The City of Buffalo Planning Board
901 City Hall
Buffalo, NY 14202

SCHEDULED

AGENDA ITEM (ID # 26889)

Meeting: 03/10/25 04:00 PM
Department: Planning Board
Category: Planning Board Other
Prepared By: Nkosi Alleyne
Initiator: Angela Webber
Sponsors:
DOC ID: 26889

303 Lafayette - SEQRA Determination

CARMINAWOOD
DESIGN

February 4, 2025

Mr. John Fell
City of Buffalo Planning Board
901 City Hall
Buffalo, New York 14202

Ref: Proposed Multi-Family Development
303 Lafayette Avenue, Buffalo, NY
Major Site Plan Application

Dear John:

Please accept this Major Site Plan Application on behalf of our client, 303 Lafayette LLC, for the above-mentioned project. We are requesting to be granted an opportunity to appear before the Planning Board at the meeting scheduled for February 24th, 2025, at which time we will present the project and address any Board concerns.

The proposed redevelopment project consists of the construction of a new four-story multi-family apartment building consisting of 21 one-bedroom units and 7 two-bedroom units for a total of 28 units. Included in the site development will be 31 surface parking spaces as well as all necessary site improvements including access aisles, landscaping, site lighting, stormwater management system, water and sanitary sewer lines, and all needed utility connections. The project will include the combination of the parcels located at 303 Lafayette, 140, 144, and 150 Hoyt Street. The 303 Lafayette parcel was previously occupied as a church and had been demolished due to unsafe structural conditions. The Hoyt Street sites were occupied as residences and the only remaining structure is at 144 Hoyt Street which is proposed to be demolished as part of the project. The total combination of these lots is approximately 0.578+/- acres and is located within the N-2R - Residential Zone.

Included with this submittal please find the following items for consideration in this matter:

1. Statement of Intent (Project Description):
   - Please accept this letter as the Project Description.
   - Major Site Plan Application
2. Site Plan C-100
3. Architectural Elevations:
   - 303 Lafayete_2025_01_06 rendering
   - 303 Lafayete_Elevations
   - 303 Lafayete__X-000

4. Site Control Evidence:
    - Parcel Report from City GIS
    - Owner Authorization for 144 Hoyt St
5. Part 1 of the NYS Environmental Quality Review (SEQR) Environmental Assessment Form (EAF)
6. Map of Adjacent Conditions
7. Landscaping Plan:
    - Landscaping Plan L-100
    - Landscaping Details L-101
8. Stormwater Pollution Prevention Plan
9. Lighting Plan
    - Lighting Plan LP-100
    - Lighting Plan Details LP-101
10. Transportation Demand Management Plan:
    - To be provided under separate cover.

Please do not hesitate to call or email if you require anything else. I can be reached at 716-491-4330 or jpalumbo@carminawooddesign.com
We look forward to our presentation.

Sincerely,
CARMINA WOOD DESIGN

Joseph Palumbo | Engineering

Statement of Intent (Project Description):

Major Site Plan Application

City of Buffalo - Office of Strategic Planning

Section 496-11.3.7 of the City Code: Major Site Plan Review allows for the discretionary review of the site configuration and architectural design of projects which, due to their magnitude, are more likely to have significant impacts on their surroundings.

Procedure

1. If not already completed, register the project with the Department of Permits and Inspection Services (DPIS) in Room 301 City Hall.
2. Complete this form.
3. Attach to this form all required submittals listed on page 2 of this form and in Section 496-11.3.7 of the City Code.
4. Deliver this form and the required number of submittal copies to Room 901 City Hall. Include one (1) Compact Disc (CD) or USB flash drive with an electronic copy (PDF preferred) of the form and required submittals.
5. Staff will review the Major Site Plan Application and determine if it is complete.
   a. **An application is complete if:** All questions on the Major Site Plan Application Form have been answered and required submittals have been attached.
   b. **An application is not complete if:** One or more questions on the Major Site Plan Application Form have not been answered or if submittal materials are missing. Notice will be provided to the applicant identifying any needed changes.
6. After staff review and the application is determined complete, the applicant will receive a Notice of Complete Application which includes a public hearing date. Until a Notice of Complete Application is received, the project will not be scheduled for a public hearing regardless of the date the application was submitted.
7. Ten (10) days prior to the scheduled public hearing, all applicants for Major Site Plan Review must install a sign at the project site. An electronic template of this sign is available at Room 901 City Hall. Requirements and standards for this sign are found within the Posted Notice Section 496-11.2.2.C. of the City Code. The sign can be removed when the public hearing is closed.
8. Attend the City Planning Board public hearing to discuss your application for Major Site Plan Review.
9. The City Planning Board will review the application and make a decision to approve, approve with modifications, or deny the application. Once the City Planning Board has made a decision, you will receive a written notice.
10. If the City Planning Board approves the site plan subject to certain conditions or minor modifications, all plans and drawings submitted as part of the building permit application must reflect those conditions or minor modifications.

Fee

Pay associated fee of:	$500	For new principal buildings less than 5,000 square feet, demolitions of a principal building if no other site plan triggers are met, or construction of parking lots.
	$1,000	For all other Major Site Plan Applications, respective of the above.

Major Site Plan Application

City of Buffalo - Office of Strategic Planning

Required Submittals

Section 496-11.3.7 of the City Code details required submittals for Major Site Plan Review. The following list provides a summary of these requirements and is not intended as a substitute for the requirements listed within the City Code.

1. **Statement of Intent (Project Description)**
   Submit: One copy measuring 8½" x 11"

2. **Site Plan**
   Submit: Ten (10) stamped copies measuring no larger than 11" x 17" and two (2) stamped copies measuring 24" x 36"
   Scale: One (1) inch equals thirty (30) feet or larger scale
   - Date of preparation, clear scale, north arrow, and dimensions
   - Project boundaries and total area
   - Dimensions of lots, property lines, and adjacent rights-of-way
   - Relationship to adjacent public infrastructure (sidewalks, roadways, street lighting, street trees, traffic control devices, right-of-way signs, catch basins and inlets, parks and open spaces, water and sewer services)
   - Existing and proposed site improvements (structures, easements, vehicular and pedestrian access, landscape, established trees, fences or walls, stormwater facilities, lighting, parking and loading facilities, signs) with dimensions as appropriate

3. **Architectural Elevations**
   Submit: Ten (10) copies measuring no larger than 11" x 17" and two (2) copies measuring 24" x 36"
   Scale: One (1) inch equals four (4) feet or larger scale
   - All relevant elevations to represent anything new or changing
   - Date of preparation, clear scale, and dimensions
   - Detail facade materials
   - Renderings are not required or accepted as substitutes for elevations

4. **Site Control Evidence**
   Submit: One (1) copy measuring no larger than 11" x 17"

5. **Part 1 of the NYS Environmental Quality Review (SEQR) Environmental Assessment Form (EAF)**
   Submit: One (1) copy measuring 8½" x 11"

6. **Map of Adjacent Conditions:**
   Submit: Ten (10) copies measuring no larger than 11" x 17"
   - Context of development within 100 feet of the site (location and scale of principal buildings, site ingress and egress)
   - Existing natural features on and within 200 feet of the site (water bodies, wetlands, floodplains, shoreline buffers, steep slopes, federal or state significant habitats)
   - Designated local, state, or national landmarks or historic districts on and within 200 feet of the site

7. **Landscaping Plan (if required)**
   Submit: Ten (10) copies measuring no larger than 11" x 17" and two (2) copies measuring 24" x 36"
   Landscaping Plan standards and requirements are found in Section 7.1 of the UDO

8. **Stormwater Pollution Prevention Plan (if required)**
   Submit: One (1) copy measuring no larger than 11" x 17"
   Information regarding Stormwater Pollution Prevention Plan is found within Section 7.3 of the UDO

9. **Lighting Plan (if required)**
   Submit: Ten (10) copies measuring no larger than 11" x 17" and two (2) copies measuring 24" x 36"
   Lighting Plan standards and requirements are found in Section 7.4 of the UDO

10. **Transportation Demand Management Plan (if required)**
    Submit: Ten (10) copies measuring no larger than 11" x 17"
    Transportation Demand Management Plan standards and requirements are found in Section 8.4 of the UDO and within the Transportation Demand Management Policy Guide approved by the City Planning Board.

Major Site Plan Application

City of Buffalo - Office of Strategic Planning

Applicant Information

Property Owner Name(s): 303 Lafayette LLC c/o Sean Hopkins

Phone Number: 716-510-4338 Email: shopkins@hsmlegal.com

Address: 35 California Drive, Suite 100 City: Williamsville State: NY Zip: 14221

Applicant Name(s): Carmina Wood Design c/o Joe Palumbo

Phone Number: 716-842-3165 Email: jpalumbo@carminawooddesign.com

Address: 80 Silo City ROW, Suite 100 City: Buffalo State: NY Zip: 14203

Contractor Name(s): TBD

Phone Number: Email:

Address: City: State: Zip:

Property Information

Assessed Address: 303 Lafayette Avenue and 144, 148, and 150 Hoyt Street

Area of Parcel (square feet): 25,198 Acres: 0.578

Zone: N-2R Residential Zone Overlay (if applicable): n/a

Current Use: Vacant & Residential

Historic District/Property (if applicable): n/a

Statement of Intent

Briefly state the intent of the project (attach additional information if needed):

Parcel combination of (303 Lafayette) and (144, 148 & 150 Hoyt) to be combined as one for the new construction of a 4-story Stacked Unit building type structure for (Dwelling, Multiple Unit) Use in the (N-2R) zone with (28) units and new accessory parking lot for (31) parking stalls.

Major Site Plan Application

City of Buffalo - Office of Strategic Planning

Project Description

Proposed use(s): Multi-Family Building Square feet: 32,731

Required City of Buffalo approvals: ZBA, Planning Board, BSA

Proposed number of dwellings (if applicable): 28

Existing building renovation: Building type (if in a Neighborhood Zone): n/a

Square feet: n/a

Facade alteration description: n/a

Parking lot construction/reconstruction: Square feet: 10,492 Spaces: 31

Loading area construction: Square feet: n/a Number of loading berths: n/a

Lot Dimensions:

Lot area (square feet): 25,198 Lot width (feet): 65.49

Lot Coverage:

Building coverage (percent): 32.8 Impervious coverage (percent): 78.6

Total project cost: 6,000,000

Total jobs created:

Total construction time frame: 18 months

Disclosure Affidavit

I affirm that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Joe Palumbo Date: 02/04/2025

Property owner or applicant signature:

Major Site Plan Application

City of Buffalo - Office of Strategic Planning

Office Use Only

Date form received:_____ A/P#:_____

Internal Checklist:	Date Received:	Reviewed By:
☐ Site Plan		
☐ Architectural Drawings		
☐ Site Control Evidence		
☐ Map of Adjacent Conditions		
☐ Landscape Plan		
☐ Stormwater Pollution Prevention Plan		
☐ Lighting Plan		
☐ TDM Plan		
☐ Fee ($1,000 or $500)		

Date of Determination of Completeness: _____

Date of Decision: _____

☐ Approved

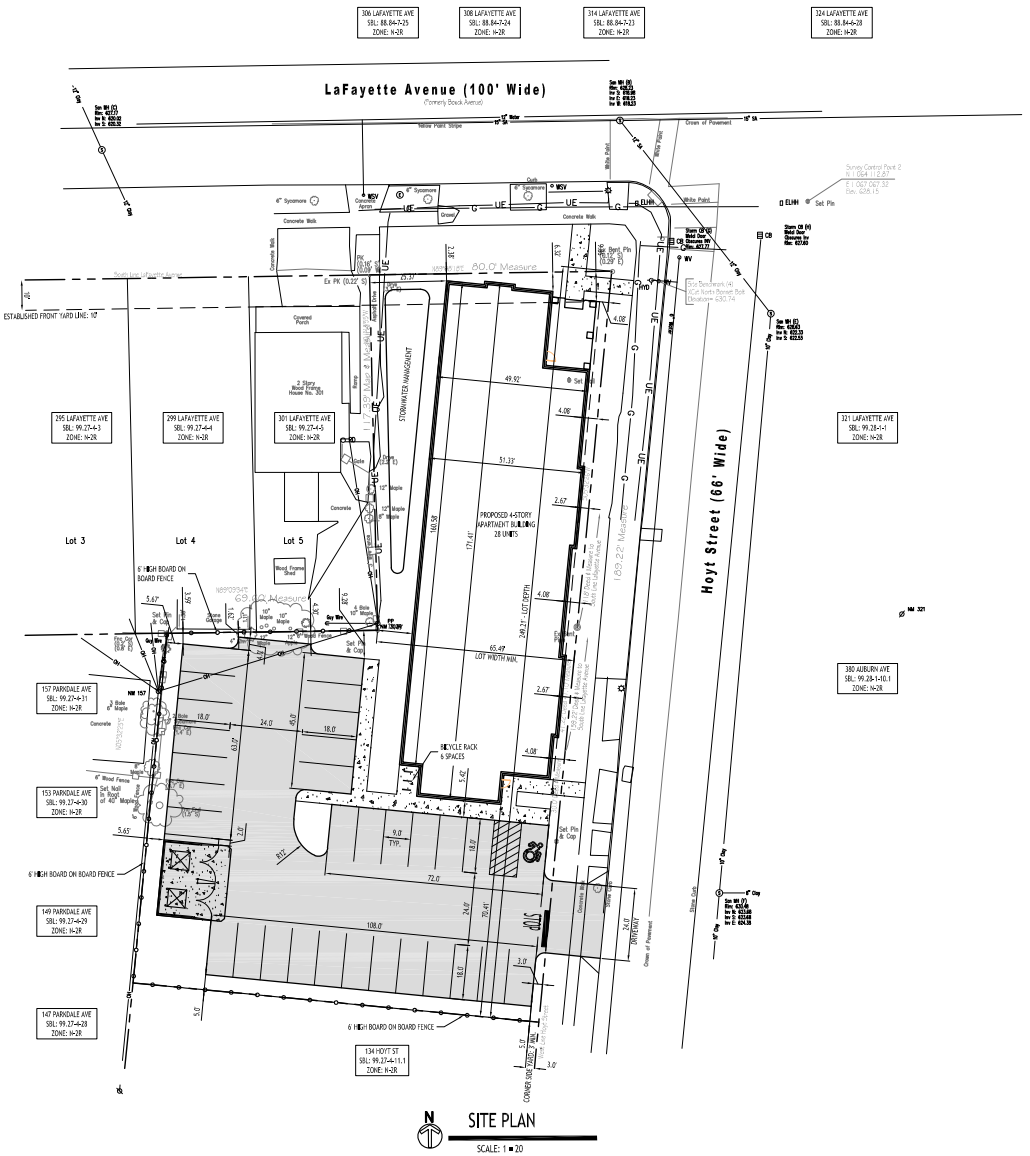
☐ Approved with modifications

☐ Disapproved

Site Plan

LOCATION MAP

SCALE: NTS



SITE PLAN

SCALE: 1 ■ 20

SITE DATA

TOTAL SITE AREA:	0.578± AC ■ 25,194± SF
PROJECT AREA:	0.578± AC ■ 25,194± SF
NEIGHBORHOOD ZONE:	H-2R : RESIDENTIAL
PROPOSED BLDG TYPE:	STACKED UNITS ; APARTMENTS
PROPOSED BLDG AREA:	32,731 GSF TOTAL; 28 APARTMENTS (21 ONE-BEDROOM & 7 TWO-BEDROOM)
1ST FLOOR:	7,944 GSF; 7 APARTMENTS (6 ONE-BEDROOM & 1 TWO-BEDROOM)
2ND FLOOR:	8,275 GSF; 7 APARTMENTS (5 ONE-BEDROOM & 2 TWO-BEDROOM)
3RD FLOOR:	8,275 GSF; 7 APARTMENTS (5 ONE-BEDROOM & 2 TWO-BEDROOM)
4TH FLOOR:	8,237 GSF; 7 APARTMENTS (5 ONE-BEDROOM & 2 TWO-BEDROOM)
LIGHTING ZONE:	LZ-2 ; MODERATE AMBIENT LIGHTING

	REQUIRED	PROVIDED
LOT DIMENSIONS		
LOT AREA (MIN):	1,800 SF	25,194± SF
LOT WIDTH - CORNER LOT (MIN/MAX):	25'/100'	65.49'
LOT COVERAGE		
BUILDING COVERAGE (MAX):	70%	32.8%
IMPERVIOUS COVERAGE (MAX):	80%	78.6%
BUILDING SETBACKS		
FRONT YARD (MIN/MAX):	5'/15' *	2.38'
* ■ FROM ESTABLISHED FRONT YARD LINE OF APPROXIMATELY 10'		
BUILD-TO PERCENTAGE, FRONT FACADE (MIN):	85%	100%
SIDE YARDS - 20% OF LOT WIDTH (MIN TOTAL):		
CORNER SIDE YARD (MIN/MAX):	3'/15'	2.67'
INTERIOR SIDE YARD (MIN/MAX):	3'/30'	11.49'/25.37'
REAR YARD - 15% OF LOT DEPTH (MIN):	37.38'	70.41'
BUILDING HEIGHT		
BUILDING HEIGHT (MAX):	3 STORIES, 40'	4 STORIES, 49'-4"
BUILDING HEIGHT (MIN):	2 STORIES	4 STORIES
STORY HEIGHT		
FINISHED GROUND FLOOR LEVEL (MIN/MAX):	0'/4'	2' ▲
GROUND STORY HEIGHT (MIN):	10'	10'-10"
TRANSPARENCY:		
GROUND FLOOR, FRONT FACADE (MIN):	30%	30.7%
GROUND FLOOR, CORNER SIDE FACADE (MIN):	30%	35.6%
UPPER FLOOR, FRONT & CORNER FACADE (MIN):	25%	26.1%
GROUND FLOOR BLANK WALL:		
WIDTH, FRONT FACADE (MAX):	10'	< 10'
AREA, CORNER SIDE FACADE (MAX):	30'	10'-6" ▲
PEDESTRIAN ACCESS:		
MAIN ENTRANCE LOCATION, FACADE (REQUIRED):	FRONT OR CORNER SIDE	FRONT
BICYCLE PARKING:		
1 SPACE PER 5 DWELLING UNITS (MIN):	6 SPACES	6 SPACES
RESIDENTIAL DENSITY:		
1 DWELLING UNIT PER 1,250 SF OF LOT AREA (MAX):	20 UNITS	28 UNITS

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THE WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK / CONCRETE PAD
- NUMBER OF PARKING SPACES (17)
- PROPOSED SIGN
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

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

20 0 20 40Ft

CARMINAWOOD DESIGN
111 Main Street, Suite 332
Lockport, New York 14094
Phone: (336) 937-0000

487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-2165

Multi-Family Development

303 Lafayette
Buffalo, New York 14213
SBL: 99.27-4-6, 7, 8, & 9.1

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Site Plan

Date: 01.28.2
Drawn By: C. W
Scale: As No

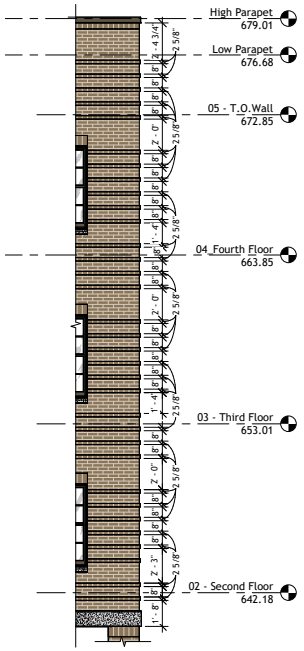
DRAWING NO.
C-100

Architectural Elevations

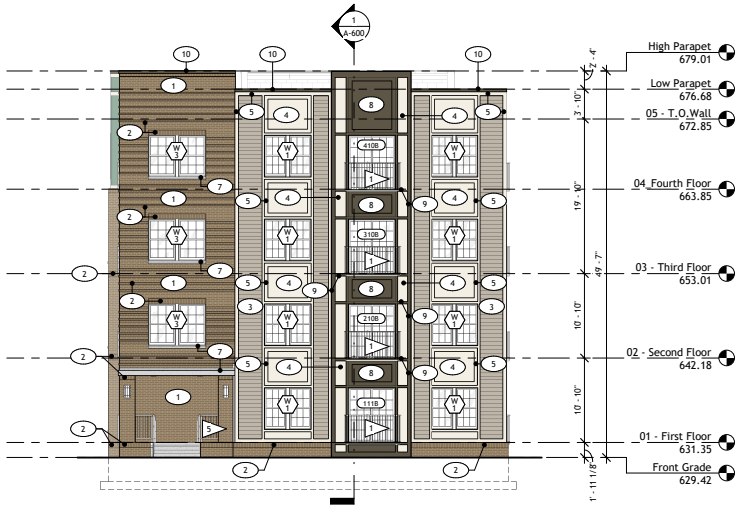
CARMINA WOOD DESIGN

Lafayette Lofts

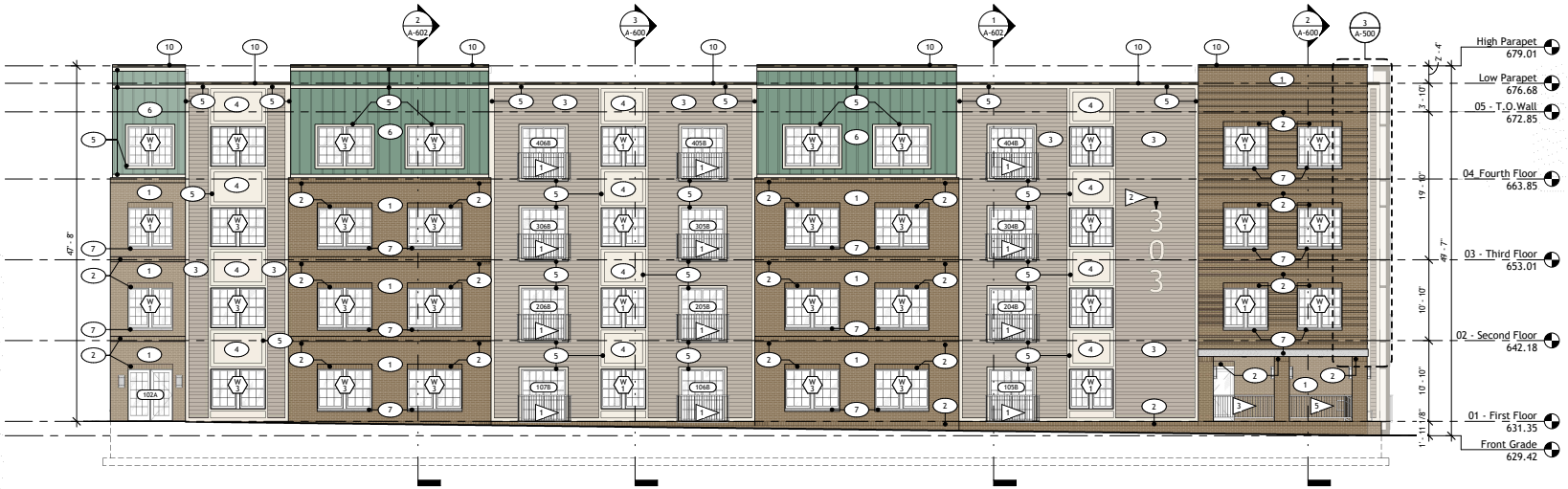
303 Lafayette Ave
Buffalo, New York 14202
24-1090



3 A-500 Proturded Brick Locations
1/4" = 1'-0"



2 A-500 North Elevation - Lafayette Ave
1/8" = 1'-0"



1 A-500 East Elevation - Hoyt Street
1/8" = 1'-0"

Exterior Finish Schedule

Callout	Pattern	Material	Description
1		Brick	Brick Texture: To be selected Color: To be selected
2		Brick Soldier Course	Brick Soldier Course Texture: To be selected Color: To be selected
3		Fiber Cement Lap Siding	Fiber Cement Lap Siding Manuf: To be selected Texture: Smooth Color: To be selected
4		Fiber Cement Panel	Fiber Cement Trim Board Manuf: To be selected Color: To be selected
5		Fiber Cement Trim Board	Fiber Cement Panel Manuf: To be selected Color: To be selected
6		Board & Batten	Board & Batten Manuf: To be selected Texture: Smooth Color: To be selected
7		Concrete	Concrete Texture: To be selected Color: To be selected
8		Fiber Cement Panel	Fiber Cement Panel Manuf: To be selected Color: To be selected
9		Fiber Cement Trim Board	Fiber Cement Trim Board Manuf: To be selected Color: To be selected
10		Aluminum Flashing	Aluminum Flashing Manuf: To be selected Color: To be selected

NOTES:
A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color.
B. Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

Elevation Keynotes

1. Juilet balcony railings as spec'd. Refer to balcony details on A-250s.
2. Exterior signage to be provided by owner.
3. Exterior Railings as spec'd. Refer to details on A-250s.

Exterior Symbol Legend

- Exterior Sconce
  All Exterior sconces shall be 6'-0" above finish floor unless otherwise noted. Coordinate with Electrical for specs & locations.
- Louver
  Coordinate with Mechanical for specs & locations.
- Gas Meters
  Coordinate with Plumbing for specs & locations.
- Hose Bib
  Coordinate with Plumbing for specs & locations.
- FDC
  Coordinate with Plumbing for specs & locations.
- Knox Box
  Coordinate with Fire Protection for specs & locations.
- ADA Push Button
  Coordinate with Electrical for specs & locations.
- Emergency Wall Pack
  Coordinate with Electrical for specs & locations.
- Electrical Switch Gear
  Coordinate with Electrical for specs & locations.

Note: Coordinate with Electrical for specs & locations of all light fixtures.

Average Height Calculations

Corner 1: 49'-7"
Corner 2: 49'-7"
Corner 3: 47'-8"
Corner 4: 47'-8"
Corner 5: 47'-8"
Corner 6: 47'-10"

Average Height = 48'-4"

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Design Development Package

Lafayette Lofts
303 Lafayette Ave
Buffalo, NY 14202
County of Erie

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION
1/7/2025 8:23:38 AM

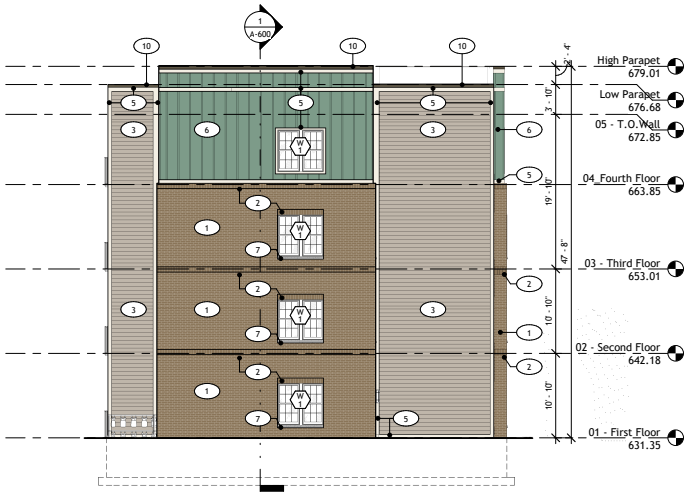
VB

DRAWING NAME:
Exterior Elevations

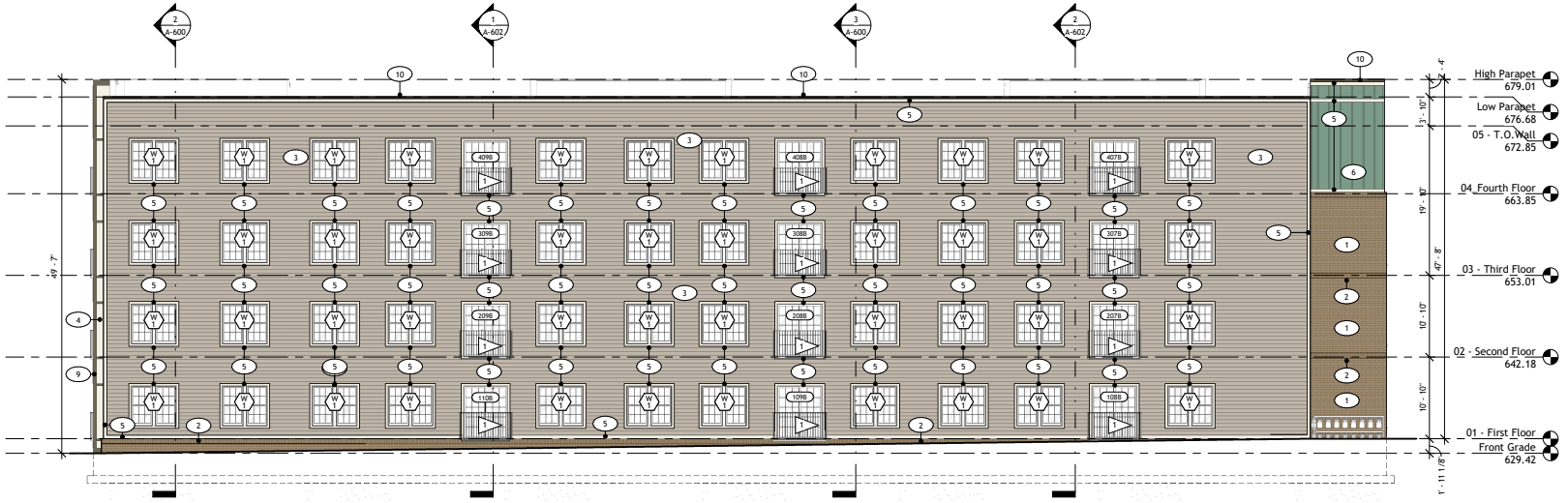
Date: 2024.10.1
Drawn By: A.Philipp
Checked By: D.Topolsk

DRAWING NO.
A-500

Project No: 24-1090



2 A-501 South Elevation - Parking
1/8" = 1'-0"



1 A-501 West Elevation
1/8" = 1'-0"

Exterior Finish Schedule

Callout	Pattern	Material	Description
1		Brick	Brick Texture: To be selected Color: To be selected
2		Brick Soldier Course	Brick Soldier Course Texture: To be selected Color: To be selected
3		Fiber Cement Lap Siding	Fiber Cement Lap Siding Manuf: To be selected Texture: Smooth Color: To be selected
4		Fiber Cement Panel	Fiber Cement Trim Board Manuf: To be selected Color: To be selected
5		Fiber Cement Trim Board	Fiber Cement Panel Manuf: To be selected Color: To be selected
6		Board & Batten	Board & Batten Manuf: To be selected Texture: Smooth Color: To be selected
7		Concrete	Concrete Texture: To be selected Color: To be selected
8		Fiber Cement Panel	Fiber Cement Panel Manuf: To be selected Color: To be selected
9		Fiber Cement Trim Board	Fiber Cement Trim Board Manuf: To be selected Color: To be selected
10		Aluminum Flashing	Aluminum Flashing Manuf: To be selected Color: To be selected

NOTES:
A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color.
B. Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

Elevation Keynotes

1. Juilet balcony railings as spec'd. Refer to balcony details on A-250s.
2. Exterior signage to be provided by owner.
3. Exterior Railings as spec'd. Refer to details on A-250s.

Exterior Symbol Legend

- Exterior Sconce
  All Exterior sconces shall be 6'-0" above finish floor unless otherwise noted. Coordinate with Electrical for specs & locations.
- Louver
  Coordinate with Mechanical for specs & locations.
- Gas Meters
  Coordinate with Plumbing for specs & locations.
- Hose Bib
  Coordinate with Plumbing for specs & locations.
- FDC
  Coordinate with Plumbing for specs & locations.
- Knox Box
  Coordinate with Fire Protection for specs & locations.
- ADA Push Button
  Coordinate with Electrical for specs & locations.
- Emergency Wall Pack
  Coordinate with Electrical for specs & locations.
- Electrical Switch Gear
  Coordinate with Electrical for specs & locations.

Note: Coordinate with Electrical for specs & locations of all light fixtures.

Average Height Calculations

Corner 1: 49'-7"
Corner 2: 49'-7"
Corner 3: 47'-8"
Corner 4: 47'-8"
Corner 5: 47'-8"
Corner 6: 47'-10"

Average Height = 48'-4"

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Design Development Package

Lafayette Lofts
303 Lafayette Ave
Buffalo, NY 14202
County of Erie

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION
1/7/2025 8:23:40 AM

VB

DRAWING NAME:
Exterior Elevations

Date: 2024.10.1
Drawn By: A.Philipp
Checked By: D.Topolsk

DRAWING NO.
A-501

Project No: 24-1090

Building Information

First Floor:
GSF:7944sf
1 Bed: 6
2 Bed: 1
Total Units: 7

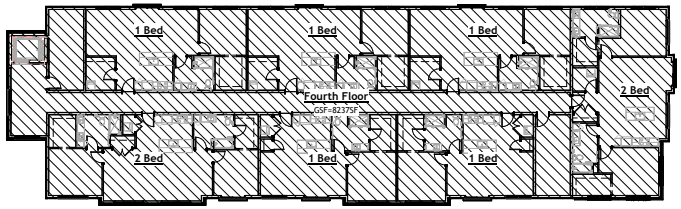
Second Floor:
GSF:8275sf
1 Bed: 5
2 Bed: 2
Total Units: 7

Third Floor:
GSF:8275sf
1 Bed: 5
2 Bed: 2
Total Units: 7

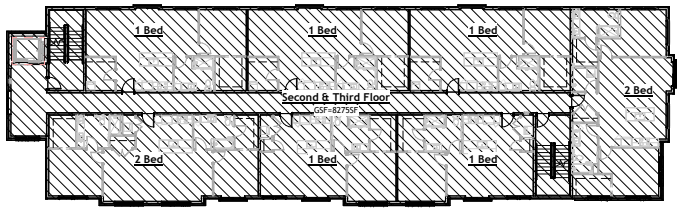
Fourth Floor:
GSF:8237sf
1 Bed: 5
2 Bed: 2
Total Units: 7

Unit Breakdown:
1 Bed: 21
2 Bed: 7
Total Units: 28

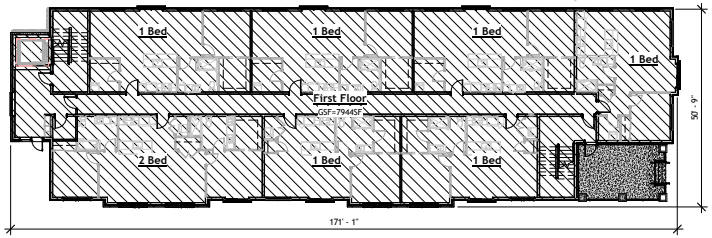
GSF Breakdown:
Building GSF: 32,731 sf



5 X-000 Fourth Floor GSF & Bed Type
1/16" = 1'-0"

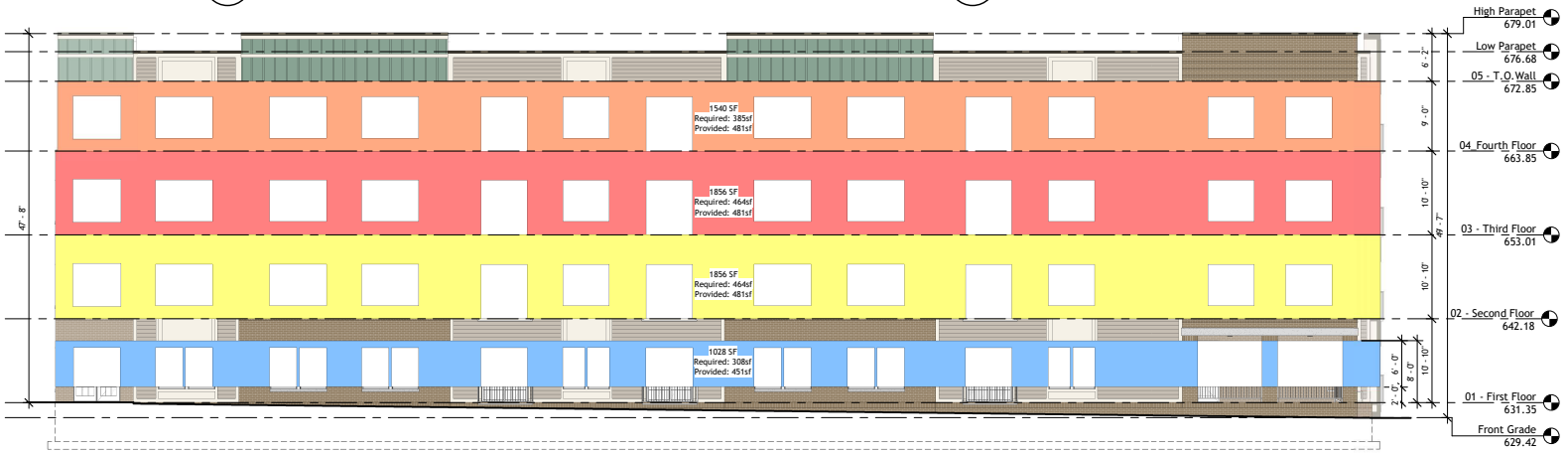


4 X-000 Second &Third Floor GSF & Bed Type
1/16" = 1'-0"



3 X-000 First Floor GSF & Bed Type
1/16" = 1'-0"

2 X-000 North Elevation - Lafayette Ave (Transparency)
1/8" = 1'-0"



1 X-000 East Elevation - Hoyt Street (Transparency)
1/8" = 1'-0"

CARMINA WOOD DESIGN
Buffalo | Utica | Greensboro

Design Development Package

Lafayette Lofts
303 Lafayette Ave
Buffalo, NY 14202
County of Erie

REVISIONS:
No. Description Date

PRELIMINARY
NOT FOR CONSTRUCTION
1/28/2025 10:56:19 AM

VB

DRAWING NAME:
Building Information

Date: 2024.10.1
Drawn By: Author
Checked By: Checker

DRAWING NO.
X-000

Project No: 24-1090

Site Control Evidence

City of Buffalo Property Report

Area of Interest (AOI) Information

Length : 115.64 ft

Feb 4 2025 13:12:28 Eastern Standard Time

Parcels

#	Printkey	Tax District	Bill Number	Number	Street
1	99.27-4-9.1	147007	04802050	144	HOYT
2	99.27-4-7	147007	04802300	150	HOYT
3	99.27-4-8	147007	04802200	148	HOYT
4	99.27-4-6	147007	04813400	303	LAFAYETTE AVE

#	Prop Zip	Front	Depth	Acres	Calculated Acres
1	14213	60	134	0.00	0.19
2	14213	41	135	0.10	0.11
3	14213	30	134	0.00	0.09
4	14213	80	118	0.00	0.19

#	Prop Class Code	Prop Class Desc	Owner1	Owner2	Mail1
1	210	ONE FAMILY DWELLING	GEORGE ERIN E	*No Data*	*No Data*
2	311	RESIDENTIAL VACANT LAND	303 LAFAYETTE LLC	*No Data*	*No Data*
3	311	RESIDENTIAL VACANT LAND	303 LAFAYETTE LLC	*No Data*	*No Data*
4	330	COMMERCIAL VACANT LAND	303 LAFAYETTE LLC	*No Data*	*No Data*

#	Mail2	Mail3	Mail4	Mail Zip	Mail Zip + 4
1	*No Data*	144 HOYT ST	BUFFALO, NY	14213	*No Data*
2	*No Data*	1 NIAGARA SQ	BUFFALO, NY	14202	*No Data*
3	*No Data*	1 NIAGARA SQ	BUFFALO, NY	14202	*No Data*
4	*No Data*	1 NIAGARA SQ	BUFFALO, NY	14202	*No Data*

#	Mail Country	Desc1	Desc2	Desc3	Zoning	Land Use	Area(ft²)
1	*No Data*	189.22 S LAFAYETTE	*No Data*	*No Data*	N-2R	Residential	N/A
2	*No Data*	118. S LAFAYETTE	*No Data*	*No Data*	N-2R	Vacant land	N/A
3	*No Data*	159.22 S LAFAYETTE	*No Data*	*No Data*	N-2R	Vacant land	N/A
4	*No Data*	WEST COR HOYT	*No Data*	*No Data*	N-2R	Vacant land	N/A

AUTHORIZATION

Erin E. Jacobs (the "Seller"), as the record owner of property located in the City of Buffalo located at 144 Hoyt Street [SBL No. 99.27-4-9.1] (the "Project Site") hereby authorizes 303 Lafayette Avenue, LLC, and Carmina Wood Design, its engineering firm, and its law firm of Hopkins Sorgi & McCarthy PLLC, to seek all required approvals and permits from involved governmental agencies relative to the its intended use of the Project Site as a multifamily project including but not limited to site plan approval by the Planning Board and area variances from the Zoning Board of Appeals.

Date: January 27, 2025

Erin E. Jacobs

Erin E. Jacobs

STATE OF NEW YORK)
ss:
COUNTY OF ERIE)

On the 27th day of January, in the year 2025, before me the undersigned a notary public in and for said state, personally appeared Erin E. Jacobs, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledge to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

ALISHA MARIE FERRI
Notary Public - State of New York
No. 01FE6355960
Qualified in Erie County
My Commission Expires 03/20, 2025

Alisha Marie Ferri

Notary Public

Part 1 of the
NYS Environmental Quality Review (SEQR)
Environmental Assessment Form (EAF)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Proposed Multifamily Project

Project Location (describe, and attach a location map):
303 Lafayette Avenue and 144, 148 & 150 Hoyt Street

Brief Description of Proposed Action:
The proposed action consists of the development of 303 Lafayette Avenue and 144, 148 and 150 Hoyt Street (the "Project Site") as a4-story Stacked Unit building type structure ("Dwelling, Multiple Unit") use in the N-2R zone district consisting of 28 units, 31 parking spaces and all related site improvements. The proposed action has been defined broadly to include all required discretionary approvals required from the City of Buffalo municipal boards as well as all approval and permits required from involved agencies as well as all proposed improvements.

Name of Applicant or Sponsor:	Telephone: 716.510-4338
303 Lafayette, LLC c/o Sean Hopkins, Esq.	E-Mail: shopkins@hsmlegal.com

Address:
35 California Drive, Suite 100

City/PO:	State:	Zip Code:
Williamsville	NY	14221

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Area variances - ZBA; Site Plan - Planning Board; Sewer and stormwater - BSA	☐	☑

3. a. Total acreage of the site of the proposed action? 0.578 acres
   b. Total acreage to be physically disturbed? 0.578 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.578 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
Stormwater runoff will discharge into existing municipal sanitary sewer per BSA requirements		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

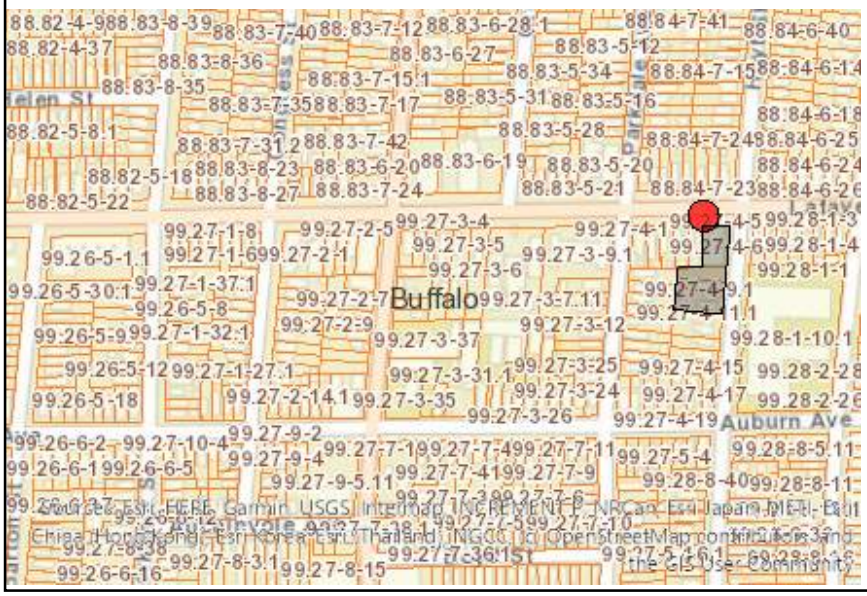
Applicant/sponsor/name: 303 Lafayette, LLC Date: January 29, 2025

Signature: _____ Title: Project Counsel

PRINT FORM

EAF Mapper Summary Report

Monday, January 27, 2025 5:03 P.M.

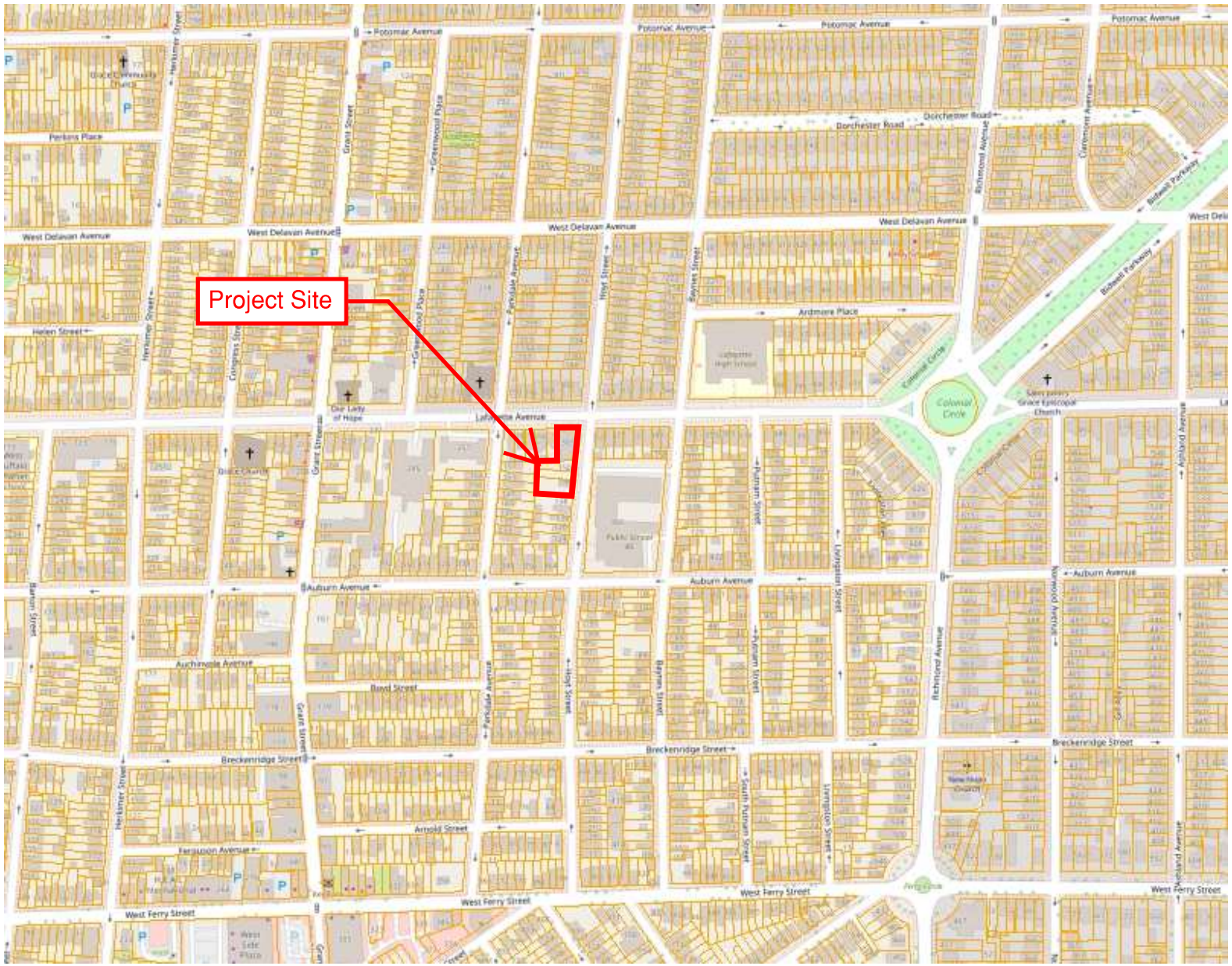


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Map of Adjacent Conditions

Erie County On-Line Mapping Application



Legend

- Parcels

0 0.14 0.3 Miles

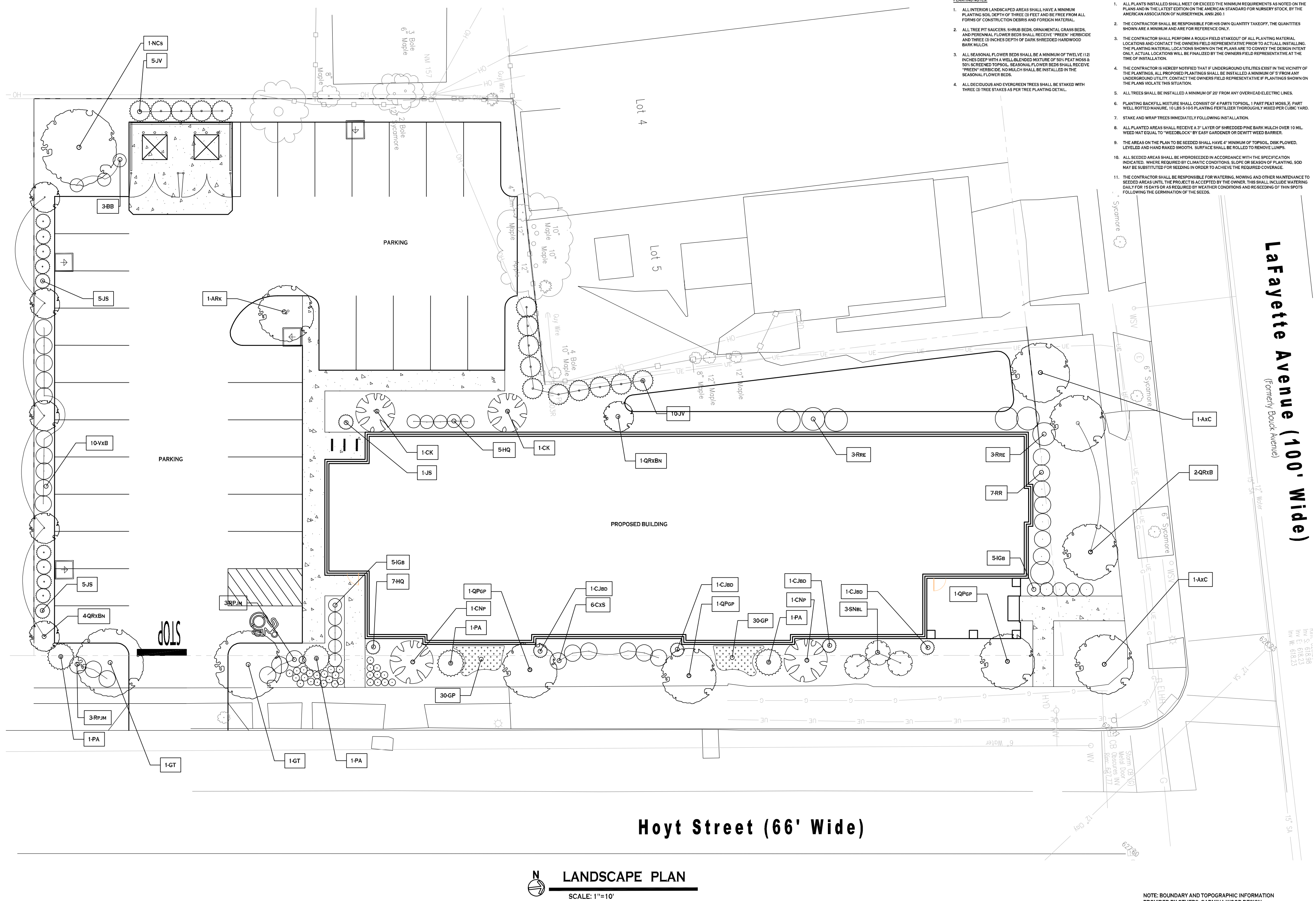
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 8,753

Landscaping Plan



PLANTING NOTES:

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.
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.

LANDSCAPE NOTES:

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 NURSERYMEN, ANSI 260.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF, THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL 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.
4. 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' FROM ANY UNDERGROUND UTILITY. CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, ⅓ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED 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. 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.

LANDSCAPE PLAN

SCALE: 1"=10'

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

CARMINA WOOD DESIGN
487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165
111 Bain Street, Suite 332
Greensboro, North Carolina 2
Phone: (336) 937-9009

Multi-Family Development

303 Lafayette
Buffalo, New York 14213
SBL: 99.27-4-6, 7, 8, & 9.1

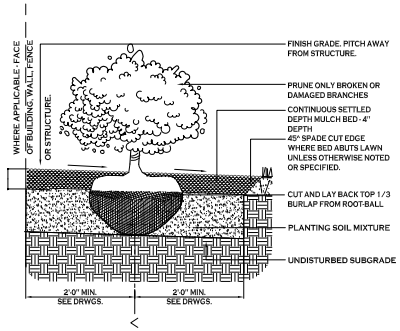
REVISIONS:
No. Description Date

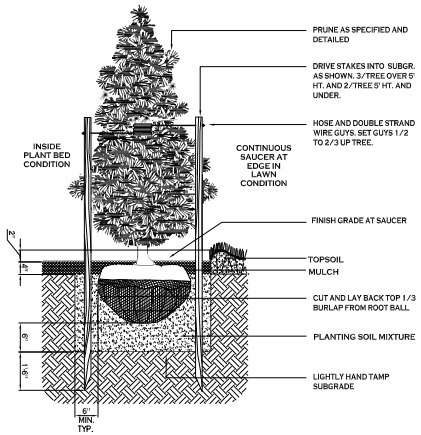
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Landscape Plan

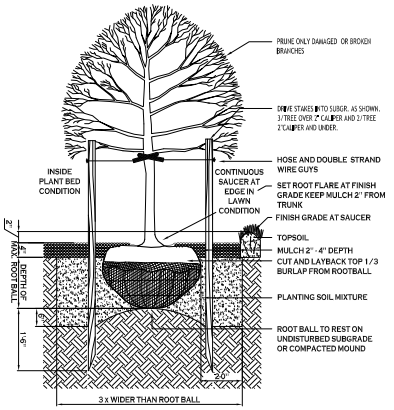
Date: 01.28.2
Drawn By: C. W
Scale: As No
DRAWING NO.
L-100

Attachment: 22.343 - 303 Lafayette - Major Site Plan Submittal 02-04-2025 (26889 : 303 Lafayette - SEQRA Determination)





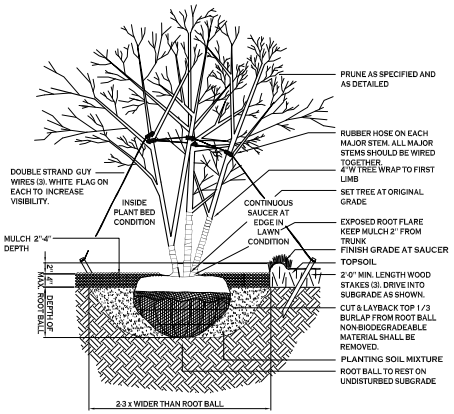
STD. EVERGREEN PLANTING



STD. DECIDUOUS TREET PLANTING

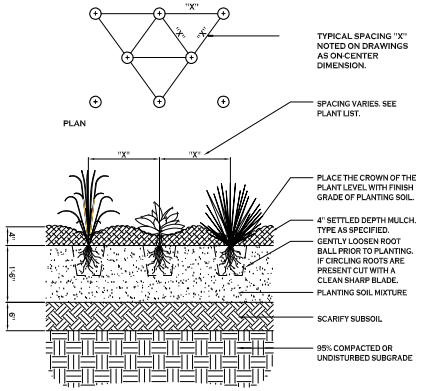
PLANT FINISH SCHEDULE - XXXXXX -CLARENCE, NEW YORK

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
DECIDUOUS TREES					
NCs	1	Northern catalpa 'Speciosa'	Northern Catalpa	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
QRxB	2	Quercus robur x bicolor	Regal Prince Oak	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
GT	2	Gleditsia triacanthos 'Inermis'	Honey locust - Skyline	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
ARk	1	Acer rubrum 'Karpick'	Red Maple - Karpick	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
AxC	2	Aesculus x carnea	Red Horse Chestnut	2 1/2" - 3" CAL.	B&B, HT. 40', W 35'
EVERGREEN TREES					
PA	4	Picea abies 'Hillside upright'	Norway Spruce - Upright	6-8' Tall	B&B, HT. 20', W 8'
JV	15	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	6-8' Tall	B&B, HT. 20', W 8'
JS	11	Juniperus scopolarum 'Skyrocket'	Skyrocket Juniper	6-8' Tall	B&B, HT. 16', W 4'
CNp	2	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	6-8' Tall	B&B, HT. 20', W 8'
CJbd	5	Cryptomeria Japonica 'Black Dragon'	Back Dragon Japanese cedar	6-8' Tall	B&B, HT. 20', W 8'
SMALL /ORNAMENTAL TREES					
CK	2	Cornus kousa	Kousa Dogwood	1 1/2" x 2 1/2" CAL.	B&B, HT. 20', W 20'
SHRUBS					
RAgl	21	Rhus aromatica 'Gro-Low'	Fragrant Sumac	18-24" Tall	Cont. #3, HT. 2x3, W 6'
IGc	10	Ilex glabra compacta	Inkberry Holly - Compact	24-36" Tall	B&B, HT. 4', W 4'
VxB	10	Viburnum x burkwoodii	Burkwood Viburnum	36-48" Tall	B&B, HT. 5-7', W 6'
RPjm	6	Rhododendron RPJM	Rhodendron 'PJM'	24-36" Tall	B&B, HT. 4', W 4'
RRr	7	Rosa radrazz	Knockout Rose	18-24" Tall	Cont. no.3 - 3'Tall, 3'Wide
HQ	5	Hydrangea quercifolia	Oakleaf Hydrangea	24-36" Tall	B&B, HT. 5', W 5'
GRASSES / PERENNIALS & GROUNDCOVERS					
BB	3	Andropogon Gerardii	Big Blue Stem Andropogon	18-24" Tall	Cont. #3, HT. 3-4', W 3'
LM	29	Liriope muscari	Big Blue Lilyturf	12-16" Tall	Cont. no.3 - 3'Tall, 3'Wide
GP	60	Gaultheria procumbens	American Wintergreen	6-12" Tall	Cont. #3, HT. 1', W 1'
Rre	7	Rhododendron x 'Roseum Elegans'	Roseum elegans rhododendron	24-36" Tall	B&B, HT. 6', W 6'



DECIDUOUS TREE PLANTING - MULTI - STEM

NO TO SCALE



SECTION

NOTE: PLANT BULBS IN TRENCHES AND BOUQUET PLANTING GROUPS.

GROUND COVER PLANT SPACING

NO TO SCALE

CARMINAWOOD DESIGN
111 Main Street, Suite 332
East Aurora, New York 14052
Phone: (336) 937-9000

487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-2165

4.7.a

Multi-Family Development

303 Lafayette
Buffalo, New York 14213
SBL: 99.27-4-6, 7, 8, & 9.1

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Landscape Details
Plant Schedule

Date: 01.28.2
Drawn By: C. W
Scale: As No

DRAWING NO.
L-101

Stormwater Pollution Prevention Plan

CARMINA WOOD
DESIGN

PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN

for

CONSTRUCTION ACTIVITIES

At

Multi-Family Development

Proposed Apartments
303 Lafayette Avenue
City of Buffalo, New York

Prepared for

303 Lafayette, LLC

470 Cayuga Road
Buffalo, New York 14225

Prepared by

Carmina Wood Design

80 Silo City ROW, Suite 100
Buffalo, NY 14203

Telephone: (716) 842-3165
Fax: (716) 842-0263

February 2025

Section 1 - Location & Description

The proposed redevelopment project consists of the construction of a new four-story multi-family apartment building consisting of 21 one-bedroom units and 7 two-bedroom units for a total of 28 units. Included in the site development will be 31 surface parking spaces as well as all necessary site improvements including access aisles, landscaping, site lighting, stormwater management system, water and sanitary sewer lines, and all needed utility connections. The project will include the combination of the parcels located at 303 Lafayette, 140, 144, and 150 Hoyt Street. The 303 Lafayette parcel was previously occupied as a church and had been demolished due to unsafe structural conditions. The Hoyt Street sites were occupied as residences and the only remaining structure is at 144 Hoyt Street which is proposed to be demolished as part of the project. The total combination of these lots is approximately 0.578+/- acres and is located within the N-2R - Residential Zone.

Section 2 - Storm Sewer Service

Part of the proposed site improvements includes design and installation of an on-site stormwater management system that includes a new network of precast catch basins, and underground HDPE and SDR-35 PVC pipe. The proposed stormwater management system will collect on-site generated stormwater from the proposed building roofs and parking facilities. Site improvements including the proposed building, driveway/parking areas, and pedestrian sidewalks will result in an increase in impervious areas compared to existing conditions.

The proposed system will discharge to the Buffalo Sewer Authority (BSA) 10" combined sewer #4899 within Hoyt Street, therefore NYSDEC SPDES Permit GP-0-25-001 for stormwater discharges will not apply. Alternatively, BSA requires the proposed disturbed areas will have the post development peak flows during a 25-year storm reduced to at or below the pre-development peak flows during the 2-year storm. The difference in these storm volumes will be attenuated on-site within the stormwater management system. Also, stormwater management facilities will be required to implement Green Infrastructure Best Management Practices (BMPs) to treat Water Quality volume using NYSDEC Stormwater Design Manual guidelines for redevelopment projects and proposed disturbed areas. This will be accomplished with the installation of a bioretention basin to meet WQv and RRv requirements.

Overall Site Area: 25,198 sf = 0.578 ac
Disturbed Site Area: 25,198 sf = 0.578 ac

Total Water Quality Volume (WQv) req'd.: 1,575 cf = 0.04 af
Minimum Runoff Reduction Volume (RRv).: 392 cf = 0.009 af

Summary of Areas:

	Existing	Proposed	Change
Building Areas:	8,000 sf	8,350 sf	+350 sf
Impervious Areas:	14,122 sf	11,360 sf	-2,762 sf
Pervious Areas:	3,076 sf	5,488 sf	+2,412sf

Section 3 - Erosion Control Summary

Daily Site Maintenance

Daily site mainenance practices to be preformed by Owner/Contractor include:

- At the beginning and end of each day of construction, the contractor shall walk the site to determine the presence of any extraneous material (litter) and to review all stormwater outfall locations. All debris shall be picked up and disposed of in an appropriate manner.
- Construction chemicals shall be stored in an area that is away from any temporary or permanent stormwater drainage facilities and in an area that is elevated above ground surface, so that surface water runoff does not deteriorate the associated container/bag. All containers shall be adequately sealed at the end of each workday or at the end of use. Large fuel tank(s), if required, shall be located within a secondary containment vessel, size equal to or greater than the capacity of the fuel tank used.
- Construction debris shall be stockpiled in one particular area within the site that is located away from any permanent or temporary storm drainage facility. All construction debris shall be removed from the site and disposed of in an appropriate manner. Locate trash receptacle on high ground so as not to allow stormwater runoff to collect within the bin(s). The material/equipment storage shall be monitored on a daily basis for any identified chemical (oil, grease, etc.) spills.

Stabilization Practices

Stabilization practices for this site may include:

A. Land clearing activities shall be done only in areas where earthwork will be performed and shall progress as earthwork is needed.
B. Use of stabilization fabric for all slopes having a slope greater than 1V:3H.
C. Permanent seeding and planting of all unpaved areas using the hydromulching grass seeding technique.
D. Mulching exposed areas.
E. Vegetation preservation.
F. Frequent watering to minimize wind erosion during construction.

Structural Practices

Structural practices for this site may include:

A. Inlet protection using a method detailed in the Construction Documents
B. Perimeter protection using temporary silt fence
C. Temporary rock check dams
D. Stabilized Construction Entrance
E. Temporary stone/concrete wash off areas
F. Storm sewer, curb/gutter
G. Sediment traps and basins (sized for a minimum of 1800 CF/acre of drainage area)

Sequence of Major Activities

The Contractor will be responsible for implementing the following erosion control and storm water management control measures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. The order of activities will be as follows:

A. Construct temporary construction exits at locations shown on the Demolition & Erosion Control plan sheet.
B. Install perimeter silt fences in the locations shown on the Demolition and Erosion Control plan sheet.
C. Clear & grub site.
D. Commence site grading.
E. Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
F. Finalize pavement subgrade preparation.
G. Construct all curb/gutter, drainage inlets, storm sewer pipes and storm sewer manholes, as shown on the plans. Install temporary inlet protection at the locations of all new inlets.
H. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
I. Install base material as required for pavement.
J. Carry out final grading and seeding and planting.
K. Clean storm system following construction.
L. Remove silt fencing only after all paving is complete and exposed surfaces are stabilized.
M. Remove temporary construction exits only prior to pavement construction in these areas.

Maintenance of Storm Related Items

Maintenance and inspection procedures are as follows:

- Inspect catch basins, yard drains, storm manholes, treatment structures, storm piping and stormwater pond for debris and accumulation of sediment.
- Remove and properly dispose of any collected debris and sediment in accordance with applicable state, federal and local regulations.
- Flush piping with water if necessary to remove accumulated sediment.
- Clean treatment structures per manufacturer's recommendations.
- Check all stone outfall structures for erosion and re-stone if necessary to prevent further erosion.
- Inspect grassed/landscaped areas for un-vegetated areas or areas with less than 80% healthy stand of grass and reseed and mulch as necessary.
- Maintain all lawn areas by regular mowing, including the grassed slopes of the stormwater pond and any grass swales. Any eroded areas shall be regarded, seeded and mulched immediately.
- Clean streets at a regular interval to minimize the amount of sediment being conveyed to the storm water system.

LOCATION MAP

Erie County On-Line Mapping Application

Legend

- Parcels

0.14 0.3 Miles

VGS_1984_Web_Mercator_Auxiliary_Sphere
HIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

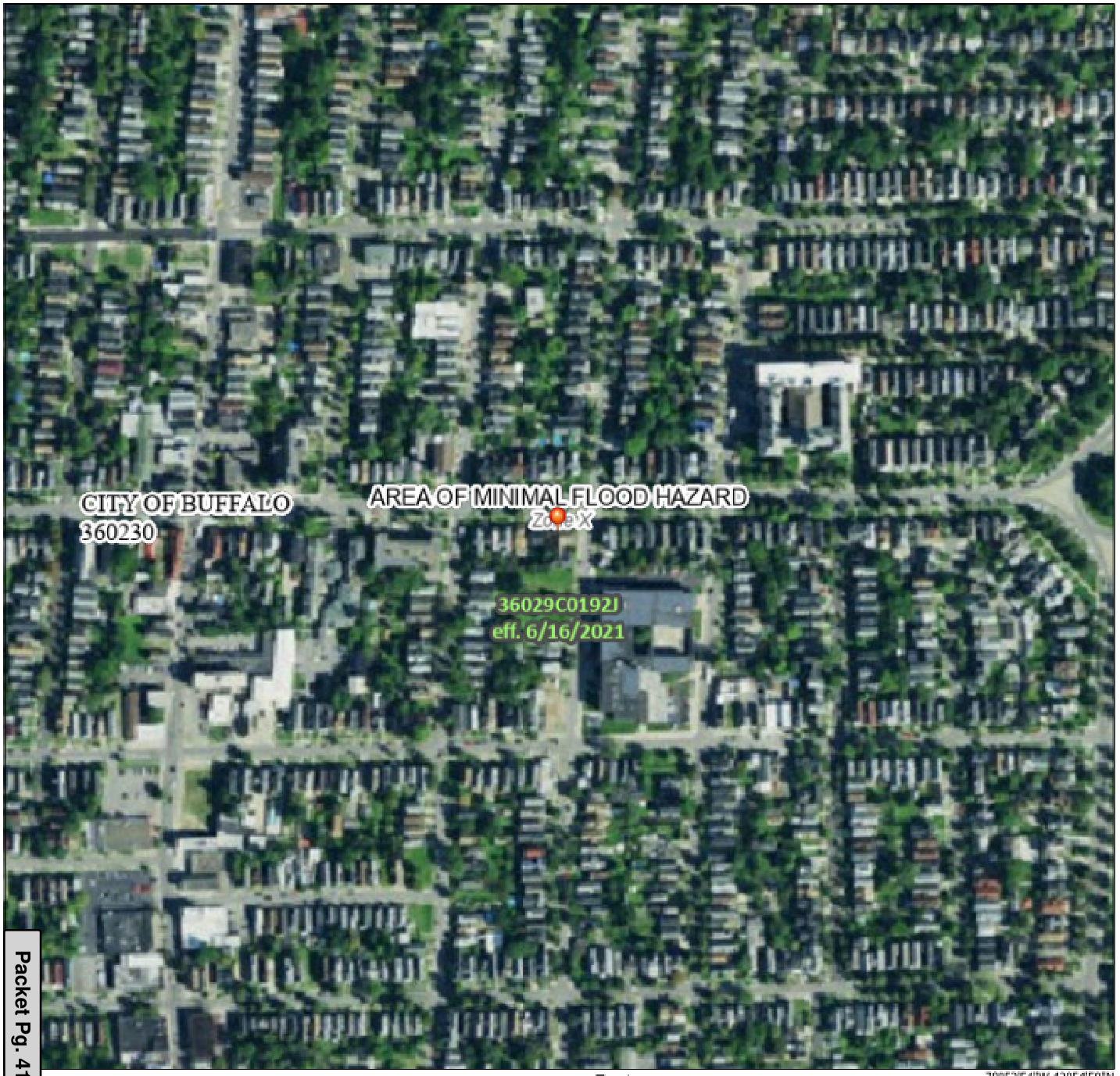
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1: 8,753

FEMA MAP

National Flood Hazard Layer FIRMette

78°53'32"W 42°55'25"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2025 at 4:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for

Basemap Imagery Source: USGS National Map 2023

SOILS INFORMATION

United States Department of Agriculture

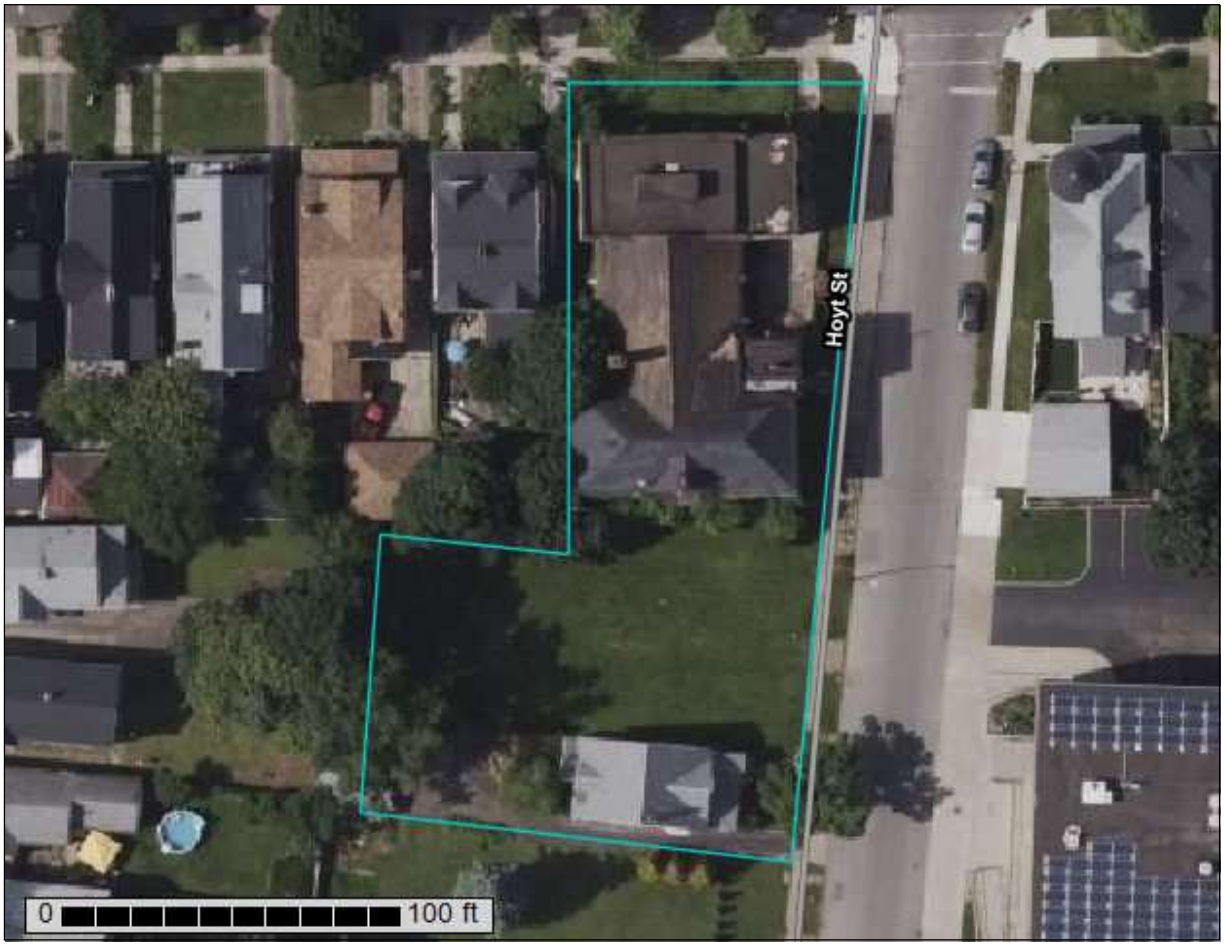
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Erie County, New York

303 Lafayette Ave



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Erie County, New York
Survey Area Data: Version 24, Aug 25, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2022—Aug 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ug	Urban land-Cayuga complex	0.5	100.0%
Totals for Area of Interest		**0.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Erie County, New York

Ug—Urban land-Cayuga complex

Map Unit Setting

National map unit symbol: 9rq7
Elevation: 570 to 710 feet
Mean annual precipitation: 36 to 48 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 60 percent
Cayuga and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Description of Cayuga

Setting

Landform: Lake plains, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest, tread
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Clayey glaciolacustrine deposits over loamy till derived from limestone, dolomite, sandstone, or shale

Typical profile

H1 - 0 to 10 inches: silt loam
H2 - 10 to 26 inches: silty clay
H3 - 26 to 60 inches: gravelly loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: D
Ecological site: F101XY009NY - Moist Lake Plain
Hydric soil rating: No

Minor Components

Collamer
Percent of map unit: 4 percent
Hydric soil rating: No

Udorthents
Percent of map unit: 2 percent
Hydric soil rating: No

Canandaigua
Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Unnamed soils
Percent of map unit: 2 percent
Hydric soil rating: No

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

WATER QUALITY VOLUME
RUNOFF REDUCTION VOLUME
CALCULATIONS

Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	
What is the nature of this construction project?	

Design Point:	1	
P=	1.00	inches

Calculate Required WQv

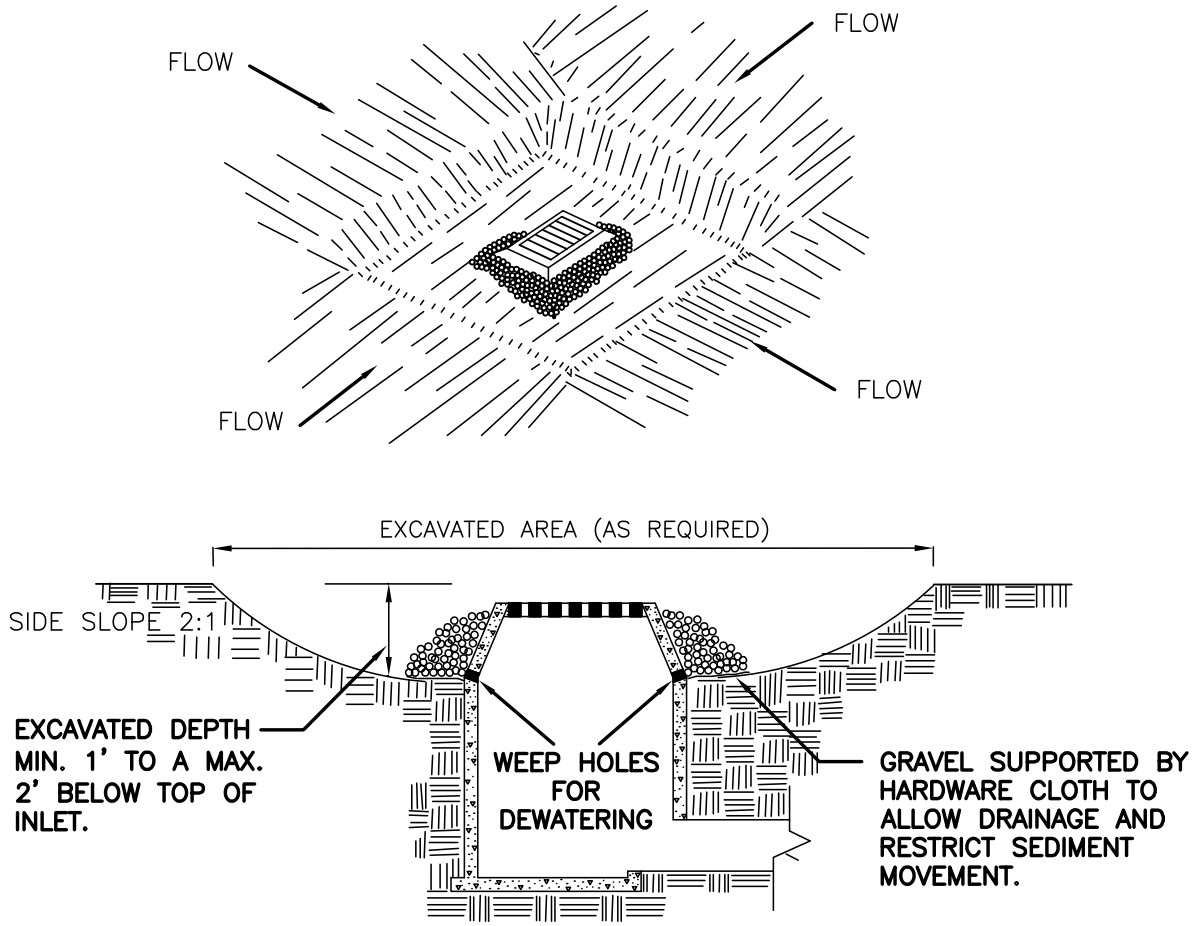
Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	0.58	0.45	78	0.75	1,575	
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Total	0.58	0.45	78	0.75	**1575**	**Required WQv**
					0.04	**af**

Step 4 - Calcuate Minimum RRv Required

Enter the Soils Data for the site		
Hydrologic Soil Group	Acres	S
A		55%
B		40%
C		30%
D	0.58	20%
Total Area	0.58	

Calculate the Minimum RRv		
S =	**0.20**	
Impervious =	0.58	*acres*
Precipitation	1.00	*inches*
Rv	0.95	
Minimum RRv	**0.009**	***af***
	392	cf

STANDARD EROSION CONTROL DETAILS



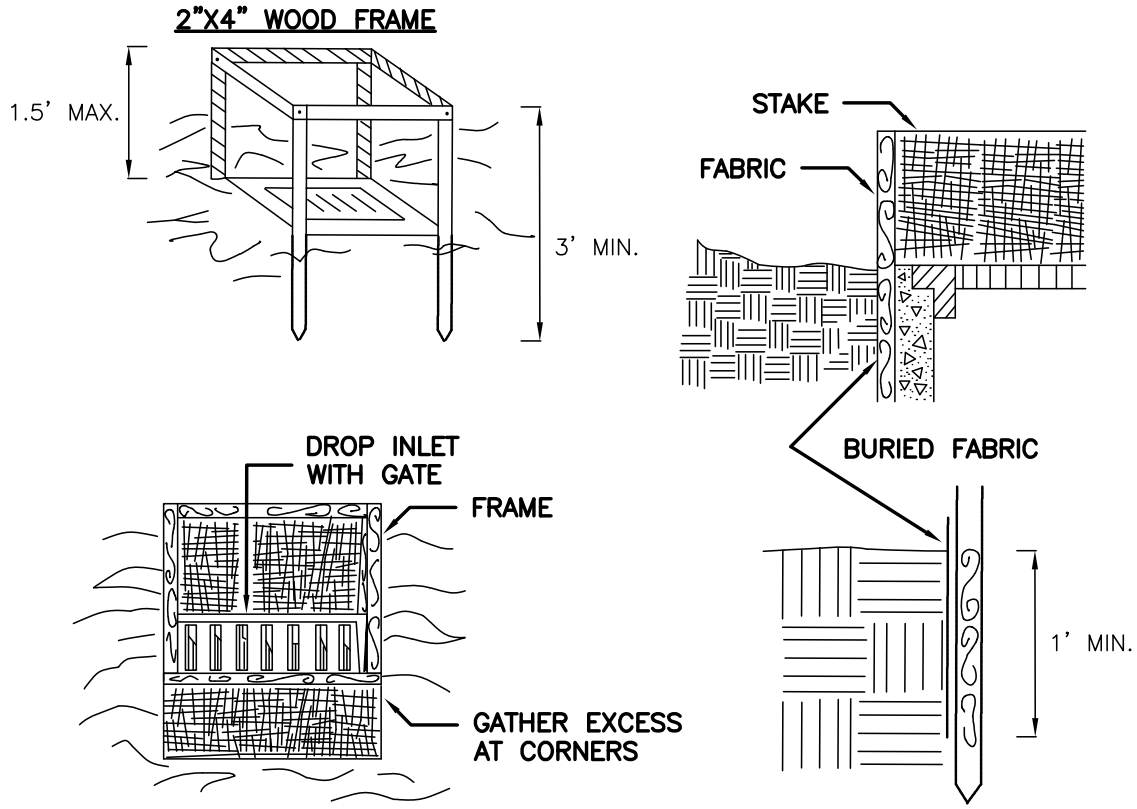
CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 1

NOT TO SCALE



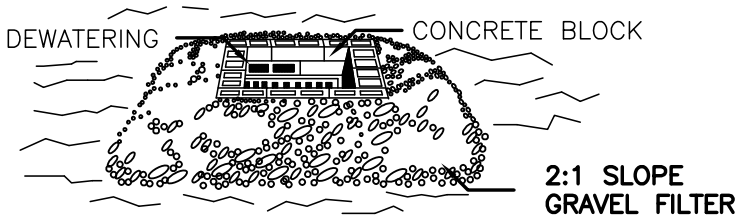
CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

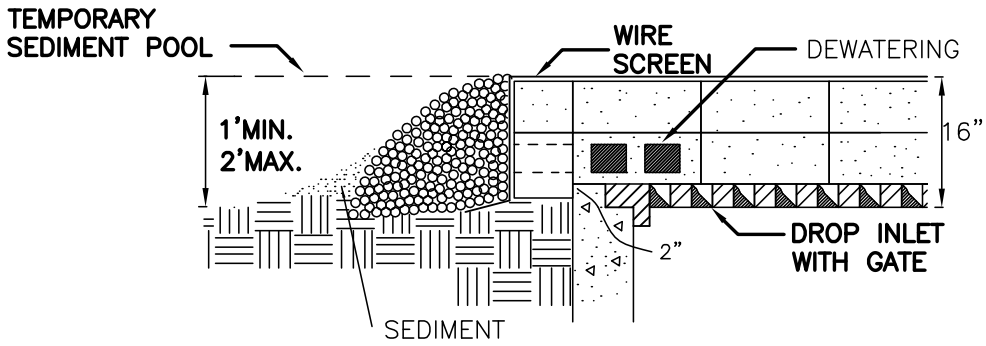
MAXIMUN DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 2

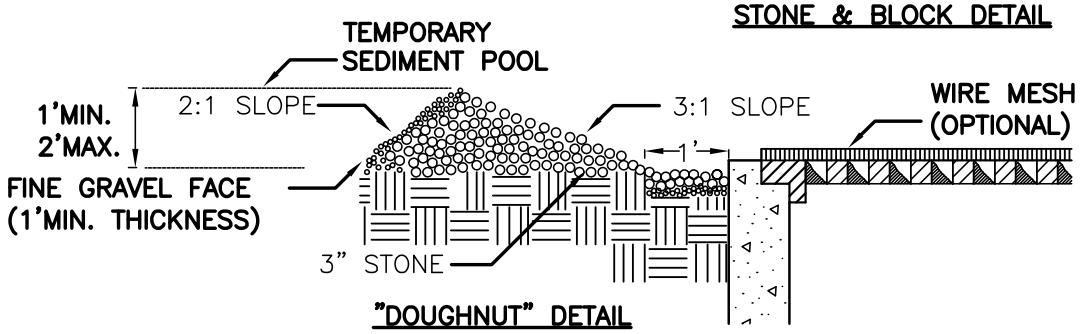
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

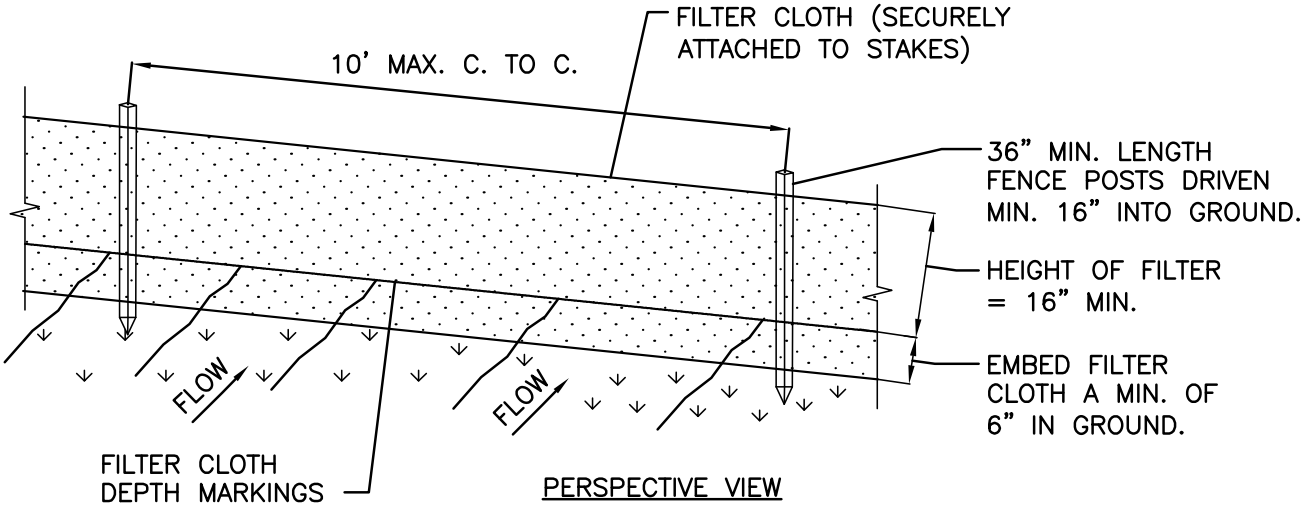
CONSTRUCTION SPECIFICATIONS

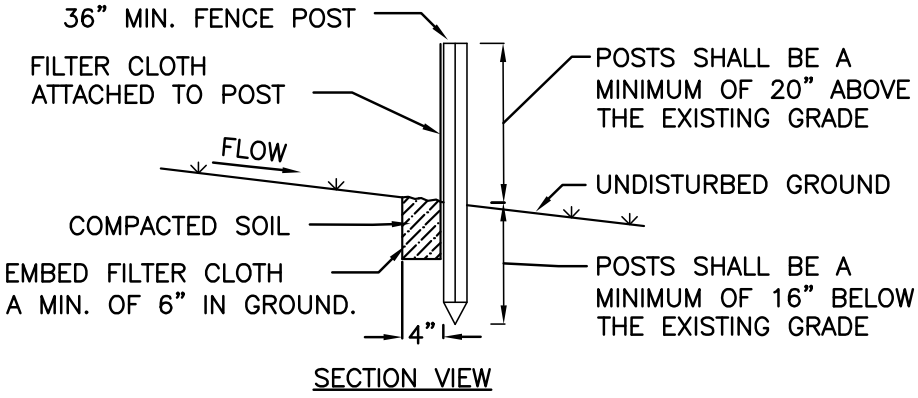
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2–3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

INLET PROTECTION DETAIL 3

NOT TO SCALE



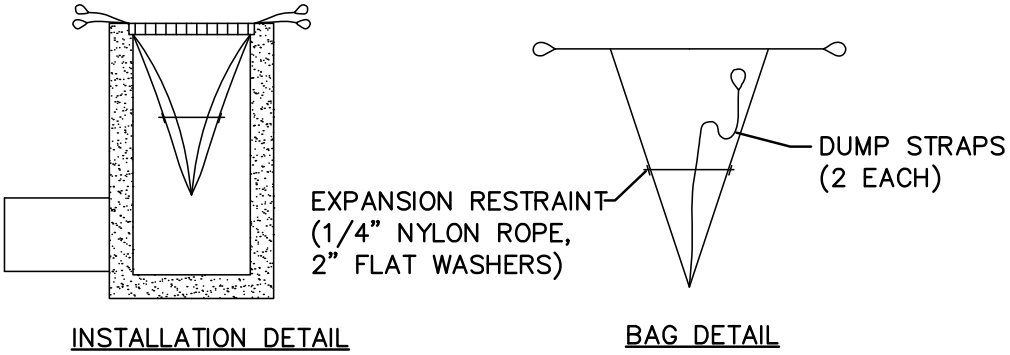


CONSTRUCTION SPECIFICATIONS

1. WOVEN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

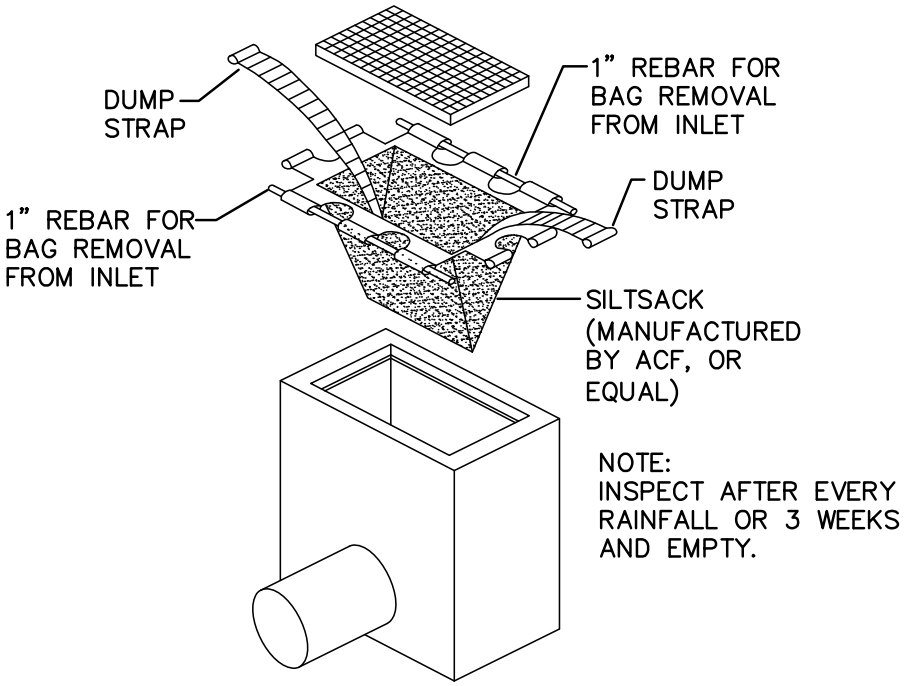
SILT FENCE DETAIL (WITHOUT WIRE MESH BACKING)

NOT TO SCALE



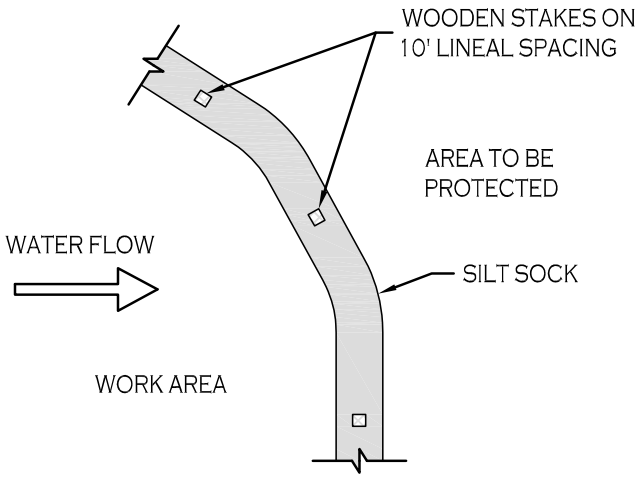
INSTALLATION DETAIL

BAG DETAIL

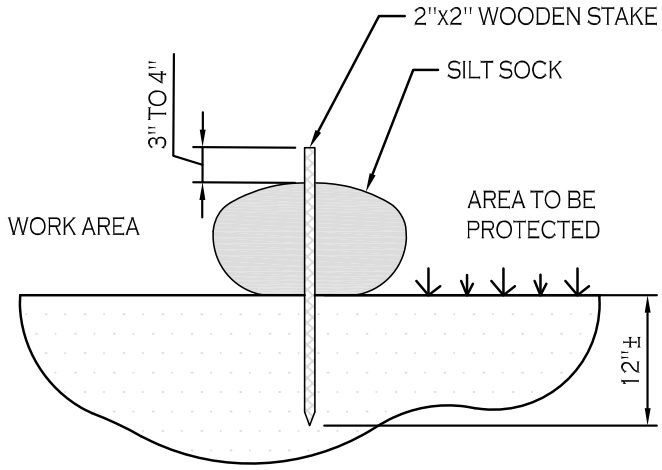


SILT SACK DETAIL

NOT TO SCALE



PLAN VIEW



SECTION VIEW

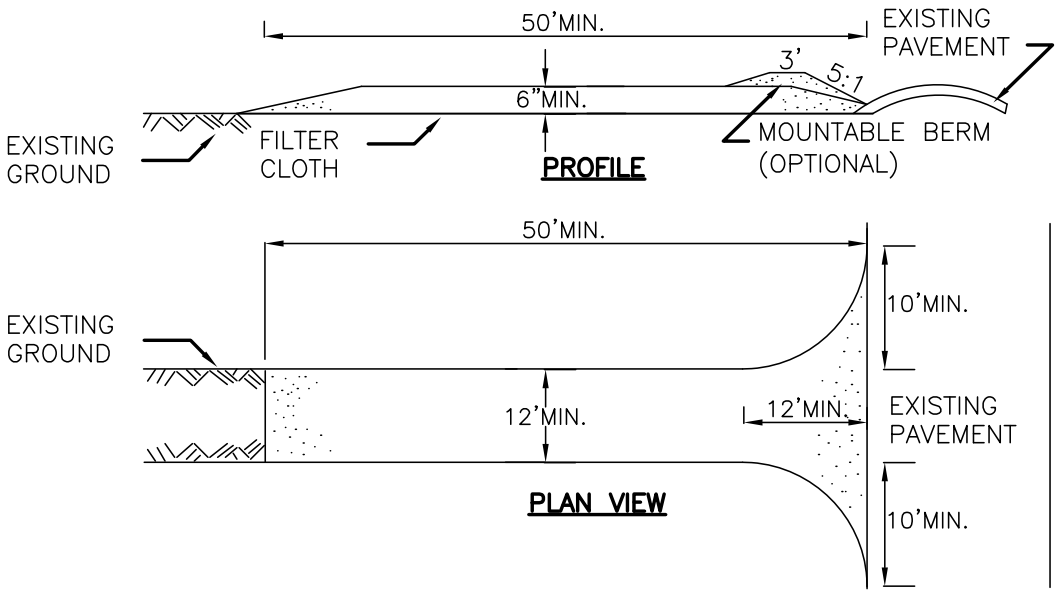
NOTES:

CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SOCK AS NEEDED DURING THE DURATION OF CONSTRUCTION PROJECT.

CONTRACTOR SHALL REMOVE SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK WHEN IT HAS REACHED $\frac{1}{2}$ OF THE EXPOSED HEIGHT OF THE SILT SOCK. ALTERNATIVELY, RATHER THAN CREATE A SOIL DISTURBING ACTIVITY, THE ENGINEER MAY CALL FOR ADDITIONAL SILT SOCK TO BE ADDED AT AREAS OF HIGH SEDIMENTATION, PLACED IMMEDIATELY ON TOP OF THE EXISTING SEDIMENT LADEN SILT SOCK.

SILT SOCK DETAIL

N.T.S.



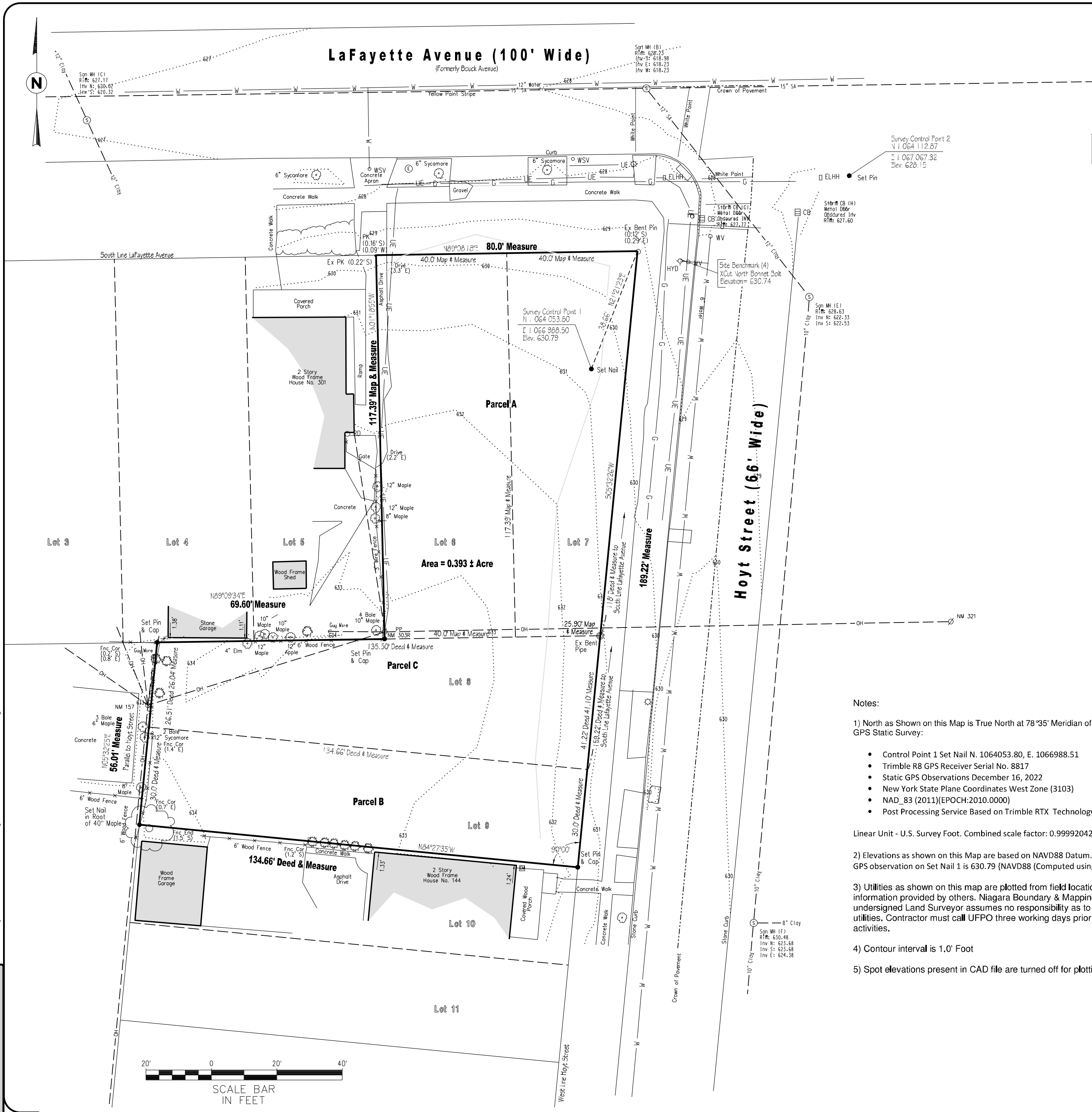
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY–FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CON–STRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

SITE SURVEY



Notes:

1) North as Shown on this Map is True North at 78°35' Meridian of West Longitude, as established by GPS Static Survey:

- Control Point 1 Set Nail N. 1064053.80, E. 1066988.51
- Trimble R8 GPS Receiver Serial No. 8817
- Static GPS Observations December 16, 2022
- New York State Plane Coordinates West Zone (3103)
- NAD_83 (2011)(EPOCH:2010.0000)
- Post Processing Service Based on Trimble RTX Technology.

Linear Unit - U.S. Survey Foot. Combined scale factor: 0.99992042. All dimensions shown are Ground.

2) Elevations as shown on this Map are based on NAVD88 Datum. Site Benchmark: as observed by static GPS observation on Set Nail 1 is 630.79 (NAVD88 (Computed using Geoid18)).

3) Utilities as shown on this map are plotted from field locations of visible structures and information provided by others. Niagara Boundary & Mapping Services, along with the undersigned Land Surveyor assumes no responsibility as to the accuracy of underground utilities. Contractor must call UFPO three working days prior to any excavation construction activities.

4) Contour interval is 1.0' Foot

5) Spot elevations present in CAD file are turned off for plotting clarity.

Map Reference:
Map filed in Erie County Clerk's Office under Cover No. 217

Legend

Abbreviations

Ex = Existing
E = East
N = North
W = West
S = South
R.O.W. = Right of Way
A.K.A. = also known as
EM Electric Meter
Well Monitoring Well
ELHH Electric Hand Hole
Deciduous Tree
Bush
Coniferous Tree
Electric Manhole
Signal Pole
Cable Manhole
Water Manhole
Traffic Manhole
Large Rock

Symbols

Sanitary Manhole
CO Cleanout
CB Catch Basin
DI Drain Inlet
ST Storm Manhole
YD Yard Drain
Cable TV
Electric Riser
Power Pole
Guy Wire Anchor
Telephone Riser
HYD Fire Hydrant
WV Water Valve
WSV Water Service Valve
Gas Line Marker
GV Gas Valve
GSV Gas Service Valve
Sign
MB Mailbox
MP Metal Post
Mon Concrete R.O.W. Monument
Light Standard
Telephone Manhole
Bollard
ICV Irrigation Control Valve
TR Traffic Control Box

Line Styles

ST Sanitary Sewer
SA Storm Sewer
W Water Line
G Gas Line
T Telephone Wires or Cables
E Electric Wires or Cables
OH Overhead Wires
100 Contour Line
Centerline of Ditch
Crown of Pavement
Centerline of Road
Right of Way Line
Building Setback Line
Easement Line
Property Line
UE Underground Electric
Point Stripe
Former Boundary Parcel Line
UFC Underground Cable TV
UFO Underground Fiber Optic

NBMS 50349
Cap Detail

Niagara Boundary
And Mapping Services
PO Box 1120
Lewiston, NY 14092
(716) 297-9584
E-Mail:
lee@niagaraboundary.com

Map
Showing Boundary & Topograpic Survey
of
Property Owned
by

303 Lafayette LLC

Deed Reference: Liber 11410, Page 8779
Tax ID: 99.27-4-6, 99.27-4-7 & 99.27-4-8

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

LOT	SECTION	TOWNSHIP	RANGE
110 Stevens' Survey			

City	Buffalo
COUNTY	Erie
STATE	New York
DATE	December 16, 2022
SCALE	1" = 20'
JOB NO.	11758-22
REVISIONS	

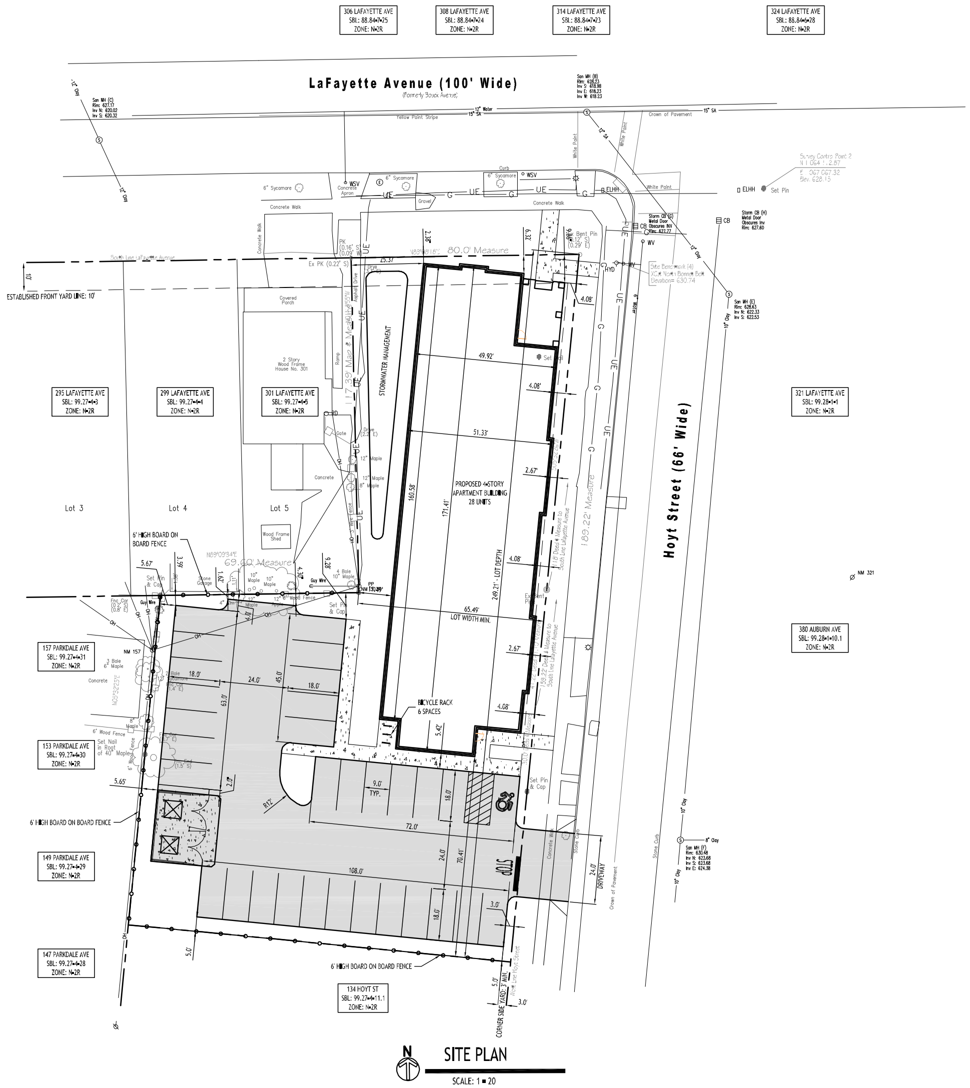
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF THE UNDERSIGNED.

USE OF THIS SURVEY IN CONJUCTION WITH AN AFFIDAVIT OF NO CHANGE IS FORBIDDEN

Kenneth L. Slougenhoupt Lic. No. 503
CES L.S.P.

SITE PLAN



SITE DATA

TOTAL SITE AREA:	0.578± AC = 25,198± SF
PROJECT AREA:	0.578± AC = 25,198± SF
NEIGHBORHOOD ZONE:	N-2R ; RESIDENTIAL
PROPOSED BLDG TYPE:	STACKED UNITS ; APARTMENTS
PROPOSED BLDG AREA:	32,731 GSF TOTAL; 28 APARTMENTS (21 ONE-BEDROOM & 7 TWO-BEDROOM)
1ST FLOOR:	7,944 GSF; 7 APARTMENTS (6 ONE-BEDROOM & 1 TWO-BEDROOM)
2ND FLOOR:	8,275 GSF; 7 APARTMENTS (5 ONE-BEDROOM & 2 TWO-BEDROOM)
3RD FLOOR:	8,275 GSF; 7 APARTMENTS (5 ONE-BEDROOM & 2 TWO-BEDROOM)
4TH FLOOR:	8,237 GSF; 7 APARTMENTS (5 ONE-BEDROOM & 2 TWO-BEDROOM)
LIGHTING ZONE:	LZ-2 ; MODERATE AMBIENT LIGHTING

LOT DIMENSIONS	REQUIRED	PROVIDED
LOT AREA (MIN):	1,800 SF	25,198± SF
LOT WIDTH - CORNER LOT (MIN/MAX):	25'/100'	65.49'
LOT COVERAGE		
BUILDING COVERAGE (MAX):	70%	32.8%
IMPERVIOUS COVERAGE (MAX):	80%	78.6%
BUILDING SETBACKS		
FRONT YARD (MIN/MAX):	5'/15' *	2.38'
* ± 5' FROM ESTABLISHED FRONT YARD LINE OF APPROXIMATLEY 10'		
BUILD-TO PERCENTAGE, FRONT FACADE (MIN):	85%	100%
SIDE YARDS - 20% OF LOT WIDTH (MIN TOTAL):		
CORNER SIDE YARD (MIN/MAX):	3'/15'	2.67'
INTERIOR SIDE YARD (MIN/MAX):	3'/30'	11.49'/25.37'
REAR YARD - 15% OF LOT DEPTH (MIN):	37.38'	70.41'
BUILDING HEIGHT		
BUILDING HEIGHT (MAX):	3 STORIES, 40'	4 STORIES, 48'-4"
BUILDING HEIGHT (MIN):	2 STORIES	4 STORIES
STORY HEIGHT		
FINISHED GROUND FLOOR LEVEL (MIN/MAX):	0'/4'	2' ±
GROUND STORY HEIGHT (MIN):	10'	10'-10"
TRANSPARENCY:		
GROUND FLOOR, FRONT FACADE (MIN):	30%	30.7%
GROUND FLOOR, CORNER SIDE FACADE (MIN):	30%	35.6%
UPPER FLOOR, FRONT & CORNER FACADE (MIN):	25%	26.1%
GROUND FLOOR BLANK WALL:		
WIDTH, FRONT FACADE (MAX):	10'	< 10'
AREA, CORNER SIDE FACADE (MAX):	30'	10'-6" ±
PEDESTRIAN ACCESS:		
MAIN ENTRANCE LOCATION, FACADE (REQUIRED):	FRONT OR CORNER SIDE	FRONT
BICYCLE PARKING:		
1 SPACE PER 5 DWELLING UNITS (MIN):	6 SPACES	6 SPACES
RESIDENTIAL DENSITY:		
1 DWELLING UNIT PER 1,250 SF OF LOT AREA (MAX):	20 UNITS	28 UNITS

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. 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.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE LEGEND

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

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

20' 20 0 20 40'

CARMINAWOOD DESIGN
487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165
111 Bain Street, Suite 332
Greensboro, North Carolina 27406
Phone: (336) 937-9009

Multi-Family Development

303 Lafayette
Buffalo, New York 14213
SBL: 99.27-4-6, 7, 8, & 9.1

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

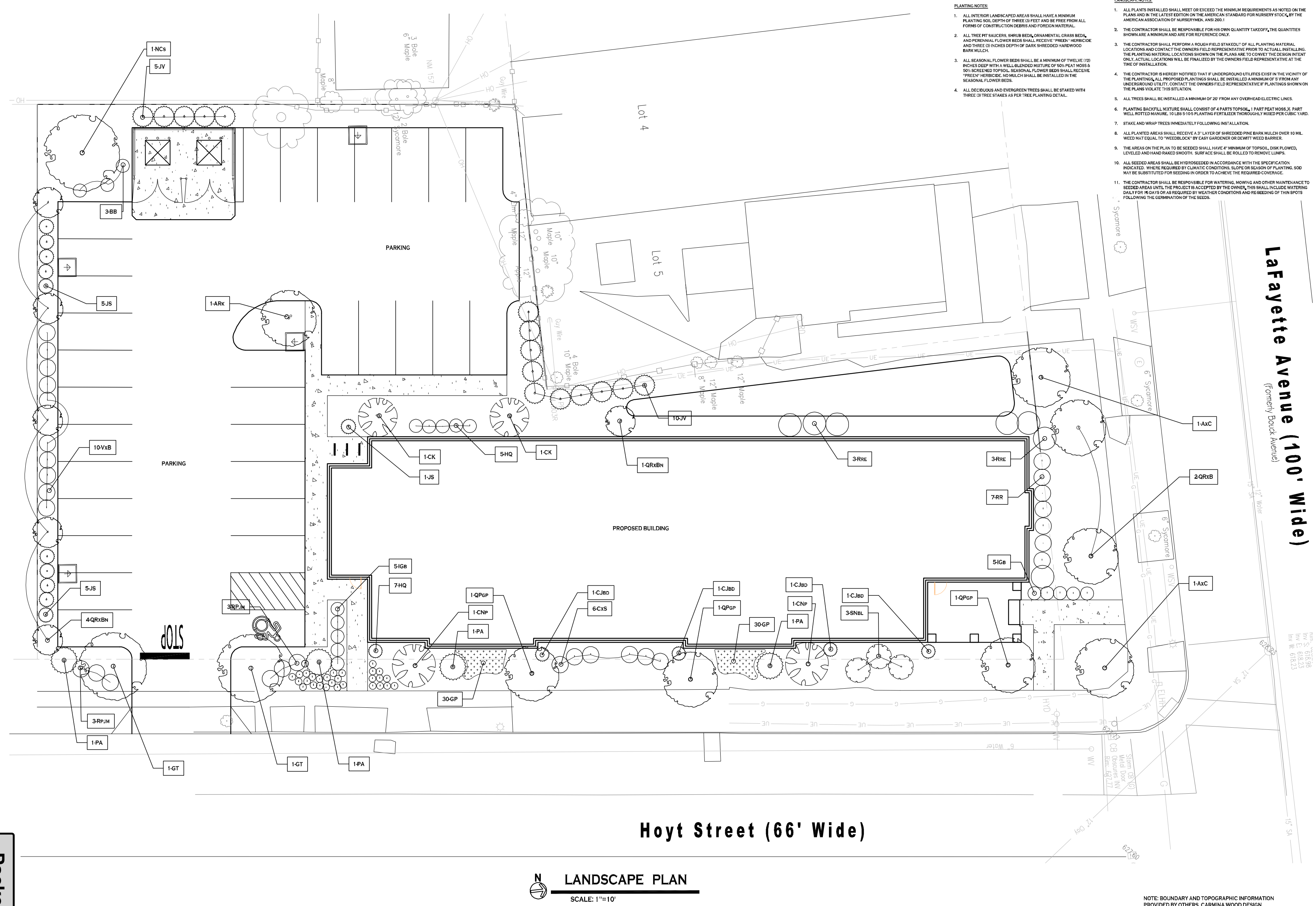
Sealed: XX.XX.XXXX

DRAWING NAME:
Site Plan

Date: 01.28.2025
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
C-100

Project No:



LANDSCAPE PLAN

SCALE: 1"=10'

PLANTING NOTES:

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.
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.

LANDSCAPE NOTES:

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 NURSERYMEN, ANSI 260.1
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF. THE QUANTITIES SHOWN ARE A MINIMUM AND ARE FOR REFERENCE ONLY.
3. THE CONTRACTOR SHALL PERFORM A ROUGH FIELD STAKEOUT OF ALL PLANTING MATERIAL LOCATIONS AND CONTACT THE OWNERS FIELD REPRESENTATIVE PRIOR TO ACTUALL 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.
4. 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' FROM ANY UNDERGROUND UTILITY. CONTACT THE OWNERS FIELD REPRESENTATIVE IF PLANTINGS SHOWN ON THE PLANS VIOLATE THIS SITUATION.
5. ALL TREES SHALL BE INSTALLED A MINIMUM OF 20' FROM ANY OVERHEAD ELECTRIC LINES.
6. PLANTING BACKFILL MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL, 1 PART PEAT MOSS, ⅓ PART WELL ROTTED MANURE, 10 LBS 5-10-5 PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
7. STAKE AND WRAP TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH OVER 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
9. THE AREAS ON THE PLAN TO BE SEEDED SHALL HAVE 4" MINIMUM OF TOPSOIL, DISK PLOWED, LEVELED AND HAND RAKED SMOOTH. SURFACE SHALL BE ROLLED TO REMOVE LUMPS.
10. ALL SEEDED AREAS SHALL BE HYDROSEEDED 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. 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.

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

10' 10 0 10 20FT.

CARMINAWOOD DESIGN
487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165
111 Bain Street, Suite 332
Greensboro, North Carolina 27406
Phone: (336) 937-9009

Multi-Family Development

303 Lafayette
Buffalo, New York 14213
SBL: 99.27-4-6, 7, 8, & 9.1

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

Sealed: XX.XX.XXXX

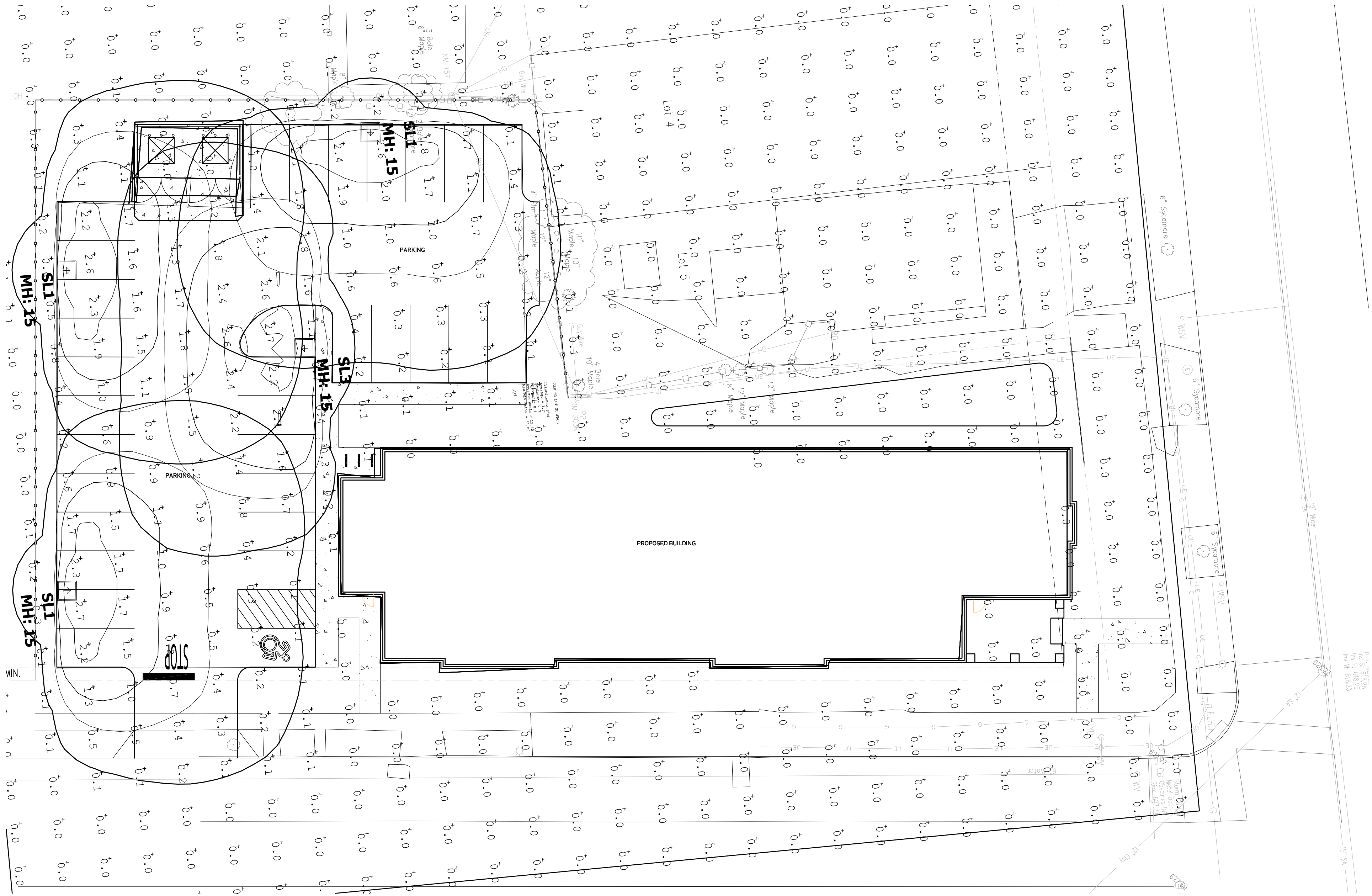
DRAWING NAME:
Landscape Plan

Date: 01.28.2025
Drawn By: C. Wood
Scale: As Noted

DRAWING NO.
L-100

Project No:

Lighting Plan



LIGHTING PLAN

SCALE: 1"=10'

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

CARMINA WOOD DESIGN

487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165

111 Bain Street, Suite 332
Greensboro, North Carolina 2[...]
Phone: (336) 937-9009

Multi-Family Development

303 Lafayette
Buffalo, New York 14213
SBL: 99.27-4-6, 7, 8, & 9.1

REVISIONS:

No.	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:
Lighting Plan

Date: 01.28.2[...]
Drawn By: C. W[...]
Scale: As No[...]

DRAWING NO.
LP-100

LIGHTING ZONE: LZ-2	ALLOWED	PROVIDED
SITE LUMENS PER SF:	2.5	1.5
MAXIMUM ALLOWABLE BACKLIGHT (B) RATING:		
GREATER THAN 2 MOUNTING HEIGHTS FROM PROPERTY LINE:	B4	B0
1 TO LESS THAN 2 MOUNTING HEIGHT FROM PROPERTY LINE:	B3	B0
0.5 TO 1 MOUNTING HEIGHT FROM PROPERTY LINE:	B2	BO
LESS THAN 0.5 TO MOUNTING HEIGHT TO PROPERTY LINE AND PROPERLY ORIENTED	B0	B0
MAXIMUM ALLOWABLE UPLIGHT (U) RATING:		
ALLOWED UPLIGHT RATING:	U2	U0
ALLOWED % LIGHT EMISSION ABOVE 90%:	0%	0%
MAXIMUM ALLOWABLE GLARE (G) RATING:		
ALLOWED GLARE RATING:	G2	G1

SITE LUMEN CALCULATION:		
SL1 LIGHT: 3 @ 3,806 LUMENS EA.	=	11,418 LUMENS
SL3 LIGHT: 1 @ 4,165 LUMENS EA.	=	4,165 LUMENS
TOTAL LUMENS FOR PROPOSED SITE:		15,583 LUMENS
TOTAL SITE IMPERVIOUS/SEMI-PERVIOUS:		10,492 SQ FT
TOTAL SITE LUMENS PROVIDED PER SF AREA:		1.5 LUMENS

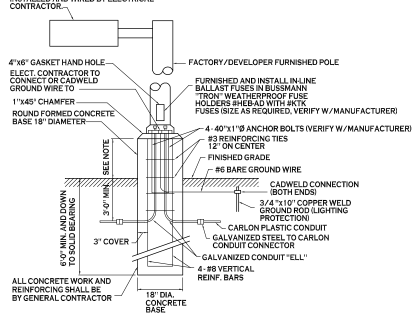
SITE LIGHTING PLAN PROVIDED BY Q.L.S.
CONTACT PAUL SPEICHER FOR ORDERING INFORMATION:
QUALITY LIGHTING SYSTEMS
1961 WEHRLE DRIVE, SUITE 05
WILLIAMSVILLE, N.Y. 14221
716-206-2511, EXT. 104

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
⊡	3	SL1	Single	GALN-SA1A-740-U-SL4-HSS	0.900	3806	33	99	15	B0-U0-G1
⊡	1	SL3	Single	GALN-SA1B-740-U-T4W-HSS	0.900	4165	44	44	15	B0-U0-G1

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_6_Planar	Illuminance	Fc	0.24	2.7	0.0	N.A.	N.A.
PARKING LOT SURFACE	Illuminance	Fc	1.21	2.7	0.1	12.10	27.00



NOTES:
1. FOR LOCATIONS OF FOUNDATIONS SEE SITE PLAN
2. FOR LIGHT FIXTURE, POLE & BASE ORDERING INFORMATION SEE LIGHTING PLAN VERIFY INFORMATION WITH OWNER PRIOR TO ORDERING.
3. LIGHT POLE BASE EXPOSURE ABOVE GRADE SHALL BE:
IN CURBED ISLANDS: 6" ABOVE TOP OF CURB ELEVATION
IN PAVEMENT: 3' ABOVE GRADE
IN NON-CURBED GRASS AREAS: 6" ABOVE GRADE

LIGHT POLE FOUNDATION

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light ARchitect™ BAA FADC

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Product Certifications

ISO DLC LISTED[1] DLC LISTED PREMIUM[1] 3G VIB IP66 UL 5 YEAR

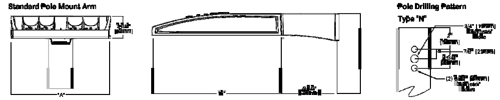
Quick Facts
- Lumen packages range from 3,300 - 99,100 (33W - 658W)
- 17 optical distributions
- Efficacy up to 171 lumens per watt

Connected Systems
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

Standard Pole Mount Arm

Pole Drilling Pattern Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1
NOTES: For arm selection requirements and additional line art, see Mounting Details section.				

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

4.7.a

CARMINA WOOD DESIGN

487 Main Street, Suite 500
Buffalo, New York 14203
Phone: (716) 842-3165

111 Bain Street, Suite 332
Greensboro, North Carolina 2
Phone: (336) 937-9009

Multi-Family Development
303 Lafayette
Buffalo, New York 14213
SBL: 99.27-4-6, 7, 8, & 9.1

REVISIONS: No. Description Date

PRELIMINARY NOT FOR CONSTRUCTION

DRAWING NAME:
Lighting Details

Date: 01.28.2
Drawn By: C. W
Scale: As No

DRAWING NO.
LP-101

Attachment: 22.343 - 303 Lafayette - Major Site Plan Submittal 02-04-2025 (26889 : 303 Lafayette - SEQRA Determination)