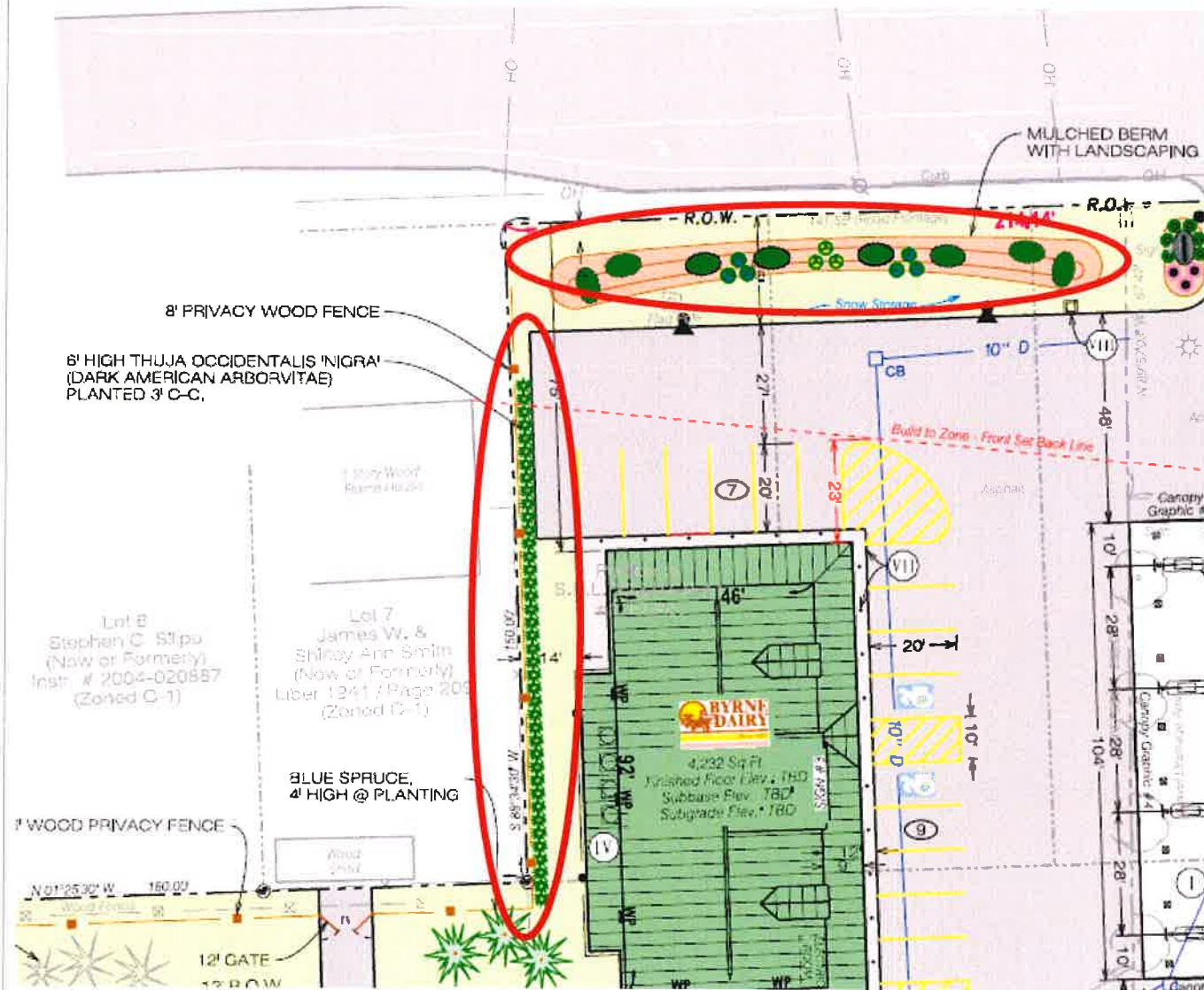


Fence Detail



Buffering / Landscape



Buffering / Landscape

DARK AMERICAN ARBORVITAE
PLANTED 3' C-C.



Building with Brick Veneer



Rome Byrne Dairy Signage Package

#1 Freestanding Sign - Turin Rd:
Size 50 sq ft
Height: 6'
Internally Illuminated

#2 Freestanding Sign - Cypress St
Size 45 sq ft
Height 5'
Non-Illuminated

#3 Wall/Facade Sign:
3' x 12'
Size 36 sq ft
Internally Illuminated

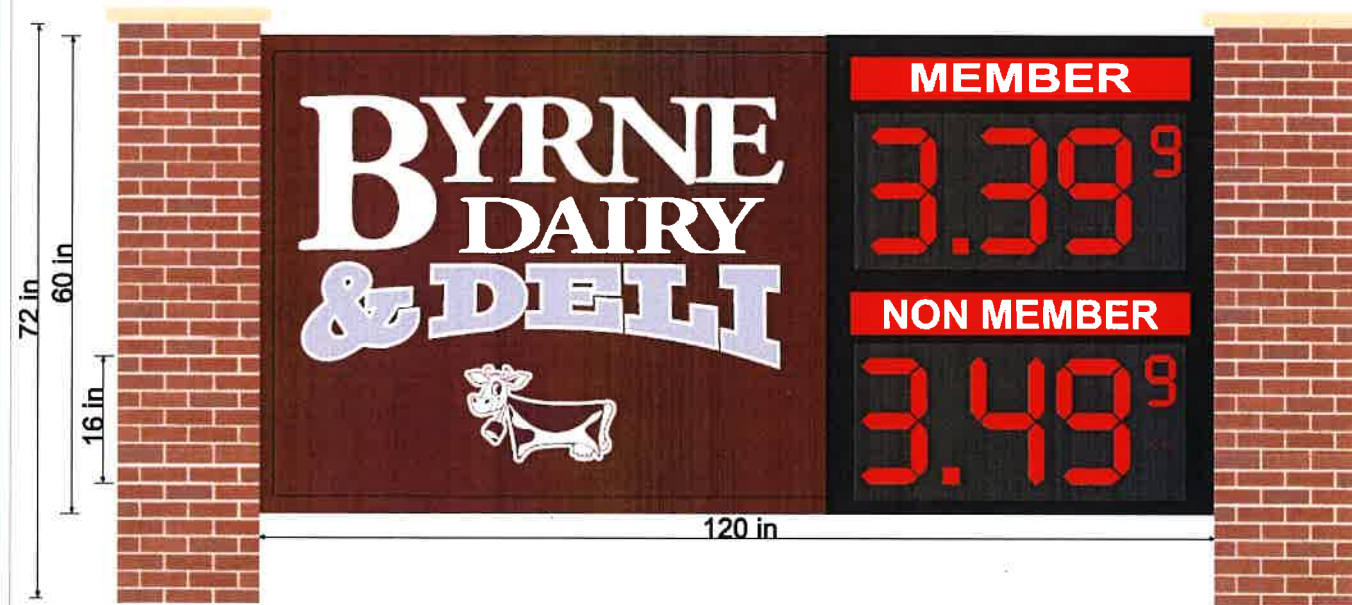
#4 Canopy Graphic - Awning Sign
2' x 8' = 16 sq ft
Vinyl (Non-Illuminated)

Sign #1

Freestanding Sign - Turin Rd
Internally Illuminated

Size: 50 sq ft

Height: 6'



Sign #2

Freestanding Sign - Cypress St

Non-Illuminated

Size: 45 sq ft

Height: 5'

Cypress Rd.



Sign #3

Building Signs on Retail Store

3'x 12' = 36 sq ft.

Internally Illuminated

Location: North side of Building



Sign #4

Canopy Graphics Awning Sign

2'x 8' = 16 sq. ft.

16" Lettering

Vinyl -Non-Illuminated

Location: All 4 side of Canopy

Long side 104 feet (X2)



Long side 104 feet (left side)



Long side 104 feet (center)



Long side 104 feet (right side)



Short side 24 feet



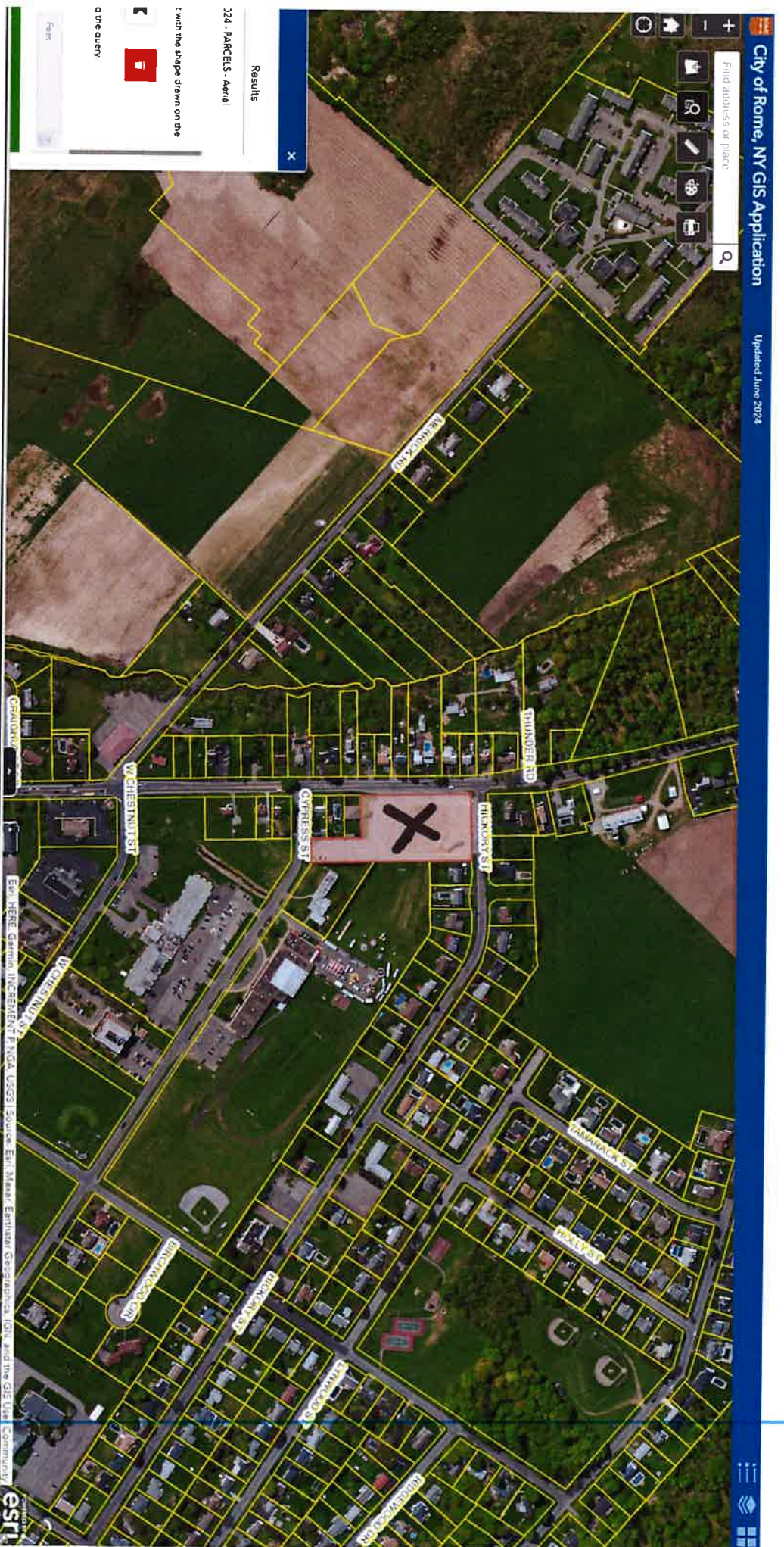
Short side 24 feet

16 sq. ft.

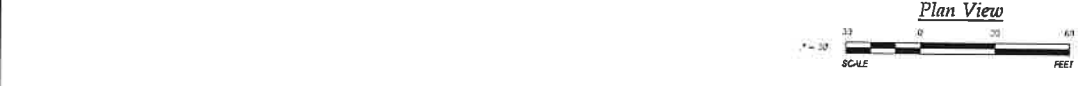
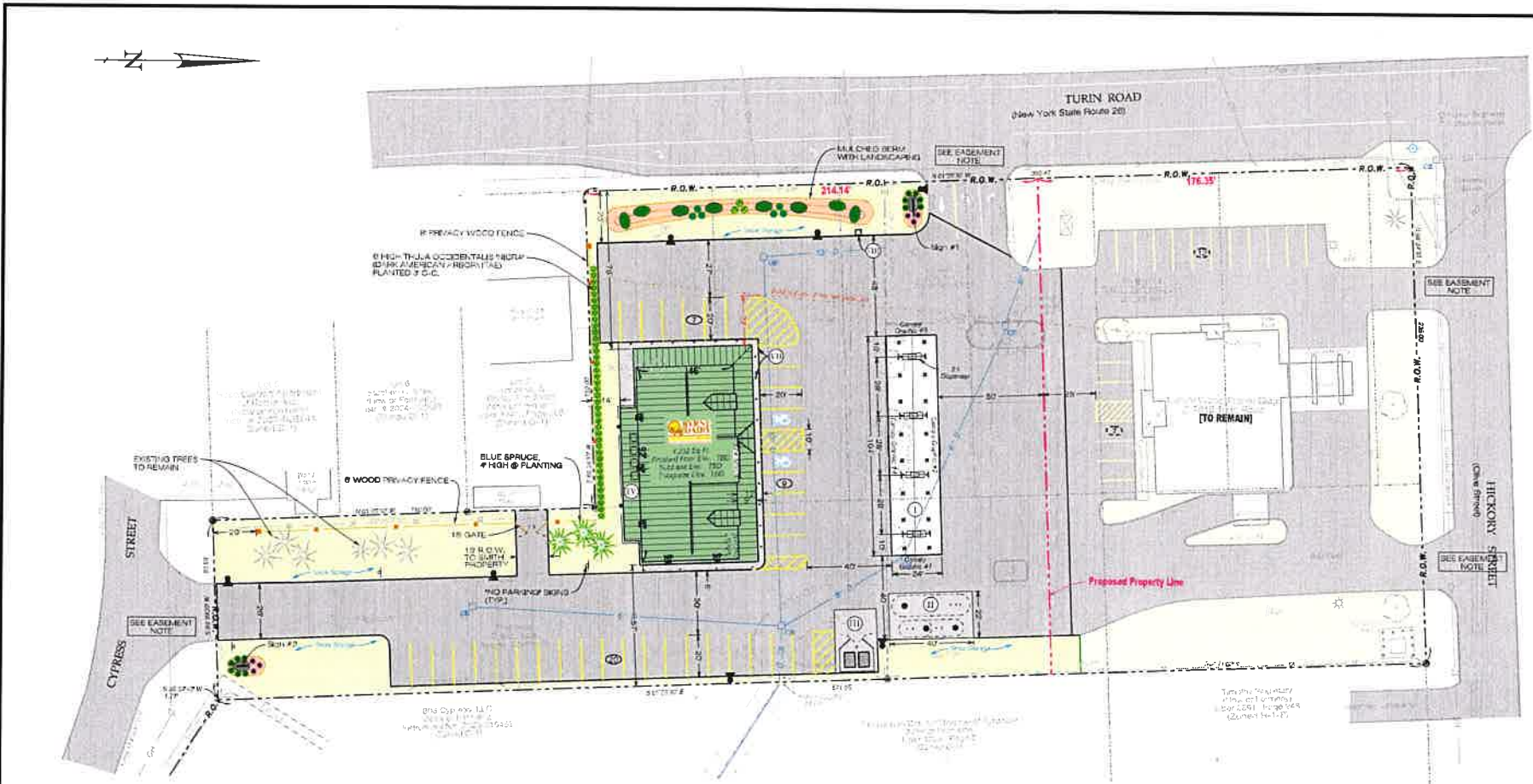


Rome Byrne Dairy Lighting Package

1. Yard Lights - TBD' Pole Mount
Cree LED Fixture
IDA Approved "Dark Sky Friendly"
2. Wall Lights - 9' Mounting Height
Cree LED Fixture
IDA Approved "Dark Sky Friendly"
3. Fuel Canopy Lights— Recessed
Cree LED Fixture
IDA Approved "Dark Sky Friendly"



7812 Twin Rd.



Parking Summary

	Required	Provided
Automobile Parking:	22	36
Handicapped Parking:	2	2

Notes:

- Number of automobile parking spaces required based on Village Code: One space per 200 sq. ft. of floor area in excess of 1,000 sq. ft. 4,232 sq. ft. building floor area / 200 sq. ft. = 22 spaces.
- Number of Handicapped spaces required equals two (2), based upon the International Building Code.

Signage

Sign Designation	Sign Type	Size
Sign #1	Brick Monument Sign "Byrne Dairy" & Gas signage (LED, Internally Illuminated)	50 Sq. Ft. @ 8' High
Sign #2	Wood Monument Sign "Byrne Dairy & Gas"	45 Sq. Ft. @ 8' High
Sign #3	Building (Internally Illuminated)	3'-6" x 14'; 49 Sq. Ft.
Canopy Graphic #1 - #4	Canopy Graphic	16 Sq. Ft. ea.

Lighting Chart

Symbol	Description	Qty.
■	Recessed Canopy Light Cree LED Fixture (Dark-Sky Friendly Compliant)	16
⦿	Light Poles Cree LED Fixture (Dark-Sky Friendly Compliant) Height per Lighting Plan	7
⦿	Wall Lighting @ Mounting Height Cree LED Fixture (Dark-Sky Friendly Compliant)	5

Easement Note:
Cross Easements to be provided for access to/from every driveway for the two proposed parcels.

- Plan Notes**
- 10' x 24' steel reinforced concrete dispensing pad & 10' x 14' overhead canopy w/ recessed canopy lights for pump islands, by petroleum contractor.
 - 880 gal. A (22 x 40) steel reinforced concrete tank pad w/ 20,000 gallon, 10' diameter x 37' 0" 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) @ dia. x 37' 0" long; self-compensating double-walled underground storage tank by petroleum contractor. Site contractor responsible to 0' of tank pad. Tank pad, UST and UST piping by petroleum contractor. Tanks installed at a depth of 14 feet.
 - Diameter Enclosure. The sides of the enclosure shall be chain-link fence with PVC caps. 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.
 - 2" x 12" R-19 insulation, 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 & cleanout 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. Avoid grease trap.
 - Coordinate utility locations/connections with applicable utility company.
 - Flush (with permanent) concrete sidewalk with 6" dia. ballards centered on each parking space. See Parking Sign Ballard data for additional information.
 - Air machine on concrete pad with two 4-inch concrete filled ballards. Provide electrical service from store. Coordinate w/ Sonbyrne Sales.

Key

Existing	Proposed
--- Property Line	Ⓟ Number of Parking Spaces
- - - R.O.W. - - - Right of Way	♿ Handicapped Parking w/ Appropriate Signage
⊕ Reputed Owner	— E — TEL — Underground Electric / Telephone
⊕ Tree	— 4" SAN — Sanitary Sewer Lateral
⊕ Overhead Utility	— G — Gas Service
⊕ Utility Pole	— 12" D — Drainage Pipe w/ Size
⊕ 8" SAN Sanitary Sewer w/ Size	— D — Drainage Swale
⊕ Sanitary Manhole	Ⓞ Catch Basin
⊕ Gas Main / Valve	Ⓞ Light Pole & Fixture
— 12" D — Drainage Pipe w/ Size	— W — Water Service
⊕ Catch Basin	
⊕ Hydrant / Water Main w/ Size	
⊕ Ground Surface Contour	

**CITY OF ROME ORDINANCE REVIEW
ZONED: LOCAL COMMERCIAL, C-1**

Required	Provided
1. Lot Size: No Requirement	1. Lot Size: ±1.504 Acres (Lot 1)
2. Building Setbacks:	2. Building Setbacks:
A. Front Yard: 0' to 19' (Build To Zone), Front Setback Avg.	A. Front Yard: 75' to Turin Road, 23' Front Setback Avg.
B. Rear Yard: 19' when abutting Residential District	B. Rear Yard: 57' South
C. Side Yard: 0'	C. Side Yard: 14' West 137' East
3. Max. Height of Structure: 45'	3. Height of Structures: Building & Facade: 24'
4. Min. Lot Width: No Requirement	4. Lot Width: 214 1/4' along Turin Road
5. Building Coverage: 60%	5. Lot Coverage: Principal Building & Full Canopy: 8,676 Sq. Ft. = 13.2% Principal Building Roof Area: 6,180 Sq. Ft. = 9.4% Full Canopy: 2,496 Sq. Ft. = 3.8% Asphalt Pavement & Concrete: 37,440 Sq. Ft. = 57.1% Green Space: 23.7%

PLUMLEY ENGINEERING
Civil and Environmental Engineering

PLUMLEY ENGINEERING, P.C.
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BALDWINVILLE, NY 13027
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FAX: (315) 655-9740
WWW.PLUMLEYENGINEERING.COM

REVISIONS:	DATE:	BY:
1. Per NADP Site Comments	11/20/24	WJG

ROME (TURIN ROAD) BYRNE DAIRY
SONBYRNE SALES, INC.
CITY OF ROME, ONEIDA COUNTY, NEW YORK

BYRNE DAIRY

PRELIMINARY SITE PLAN

PROJECT No: 2024093
FILE NAME: C201
SCALE: 1" = 30'
DATE: July 2024
DRAWN BY: JFC
CHECKED BY: PAC

C201

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