



- GENERAL NOTES:**
1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
 2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
 3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
 4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
 6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
 7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION OF STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
 8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.

- NOTES:**
1. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
 2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED. ALL DISTURBED UNSURFACED AREAS WITHIN THE VISUAL ROW SHALL BE RESTORED USING THE SAME LOCAL, ROUND SEED FOR THE REGION OF THE PROJECT. ROUND SEED FOR THE STANDARD SPECIFICATION SECTION 713 LANDSCAPE DEVELOPMENT MATERIALS.
 3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
 4. CENTER ENTRANCE SIGNALS ON DOOR OPENINGS.
 5. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

- NOTES:**
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK WITHIN THE RIGHT-OF-WAY.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF WEST SENECA SPECIFICATIONS WHERE APPLICABLE AND/OR SUBJECT TO THE LATEST REVISIONS BY THE TOWN ENGINEER.
 3. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WALKER AND SERVICE LINES (TYPICAL), AND MUST BE APPROVED BY THE TOWN ENGINEER.
 4. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATIONS BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.

SITE PLAN
SCALE: 1"=20'

SITE DATA

SITE AREA = 1.42 AC	
ZONED: C-1 WITH UNION ROAD CORRIDOR REGULATIONS	
DESCRIPTION: PROPOSED CAR WASH W/ VACUUMS	
SETBACKS - BUILDING	REQUIRED
FRONT:	0 FT MIN. / 20 FT MAX.
SIDE / REAR (ABUTTING COMM.):	5 FT / 10 FT
SIDE / REAR (ABUTTING RES):	10 FT / 30 FT
SETBACKS - PARKING	REQUIRED
FRONT:	N/A
SIDE / REAR (ABUTTING COMM.):	7.28 FT / N/A
SIDE / REAR (ABUTTING RES):	10 FT / 30 FT
PARKING (STALL SIZE 9'x20')	PROVIDED
# OF SPACES - SEE CALCULATION BELOW	15
MAX. BUILDING HEIGHT	40 FT MAX.
	< 40 FT

- DETAIL LEGEND** SEE SITE DETAIL SHEET
- 1 TYPE "X" CONCRETE CURB
 - 2 CONCRETE SIDEWALK
 - 3 SIDEWALK CURB RAMP
 - 4 STANDARD DUTY ASPHALT
 - 5 EXTERIOR CONCRETE SLAB ON GRADE
 - 6 90° PARKING STALL
 - 7 HANDICAPPED PARKING SIGN
 - 8 STOP BAR
 - 9 LIGHT POLE FOUNDATION
 - 10 PIPE BOLLARD
 - 11 PAINTED TRAFFIC ARROWS
 - 12 DUMPSITE ENCLOSURE
 - 13 6" HIGH BOARD ON BOARD FENCE
 - 14 MOUNTABLE CURB

- NOTE LEGEND**
- 1 INSTALL STOP SIGN - MULTIC.D. SIGN NO. R-1-C
 - 2 SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
 - 3 ROUNDOFF CURB IN Z OR MATCH EXISTING CURB
 - 4 INSTALL "NO PARKING" SIGN, MULTIC.D. SIGN NO. R-7-1
 - 5 LANDSCAPED AREA - SEE LANDSCAPE PLAN, IF NO PLANTINGS, INSTALL TOPSOIL & SEED
 - 6 EDGE OF PAVEMENT
 - 7 4" WIDE WHITE PAVEMENT STRIPE
 - 8 4" WIDE DOUBLE YELLOW PAVEMENT STRIPE @ 4" SPACING
 - 9 INSTALL "DO NOT ENTER" SIGN - MULTIC.D. SIGN NO. R-5-1
 - 10 INSTALL DIRECTIONAL SIGN
 - 11 GROUND SIGN
 - 12 NYSDOT SIDEWALK CURB RAMP - SEE NYSDOT STANDARD SHEET 608-01
 - 13 NYSDOT TYPE 3 DRIVEWAY ENTRANCE - SEE NYSDOT STANDARD SHEET 608-03
 - 14 INSTALL "DO NOT ENTER" DRIVEWAY ENTRANCE - SEE NYSDOT STANDARD SHEET 608-03
 - 15 PAV. STATION, SEE DESIGN BY OTHERS
 - 16 3'-4" HIGH DECORATIVE WALL
 - 17 10" WIDE GATE FOR EMERGENCY ACCESS W/ KNOX LOCK
 - 18 TRANSITION FROM MOUNTABLE CURB TO TYPE "X" CURB
 - 19 CONCRETE FOUNDATION FOR VACUUM BOOM MOUNT - SEE DESIGN BY OTHERS
 - 20 CONCRETE PAD FOR TURBINE COMPRESSOR - SEE DESIGN BY OTHERS
 - 21 "NO PARKING EMERGENCY FIRE ACCESS ENTRANCE" SIGN ON BOTH SIDES OF THE GATE
 - 22 4" WIDE YELLOW PAINT STRIPE @ 45° & 2.0" O.C. (INT'L. AREAS SHOWN)

- SITE LEGEND**
- | | |
|--|--|
| PROPERTY LINE | |
| PROPOSED CONCRETE CURB | |
| PROPOSED CONCRETE SIDEWALK | |
| PROPOSED ASPHALT PAVEMENT | |
| PROPOSED SIGN | |
| PROPOSED CONCRETE CURB | |
| PROPOSED CONCRETE SIDEWALK | |
| PROPOSED ASPHALT PAVEMENT | |
| PROPOSED SIGN | |
| PROPOSED PARKING NUMBER | |
| PROPOSED LIGHT POLE & FIXTURE (18" W.H.) | |
| PROPOSED BLDG MOUNTED LIGHT | |

PROJECT NAME:
New Construction
Proposed Carwash
1353, 1347, 1343 Union Road & 0 Fremont Ave
West Seneca, New York 14224

DRAWING NAME:
Site Plan

Issued for Construction: 9/11/20
Municipality Submission: Car Wash
Scale: As Noted

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

REVISIONS:

No.	Description	Date
1	Rev. Site Lighting per Planning Board	11/20/20
2	Rev. Pay Station Islands	11/30/20
3	Rev. Bldg. Footprint & Vacuums	12/28/20
4	Rev. Per NYSDOT Comments (1/18/21)	1/19/21
5	Rev. Per West Seneca Fire District #6	4/8/21
6	Updated Site Layout per Daniele Family	8/16/21

