

Craft Café Permit for Patios # 2 & 3

Light fare, pre-prepared foods from farm market & kitchen in main building available on patio areas.

Seasonal Seating (Patio #2) on existing asphalt will share space with seasonal plant sales, using small tables with umbrellas that match Patio #1. String lights will be used as we have in the past around the greenhouse for Christmas tree sales.

Fencing and appropriate car curbs to stop cars from rolling into Patio #2 seating area.

SEE AREA ENLARGED ON C1B

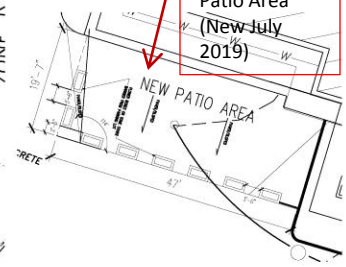
Patio #3 at the LRB will have late spring to fall seasonal table seating on existing pavers around the barn and under existing seasonal tents. We will also use tables with umbrellas -similar to existing Patio #1 for areas not under existing seasonal tents). Limited inside seating (primarily for inclement weather). A movable temporary serving bar will be inside the barn with refrigeration and storage. A portable self contained food truck sized 3 bay sink will be used, and portable toilets (appropriately screened) will be available for those not wanting to walk to the facilities at the Farm Market patio. Continued use of string lights under the tents will supply low key lighting.



**PARKING CHART**  
LEGEND:  
#s NUMBER OF STANDARD 9' WIDE PARKING SPACES  
#hc NUMBER OF HANDICAP 15' WIDE PARKING SPACES  
SEE SITE PLAN  
COMMENTARY--  
1. THERE ARE CURRENTLY 119 PARKING SPACES REQUIRED BY ZONING AND MADE UP OF 114 STANDARD SPACES AND THE REQUIRED 5 HANDICAPPED PARKING SPACES. THIS COUNT SHALL REMAIN UNCHANGED.  
2. THE NEW SERVERY SEATING AREA REQUIRES THE RELOCATION OF 5 PARKING SPACES MADE UP OF 4 STANDARD SPACES AND 1 HANDICAPPED PARKING SPACE.  
3. TO MEET CURRENT BUILDING CODE REQUIREMENTS ALL HANDICAPPED PARKING SHALL BE RELOCATED AT THE FRONT OF THE RETAIL STORE AS IS INDICATED ON THIS PLAN.  
4. THE RELOCATED 4 STANDARD SPACES SHALL BE PROVIDED ON THE SITE AT LOCATIONS PROVIDED BY THE OWNER.

NAME.....DATE  
SITE PLAN SIGN-OFF

Existing Creamery Patio Area (New July 2019)



NO.	REVISIONS	DATE

**JOHN A. MATTHEWS**  
ARCHITECTURE AND PLANNING  
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JOB: BISHOP'S ORCHARDS  
BOSTON POST ROAD  
GUILFORD, CT  
TITLE OF SHEET: SITE PLAN FOR NEW SERVERY SEATING&PARKING  
JOB NUMBER: 19070  
STATE: PERMIT  
DATE: 4-24-19  
SHEET NUMBER: C1R

J:\2019\19110 - BISHOP'S RED BARN\PRELIMINARY\03030 CIR-2019PLOTABLEBARN.DWG 8/10/20 2:36 PM CIR JMA

POST ROAD

B.M. ~  
SNET 293  
EL. 42.39

SNE 293  
N 25°04'53" W  
233.15'

CHD MON.  
NOT FND.

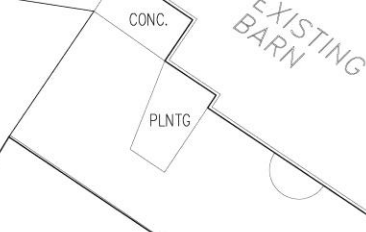
SNET  
294

330'± TO PROPERTY LINE

GRASSED AREA

GRASSED AREA

GRASSED AREA



EXISTING BARN

EX.PAVED

GRASSED AREA

GRASSED AREA

EXISTING PAVED

EXISTING PAVED PARKING LOT



NORTH

1 SITE PLAN  
C1 1/8"=1'-0"

6

BITUMINOUS

EXISTING PAVED PARKING LOT



Portable Toilets and  
Hand Sink screened by  
Stockade Fence

GENERAL NOTES

Alcohol and Food stored and served from inside the barn via table service or cafeteria style.

Tents as have been in historical seasonal use, with string lights at the barn will be used for protection as needed

NO.	REVISION	DATE



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■ Square represents table with 4 chairs, some with umbrellas if no tent, (not to scale)  
◻ Outline represents tents, which seasonally are moved to

accommodate needs  
BISHOP'S ORCHARDS  
BOSTON POST ROAD  
GUILFORD, CT

TITLE OF SHEET  
SITE PLAN FOR  
RED BARN PROJECT

JOB NUMBER 19110 SHEET NUMBER  
STAGE PRELIMINARY C1B  
DATE 6-10-2020

8/11/2020 KBB