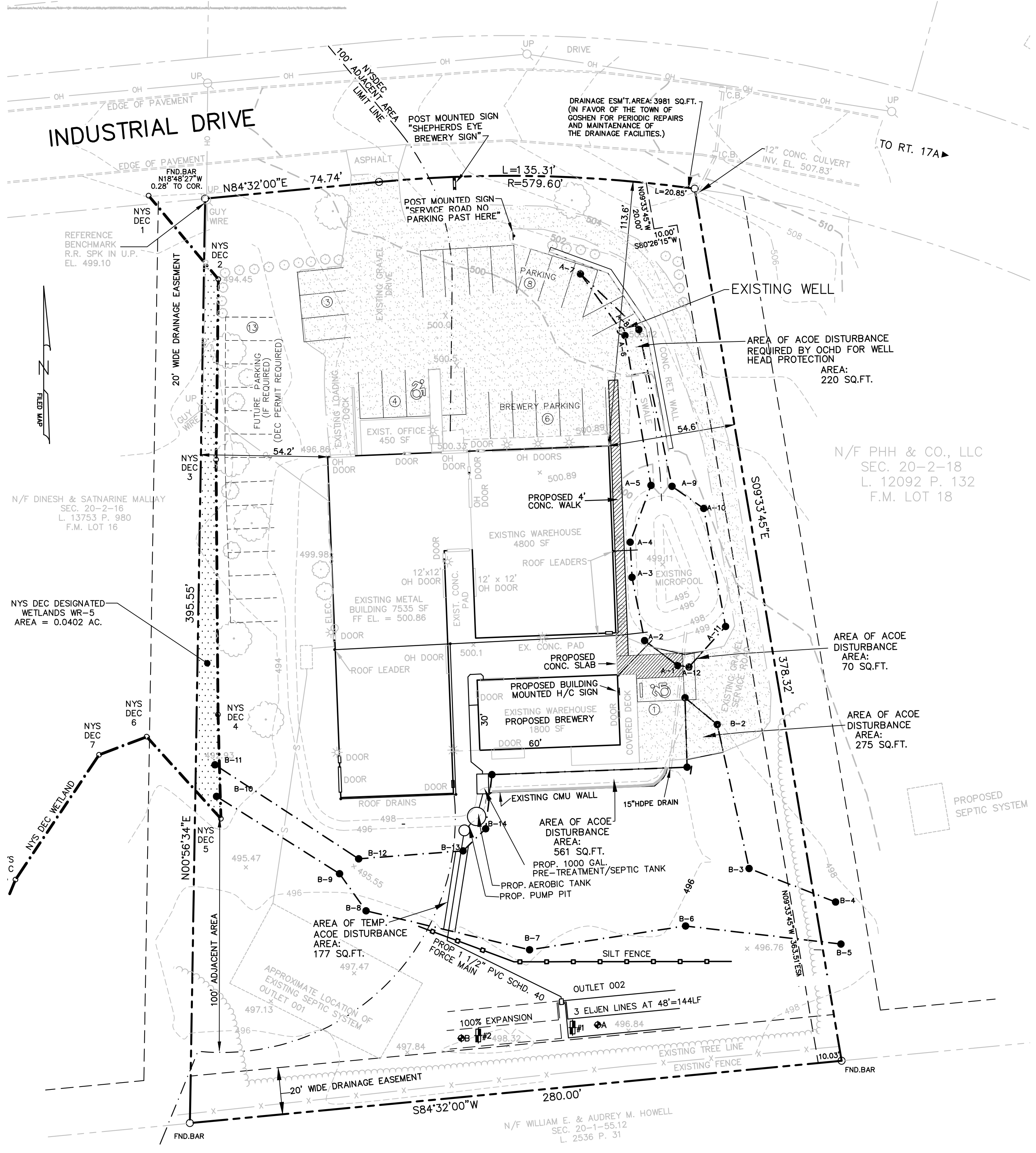
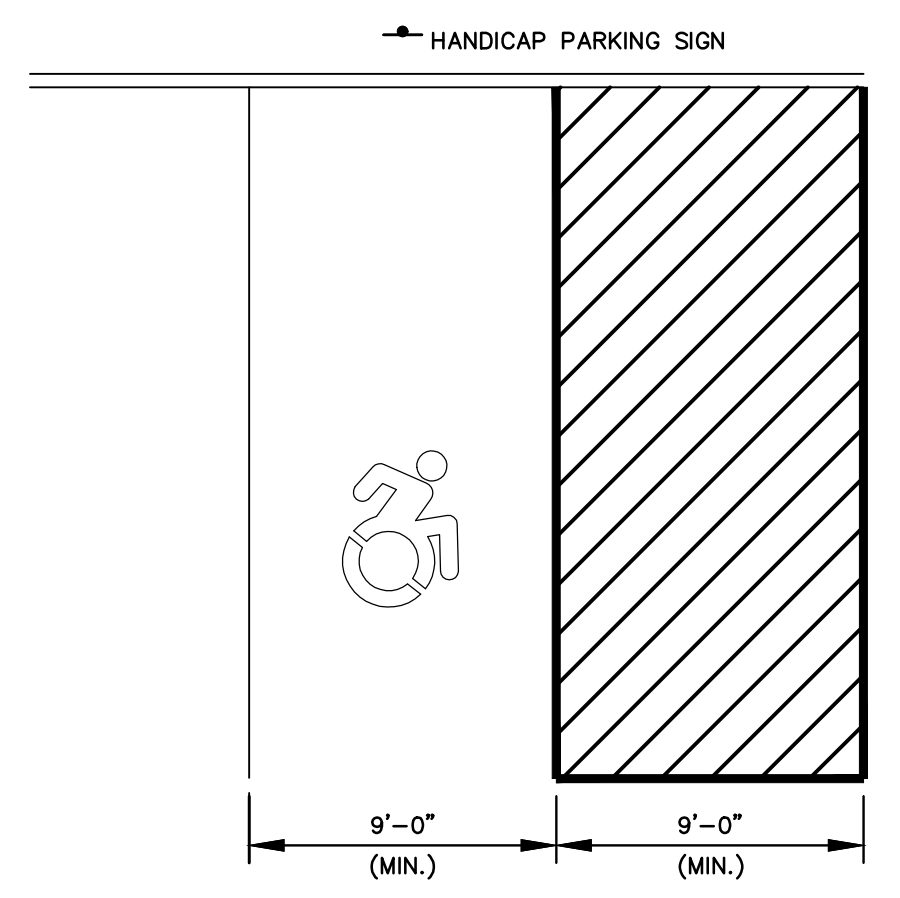


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



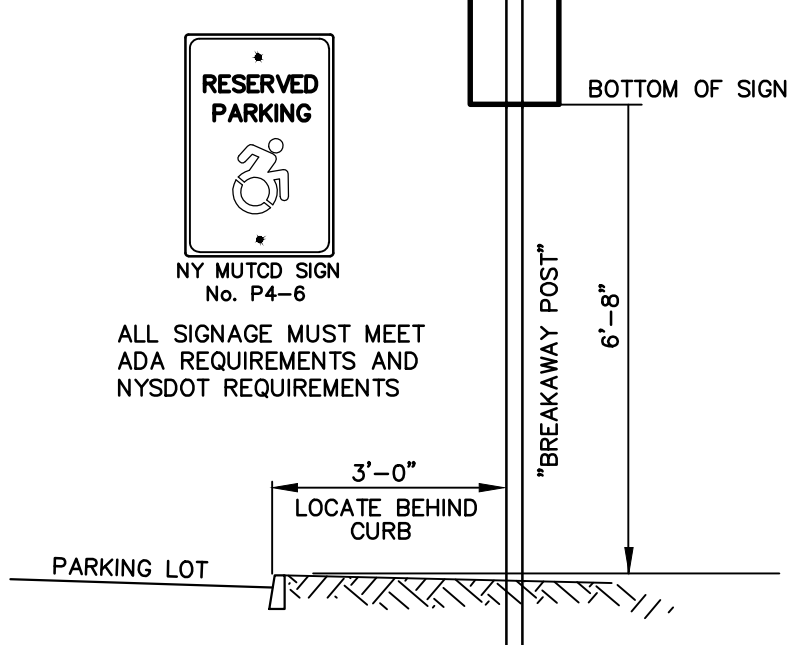
SITE PLAN

SCALE: 1" = 30'



ADA PARKING SPACE LAYOUT

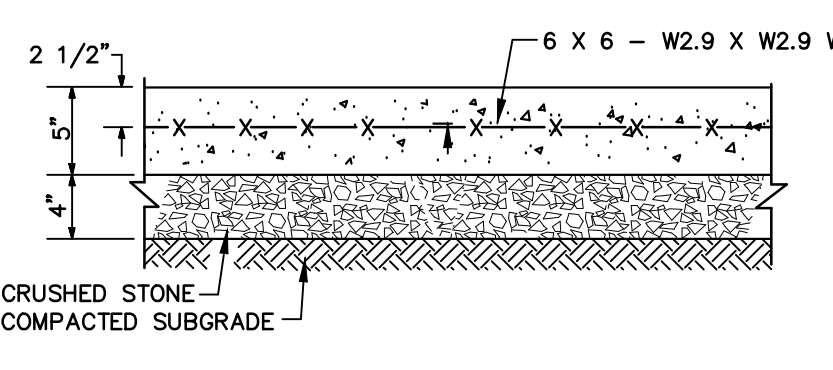
SCALE: NTS NOT FOR REVIEW OR APPROVAL OF ORANGE COUNTY HEALTH DEPARTMENT



NOTES:
 1. SIGNS TO BE MOUNTED ON BREAKAWAY POST AS PER NYS DOT SEC. 700-2.3.2 & 700-2.3.3 SEC. 730-24 TYPE 'A' SIGN SUPPORTS. POST SUNK 39" DEEP OR 3" INTO ROCK IF ENCOUNTERED AT LESS THAN 39" ALTERNATELY THE SIGN CAN BE BUILDING MOUNTED AT THE REQUIRED HEIGHT.
 2. BOTTOM OF SIGNS TO BE SET 80" ABOVE GRADE

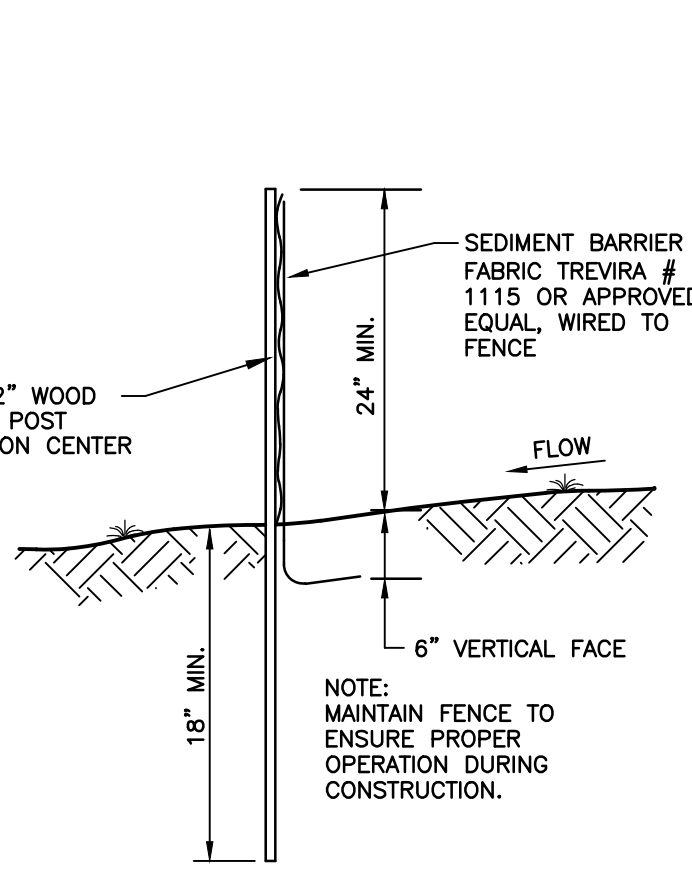
H/C SIGN ASSEMBLY

SCALE: NTS NOT FOR REVIEW OR APPROVAL OF ORANGE COUNTY HEALTH DEPARTMENT



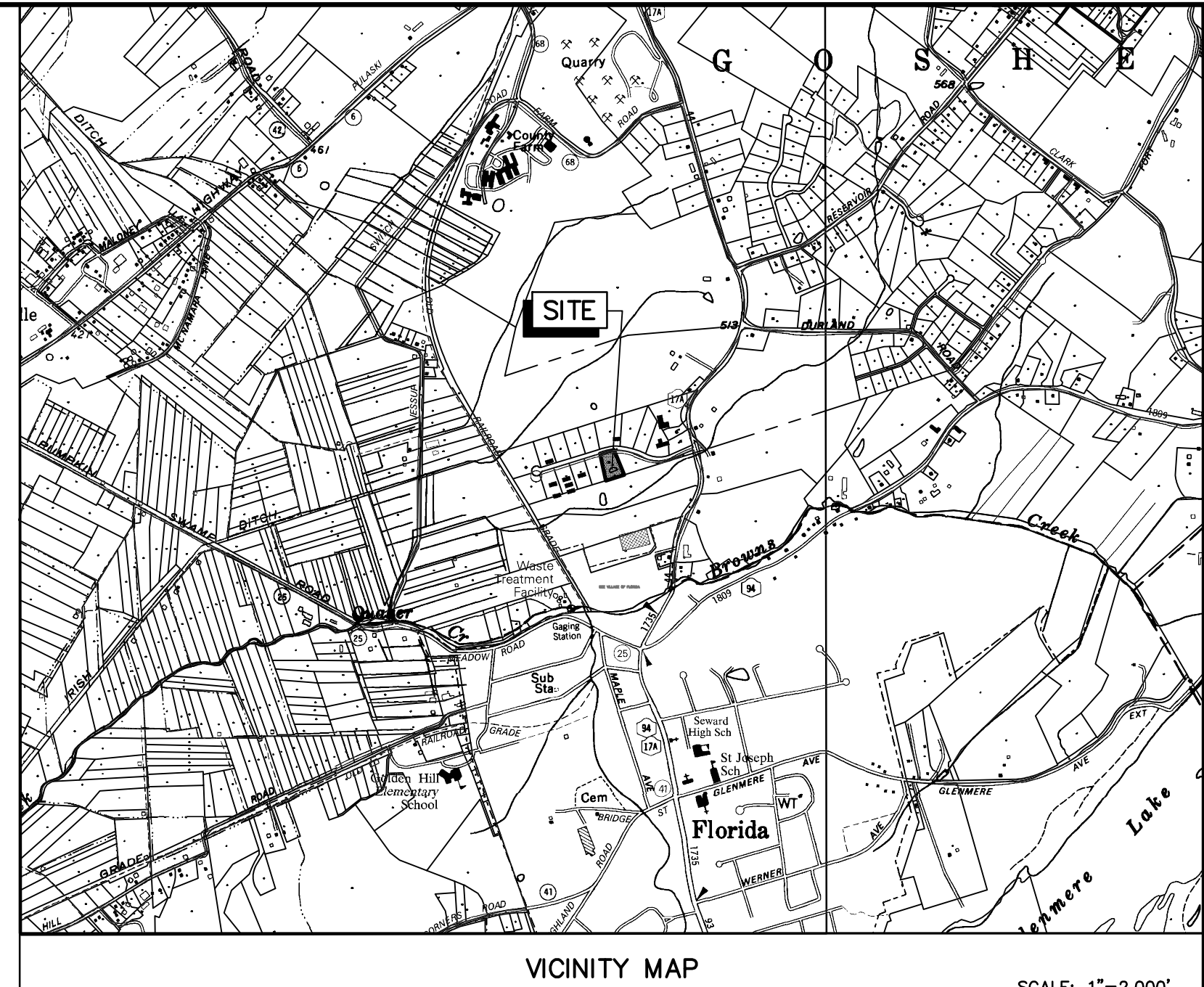
CONCRETE SLAB DETAIL

SCALE: NTS NOT FOR REVIEW OR APPROVAL OF ORANGE COUNTY HEALTH DEPARTMENT



SILT FENCE

SCALE: NTS



VICINITY MAP SCALE: 1" = 2,000'

LOT COVERAGE ANALYSIS:

| | |
|---|--------------|
| TOTAL EXISTING BUILDING, SERVICE DRIVEWAY AND EXISTING PARKING AREAS: | 33160 SQ.FT. |
| PROPOSED FUTURE PARKING AREA: | 7816 |
| TOTAL IMPERVIOUS LOT COVERAGE: | 40976 SQ.FT. |
| TOTAL LOT AREA (EXCLUDES WETLANDS ETC.): | 79529 SQ.FT. |
| TOTAL FUTURE IMPERVIOUS LOT COVERAGE: | 51.5% |

GENERAL NOTES:

- RECORD OWNER & APPLICANT: GEORGE & LINDA TAYLOR, 323 MOUNT JOY ROAD, MIDDLETOWN, NEW YORK 10941
- AREA: 95161 SQ.FT. OR 2.184 ACRES
- TAX MAP NUMBER: SECTION 20, BLOCK 2, LOT 17
- DEED REFERENCE: LIBER 11555, PAGE 294
- FILED MAP REFERENCE: BEING LOT #17, ON A CERTAIN MAP ENTITLED "FINAL PLAN OF SUBDIVISION FOR ROBERT J. & ROSEMARIE SCHREIBER", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 25, 1986, AS MAP NO. 7484.

| ZONING DISTRICT: CO (COMMERCIAL/OFFICE MIXED USE) | | |
|---|-------------------|-----------|
| LOT AREA: | REQUIRED | PROVIDED |
| 1 AC | 1 AC | 2.184 AC. |
| FRONT YARD: | 50' MIN. | 113.6' |
| SIDE YARD: | 30' MIN. | 54.2' |
| BOTH SIDE YARDS: | 60' MIN. | 108.8' |
| REAR YARD: | 50' MIN. | 129.7' |
| STREET FRONTAGE: | 200' MIN. | 208.55' |
| BUILDING HEIGHT: | 35' MAX. | 26' |
| BUILDING FOOTPRINT: | 200,000 S.F. MAX. | 14585 SF |
| IMPERVIOUS SURFACE COVERAGE: | 70% MAX. | 51.5% |

- MAP REFERENCE: "2012 SHOP EXPANSION & DETAILS, TAYLOR, TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK", LAST REVISED JULY 16, 2012. PREPARED BY MJS ENGINEERING & LAND SURVEYING, PC, GOSHEN, NY.
 "2016 SHOP EXPANSION & DETAILS, TAYLOR, TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK", LAST REVISED MARCH 15, 2017. PREPARED BY MJS ENGINEERING & LAND SURVEYING, PC, GOSHEN, NY.
- CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
- NO OUTDOOR STORAGE OF MATERIALS OR EQUIPMENT SHALL BE PERMITTED. IF OUTDOOR STORAGE OF MATERIALS IS DESIRED, PLANS MUST BE REVIEWED BY THE TOWN OF GOSHEN PLANNING BOARD UNDER APPLICABLE CRITERIA.
- ANY CHANGE IN OPERATIONS ON THIS PROPERTY BY THE OWNER OR A SUBSEQUENT OWNER OR A DIFFERENT USE WITH A HIGHER WATER CONSUMPTION AND WASTEWATER DISCHARGE MUST BE REVIEWED BY THE TOWN OF GOSHEN PLANNING BOARD TO ENSURE THE SYSTEM IS NOT HYDRAULICALLY OVERLOADED.
- A PRE CONSTRUCTION NOTIFICATION (PCN) WAS SUBMITTED ON SEPTEMBER 11, 2015 FOR THE BUILDING WHICH WILL HOUSE THE BREWERY.
- THE LIMITS OF THE ACOE WETLANDS WERE FIELD FLAGGED BY ROBERT G. TORGERSEN, L.A. CPESC ON APRIL 8, 2015 AND FIELD LOCATED BY MJS ENGINEERING & LAND SURVEYING, PC. THE LIMIT OF DISTURBANCE FOR THE 2016 BUILDING EXPANSION WAS 2737 SQ.FT. AN ADDITIONAL DISTURBANCE OF 1126 SQ.FT. IS REQUIRED FOR THE 2018 AMENDED SITE PLAN. TOTAL DISTURBED AREA IS 3863 SQ.FT. WHICH IS BELOW THE 4356 MAXIMUM ALLOWABLE BY THE NATIONWIDE PERMIT. AN ADDITIONAL 177 SQ.FT. WILL BE TEMPORARILY DISTURBED FOR THE SEPTIC FORCE MAIN INSTALLATION. THIS TEMPORARY DISTURBANCE IS PERMITTED BY NATIONWIDE PERMIT #12. NO P.C.N. IS REQUIRED.
- ON AUGUST 7, 2019 THE ORANGE COUNTY HEALTH DEPARTMENT APPROVED THE PLANS SUBMITTED FOR THE ULTRAVIOLET WATER TREATMENT SYSTEM THAT WILL SERVE THE BREWERY FACILITY.

PARKING ANALYSIS:

EXISTING USE:
 INDUSTRIAL/WAREHOUSE: 12335 SF
 SHEET METAL FABRICATION: 450 SF
 EXISTING OFFICE: 450 SF
 PROPOSED BREWERY: 1800 SF

PARKING REQUIRED BY CODE:
 2 SPACES PER 1,000 SF
 12335 SF / 1000 = 12.34(2) = 24.7 SPACES
 1 SPACE PER 400 SF
 450 SF / 400 = 1.1 SPACES
 TOTAL REQUIRED: 25.8 SAY 26 SPACES
 EMPIRE VENT ACTUAL PARKING NEED ARE 8 SPACES
 THE EXISTING 1800 SQ.FT. BUILDING CURRENTLY WITH A WAREHOUSE USE IS PROPOSED FOR THE BREWERY.
 THE BREWERY ANTICIPATED PARKING NEED IS 20 STALLS.

EMPIRE VENT AND SHEPHERDS EYE BREWERY WILL NOT BE OPEN FOR BUSINESS AT THE SAME TIME. PARKING WILL BE SHARED BY THE TWO BUSINESSES.

WHEN EMPIRE VENT IS OPEN AND THE BREWERY CLOSED 15 PARKING STALLS AVAILABLE.
 WHEN SHEPHERDS EYE IS OPEN AND EMPIRE VENT CLOSED 22 PARKING STALLS AVAILABLE.

13 ADDITIONAL STALLS ARE SHOWN AS "SHADOW PARKING" AND REQUIRE A WETLANDS ADJACENT AREA DISTURBANCE PERMIT FROM THE NYSDEC IF THEY WERE TO ACTUALLY BE BUILT. SITE GRADING WILL BE NEEDED.

| NO. | DATE | REVISION | BY | CK. |
|-----|------------|-----------------------------|-----|-----|
| G | 2/17/2020 | SUBMITTED TO PLANNING BOARD | JCC | MJS |
| F | 7/30/2019 | SUBMITTED TO NYSDEC | JCC | MJS |
| E | 5/15/2019 | SUBMITTED TO PLANNING BOARD | JCC | MJS |
| D | 2/20/2019 | SUBMITTED TO OCHD | JCC | MJS |
| C | 10/01/2018 | SUBMITTED TO PLANNING BOARD | JCC | MJS |
| B | 9/19/2018 | SUBMITTED TO NYSDEC | JCC | MJS |
| A | 9/06/2018 | SUBMITTED TO PLANNING BOARD | JCC | MJS |

DRAWN BY: JCC
 DEPT. CK.: MJS
 DEP. APPR.
 COORD. CK.
 P.M. APPR.
 CLIENT APPR.

MJS ENGINEERING & LAND SURVEYING, PC
 261 Greenwich Ave
 Goshen, NY 10924
 845-291-8650
 Fax 845-291-8657

NOT FOR REVIEW OR APPROVAL OF ORANGE COUNTY HEALTH DEPARTMENT

SHEET TITLE:

SITE PLAN

JOB NAME:
EMPIRE VENTILATION, INC. / SHEPHERDS EYE BREWERY
 SECTION 20 BLOCK 2 LOT 17
 TOWN OF GOSHEN, ORANGE COUNTY, NY

| | |
|-----------------|--------------|
| DATE: 9/06/2018 | REV. NO. G |
| JOB NO. 050139 | DWG. NO. |
| SCALE: 1"=30' | C-1 |
| | SHEET 1 OF 2 |

THIS PLAN INCOMPLETE AND INVALID UNLESS ACCOMPANIED BY EACH OF THE SHEETS