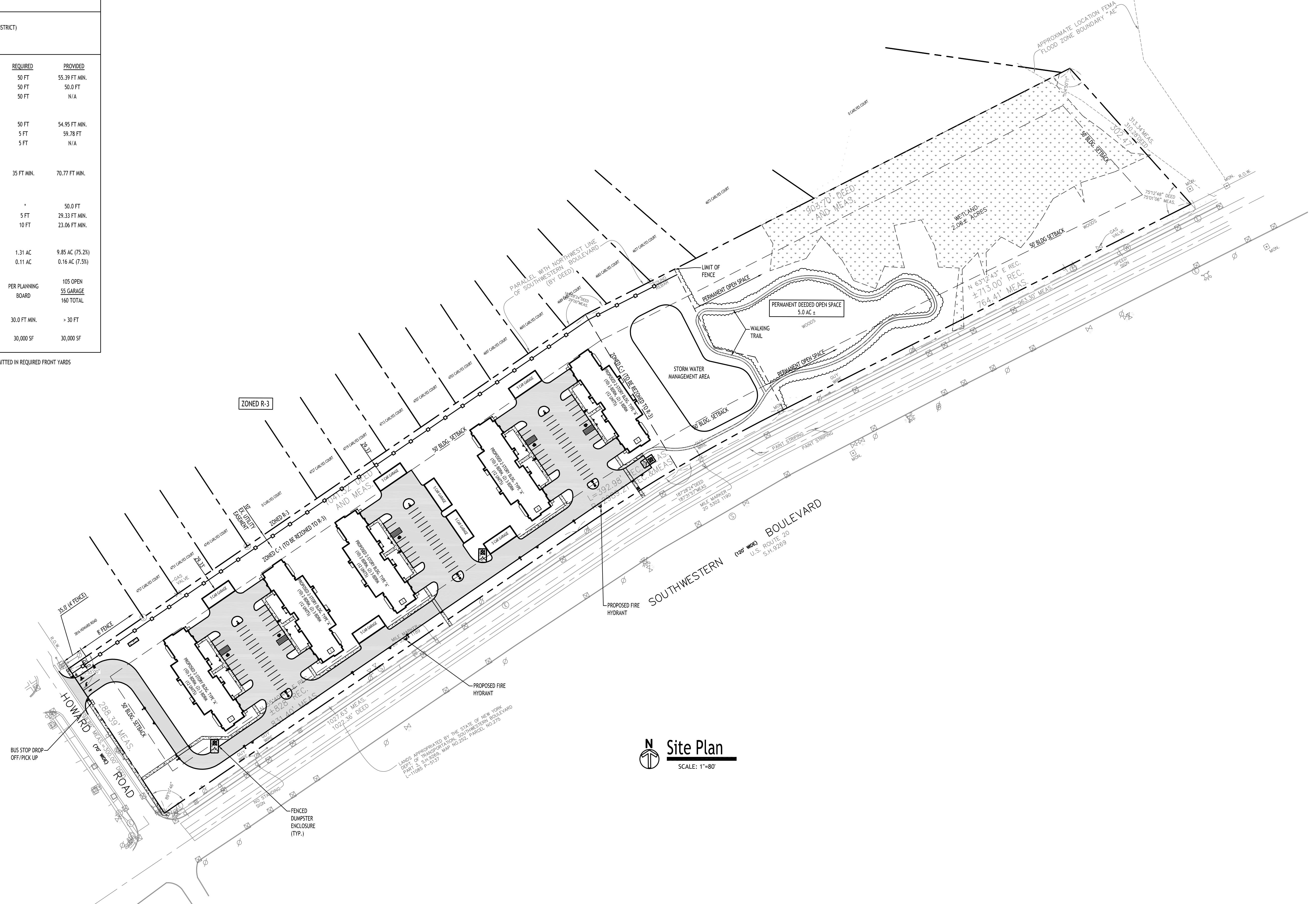


SITE DATA		
SITE AREA = 13.1 AC		
ZONED: R-3 & C-1, TO BE REZONED TO R-3 (MULTIFAMILY DISTRICT)		
DESCRIPTION: (5) 2-STORY 12-UNIT BUILDINGS = 60 UNITS		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	50 FT	55.39 FT MIN.
SIDE (3 OR MORE FAMILY DWELLING):	50 FT	50.0 FT
REAR (3 OR MORE FAMILY DWELLING):	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: FROM OTHER BUILDING ON-SITE:	5 FT 10 FT	29.33 FT MIN. 23.06 FT MIN.
GREENSPACE		
TOTAL SITE (10%):	1.31 AC	9.85 AC (75.2%)
INTERIOR TO PARKING AREA (5%):	0.11 AC	0.16 AC (7.5%)
PARKING # OF SPACES (9x18)	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



Multi-Family Development

Southwestern Blvd & Howard Road
Hamburg, NY

CARMINAWOOD DESIGN

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

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS,
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Multi-Family Development

Southwestern Blvd & Howard Road
Hamburg, NY

REVISIONS:	No. Description	Date
	△ Rev. per Town comments	10/11/24
	△ Rev. per Town comments	10/11/24

DRAWING NAME:
Landscape Plan
Southwest

Date:
Drawn By:
Scale:

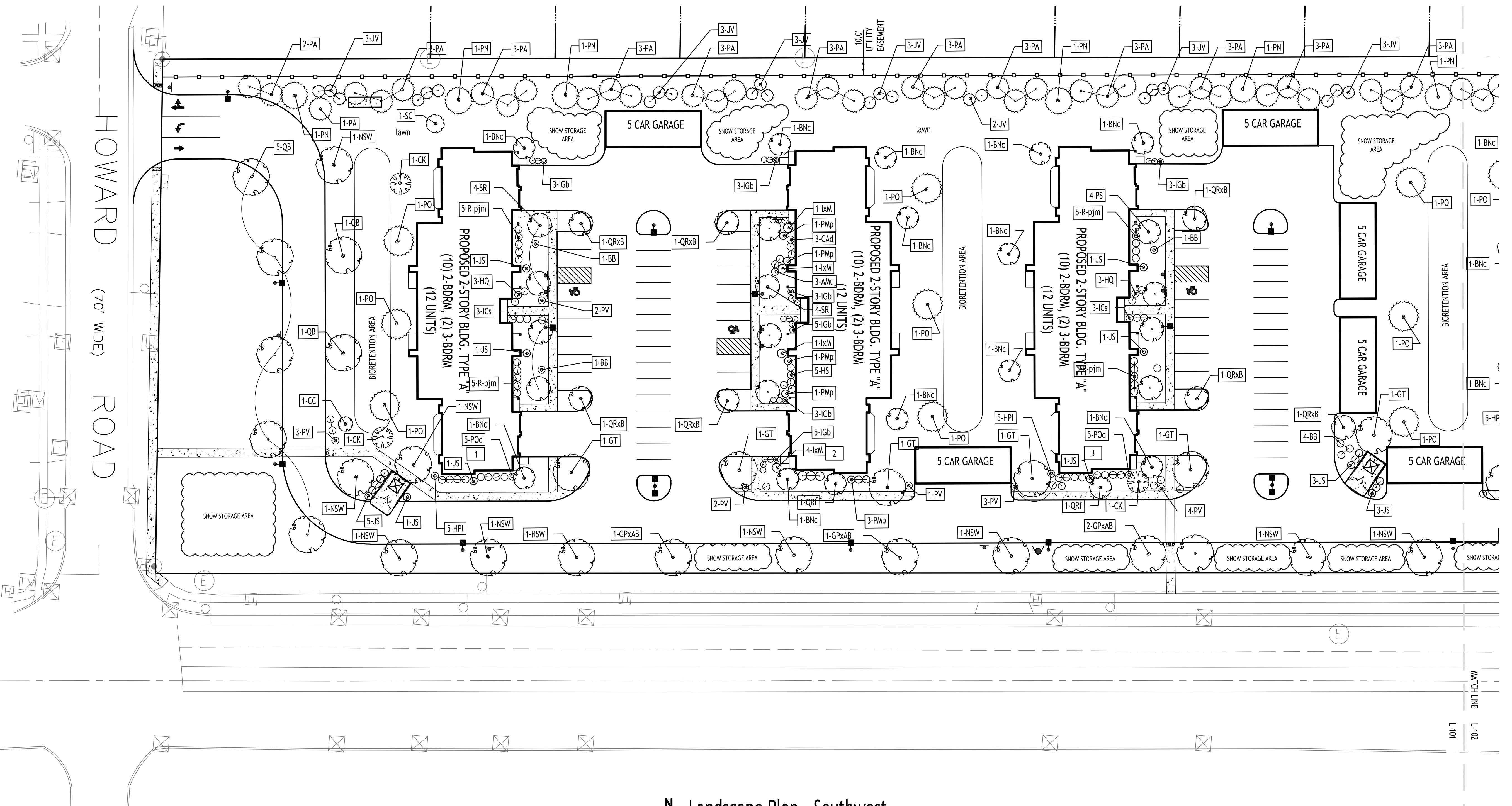
DRAWING NO.

L-101

Project No.: 24-4071

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Landscape Plan - Southwest

SCALE: 1"=40'

LANDSCAPE NOTES:

- 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 NURSERYMEN, ANSI Z60.1
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUAL 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.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT IF UNDERGROUND UTILITIES EXIST IN THE VICINITY OF THE PLANTINGS, ALL PROPOSED PLANTINGS SHALL BE INSTALLED A MINIMUM OF 5 FT FROM ANY UNDERGROUND UTILITY, CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
- ALL TREES SHALL BE INSTALLED A MINIMUM OF 20 FT FROM ANY OVERHEAD ELECTRIC LINES.
- PLANTING BACKFILL MIXTURE SHALL CONSIST OF 3 PARTS TOPSOIL, 1 PART PEAT MOSS, ~~1/2~~ PART MILORGANITE.
- STAKE TREES IMMEDIATELY FOLLOWING INSTALLATION.
- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH WITH 'GREEN'.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEDED.

10. THE AREAS ON THE PLAN TO BE SEDED SHALL HAVE A MINIMUM OF TOPSOIL, DISK PLowed, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.

11. ALL PLANTED AREAS SHALL BE HYDROSEED 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 SEDED 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.

PLANTING NOTES:

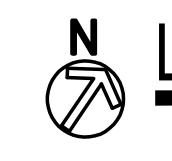
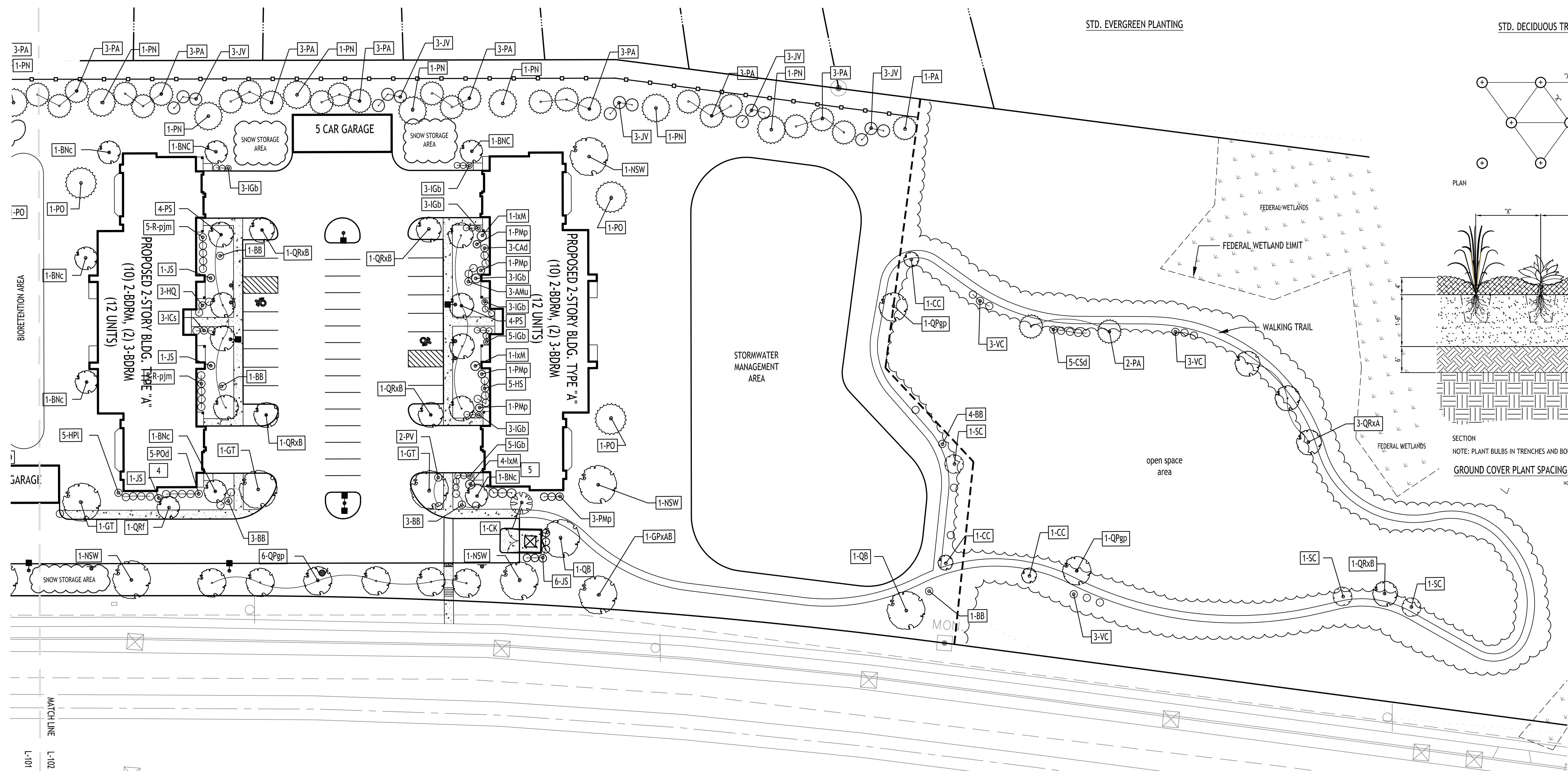
- ALL INTERIOR LANDSCAPED AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF THREE (3) FEET AND BE FREE FROM ALL FORMS OF CONSTRUCTION DEBRIS AND FOREIGN MATERIAL.
- ALL SEDED AREAS SHALL BE HYDROSEED IN ACCORDANCE WITH THE SPECIFICATION INDICATED. WHERE REQUIRED BY CLIMATIC CONDITIONS, SLOPE OR SEASON OF PLANTING, SOD MAY BE SUBSTITUTED FOR SEEDING IN ORDER TO ACHIEVE THE REQUIRED COVERAGE.
- ALL TREE PIT SAUCERS, SHRUB BEDS, ORNAMENTAL GRASS BEDS, AND PERENNIAL FLOWER BEDS SHALL RECEIVE 'GREEN' HERBICIDE AND THREE (3) INCHES DEPTH OF DARK SHREDDED HARDWOOD BARK MULCH.
- 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 'GREEN' HERBICIDE. NO MULCH SHALL BE INSTALLED IN THE SEASONAL FLOWER BEDS.
- ALL DECIDUOUS AND EVERGREEN TREES SHALL BE STAKED WITH THREE (3) TREE STAKES AS PER TREE PLANTING DETAIL.

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, 38" wide
QRf	Quercus rubra 'Fastigial'	Upright English Oak	2 1/2"		B&B	3	Grows to 50', high, 18" wide
SP	Prunus 'Okame'	Regal Prince Oak	2 1/2"		B&B	11	Grows to 45', high, 12" wide
QRa	Quercus rubra 'alba'	Variegated Japanese Tree Lilac	2 1/2"		B&B	8	Grows to 25', high, 20" wide
CCf	Cercis canadensis 'Ruby Falls'	Crimson Spire redbud	2 1/2"		B&B	3	Grows to 45', high, 15" wide
NSW	Nyssa sylvatica 'Wildfire'	Rubabud - Ruby Falls	1 1/2"		B&B	14	Grows to 8', high, 6" wide
BNe	Betula nigra 'Cully'	Tulip - Wildfire	2 1/2"		B&B	18	Grows to 40', high, 35" wide
PS	Prunus 'Okame'	Heritage River Birch	1 1/2"		B&B	12	Grows to 25', high, 20" wide
CK	Cornus kousa	Pink Flair Cherry	1 1/2"		B&B	5	Grows to 25', high, 20" wide
QPg	Quercus palustris 'Green Pillar'	Kousa Dogwood	2 1/2"		B&B	8	Grows to 50', high, 15" wide
GPxAB	Platanus x acerifolia 'Bloodgood'	Green Pillar Oak (Pin Oak)	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
IV	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							
IGe	Ilex glabra 'Chamis'	Compact Ilex Holly	3 Gal.			44	Grows to 4', high, 4-6" wide
SC	Sambucus nigra 'Kewell'	Black Elder	3 Gal.			4	Grows to 8', high, 4-8" wide
HO	Hamamelis virginiana	Oak Leaf Hydrangea	2 Gal.			9	Grows to 5', high, 4-5" wide
VC	Vaccinium corymbosum 'Cayuga'	Cayuga Viburnum	2 Gal.			20	Grows to 6-11', high, 4-8" wide
IGs	Ilex verticillata 'Red Sprite'	Steeled Ilex Holly	2 Gal.			9	Grows to 6-8', high, 4-6" wide
POd	Physocarpus opulifolius 'Diabolo'	Ninshoku	2 Gal.			15	Grows to 4-8', high, 5-6" wide
CAd	Cotoneaster Adpressus 'Little Gem'	Little Gem Cotoneaster	2 Gal.			6	Grows 2-3' high and 2-3' tall
HPI	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	2 Gal.			15	Grows 6-8' high and 6-8' tall
HS	Hydrangea serrata 'SMNMAKTSR'	Tuff Stuff Hydrangea	2 Gal.			10	Grows 6-8' high and 6-8" tall
CS	Comus sibiricus	Red Twig Dogwood	2 Gal.			5	Grows 6-8' high and 6-8" tall
AMu	Aronia melanocarpa 'Uncompromised'	Aronia Low Scrape Mound	2 Gal.			6	Grows 2-3' high and 2-3' tall
GRASSES/PERENNIALS/GROUND COVER							
BB	Andropogon gerardii	Big Blue Stem	#3 Cont.			24	
PV	Panicum virgatum	Switch Grass	#3 Cont.			29	Grows 2-3' high and 2-3' tall

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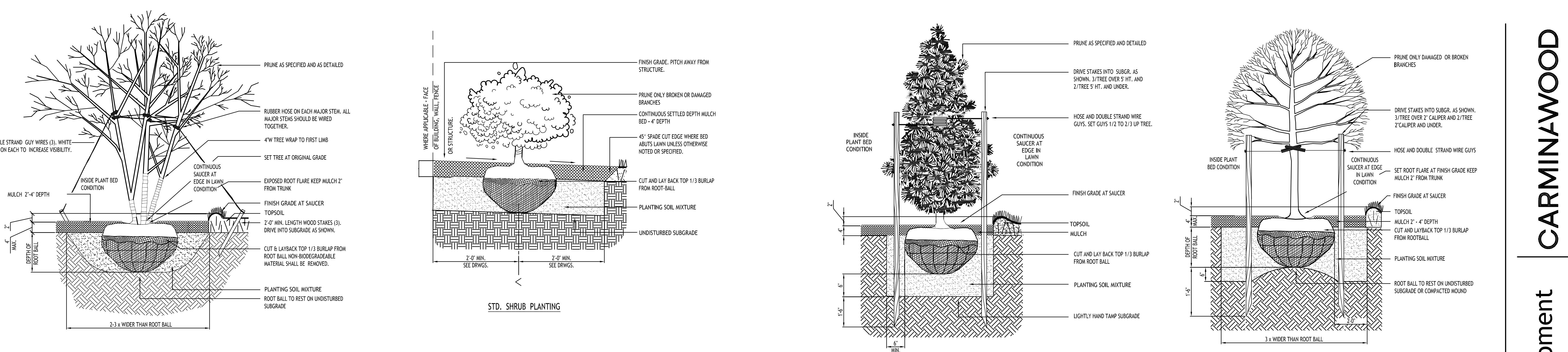


Project No.: 24-4071



Landscape Plan - Northeast

SCALE: 1"=40'



DRAWING NAME:
Landscape Plan
Northeast

Date:
Drawn By:
Scale:
P. Sheedy
As Noted

DRAWING NO.

L-102

Project No.: 24-4071

Multi-Family Development

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REVISIONS:
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1 Rev. per Town comments 10/17/24
2 Rev. per Town comments 11/11/24