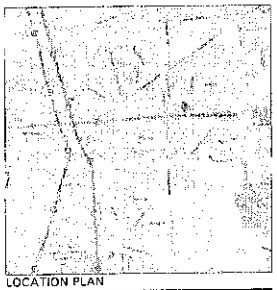


LOCATION PLAN

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 PARKING UNCOVERED AREA	
PROPERTY LINE	
CONTAINER LIMIT LINE	

PAVING & STRUCTURE LEGEND

NEW CONCRETE PAVING	
NEW ASPHALT PAVING	
EXISTING BUILDING	
NEW ADDITION	

SITE INFORMATION:

ZONE: GENERAL COMMERCIAL

REQUIRED SETBACKS:		PROVIDED
FRONT YARD:	30'	104'-0"
SIDE YARD:	15'	49'-3"
REAR YARD:	25'	599'-6

COVERAGE:

ZONED:	3
MAX COVERAGE:	40%
EX. COVERAGE:	2.4%
PROPOSED COVERAGE:	14.5%

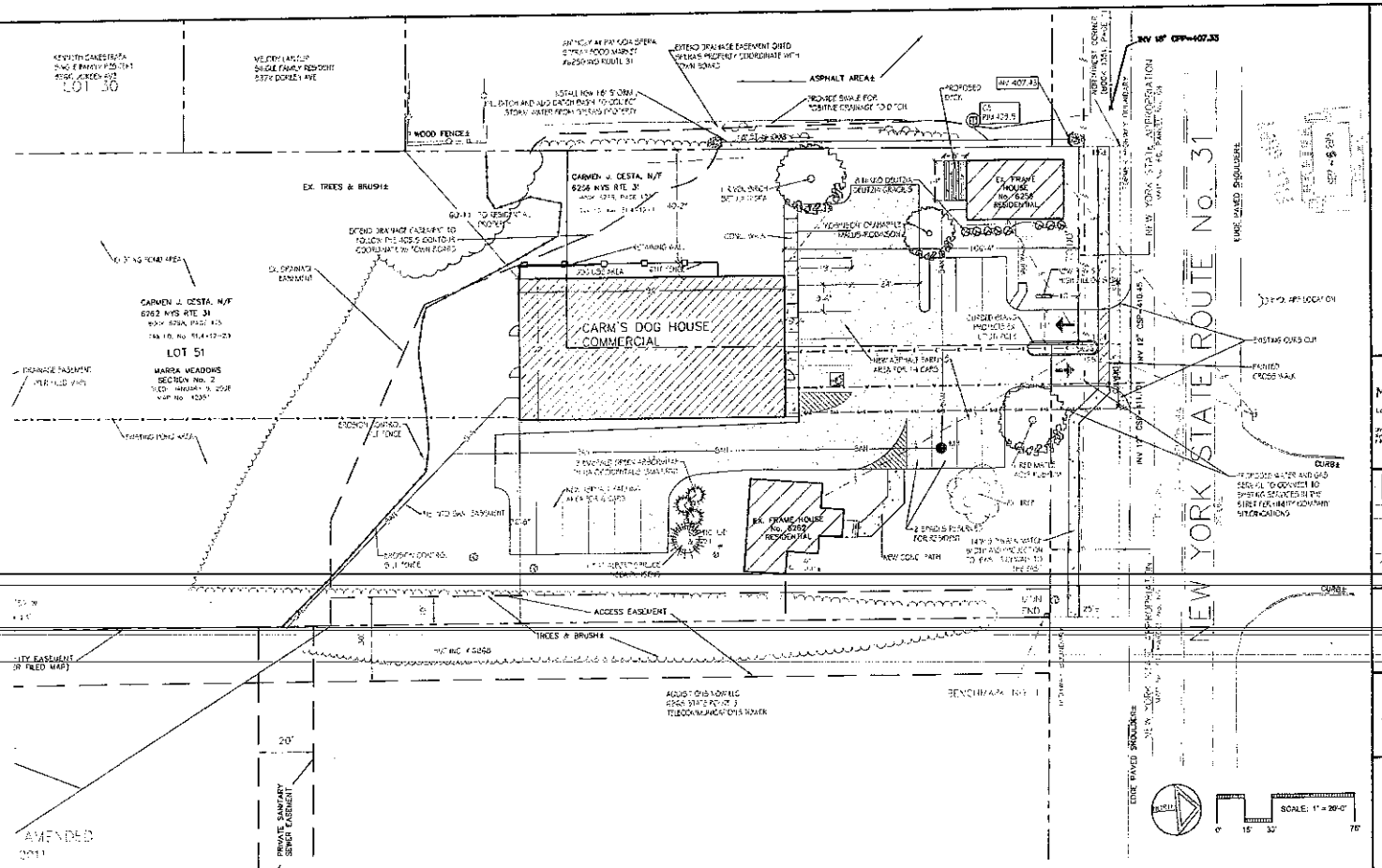
NEW STRUCTURE: 6,600 SQ FT

PARKING

EXISTING SPACES:	4
PROPOSED PARKING:	20
EX. HANDICAPPED:	0
PROPOSED HANDICAPPED:	1

NOTES:

1. PARKING SPACES PROVIDED ARE BASED ON 3 EMPLOYEES + 4 SPACES FOR THE RESIDENTS AND 13 SPACES FOR CUSTOMERS DROPPING OFF AND PICKING UP PETS.
2. HOURS OF OPERATION FOR THE PROPOSED BUILDING WILL BE FROM 8 AM - 6 PM DAILY.
3. DOG WASTE WILL BE COLLECTED PER COVENANT WITH FENER RUBBISH REMOVAL, IN A SECURED DUMPSTER, PICKED UP PERIODICALLY THROUGHOUT THE WEEK.
4. NO EQUIPMENT WILL BE STORED OUTDOORS.



PLANT SCHEDULE

QTY	COMMON NAME	LATIN NAME	SIZE	COMMENTS
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	

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

MAXIAN + HORST
Landscape Architects
Land Planners

ROBERT C. ABBOTT, P.E.
C O N S U L T I N G E N G I N E E R S

DRAWING: SITE LAYOUT PLAN

DATE: MAY 1, 2015

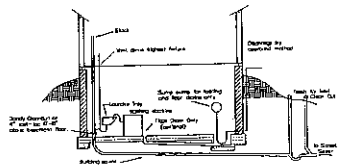
SCALE: 1" = 20'

DRAWN BY: EAG

REV. DATES: 6-11-14, 7-28-14, 8-18-14, 9-4-14, 9-15-14

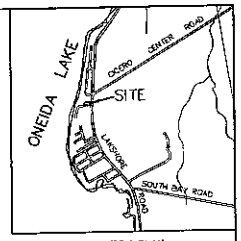
L-1

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

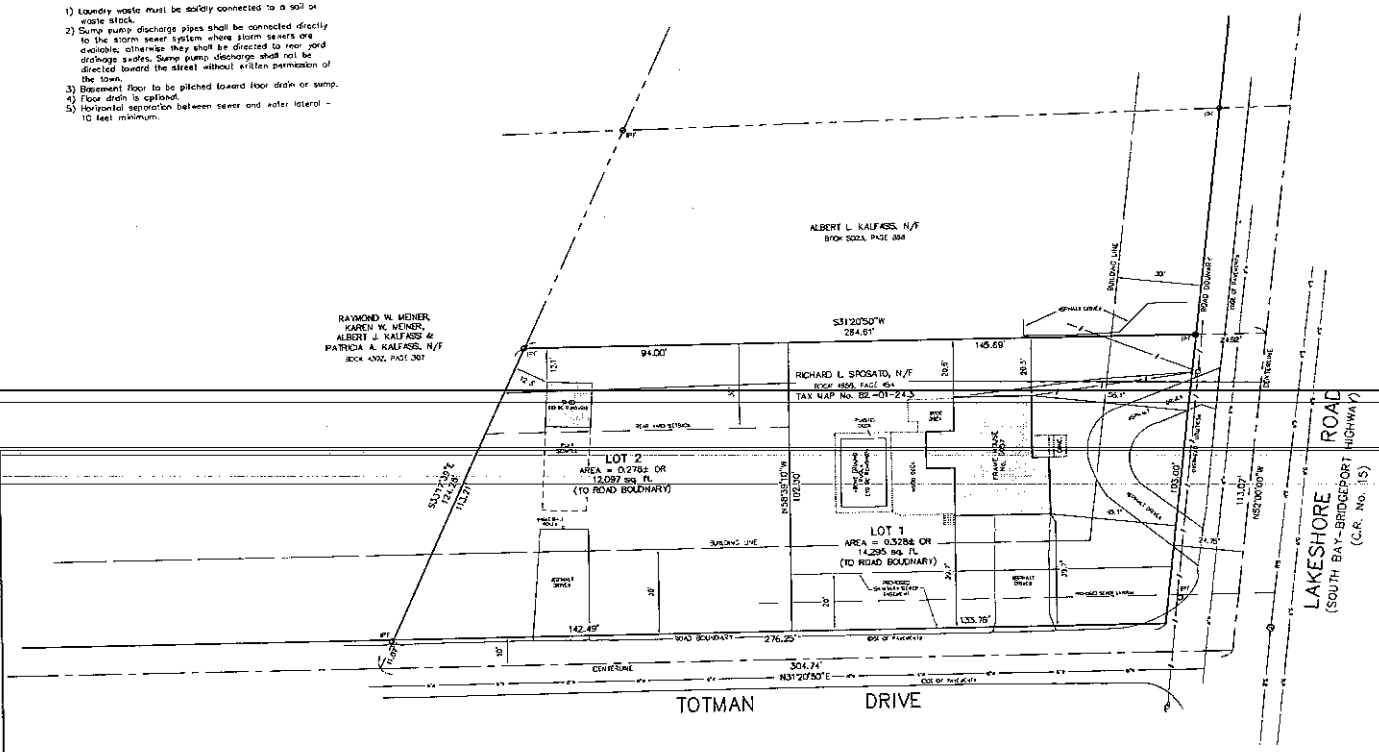


PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

1) Laundry waste must be solidly connected to a soil or waste stack.
2) Sump pump discharge pipes shall be connected directly to the storm sewer system where storm sewers are available; otherwise they shall be directed to rear yard drainage swales. Sump pump discharge shall not be directed toward the street without written permission of the town.
3) Basement floor to be pitched toward floor drain or sump.
4) Floor drain is optional.
5) Horizontal separation between sewer and water lateral - 10 feet minimum.



LOCATION PLAN
Scale 1" = 2000'



NOTES:

Total area: 0.606± acres (to road boundary)
Total number of lots: One (1) Existing, Two (2) Proposed
Present Zone: R-10 Residential 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 "C" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 0004 D, revised date: September 15, 1994.
Tax Map No. 82.-01-24.3

LEGEND:

- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- 4755 indicates street address

VARIANCE REQUESTED

TOWN OF CICERO BULK REGULATIONS
R-10 Residential District
Minimum Lot Depth (feet) - 125 required
102.3 requested (Lot 2)

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 = 20 ft.

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

APPROVED: RICHARD L. SPOSATO
8897 Lakeshore Road, Cicero, NY 13039
DATE: _____ BY: _____ Owner & Developer

FINAL PLAN

SPOSATO SUBDIVISION

PART OF FARM LOT No. 33
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
6251 MAY DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: MAY 7, 2014
SCALE: 1" = 20'
FILE NO.: 12097.001
SHEET NO.
F.B. NO. 1547