

Now or Formerly
Property of
Hudson Valley Federal Credit Union
Tax Parcel No. 4-1-5.11
Liber 11646 - Page 1232

- PARKING NOTES:**
- PARKING REQUIREMENTS:
THE FOLLOWING MINIMUM PARKING SHALL BE PROVIDED PER THE OFF-STREET PARKING SCHEDULE IN §300-60 OF THE TOWN OF NEW WINDSOR ZONING CODE:
RESTAURANTS, EATING AND DRINKING ESTABLISHMENTS AND CATERING FACILITIES:
1 SPACE FOR EACH 3-PERSON SEATING CAPACITY
OUTSIDE SEATING PROVIDED:
32 SEATS
SPACES REQUIRED = 11
PROPOSED REGULAR SPACES: 21 (INCLUDES ONE HANDICAP SPACE)
PROPOSED CANOPY (SERVICE) SPACES: 20
 - PER ADA §4.1.2, 2 HANDICAP ACCESSIBLE PARKING SPACES ARE REQUIRED, OF WHICH ONE MUST BE VAN ACCESSIBLE.
 - PER §300-59 OF THE TOWN OF NEW WINDSOR ZONING CODE, EACH SPACE SHALL BE NINE FEET WIDE AND MINIMUM NINETEEN FEET LONG.
 - PER §300-59 OF THE TOWN OF NEW WINDSOR ZONING CODE, AISLE WIDTHS SHALL BE AS FOLLOWS:
4.1. 25 FEET FOR 90° PARKING
4.2. 18 FEET FOR 60° PARKING
4.3. 15 FEET FOR 45° PARKING
THE CODE ALSO PROVIDES MINIMUM AISLE WIDTHS FOR EMERGENCY SERVICE PURPOSES. A MINIMUM FIRE LANE OF 30 FEET SHALL BE PROVIDED, AND A MINIMUM EXIT LANE OF 20 FEET SHALL BE PROVIDED. THE MORE RESTRICTIVE DIMENSION SHALL GOVERN.

LEGEND:

	EXISTING CURB/PARKING SPACE TO REMAIN		EXISTING CATCH BASIN
	EXISTING CURB/PARKING SPACE TO BE REMOVED		EXISTING SEWER MANHOLE
	PROPOSED CURB		EXISTING WATER VALVE
	PROPOSED SONIC MENU BOARD AND SERVICE SPACE STRIPING		EXISTING HYDRANT
	PROPOSED SONIC MENU BOARD		EXISTING LIGHT
	PROPOSED SONIC DRIVE-THRU MENU BOARD		PROPOSED CATCH BASIN
	PROPOSED SONIC DRIVE-THRU SIGN		PROPOSED SEWER CLEAN-OUT
	TRAFFIC CIRCULATION (FOR ILLUSTRATION PURPOSES)		PROPOSED WATER SHUT-OFF
	PROPOSED CANOPY		

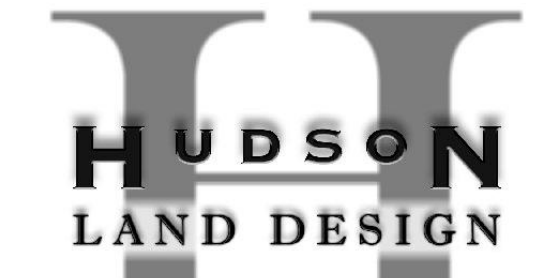
SIGN LEGEND:

SYMBOL	DESCRIPTION	NYS MUTCD	SIZE	SIGN
	HANDICAP SIGN	R7-8	12"x18"	
	VAN-ACCESSIBLE	R7-8A	12"x6"	
	NO PARKING (NO ARROWS)	R7-1	12"x18"	
	ONE WAY	R6-1(R)	12"x36"	
	STOP SIGN	R1-1	24"x24"	

TOWN OF NEW WINDSOR PLANNING BOARD No. 09-25
TAX ID: 4-1-73

**SITE PLAN
SONIC DRIVE-IN**

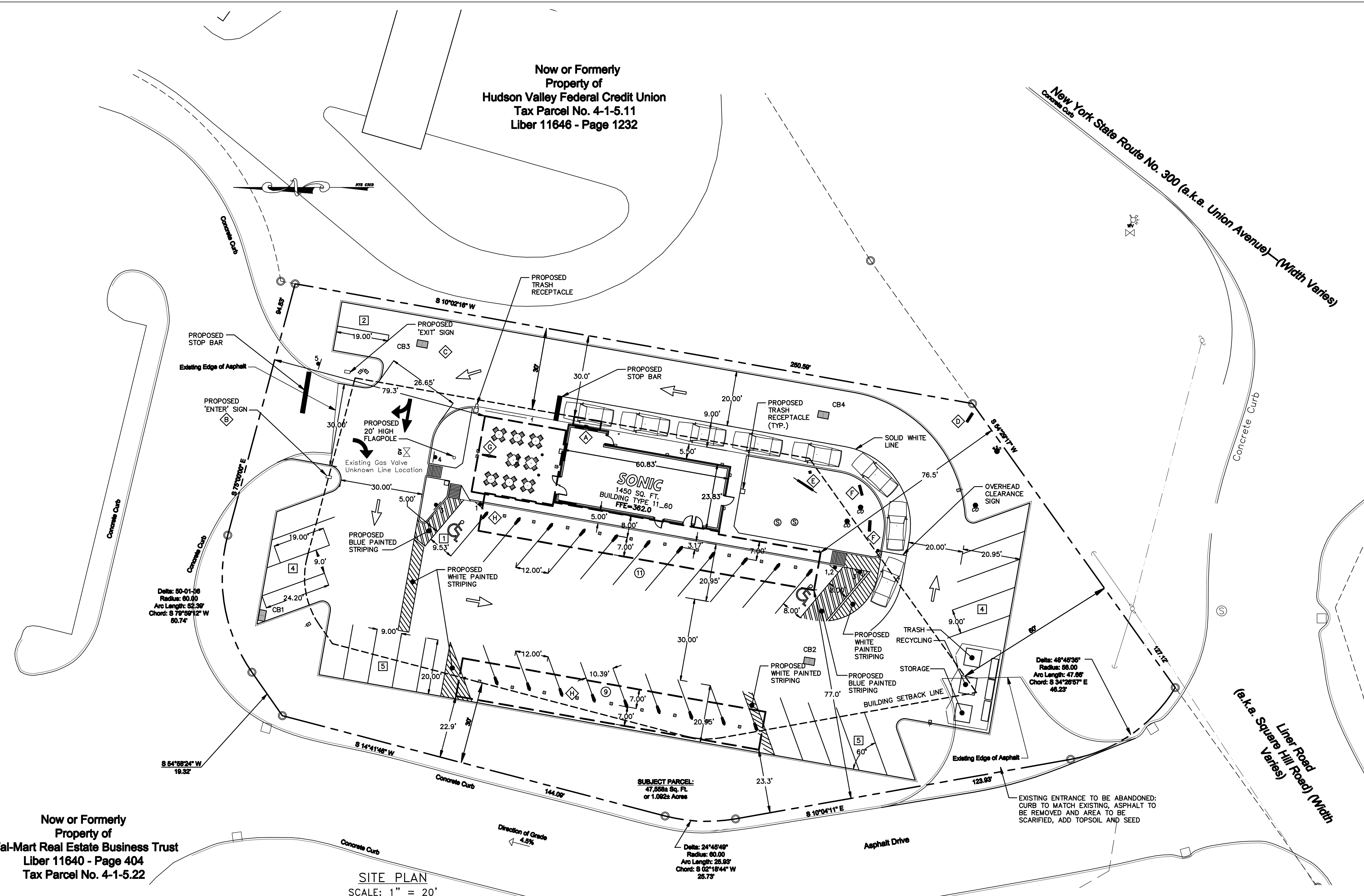
LINER ROAD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK
TAX ID: SECTION 4, BLOCK 1, LOT 73
SCALE: 1" = 20'
JULY 8, 2009



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
176 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637

SEAL
JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

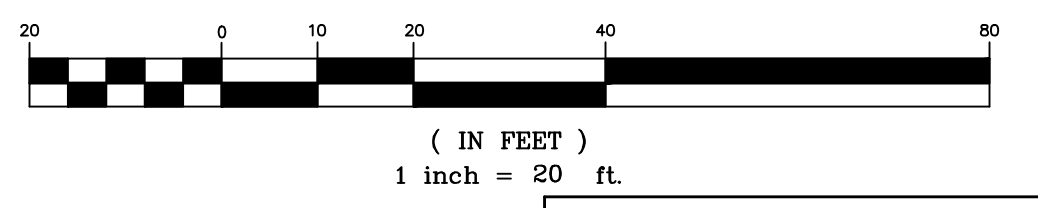
SHEET: 2 OF 7



**SCHEDULE OF REGULATIONS
(C ZONING DISTRICT)
AND LOT CONFORMANCE TABLE:**

PARAMETER	REQUIRED	PROVIDED
LOT AREA:	40,000 SQUARE FEET MIN	47,558 S.F.
LOT WIDTH:	200 FEET MINIMUM	181 FEET (NOTE 3)
YARD SETBACKS:		
FRONT YARD:	60 FEET MINIMUM	76.5 FEET
SIDE YARD:	30 FEET MINIMUM	30.0 FEET
TOTAL OF SIDE YARDS:	70 FEET MINIMUM	107.0 FEET
REAR YARD:	30 FEET MINIMUM	79.3 FEET
BUILDING HEIGHT:	30 FEET (NOTE 3)	25 FEET
FLOOR AREA RATIO:	0.5	0.03
DEVELOPMENTAL COVERAGE:	85% MAXIMUM	63%

NOTES:
1) BULK REGULATIONS AS SHOWN HEREON PER TABLE OF USE/BULK REGULATIONS FOR DESIGN SHOPPING (C) SPECIFIC TO USE 18: EATING AND DRINKING PLACES, INCLUDING CATERING ESTABLISHMENTS.
2) THE PLANNING BOARD DETERMINED THAT THE DETACHED CANOPY IS CONSIDERED AN ACCESSORY STRUCTURE AT ITS SEPTEMBER 19, 2009 MEETING. PER §300-11A(1), AN ACCESSORY BUILDING MAY BE LOCATED IN ANY REQUIRED SIDE OR REAR YARD, PROVIDED THAT SUCH BUILDING SHALL NOT EXCEED 15 FEET IN HEIGHT OR THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING, WHICHEVER IS LESS AND ALSO PROVIDED THAT SUCH BUILDING SHALL BE SET BACK 10 FEET FROM ANY LOT LINE.
3) THE MAXIMUM BUILDING HEIGHT IS 12 INCHES PER FOOT TO THE NEAREST LOT LINE, WHICH IS 30 FEET.
4) DEVELOPMENTAL COVERAGE BASED ON PERCENTAGE OF LOT COVERED BY IMPERVIOUS SURFACES.
5) THE SUBJECT PARCEL IS LOT 1 OF FILED MAP 894-07, AS PART OF THE SUBDIVISION APPROVAL, A 19' VARIANCE OF THE MINIMUM LOT WIDTH WAS GRANTED BY THE ZONING BOARD OF APPEALS ON JULY 9, 2007.



**SITE PLAN
SCALE: 1" = 20'
GRAPHIC SCALE**

SIGN SCHEDULE

ITEM	QTY.	ILLUMINATION	SIGN	SIGN TYPE/LOCATION	APPROX DIM (FT)	APPROX AREA (SQFT)
A	1	YES	SONIC	WALL SIGN/ABOVE DRIVE THRU WINDOW	2.5 x 6	12
B	1	YES	ENTER	DIRECTIONAL/RIGHT SIDE OF ENTRANCE	2 x 3	2.5
C	1	YES	EXIT	DIRECTIONAL/RIGHT SIDE OF EXIT	2 x 3	2.5
D	1	YES	SONIC	FREESTANDING/SE CORNER OF SITE	4 x 8	32

MENU SCHEDULE

ITEM	QTY.	ILLUMINATION	MENU	LOCATION	APPROX DIM (FT)	APPROX AREA (SQFT)
E	1	YES	DRIVE THRU BOARD	DRIVE THRU LANE	3.4 x 7	24
F	2	YES	DRIVE THRU PREVIEW BD	DRIVE THRU LANE	3.4 x 7	24
G	2	YES	PATIO MENU BOARDS	HOUSINGS ON PATIO	4 x 3.5	14.5
H	20	YES	MENU HOUSINGS	EACH SERVICE STALL	3.2 x 2	6.3

APPLICANT'S CONSENT:
THE UNDERSIGNED APPLICANT OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

DOUGLAS SLATER DATE _____
DASER RESTAURANT GROUP, LLC

DRAWN BY: DKG CHECKED BY: JDB JOB NO.: 2009-012

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	8/28/09	PER TOWN ENGINEER'S COMMENTS	DGK