

- ### CONSTRUCTION NOTES
- UNDERGROUND UTILITIES ARE SHOWN APPROXIMATE FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.
  - THE POTABLE WATER SUPPLY SYSTEM SHALL INCLUDE BACKFLOW PREVENTION DEVICES APPROVED BY THE ORANGE COUNTY HEALTH DEPARTMENT. THE DEVICE SHALL BE MANUFACTURED BY WATTS OR APPROVED EQUAL.
  - ARCHITECTURAL PLANS SHALL BE REVIEWED BY THE FIRE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - THE EXISTING ONSITE WELL SHALL BE ABANDONED AND SEALED IN ACCORDANCE WITH AWWA REQUIREMENTS.
  - THE MAXIMUM WASTEWATER FLOW FROM THE RESTAURANT'S KITCHEN FACILITIES SHALL BE 30 GALLONS PER MINUTE, MEASURED AS AN AVERAGE FLOW RATE DURING THE PEAK 30-MINUTE PERIOD.
  - PROPOSED RESTAURANT SHOWN SHALL BE A SIT-DOWN TYPE RESTAURANT. OPERATING ANY OTHER TYPE OF RESTAURANT ON THIS SITE SHALL REQUIRE THE APPROVAL OF THE TOWN OF HIGHLANDS PLANNING BOARD.

### OFF-STREET PARKING CALCULATIONS

PROPOSED USE	SPACES REQUIRED
EXISTING HOTEL: 86 ROOMS @ 1 SPACE PER ROOM =	86 SPACES
EXISTING HOTEL: 14 EMPLOYEES @ 0.5 SPACE PER EMPLOYEE =	7 SPACES
PROPOSED HOTEL: 86 ROOMS @ 1 SPACE PER ROOM =	86 SPACES
PROPOSED HOTEL: 18 EMPLOYEES @ 0.5 SPACE PER EMPLOYEE =	9 SPACES
RESTAURANT: 72 SEATS @ 0.25 SPACE PER SEAT =	18 SPACES
<b>TOTAL SPACES REQUIRED:</b>	<b>206 SPACES</b>

EXISTING SPACES TO REMAIN = 81, INCLUDING 5 HANDICAP SPACES  
 EXISTING SPACES TO BE REMOVED OR RELOCATED = 17  
 SPACES PROPOSED TO BE BUILT = 125, INCLUDING 6 HANDICAP SPACES  
**TOTAL SPACES PROPOSED = 206, INCLUDING 11 HANDICAP SPACES**

### CROSS-EASEMENT DECLARATION

A CROSS-EASEMENT DECLARATION HAS BEEN PREPARED WHICH GRANTS THE OWNER OF EACH LOT ACCESS TO AND USE OF THE DRIVEWAYS, PARKING FACILITIES, AND UTILITIES DEPICTED ON THE APPROVED SITE PLANS.

### LEGEND

	PROPERTY LINE
	SETBACK LINE
	EXISTING UTILITY POLE & OVERHEAD WIRES
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE
	EXISTING SIGN
	EXISTING GUIDE RAIL
	WATER VALVE
	HYDRANT
	HANDICAP PARKING SPACE
	EXISTING STORM PIPE, CATCH BASIN & MANHOLE
	EXISTING SEWER MAIN & MANHOLE
	EXISTING STONEWALL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING WALKWAY
	PROPOSED WALKWAY
	SILT FENCE BARRIER
	INLET PROTECTION
	GRAVEL CONSTRUCTION ENTRANCE BLANKET
	TOPSOIL STOCKPILE
	PROPOSED STORM BASIN
	PROPOSED CURB
	LIMIT OF DISTURBANCE
	PROPOSED WOODEN FENCE

6	8/24/18	PER PLANNING BOARD COMMENTS
5	5/15/18	FOR NYS DOT AND PLANNING BOARD REVIEW
4	12/27/17	PER PLANNING BOARD COMMENTS
3	11/27/17	FOR PLANNING BOARD REVIEW
2	08/31/17	FOR PLANNING BOARD REVIEW
1	06/28/17	FOR PLANNING BOARD REVIEW
ISSUE	DATE	DESCRIPTION

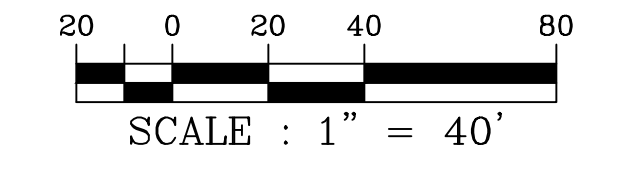
SITE PLAN FOR  
**KRISH REALTY, INC.**  
 AND  
**WEST POINT REALTY, INC.**  
 TOWN OF HIGHLANDS  
 ORANGE COUNTY, NEW YORK

## OVERALL SITE PLAN

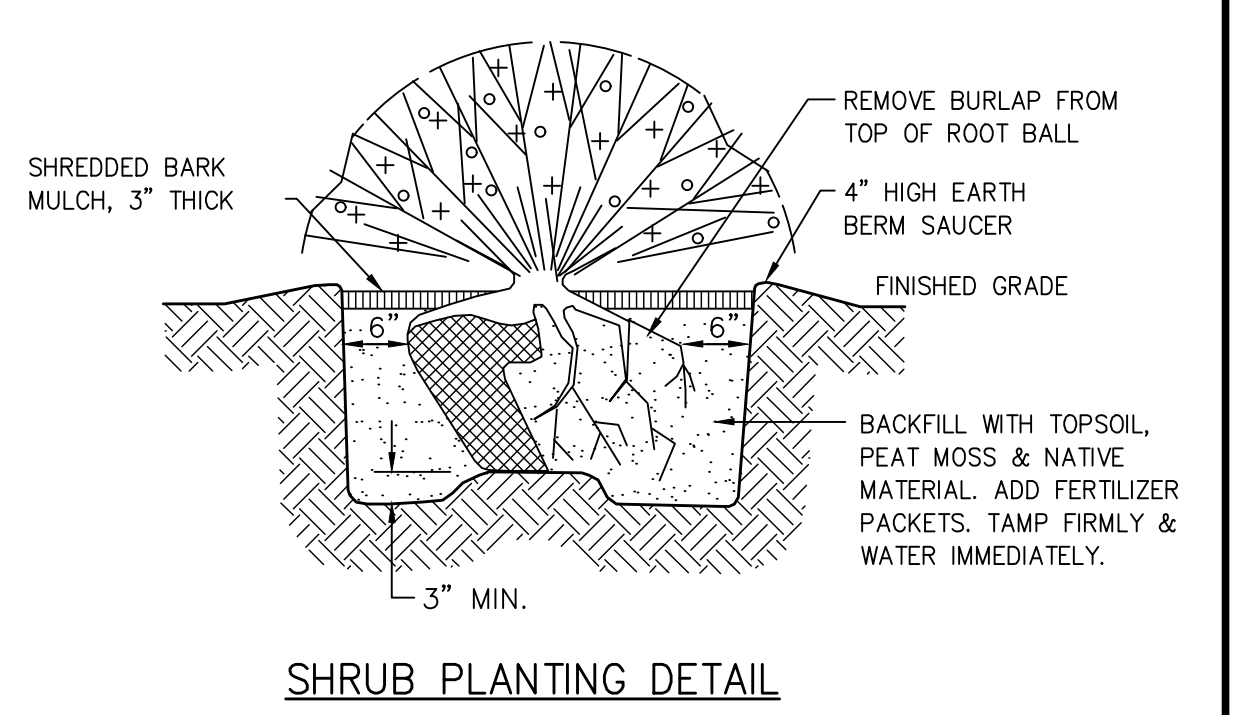
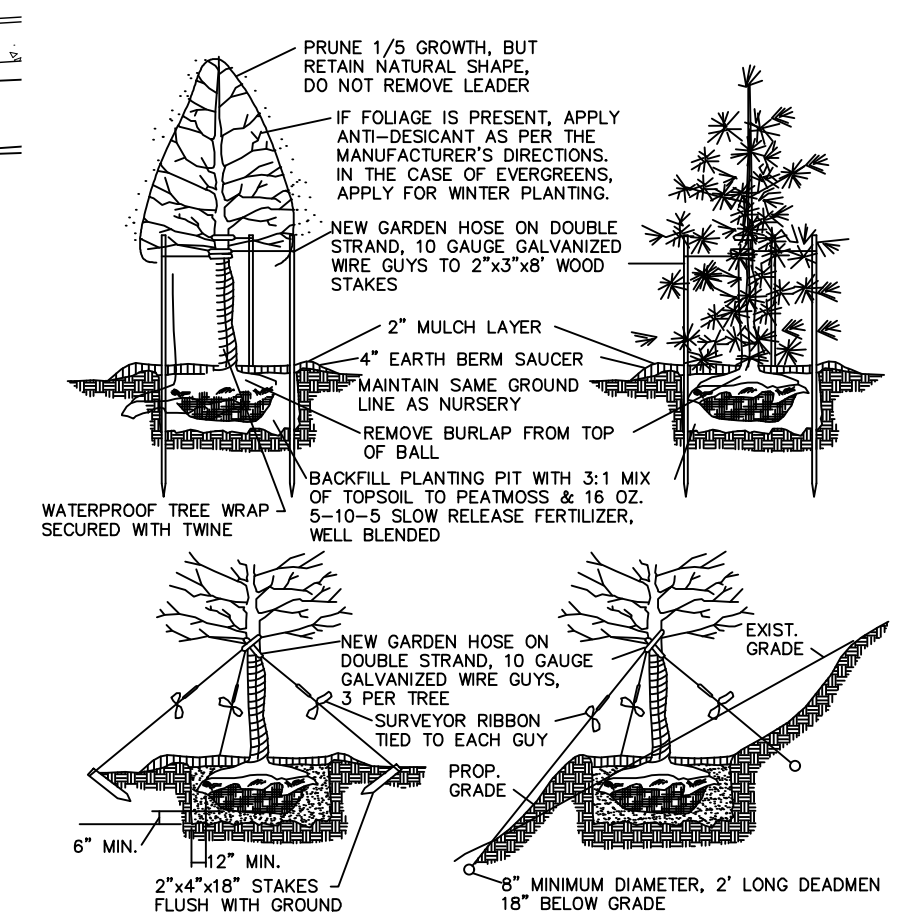
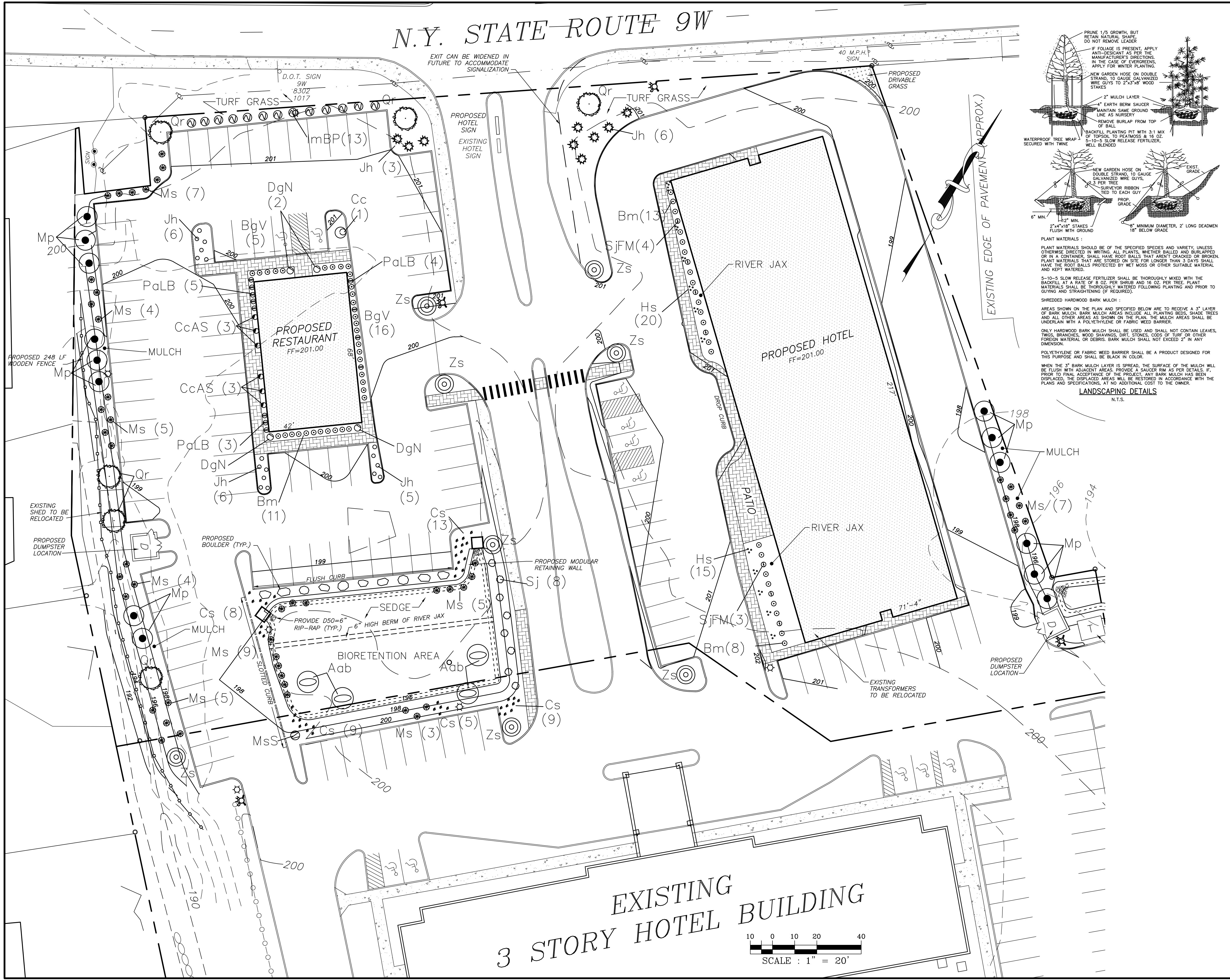
**LEHMAN & GETZ, P.C.**  
**CONSULTING ENGINEERS**  
 PH. 845-986-7737 FAX 845-986-0245  
 17 RIVER STREET WARWICK, NEW YORK 10990

DAVID A. GETZ, P.E.  
 N.Y.S. LIC. No. 61265

DRAWN BY R.G.	CHECKED BY D.A.G.	SCALE 1"=40'	JOB NO. 2148	SHEET NO. 2 OF 11
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# N.Y. STATE ROUTE 9W



PLANT LIST: \*

TYPE/SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
<b>TREES</b>					
Zs	ZELKOVA SERRATA	JAPANESE ZELKOVA	8	4'-6'	
Aob	AMELANCHIER SPP. 'AUTUMN BRILLIANCE'	SERVICEBERRY 'AUTUMN BRILLIANCE'	4	3'-4'	
Qr	QUERCUS RUBRA	RED OAK	6	2\" DBH	
Cc	CERCIS CANADENSIS	EASTERN REDBUD	1	4'-5\" BAREROOT	
<b>SHRUBS</b>					
Jh	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	17	#3	5' O.C.
CcAS	CARYOPTERIS X CLANDONENSIS 'ARTHUR J. SIMMONDS'	ARTHUR J. SIMMONDS BLUEBEARD	6	#1	6' O.C.
DgN	DEUTZIA GRACILIS 'NIKKO'	NIKKO SLENDER DEUTZIA	4	#3	
Mp	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	14	#3	
Cs	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD 'FARROW'	44	#3	
BgV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	21	#3	6' O.C.
Jh	JUNIPERUS HORIZONTALIS 'PLUMROSA'	ANDORRA JUNIPER (COMPACT)	9	#3	5' O.C.
SJM	SPIREA JAPONICA 'FLAMING MOUND'	CRIMSON FIRE LOROPETALUM	7	#3	4' O.C.
Bm	BUXUS MICROPHYLLA VAR. KOREAN	WINTERGREEN BOXWOOD	32	#3	4' O.C.
Sj	SPIREA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	8	#3	6' O.C.
ImBP	ILEX x MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	13	#3	4' O.C.
<b>GRASSES</b>					
PaLB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	12	#1	4' O.C.
Ms	MISCANTHUS SINESIS 'MORNING LIGHT'	MISCANTHUS MORNING LIGHT	49	#1	6' O.C.
MsS	MISCANTHUS SINESIS 'STRICTUS'	PORCUPINE GRASS	1	#1	
<b>PERENNIALS</b>					
Hs	HEMEROCALLIS 'STELLA D-ORO'	STELLA D'ORO DAYLILY	35	#1	

\* PLANT AS SPECIFIED, OR APPROVED EQUAL

ISSUE	DATE	DESCRIPTION
6	8/24/18	PER PLANNING BOARD COMMENTS
5	5/15/18	FOR NYS DOT AND PLANNING BOARD REVIEW
4	12/27/17	PER PLANNING BOARD COMMENTS (NO CHANGES TO THIS SHEET)
3	11/27/17	FOR PLANNING BOARD REVIEW
2	08/31/17	FOR PLANNING BOARD REVIEW

SITE PLAN FOR  
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## LANDSCAPING PLAN

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DRAWN BY	CHECKED BY	SCALE	JOB NO.	SHEET NO.
R.G.	D.A.G.	1\"=20'	2148	7 OF 11

EXISTING  
3 STORY HOTEL BUILDING

