

GENERAL NOTES

- 1. TAX MAP IDENTIFICATION NUMBER: SECTION 13, BLOCK 3, LOT 2
- 2. TOTAL AREA OF SUBJECT PARCEL: 2.199± ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES ON 03/14/18.
- 4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEYING PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMS) AS DERIVED FROM 2012 SOURCE LIDAR. THE DEMS WERE PROVIDED BY NYS.GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE FIELD. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM
- OWNER/ APPLICANT:

BROCCOLI PATCH, INC 555 MT AIRY RD

NEW WINDSOR, NY, 12553

- 6. ALL PROPOSED BUILDINGS SHALL BE SERVICED BY INDIVIDUAL WELLS AND PUBLIC SEWER.
- PER SECTION 98-22 C. (2) (c) WE WILL BE REQUESTING A WAIVER FOR PARKING REQUIREMENTS.
- 8. A VARIANCE FROM THE REQUIRED 100 FT BUFFER WILL BE REQUESTED.

BULK REQUIREMENTS

LOT AREA	10,890 SF	95,793 SF
LOT WIDTH	50 FEET	306.4 FEET
FRONT YARD	20 FEET	78.5 FEET
REAR YARD	30 FEET	31.2 FEET
SIDE YARD (ONE/BOTH)	5/10 FEET	5.5/31.86 FEET
MAXIMUM ALLOWABLE		

PARKING REQUIREMENTS

CATERING AREA:

MAXIMUM BUILDING COVERAGE

CATERING SPACES REQUIRED: 1 SPACE PER 3 SEATS = 200 SEATS / 3 = 67 SPACES

RESIDENCE SPACES REQUIRED: 2 SPACES PER DWELLING UNIT = 2 SPACES

1 SPACE PER 3 SEATS RESTAURANT/DISTILLERY 80 SEATS / 3 SEATS PER SPACE = 27 SPACES SPACES REQUIRED:

96 SPACES TOTAL SPACES REQUIRED:

TOTAL SPACES PROVIDED: 96 SPACES

HOURS OF OPERATION CATERING & DISTILLERY

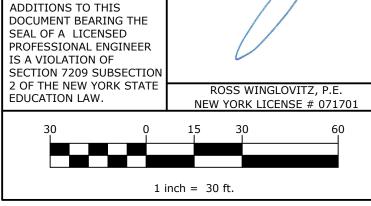
11AM - 12 AM (MIDNIGHT) MONDAY - SUNDAY:

No.	DATE	DESCRIPTION

DRAWING STATUS	ISSUE DATE:		
	08/19/19		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☑ CONCEPT APPROVAL	N/A	OF	N/A
☐ PLANNING BOARD APPROVAL	N/A	OF	N/A
OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
NYSDEC APPROVAL	N/A	OF	N/A
NYSDOT APPROVAL	N/A	OF	N/A
OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIFICAL APPROVAL OR ACTION NOTED ABOVE AND SHA			SED

THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

FOR ANY OTHER PURPOSE.



UNAUTHORIZED ALTERATIONS OR

7	TOGINEERING & SURVEYING Ph: (845) 457-7727 Achieving Successful Results with Innovative Designs 71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7727 Fx: (845) 457-1899					
	SKETCH PLAN					
¹ .E.	DONNELLY - SUGARLOAF 1355 KINGS HIGHWAY TOWN OF CHESTER ORANGE COUNTY, NEW YORK					
71701 60	JOB #: DRAWN BY: MP					
	DATE: SCALE: 1"=30' SK-4 REVISION: TAX LOT:					
	0 13-3-2					