SITE CIVIL ENGINEER:
FINE & ASSOCIATES
ENGINEERING & PLANNING
152 MAIN STREET
GOSHEN, NEW YORK 10924
845-294-1830
845-294-1832 - FAX

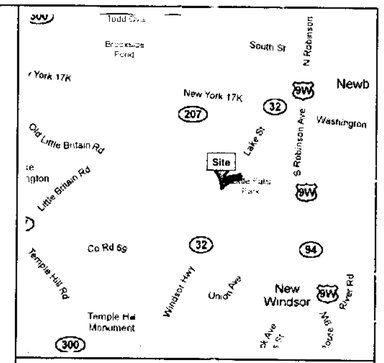
RUTHIES RESTAURANT

SITE PLAN

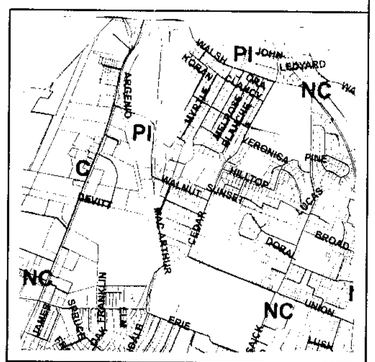
42 WINDSOR HIGHWAY (N.Y.S. ROUTE 32)
TOWN OF NEW WINDSOR,
COUNTY OF ORANGE, STATE OF NEW YORK

DEVELOPER: N.Y UNIQUE LLC
APPLICANT: FLOYD JOHNSON
OWNER: N.Y. UNIQUE LLC
SECTION 10 BLOCK 2 LOT 6 & 7

LAND SURVEYING, P.C.
MARGARET M. HILLRIEGEL
LICENSED
LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 744-2072



LOCATION MAP



ZONING MAP

LIST OF DRAWINGS

NO.	TITLE
1	COVER
2	EXISTING SURVEY
3	PROPOSED SITE PLAN PARKING & SIGNAGE
4	GRADING & SOIL EROSION/ SEDIMENT CONTROL PLAN
5	LANDSCAPING / LIGHTING PLAN
6	DETAIL SHEET

COMPLIANCE TABLE

ZONE: "C" SEC A-18 EATING AND DRINKING, INCLUDING CATERING

SECTION 10 BLOCK 2 LOT 6 AND 7

ITEM	REQUIRED	PROVIDED	COMMENTS
LOT AREA	40,000 SF	76433 SF	
LOT WIDTH	200'	210.46'	
FRONT YARD	60'	66.5'	
SIDE YARD TOTAL BOTH YARDS	30/70'	26.8'/142.5'	
REAR YARD	30'	175.9'	
DEVELOP. COVERAGE	85%	46%	
BUILDING HEIGHT (MAX)	26.5'	25'	
FAR (MAX)	0.5	0.11	
-	-	-	
PARKING SPACES REQUIRED	3 SEATS/SPACE	3 SEATS/SPACE	28 PARKING/2 HANDICAPPED SPACES
TOTAL NO. SEATS	90 SEATS	90 SEATS	
-	-	-	

LEGEND:

- NO PHYSICAL BOUNDS
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT HEIGHT
- FENCE
- STONE WALL
- TREE LINE
- OVERHEAD WIRES
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM LINE
- HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAINAGE MANHOLE
- UTILITY POLE
- WATER VALVE
- GAS VALVE
- WATER SHUT OFF
- LIGHT POLE
- SIGN
- FLAGGED WETLAND BOUNDARY

LINE LEGEND:

- PROPOSED CONCRETE CURB
- PROPOSED RETAINING WALL
- PROPOSED NO PARKING OR STANDING SIGN
- PROPOSED DUMPSTER
- PROPOSED SIDEWALK

NO.	DATE	REVISIONS	CHK BY
4	01/14/10	REVISED DRAWINGS PER . ENG. COMMENTS DATED OCT. 28, 2009	JF
3	10/28/09	REVISED DRAWINGS PER . ENG. COMMENTS	JF
2	09/30/09	REVISED DRAWINGS PER . ENG. COMMENTS	JF
1	07/15/09	REVISED DRAWINGS PER . ENG. COMMENTS	JF

1/14/10

STATE OF NEW YORK · JEROME F. FINE · 089927 · LICENSED PROFESSIONAL ENGINEER

SIGNATURE DATE

WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THESE PLANS IN ANY WAY. IF ALTERATION TO THESE PLAN ARE MADE, THE ALTERATIONS SHALL BE MADE IN ACCORDANCE WITH 145-SUBSECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

FINE & ASSOCIATES
152 MAIN STREET
GOSHEN, NEW YORK 10924
845-294-1830, FAX; 845-294-1832

PROJECT: SITE PLAN FOR:
RUTHIES RESTAURANT
TOWN OF NEW WINDSOR
OWNER FLOYD JOHNSON 845-541-7457

SHEET TITLE:
COVER SHEET

DESIGN BY:	DRAWN BY:	APPROVED BY:
FCJ	FCJ	J.F.

JOB NO.	SCALE	SHEET REFERENCE NO.
CD09003	1"=30'	1
DATE	REVISION	
05-01-09	-	SHEET 1 OF 6

APPROVAL BOX

TOWM OF NEW WINDSOR, PLANNING BD. CHAIRMAN

NOTES:

1. REFERENCING A SUBDIVISION MAP OF ADJOINING PROPERTY ENTITLED "MINOR SUBDIVISION AND LOT LINE CHANGE LANDS OF JOSEPH MONTI, JR.", PREPARED BY ANTHONY D. VALDINA, LAND SURVEYOR, DATED 25 OCT. 1984, LAST REVISED 20 MAR. 1985, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 23, 1985 AS MAP NUMBER 7076.
2. REFERENCING A SUBDIVISION MAP ENTITLED "MAP OF LOTS OWNED BY ROBERT AND ELIZABETH PARKHILL, TOWN OF NEW WINDSOR, NY", PREPARED BY BLAKE AND WOODHULL, CIVIL ENG'RS DATED JUNE 1924, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 637.
3. REFERENCING A MAP ON FILE IN THE CITY OF NEWBURGH'S ENGINEER'S OFFICE SHOWING THE ABOVE NOTED LOTS WITH ADDITIONAL SURVEY INFORMATION THAN THE SUBDIVISION MAP AND HAND WRITTEN NOTES SIGNED BY CHAS. R. WOODHULL, DATED MAY 5, 1924.
4. THE DEED OF RECORD FOR TAX MAP PARCEL SECTION 10, BLOCK 2, LOT 7 (LIBER 5005 PAGE 159) HAS AN ERROR OF CLOSURE IN EXCESS OF TWENTY FEET. THERE IS ALSO A NOTE FOUND ON THE ABOVE MENTIONED MAP SIGNED BY CHAS. R. WOODHULL, DATED MAY 5, 1924. THE NOTE INDICATES THAT THE DEED OF RECORD FOR SAID TAX MAP PARCEL 10-2-7 HAS SEVERAL ERRORS. NOTED FILED MAP # 637 APPEARS TO MATCH THE FIELD EVIDENCE, THEREFORE, IT APPEARS THAT THE DEED GORE AREA SHOULD BE A PORTION OF PARCEL 10-2-7, AS ERRORS WERE DISCOVERED BEFORE THE FILING OF SAID FILED MAP # 637 AND THE ADDITIONAL AREA WAS NOT INCLUDED IN SAID FILED MAP.

CERTIFIED TO:
NY UNIQUE LLC,
THE TOWN OF NEW WINDSOR,

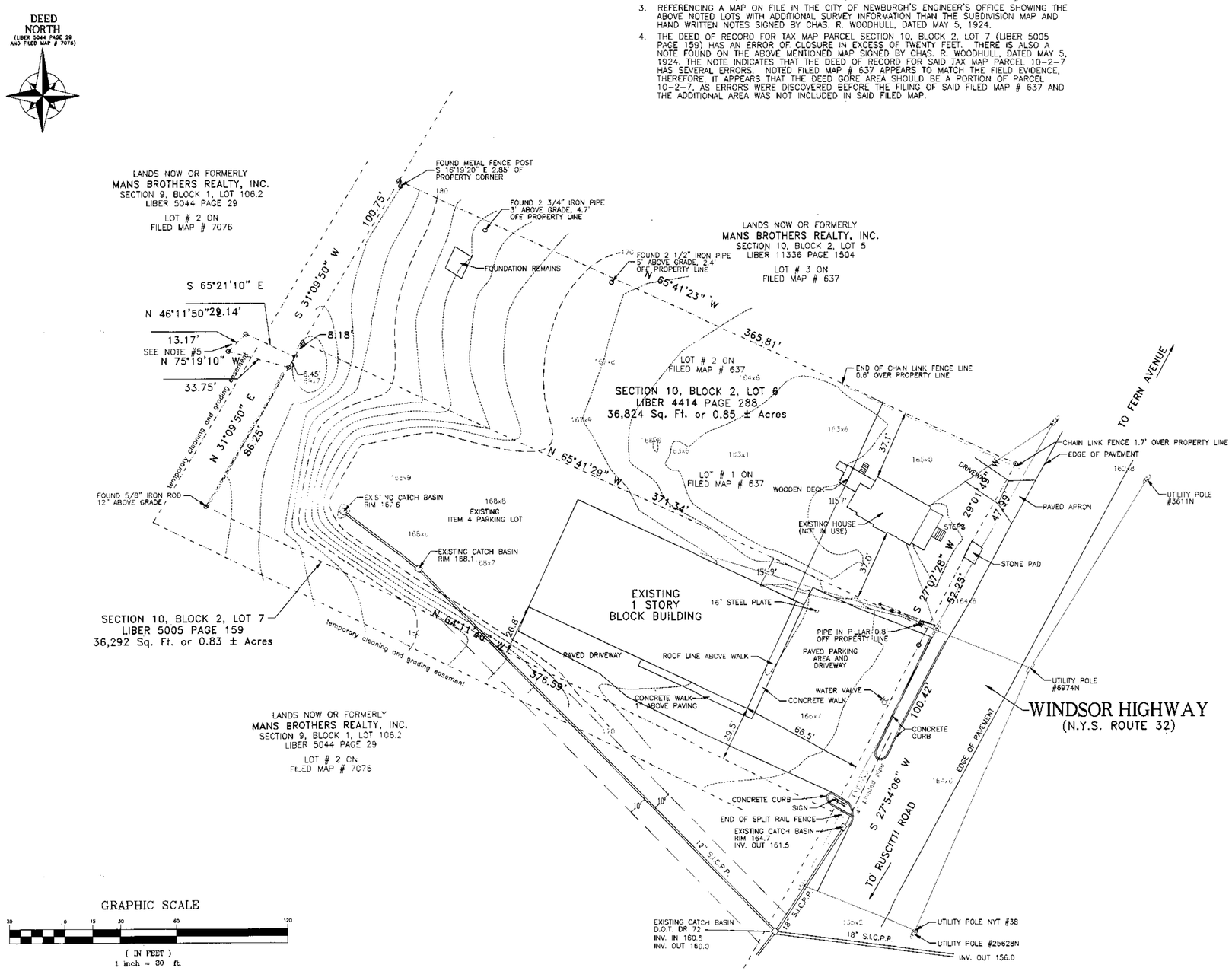
TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON FEBRUARY 16, 2007.

MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253

SURVEY PLAT
FOR:
NY UNIQUE LLC
40 & 42 WINDSOR HIGHWAY (N.Y.S. ROUTE 32)
TOWN OF NEW WINDSOR,
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 30 FEET
DATE: FEBRUARY 23, 2007

TAX MAP DESIGNATION: SECTION 10, BLOCK 2, LOTS 6 & 7
DEED REFERENCE: LIBER 4414 PAGE 288 AND LIBER 5005 PAGE 159
TOTAL AREA: 76,443 Sq. Ft. or 1.7549 Acres



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISIONS	CHK BY
4	01/14/10	REVISED DRAWINGS PER . ENG. COMMENTS DATED OCT. 28, 2009	JF
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1	07/15/09	REVISED DRAWINGS PER . ENG. COMMENTS	JF

1/14/10

STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER · 039927

SIGNATURE DATE

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FINE & ASSOCIATES
152 MAIN STREET
GOSHEN, NEW YORK 10924
845-294-1830, FAX; 845-294-1832

PROJECT:
SITE PLAN FOR:
RUTHIES
TOWN OF NEW WINDSOR

SHEET TITLE:
EXISTING SITE

DESIGN BY:	DRAWN BY:	APPROVED BY:
FCJ	FCJ	J.F.
JOB NO. CD09003	SCALE 1"= 30'	SHEET REFERENCE NO. 2
DATE 05-01-09	REVISION —	SHEET 2 OF 6

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.

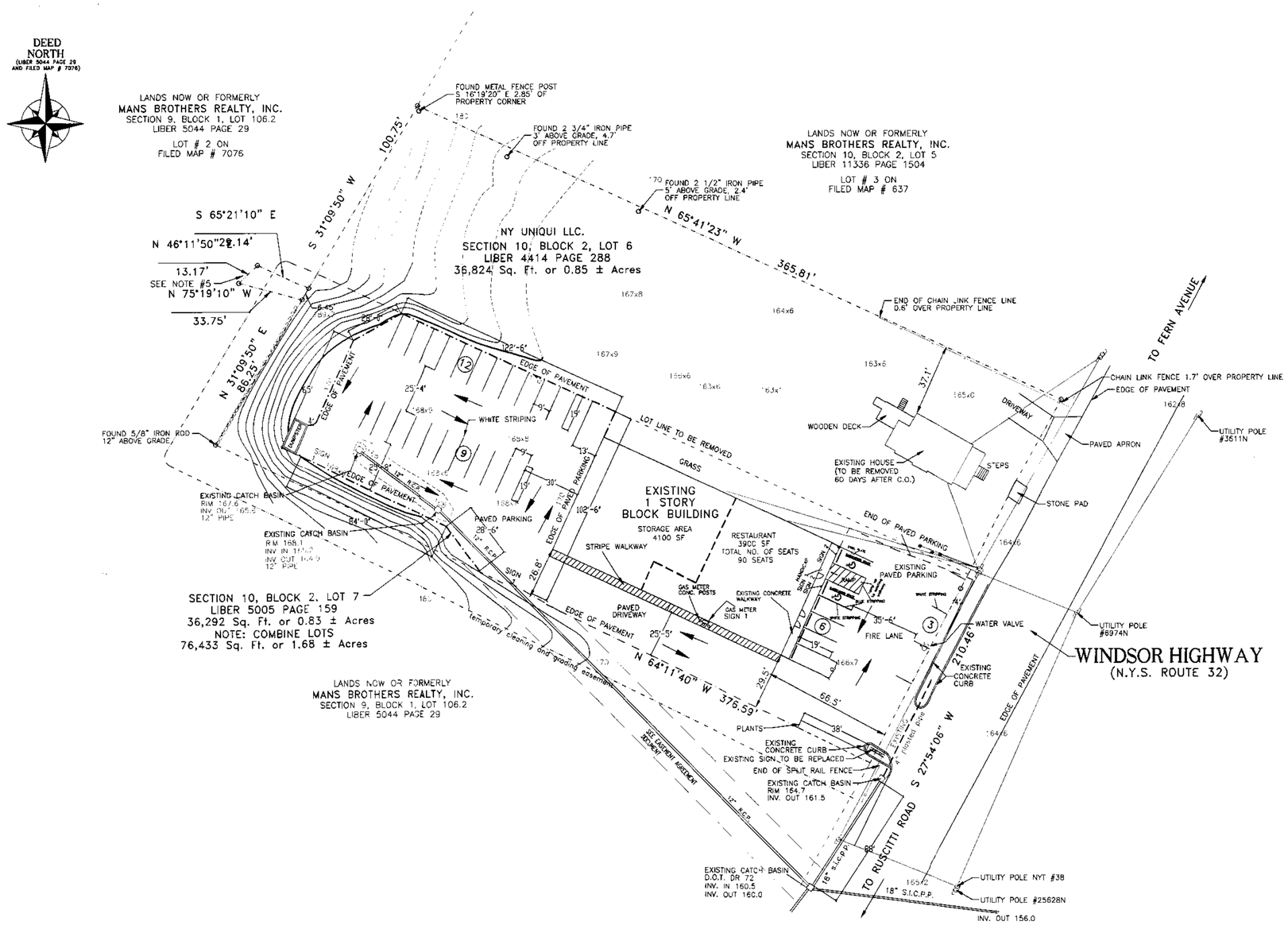
PREPARED BY:
MARGARET M. HILLRIEGEL
LICENSED
LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 744-2072

LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN

APPROVAL BOX

SECTION 10, BLOCK 2, LOT 7
TOWM OF NEW WINDSOR, PLANNING BD. CHAIRMAN



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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1/14/10

STATE OF NEW YORK · FRANK C. JOHNSON · 039967 · LICENSED PROFESSIONAL ENGINEER

SIGNATURE DATE

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FINE & ASSOCIATES
152 MAIN STREET
GOSHEN, NEW YORK 10924
845-294-1830, FAX; 845-294-1832

PROJECT:
SITE PLAN FOR:
RUTHIES
TOWN OF NEW WINDSOR

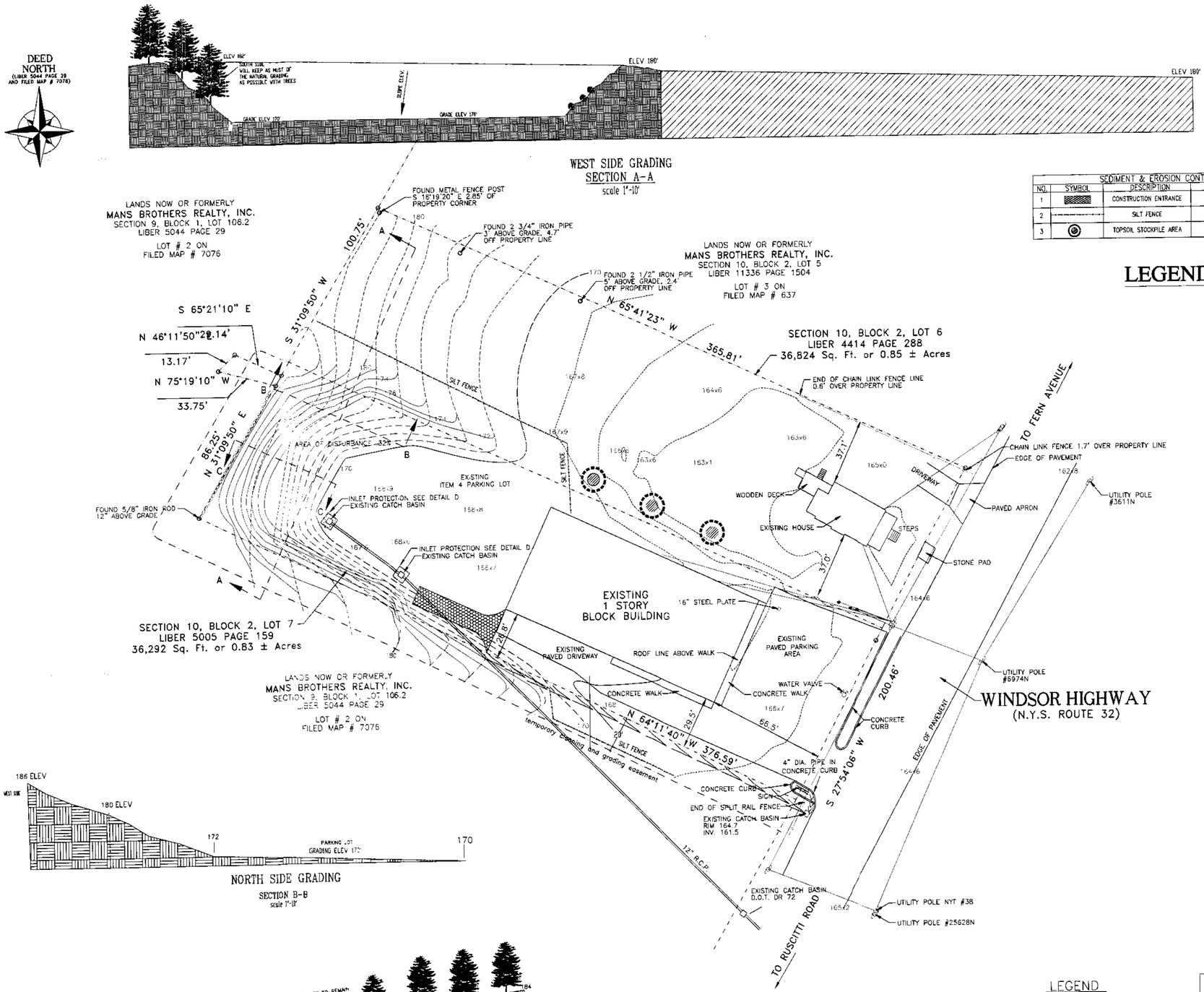
SHEET TITLE:
PROPOSED
SITE PLAN
PARKING & SIGNAGE

DESIGN BY:	DRAWN BY:	APPROVED BY:
FCJ	FCJ	J.F.

JOB NO.	SCALE	SHEET REFERENCE NO.
CD09003	1"=30'	3
DATE	REVISION	SHEET 3 OF 6
05-01-09	—	

APPROVAL BOX

SECTION 10, BLOCK 2, LOT 7
TOWM OF NEW WINDSOR, PLANNING BD. CHAIRMAN



SEDIMENT & EROSION CONTROL LEGEND			
NO.	SYMBOL	DESCRIPTION	STATUS
1		CONSTRUCTION ENTRANCE	TEMPORARY
2		SILT FENCE	TEMPORARY
3		TOPSOIL STOCKPILE AREA	TEMPORARY

LEGEND

LEGEND
- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- EXISTING CONTOUR
- NEW CONTOUR

APPROVAL BOX

SECTION 10, BLOCK 2, LOT 7

TOWM OF NEW WINDSOR, PLANNING BD. CHAIRMAN

NO.	DATE	REVISIONS	CHK BY
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1	07/15/09	REVISED DRAWINGS PER . ENG. COMMENTS	JF

1/14/10

STATE OF NEW YORK · JEROME L. FINE · 039927 · LICENSED PROFESSIONAL ENGINEER

SIGNATURE DATE

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FINE & ASSOCIATES
152 MAIN STREET
GOSHEN, NEW YORK 10924
845-294-1830, FAX; 845-294-1832

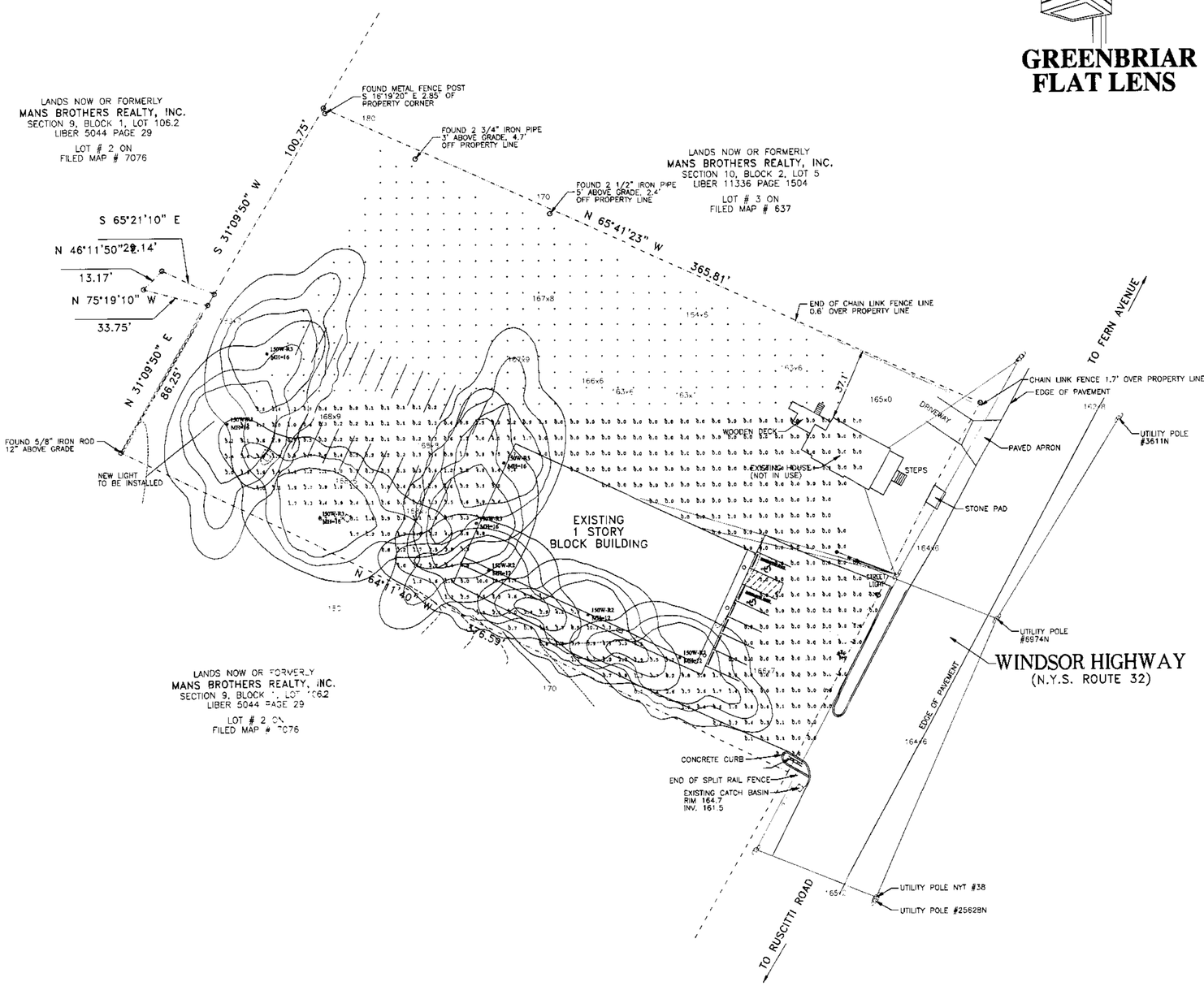
PROJECT:
SITE PLAN FOR:
RUTHIES
TOWN OF NEW WINDSOR

SHEET TITLE: PROPOSED GRADING AND SOIL EROSION/ SEDIMENT CONTROL PLAN

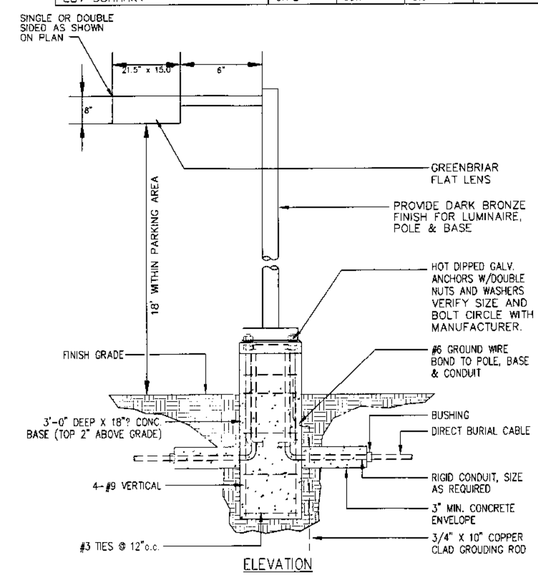
DESIGN BY:	DRAWN BY:	APPROVED BY:
FCJ	FCJ	J.F.
JOB NO. CD09003	SCALE 1"=30'	SHEET REFERENCE NO. 4
DATE 05-01-09	REVISION —	SHEET 4 OF 6

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	6	150W-R3	SINGLE	17500	0.720	150W TYPE III
	4	150W-R2	WALL MOUNT	17500	0.720	150W TYPE II

Statistical Area Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
LOT SUMMARY	0.75	10.7	0.0	N.A	N.A



GREENBRIAR FLAT LENS



SITE LIGHTING POLE & LUMINAIRE DETAIL

N.T.S.

NO.	DATE	REVISIONS	CHK BY
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1/14/10

STATE OF NEW YORK · JEROME F. FINE · 039977 · LICENSED PROFESSIONAL ENGINEER

SIGNATURE DATE

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FINE & ASSOCIATES
152 MAIN STREET
GOSHEN, NEW YORK 10924
845-294-1830, FAX; 845-294-1832

PROJECT:
SITE PLAN FOR:
RUTHIES
TOWN OF NEW WINDSOR

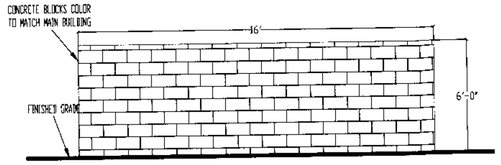
SHEET TITLE:
PROPOSED LANDSCAPING AND LIGHTING

DESIGN BY:	DRAWN BY:	APPROVED BY:
FCJ	FCJ	J.F.

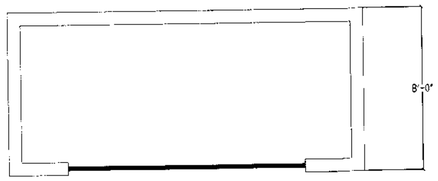
JOB NO.	SCALE	SHEET REFERENCE NO.
CD09003	1"=30'	5
DATE	REVISION	SHEET 5 OF 6
05-01-09	—	

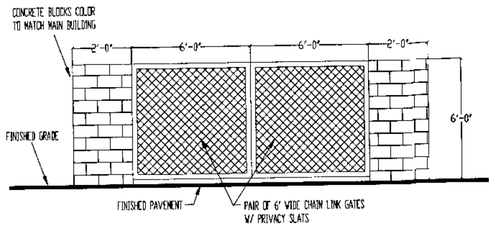
APPROVAL BOX

TOWM OF NEW WINDSOR, PLANNING BD. CHAIRMAN



SIDE & REAR ELEVATION



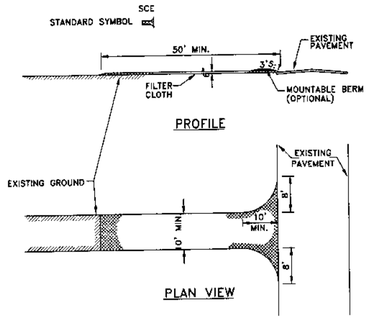


FRONT ELEVATION

DUMPSTER ENCLOSURE DETAIL

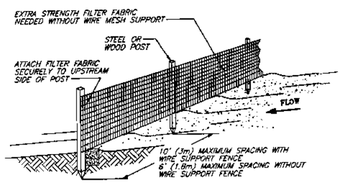
SCALE: NONE

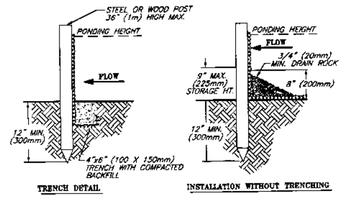
STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivilent.
2. Length – As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth – Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



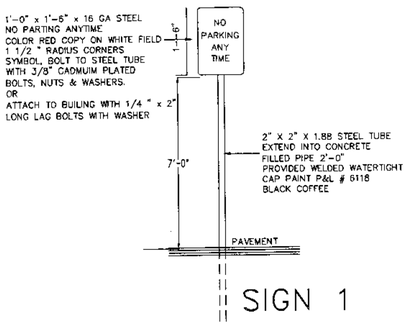


NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

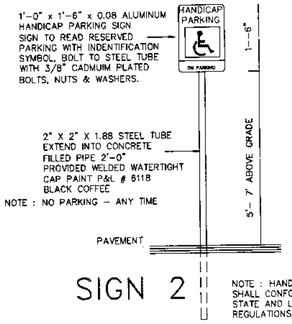
NOT TO SCALE

SILT FENCE

DESIGNATIONS DETAILS

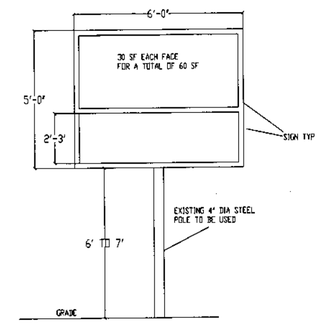


SIGN 1



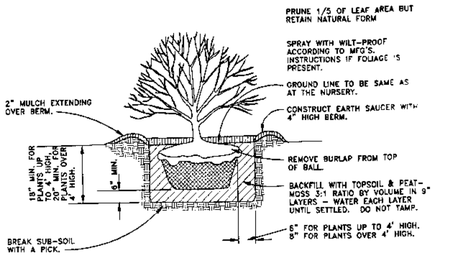
SIGN 2

NOTE : HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.



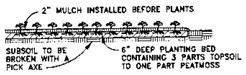
MAIN SIGN DETAIL

LANDSCAPE DETAILS



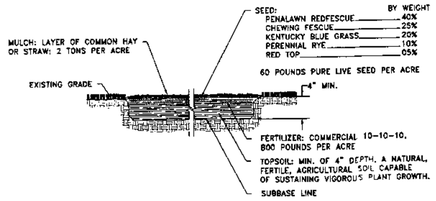
SHRUB PLANTING DETAIL
FOR ALL SHRUBS BALLED AND BURLAPPED

NOT TO SCALE



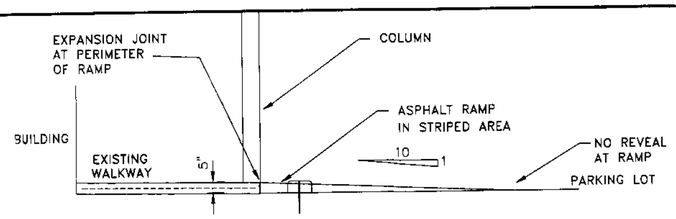
GROUND COVER PLANTING DETAIL

NOTE: GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.



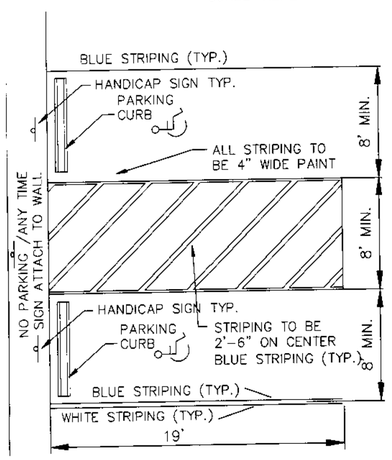
TOPSOIL, FERTILIZER, SEED, & MULCH

NOT TO SCALE



RAMP DETAIL

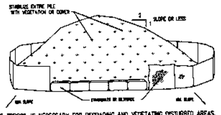
SCALE: NONE



PARKING SPACE MARKING DETAL

SCALE: N.T.S.

NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

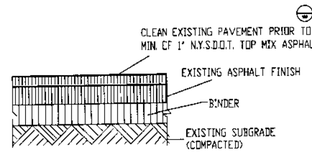


TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY, SALTY, HAVE LOW POMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED PERIOD OF USE.

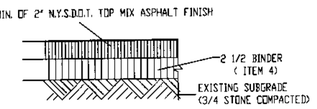
SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

SOIL STOCKPILES
N.T.S.



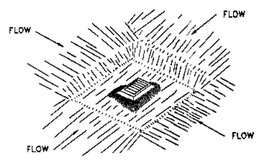
PAVEMENT DETAIL
OVER EXISTING PAVEMENT

SCALE: N.T.S.



PAVEMENT DETAILS

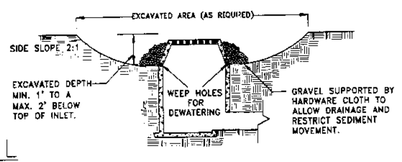
SCALE: N.T.S.



CONSTRUCTION SPECIFICATIONS

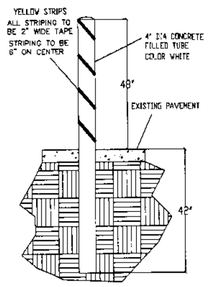
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE



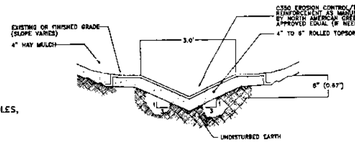
EXCAVATED DROP INLET PROTECTION
DETAIL D

SITE DETAILS



GAS METER POST

SCALE: NONE



SWALE TYPE "A"

APPROVAL BOX

SECTION 10, BLOCK 2, LOT 7

TOWM OF NEW WINDSOR, PLANNING BD. CHAIRMAN

NO.	DATE	REVISIONS	CHK BY
4	01/14/10	REVISED DRAWINGS PER . ENG. COMMENTS DATED OCT. 28, 2009	JF
3	10/28/09	REVISED DRAWINGS PER . ENG. COMMENTS	JF
2	09/30/09	REVISED DRAWINGS PER . ENG. COMMENTS	JF
1	07/15/09	REVISED DRAWINGS PER . ENG. COMMENTS	JF

STATE OF NEW YORK · MICHAEL J. FINE · 039997 · LICENSED PROFESSIONAL ENGINEER

SIGNATURE DATE

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FINE & ASSOCIATES
152 MAIN STREET
GOSHEN, NEW YORK 10924
845-294-1830, FAX; 845-294-1832

PROJECT:
SITE PLAN FOR:
CAMELOT MANOR
VILLAGE OF HARRIMAN

SHEET TITLE:
DETAILS

DESIGN BY:	DRAWN BY:	APPROVED BY:
FCJ	D.D.	J.F.
JOB NO. CD09003	SCALE 1"=30'	SHEET REFERENCE NO. 6
DATE 05-01-09	REVISION –	SHEET 6 OF 6