

Plan Notes

- (I) 8' x 24' steel reinforced concrete dispenser pad & 8' x 24' overhead canopy w/ recessed canopy lights for pump islands, by petroleum contractor.
- (II) 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.
- (III) 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.
- (IV) 8' x 63' refrigeration, HVAC & generator pad w/ partial roof by building contractor w/ fence enclosure by fence contractor.
- (V) 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.
- (VI) Coordinate water, sanitary, electric, gas & telephone service locations with applicable utility company.
- (VII) Flush (with pavement) concrete sidewalk with 6" dia. bollards centered on each parking space. See Parking Stall Bollard detail for additional information.

Notes:

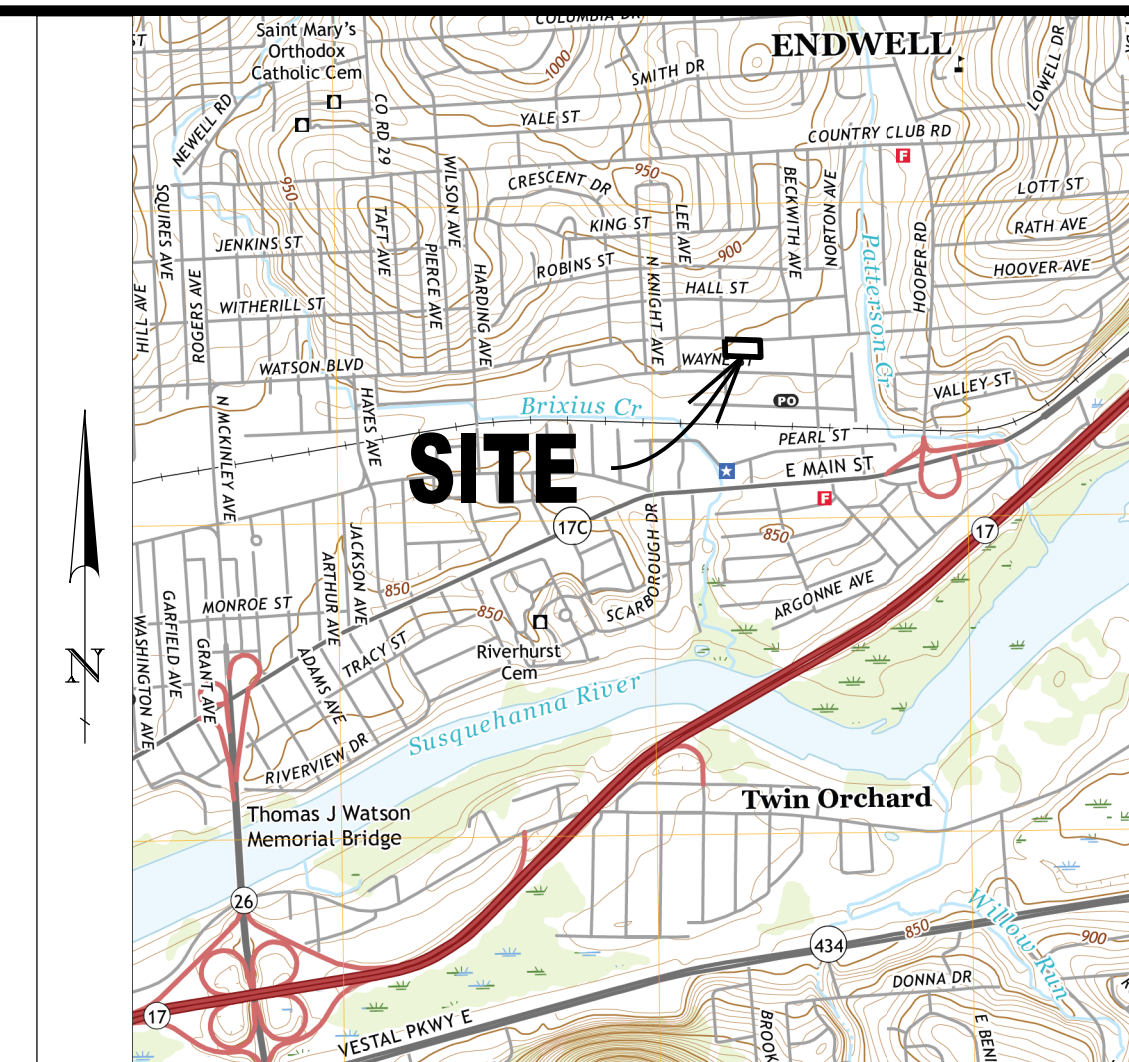
1. Base Map Reference:
 - "Boundary & Topographic Survey" for Lots 98-104, Endicott Homestead Park, Town of Union, Broome County, New York"; Prepared by: CNY Land Surveying; Dated: January 7, 2022; Project No.: 21.231.
2. According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within 100' of the site.
3. According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on the site.
4. 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.

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 Catch Basin / Control Structure
- 405 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:

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

Lighting Chart

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

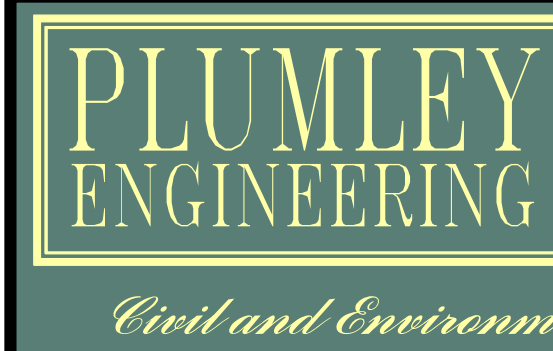
TOWN OF UNION ZONING ORDINANCE REVIEW ZONED: NEIGHBORHOOD COMMERCIAL, NC

Required

1. Lot Area: 7,000 sq. ft.
 2. Building Setbacks:
 - A. Front Yard: 20'
 - B. Rear Yard: 20'
 - C. Side Yard: n/a
 3. Max. Height of Structures: 30'
 4. Min. Lot Width: 50'
 5. Max. Bldg. Coverage: 50%
Max. Bldg. Footprint: 8,000 sq. ft.
 6. Fuel Pump Setback: 20' from R.O.W.
50' from Property Line
- Underground Storage Tank Setback: 25' from property line

Provided

1. Lot Size: ±1.2 Acres
 2. Building Setbacks:
 - A. Front Yard: 76' to Watson Blvd.
156' to N. Kelly Ave.
 - B. Rear Yard: 10' south
86' east
 3. Height of Structures: Building & Facade 24'
 4. Lot Width: 350' along Watson Blvd.
150' along North Kelly Ave.
 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: 85' from N. Kelly Ave. R.O.W.
56' from Property Line
- Underground Storage Tank: 26' from N. Kelly Ave. R.O.W.



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REVISIONS:	DATE:	BY:
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PROJECT: **ENDWELL BYRNE DAIRY**

CLIENT: **SONBYRNE SALES, INC.**

LOCATION: **TOWN OF UNION, BROOME COUNTY, NEW YORK**



DWG. TITLE: **PRELIMINARY SITE PLAN**

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

PROJECT No.: 2022005	SHEET No.:
FILE NAME.: C201	
SCALE: 1" = 20'	
DATE: Feb. 2022	
ENG'D BY: JFC	
DRAWN BY: JJJ	
CHECKED BY: JFC	

C201

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