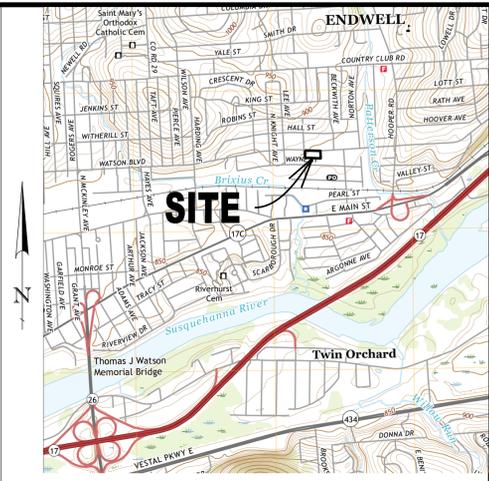


- Key**
- Existing**
- Property Line
 - R.O.W. - Right of Way
 - Lot Line
 - R/O - Reputed Owner
 - OH - Overhead Utility
 - Utility Pole
 - 8" SAN - Sanitary Sewer w/ Size
 - S - Sanitary Manhole
 - G - Gas Main
 - 6" W - Hydrant / Water Main w/ Size
 - 12" D - Drainage Pipe w/ Size
 - DMH / CB - Drainage Manhole / Catch Basin
 - Topographic Contour
- Proposed**
- 18 - Number of Parking Spaces
 - Handicapped Parking w/ Applicable Signage
 - TEL - Underground Electric/Telephone
 - 4" SAN - Sanitary Sewer w/ Size
 - G - Gas Service
 - 12" D - Drainage Pipe w/ Size
 - 6" RD - Roof Drain w/ Size
 - Drainage Swale
 - Drainage Manhole
 - CB - Catch Basin / Control Structure
 - 2" W - Water Service w/ Size
 - Light Pole & Fixture



Location Map
Ref. U.S.G.S. Endicott Quad., 2019, 7.5 Min., 1" = ± 200'

Signage

Sign Designation	Sign Type	Size
Sign #1	Monument Sign (LED, Internally Illuminated)	40 Sq. Ft.
Sign #2 & 3	Building (Internally Illuminated)	47 Sq. Ft., Ea.

Parking Summary

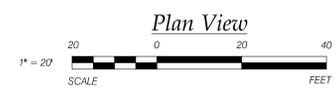
	Required	Provided
Automobile Parking:	21	31
Handicapped Parking:	2	2

Notes:

- Number of automobile parking spaces required based on Town Code is 5 spaces per 1,000 sq. ft. of gross floor area. 4,232 sq. ft. / 1,000 * 5 = 21 spaces.
- Number of Handicapped spaces required equals two (2), based upon New York State Building Code.

Lighting Chart

Symbol	Description	Qty.
■	Recessed Canopy Light Cree LED Fixture (Dark-Sky Friendly Compliant)	12
●	Light Poles Cree LED Fixture (Dark-Sky Friendly Compliant) Height per Lighting Plan	8
■	Wall Lighting 9' Mounting Height Cree LED Fixture (Dark-Sky Friendly Compliant)	5



- Plan Notes**
- 83' x 24' steel reinforced concrete dispenser pad & 82' x 24' overhead canopy w/ recessed canopy lights for pump islands, by petroleum contractor.
 - 880 sq. ft. (40' x 22') steel reinforced concrete tank pad w/ - 20,000 gallon, 10' diameter x 37'-6" long; double-walled fiberglass regular unleaded gasoline underground storage tank by petroleum contractor. - 10,000 gallon (5,000 gallon diesel; 5,000 gallon super unleaded gasoline), 8' diameter x 31'-1" long; split compartment double-walled underground storage tank by petroleum contractor. Site contractor responsible to 5' of tank pad. Tank pad, UST and UST piping by petroleum contractor.
 - Dumpster Enclosure: The sides of the enclosure shall be chain-link fence with PVC slats. Provide two chain link swing gates for access. This work to be completed by fence contractor. The dumpster shall rest on a 30' x 20' steel reinforced concrete dumpster pad by site contractor.
 - 8' x 63' refrigeration, HVAC & generator pad w/ partial roof by building contractor w/ fence enclosure by fence contractor.
 - Plumbing contractor shall provide and install a 1,000 gallon grease trap, a vent, trap & clean-out assembly per applicable Department of Health standards. Work to be coordinated with Byrne Dairy, Health Department & applicable contractors. Site contractor responsible for excavation and backfill around grease trap.
 - Coordinate water, sanitary, electric, gas & telephone service locations with applicable utility company.
 - Flush (with pavement) concrete sidewalk with 6" dia. bollards centered on each parking space. See Parking Stall Bollard detail for additional information.

TOWN OF UNION ZONING ORDINANCE REVIEW
ZONED: NEIGHBORHOOD COMMERCIAL, NC

Required	Provided
1. Lot Area: 7,000 sq. ft.	1. Lot Size: ± 1.2 Acres
2. Building Setbacks: A. Front Yard: 20' B. Rear Yard: 20' C. Side Yard: n/a	2. Building Setbacks: A. Front Yard: 76' to Watson Blvd. 156' to N. Kelly Ave. B. Rear Yard: 10' south 86' east
3. Max. Height of Structures: 30'	3. Height of Structures: Building & Facade 24'
4. Min. Lot Width: 50'	4. Lot Width: 350' along Watson Blvd. 150' along North Kelly Ave.
5. Max. Bldg. Coverage: 50% Max. Bldg. Footprint: 8,000 sq. ft.	5. Lot Coverage: Principal Building & Fuel Canopy: 8,172 Sq. Ft. = 15.6% Principal Building Roof Area: 6,180 Sq. Ft. = 11.8% Fuel Canopy: 1,992 Sq. Ft. = 3.8% Asphalt Pavement & Concrete: 29,900 Sq. Ft. = 57.2% Green Space: 27.2%
6. Fuel Pump Setback: 20' from R.O.W. 50' from Property Line	6. Fuel Pump: 85' from N. Kelly Ave. R.O.W. 56' from Property Line
Underground Storage Tank Setback: 25' from property line	Underground Storage Tank: 26' from N. Kelly Ave. R.O.W.

Notes:

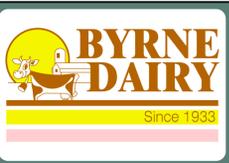
- Base Map Reference:
"Boundary & Topographic Survey" for Lots 98-104, Endicott Homestead Park, Town of Union, Broome County, New York"; Prepared by: CNY Land Surveying; Dated: January 7, 2022; Project No.: 21.231.
- According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within 100' of the site.
- According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on the site.
- According to The National Flood Insurance Program "Floodway - Flood Boundary and Floodway Map" for the Town of Union (Panel No. 3600560025B), dated: November 21, 1980, the site is not located in the 100 year flood plain.



REVISIONS:

NO.	DATE	BY

PROJECT: **ENDWELL BYRNE DAIRY**
CLIENT: **SONBYRNE SALES, INC.**
LOCATION: **TOWN OF UNION, BROOME COUNTY, NEW YORK**



DWG. TITLE: **PRELIMINARY SITE PLAN**

No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2022005
FILE NAME: C201
SCALE: 1" = 20'
DATE: Feb. 2022
ENGD BY: JFC
DRAWN BY: JLL
CHECKED BY: JFC

SHEET No.: **C201**
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