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CONSULTING ENGINEERS D.P.C.

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TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT:	**HAMPTON INN & SUITES**
PROJECT NO.:	**14-16**
PROJECT LOCATION:	**SECTION 95, BLOCK 1, LOT 45.12**
PROJECT REPRESENTATIVE:	**MASER CONSULTING**
REVIEW DATE:	**12 JUNE 2015**
MEETING DATE:	**18 JUNE 2015**

1. Sidewalk has been added to the plans from Crossroads Court to the vicinity of proposed hotel. A crosswalk should be provided in the vicinity of catch basin #1 and the proposed hydrant interconnecting this sidewalk with the sidewalk around the proposed hotel.

2. Status of the NYSDEC Article 15 Stream Disturbance permit should be addressed.

3. A revised storm water pollution prevention plan has been submitted along with modified site plans and grading. These items should be submitted to the New York State Thruway authority for review as discharge from the site will be entering thruway property.

4. The SWPPP prepared has been modified to incorporate filtering practices for water quality as soil testing was not acceptable for infiltration practices. Nine bio-retention areas and three proprietary filtering systems have been incorporated into the plans. Water quantity control will be via subsurface storm tech system incorporated into the drainage systems.

5. Code Compliance approval for the single additional hydrant should be received.

6. Sanitary sewer pump station design should be submitted for review.

7. A signage chart should be provided on the plans to document compliance with signage regulations.

8. The Applicant is requested to confirm that the 24" Nyloplast structure is capable of accepting an 18" diameter HDPE pipe. An example of this will be NS-7 and NS-8.

9. Landscape plan should address plantings within the Filterra systems, if they are proposed.

10. Status of City of Newburgh Flow Acceptance Letter should be addressed.

Respectfully submitted,

McGoey, Hauser and Edsall
Consulting Engineers, D.P.C.

_____
Patrick J. Hines
Principal

MASER CONSULTING P.A.

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Planners
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June 5, 2015

VIA HAND DELIVERY

Mr. John Ewasutyn, Planning Board Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550

Re: Hampton Inn & Suites
Section 95, Block 1, Lot 45.12
Town of Newburgh, Orange County, New York
MC Project No. 12000031B

Dear Chairman Ewasutyn:

Below please find our responses to comments from comment letters received from McGoey, Hauser & Edsall Consulting Engineers D.P.C., dated January 29, 2015 and Creighton Manning Engineers dated January 30, 2015. The Comments have been repeated here for clarity.

McGoey, Hauser & Edsall

Comment 1. Applicant's submittal has been revised to remove the freestanding restaurant facility formerly proposed on the site. Applicant is now requesting a 139 room, 5 story hotel. Variances for height and landscape buffer have been received.

Response 1: Statement; no response required.

Comment 2. Flow acceptance letter from the City of Newburgh is required.

Response 2: The sewer flow acceptance letter dated January 6, 2015 from the City of Newburgh is attached.

Comment 3. Verification that proposed revised drainage pipes do not require NYSDEC permit for construction within 25 feet of the bed and banks of regulated stream.

Response 3: Maser Consulting is seeking a Protection of Waters Permit from NYSDEC permitting based on grading adjacent to the existing stream along the southern boundary of the project site.

Comment 4. Hydrant location should be reviewed by Code Compliance and/or jurisdictional Fire Department.

Response 4: Based on our previous presentation to the board, at which Code Compliance Officer Mr. Canfield was present, there were no comments regarding the location of the proposed fire hydrant.

Comment 5. Sanitary sewer pump station is proposed to service the pump station and engineers report should be submitted for review. 8" sanitary sewer is depicted. Applicants Representative is requested to evaluate that based on flows from the 139 room facility and associated internal uses.

Response 5: As requested, attached is an Engineer's Report and design for the proposed sanitary pump station. The 8" sanitary sewer service to the pump station has been confirmed with the project MEP Engineer.

Comment 6. A storm water management report has been submitted giving the design basis for the storm water management concept on the site. Onsite permeability testing and ground water evaluation is required to be performed to document the design basis utilizing infiltration techniques to meet Town of Newburgh and NYSDEC guidelines.

Response 6: We attach a revised SWPPP based on actual soil test results.

Comment 7. Each of the individual storm tech systems should give details for the inlet and outlet of the infiltration systems.

Response 7: Plans and details for each stormwater device have been provided with this submittal.

Comment 8. DJ-32 Storm Tech System B has arrow in wrong direction.

Response 8: This has been corrected.

Comment 9. Several catch basins have inverts lower than the tributary storm water management facilities. Applicant should evaluate providing these with sump type drains to allow catch basins to drain between storm events. SWPPP maintenance schedule should address these.

Response 9: The inverts have been raised upstream. Due to the poorly draining soils, sump drains are not proposed.

Comment 10. The architectural plans do not appear to address the bar patio area as depicted on the plans along the northern front of the building. Architectural plans appear to show retaining walls and stairs from this area. This should be addressed. Planning Board comments regarding the bar patio along the frontage should be received.

Response 10: This was reviewed at the previous Planning Board meeting and no concerns were raised. However, please note that this patio area has been reduced in size and moved from its northern location to the south adjacent to the main entrance.

Comment 11. Water and sewer notes should be revised to most recent Town of Newburgh 2015 revisions including an additional note stating the following: *"The final layout of the proposed water and/or sewer connection, including all materials, size and location of service and all appurtenances, is subject to the review and approval of the Town of Newburgh Water and/or Sewer Department. No permits shall be issued for a water and/or sewer connection until a final layout is approved by the respective Department."*

Response 11: Note has been added as requested.

Comment 12. The proposed dumpster enclosure incorporates an accessory structure for maintenance. The structure shows a water line, however, this is not depicted on the plans. Building permit for the accessory structure will be required.

Response 12: A ¾" water service is proposed for the dumpster/maintenance enclosure and depicted on the plans. The need for a building permit has been noted.

Creighton Manning

Comment 13. The signal warrant analysis summarizes the results of the Build condition. Please provide supporting documentation showing the development of Build volumes from Existing volumes. Was the G&M Orange project considered?

Response 13: Please refer to the attached Traffic Impact Study for a detailed analysis regarding the project and to address the above comment.

Comment 14: The parking supply (197 spaces) will exceed the town code (157 spaces) by 20%. ITE's *Parking Generation 4th Edition,* estimates the weekday average peak parking demand at 123 spaces, and 150 spaces for the weekday 85th-percentile peak demand. Therefore, the proposed 197 spaces should be adequate.

Response 14: Comment noted.

Very truly yours,

MASER CONSULTING P.A.

Andrew B. Fetherston, P.E.
Principal Associate

ABF/jm
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CITY OF NEWBURGH

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'15

Jason C. Morris, PE
City Engineer
Jmorris@cityofnewburgh-ny.gov

January 6, 2015

James W. Osborne, PE
Town Engineer
Town of Newburgh
1496 Route 300
Newburgh, NY 12550

Re: Crossroads S.D. – City/Town of Newburgh Intermunicipal Agreement
Hampton Inn & Suites (15,945gpd)

Mr. Osborne,

Pursuant to the terms and conditions of the City of Newburgh – Town of Newburgh Intermunicipal Sewer Agreement dated May 6, 2004, permission is hereby granted for a new sewer connection to the Town of Newburgh's sewer main by Hampton Inn & Suites located at the intersection of NY State Route 17K and Crossroads Court (Tax Lot 95-1-45.12). The projected sewer flow of 15,945 gpd will be allocated toward the 3.8 million gallons per day capacity allocated to the Town, as stated in the Town-City Sewer Agreement. The City of Newburgh will be scheduling a meeting in the near future with your office to discuss reservation of future capacity at the Water Pollution Control Plant.

The City also has concerns regarding this site plan as it relates to the protection of runoff to the Class-A tributaries to Patton Brook which traverse this proposed development site. These tributaries contribute flow directly into Washington Lake Reservoir; the City's primary supply of drinking water.

Please notify this office when sewer flows from this new connection will commence. If you have any questions regarding this approval, please contact this office at your convenience.

Sincerely,

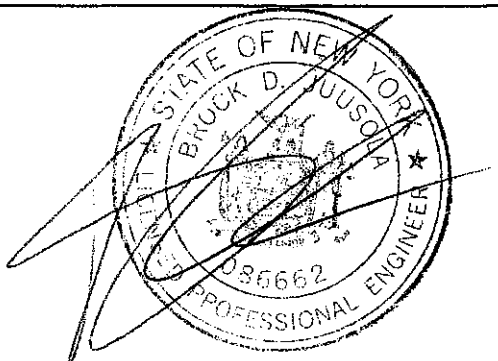
Jason C. Morris, PE
City Engineer

JAN 09 2015

cc: Michael Ciaravino, City Manager
Michelle Kelson, Corporation Counsel
George Garrison, DPW Commissioner
Larry Murphy, Severn Trent Services

HAMPTON INN & SUITES

SANITARY SEWER SYSTEM ENGINEERING REPORT JUNE 2015 REVISION



This document serves as an Engineering Report detailing the technical components of the sanitary sewer system extension as required to provide sewer service to the Hampton Inn & Suites project.

Project Summary:

The proposed Hampton Inn & Suites project is located within the Town of Newburg, Orange County, New York The proposed development includes the construction of a 139 room hotel. Sanitary sewer service for the new 139 room hotel will be provided via a sanitary sewer pump station which will convey all wastewater generated within the new hotel through a new 3" HDPE DR 11 forcemain which will connect to an existing 6" PVC forcemain which ultimately discharges to the Town of New Newburgh's wastewater collection system. The existing 6" PVC forcemain currently serves an existing 119 room hotel (Hilton Garden Inn) and a retail/production facility (Orange County Choppers). The details of the development as they pertain to sanitary sewer requirements and the associated sanitary sewer demands for the development are as follows:

The details of the new hotel as it pertains to sanitary sewer requirements are as follows:

Description	Number of Units	Typical Per-Unit Hydraulic Loading Rate (gpd)	Total Design Flow (gpd)
Sleepy Units	139 rooms	110	15,290
Bar/Lounge	6 seats	16	96
Meeting Room/Banquet Area	65 seats	8	520
Total Hydraulic Demand			**15,906**

Water and Sanitary Sewer Design Flow based on New York State Design Standards for Intermediate Sized Wastewater Systems – Hydraulic loading rates based on a new facility with water saving plumbing fixtures.

The projected sanitary sewer generated by the existing Hilton Garden Inn and Orange County Choppers is as follow:

Description	Number of Units	Typical Per-Unit Hydraulic Loading Rate (gpd)	Total Design Flow (gpd)
Sleepy Units	119 rooms	110	13,090
Meeting Room/Banquet Area	63 seats	8	504
OCC - Warehouse	20 employees	12	240
OCC – Café/bar	65 seats	20	1,300
OCC - Bowling	4 lanes	60	240
Total Hydraulic Demand			**15,370**

Water and Sanitary Sewer Design Flow based on New York State Design Standards for Intermediate Sized Wastewater Systems – Hydraulic loading rates based on post 1994 facilities with water saving plumbing fixtures.

Proposed Sanitary Sewer Service Connection:

Sanitary sewage from the Hampton Inn & Suites development will be conveyed to the Town of Newburg's wastewater collection system on Route 17K. All wastewater will flow via gravity from the hotel into a pump station located on the development site. This pipeline will be 6" PVC piping, with a minimum slope of 1.0%. This provides a capacity 365 gpm, thereby providing capacity in excess of the design peak hydraulic flow of 44 gpm. This pump station will convey the entirety of the sanitary sewage generated within the hotel via a 3" HDPE DR 11 forcemain installed as part of the project. The forcemain will connect to an existing 6" PVC forcemain located on Crossroads Court which ultimately discharges to the Town of Newburgh's wastewater collection system. The 6" PVC forcemain also services the Hilton Garden Inn and Orange County Choppers, with the combined peak flow from these connections being 44 gpm.

The sanitary sewer pump station will be sized to for the developments projected sewer demand as follows:

Average Flow:	15,906 gpd
Peak Factor:	4
Pump Station Flow Capacity:	63,600 gpd
Minimum Pump Capacity:	44 gpm
Selected Pump:	64 gpm – Sulzer PIR S262W 60 HZ
Pump Station Invert:	348.00'
Pump Off Level:	343.00
Forcemain Discharge Elevation:	360.00'
Forcemain:	510 linear feet 3" HDPE DR 11
Velocity:	3.2 ft/sec (ID of 3" HDPE DR 11 = 2.84")
Friction Loss:	9.7'
Elevation:	17.0' (to existing 6" PVC forcemain connection)

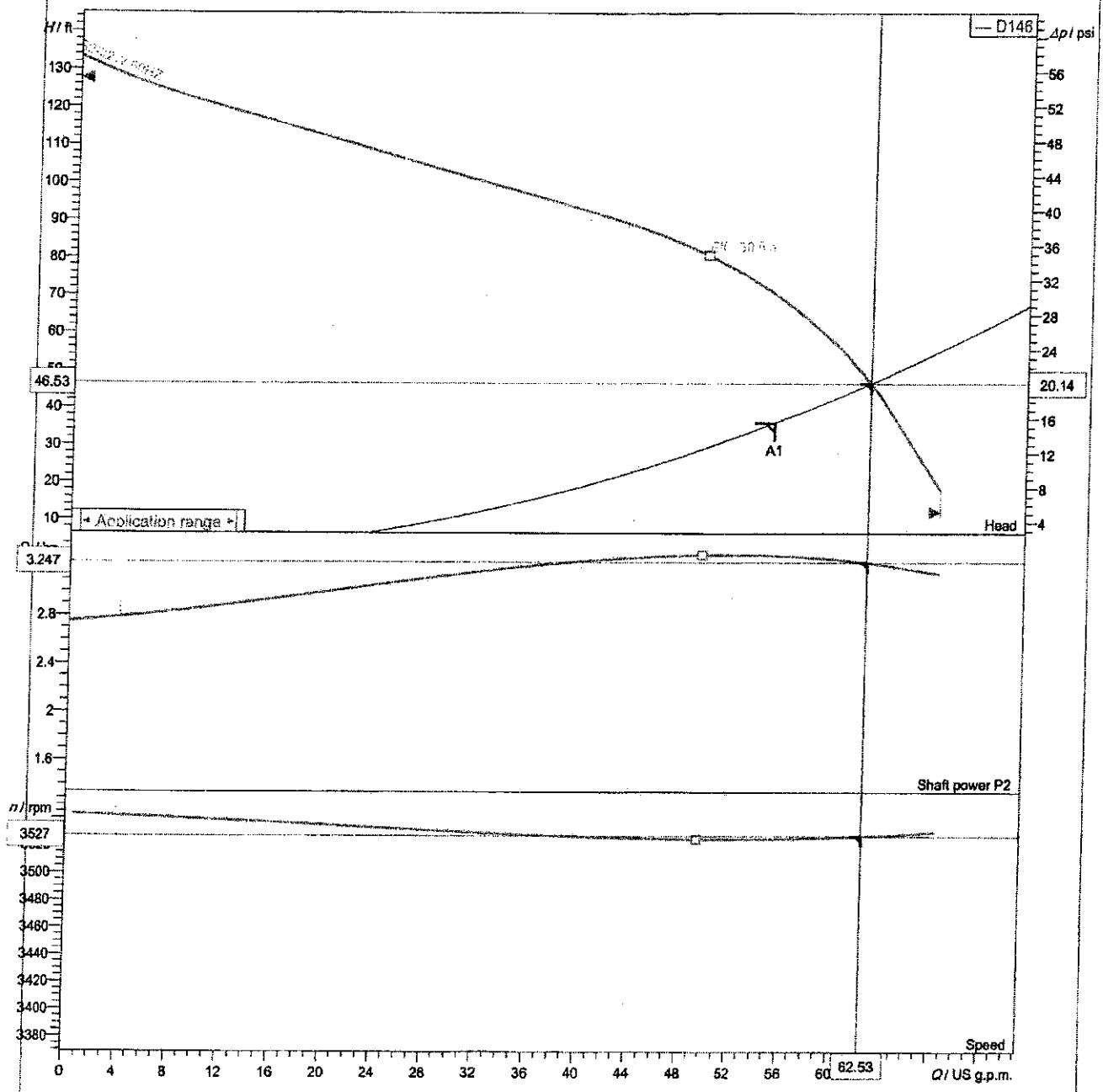
Flow in existing 6" PVC forcemain (combined flow after connection with forcemain servicing existing pump station):

Flow Rate:	108 gpm (64 gpm Hampton Inn + 44 gpm existing connections)
Connection Invert:	360.00'
Forcemain Discharge Elevation:	372.00' (connection to Town gravity sewer)
Forcemain:	330 linear feet 6" PVC
Velocity:	1.2 ft/sec (ID of 6" PVC = 6.084")
Friction Loss:	0.6' @ 108 gpm
Selected Pump:	Sulzer PIR S262W 60 HZ Pump will operate at 64 gpm at 39' TDH – pump curve is attached
Impact on existing connections with new PS in operation:	0.6' of added head on existing connections with this pump station in service – this is negligible and the addition of the Hampton Inn Pump Station connection will have negligible impact on the operation of the existing systems

The pump station which services the Hampton Inn will be a submersible, duplex station, with each pump rated for 64 gpm at 39' TDH. The pumps will be of a grinder type and the system will be fully automated, with alarm callout capabilities. Electric service to the pump station will be provided via the hotel. The hotel will be equipped with a backup generator which will ensure continuation of sanitary sewer service during power failures.

Curve number	Pump performance curves	SULZER
Reference curve PIRANHA S W 60HZ	**PIRANHA S W 60 HZ**	

			Discharge	Frequency
			G1¼"	60 Hz
Density	Viscosity	Testnorm	Rated speed	Date
62.31 lb/ft³	1.077E-5 ft²/s	ISO 9906 Gr 2 Annex A1/A2	3527 rpm	2015-02-23
Flow	Head	Rated power	Hydraulic efficiency	NPSH
62.5 US g.p.m.	46.5 ft	3.25 hp	22.3 %	



Impeller size	N° of vanes	Impeller	Solid size	Revision
5.75 inch	4	Macerator		

Spaix® 4, Version 4.1.2 - 2014/08/18 (Build 652)
Data version Sep-2014

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NARRATIVE SUMMARY
JUNE 8, 2015
HAMPTON INN & SUITES
SITE PLAN
TAX LOT 95-1-45.12
TOWN OF NEWBURGH, ORANGE COUNTY
PB#2014-16
MC PROJECT NO. 12000031B

The existing parcel is substantially undeveloped and approximately 5.9 acres in size. The parcel includes the existing Crossroads Court roadway. The parcel has frontage on N.Y.S. Route 17K to the north and Crossroads Court to the west. The eastern boundary abuts the N.Y.S. Thruway. Existing businesses adjacent to the site are Orange County Choppers and the former Hilton Garden Inn. The site is located within the Town's IB (Interchange Business) zoning district which permits, subject to site plan review by the planning board, Restaurants and Hotels.

The applicant proposes the construction of a a five (5)-story, 139 room, 86,150 square foot (includes a 65 seat meeting/board room and 6 seat bar area), Hampton Inn & Suites Hotel with an indoor pool, outdoor amenity space, associated parking, stormwater management areas and other pertinent site improvements. We have provided a total of 168 parking spaces which includes 8 handicapped spaces which meets the zoning requirement.

The site is within the Town's Consolidated Water District and Crossroad Sewer District. The project proposes connection to the municipal systems for the new facility which are located in Crossroads Court. A letter approving the estimated site sanitary sewer flows was issued by the City of Newburgh Engineer, Jason Morris, P.E. on January 6, 2015. On-site stormwater facilities which include a series of bioretention areas are proposed to mitigate site run-off from the development; all in accordance with Town and State regulations.

The proposed project meets the IB zoning bulk requirements with the exception of the maximum allowable building height. A variance was received from the maximum allowable building height by the Zoning Board of Appeals on November 25, 2014. The zoning permits a maximum building height of 50 feet, and the maximum height for the proposed hotel structure at the building sign panel cornice is 62'-9", while the majority of the building parapet is at 54 feet.

The signage for the Hampton Inn & Suites hotel is proposed as two (2) signs on the building; one on the eastern building façade and the other on the western building façade. Each of these signs are 218.19 square feet is size. A pylon sign is proposed on the eastern side of the site along the NYS Thruway. This pylon sign is proposed at a height of 40' and 359.20 square feet is size. Total sign area for the site is proposed at 795.58 square feet. The existing frontage on Route 17K and Crossroads Court totals 899 linear feet, allowing a total of 449.50 square feet of signage for the site.

Based on the proposed Hampton Inn & Suites sign package, a variance of 346.08 square feet was received from the Zoning Board of Appeals on November 25, 2014.

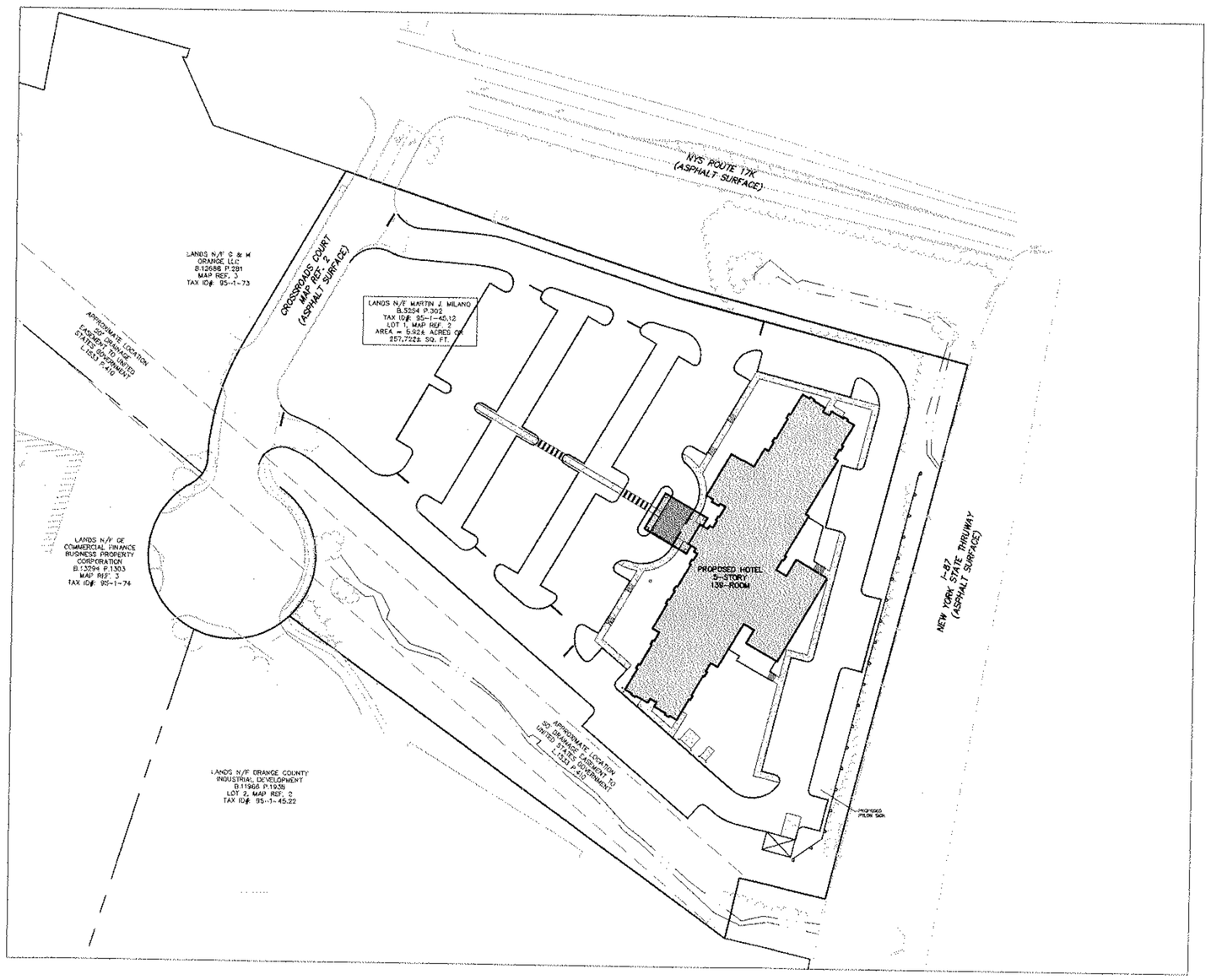
Lastly, the applicant required a variance from the required 35 foot setback from Route 17K for landscape improvements. This too was received on November 25, 2014 from the Zoning Board of Appeals.

At this time the applicant is seeking to be put on the June 18th Planning Board agenda to review the updated Site Plans with the Board and its Consultant's.

JED/jm

\\NBCAD\Projects\2012\12000031B-Hampton_Inn\Correspondence\OUT\150608JED_Narrative HIS.docx

FINAL SITE PLANS
FOR
CROSS ROADS COURT REAL ESTATE, LLC
HAMPTON INN & SUITES
TAX LOT 95-1-45.12
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK



KEY MAP
SCALE: 1"= 60'

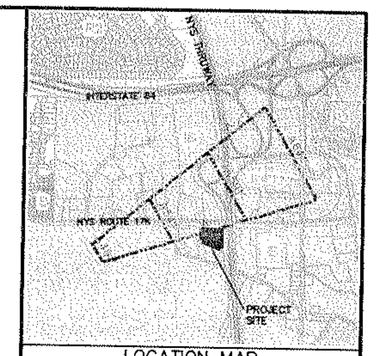
60 0 60 120
SCALE IN FEET
(1"=60')

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC AND PLANIMETRICS INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY MASER CONSULTING P.A., DATED MAY 7, 2014.
2. EXISTING TOPOGRAPHY SHOWN WITHIN THE NYS THRUWAY RIGHT-OF-WAY IS APPROXIMATE, AND WAS TAKEN FROM SITE PLANS TITLED "HILTON GARDEN INN" PREPARED BY THE CHAZEN COMPANIES, DATED APRIL 21, 2000.
3. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 36071C0139E, EFFECTIVE DATE: AUGUST 3, 2009; PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
   A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", MAY 1, 2008, AS SUPPLEMENTED.
   B. CURRENT PREVAILING MUNICIPAL COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
4. WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE IN THE CROSSROADS COURT, WITHIN THE CONSOLIDATED WATER DISTRICT, OWNED AND OPERATED BY THE TOWN OF NEWBURGH WATER DEPARTMENT. PROPOSED WATER SERVICE EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, AND AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING. WATER SERVICE SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.5 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY A PUMP STATION AND FORCEMAIN CONNECTION TO AN EXISTING SEWER MAIN IN THE CROSSROADS COURT, WITHIN THE CROSSROADS SEWER DISTRICT, OWNED AND OPERATED BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. PROPOSED SEWER SERVICE EXTENSION AND PUMP STATION LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO MUNICIPAL AND ORANGE COUNTY HEALTH DEPARTMENT REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
6. SANITARY SEWERS SHALL BE SEPARATED FROM WATER LINES BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SANITARY SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER LINE. WHERE APPROPRIATE SEPARATION IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE-IRON-PIPE USING MECHANICAL OR SLIP ON JOINTS, FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
7. GAS, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, AS REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
8. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
9. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
10. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS, HIGH DENSITY POLYEHTYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
11. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN THE EXISTING OUTSIDE SCREENED TRASH ENCLOSURE.
12. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
13. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
14. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
15. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
16. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPALITY.
17. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE. DIG SAFELY. CONTACT 1-800-962-7962 PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY INFORMATION.
18. THIS PLAN SET DOES NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
19. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
20. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

DRAWING LIST

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	06/05/15
2	LAYOUT & DIMENSION PLAN	06/05/15
3	GRADING, DRAINAGE & UTILITY PLAN	06/05/15
4	SOIL EROSION AND SEDIMENT CONTROL PLAN	06/05/15
5	LANDSCAPE PLAN	06/05/15
6	LIGHTING PLAN	06/05/15
7-10	CONSTRUCTION DETAILS	06/05/15
11-14	SANITARY PUMP STATION PLANS	06/05/15



LOCATION MAP
SCALE: 1"= 2000'

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

ANDREW B. FETHERSTON
NEW YORK STATE PROFESSIONAL
ENGINEER LIC. NO. 073565

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Planners • Surveyors • Landscape Architects
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HAMPTON INN & SUITES
COVER SHEET
FOR
CROSS ROADS COURT
REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/21/15	CR	ABF

PROJECT NUMBER: 12000031B

SHEET NUMBER: 1 of 14

BULK TABLE

ZONE: IB – INTERCHANGE BUSINESS DISTRICT
PERMITTED USES SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD: RESTAURANTS & HOTELS

MINIMUM:	REQUIRED	PROVIDED	REMARKS
LOT AREA	5.06 ACRES (5.0+0.06 FOR THE CONFERENCE ROOM AREA & BAR)	±5.92 ACRES	OK
FRONT YARD SETBACK	50'	367.6'	OK
FRONT YARD (STATE/COUNTY HIGHWAY)	60'	60.8'	OK
REAR YARD SETBACK	60'	66.9'	OK
SIDE YARD SETBACK			
ONE	50'	118.1'	OK
BOTH	100'	N/A	OK
LOT WIDTH	200'	±280' (CROSSROADS COURT)	OK
LOT DEPTH	200'	±544' (CROSSROADS COURT)	OK
MAXIMUM:	**PERMITTED**	**PROVIDED**	
BUILDING COVERAGE	25%	8.8%	OK
BUILDING HEIGHT	50'	62'-9"	VARIANCE RECEIVED*
LOT SURFACE COVERAGE	60%	55.0%	OK

*VARIANCE RECEIVED FROM THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON NOVEMBER 25, 2014

NOTES:

1. FIRE DISTRICT: ORANGE LAKE
2. SCHOOL DISTRICT: NEWBURGH
3. THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, NO. 36071C0139E.

OWNER/APPLICANT:

CROSS ROADS COURT REAL ESTATE, LLC.
P.O. BOX 10804
NEWBURGH, NY 12552

TAX LOT:

95-1-45.12

SITE AREA:

EXISTING:
±257,722 SQ.FT.
±5.92 ACRES

LESS POTENTIAL CROSSROADS COURT R.O.W.
±228,434 SQ.FT.
±5.24 ACRES

PARKING REQUIREMENTS:

HOTEL REQUIRED PARKING:

1 PER GUEST BEDROOM (139 GUEST BEDROOMS)	= 139 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD -15 EMPLOYEES	= 8 SPACES
1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS -65 MAXIMUM OCCUPANCY CONFERENCE AREA -6 SEAT BAR	= 18 SPACES
HANDICAPPED SPACES INCLUDED:	= 6 SPACES
TOTAL REQUIRED PARKING SPACES	= 165 SPACES

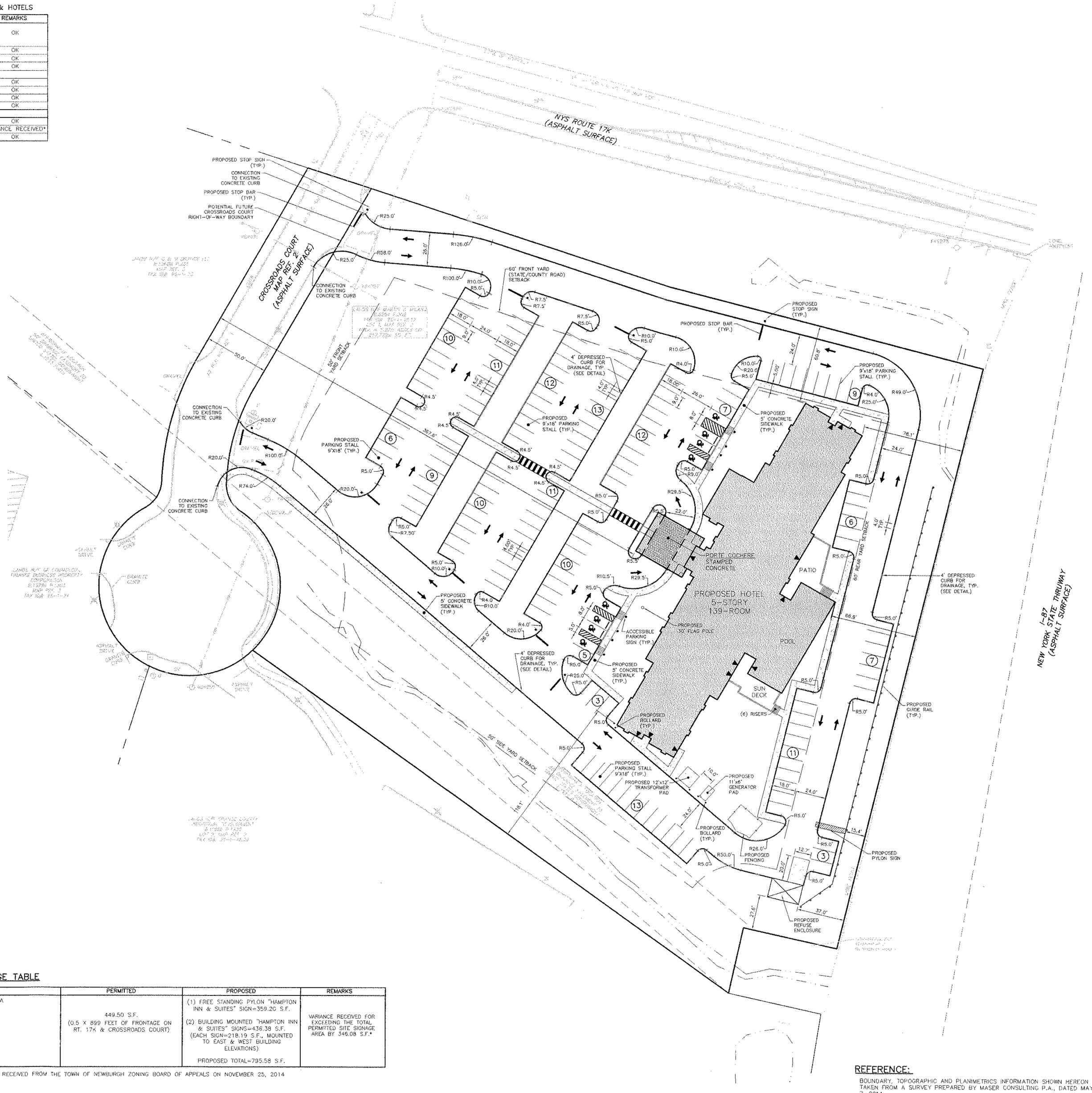
HOTEL PROVIDED PARKING:

1 PER GUEST BEDROOM (139 GUEST BEDROOMS)	= 142 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD -15 EMPLOYEES	= 8 SPACES
1 PER 4 PERSONS MAXIMUM OCCUPANCY FOR ANY PUBLIC ASSEMBLY OR RESTAURANT AREAS -65 MAXIMUM OCCUPANCY MEETING ROOM -6 SEAT BAR	= 18 SPACES
HANDICAPPED SPACES INCLUDED:	= 8 SPACES
TOTAL PROVIDED PARKING SPACES	= 168 SPACES

INTERIOR LANDSCAPE REQUIREMENTS:

5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING

TOTAL PARKING LOT AREA	= 68,120 S.F.
TOTAL INTERIOR LANDSCAPING REQUIRED	= 3,406 S.F.
TOTAL INTERIOR LANDSCAPING PROVIDED	= 14,468 S.F.



SIGNAGE TABLE

MAXIMUM:	PERMITTED	PROPOSED	REMARKS
SIGN AREA	449.50 S.F. (0.5 X 899 FEET OF FRONTAGE ON RT. 17K & CROSSROADS COURT)	(1) FREE STANDING PYLON "HAMPTON INN & SUITES" SIGN=359.20 S.F. (2) BUILDING MOUNTED "HAMPTON INN & SUITES" SIGNS=436.38 S.F. (EACH SIGN=218.19 S.F., MOUNTED TO EAST & WEST BUILDING ELEVATIONS) PROPOSED TOTAL=795.58 S.F.	VARIANCE RECEIVED FOR EXCEEDING THE TOTAL PERMITTED SITE SIGNAGE AREA BY 346.08 S.F.*

*VARIANCE RECEIVED FROM THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ON NOVEMBER 25, 2014

REFERENCE:

BOUNDARY, TOPOGRAPHIC AND PLANIMETRICS INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY MASER CONSULTING P.A., DATED MAY 7, 2014.

EXISTING
- SITE BOUNDARY
- GUIDE RAIL
- FENCE
- CONTOUR
- OVERHEAD WIRE

PROPOSED
- CURBLINE
- SETBACK LINE
- (8) PARKING STALL COUNT
- TRAFFIC FLOW ARROW
- DUMPSTER LOCATION

DRAWING LEGEND

PLAN NORTH

SCALE IN FEET (1"=30')

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=30'	01/21/15	CR	ABF

PROJECT NUMBER: 12000031B

SHEET NUMBER: 2 of 14

STORMTECH SUBSURFACE SYSTEMS

ALL CHAMBERS TO BE MODEL SCH-740

SYSTEM	TOP OF STONE	CHAMBER INVERT	BASE OF STONE
EAST	347.90	344.90	344.40
SOUTH	349.00	346.00	345.50
WEST-6	353.30	350.30	349.80
WEST-7	354.80	351.80	351.30

-SEE DETAILS FOR SYSTEM CROSS SECTIONS AND OUTLET STRUCTURE INFORMATION.

BIORETENTION AREA W/ UNDERDRAINS

SYSTEM	BED SIZE (SQ. FT.)	T.O.M. ELEV	OUTLET NAME	OUTLET DIMENSIONS	TOP OF STRUCTURE	UNDERDRAIN/ OUTLET INVERT	TOP OF CURB BERM ELEV.
1-1	1,854	352.00	OCS-1	4'X4'	352.50	348.58	353.80
1-2	1,338	349.00	OCS-2	4'X4'	349.50	345.58	350.70
1-3	1,139	349.00	OCS-3	4'X4'	349.50	345.58	350.70
1-4A	715	351.70	OCS-4A	4'X4'	352.20	348.28	353.50
1-4B	550	350.50	OCS-4B	4'X4'	351.00	347.08	352.30
1-6A	1,184	356.00	OCS-6A	4'X4'	356.50	352.58	357.50
1-6B	1,013	354.50	OCS-6B	4'X4'	355.00	351.08	355.90
1-7A	1,010	358.50	OCS-7A	4'X4'	359.00	355.08	359.90
1-7B	845	357.00	OCS-7B	4'X4'	357.50	353.58	358.40
1-8	240	362.50	OCS-8	2'X2'	363.00	359.08	363.14

-SEE DETAILS FOR SYSTEM CROSS SECTIONS AND OUTLET STRUCTURE INFORMATION.
-"T.O.M." = TOP OF MULCH BED ELEVATION

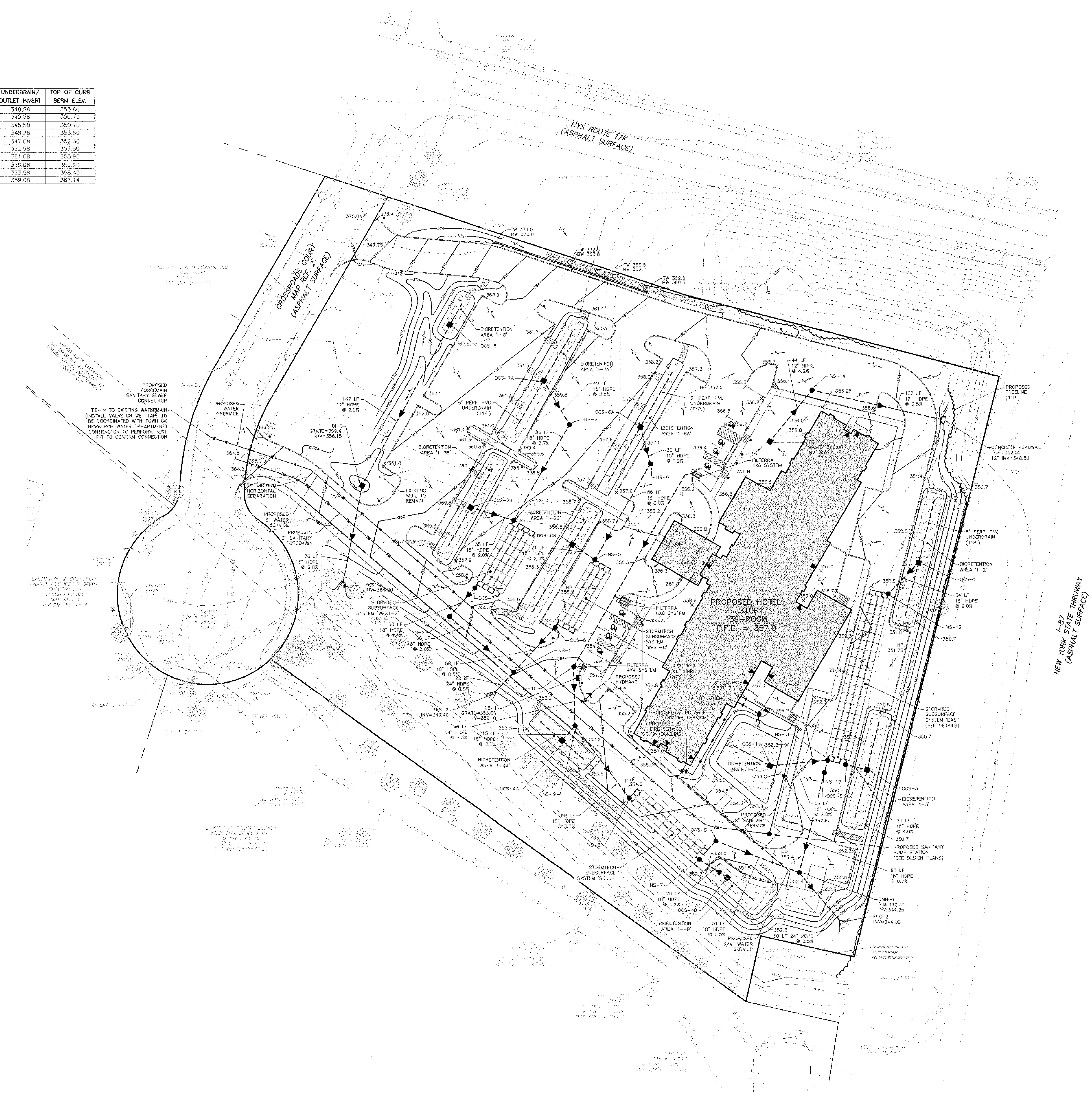
NYLOPLAST DRAINAGE STRUCTURES (NS-#)

STRUCTURE	STRUCTURE SIZE	RIM ELEV	OUTLET INV	OUTLET INV
NS-1	24-INCH	354.10	349.55	-
NS-2	24-INCH	358.72	350.87	-
NS-3	24-INCH	357.71	353.10 (W)	351.80 (N)
NS-4	24-INCH	358.76	354.08	-
NS-5	24-INCH	355.43	350.68 (W)	350.30 (N)
NS-6	24-INCH	356.74	352.02	-
NS-7	24-INCH	352.51	346.00	-
NS-8	24-INCH	355.11	346.00	-
NS-9	24-INCH	352.49	347.38 (N/E)	347.98 (S)
NS-10	24-INCH	353.90	350.66	-
NS-11	24-INCH	351.20	347.68 (W)	344.90
NS-12	24-INCH	350.98	344.90	-
NS-13	24-INCH	350.94	344.90	-
NS-14	24-INCH	355.80	351.05	-
NS-15	18-INCH	356.05	353.02	-

NOTE: SEE DETAIL FOR FURTHER INFORMATION

CONTECH FILTERRA DEVICES (SEE DETAIL)

STRUCTURE	TOP	CURB INLET	INVERT
4X4	354.30	353.80	350.76
4X6	356.50	356.00	352.50
6X8	355.50	355.00	351.50



GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. ALL ROOF LEADERS SHALL CONNECT TO THE PROPOSED DRAINAGE SYSTEM. LOCATIONS OF ROOF LEADERS AS PER FINAL ARCHITECTURAL PLANS.
4. ALL PROPOSED CURBING IS TO BE CONCRETE CURB WITH A 6" REVEAL AS PER DETAIL UNLESS SHOWN OTHERWISE ON THIS GRADING PLAN.
5. CURB AND SIDEWALK ARE TO BE DEPRESSED AT PROPOSED CROSSWALKS, SERVICE ACCESS POINTS AND ROADWAY INTERSECTIONS PER THE LOCATIONS ON THE SITE PLANS. ANY DISCREPANCIES SHALL BE REVIEWED WITH THE PROJECT ENGINEER.
6. REFER TO ARCHITECTURAL PLANS FOR IMPROVEMENTS TO THE EXITING RAMP AND STAIR ACCESS TO THE FACILITY.

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 (1/4"PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION
- CURB RAMPS – SLOPES SHALL NOT EXCEED 1:12 (8.3%).
- LANDINGS – SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4"PER FOOT OR NORMALLY 2.0%) CROSS SLOPE.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4"PER FOOT OR NORMALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL"LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4"PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS – SHALL HAVE A "LEVEL"LANDING AREA ON THE EXTERIOR SIDE UP THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4"PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICAL PRIOR TO COMMENCING WORK.

STORMWATER MANAGEMENT NOTE:

1. OWNER/CONTRACTOR IS REQUIRED TO PREPARE AND SUBMIT A STORMWATER COMPLIANCE REPORT FOR THE MAINTENANCE AND OPERATION OF THE CONSTRUCTED STORMWATER MANAGEMENT FACILITIES ON SITE. THESE REPORTS SHALL BE SUBMITTED TO THE CODE COMPLIANCE DEPARTMENT OF THE TOWN OF NEWBURGH.

WATER & SANITARY SEWER SERVICE NOTE:

1. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENTS.

PROPOSED

- ▲ PIPE FLOW DIRECTION
- OVERLAND FLOW DIRECTION
- STORM PIPE
- SANITARY FORCEMAIN
- WATERMAIN
- 4 CONTOUR
- 10.00 × SPOT ELEVATION
- HYDRANT
- ● DRAINAGE MANHOLE
- ■ DRAINAGE INLET
- CATCH BASIN
- ▷ FLARED END SECTION
- ▨ RIP-RAP SLOPE PROTECTION
- PROPOSED TREELINE

DRAWING LEGEND

PLAN NORTH

30 0 30 60
SCALE IN FEET
(1"=30')

REV	DATE	DRAWN BY	DESCRIPTION
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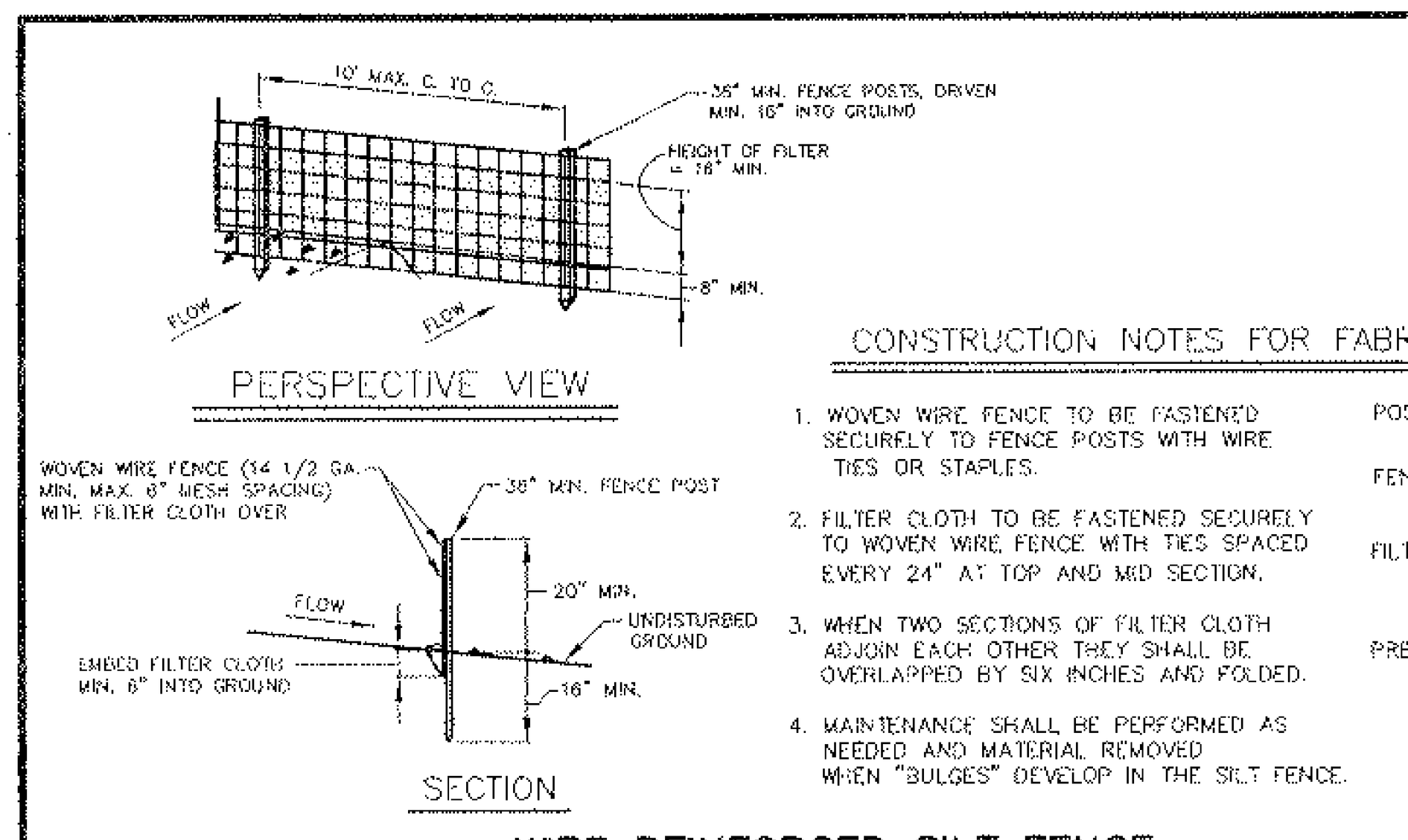


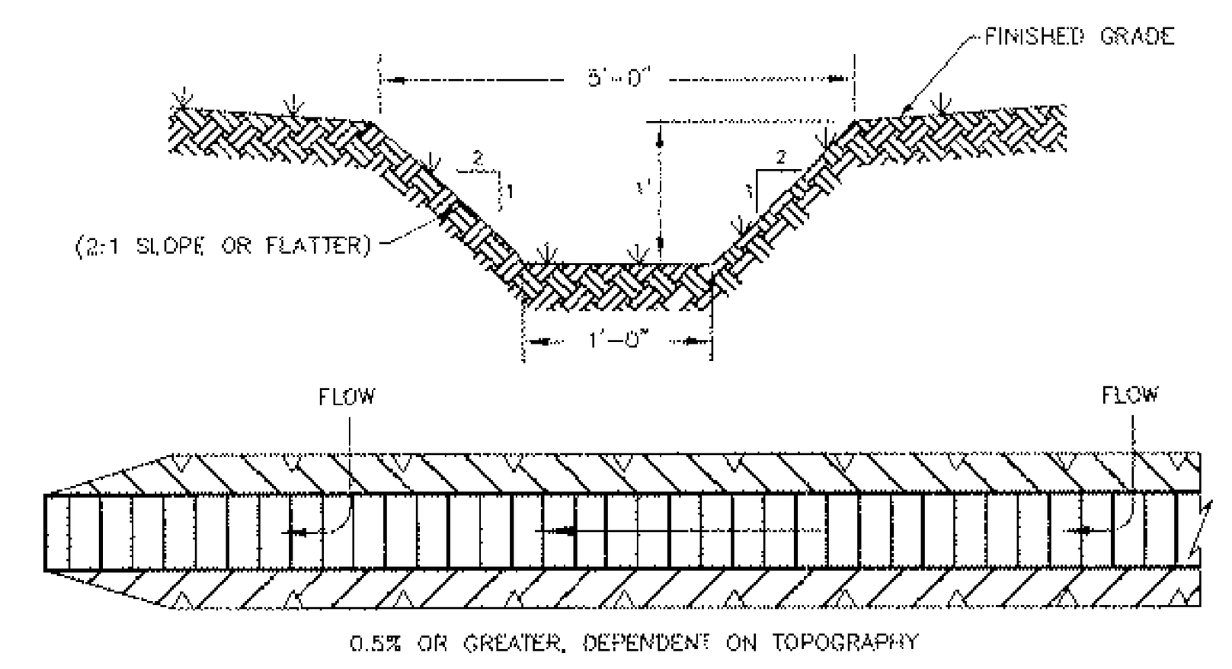
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.
FENCE: WOVEN WIRE 14 1/2 GA. 6" MAX. MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

WIRE REINFORCED SILT FENCE

N.T.S.



TO BE INSTALLED ABOVE DISTURBED AREAS, TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION; INTERMITTENTLY ACROSS DISTURBED AREAS, TO SHORTEN OVERLAND FLOW DISTANCES; BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LADEN WATER TO A SEDIMENT TRAPPING DEVICE, AND TO SAFELY TRANSPORT RUNOFF ALONG ROADWAYS.

SWALE INSTALLATION NOTES

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW.

TYPE OF TREATMENT	CHANNEL GRADE	(5 ACRE OR LESS)
1	0.5–3.0%	SEED & STRAW MULCH
2	3.1–5.0%	SEED & STRAW MULCH
3	5.1–8.0%	SEED & COVER W/RECP
4	8.1–20%	LINED W/4–8" RIP RAP

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
10. WHERE SWALE TRAVERSES CONSTRUCTION VEHICLE PATH, DEPTH TO BE 6".

TEMPORARY SWALE

N.T.S.

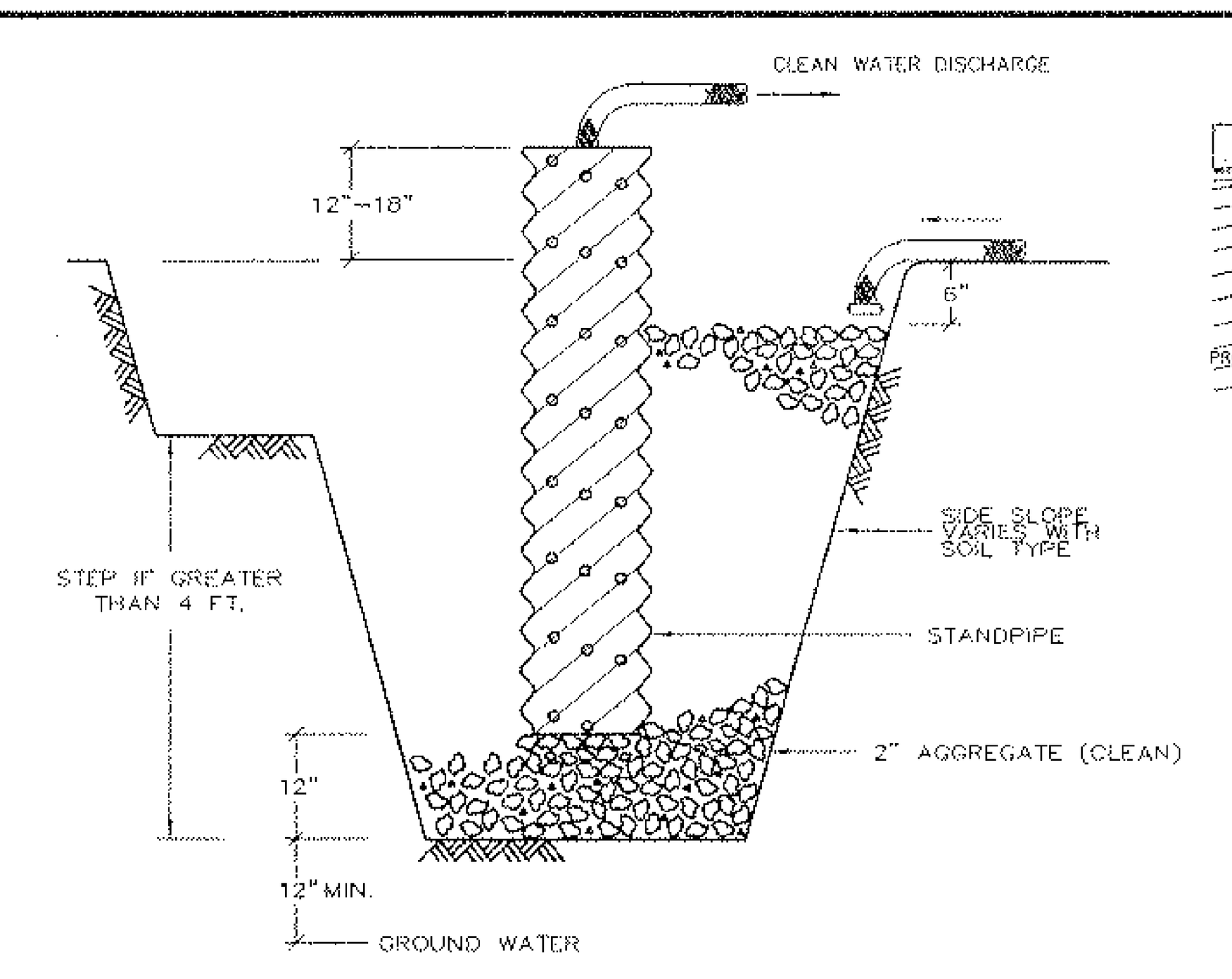
TREE PROTECTION NOTES

1. TREE PROTECTION FENCING TO BE INSTALLED ALONG THE DISTURBANCE LIMIT LINE WHEREVER EROSION CONTROL FENCING IS NOT PROPOSED.
2. THERE SHALL BE NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE CLEARING LIMITS. NO EQUIPMENT IS PERMITTED OUTSIDE CLEARING LIMITS.
3. THE FENCING SHOULD REMAIN IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION PERIOD.
4. IF EXISTING VEGETATION IS DAMAGED OR DESTROYED, IT MUST BE REPLACED. TREE REPLACEMENT SHALL BE REQUIRED THAT IS EQUAL TO THE BASAL AREA OF ANY TREES CLEARED WITHOUT AUTHORIZATION WITHIN PROTECTED AREAS. IF IT IS NECESSARY TO CLEAR, REMOVE TREES OR WORK WITHIN PROTECTED AREAS, WRITTEN PERMISSION FROM THE TOWN OF MONTGOMERY MUST BE RECEIVED BEFORE STARTING.

CONSTRUCTION SEQUENCE

DISTURBANCE AREA = 4.56 ACRES
TEMPORARY STORAGE REQUIRED = 3,600 CF PER ACRE DISTURBED = 16,416CF
TEMPORARY STORAGE PROVIDED = 33,160 CF

1. THE APPLICANT AND THE APPLICANT'S CONTRACTOR ARE REQUIRED TO ATTEND A PRECONSTRUCTION MEETING WITH REPRESENTATIVES FROM THE TOWN BUILDING DEPARTMENT, HIGHWAY DEPARTMENT, ENGINEERS AND ANY OTHER PARTIES DEEMED NECESSARY TO REVIEW ALL PROTOCOLS, BONDING REQUIREMENTS, AGREEMENTS AND THE SEQUENCE AND SCHEDULING OF THE WORK BEING UNDERTAKEN, AS APPLICABLE.
2. CONSTRUCT AND MAINTAIN THE SOUTHERN CONSTRUCTION ENTRANCE AND STAGING AREA ALONG CROSSROADS COURT AS SHOWN ON THE PLANS, ACCESSING THE PROJECT SITE FROM THE PROPOSED SOUTHERN LOCATION. DUE TO REQUIRED EARTHWORK AND NAVIGATION OF PROJECT SITE THE CONTRACTOR SHALL NOT UTILIZE THE NORTHERN ENTRANCE FOR INGRESS AND EGRESS UNTIL THE BASE COURSE HAS BEEN INSTALLED.
3. CONTRACTOR SHALL INSTALL SIX (6) TEMPORARY SEDIMENT TRAPS, TEMPORARY DIVERSION SWALES, AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. CONTRACTOR TO CONSTRUCT ADDITIONAL TEMPORARY DIVERSION SWALES AND SEDIMENT TRAPS AS NEEDED TO DIRECT AND CAPTURE RUNOFF RUNOFF. LOCATIONS AND SIZE MAY VARY DEPENDING ON CONTRACTOR SCHEDULE AND APPROACH BUT 3,600 CF OF STORAGE MUST BE PROVIDED AT A MINIMUM PER ACRE OF UPSTREAM DISTURBANCE. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS.
4. CONTRACTOR SHALL GRADE AND STABILIZE SOUTHERN SITE ENTRANCE AND ROUGH GRADE PROJECT SITE; REMOVING MATERIAL FROM PROPOSED PARKING AREAS AND FILLING IN REAR OF BUILDING PRIOR TO TRANSPORTING MATERIAL OFF SITE. DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL AND MATERIALS STORED IN STOCK PILES, CORDONED OFF WITH SILT FENCE PER THE APPROPRIATE SPECIFICATIONS AND DETAILS. THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   - TEMPORARY STABILIZATION – MEANS THAT EXPOSED SOIL HAS BEEN COVERED WITH MATERIAL(S) AS SET FORTH IN THE TECHNICAL STANDARD, NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TO PREVENT THE EXPOSED SOIL FROM ERODING. THE MATERIALS CAN INCLUDE, BUT ARE NOT LIMITED TO, MULCH, SEED AND MULCH, AND EROSION CONTROL MATS (E.G. JUTE TWISTED YARN, EXCELSIOR WOOD FIBER MATS). STABILIZATION SHALL BE MAINTAINED PER SPDES GENERAL PERMIT FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITY, GP-0-15-002 OR AS AMENDED.
5. CONTRACTOR SHALL INSTALL PROPOSED UTILITIES INCLUDING STORM SEWER, CATCH BASINS, INFILTRATION CHAMBERS, WATER SERVICE, PROPOSED SANITARY PUMP STATION AND FORCEMAIN. DRAINAGE STRUCTURES SHALL BE PLUGGED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS TO PROTECT SUBSURFACE INFILTRATION AREAS FROM SEDIMENT. CONTRACTOR SHALL INSTALL STORM INLET SEDIMENT TRAPS ON ALL DRAINAGE STRUCTURES.
6. CONTRACTOR SHALL INSTALL CONCRETE CURB AND PAVE BASE COURSE AS SOON AS PRACTICAL TO STABILIZE IMPERVIOUS AREAS. UPON STABILIZING UPSTREAM AREAS WITH BASE COURSE AND CURB, BIORETENTION AREAS SHALL BE OVER-EXCAVATED WHERE TEMPORARY SEDIMENT TRAPS EXIST AND BACKFILLED PER THE DESIGN REQUIREMENTS INCLUDING GRAVEL DRAINAGE LAYER, PLANTING MEDIA, AND TOP MULCH. BIORETENTION AREAS SHALL NOT BE CONSTRUCTED UNTIL UPSTREAM AREAS HAVE BEEN STABILIZED.
7. CONTRACTOR SHALL BEGIN CONSTRUCTION ON PROPOSED BUILDING. AFTER COMPLETION OF BUILDING EXTERIOR, GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED, INSTALL SIDEWALKS. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
8. THE PROJECT SITE MUST MEET FINAL STABILIZATION CRITERIA PRIOR TO REMOVING ALL EROSION AND SEDIMENT CONTROL DEVICES AND CLOSING OUT THE PROJECT. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED AS PRACTICAL THROUGHOUT THE LIFE OF THE PROJECT.
   - FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.
9. UPON FINAL STABILIZATION BEING MET, CONTRACTOR SHALL CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED, REMOVE PLUGS AND COMMISSION SUBSURFACE INFILTRATION SYSTEMS.
10. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.



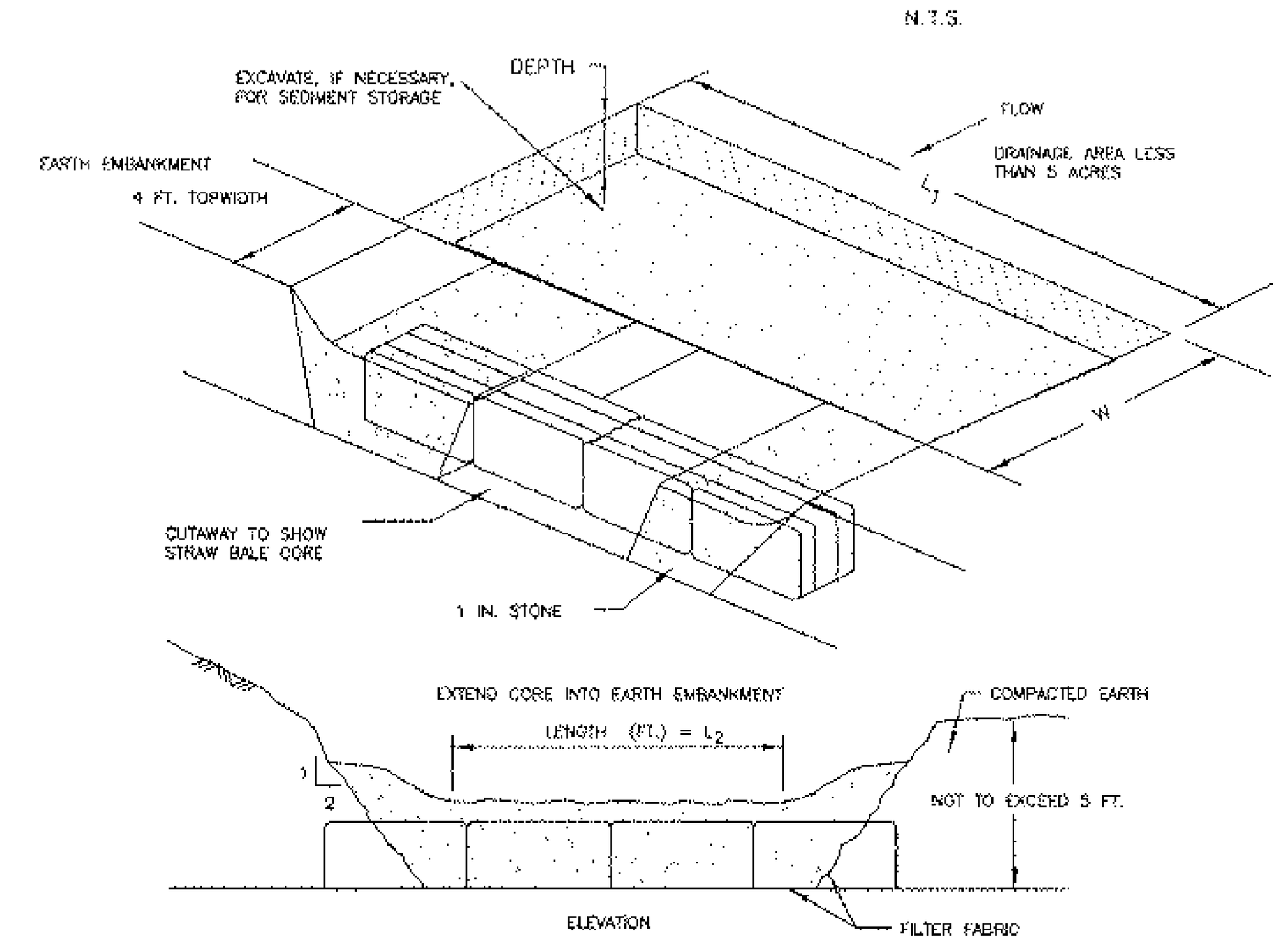
CAN BE USED ON ANY SITE UNDERGOING ACTIVE CONSTRUCTION, ESPECIALLY EXCAVATION, BUT GENERALLY ARE NOT SUITABLE FOR LARGE VOLUMES OF RUNOFF. WATER PUMPED FROM EXCAVATIONS OR DIVERTED FROM STOCKPILE OR TRACKING AREAS MAY BE DIRECTED TO DEWATERING PITS FOR PRIMARY SEDIMENT REMOVAL. THIS PRACTICE IS PARTICULARLY APPLICABLE TO SMALL SITES OR URBAN AREAS WHERE THERE IS INSUFFICIENT ROOM FOR MULTIPLE SILT TRAPS OR SEDIMENT BASINS.

INSTALLATION NOTES

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE A PERFORATED 12" TO 24" DIAMETER CORRUGATED METAL, PVC OR HDPE PIPE.
3. A BASE OF 2" CLEAN AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH 2" AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12" – 18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTER FABRIC BEFORE INSTALLATION. IF DESIRED, 1/4" – 1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTER FABRIC. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

DEWATERING PIT

N.T.S.



TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED WETLAND OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"–8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

STONE OUTLET SEDIMENT TRAP

N.T.S.

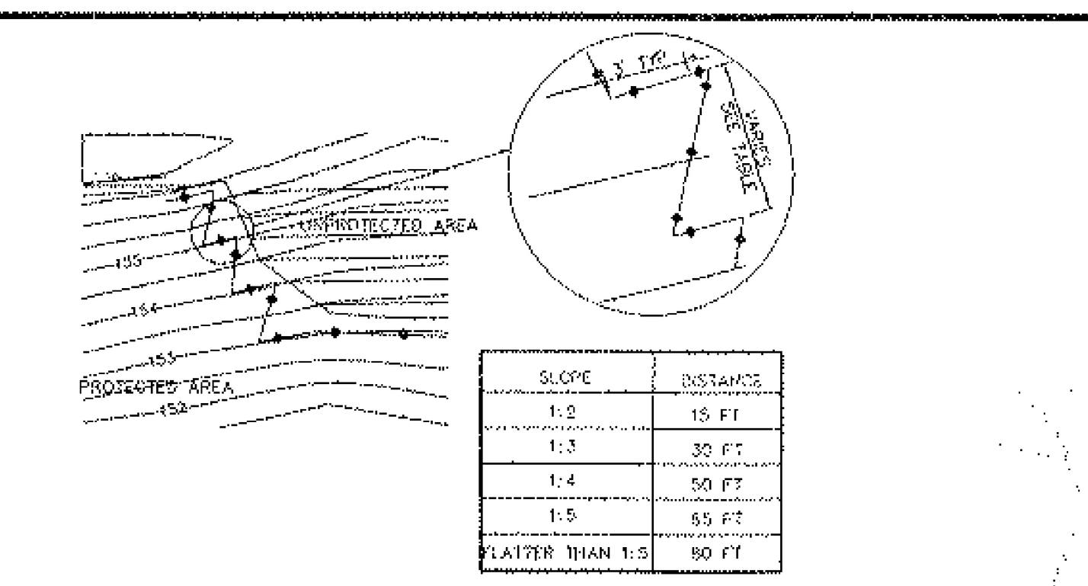
STONE OUTLET SEDIMENT TRAP TABLE

SEDIMENT TRAP	DRAINAGE AREA	AREA (L_1 X W)	DEPTH (FT.)	VOLUME REQ'D (C.F.)	VOLUME PROVIDED (C.F.)	WEIR LENGTH (L_2)
A	0.784 AC.	210' X 10'	4.0 FT.	2,824 C.F.	8,400 C.F.	4.0 FT.
B	0.507 AC.	220' X 10'	4.0 FT.	1,825 C.F.	8,800 C.F.	4.0 FT.
C	0.600 AC.	60' X 10'	4.0 FT.	2,160 C.F.	2,400 C.F.	4.0 FT.
D	0.930 AC.	120' X 12'	4.0 FT.	3,349 C.F.	5,760 C.F.	4.0 FT.
E	0.847 AC.	90' X 10'	4.0 FT.	3,048 C.F.	3,600 C.F.	4.0 FT.
F	0.891 AC.	105' X 10'	4.0 FT.	3,209 C.F.	4,200 C.F.	4.0 FT.
TOTAL	4.559 AC.	–	–	16,416 C.F.	33,160 C.F.	–

* AREA PROVIDED ABOVE IS FLOOR OF BASIN

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NONVEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
13. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
16. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL.
18. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
19. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
20. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.



SILT FENCE INSTALLATION

(WHEN NOT PARALLEL TO CONTOURS)
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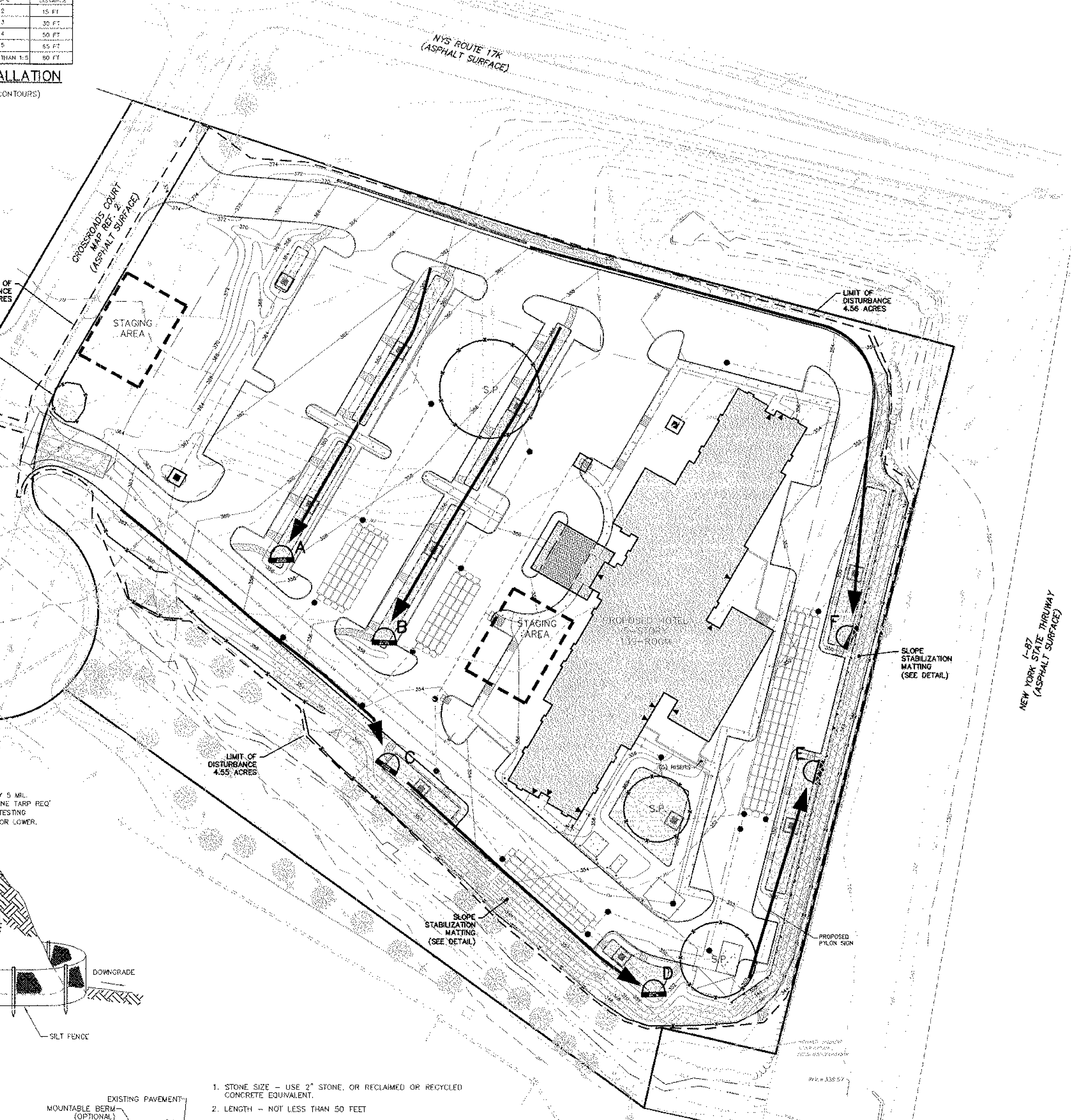

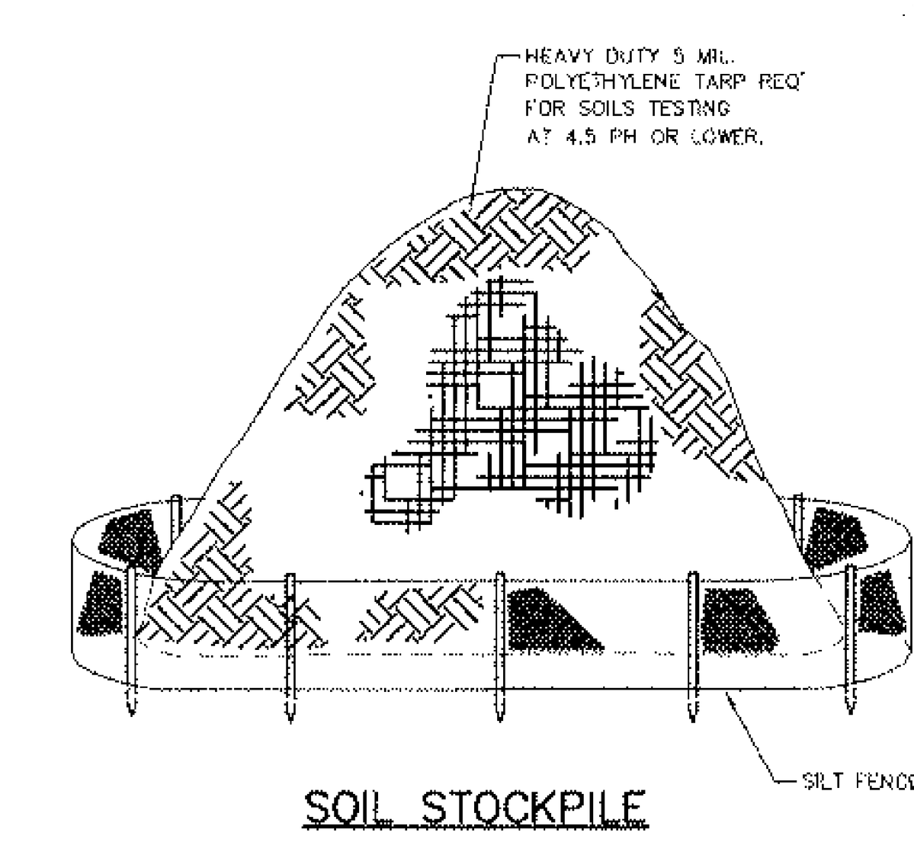

SOIL STOCKPILE

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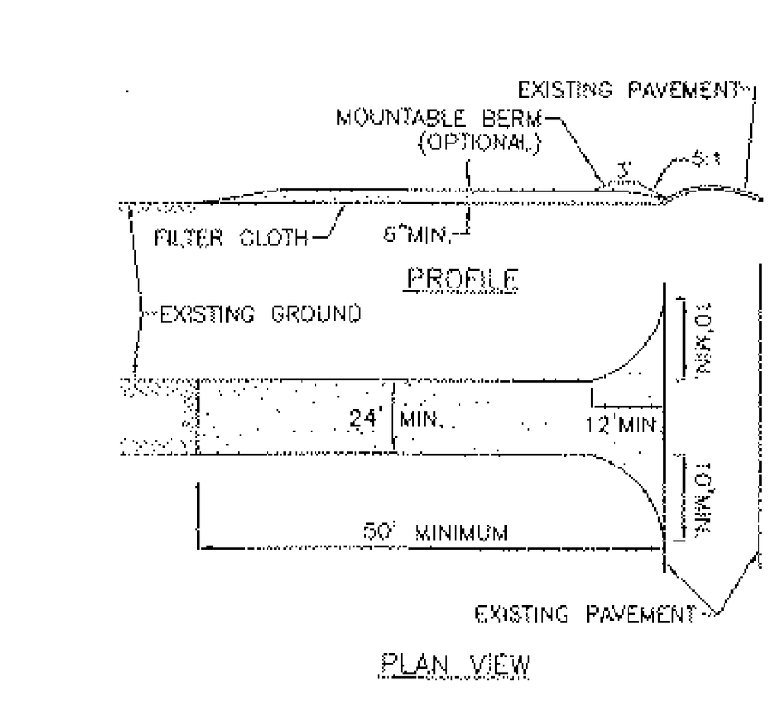

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET
3. THICKNESS – NOT LESS THAN (6) INCHES.
4. WIDTH – 24'
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING 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. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. 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.

STABILIZED CONSTRUCTION ENTRANCE

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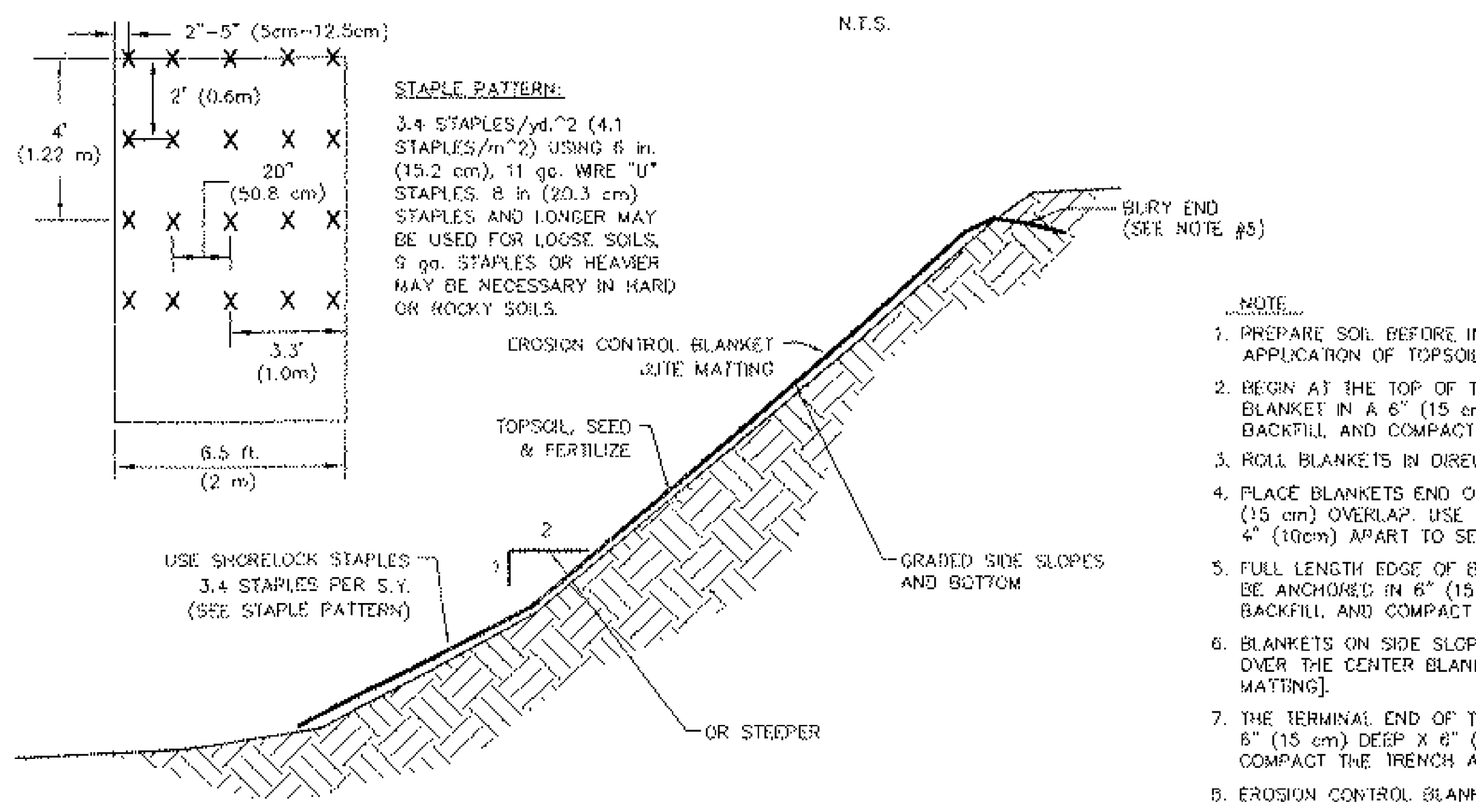

NOTE:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF TOPSOIL, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 cm) DEEP x 6" (15 cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL BLANKETS IN DIRECTION OF WATER FLOW.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" (15 cm) OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" (10cm) APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" (15 cm) DEEP X 6" (15 cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" (10 cm) OVER THE CENTER BLANKET AND STAPLED [2" (5 cm) FOR C350 MATTING].
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" (15 cm) DEEP X 6" (15 cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. EROSION CONTROL BLANKET SHALL BE JUTE MATTING.

SLOPE STABILIZATION DETAIL

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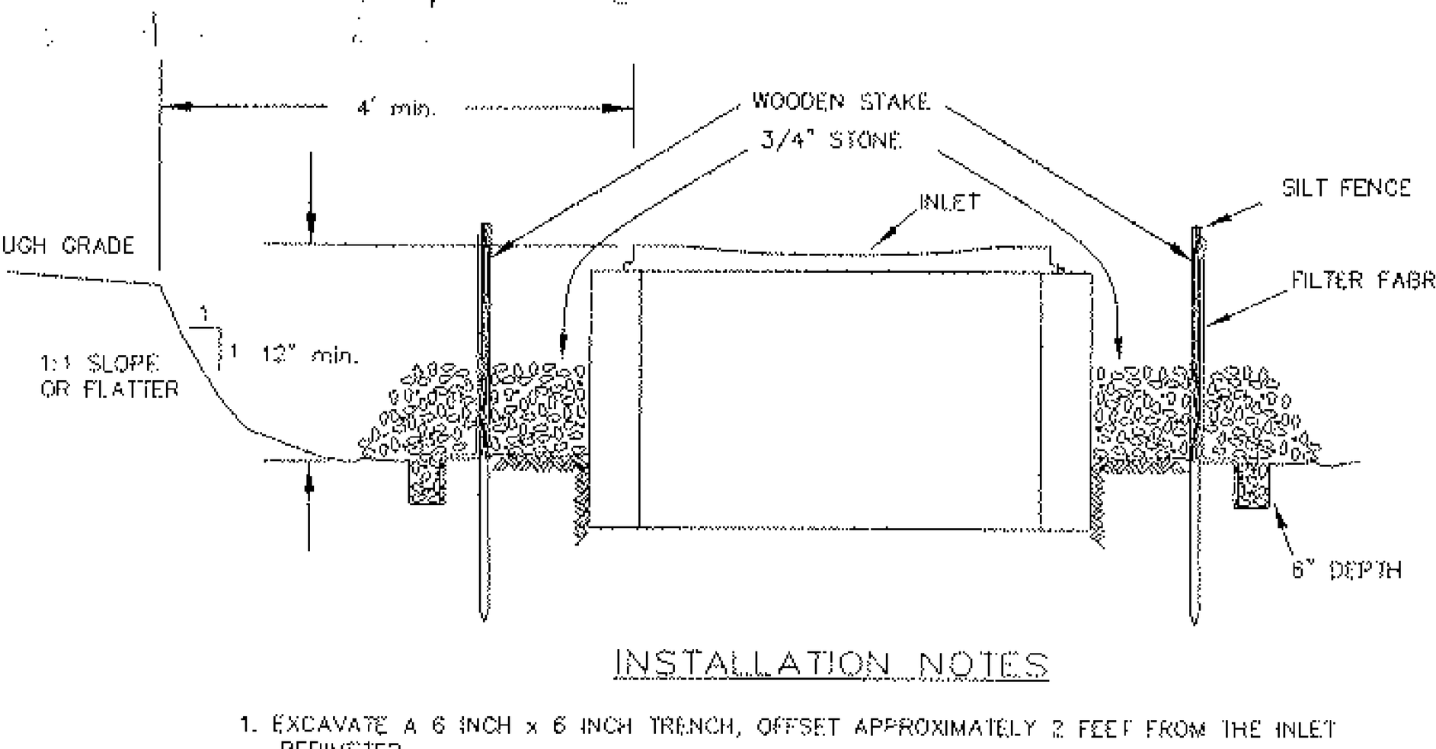


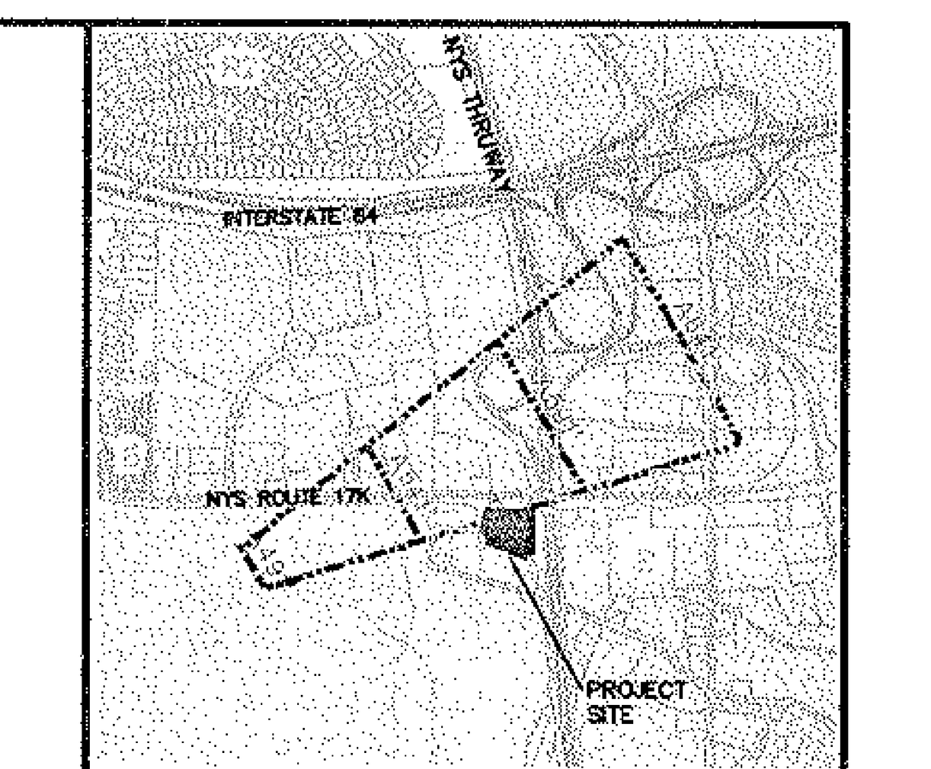
INSTALLATION NOTES

1. EXCAVATE A 6 INCH x 6 INCH TRENCH, OFFSET APPROXIMATELY 2 FEET FROM THE INLET PERIMETER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE. SUPPLEMENT WITH GRAVEL PILED AGAINST THE FENCE.
6. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP.
7. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

STORM INLET SEDIMENT TRAP

N.T.S.

THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.



LOCATION MAP

SCALE: 1"= 2000'

DRAWING LEGEND

- SILT FENCE
- STORM INLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- STOCKPILE LOCATION (S.P.)
- STAGING AREA
- TEMPORARY SWALE
- SLOPE STABILIZATION
- STONE OUTLET SEDIMENT TRAP

PLAN NORTH

SCALE IN FEET (1"=40') — 40, 0, 40, 80

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

ANDREW B. FETHERSTON
NEW YORK STATE PROFESSIONAL ENGINEER LIC. NO. 073555

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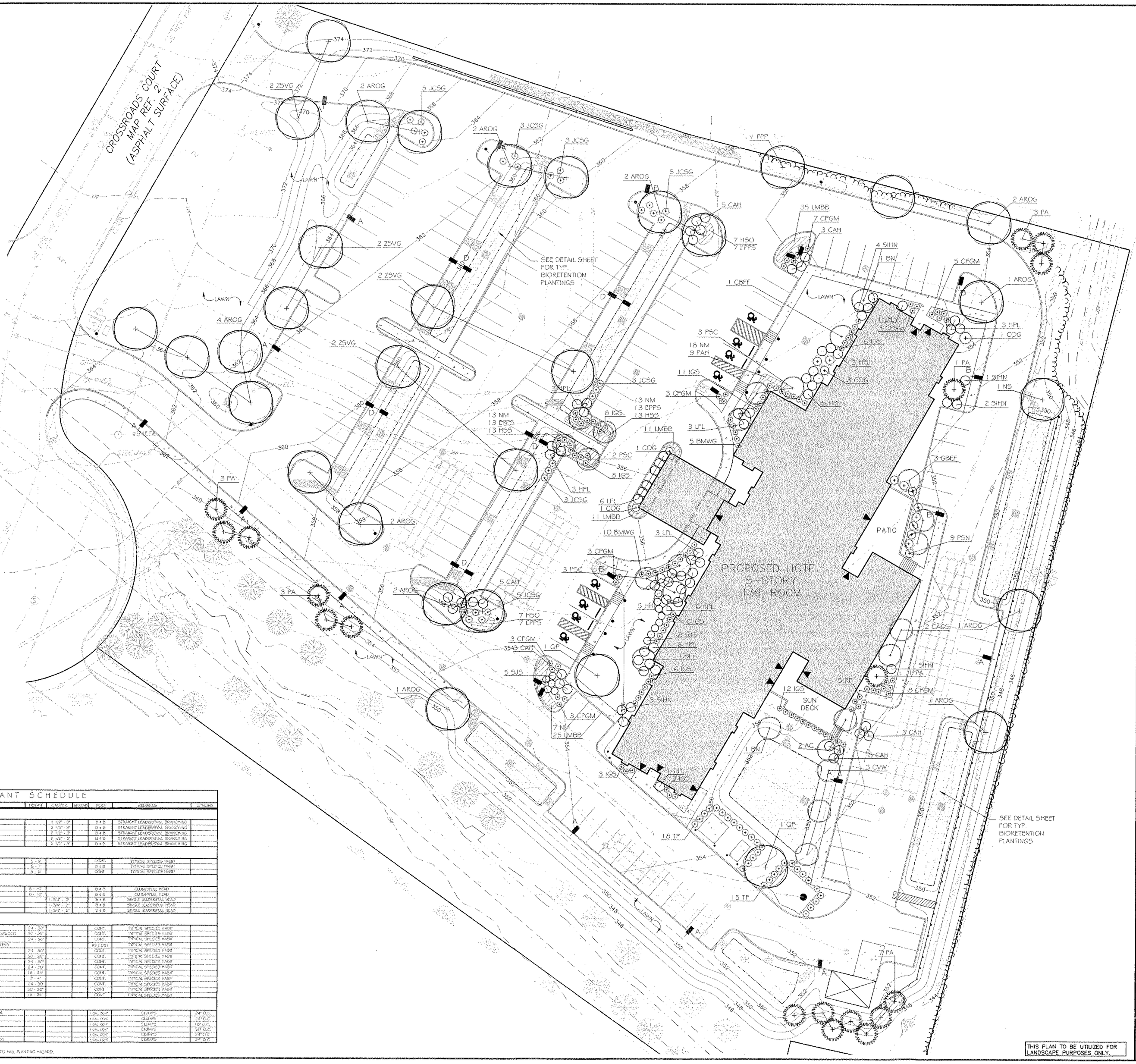
HAMPTON INN & SUITES
EROSION CONTROL PLAN
FOR
CROSS ROADS COURT REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=40'	01/21/15	JJS	ABF

PROJECT NUMBER: 12000031B

SHEET NUMBER: 4 of 14



LANDSCAPE NOTES

1. THESE PLANS ARE TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO SHEET 10 FOR GENERAL LANDSCAPE NOTES.
2. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO FINAL THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
3. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK.
5. ALL LAWN AREAS SHALL BE STABILIZED WITH SEED.
6. MAINTAINED LAWN AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IN-GROUND IRRIGATION SYSTEM AS REQUIRED. EXTENT OF COVERAGE AND ACTUAL CONFIGURATION OF THE SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
7. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMENS STANDARD FOR NURSERY STOCK.
8. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE CONSULTANT FOR THE TOWN OF NEWBURGH.
9. THE OWNER SHALL ENTER INTO A COMPREHENSIVE MAINTENANCE PLAN AGREEMENT WITH A LANDSCAPE CONTRACTOR FOR THE TURF AND PLANTING AREAS. THE MAINTENANCE PLAN SHALL INCLUDE WATERING, MOWING, FERTILIZING, PRUNING, MULCHING AND OTHER ACTIVITIES AS NECESSARY TO MAINTAIN THESE AREAS IN LIVING AND HEALTHY CONDITION. SEASONAL PLANTING OF ANNUALS, AND SEMIANNUAL REPLACEMENT OF TREES AND OTHER PLANTED VEGETATION THAT DO NOT SURVIVE. ALL PLANTS SHALL BE TRIMMED AND PRUNED, GRASS AREAS MOWED, MULCH AREAS RE-MULCHED AS REQUIRED AND ALL DEAD TREES, SHRUBS, BUSHES AND THE LIKE REPLACED PROMPTLY. ALL BARREN AREAS SHALL BE RESEEDED. THE OWNER AND/OR SITE MANAGER SHALL RETAIN THE SERVICES OF A PROFESSIONAL LANDSCAPER TO MAINTAIN ALL LANDSCAPED AREAS AS APPROVED ON THE SITE PLAN AND SHALL PROVIDE A COPY OF THE CONTRACT TO THE BUILDING DEPARTMENT ANNUALLY OR WHENEVER THE RENEWAL PERIOD SPECIFIED IN THE SERVICE AGREEMENT EXPIRES.

SITE PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPACING	FORM	REMARKS	SPECIMEN
SHADE TREES									
ARGS	20	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		2 1/2" - 3"		B & B	STRAIGHT LEADER/SYM. BRANCHING	
FTP	11	FRAXINUS PENNSYLVANICA 'PATMORE'	GREEN ASH		2 1/2" - 3"		B & B	STRAIGHT LEADER/SYM. BRANCHING	
NS	3	NYSSA SYLVATICA	BLACK TUPELO		2 1/2" - 3"		B & B	STRAIGHT LEADER/SYM. BRANCHING	
* QP	3	QUERCUS PHELLOS	WILLOW OAK		2 1/2" - 3"		B & B	STRAIGHT LEADER/SYM. BRANCHING	
* ZSVG	6	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA		2 1/2" - 3"		B & B	STRAIGHT LEADER/SYM. BRANCHING	
EVERGREEN TREES									
CCG	6	CHAMAECYPARIS OBTUSA 'CRIPPSII'	SUNSTAR HINOKI CYPRESS	5' - 6'			CONT.	TYPICAL SPECIES PLANT	
PA	10	PICEA ABIES	NORWAY SPRUCE	6' - 8'			B & B	TYPICAL SPECIES PLANT	
TP	33	THUJA PLICATA 'SPRING GROVE'	SPRING GROVE ARBORVITAE	5' - 6'			CONT.	TYPICAL SPECIES PLANT	
ORNAMENTAL TREES									
AC	2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8 - 10'			B & B	CLUMP/FULL HEAD	
BN	8	BETULA NIGRA 'HEAT WAVE'	HEATWAVE RIVER BIRCH	8 - 10'			B & B	CLUMP/FULL HEAD	
CAM	5	CAMPSIS RADICANS 'FRANS FONTAINE'	FRANS FONTAINE HONEYVINE		1-3/4" - 2"		B & B	SINGLE LEADER/FULL HEAD	
CVW	3	CASTANOSPERMUM VIRIDIS 'WINTER KING'	WESTERN KING WHITEWORM		1-3/4" - 2"		B & B	STRAIGHT LEADER/FULL HEAD	
PSN	10	PRUNUS SARGENTII 'COLUMNARIS'	COLUMN SARGENTS CHERRY		1-3/4" - 2"		B & B	SINGLE LEADER/FULL HEAD	
SHRUBS									
BMWG	75	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	24 - 30"			CONT.	TYPICAL SPECIES PLANT	
CAGS	14	CORNUS ALTERNIFOLIA 'GOLDEN SHADOWS'	GOLDEN SHADOWS PAGODA DOGWOOD	30 - 36"			CONT.	TYPICAL SPECIES PLANT	
CAP	33	CLETHRA ALNIFOLIA 'HUMMING BIRD'	HUMMINGBIRD SUMMERSWEET	24 - 30"			CONT.	TYPICAL SPECIES PLANT	
CPGM	34	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF CYPRESS				#3 CONT.	TYPICAL SPECIES PLANT	
HPL	61	HYPERICUM X 'HIDCOTE'	HIDCOTE ST. JOHN'S WORT	24 - 30"			CONT.	TYPICAL SPECIES PLANT	
HPL	28	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30 - 36"			CONT.	TYPICAL SPECIES PLANT	
IGS	65	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24 - 30"			CONT.	TYPICAL SPECIES PLANT	
JCSG	27	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24 - 30"			CONT.	TYPICAL SPECIES PLANT	
LFL	12	LIRIODENDRON TULIPIFERA 'LOMEX'	DROOPING LIRIODENDRON	18 - 24"			CONT.	TYPICAL SPECIES PLANT	
PSN	10	PINUS STROBUS 'NANA'	DWARF EASTERN WHITE PINE	5' - 6'			CONT.	TYPICAL SPECIES PLANT	
RP	5	RHODODENDRON 'P.J.M.'	P.J.M. RHODODENDRON	24 - 30"			CONT.	TYPICAL SPECIES PLANT	
SAW	11	SALIX X REHDERIANA 'HANCOCK'	HANCOCK WILLOW	30 - 36"			CONT.	TYPICAL SPECIES PLANT	
SJS	14	SPIRAEA JAPONICA 'SHIBORIANA'	SHIBORIANA SPIREA	18 - 24"			CONT.	TYPICAL SPECIES PLANT	
PERENNIALS									
EPPS	45	ECHINACEA PURPUREA 'PRAIRIE SPLENDOR'	PRAIRIE SPLENDOR CONEFLOWER				1 GAL CONT.	CLUMPS	24" O.C.
HSO	14	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY				1 GAL CONT.	CLUMPS	24" O.C.
NSS	126	NEPETA X 'SILVER SCREECH'	SILVER SCREECH CATMINT				1 GAL CONT.	CLUMPS	18" O.C.
LMBB	46	LIRIOPE MUSCARI 'BIG BLUE'	LILYTURF				1 GAL CONT.	CLUMPS	24" O.C.
NM	31	NEPETA X MUSSINII	CATMINT				1 GAL CONT.	CLUMPS	24" O.C.
PAH	18	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS				1 GAL CONT.	CLUMPS	24" O.C.

* PLANT MATERIAL RECOMMENDED TO BE INSTALLED DURING SPRING PLANTING SEASON DUE TO FALL PLANTING HAZARD.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN TREE
PROPOSED SHRUB
PERENNIAL FLOWERS
OUTLINE OF CONTINUOUS HARDWOOD BARK MULCH PLANTING BED

DRAWING LEGEND

PLAN NORTH

20 0 20 40
SCALE IN FEET
(1"=20')

REV.	DATE	BY	DESCRIPTION
1	06/03/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR SUBSEQUENT MORTGAGEES.

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER NO. 073555

MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
Planners * Surveyors * Landscape Architects
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HAMPTON INN & SUITES
LANDSCAPE PLAN
FOR
CROSS ROADS COURT REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=20'	01/21/15	JED	ABF

PROJECT NUMBER:
12000031B

SHEET NUMBER:
5 of 14

LIGHTING NOTES:

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. POLES, LUMINAIRES AND FIXTURES AS SUPPLIED BY SPAULDING LIGHTING
3. LAMPS ARE TO BE LEDs. A LIGHT LOSS FACTOR OF 0.92 WAS USED.
4. LUMINAIRES AND POLES ARE TO BE DARK BRONZE
5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET FROM CURBS OR RETAINING WALLS IN CAR PARKING AREAS.
6. POLE LOCATIONS ARE APPROXIMATE AND MAY VARY DUE TO SPECIFIC SITE CONDITIONS. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY POLE LOCATIONS IN ORDER TO ACCOMMODATE FINAL CONSTRUCTION OF UTILITIES AND PAVEMENT.
7. POLE SIZES TO BE CONFIRMED WITH MANUFACTURER
8. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT
10. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
11. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
12. SEE FINAL ARCHITECTURAL PLANS FOR CAR PORT CANOPY AND WALL MOUNTED FIXTURES IN THE VICINITY OF THE BUILDING ACCESS POINTS

POLE MOUNTED FIXTURE DETAIL - FIXTURES A, B, C, & D

NOT TO SCALE

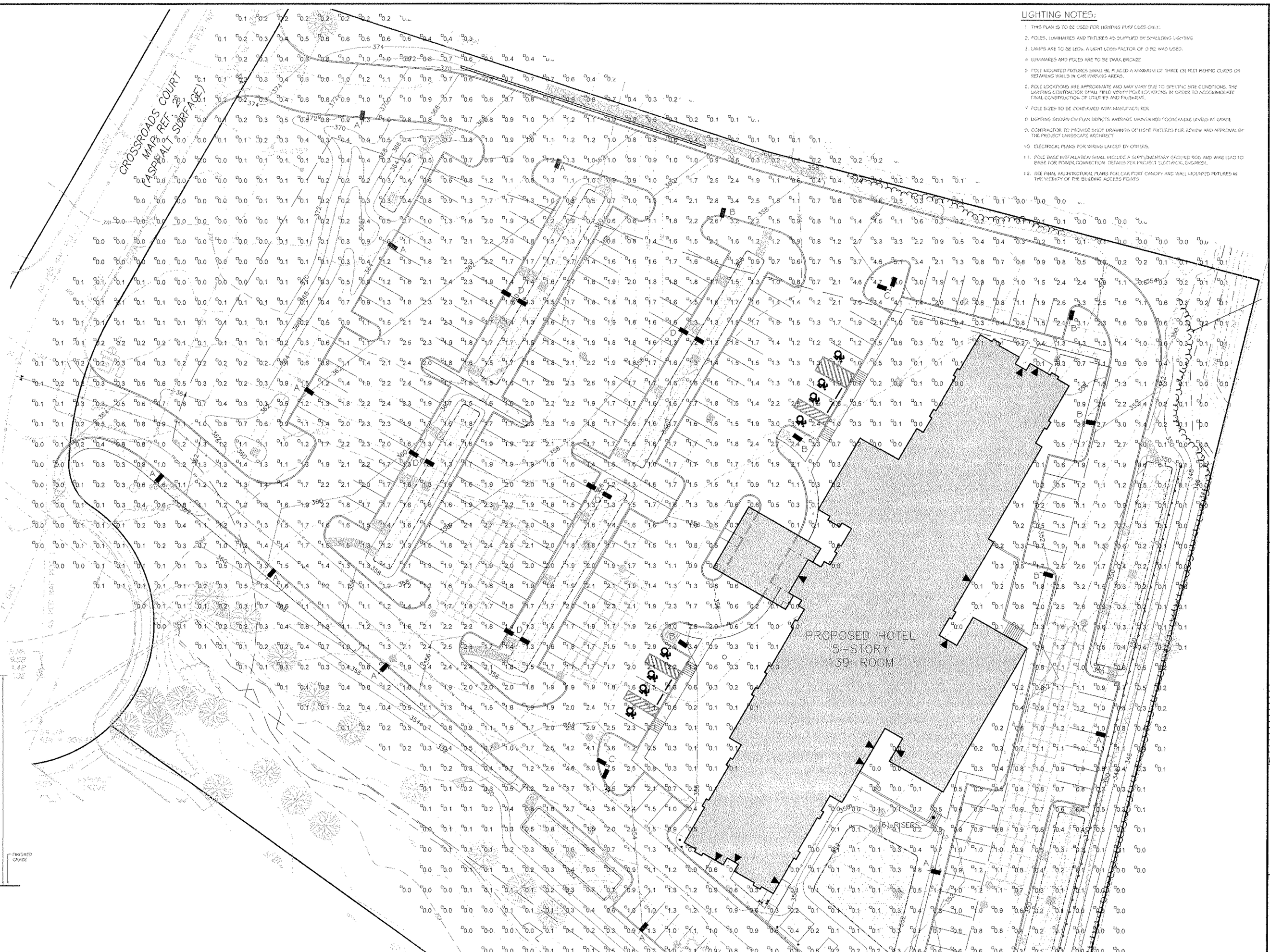
NOTES:

1. LUMINAIRES AND POLE TO BE MANUFACTURED BY SPAULDING LIGHTING.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
4. VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

LUMINAIRE SCHEDULE

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS	LLF	CATALOG #
A	12	SPAULDING LIGHTING CIMARRON LED	SINGLE	25'	13,500	0.92	CL1-A-30L-U-5K-3-DB
B	6	SPAULDING LIGHTING CIMARRON LED	SINGLE	15'	13,500	0.92	CL1-A-30L-U-5K-3-DB
C	2	SPAULDING LIGHTING CIMARRON LED	DOUBLE – 90°	15'	13,500	0.92	CL1-A-30L-U-5K-3-DB
D	5	SPAULDING LIGHTING CIMARRON LED	DOUBLE – 180°	25'	13,500	0.92	CL1-A-30L-U-5K-5M-DB

CALCULATION SUMMARY					
AREA	CALC TYPE	UNITS	AVG	MAX	MIN
PARKING/DRIVES/WALKS	ILLUMINANCE	Fc	1.5	7.5	.3



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY.

SINGLE POLE MOUNTED FIXTURE

DOUBLE POLE MOUNTED FIXTURE @ 90°

DOUBLE POLE MOUNTED FIXTURE @ 180°

0.5 LIGHT INTENSITY AT GRADE (FOOTCANDLES)

DRAWING LEGEND

PLAN NORTH

20 0 20 40

SCALE IN FEET (1"=20')

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

ANDREW B. FETHERSTON
NEW YORK LICENSED PROFESSIONAL ENGINEER NO. 073555

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HAMPTON INN & SUITES
LIGHTING PLAN
FOR
CROSS ROADS COURT
REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=20'	01/21/15	CJR	JED

PROJECT NUMBER: 12000031B

SHEET NUMBER: 6 of 14

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES -- GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL 1-800-962-7962

2. EROSION CONTROL MEASURES WILL BE REQUIRED AS PER NYSDEC AND THE TOWN OF NEWBURGH.

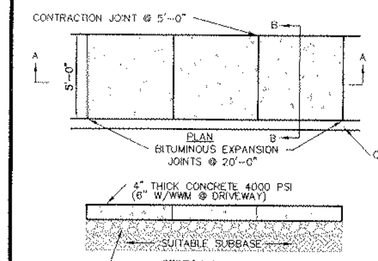
3. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL SURVEYOR.

4. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.

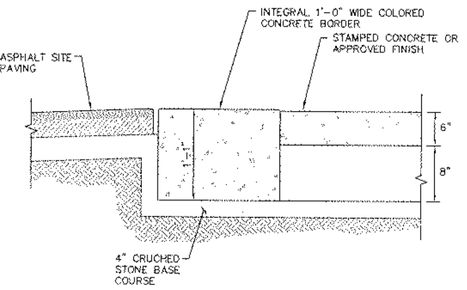
6. THE SITE IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY A N.Y. STATE LICENSED SURVEYOR.

7. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF THE SITE DURING CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR MAINTAINING A SAFE SITE THROUGH PROPER MAINTENANCE THEREAFTER.

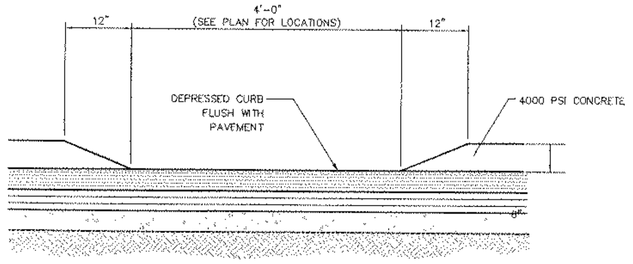


NOTES:
1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 5 FEET (MAX.) THE FULL WALK WIDTH.
2. THERE SHALL BE A FLOAT FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.
3. DIMENSIONS SHOWN AS VARIABLE SHALL BE CONFIRMED BY THE ENGINEER.

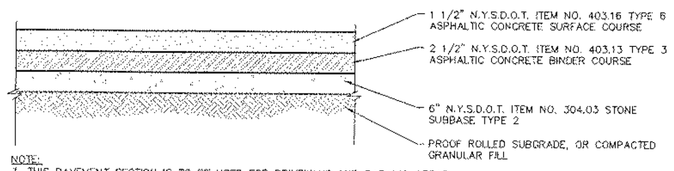
CONCRETE SIDEWALK
N.T.S.



PORTE COCHERE DRIVE PAD DETAIL
N.T.S.

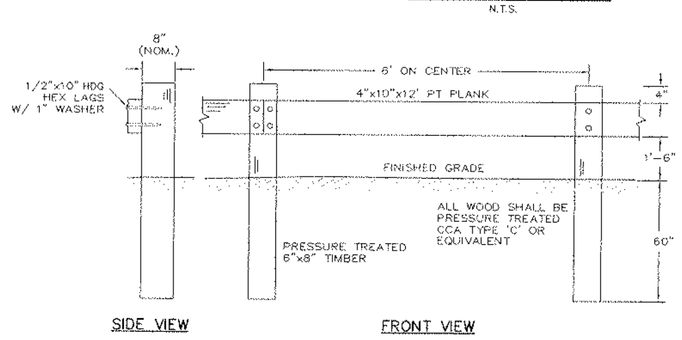


DEPRESSED CURB (FOR DRAINAGE)
N.T.S.

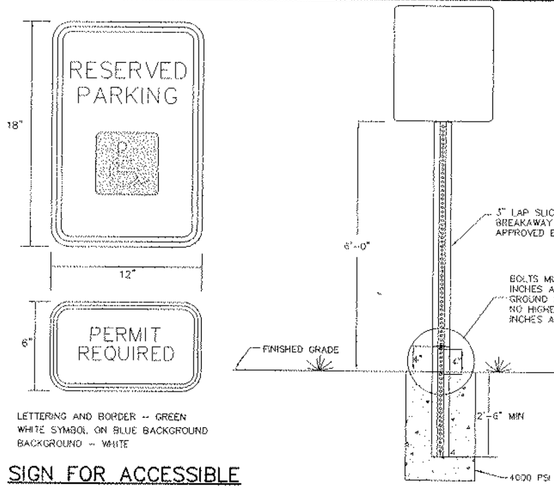


NOTE:
1. THIS PAVEMENT SECTION IS TO BE USED FOR DRIVEWAYS AND PARKING AREAS UNLESS SPECIFICED OTHERWISE ON THE PLANS.
2. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH LATEST EDITION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (N.Y.S.D.O.T.) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
3. SEE PLAN FOR SITE SPECIFIC CROSS SLOPES.

PAVEMENT SECTION
N.T.S.



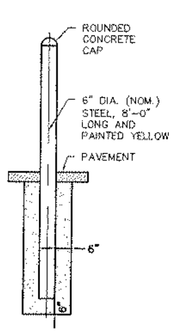
TIMBER GUIDE RAIL
N.T.S.



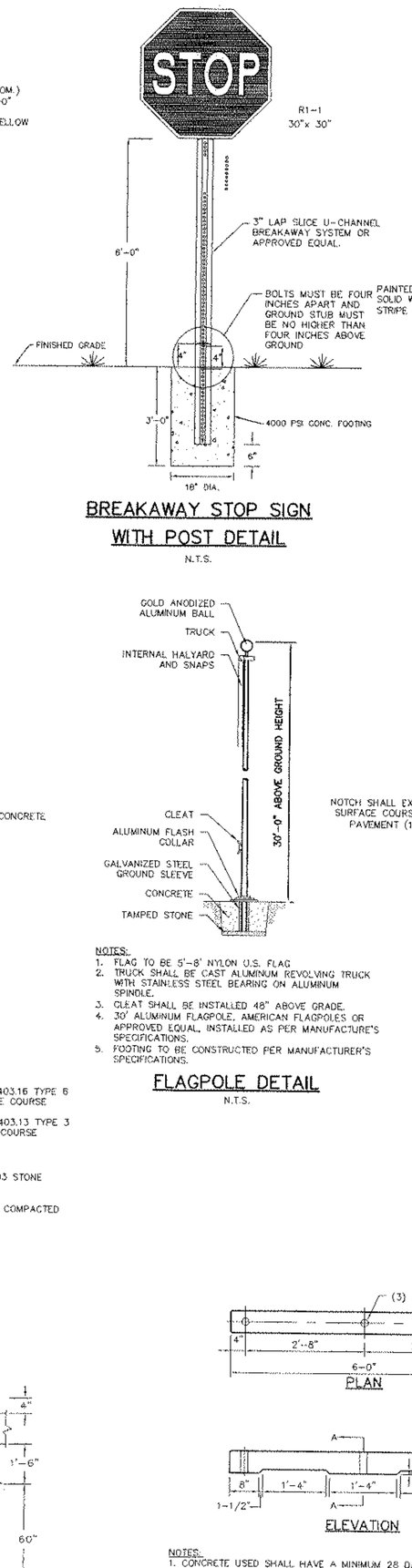
LETTERING AND BORDER -- GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND -- WHITE

SIGN FOR ACCESSIBLE PARKING SPACE
N.T.S.

BREAKAWAY SIGN POST DETAIL
N.T.S.



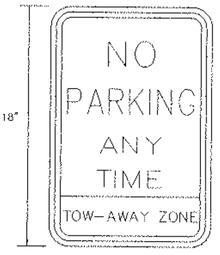
6" BOLLARD
N.T.S.



BREAKAWAY STOP SIGN WITH POST DETAIL
N.T.S.

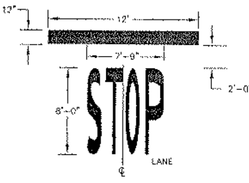
NOTES:
1. FLAG TO BE 5'-8" NYLON U.S. FLAG
2. TRUCK SHALL BE CAST ALUMINUM REVOLVING TRUCK WITH STAINLESS STEEL BEARING ON ALUMINUM SPINDLE
3. CLEAT SHALL BE INSTALLED 48" ABOVE GRADE.
4. 30' ALUMINUM FLAGPOLE, AMERICAN FLAGPOLES OR APPROVED EQUAL, INSTALLED AS PER MANUFACTURE'S SPECIFICATIONS.
5. FOOTING TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS.

FLAGPOLE DETAIL
N.T.S.

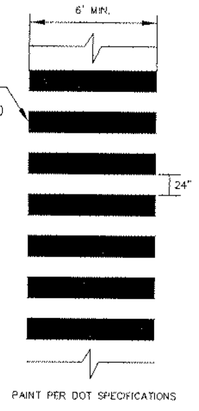


LETTERING AND BORDER -- RED
BACKGROUND -- WHITE

NO PARKING SIGN
N.T.S.

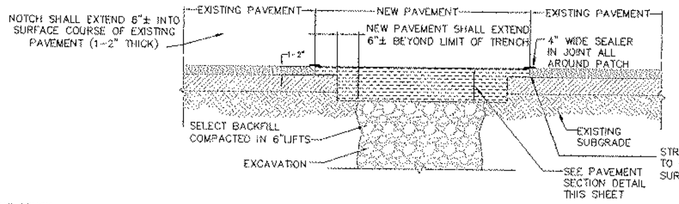


PAINTED STOP BAR
N.T.S.

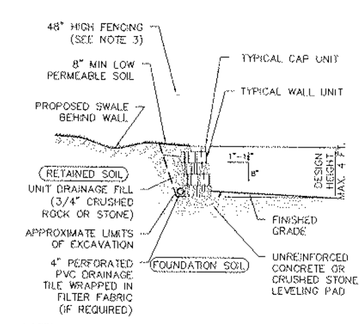


PAINT PER DOT SPECIFICATIONS

PEDESTRIAN CROSSWALK DETAIL
N.T.S.

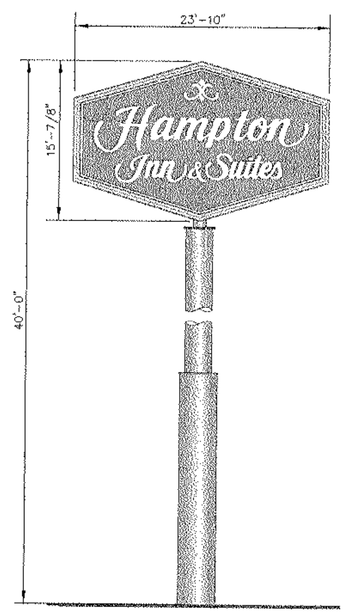


PAVEMENT OPENING REPAIR DETAIL
N.T.S.

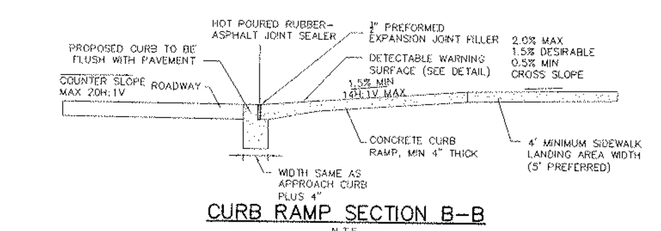


NOTES:
1. MODULAR CONCRETE BLOCK WALL TO BE INSTALLED IN FIELD IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR EACH RETAINING WALL FOR APPROVAL PRIOR TO CONSTRUCTION.
3. A SAFETY BARRIER(FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30". PLACEMENT AND INSTALLATION METHOD OF THE PROPOSED FENCING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ANY WALL SECTIONS OVER 4' IN HEIGHT REQUIRE DESIGN BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

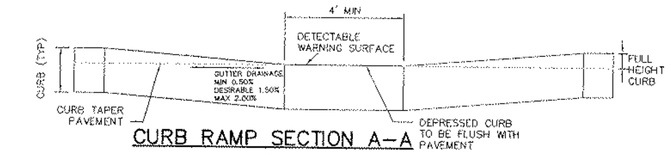
TYPICAL GRAVITY WALL SECTION
(MAXIMUM 4 FT. DESIGN HEIGHT)
N.T.S.



PROPOSED FREESTANDING PYLON SIGN
N.T.S.



CURB RAMP SECTION B-B
N.T.S.



CURB RAMP SECTION A-A
N.T.S.

NOTES:
1. DEPRESSED CURB AT DETECTABLE WARNING SHALL BE A SMOOTH LEVEL SURFACE THAT IS FLUSH WITH THE ADJOINING PAVEMENT. NO BUMPS OR ROUGH SURFACE ARE ALLOWED. SUCH UNEVENNESS SHALL BE MILLED OR GRINDER SMOOTH.

2. POSITIVE DRAINAGE SHALL BE MAINTAINED AT RAMP. RAMP SHALL SLOPE TOWARDS PAVEMENT NO PONDING OF WATER IS PERMITTED AT CURB RAMP. PAVEMENT GRADES TO BE ADJUSTED AS NECESSARY TO PROVIDE POSITIVE DRAINAGE.

3.CURB (DROPPED CURB) GUTTER-LINE TO BE FLUSH WITH ROADWAY PAVEMENT.

4. MAXIMUM GUTTER DRAINAGE GRADE MAY BE INCREASED TO 2.00% UPON THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.

5. DEVIATION FROM THIS DETAIL REQUIRES THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.

CURB RAMP NOTES:
1. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.

2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.

3. CURB (DROPPED CURB) GUTTER-LINE TO BE FLUSH WITH ROADWAY PAVEMENT.

4. CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.

5. MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER. RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON THE APPROVAL OF THE ENGINEER.

6. MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50% OR THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPE MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.

7. ACCESSIBLE RAMPS SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.

8. DEVIATION FROM THE CURB RAMP DETAIL REQUIRES THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.

9. THE RAMP SURFACE SHALL BE A NON-SLIP, HAND BROOMED FINAL FINISH OF CONCRETE SURFACES.

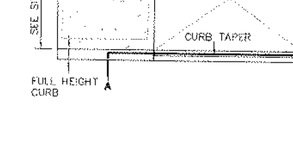
10. CONCRETE EXPANSIONS JOINTS SHALL BE FIRM SURFACES, WITH CONCRETE EDGES 1/4" BEVELED, AND WITH THE JOINT SURFACE NOT MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.

11. CURB RAMPS MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.

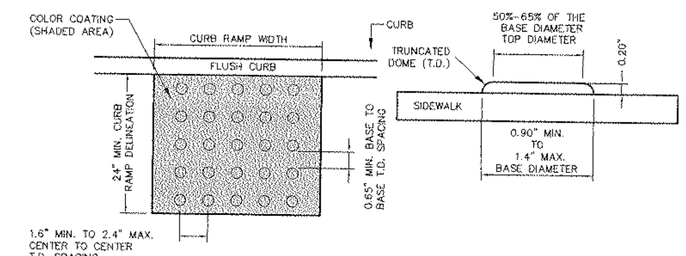
12. THE CLEAR SPACE SHALL BE INCREASED TO 5 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.

13. ON CURVED CROSSWALKS, THE MAXIMUM SEPARATION BETWEEN THE CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4' BY 4' CLEAR ZONE. A SHOP DRAWING SHALL BE SUBMITTED PRIOR TO CONSTRUCTION FOR APPROVAL.

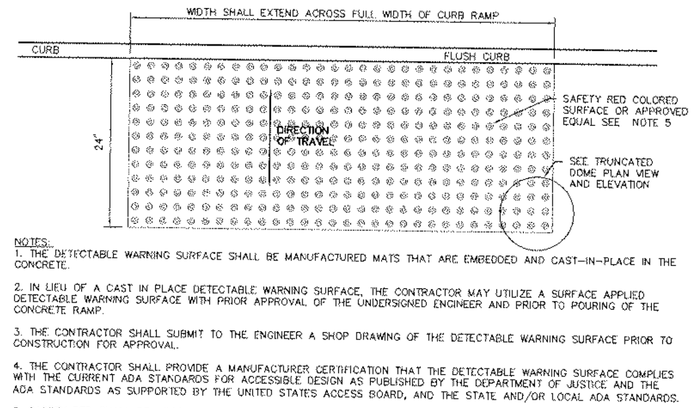
CURB RAMP NOTES



TYPICAL PARALLEL CURB RAMP
N.T.S.

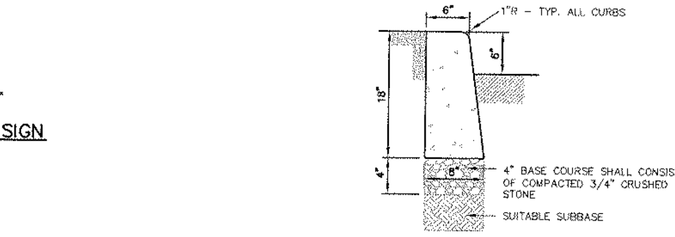


PLAN VIEW ENLARGEMENT TRUNCATED DOME ELEVATION



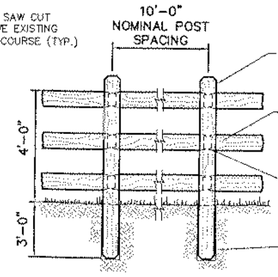
NOTES:
1. THE DETECTABLE WARNING SURFACE SHALL BE MANUFACTURED MATS THAT ARE EMBEDDED AND CAST-IN-PLACE IN THE CONCRETE.
2. IN LIEU OF A CAST IN PLACE DETECTABLE WARNING SURFACE, THE CONTRACTOR MAY UTILIZE A SURFACE APPLIED DETECTABLE WARNING SURFACE WITH PRIOR APPROVAL OF THE UNDERSIGNED ENGINEER AND PRIOR TO POURING OF THE CONCRETE RAMP.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SHOP DRAWING OF THE DETECTABLE WARNING SURFACE PRIOR TO CONSTRUCTION FOR APPROVAL.
4. THE CONTRACTOR SHALL PROVIDE A MANUFACTURER CERTIFICATION THAT THE DETECTABLE WARNING SURFACE COMPLIES WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE AND THE ADA STANDARDS AS SUPPORTED BY THE UNITED STATES ACCESS BOARD, AND THE STATE AND/OR LOCAL ADA STANDARDS.
5. SAFETY RED SHALL BE APPROVED BY THE LOCAL JURISDICTION PRIOR TO INSTALLATION. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. ALTERNATIVE COLOR MAY BE USED PROVIDED SUCH COLOR COMPLIES WITH CURRENT ADA STANDARDS.
6. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY DETECTABLE WARNINGS.
7. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm).
8. TRUNCATED DOMES IN DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 mm) MINIMUM AND 2.4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THEY MOST ADJACENT DOMES ON A SQUARE GRID.

DETECTABLE WARNING SURFACE
N.T.S.

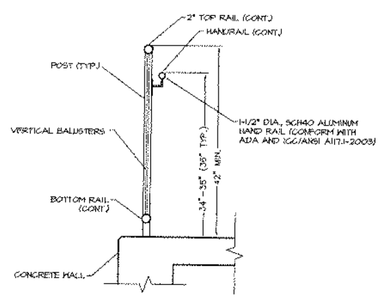


NOTES:
1. CONCRETE TO BE 4000 PSI AIR-ENTRAINED PORTLAND CEMENT CONCRETE.
2. SIX (6") INCH FACE TO BE PROVIDED
3. PROVIDE PRE FORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT (50'-0" (MAX.) INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.

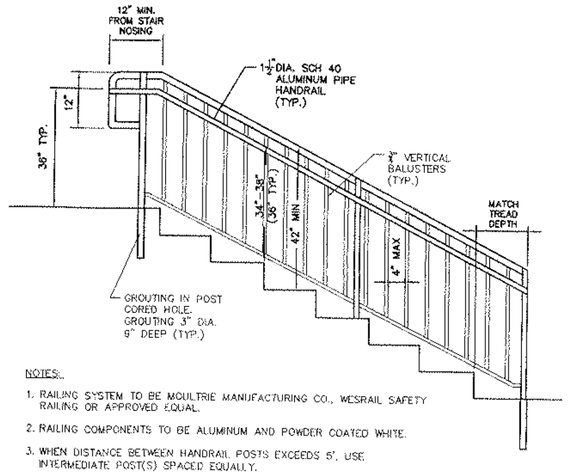
CONCRETE CURB
N.T.S.



SPLIT RAIL FENCE
N.T.S.

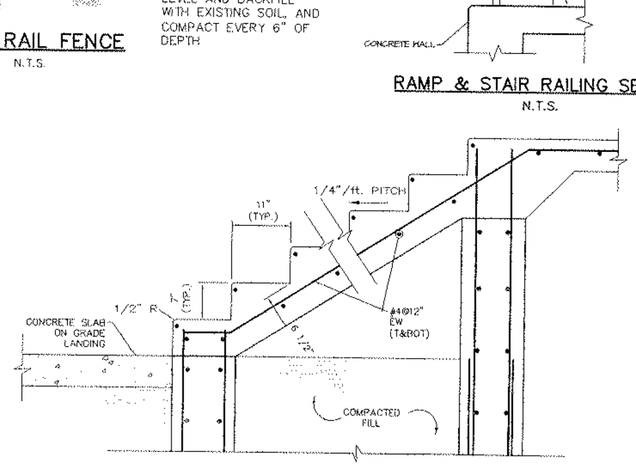


RAMP & STAIR RAILING SECTION
N.T.S.

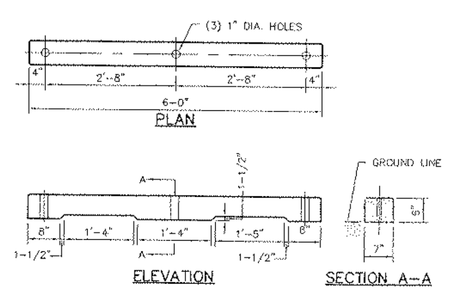


NOTES:
1. RAILING SYSTEM TO BE MOULTRIE MANUFACTURING CO., WESRAIL SAFETY RAILING OR APPROVED EQUAL.
2. RAILING COMPONENTS TO BE ALUMINUM AND POWDER COATED WHITE.
3. WHEN DISTANCE BETWEEN HANDRAIL POSTS EXCEEDS 5', USE INTERMEDIATE POST(S) SPACED EQUALLY.
4. ALL HANDRAIL MEMBERS TO BE 1-1/2" O.D. ALUMINUM, FLUSH JOINT, INTERIOR SLEEVE WHEN REQUIRED.
5. EXTENSIONS MAY EXTEND TO A WALL, GUARD, WALKING SURFACE, OR MAY BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
6. ALL ASPECTS OF THE RAILING SHALL COMPLY WITH ICC/ANSI A117.1-2003.
7. CONTRACTOR TO PROCURE & FOLLOW MANUFACTURER SPECIFICATIONS.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO ORDERING RAILINGS.

STAIRCASE RAILING DETAIL
N.T.S.



PARKING STALL STRIPING DETAIL
N.T.S.



NOTES:
1. CONCRETE USED SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENTH OF 3500 PSI.
2. UNIT TO BE PINNED TO SURFACE WITH (3) 3/4" DIA. STEEL RODS, 24" MINIMUM LENGHT.
3. ALL BEVELS TO BE 1/2".
4. ALL ANGLES TO BE 45°.

PRECAST CONCRETE WHEELSTOP
N.T.S.

TYPICAL STAIR DETAIL
SCALE: 3/4" = 1'-0"

NOTES:
1. SEE RAILING DETAILS FOR SPECIFICATIONS ON DIMENSIONS AND INSTALLATION.
2. FOUNDATION TO BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

ANDREW J. PETHERSTON
NEW YORK LICENSE PROFESSIONAL ENGINEER LIC. NO. 073555

MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects
State of N.Y. Certificate of Authorization 0000172
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Customer Loyalty through Client Satisfaction

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1607 Route 300
Suite 101
Newburgh, NY 12550
Phone: 845.564.4495
Fax: 845.564.0278
email: solutions @ maserconsulting.com

HAMPTON INN & SUITES
CONSTRUCTION DETAILS
FOR
CROSS ROADS COURT REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/21/15	JJS	ABF

PROJECT NUMBER
12000031B

SHEET NUMBER
7 of 14

TOWN WATER SYSTEM NOTES

1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.

2. ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED, CLASS 52, DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.

3. THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THRUST BLOCKS ARE NOT ACCEPTABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. ALL FITTINGS AND VALVES SHALL ALSO BE INSTALLED WITH RETAINER GLANDS FOR JOINT RESTRAINT. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.

4. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 OR LATEST REVISION FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C153/A21.53-94 FOR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.

5. ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCK WISE).

6. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVE SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM. TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.

7. ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR ¾ AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 ½ OR 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR ¾ AND 1 INCH AND MUELLER B-25204 FOR 1 ½ AND 2 INCH SIZES. CURB BOXES S HALL BE MUELLER H-10312 FOR ¾ AND 1 INCH AND MUELLER H-10310 FOR 1 ½ AND 2 INCH SIZES.

8. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.

9. THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE, SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.

10. THRUST RESTRAINT SHALL BE PROVIDED BY THE RODS AND RETAINER GLANDS. THE LENGTH OF RESTRAINED PIPE SHALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITIONS AND DEPTH OF BURY ACCORDING TO DIPRA STANDARDS.

11. PRESSURE AND LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.

12. DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 – YEAR OF LATEST REVISION STANDARDS.

13. ALL WATER MAINS SHALL BE 8", CLASS 52, DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.

14. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

TOWN SEWER SYSTEM NOTES

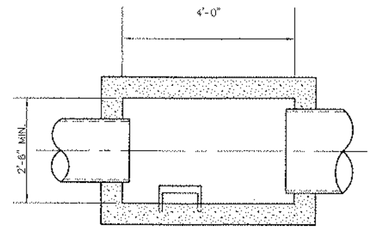
1. CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.

2. ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.

3. ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.

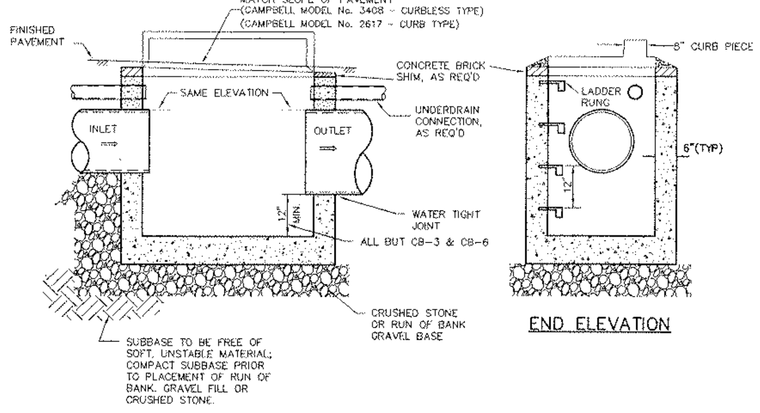
4. THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.

5. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.



PLAN

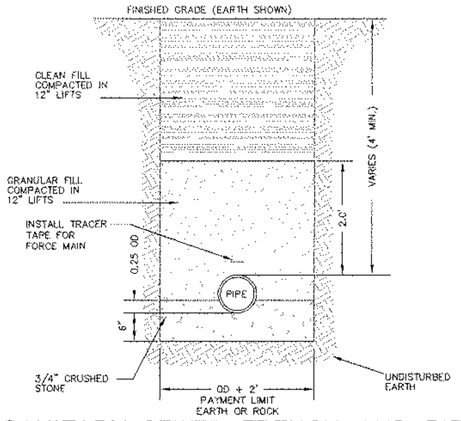
NOTES:
1. ALL BASINS TO BE PRECAST CONCRETE DESIGNED FOR H-20 HIGHWAY LOADING PLUS 25% IMPACT.
2. ALL COMPONENTS TO CONFORM TO NYSDOT SPECS, LATEST EDITION
3. ALL DRAINAGE PIPES TO BE HDPE UNLESS NOTED OTHERWISE ON PLANS OR DETAILS



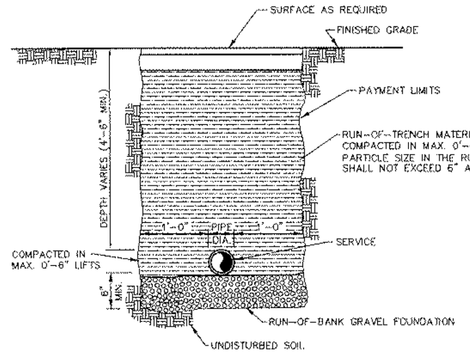
FRONT ELEVATION

END ELEVATION

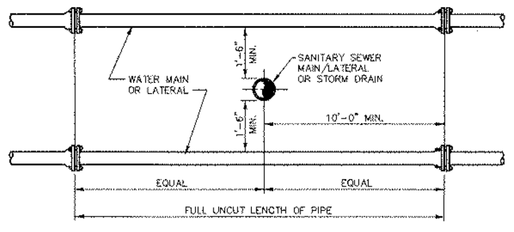
CATCH BASIN DETAIL
N.T.S



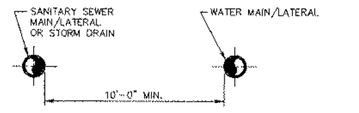
SANITARY SEWER TRENCH AND PIPE BEDDING DETAIL
(FORCE MAIN OR GRAVITY)
N.T.S



WATER SERVICE TRENCH DETAIL
N.T.S.



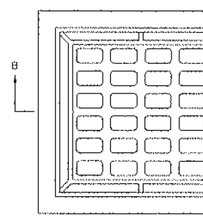
VERTICAL SEPARATION

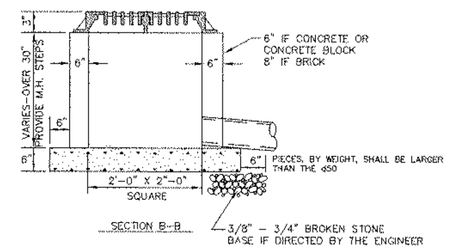


HORIZONTAL SEPARATION

NOTE : NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE ORANGE COUNTY DEPARTMENT OF HEALTH.

SANITARY/STORM SEWER–WATER MAIN SEPARATION DETAIL
N.T.S.

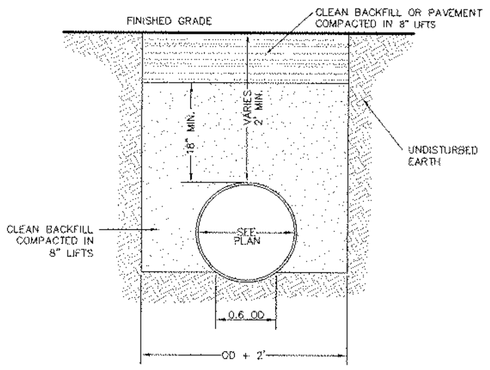




GENERAL CONSTRUCTION NOTES:
1. FOOTER TO BE CONCRETE.
2. INVERT TO BE 4000 PSI CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE #3193 AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL.
5. PROVIDE 3/4" DIAMETER W.I. LADDER RUNGS, 18" O.C. (IF OVER 30" DEEP)
6. EXTERIOR OF ALL CONCRETE SHALL HAVE 2 COATS OF KOPPERS BITUMASTIC #5, OR EQUAL.
7. ALL WORK SHALL BE WATERTIGHT.

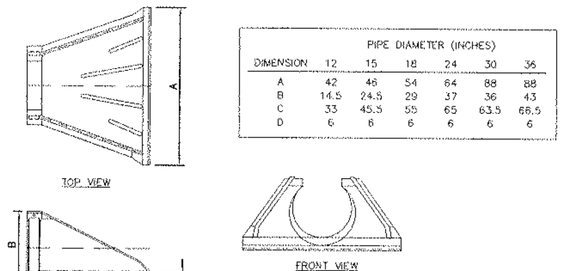
NOT FOR USE IN PAVED AREAS.

YARD INLET
N.T.S.



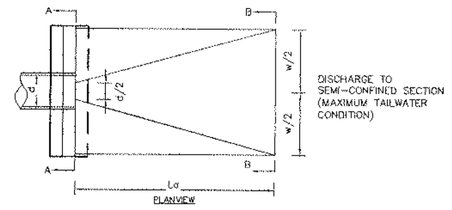
NOTES:
1. ALL FILL BELOW IMPERVIOUS AREAS SHALL BE WITH SELECT GRANULAR SUBGRADE NYSDOT ITEM 203.20 FOR THE FULL DEPTH OF THE EXCAVATION. BACKFILL SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
2. EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE MUNICIPAL ENGINEER.
3. ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.

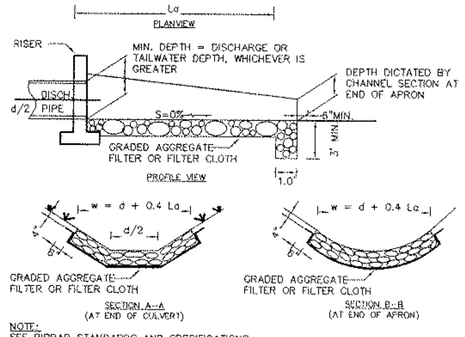
STORM DRAIN TRENCH & BEDDING
N.T.S.



DIMENSION	PIPE DIAMETER (INCHES)					
	12	15	18	24	30	36
A	42	46	54	64	88	88
B	14.5	24.5	29	37	36	43
C	33	45.5	55	65	63.5	68.5
D	6	6	6	6	6	6

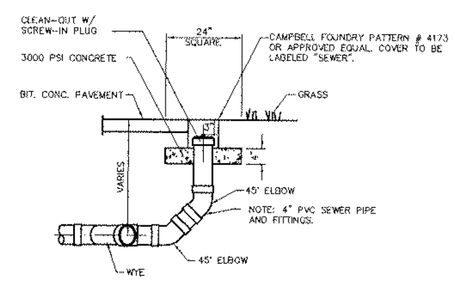
CORRUGATED POLYETHYLENE FLARED END SECTION
N.T.S.



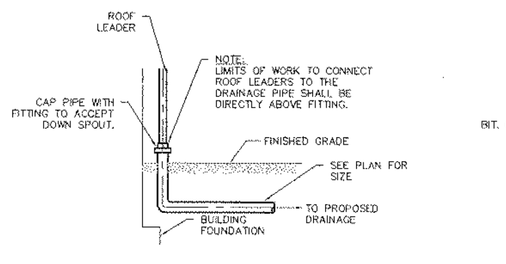


NOTE:
SEE RIPRAP STANDARDS AND SPECIFICATIONS MAXIMUM TAILWATER CONDITIONS

RIP RAP OUTLET PROTECTION
N.T.S.

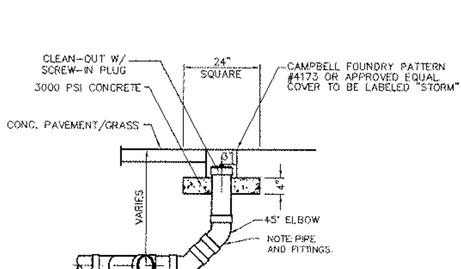


SANITARY SEWER CLEANOUT
N.T.S.

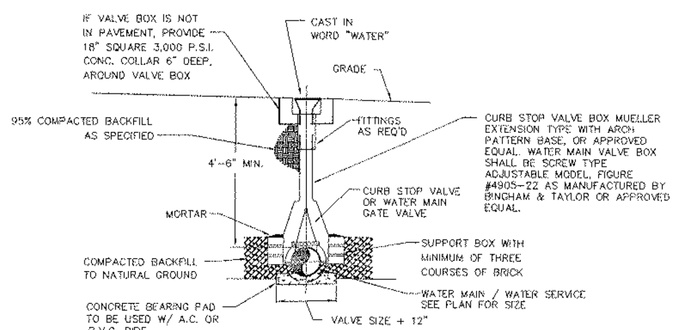


NOTES:
1. PIPE AND FITTINGS AS MANUFACTURERED BY ADS OR APPROVED EQUAL.

ROOF LEADER DETAIL
N.T.S.

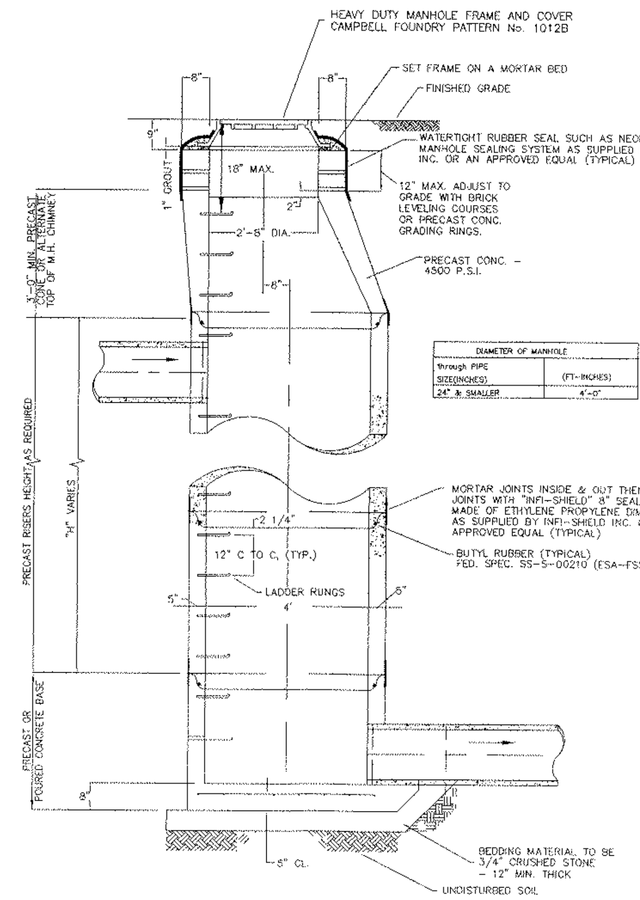


ROOF LEADER CLEANOUT AT BEND
N.T.S.

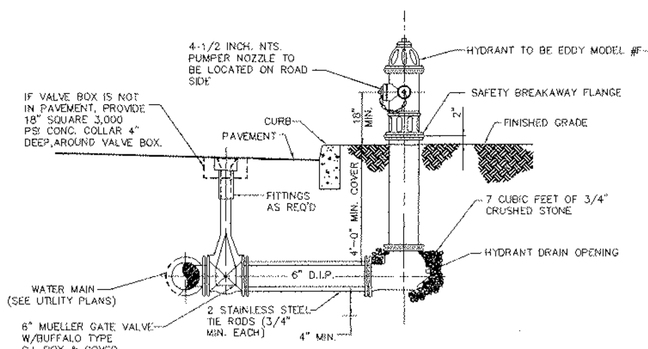


NOTE:
1. VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED DEEPER THAN 5 FEET.

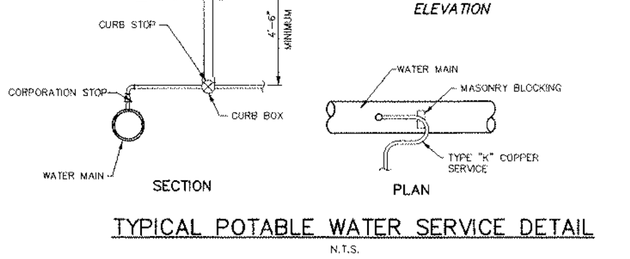
VALVE BOX DETAIL
N.T.S.



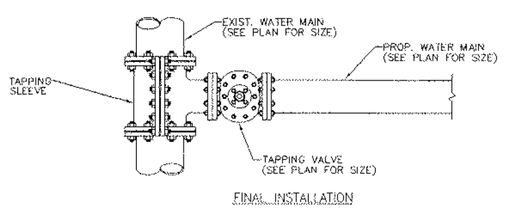
PRECAST STORM DRAIN MANHOLE SECTION
N.T.S.



FIRE HYDRANT DETAIL
N.T.S.



TYPICAL POTABLE WATER SERVICE DETAIL
N.T.S.



NOTES:
1. WET TAP VALVE CAN BE INSTALLED IN EITHER VERTICAL OR HORIZONTAL POSITION.
2. CONTRACTOR SHALL VERIFY DEPTH OF BURY, MATERIAL, DIAMETER (O.D.) AND OPERATING PRESSURE OF EXISTING WATER MAIN PRIOR TO ORDERING OF WET TAP UNIT.

WET TAP DETAIL
N.T.S.

NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET* TO BE RESTRAINED									
PIPE SIZE (IN INCHES)	90° TEE OR DEAD END PLUG			45°			22 1/2°		
	No.	SIZE		No.	SIZE		No.	SIZE	
4	2	3/4"	20'	2	3/4"	10'	2	3/4"	5'
6	2	3/4"	40'	2	3/4"	10'	2	3/4"	5'
8	4 OR 2	3/4" OR 7/8"	50'	2	3/4"	15'	2	3/4"	5'
10	4 OR 2	3/4" OR 1"	60'	2	3/4"	20'	2	3/4"	5'
12	4	7/8"	70'	2	3/4"	20'	2	3/4"	5'
14	4	1"	80'	2	3/4"	25'	2	3/4"	5'
16	4	1"	80'	2	3/4"	25'	2	3/4"	5'

* LENGTH OF PIPE TO BE RESTRAINED IS FOR EACH SIDE OF BEND

NOTES:
1. USE OF MECHANICAL JOINT RETAINER GLANDS SHALL PROVIDE A THRUST RESTRAINT SYSTEM EQUIVALENT TO THAT LISTED IN THE TABLE FOR CLAMPS AND RODS.
2. LENGTHS ARE BASED ON THE FOLLOWING CRITERIA : 150 P.S.I. MAXIMUM PRESSURE AND 3'-6" OF COVER. TABLE IS FOR USE WITH C.I./D.I.P. ONLY. IF TEST CONDITIONS ARE MORE SEVERE OR LARGER PIPES ARE PROPOSED, THEN SPECIAL COMPUTATIONS MUST BE PROVIDED BY LICENSED P.E.

JOINT RESTRAINT SCHEDULE

REV.	DATE	DRAWN BY	DESCRIPTION
1	09/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

ANDREW BRUCE THURSTON
NEW YORK STATE LICENSED PROFESSIONAL ENGINEER
LICENSE NO. 085055

MASER CONSULTING P.A.
Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects
State of N.Y. Certificate of Authorization: 0020172
New Jersey New York Pennsylvania Virginia
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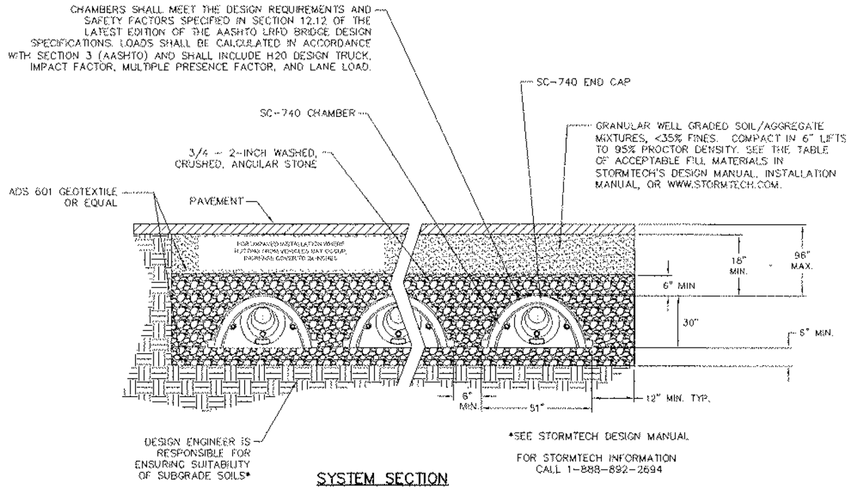
HAMPTON INN & SUITES
CONSTRUCTION DETAILS
FOR
CROSS ROADS COURT REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/21/15	JJS	ABF

PROJECT NUMBER: 12000031B

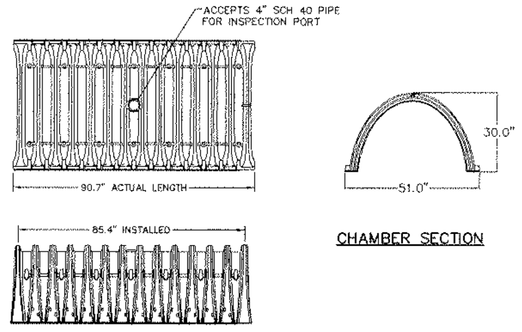
SHEET NUMBER: 8 of 14



SYSTEM SECTION

STORMTECH NOTES:

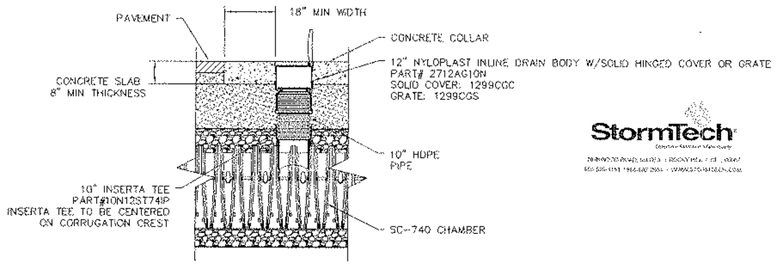
1. CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET.
   - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL CROSS SECTION IS BASED.
6. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.



CHAMBER SECTION

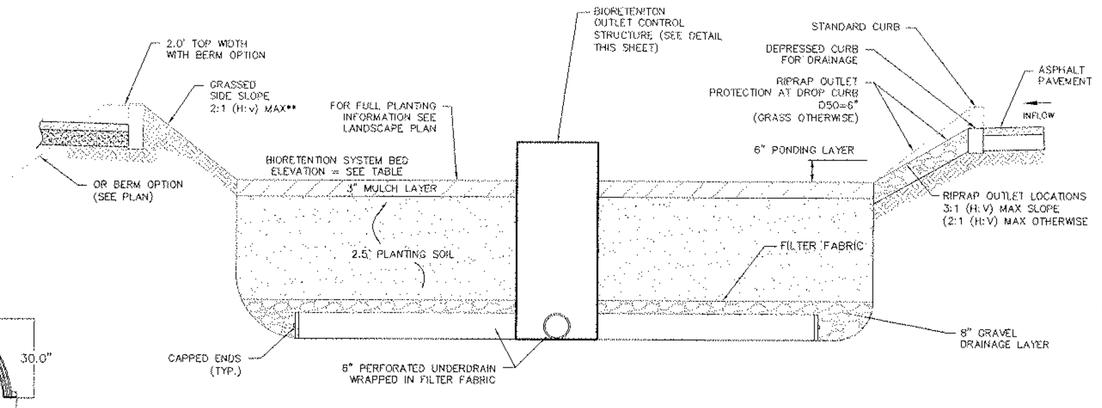
STORMTECH SC-740 CHAMBER (SUBSURFACE SYSTEMS)

N.T.S.



SC-740 INSPECTION PORT DETAIL

N.T.S.



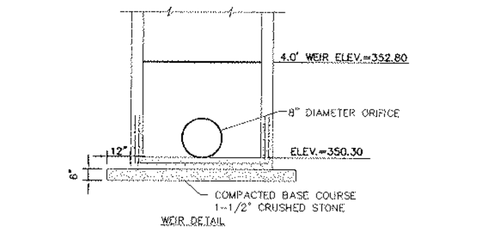
BIORETENTION SYSTEM CROSS SECTION

N.T.S.

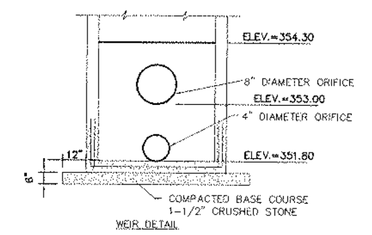
NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. SEE TABLE ON GRADING PLAN FOR MULCH BED FOOTPRINT, OUTLET STRUCTURE AND SYSTEM ELEVATION INFORMATION.
3. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

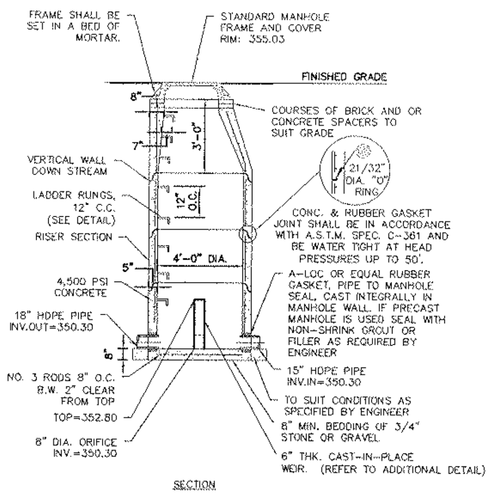
** BIORETENTION AREAS 2 & 3 SHALL HAVE 1.5:1 (H:V) RIPRAP STABILIZED SIDE SLOPES ALONG EASTERN BERM OF BASIN, MAINTAINING A 2.0' TOP WIDTH.



WEIR DETAIL



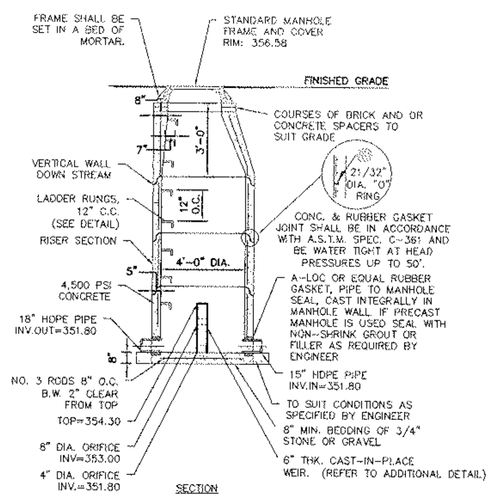
WEIR DETAIL



SECTION

PRECAST CONCRETE DRAINAGE MANHOLE OUTLET CONTROL STRUCTURE WITH WEIR OCS 'WEST-6'

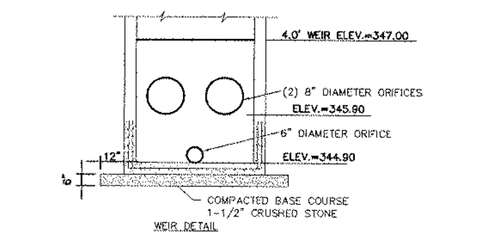
N.T.S.



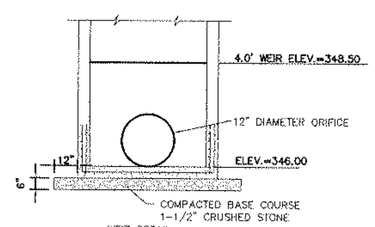
SECTION

PRECAST CONCRETE DRAINAGE MANHOLE OUTLET CONTROL STRUCTURE WITH WEIR OCS 'WEST-7'

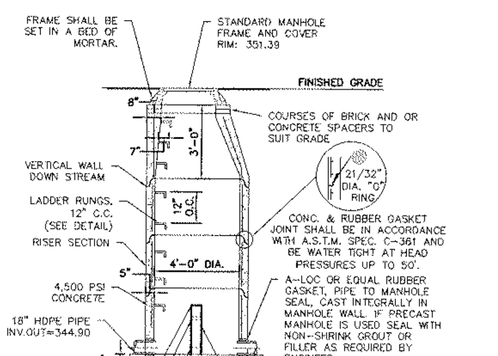
N.T.S.



WEIR DETAIL



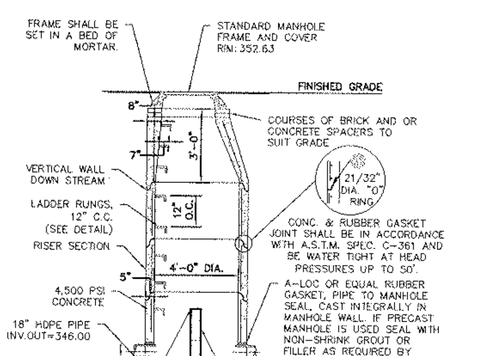
WEIR DETAIL



SECTION

PRECAST CONCRETE DRAINAGE MANHOLE OUTLET CONTROL STRUCTURE WITH WEIR OCS 'E'

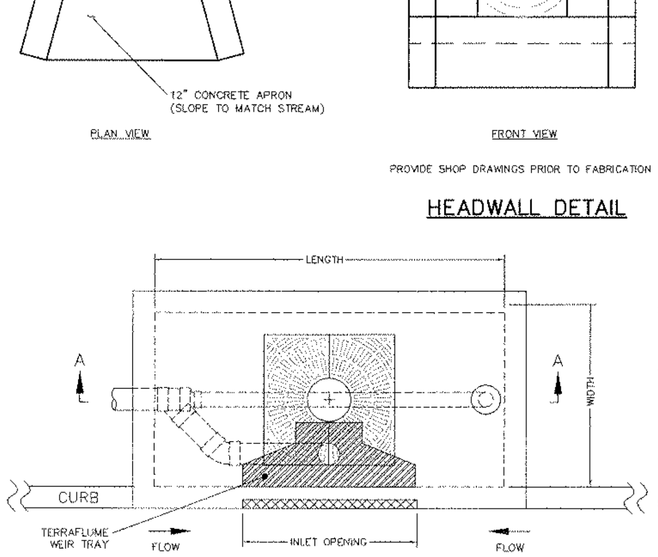
N.T.S.



SECTION

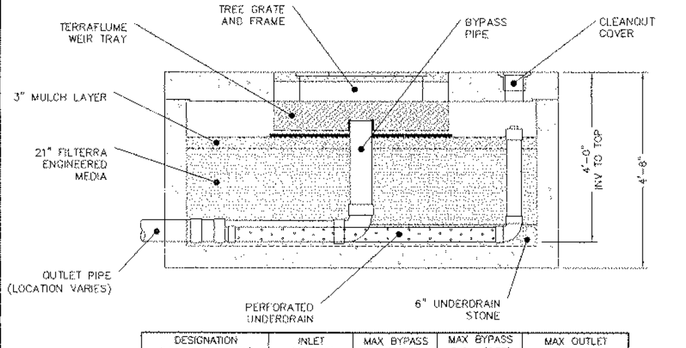
PRECAST CONCRETE DRAINAGE MANHOLE OUTLET CONTROL STRUCTURE WITH WEIR OCS 'S'

N.T.S.



PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION

HEADWALL DETAIL



DESIGNATION (LENGTH x WIDTH)	INLET OPENING	MAX BYPASS PIPE SIZE	MAX BYPASS FLOW (CFS)	MAX OUTLET PIPE SIZE
4x6	4'-0" *	6" PVC	0.66	8" PVC
6x8	4'-0" *	6" PVC	0.66	8" PVC

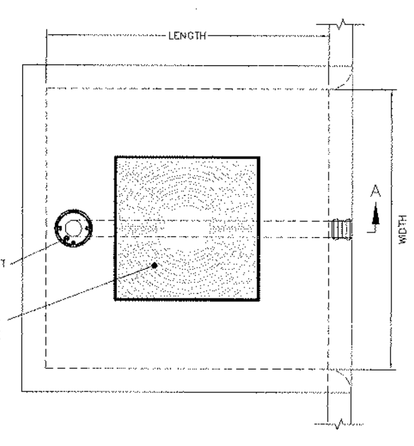
1. ALL DIMENSIONS SHOWN HEREON PER MANUFACTURER PREFABRICATED SYSTEMS & WILL BE DELIVERED AS A COMPLETE UNIT FOR INSTALLATION & CONNECTION
2. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION
3. INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MANUFACTURER GUIDELINES

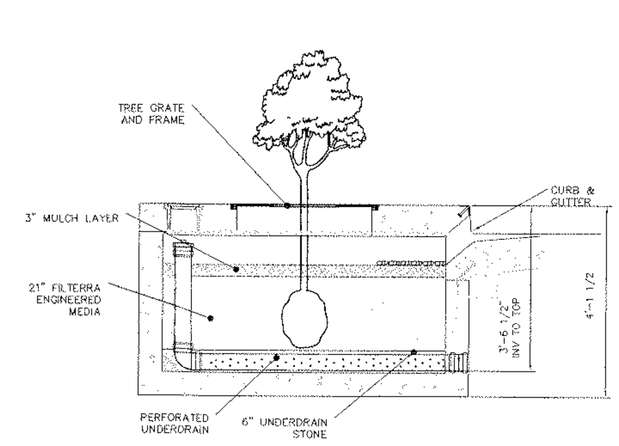
CONTECH FILTERRA INTERNAL BYPASS DETAIL

N.T.S.

CONTECH FILTERRA CONSTRUCITON & INSTALLATION NOTES:

1. EACH UNIT SHALL BE CONSTRUCTED AT THE LOCATIONS AND ELEVATIONS ACCORDING TO THE SIZES SHOWN ON THE APPROVED DRAWINGS. ANY MODIFICATIONS TO THE ELEVATION OR LOCATION SHALL BE AT THE DIRECTION OF AND APPROVED BY THE ENGINEER.
2. IF THE FILTERRA® IS STORED BEFORE INSTALLATION, THE TOP SLAB MUST BE PLACED ON THE BOX USING THE 2X4 WOOD PROVIDED, TO PREVENT ANY CONTAMINATION FROM THE SITE. ALL INTERNAL FITTINGS SUPPLIED (IF ANY), MUST BE LEFT IN PLACE AS PER THE DELIVERY.
3. THE UNIT SHALL BE PLACED ON A COMPACTED SUB-GRADE WITH A MINIMUM 6-INCH GRAVEL BASE MATCHING THE FINAL GRADE OF THE CURB LINE IN THE AREA OF THE UNIT. THE UNIT IS TO BE PLACED SUCH THAT THE UNIT AND TOP SLAB MATCH THE GRADE OF THE CURB IN THE AREA OF THE UNIT. COMPACT UNDISTURBED SUB-GRADE MATERIALS TO 95% OF MAXIMUM DENSITY AT +/- 2% OF OPTIMUM MOISTURE. UNSUITABLE MATERIAL BELOW SUB-GRADE SHALL BE REPLACED TO THE SITE ENGINEER'S APPROVAL.
4. OUTLET CONNECTIONS SHALL BE ALIGNED AND SEALED TO MEET THE APPROVED DRAWINGS WITH MODIFICATIONS NECESSARY TO MEET SITE CONDITIONS AND LOCAL REGULATIONS.
5. ONCE THE UNIT IS SET, THE INTERNAL WOODEN FORMS AND PROTECTIVE MESH COVER MUST BE LEFT INTACT. REMOVE ONLY THE TEMPORARY WOODEN SHIPPING BLOCKS BETWEEN THE BOX AND TOP SLAB. THE TOP LID SHOULD BE SEALED ONTO THE BOX SECTION BEFORE BACKFILLING, USING A NONSHRINK GROUT, BUTYL RUBBER OR SIMILAR WATERPROOF SEAL. THE BOARDS ON TOP OF THE LID AND BOARDS SEALED IN THE UNITS THROAT MUST NOT BE REMOVED. THE SUPPLIER (AMERICAST OR ITS AUTHORIZED DEALER) WILL REMOVE THESE SECTIONS AT THE TIME OF ACTIVATION. BACKFILLING SHOULD BE PERFORMED IN A CAREFUL MANNER, BRINGING THE APPROPRIATE FILL MATERIAL UP IN 6"LIFTS ON ALL SIDES. PRECAST SECTIONS SHALL BE SET IN A MANNER THAT WILL RESULT IN A WATERTIGHT JOINT. IN ALL INSTANCES, INSTALLATION OF FILTERRA® UNIT SHALL CONFORM TO ASTM SPECIFICATION C891 "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES", UNLESS DIRECTED OTHERWISE IN CONTRACT DOCUMENTS.
6. CURB AND GUTTER CONSTRUCTION (WHERE PRESENT) SHALL ENSURE THAT THE FLOW-LINE OF THE FILTERRA® UNITS IS AT A GREATER ELEVATION THAN THE FLOW-LINE OF THE BYPASS STRUCTURE OR RELIEF (DROP INLET, CURB CUT OR SIMILAR). FAILURE TO COMPLY WITH THIS GUIDELINE MAY CAUSE FAILURE AND/OR DAMAGE TO THE FILTERRA® ENVIRONMENTAL DEVICE.
7. EACH FILTERRA® UNIT MUST RECEIVE ADEQUATE IRRIGATION TO ENSURE SURVIVAL OF THE LIVING SYSTEM DURING PERIODS OF DRIER WEATHER. THIS MAY BE ACHIEVED THROUGH A PIPED SYSTEM, GUTTER FLOW OR THROUGH THE TREE GRATE.

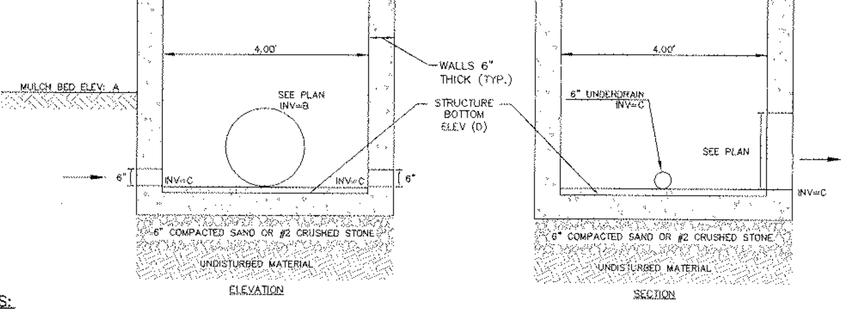




1. ALL DIMENSIONS SHOWN HEREON PER MANUFACTURER PREFABRICATED SYSTEMS & WILL BE DELIVERED AS A COMPLETE UNIT FOR INSTALLATION & CONNECTION
2. PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION
3. INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MANUFACTURER GUIDELINES

CONTECH FILTERRA STANDARD 4'X4' DETAIL

N.T.S.



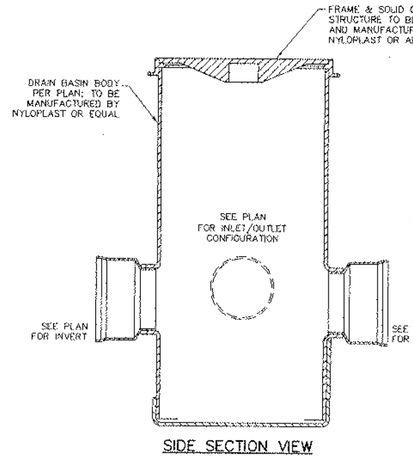
ELEVATION SECTION

TYPICAL BIORETENTION OUTLET CONTROL STRUCTURE DETAIL

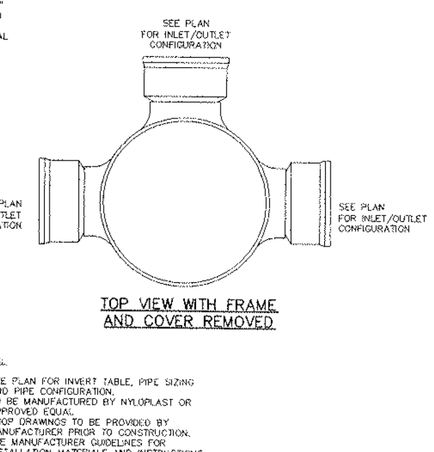
N.T.S.

SYSTEM	OUTLET NAME	T.O.M. ELEV (A)	OUTLET DIMENSIONS	TOP OF STRUCTURE (B)	UNDERDRAIN/ OUTLET INVERT (C)	STRUCTURE BASE ELEV. (D)	100-YR PEAK ELEV. (E)
1-1	OCS-1	352.00	4'X4'	352.50	348.58	348.08	352.71
1-2	OCS-2	349.00	4'X4'	349.50	345.58	345.08	349.68
1-3	OCS-3	349.00	4'X4'	349.50	345.58	345.08	349.66
1-4A	OCS-4A	351.70	4'X4'	352.20	348.28	347.78	352.36
1-4B	OCS-4B	350.50	4'X4'	351.00	347.08	346.58	351.16
1-5A	OCS-5A	356.00	4'X4'	356.50	352.58	352.08	356.70
1-5B	OCS-5B	354.50	4'X4'	355.00	351.08	350.58	355.20
1-7A	OCS-7A	358.50	4'X4'	359.00	355.08	354.58	359.20
1-7B	OCS-7B	357.00	4'X4'	357.50	353.58	353.08	357.70
1-8	OCS-8	362.50	2'X2'	363.00	359.08	358.58	363.14

NOTES: 1. SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION FOR APPROVAL ON ALL OUTLET CONTROL STRUCTURES
2. BASE OF STRUCTURE SHALL BE FILLED WITH CONCRETE TO PIPE INVERTS UPON INSTALLATION



SIDE SECTION VIEW



TOP VIEW WITH FRAME AND COVER REMOVED

NOTES:

1. SEE PLAN FOR INVERT TABLE, PIPE SIZING AND PIPE CONFIGURATION.
2. TO BE MANUFACTURED BY NYLOPLAST OR APPROVED EQUAL.
3. SHOP DRAWINGS TO BE PROVIDED BY MANUFACTURER PRIOR TO CONSTRUCTION.
4. SEE MANUFACTURER GUIDELINES FOR INSTALLATION MATERIALS AND INSTRUCTIONS.
5. ALL STRUCTURES SHALL BE H-20 LOADING MINIMUM.

24" NYLOPLAST STRUCTURE DETAIL

N.T.S.

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JGD	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

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ANDREW W. FETHERSTON
NEW YORK STATE PROFESSIONAL ENGINEER LIC. NO. 073555

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HAMPTON INN & SUITES
CONSTRUCTION DETAILS
FOR
CROSS ROADS COURT REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
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PROJECT NUMBER: 12000031B

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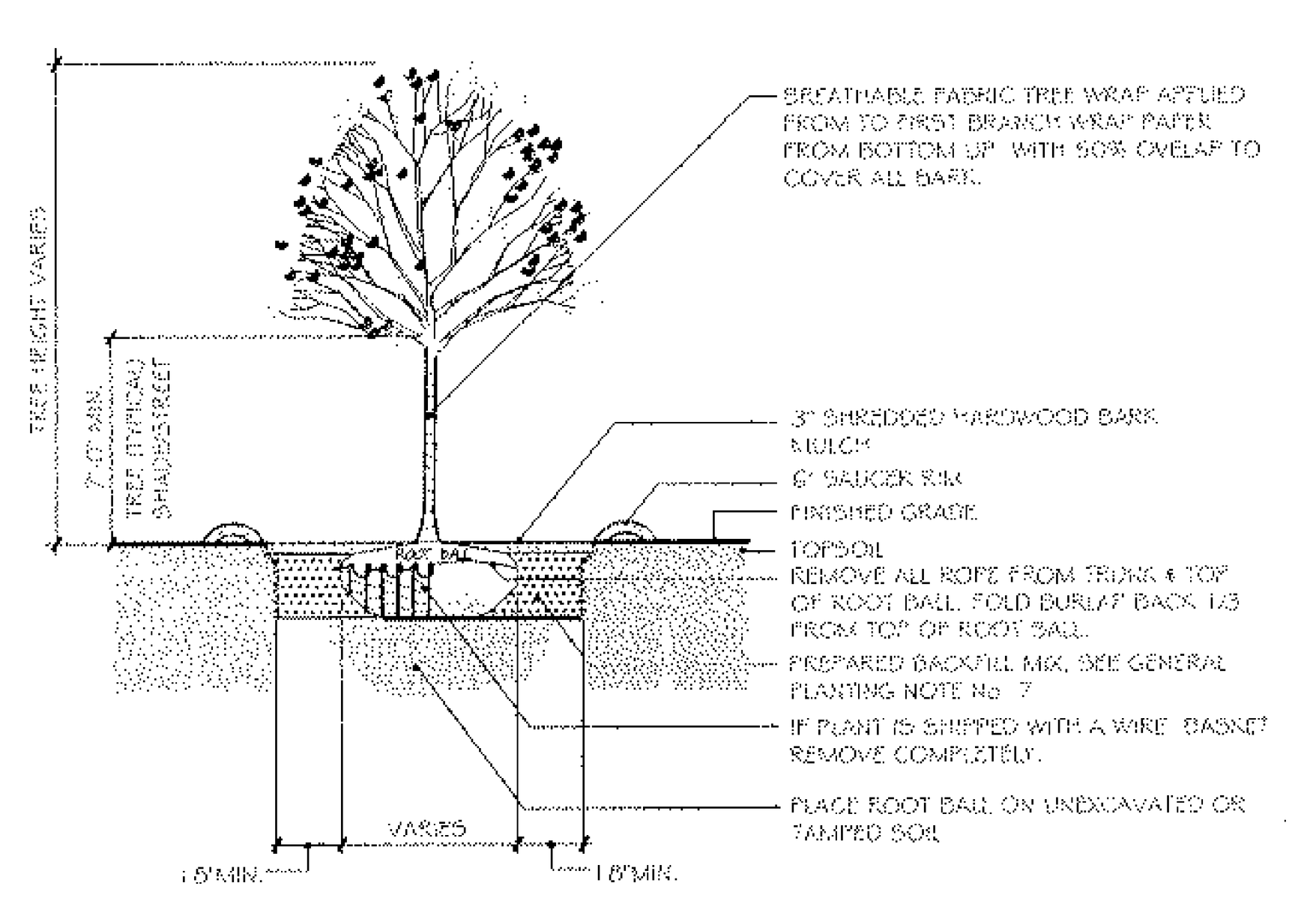
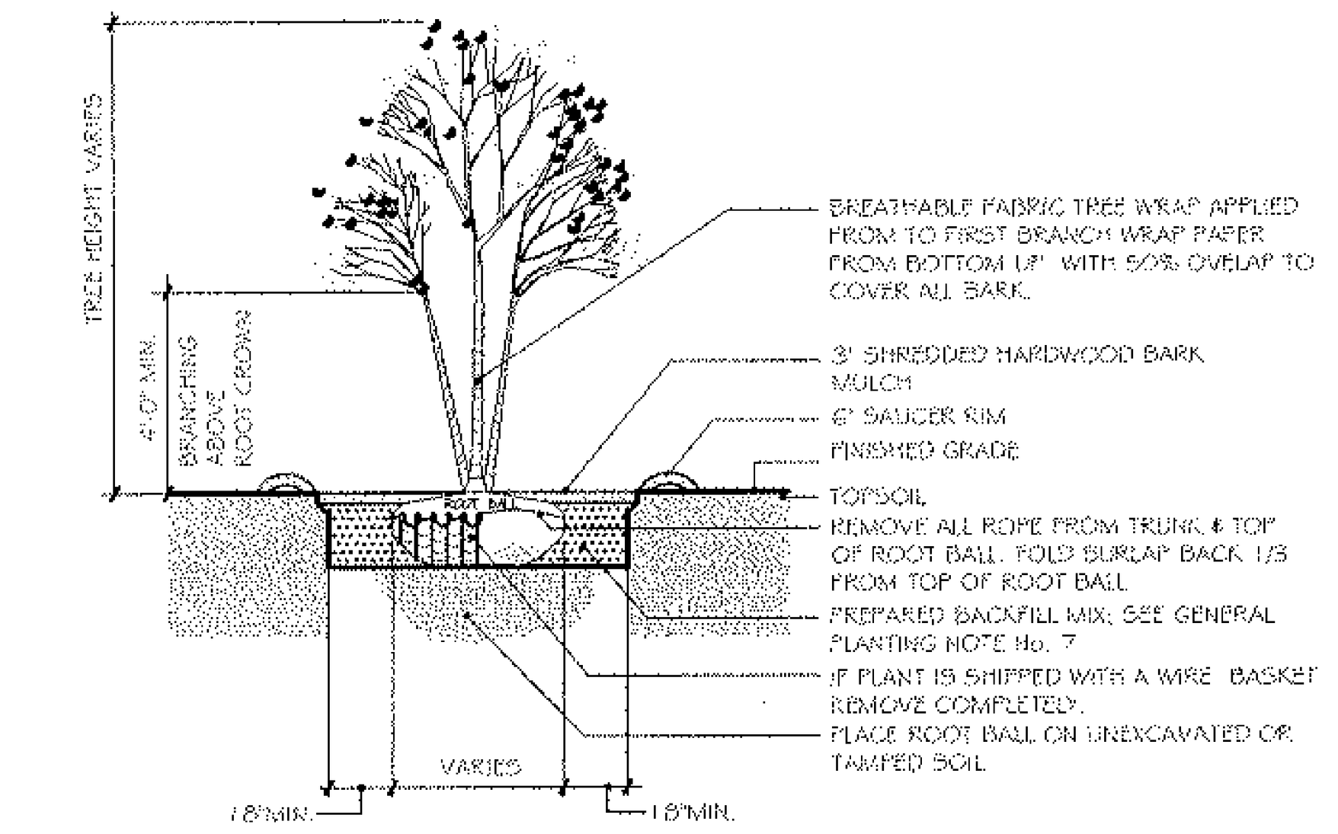
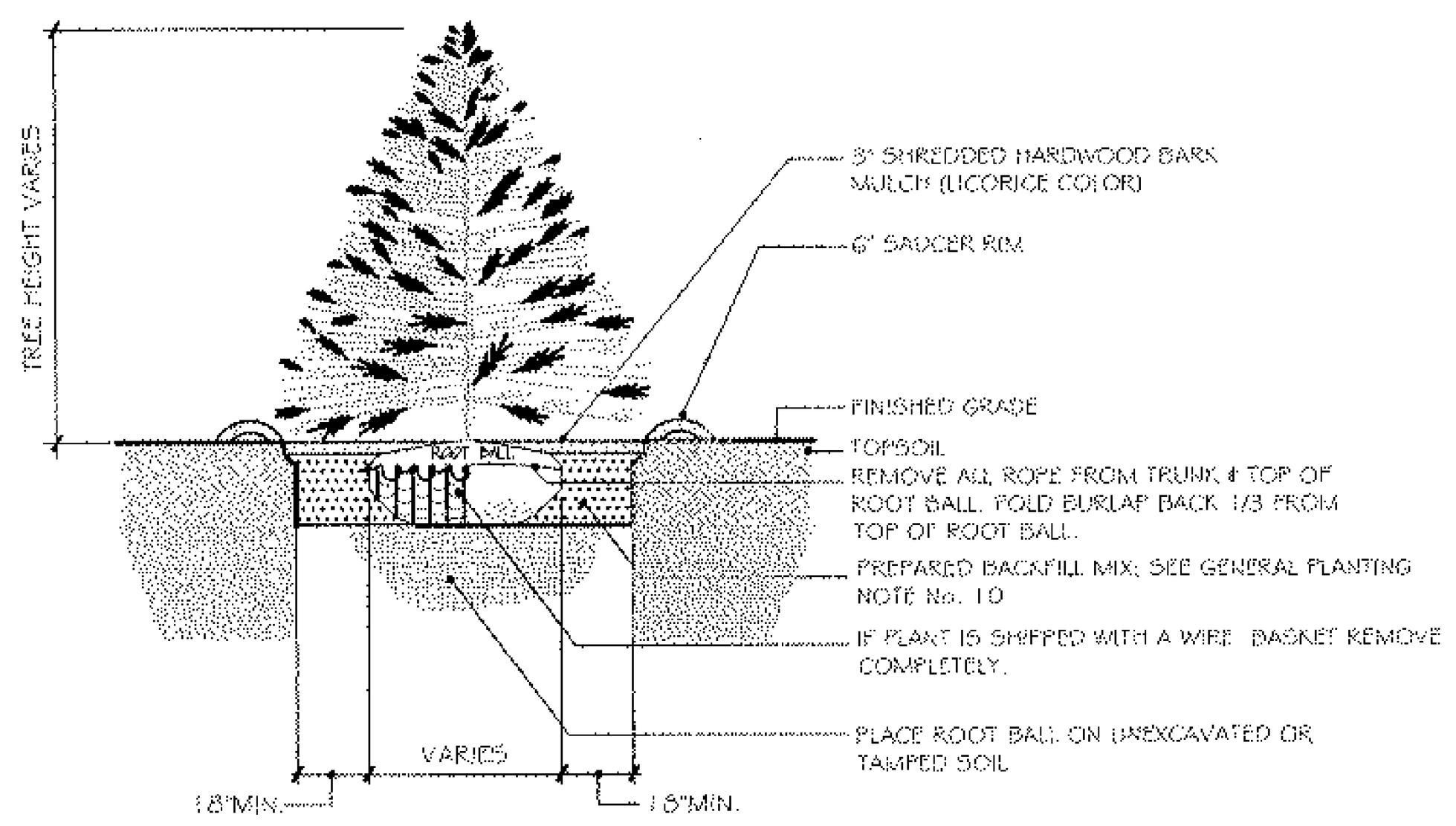


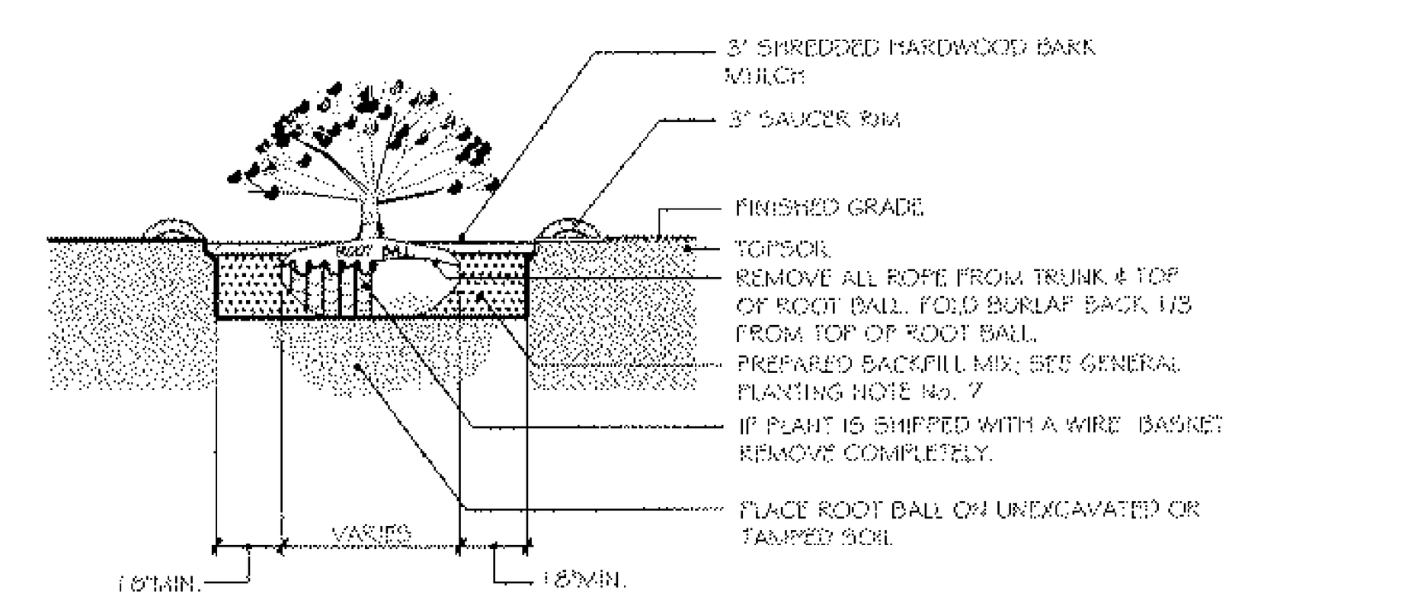
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



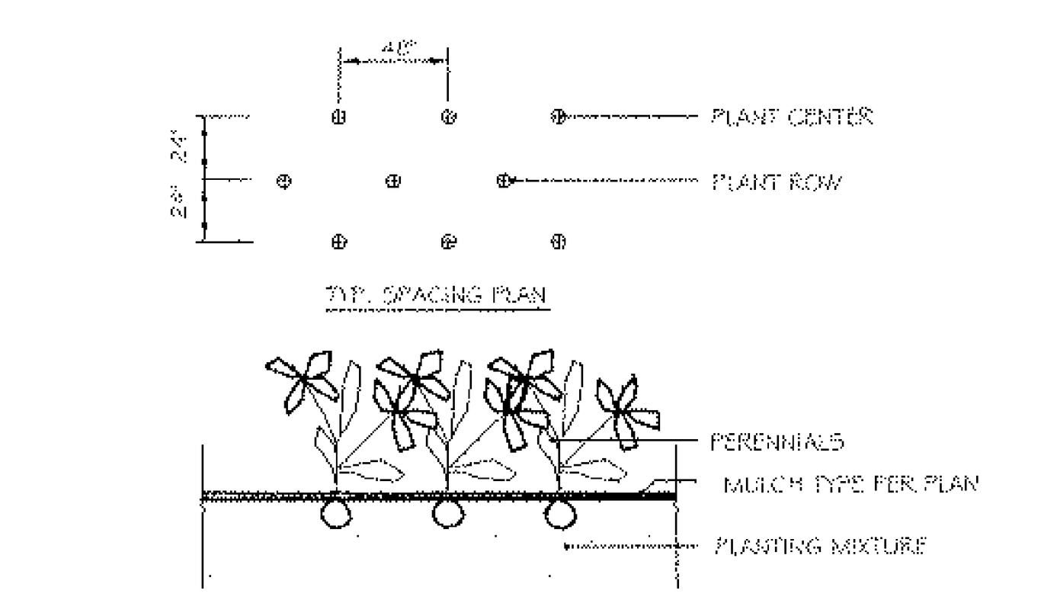
MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PERENNIAL / GRASS PLANTING
NOT TO SCALE

PLANTING DETAIL NOTES

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
4. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING. AT A MINIMUM THE DEPTH OF THE PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.
5. PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE TOWN OF BETHEL. CONTRACTOR SHALL REMOVE WRAPPING AT THE END OF GUARANTEE PERIOD.
6. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL TRUNK OR LEADER.

GENERAL PLANTING NOTES

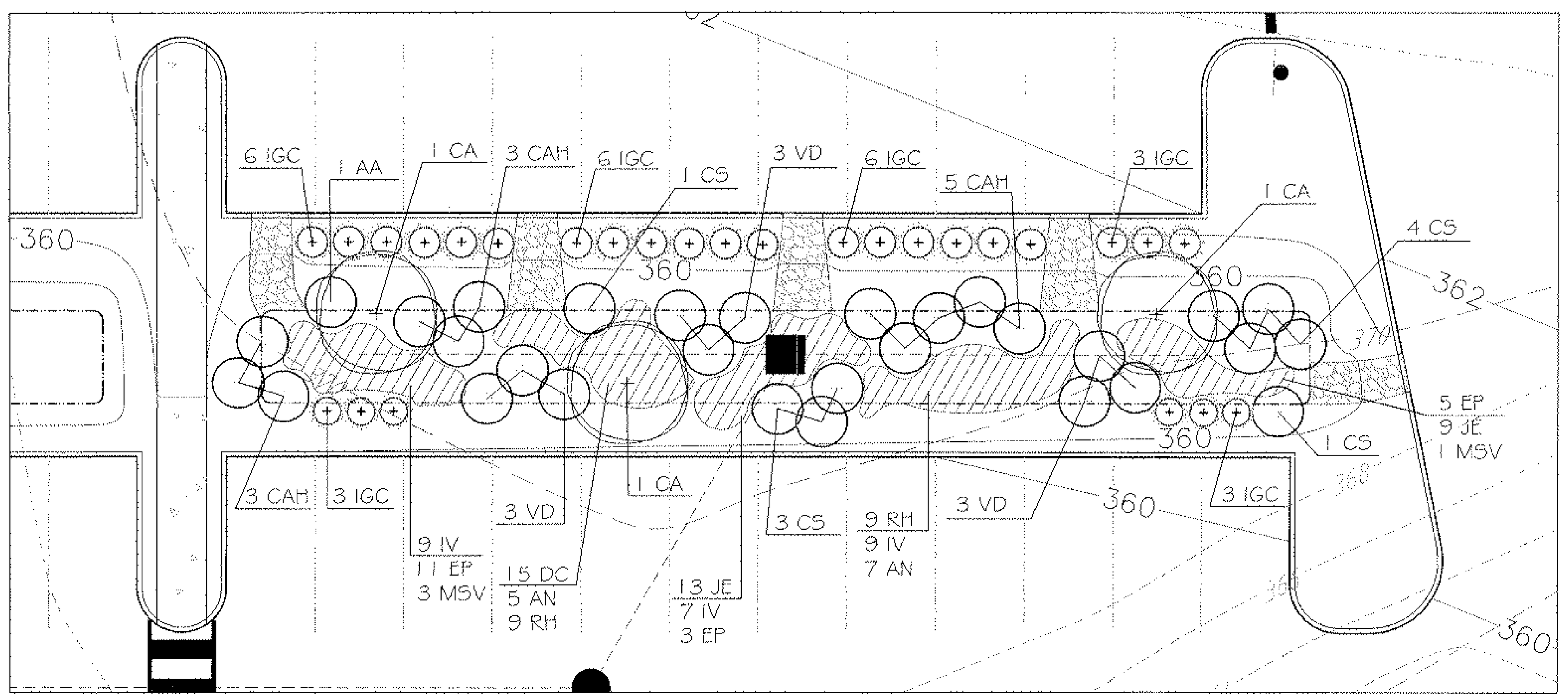
1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT FOR THE TOWN OF NEWBURGH. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 10' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN OR INSTALLED WITH PHYSICAL ROOT BARRIER.
6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 8'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE.
11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
12. OPTIMUM PLANTING TIME:
    DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO DECEMBER 15.
    CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1.
13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
14. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN 25% DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEAR UNHEALTHY OR UNSIGHTLY AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED. PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE CONSULTANT FOR THE TOWN OF NEWBURGH UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT AND MUST BE REPLACED WITHIN TWO MONTHS OF RECIEPT OF THE INSPECTION REPORT OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 6" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SOD SHALL CONSIST OF A NEW YORK CERTIFIED MIXTURE. SEED SHALL BE IN ACCORDANCE WITH THE LOCAL SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
19. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE, SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED, OR DAMAGED BRANCHES.
20. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

GENERAL SEEDING NOTES

1. TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS. PER 1000 SF OR SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 16 AND OCTOBER 15.

MIXTURE -	HARD FESCUE	120 LBS/ACRE
	PERENNIAL RYE GRASS	30 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	40 LBS/ACRE
MIXTURE -	TALL FESCUE	160 LBS/ACRE
	PERENNIAL RYE GRASS (BLEND)	20 LBS/ACRE
	KENTUCKY BLUE GRASS (BLEND)	20 LBS/ACRE

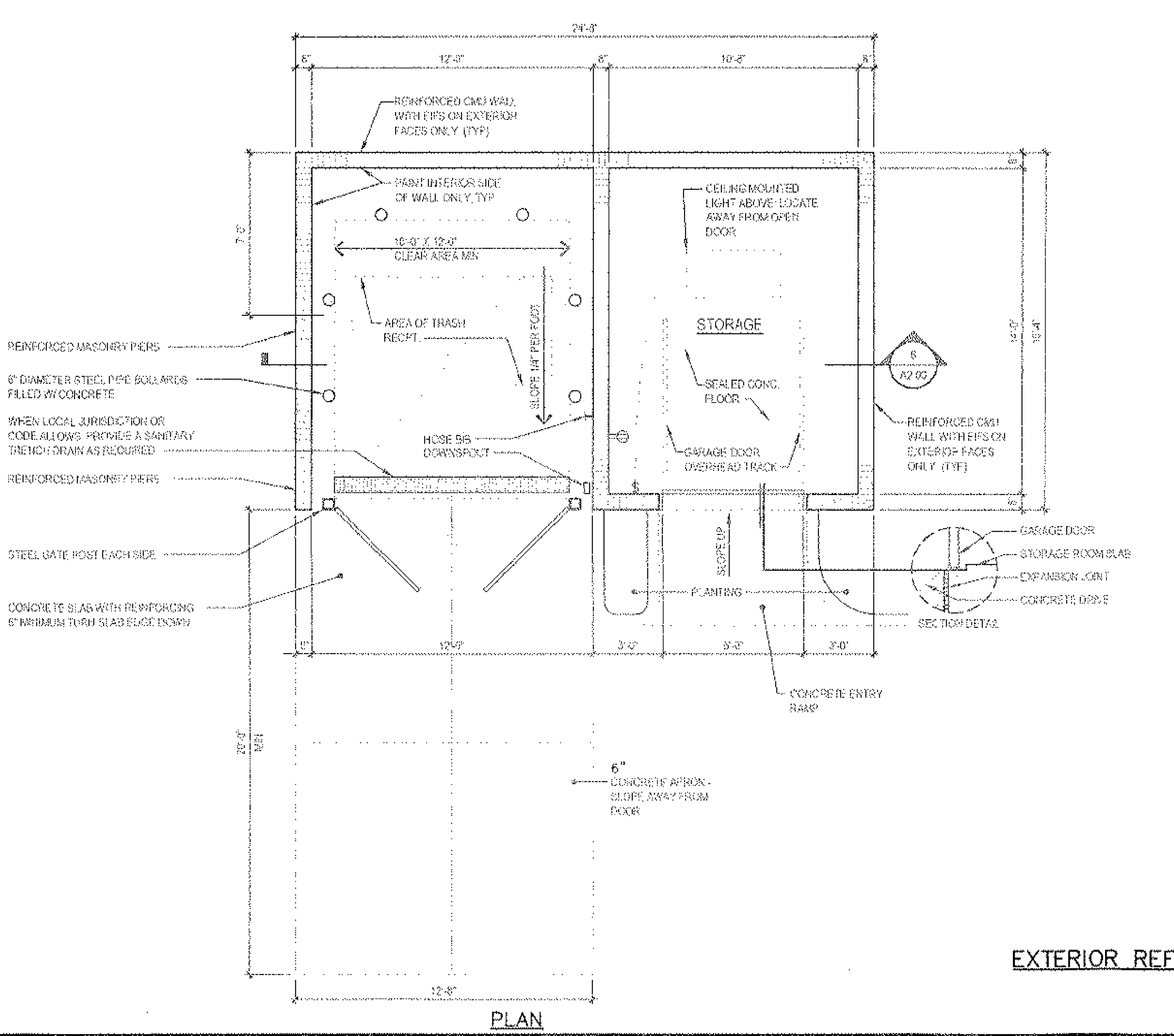
3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE, SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 5.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED. FLOODPLAIN SEED MIXTURE SHALL NOT BE FERTILIZED.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES OF 90 TO 115 LBS. PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
7. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.



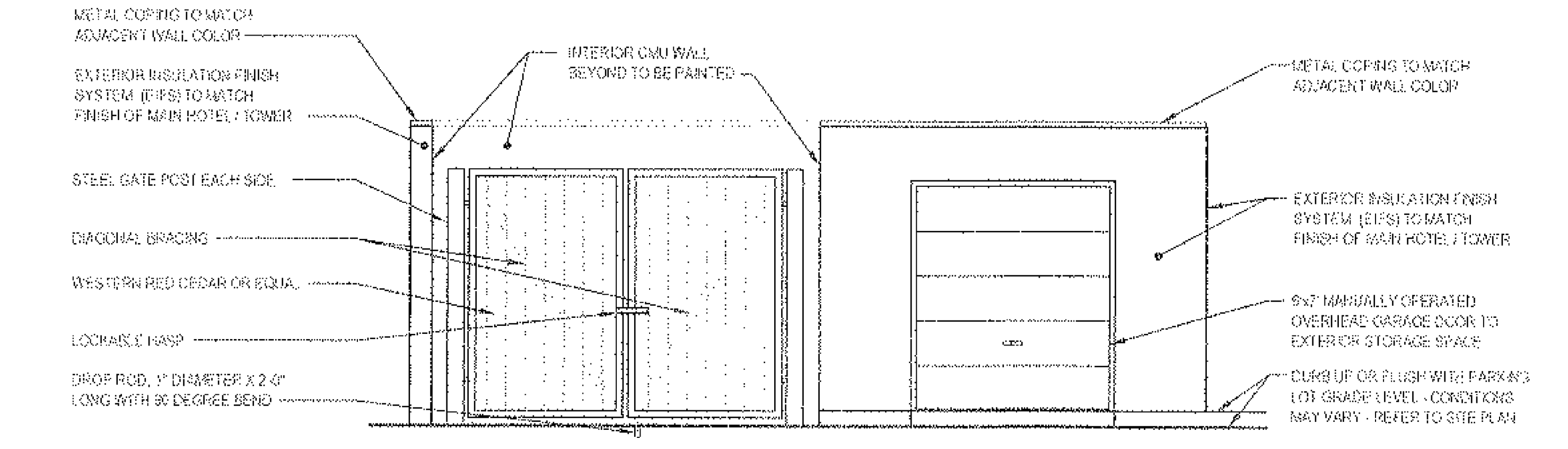
TYPICAL BIORETENTION PLANTING DETAIL
NOT TO SCALE

BIO-FILTRATION PLANT SCHEDULE

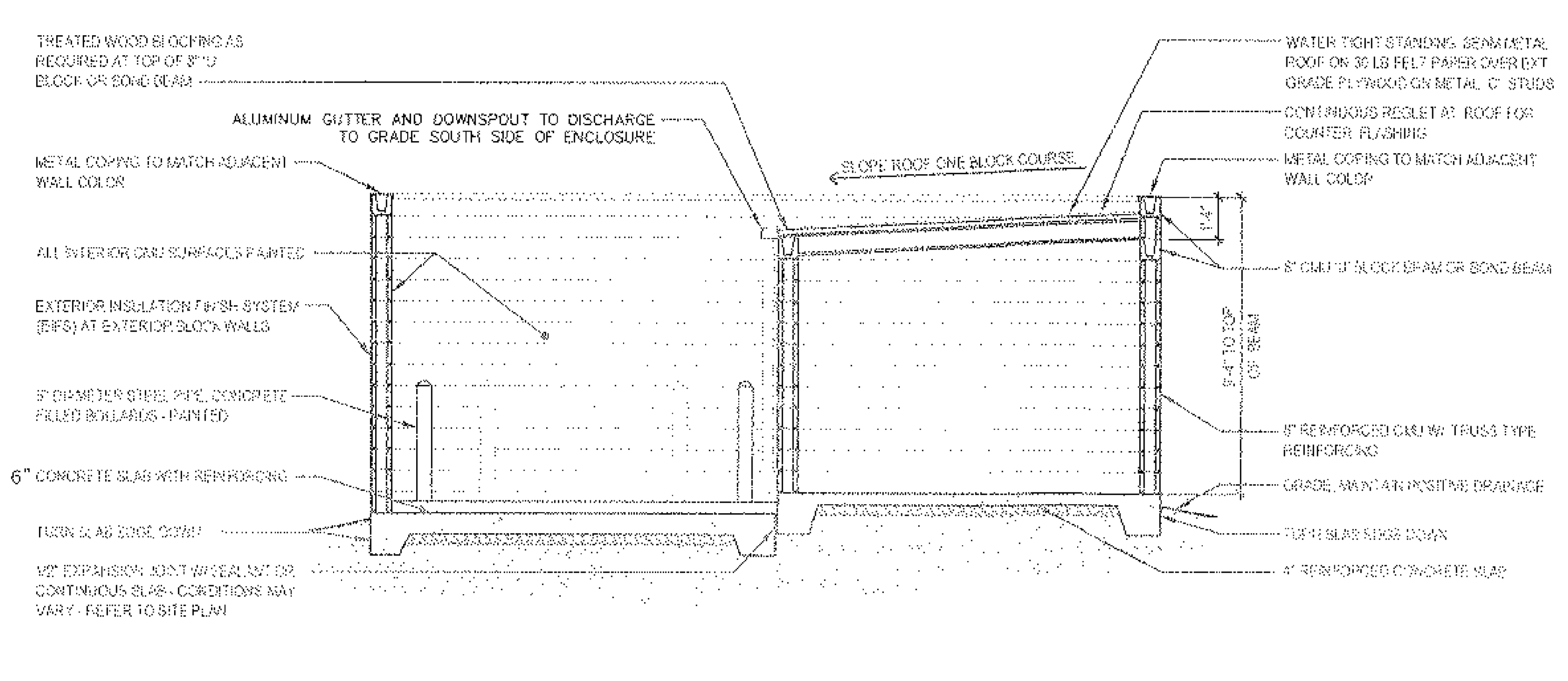
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS	SPACING
SHRUBS									
AA	1	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24 - 30"			CONT.	TYPICAL SPECIES HABIT	
CAH	11	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18 - 24"			CONT.	TYPICAL SPECIES HABIT	
CA	3	CORNUS AMOMUM	SILKY DOGWOOD	24 - 30"			CONT.	TYPICAL SPECIES HABIT	
CS	8	CORNUS SERICEA	RED-OSIER DOGWOOD	24 - 30"			CONT.	TYPICAL SPECIES HABIT	
IGC	27	ILEX GLABRA COMPACTA	INKBERRY	24 - 30"			CONT.	TYPICAL SPECIES HABIT	
VD	9	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30 - 36"			CONT.	TYPICAL SPECIES HABIT	
PERENNIALS									
AN	12	ASTER NOVI-BELGII	NEW YORK ASTER				#1 CONT.	CLUMPS	30" O.C.
DC	15	DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS				4" POTS	CLUMPS	24" O.C.
EP	19	ECHINACEA PURPUREA	CONEFLOWER				#1 CONT.	CLUMPS	36" O.C.
IV	25	IRIS VERSICOLOR	BLUE FLAG IRIS				#1 CONT.	CLUMPS	30" O.C.
JE	22	JUNCUS EFFUSUS	COMMON RUSH				4" POTS	CLUMPS	24" O.C.
MSV	4	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS				#1 CONT.	CLUMPS	30" O.C.
RH	16	RUDBECKIA HIRTA	BLACK-EYED SUSAN				#1 CONT.	CLUMPS	48" O.C.



PLAN



ELEVATION



SECTION

EXTERIOR REFUSE RECEPTACLE DETAIL
N.T.S.

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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ANDREW B. FETHERSTON
NEW YORK STATE PROFESSIONAL ENGINEER LIC. NO. 073555

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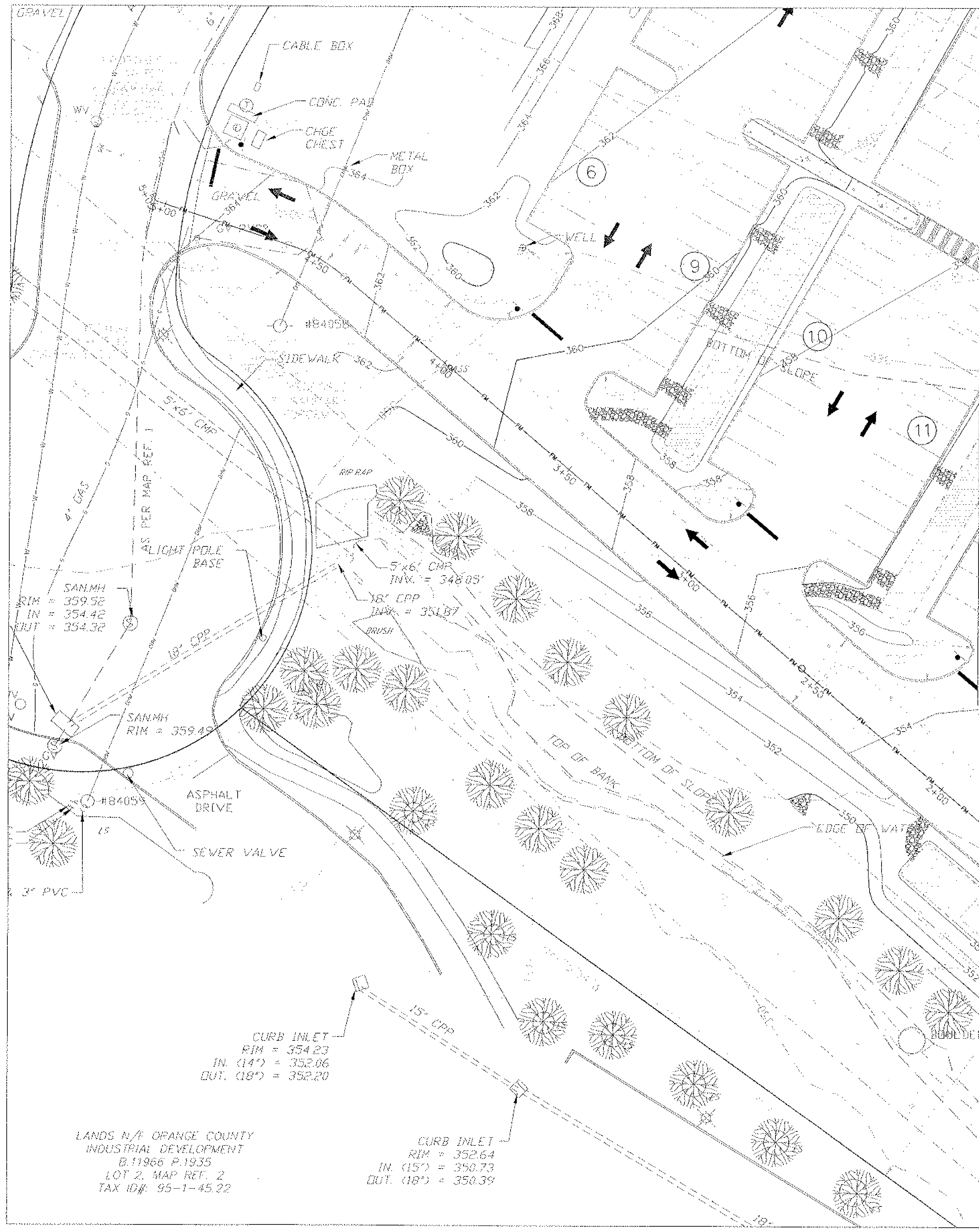
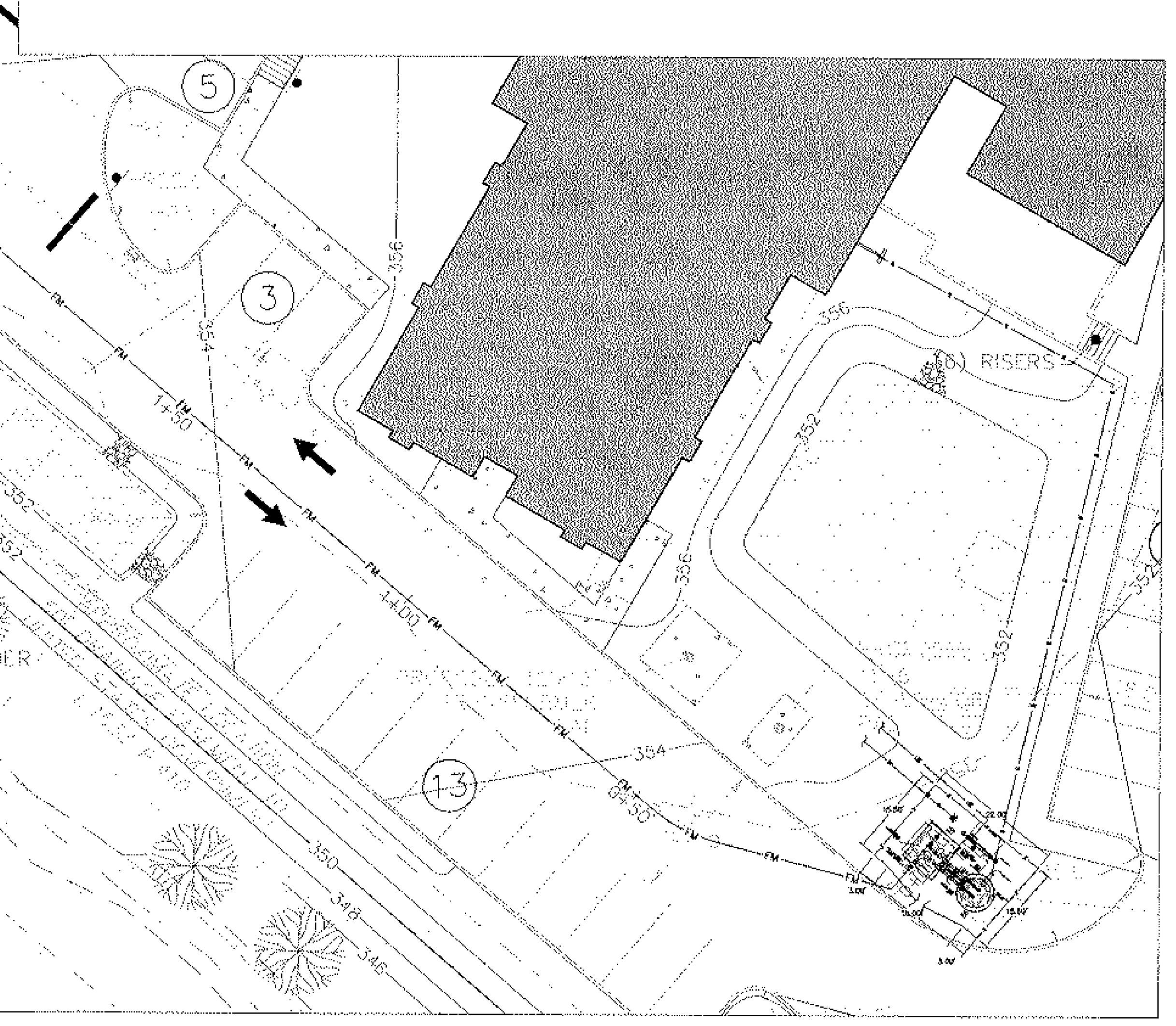
CONSTRUCTION DETAILS
FOR
CROSS ROADS COURT REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/21/15	JJS	ABF

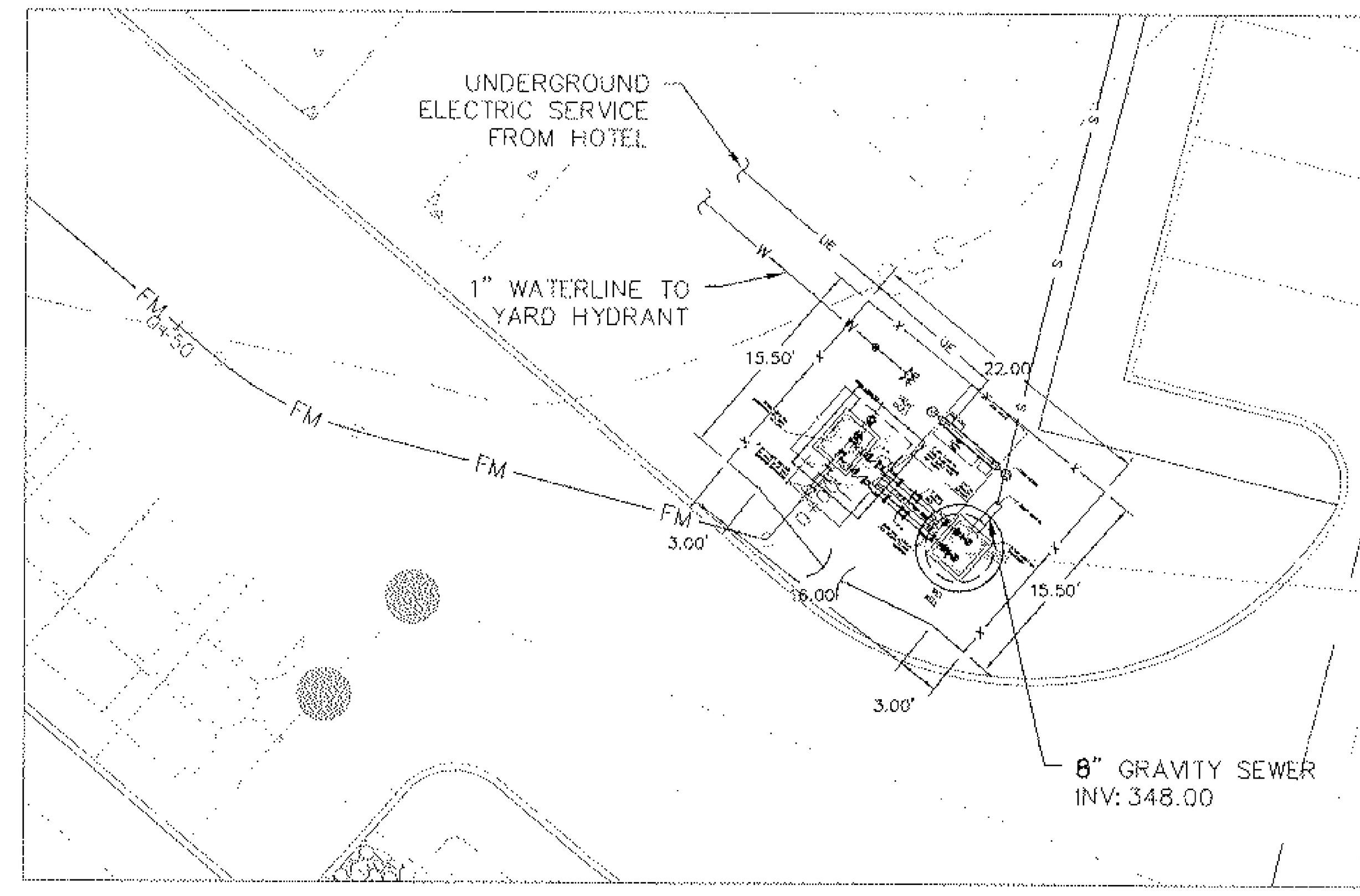
PROJECT NUMBER: 12000031B

SHEET NUMBER: 10 of 14

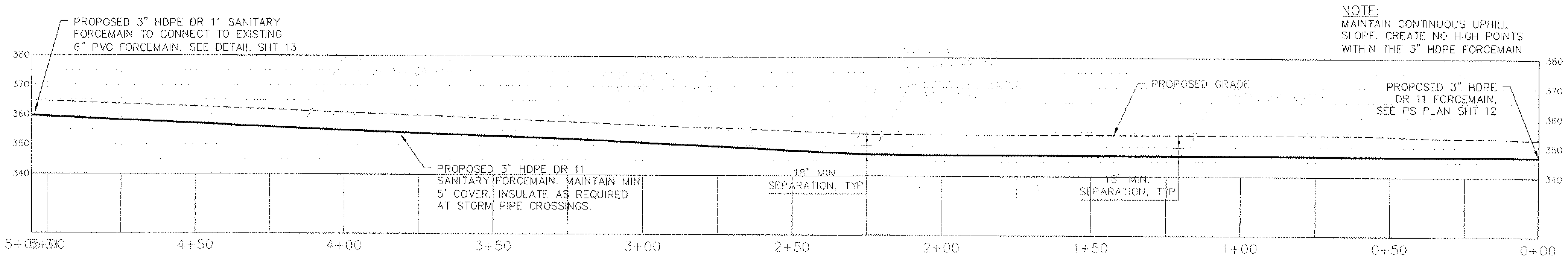
PUMP STATION SITE PLAN

SCALE: 1" = 20'



PUMP STATION SITE PLAN

SCALE: 1" = 10'



FORCEMAIN PROFILE

SCALE: 1" = 20'

DRAWING LEGEND

PLAN NORTH

STATE OF NEW YORK
PROFESSIONAL ENGINEER

REV	DATE	DRAWN BY	DESCRIPTION
1	08/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

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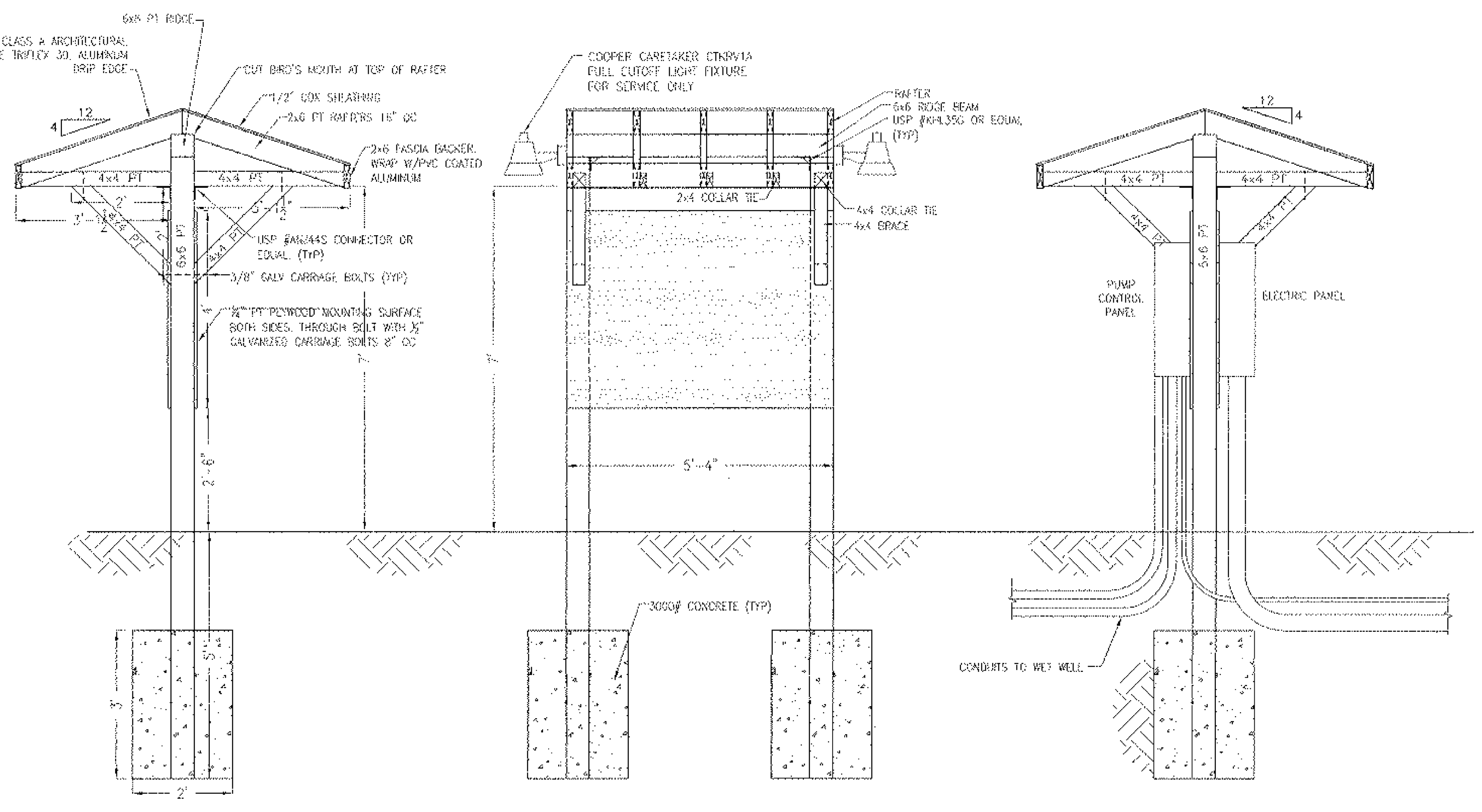
HAMPTON INN & SUITES
PUMP STATION SITE PLAN
FOR
CROSS ROADS COURT
REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

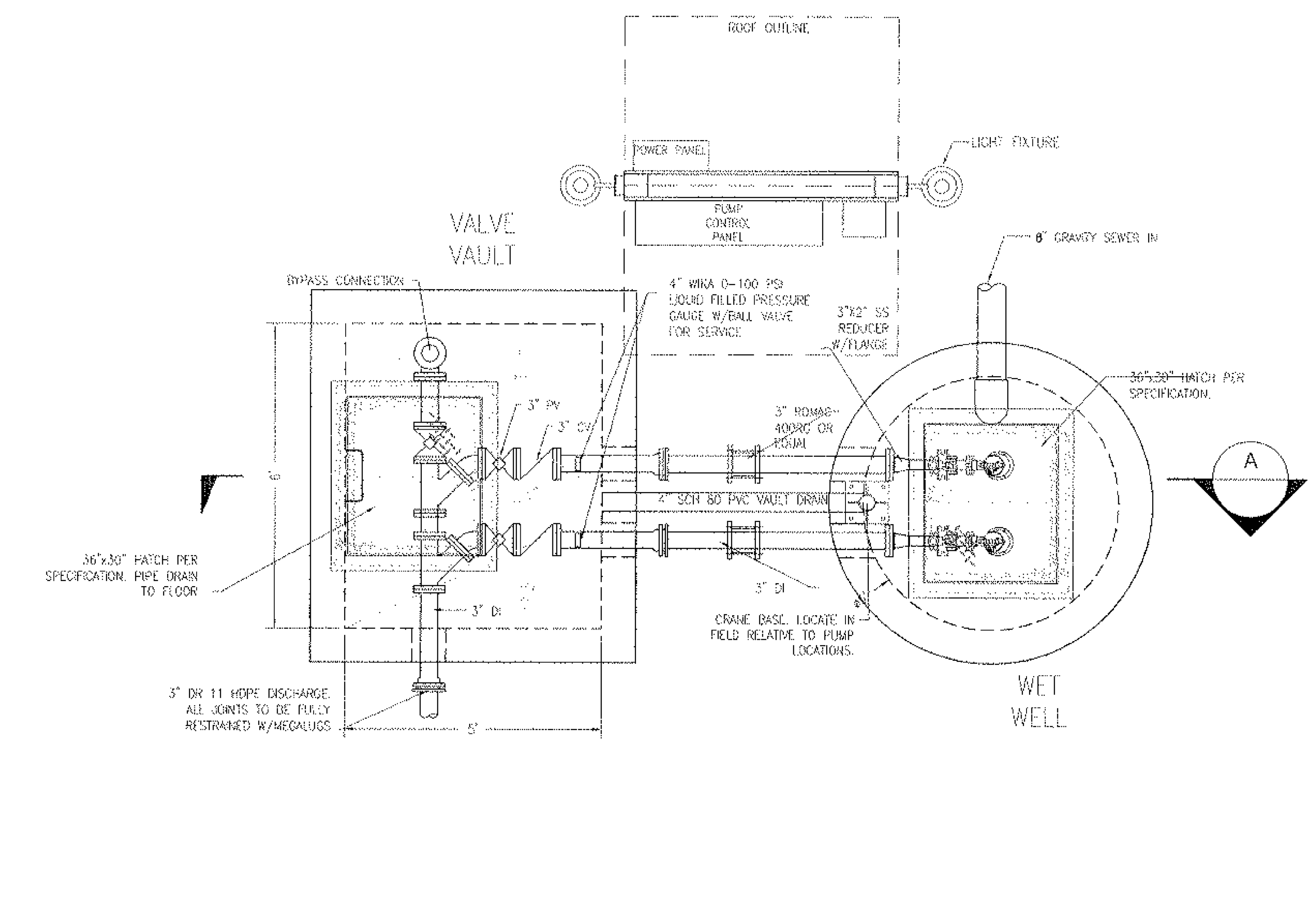
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	3/15	JMF	BDJ

PROJECT NUMBER: 12000031B

SHEET NUMBER: 11 of 14



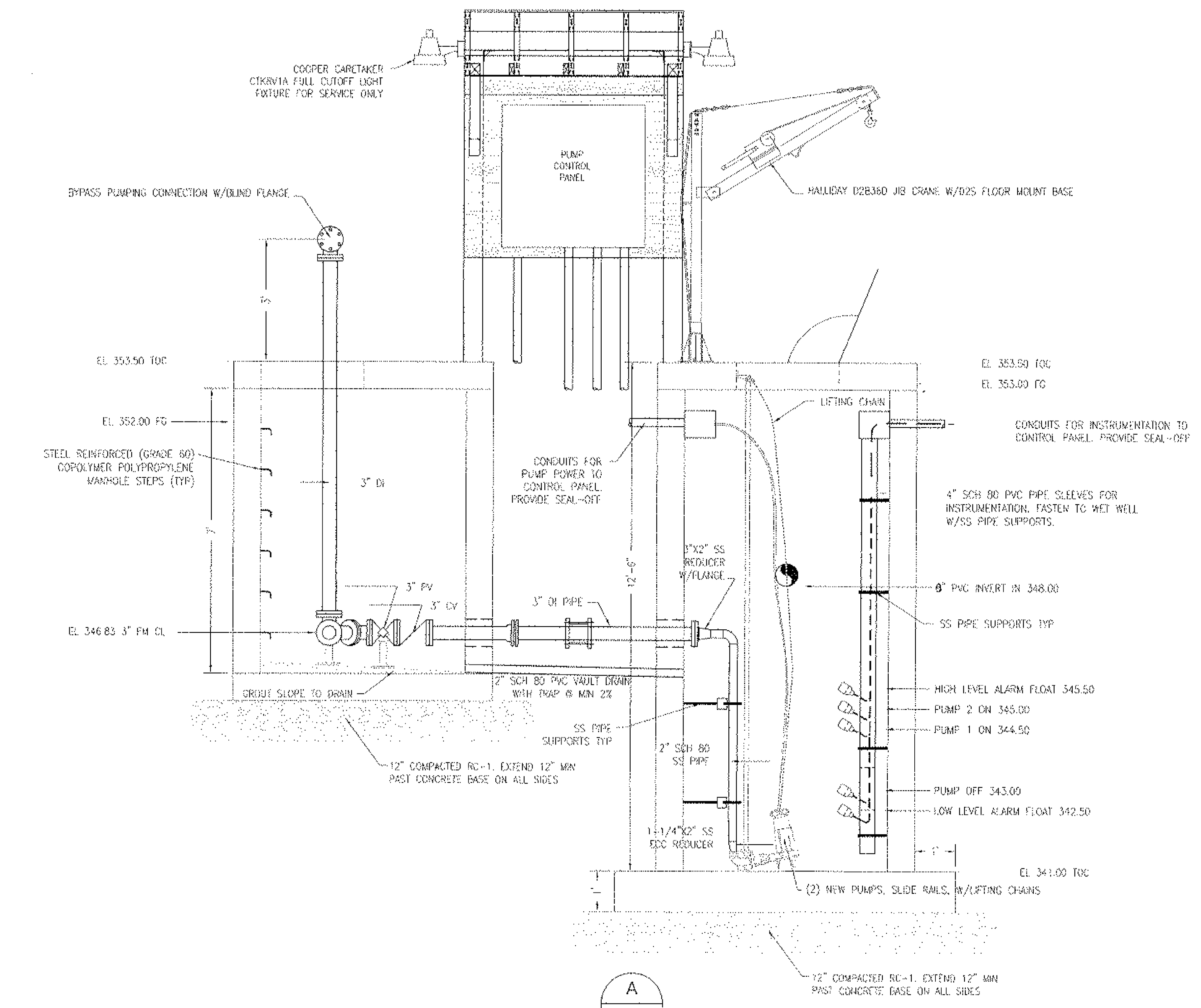
CONTROL AND POWER KIOSK ELEVATIONS
SCALE: 1/2" = 1'-0"



PLAN VIEW
SCALE: 1/2" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL EXAMINE AND VERIFY, IN THE FIELD, ALL CONDITIONS AND DIMENSIONS. DIMENSIONS OF THE EXISTING STRUCTURES SHOWN ON THESE PLANS ARE FOR GENERAL REFERENCE ONLY. THEY HAVE BEEN TAKEN FROM THE ORIGINAL CONSTRUCTION OR SUBSEQUENT DESIGN DRAWINGS AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL TAKE ALL SUCH FIELD MEASUREMENTS TO ASSURE PROPER FIT OF THE FINISHED WORK, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THEIR ACCURACY. IF FIELD CONDITIONS AND DIMENSIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL USE THE FIELD CONDITIONS AND DIMENSIONS AND MAKE THE APPROPRIATE CHANGES TO THOSE SHOWN ON THE PLANS, AS APPROVED BY THE ENGINEER. WHEN SHOP DRAWINGS BASED ON FIELD MEASUREMENTS ARE SUBMITTED FOR APPROVAL, THE FIELD MEASUREMENTS MADE SHALL BE INDICATED ON THE SHOP DRAWINGS SUBMITTED FOR REFERENCE OF THE REVIEWER.
2. THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED BASED ON FIELD INSPECTION AND OTHER INFORMATION AVAILABLE AT THE TIME. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS TO CONSTRUCTION DETAILS AND WORK QUANTITIES. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH FIELD CONDITIONS.
3. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING STRUCTURES CAUSED BY HIS OPERATIONS WHICH IS NOT INCLUDED AS PART OF THIS WORK. ALL DAMAGE TO THE EXISTING STRUCTURES WHICH IS NOT PART OF THE INTENDED WORK SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT COST TO THE OWNER, AND TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL CONDUCT HIS REMOVAL OPERATIONS TO THE SATISFACTION OF THE ENGINEER SO AS NOT TO UNDULY DISTURB UNDERLYING MATERIALS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, OR WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER, WILL NOT BE DAMAGED. IF THE CONTRACTOR DAMAGES ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, OR WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER, THE DAMAGED MATERIAL SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
4. WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED, THE COST OF SUPPLYING A LEGAL DISPOSAL AREA AND TRANSPORTATION TO THE AREA SHALL BE INCLUDED IN THE CONTRACT.
5. THE CONTRACTOR IS TO VISIT THE SITE TO BECOME FAMILIAR WITH THE FIELD CONDITIONS AND TO JUDGE THE EXTENT AND NATURE OF THE WORK TO BE DONE UNDER THIS CONTRACT. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR BECAUSE OF THE CONTRACTOR'S FAILURE TO INCLUDE ALL ITEMS AND MATERIALS WHICH THEY ARE REQUIRED TO FURNISH IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. ALL WORK AREAS AT THE SITE SHALL BE COMPLETELY SECURED, CONFORMING WITH OSHA REGULATIONS, TO THE SATISFACTION OF THE ENGINEER, TO PROTECT THE PUBLIC AND PREVENT UNAUTHORIZED ENTRY. THE COST OF THIS WORK IS TO BE INCLUDED IN THE VARIOUS ITEMS OF THE CONTRACT.
7. IT WILL BE THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO USE METHODS AND EQUIPMENT WHICH WILL INSURE THE SATISFACTORY COMPLETION OF THE REQUIRED WORK WITHIN THE TIME FRAME STIPULATED IN THE CONTRACT.
8. THE CONTRACTOR SHALL PROVIDE SURVEY AND STAKE OUT FOR THIS PROJECT. THE COST FOR THE SURVEY AND STAKE OUT SHALL BE INCLUDED IN THE CONTRACT.
9. LOCATION OF UTILITIES, PUBLIC AND/OR PRIVATE, INDICATED AS EXISTING AND/OR TO BE CONSTRUCTED AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THEIR EXACT LOCATION SHALL BE DETERMINED IN THE FIELD. ADDITIONAL UTILITY LINES, WHETHER ABANDONED OR IN SERVICE, MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT HIS OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS TO PREVENT INTERFERENCE WITH, OR DAMAGE TO, THESE OR OTHER FACILITIES DURING THE COURSE OF CONSTRUCTION.
10. IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN SAID SERVICE, THEY SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CEASE THE WORK OPERATION UNTIL SERVICE IS RESTORED.
11. THE CONTRACTOR SHALL CALL DIG SAFELY NEW YORK (DSNY) (1-800-962-7962) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED IN THE FIELD. CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN ALL UTILITY LOCATIONS THROUGHOUT PROJECT.
12. AREAS DISTURBED BY THE CONTRACTOR AS PART OF THE WORK TO BE PERFORMED UNDER THIS CONTRACT, SHALL BE RESTORED TO PRECONSTRUCTION STANDARDS AND TO THE SATISFACTION OF THE ENGINEER. ALL THE DISTURBED GRASS AREAS SHALL BE GRADED AND SEEDED IN A MANNER APPROVED BY THE ENGINEER.
13. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION AND DUST CONTROL AT ALL TIMES.
14. AS-BUILT DRAWINGS: DURING THE DAILY PROGRESS OF WORK, THE CONTRACTOR'S JOB SUPERINTENDENT SHALL RECORD ON THE FIELD SET OF DRAWINGS ALL WORK INSTALLED. ALL PIPING, VALVES, FITTINGS, FIRE HYDRANTS, ETC. SHALL BE LOCATED IN TWO DIRECTIONS. ONE LOCATION SHALL BE REFERENCED PERPENDICULAR TO THE RIGHT OF WAY LINES AND/OR PROPERTY LINES (PREFERABLY BOTH). SIZE, TYPE, AND CLASS OF WATER MAINS, VALVES, FITTINGS, FIRE HYDRANTS, ETC. SHALL BE SHOWN (I.E. 8" CL 52 D.I.P., 6" GATE VALVE). ALL LOCATIONS WHERE THE TOP OF THE WATER MAIN IS LESS THAN 60" DEEP OR MORE THAN 96" DEEP SHALL BE NOTED ON THE AS-BUILTS.
15. CONSTRUCTION WARRANTY AND WARRANTY SECURITY PERIOD: CONTRACTOR SHALL WARRANTY OWNER AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP. THE CONTRACTOR SHALL PROVIDE A WRITTEN AND FULLY ASSIGNABLE WARRANTY THAT THE SYSTEM INSTALLED WILL BE AND REMAIN FREE FROM ALL DEFECTS, LATENT OR OTHERWISE WITH RESPECT TO WORKMANSHIP, MATERIALS, INSTALLATION, AND ACCURACY OF THE AS-BUILT DRAWINGS IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE BENEFICIAL USE OF THE FACILITIES.
16. CLEAN-UP: ALL SURPLUS MATERIALS OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AS PART OF THE CONTRACT WITH THE OWNER.
17. DEWATERING: THE CONTRACTOR SHALL AT ALL TIME DURINGS CONSTRUCTION PROVIDE AMPLE MEANS AND EQUIPMENT WITH WHICH TO PROMPTLY REMOVE AND DISPOSE OF ALL WATER ENTERING THE TRENCH AND STRUCTURE EXCAVATIONS AND SHALL KEEP SAID EXCAVATIONS ACCEPTABLY DRY, UNTIL THE PIPING AND/OR STRUCTURES TO BE BUILT THEREIN ARE COMPLETED. ALL WATER PUMPED OR DRAINED FROM THE WORK AREA SHALL BE DISPOSED OF IN A MANNER AS TO NOT DAMAGE SEWER, WATER, ELECTRICAL OR ANY OTHER PIPING STRUCTURES OR PROPERTY. NO PIPE SHALL BE LAID IN WATER AND NO WATER SHALL BE ALLOWED TO RISE ABOVE THE BOTTOM OF ANY PIPE WHILE IT IS BEING JOINTED. DEWATERING WITH UP TO A 4" PUMP SHALL BE INCLUDED IN THE CONTRACT PRICE. ADDITIONAL COMPENSATION FOR DEWATERING THAT REQUIRES LARGER PUMPS, WELLPOINTS, OR OTHER METHODS SHALL BE APPROVED BY THE ENGINEER AND THE OWNER PRIOR TO INSTALLATION.
18. CONCRETE: ALL PORTLAND CEMENT CONCRETE MIXES SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. ALL CONCRETE SHALL BE PLACED BEFORE THE INITIAL SET HAS TAKEN PLACE.
19. JOBSITE SAFETY: WHILE ON THE JOBSITE, THE CONTRACTOR SHALL AT ALL TIMES OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY RULES, REGULATIONS AND LAWS.



PUMP STATION SECTION
SCALE: 1/2" = 1'-0"

DRAWING LEGEND

PLAN NORTH

REV.	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

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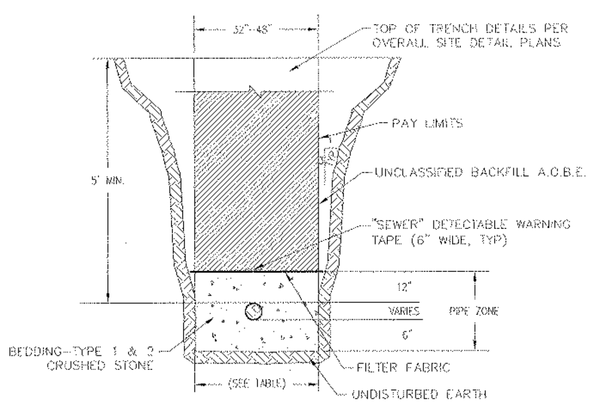
HAMPTON INN & SUITES
PUMP STATION PLAN AND SECTION
FOR
CROSS ROADS COURT
REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

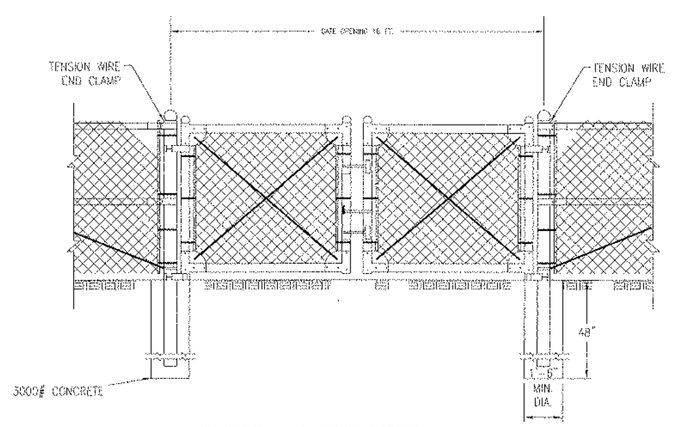
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	6/15	TJ	BDJ

PROJECT NUMBER: 12000031B

SHEET NUMBER: 12 of 14



TYPICAL SEWER TRENCH DETAIL
SCALE: NTS



TYPICAL GATE DETAIL
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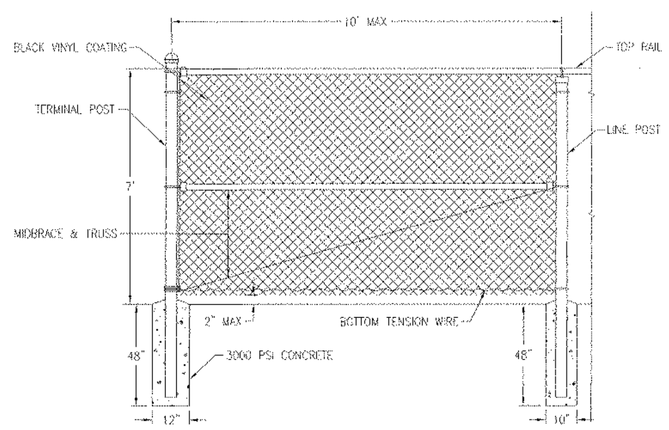
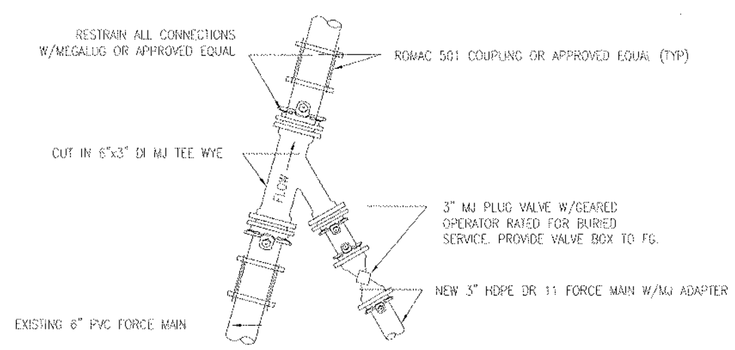
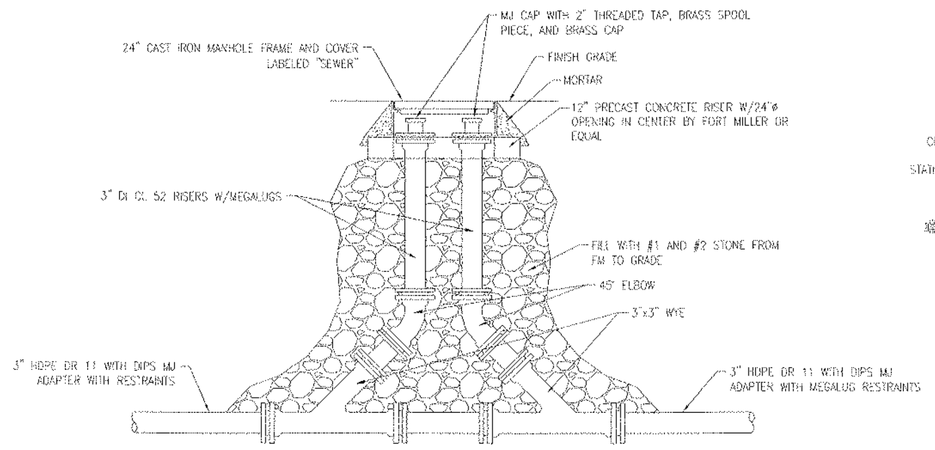


TYPICAL PVC COATED CHAIN LINK FENCE DETAIL
SCALE: NTS

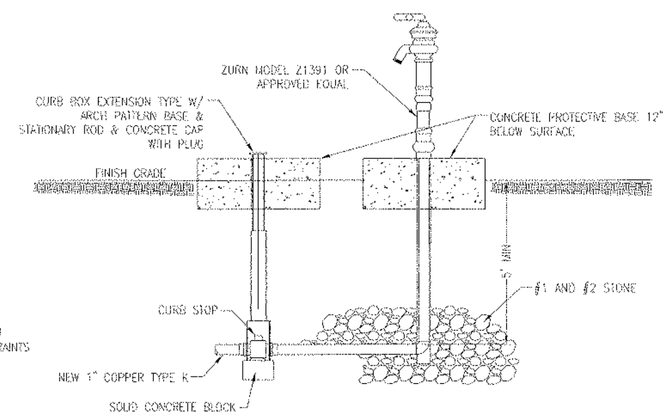


FORCE MAIN CONNECTION DETAIL
SCALE: NTS

NOTE:
ALL JOINTS ON RISER PIPES SHALL BE RESTRAINED

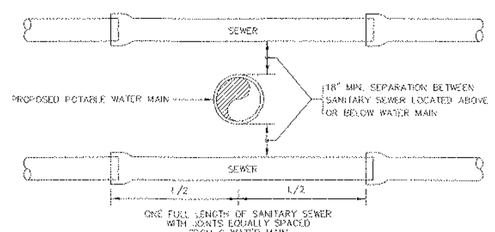


FORCEMAIN CLEANOUT DETAIL
SCALE: NTS



TYPICAL YARD HYDRANT DETAIL
SCALE: NTS

NOTE:
MAINTAIN A 10 FT. MIN. HORIZONTAL SEPARATION WHERE POTABLE WATER MAIN RUNS PARALLEL TO SANITARY SEWER



TYPICAL SANITARY SEWER AND WATERMAIN CROSSING DETAIL
SCALE: NTS

DRAWING LEGEND

PLAN NORTH

REV	DATE	DRAWN BY	DESCRIPTION
1	06/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

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HAMPTON INN & SUITES
PUMP STATION DETAILS
FOR
CROSS ROADS COURT REAL ESTATE, LLC.
TAX LOT 95-1-45.12
TOWN OF NEWBURGH ORANGE COUNTY N.Y.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	6/15	TJ	BDJ

PROJECT NUMBER: 12000031B

SHEET NUMBER
13 of 14

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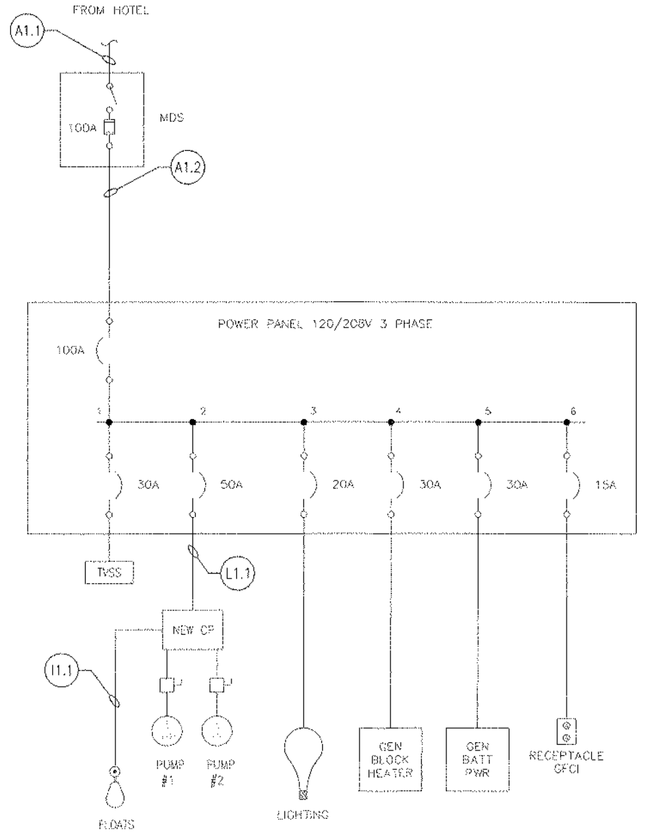
NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A 100 AMP 208V 3 PHASE BREAKER IN THE NEW POWER PANEL TO FEED THE NEW PUMP CONTROL PANEL.
2. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL CONDUIT AND CONDUCTORS FROM THE POWER PANEL TO THE PUMP CONTROL PANEL.
3. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL CONDUIT AND CONDUCTORS FROM THE PUMP CP TO THE PUMPS, FLOATS, AND LEVEL TRANSDUCER.
4. ALL CONDUIT SHALL BE GRC.
5. ALL DISCONNECTS, POWER PANEL, ATS, ETC SHALL BE STAINLESS STEEL NEMA 3R, UNLESS OTHERWISE NOTED.
6. ELECTRICAL CONTRACTOR SHALL PROVIDE Y TYPE SEAL OFFS ON ALL CONDUITS ENTERING THE WETWELL.
7. LIGHTS SHALL BE CARETAKER CTKRV1A FULL CUTOFF WITH SWITCH BY COPPER LIGHTING.
8. CONTRACTOR SHALL FURNISH AND INSTALL LIGHTING PROTECTION IN POWER PANEL.
9. GAS SUPPLY CONNECTION LOCATION TO BE VERIFIED IN THE FIELD. PROVIDE GASTITE SDR 11 POLYETHYLENE GAS LINE UNDERGROUND TO GENERATOR. SIZE TO BE DETERMINED WHEN LENGTH OF SERVICE IS DETERMINED. PROVIDE GASTITE CONSTAB ANODELESS RISERS AT TRANSITION TO ABOVE GRADE. USE SCH 40 BI PIPE ABOVE GROUND AND TO THE GENERATOR CONNECTION. REGULATOR TO PROVIDE 7-11" WC PRESSURE ON DOWNSTREAM SIDE. UPSTREAM SIZE TO BE DETERMINED BY SUPPLY PRESSURE.

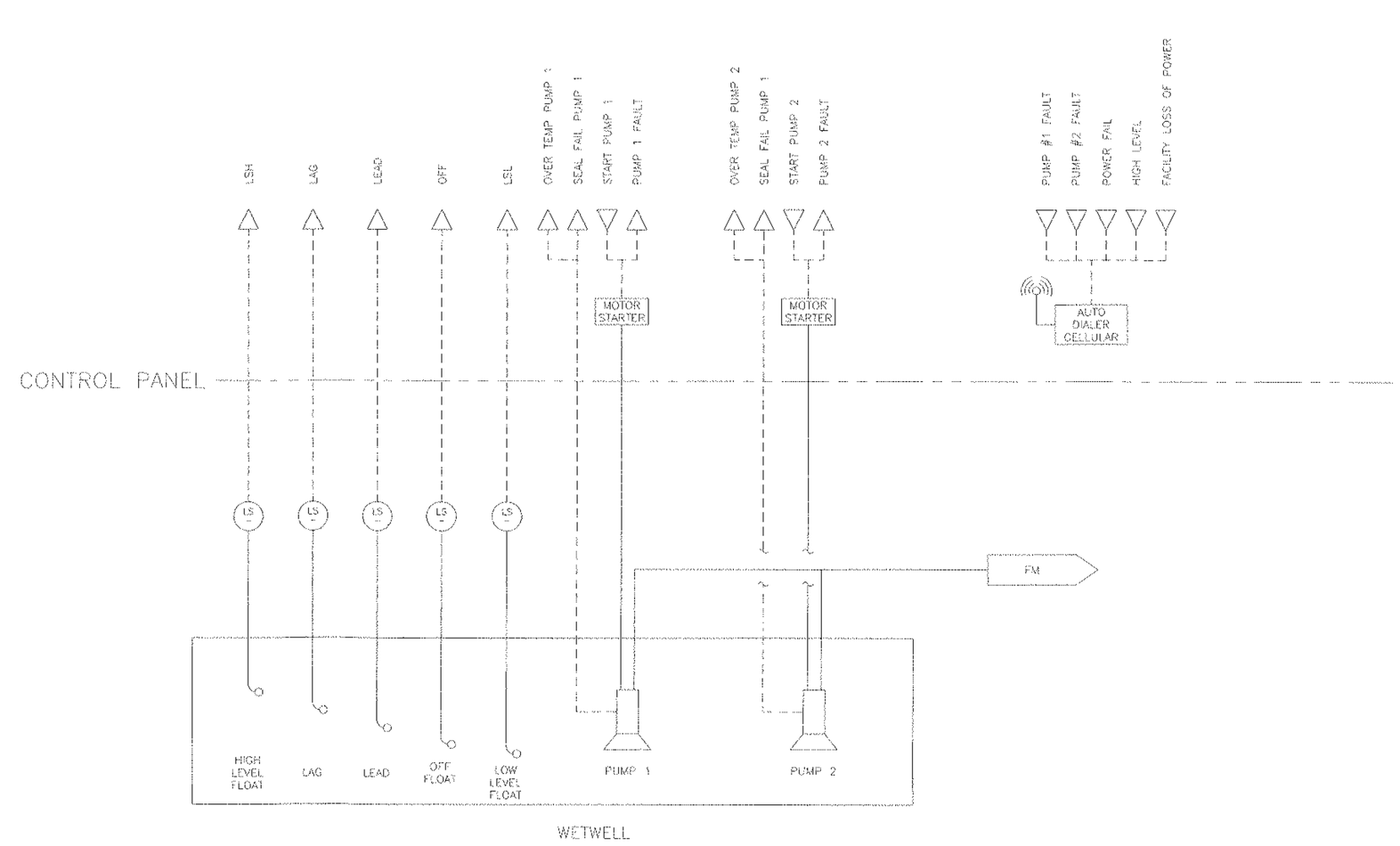
CONDUIT AND CABLE SCHEDULE

CONDUIT NO.	CONDUIT SIZE	CABLE QTY.	CABLE SIZE	PURPOSE	FROM	VIA	TO	REMARKS
A1.1	2"	4	1/0	POWER	HOTEL		MDS	
A1.2	2"	4	1/0	POWER	MDS		PP	
I1.1	2"	10	#14	CONTROL	FLOATS		PS CONTROL PANEL	
L1.1	1"	4	#6&G	POWER	PP		PS CONTROL PANEL	
P1.1	3/4"	4	#10&G	POWER	PS CP	DISCONNECT #1	PUMP #1	POWER TO MOTOR STARTER
P1.2	3/4"	4	#14&G	CONTROL	PS CP	DISCONNECT #1	PUMP #1	THERMO AND MOISTURE
P2.1	3/4"	4	#10&G	POWER	PS CP	DISCONNECT #2	PUMP #2	POWER TO MOTOR STARTER
P2.2	3/4"	4	#14&G	CONTROL	PS CP	DISCONNECT #2	PUMP #2	THERMO AND MOISTURE



HAMPTON INN PS ONE-LINE

SCALE: NTS



HAMPTON INN PS P&ID

SCALE: NTS

DRAWING LEGEND

PLAN NORTH

STATE OF NEW YORK — LICENSED — 086662 — PROFESSIONAL ENGINEER

REV.	DATE	DRAWN BY	DESCRIPTION
1	05/05/15	JED	SITE PLAN REVISIONS PER PLANNING BOARD COMMENTS

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HAMPTON INN & SUITES

PUMP STATION UTILITY PLANS

FOR

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TOWN OF NEWBURGH ORANGE COUNTY N.Y.

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14 of 14

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