

SITE REDEVELOPMENT PLANS FOR

U-HAUL OF WEST SENECA

2970 TRANSIT ROAD

WEST SENECA, NY 14224

AGENCY & MUNICIPALITY CONTACTS:

TOWN OF WEST SENECA
 1250 UNION ROAD, ROOM 210, WEST SENECA, NY 14224
 1-716-558-3242
 CONTACT: JEFFREY SCHIEBER

UTILITY CONTACTS:

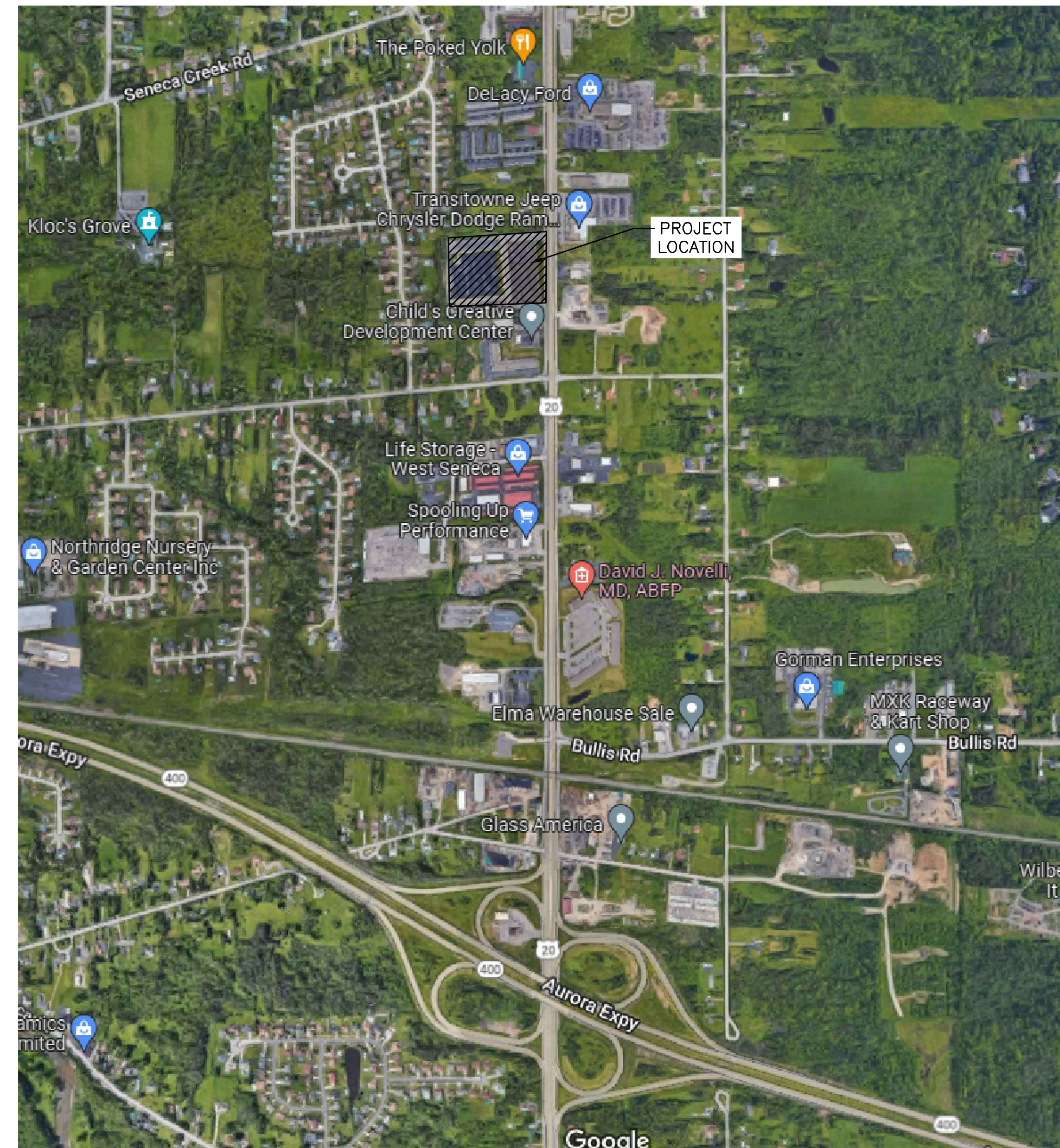
ELECTRIC SERVICE: NYSEG LANCASTER ELECTRIC
 ADDRESS: 150 ERIE STREET, LANCASTER, NY 14086
 PHONE: 1-716-681-5030
 CONTACT:

GAS SERVICE: NATIONAL FUEL GAS
 ADDRESS: 409 MAIN STREET, BUFFALO, NY 14203
 PHONE: 1-716-857-7431
 CONTACT:

PHONE SERVICE: VERIZON
 ADDRESS: 65 FRANKLIN STREET, ROOM 602, BUFFALO, NY 14202
 PHONE: 1-716-398-5785
 CONTACT:

WATER SERVICE: ERIE COUNTY WATER AUTHORITY
 ADDRESS: 295 MAIN STREET, ROOM 350, BUFFALO, NY 14203
 PHONE: 1-716-685-8207
 CONTACT:

SANITARY SEWER SERVICE: ERIE COUNTY DIVISION OF SEWER MANAGEMENT
 ADDRESS: 95 FRANKLIN STREET, ROOM 1034, BUFFALO, NY 14202
 PHONE: 1-716-558-3241
 CONTACT:



LOCATION SKETCH
 N.T.S.



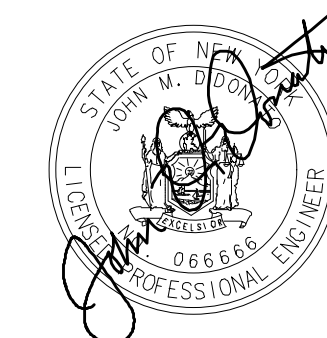
CLIENT:

AMERCO REAL ESTATE / U-HAUL INTERNATIONAL
 2727 NORTH CENTRAL AVE, PHOENIX, AZ 85004
 1-716-807-4525
 CONTACT: ERIC VAN KUREN

ENGINEER:

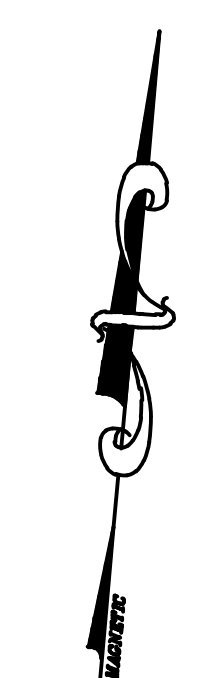
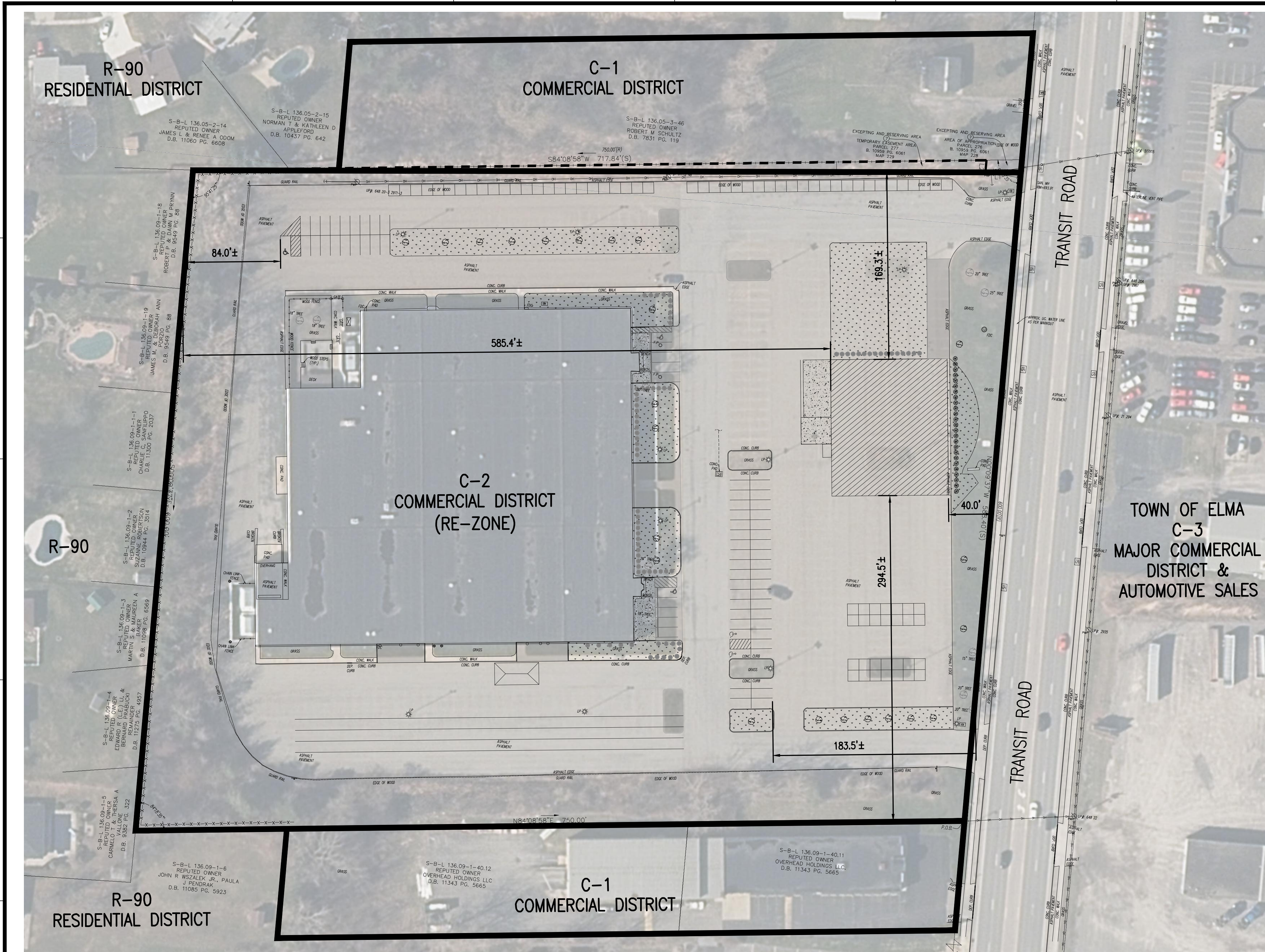


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DRAWING INDEX		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	COVER SHEET	COVER SHEET
2	CD101	DEMOLITION PLAN
3	CP100	OVERALL SITE PLAN
4	CP101	SITE PLAN
5	CU101	UTILITY AND GRADING PLAN
6	LP101	LANDSCAPE PLAN
7	CP501	SITE DETAILS
8	CP502	MISCELLANEOUS DETAILS

JULY 22, 2022



ZONING INFORMATION:

PARCEL AREA: 10.27 Ac PER SURVEY FROM 8/23/2021
 SBL: 136.090-1-42
 ZONE: C-1 COMMERCIAL
 RE-ZONE: C-2 COMMERCIAL

ADJACENT ZONING:
 NORTH & SOUTH: C-1 COMMERCIAL
 EAST: C-3 MAJOR COMMERCIAL (TOWN OF ELMA)
 WEST: R-90 RESIDENTIAL DISTRICT

USES: WAREHOUSE (NOT INCLUDING STORAGE OF EXPLOSIVE OR HIGHLY FLAMMABLE MATERIAL)
 NEW/USED MOTOR VEHICLE RENTAL (SP)
 SP - SPECIAL PERMIT BY THE TOWN BOARD (11-15-21)

BUILDING SET BACKS:

	REQUIRED	PROVIDED
FRONT (EAST):	40'	40'
SIDE (NORTH & SOUTH):	5'	169'
REAR (WEST):	30'	585'

*OR A DISTANCE EQUAL TO THE HEIGHT OF THE PRINCIPAL BUILDING, WHICHEVER IS GREATER.

HEIGHT OF BUILDING - PROPOSED WAREHOUSE:

	REQUIRED	PROVIDED
HEIGHT LIMIT:	40' MAXIMUM	
PROVIDED:	40'	

PARKING REQUIRED:
 1 SPACE FOR EACH 700 SF OF SALES AREA WITHIN A BUILDING, BUT NOT LESS THAN 5 SPACES FOR CUSTOMER PARKING AND 1 SPACE FOR EACH 2 EMPLOYEES. SUCH SPACES MUST BE CLEARLY MARKED AND SHALL NOT BE USED FOR THE PARKING OF UNREGISTERED MOTOR VEHICLES.

PARKING PROVIDED:

SET BACKS:	REQUIRED	PROVIDED
	10' FROM ANY STREET	183'
	10' FROM ANY R DISTRICT	84'

GREEN SPACE:
 EXISTING AREA: 42,945 SF
 PROPOSED AREA: 53,784 SF
 TOTAL SITE DISTURBANCE: 14980 SF = 0.344 ACRE



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SITE PLAN APPROVAL
 NOT FOR CONSTRUCTION

AMERCO
REAL ESTATE COMPANY

U-HAUL OF WEST SENECA
 2970 TRANSIT ROAD
 WEST SENECA, NY 14224

MARK	DATE	DESCRIPTION
1	7/22/2022	SITE PLAN REVIEW

ISSUE:

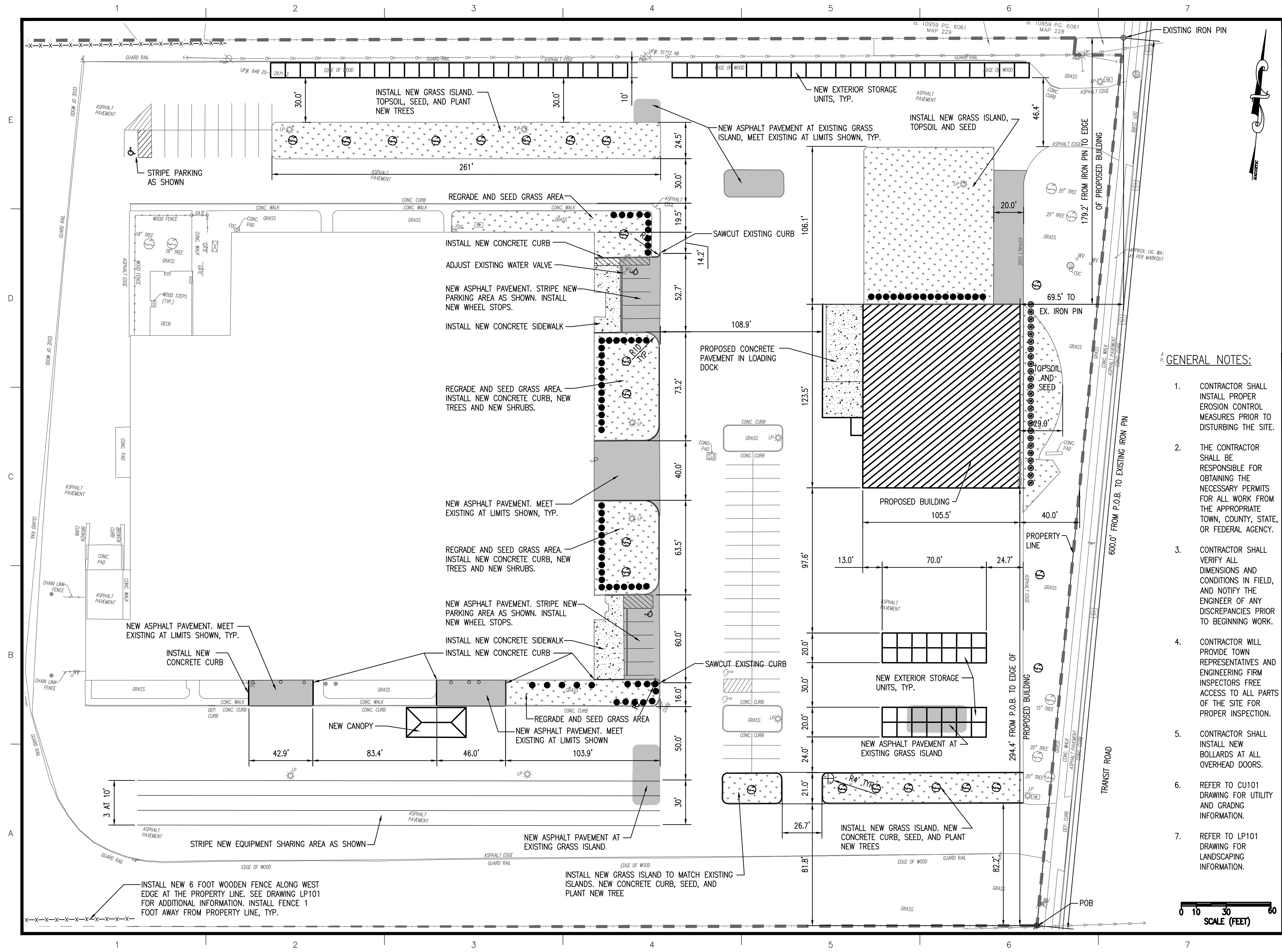
PROJECT NO:	
DESIGNER PROJECT NO:	22-3280
CAD DWG FILE:	CP101.DWG
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SCALE:	AS NOTED

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SHEET TITLE

OVERALL SITE PLAN AND ZONING

DRAWING#
CP100
 SHEET# 3 OF 8



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 WEST SENECA, NY 14224

GENERAL NOTES:

- CONTRACTOR SHALL INSTALL PROPER EROSION CONTROL MEASURES PRIOR TO DISTURBING THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR ALL WORK FROM THE APPROPRIATE TOWN, COUNTY, STATE, OR FEDERAL AGENCY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
- CONTRACTOR WILL PROVIDE TOWN REPRESENTATIVES AND ENGINEERING FIRM INSPECTORS FREE ACCESS TO ALL PARTS OF THE SITE FOR PROPER INSPECTION.
- CONTRACTOR SHALL INSTALL NEW BOLLARDS AT ALL OVERHEAD DOORS.
- REFER TO CU101 DRAWING FOR UTILITY AND GRADING INFORMATION.
- REFER TO LP101 DRAWING FOR LANDSCAPING INFORMATION.

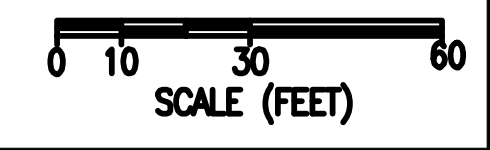
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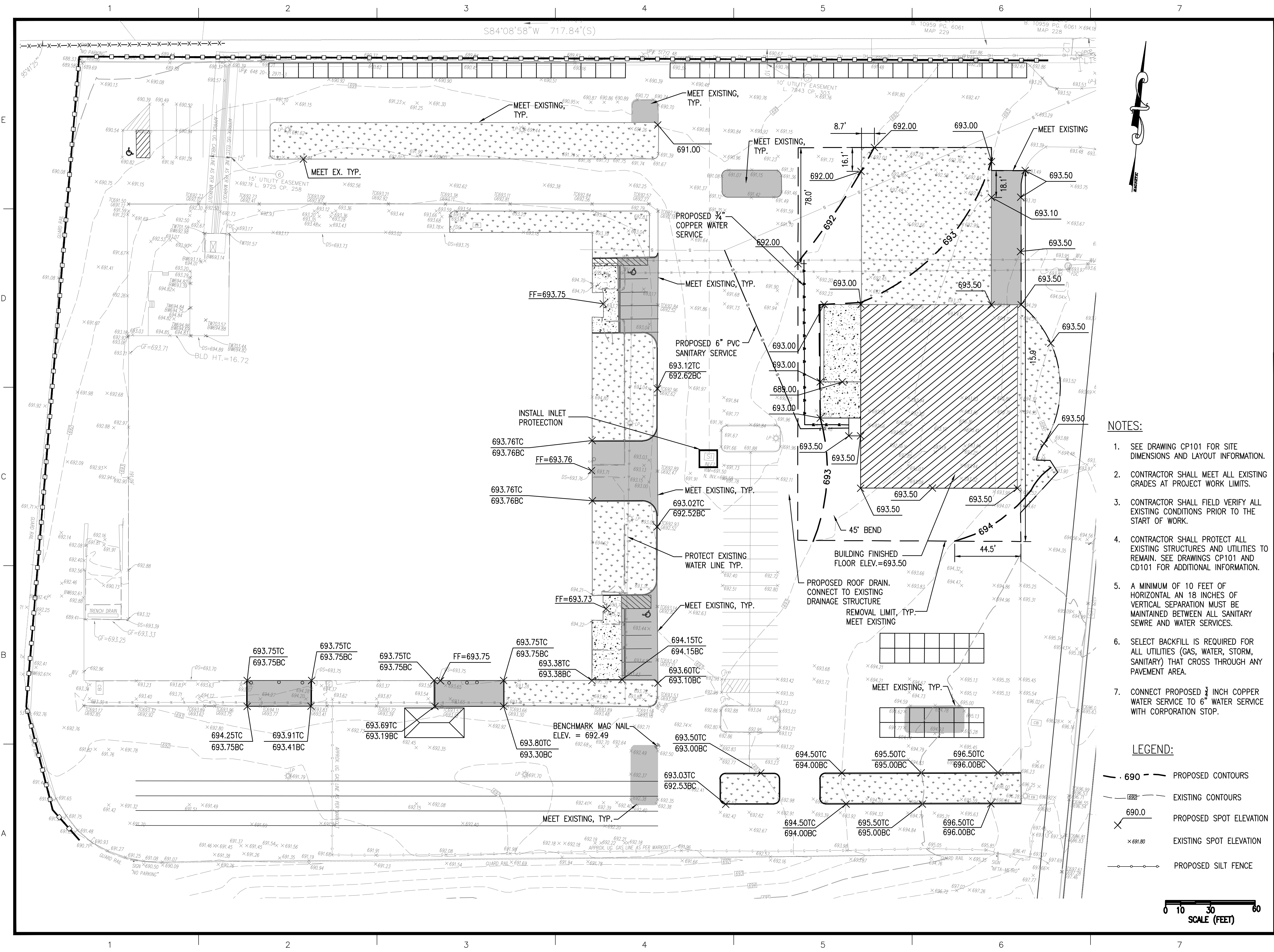
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SHEET TITLE
SITE PLAN

DRAWING#
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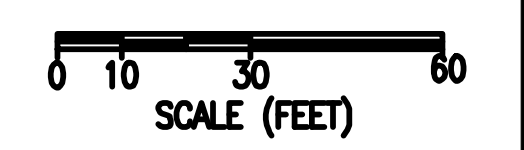
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 WEST SENECA, NY 14224

- NOTES:**
- SEE DRAWING CP101 FOR SITE DIMENSIONS AND LAYOUT INFORMATION.
 - CONTRACTOR SHALL MEET ALL EXISTING GRADES AT PROJECT WORK LIMITS.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN. SEE DRAWINGS CP101 AND CD101 FOR ADDITIONAL INFORMATION.
 - A MINIMUM OF 10 FEET OF HORIZONTAL AN 18 INCHES OF VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN ALL SANITARY SEWER AND WATER SERVICES.
 - SELECT BACKFILL IS REQUIRED FOR ALL UTILITIES (GAS, WATER, STORM, SANITARY) THAT CROSS THROUGH ANY PAVEMENT AREA.
 - CONNECT PROPOSED 3/4" COPPER WATER SERVICE TO 6" WATER SERVICE WITH CORPORATION STOP.

- LEGEND:**
- 690 --- PROPOSED CONTOURS
 - 690.0 --- EXISTING CONTOURS
 - × 690.0 PROPOSED SPOT ELEVATION
 - × 691.80 EXISTING SPOT ELEVATION
 - PROPOSED SILT FENCE



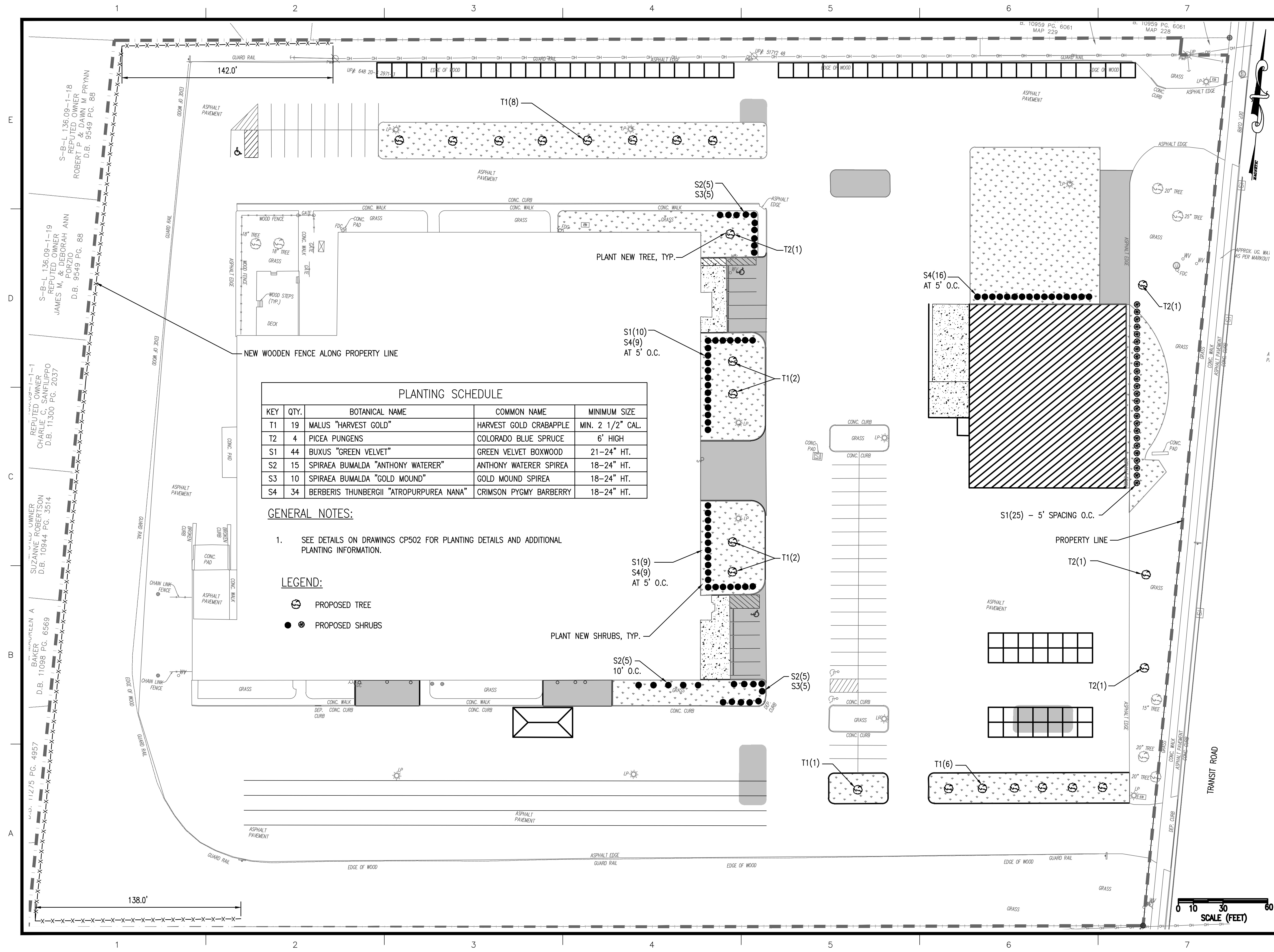
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ISSUE:

PROJECT NO:	22-3280
DESIGNER PROJECT NO:	CU101.DWG
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SHEET TITLE
UTILITY AND GRADING PLAN

DRAWING#
CU101
 SHEET# 5 OF 8



PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE
T1	19	MALUS "HARVEST GOLD"	HARVEST GOLD CRABAPPLE	MIN. 2 1/2" CAL.
T2	4	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HIGH
S1	44	BUXUS "GREEN VELVET"	GREEN VELVET BOXWOOD	21-24" HT.
S2	15	SPIRAEA BUMALDA "ANTHONY WATERER"	ANTHONY WATERER SPIREA	18-24" HT.
S3	10	SPIRAEA BUMALDA "GOLD MOUND"	GOLD MOUND SPIREA	18-24" HT.
S4	34	BERBERIS THUNBERGII "ATROPURPUREA NANA"	CRIMSON PYGMY BARBERRY	18-24" HT.

GENERAL NOTES:

- SEE DETAILS ON DRAWINGS CP502 FOR PLANTING DETAILS AND ADDITIONAL PLANTING INFORMATION.

LEGEND:

- PROPOSED TREE
- PROPOSED SHRUBS

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ENGINEERING & ARCHITECTURAL PROFESSIONALS

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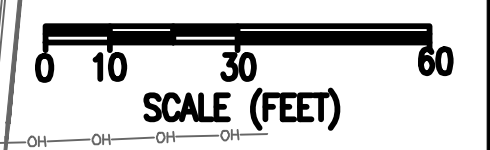
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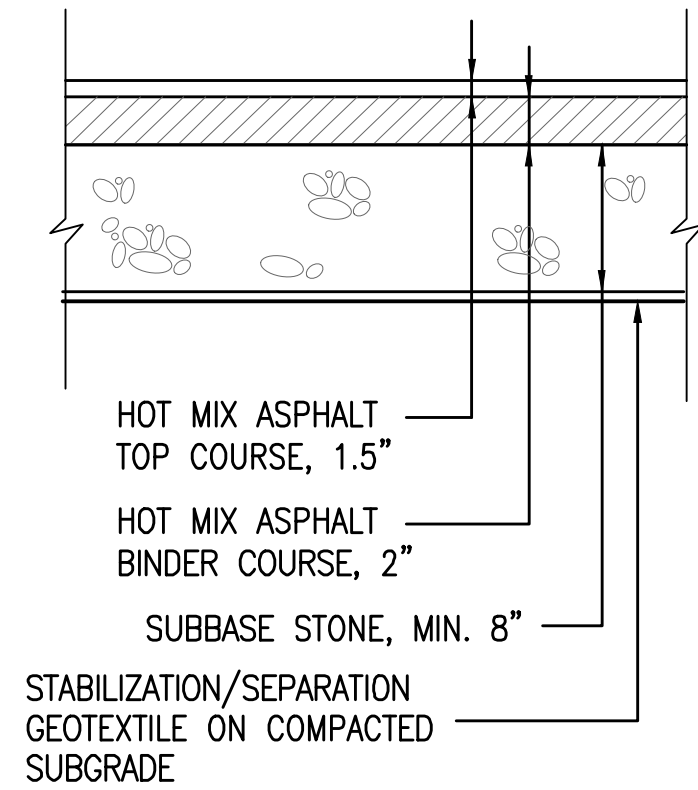
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CAD DWG FILE: LP101.DWG		
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SHEET TITLE

LANDSCAPE PLAN

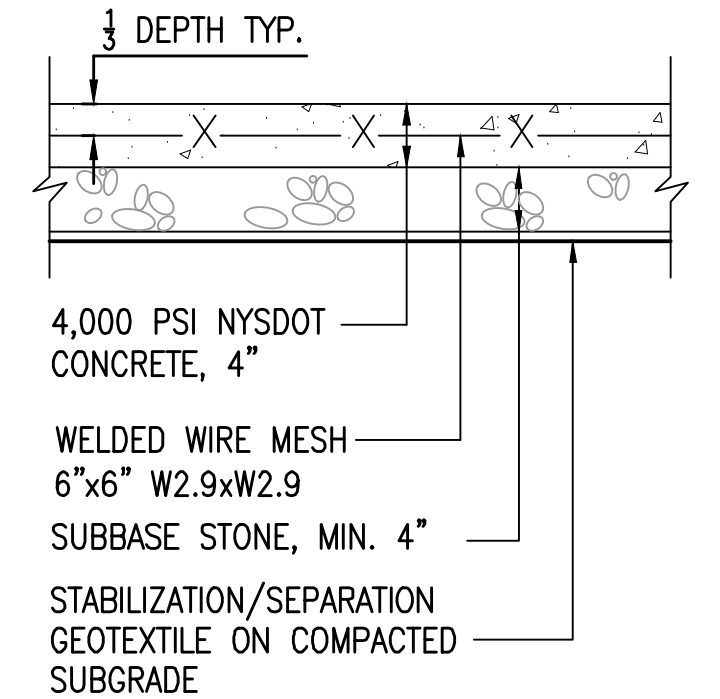
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LP101
SHEET# 6 OF 8



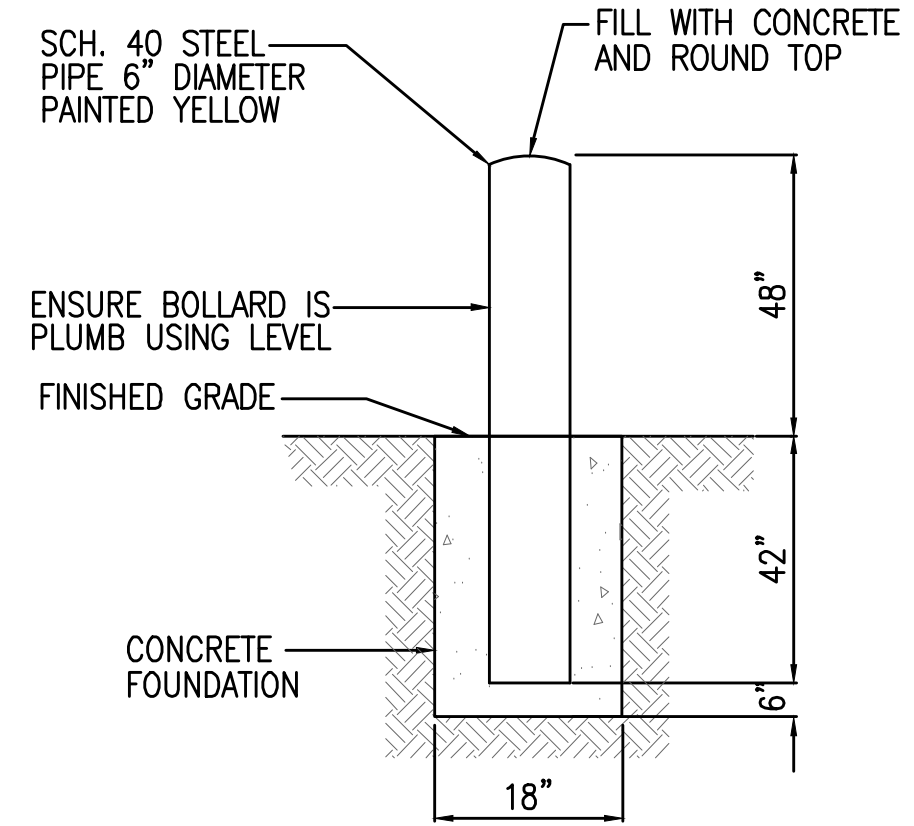


- NOTES:**
1. ASPHALT CONCRETE TOP COURSE - NYSDOT ITEM No. 402.098203 9.5F2 TOP COURSE.
 2. ASPHALT CONCRETE BINDER COURSE - NYSDOT ITEM No. 402.198903- 19 F9 BINDER COURSE.
 3. SUBBASE COURSE - NYSDOT ITEM No. 304.12-TYPE 2 SUBBASE.
 4. GEOTEXTILE - WOVEN POLYPROPYLENE STABILIZATION/SEPARATION GEOTEXTILE, MIRAFI 600X OR APPROVED EQUAL.

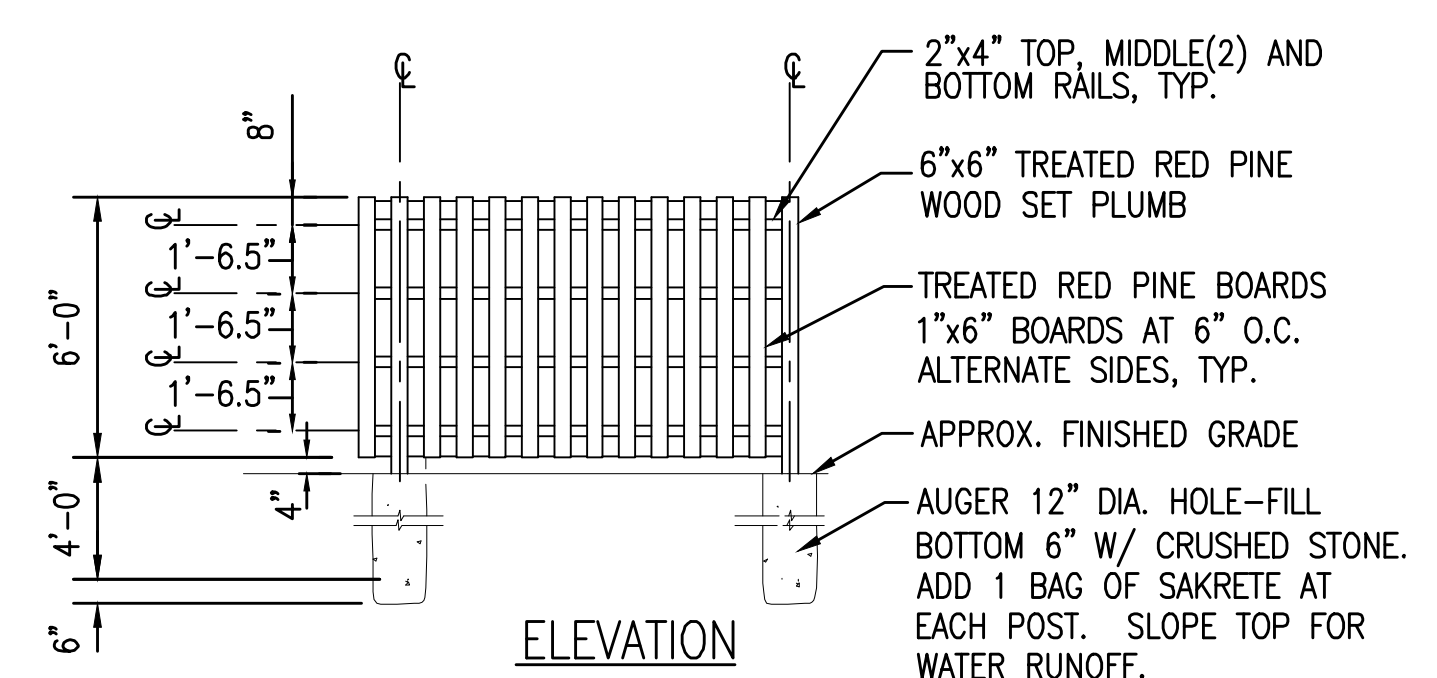
ASPHALT PAVEMENT SECTION
NOT TO SCALE



TYPICAL CONCRETE SIDEWALK SECTION
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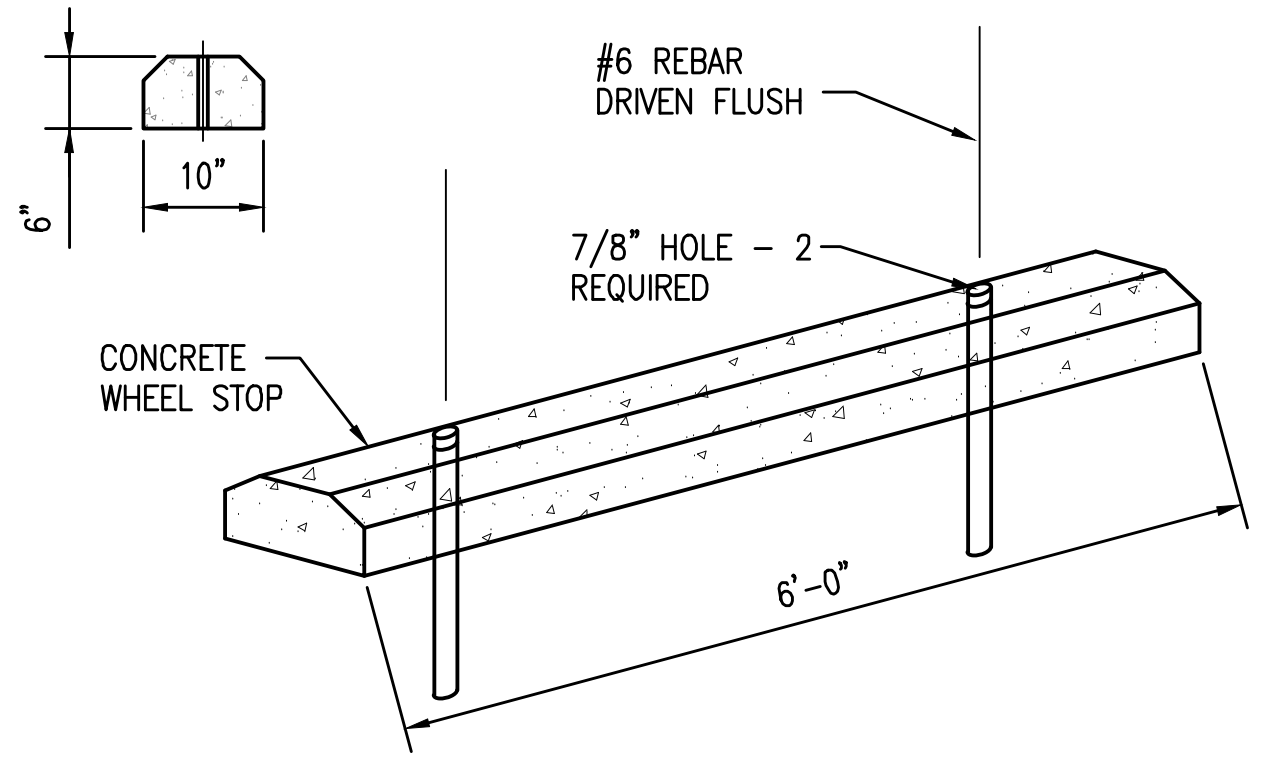


TYPICAL BOLLARD DETAIL
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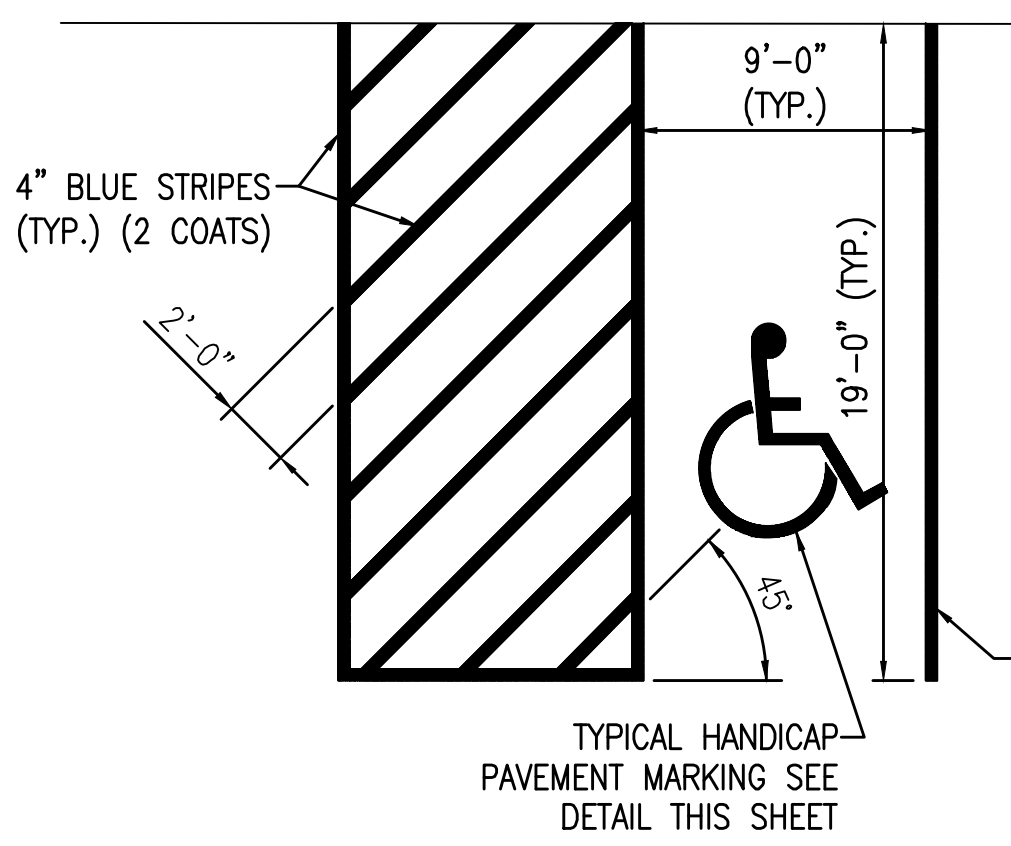


6' HIGH WOOD FENCE DETAIL
NOT TO SCALE

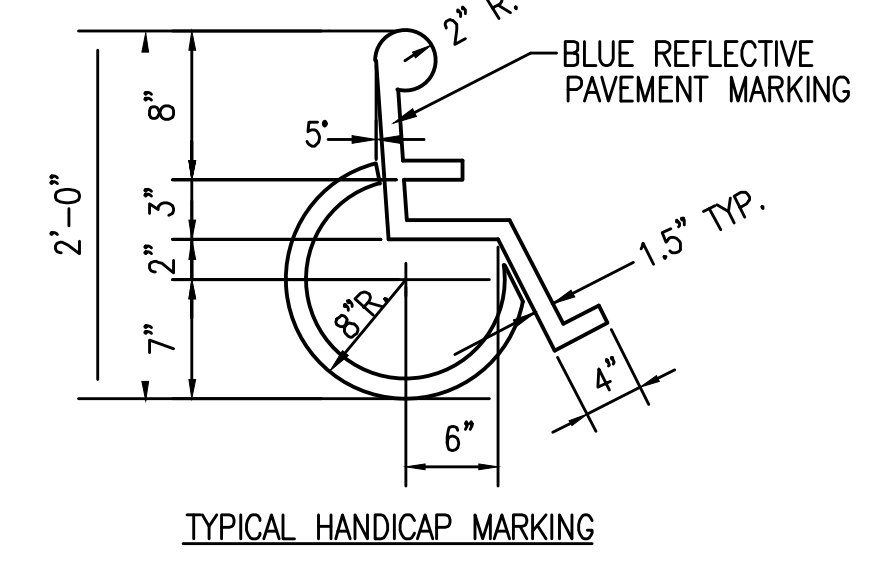
NOTE:
ALL WOOD TO BE PRESSURE TREATED AGAINST DECAY. ALL FASTENERS TO BE GALVANIZED.



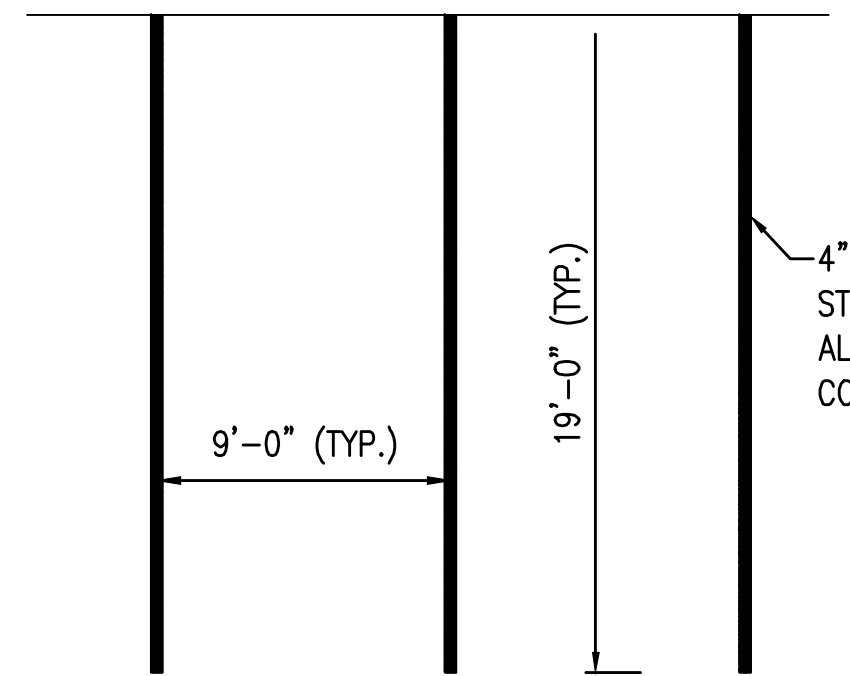
TYPICAL WHEEL STOP
NOT TO SCALE



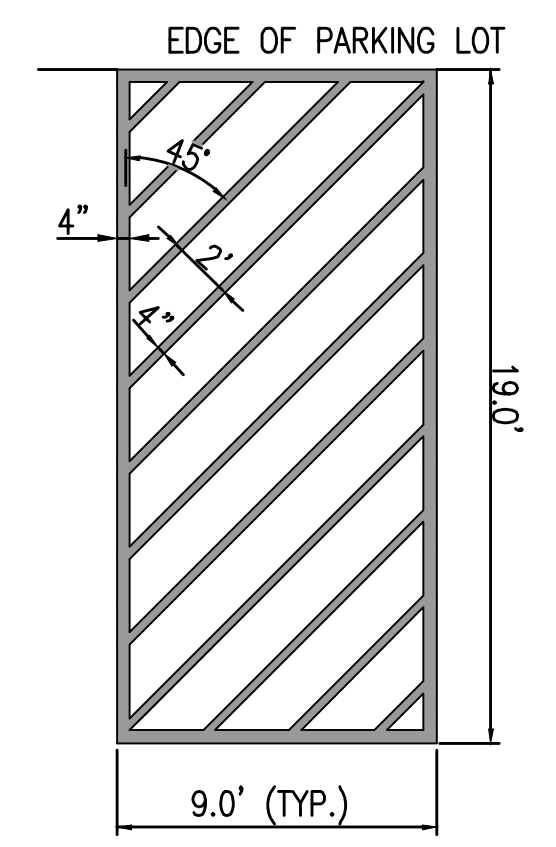
HANDICAP PARKING PAVEMENT STRIPING DETAILS
NOT TO SCALE



TYPICAL HANDICAP MARKING

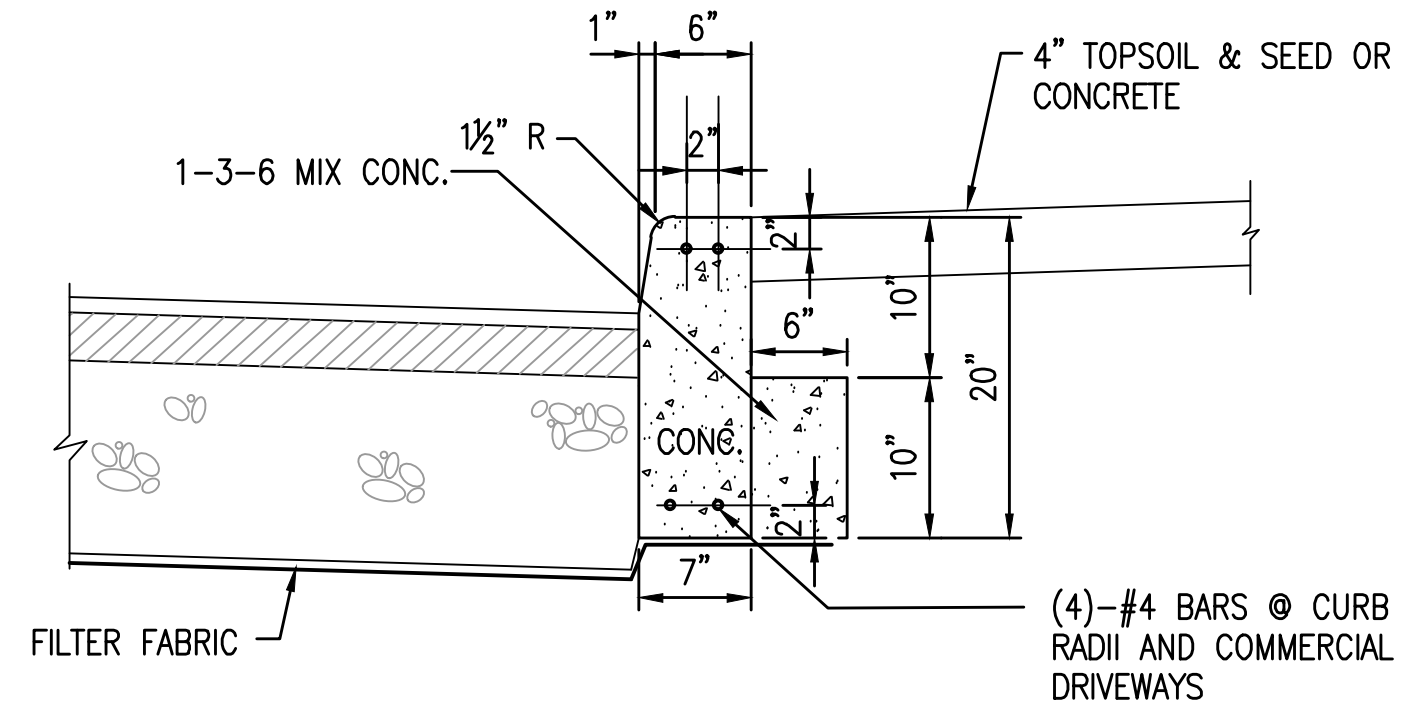


PAVEMENT STRIPING DETAILS
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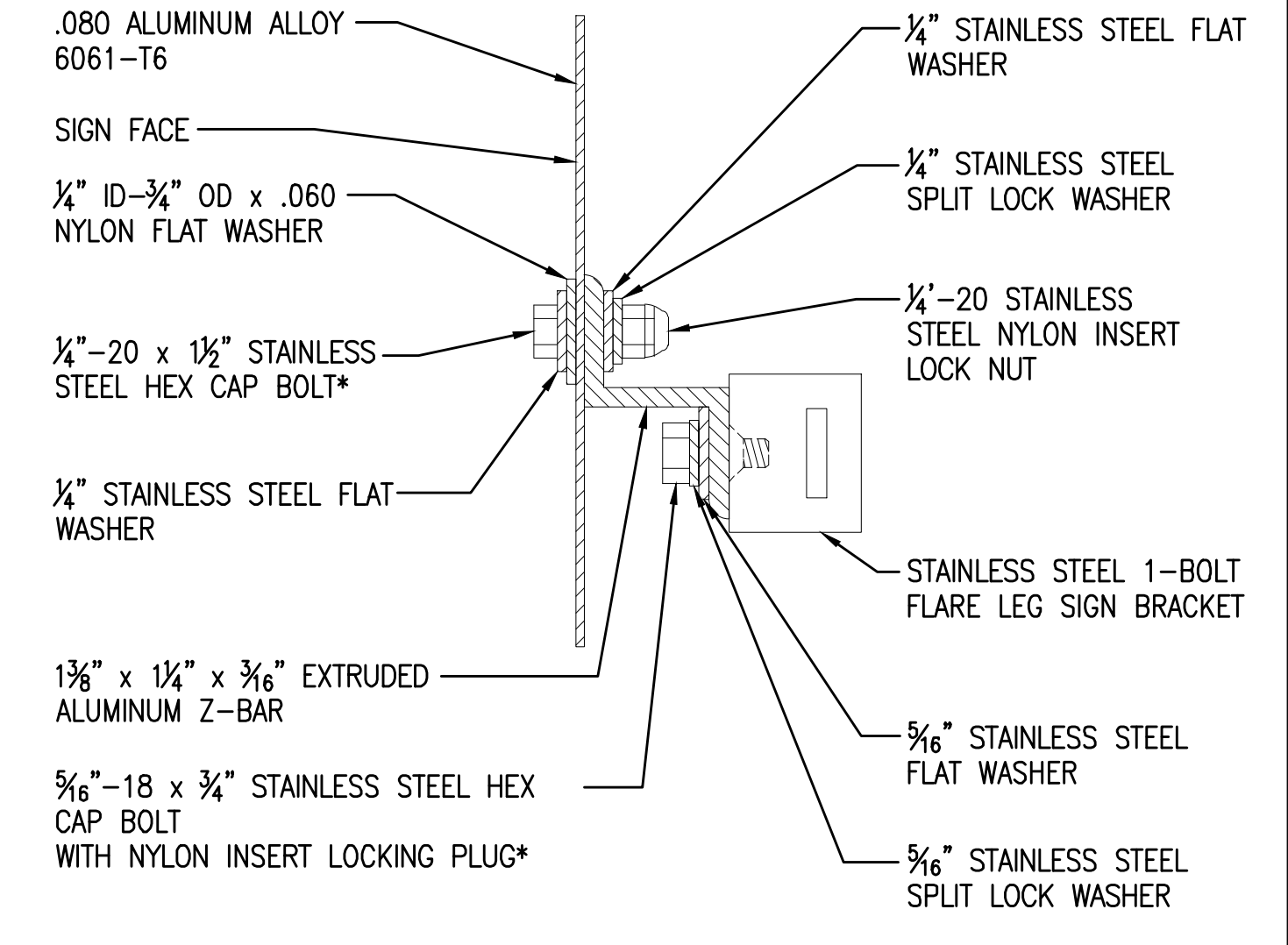


NOTE: WIDTH OF STRIPING SHALL BE 4" AS PER N.Y.S.D.O.T. SPECIFICATIONS (STRIPING TO BE NOCO ORANGE)

NO PARKING ZONE (NPZ) STRIPING DETAIL
NOT TO SCALE



6\"/>



HARDWARE MOUNTING DETAIL
NOT TO SCALE

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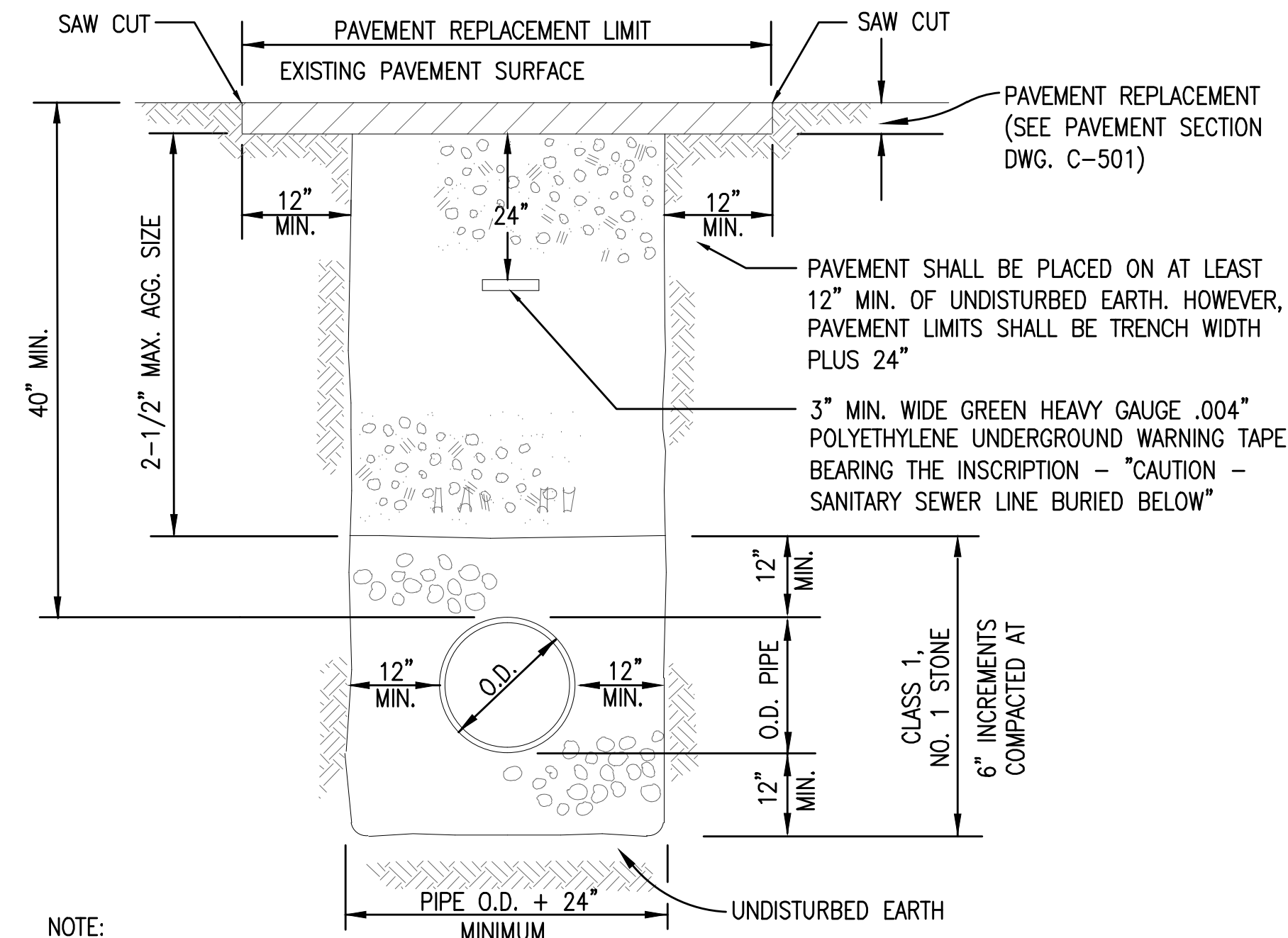
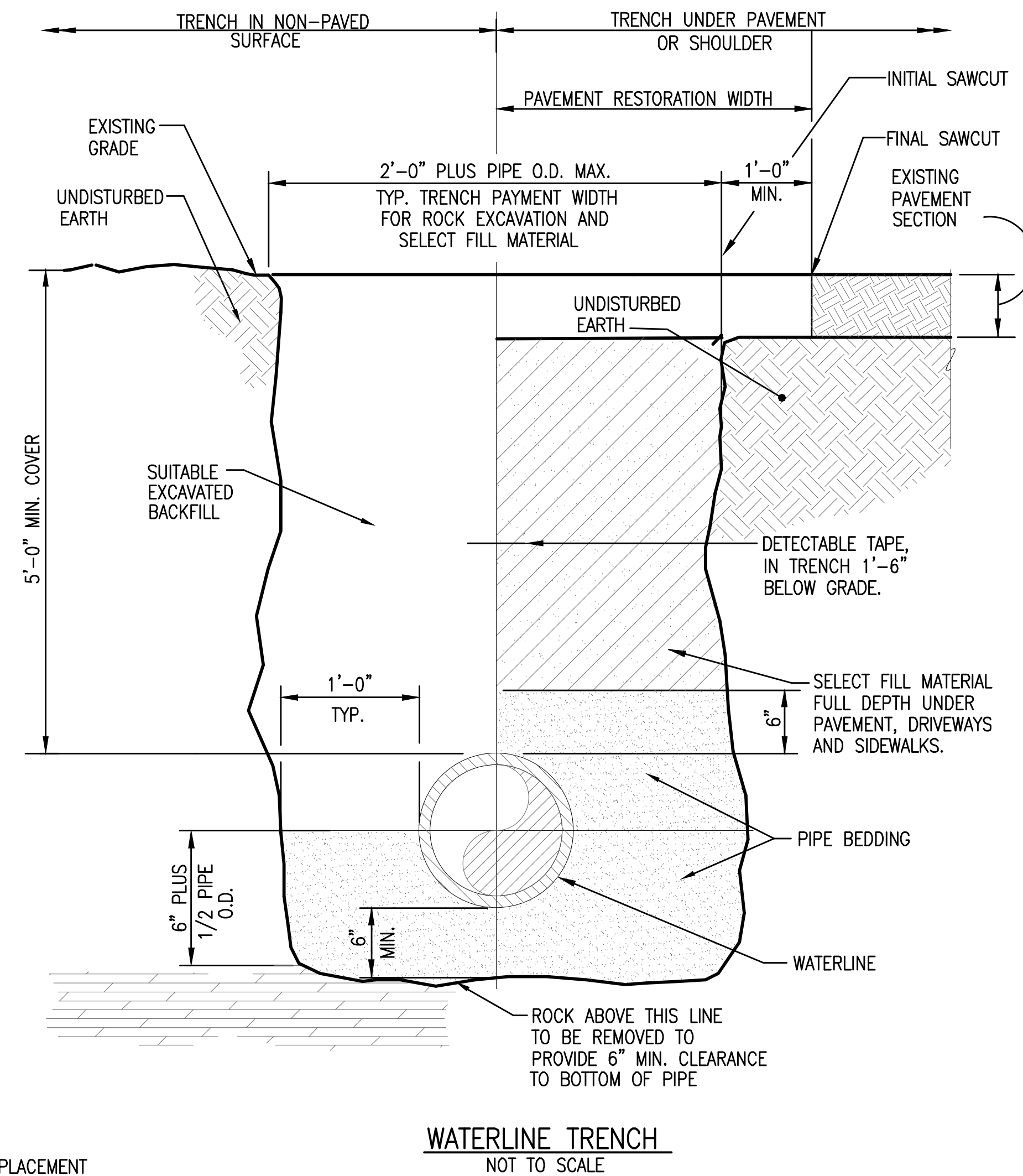
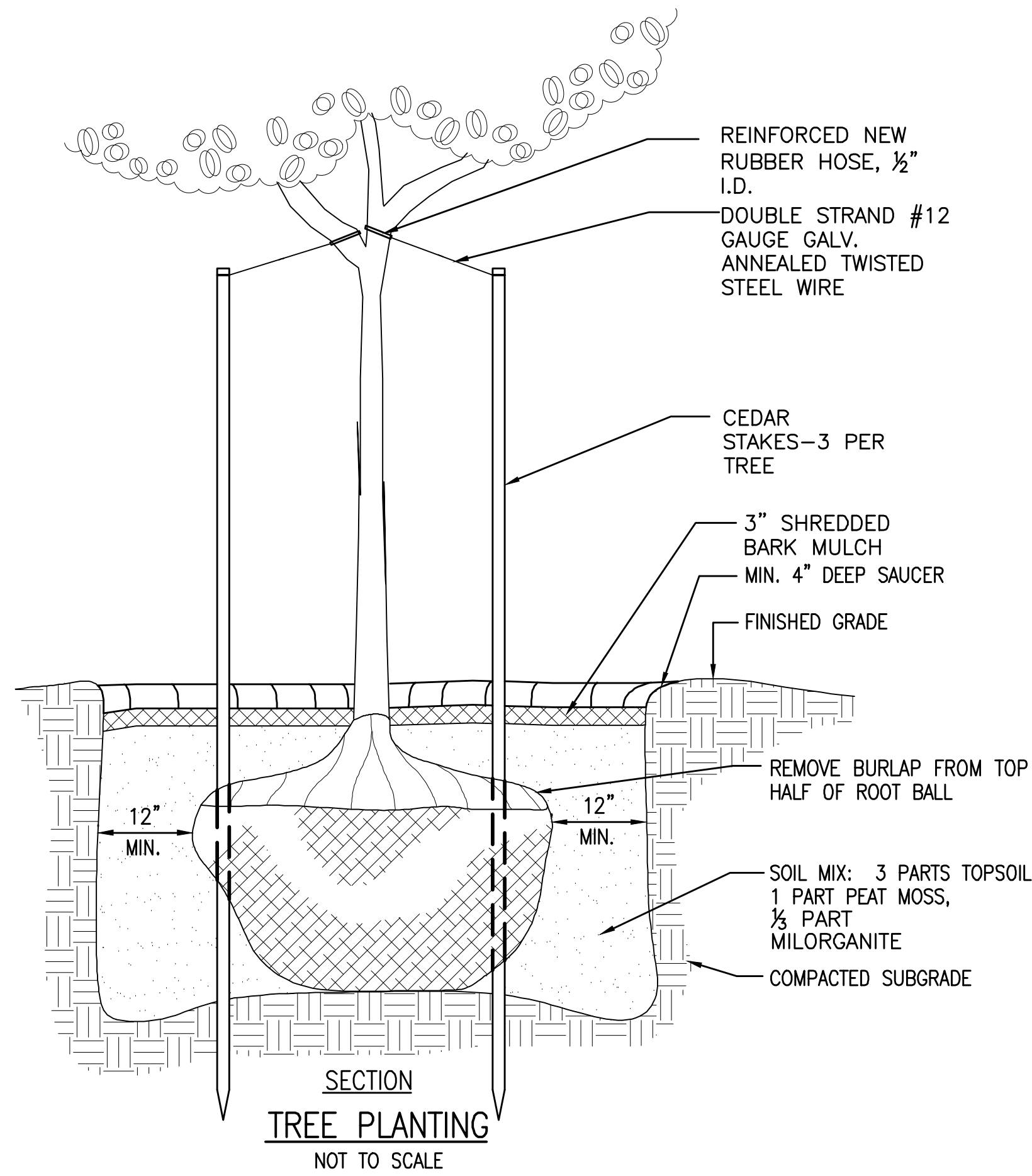
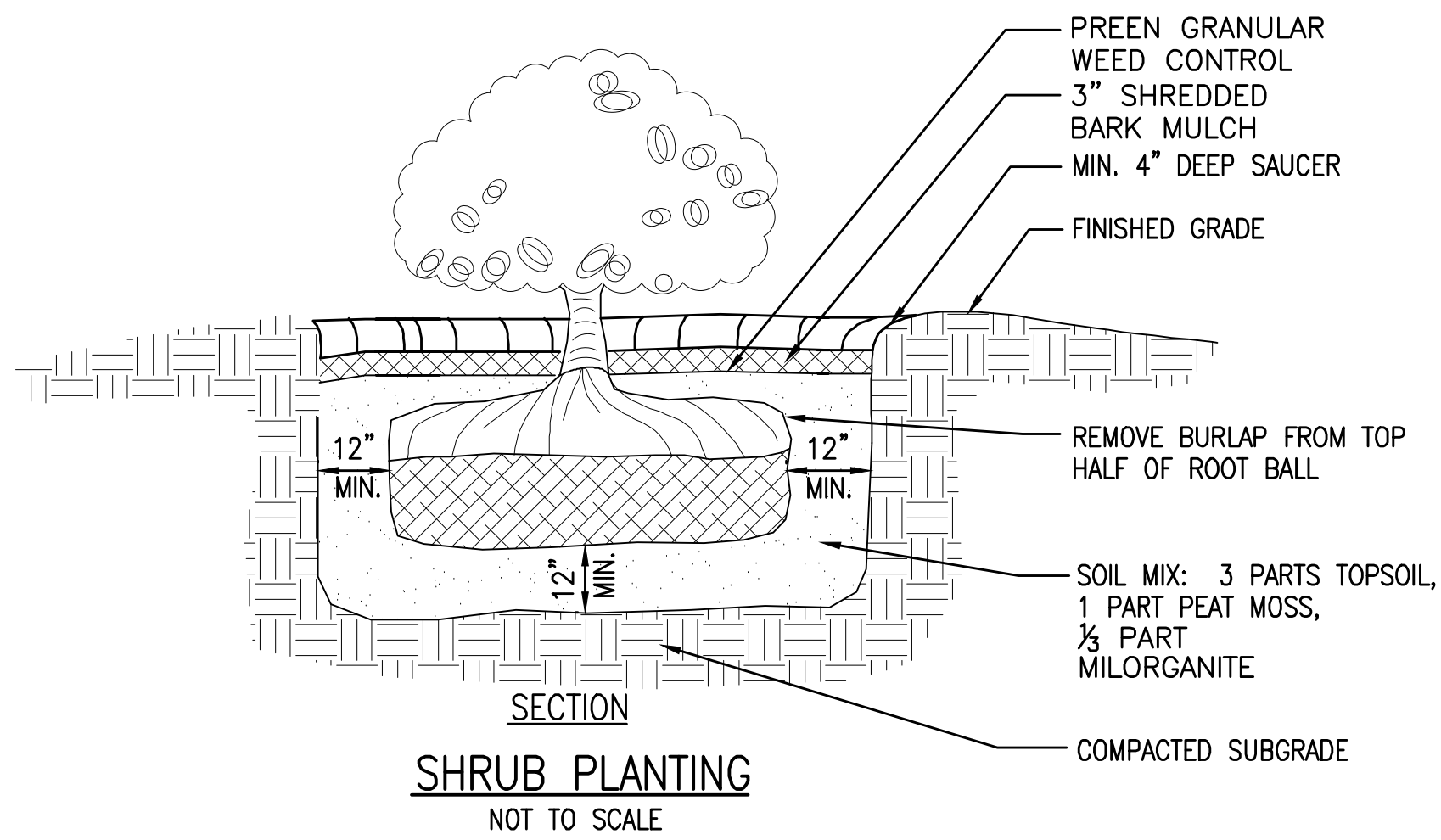
SHEET TITLE

SITE DETAILS

DRAWING#
CP501
SHEET# 7 OF 8

LANDSCAPING NOTES

1. ALL PLANTING BEDS AND TREES SHALL BE MULCHED WITH 3" OF CEDAR MULCH.
2. SEE SECTIONS BELOW FOR TREE AND SHRUB INSTALLATION DETAILS.
3. PROTECT TREES TO REMAIN. SEE DETAIL ON DRAWING MD-3.
4. TREES LOCATED IN PLANTING AISLE BENEATH POWER LINES SHALL BE 10'-0" IN HEIGHT @ TIME OF PLANTING AT INTERVAL NO GREATER THAN 20'.



NOTE: WHERE THE CONTRACTOR EXCAVATES BEYOND THE LIMITS SHOWN; SELECT FILL AND PAVEMENT, SIDEWALK & DRIVEWAY REPLACEMENT OUTSIDE THE LIMITS SHALL BE FURNISHED AND PLACED AT THE CONTRACTOR'S EXPENSE. (TYP.)

IF CONCRETE ENCASEMENT IS REQUIRED, IT SHALL BE INSTALLED IN PLACE OF (AND TO THE DIMENSIONS OF) THE PIPE BEDDING AND COVER TO 12" MIN. ABOVE AND BELOW THE PIPE.

TYPICAL SANITARY SEWER TRENCH DETAIL
NOT TO SCALE

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SHEET TITLE

MISCELLANEOUS DETAILS

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CP502
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