

GENERAL NOTES

1. TAX MAP DESIGNATION: SECTION 13, BLOCK 1, LOT 44.22
2. PROPERTY ADDRESS: 62 KINGS HIGHWAY
CHESTER, NY 10918
3. OWNER: JENACK LLC
18 HAMBLETONIAN AVE.
CHESTER, NY 10918
4. APPLICANT: DALE VAN PAMELEN
64 HIGWOOD ROAD
OYSTER BAY, NY 11771
5. LOT SIZE: 4.8 ACRES±
6. ZONING DISTRICT: LOCAL BUSINESS/SUGAR LOAF (LB/SL)
7. PROPOSED USES IN BREWERY BUILDING INCLUDE:
A. BEER PRODUCTION
B. TASTING ROOM
C. LIGHT FOOD PREPARATION
8. BOUNDARY INFORMATION PREPARED BY JOHN NELTING PLS.
9. TOPOGRAPHY INFORMATION BY ORANGE COUNTY GIS.
10. PARKING REQUIREMENTS:
a. 1 PER 4 SEATS = 100 SEATS/4 = 25 SPACES
b. 2 PER 3 EMPLOYEES = 6 EMPLOYEES X 2/3 = 4 SPACES
c. TOTAL PARKING REQUIRED = 25 + 4 = 29 SPACES
d. TOTAL PARKING PROPOSED = 158 SPACES (BASED ON PREVIOUSLY APPROVED SITE PLAN)

11. THE PROPERTY DOES NOT FALL WITHIN A PUBLIC WATERSHED, AND THERE WILL BE NO CONSTRUCTION ON WATERSHED LANDS.
12. THE APPROXIMATE LOCATIONS OF ALL KNOWN WELLS WITHIN THE AREA OF INFLUENCE OF THE PROPOSED DISPOSAL SYSTEM ARE SHOWN ON THIS SHEET.

13. THE EXISTING WATER MAIN AND SEWER MAIN LOCATIONS ARE FROM THE PLAN TITLES "WATER MAIN EXTENSION FOR THE SUGAR LOAF HILLS WATER DISTRICT TO SERVICE SUGAR LOAF COMMONS" BY JOSEPH W. GOTLIEB P.E. DATED 9-21-1990

ADJACENT OWNERS:

(SECTION 13, BLOCK 1, LOT 44.22)

SECTION	BLOCK	LOT	OWNER OF RECORD
13	1	42	SUGAR LOAF PARTNERS 8516 23RD AVE. BROOKLYN, NY 11214
13	1	44.21	LBR SOLUTIONS LLC P.O. BOX 293 SUGARLOAF, NY 10981
13	1	45	MIDDLETOWN & NEW JERSEY RR LLC 505 S. BROAD ST. KENNETT SQUARE, PA 19348
34	4	1	CHESTER FIRE DISTRICT P.O. BOX 612 CHESTER, NY 10918

CONSTRUCTION NOTES

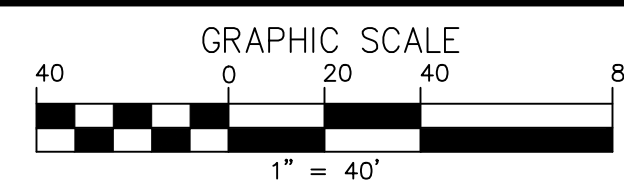
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD LOCATE EXISTING WATER AND SEWER FACILITIES NEAR THE INTERSECTION OF COUNTY HIGHWAY 13A AND DEROSE LANE. THE CONTRACTOR SHALL PROVIDE THE LOCATIONS AND DEPTHS TO THE TOWN OF CHESTER AND TO LEHMAN & GETZ, P.C.
3. LEHMAN & GETZ WILL PROVIDE DESIGN INFORMATION TO THE CONTRACTOR ON PROPOSED UTILITY CONNECTIONS.

SUMMARY OF ZONING REQUIREMENTS

(LOCAL BUSINESS/SUGAR LOAF DISTRICT)


REQUIREMENT	REQUIRED OR ALLOWED	PROPOSED
LOT AREA	5 AC.	*4.8 AC.±
LOT WIDTH	200 FT.	704 FT.±
FRONT SETBACK	100 FT.	132 FT.±
REAR SETBACK	50 FT.	72 FT.±
ONE SIDE SETBACK	30 FT.	226 FT.±
BOTH SIDE SETBACKS	60 FT.	527 FT.±
BUILDING COVERAGE	30%	6 %±
BUILDING HEIGHT	50 FT.	< 50 FT.

* EXISTING NONCONFORMING



LIST OF DRAWINGS

1. SITE PLAN
2. GRADING & UTILITY PLAN

1	1/08/19	FOR PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION
SITE PLAN FOR TIN BARN BREWING INC. SECTION 13, BLOCK 1, LOT 44.22 TOWN OF CHESTER ORANGE COUNTY, NEW YORK		
SITE PLAN		
 LEHMAN & GETZ, P.C. CONSULTING ENGINEERS PH. 845-986-7737 FAX 845-986-0245 17 RIVER STREET WARWICK, NEW YORK 10990		
DAVID A. GETZ, P.E. N.Y.S. LIC. No. 61265		
DRAWN BY JV	CHECKED BY DAG	SCALE AS NOTED
JOB NO. 2052.1	SHEET NO. 1 OF 2	

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS, GUIDE RAILS, GUIDE POSTS, CULVERT PIPES, MAILBOXES, HEADWALLS, ETC. WHICH MUST BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL REINSTALL ANY REMOVED ITEMS ON A DAILY BASIS. ANY ITEMS DAMAGED BY REMOVAL OR REINSTALLATION SHALL BE REPLACED AND REINSTALLED BY THE CONTRACTOR WITH A NEW ITEM.
2. NO UTILITY WORK (WATER, SEWER STORM DRAINAGE) IS ALLOWED TO BE PERFORMED BETWEEN NOVEMBER 15 AND MARCH 15 WITHIN THE COUNTY RIGHT OF WAY.
3. NO TRACK EQUIPMENT IS ALLOWED ON THE COUNTY ROAD WITHOUT PLACING MATS, PLYWOOD, TIRES, ETC. TO PROTECT THE ASPHALT ROAD.
4. NO OPEN TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT.
5. ALL OPEN TRENCHES ARE REQUIRED TO BE BACKFILLED ON A DAILY BASIS.
6. ALL DISTURBED AREAS FOR THE INSTALLATION OF THE DRIVEWAYS ARE REQUIRED TO BE SHAPED AND GRADED, SEEDED AND MULCHED (WITHIN 24 HOURS) OF COMPLETION OF THE STABILIZED ENTRANCE.

MONUMENTATION:

1. WHERE A PARCEL ABUTTING THE COUNTY HIGHWAY IS SUBDIVIDED, THE OWNER / APPLICANT SHALL BE REQUIRED TO PROVIDE PERMANENT MONUMENTATION OF THE HIGHWAY BOUNDARY IN A MANNER ACCEPTABLE TO THE COMMISSIONER OF PUBLIC WORKS OR HIS REPRESENTATIVE. MONUMENTATION SHALL BE INSTALLED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN NEW YORK STATE.
2. SEE THE ATTACHED PRECAST SURVEY CONCRETE MONUMENT CUT SHEET WITH SPECIFICATIONS. AN APPROVED EQUAL IS ACCEPTABLE, ONLY AFTER IT HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL BY ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS. THE PRECAST MONUMENT IS REQUIRED TO HAVE THE PROPERTY CORNER SCRIBED IN THE SURFACE OF THE CONCRETE MONUMENT.

LANDSCAPING:

1. NO PLANTINGS (SHRUBS / TREES) OR LANDSCAPING FEATURES (GATES, FENCES, STONE PILLARS, STONE WALLS, SIGNS, ETC.) SHALL BE PLACED WITHIN THE COUNTY RIGHT OF WAY.
2. ANY PLANTING AND LANDSCAPING FEATURES ARE REQUIRED TO BE OFFSET FROM THE PROPERTY LINE BY 4 FEET.

BACKFILL MATERIALS:

1. PROVED CROSS SECTION DETAILS FOR BACKFILL REQUIREMENTS WITHIN THE ASPHALT, WITHIN 8 FEET OF THE EDGE OF PAVEMENT, AND 8 FEET BEYOND FROM EDGE OF PAVEMENT.
2. DRY K CRETE SHALL BE USED AT ALL ROAD CROSSINGS (TOWN ROADS), COMMERCIAL ENTRANCES, AND ALL TRENCHES WITH ASPHALT OR AS DIRECTED BY ORANGE COUNTY INSPECTOR.
3. ITEM NO. 4: ITEM 304.12 SUBBASE COURSE TYPE 2 IS REQUIRED TO BE USED AS BACKFILL FROM EDGE OF PAVEMENT OUT 8 FEET.
4. EXCAVATED MATERIAL IS ALLOWED TO BE USED AS BACKFILL MATERIAL 8 FEET BEYOND THE EDGE OF PAVEMENT. NO BOULDERS / ROCKS OVER 12 INCHES ARE ALLOWED TO BE USED AS BACKFILL.
5. MATERIAL TICKETS ARE REQUIRED TO BE PROVIDED TO THE ORANGE COUNTY INSPECTOR ON A DAILY BASIS FOR ALL MATERIAL USED IN THE COUNTY RIGHT OF WAY.

ASPHALT RESTORATION:

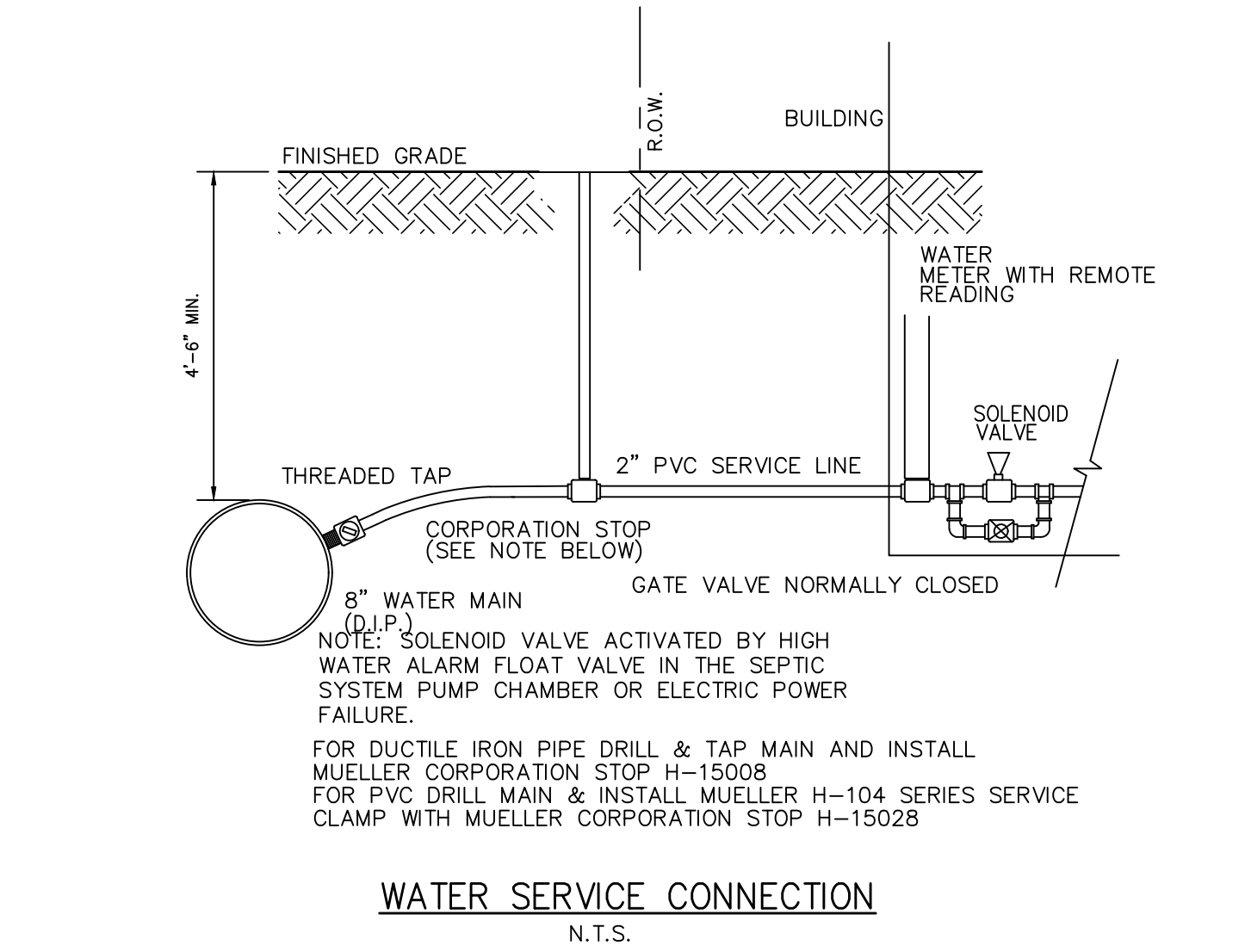
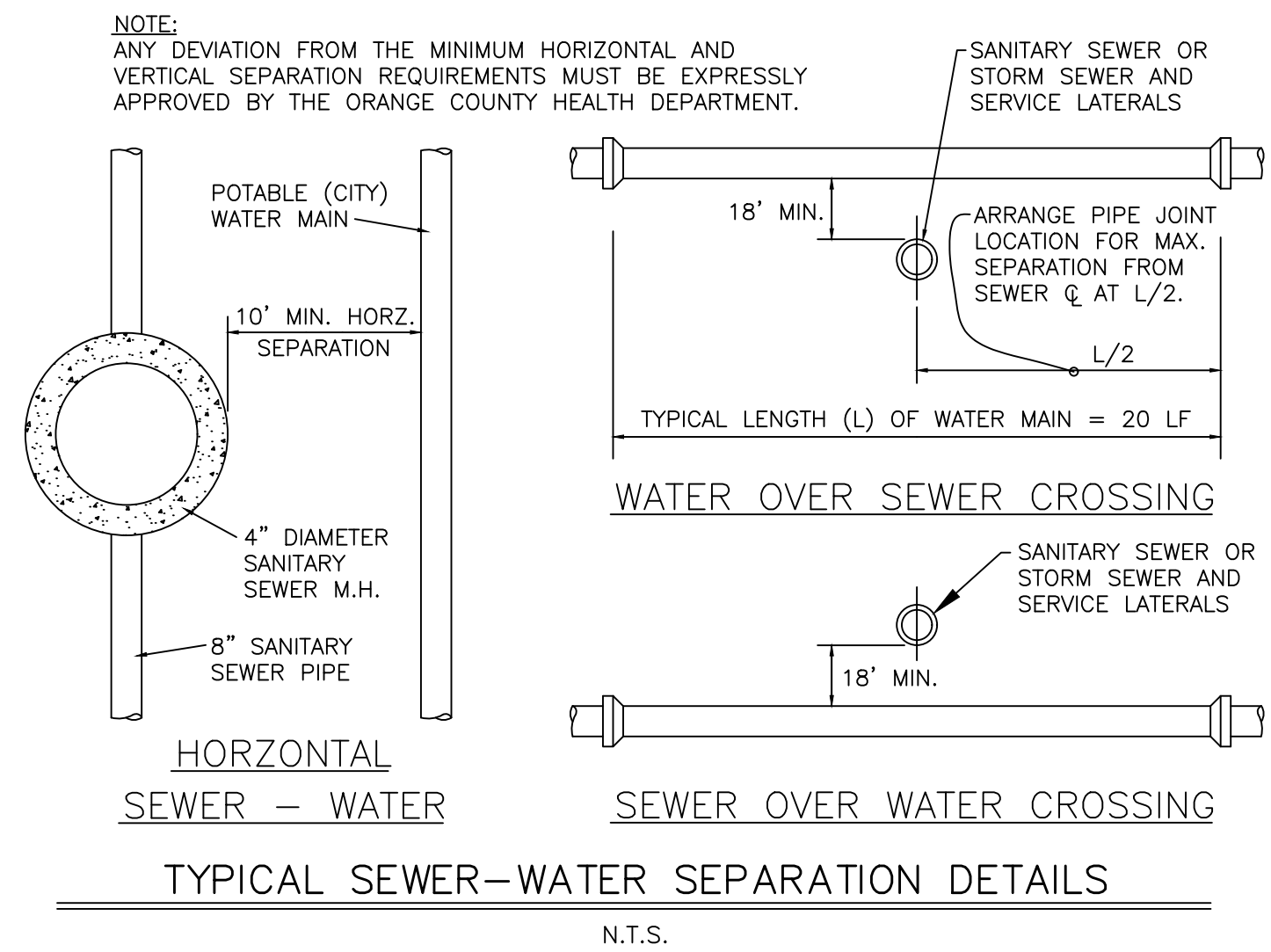
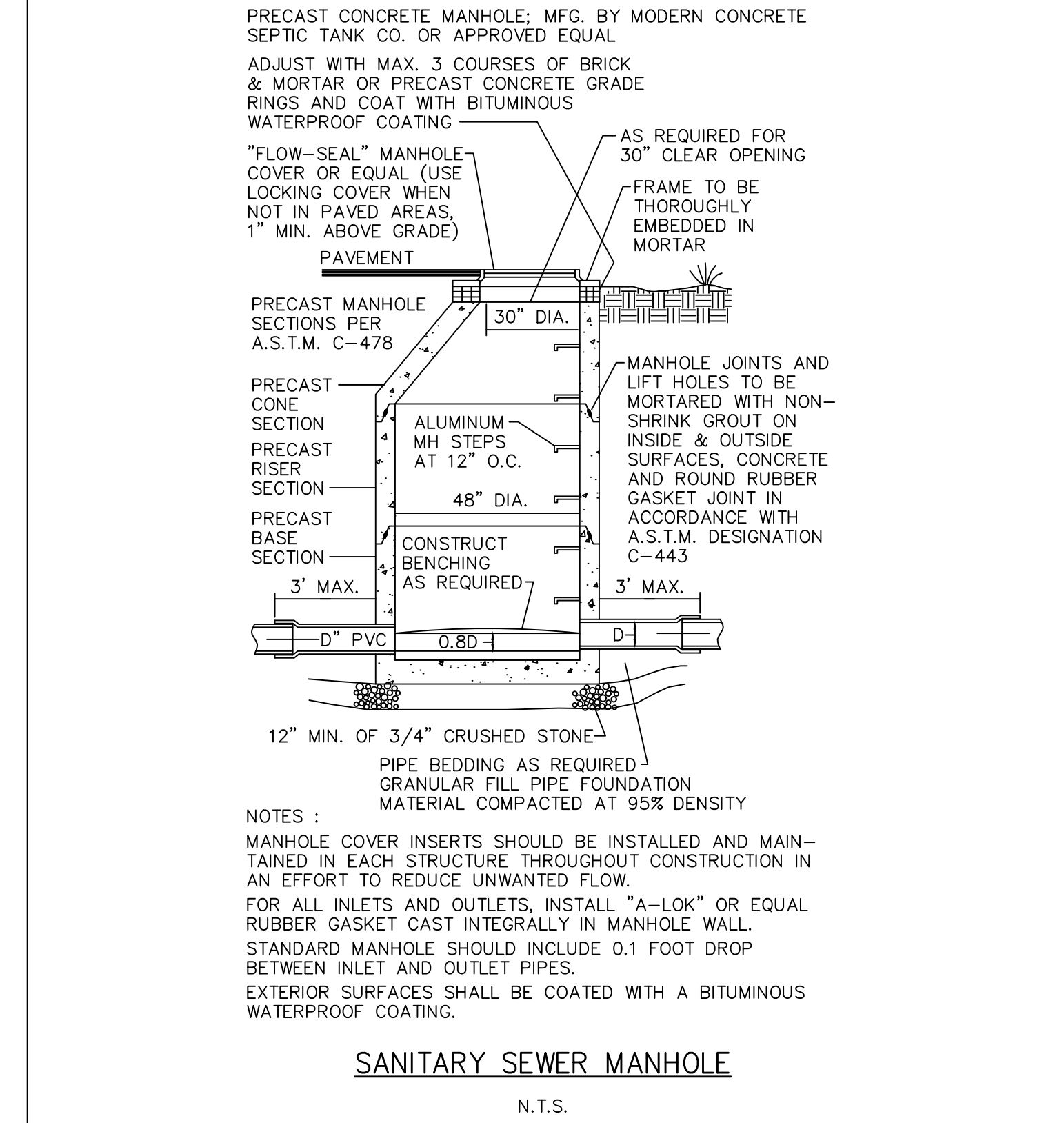
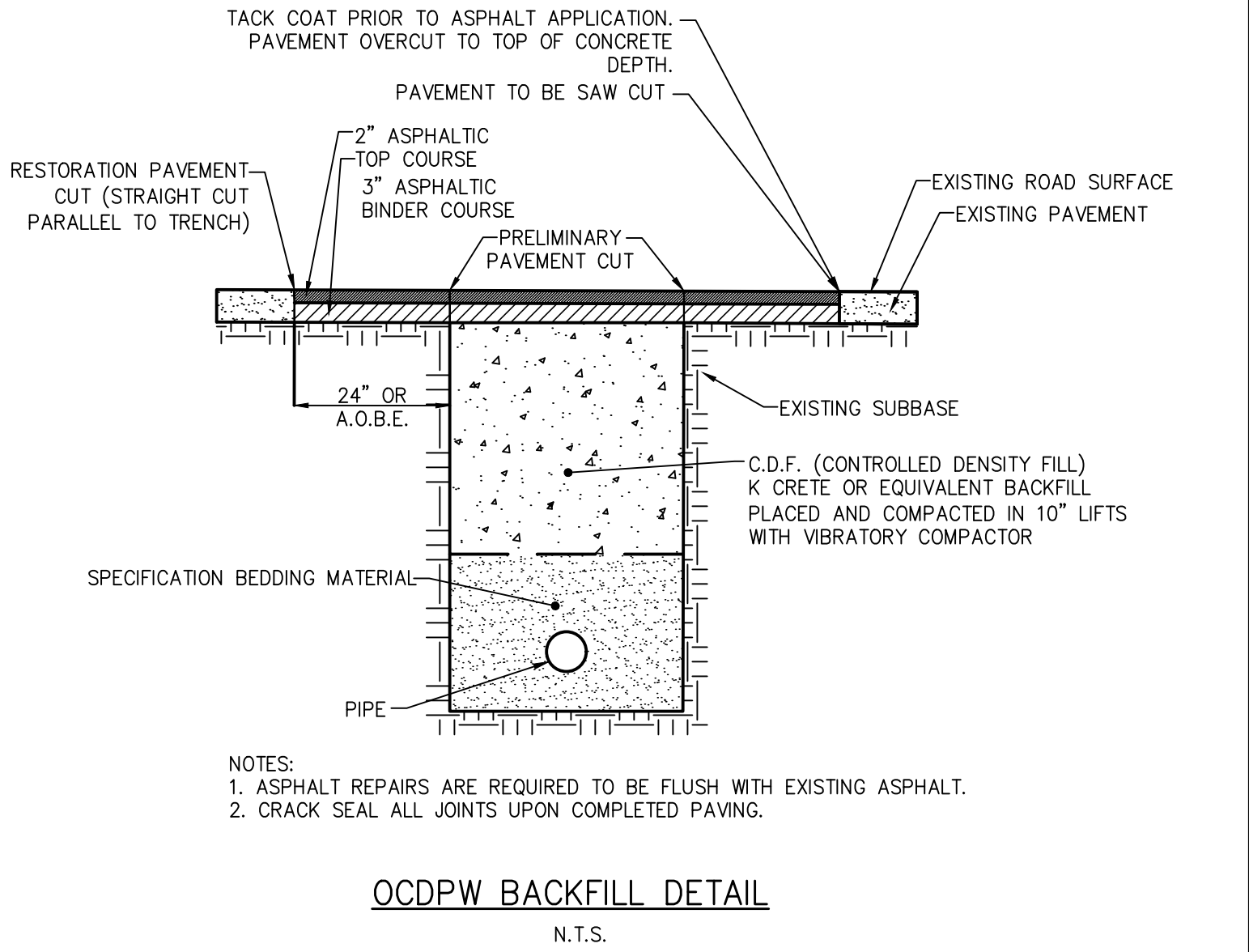
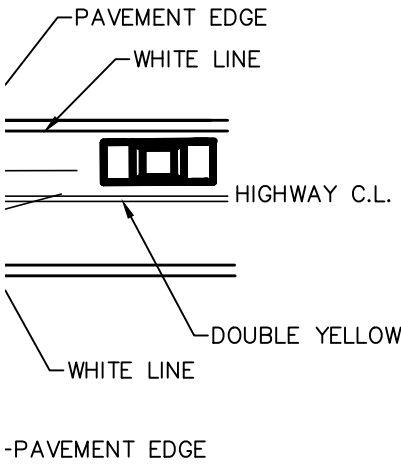
1. ALL PAVEMENT RESTORATION NEEDS TO BE COMPLETED ON A DAILY BASIS.
2. RAGGED TRENCH EDGES MUST SAW CUT PRIOR TO ANY PAVING (TEMPORARY OR PERMANENT).
3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE 5" OF BINDER COURSE FLUSH WITH THE EXISTING PAVEMENT SURFACE THROUGHOUT THE DURATION OF THE PROJECT.
4. FINAL ASPHALT RESTORATION IS TO BE COMPLETED AT THE COMPLETION OF THE PROJECT.
5. ALL TEMPORARY ASPHALT IS REQUIRED TO BE 5 INCHES THICK AND PLACED IN 2 LIFTS OF 2 1/2" INCHES.
6. ALL EDGES OF EXISTING ASPHALT ARE REQUIRED TO BE SWEEPED AND TACK COATED PRIOR TO PAVING.
7. ALL ASPHALT IS REQUIRED TO BE SAW CUT PARALLEL OR PERPENDICULAR TO THE TRENCH OR TO THE EXISTING ASPHALT. NO RAGGED EDGES ARE ACCEPTABLE.
8. ALL SAW CUTTING IS REQUIRED TO BE PERFORMED PRIOR TO PLACING ASPHALT BINDER. MILLING OUT THE JAGGED EDGES ON THE TOP COURSE OR FINAL ASPHALT WILL NOT BE ACCEPTED BY ORANGE COUNTY.
9. ALL ASPHALT JOINTS ARE REQUIRED TO BE CRACKED SEALED UPON COMPLETING FINAL PAVING.

MAINTENANCE AND PROTECTION OF TRAFFIC:

1. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ORANGE COUNTY REQUIREMENTS.
2. THE FOLLOWING SIGNS ARE REQUIRED TO BE PLACED IN EACH DIRECTION TO PERFORM THE WORK PER THE APPROVED PLANS: ROAD WORK 1500 FT, ROAD WORK 1000 FT, ROAD WORK 500 FT, ONE LANE ROAD AHEAD, FLAGGER SYMBOL ON EACH APPROACH WHEN TAKING A TRAVEL LANE.
3. WHEN WORK IS PERFORMED ON THE SHOULDER THE FOLLOWING SIGNS ARE REQUIRED: ROAD WORK 1500 FT, ROAD WORK 1000 FT, ROAD WORK 500 FT, NO SHOULDER. FLAGGER SYMBOLS ARE REQUIRED TO BE AVAILABLE FOR A "NO SHOULDER" WORK ZONE IN CASE FLAGGERS ARE USED TO DIRECT TRAFFIC.
4. ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONSTRUCTION SIGNAGE SHALL BE INSTALLED AND IN PLACE PRIOR ANY WORK STARTING. ALL CONSTRUCTION SIGNAGE IS REQUIRED TO MEET THE REQUIREMENTS AS PER THE "NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND NYS SUPPLEMENT LATEST EDITION AND REVISIONS. IN A CASE WHERE COUNTY REQUIREMENTS ARE MORE STRINGENT WITH REGARD REQUIRED MPT SIGNAGE, THE COUNTY REQUIREMENTS ARE THE STANDARD TO BE ADHERED TO. THE CONSTRUCTION SIGNAGE SHALL BE INSTALLED ON PERMANENT POSTS, ON BREAKAWAY POSTS OR ON WIND-MASTERS AND COVERED AND UNCOVERED ON A DAILY BASIS. THE CONTRACTOR MUST HAVE ALL THE NECESSARY CONSTRUCTION SIGNS TO PERFORM THE WORK SAFELY; I.E. ADDITIONAL SIGNAGE: ONE LANE ROAD AHEAD, FLAGGER SYMBOL, IF A LANE HAS TO BE CLOSED TO PERFORM WORK.
5. ALL CONSTRUCTION SIGNAGE IS REQUIRED TO BE 730-05.02 - ASTM TYPE III (CLASS B) AS PER NYS STANDARD SPECIFICATIONS: CONSTRUCTION AND MATERIALS. HI-INTENSITY REFLECTIVE SHEETING OFTEN REFERRED TO AS HIGH INTENSITY. IT IS RECOMMEND FOR HIGHWAY SIGNS, CONSTRUCTION SIGNS, DELINEATORS, AND OTHER WORK ZONE DEVICES.
6. WORK ZONE IS REQUIRED TO BE PROPERLY DELINEATED WITH CONES OR CONSTRUCTION BARRELS.
7. ORANGE COUNTY RESERVES THE RIGHT TO PRECLUDE ALL WORK AND LANE CLOSURES DURING ANY INCLEMENT WEATHER OR OTHER UNFORESEEN CIRCUMSTANCES (I.E. WET, ICY CONDITIONS, REDUCED VISIBILITY, TRAFFIC ACCIDENTS ON STATE, COUNTY, TOWN OR VILLAGE ROAD, OR OTHER EMERGENCIES).
8. NO LANE CLOSURES WILL BE PERMITTED FROM 12 NOON PRIOR TO A HOLIDAY AND UNTIL 10 AM THE DAY AFTER THE HOLIDAY.
9. FLAGGERS SHALL NOT CONTROL MORE THAN ONE APPROACH AT ANY TIME THROUGHOUT THE DURATION OF THE WORK ZONE. ADDITIONAL FLAGGERS ARE REQUIRED TO CONTROL ALL APPROACHES IN A WORK ZONE.
10. EIGHTEEN (18) INCH STOP AND SLOW PADDLES ARE REQUIRED TO DIRECT TRAFFIC.
11. TWO WAY RADIOS ARE REQUIRED FOR FLAGGERS TO COMMUNICATE BETWEEN EACH OTHER.

SEQUENCE OF CONSTRUCTION

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AS SHOWN ON THE SITE PLAN.
3. BEGIN CONSTRUCTION, DWELLING, DRIVEWAY, WELL, SEWAGE DISPOSAL SYSTEM, ETC...
4. STABILIZE ALL DISTURBED AREAS.
5. AFTER STABILIZATION OF ALL DISTURBED AREAS, BEGIN DRIVEWAY PAVEMENT AS SHOWN OF THE PLANS, REMOVE SILT FENCES.



FOR OCDPW REVIEW