

Proposed Mixed Use - Phase 1

5695 & 5731 Transit Road

Clarence, New York SITE DEVELOPMENT DRAWINGS

AGENCIES

ENGINEERING DEPARTMENT
NAME/TITLE: TIMOTHY LAVOCAT, P.E., TOWN ENGINEER
COMPANY/DEPT: TOWN OF CLARENCE ENGINEERING DEPARTMENT
ADDRESS: 6221 GOODRICH ROAD
 CLARENCE CENTER, NEW YORK 14032
TELEPHONE: 716-741-8952

PLANNING & ZONING DEPARTMENT
NAME/TITLE: JONATHAN BLEUER, DIRECTOR OF COMMUNITY DEVELOPMENT
COMPANY/DEPT: TOWN OF CLARENCE PLANNING DEPARTMENT
ADDRESS: 150 AERODROME ROAD
 CLARENCE, NEW YORK 14031
TELEPHONE: 716-741-8933

LAND SURVEYOR
NAME/TITLE: TRUE NORTH LAND SURVEYING, PLLC
COMPANY/DEPT: 150 AERODROME DRIVE
 BUFFALO, NY 14225
TELEPHONE: 716-631-5140

UTILITIES

NATURAL GAS COMPANY/DEPT.:
ADDRESS: NATIONAL FUEL GAS CORP.
 6363 MAIN STREET
 WILLIAMSVILLE, NEW YORK 14221
TELEPHONE: 716-857-7000
TELEPHONE COMPANY/DEPT.:
ADDRESS: VERIZON
 65 FRANKLIN STREET
 BUFFALO, NEW YORK 14203
TELEPHONE: 716-840-8748

CABLE COMPANY/DEPT.:
ADDRESS: TIME WARNER
 ROAD
 WEST SENECA, NEW YORK
TELEPHONE: 716-558-8615

ELECTRIC COMPANY/DEPT.:
ADDRESS: NATIONAL GRID
 144 KENSINGTON AVENUE
 BUFFALO, NEW YORK 14214
TELEPHONE: 716-236-2738

WATER COMPANY/DEPT.:
ADDRESS: ERIE COUNTY WATER AUTHORITY
 1000 W. WATSON
 CHEEKTOWAGA, NEW YORK 14227
TELEPHONE: 716-684-1510

DIG SAFELY NEW YORK
TELEPHONE: 1-800-962-7962

OWNER/DEVELOPER

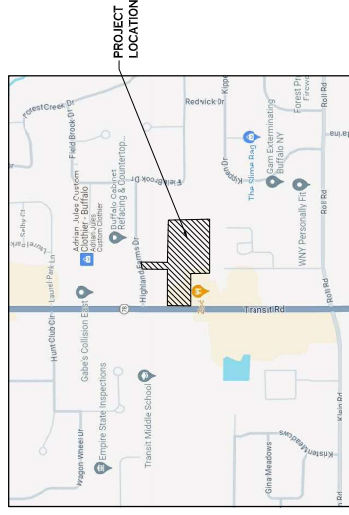
NAME: PB INVESTORS, LLC
ADDRESS: 6790 MAIN STREET, SUITE 100
 WILLIAMSVILLE, NY 14221
CONTACT: PAUL BLISS
TELEPHONE: 716-204-2910

ENGINEER

CARMINAWOOD
DESIGN

487 Main Street, Suite 500
 Buffalo, New York 14203
 Phone: (716) 864-3165

111 Bath Street, Suite 332
 Greensboro, North Carolina 27406
 Phone: (336) 537-9600



LOCATION MAP

DWG. NO.	DRAWING TITLE
-	COVER SHEET
CP-100	SURVEY & TOPOGRAPHIC MAP
CP-200	SITE PLAN PHASING
CP-300	GRADING PLAN PHASING
CP-400	STORM DRAINAGE PLAN PHASING
L-101	UTILITY PLAN PHASING
L-101	LANDSCAPE PLAN PHASING
C-001	LIGHTING PLAN PHASING
C-002	DEMOLITION & EROSION CONTROL PLAN - PHASE 1
C-100	DEMOLITION & EROSION CONTROL DETAILS
C-101	SITE DETAILS
C-200	GRADING PLAN - PHASE 1
C-300	STORM DRAINAGE PLAN - PHASE 1
C-301	STORM DRAINAGE DETAILS
C-302	STORM DRAINAGE DETAILS
C-400	UTILITY PLAN PHASE 1
C-401	SANITARY SEWER DETAILS
C-402	SANITARY SEWER DETAILS
C-403	SANITARY SEWER DETAILS & NOTES
C-404	SANITARY SEWER DETAILS & NOTES
C-405	WATER DETAILS
C-406	SANITARY SEWER PROFILES
L-100	LANDSCAPE PLAN
LP-100	LIGHTING PLAN
M-100	MAINTENANCE & PROTECTION OF TRAFFIC PLAN

SEPTEMBER 2023

REV. NOVEMBER 2023
 REV. FEBRUARY 2024
 REV. MARCH 2024



LEGEND

- ① 1/4" = 1/4" CONCRETE
- ② 1/4" = 1/4" ASPHALT
- ③ 1/4" = 1/4" GRAVEL
- ④ 1/4" = 1/4" SAND
- ⑤ 1/4" = 1/4" GRAVEL
- ⑥ 1/4" = 1/4" SAND
- ⑦ 1/4" = 1/4" GRAVEL
- ⑧ 1/4" = 1/4" SAND
- ⑨ 1/4" = 1/4" GRAVEL
- ⑩ 1/4" = 1/4" SAND
- ⑪ 1/4" = 1/4" GRAVEL
- ⑫ 1/4" = 1/4" SAND
- ⑬ 1/4" = 1/4" GRAVEL
- ⑭ 1/4" = 1/4" SAND
- ⑮ 1/4" = 1/4" GRAVEL
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- ⑰ 1/4" = 1/4" GRAVEL
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- ㊾ 1/4" = 1/4" GRAVEL
- ㊿ 1/4" = 1/4" SAND

ELICATED DEDIM
 EVIDENCE BY THIS MAP HAS BEEN OBTAINED UNLESS OTHERWISE NOTED.
 VERTICAL DATUM (NAVD 88)
 HORIZONTAL DATUM (NAD 83)

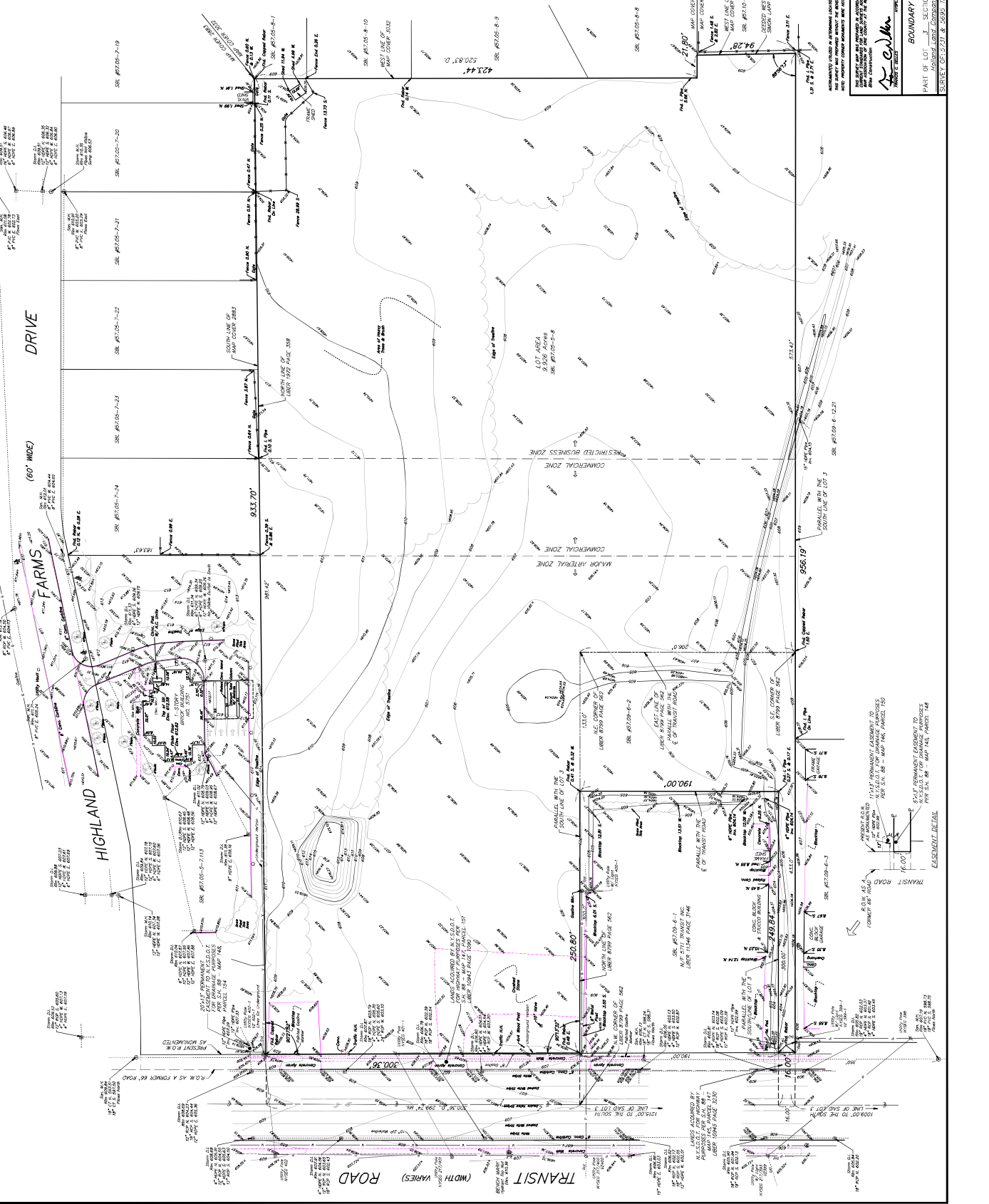
UTILITIES
 The underground utilities shown have been located from field surveys and are shown as indicated. The utility lines shown are for informational purposes only and are not to be used for engineering purposes. The utility lines shown are for informational purposes only and are not to be used for engineering purposes. The utility lines shown are for informational purposes only and are not to be used for engineering purposes.

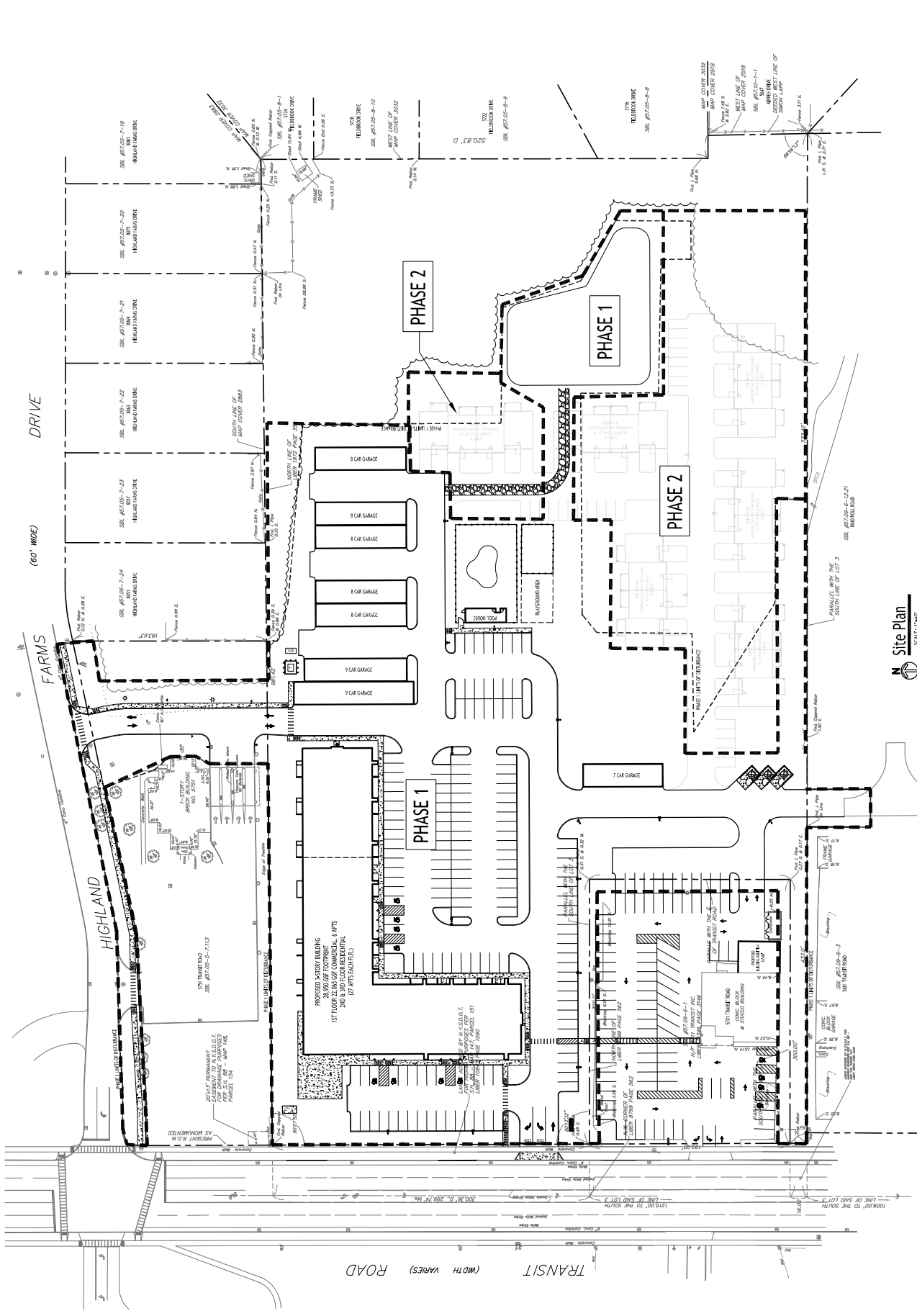
BOUNDARY & TOPOGRAPHIC SURVEY
 PART OF LOT 3, SECTION 36, TOWNSHIP 22, RANGE 6, OF THE
 RANGE 6, TOWNSHIP 22, RANGE 6, OF THE
 RANGE 6, TOWNSHIP 22, RANGE 6, OF THE
 RANGE 6, TOWNSHIP 22, RANGE 6, OF THE

4/19/21, ADD UTILITIES
 4/19/21, ADD UTILITIES
 4/19/21, ADD UTILITIES

Millard, Mackay & Delle
 LAND SURVEYORS, LP
 1000 S. 10th St., Suite 100
 Lincoln, NE 68502
 (402) 441-1111
 www.millardmackaydelle.com

BOUNDARY & TOPOGRAPHIC SURVEY
 PART OF LOT 3, SECTION 36, TOWNSHIP 22, RANGE 6, OF THE
 RANGE 6, TOWNSHIP 22, RANGE 6, OF THE
 RANGE 6, TOWNSHIP 22, RANGE 6, OF THE
 RANGE 6, TOWNSHIP 22, RANGE 6, OF THE





SCALE: 1"=40'
 40' 0' 40'

N Site Plan
 SCALE: 1"=40'

NOTE: THIS DRAWING IS PREPARED BY THE ARCHITECT AND ENGINEER, AND THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON.

DATE: 9/16/23
 DRAWN BY: SCOTT M. WOOD
 CHECKED BY: SCOTT M. WOOD
 DRAWING NO.: CP-100
 PROJECT NOS.: 20.057



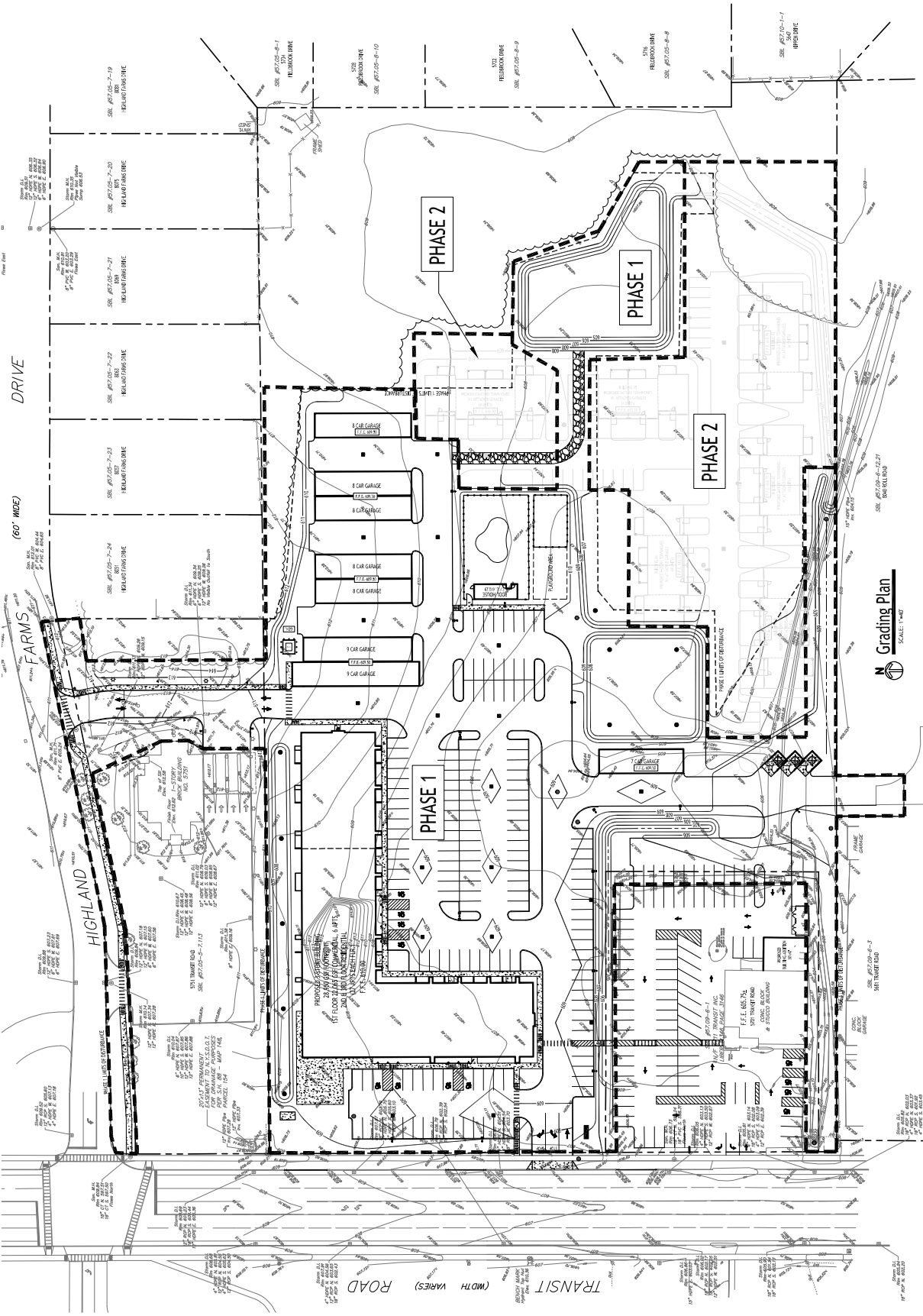
DRAWING NAME:
 Site Plan
 Phasing

PERSONS:
 DATE: 7/11/24
 REVISIONS:
 2/11/24
 7/11/24

Proposed Mixed Use
 5695 & 5731 Transit Road
 Clarence, NY

CARMINA WOOD DESIGN
 111 Main Street, Suite 200
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DATE: 9/16/23
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 DRAWING NO.: CP-200
 PROJECT NO.: 20.057

DRAWING NAME:
 Grading Plan
 Phasing

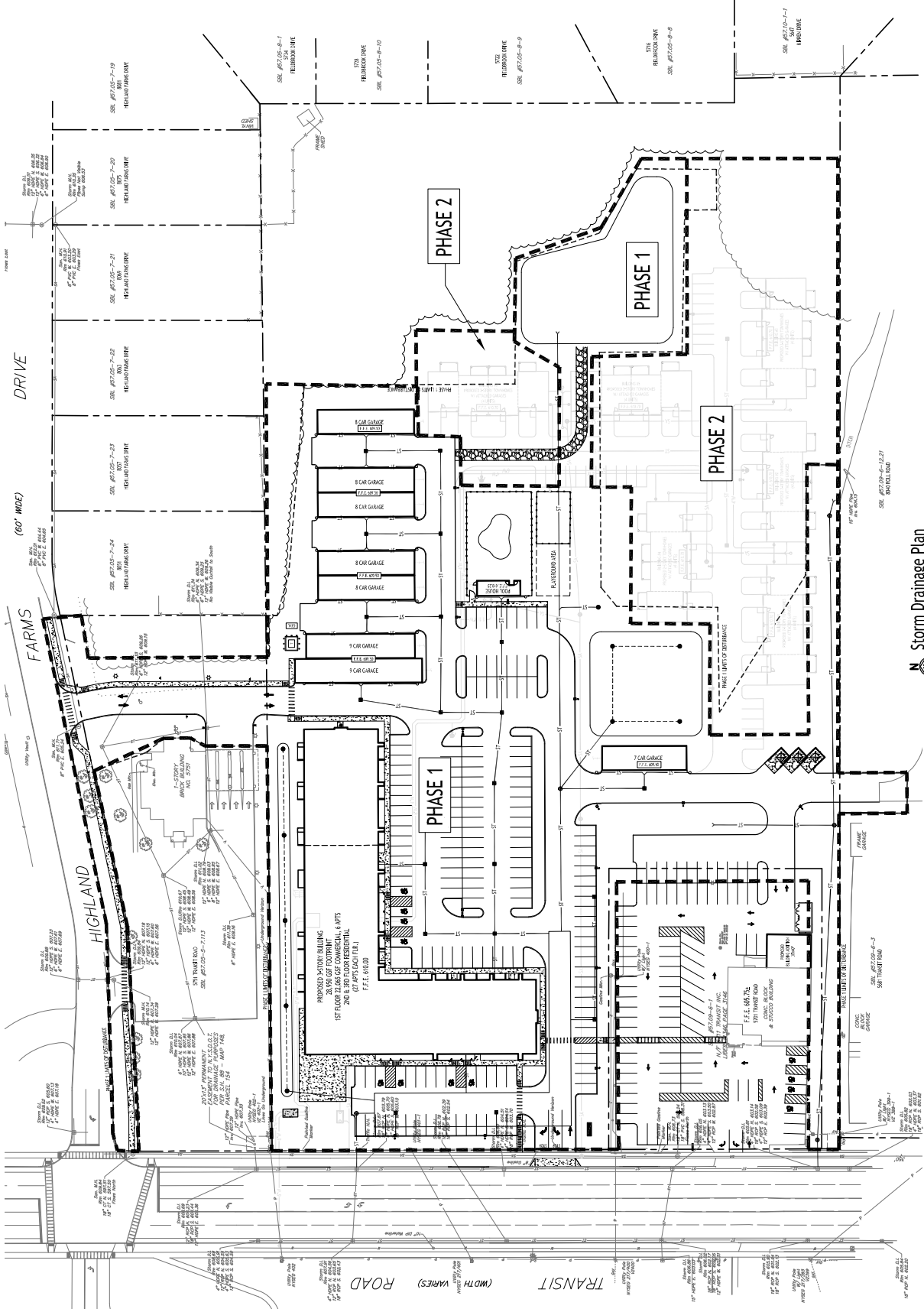


REVISIONS:

NO. 1	DATE	DESCRIPTION
1	11/17/23	REV. PER TOWN COMMENTS
2	2/13/24	REV. PER TOWN COMMENTS
3	7/14/24	REV. PER TOWN COMMENTS

Proposed Mixed Use
 Clarence, NY
 5695 & 5731 Transit Road

CARMINA WOOD DESIGN
 111 Main Street, Suite 500
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 Phone: (516) 842-3185



N Storm Drainage Plan
 SCALE: 1"=40'



NOTE: SURVEYOR IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA. CARMINA WOOD DESIGN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.

DATE: 9/16/23
 DRAWN BY: J. HANCOCK
 CHECKED BY: J. HANCOCK
 DRAWING NO.: CP-300
 PROJECT NO.: 20.057



DRAWING NAME:
Storm Drainage Plan - Phasing

REVISIONS:

NO.	DESCRIPTION	DATE
1	REV. PER TOWN COMMENTS	11/17/23
2	REV. PER TOWN COMMENTS	2/11/24
3	REV. PER TOWN COMMENTS	2/14/24

Proposed Mixed Use
 5695 & 5731 Transit Road
 Clarence, NY

CARMINA WOOD DESIGN
 11 Main Street, Suite 200
 Buffalo, New York 14203
 Phone: (716) 842-3165

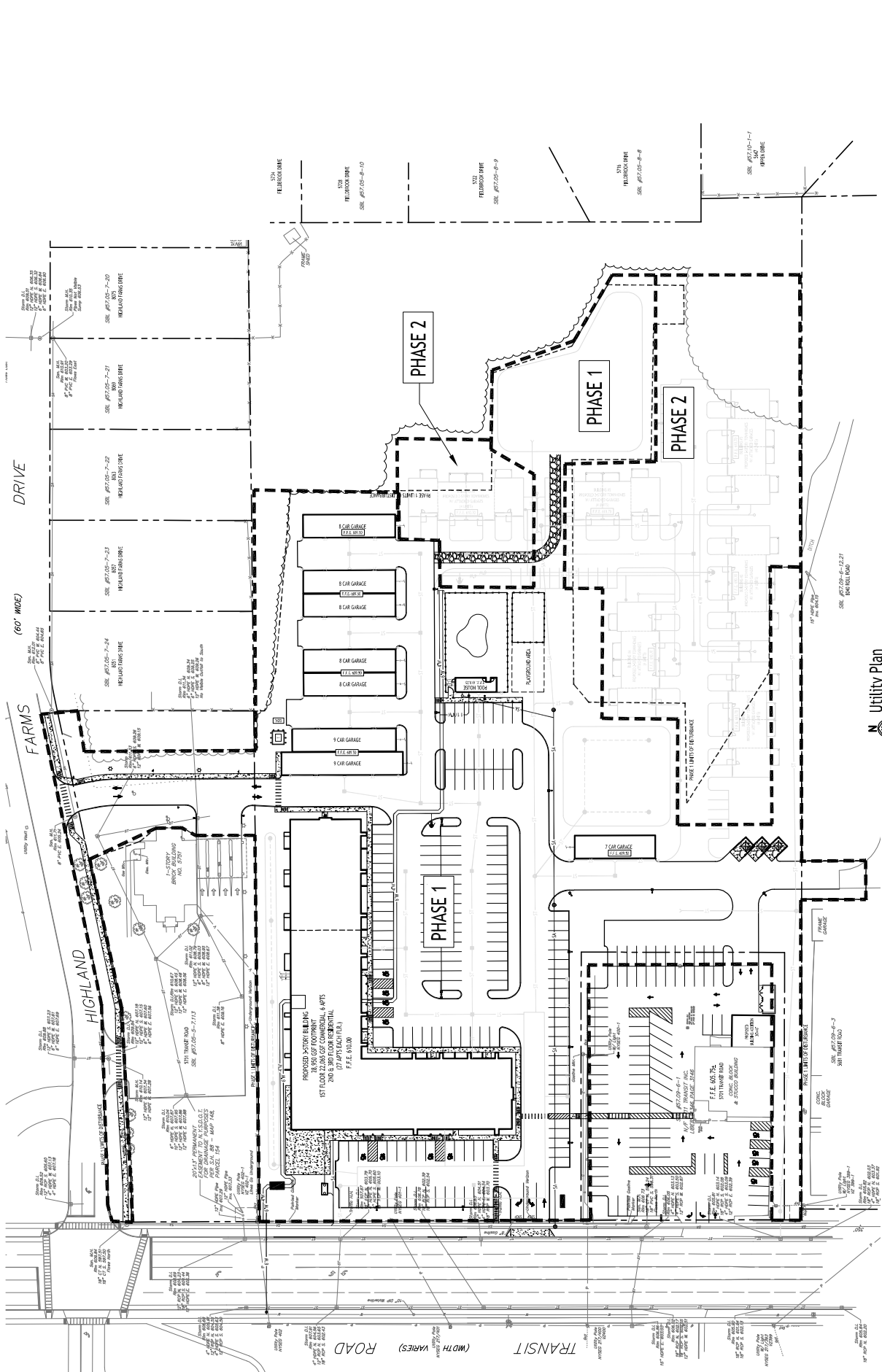
REVISIONS	DATE
1	11/17/23
2	12/11/24
3	1/14/24



DRAWING NAME:
Utility Plan Phasing

DATE: 9/16/23
 DRAWN BY: P. HENRY
 CHECKED BY: A. HENRY

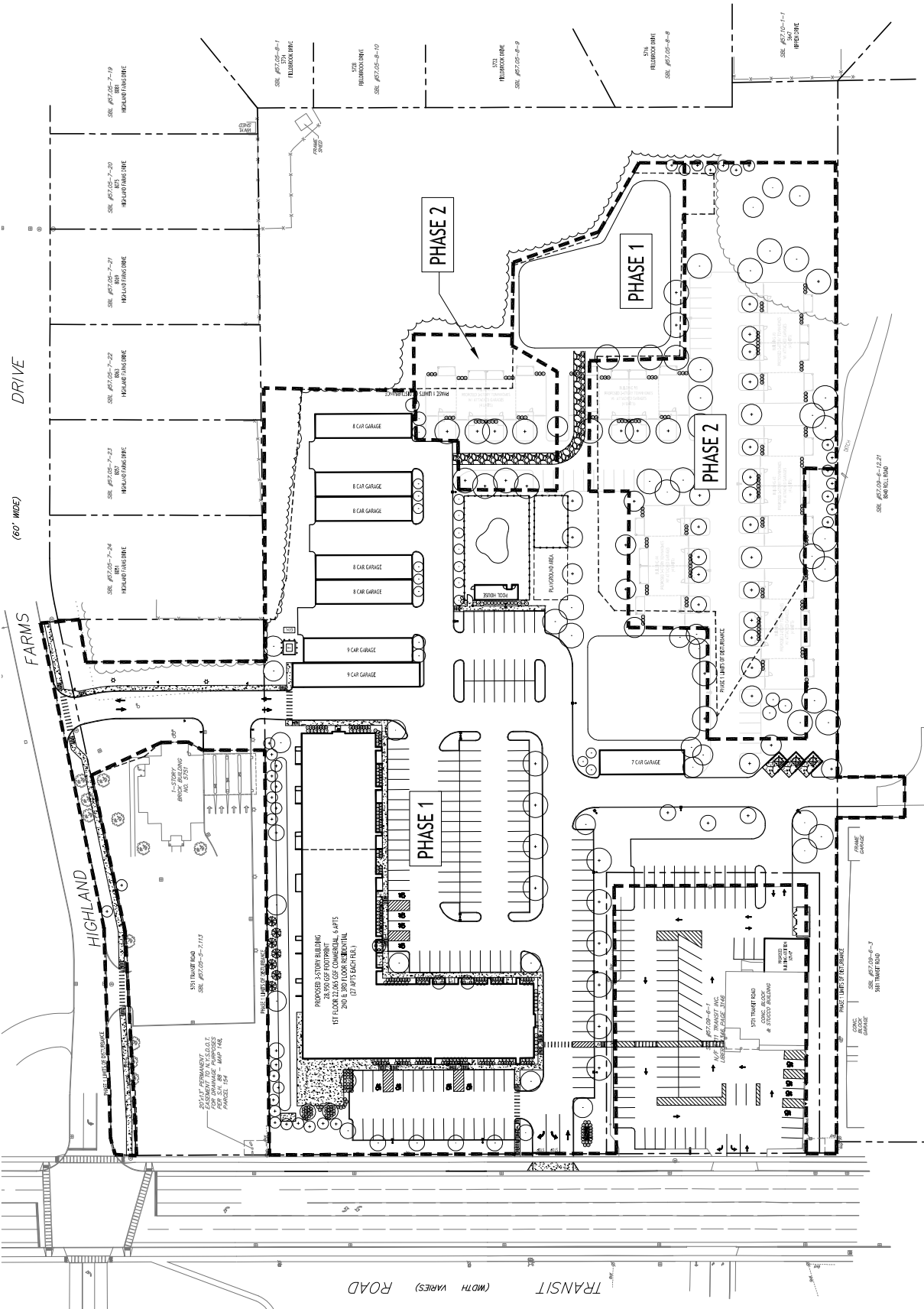
DRAWING NO.: **CP-400**
 PROJECT NO.: 10.057



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N Utility Plan
 SCALE: 1/4"=1'-0"

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Landscape Plan
 SCALE: 1/4"=1'-0"

DATE: 9/16/23
 DRAWN BY: P. HENRY
 CHECKED BY: J. HENRY
 DRAWING NO.: L-101
 PROJECT NO.: 20.057

DRAWING NAME:
Landscape Plan
 Phasing



REVISIONS:

NO.	DESCRIPTION	DATE
1	Rev. per Town comments	7/17/24
2	Rev. per Town comments	7/17/24

Proposed Mixed Use
 5695 & 5731 Transit Road
 Clarence, NY

CARMINA WOOD DESIGN
 487 Main Street, Suite 500
 Buffalo, New York 14203
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 11 Main Street, Suite 232
 Groenendaal, North Carolina 27606
 Phone: (336) 931-0009

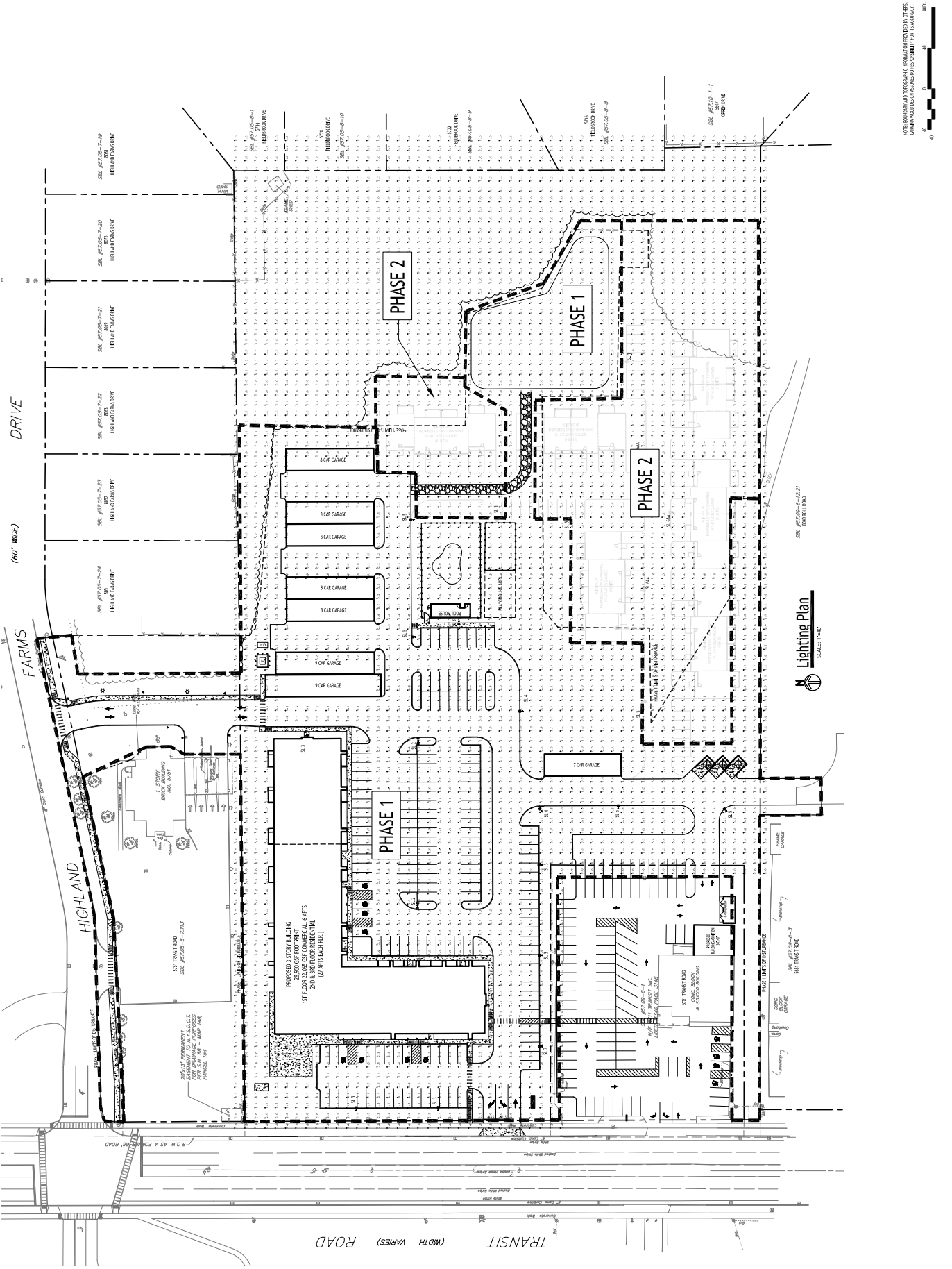
Proposed Mixed Use
 5695 & 5731 Transit Road
 Clarendon, NY

REVISIONS:	DATE
Rev. per Town Comments	2/13/24
Rev. per Town Comments	2/13/24



DRAWING NAME:
Lighting Plan
 Phasing

DATE: 9/6/23
 DRAWN BY: J. HINES
 CHECKED BY: J. HINES
 DRAWING NO.: **LP-101**
 PROJECT NO.: 20.057



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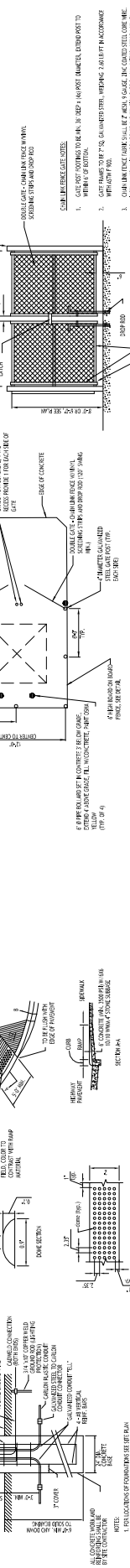
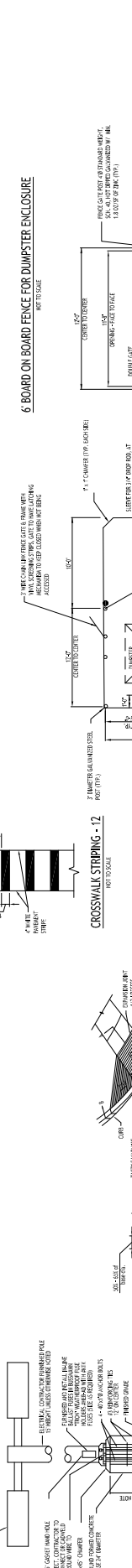
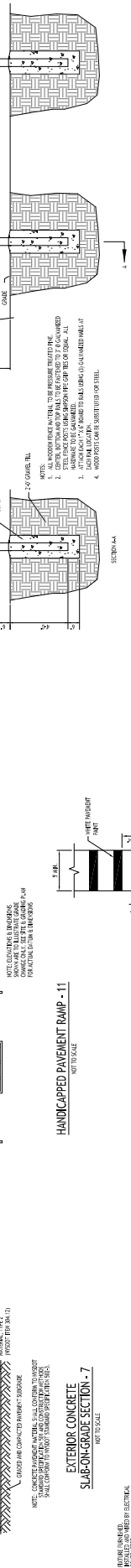
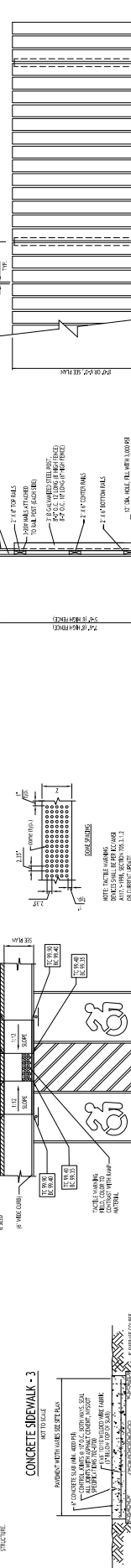
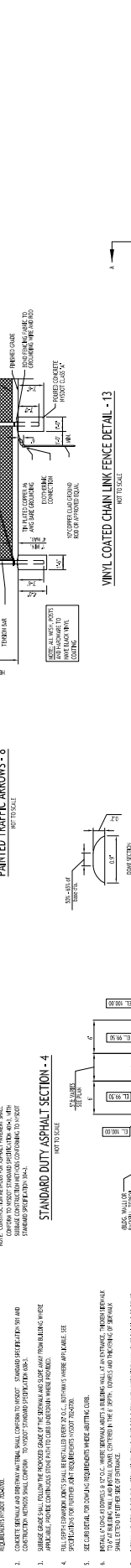
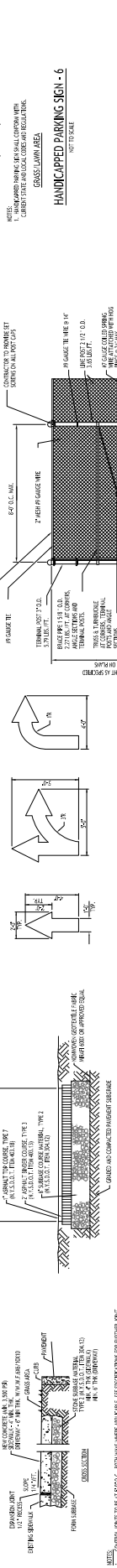
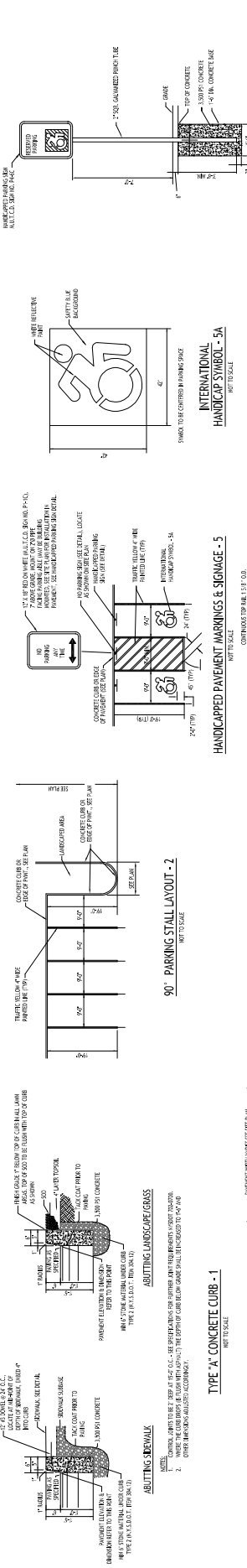


DRAWING NAME:
 Site Details

DATE: 9/6/23
 DRAWN BY: JAC
 CHECKED BY: JAC

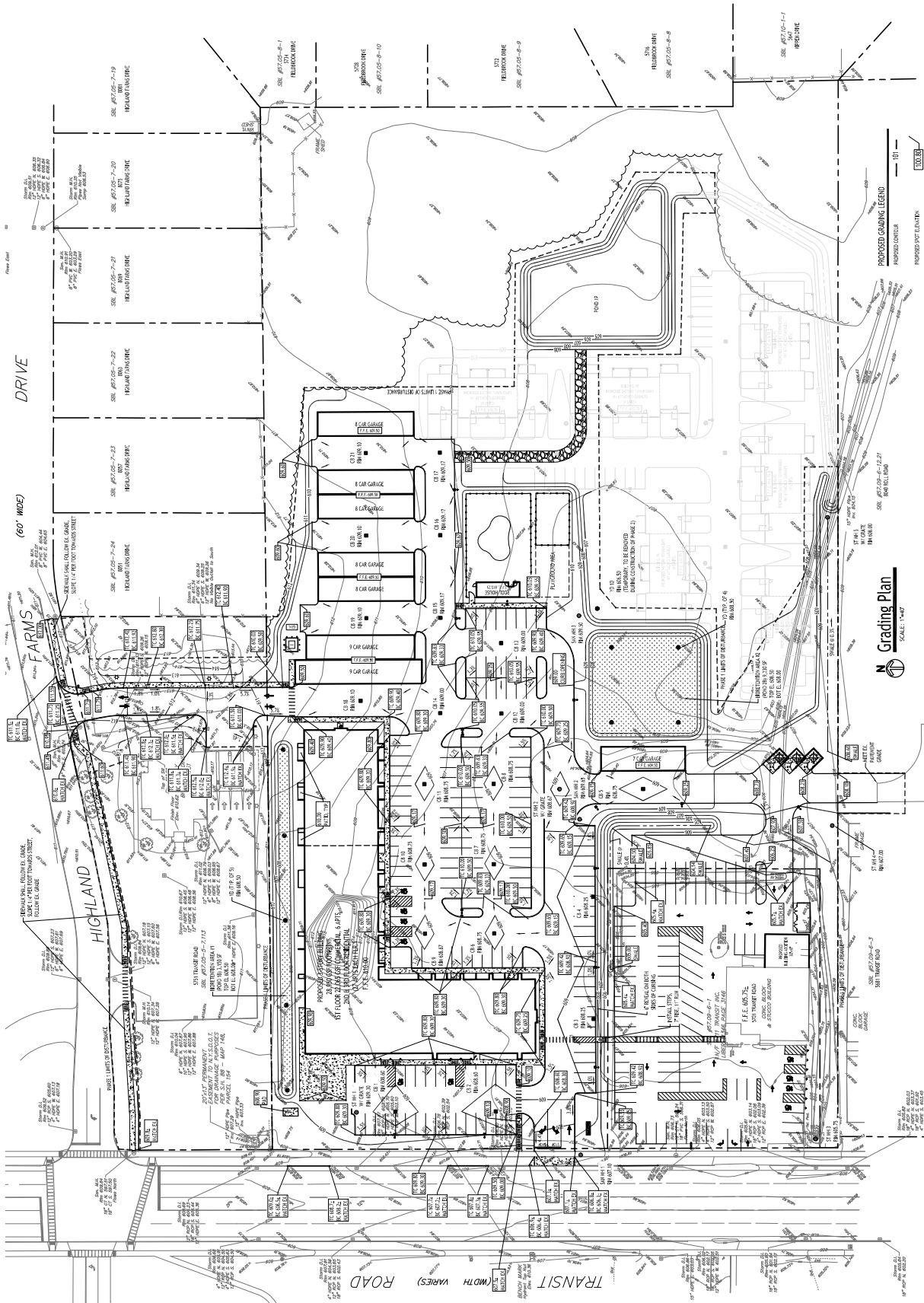
DRAWING NO.:
C-101

PROJECT NO.: 20.057



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PROPOSED GRADING LEGEND

PROPOSED SPOT ELEVATIONS

PROPOSED TO TOP OF CURB

PROPOSED TO TOP OF FINISH GRADE

PROPOSED LATED GRADE

PROPOSED GRADE SLOPE

PROPOSED IMPAVEMENT

PROPOSED MASH/MSH

PROPOSED DRAINAGE

EXISTING GRADE DATA (EXISTING ELEVATION - TO TOP OF FINISH GRADE)

TYPE	AREA	AVG. SLOPE	PERCENT	PERCENT	PERCENT
1-1/2" to 2"	1.00	0.00	0.00	0.00	0.00
2" to 4"	1.00	0.00	0.00	0.00	0.00
4" to 6"	1.00	0.00	0.00	0.00	0.00
6" to 8"	1.00	0.00	0.00	0.00	0.00
8" to 10"	1.00	0.00	0.00	0.00	0.00
10" to 12"	1.00	0.00	0.00	0.00	0.00
12" to 14"	1.00	0.00	0.00	0.00	0.00
14" to 16"	1.00	0.00	0.00	0.00	0.00
16" to 18"	1.00	0.00	0.00	0.00	0.00
18" to 20"	1.00	0.00	0.00	0.00	0.00
20" to 24"	1.00	0.00	0.00	0.00	0.00
24" to 30"	1.00	0.00	0.00	0.00	0.00
30" to 36"	1.00	0.00	0.00	0.00	0.00
36" to 48"	1.00	0.00	0.00	0.00	0.00
48" to 60"	1.00	0.00	0.00	0.00	0.00
60" to 72"	1.00	0.00	0.00	0.00	0.00
72" to 84"	1.00	0.00	0.00	0.00	0.00
84" to 96"	1.00	0.00	0.00	0.00	0.00
96" to 108"	1.00	0.00	0.00	0.00	0.00
108" to 120"	1.00	0.00	0.00	0.00	0.00
120" to 144"	1.00	0.00	0.00	0.00	0.00
144" to 168"	1.00	0.00	0.00	0.00	0.00
168" to 192"	1.00	0.00	0.00	0.00	0.00
192" to 216"	1.00	0.00	0.00	0.00	0.00
216" to 240"	1.00	0.00	0.00	0.00	0.00
240" to 288"	1.00	0.00	0.00	0.00	0.00
288" to 336"	1.00	0.00	0.00	0.00	0.00
336" to 384"	1.00	0.00	0.00	0.00	0.00
384" to 432"	1.00	0.00	0.00	0.00	0.00
432" to 480"	1.00	0.00	0.00	0.00	0.00
480" to 528"	1.00	0.00	0.00	0.00	0.00
528" to 576"	1.00	0.00	0.00	0.00	0.00
576" to 624"	1.00	0.00	0.00	0.00	0.00
624" to 672"	1.00	0.00	0.00	0.00	0.00
672" to 720"	1.00	0.00	0.00	0.00	0.00
720" to 768"	1.00	0.00	0.00	0.00	0.00
768" to 816"	1.00	0.00	0.00	0.00	0.00
816" to 864"	1.00	0.00	0.00	0.00	0.00
864" to 912"	1.00	0.00	0.00	0.00	0.00
912" to 960"	1.00	0.00	0.00	0.00	0.00
960" to 1008"	1.00	0.00	0.00	0.00	0.00
1008" to 1056"	1.00	0.00	0.00	0.00	0.00
1056" to 1104"	1.00	0.00	0.00	0.00	0.00
1104" to 1152"	1.00	0.00	0.00	0.00	0.00
1152" to 1200"	1.00	0.00	0.00	0.00	0.00
1200" to 1248"	1.00	0.00	0.00	0.00	0.00
1248" to 1296"	1.00	0.00	0.00	0.00	0.00
1296" to 1344"	1.00	0.00	0.00	0.00	0.00
1344" to 1392"	1.00	0.00	0.00	0.00	0.00
1392" to 1440"	1.00	0.00	0.00	0.00	0.00
1440" to 1488"	1.00	0.00	0.00	0.00	0.00
1488" to 1536"	1.00	0.00	0.00	0.00	0.00
1536" to 1584"	1.00	0.00	0.00	0.00	0.00
1584" to 1632"	1.00	0.00	0.00	0.00	0.00
1632" to 1680"	1.00	0.00	0.00	0.00	0.00
1680" to 1728"	1.00	0.00	0.00	0.00	0.00
1728" to 1776"	1.00	0.00	0.00	0.00	0.00
1776" to 1824"	1.00	0.00	0.00	0.00	0.00
1824" to 1872"	1.00	0.00	0.00	0.00	0.00
1872" to 1920"	1.00	0.00	0.00	0.00	0.00
1920" to 1968"	1.00	0.00	0.00	0.00	0.00
1968" to 2016"	1.00	0.00	0.00	0.00	0.00
2016" to 2064"	1.00	0.00	0.00	0.00	0.00
2064" to 2112"	1.00	0.00	0.00	0.00	0.00
2112" to 2160"	1.00	0.00	0.00	0.00	0.00
2160" to 2208"	1.00	0.00	0.00	0.00	0.00
2208" to 2256"	1.00	0.00	0.00	0.00	0.00
2256" to 2304"	1.00	0.00	0.00	0.00	0.00
2304" to 2352"	1.00	0.00	0.00	0.00	0.00
2352" to 2400"	1.00	0.00	0.00	0.00	0.00
2400" to 2448"	1.00	0.00	0.00	0.00	0.00
2448" to 2496"	1.00	0.00	0.00	0.00	0.00
2496" to 2544"	1.00	0.00	0.00	0.00	0.00
2544" to 2592"	1.00	0.00	0.00	0.00	0.00
2592" to 2640"	1.00	0.00	0.00	0.00	0.00
2640" to 2688"	1.00	0.00	0.00	0.00	0.00
2688" to 2736"	1.00	0.00	0.00	0.00	0.00
2736" to 2784"	1.00	0.00	0.00	0.00	0.00
2784" to 2832"	1.00	0.00	0.00	0.00	0.00
2832" to 2880"	1.00	0.00	0.00	0.00	0.00
2880" to 2928"	1.00	0.00	0.00	0.00	0.00
2928" to 2976"	1.00	0.00	0.00	0.00	0.00
2976" to 3024"	1.00	0.00	0.00	0.00	0.00
3024" to 3072"	1.00	0.00	0.00	0.00	0.00
3072" to 3120"	1.00	0.00	0.00	0.00	0.00
3120" to 3168"	1.00	0.00	0.00	0.00	0.00
3168" to 3216"	1.00	0.00	0.00	0.00	0.00
3216" to 3264"	1.00	0.00	0.00	0.00	0.00
3264" to 3312"	1.00	0.00	0.00	0.00	0.00
3312" to 3360"	1.00	0.00	0.00	0.00	0.00
3360" to 3408"	1.00	0.00	0.00	0.00	0.00
3408" to 3456"	1.00	0.00	0.00	0.00	0.00
3456" to 3504"	1.00	0.00	0.00	0.00	0.00
3504" to 3552"	1.00	0.00	0.00	0.00	0.00
3552" to 3600"	1.00	0.00	0.00	0.00	0.00
3600" to 3648"	1.00	0.00	0.00	0.00	0.00
3648" to 3696"	1.00	0.00	0.00	0.00	0.00
3696" to 3744"	1.00	0.00	0.00	0.00	0.00
3744" to 3792"	1.00	0.00	0.00	0.00	0.00
3792" to 3840"	1.00	0.00	0.00	0.00	0.00
3840" to 3888"	1.00	0.00	0.00	0.00	0.00
3888" to 3936"	1.00	0.00	0.00	0.00	0.00
3936" to 3984"	1.00	0.00	0.00	0.00	0.00
3984" to 4032"	1.00	0.00	0.00	0.00	0.00
4032" to 4080"	1.00	0.00	0.00	0.00	0.00
4080" to 4128"	1.00	0.00	0.00	0.00	0.00
4128" to 4176"	1.00	0.00	0.00	0.00	0.00
4176" to 4224"	1.00	0.00	0.00	0.00	0.00
4224" to 4272"	1.00	0.00	0.00	0.00	0.00
4272" to 4320"	1.00	0.00	0.00	0.00	0.00
4320" to 4368"	1.00	0.00	0.00	0.00	0.00
4368" to 4416"	1.00	0.00	0.00	0.00	0.00
4416" to 4464"	1.00	0.00	0.00	0.00	0.00
4464" to 4512"	1.00	0.00	0.00	0.00	0.00
4512" to 4560"	1.00	0.00	0.00	0.00	0.00
4560" to 4608"	1.00	0.00	0.00	0.00	0.00
4608" to 4656"	1.00	0.00	0.00	0.00	0.00
4656" to 4704"	1.00	0.00	0.00	0.00	0.00
4704" to 4752"	1.00	0.00	0.00	0.00	0.00
4752" to 4800"	1.00	0.00	0.00	0.00	0.00
4800" to 4848"	1.00	0.00	0.00	0.00	0.00
4848" to 4896"	1.00	0.00	0.00	0.00	0.00
4896" to 4944"	1.00	0.00	0.00	0.00	0.00
4944" to 4992"	1.00	0.00	0.00	0.00	0.00
4992" to 5040"	1.00	0.00	0.00	0.00	0.00
5040" to 5088"	1.00	0.00	0.00	0.00	0.00
5088" to 5136"	1.00	0.00	0.00	0.00	0.00
5136" to 5184"	1.00	0.00	0.00	0.00	0.00
5184" to 5232"	1.00	0.00	0.00	0.00	0.00
5232" to 5280"	1.00	0.00	0.00	0.00	0.00
5280" to 5328"	1.00	0.00	0.00	0.00	0.00
5328" to 5376"	1.00	0.00	0.00	0.00	0.00
5376" to 5424"	1.00	0.00	0.00	0.00	0.00
5424" to 5472"	1.00	0.00	0.00	0.00	0.00
5472" to 5520"	1.00	0.00	0.00	0.00	0.00
5520" to 5568"	1.00	0.00	0.00	0.00	0.00
5568" to 5616"	1.00	0.00	0.00	0.00	0.00
5616" to 5664"	1.00	0.00	0.00	0.00	0.00
5664" to 5712"	1.00	0.00	0.00	0.00	0.00
5712" to 5760"	1.00	0.00	0.00	0.00	0.00
5760" to 5808"	1.00	0.00	0.00	0.00	0.00
5808" to 5856"	1.00	0.00	0.00	0.00	0.00
5856" to 5904"	1.00	0.00	0.00	0.00	0.00
5904" to 5952"	1.00	0.00	0.00	0.00	0.00
5952" to 6000"	1.00	0.00	0.00	0.00	0.00

EXISTING GRADE DATA (EXISTING ELEVATION - TO TOP OF FINISH GRADE)

TYPE	AREA	AVG. SLOPE	PERCENT	PERCENT	PERCENT
1-1/2" to 2"	1.00	0.00	0.00	0.00	0.00
2" to 4"	1.00	0.00	0.00	0.00	0.00
4" to 6"	1.00	0.00	0.00	0.00	0.00
6" to 8"	1.00	0.00	0.00	0.00	0.00
8" to 10"	1.00	0.00	0.00	0.00	0.00
10" to 12"	1.00	0.00	0.00	0.00	0.00
12" to 14"	1.00	0.00	0.00	0.00	0.00
14" to 16"	1.00	0.00	0.00	0.00	0.00
16" to 18"	1.00	0.00	0.00	0.00	0.00
18" to 20"	1.00	0.00	0.00	0.00	0.00
20" to 24"	1.00	0.00	0.00	0.00	0.00
24" to 30"	1.00	0.00	0.00	0.00	0.00
30" to 36"	1.00	0.00	0.00	0.00	0.00
36" to 48"	1.00	0.00	0.00	0.00	0.00
48" to 60"	1.00	0.0			

Proposed Mixed Use
 5695 & 5731 Transit Road
 Clarence, NY

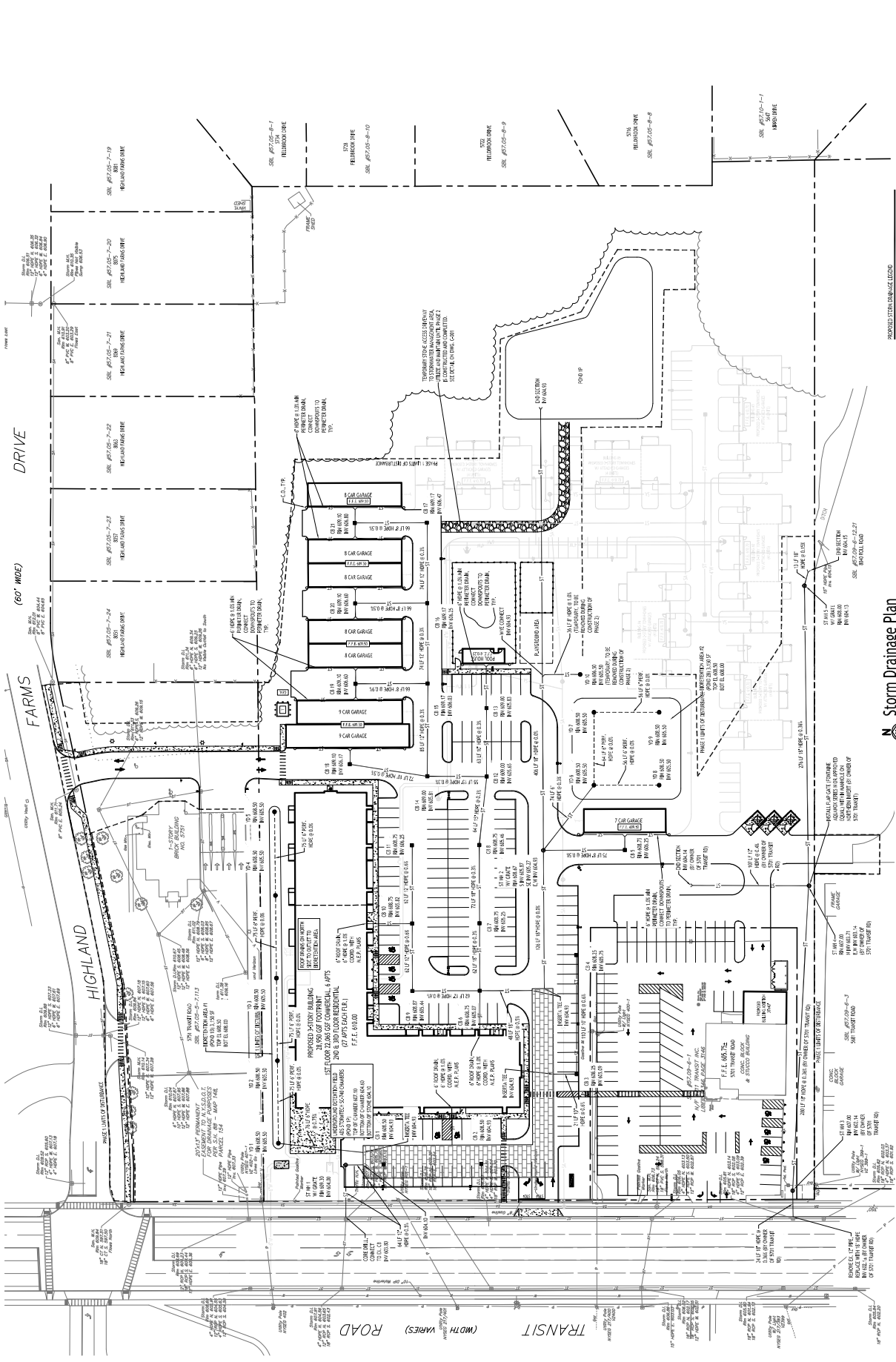
REVISIONS

NO.	DESCRIPTION	DATE
1	Rev. per Town comments	11/1/24
2	Rev. per Town comments	2/1/24



DRAWING NAME:
Storm Drainage Plan

DATE: 9/16/23
 DRAWN BY: R. Carmin
 CHECKED BY: R. Carmin
 DRAWING NO.: **C-300**
 PROJECT NO.: 20.057



PROPOSED STORM DRAINAGE LEGEND

STORM PIPE	1. 12\"/>
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PROPOSED STORM DRAINAGE LEGEND

STORM PIPE	1. 12\"/>
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PROPOSED STORM DRAINAGE LEGEND

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PROPOSED STORM DRAINAGE LEGEND

STORM PIPE	1. 12\"/>
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Proposed Mixed Use

5695 & 5731 Transit Road
 Clarence, NY



Robert C. Water, RLA
 10000
 State of New York
 No. 10000

RECEIVED

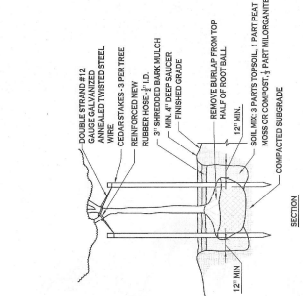
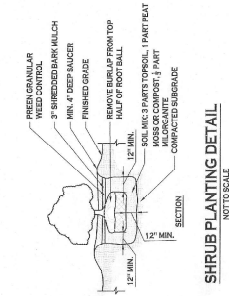
LANDSCAPE PLAN

DATE: JUL 21 2020

BY: [Signature]

7/20/20
 ZONING OFFICE
 AT RENE
 DRAWING NO. L-100

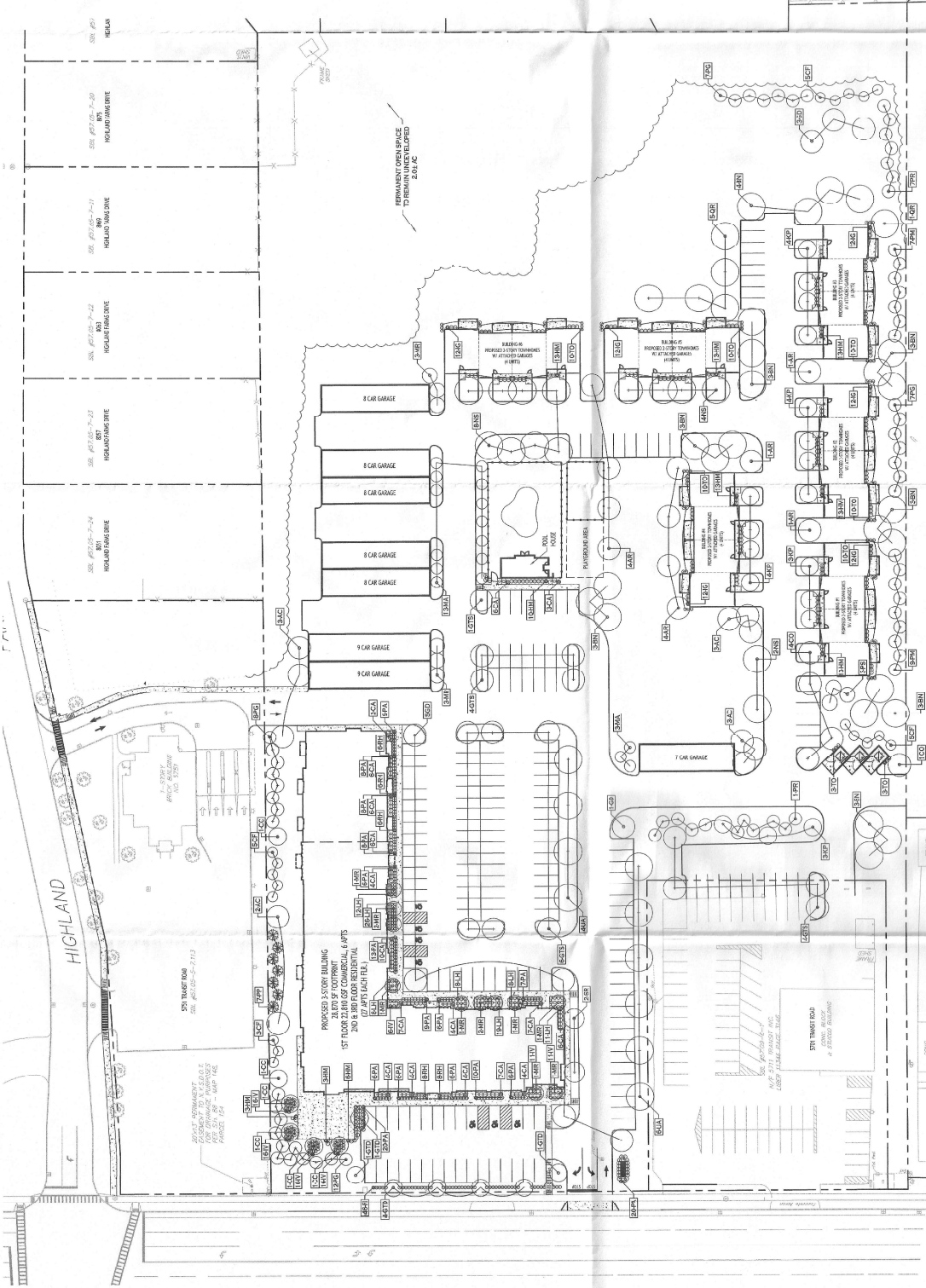
Project No: 21.057



TREE PLANTING DETAIL

NOT TO SCALE

- 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 TREES/SHRUBS, SPRINGERS, ORNAMENTAL GRASSES, AND MULCH UNLESS OTHERWISE CALLED OUT IN PLANS.
 - ALL SEASONAL FLOWER BEDS SHALL BE A MINIMUM OF TWELVE (12) INCHES DEEP WITH A WELL-DRAINED MIXTURE OF 50% PEAT MOSS, 50% SCREENED HARDWOOD BARK MULCH, AND 10% COMPOST. FLOWERS SHALL BE PLANTED IN THE FALL.
 - ALL SEASONAL FLOWER BEDS SHALL BE STAKED WITH 3\"/>



NOTE: MULCH AND TREE FRESH MULCH SHOULD BE A MIN. 3\"/>

- MULCH UNLESS OTHERWISE CALLED OUT IN PLANS.
- ALL PLANT MATERIALS SHALL BE INSPECTED TWICE. FIRST INSPECTION SHALL BE AT THE TIME OF DELIVERY AND SECOND INSPECTION SHALL BE AT THE TIME OF INSTALLATION. INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT OR A DESIGNATED INSPECTOR. INSPECTION SHALL BE CONDUCTED AT THE TIME OF DELIVERY AND AT THE TIME OF INSTALLATION. INSPECTION SHALL BE CONDUCTED AT THE TIME OF DELIVERY AND AT THE TIME OF INSTALLATION.
- ALL LANDSCAPING SHALL BE COMPLETED BY THE END OF THE PROJECT. ALL PLANTING SHALL BE COMPLETED BY THE END OF THE PROJECT. ALL PLANTING SHALL BE COMPLETED BY THE END OF THE PROJECT.
- ORNAMENTAL GRASSES SHOULD BE PLANTED IN LATE FALL OR EARLY SPRING TO ALLOW NEW PLANTS TO GET ESTABLISHED.

QTY	COMMON NAME	MIN. SIZE	REMARKS
18	EVROBRED TREES		
18	CA 1	5'-6" HIGH	CONICULAR FIR
3	CA 2	5'-6" HIGH	WHITE SPRUCE
15	PM	5'-6" HIGH	METER SPRUCE
7	PP	5'-6" HIGH	COLORADO SPRUCE
18	PR	5'-6" HIGH	RED PINE
100	CA 3	18" HT. MIN. NO. 3 CONT.	MIRACULOUS BLOSSOM
44	CA 4	18" HT. MIN. NO. 3 CONT.	LEAFY BRANCH
92	CA 5	18" HT. MIN. NO. 3 CONT.	LITTLE LEAF
72	CA 6	18" HT. MIN. NO. 3 CONT.	LITTLE LEAF
92	CA 7	18" HT. MIN. NO. 3 CONT.	LEAFY BRANCH
81	CA 8	18" HT. MIN. NO. 3 CONT.	LEAFY BRANCH
150	CA 9	NO. 3 CONT.	ORNAMENTAL GRASS
150	CA 10	NO. 3 CONT.	ORNAMENTAL GRASS
150	CA 11	NO. 3 CONT.	ORNAMENTAL GRASS
34	CA 12	NO. 3 CONT.	ORNAMENTAL GRASS

QTY	COMMON NAME	MIN. SIZE	REMARKS
1	REDBLOSSOM TREES		
1	AR 1	8" HT. MIN.	MAJOR STEEL
2	AR 2	2'-1/2" - 3" CAL.	MAJOR STEEL
2	BN	10" - 12" HT.	MAJOR STEEL
6	CC	8" HT.	MAJOR STEEL
5	CC	2'-1/2" - 3" CAL.	MAJOR STEEL
9	CC	2'-1/2" - 3" CAL.	MAJOR STEEL
11	CC	2'-1/2" - 3" CAL.	MAJOR STEEL
14	CC	2'-1/2" - 3" CAL.	MAJOR STEEL
14	CC	2'-1/2" - 3" CAL.	MAJOR STEEL
11	CC	2'-1/2" - 3" CAL.	MAJOR STEEL
3	CC	2'-1/2" - 3" CAL.	MAJOR STEEL
8	CC	2'-1/2" - 3" CAL.	MAJOR STEEL
11	CC	2'-1/2" - 3" CAL.	MAJOR STEEL

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