



GENERAL NOTES:

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



QUATTRO DEVELOPMENT, LLC
5687 S. TRANSIT ROAD, LOCKPORT, NY
SITE AND LANDSCAPING PLAN

REVISIONS

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

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:

CURRENT ZONING: B-2 - GENERAL BUSINESS

FRONT YARD MINIMUM: 75 FEET
FRONT SETBACK MAXIMUM FOR ONE PRINCIPAL USE: 100 FEET
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: 25% OF TOTAL AREA
PROVIDED: 27%
PERCENT OF LOT COVERED BY STRUCTURE (MAX.): 35%
PROVIDED: 8%

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

TOTAL SITE AREA: 0.50± ACRES

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:

- THE LANDSCAPE SELECTIONS SHOWN ARE FOR DESIGN INTENT ONLY, AND MIGHT NOT RELLECT THE FINAL SELECTIONS COORDINATED WITH LANDSCAPE PROVIDER.
- 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.
- 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.
- 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.
- MULCHING BEDS SHALL RECEIVE 3" OF DARK, SHREDDED HARDWOOD MULCH THROUGHOUT. DYED MULCH WILL NOT BE ACCEPTED AND WILL BE REJECTED.

LEGEND:

	EXISTING YARD DRAIN		PROPOSED CONCRETE AREA
	EXISTING TREE		PROPOSED GRASS AREA
	EXIST. UTILITY POLE/WIGUY POST		PROPOSED ASPHALT
	EXIST. VERIZON CABLE MARKER		PROPOSED CATCH BASIN
	EXIST. HYDRANT		PROPOSED BRADFORD PEAR TREE (SEE PLANTING LIST)
	EXISTING STORM STRUCTURE (D.I.)		PROPOSED OLD GOLD JUNIPER TREE (SEE PLANTING LIST)
	EXISTING CLEANOUT		PROPOSED DWARF BURNING BUSH TREE (SEE PLANTING LIST)
	EXISTING LIGHT		
	R.O.W.		

NUSSBAUMER & CLARKE, INC.
A CORPORATION REGISTERED TO PRACTICE
PROFESSIONAL ENGINEERING & LAND SURVEYING IN
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 STATE
EDUCATION LAW.

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

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