



PRELIMINARY SITE PLAN

SCALE: 1" = 40' - 0"



SITE AERIAL

SCALE: N.T.S.

Zoning Information

Project Name: Project #951073
U-Haul Moving & Storage of Webster

Municipality: Town of Webster

Project Address: 959 Five Mile Line Rd, Webster, NY 14580

APN/ Acre/ Area: xx / ±8.1 Ac/ 353,709 S.F.

Zone: LC-2 (Low Intensity Commercial)

Adjacent Zoning: N - R-3
S - R-3
E - HC
W - R-3

Uses: Vehicle Rental - Not Permitted
Equipment Rental - Permitted
Self-Storage - Permitted
Mini-Storage - Permitted
Warehousing - Permitted
Retail - Permitted
RV/Vehicle Storage - Not Permitted

Bulk Requirements

Setbacks:
Front Yard: 75-ft.
Side Yard: 20-ft.
Rear Yard: 50-ft.

Height Limit: 35-ft. max.
Proposed Height Limit: 50-ft. max.

Lot Coverage: 20% (Building Area)
12.7% Shown

Parking:
General Retail = 1 sp/ 175-sf.
= 2,970-sf./ 175-sf. = 16.9 sp. Req. or 17 sp. Req./20 sp. Provided
Mini-Warehouse = 1 sp/ 175-sf.

Screening:
50-ft. abutting residential

Landscape Right-of-Way:
Buffer: 50-ft.

LOCKER SIZE	PROPOSED MIX														
	INTERIOR														
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	4th Flr	SQ. FT.	%	TOTAL	SQ. FT.	%
5 x 5	35	875	5%	44	1,100	5%	44	1,100	5%	44	1,100	5%	167	4,175	5%
5 x 8	0	0	0%	1	40	0%	1	40	25%	1	40	0%	3	120	0%
5 x 10	92	4,600	28%	113	5,650	26%	111	5,550	25%	113	5,650	26%	429	21,450	26%
7 x 8	0	0	0%	2	112	1%	1	56	0%	2	112	1%	5	280	0%
7 x 10	1	70	0%	1	70	0%	1	70	0%	1	70	0%	4	280	0%
10 x 8	0	0	0%	3	240	1%	3	240	1%	3	240	1%	9	720	1%
10 x 10	80	8,000	48%	107	10,700	49%	105	10,500	48%	107	10,700	49%	399	39,900	48%
10 x 15	21	3,150	19%	27	4,050	18%	29	4,350	20%	27	4,050	18%	104	15,600	19%
TOTAL	229	16,695	100%	298	21,962	100%	295	21,906	100%	298	21,962	100%	1,120	82,525	100%

± 29 ADA LOCKERS REQUIRED/PROVIDED

U-BOX AREA = 13,436± S.F.
TOTAL U-BOXES = 1,000 (200 x 5-HIGH)

SITE DATA

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	12/14/22	JS	L/S REVS
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS:
NOT FOR CONSTRUCTION.
FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul of Webster
959 Five Mile Line Rd
Webster, NY 14580

SHEET CONTENTS:

PROPOSED
SITE PLAN

951073

DRAWN: JS
CHECKED: NH

DATE: 12/14/2022

951073A1A.DWG

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