

1. TAX MAP IDENTIFICATION NUMBER: SECTION 13, BLOCK 3, LOT 2
2. TOTAL AREA OF SUBJECT PARCEL: 2.311± ACRES.
3. 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 OF 1988.
5. OWNER/ APPLICANT: BROCCOLI PATCH, INC
555 MT AIRY RD
NEW WINDSOR, NY, 12563
6. ALL PROPOSED BUILDINGS SHALL BE SERVICED BY INDIVIDUAL WELLS AND PUBLIC SEWER.
7. OUTDOOR EVENTS WILL BE LIMITED TO 9 PM.
8. EAVE HEIGHT TO BE LESS THAN 30 FT IN HEIGHT FROM FINISH GRADE.

TOWN OF CHESTER - ZONING DISTRICT LB/SF		
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%

CATERING AREA: 7,800 S.F.

CATERING SPACES REQUIRED: 1 SPACE PER 3 SEATS = 200 SEATS / 3 = 67 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: 96 SPACES

TOTAL SPACES PROVIDED: 96 SPACES

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

[illegible]

DRAWING STATUS		ISSUE DATE:
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		11/22/19
<input checked="" type="checkbox"/> CONCEPT APPROVAL	N/A	OF N/A
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	OF N/A
<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
THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.		
THIS SET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).		

COPIES OF THIS DOCUMENT
WITHOUT AN ACTUAL OR
FACSIMILE OF THE
ENGINEER'S SIGNATURE
AND AN ORIGINAL STAMP IN
RED OR BLUE INK SHALL BE
CONSIDERED INVALID.



UNAUTHORIZED
ALTERATIONS OR
ADDITIONS TO THIS
DOCUMENT BEARING THE
SEAL OF A LICENSED
PROFESSIONAL ENGINEER
IS A VIOLATION OF
SECTION 7209 SUBSECTION
2 OF THE NEW YORK STATE
EDUCATION LAW.

RWJ

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

15 30 60

inch = 30 ft.

 ENGINEERING & SURVEYING PROPERTIES Achieving Successful Results with Innovative Designs	71 CLINTON STREET MONTGOMERY, NY 12549 Ph: (845) 457-7722 Fax: (845) 457-1899
	<div style="text-align: center;">  </div>
<h2>SKETCH PLAN</h2>	
<p>DONNELLY - SUGARLOAF 1355 KINGS HIGHWAY TOWN OF CHESTER ORANGE COUNTY, NEW YORK</p>	
JOB #: DATE:	DRAWN BY: SCALE:
1246.01 01/07/19	MP 1" = 30'
REVISION: 2 - 11/22/19	TAX LOT: 13-3-2