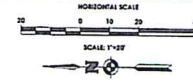




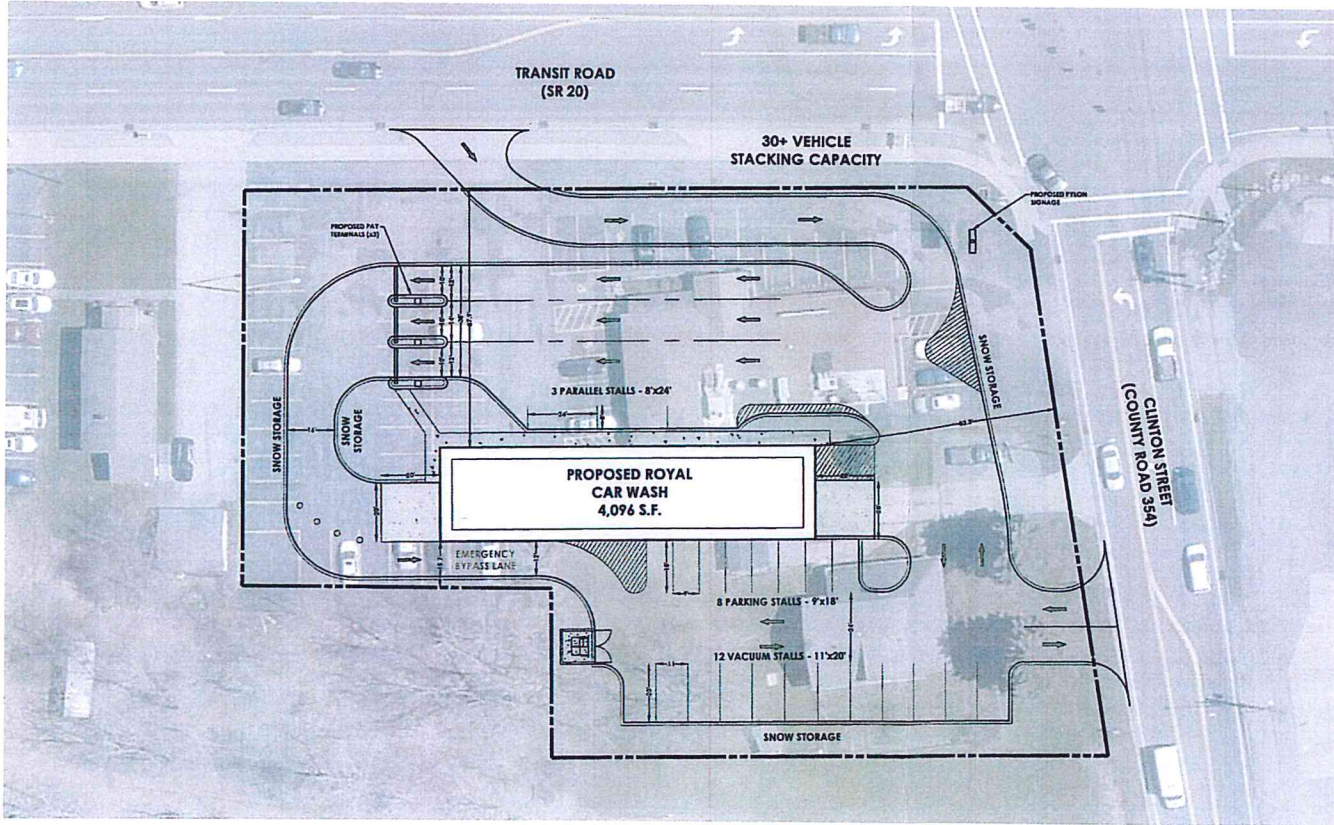
BUILDING MOUNTED SIGNAGE (x1)
FACING TRANSIT ROAD



BUILDING MOUNTED SIGNAGE (x2)
ABOVE TUNNEL ENTRANCE/EXIT



POLE MOUNTED SIGNAGE (x1)
CORNER OF CLINTON & TRANSIT



SITE DATA

1. TAX ACCOUNT NUMBER: 026.130.0004.000707
2. PARCEL ADDRESS: 3400 TRANSIT ROAD, WEST SENECA, NY 14224
3. TOTAL PARCEL AREA: 1.102 ACRES OR 48,064 S.F.
TOTAL BUILDING AREA: 4,096 S.F.
TOTAL IMPERVIOUS AREA: 6,747 ACRES OR 48,000 S.F.
TOTAL IMPROVED AREA: 8.847 ACRES OR 30,300 S.F.
GREEN SPACE: 0.413 ACRES OR 18,000 S.F. OR 37%.
4. ZONING:
5. EXISTING USE: VACUUM RESIDENTIAL/RESTAURANT
PROPOSED USE: CAR WASH
6. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE SACDOR FEDERAL WETLANDS INVENTORY.
7. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NY STATE WETLANDS INVENTORY.
8. PUBLIC WATER WILL BE PROVIDED BY THE ERIE COUNTY WATER AUTHORITY (ECWA).
9. ELECTRIC SERVICE WILL BE SUPPLIED BY NYSEG.
10. MATERIAL GAS SERVICE WILL BE SUPPLIED BY NATIONAL FUEL.
11. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE TOWN OF WEST SENECA.
12. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATELY OWNED.
13. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF WEST SENECA.
14. NEW YORK STATE DEC HAS SITE TAGGED FOR RARE PLANTS & ANIMALS.

**ZONING ANALYSIS
(C-2 COMMERCIAL DISTRICT)**

	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK	40'	50'
MINIMUM SIDE YARD SETBACK	10'	N/A
REAR YARD SETBACK	10'	15'
MINIMUM PARKING SPACES	3 SPACES PER SERVICE BAY + 3 STALLS	23 STALLS
MINIMUM SIGN SIZE	7' x 10'	7' x 10'
MINIMUM STACKING REQUIREMENTS	30 PER TUNNEL	30*

* REQUIRES VARIANCE

PA
PASSERO ASSOCIATES
engineering architecture

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

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Principal: Jesse D. Swick, P.E.
Project Manager: Daniel L. Orr, P.E.
Designer: Matthew Heuser



Revisions		
No.	Date	Description

CONCEPT PLAN

ROYAL CAR WASH

Location: West Seneca
County: Erie
Project No.: 18-001

Drawing No.: C 101
Sheet No.: 1

Scale: 1" = 20'

Date: APRIL 2018

NOT FOR CONSTRUCTION