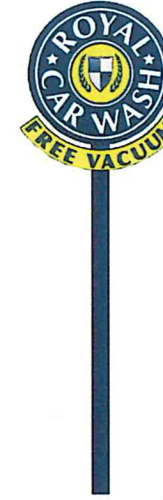




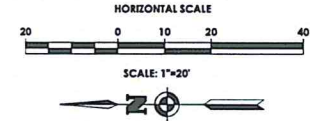
BUILDING MOUNTED SIGNAGE (x2)  
EAST AND WEST ELEVATION



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

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

PASSERO ASSOCIATES

240 West Main Street Suite 310  
Rochester, New York 14614  
(585) 255-1000  
Fax: (585) 255-1891  
Principal-in-Charge: Jess D. Sudol, P.E.  
Project Manager: David L. Cox, P.E.  
Designed by: Jon Daniels



Revisions

No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7099 AND ARTICLE 143 SECTION 2307. THESE PLANS ARE COPYRIGHT PROTECTED.

SITE PLAN

ROYAL CAR WASH

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

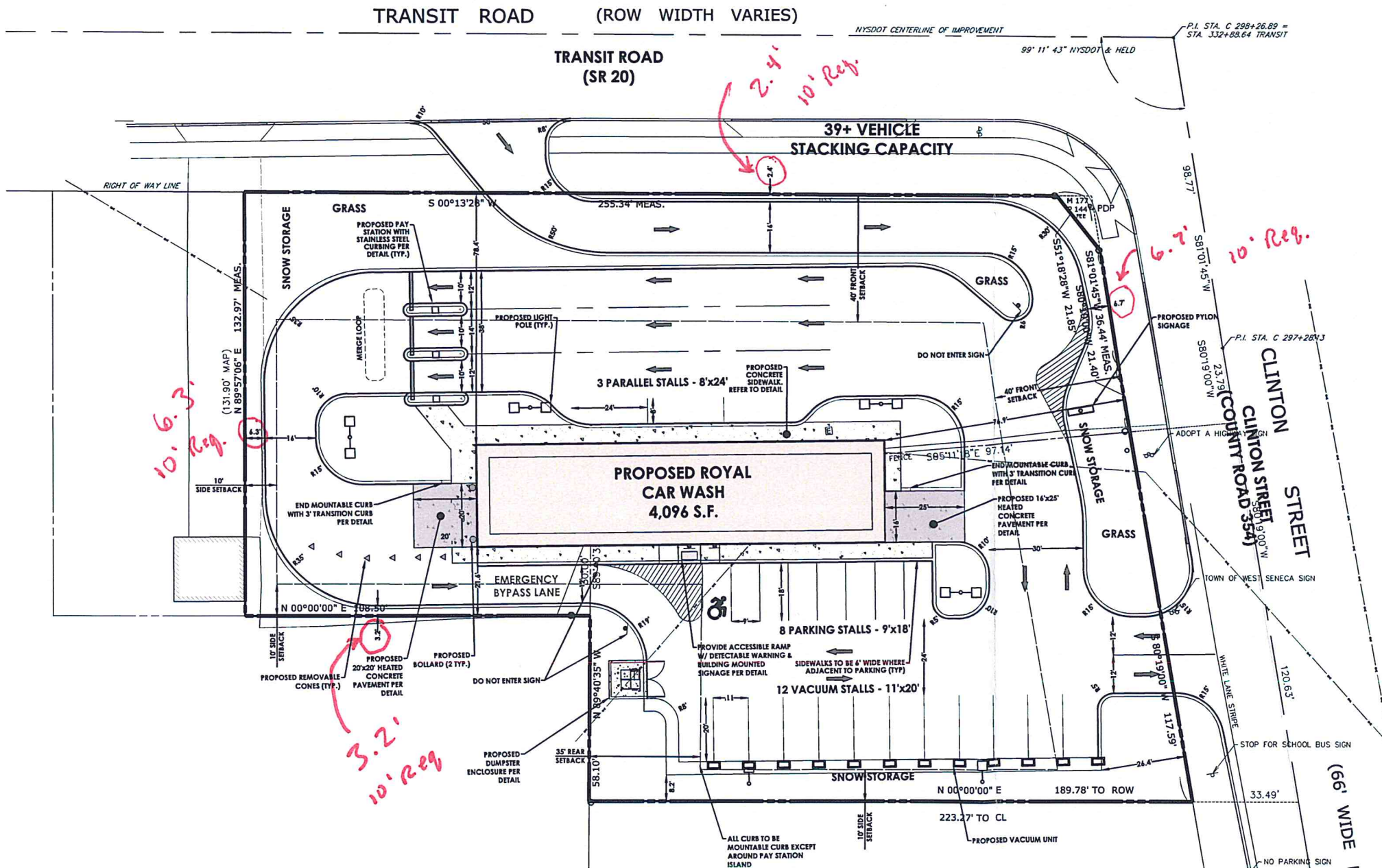
Project No.  
20182595.0001

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: 4,096 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 USACE FEDERAL WETLAND INVENTORY.
- THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDC 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'	21.6'±
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: \_\_\_\_\_

Y:\PROJECTS-NEW\2018\20182595\20182595.0001\DRAWINGS\ENGINEERING\20182595.0001\_SITE\_LANDSCAPING.DWG 10/17/2018 10:42 AM Jon Daniels







