

Site Mailing Address: 2802 Transit Road
West Seneca, NY 14224
Phone: 716-674-5907

Site References: Tax Map Data: Section-Block-Lot: 136.13-1-1 and 136.09-1-30

Site Area: 4.81 +/- Acres (Total), 4.6+/- Acres (Excludes Transit Road R-O-W)

Municipality: Town of West Seneca, Erie County, NY

Zoning District: Manufacturing (M-1)
• Self-Storage is an allowed use.

Area and Bulk Requirements:

Area and Bulk Requirement	Code	Unit	Actual	Comment
Min. Front Yard	25	feet	25.1	Conforms
Min. Side Yard	10	feet	10.1	Conforms
Min. Rear Yard	10	feet	N/A	Rear Lot Line Fronts Dyke Road Use Front Yard Setback
Max. Height	40	feet	33.58	Conforms

- Notes:
- Proposed area of soil disturbance is 0.50 +/- acres, less than 1 acre, therefore, a NYSDEC SPDES General Permit for Stormwater Discharges From Construction Activities, GP-0-15-002 is not required.
 - Parking Requirements: One Space for each 1,000 sq. ft. of gross floor area used for storage, manufacturing, or other industrial site, but shall not be less than one space for each two employees and need not be more than one space for each 1.5 employees.
Maximum No. of Employees on-site at a time = 2 employees
Minimum Parking Req'd = 2 employees x 1 space per 2 employees = 1 space

Parking Provided:
Existing Spaces at Transit Road Entrance: 8 Regular Spaces
2 Handicap Spaces
10 Spaces Provided

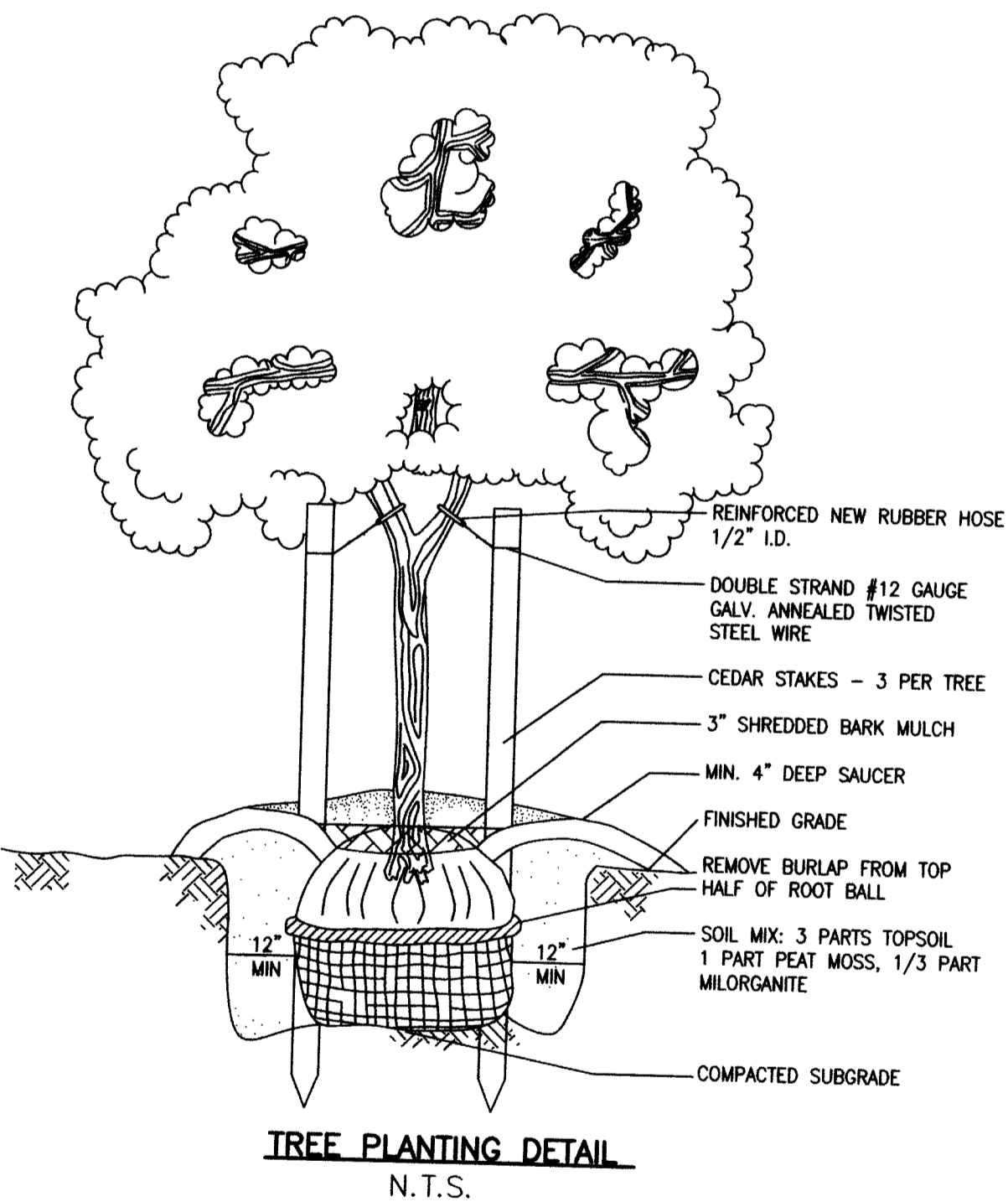
Existing Spaces at Dyke Road Entrance: 4 Regular Spaces
14 Total Existing Spaces Provided**

**Note: Based on information from the longtime manager of this facility and the site experiences 4 to 5 vehicles on-site at one time, with a maximum of 20 vehicles per day, during a peak / busy time period. The additional units proposed, at best will increase the traffic by 1 or 2 cars during that peak time period. Ample parking is provided for the facility.

Impervious Areas:

	Existing	Proposed
Building Footprints	72,940 SF	85,124 SF
Pavement Area	97,139 SF	81,058 SF
Total Impervious Area=	170,079 SF (3.9 Ac.)	166,182 SF (3.8 Ac.), Reduced

Greenspace: Site Area (Excluding Transit Road R-O-W) = 4.6 +/- Ac.
Existing Greenspace = 4.6 Ac. - 3.9 Ac. = 0.7 Ac.
Proposed Greenspace = 4.6 Ac. - 3.8 Ac. = 0.8 Ac., an Increase in Greenspace



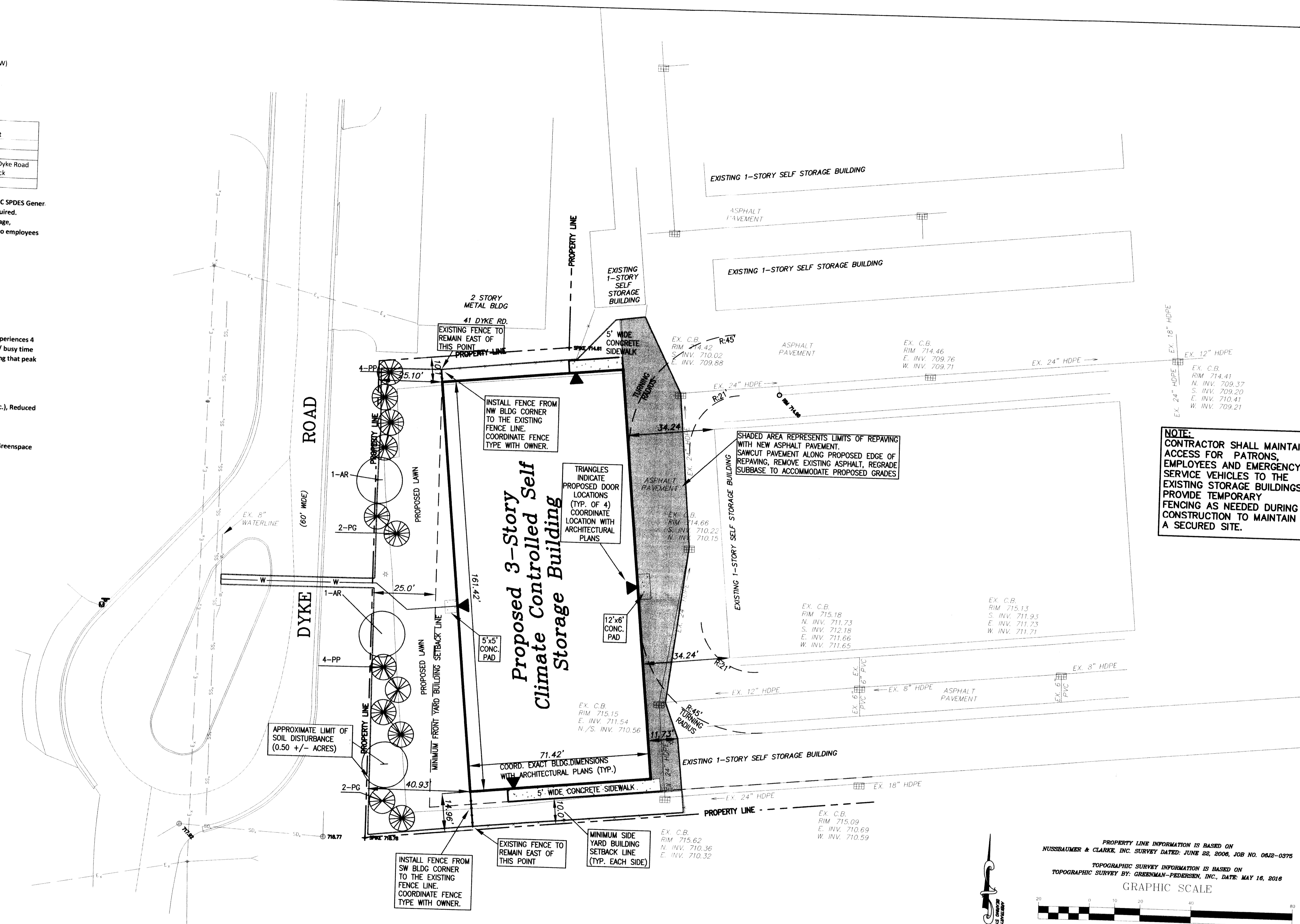
SITE UTILITIES

WATER - NEW FIRE PROTECTION SERVICE TO BE INSTALLED TO NEW BUILDING FOR FIRE PROTECTION SPRINKLER SYSTEM.

SITE LIGHTING - SITE LIGHTING WILL BE LIMITED TO WALL PACK UNITS ON THE NEW BUILDING

PROPOSED BUILDING

DIMENSIONS: 71.42' x 161.42' x 3 STORY
FOOTPRINT: 11,528 SQ. FT. ±
TOTAL SQUARE FOOTAGE: 34,584 SQ. FT. ±



NOTE:
CONTRACTOR SHALL MAINTAIN ACCESS FOR PATRONS, EMPLOYEES AND EMERGENCY SERVICE VEHICLES TO THE EXISTING STORAGE BUILDINGS. PROVIDE TEMPORARY FENCING AS NEEDED DURING CONSTRUCTION TO MAINTAIN A SECURED SITE.

PLANT LIST

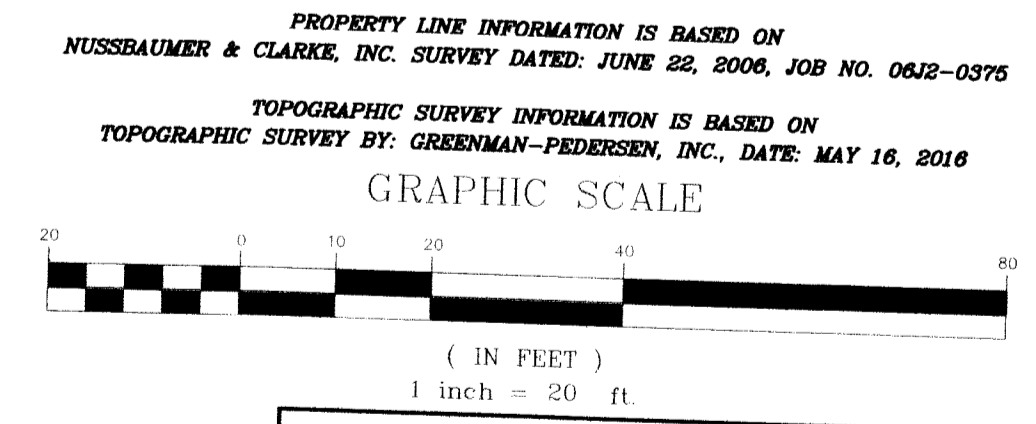
KEY	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
AR	9	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	2 1/2" CAL.	
PG	4	PICEA GLAUCA	WHITE SPRUCE	5' HT.	FULL TO GROUND
PP	8	PICEA PUNGENS	COLORADO SPRUCE	5' HT.	FULL TO GROUND

SPECIAL FIRE PROTECTION NOTE:

- INSTALL KNOX SWITCHES ON ACCESS GATES LOCATED AT THE DYKE ROAD AND TRANSIT ROAD ENTRANCES (SEE BOUNDARY SURVEY, SHEET 2 OF THIS PLAN SET)

SPECIAL UTILITY NOTE:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND EXISTENCE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



TOWN OF WEST SENECA PLANNING BOARD
SITE PLAN APPROVAL GRANTED
SUBJECT TO ALL CONDITIONS SET FORTH
IN FINAL RESOLUTION

GREENMAN-PEDERSEN, INC.
CONSULTING ENGINEERS
ENGINEERING • SURVEYING • PLANNING
SURVEYING SERVICES PERFORMED BY GPI ENGINEERING AND SURVEYING, LLP
4950 GENESEE STREET SUITE 100 BUFFALO, NY 14225
(716) 633-4844 FAX (716) 633-4940

GPI
STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER

Uncle Bob's Self Storage
(Site #334 West Seneca)
TOWN OF WEST SENECA
ERIE COUNTY, NEW YORK

**PROPOSED SITE MODIFICATIONS
SITE AND LANDSCAPING PLAN**

SCALE: AS SHOWN
DATE: 8/29/2016
JOB NO.: BOP-2016049.05
NO.:

DRAWN BY: AB/PC
CHECKED BY: PC
APPROVED BY: TW

REVISIONS:

DATE

BY

WARNING: ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 1709 SUBDIVISION OF STATE EDUCATION LAW, ARE PROHIBITED

SHEET NO. 5 OF 8
SP-1