



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



AERIAL SCALE: NTS

**ZONING INFORMATION**

**PROJECT NAME:** U-Haul of West Seneca  
**MUNICIPALITY:** Town of West Seneca  
**PROJECT ADDRESS:** 2970 Transit Rd, West Seneca, NY  
**ACRE:** +/-10.39 ac  
**ZONE:** C-1 (Commercial District)  
**PROPOSED USES:** Self-Storage, Truck & Trailer Share

**Setbacks:**

- Front Yard - Min 40 FT.
- Side Yard - None; Except where a side yard abuts an R district, width shall be not less than that required side yards for multifamily dwellings or buildings of mixed occupancy in such abutting R district. i.e. 20 FT
- Rear Yard - Min 10 FT.; except where a rear yard abuts an R District boundary, the rear yard shall be 30 ft or a distance equal to the height of the principal building, whichever is greater.

**Height Limit:**

- Required - ±40'-00" (Max)

**Parking requirements:**

- Retail: 6 spaces per 1,000 SF OF Gross Floor Area

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

**PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.**

ARCHITECT: [ ] CO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
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 PHOENIX, ARIZONA 85004  
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**SITE ADDRESS:**  
 U-Haul of West Seneca  
 2970 Transit Road,  
 West Seneca, NY

**SHEET CONTENTS:**  
 Conceptual Site Plan

DRAWN:	sb
CHECKED:	pb
DATE:	08-26-21

SP1

**CONCEPTUAL**

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