

GENERAL NOTES

1. TAX MAP DESIGNATION: SECTION 13, BLOCK 1, LOT 44.22
2. PROPERTY ADDRESS: 62 KINGS HIGHWAY BYPASS
CHESTER, NY 10918
3. OWNER/APPLICANT: 62 KINGS LLC
c/o DALE VAN PAMIELEN
64 HIGHWOOD ROAD
OYSTER BAY, NY 11771
4. LOT SIZE: 4.8 ACRES±
5. ZONING DISTRICT: LOCAL BUSINESS/SUGAR LOAF (LB/S/L)
6. PROPOSED USES IN BREWERY BUILDING INCLUDE:
 - A. BEER PRODUCTION
 - B. TASTING ROOM
 - C. LIGHT FOOD PREPARATION
7. BOUNDARY SURVEY AND PARTIAL TOPOGRAPHICAL INFORMATION
BY JOHN ROBERT NIELING SURVEYING
AND MAPPING, LLC, PLAST UDATED
8/25/2022.
- 7.1 REFERENCE: BEING LOT 2 AS SHOWN ON A MAP ENTITLED
"LANDS OF BOKKENBOM" FILED IN THE ORANGE COUNTY
CLERK'S OFFICE ON MAY 22, 2000 AS MAP #105-00
8. EXISTING WATER SUPPLY: CONNECTION TO MUNICIPAL WATER
SYSTEM
9. EXISTING SEWAGE DISPOSAL: FORCE MAIN CONNECTION TO
MUNICIPAL SYSTEM
10. BUSINESS HOURS: MONDAY 2PM - 8PM
TUESDAY CLOSED
WEDNESDAY 12PM - 8PM
THURSDAY 12PM - 9PM
FRIDAY 12PM - 10PM
SATURDAY 10AM - 10PM
SUNDAY 11AM - 8PM
11. OUTDOOR MUSIC HOURS: MON - THURS NONE
FRIDAY 6 PM - 8:45 PM
SATURDAY 5 PM - 8 PM
SUNDAY 2 PM - 5 PM
12. CONSTRUCTION OR REPAIRING REPAIR IS LIMITED TO THE HOURS
OF 7:00 AM TO 5:00 PM ON WEEKDAYS, AND
8:00 AM TO 8:00 PM ON WEEKENDS.

ADJACENT OWNERS

(SECTION 13, BLOCK 1, LOT 44.22)

SECTION	BLOCK	LOT	OWNER OF RECORD
13	1	42.2	COUNTY OF ORANGE 255 MAIN ST. GOSHEN, NY 10924
		44.21	LBR SOLUTIONS LLC, LAURA STUBECKI P.O. BOX 293 SUGARLOAF, NY 10981
13	1	45	MIDDLETOWN & NEW JERSEY RR LLC 505 S. BROAD ST. KENNETH SQUARE, PA 19348
34	4	1	CHESTER FIRE DISTRICT P.O. BOX 612 CHESTER, NY 10918

BULK REQUIREMENTS

TOWN OF CHESTER - ZONING DISTRICT LB/SL

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10,890 SF	4.8 ACRES ±
LOT WIDTH	50 FEET	70.4 FEET ±
FRONT SETBACK	20 FEET	132.2 FEET
REAR SETBACK	30 FEET	72.3 FEET
SIDE YARD (ONE / BOTH)	> 5 / 10 FEET	226.9 / 527 FEET ±
MAXIMUM ALLOWABLE		
BUILDING HEIGHT	35 FT	< 50 FT
LOT COVERAGE (BUILDINGS)	50 %	6 % ±

PARKING REQUIREMENTS

USE	AMOUNT	REQUIREMENT	SPACES REQUIRED
MANUFACTURING	* 12 + 12	2 / 3 EMPLOYEES	16
EATING & DRINKING PLACE			
INDOOR SEATING	231	1 / 4 SEATS	58
OUTDOOR SEATING	292	1 / 4 SEATS	73
TOTAL REQUIRED			147
TYPE OF SPACE	SPACES PROPOSED		
ACCESSIBLE	6		
EMPLOYEE-ONLY	12		
ORDINARY	149		
TOTAL PROPOSED	167		
REQUIRED NUMBER ACCESSIBLE	6		

* PER TOWN OF CHESTER ZONING CODE §98-22C(1)(b), REQUIRED PARKING IS 2 SPACES FOR EVERY 3 EMPLOYEES IN THE TWO LARGEST CONSECUTIVE SHIFTS. THIS FACILITY HAS A MAXIMUM OF 12 EMPLOYEES ON SITE AT A GIVEN TIME, SO WE HAVE CALCULATED THE PARKING REQUIREMENT BASED ON TWO CONSECUTIVE 12-EMPLOYEE SHIFTS.

LEGEND

SITE FEATURES ADDED ON THIS AMENDED SITE PLAN SHOWN IN BLUE

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING CONTOUR LINE
	EXISTING INDEX CONTOUR LINE
	REQUIRED BUILDING SETBACK
	SEWER FORCE MAIN
	WATER LINE
	100-YEAR FLOOD EXTENTS
	FENCE
	ARTIFICIAL TURN SURFACE

[illegible]

DRAWING STATUS		ISSUE DATE: 10/18/23	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	1	OF	3
<input type="checkbox"/> OCOOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCOOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A
<p>THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.</p> <p>THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).</p>			

I HEREBY CERTIFY THAT THIS MAP IS
BASED ON AN ACTUAL FIELD SURVEY
REVISED AUGUST 26, 2022.

JOHN NELTING, L.S., N.Y. LIC. # 49990

JOHN ROBERT NELTING
SURVEYING AND MAPPING, PLLC
P.O. BOX 17 JOHNSON, NY 10933
845-355-3823

OWNER'S REVIEW OF AND CONCURRENCE
WITH THESE PLANS

OWNER	DATE
-------	------

TOWN OF CHESTER APPROVAL

AMENDED SITE PLAN

TIN BARN BREWING, INC.
62 KINGS HIGHWAY BYPASS
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

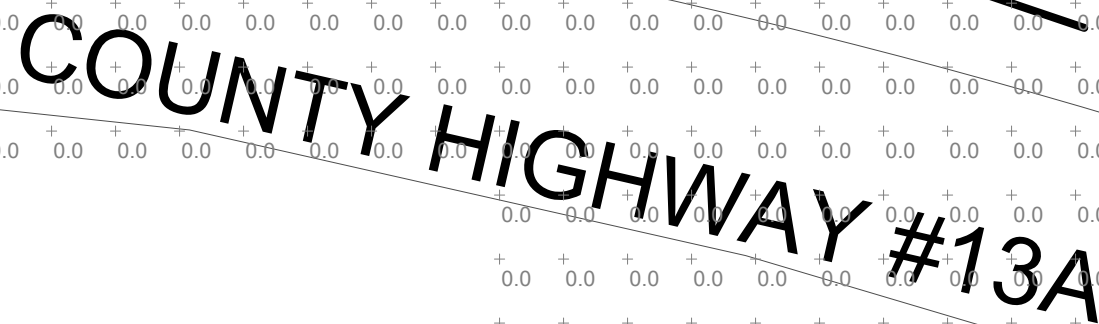
JOB #:	1925.01	DRAWN BY:	DJG
DATE:	4/20/23	SCALE:	1" = 30'
REVISION:	2 - 10/18/23	TAX LOT:	13-1-44.22

C-101

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APPROX. LOCATIONS OF
EXISTING DWELLINGS



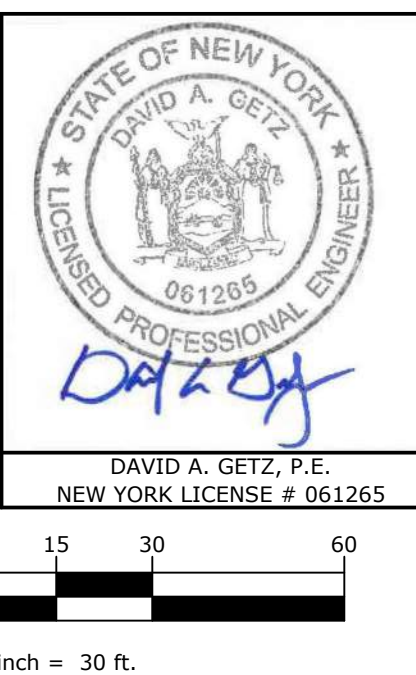
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- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

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COPIES OF THIS DOCUMENT
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FACSIMILE OF THE
ENGINEER'S SIGNATURE
AND AN ORIGINAL STAMP
OR EMBOSSED SEAL SHALL
BE CONSIDERED INVALID.



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WWW.EP-PC.COM

TIN BARN BREWING, INC.
62 KINGS HIGHWAY BYPASS
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

JOB #:	1925.01	DRAWN BY:	DJG
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C-102



- NOTES:**
1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS.
 2. ALL SIGNS SHALL CONFORM TO ALL NYSDOT AND MUTCD REQUIREMENTS.
 3. NOT FOR USE WITHIN THE COUNTY R.O.W.

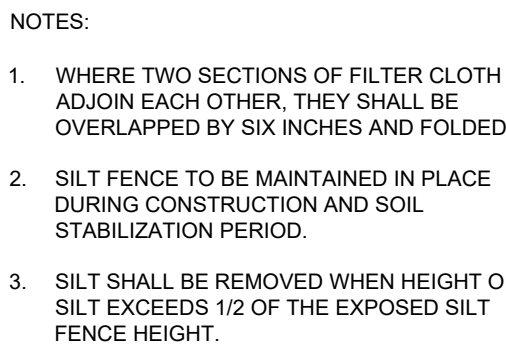
SIGN PC

1. SITE DISTURBANCE SHALL BE LIMITED TO THE MINIMUM NECESSARY GRADING AND VEGETATION REMOVAL REQUIRED FOR DISTURBANCE FOR CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON PLANS.
2. TEMPORARY EROSION CONTROL MEASURES, INCLUDING SLIT FENCES, TEMPORARY SWALES, STONE CHECK DAMS SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE FOR GRADING AND CONSTRUCTION OF THE PROPOSED ROADWAY OR DWELLINGS UNITS.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION:
 - a. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
 - b. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY PH OF 6.0 TO 7.0.
 - c. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED FOR ESTABLISHING NEW LAWNS PER SITE SPECIFIC SOIL TEST RESULTS OR AT A RATE OF 600 LBS. PER ACRE.
 - d. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 30 DAYS SHALL BE SEEDED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS. RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS. CERTIFIED "AROSTOOK" WINTER RYE (CEREAL RYE) PER ACRE.
 - e. PERENNIAL SEEDING SHALL BE APPLIED ON 4" MIN TOPSOIL AT THE FOLLOWING RATE:

8 LBS EMPIRE BIRDFOOT TREFOIL OR COMMON WHITE CLOVER PER ACRE	<u>PLUS</u>
20 LBS TALL FESCUE PER ACRE	<u>PLUS</u>
2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE	
 - f. ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
 - g. ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DRAINAGE STRUCTURES SHALL BE INSPECTED FOLLOWING EVERY RAIN EVENT, AND MAINTENANCE AND REPAIRS SHALL BE PERFORMED PROMPTLY TO MAINTAIN PROPER FUNCTION. TRAPPED SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A PROTECTED AREA IN A PROPER MANNER WHICH WILL NOT RESULT IN EROSION.
5. TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED AND GROUND COVER IS COMPLETELY REESTABLISHED. FOLLOWING STABILIZATION, TEMPORARY MEASURES SHALL BE REMOVED TO AVOID INTERFERENCE WITH DRAINAGE.
6. ALL STORM INLETS TO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION.
7. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
8. MULCH NETTING SUCH AS PAPER, JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED. STAPLE IN PLACE. OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
9. STABILIZATION OF STEEP SLOPES SHALL BE ACHIEVED BY APPLYING LIME AND FERTILIZER AS SPECIFIED ABOVE AND SEEDING WITH THE FOLLOWING MIXTURE:

MATERIAL	<u>lb./Acre</u>
PERENNIAL RYE GRASS	30
CROWN VETCH	12
SPREADING FESCUE	25
10. OPTIMUM SEEDING PERIODS ARE 3/15-6/1 AND 8/1-10/15.

1. ALL WORK TO BE PERFORMED TO THE SPECIFICATIONS OF THE TOWN OF CHESTER.
2. ALL TOPSOIL, ROOTS, STUMPS AND OTHER DELETERIOUS MATERIAL (IF ANY) SHALL BE REMOVED FROM ALL CONSTRUCTION AREAS.
3. ANY FILL BELOW BUILDINGS AND PAVEMENT TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR COMPACTION TEST ASTM D1557.
4. A FOOTING DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM OR OTHER FREE-FLOWING OUTLET AT A MINIMUM SLOPE OF 0.5%. FOOTING DRAIN SHALL BE INSTALLED BENEATH BOTTOM OF FOOTING.
5. COMPLETION OF GRADING AFTER OCTOBER 15 SHALL REQUIRE MULCHING AND ANCHORING IN ACCORDANCE WITH NOTES ENTITLED "SEDIMENTATION EROSION CONTROL".
6. STABILIZATION OF ALL SLOPES IN EXCESS OF 3H:1V IN ACCORDANCE WITH "EROSION AND SEDIMENTATION CONTROL NOTES".
7. SOIL RESTORATION SHALL BE APPLIED TO ALL DISTURBED AREAS THAT WILL REMAIN AS PERSISTENT SURFACES WITH A SLOPE LESS THAN 10%. SOIL RESTORATION SHALL CONSIST OF THE FOLLOWING:
 - 7.A. APPLY 3 INCHES OF COMPOST OVER SUBSOIL
 - 7.B. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUB-SOIL.
 - 7.C. ROCK-PICK UNTIL UNLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
 - 7.D. APPLY TOPSOIL TO A DEPTH OF 8 INCHES.
 - 7.E. VEGETATE IN ACCORDANCE WITH LANDSCAPE PLAN.




SCALE: 3/4"=1'-0"



SCALE: NTS

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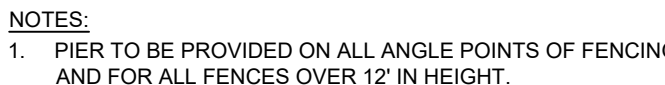
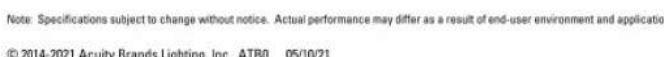
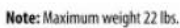


DAVID A. GETZ, P.E.
NEW YORK LICENSE # 061265

DETAILS

JOB #:	1925.01	DRAWN BY:	DJG	C-301
DATE:	4/20/23	SCALE:	AS NOTED	
REVISION:	2 - 10/18/23	TAX LOT:	13-1-44.22	

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SCALE: NTS



NOTES:

1. FILTER SHALL BE FLOGARD CATCH BASIN INSERT FILTER, GRATED INLET STYLE, OR APPROVED EQUAL.
2. FILTER INSERT SHALL HAVE A HIGH FLOW BYPASS FEATURE.
3. FILTER SUPPORT FRAME SHALL BE CONSTRUCTED FROM STAINLESS STEEL TYPE 304.
4. FILTER SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



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