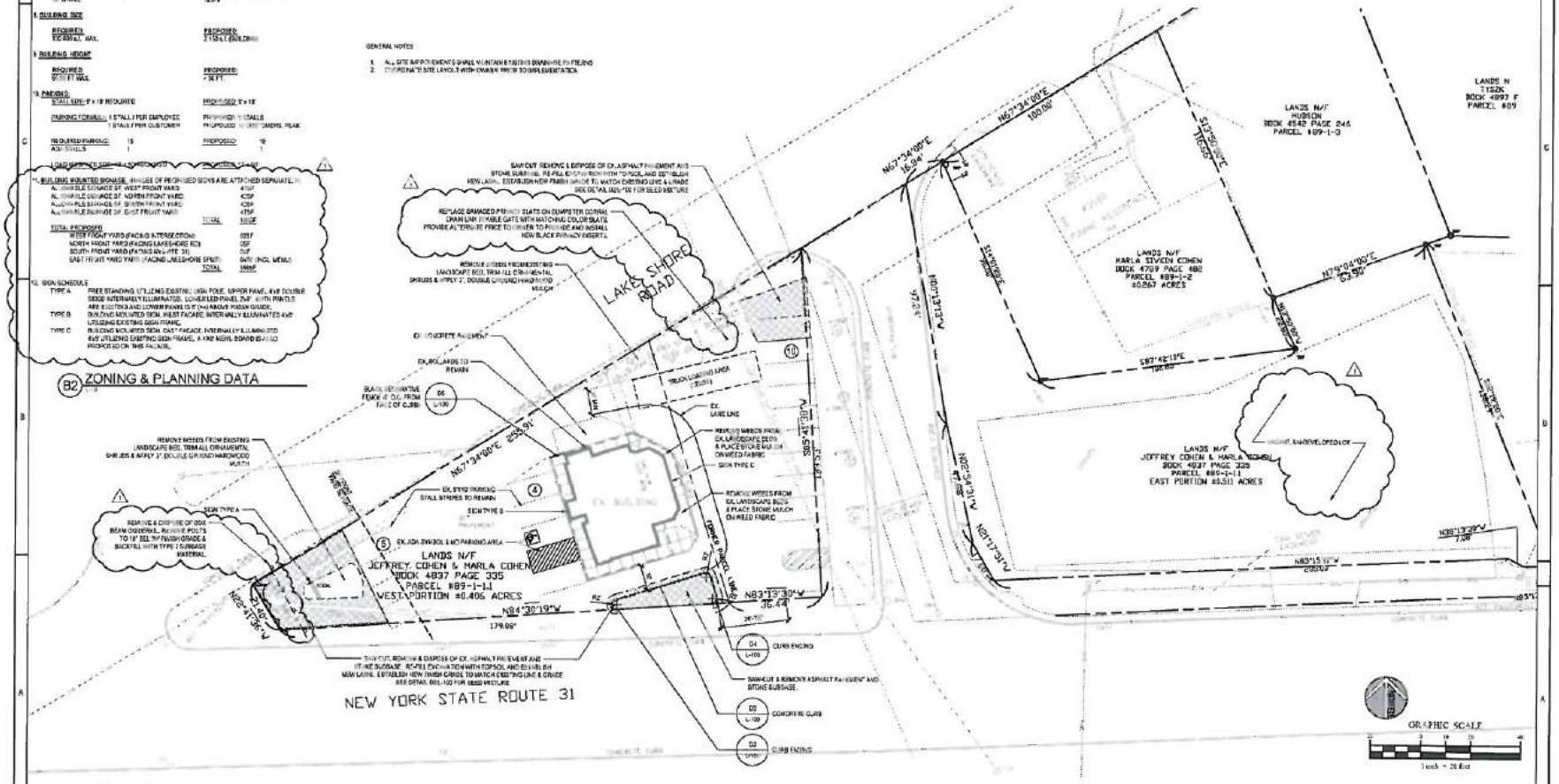
D2 GRASS SEED MIXTURE

D3 CONCRETE CURB

D4 CURB ENDING

D5 BLACK DECORATIVE FENCE

GENERAL NOTES
1. ALL SITE IMPROVEMENTS SHALL MAINTAIN EXISTING DRAINAGE PATTERNS
2. COORDINATE SITE LAYOUT WITH OWNER PRIOR TO IMPLEMENTATION



A1 SITE PLAN

QPK DESIGN
ARCHITECTURE
ENGINEERING
SITE & PLANNING
450 SO. SALINA ST. PO BOX 29
SYRACUSE, NEW YORK 13201-0029
TEL 315.472.7405 FAX 315.472.7300

NOT FOR CONSTRUCTION

MEADOWS OF CICERO
A FROZEN CUSTARD AND COFFEE SHOP

PROJECT STATUS
PLANNING BOARD

PROJECT NORTH

REVISIONS

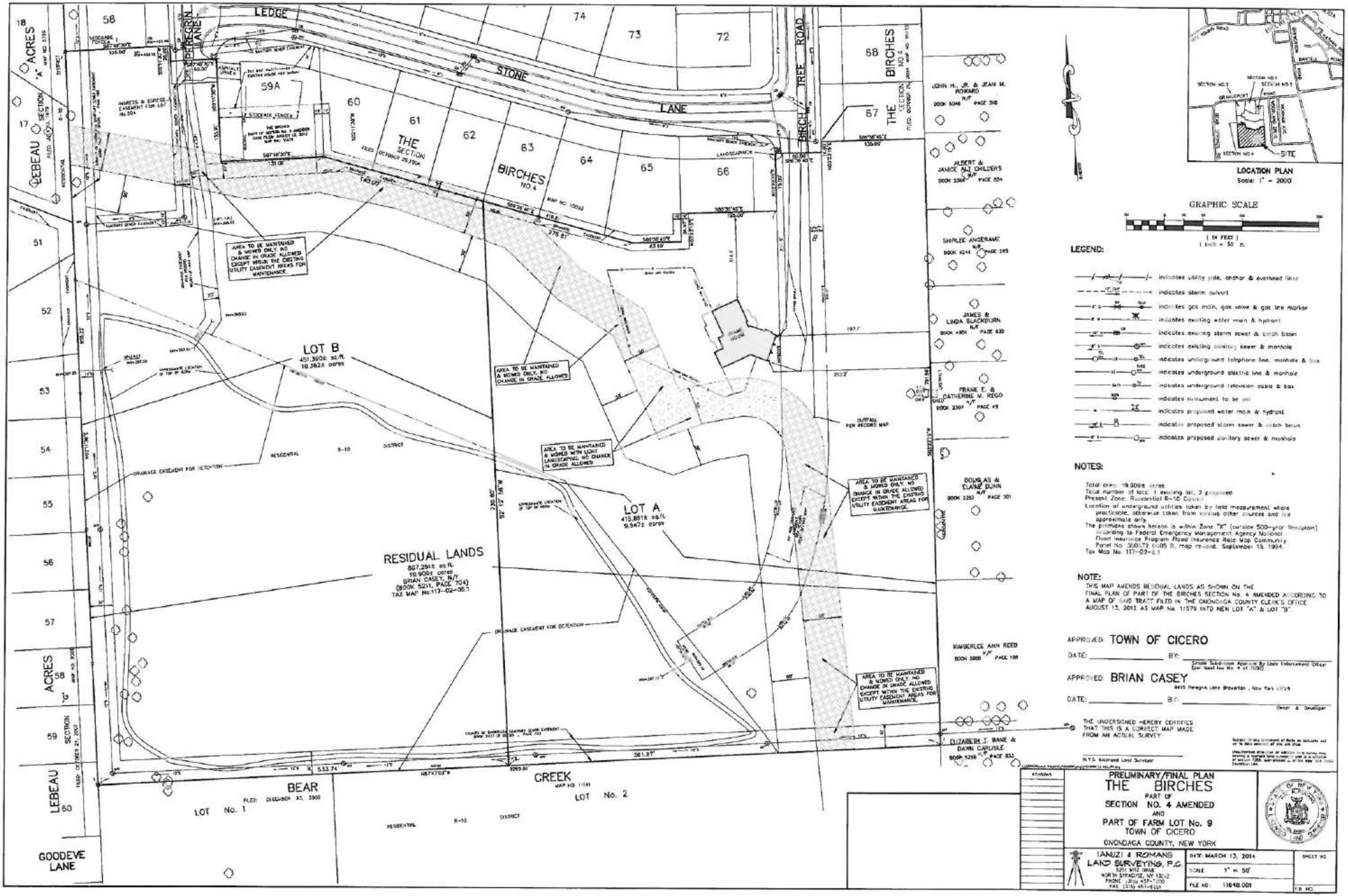
MARK	DATE	DESCRIPTION
1	11/1/14	PB COMMENTS

PROJECT NUMBER
214012

DATE
09/03/2014

SHEET TITLE
SITE PLAN

L-100



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. 360572 0005 D, map revised: September 15, 1994.
Tax Map No. 117-02-6.1

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: _____
Onsite Subdivision Approval By Code Enforcement Officer
(per local law No. 4 of 2002)

APPROVED: BRIAN CASEY
8415 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

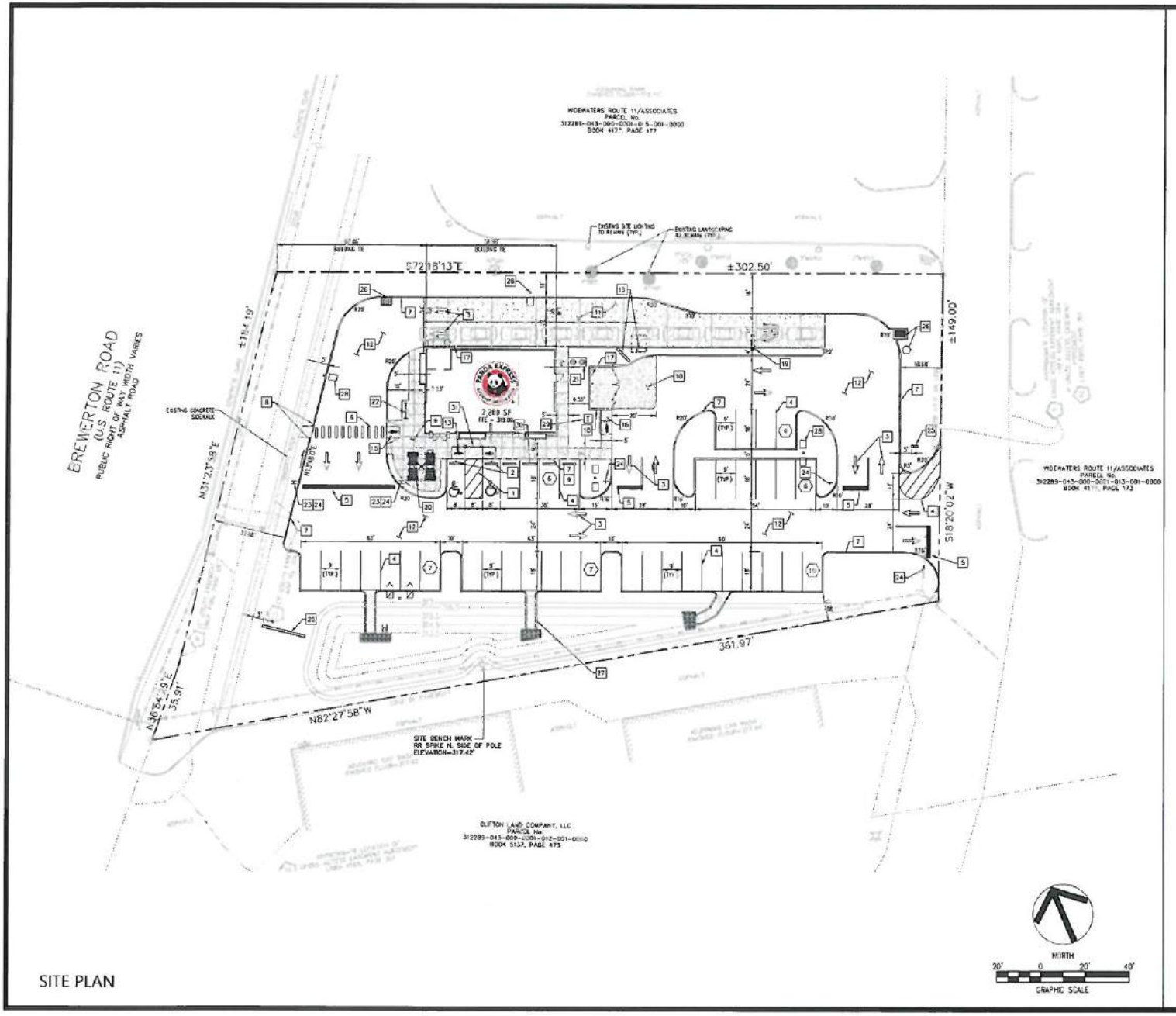
Subject to any statement of facts an accurate survey may show and to any easement of use and/or occupancy not of record.

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.

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 WEST GENESEE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-5100
FAX: (315) 457-5108

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



SITE PLAN

PLAN NOTES

1. HANDICAP PARKING STRIPING & HANDICAP ACCESS AISLE (1/C4)
2. HANDICAP PARKING SIGN PER STATE REQUIREMENT (2 PLACES) (2/C4)
3. PAVEMENT MARKING (3/C4) (TYP.)
4. 4" WHITE PARKING STRIPING (PAINT)
5. 24" WHITE STOP BAR (PAINT)
6. CROSSWALK STRIPING
7. 6" VERTICAL CURB (4/C4)
8. TRANSITION CURB (5/C4)
9. CONCRETE WALK WITH EXPANSION JOINTS AND SCORE MARKS (6/C4)
10. CONCRETE APRON (7/C4)
11. CONCRETE PAVEMENT (8/C4)
12. ASPHALT PAVEMENT (9/C4)
13. SIDEWALK HANDICAP RAMP (10/C4)
14. NOT USED
15. FLARED HANDICAP RAMP (12/C4)
16. SIDEWALK HANDICAP RAMP (13/C4)
17. BOLLARD (14/C4)
18. SOLID WASTE ENCLOSURE (SEE ARCHITECTURAL PLAN)
19. DRIVE-THRU EQUIPMENT (SEE ARCHITECTURAL PLAN)
20. OUTDOOR SEATING (SEE ARCHITECTURAL PLAN)
21. GREASE TRAP (SEE UTILITY PLAN)
22. BIKE RACK (15/C4)
23. "DO NOT ENTER" SIGN
24. STOP SIGN
25. PANDA POLE SIGN (SEPARATE PERMIT REQUIRED)
26. DRAINAGE STRUCTURE (SEE GRADING AND DRAINAGE PLAN) TYP.
27. CURB FLUME (TYP.) (4/C4.1)
28. SITE LIGHTING (TYP.) (SEE ELECTRICAL PLANS)
29. TRANSFORMER PAD
30. WHEEL STOP (TYP.) – 6 PLACES (19/C4)
31. PAINTED STEEL RAILING – SEE ARCH. PLANS

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

ROBERT ZIEGENFUSS, P.E., LEED AP
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

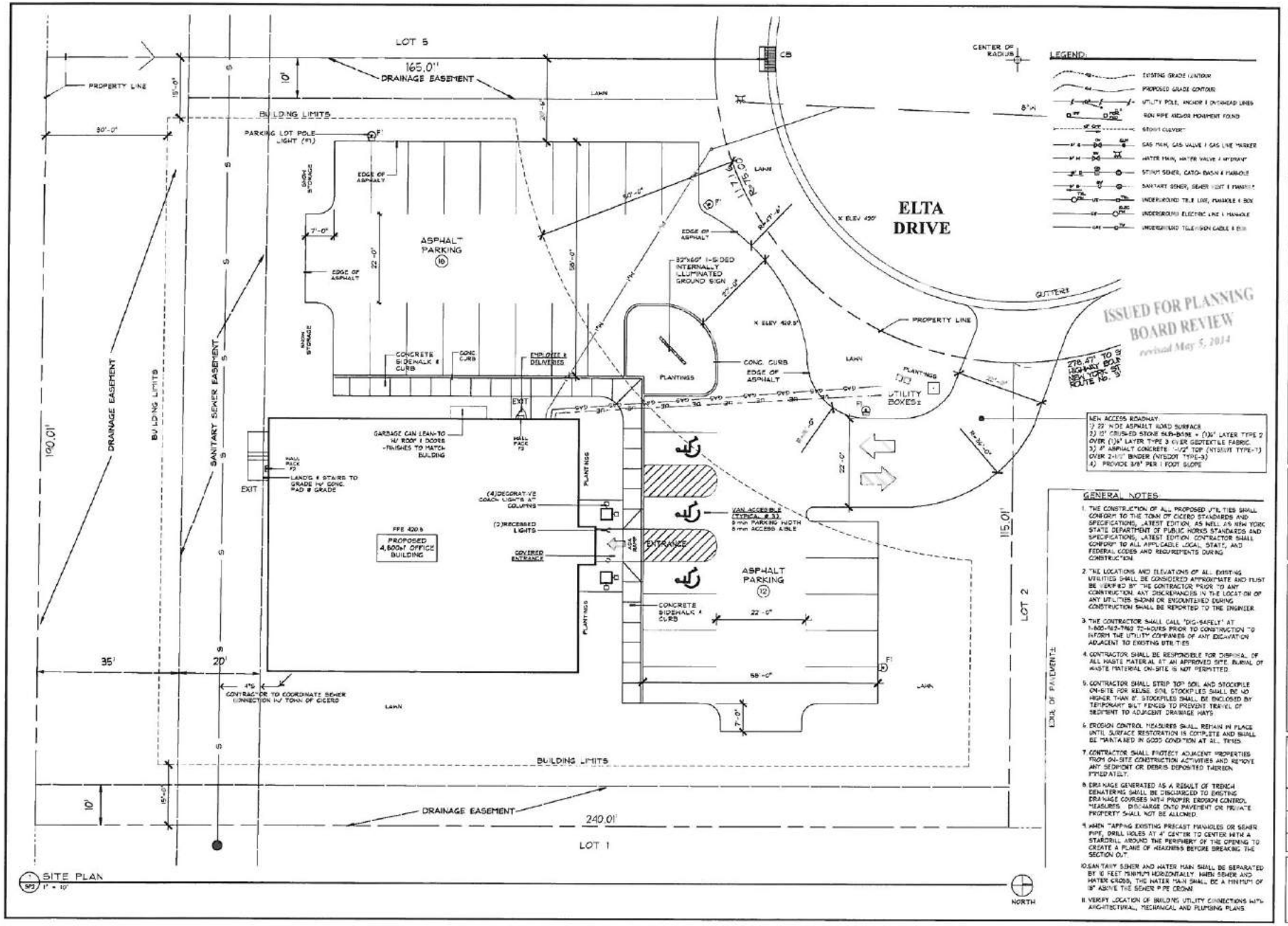
ROBERT ZIEGENFUSS, P.E., LEED AP
N.Y. REG. # 000775

PANDA EXPRESS
7944 BREWERTON ROAD
CICERO, NY

DATE: 02-28-14
DRAWN: CA
CHECKED: CK

C1

PROJECT NO.: 2013 158



SITE PLAN
SP2 1" = 10'

Mahoney Design & Build, Inc.
Custom Building and Design
4 Talmadge Boulevard · Dansville, New York · (585) 335-3321

REVISIONS

1	4/30/2014	ADDITIONS TO SITE PLAN	
2	5/5/2014	ADDITIONS TO SITE PLAN	

John O. Rose, Architect
4351 Apulia Road
Jamesville, New York 13078
315 - 469 - 6007

PROPOSED NEW OFFICE BUILDING FOR:
FAMILY CARE of CICERO
Lot #3 Elta Drive
Cicero, New York

SITE PLAN

DATE: 04/04/2014

SCALE: AS NOTED

DRAWN BY: JM Oliver

SHEET NO.: SP2

LOCATION PLAN

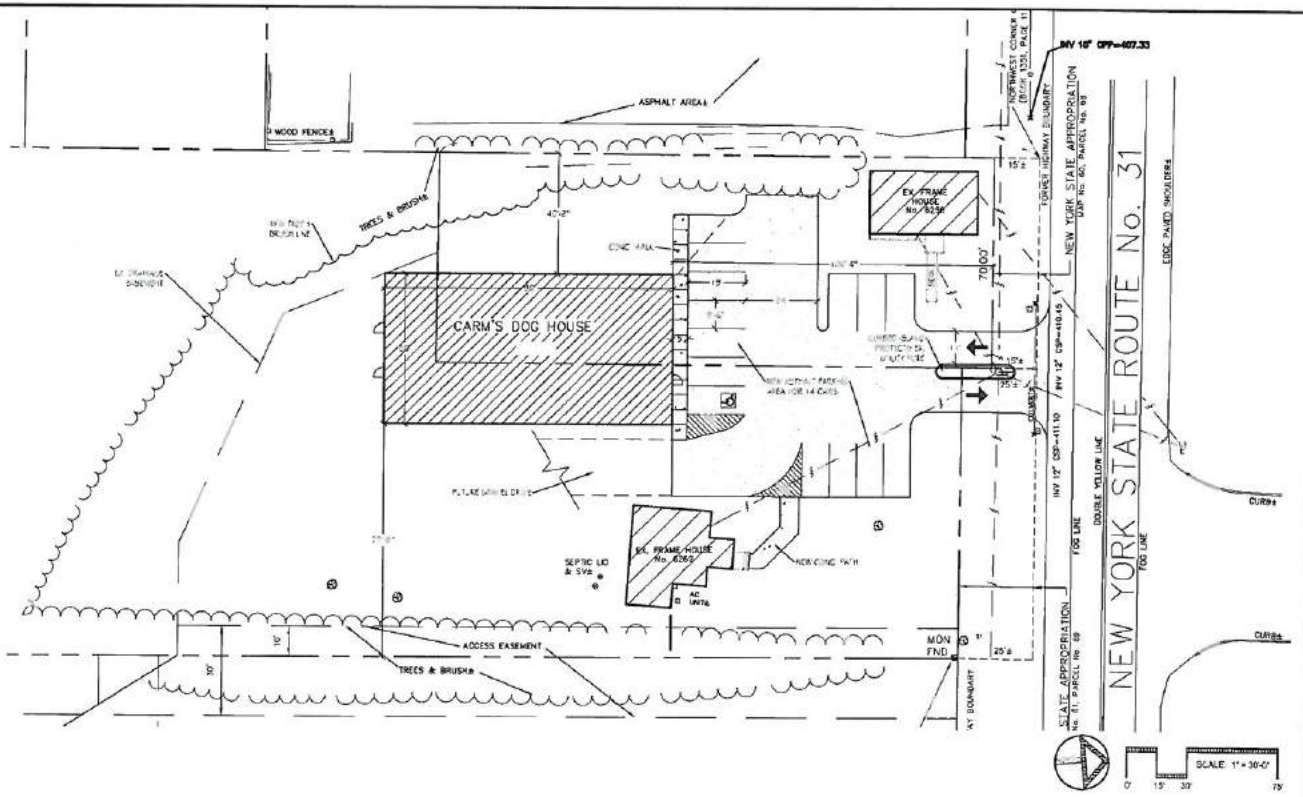
N.T.S.

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	
CONTACT 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 Architects + Land Planners

ROBERT C. ARNOTT, JR.
ARCHITECT

SCALE: 1" = 20'
DRAWN BY: BAG
DRAWING:
DATE: MAY 1, 2014
REV. DATE:

SITE LAYOUT PLAN

L-1

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