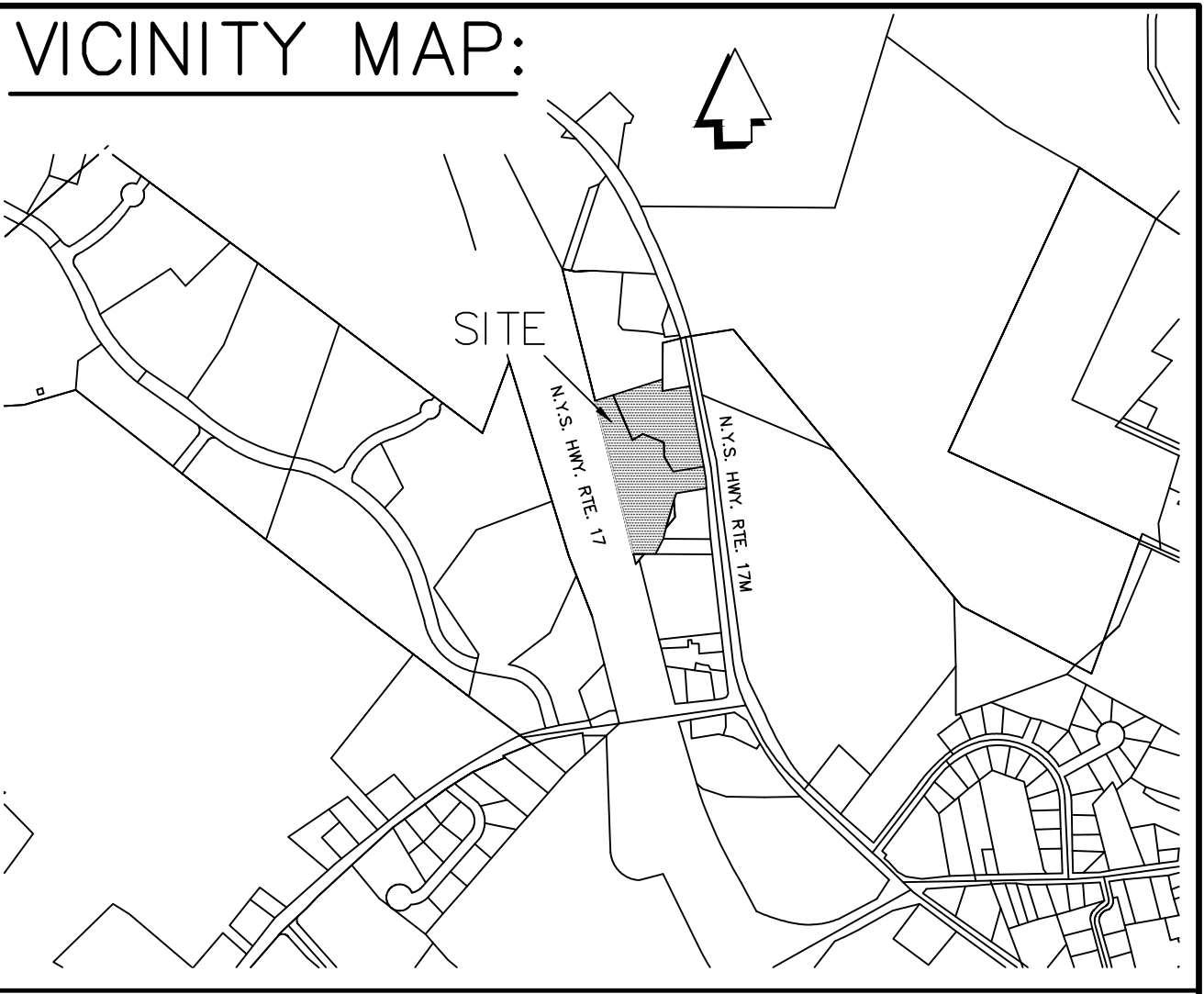
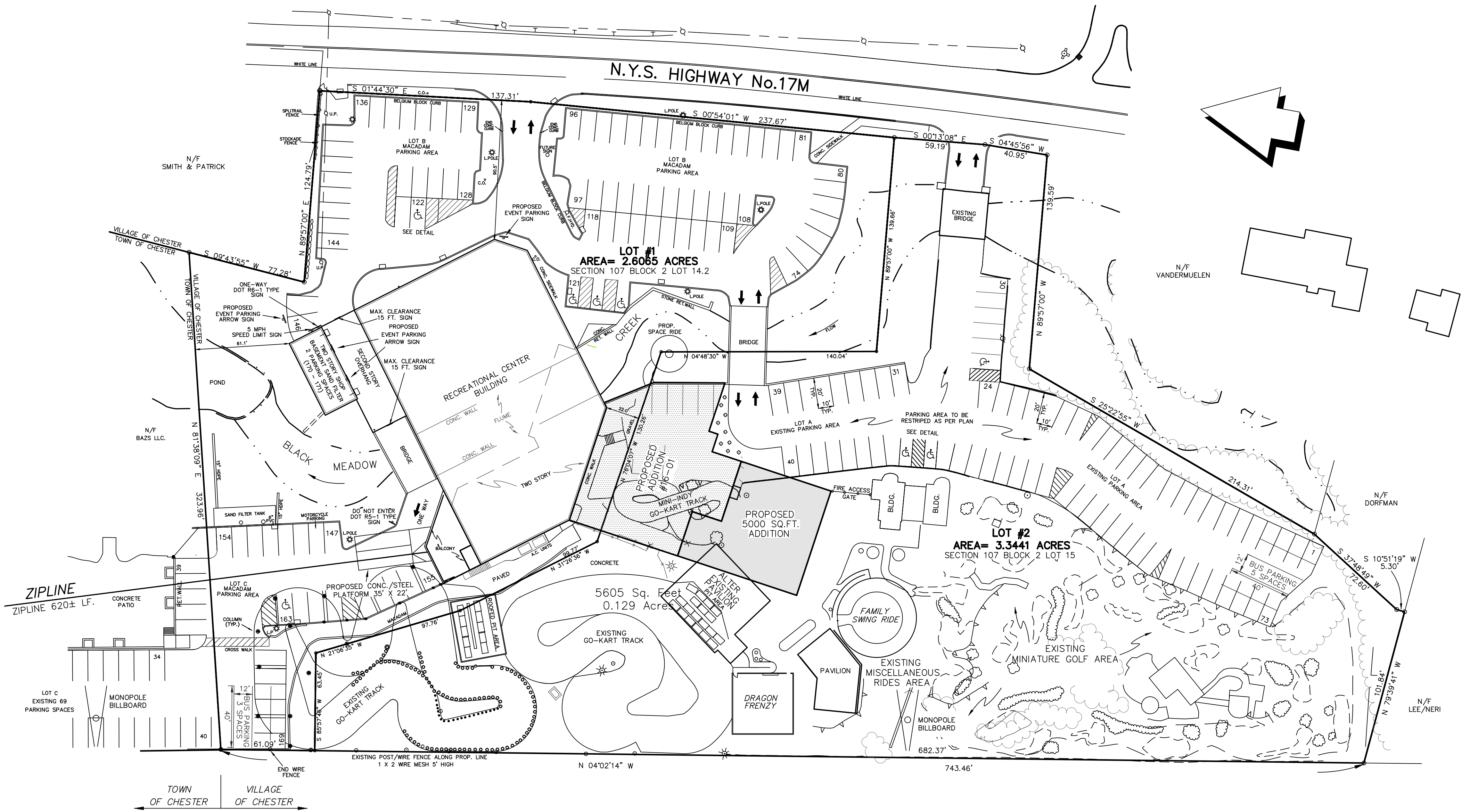


NOTE:
METES AND BOUNDS ADDED DECEMBER 15, 2011.
REFERENCE: MAP ENTITLED,"SUBDIVISION AND LOT LINE CHANGE FOR LEENTJES", FILED IN THE O.C.C.O. ON JULY 6, 2006, AS MAP No.581-06.



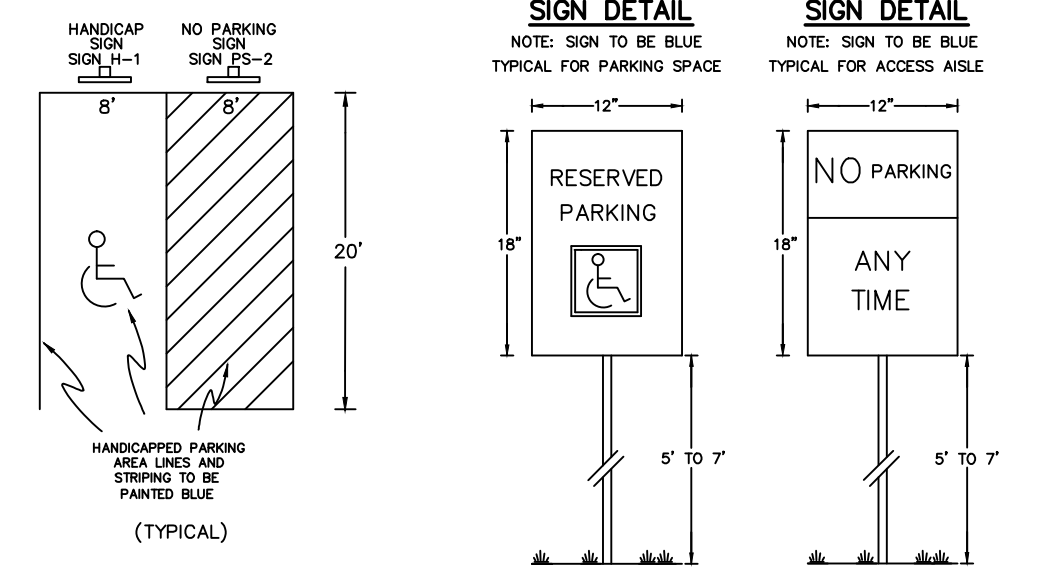
- NOTES:
- TAX MAP DESIGNATION : SECTION 107 BLOCK 2 LOT 14.2
SECTION 107 BLOCK 2 LOT 15
 - WATER SUPPLY : MUNICIPAL- VILLAGE OF CHESTER
 - SEWAGE DISPOSAL SYSTEM : VILLAGE OF CHESTER
 - NEW PROPOSED USES OUTDOORS:
MISCELLANEOUS RIDE AREA - ROLLER COASTER, SPACE RIDE
EXISTING USES TO BE RELOCATED OR UPGRADED - KIDDIE RIDE,
MINI GO-KART TRACK.
USES TO BE REMOVED: BATTING CAGES.
NEW PROPOSED USES INDOOR BUILDING ADDITION:
BUILDING ADDITION - FIRST FLOOR 8350 SF., SECOND FLOOR 8350 SF.
FIRST FLOOR - AMUSEMENT RIDE, ARCADE, ROCKWALL CLIMBING
SECOND FLOOR - WELCOME CENTER, AMUSEMENT RIDE, KIDS KINGDOM
 - PARKING REQUIREMENTS: ORIGINAL SITE PLAN 186 SPACES REQUIRED
PROJECT #11-4 SITE PLAN 52 SPACES REQUIRED
PROJECT #16-01 SITE PLAN..... 35 SPACES REQUIRED
PROPOSED ADDITION 10,000 SQ.FT.
50% OF AREA ON EXISTING RIDE AREA 21 SPACES REQUIRED
5,000 SQ.FT. / 242 PER. SPACE
PROPOSED ZIPLINE RIDE AVERAGE CAPACITY
PER HOUR 32 PEOPLE / 4 PEOPLE PER CAR 32 ÷ 4 = 8 SPACES REQUIRED
TOTAL 302 SPACES REQUIRED
ONSITE EXISTING SPACES 171 EXISTING SPACES
OFFSITE SPACES ON ADJACENT SITE + 69 EXISTING SPACES
(TOWN OF CHESTER) SEE SHEET 2 239 SPACES SUPPLIED
OVERFLOW PARKING AREA (BY ATTENDANT)..... 62 EXISTING SPACES
(TOWN OF CHESTER) SEE SHEET 2 TOTAL 302 SPACES SUPPLIED
BUS PARKING: EACH BUS PARKED ELIMINATES THE NEED FOR 15 SPACES
8 BUS SPACES SUPPLIED
PARKING CONTROL LETTER BY BRIAN LEENTJES DATED: JANUARY 5, 2017.
6. VARIANCE GRANTED BY TOWN OF CHESTER ZONING BOARD OF APPEALS ON
FEBRUARY 18, 2017, TO ALLOW A ZIP LINE POLE TO NOT EXCEED 130 FEET
WHERE 50 FEET IS MAXIMUM.
7. ANTICIPATED COMPLETION DATE: DECEMBER 31, 2017.



NEW YORK STATE ROUTE 17

AMENDED SITE PLAN
FOR
ADDITION & ZIPLINE
THE CASTLE FUN CENTER
VILLAGE OF CHESTER/ ORANGE COUNTY,N.Y.
TOWN OF CHESTER
SCALE: 1"= 40'
DECEMBER 2, 2016

HANDICAPPED PARKING DETAIL

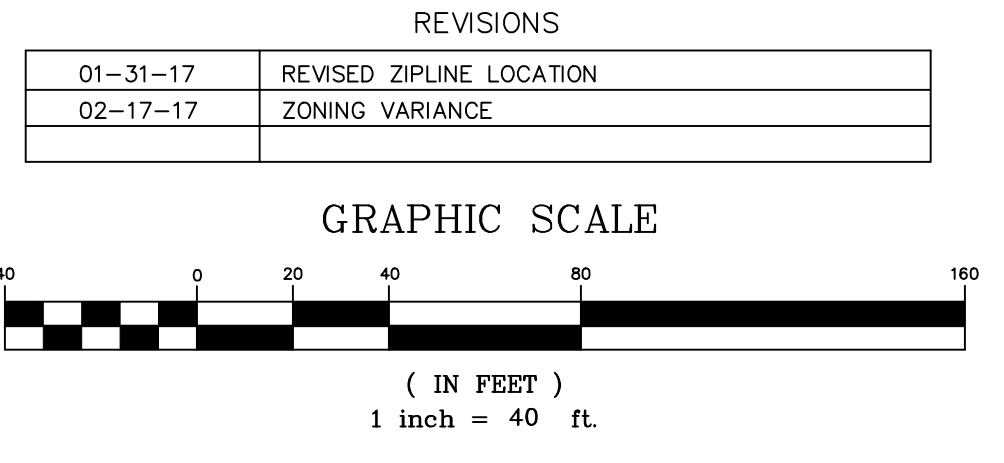


UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).

OWNERS: APPLICANT:

X LLC. & 717 LLC.
P.O. BOX 132
109 BROOKSIDE AVE.
CHESTER, N.Y. 10918
BRIAN & ALISON LEENTJES
366 BELLVALE ROAD
CHESTER, N.Y. 10918

TOWN OF CHESTER	VILLAGE OF CHESTER VILLAGE PROJECT NUMBER 16-08
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STATE OF NEW YORK
JAMES A. DILLIN, PLS
PROFESSIONAL LAND SURVEYOR
GOSHEN, NEW YORK
LIC.49087