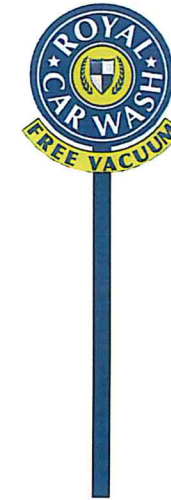
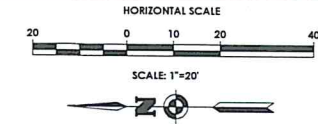




BUILDING MOUNTED SIGNAGE (x1)
FACING TRANSIT ROAD



BUILDING MOUNTED SIGNAGE (x2)
ABOVE TUNNEL ENTRANCE/EXIT



POLE MOUNTED SIGNAGE (x1)
CORNER OF CLINTON & TRANSIT

Client:
DANIELE FAMILY COMPANIES
2851 MONROE AVE
ROCHESTER, NY 14618

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Fax: (585) 325-1911
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: David L. Cox, P.E.
Designed by: Matthew Moore



SITE DATA

- TAX ACCOUNT NUMBER: 124.130-0004-008/009
- PARCEL ADDRESS: 3400 TRANSIT ROAD, WEST SENECA, NY 14224
- TOTAL PARCEL AREA: 1.102 ACRES OR 48,004 S.F.
TOTAL BUILDING AREA: 4,096 S.F.
TOTAL DISTURBANCE AREA: 0.987 ACRES OR 43,000 S.F.
TOTAL IMPERVIOUS AREA: 0.687 ACRES OR 30,000 S.F.
GREEN SPACE: 0.413 ACRES OR 18,000 S.F. OR 37%
- ZONING:
- EXISTING USE: VACANT RESIDENTIAL/RESTAURANT
PROPOSED USE: CAR WASH
- THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY.
- THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY.
- PUBLIC WATER WILL BE PROVIDED BY THE ERIE COUNTY WATER AUTHORITY (ECWA).
- ELECTRIC SERVICE WILL BE SUPPLIED BY NYSEG.
- NATURAL GAS SERVICE WILL BE SUPPLIED BY NATIONAL FUEL.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE TOWN OF WEST SENECA.
- STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATELY OWNED.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEST SENECA.
- NEW YORK STATE DEC HAS SITE TAGGED FOR RARE PLANTS & ANIMALS.

ZONING ANALYSIS (C-2 COMMERCIAL DISTRICT)		
	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK	40'	80'+
MINIMUM SIDE YARD SETBACK	10'	N/A
REAR YARD SETBACK	35'	15'
MINIMUM PARKING STALLS	3 SPACES PER SERVICE BAY = 3 STALLS	23 STALLS
MINIMUM STALL SIZE	9' x 18'	9' x 18'
MINIMUM STACKING REQUIREMENT	30 PER TUNNEL	30+

* REQUIRES VARIANCE

Revisions			
No.	Date	By	Description

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CONCEPT PLAN

ROYAL CAR WASH

Town/City: West Seneca
County: Erie State: New York

Project No.

Drawing No.

Sheet No.

C 101

1

Scale: 1" = 20'

Date: APRIL 2018

NOT FOR CONSTRUCTION

