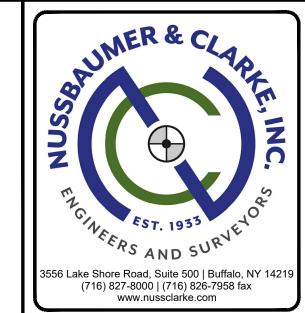


GENERAL NOTES:

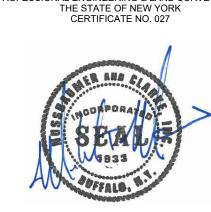
- ALL UTILITIES TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
- 2. SURVEY PREPARED BY TRUE NORTH OF BUFFALO, NY ON 10-18-22.



## TTRO DEVELOPMENT, LL 7. S. TRANSIT ROAD, LOCKPORT, N

## REVISIONS No. DESCRIPTION DATE 1 ZBA Submission 03.03.23 2 PLANNING BD. SUBMISSION 06.16.23

NUSSBAUMER & CLARKE, INC.
A CORPORATION REGISTERED TO PRACTICE PROFESSIONAL ENGINEERING & LAND SURVEYING THE STATE OF NEW YORK CERTIFICATE NO. 027



UNAUTHORIZED ALTERATION OR ADDITION TO THIS ENGINEERING DRAWING IS A VIOLATION OF SECTION 7209. PROVISION 2 OF THE NEW YORK STATI

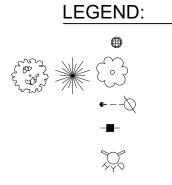
PROJECT NUMBER	22J5-0035				
DATE	06-16-23				
DRAWN BY	TJB				
DESIGNED BY	TJB				
CHECKED BY	RJP				
APPROVED BY	MTM				
SCALE:	AS NOTED				
= 1 INCH					
SHEET No.	4 OF 8				
C-103					

PLANTING LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	TREES			
PC	10	PYRUS CALLERYANA "BRADFORD"	BRADFORD PEAR	B & B 1.5' CAL.
SHRUBS				
EA	6	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	#3
LOW JUNIPERS				
JC	13	JUNIPERUS CHINESES "OLD GOLD"	OLD GOLD JUNIPER	#2

## LANDSCAPING NOTES:

- 1. THE LANDSCAPE SELECTIONS SHOWN ARE FOR DESIGN INTENT ONLY, AND MIGHT NOT RELFECT THE FINAL SELECTIONS COORDINATED WITH LANDSCAPE PROVIDER.
- 2. ALL PLANTS AND PLANTING MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF "HORTICULTURAL STANDARDS" FOR NUMBER ONE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- 3. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR OR FOR THE DURATION OF ONE GROWING SEASON, BEGINNING AFTER THE LAST PLANTING IS COMPLETE. AT THE END OF THE GUARANTEE PERIODS, ALL DEAD, UNHEALTHY OR BADLY IMPAIRED PLANTS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- 4. PROVIDE A MIN. OF 6" TOPSOIL IN AREAS TO RECEIVE NEW GRASS SEED, REMOVE DEBRIS, WEEDS AND STONES GREATER THAN 1" AND FINE GRADE TO A SMOOTH, EVEN SURFACE. DO NOT USE WET SEED OR SEED DAMAGED IN TRANSIT. PROTECT SEEDED AREAS WITH BARRICADES TO KEEP TRAFFIC OFF. AFTER THE GRASS HAS APPEARED, RESEED ALL AREAS WHICH HAVE FAILED TO SHOW A UNIFORM STAND OF GRASS.
- 5. MULCHING BEDS SHALL RECEIVE 3" OF DARK, SHREDDED HARDWOOD MULCH THROUGHOUT. DYED MULCH WILL NOT BE ACCEPTED AND WILL BE REJECTED.



EXISTING YARD DRAIN
EXISTING TREE

EXIST. UTILITY POLE W/GUY POST EXIST. VERIZON CABLE MARKER

EXIST. HYDRANT

EXISTING STORM STRUCTURE (D.I.)

EXISTING CLEANOLIT

EXISTING CLEANOUT
EXISTING LIGHT

R.O.W.

**■** CB

PROPOSED BRADFORD PEAR
TREE (SEE PLANTING LIST)
PROPOSED OLD GOLD JUNIPER

PROPOSED CONCRETE AREA

PROPOSED GRASS AREA

PROPOSED CATCH BASIN

PROPOSED ASPHALT

TREE (SEE PLANTING LIST)

PROPOSED DWARF BURNING BUSH TREE (SEE PLANTING LIST)

## SITE DATA

APPLICANT:
QUATTRO DEVELOPMENT, LLC
1100 JORIE BOULEVARD - SUITE 140
OAK BROOK, IL 60523
CONTACT: PETER PAVEK (570)269-9993

PROPERTY ADDRESS:
5687 S. TRANSIT ROAD
LOCKPORT, NY 14094
SBL NO. 123.13-2-56
PART OF LOTS 9, 10, 77 & 78
PART OF LOT 12 - SECTION 13 - TOWNSHIP 14 - RANGE 6
OF THE HOLLAND LAND COMPANY - NIAGARA COUNTY, NY

LOT CALCULATIONS:

TOTAL SITE AREA:

CURRENT ZONING: B-2 - GENERAL BUSINESS

FRONT YARD MINIMUM: 75 FEET 100 FEET FRONT SETBACK MAXIMUM FOR ONE PRINCIPAL USE LOT DEPTH: 200 FEET LOT AREA: 30,000 FEET CORNER LOTS FROM EACH STREET 75 FEET SIDE YARD SETBACK 10 FEET SIDE YARD ABUTTING AR,MPH, R-1, ADR OR R-2 DIST.: 100 FEET REAR SETBACK: 10 FEET HEIGHT OF BUILDING: 40 FEET

INTERIOR LANDSCAPE REQUIRED:
PROVIDED:
PERCENT OF LOT COVERED BY STRUCTURE (MAX.):
PROVIDED:

PROPOSED ASPHALT AREA: 13,548± SQ. FT.

25% OF TOTAL AREA

35%

0.50± ACRES

3 5