



LOCATION MAP

SCALE: 1"=1000'

HOURS OF OPERATION

RESTAURANT & CATERING	MONDAY - SUNDAY:	11AM - 12 AM (MIDNIGHT)
DISTILLERY	MONDAY - SATURDAY:	7AM - 6 PM

No.	DATE	DESCRIPTION
1	10/01/19	REVISED PER PB COMMENTS
2	11/22/19	REVISED PER REVIEW COMMENTS
3	12/22/20	REVISED BUILDING FOOTPRINT
4	01/18/22	REVISED PER SWPPP DESIGN
5	04/20/22	REVISED PER ENGINEER COMMENTS 03/01/22
6	06/21/22	REVISED PER PB ENGINEER COMMENTS
7	09/15/22	REVISED PER OUTSIDE AGENCY COMMENTS
8	11/04/22	REVISED BUILDING SIZE

PARKING REQUIREMENTS

CATERING AREA:	6,700 S.F.
CATERING SPACES REQUIRED:	1 SPACE PER 3 SEATS = 180 SEATS / 3 = 60 SPACES
RESIDENCE SPACES REQUIRED:	2 SPACES PER DWELLING UNIT = 2 SPACES
RESTAURANT/DISTILLERY SPACES REQUIRED:	1 SPACE PER 3 SEATS 80 SEATS / 3 SEATS PER SPACE = 27 SPACES
TOTAL SPACES REQUIRED:	89 SPACES
TOTAL SPACES PROVIDED:	92 SPACES

GENERAL NOTES

- TAX MAP IDENTIFICATION NUMBER: SECTION 13, BLOCK 3, LOT 2
- TOTAL AREA OF SUBJECT PARCEL: 2.311+ ACRES.
- BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROPERTIES ON 03/14/18.
- 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 OF 1985.
- OWNER/ APPLICANT: BROCCOLI PATCH, INC
555 MIT AIRY RD
NEW WINDSOR, NY, 12553
- ALL PROPOSED BUILDINGS SHALL BE SERVICED BY PUBLIC WATER & SEWER.
- OUTDOOR EVENTS WILL BE LIMITED TO 9 PM.
- IN ACCORDANCE WITH SECTION 40A-5A, NO COMMERCIAL STRUCTURE SHALL BE ERECTED WITHIN REQUIRED CEMETERY BUFFER.
- EAVE HEIGHT TO BE LESS THAN 30 FT IN HEIGHT FROM FINISH GRADE.
- EXISTING WELL ON-SITE IS TO BE ABANDONED IN ACCORDANCE WITH NYSDEC & NYSDOH REQUIREMENTS.
- FINAL RESTORATION OF THE COUNTY ROAD SHALL BE AS DIRECTED BY THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS, - DIVISION OF ENGINEERING.
- DIG SAFELY NEW YORK MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION (DIAL 811 OR WWW.DIGSAFELYNEWYORK.COM).
- DUE TO THE PROXIMITY OF THE PROJECT SITE TO A KNOWN INDIANA BAT HIBERNACULUM, ANY TREE CUTTING OR REMOVAL SHALL OCCUR WITHIN THE APPROPRIATE TIME OF YEAR WORK WINDOW, OCTOBER 1ST THROUGH MARCH 31ST, TO AVOID DIRECT IMPACTS TO INDIVIDUALS AND THE NEED FOR AN ARTICLE 11 TAKE PERMIT.
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- FINAL RESTORATION OF THE COUNTY ROAD SHALL BE AS DIRECTED BY THE ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS, - DIVISION OF ENGINEERING. OCCDPW COMMERCIAL ENTRANCE PAVEMENT REQUIRED FOR THE FIRST 50 FEET FROM THE TRAVEL LANE.

BULK REQUIREMENTS

TOWN OF CHESTER - ZONING DISTRICT LB/SL			
MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED	
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			
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	
MAXIMUM BUILDING COVERAGE	50%	15.8%	

DRAWING STATUS		ISSUE DATE:	
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	14
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	1	OF	5
<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

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ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

1 inch = 20 ft.

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MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

SITE PLAN

DONNELLY - SUGARLOAF
1355 KINGS HIGHWAY
TOWN OF CHESTER
ORANGE COUNTY, NEW YORK

JOB #: 1246.01
DATE: 01/07/19
REVISION: 8 - 11/04/22

DRAWN BY: MP
SCALE: 1"=20'
TAX LOT: 13-3-2

C-101