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CONSULTING ENGINEERS D.P.C.

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TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT: HUDSON VALLEY PERSONNEL SUPPORT CENTER OF
JEHOVAH'S WITNESSES
PROJECT NO.: 2014-17
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 31.1, 30.22 & 33
PROJECT REPRESENTATIVE: MASER ENGINEERING
REVIEW DATE: 17 FEBRUARY 2015
MEETING DATE: 19 FEBRUARY 2015

1. The Applicant is requested to address the comments received from the 239 Orange County Planning Department review. It is noted the site is not tributary to Washington Lake but is tributary to Quassaick Creek.
2. Cover Sheet/Plan Set should be modified to incorporate all design plans. Sanitary Sewer Pump Station design prepared by Delaware Engineering must be incorporated into the plan set.
3. A sanitary sewer pump station, valve vault, control panel and generator have been added to the plan sheets east of the entrance drive. Landscaping plans have not been revised to address this feature at the entrance of the project.
4. The Sanitary Sewer Pump Station design plan identifies a 200 seat "banquet facility" proposed within the 100 room structure. This is the first mention of a 200 seat banquet room within the facility. Parking calculations must be adjusted to accommodate the additional use within the structure. The traffic report does not identify the banquet facility use.
5. NYSDOT approval of the traffic study as well as the emergency access must be provided.
6. Access control at the emergency access should be addressed on the plans. Consultation with jurisdictional emergency services should be undertaken to assure access for emergency vehicles and restrict access to any other vehicles. Detail of the emergency access drive at Route 300 should be provided. It appears that runoff along the curb line will discharge to the emergency access drive from a northerly direction.

7. Code Compliance review of the revised hydrant location should be undertaken in consultation with jurisdictional emergency services.
8. Revised Town of Newburgh Water and Sewer Notes (2015) should be added to the plans. Copy attached.
9. Detail for sanitary sewer forcemain interconnect should be provided.
10. Pumps should be specified and appropriate pump curves provided.
11. Lighting on pump station control panel should be addressed. Industrial style lighting proposed is not addressed on the lighting plan. Notes should state the lighting is controlled.

Respectfully submitted,

***McGoey, Hauser & Edsall
Consulting Engineers, D.P.C.***

Patrick J. Hines
Principal



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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February 3, 2015

VIA HAND DELIVERY

Mr. John E. Ewasutyn, Planning Board Chairman
Town of Newburgh
308 Gardnertown Road
Newburgh, New York 12786

Re: Hudson Valley Personnel Support Center of Jehovah's Witnesses
Tax Lot 97-2-30.1, 30.22, 33
Town of Newburgh, Orange County, New York
MC Project No. 13000398C

Dear Chairman Ewasutyn:

Below please find our responses to comments from comment letters received from McGoey, Hauser & Edsall Consulting Engineers D.P.C., dated December 17, 2014, and Creighton Manning, dated December 14, 2014. The Comments have been repeated here for clarity.

McGoey, Hauser and Edsall:

- Comment 1: NYSDOT approval for revised emergency access drive should be received along with concurrence for SEQRA Review of the Traffic Report.
- Response 1: We have discussed the proposed emergency access drive with NYSDOT and these discussions did not raise any initial comments. We request that the Planning Board forward a copy of the latest plans and Traffic Study to the NYSDOT for their coordinated review. Additional copies, if needed, can be provided for this submission.
- Comment 2: Plans should be revised to depict emergency access drive along with grading, drainage and access control details. 20 foot emergency access drive is proposed, however, 26 feet may be required due to aerial access requirement based on building height.
- Response 2: The plan set has been revised to show the proposed improvements of the 20 foot emergency access (i.e. layout, grading & drainage and additional construction details). Based on previous discussions with Code Compliance, a width of 20 feet is acceptable.



Comment 3: The plans have been revised to identify that 25 of the 31 spaces within the "courtyard" area of the existing hotel are proposed for transport vans. Recently, the transport vans were noted parked within the former diner parking area.

Response 3: The plan has been revised to indicate that transport van parking (no restriction on an amount) is to occur in this parking area.

Comment 4: Parking calculation for the detached restaurant identifies "approximately 3,000 square feet of seating". Actual seating area should be depicted to confirm calculation.

Response 4: Attached to this submission is copy of the Diner Repair and Alteration Floor Plan. Based on this plan the total permitted occupancy of the dining area is 293. The parking code for restaurants allows the calculation to be generated via floor area or seating. Using the maximum permitted occupancy of 293, the Diner requires a total of 74 parking spaces (1 parking space per 4 seats). Currently there are 75 parking spaces adjacent to the Diner.

Comment 5: A lot consolidation plan has been submitted, combining 3 existing parcels into 1.

Response 5: Comment noted.

Comment 6: Code Compliance Department's comments regarding 24 foot access drive to structure should be received. Noted access drive is 26 feet in front of covered entrance drop off area.

Response 6: Based upon the previous Planning Board meeting, the plans have been revised to show a 26 foot drive aisle along the entire front of the proposed hotel building.

Comment 7: Code Compliance and Jurisdictional Fire Departments comments regarding additional hydrants required on the site should be received. Two hydrants exist on access drive; however, no internal hydrants are identified.

Response 7: Per the discussion and request at the last Planning Board meeting, a fire hydrant has been included on the northwestern side of the proposed hotel building.

Comment 8: Stormwater Pollution Prevention Plan has been received and is under review by this office.

Response 8: Based upon the previous Planning Board meeting it is our understanding that there are no comments on the SWPPP.

Comment 9: Applicants are requested to consider placement of guiderails along northeast rear access drive and parking.



- Response 9: Guiderail has been expanded along the northeastern and eastern parking areas where the adjacent grade falls off.
- Comment 10: Proposed painted islands are identified on the east side of existing hotel structures in 4 locations. Applicant should consider landscaping and curb islands in these locations to reduce run off. In addition, plans should be coordinated depicting these throughout.
- Response 10: The previously striped islands at the eastern side of the existing hotel building are now curbed islands with landscaping.
- Comment 11: Construction sequence should depict how access to all required parking for the existing hotel will be maintained during construction activities.
- Response 11: The construction sequence on the Erosion Control Plan has been expanded to require that the existing rear drive aisle remain clear during construction and construction of the proposed amenities (i.e. curbing removal, pavement expansion, etc.) in this area be constructed as one of the last phases.
- Comment 12: Six inch diameter water lines should be evaluated should additional hydrants be required by code or jurisdictional fire department.
- Response 12: An 8" diameter water line extension has been proposed with 6" services for the building and proposed fire hydrant.
- Comment 13: Applicants are requested to evaluate existing landscaping at the existing hotel site with regard to any proposed improvements.
- Response 13: The revised Landscape Plan calls out additional proposed plantings to improve existing gaps in the landscape and to replace some plant material.
- Comment 14: The Applicants are proposing 20 foot high fixture mounting for parking lot lighting which seems appropriate based on the use. Lighting plan has been provided depicting compliance with Town design guidelines and regulations.
- Response 14: Comment noted.
- Comment 15: City of Newburgh Flow Acceptance Letter is required.
- Response 15: A copy of the City of Newburgh Flow Acceptance approval letter has been attached to this submission.

Creighton Manning:

Comment 16: Is there a sidewalk around the existing 115-room support center (referred to as Building 1 in this letter) to provide pedestrian access between the proposed 100-room center (Building 2) and the diner? Will residents be able to walk through Building 1 to access the diner?

Response 16: No sidewalk is proposed around the existing 115 room Support Center Building. Pedestrians will be able to walk through Building 1 to access the diner.

Comment 17: We suggest that the applicant consider providing a mountable curb along Route 300 at the emergency access driveway to maintain the visual continuity of Route 300 without inviting drivers to enter into a gated access.

Response 17: A mountable curb in conformance with NYSDOT specifications will be provided along Route 300 at the emergency access driveway.

Comment 18: The traffic study was conducted according to industry acceptable methodologies.

Response 18: Comment noted. No further response necessary.

Comment 19: We concur with the use of a 1% growth rate and the "other developments" included in the analysis. We note two additional local projects that should be included; Shoppes at Union Square and Webb properties. Maser Consulting should have background on Shoppes at Union Square. The relevant pages for Webb Properties will be forwarded to the applicant's engineer.

Response 19: The timeframe for the Shoppes at Union Square is currently not known and therefore, was not included in the original analysis. In any event, an additional analysis, which includes the Shoppes at Union Square traffic as well as the Webb Properties traffic has been completed and is attached.

Comment 20: Trip generation for the new 100-room facility is based on traffic counts of the existing 115-room facility. The estimated increase in trips is 22 trips during the weekday AM peak hour, 64 trips during the weekday PM peak hour, and 89 trips during the Saturday peak hour. Given these estimates, the AM peak hour is not considered a critical traffic analysis time period.

Response 20: Comment noted. No further response necessary.

Comment 21: The trip distribution shows that approximately 35% of arrivals will come south on Route 300, 40% will arrive from the Thruway (northbound to the Route 17K off-ramp), with the remaining 25% arriving from the south or east on Route 300 and Route 17K. The exit distribution shows 75% will depart north on Route 300 with 25% traveling to the south or east. No traffic is shown traveling to/from the

Assembly Hall on Unity Place. Please provide an explanation for the trip distribution assumptions used in the study.

Response 21: Since the completion of the I-87/I-84 Thruway interchange modifications, traffic leaving the site destined to the NYS Thruway cannot enter onto the Thruway from Route 17K since this ramp is now an exit only ramp. Thus, the 40% which arrive to the site from the south via this ramp, will leave the site and travel north on Route 300 to access the Thruway on their return trip. Also, it is not expected that any significant traffic from the proposed facility will access Unity Place as new trips since they are typically destined to other locations.

Comment 22: The level of service analysis indicates that the Route 300 approaches to Palmerone Farms (i.e. the site access) operate at LOS A during the peak periods. These results should be footnoted that at times the poor operation of the Route 300/17K intersection will affect the southbound Route 300 approach resulting in delays longer than reported.

Response 22: A footnote has been added to the revised Level of Service table.

Comment 23: The delays on the westbound Palmerone Farm approach will increase with the completion of the proposed project. The applicant is proposing that signal timing adjustments to reduce this impact; reduce Route 300 left and through movements green time by approximately 13 seconds (15%), the eastbound approach by 10 seconds (40%) and increase the westbound site driveway approach by 15 seconds (50%). NYSDOT will need to review and accept these changes given the proximity of this signal to Route 17K and the coordination between the two intersections.

Response 23: The signal timing changes will be coordinated with NYSDOT as part of the Highway Work Permit.

Comment 24: As an alternative to signal timing changes, the applicant should consider the implications of using the alignment of the emergency access driveway as a right out only, or even right out/left in. This would complement the peak exiting directional traffic flow (75% north on Route 300) and reduce the traffic volume increase at the Palmerone Farm driveway.

Response 24: Comment noted. The proposed emergency access driveway is being designed to only handle emergency vehicle traffic.

Comment 25: The operations of the Route 300/17K intersections will continue to degrade in the future with the added traffic from developments. This can be minimized by shifting green time from the Route 17K approaches onto the Route 300 approaches; a recommendation consistent with that of the recent Webb Properties



analysis. Otherwise, this specific project does not exasperate the existing for future traffic conditions at this intersection.

Response 25: Comment noted.

Comment 26: The project will not significantly impact any of the other study area intersections.

Response 26: Comment noted.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Justin E. Dates', is written over the typed name.

Justin E. Dates, R.L.A.
Associate

JED/jm
Enclosures

\\NBCAD\Projects\2013\13000398C Watchtower\Correspondence\OUT\150203JED_Comment+Response.docx

Existing and Proposed Sanitary Sewer Service Connection:

Sanitary sewage from the new hotel within the Hudson Valley Personnel Support Center development will be conveyed to the Town of Newburgh's wastewater collection system on Route 300. All wastewater will flow via gravity from the hotel into a pump station to be located adjacent to the hotel. 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 36 gpm. This pump station will convey the entirety of the sanitary sewer generated within the new hotel via a 3" HDPE DR11 forcemain installed as part of this project. This forcemain will connect to the existing 3" ductile iron forcemain adjacent to the existing pump station. The existing forcemain will then convey the entirety of the flow from the existing and new pump stations.

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

Average Flow:	13,000 gpd
Peak Factor:	4
Pump Station Flow Capacity:	52,000 gpd (36 gpm)
Pump Station Invert:	310'
Pump Off Level:	308'
Forcemain Discharge Elevation:	318' (invert at connection to existing 3" ductile iron)
Forcemain:	435 linear feet 3" DR11 HDPE
Velocity:	2.0 ft/sec (ID of 3" DR11 = 2.84")
Friction Loss:	2.6'
Elevation:	11.0'

Flow in existing 3" ductile iron forcemain (combined flow after connection with forcemain servicing existing pump station)

Average Flow:	35,905 gpd – both existing and new pump station in operation
Peak Factor:	4
Pump Station Flow Capacity:	143,620 gpd (100 gpm)
Connection Invert:	318'
Forcemain Discharge Elevation:	333' (connection to Town gravity sewer)
Forcemain:	225 linear feet 3" Ductile Iron
Velocity:	3.7 ft/sec (ID of 3" Ductile Iron = 3.34")
Friction Loss:	4.0' at 100 gpm
Added head on existing PS with new PS in operation:	2.2'
Elevation:	15'
Total head (36 gpm):	33'

Following the hydraulic loading requirements noted above for the existing diner and hotel, the existing pump station should be sized for 64 gpm (peak factor = 4). The site owner completed drawdown testing of the existing pump station which shows that the existing pump station operates at 65 gpm with one pump in operation and 110 gpm with both pumps in operation. Based on this testing, the addition of 36 gpm within a portion of the forcemain during periods which both pump stations are operating will have minimal impact on the operation and capacity of the existing pump station and no upgrades are required.

The new pump station for the new hotel will be a submersible, duplex station, with each pump rated for a minimum of 36 gpm at 33' TDH. The pumps will be of a grinder type and the system will be fully automated, with alarm callout capabilities. Additionally, the station will include a backup generator to ensure continuation of sanitary sewer service during power failures.



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
Hudson Valley Personnel Support Center of Jehovah's Witnesses (11,000gpd)

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 Crossroads Sewer District by Hudson Valley Personnel Support Center of Jehovah's Witnesses to support a new hotel to be located on an 8.6acre parcel along Union Avenue (Tax Lots 97-2-30.1, 30.22 & 33). The projected sewer flow of 11,000gpd 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.

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

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

JAN 09 2015



RENDERING - FRONT

SCALE: No Scale



RENDERING - REAR

SCALE: No Scale

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: JANUARY 30, 2015
NAME OF PROJECT: HUDSON VALLEY PERSONNEL SUPPORT CENTER FOR JEHOVAH'S WITNESSES

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):
Type (steel, wood, block, split block, etc.)
EIFS (EXTERIOR INSULATION FINISH SYSTEM) / STONE VENEER

COLOR OF THE EXTERIOR OF BUILDING:
STC - #16622, INDIANA LIMESTONE (OR EQUAL)

ACCENT TRIM:
Location: N/A
Color: _____
Type (material): _____

PARAPET (all roof top mechanicals are to be screened on all four sides):
N/A

ROOF:
Type (gabled, flat, etc.): MANAGED / FLAT
Material (shingles, metal, tar & sand, etc.): EPDM / METAL STANDING SEAM
Color: EPDM - WHITE, MANAGED - MDCI MEDIUM BLENDE (OR EQUAL)

WINDOWS/SHUTTERS:
Color (also trim if different): BRONZE
Type: ALUMINUM SINGLE HUNG AND FIXED UNITS

DOORS:
Color: PAINT TO MATCH BRONZE COLOR OF WINDOWS
Type (if different than standard door entry): INSULATED STEEL AT MECHANICAL ROOMS

SIGN:
Color: _____
Material: _____
Square footage of signage of site: _____

OWNER REP: Ken Ross, ARCHITECT
Please print name and title (owner, agent, builder, superintendent of job, etc.)

Ken Ross
Signature

KEN ROSS ARCHITECTS
architects + planners + interior designers
210 EAST WALWORTH AVE. JOHNSON CITY, NY 13790
TEL: 423.929.2151 FAX: 423.929.8866
WWW.KENROSS.COM

**HUDSON VALLEY PERSONNEL SUPPORT CENTER
OF JEHOVAH'S WITNESSES**
NEWBURGH, NEW YORK

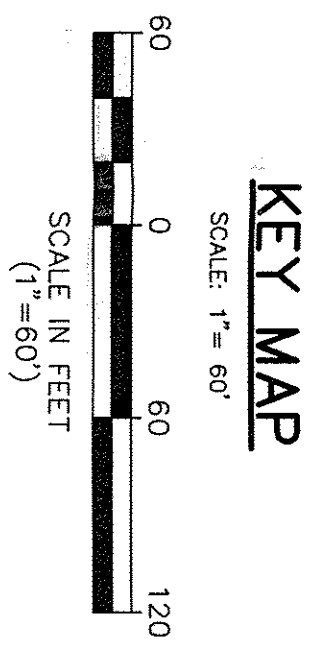
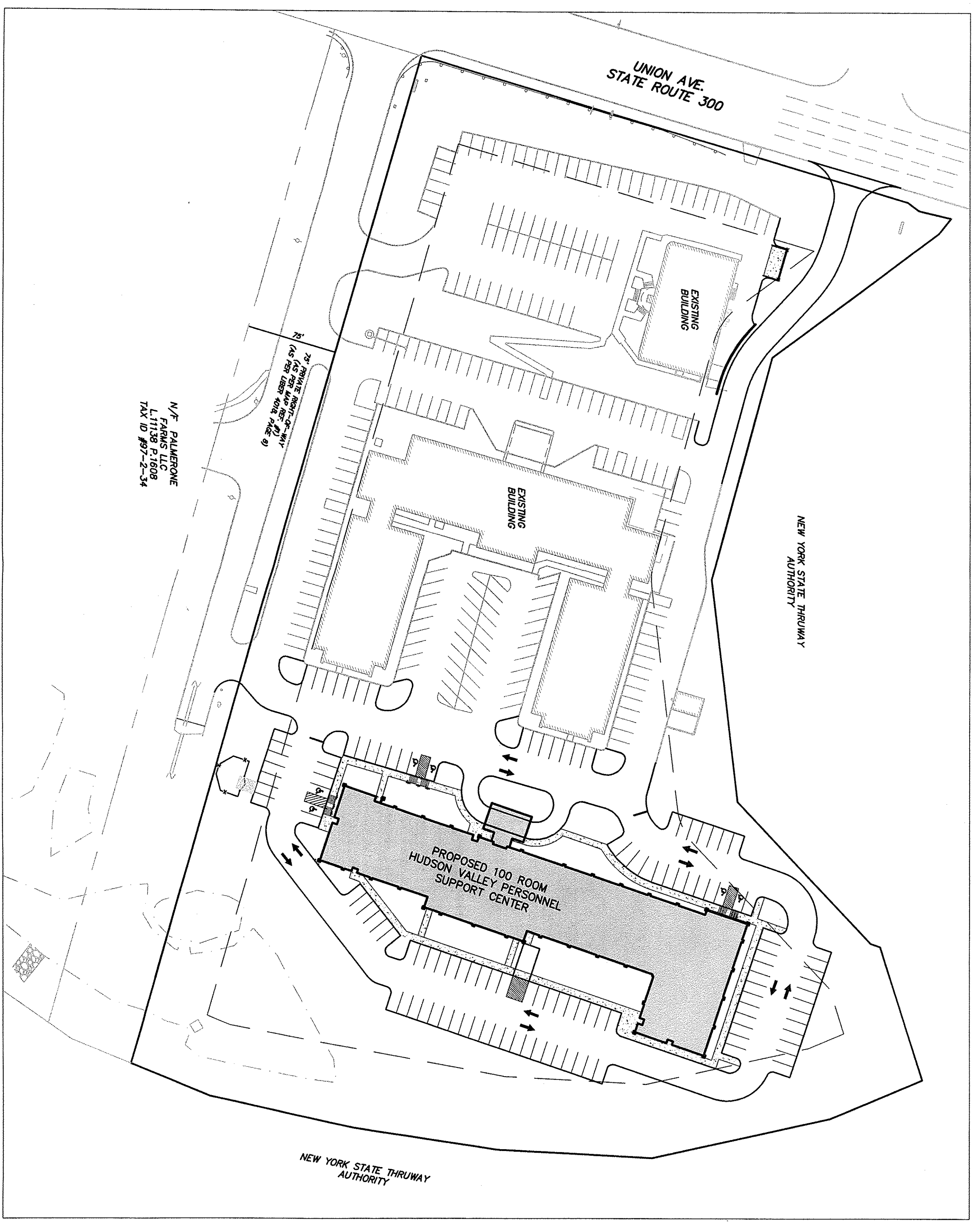
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DATE: DEC 9, 2014
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SCALE:

SHEET DESCRIPTION
ARCHITECTURAL
REVIEW
SHEET NO.
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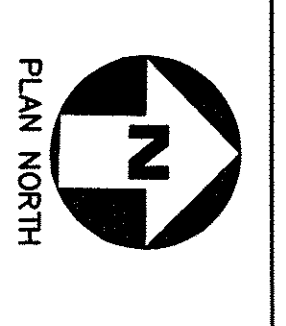
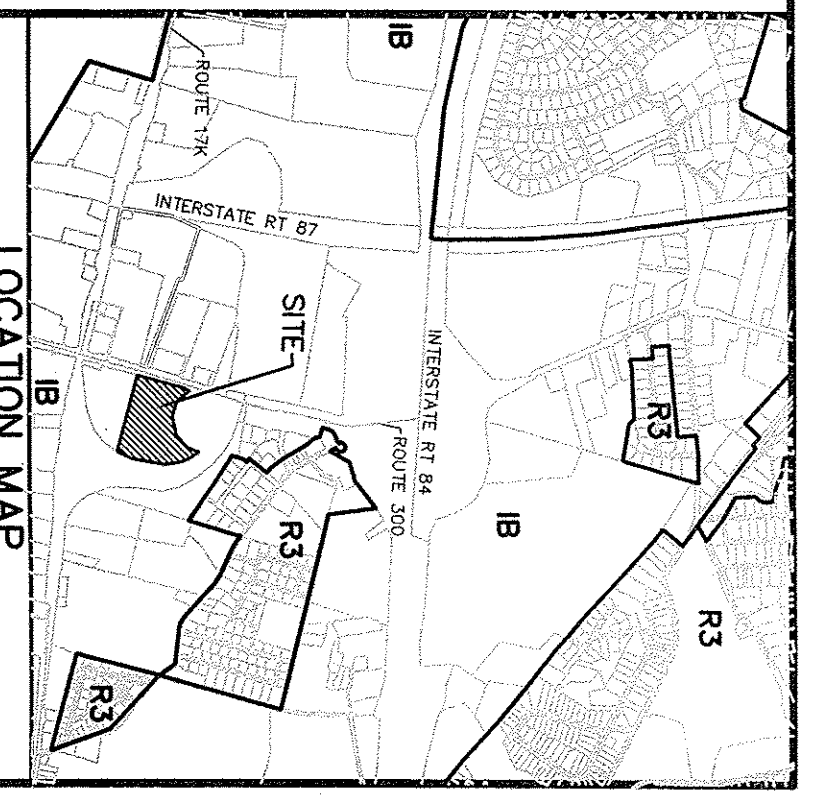
PRELIMINARY SITE PLANS
FOR
WATCHTOWER BIBLE & TRACT SOCIETY OF NEW YORK, INC.
HUDSON VALLEY PERSONNEL SUPPORT CENTER OF JEHOVAH'S WITNESSES
TAX LOTS 97-2-30.1, 30.22 & 33
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DRAWING LIST		
SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	2/2/15
2	LANDSCAPE PLAN	2/2/15
3	GRADING, DRAINAGE & UTILITY PLAN	2/2/15
4-5	SOIL EROSION AND SEDIMENT CONTROL PLAN & DETAILS	2/2/15
6	LANDSCAPE PLAN	2/2/15
7	LANDSCAPE PLAN	2/2/15
8-10	CONSTRUCTION DETAILS	2/2/15



GENERAL NOTES:

- THE BOUNDARY, TOPOGRAPHIC AND PLANNING INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY OF WATCHTOWER PREPARED BY MASER CONSULTING P.A., DATED MAY 20, 2014.
- NO 100 YEAR FLOOD PLANS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 300627 002D A, EFFECTIVE DATE: AUGUST 3, 2009, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION," LATEST EDITION.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS.
 - CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE IN THE ADJACENT FLAZA ACCESS ROAD, WITHIN THE CONSOLIDATED WATER DISTRICT, ORANGE COUNTY. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, AND AMERICAN WATERWORKS ASSOCIATION (AWWA) C900 AND C905 STANDARDS. WATER MAINS SHALL BE CLASS 52 WITH ASPHALTIC EPOXY TREATMENT. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.5 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
- SEWER SERVICE SHALL BE PROVIDED BY A PUMP STATION AND PLAZA ACCESS ROAD, WITHIN THE CROSSROADS SEWER DISTRICT, OWNED AND OPERATED BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. PROPOSED SEWER MAINS SHALL BE INSTALLED TO THE PROPERTY LINE. ALL SEWER MAINS SHALL BE 15" DIA. 15' DEPTH. ALL SEWER MAINS SHALL BE CLASS 52 WITH ASPHALTIC EPOXY TREATMENT. ALL SEWER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
- SANITARY SEWERS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 10 FEET HORIZONTALLY. IF SUCH SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE INSTALLED IN SEPARATE TRENCHES. THE WATER MAINS SHALL BE INSTALLED BELOW THE BOTTOM OF THE SEWER MAINS. ALL SEWER MAINS SHALL BE INSTALLED IN CONCRETE OR POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE. ALL SEWER MAINS SHALL BE INSTALLED AT A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CONCRETE OR POLYETHYLENE GLASS REINFORCED PLASTIC (PE) PIPE. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH SANITARY AND WATER MAINS ARE AS FAR AWAY AS POSSIBLE FROM THE WATER LINE.
- GAS, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S AND LOCAL AGENCY REQUIREMENTS. ALL GAS, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS SHALL BE INSTALLED PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER THE MANUFACTURER'S AND LOCAL AGENCY REQUIREMENTS.
- TELEPHONE, ELECTRIC AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PARALLELS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PARALLEL BANK COURSE.
- UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
- STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH 2' RING GASKETS. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE USED FOR ALL OTHER SEWER LINES. ALL SEWER LINES SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- REFUSE AND RECYCLABLES SHALL BE STORED WITHIN THE EXISTING OUTSIDE SPORING TRASH ENCLOSURE.
- TRAFFIC SIGNS AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS SHALL BE DETERMINED BY THE ARCHITECTURAL DRAWINGS. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PROPERTIES. DIMENSIONS SHOWN ON THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION PRIOR TO OBTAINING ALL NECESSARY APPROVALS AND/OR PERMITS. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM THE PROJECT OWNER AND/OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION. WHERE NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND/OR PERMITS. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- THIS PLAN IS NOT BEING SUBMITTED FOR THE PURPOSES OF ENVIRONMENTAL IMPACT STATEMENT REVIEW. MASER CONSULTING HAS CONDUCTED VISUAL AND AESTHETIC REVIEW OF THE PROPOSED PROJECT. THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER HAZARDOUS MATERIALS AND THE POTENTIAL FOR THE EXISTENCE OF SAME, SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND/OR PERMITS. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND/OR PERMITS. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.



MASER CONSULTING P.A.
 A Registered Professional Corporation
 100 West 17th Street
 New York, NY 10011
 Tel: 212-692-4477
 Fax: 212-692-4478
 www.maserconsulting.com

WATCHTOWER BIBLE & TRACT SOCIETY OF NEW YORK, INC.
 JEHOVAH'S WITNESSES
 ADHERERS
 HUDSON VALLEY PERSONNEL SUPPORT CENTER OF NEW YORK, INC.
 TAX LOTS 97-2-30.1, 30.22 & 33
 TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.
 DATE: 11/21/14
 PROJECT NUMBER: 13000398C
 SHEET NUMBER: 1 of 10

OWNER/APPLICANT:
WATCHTOWER BIBLE AND TRACT SOCIETY OF NEW YORK, INC.
25 COLUMBIA HEIGHTS
BROOKLYN, NY 11201

TAX LOTS:
97-2-30.1, 30.22 & 33

SITE AREA:
373,900 SQ. FT.
8,839 ACRES

- NOTES:**
- FIRE DISTRICT: ORANGE LAKE
 - SCHOOL DISTRICT: NEWBURGH
 - THE PROPERTY IS NOT WITHIN ANY ONE-HUNDRED-YEAR FLOOD PLAN AS PER FLOOD INSURANCE RATE MAP, NO. 380710039E.

BULK TABLE
ZONE: IB - INTERCHANGE BUSINESS DISTRICT
PERMITTED USE (SUBJECT TO SITE PLAN REVIEW): HOTELS

MINIMUM	REQUIRED	PROVIDED	REMARKS
LOT AREA	40,000 SQ. FT.	373,900 SQ. FT.	OK
FRONT YARD (STATE/COUNTY HIGHWAY)	60'	84.3'	OK
FRONT YARD	50'	50' (EXISTING HOTEL)	OK
REAR YARD	60'	71'	OK
SIDE YARD (ONE) EXISTING RESTAURANT	50'	47.1'	VARIANCE RECEIVED
SIDE YARD (ONE) EXISTING HOTEL	50'	51'	OK
SIDE YARD (ONE) PROPOSED HOTEL	100'	N/A	OK
LOT WIDTH (MEASURED ALONG RT. 300)	200'	420'	OK
LOT DEPTH	200'	844'	OK
EXISTING BUILDING COVERAGE	PERMITTED	PROVIDED	OK
PROPOSED BUILDING COVERAGE	23%	6.7%	OK
FRONT BUILDING COVERAGE	50'	18.5%	OK
BUILDING HEIGHT	50'	EMERGENCY SIGN 50'-2"	OK
TOTAL LOT SURFACE COVERAGE	60%	58%	OK

N.Y.S. ROUTE 300 NOTE:

- ALL PROPOSED IMPROVEMENTS WITHIN THE N.Y.S. ROUTE 300 RIGHT-OF-WAY FOR THE PROPOSED EMERGENCY ACCESS ARE TO BE REVIEWED, APPROVED AND PERMITTED WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
- BOUNDARY, TOPOGRAPHIC AND PLANNETRICS INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR WATCHTOWER" PREPARED BY MASER CONSULTING P.A., DATED MAY 20, 2014.

PARKING REQUIREMENTS:

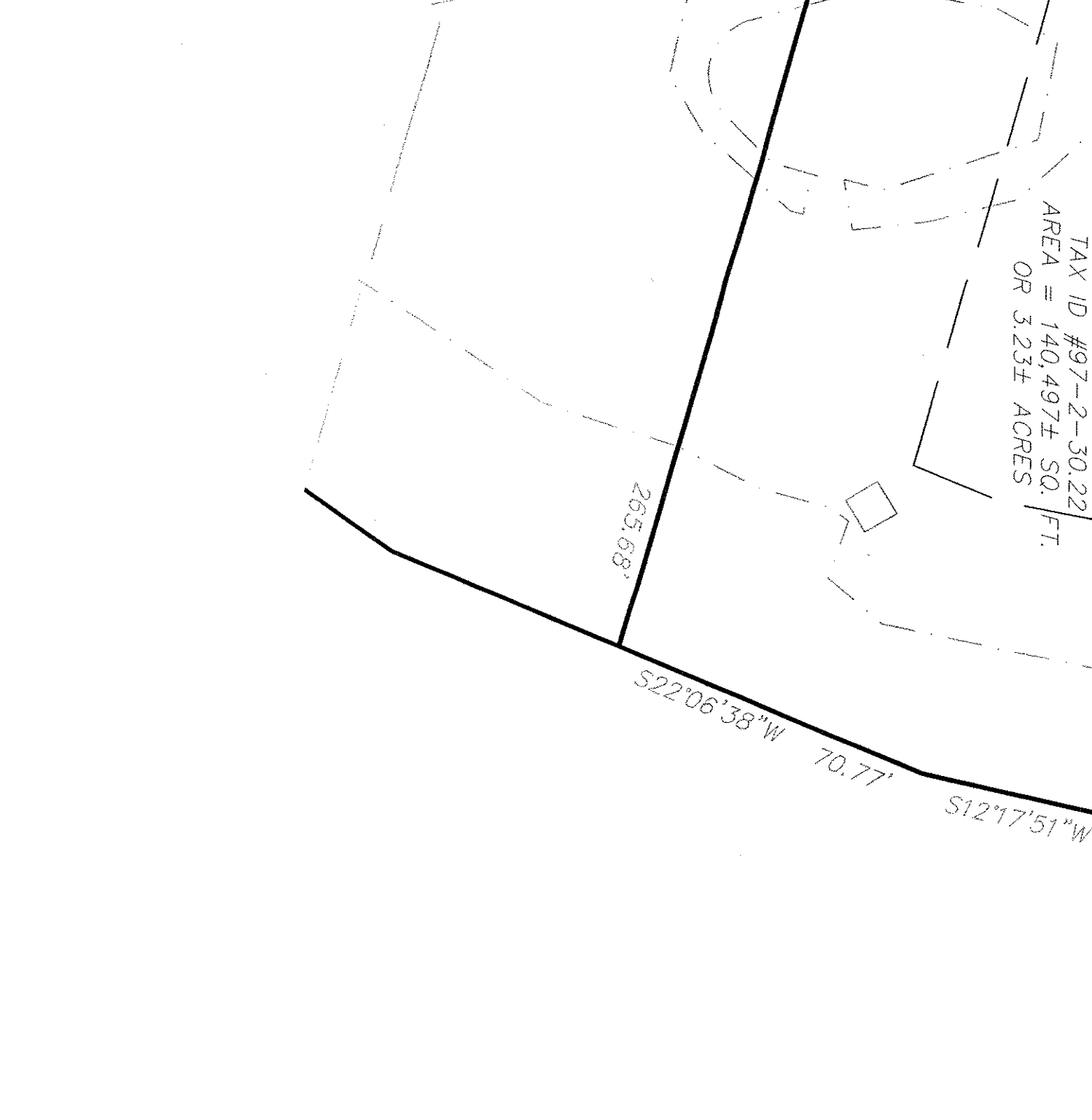
EXISTING DETACHED RESTAURANT PARKING:	REQUIRED	PROVIDED
1 PER 4 SEATINGS	74 SPACES	75 SPACES
HANDICAPPED SPACES INCLUDED:	3 SPACES	3 SPACES
TOTAL PARKING SPACES:	74 SPACES	75 SPACES

EXISTING HOTEL PARKING:	REQUIRED	PROVIDED
1 PER GUEST BEDROOM (115 GUEST BEDROOMS)	115 SPACES	118 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD	3 SPACES	3 SPACES
HANDICAPPED SPACES INCLUDED:	6 SPACES	6 SPACES
TOTAL PARKING SPACES:	118 SPACES	121 SPACES

PROPOSED HOTEL PARKING:	REQUIRED	PROVIDED
1 PER GUEST BEDROOM (100 GUEST BEDROOMS)	100 SPACES	122 SPACES
1 PER 2 EMPLOYEES ON THE PREMISES AT ANY 1 PERIOD	3 SPACES	3 SPACES
HANDICAPPED SPACES INCLUDED:	6 SPACES	6 SPACES
TOTAL PARKING SPACES:	103 SPACES	125 SPACES

INTERIOR LANDSCAPE REQUIREMENTS:

5% OF TOTAL PARKING AREA SHALL BE DEVOTED TO INTERIOR LANDSCAPING	5% OF TOTAL PARKING AREA	46,448 S.F.
TOTAL PARKING LOT AREA (PROPOSED BUILDING)		2,322 S.F.
TOTAL INTERIOR LANDSCAPING PROVIDED		4,013 S.F.



MASER CONSULTING P.A.
Operating, Managing & Environmental Engineers
State of N.Y. Certificate of Registration No. 00012

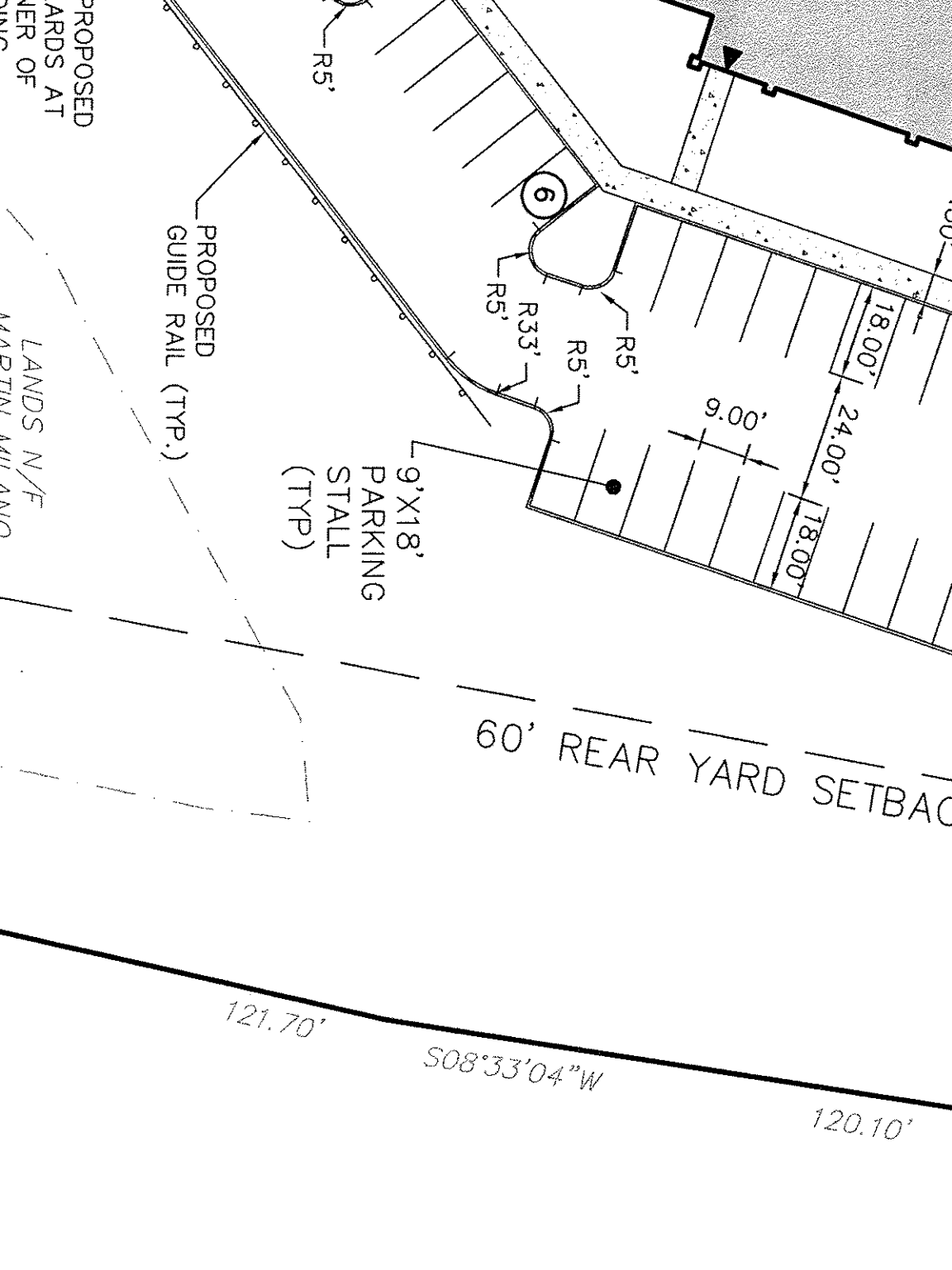
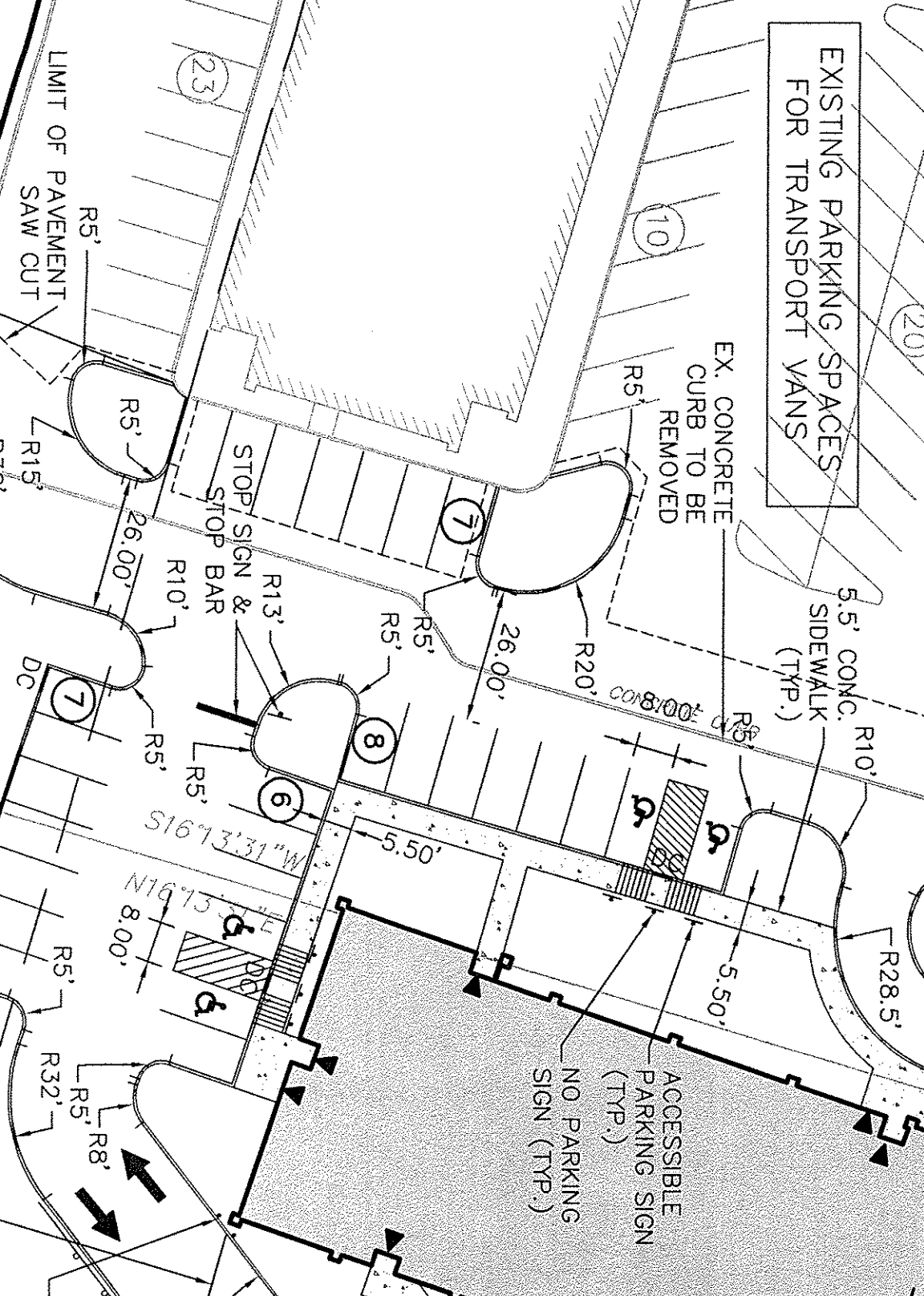
NEW YORK OFFICE: 100 West Street, New York, NY 10038
PHONE: 212.691.1000
FAX: 212.691.1001
WWW.MASERCONSULTING.COM

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WATCHTOWER BIBLE & TRACT SOCIETY OF NEW YORK, INC.
TAX LOTS 97-2-30.1, 30.22 & 33
TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.

DATE: 11/27/14
SCALE: AS SHOWN
PROJECT NUMBER: 13000398C
SHEET NUMBER: 2 of 10



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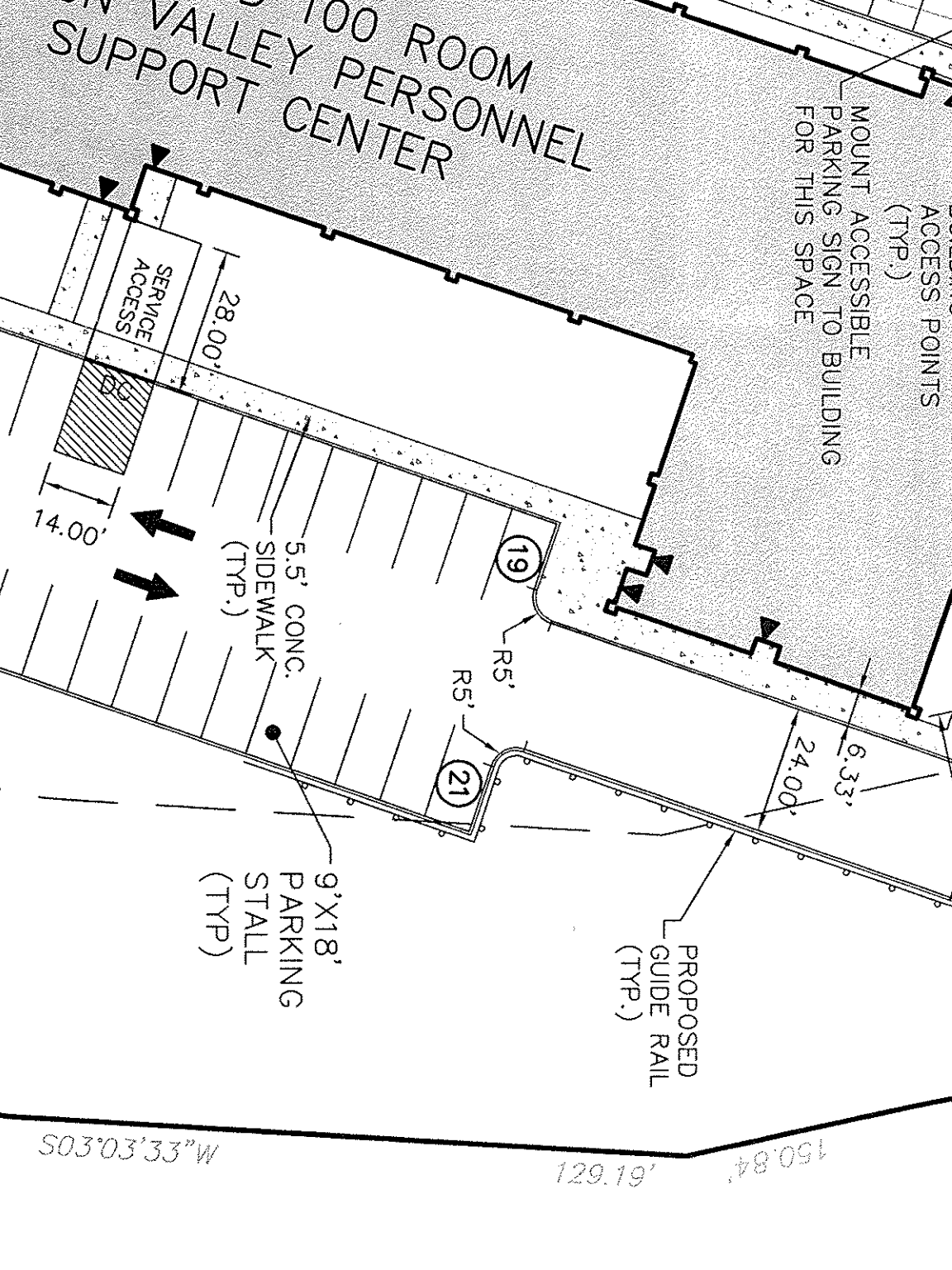
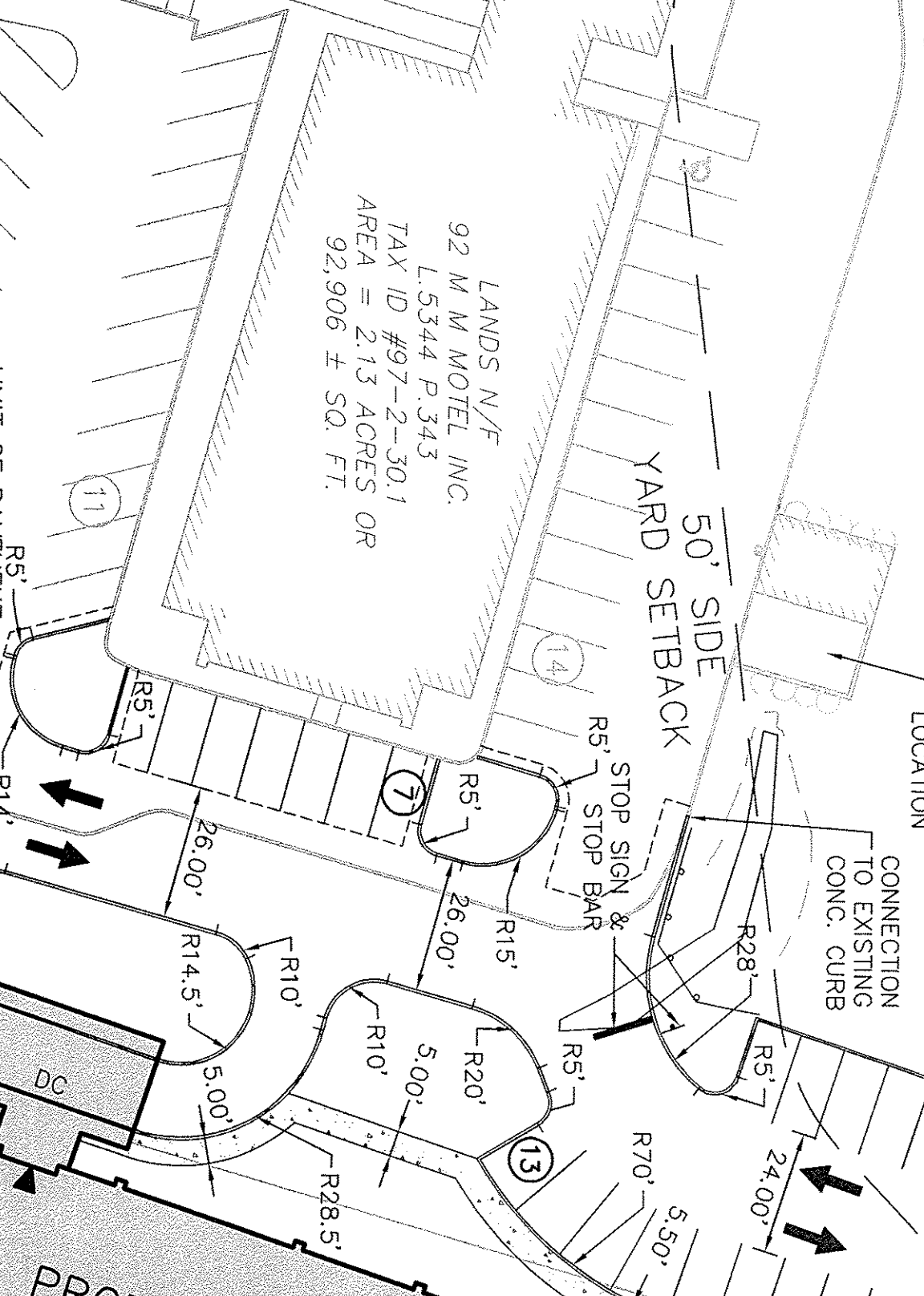
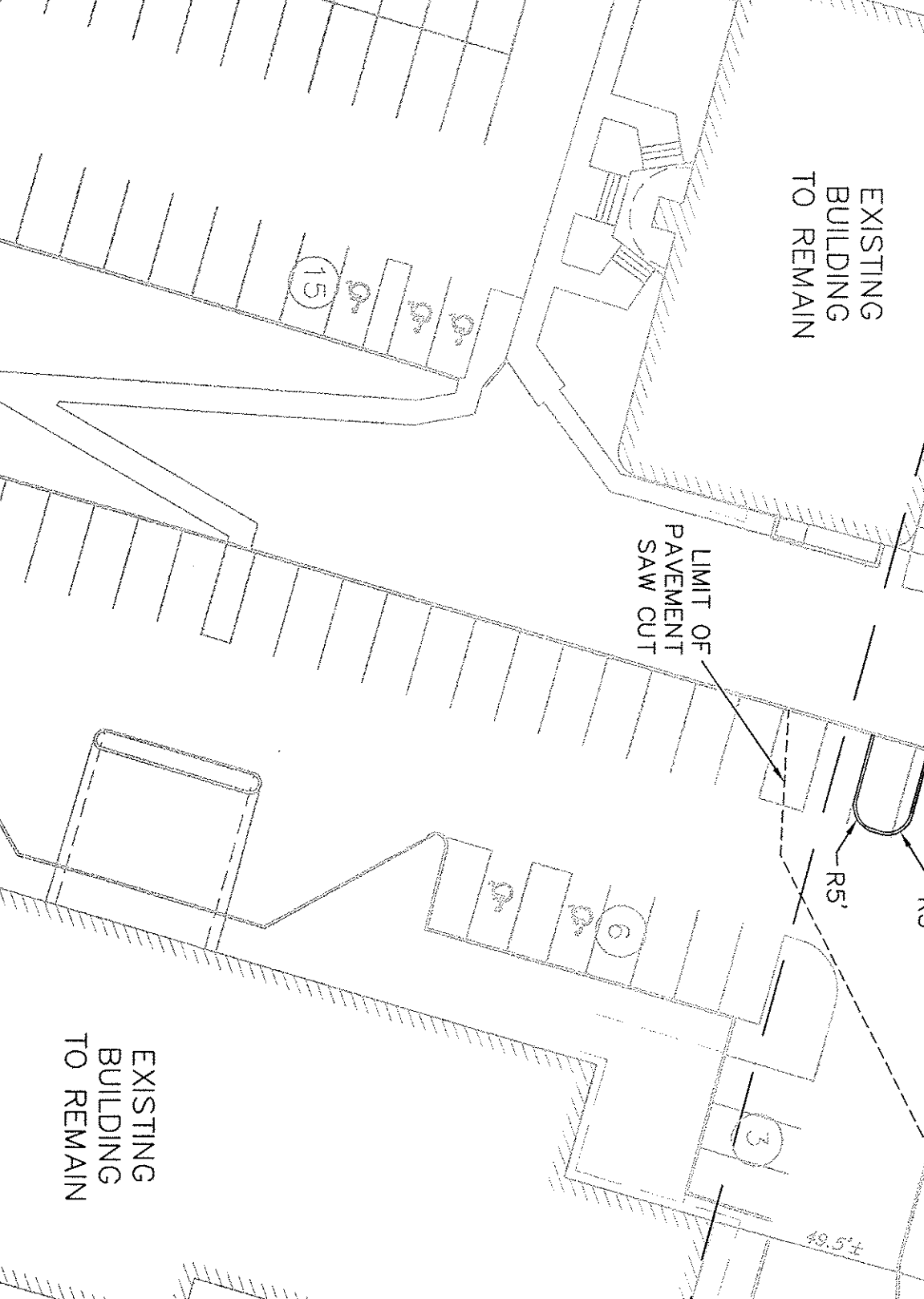
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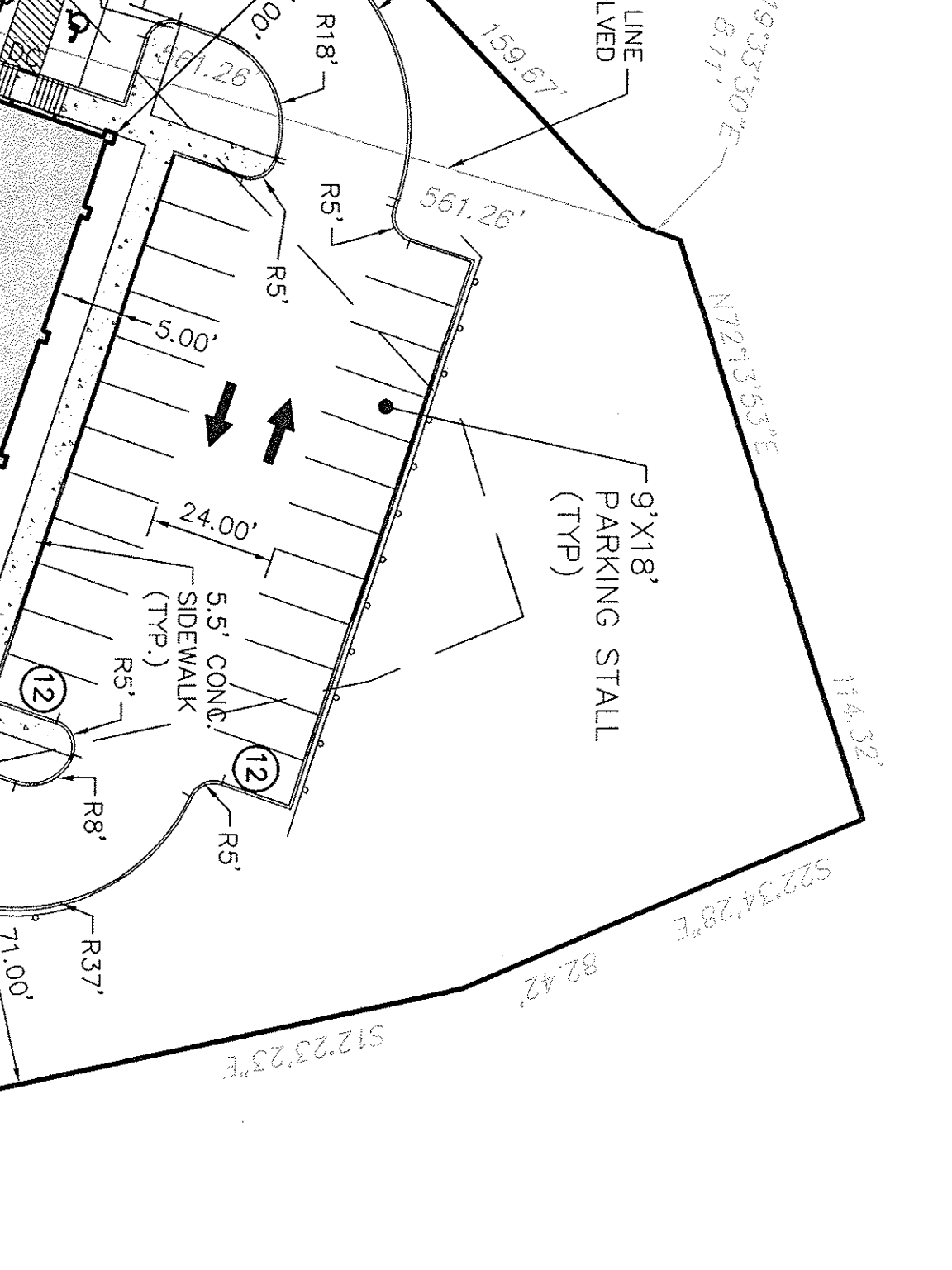
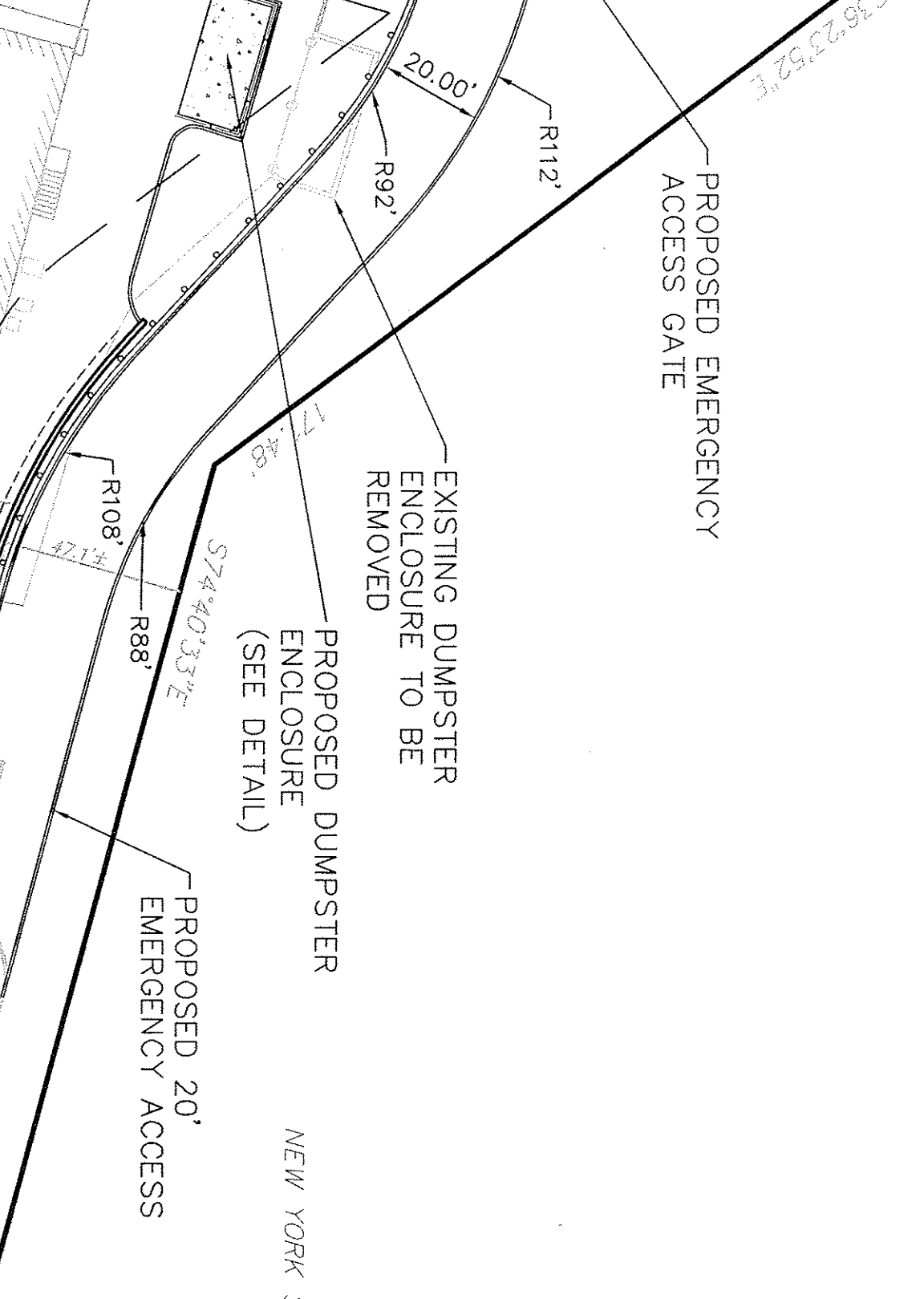
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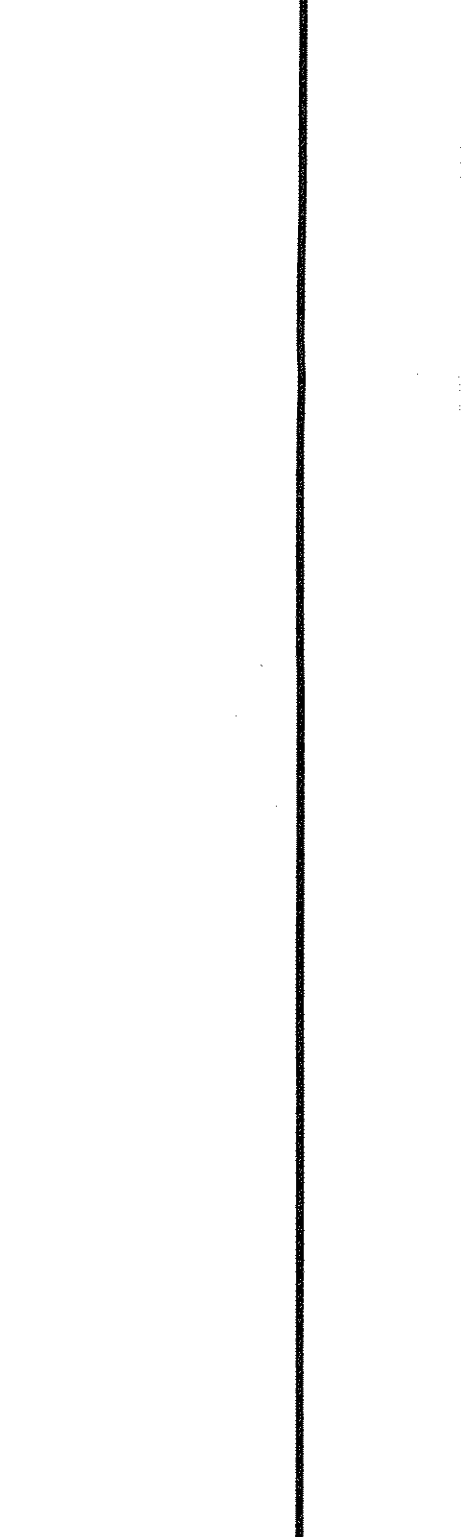
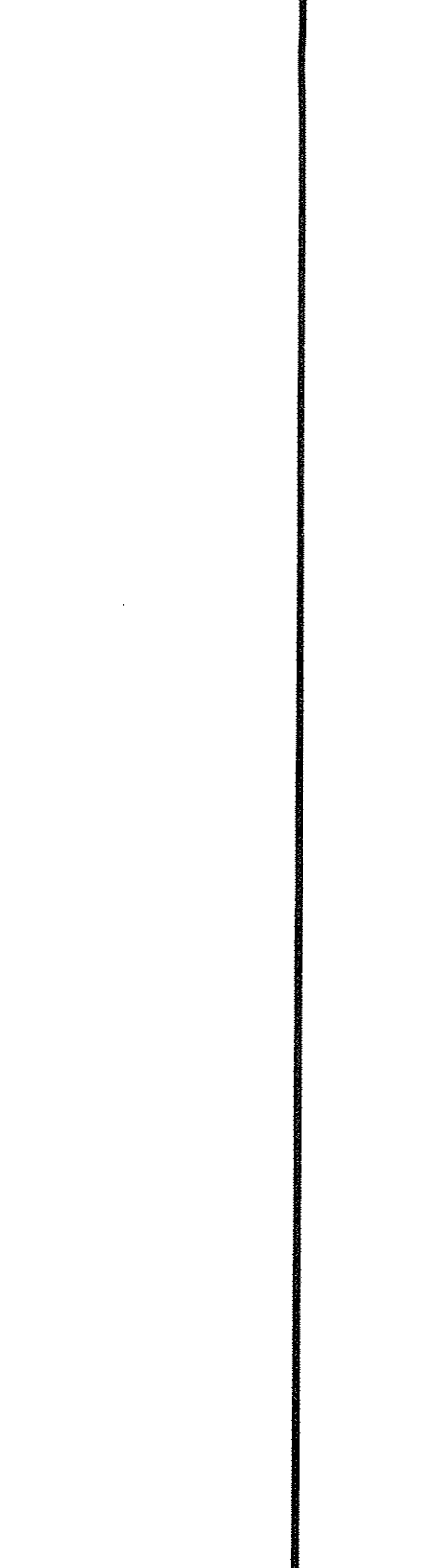
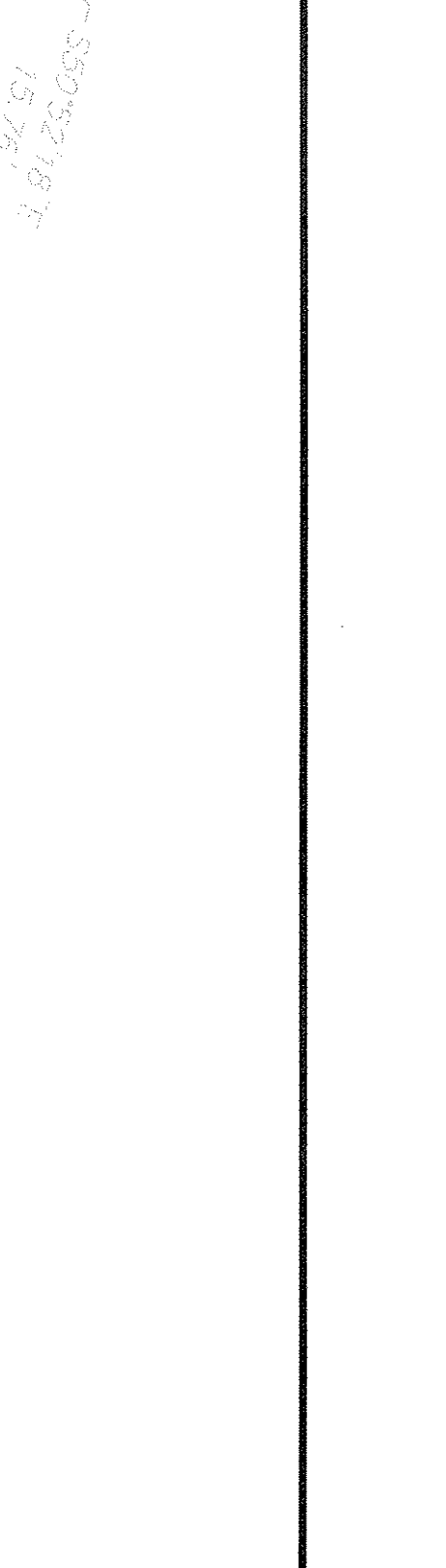
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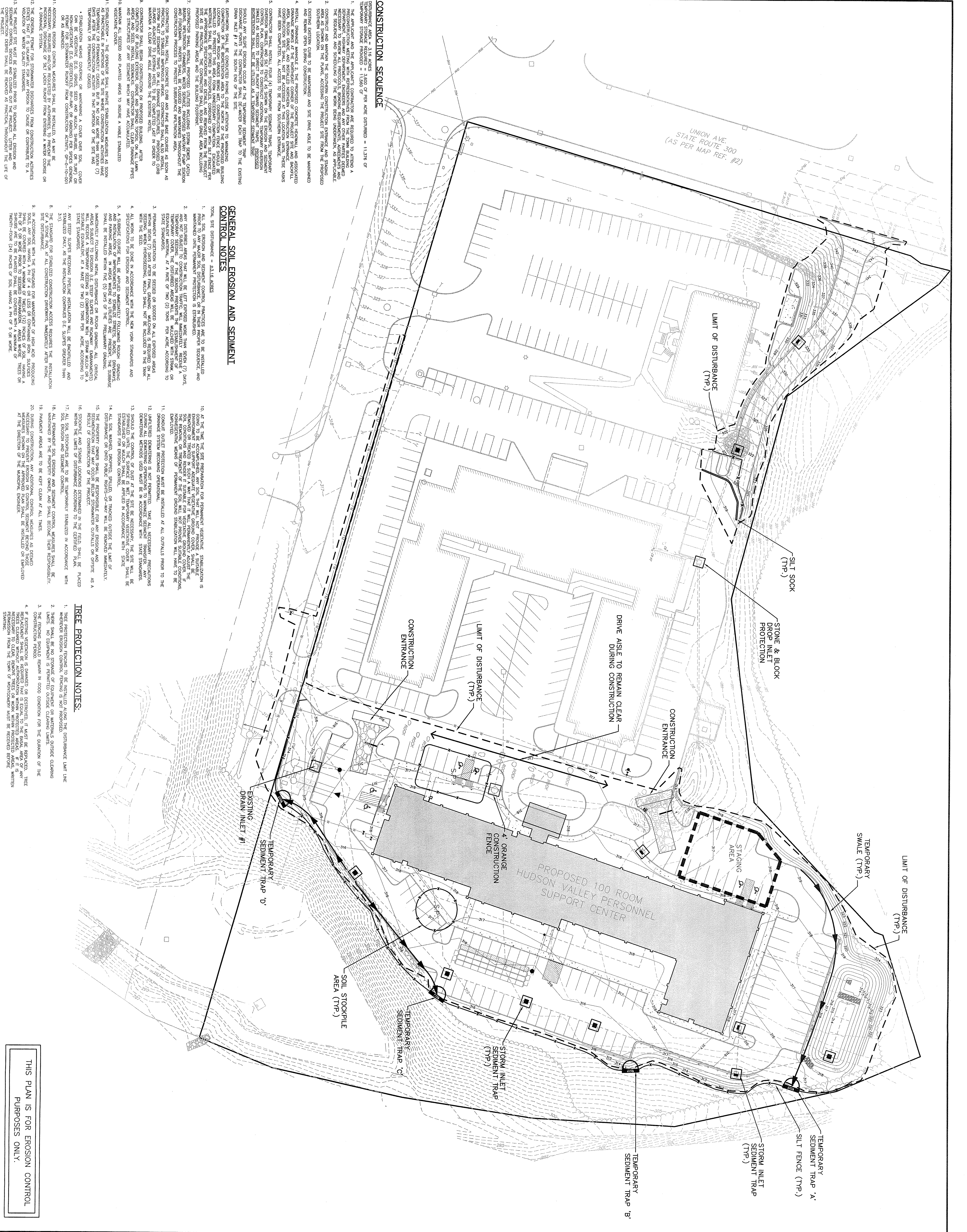
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CONSTRUCTION SEQUENCE

1. THE APPLICANT AND THE APPLICANT'S CONTRACTOR ARE REQUIRED TO ATTEND A MEETING WITH THE COUNTY ENGINEER, THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, THE STATE DEPARTMENT OF HIGHWAY TRANSPORTATION, THE STATE DEPARTMENT OF TAXATION, THE STATE DEPARTMENT OF SOCIAL SERVICES, AND THE STATE DEPARTMENT OF LABOR. THE MEETING SHALL BE HELD AT THE COUNTY ENGINEER'S OFFICE, 100 N. STATE ST., ALBANY, N.Y. 12207. THE MEETING SHALL BE HELD AT THE COUNTY ENGINEER'S OFFICE, 100 N. STATE ST., ALBANY, N.Y. 12207. THE MEETING SHALL BE HELD AT THE COUNTY ENGINEER'S OFFICE, 100 N. STATE ST., ALBANY, N.Y. 12207.
2. THE APPLICANT SHALL SUBMIT TO THE COUNTY ENGINEER A DETAILED CONSTRUCTION SEQUENCE PLAN, WHICH SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER. THE PLAN SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER.
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GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STABILIZED CONSTRUCTION ACCESS (SCA) AT ALL CONSTRUCTION ENTRANCES.
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1. THE PROTECTION FENCING TO BE INSTALLED ALONG THE DISTURBANCE LIMIT LINE SHALL BE 4 FEET HIGH AND SHALL BE MADE OF 2x4 OR 2x6 LUMBER.
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THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.

<p>PROJECT INFORMATION</p> <p>PROJECT NAME: 13000398C</p> <p>DATE: 11/21/14</p> <p>SCALE: 1"=30'</p> <p>TAX LOTS: 97-2-30.1, 30.22 & 33</p> <p>TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.</p>		<p>CLIENT INFORMATION</p> <p>CLIENT NAME: HADSON VALLEY PERSONNEL SUPPORT CENTER OF WATCHTOWER BIBLE & TRACT SOCIETY OF NEW YORK, INC.</p> <p>CLIENT ADDRESS: 13000398C</p> <p>CLIENT PHONE: 845.444.4444</p> <p>CLIENT FAX: 845.444.4444</p> <p>CLIENT EMAIL: info@watchtower.org</p>							
<p>DESIGNER INFORMATION</p> <p>DESIGNER NAME: MASER ENGINEERS, ARCHITECTS & ENVIRONMENTAL ENGINEERS</p> <p>DESIGNER ADDRESS: 100 N. STATE ST., ALBANY, N.Y. 12207</p> <p>DESIGNER PHONE: 518.487.3333</p> <p>DESIGNER FAX: 518.487.3333</p> <p>DESIGNER EMAIL: info@maser.com</p>		<p>APPROVER INFORMATION</p> <p>APPROVER NAME: ANDREW B. TAYLOR</p> <p>APPROVER TITLE: COUNTY ENGINEER</p> <p>APPROVER ADDRESS: 100 N. STATE ST., ALBANY, N.Y. 12207</p> <p>APPROVER PHONE: 518.487.3333</p> <p>APPROVER FAX: 518.487.3333</p> <p>APPROVER EMAIL: info@state.gov</p>							
<p>REGULATORY AGENCIES</p> <p>AGENCY NAME: ALBANY COUNTY ENGINEER</p> <p>AGENCY ADDRESS: 100 N. STATE ST., ALBANY, N.Y. 12207</p> <p>AGENCY PHONE: 518.487.3333</p> <p>AGENCY FAX: 518.487.3333</p> <p>AGENCY EMAIL: info@state.gov</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/21/14</td> <td>ISSUED FOR PERMITS</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	11/21/14	ISSUED FOR PERMITS
NO.	DATE	DESCRIPTION							
1	11/21/14	ISSUED FOR PERMITS							

MASER
ENGINEERS, ARCHITECTS & ENVIRONMENTAL ENGINEERS

ANDREW B. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
NO. 07255
STATE OF NEW YORK

PLAN NORTH

SCALE IN FEET
(1"=30')

DRAWING LEGEND

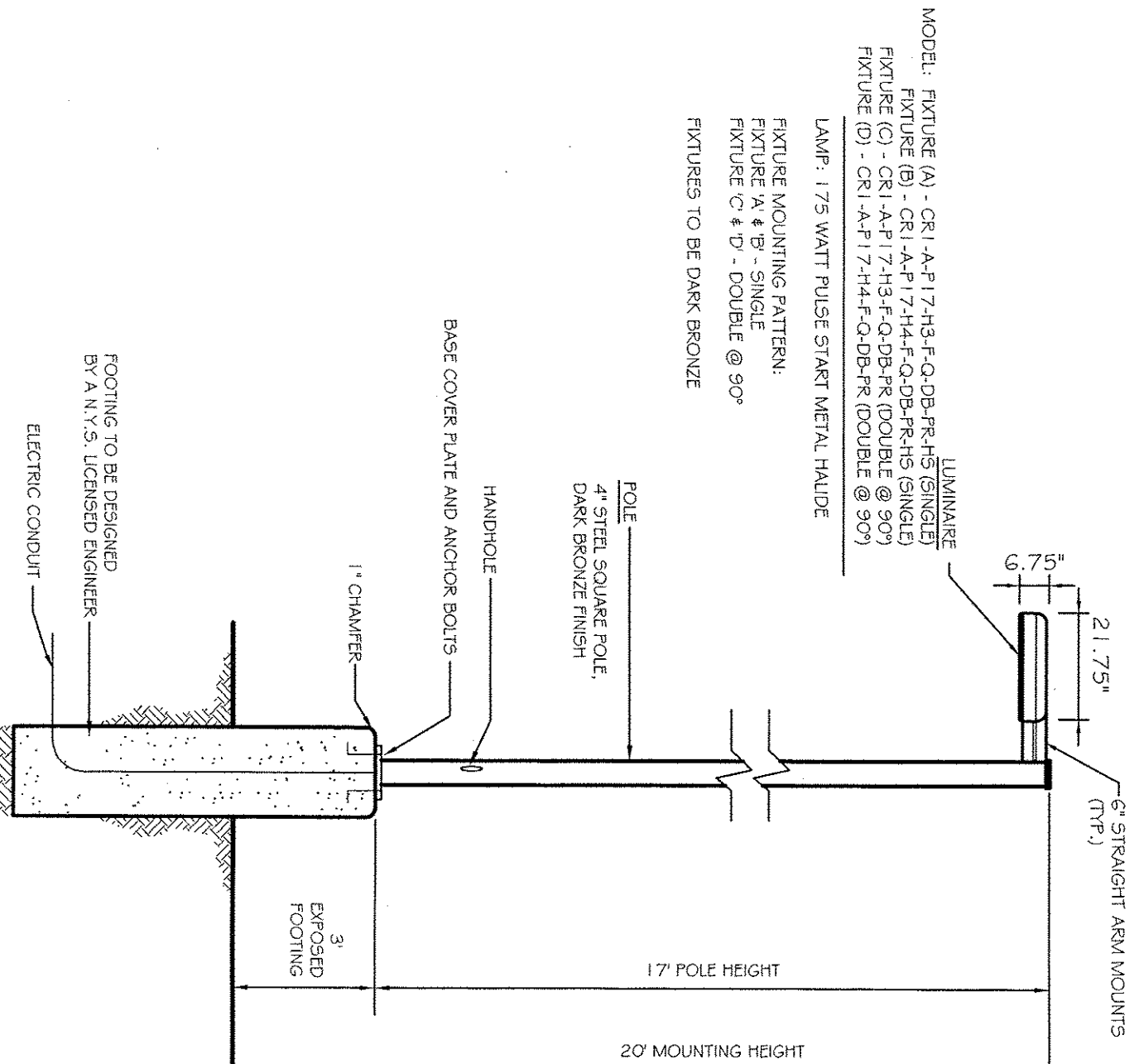
- SILT FENCE
- STORM INLET
- SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- S.P. STOCKPILE LOCATION
- STAGING AREA
- - - TEMPORARY SWALE
- STONE OUTLET SEDIMENT TRAP

GENERAL PLAN NOTES:

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.

LIGHTING NOTES:

1. TYPICAL POLES, LUMINAIRES AND FIXTURES AS SHOWN BY SPACING LIGHTING.
2. LUMINAIRE ASPECT TO BE 15 DEGREE VERTICAL ANGLE. A LIGHT LOSS FACTOR OF 0.72 MAY BE USED.
3. LUMINAIRE AND POLE HGT. TO BE 20 FT. OVERALL.
4. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF THREE (3) FEET FROM CURBS OR DRIVEWAYS.
5. POLE LOCATIONS ARE APPROXIMATE AND MAY VARY SLIGHTLY TO REFLECT SITE CONDITIONS. THE FINAL CONTRACTOR SHALL FIELD VERIFY POLE LOCATIONS IN ORDER TO ACCOMMODATE FINAL CONSTRUCTION OF UTILITIES AND PAVEMENT.
6. POLE SIZES TO BE COORDINATED WITH MANUFACTURER.
7. LIGHTING SHOWN ON PLAN SHOWS APPROXIMATE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
8. CONTRACTOR TO PROVIDE SIGHT TRIANGULATION OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
10. SEE FINAL ARCHITECTURAL PLANS FOR CANOPY AND WALL MOUNTED FIXTURES IN THE VICINITY OF THE BUILDING ACCESS POINTS.



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

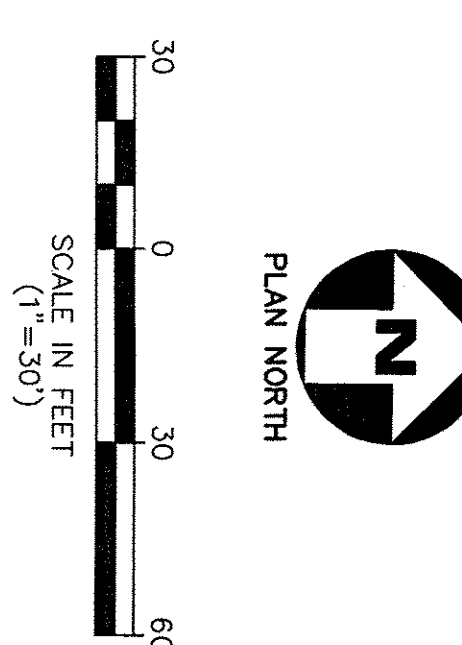
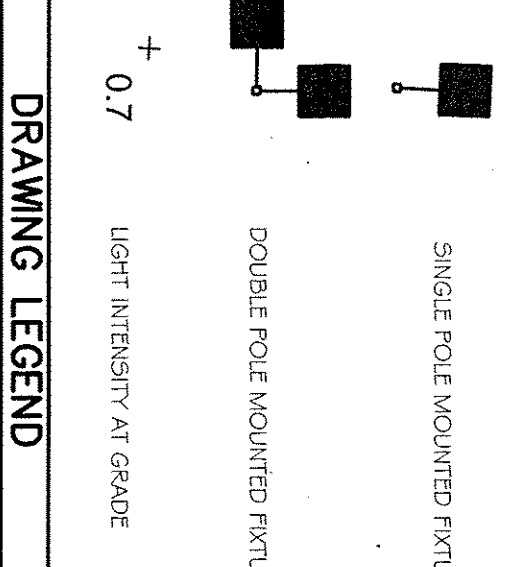
1. LUMINAIRE AND POLE TO BE MANUFACTURED BY SPACING LIGHTING.
2. CONTRACTOR TO PROVIDE SIGHT TRIANGULATION OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
3. FIXTURES TO BE DESIGNED, SHOWN, AND STATED BY A VNS LICENSED ENGINEER.
4. * VOLTAGE TO BE PROVIDED BY ELECTRICAL.

LUMINAIRE SCHEDULE

KEY QTY	DESCRIPTION	ARRANGEMENT	WING HT.	LUMENS	LF	IES FILE NAME	CATALOG #
A	SPACING LIGHTING CHAUNSON PULSE START MH	SINGLE	20'	13,500	0.72	CR1-P17-143	CR1-A-P17-143-F-C-08-PR-HIS
B	SPACING LIGHTING CHAUNSON PULSE START MH	SINGLE	20'	13,500	0.72	CR1-P17-144	CR1-A-P17-144-F-C-08-PR-HIS
C	SPACING LIGHTING CHAUNSON PULSE START MH	DOUBLE - 90°	20'	13,500	0.72	CR1-P17-143	CR1-A-P17-143-F-C-08-PR
D	SPACING LIGHTING CHAUNSON PULSE START MH	DOUBLE - 90°	20'	13,500	0.72	CR1-P17-144	CR1-A-P17-144-F-C-08-PR

CALCULATION SUMMARY			
AREA	CALC TYPE	UNITS	AVG
PARKING AREAS	ILLUMINANCE	Ft.	1.8

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY.



MASHER
Consulting, Planning & Environmental Engineers
State of NY Certificate of Authorization: 000072
Newburgh, New York
Customer: Liberty Energy Corporation

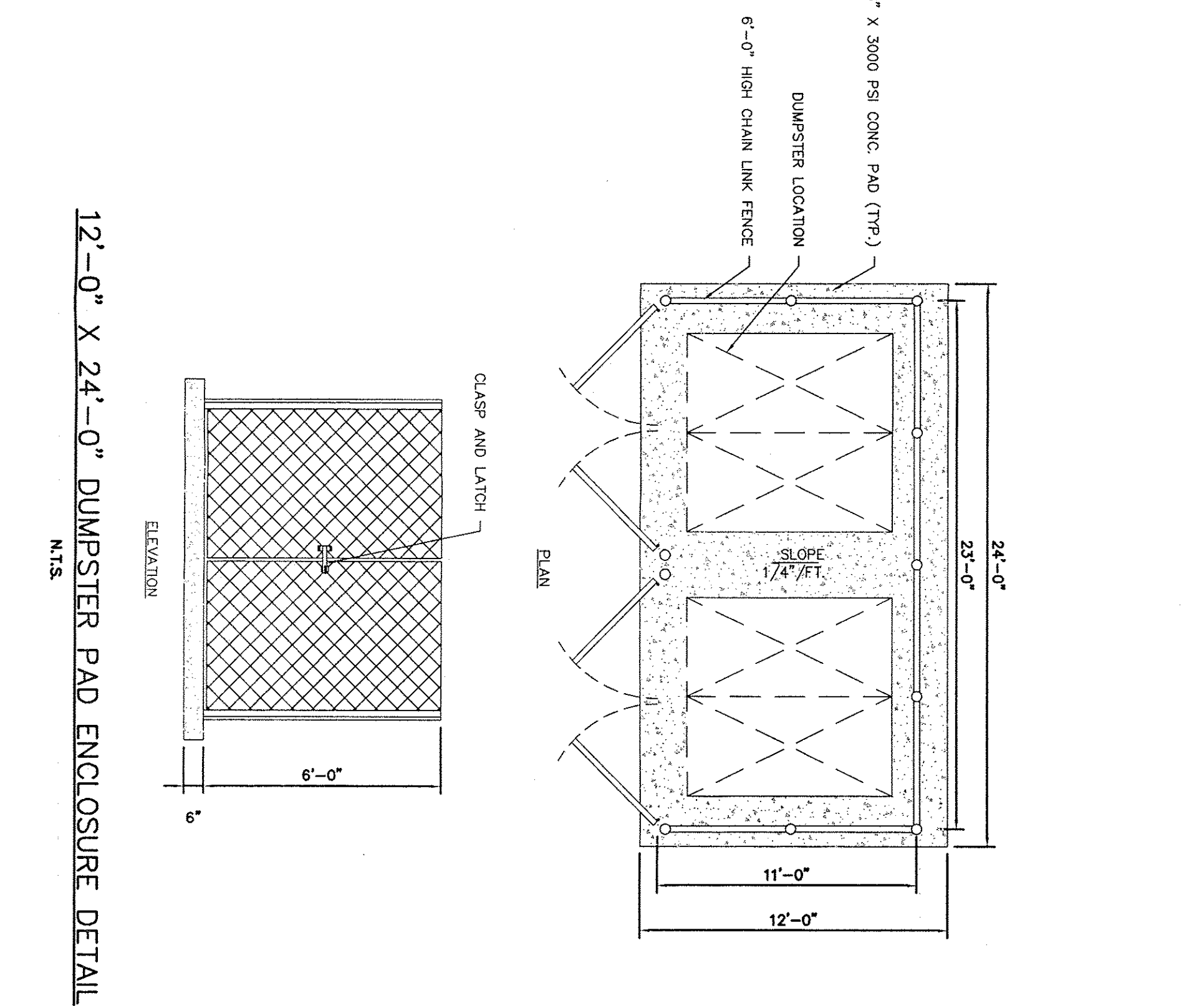
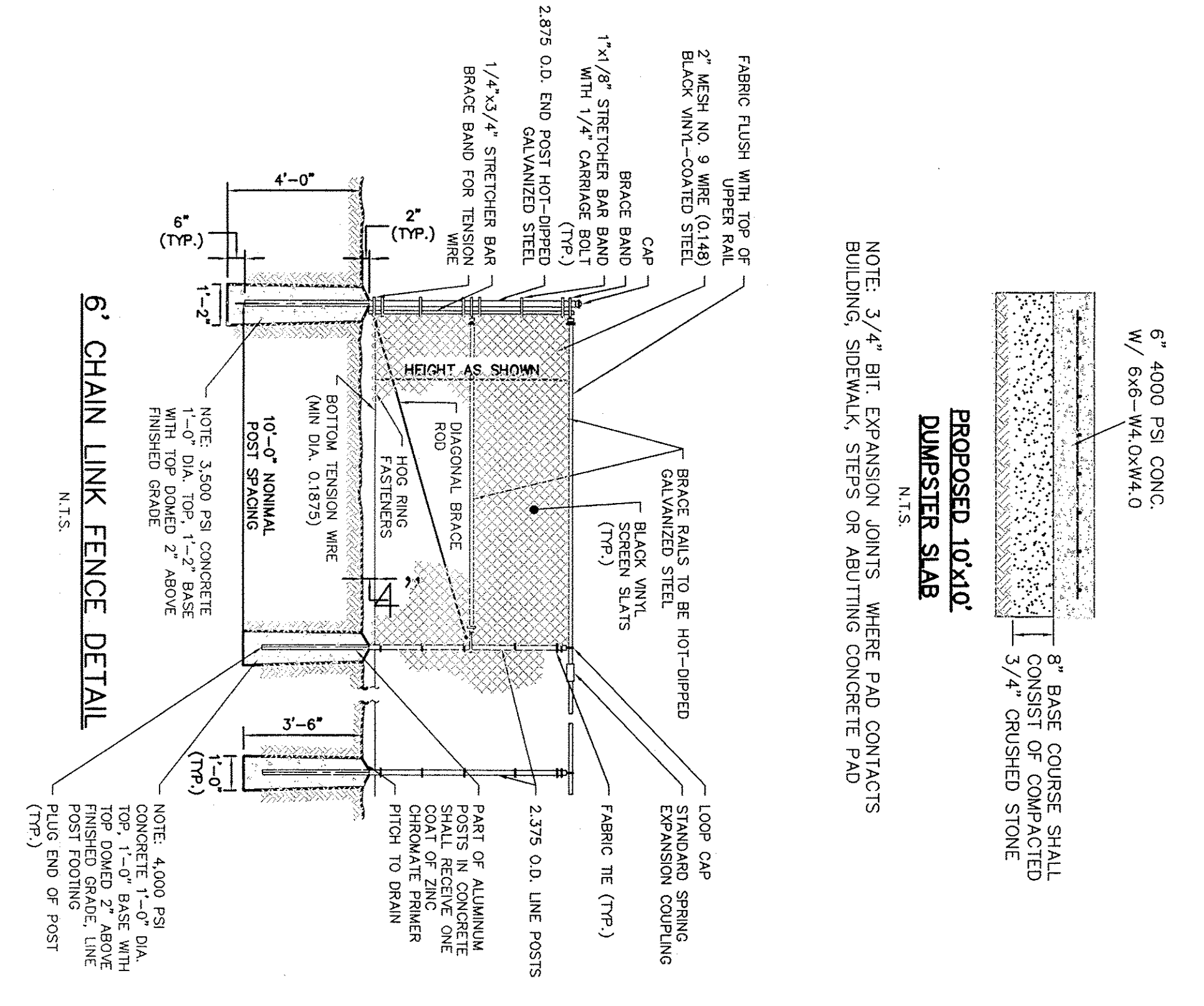
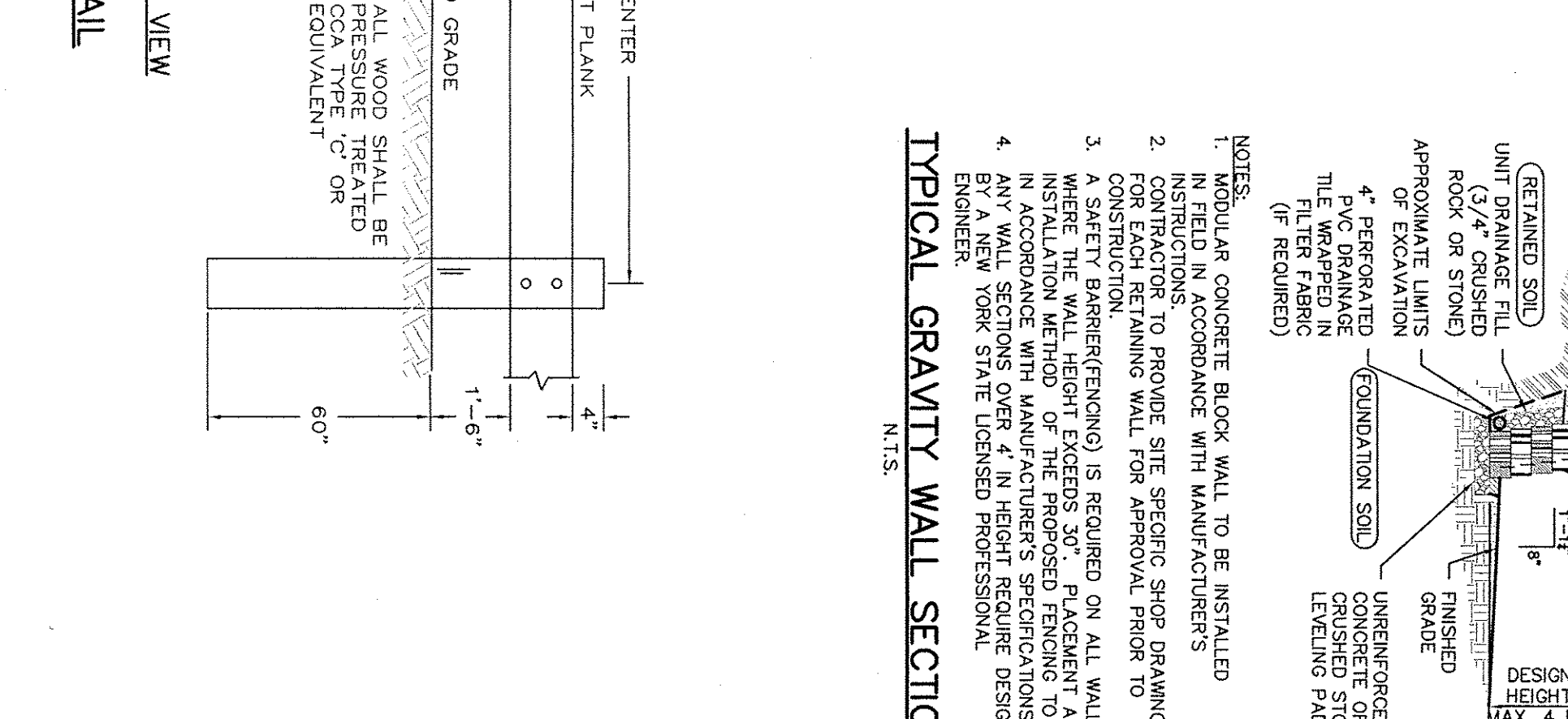
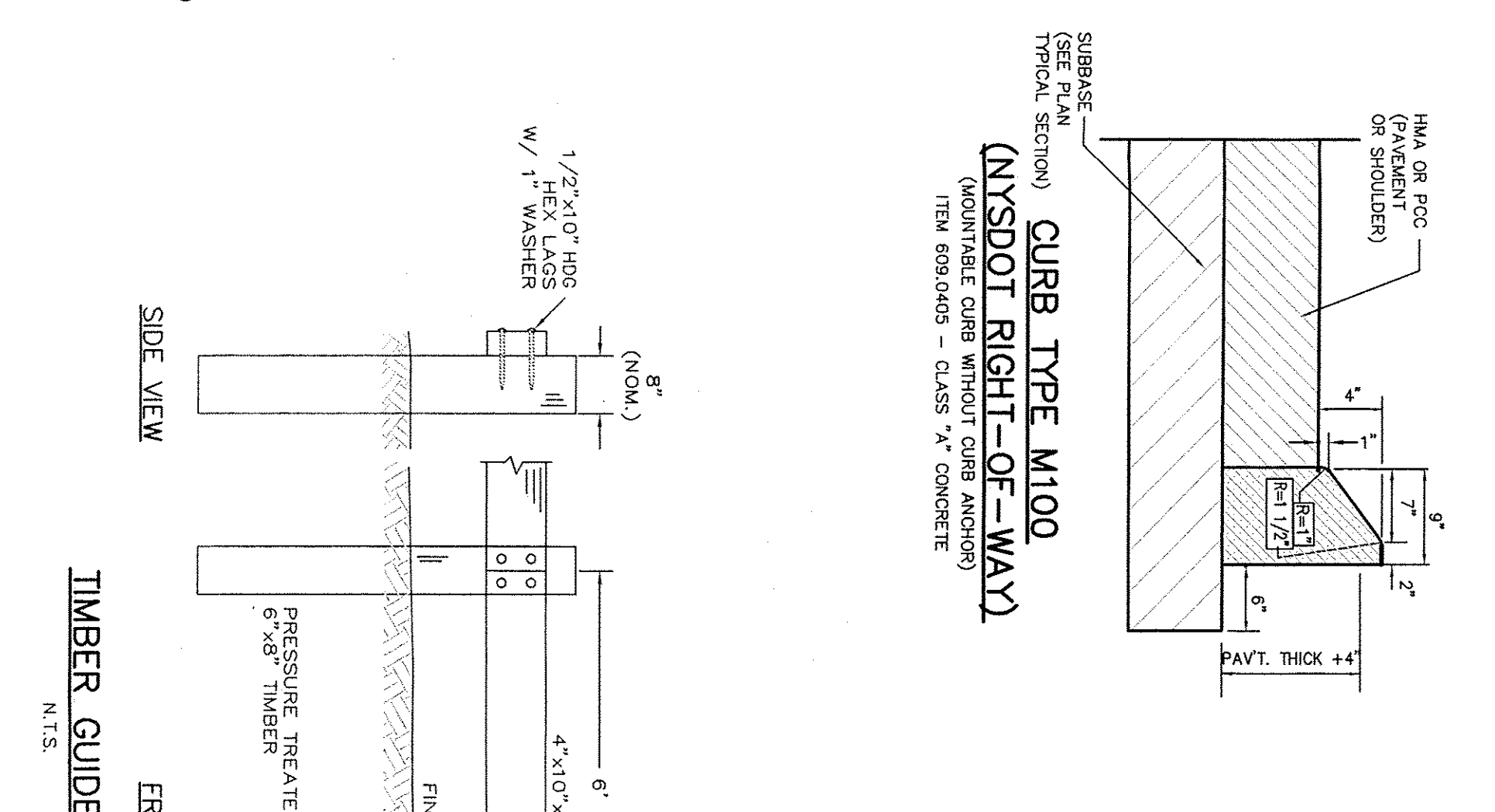
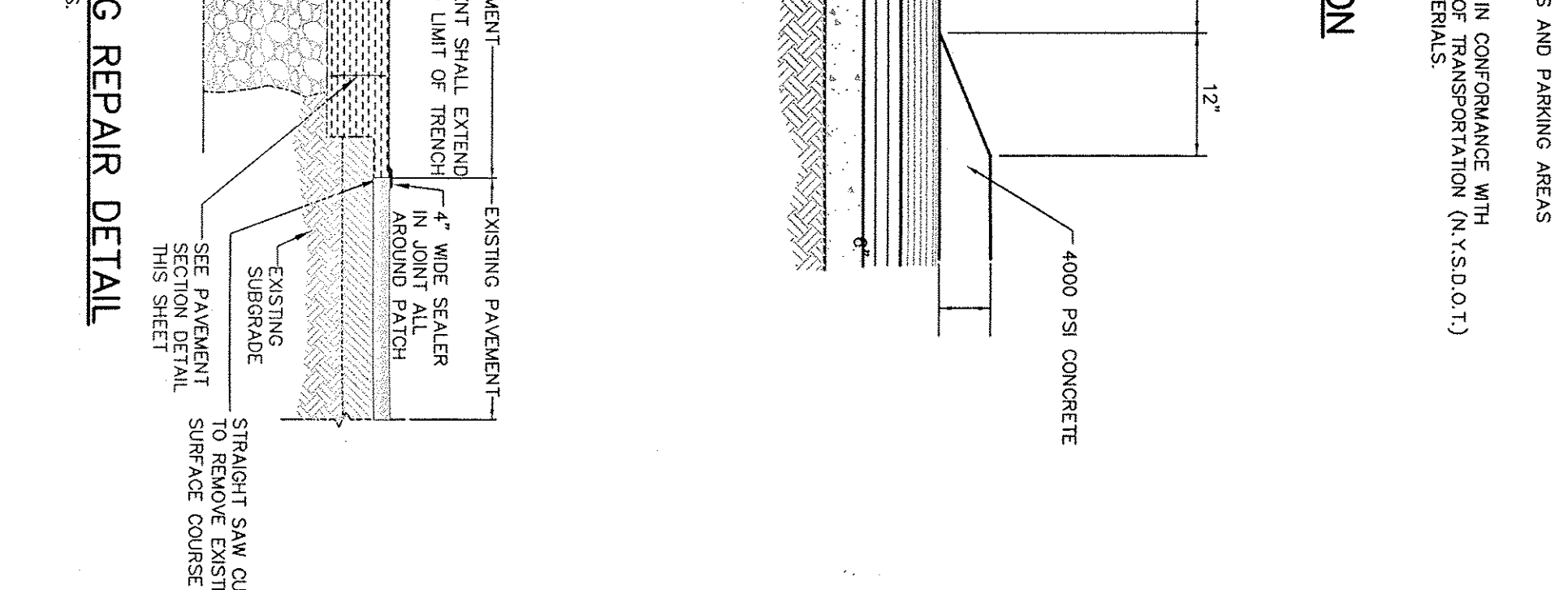
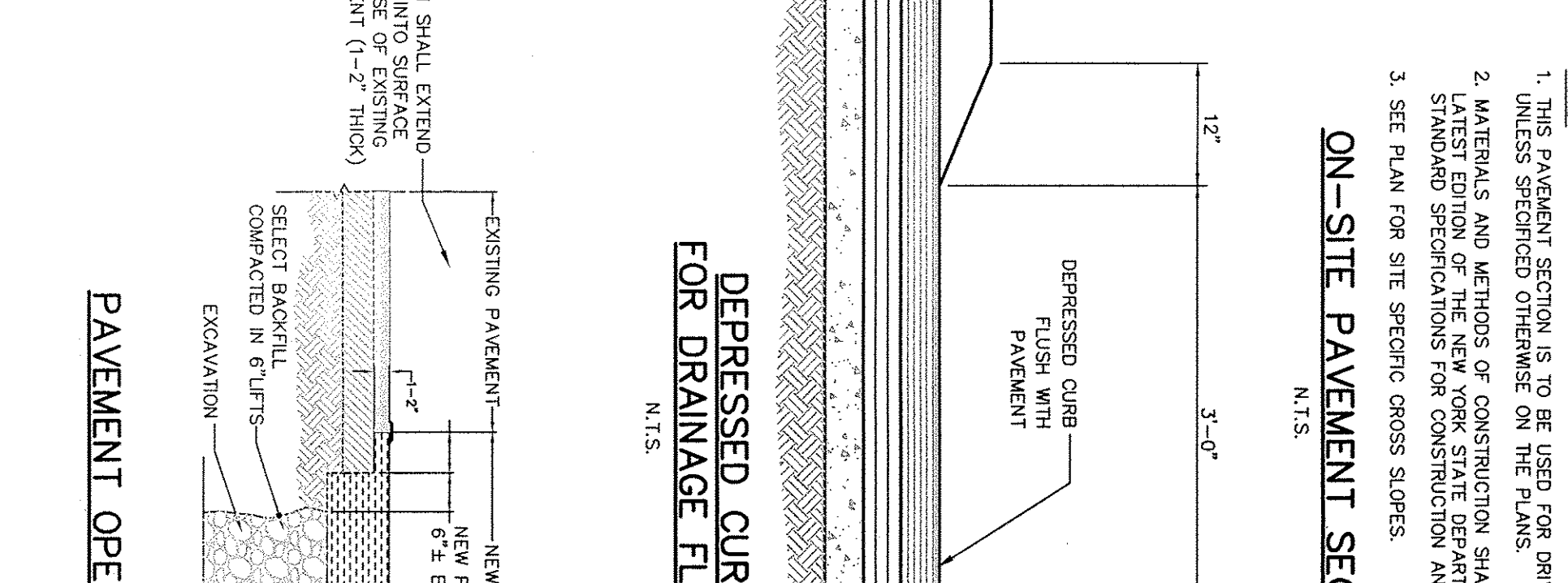
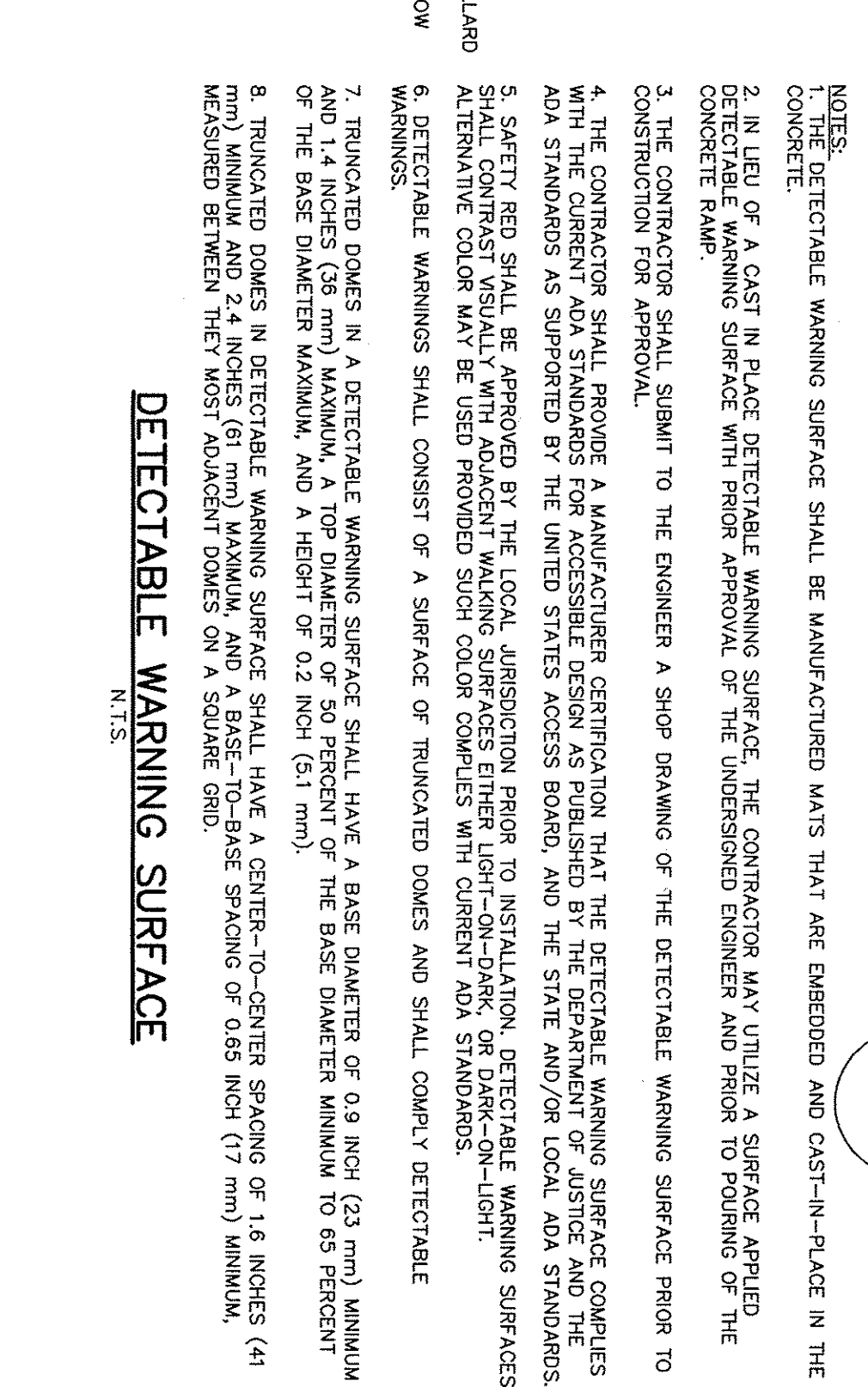
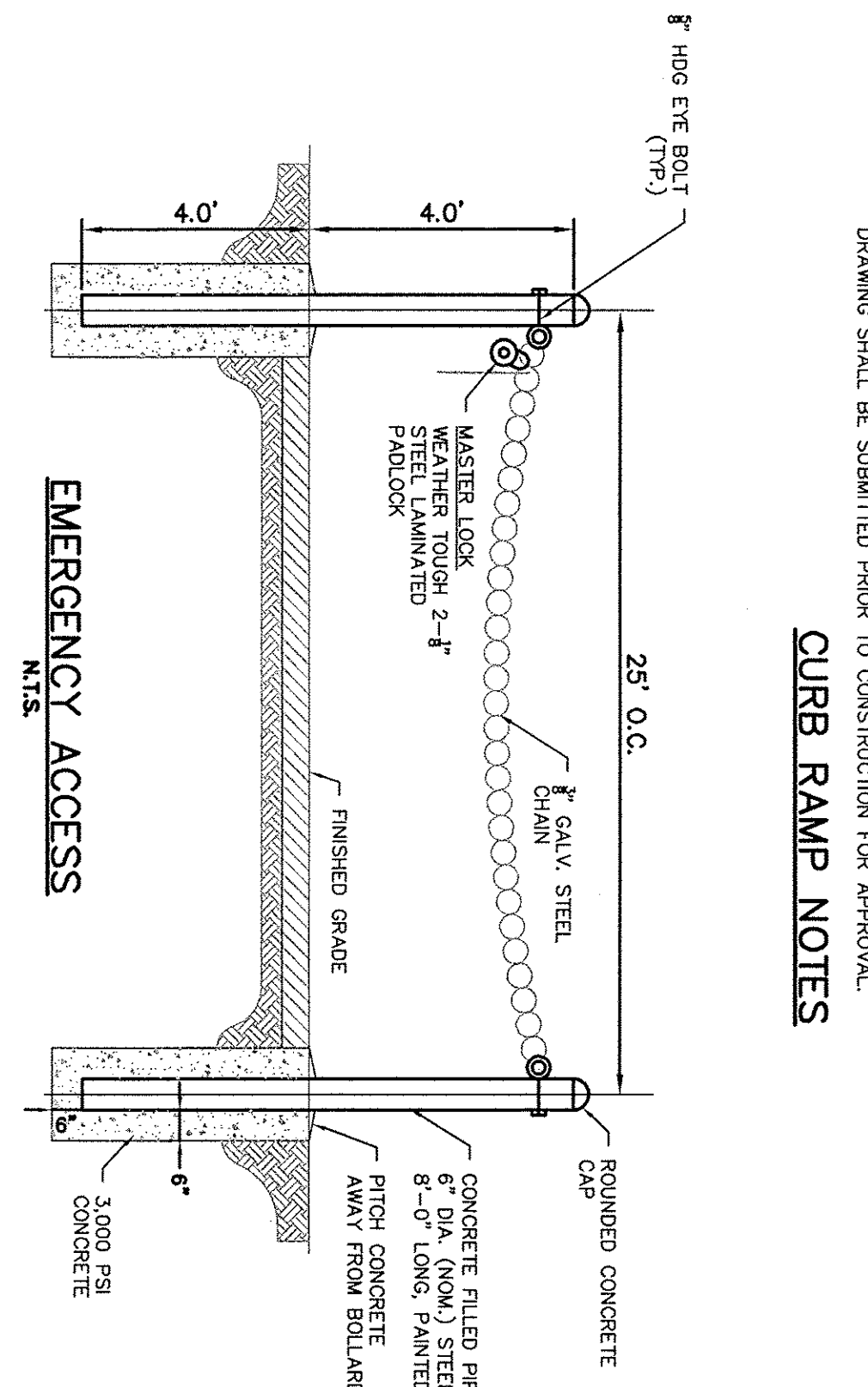
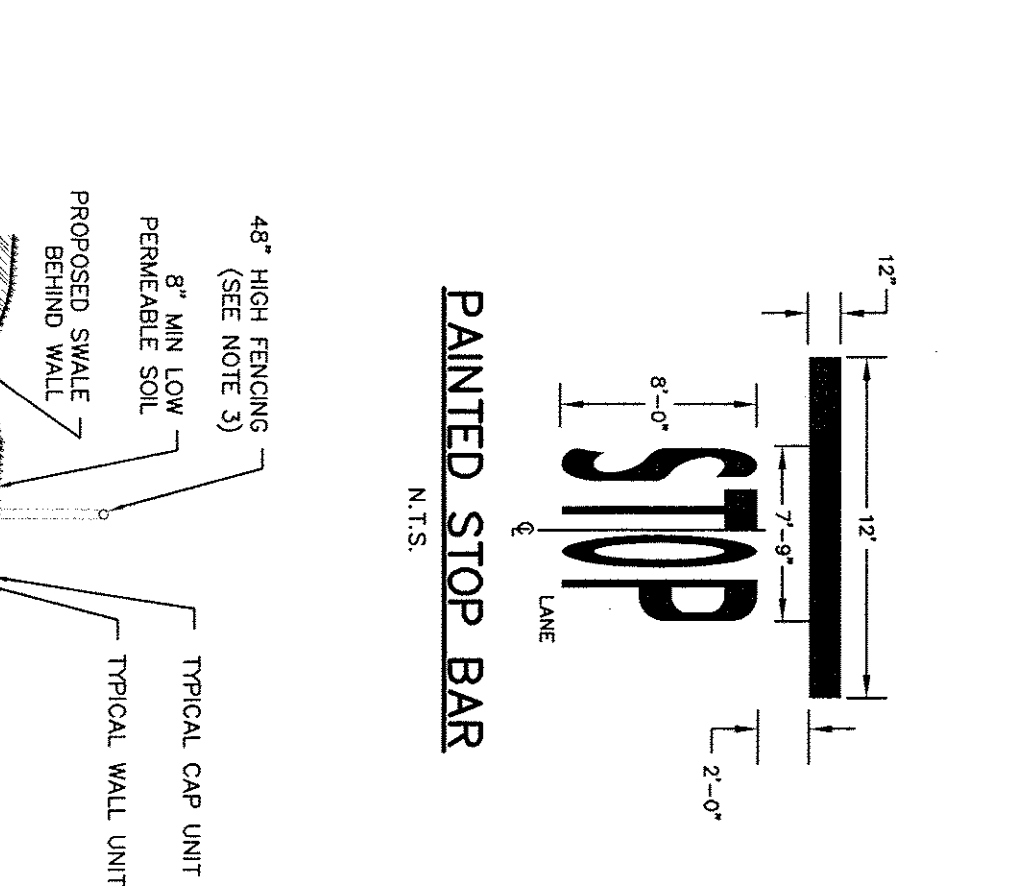
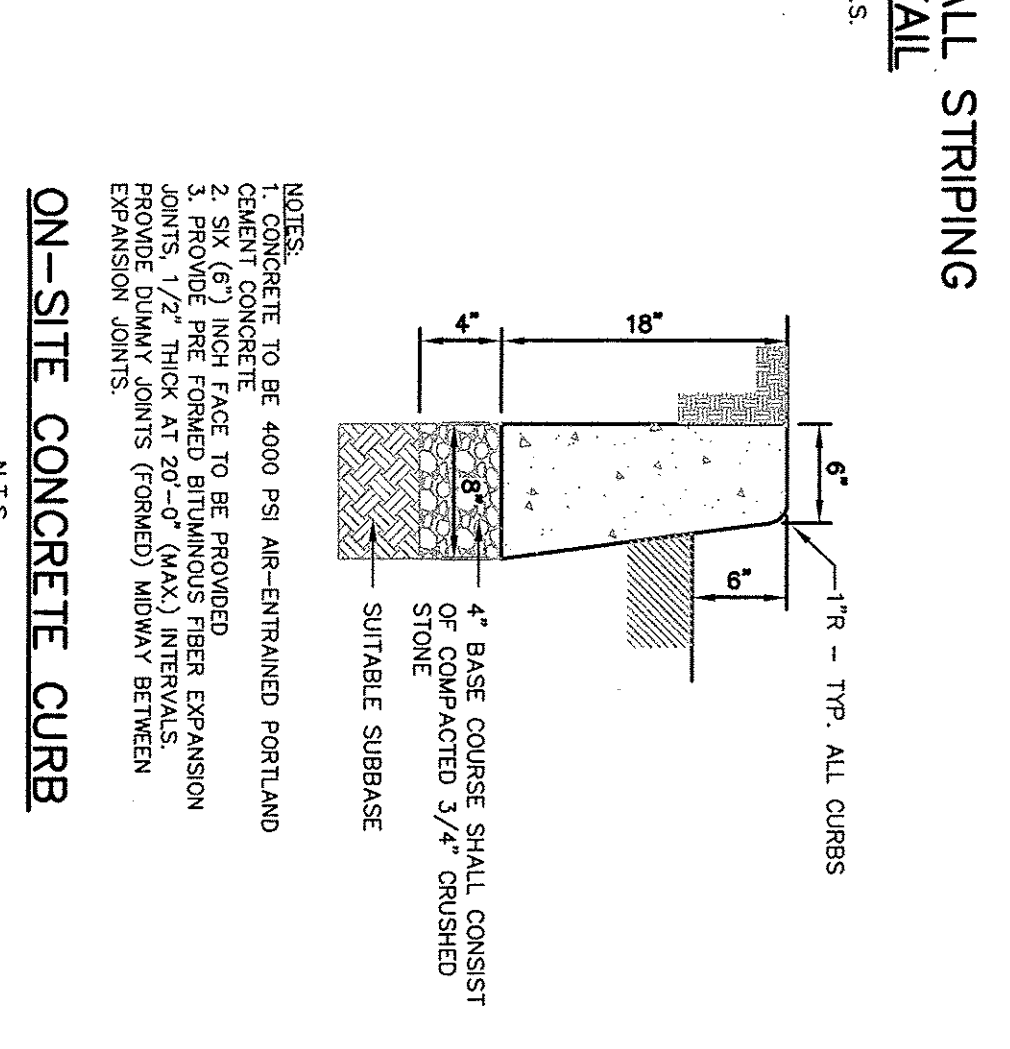
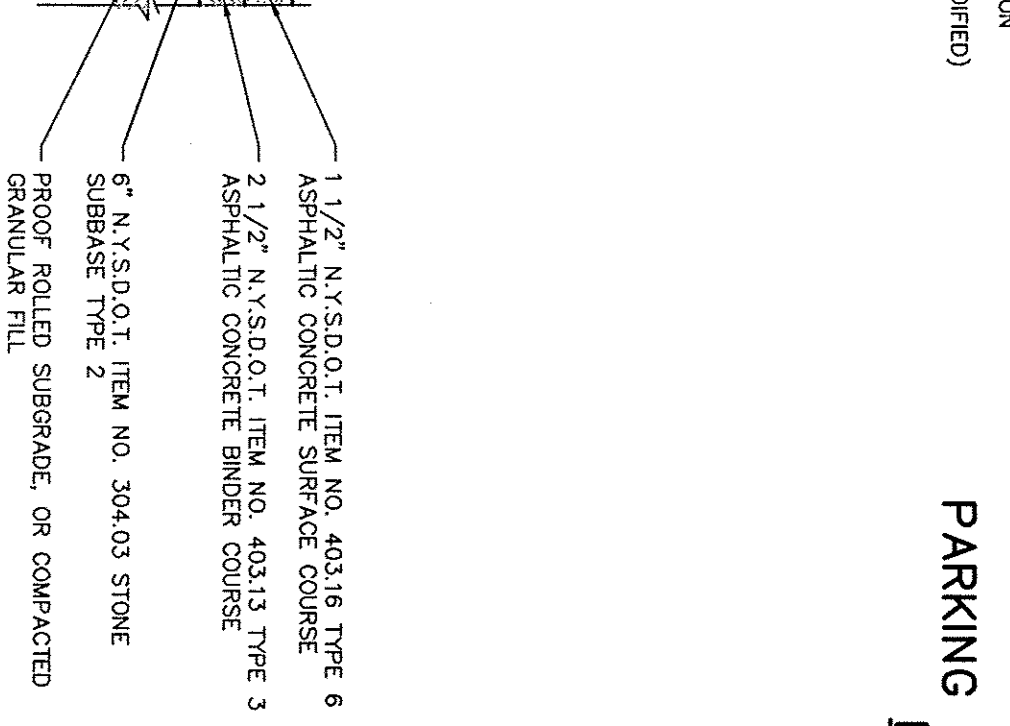
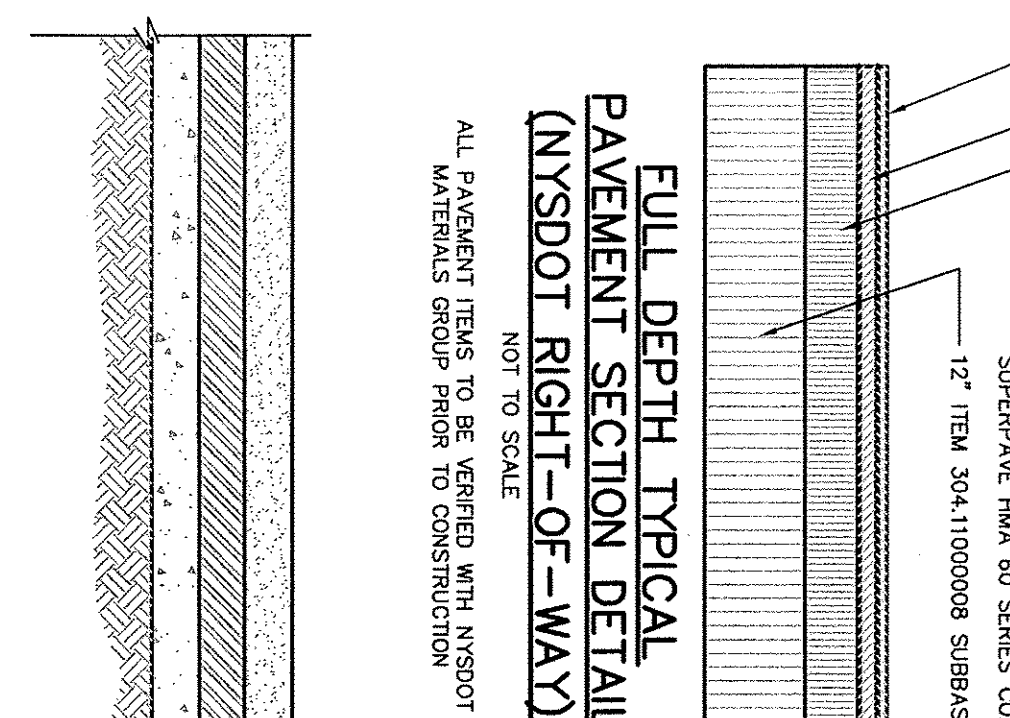
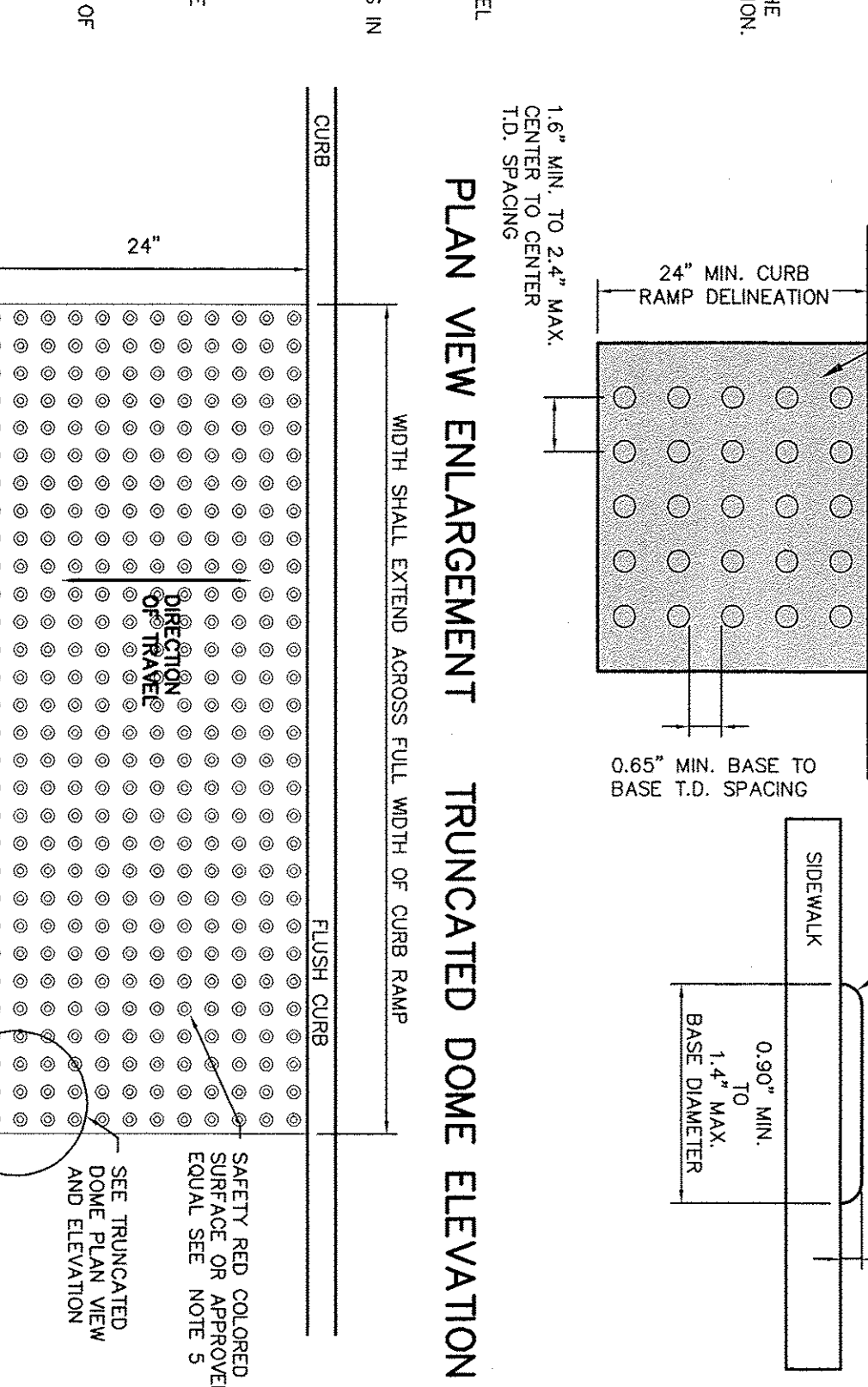
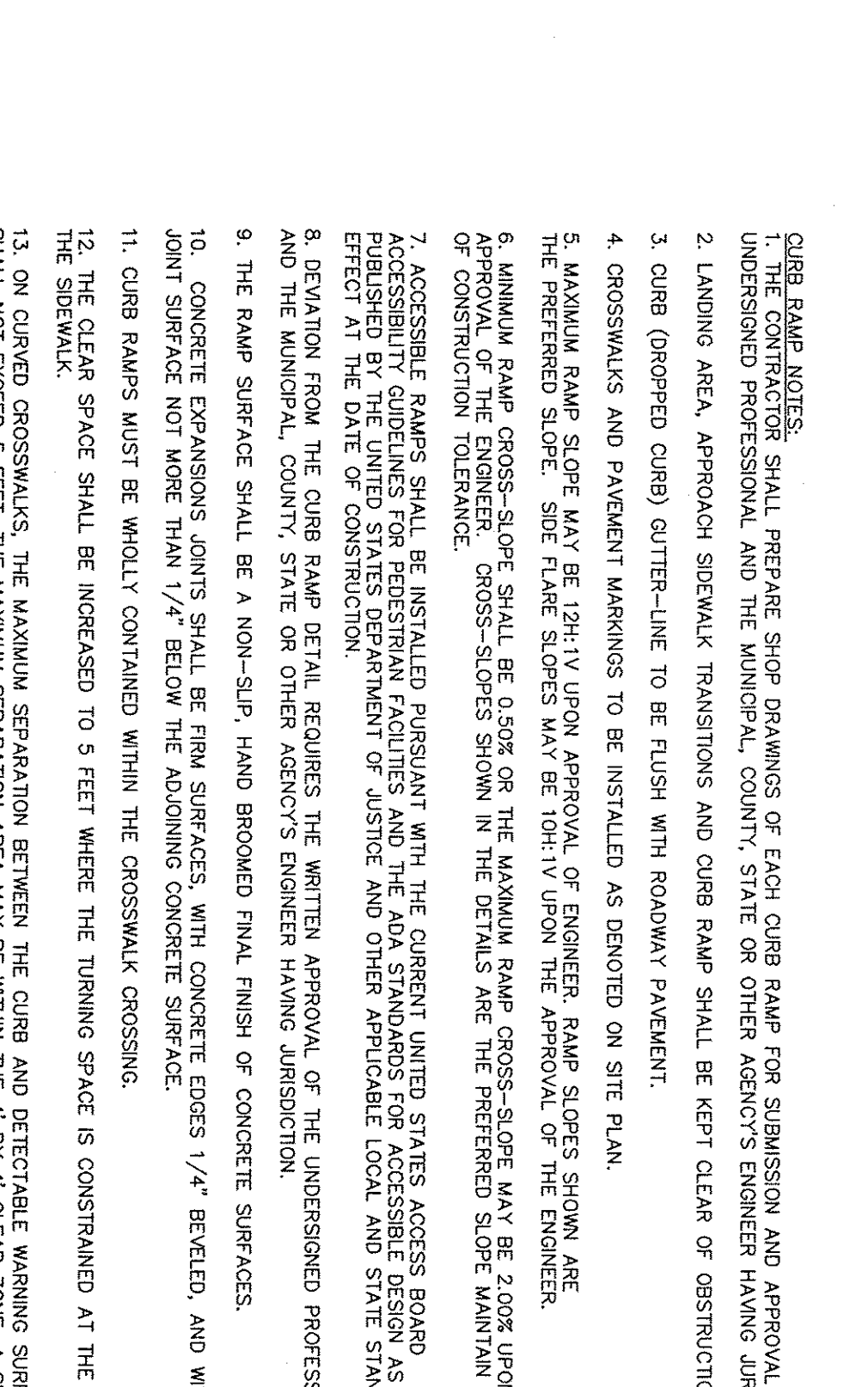
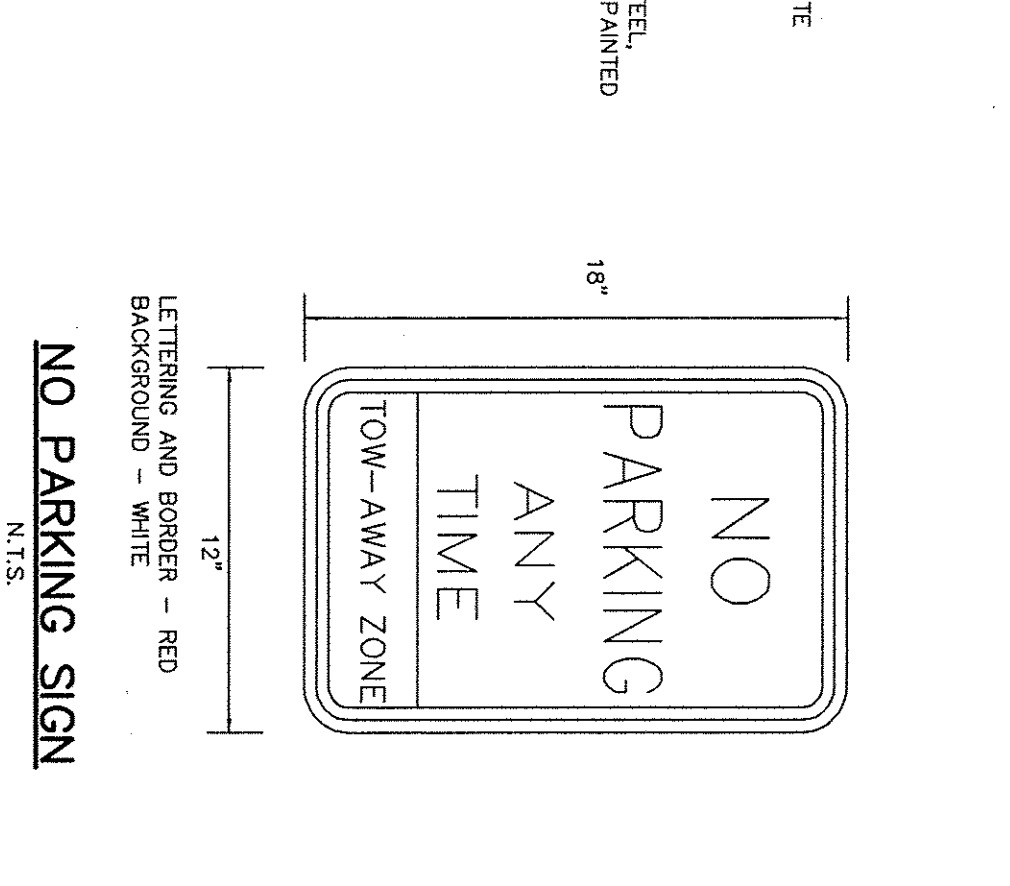
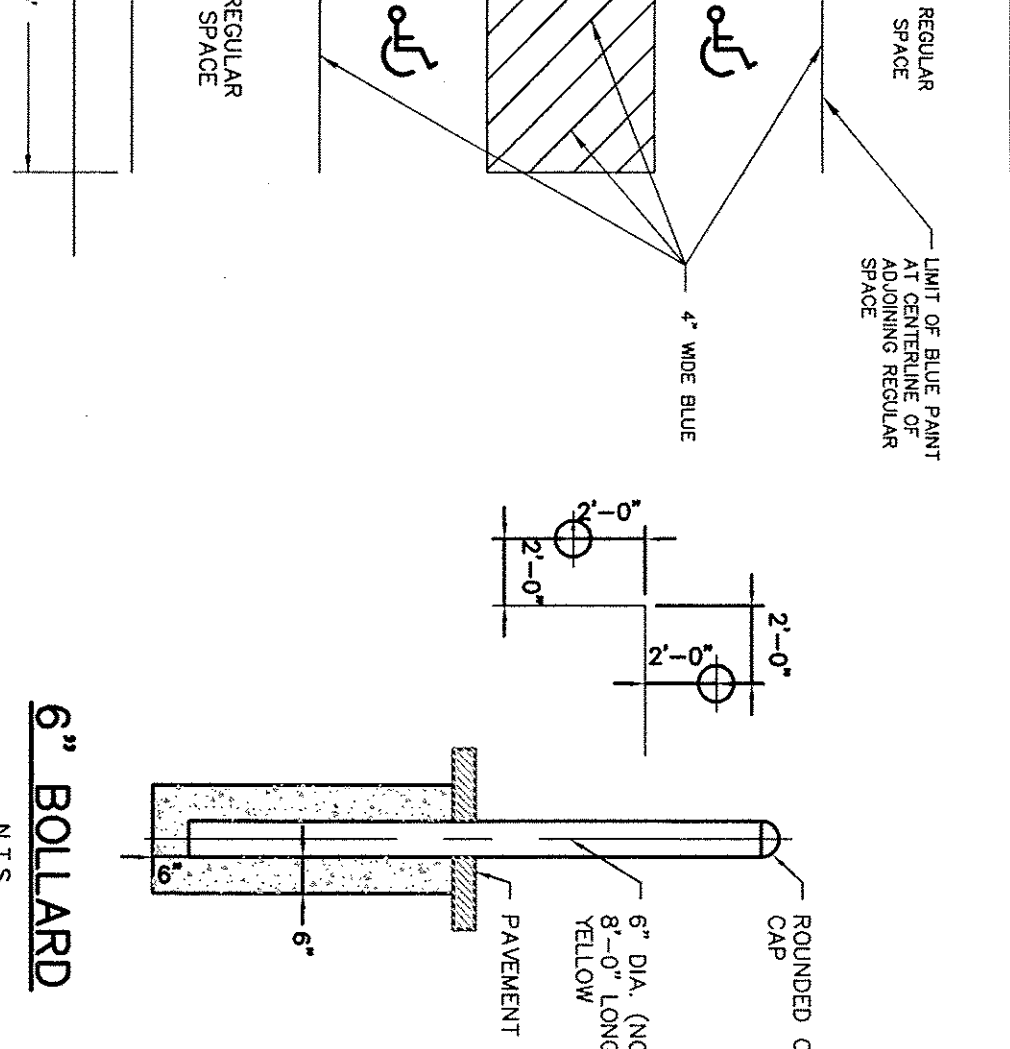
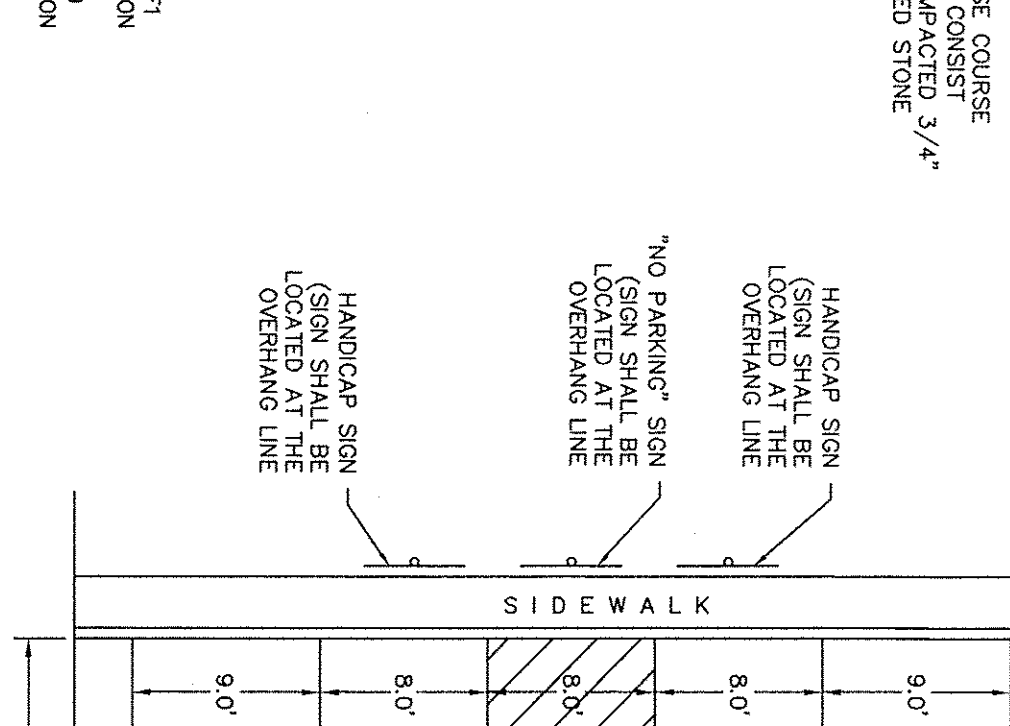
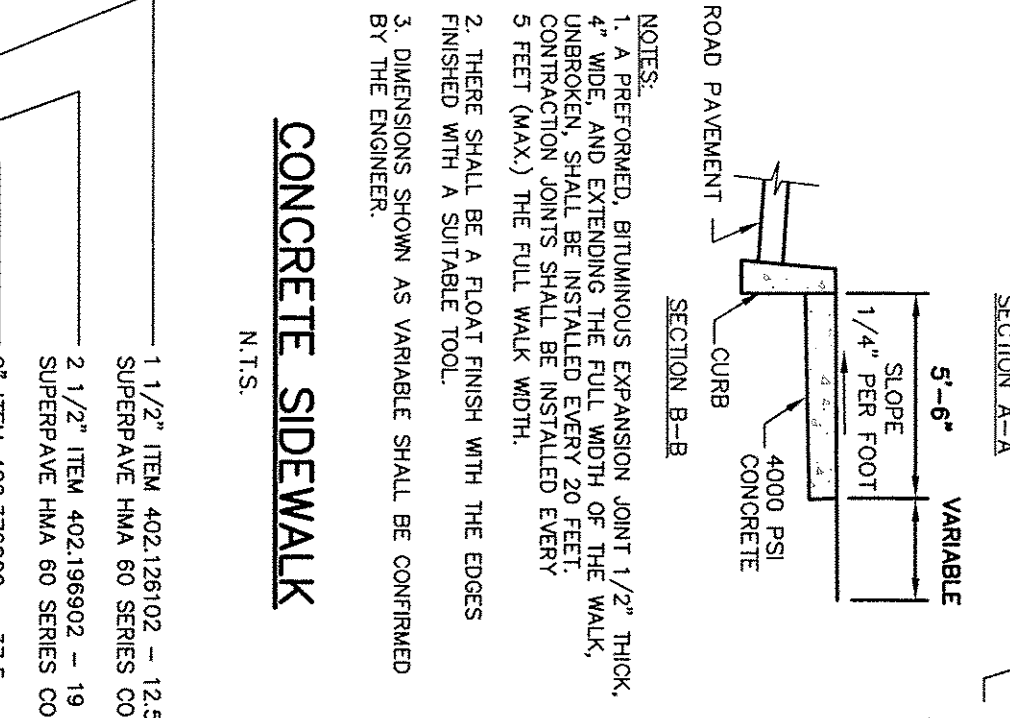
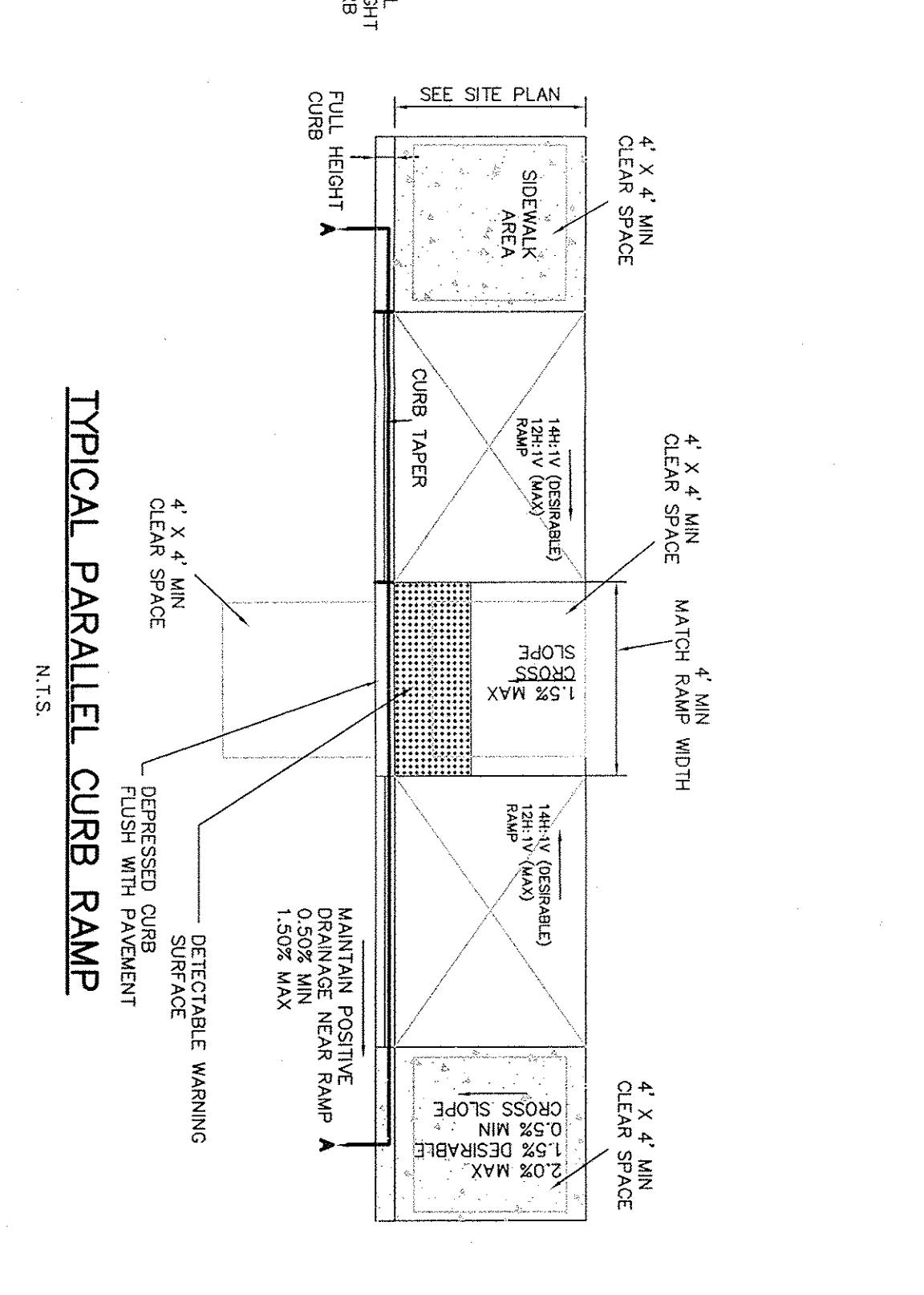
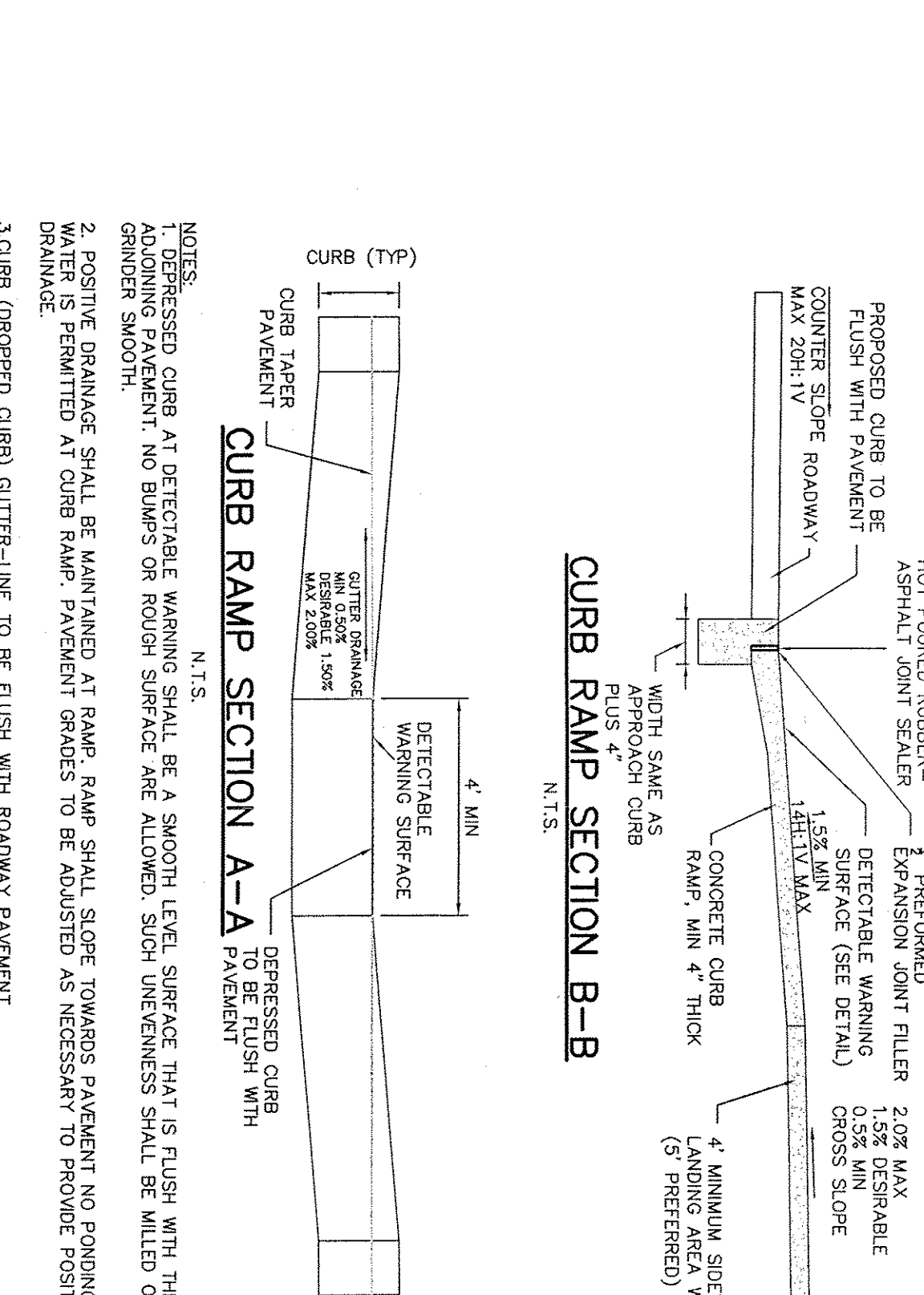
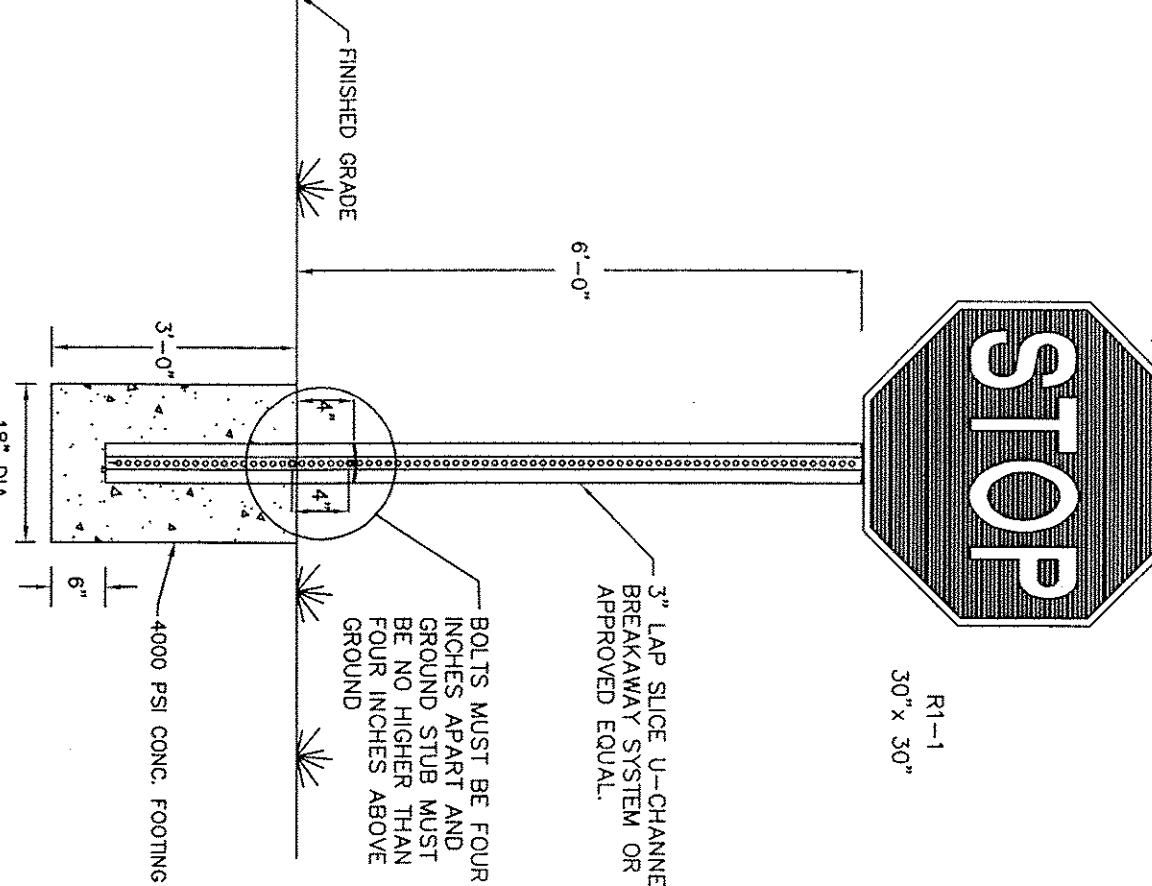
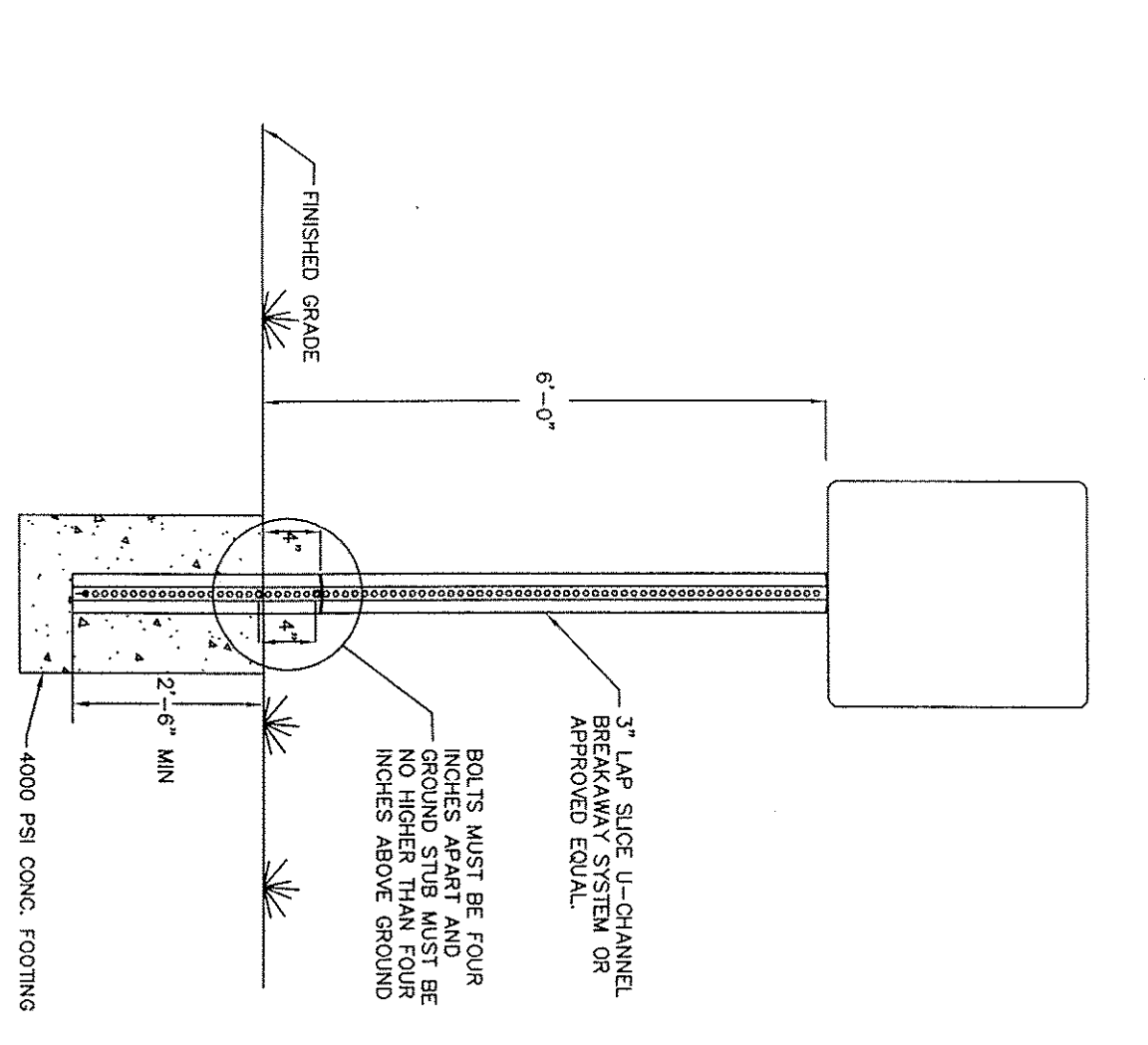
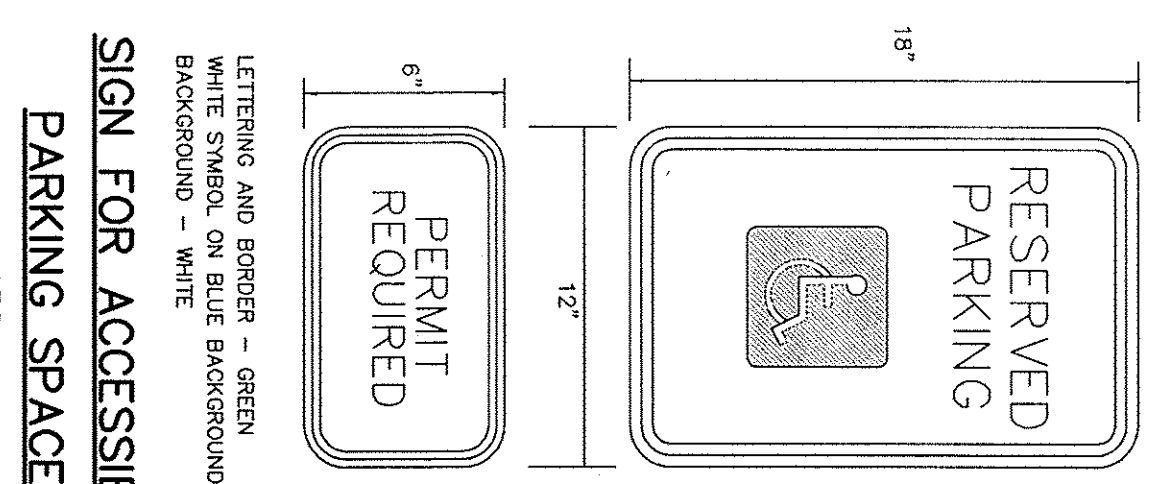
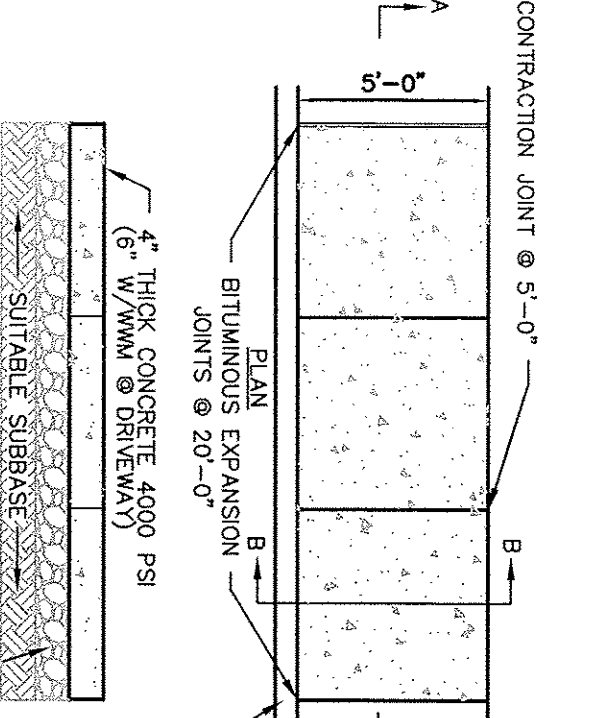
NEUBURGH OFFICE
1007 Route 300
Newburgh, NY 12550
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Fax: 845.562.0101
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and: 845.562.0107
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and: 845.562.0115
and: 845.562.0116
and: 845.562.0117
and: 845.562.0118
and: 845.562.0119
and: 845.562.0120

WATCHTOWER BIBLE & TRACT SOCIETY OF NEW YORK, INC.
TAX LOTS 97-2-30.1, 30.22 & 33
TOWN OF NEWBURGH ORANGE COUNTY, N.Y.

PROJECT NUMBER: 13000398C
DATE: 11/21/14
SHEET NUMBER: 7 of 10

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD THE EXISTING UTILITIES AND RECORD THEM IN THE PLAN AND SECTION DRAWINGS. CONTRACTOR SHALL CALL 1-800-985-7822.
2. EROSION CONTROL MEASURES WILL BE REQUIRED AS DETERMINED BY THE ENGINEER.
3. ALL SHIPMENTS SHALL BE RECORDED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL SURVEYOR.
4. ALL PROPERTY DESTROYED IN THE B.L.O. OR CONDITIONS SHALL BE RESTORED TO NEW CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION. THE STATE DEPARTMENT OF TRANSPORTATION SHALL BE NOTIFIED OF ALL PERMITS REQUIRED FOR CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE SITE DURING CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR MAINTENANCE THROUGHOUT THE PROJECT.

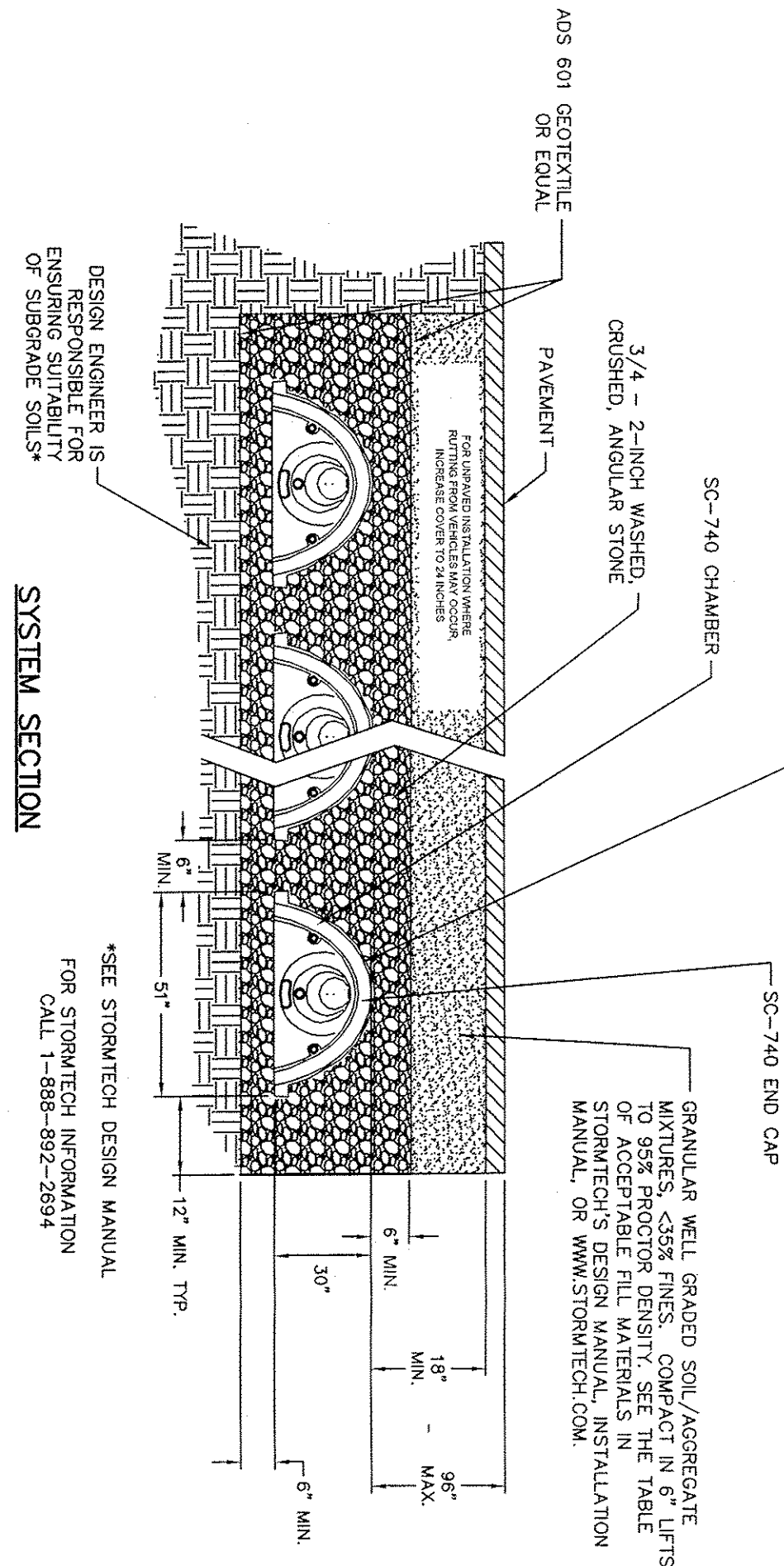


WATCHTOWER BIBLE & TRACT SOCIETY OF NEW YORK, INC.
 130003998C
 8 of 10

MASER
 ANDREW B. ELIENSTON
 11/27/14

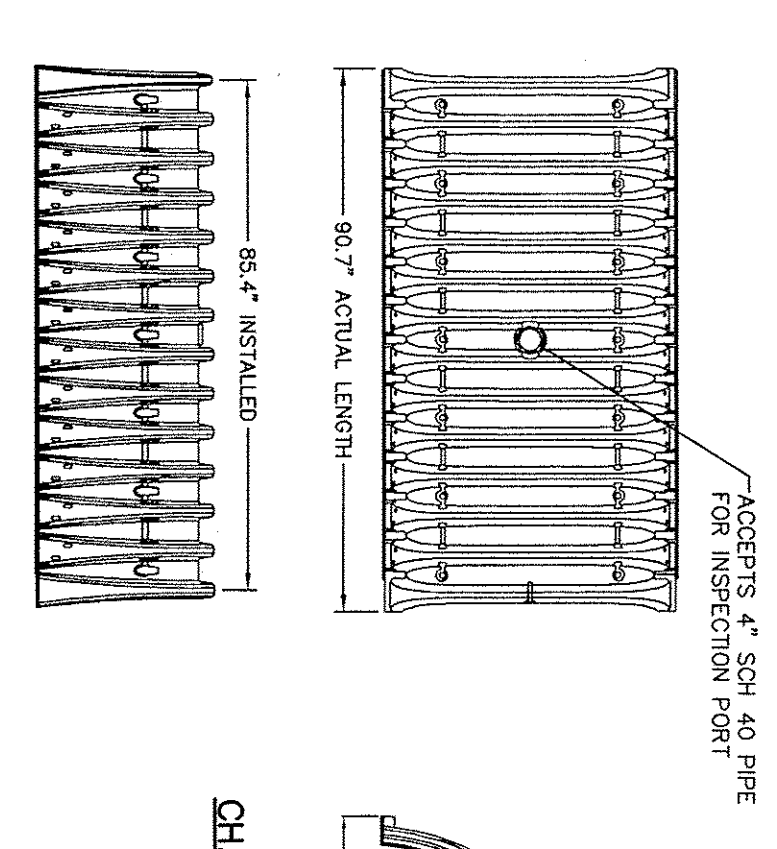
Hudson Valley Personnel Support Center of Construction Details
 130003998C

CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SPECIFICATIONS OF THE ASHTO THIRD BROAD DESIGN WITH SECTION 3 (ASPH) AND SHALL INCLUDE 140 DESIGN THICK IMPACT FACTOR, MULTIPLE PRESENCE FACTOR, AND LANE LOAD.

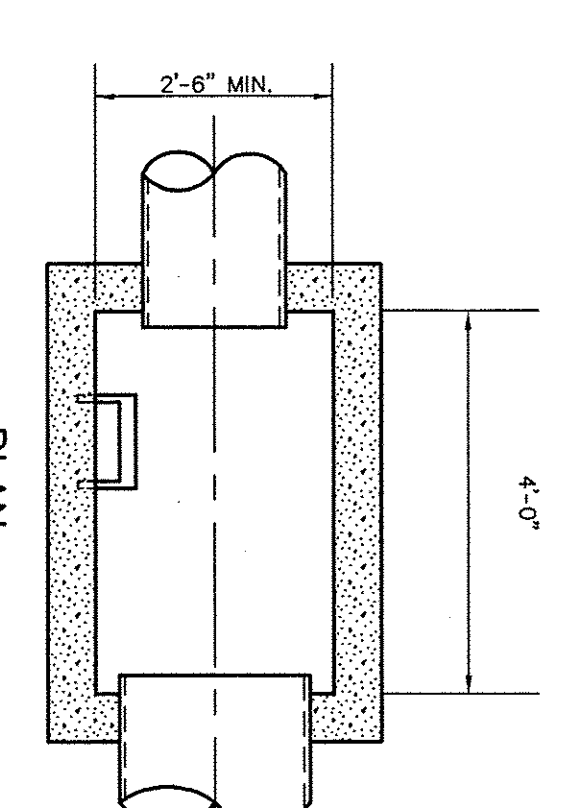


STORMTECH NOTES:

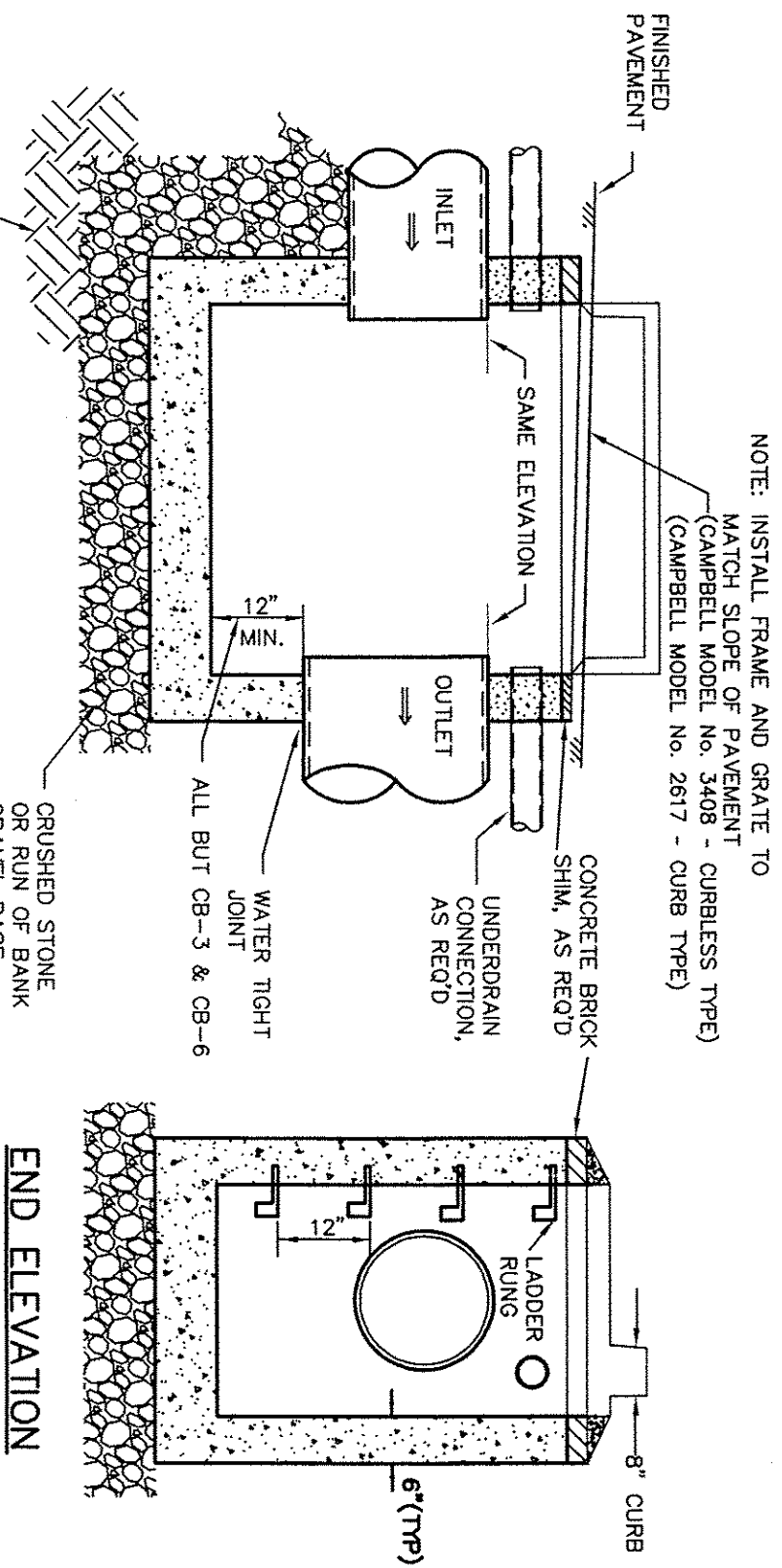
1. CHAMBERS SHALL BE STORMTECH AC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MADE FROM WORN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNRESTRICTED WIDE FLOW.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL, SECTION 12.12 (LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS BASED ON THE MULTIPLE PRESENCE FACTOR.
5. ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE CHAMBERS TO THE PROJECT SITE.
6. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.



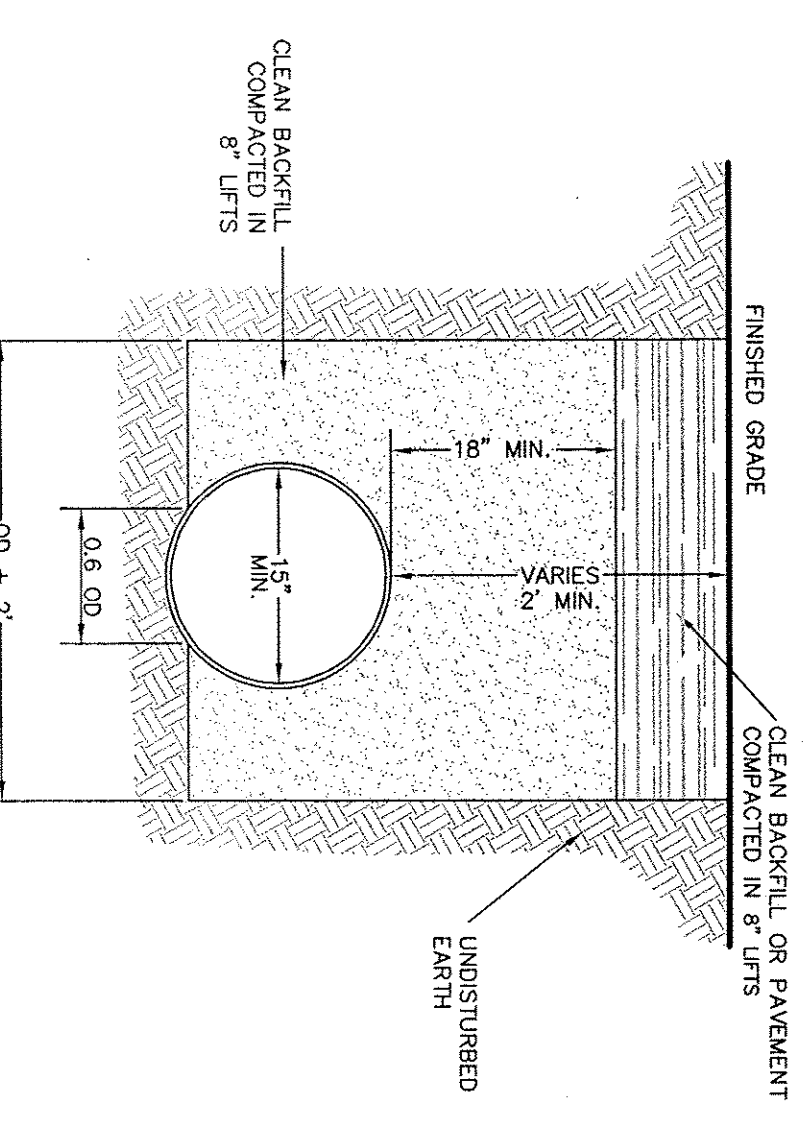
STORMTECH SC-740 CHAMBER (SUBSURFACE SYSTEMS)



- NOTES:**
1. ALL BASINS TO BE PRECAST CONCRETE WITH REINFORCING BARS 22# IMPACT.
 2. ALL COMPONENTS TO CONFORM TO ALL APPLICABLE DESIGN SPECIFICATIONS.
 3. ALL DIMENSIONS TO BE SHOWN ON PLANS OR DETAILS UNLESS OTHERWISE NOTED.

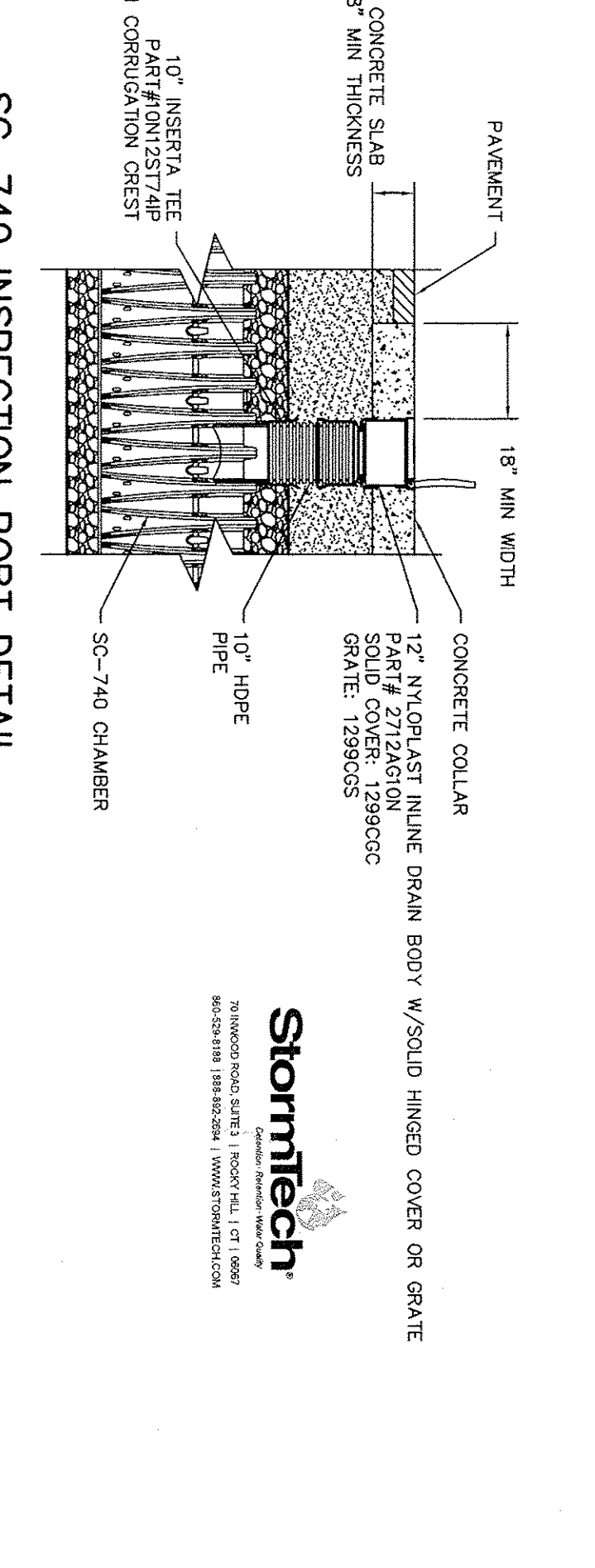
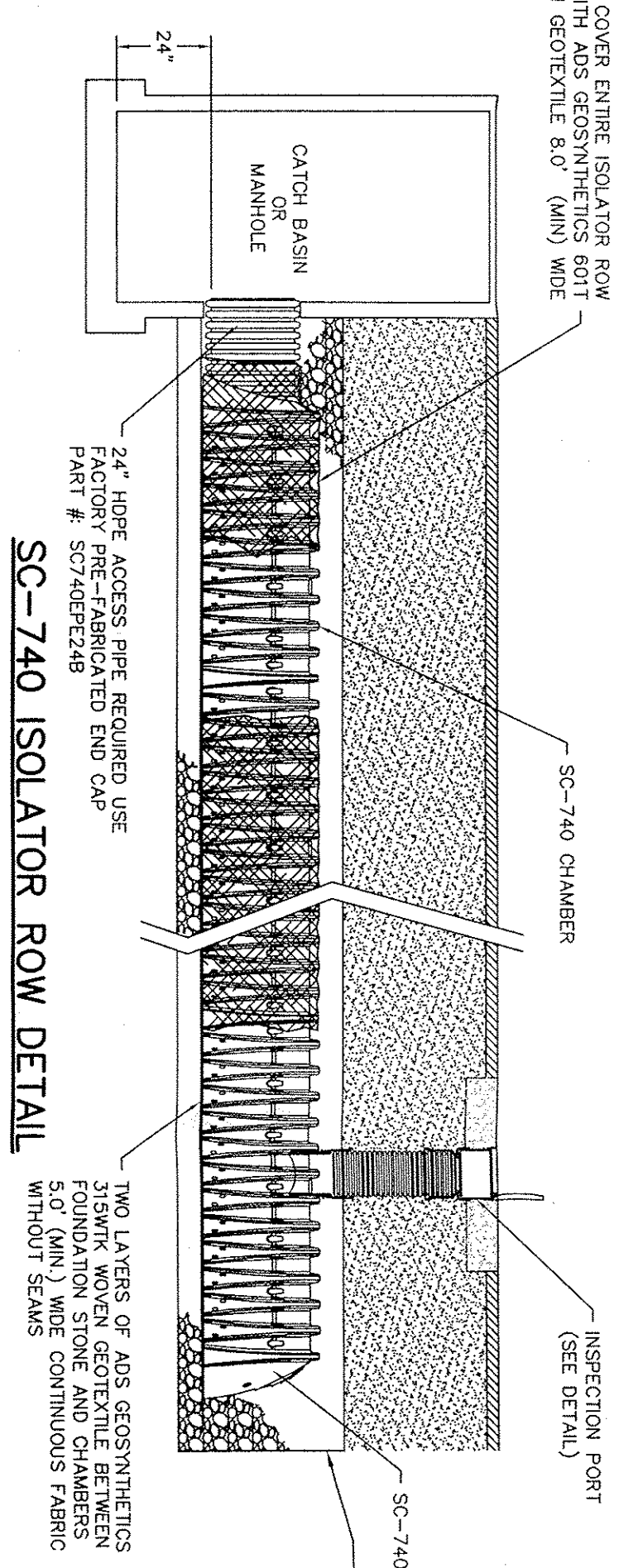


STANDARD CATCH BASIN DETAILS

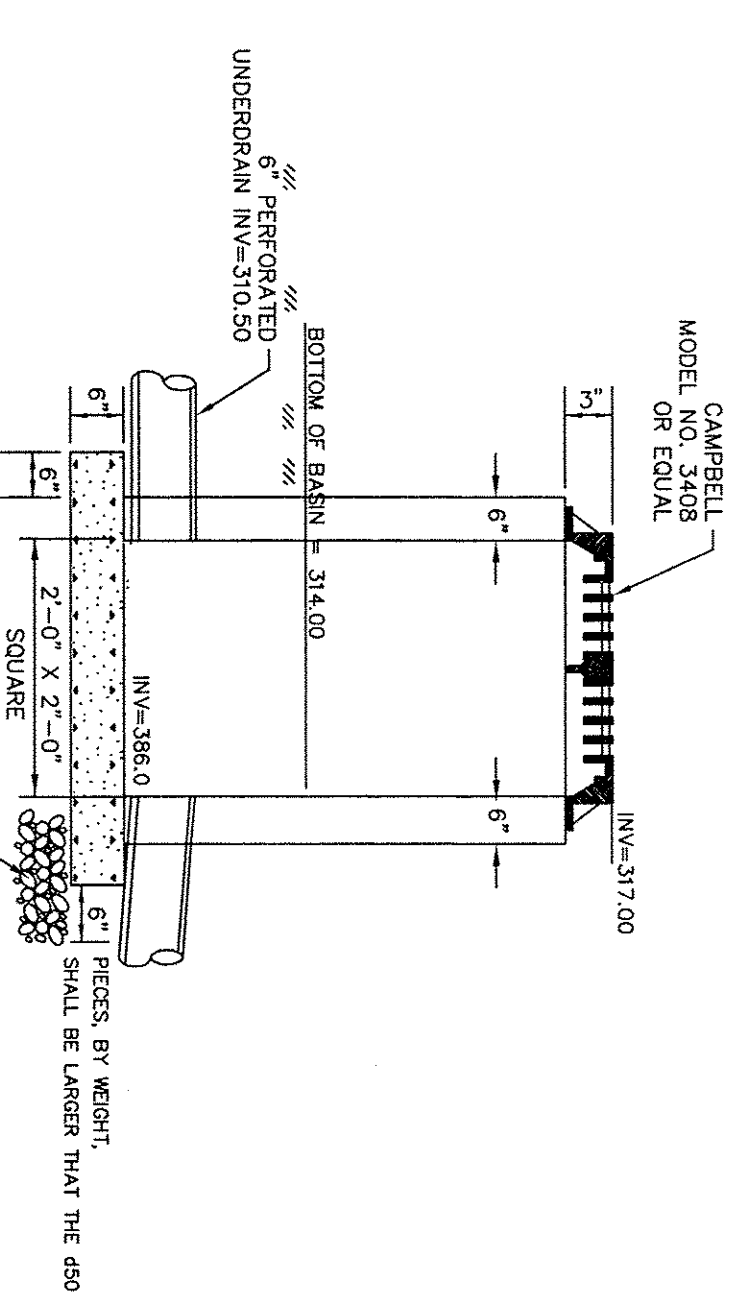


- NOTES:**
1. ALL FILL BELOW WORKING AREAS SHALL BE WITH SELECT GRANULAR SUBGRADE NEAREST ITEM 203.20 FOR THE FULL DEPTH OF THE EXCAVATION TO A MINIMUM OF 12\"/>
 - 2. EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE MUNICIPAL ENGINEER.
 - 3. ALL EXCAVATION AND TRENCHING TO MEET OSHA REQUIREMENTS.

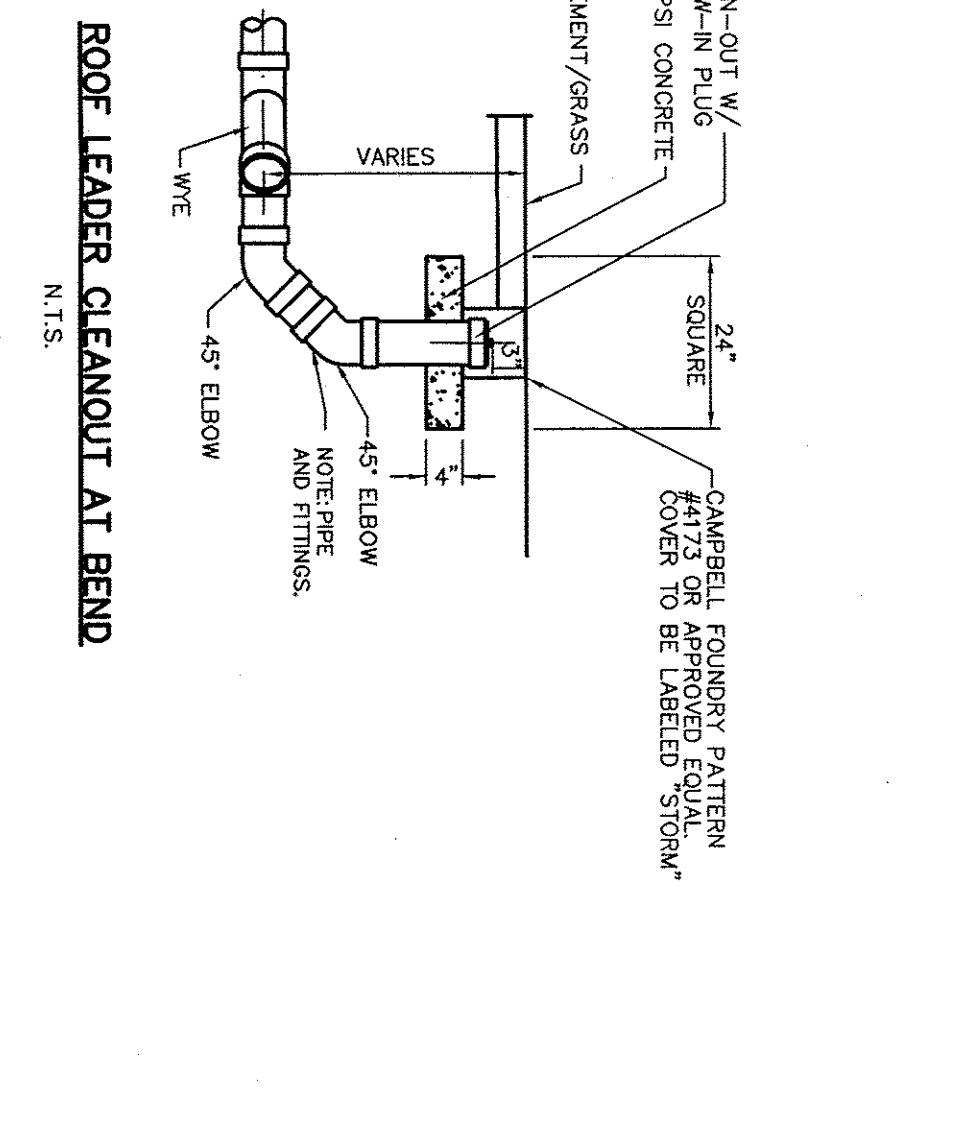
STORM DRAIN TRENCH & BEDDING



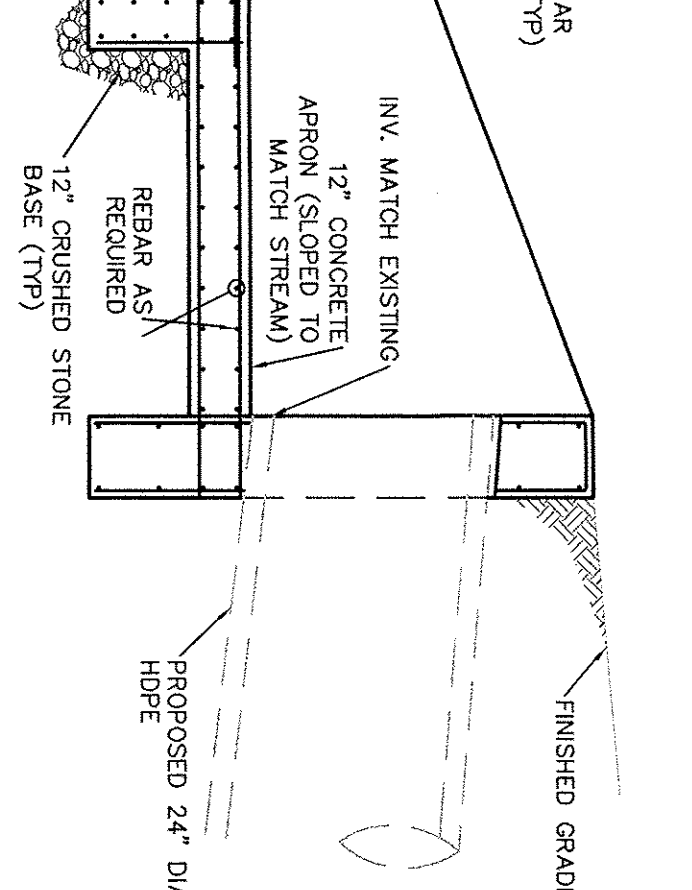
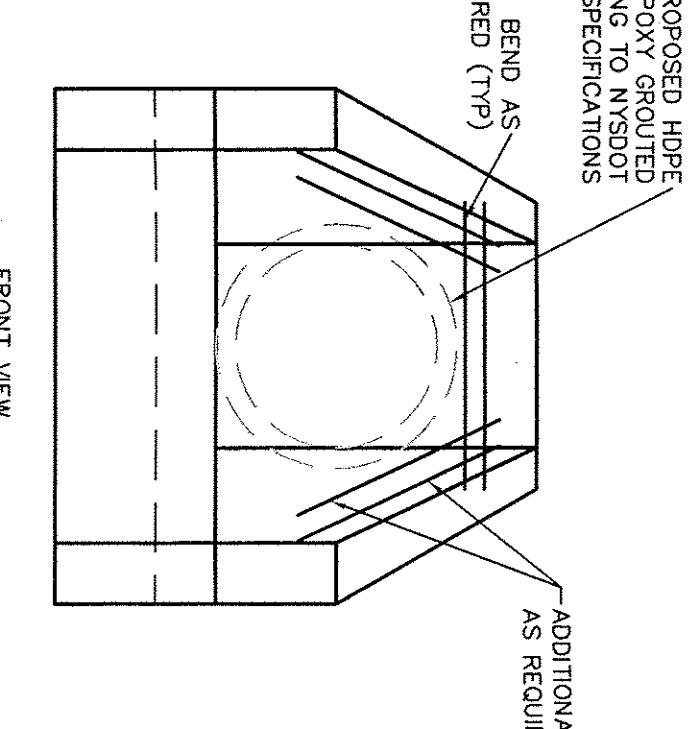
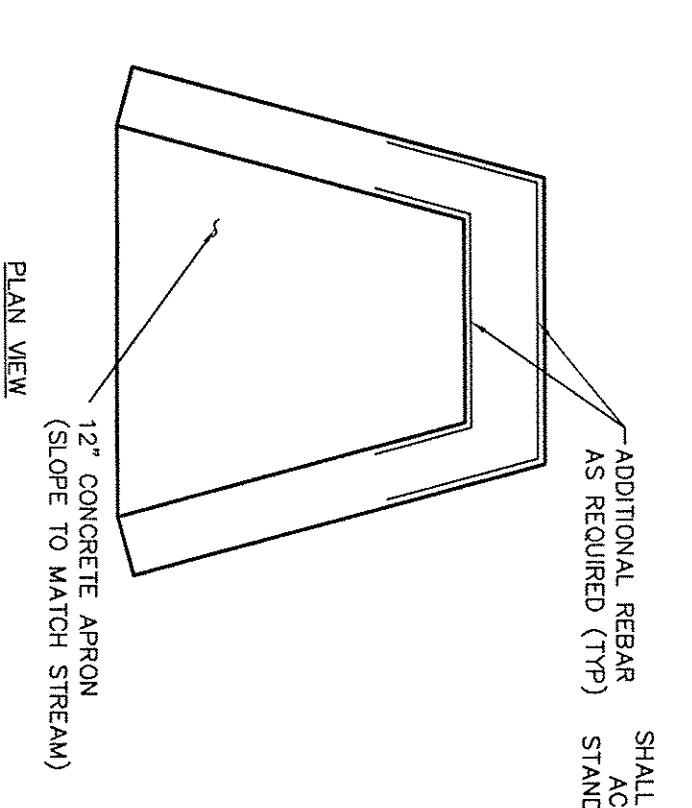
SC-740 INSPECTION PORT DETAIL



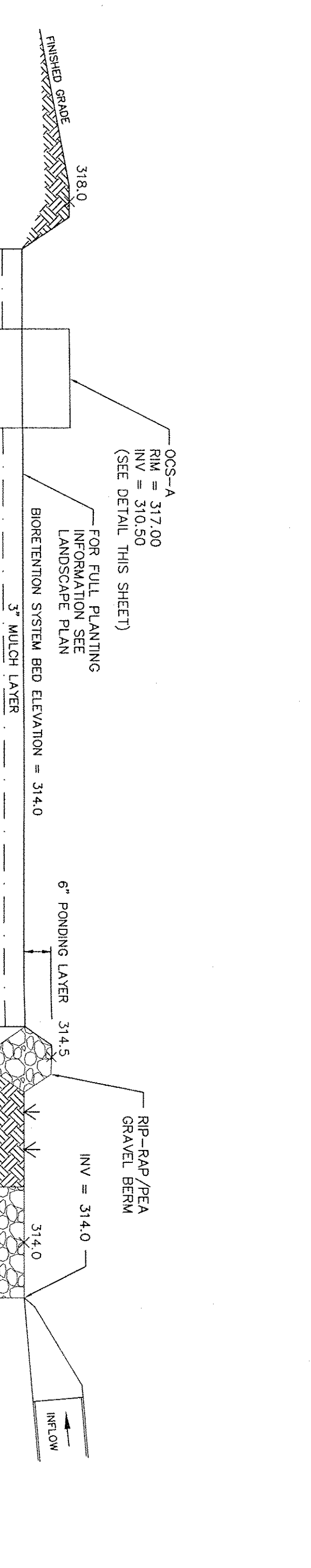
BIO-A OUTLET CONTROL STRUCTURE



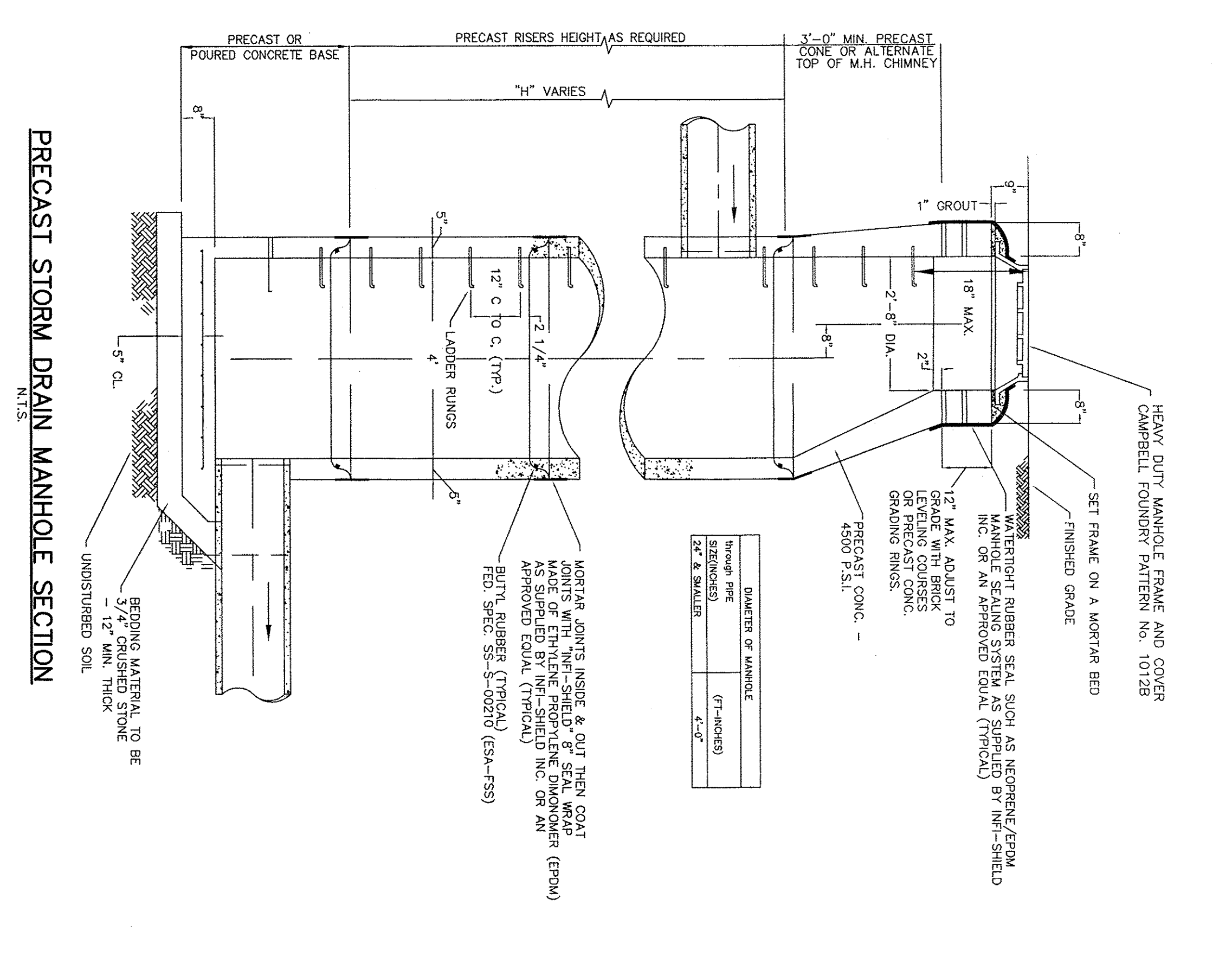
ROOF LEADER CLEANOUT AT BEND



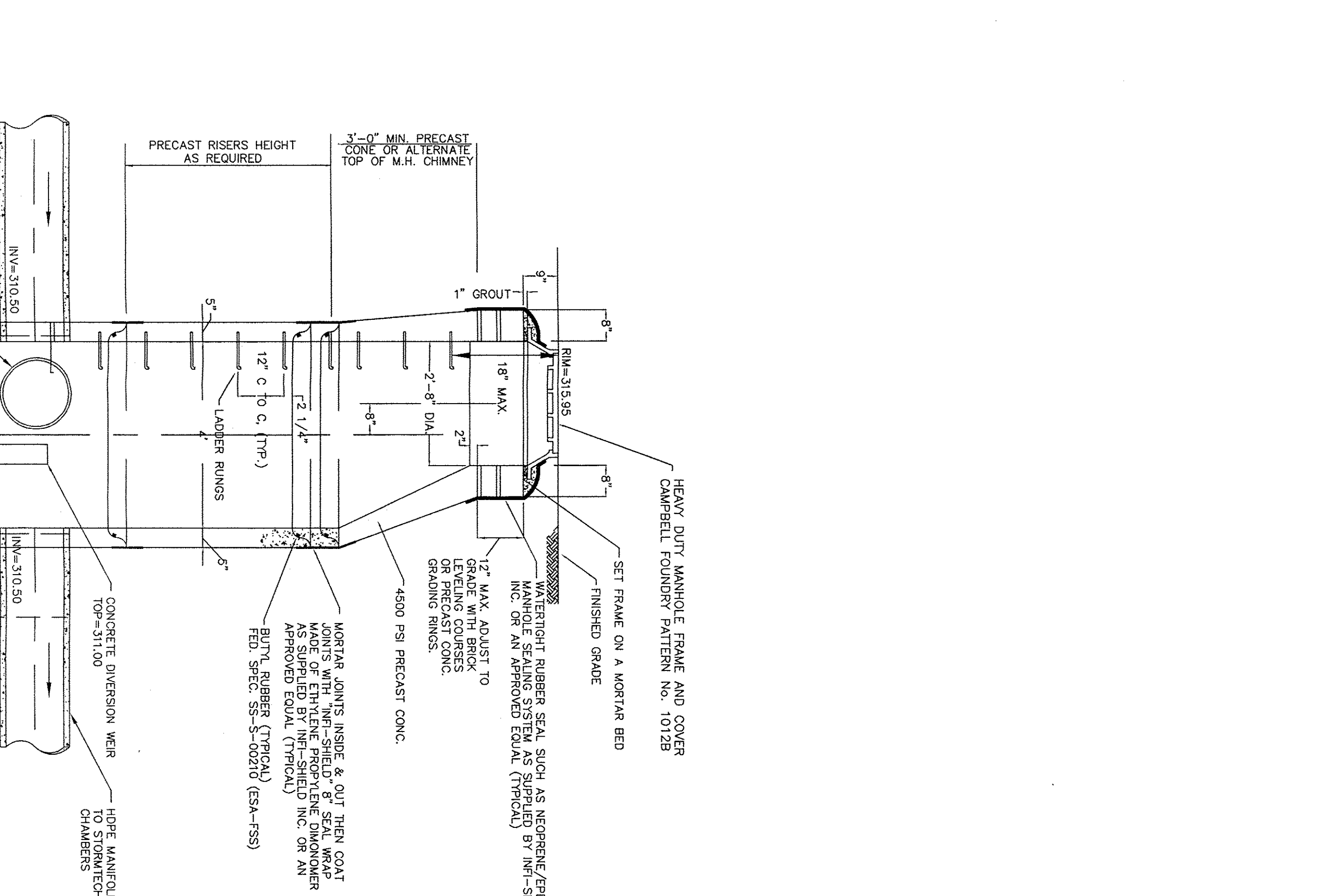
HEADWALL DETAIL



BIORETENTION SYSTEM CROSS SECTION



PRECAST STORM DRAIN MANHOLE SECTION



DIVERSION DRAINAGE MANHOLE DETAIL

WATCHTOWER BIBLE & TRACT SOCIETY OF NEW YORK, INC.
 TAX LOTS 97-2-30.1, 30.22 & 33
 TOWN OF NEWBURGH, ORANGE COUNTY, N.Y.

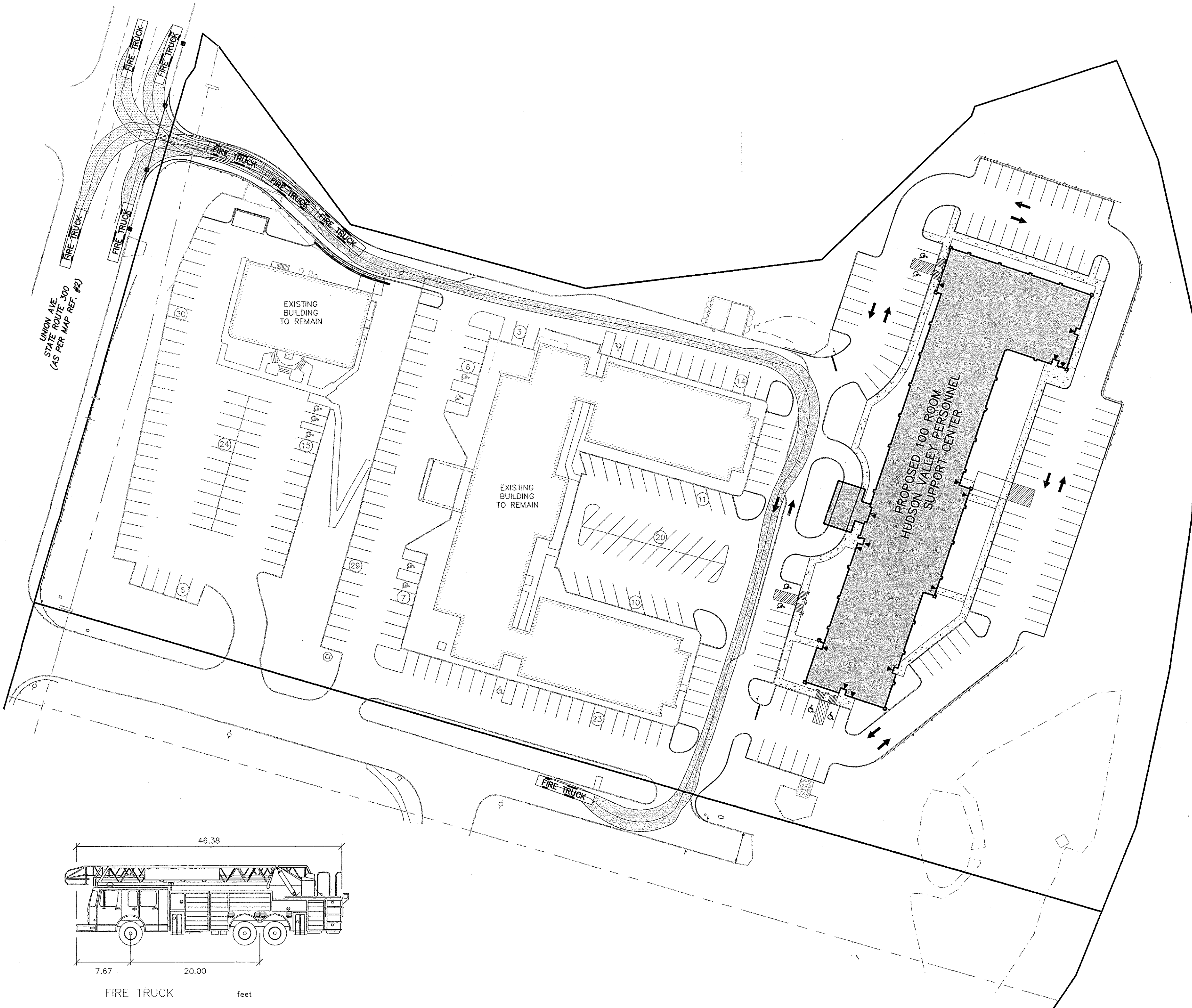
MEMBER: JERRY MASER
 13000396C

MASER ENGINEERS & ARCHITECTS
 100 West 30th Street, New York, NY 10018
 Phone: 212-692-9600

ANDREW B. ELIASHIN
 ENGINEER

CONSTRUCTION DETAILS

NO.	DATE	DESCRIPTION
1	1/23/15	ISSUED FOR PERMITTING
2	1/23/15	ISSUED FOR PERMITTING
3	1/23/15	ISSUED FOR PERMITTING
4	1/23/15	ISSUED FOR PERMITTING
5	1/23/15	ISSUED FOR PERMITTING
6	1/23/15	ISSUED FOR PERMITTING
7	1/23/15	ISSUED FOR PERMITTING
8	1/23/15	ISSUED FOR PERMITTING
9	1/23/15	ISSUED FOR PERMITTING
10	1/23/15	ISSUED FOR PERMITTING



PLAN NORTH



SCALE IN FEET
(1"=50')

REV.	DATE	DRAWN BY	DESCRIPTION



Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects
State of N.Y. Certificate of Authorization: 0000172

New Jersey New York Pennsylvania Virginia
Customer Loyalty through Client Satisfaction

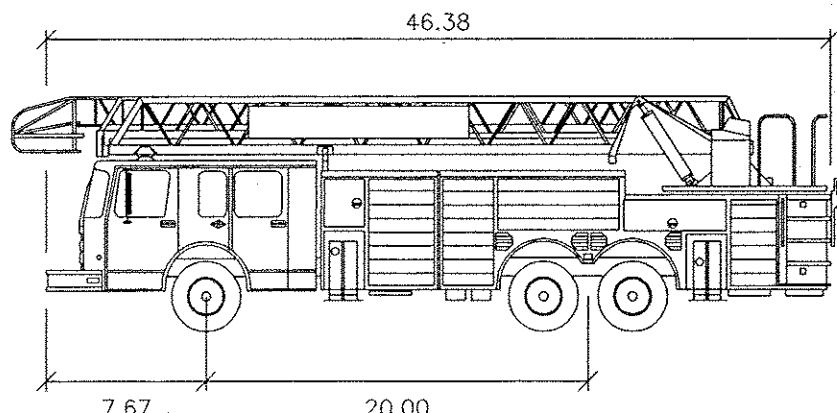
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NEWBURGH OFFICE

1607 Route 300
Suite 101
Newburgh, NY 12550
Phone: 845.564.4995
Fax: 845.564.0278
email: solutions@maserconsulting.com

FIRE TRUCK TURNING PLAN



FIRE TRUCK	feet
Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 28.4

SCALE: 1"=50'	DATE: 2/3/15	DRAWN BY: CMR	CHECKED BY: JED
------------------	-----------------	------------------	--------------------

PROJECT NUMBER:
13000398C

SHEET NUMBER:
1 of 1

Architect:
Hamlin Design Group
41 State Street, Suite 616
Albany, New York 12207
Tel: 518.724.5159
Fax: 518.320.8633
Web: hamlindesigngroup.com

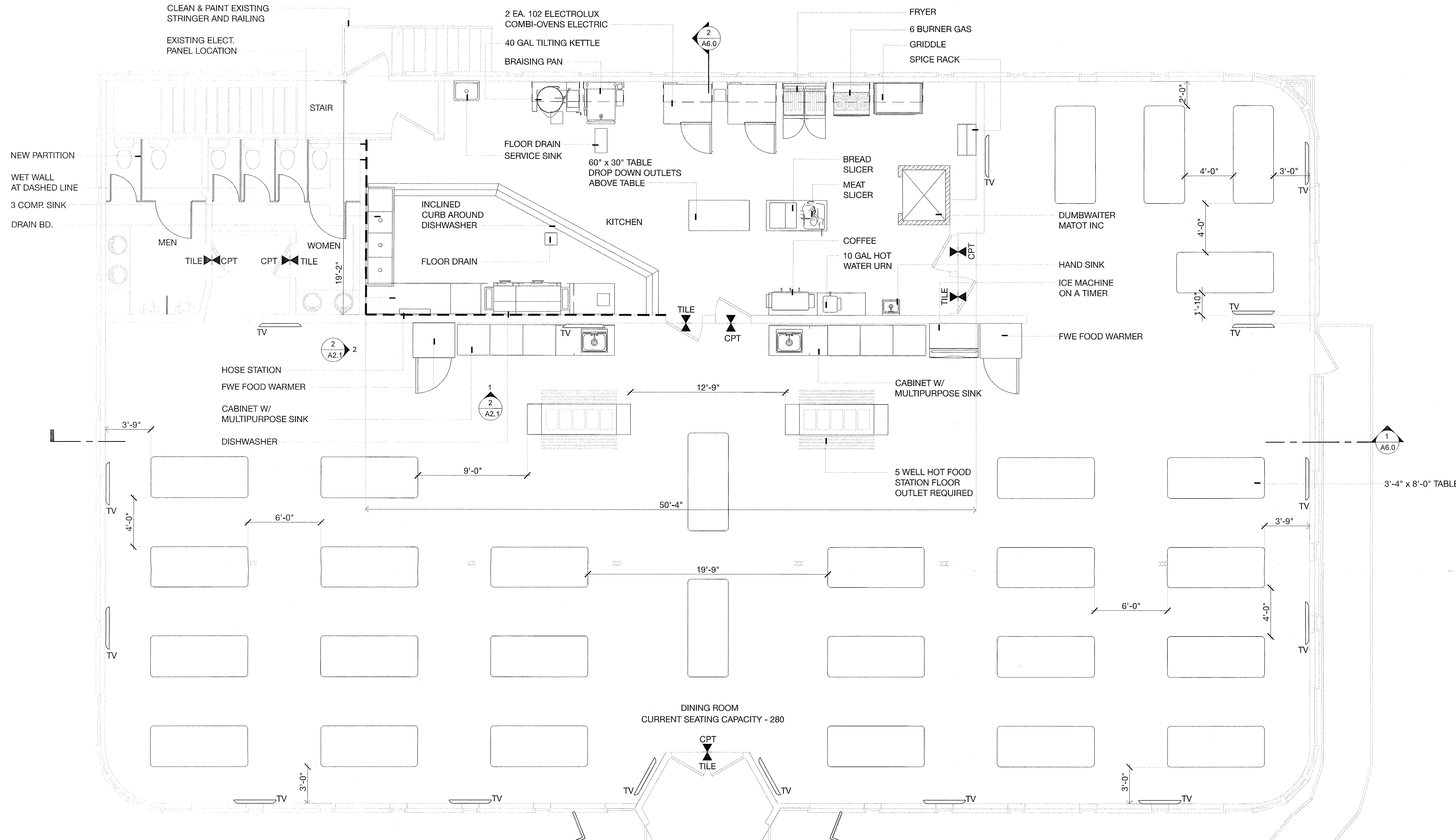
Client:
Repair and Alteration
Route 300 Diner
1294 Route 300
Newburgh, NY 12550

DRAWN BY: TG
ISSUE: August 22, 2014



DESCRIPTION
First Floor Plan

A2.1



FIRST FLOOR PLAN

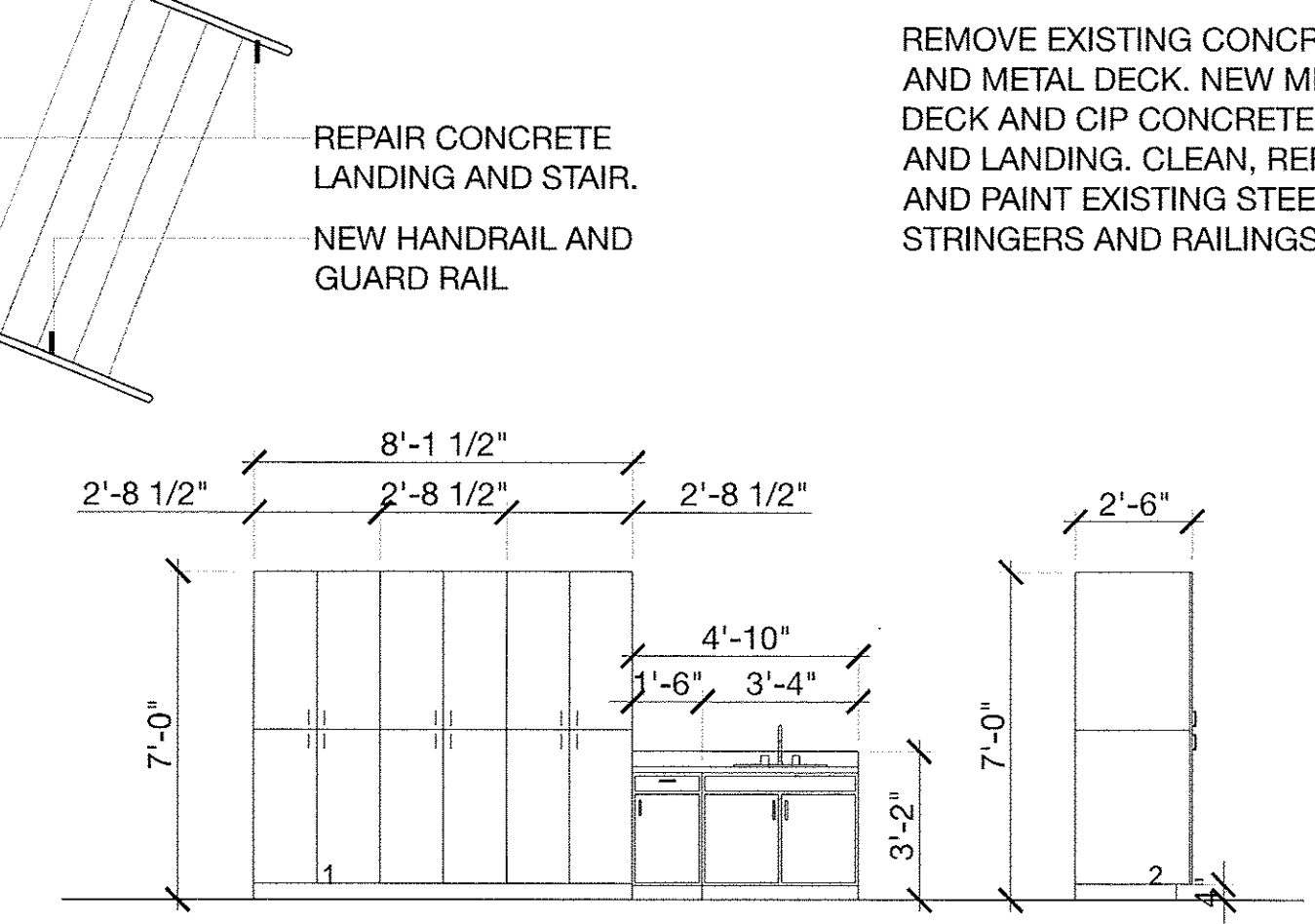
SCALE: 1/4" = 1'-0"

PLAN LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING DOOR AND FRAME TO REMAIN
- WALL CONSTRUCTION SHALL BE 3 5/8" MTL STUD @ 16" O.C. TYPE 'X' 5/8" GYP. BD. ON BOTH SIDES, TAPED AND PAINTED
- NEW DOOR AND FRAME
- NEW 47" LG TV MONITOR MOUNTED 6'-0" FROM BOTTOM TO FINISHED FLOOR, MONITOR WALL MOUNT MODEL "CHEIF LTAU".

GENERAL PLAN NOTES

- G1. ALL DIMENSIONS ARE TO FINISH FACE AT EXISTING CONSTRUCTION AND UNIT MASONRY CONSTRUCTION AND TO FACE OF FRAMING AT DRYWALL CONSTRUCTION UNLESS OTHERWISE NOTED.
- G2. ± NOTATIONS ARE USED IN DIMENSION STRINGS TO ACCOUNT FOR VARIATIONS BETWEEN DRAWINGS AND FIELD CONDITIONS. CONTRACTOR SHALL VERIFY ALL ± DIMENSION DURING LAYOUT AND INFORM ARCHITECT OF ANY DISCREPANCIES OR NECESSARY MODIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- G3. REINFORCE WALLS AS NECESSARY FOR TV MONITOR WALL MOUNTINGS.



CASEWORK ELEVATIONS

SCALE: 1/4" = 1'-0"

OCCUPANCY

DINING HALL - 4389 SQFT, ALLOWABLE OCCUPANCY PER CODE 293
UPSTAIRS KITCHEN - 913 SQFT, ALLOWABLE OCCUPANCY PER CODE 5
DOWNSTAIRS KITCHEN - 1602 SQFT, ALLOWABLE OCCUPANCY PER CODE 8
TOTAL ALLOWABLE BUILDING OCCUPANCY 306

EGRESS

FIRST FLOOR - ALLOWABLE OCCUPANCY (DINING + UPSTAIRS KIT) 298
- EXISTING 3 EXITS EGRESS CAPACITY OF 1,040 OCCUPANTS.
BASEMENT - ALLOWABLE OCCUPANCY 8 - EXISTING 2 EXITS EGRESS CAPACITY OF 420 OCCUPANTS.