

MONSTER GOLF MAINTENANCE BUILDING

TOWN OF THOMPSON, SULLIVAN COUNTY, NY

FINAL SITE PLAN

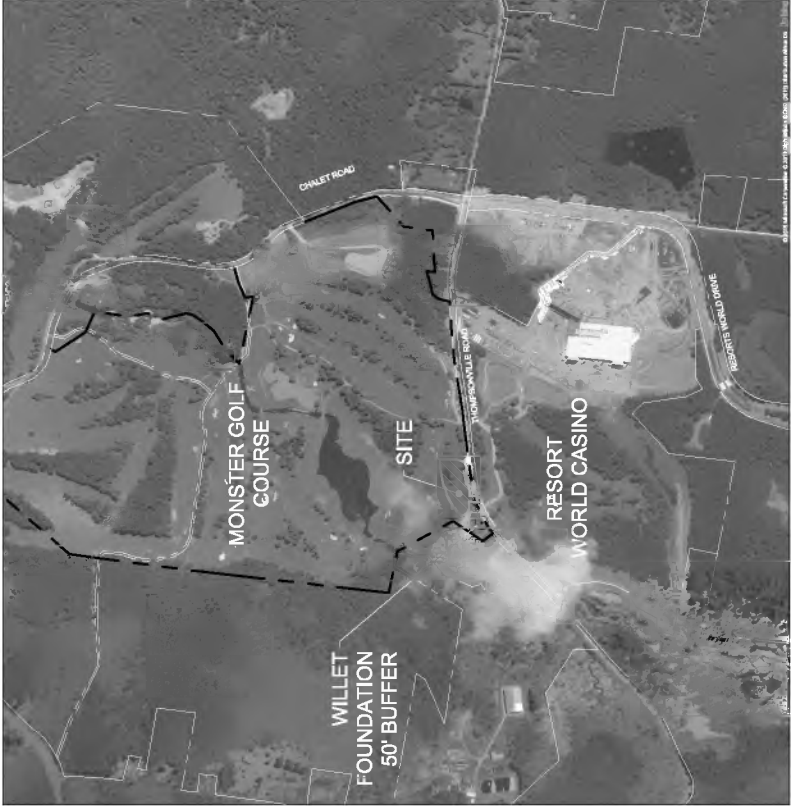
APPLICANT:
EMPIRE RESORTS REAL ESTATE I, LLC
204 STATE ROUTE 17B
MONTICELLO, NY 12701

SITE/CIVIL ENGINEER:

AKRF ENGINEERING, P.C.
34 SOUTH BROADWAY, SUITE 401
WHITE PLAINS, NY 10601
(914) 949-7336 (PHONE)
(914) 949-7559 (FAX)

SURVEYOR:
CONTRACTORS' LINE & GRADE SOUTH, LLC
23 NEPPERHAN AVENUE
ELMSFORD, NY 10523
(914) 347-3141 (PHONE)
(914) 347-3120 (FAX)

SURVEYOR:
INSITE ENGINEERING, SURVEYING & LANDSCAPE
ARCHITECTURE, P.C.
3 GARRETT PLACE
CARMEL, NY 10512
(845) 225-9690 (PHONE)



LOCATION MAP
SOURCE: CIVIL 3D BING MAPS
SCALE: 1" = 500'

INDEX OF DRAWINGS		
NUMBER	TITLE	REV DATE
C-101	COVER SHEET	02/14/2019
C-201	GENERAL NOTES	06/28/2018
C-301	EXISTING CONDITIONS PLAN	04/12/2019
C-401	SITE DEMOLITION PLAN	04/12/2019
C-501	SITE GEOMETRY PLAN	06/28/2018
C-601	GRAVING AND DRAINAGE PLAN	06/28/2018
C-701	UTILITIES PLAN	06/28/2018
C-801	EROSION AND SEDIMENT CONTROL PLAN	06/28/2018
C-901	LIGHTING AND PHOTO METRIC PLAN	04/12/2019
C-902	DETAILS	04/12/2019
C-903	DETAILS	06/28/2018
C-904	DETAILS	04/12/2019
C-905	DETAILS	06/28/2018
C-906	DETAILS	04/12/2019
C-907	DETAILS	06/28/2018
C-908	DETAILS	04/12/2019
C-1001	PROFILES AND SECTIONS	04/12/2019

PROPERTY DESCRIPTION = Section 15, Block 1, Lot 15
PROPERTY / LOT AREA = 215.35 AC
PROPERTY ZONING = PRD (Planned Resort Development)
EXISTING LAND USE = Golf Course
PROPOSED LAND USE = Golf Course & Maintenance Building (PERMITTED USE)

SITE ZONING DATA

ZONE: PRD (PLANNED RESORT DEVELOPMENT) EXISTING USE: GOLF COURSE PROPOSED USE: GOLF COURSE & MAINTENANCE BUILDING (PERMITTED USE)									
PRO-35P	LOT AREA (AC)	STREET FRONTAGE (FT)	SIZE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	BUILDING FOOTPRINT COVERAGE	LOT COVERAGE	LOT	PARKING SPACES	
PRO-35P (COMMERCIAL USE)	215.35	NA	36	NA	MAX 35	NA	NA	14	
PRO-35P (COMMERCIAL USE)	215.35	382.25	45,000	298.53	NA	5.26	0.49%	20 (INCLUDING HC SPACES)	

PROPOSED MAINTENANCE BUILDING IN THE ADOPTED COURSE ENHANCEMENT PLAN (CDP) FOR GOLF COURSE COMMERCIAL USES. THE PERMITTED LAND USES AND THE DENSITY AND ARRANGEMENT OF BUILDINGS AND STRUCTURES SHALL BE APPLIED AS A WHOLE TO EACH APPROVED PROJECT. THE PROPOSED MAINTENANCE BUILDING SHALL BE APPLIED TO ANY INDIVIDUAL AREAS WITHIN THE PRD COMPREHENSIVE DEVELOPMENT PLAN AND SHALL NOT BE APPLIED TO ANY INDIVIDUAL AREAS WITHIN THE PRD COMPREHENSIVE DEVELOPMENT PLAN. SEE CALCULATIONS BELOW BASED ON CDP PARKING REQUIREMENTS TABLE ON PGS. 79 AND 80 ADA STANDARDS FOR ACCESSIBLE DESIGN TABLE 208.2. THERE IS NO LOT AREA REQUIREMENT SET FORTH IN THE PRO-CDP.

PARKING COMPUTATIONS		
USE	MINIMUM PARKING SPACES	PROJECT PROGRAM
MAINTENANCE BUILDING	1 PER 1,000 SF	1,000 SF
OFFICE	4 PER 1,000 SF	0
TOTAL = 14 (INCLUDING 1 HC SPACE)		0



SUBMISSION DATE:
06/28/2019