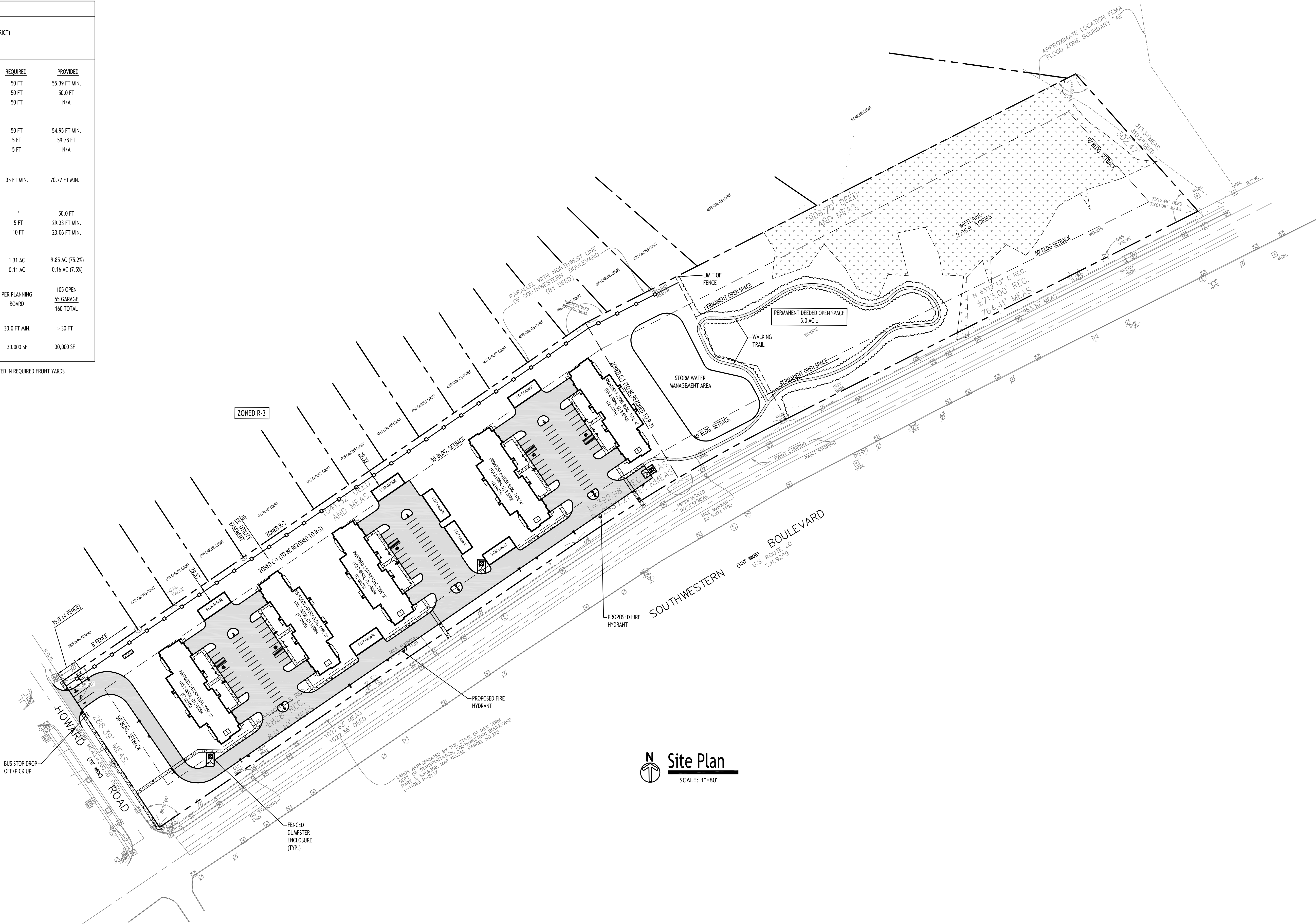


SITE DATA		
SITE AREA = 13.1 AC ZONED: R-3 & C-1, TO BE REZONED TO R-3 (MULTIFAMILY DISTRICT) DESCRIPTION: (5) 2-STORY 12-UNIT BUILDINGS + 60 UNITS		
<u>SETBACKS - BUILDING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT:	50 FT	55.39 FT MIN.
SIDE (3 OR MORE FAMILY DWELLING):	50 FT	50.0 FT
REAR (3 OR MORE FAMILY DWELLING):	50 FT	N/A
<u>SETBACKS - PARKING</u>		
FRONT:	50 FT	54.95 FT MIN.
SIDE	5 FT	59.78 FT
REAR	5 FT	N/A
<u>PRINCIPAL BUILDING SEPARATION</u> BETWEEN VERTICAL WALLS OF BUILDINGS (AVERAGE HEIGHT OF BUILDING)	35 FT MIN.	70.77 FT MIN.
<u>ACCESSORY STRUCTURE (GARAGE)</u>		
FRONT:	*	50.0 FT
SIDE AND REAR ABUTTING RESIDENTIAL:	5 FT	29.33 FT MIN.
FROM OTHER BUILDING ON-SITE:	10 FT	23.06 FT MIN.
<u>GREENSPACE</u>		
TOTAL SITE (10%):	1.31 AC	9.85 AC (75.2%)
INTERIOR TO PARKING AREA (5%):	0.11 AC	0.16 AC (7.5%)
<u>PARKING</u> # OF SPACES (9'x18')	PER PLANNING BOARD	105 OPEN 55 GARAGE 160 TOTAL
<u>LOT FRONTAGE</u> LOT WIDTH AT FRONT LOT LINE:	30.0 FT MIN.	> 30 FT
<u>RECREATION AREA (500 SF/UNIT):</u>	30,000 SF	30,000 SF

\* NOTE: NO DETACHED ACCESSORY BUILDINGS SHALL BE PERMITTED IN REQUIRED FRONT YARDS



N  
Site Plan  
SCALE: 1"=80'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS,  
CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



## Multi-Family Development

Southwestern Blvd & Howard Road  
Hamburg, NY

REVISIONS:		No.	Description	Date
1	Rev. per Town comments	1		10/7/24
2	Rev. per Town comments	2		10/23/24
3	Rev. per Town comments	3		11/11/24

DRAWING NAME:

Site Plan  
Overall

Date: 5/9/24  
Drawn By: P. Sheedy  
Scale: As Noted

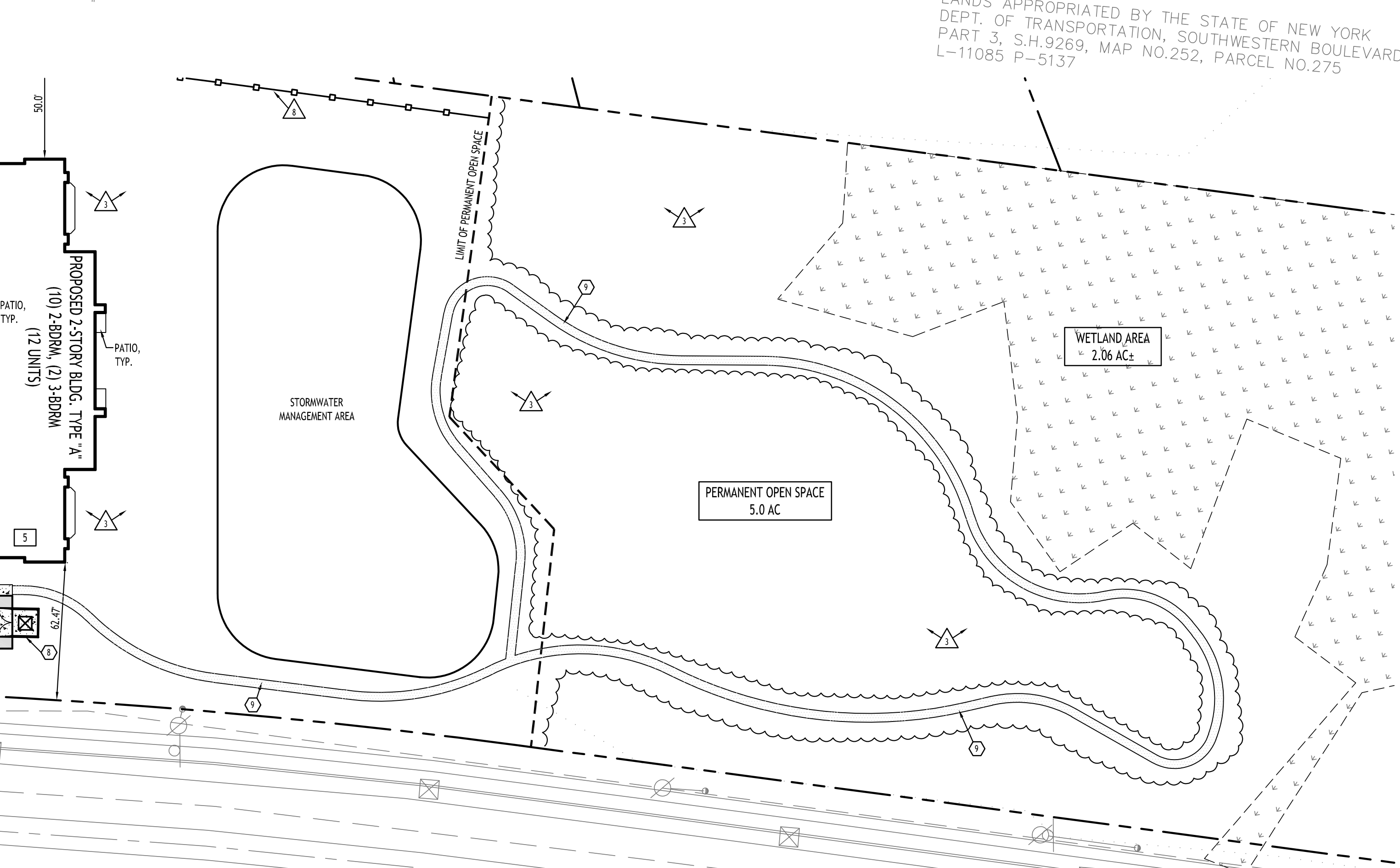
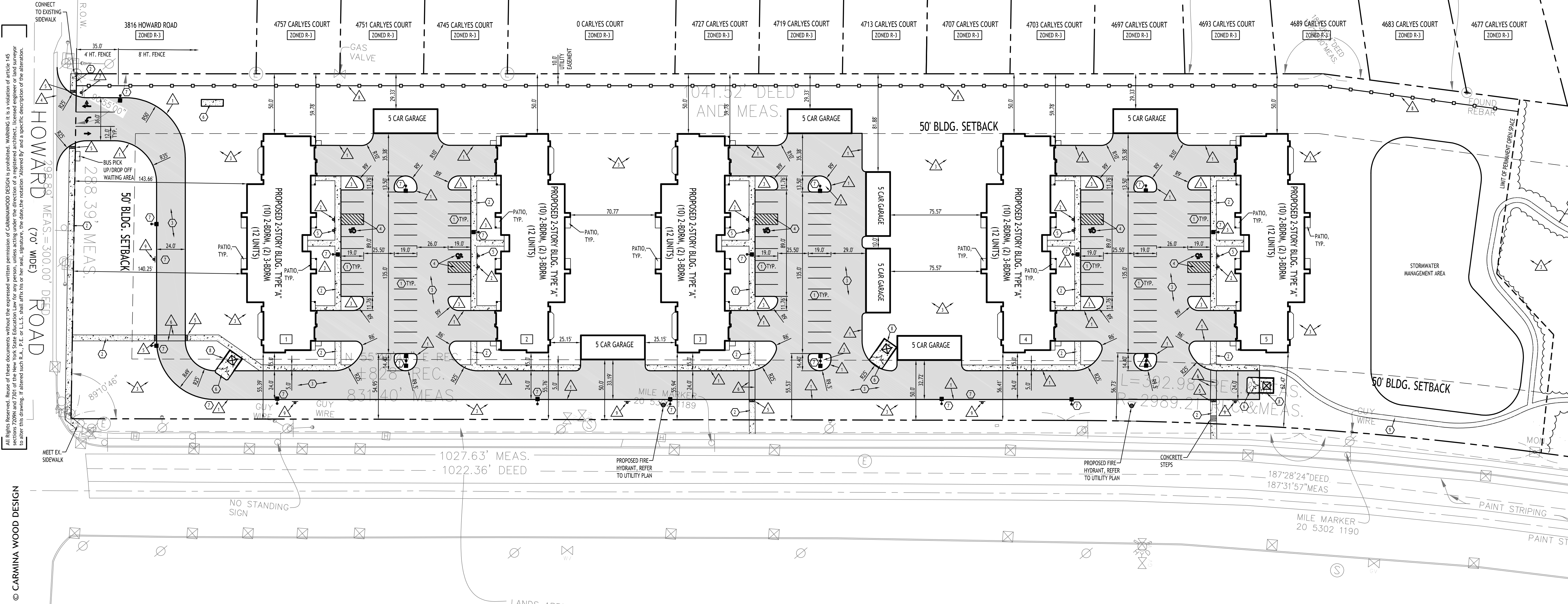
DRAWING NO.

C-100

Project No: 24-4071

CARMINA WOOD  
DESIGN

Buffalo | Utica | Greensboro



Walking Trail Plan  
SCALE: 1"=40'

Site Plan  
SCALE: 1"=40'

SITE DATA		
SITE AREA = 13.1 AC		
ZONED: R-3 & C-1, TO BE REZONED TO R-3 (MULTIFAMILY DISTRICT)		
DESCRIPTION: (5) 2-STORY 12-UNIT BUILDINGS = 60 UNITS		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	50 FT	55.39 FT MIN.
SIDE (3 OR MORE FAMILY DWELLING):	50 FT	50.0 FT
REAR (3 OR MORE FAMILY DWELLING):	50 FT	N/A
SETBACKS - PARKING		
FRONT:	50 FT	54.95 FT MIN.
SIDE	5 FT	59.78 FT
REAR	5 FT	N/A
PRINCIPAL BUILDING SEPARATION BETWEEN VERTICAL WALLS OF BUILDINGS (AVERAGE HEIGHT OF BUILDING)	35 FT MIN.	70.77 FT MIN.
ACCESSORY STRUCTURE (GARAGE)		
FRONT:	*	50.0 FT
SIDE AND REAR ABUTTING RESIDENTIAL:	5 FT	29.33 FT MIN.
FROM OTHER BUILDING ON-SITE:	10 FT	23.06 FT MIN.
GREENSPACE		
TOTAL SITE (100%):	1.31 AC	9.85 AC (75.2%)
INTERIOR TO PARKING AREA (5%):	0.11 AC	0.16 AC (7.5%)
PARKING # OF SPACES (9'x18')	PER PLANNING BOARD	105 OPEN 55 GARAGE 160 TOTAL
LOT FRONTAGE LOT WIDTH AT FRONT LOT LINE:	30.0 FT MIN.	> 30 FT
RECREATION AREA (500 SF/UNIT):	30,000 SF	30,000 SF

\* NOTE: NO DETACHED ACCESSORY BUILDINGS SHALL BE PERMITTED IN REQUIRED FRONT YARDS

SITE NOTES:

- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
- ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
- CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
- BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
- SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
- WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
- CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
- ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND TOWN OF HAMBURG ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

DETAIL LEGEND

- 90° PARKING STALL
- CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
- STANDARD DUTY ASPHALT
- HANDICAP PAYMENT MARKINGS
- HANDICAPPED PARKING SIGN
- EXTERIOR CONCRETE SLAB ON GRADE
- LIGHT POLE FOUNDATION
- DUMPSITE ENCLOSURE
- WALKING PATH

NOTE LEGEND

- EDGE OF PAYMENT
- INSTALL "NO PARKING" SIGN, N.U.T.C.D. SIGN NO. R7-1C
- LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- WATCH EX. PAVEMENT, SAWCUT AS NEEDED TO ACHIEVE SQUARE EDGE TO MATCH
- DETECTABLE WARNING STRIP
- 4" WHITE TRAFFIC PAINT STRIPE (FOR CROSSWALK)
- INSTALL "STOP" SIGN, N.U.T.C.D. SIGN NO. R1-1
- 8' HT. PRIVACY FENCE
- INSTALL "TIRE LAKE NO PARKING" SIGN

SITE LEGEND

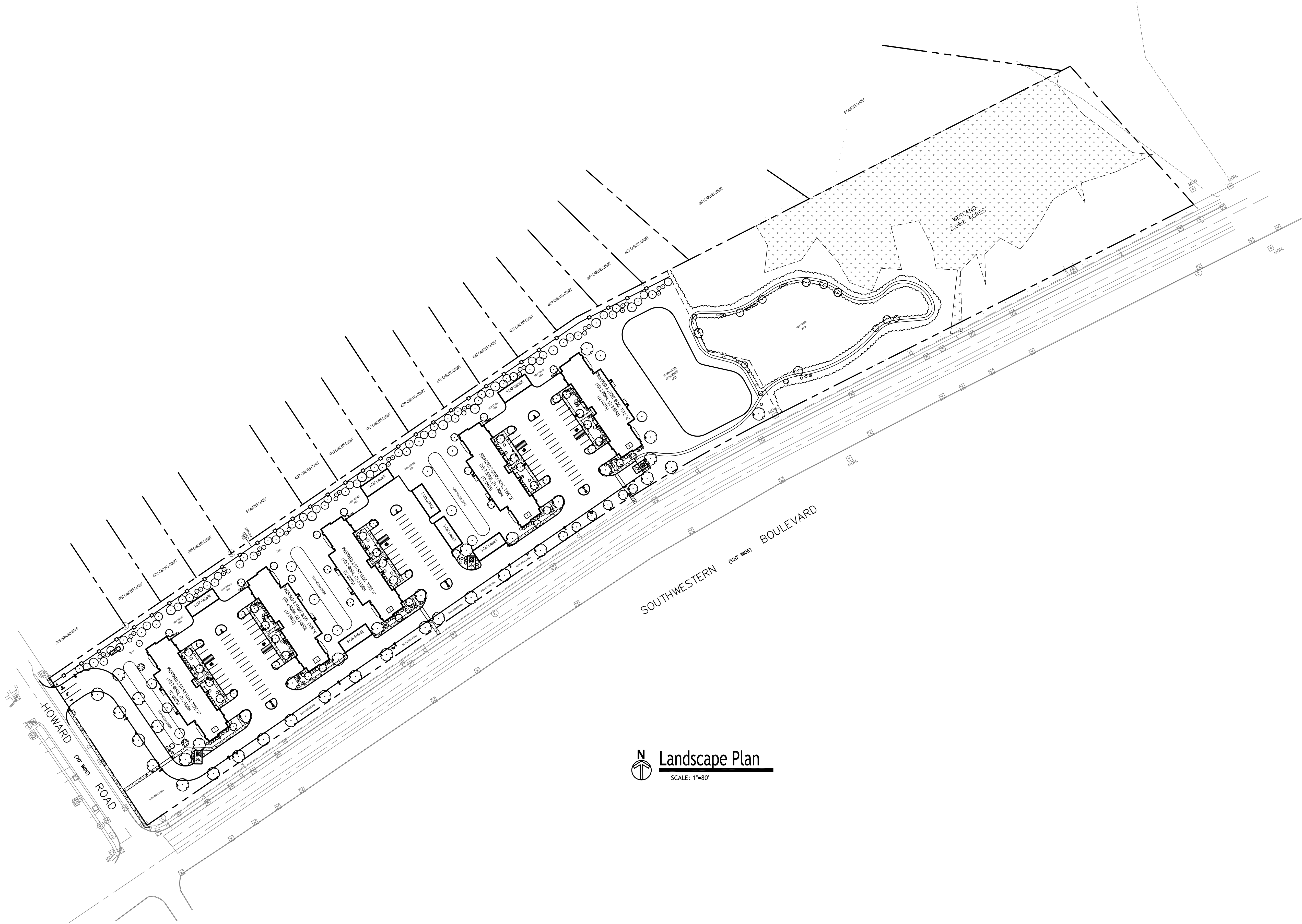
- PROPERTY LINE
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:		Date
No.	Description	
1	Rev. per Town comments	10/7/24
2	Rev. per Town comments	10/23/24
3	Rev. per Town comments	11/11/24





NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

DRAWING NAME:  
Landscape Plan  
Overall

Date: 5/9/24  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.

L-100

Project No: 24-4071

Multi-Family Development  
Southwestern Blvd & Howard Road  
Hamburg, NY

CARMINAWOOD  
DESIGN

Buffalo | Utica | Greensboro

© CARMINA WOOD DESIGN

1. ALL PLANTS INSTALLED SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED ON THE PLANS AND IN THE LATEST EDITION ON THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSEYMEN, ANSI 260.1

3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALLY INSTALLING. THE PLANTING MATERIAL LOCATIONS SHOWN ON THE PLANS ARE TO CONVEY THE DESIGN INTENT ONLY, ACTUAL LOCATIONS WILL BE FINALIZED BY THE OWNERS FIELD REPRESENTATIVE AT THE TIME OF INSTALLATION.

5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.

6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS,  $\frac{1}{2}$  PART MILORGANITE

7. STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.

8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH "PREEN"

9. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.

11. ALL SEEDED AREAS SHALL BE HYDROSEEDING IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.

11. ALL SEEDED AREAS SHALL BE HYDROSEEDING IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER, THIS SHALL INCLUDE WATERING DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS AND RE-SEEDING OF THIN SPOTS FOLLOWING THE GERMINATION OF THE SEEDS.

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.

1. ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.

2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.

2. ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE 'PREEN' HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.

3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.

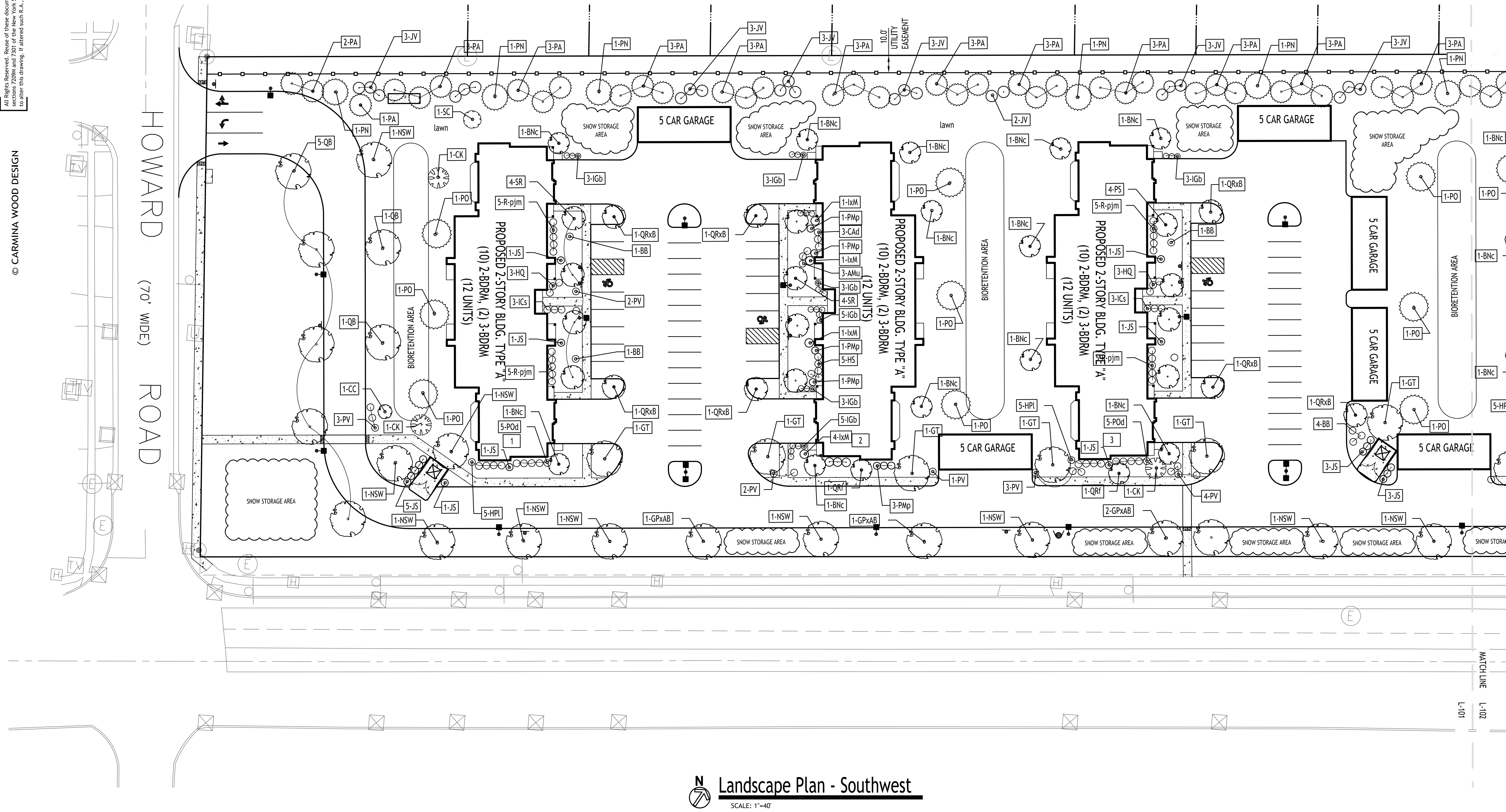
3. ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-BLENDED MIXTURE OF 50% PEAT MOSS & 50% SCREENED TOPSOIL. SEASONAL FLOWER BEDS SHALL RECEIVE "PREEN" HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.

4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

4. ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

## PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	ROOT	QUANTITY	NOTES
TREES							
GT	Gleditsia triacanthos 'Skycole'	Thornless Honey Locust - Skyline	2 1/2"		B&B	9	Grows to 40', high, 35' wide
QRF	Quercus robur 'Fastigiate'	Upright English Oak	2 1/2"		B&B	3	Grows to 50', high, 15' wide
QRAB	Quercus robur x bicolor	Regal Prince Oak	2 1/2"		B&B	11	Grows to 45', high, 15' wide
SR	Syringa reticulata	Evry Silk Japanese Tree Lilac	2 1/2"		B&B	8	Grows to 25', high, 20' wide
QRVA	Quercus robur x alba	Crimson spine oak	2 1/2"		B&B	3	Grows to 45', high, 15' wide
CCF	Cercis canadensis 'Ruby Falls'	Redbud - Ruby Falls	1 1/2"		B&B	9	Grows to 8', high, 6' wide
NSW	Nyssa sylvatica 'Wildfire'	Tupelo - Wildfire	2 1/2"		B&B	14	Grows to 40', high, 35' wide
BNE	Betula nigra 'Cully'	Heritage River Birch	2 1/2"		B&B	18	Grows to 40', high, 35' wide
PS	Prunus sargentii	Pink Flair Cherry	1 1/2"		B&B	12	Grows to 25', high, 20' wide
CK	Cornus kousa	Kousa Dogwood	1 1/2"		B&B	5	Grows to 25', high, 20' wide
QPB	Quercus palustris 'Green Pillar'	Green Pillar Oak (Pin Oak)	2 1/2"		B&B	5	Grows to 50', high, 15' wide
GPAB	Platanus x acerifolia 'Bloodgood'	London Plane Tree 'Bloodgood'	2 1/2"		B&B	6	Grows to 60', high, 30' wide
EVERGREEN TREES							
PA	Picea abies 'Hillside'	Norway Spruce - upright - Hillside		6-8'Min.	B&B	63	Grows to 25', high, 4-6' wide
JV	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar - Emerald Sentinel		5' Min.	B&B	38	Grows to 25', high, 4-6' wide
JS	Juniperus scopulorum 'Wichita Blue'	Rocky Mountain Juniper		5' Min.	B&B	28	Grows to 15', high, 4-6' wide
Pmp	Pinus mugo 'Pumila'	Mugo Pine		18-24" Min.	Cont. #3	15	Grows to 3', high, 4-6' wide
PN	Pinus nigra	Austrian Pine		6-8'Min.	B&B	13	Grows to 25', high, 4-6' wide
PO	Picea omorika	Siberian Pine		6-8'Min.	B&B	11	Grows to 25', high, 12-20' wide
SHRUBS							
IGc	Ilex glabra 'Chamzini'	Compact Inkberry Holly		3 Gal.		44	Grows to 4', high, 4-6' wide
SC	Sambucus nigra 'Gerda'	Black Elder		3 Gal.		4	Grows to 8-15', high, 4-8' wide
HQ	Hydrangea quercifolia	Oak Leaf Hydrangea		#3 Cont.		9	Grows to 6', high, 4-5' wide
VC	Viburnum carlesii 'Cayuga'	Cayuga Viburnum		#2 Cont.		20	Grows to 5-11', high, 4-8' wide
IGc	Ilex crenata 'Steele's'	Steele's Inkberry Holly		#3 Cont.		9	Grows to 6-8', high, 4-8' wide
POI	Photocorys obovatus 'Diablo'	Yucca		#3 Cont.		15	Grows to 4-8', high, 5-6' wide
Cad	Cotoneaster Adpressus 'Little Gem'	Little Gem Cotoneaster		#3 Cont.		6	Grows 2-3' high and 2-3' tall
HPI	Hydrangea paniculata 'limelight'	Panicle Hydrangea		#3 Cont.		15	Grows 6-8' high and 6-8' tall
HS	Hydrangea serrata 'SMNMAKTSR'	Tuff Stuff Hydrangea		#3 Cont.		10	Grows 6-8' high and 6-8' tall
CS	Cornus sericea	Red Twig Dogwood		#3 Cont.		5	Grows 6-8' high and 6-8' tall
AMU	Aronia melanocarpa 'Uncommon165	Aronia Low Shape Mound		#3 Cont.		6	Grows 2-3' high and 2-3' tall
GRASSES/PERENNIALS/GROUND COVER							
BB	Andropogon gerardi	Big Blue Stem		#3 Cont.		24	Grows 2-3' high and 2-3' tall
PV	Panicum virgatum	Switch Grass		#3 Cont.		29	Grows 3-6' high and 2-3' tall



NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS,  
CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



# Multi-Family Development

Southwestern Blvd & Howard Road  
Hamburg, NY

**CARMIN+WOOD**  
**DESIGN**

Buffalo | Utica | Greensboro

REVISIONS:		
No.	Description	Date
1	Rev. per Town comments	10/7/24
2	Rev. per Town comments	11/11/24

DRAWING NAME:

# Landscape Plan Southwest

Date: 5/9/24  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.

# L-101

Project No: 24-4071





Project No: 24-4071