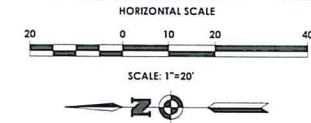


SITE DEVELOPMENT PLANS FOR ROYAL CAR WASH

TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK P.N. 20182595.0001

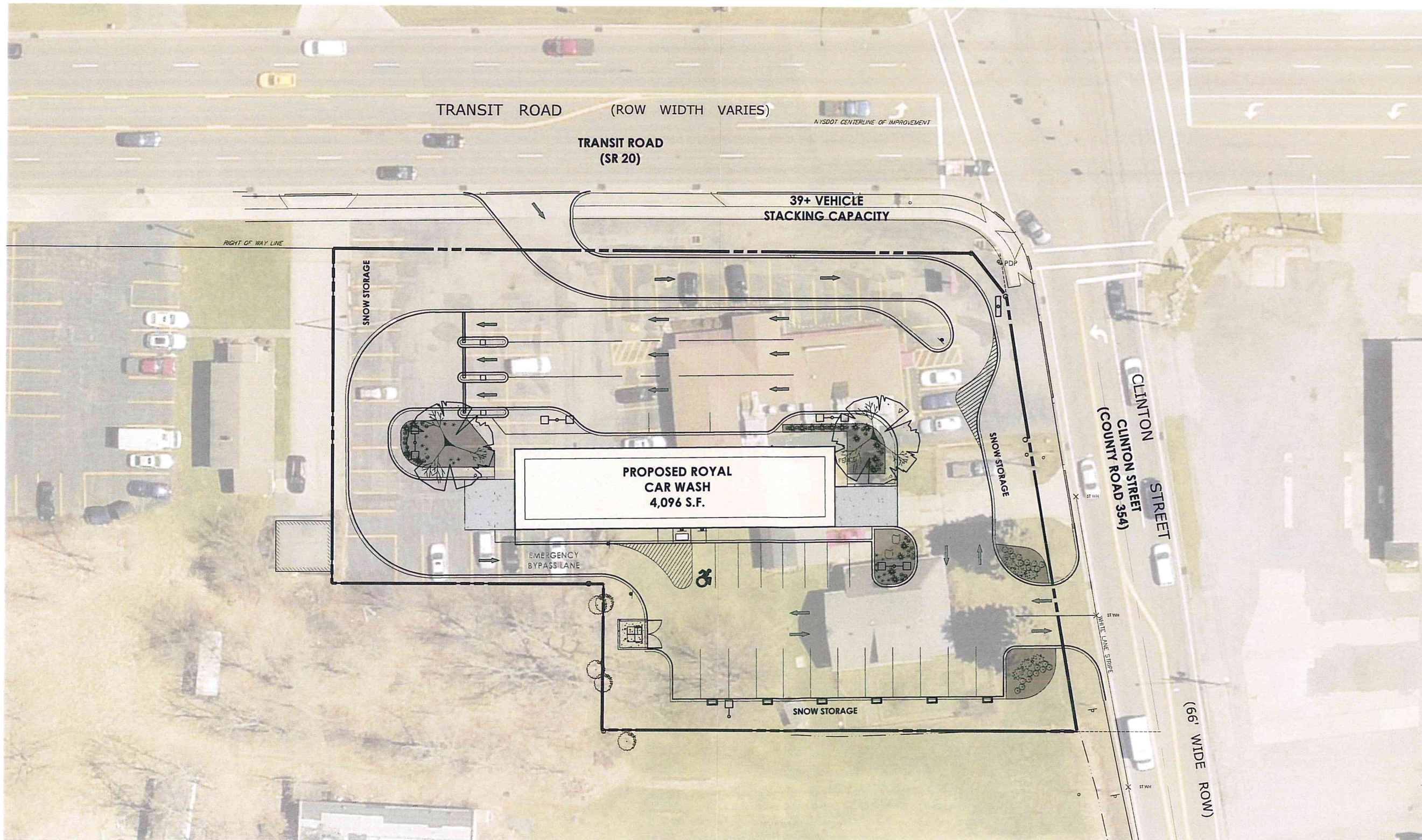


DRAWING INDEX

- C 101 COVER
- C 102 SITE PLAN
- C 103 EXISTING CONDITIONS/
DEMOLITION PLAN
- C 104 UTILITY PLAN
- C 105 GRADING AND EROSION
CONTROL PLAN
- C 106 LANDSCAPING AND
LIGHTING PLAN
- C 201-204 DETAILS

NYSDOT DESIGNER CONTACT STATEMENT

PASSERO ASSOCIATES IS RESPONSIBLE FOR THE DESIGN OF THIS PROJECT. DAVID COX, P.E. IS THE DESIGNER AND IS FAMILIAR WITH NYSDOT STANDARDS AND REQUIREMENTS AND SHALL BE CONTACTED AT (585) 325-1000 TO RESOLVE ISSUES OR PROBLEMS DURING CONSTRUCTION. ALL REVISIONS, INCLUDING REVISIONS NECESSARY DUE TO FIELD CONDITIONS, SHALL BE APPROVED BY THE NYSDOT.



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

PASSERO ASSOCIATES

243 West Main Street, Suite 100
Rochester, New York 14614
Phone: (585) 325-1000
Fax: (585) 325-1491

Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: David L. Cox, P.E.
Designed by: Jan Daniels



| Revisions | | | |
|-----------|------|----|-------------|
| No. | Date | By | Description |
| | | | |
| | | | |

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| | |
|--|-----------------------|
| COVER | |
| ROYAL CAR WASH | |
| Town/City: West Seneca County: Erie State: New York | |
| Project No: 20182595.0001 | |
| Drawing No: C 101 | Sheet No: 1 |
| Scale: 1" = 20' | |
| Date: SEPTEMBER 2018 | |

NOT FOR CONSTRUCTION

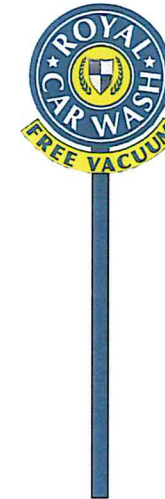
Y:\PROJECTS\NEW YORK\2018\2595\0001\UNAWINGS\FAC\DRAWING\20182595.0001_COVER.DWG 9/25/2018 11:59 AM Jan Daniels



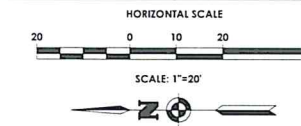
BUILDING MOUNTED SIGNAGE (x2)
EAST AND WEST ELEVATION



BUILDING MOUNTED SIGNAGE (x2)
ABOVE TUNNEL ENTRANCE/EXIT



POLE MOUNTED SIGNAGE (x1)
CORNER OF CLINTON & TRANSIT



LEGEND:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT

DRAWING INDEX

- C 101 COVER
- C 102 SITE PLAN
- C 103 EXISTING CONDITIONS/
DEMOLITION PLAN
- C 104 UTILITY PLAN
- C 105 GRADING AND EROSION
CONTROL PLAN
- C 106 LANDSCAPING AND
LIGHTING PLAN
- C 201-204 DETAILS

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Revisions

| No. | Date | By | Description |
|-----|------|----|-------------|
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| | | | |
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SITE PLAN

ROYAL CAR WASH

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

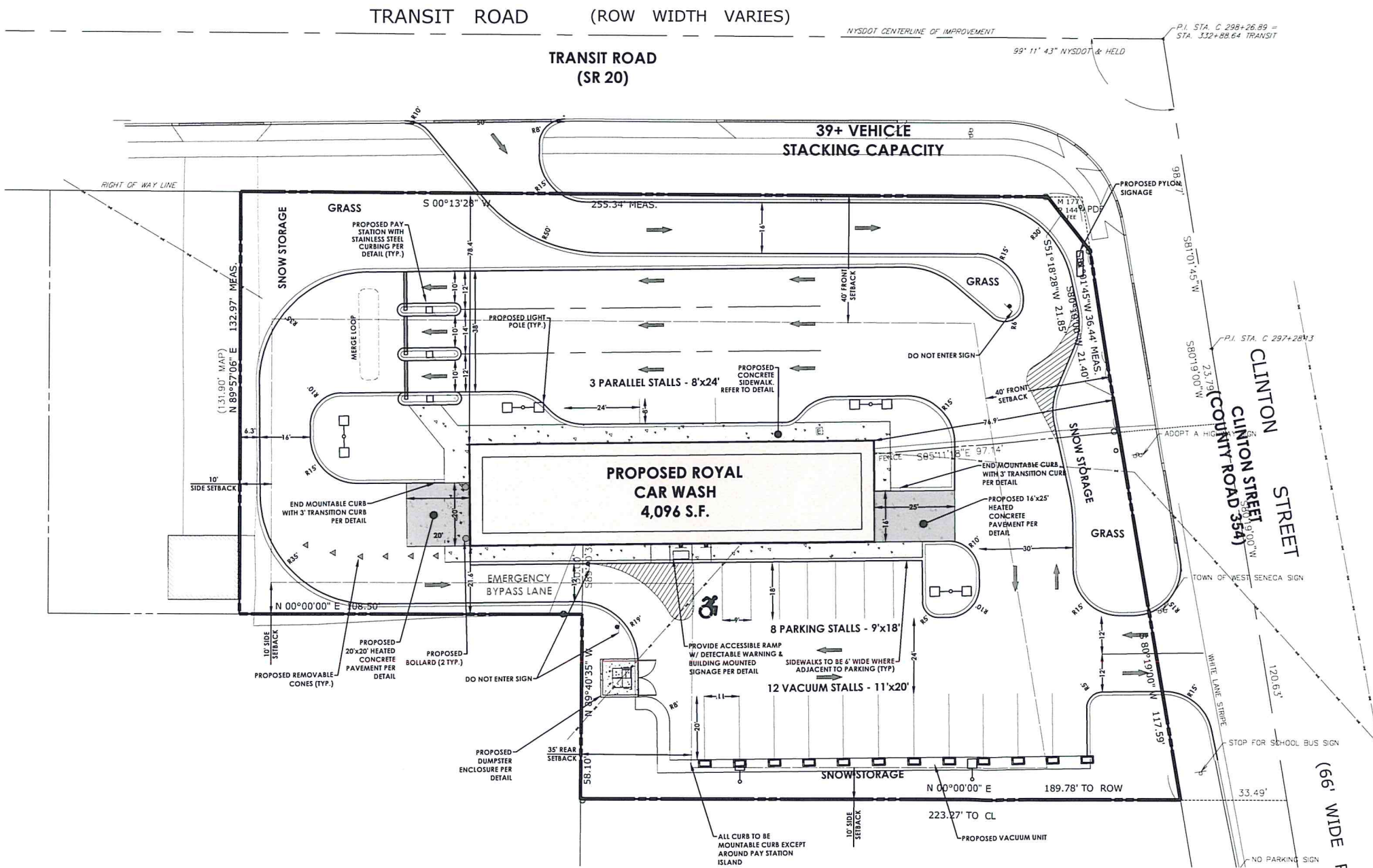
Project No:
20182595.0001

Drawing No: C 102 Sheet No: 2

Scale: 1" = 20'

Date: SEPTEMBER 2018

NOT FOR CONSTRUCTION



SITE DATA

- TAX ACCOUNT NUMBER: 126.130-0004-008/009
- PARCEL ADDRESS: 3400 TRANSIT ROAD & 5028 CLINTON ST, WEST SENECA, NY 14224
- TOTAL PARCEL AREA: 1.102 ACRES OR 48,004 S.F.
TOTAL BUILDING AREA: 4,094 S.F.
TOTAL DISTURBANCE AREA: 0.987 ACRES OR 43,000 S.F.
TOTAL IMPERVIOUS AREA: 0.689 ACRES OR 30,000 S.F.
GREEN SPACE: 0.413 ACRES OR 18,000 S.F. OR 37%
- ZONING: C-2 COMMERCIAL
- EXISTING USE: VACANT RESIDENTIAL/RESTAURANT
PROPOSED USE: CAR WASH *SPECIAL USE PERMIT GRANTED
- 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.

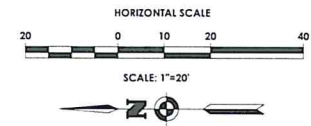
ZONING ANALYSIS
(C-2 COMMERCIAL DISTRICT)

| | REQUIRED | PROPOSED |
|------------------------------|-------------------------------------|-----------|
| MINIMUM FRONT YARD SETBACK | 40' | 76'+ |
| MINIMUM SIDE YARD SETBACK | 10' | 21.4'± |
| REAR YARD SETBACK | 35' | N/A |
| 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+ |

APPROVED BY _____ DATE _____

APPROVED BY _____ DATE _____

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LEGEND:

| | |
|--|-------------------------------------|
| | PROPERTY BOUNDARY |
| | R.O.W. |
| | EXISTING CENTER LINE ROAD |
| | EXISTING BUILDING |
| | EXISTING FENCE |
| | EXISTING EASEMENT LINE |
| | SETBACK |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | EXISTING STORM SEWER & MH |
| | EXISTING WATER SERVICE & VALVE |
| | EXISTING SIGN |
| | EXISTING SANITARY SEWER AND MANHOLE |
| | EXISTING ELECTRIC LINE & POLE |
| | EXIST. LIGHT POLE |
| | EXIST. ELECTRIC MANHOLE |
| | EXIST. ELECTRIC HANDHOLE |
| | EXIST. GAS VALVE |
| | EXIST. GAS MAIN |
| | EXIST. WATER MAIN |
| | EXIST. ELECTRIC LINE |
| | EXISTING FEATURE TO BE REMOVED |
| | EXISTING CONCRETE TO BE REMOVED |
| | EXISTING BUILDING TO BE REMOVED |
| | EXISTING ASPHALT TO BE REMOVED |

DRAWING INDEX

| | |
|-----------|---|
| C 101 | COVER |
| C 102 | SITE PLAN |
| C 103 | EXISTING CONDITIONS/ DEMOLITION PLAN |
| C 104 | UTILITY PLAN |
| C 105 | GRADING AND EROSION CONTROL PLAN |
| C 106 | LANDSCAPING AND LIGHTING PLAN |
| C 201-204 | DETAILS |

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

PASSERO ASSOCIATES

242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: **Jess D. Sudol, P.E.**
Project Manager: **David L. Cox, P.E.**
Designed by: **Jon Daniels**



Revisions

| No. | Date | By | Description |
|-----|------|----|-------------|
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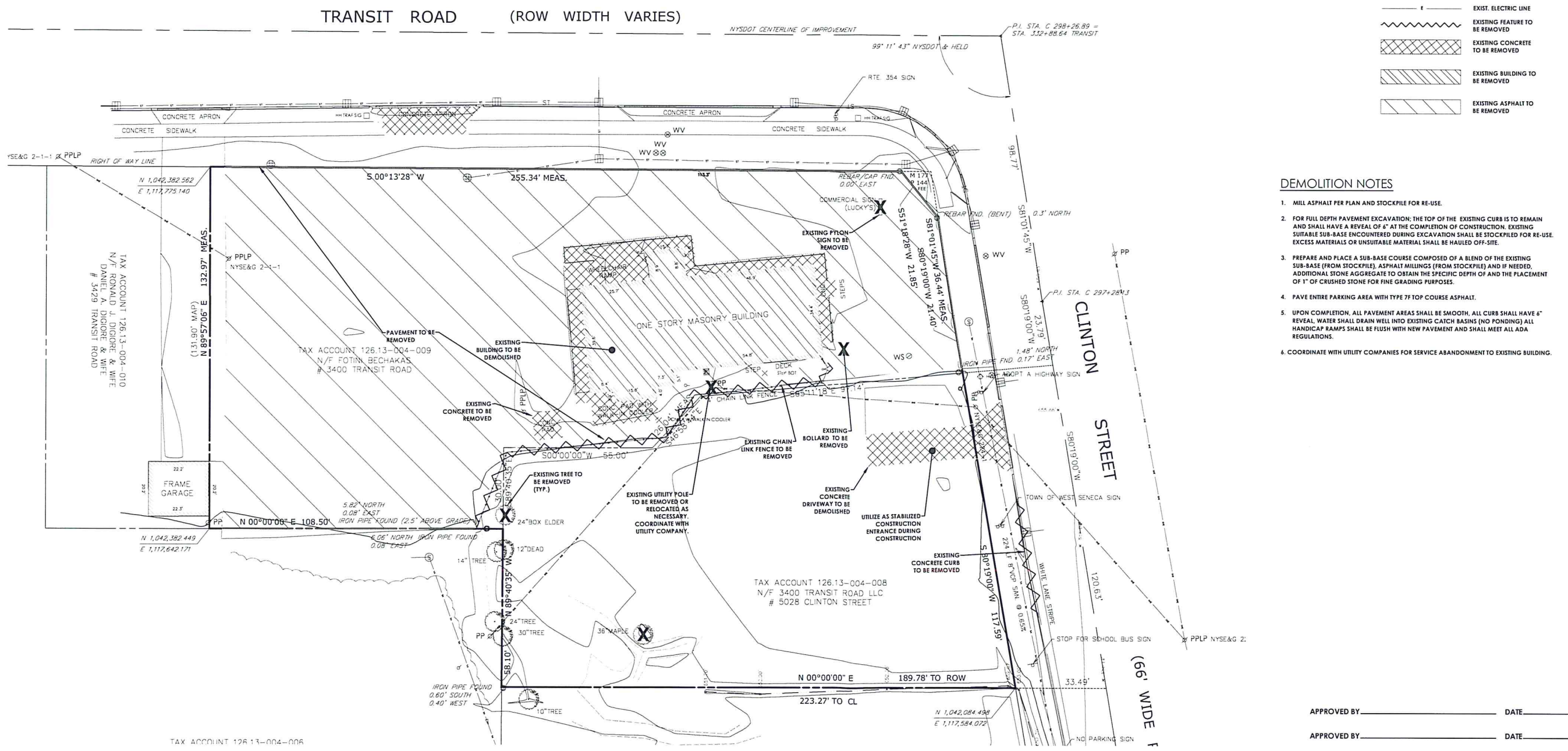
EXISTING CONDITIONS / DEMOLITION PLAN

ROYAL CAR WASH

Town/City: West Seneca
County: Erie State: New York
Project No: **20182595.0001**
Drawing No: **C 103** Sheet No: **3**
Scale: **1" = 20'**
Date: **SEPTEMBER 2018**

DEMOLITION NOTES

- MILL ASPHALT PER PLAN AND STOCKPILE FOR RE-USE.
- FOR FULL DEPTH PAVEMENT EXCAVATION; THE TOP OF THE EXISTING CURB IS TO REMAIN AND SHALL HAVE A REVEAL OF 6" AT THE COMPLETION OF CONSTRUCTION. EXISTING SUITABLE SUB-BASE ENCOUNTERED DURING EXCAVATION SHALL BE STOCKPILED FOR RE-USE. EXCESS MATERIALS OR UNSUITABLE MATERIAL SHALL BE HAULED OFF-SITE.
- PREPARE AND PLACE A SUB-BASE COURSE COMPOSED OF A BLEND OF THE EXISTING SUB-BASE (FROM STOCKPILE), ASPHALT MILLINGS (FROM STOCKPILE) AND IF NEEDED, ADDITIONAL STONE AGGREGATE TO OBTAIN THE SPECIFIC DEPTH OF AND THE PLACEMENT OF 1" OF CRUSHED STONE FOR FINE GRADING PURPOSES.
- PAVE ENTIRE PARKING AREA WITH TYPE 77 TOP COURSE ASPHALT.
- UPON COMPLETION, ALL PAVEMENT AREAS SHALL BE SMOOTH. ALL CURBS SHALL HAVE 6" REVEAL. WATER SHALL DRAIN WELL INTO EXISTING CATCH BASINS (NO FLOODING) ALL HANDICAP RAMPS SHALL BE FLUSH WITH NEW PAVEMENT AND SHALL MEET ALL ADA REGULATIONS.
- COORDINATE WITH UTILITY COMPANIES FOR SERVICE ABANDONMENT TO EXISTING BUILDING.

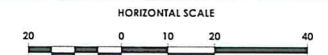
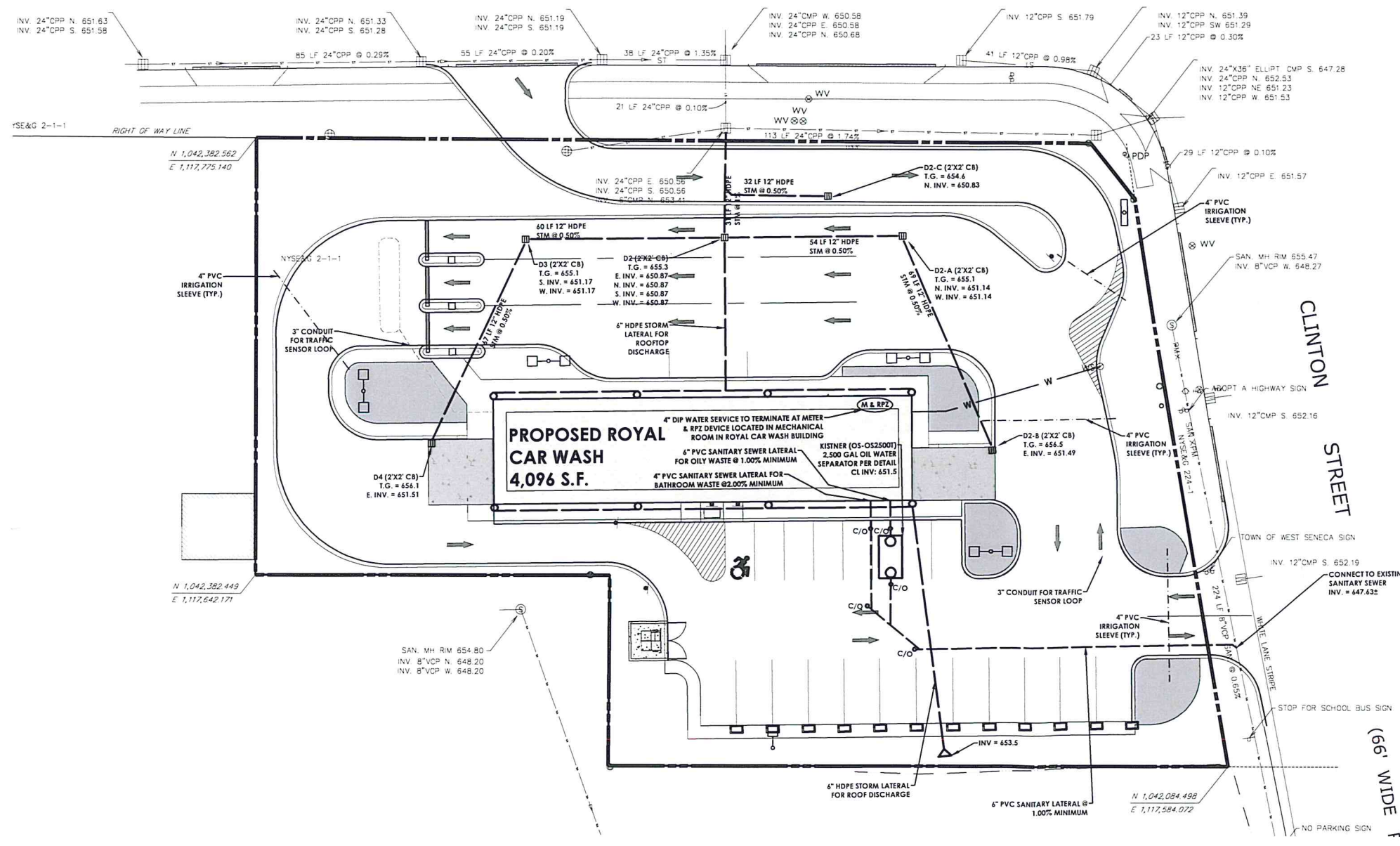


APPROVED BY _____ DATE _____
APPROVED BY _____ DATE _____

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TRANSIT ROAD (ROW WIDTH VARIES)

NYS DOT CENTERLINE OF IMPROVEMENT



- LEGEND:**
- PROPERTY BOUNDARY
 - R.O.W.
 - EXISTING CENTER LINE ROAD
 - EXISTING BUILDING
 - EXISTING FENCE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED BUILDING
 - PROPOSED CONCRETE
 - PROPOSED SIGN
 - PROPOSED LIGHT
 - PROPOSED STORM SEWER, INLET, MH, CB & END SECTION
 - EXISTING STORM SEWER & MH
 - PROPOSED WATER SERVICE W/ HYDRANT & VALVE
 - EXISTING WATER SERVICE & VALVE
 - PROPOSED SANITARY SEWER AND MANHOLE
 - EXISTING SANITARY SEWER AND MANHOLE
 - EXISTING ELECTRIC LINE & POLE
 - EXIST. LIGHT POLE
 - EXIST. ELECTRIC MANHOLE
 - EXIST. ELECTRIC HANDHOLE
 - EXIST. GAS VALVE
 - EXIST. GAS MAIN
 - EXIST. WATER MAIN
 - EXIST. ELECTRIC UNDER
 - PROPOSED UNDERGROUND ELECTRIC



DRAWING INDEX

| | |
|-----------|-------------------------------------|
| C 101 | COVER |
| C 102 | SITE PLAN |
| C 103 | EXISTING CONDITIONS/DEMOLITION PLAN |
| C 104 | UTILITY PLAN |
| C 105 | GRADING AND EROSION CONTROL PLAN |
| C 106 | LANDSCAPING AND LIGHTING PLAN |
| C 201-204 | DETAILS |

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

PASSERO ASSOCIATES
242 West Main Street, Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess D. Sudol, P.E.
Project Manager: David L. Cox, P.E.
Designed by: Jon Daniels



Revisions

| No. | Date | By | Description |
|-----|------|----|-------------|
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UTILITY PLAN

ROYAL CAR WASH

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

Project No.: 20182595.0001

Drawing No.: C 104
Sheet No.: 4

Scale: 1" = 20'

Date: SEPTEMBER 2018

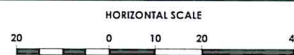
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TRANSIT ROAD (ROW WIDTH VARIES)

NYS DOT CENTERLINE OF IMPROVEMENT



SCALE: 1"=20'



LEGEND:

- PROPERTY BOUNDARY
- - - R.O.W.
- - - EXISTING CENTER LINE ROAD
- - - EXISTING BUILDING
- - - EXISTING FENCE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- [] PROPOSED BUILDING
- [] PROPOSED CONCRETE
- [] PROPOSED SIGN
- [] PROPOSED LIGHT
- 520 EXISTING MAJOR CONTOUR
- 521 EXISTING MINOR CONTOUR
- 521 PROPOSED MAJOR CONTOUR
- SF PROPOSED MINOR CONTOUR
- [] PROPOSED STORM SEWER, INLET
- [] MH, CS & END SECTION
- [] EXISTING STORM SEWER & MH
- [] PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- [] HYD
- [] EXISTING WATER SERVICE & VALVE
- [] PROPOSED SANITARY SEWER AND MANHOLE
- [] EXISTING SANITARY SEWER AND MANHOLE
- [] EXISTING ELECTRIC LINE & POLE
- [] EXIST. LIGHT POLE
- [] EXIST. ELECTRIC MANHOLE
- [] EXIST. ELECTRIC HANDHOLE
- [] EXIST. GAS VALVE
- [] PROPOSED STONE CHECK DAM
- [] PROPOSED INLET PROTECTION
- [] PROPOSED TREE/BRUSH LINE
- [] EXISTING TREE/BRUSH LINE
- [] SILT FENCE



DRAWING INDEX

- C 101 COVER
- C 102 SITE PLAN
- C 103 EXISTING CONDITIONS/DEMOLITION PLAN
- C 104 UTILITY PLAN
- C 105 GRADING AND EROSION CONTROL PLAN
- C 106 LANDSCAPING AND LIGHTING PLAN
- C 201-204 DETAILS

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

PASSERO ASSOCIATES
 242 West Main Street, 100
 Rochester, New York 14614
 (585) 325-1000
 Fax: (585) 325-1891
 Principal-in-Charge: Jess D. Sudol, P.E.
 Project Manager: David L. Cox, P.E.
 Designed by: Jan Daniels



| Revisions | | | |
|-----------|------|----|-------------|
| No. | Date | By | Description |
| | | | |
| | | | |

GRADING PLAN

ROYAL CAR WASH

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

Project No:
20182595.0001

Drawing No. **C 105** Sheet No. **5**

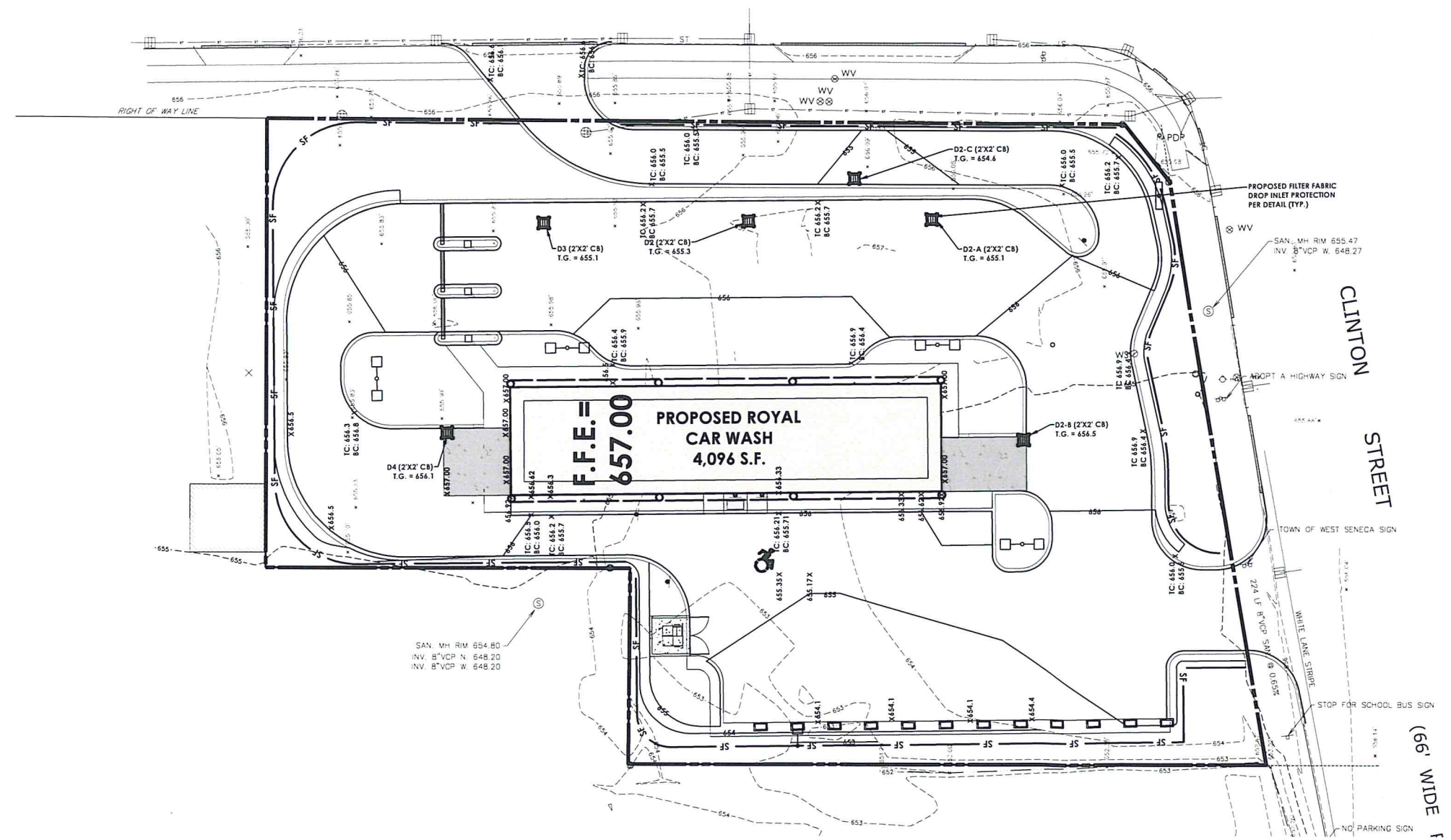
Scale:
1" = 20'

Date:
SEPTEMBER 2018

APPROVED BY _____ DATE _____
 APPROVED BY _____ DATE _____

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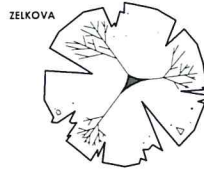


F.F.E. = 657.00
PROPOSED ROYAL CAR WASH
4,096 S.F.

CLINTON STREET

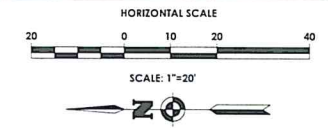
(66' WIDE 1

PLANT SYMBOLS



| KEY | QTY | COMMON NAME | BOTANICAL NAME | SIZE | MATURE HEIGHT | SPACING | COMMENTS |
|-------------------------------|-----|------------------------|------------------------------------|------------------|---------------|----------|--------------|
| DECIDUOUS TREES | | | | | | | |
| ZS | 2 | ZELKOVA | ZELKOVA SERRATA 'GREEN VASE' | 2-2 1/2 CAL. B&B | 60-80' | AS SHOWN | 40-50' SP |
| GRASSES AND PERENNIALS | | | | | | | |
| HM | 16 | DAYLILIES | HEMEROCALLIS 'STELLA DE ORO' | NO. 2 CONT. | 12" | AS SHOWN | 12" SP. |
| MS | 20 | MAIDEN GRASS | MISCANTHUS SINENSIS 'ADAGIO' | NO. 2 CONT. | 3-4' | AS SHOWN | 3-4' SP. |
| PA | 36 | FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES 'HAMELN' | NO. 3 CONT. | 1.5-2.5' | AS SHOWN | 1.5-2.5' SP. |
| SHRUBS | | | | | | | |
| PF | 20 | PINK BEAUTY POTENTILLA | POTENTILLA FRUTICOSA 'PINK BEAUTY' | NO. 3 CONT. | 3' | AS SHOWN | 3' SP. |

ROCK MULCH SHALL BE 3-5" WASHED RIVER ROCK, UNIFORM IN SIZE. ALL FINES SHALL BE SCREENED TO WITHIN 1/2" TOLERANCE. MATERIAL SHALL BE FREE OF ORGANIC AND INORGANIC DEBRIS AND TRASH.



LEGEND:

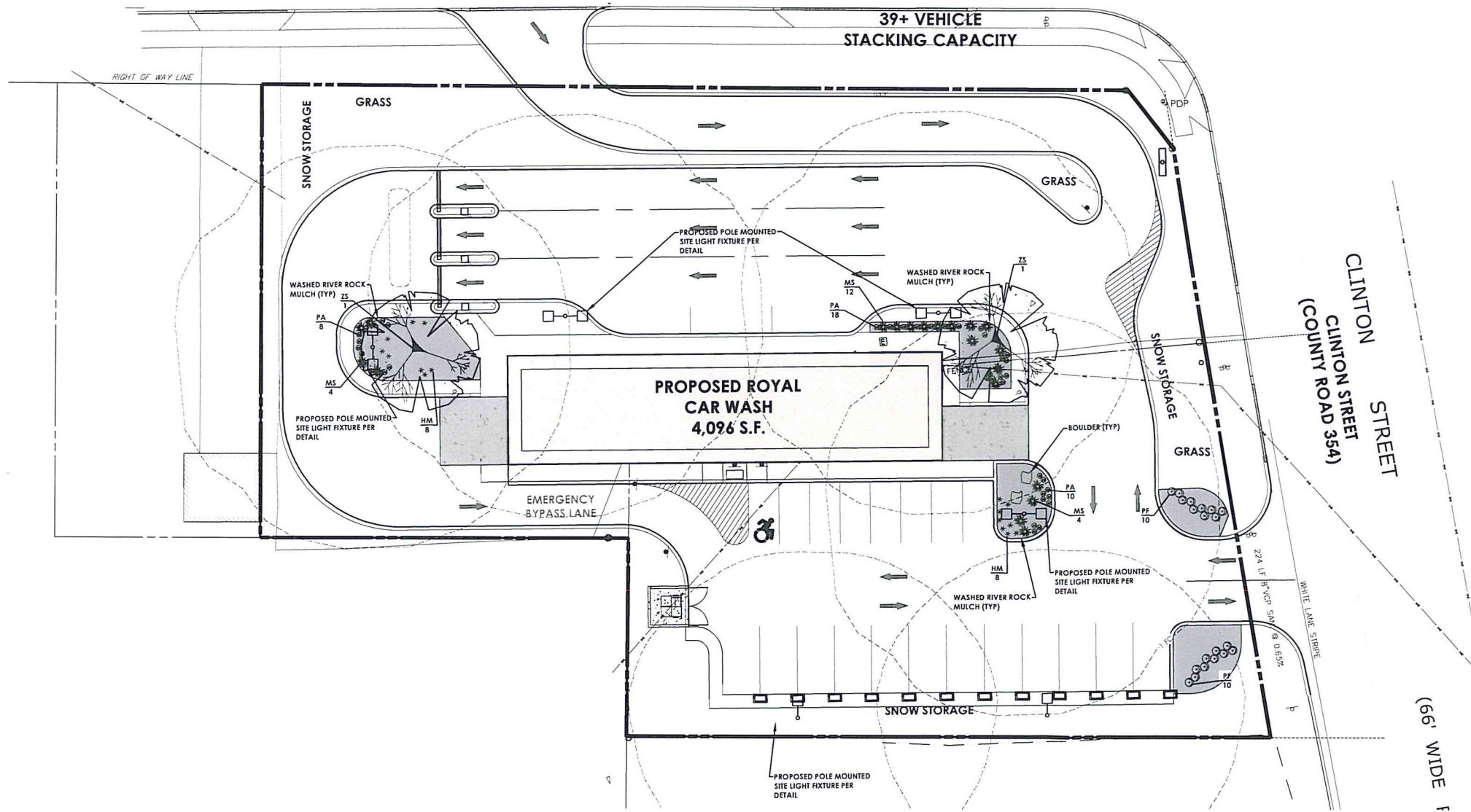
- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ▭ PROPOSED BUILDING
- ⊕ PROPOSED PARKING COUNT
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED ACCESS RAMP
- ▭ PROPOSED PAVEMENT STRIPING
- ▭ PROPOSED CURB
- ⊕ PROPOSED SIGN
- ⊕ EXISTING SIGN
- ⊕ PROPOSED LIGHT POLE
- ⊕ PROPOSED FENCE
- ⊕ PROPOSED BUILDING MOUNTED LIGHT
- ⊕ PROPOSED DECORATIVE BOULDER
- ⊕ PROPOSED VACUUM STATION

TRANSIT ROAD (ROW WIDTH VARIES)

TRANSIT ROAD (SR 20)

NYS DOT CENTERLINE OF IMPROVEMENT

39+ VEHICLE STACKING CAPACITY



DRAWING INDEX

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- C 102 SITE PLAN
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| No. | Date | By | Description |
|-----|------|----|-------------|
| | | | |

LANDSCAPING AND LIGHTING PLAN

ROYAL CAR WASH

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

Project No: 20182595.0001

Drawing No: C 106 Sheet No: 6

Scale: 1" = 20'

Date: SEPTEMBER 2018

NOT FOR CONSTRUCTION

APPROVED BY _____ DATE _____
APPROVED BY _____ DATE _____

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