



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: RAM HOTELS
PROJECT NO.: 16-21
PROJECT LOCATION: SECTION 95, BLOCK 2, LOT 37.1
REVIEW DATE: 28 OCTOBER 2024
MEETING DATE: 7 NOVEMBER 2024
PROJECT REPRESENTATIVE: MECURIO-NORTON-TAROLLI-MARSHALL

1. The project is before the Board for re-approval of a site plan for 112 Hotel Facility. The project has been before the Board numerous times since 2016. The project last received conditional final approval on 4 October 2018 a copy of the previous approval is attached for the Boards use.
2. No substantive changes to the project have occurred since the 2018 approval.
3. NYSDEC is modifying the wetland regulations proposed to change on 1 January 2025. As to these regulations may impact the project, however negative declaration has previously been issued for the project.
4. The project proposes two bioretention basins, hydrodynamic separator, and a stormwater quantity control facility. Pretreatment is provided in the hydrodynamic separator prior to discharge to the bioretention area A.
5. A Stormwater Facility Maintenance Agreement must be executed.
6. It is noted that one of the access drives is contained within an easement area in the lot to the south of the project. The easement area was part of a two-lot subdivision which originally included the subject project.
7. Status of the City of Newburgh acceptance letter should be confirmed.
8. The proposed stormwater facilities reduce the water quality volume by approximately 40%. Existing soils are classed D.RRV and WQV are equal to the water quality volume required of .250 acre feet.
9. The project will reduce peak flows from all storm events in the post development condition .
10. The project requires 143 parking spaces. 143 parking spaces are proposed. Previous versions of the project contain land bank parking which has been removed. 143 parking spaces are required.
11. The project received a Negative Declaration on 16 March 2017.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhpa@mhepc.com

12. The Town adopted a tree preservation ordinance since the project was proposed. An evaluation of aerial photos and street mapping identifies few if any trees on the site.

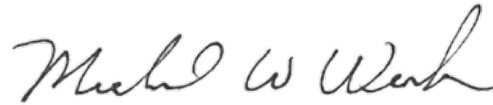
Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal

PJH/kmm



Michael W. Weeks, P.E.
Principal

RESOLUTION OF APPROVAL

SITE PLAN

SECOND AMENDED

FOR

RAM HOTELS, INC.

PROJECT # 2016-21

Nature of Application

RAM Hotels, Inc. applied for, and received, Subdivision approval allowing it to create 2 new Parcels of land on a ±8.5 acre tract and for approval of a Site Plan permitting the use of the property identified herein for to construct a 5-story, 112-room Hilton Garden Inn and for approval of architectural renderings by the Planning Board sitting as the Architectural Review Board. The applicant now seeks to amend its site plan approval in order to reduce the building footprint and adjust the driveway and easement locations¹ to meet the requirements of the US ACOE.

Property Involved

The property affected by this resolution is shown on the Tax Maps of the Town of Newburgh as parcel(s) 97-2-37.

¹ Because no subdivision map has yet been filed, the applicant is also authorized to file an amended subdivision plat showing the adjusted driveway and easement locations.

Zoning District

The property affected by this resolution is located in the IB zoning district of the Town of Newburgh.

Plans

The Site Plan materials considered consist of the following:

1. Completed application form and Environmental Assessment Form.
2. Plans prepared for RAM Hotels, Inc. as follows:

<u>Author</u>	<u>Title</u>	<u>Last Revision Date</u>
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Site Plan	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Existing Conditions and Removal Plan	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Utility & Grading Plan – South	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Utility & Grading Plan – North	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Detail Sheet	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Water and Sewer Detail Sheet	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Stormwater Detail Sheet	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Erosion & Sediment Control Detail Sheet	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Landscaping Detail Sheet I	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Landscaping Detail Sheet II	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Lighting Detail Sheet	August 6, 2018

Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Amended Striping Plan	August 6, 2018
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Survey & Subdivision	July 6, 2017
Mercurio Norton Tarolli Marshall Engineering and Land Surveying	Potential Development Plan for Lot 2 of Subdivision	July 31, 2018
Silvestri Architects PC	First Floor Plan	May 15, 2017
Silvestri Architects PC	Fifth Floor Plan	May 15, 2017
Silvestri Architects PC	Exterior Elevations	May 15, 2017
RAB Lighting	Lighting Layout Version B	March 20, 2017
RAB Lighting	Lighting Layout Version B	March 20, 2017
RAB Lighting	Lighting Layout Version B	March 20, 2017
RAB Lighting	Lighting Layout Version B	March 20, 2017

History

DATE OF APPLICATION

The original application was filed with the Planning Board on December 6, 2016. Subdivision, Site Plan and ARB approval were granted on July 20, 2017. A CPLR article 78 proceeding challenging the adequacy of the number of approved parking stalls resulted in a decision remitting this matter to the Planning Board:

“Inasmuch as the resolution does not expressly state the Planning Board’s finding regarding the minimum number of spaces required, it is necessary for this matter to be remitted to the Planning Board.”

Amended approval, specifying the board’s findings regarding the minimum

number of parking spaces required was granted on February 1, 2018. This application for second amended approval was filed with the planning board on August 14, 2018.

PUBLIC HEARING

A public hearing on the original application was convened on April 20, 2017 and closed on the same date. An additional public hearing on this second amended application was held on October 4, 2018.

SEQRA

Type of Action:

This matter constitutes an unlisted action under the State Environmental Quality Review Act.

Lead Agency:

The Town of Newburgh Planning Board is the lead agency in regard to this action. The Planning Board's status as lead agency was established on December 15, 2016.

Declaration of Significance:

A negative declaration was issued on March 16, 2017. The planning board hereby reaffirms that negative declaration inasmuch as the proposed amendments do not raise the potential for any significant adverse environmental impacts and the negative declaration previously adopted is hereby deemed amended to incorporate the proposed site plan amendments.

GML 239 Referral

This application is not required to be referred to the Orange County Planning Department for review.

Findings

The Planning Board has determined that approval of this Second

Amended Site Plan will substantially serve the public convenience, safety and welfare; and will not otherwise be unduly detrimental to the public health, safety, comfort convenience or welfare, subject to compliance in full with conditions hereinafter imposed pursuant to Section 185-57 (H).

The Planning Board hereby determines that the minimum number of parking spaces required is 117; that—given the complementary nature of the uses proposed—a more appropriate number of spaces would be 130; and that 143 spaces will meet the potential extraordinary peak usage of the site (however rarely such use might occur).

Resolution of Approval

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to approve this Second Amended Site Plan as said proposal is depicted on the plans identified above upon the conditions outlined below, and the Chairperson (or his designee) is authorized to sign the plans upon satisfaction of those conditions below noted to be conditions precedent to such signing.

Specific Conditions

1. The plans shall not be signed until receipt of a letter from Karen Arent, the Town of Newburgh Landscaping Consultant, certifying that the plans have been modified in accordance with her comments made during the planning board meeting held on October 4, 2018.
2. The plans shall not be signed until receipt of a letter from the Planning Board Engineer certifying that the plans have been modified in accordance with his memos of August 27, 2017 and January 29, 2018.
3. This approval is subject to review and issuance of a wetlands

disturbance permit by the Army Corps of Engineers for the disturbance activities proposed or a letter from the Corps reporting that those activities are covered under a general permit.

4. Except as hereby modified, all conditions attached to the original grant of subdivision, site plan and ARB approval are to remain in effect and this approval is subject to, and conditioned upon satisfaction of same as if those conditions were set forth herein at length.
5. The applicant must construct all 143 parking stalls shown on the plan before a certificate of occupancy will be issued.

Outdoor Fixtures & Amenities

6. This site plan approval allows construction of only that which is shown on the plans identified above. No outdoor amenities or accessory structures or outdoor fixtures—including but not limited to exterior walls, mechanical units, dumpsters, etc.—may be constructed, placed or erected except as shown on the approved site plan. Architectural drawings shall carry a certification that what is shown thereon is fully consistent with the approved site plan.

General Conditions

This approval is conditioned upon the applicant submitting all necessary copies of the plans to be signed, including mylars when required, to the Town of Newburgh Building Department. A full set of the plans to be signed shall simultaneously be submitted to the Planning Board Engineer. The plans shall not be signed until the Planning Board Engineer has reported to the Chair that all conditions of this resolution required to be satisfied before the plans can be signed

have, in fact, been satisfied.

This approval is further conditioned upon the applicant delivering (prior to signing of the plans) proof, in writing, that all fees—engineering, planning, legal and otherwise—in regard to this project have been fully paid. The applicant shall also be required to deliver proof that all required Public Improvement, Erosion Control and Landscaping inspection fees and escrow have been deposited with the Town. The plans shall not be signed until proof, satisfactory to the Chair, has been presented showing that all fees have been paid and escrow deposits made.

Approval of the final site plan shall, pursuant to Section 185-58 (E) of the Zoning Ordinance, be valid for two years from the date this resolution is filed in the office of the Town Clerk, after which time this approval shall be null and void unless a building permit has been issued. If no building permit has been issued within that time, the plan must be resubmitted to the Planning Board for approval.

A FAILURE to comply with the general condition immediately above in a timely manner shall result, without further action, in a lapsing of this approval.

In Favor 6 Against 0 Abstain Absent 1

Dated: October 4, 2018

JOHN P. EWASUTYN, CHAIRPERSON
TOWN OF NEWBURGH PLANNING BOARD

STATE OF NEW YORK)

)ss:

COUNTY OF ORANGE)

I, JOHN P. EWASUTYN, Chairman of the Planning Board of the Town of Newburgh, do hereby certify that the foregoing is a true and exact copy of a Resolution maintained in the office of the Town of Newburgh Planning Board, said resulting from a vote having been taken by the Planning Board at a meeting of said Board held on October 4, 2018.

JOHN P. EWASUTYN, CHAIRPERSON
TOWN OF NEWBURGH PLANNING BOARD

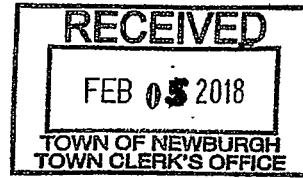
I, ANDREW J. ZARUTSKIE, Clerk of the Town of Newburgh, do hereby certify that the foregoing Resolution was filed in the Office of the Town Clerk on

_____.

ANDREW J. ZARUTSKIE, CLERK
TOWN OF NEWBURGH

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N-1621



RESOLUTION OF APPROVAL

SITE PLAN

AMENDED

FOR

RAM HOTELS, INC.

PROJECT # 2016-21

Nature of Application

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Property Involved

The property affected by this resolution is shown on the Tax Maps of the Town of Newburgh as parcel(s) 97-2-37.

Zoning District

The property affected by this resolution is located in the IB zoning district of the Town of Newburgh.

Plans

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<u>Author</u>	<u>Title</u>	<u>Last Revision Date</u>
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PUBLIC HEARING

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Type of Action:

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Lead Agency:

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Declaration of Significance:

A negative declaration was issued on March 16, 2017.

GML 239 Referral

This application is not required to be referred to the Orange County Planning Department for review.

Findings

The Planning Board has determined that approval of this Amended Site Plan will substantially serve the public convenience, safety and welfare; and will not otherwise be unduly detrimental to the public health, safety, comfort convenience or welfare, subject to compliance in full with conditions hereinafter imposed pursuant to Section 185-57 (H).

The Planning Board hereby determines that the minimum number of parking spaces required is 117; that—given the complementary nature of the uses proposed—a more appropriate number of spaces would be 130; and that 143 spaces will meet the potential extraordinary peak usage of the site (however rarely such use might occur).

Resolution of Approval

NOW, THEREFORE, THE PLANNING BOARD RESOLVES to approve this Amended Site Plan as said proposal is depicted on the plans identified above upon the conditions outlined below, and the Chairperson (or his designee) is authorized to sign the plans upon satisfaction of those conditions below noted to be conditions precedent to such signing.

Specific Conditions

1. The plans shall not be signed until receipt of a letter from the Planning Board Engineer certifying that the plans have been modified in accordance with his memos of July 18, 2017 and January 29, 2018.
2. This approval is subject to review and issuance of a wetlands disturbance permit by the Army Corps of Engineers for the disturbance activities proposed or a letter from the Corps reporting that those activities are covered under a general permit.
3. Except as hereby modified, all conditions attached to the original grant of subdivision, site plan and ARB approval are to remain in effect and this approval is subject to, and conditioned upon satisfaction of same as if those conditions were set forth herein at length.
4. The applicant must construct all 143 parking stalls shown on the plan before a certificate of occupancy will be issued.

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copies of the plans to be signed, including mylars when required, to the Town of Newburgh Building Department. A full set of the plans to be signed shall simultaneously be submitted to the Planning Board Engineer. The plans shall not be signed until the Planning Board Engineer has reported to the Chair that all conditions of this resolution required to be satisfied before the plans can be signed have, in fact, been satisfied.

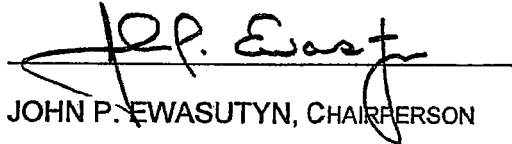
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Approval of the final site plan shall, pursuant to Section 185-58 (E) of the Zoning Ordinance, be valid for two years from the date this resolution is filed in the office of the Town Clerk, after which time this approval shall be null and void unless a building permit has been issued. If no building permit has been issued within that time, the plan must be resubmitted to the Planning Board for approval.

A FAILURE to comply with the general condition immediately above in a timely manner shall result, without further action, in a lapsing of this approval.

In Favor 5 Against 0 Abstain Absent 2

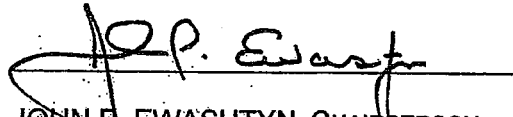
Dated: February 1, 2018

A handwritten signature in black ink, appearing to read "J.P. Ewasutyn", is written over a horizontal line. The signature is stylized with a large initial "J" and a long, sweeping underline.

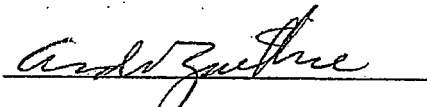
JOHN P. EWASUTYN, CHAIRPERSON
TOWN OF NEWBURGH PLANNING BOARD

STATE OF NEW YORK)
)ss:
COUNTY OF ORANGE)

I, JOHN P. EWASUTYN, Chairman of the Planning Board of the Town of Newburgh, do hereby certify that the foregoing is a true and exact copy of a Resolution maintained in the office of the Town of Newburgh Planning Board, said resulting from a vote having been taken by the Planning Board at a meeting of said Board held on February 1, 2018.

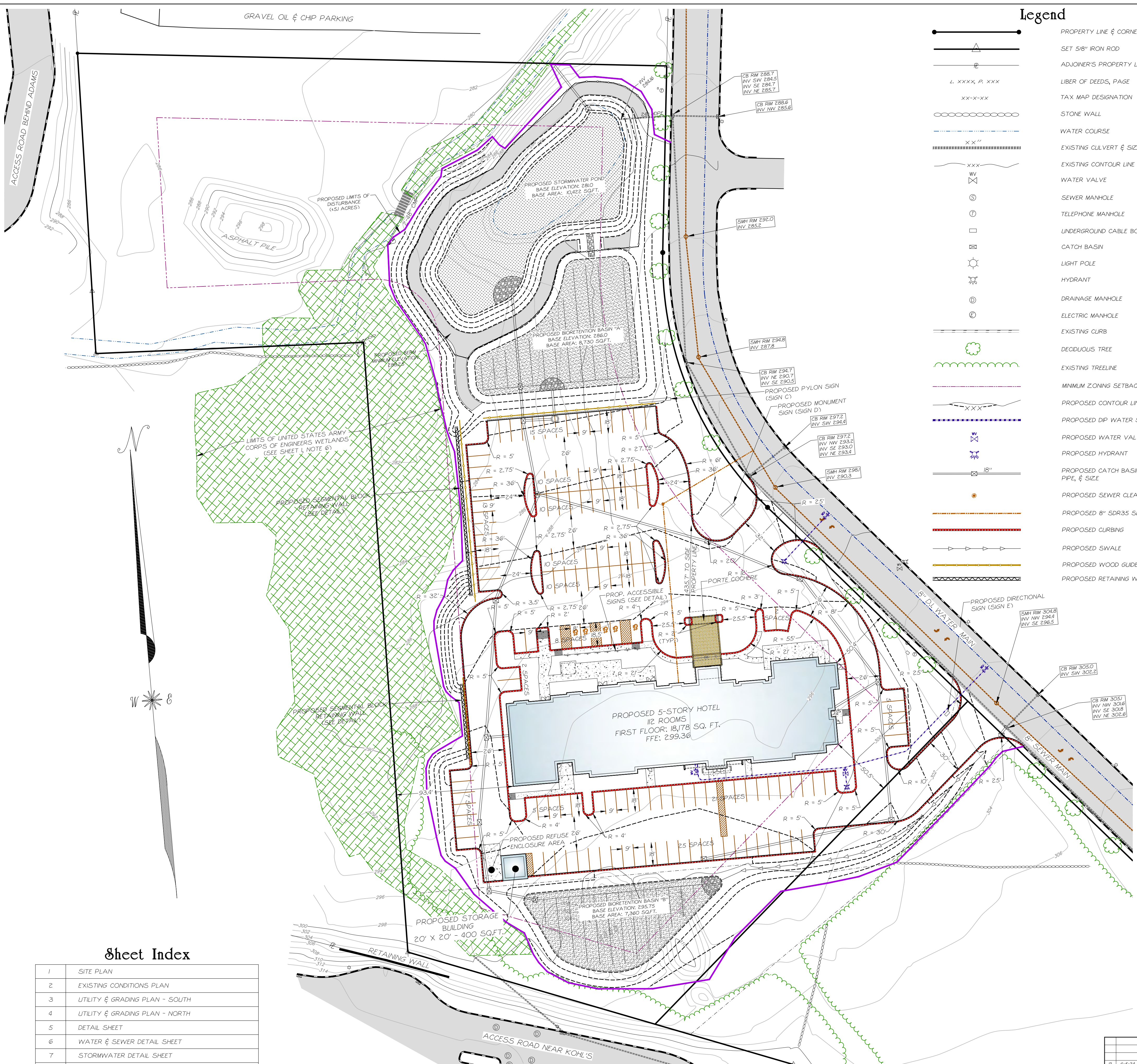

JOHN P. EWASUTYN, CHAIRPERSON
TOWN OF NEWBURGH PLANNING BOARD

I, ANDREW J. ZARUTSKIE, Clerk of the Town of Newburgh, do hereby certify that the foregoing Resolution was filed in the Office of the Town Clerk on FEB 05 2018


ANDREW J. ZARUTSKIE, CLERK
TOWN OF NEWBURGH

O:\MHD\LAND-USE\Resolutions\RAM Hotels Site Plan Resolution II.docx

N-16.21



Legend

- PROPERTY LINE & CORNER
- ▲— SET 5/8" IRON ROD
- P— ADJOINER'S PROPERTY LINE
- L XXXX, P, XXX— LIBER OF DEEDS, PAGE
- XX-X-XX— TAX MAP DESIGNATION
- STONE WALL
- WATER COURSE
- X X'— EXISTING CULVERT & SIZE
- XXX— EXISTING CONTOUR LINE
- WV— WATER VALVE
- SMH— SEWER MANHOLE
- TMH— TELEPHONE MANHOLE
- UCB— UNDERGROUND CABLE BOX
- CB— CATCH BASIN
- LP— LIGHT POLE
- H— HYDRANT
- DMH— DRAINAGE MANHOLE
- EMH— ELECTRIC MANHOLE
- C— EXISTING CURB
- D— DECIDUOUS TREE
- T— EXISTING TREELINE
- M— MINIMUM ZONING SETBACK LINE
- P— PROPOSED CONTOUR LINE
- DP— PROPOSED DP WATER SERVICE
- WV— PROPOSED WATER VALVE
- H— PROPOSED HYDRANT
- CB— PROPOSED CATCH BASIN, HDPE PIPE, & SIZE
- SC— PROPOSED SEWER CLEANOUT
- S— PROPOSED 8" SDR35 SEWER SERVICE
- C— PROPOSED CURBING
- S— PROPOSED SWALE
- WGR— PROPOSED WOOD GUIDE RAIL
- R— PROPOSED RETAINING WALL

Zoning Legend: IB

LOT USE: HOTEL	REQUIRED	PROVIDED
MINIMUM LOT AREA	5 ACRES	6.43 AC
MINIMUM LOT WIDTH	200'	639.1'
MINIMUM LOT DEPTH	200'	416'
MINIMUM FRONTAGE	-	-
MINIMUM FRONT SETBACK	50'	50.4'
MINIMUM REAR SETBACK	60'	93.4'
MINIMUM SIDE SETBACK (ONE)	50'	50.5'
MINIMUM SIDE SETBACK (BOTH)	100'	486.2'
MAXIMUM DWELLING UNITS PER ACRE (1, 2)	168,000 SF	27,691 SF
LOT BUILDING COVERAGE	25%	16.5%
MAXIMUM BUILDING HEIGHT (3)	50'	69'-4"
MAXIMUM LOT COVERAGE	60%	13.6%

- MINIMUM 1,500 SQUARE FEET OF LOT AREA PER GUEST ROOM. 1/2 GUEST ROOMS X 1,500 SQUARE FEET = 168,000 SQUARE FEET
- TOTAL SITE AREA IS EQUIVALENT TO TOTAL PARCEL AREA LESS RESTAURANT, CONFERENCE AND BANQUET FACILITIES (48,200 SQUARE FEET)
- THE TOWN OF NEWBURGH ZONING BOARD OF APPEALS ISSUED A MAXIMUM BUILDING HEIGHT VARIANCE FOR A TOTAL HEIGHT OF 69'-4", A VARIANCE OF 19'-4", ON OCTOBER 27, 2016

Survey Notes:

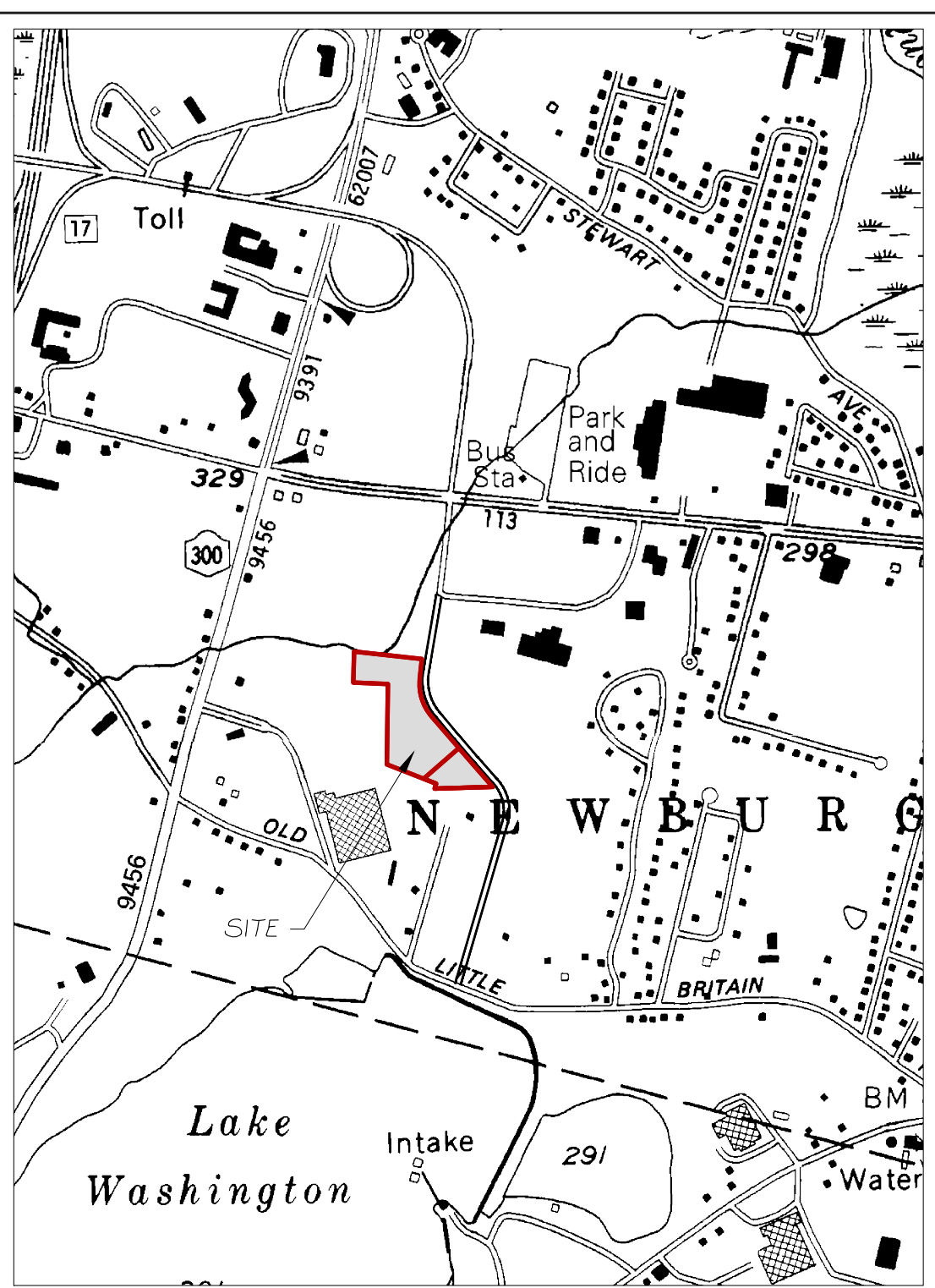
- THE RECORD OWNER OF TAX MAP PARCEL 97-2-37J IS: NEWBURGH AUTO PARK PLACE, LLC, 800 AUTO PARK PLACE NEWBURGH, NY 12550
- SUBJECT TO ANY FACTS AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT, MAY REVEAL.
- VERTICAL DATUM IS NAVD88.
- SUBJECT TO ALL NOTE AND DETAILS PERTAINING TO LOT A3 OF A MAP ENTITLED "SUBDIVISION AND LOT LINE CHANGE, PROPOSED LOTS FOR WEBB, YU, TIGHE" FILED NOV. 7, 2001 IN THE ORANGE COUNTY CLERK'S OFFICE AS FILED MAP NO. 236-01.
- SUBJECT TO ANY LANDS WITHIN THE BOUNDS OF UNITY PLACE FOR USE AS A PUBLIC HIGHWAY.
- LIMITS OF UNITED STATES ARMY CORPS OF ENGINEERS (FEDERAL) WETLANDS ARE SHOWN BASED UPON A FIELD DELINEATION COMPLETED BY JAMES BATES, CPESC, CPSWG ON DECEMBER 15, 2016.

Site Plan Notes:

- THE RECORD OWNER OF TAX MAP PARCEL 97-2-37 (8.50 ACRES) IS: NEWBURGH AUTO PARK PLACE, LLC, 800 AUTO PARK PLACE NEWBURGH, NY 12550
- THE APPLICANT FOR THE SITE PLAN IS: RAM HOTELS, INC, 1800 CENTRAL AVE. ALBANY, NY 12205-2404
- THE CUSTOMER PARKING AND ACCESS AISLES ENCOMPASS APPROXIMATELY 67,662 SQUARE FEET OF THE PROJECT SITE. WITHIN THE PARKING AREA, THE LANDSCAPED AREAS WITHIN THE PARKING LOT ENCOMPASS A TOTAL AREA OF 3,421 SQUARE FEET. THE LANDSCAPED AREAS WITHIN THE PARKING LOT ENCOMPASSES 5.1% OF THE CUSTOMER PARKING AREA.
- THE TOTAL NUMBER OF PARKING SPACES PROPOSED ON THE SITE IS 143, INCLUDING 5 ACCESSIBLE PARKING SPACES.

Orange County Department of Health Water Main Installation Notes:

- ALL PIPE, FIXTURES, AND FITTINGS MUST COMPLY WITH THE FEDERAL "SAFE DRINKING WATER ACT", SECTION 1417 WHICH REQUIRES ALL SURFACES IN CONTACT WITH POTABLE WATER CONTAIN NO MORE THAN 0.25% LEAD BY WEIGHT.
- ALL REFERENCES TO AWWA STANDARDS REFER TO THE MOST RECENT REVISION.
- WHENEVER PIPE LAYING IS NOT ACTIVELY IN PROGRESS, THE OPEN ENDS OF THE PIPE MUST BE CLOSED BY A TEMPORARY WATERTIGHT PLUG OR CAP TO PREVENT SOIL, WATER OR OTHER FOREIGN MATTER FROM ENTERING THE PIPE.
- DEFLECTION OF PIPES AT A JOINT MUST NOT EXCEED 80% OF THE MANUFACTURERS RECOMMENDED MAXIMUM.
- THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
- BACKFLOW PREVENTION DEVICE SHALL BE REVIEWED AND APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH PRIOR TO INSTALLATION.

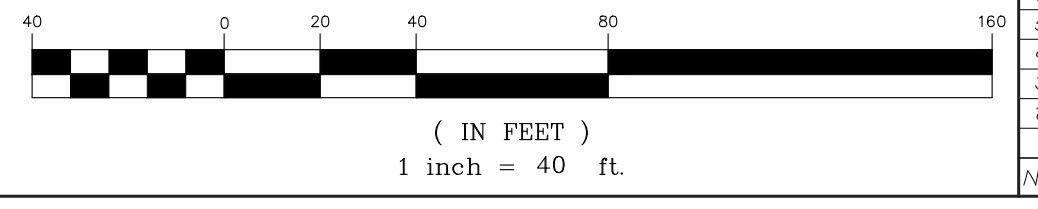


Location Map
SCALE: 1" = 1000'

Sheet Index

1	SITE PLAN
2	EXISTING CONDITIONS PLAN
3	UTILITY & GRADING PLAN - SOUTH
4	UTILITY & GRADING PLAN - NORTH
5	DETAIL SHEET
6	WATER & SEWER DETAIL SHEET
7	STORMWATER DETAIL SHEET
8	EROSION & SEDIMENT CONTROL DETAIL SHEET
9	LANDSCAPING DETAIL SHEET I
10	LANDSCAPING DETAIL SHEET II
11	LIGHTING DETAIL SHEET
12	AMENDED STRIPING PLAN

GRAPHIC SCALE



Parking Requirements

USE:	TOWN PARKING REQUIREMENT:	PROPOSED CRITERIA:	SPACES REQUIRED:	SPACES PROVIDED:
HOTEL	1 SPACE PER HOTEL ROOM + 1 PER 2 EMPLOYEES	12 ROOMS 8 EMPLOYEES	16	16
CONFERENCE ROOM	1 SPACE PER 4 OCCUPANTS	96 OCCUPANTS	24	24
BOARD ROOM	1 SPACE PER 4 OCCUPANTS	12 OCCUPANTS	3	3
TOTAL PARKING REQUIRED				43
TOTAL PARKING PROVIDED				143

NO.	DATE	REVISION	BY
12	6-5-24	TAX ID NUMBER	LJM
11	10-19	COCH COMMENTS - WATER	LJM
10	8-6-18	REVISED LIGHT LOCATIONS	LJM
9	7-3-18	BUILDING REDUCTION - FINAL DESIGN	LJM
8	6-8-18	BUILDING REDUCTION	LJM
7	1-15-18	ADDED PARKING SPACES	LJM
6	7-16-17	ADDED PARKING SPACES	LJM
5	6-23-17	ENGINEER COMMENTS	LJM
4	6-1-17	HYDRANT & SIGN LOCATIONS	LJM
3	5-2-17	BAZUYLO COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-1-17	ENGINEER COMMENTS	LJM

LAWRENCE MARSHALL, PE #087107

TOWN OF NEWBURGH PROJECT #2016-21

Site Plan
for
RAM Hotels, Inc.

MNTM
Mercureio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING

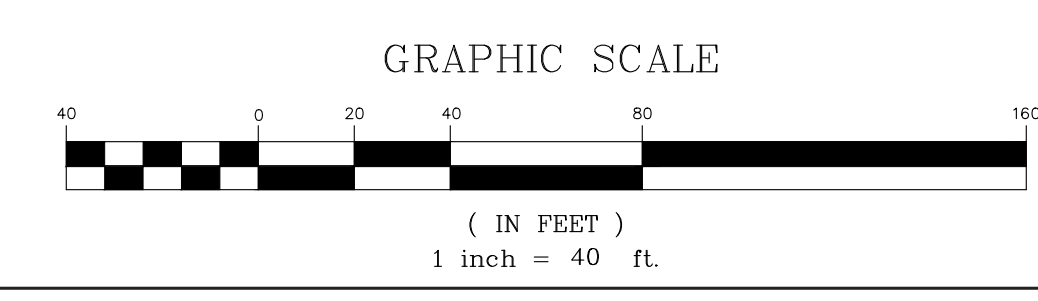
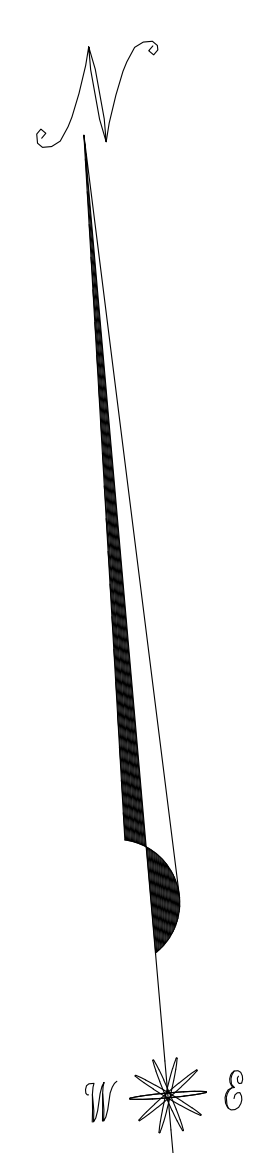
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
DEED REFERENCE:
LIBER 1724, BL 006, 1610
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017 SHEET
DRAFTED BY: LJM 11/12
PROJECT: 4015



Legend

	PROPERTY LINE & CORNER
	SET 5/8" IRON ROD
	ADJOINER'S PROPERTY LINE
	LIBER OF DEEDS, PAGE
	TAX MAP DESIGNATION
	STONE WALL
	WATER COURSE
	EXISTING CULVERT & SIZE
	EXISTING CONTOUR LINE
	WATER VALVE
	SEWER MANHOLE
	TELEPHONE MANHOLE
	UNDERGROUND CABLE BOX
	CATCH BASIN
	LIGHT POLE
	HYDRANT
	ELECTRIC MANHOLE
	EXISTING CURB
	DECIDUOUS TREE
	EXISTING TREELINE
	TEST PIT LOCATION & LABEL



NO.	DATE	REVISION	BY
6	6-5-24	TAX ID NUMBER	LJM
5	8-6-18	REVISED LIGHT LOCATIONS	LJM
4	7-3-18	BUILDING REDUCTION - FINAL DESIGN	LJM
3	5-2-17	BAZYLDO COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-17-17	ENGINEER COMMENTS	LJM

LAWRENCE MARSHALL, PE #087107

TOWN OF NEWBURGH PROJECT #2016-21

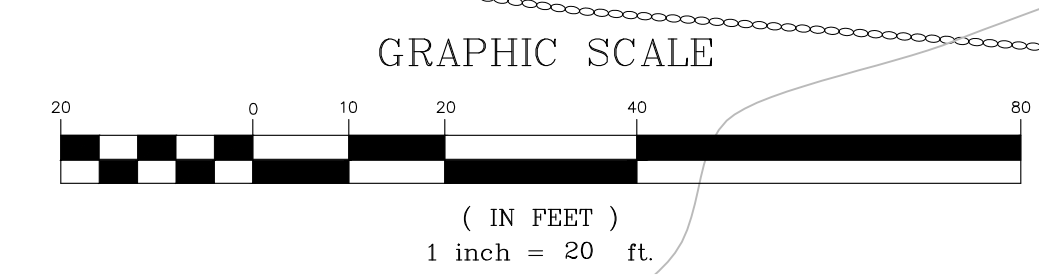
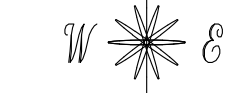
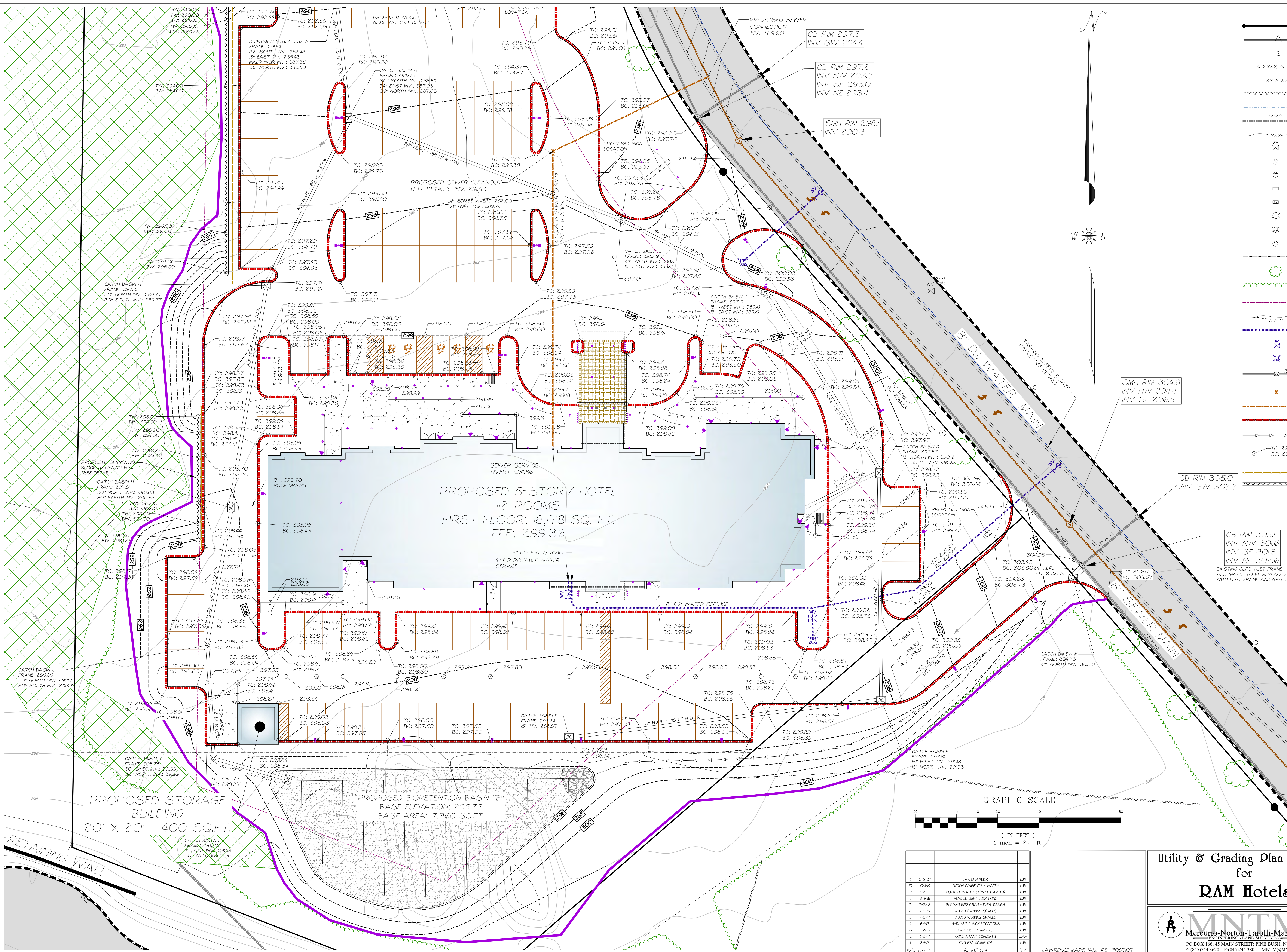
**Existing Conditions & Removal
Plan for
RAM Hotels, Inc.**

PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845) 744.3620 F: (845) 744.3805 MNTM@MNTM.CO

RECORD OWNER: NEWBURGH AUTO PARK, LLC	SHEET 2 / 12
TAX MAP REFERENCE: SECTION 97, BLOCK 2, LOT 371	
DEED REFERENCE: LIBER 1724, BLOCK 1610	
TOWN OF NEWBURGH	
COUNTY OF ORANGE	
STATE OF NEW YORK	
DATE: 4 FEB 2017	
DRAFTED BY: LJM	
PROJECT: 4015	

Legend

- PROPERTY LINE & CORNER
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NO.	DATE	REVISION	BY
1	4-5-24	TAX ID NUMBER	LJM
2	4-5-24	DOZON COMMENTS - WATER	LJM
3	5-2-24	POTABLE WATER SERVICE DIAMETER	LJM
4	6-6-24	REVISED LIGHT LOCATIONS	LJM
5	7-3-24	BUILDING REDUCTION - FINAL DESIGN	LJM
6	7-15-24	ADDED PARKING SPACES	LJM
7	7-16-24	ADDED PARKING SPACES	LJM
8	6-11-24	HYDRANT & SIGN LOCATIONS	LJM
9	5-21-24	BAZYOLO COMMENTS	LJM
10	4-6-24	CONSULTANT COMMENTS	ZAP
11	3-11-24	ENGINEER COMMENTS	BY

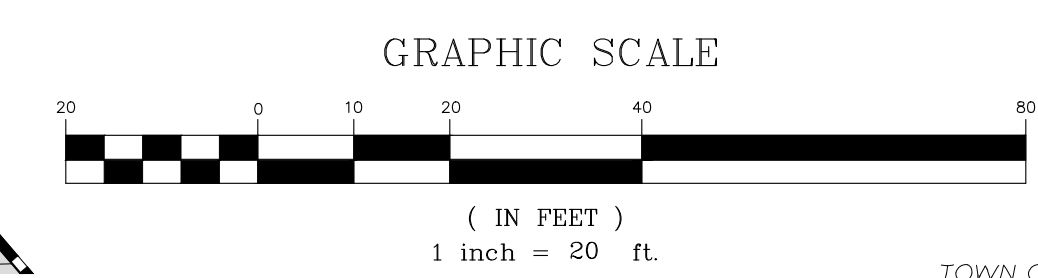
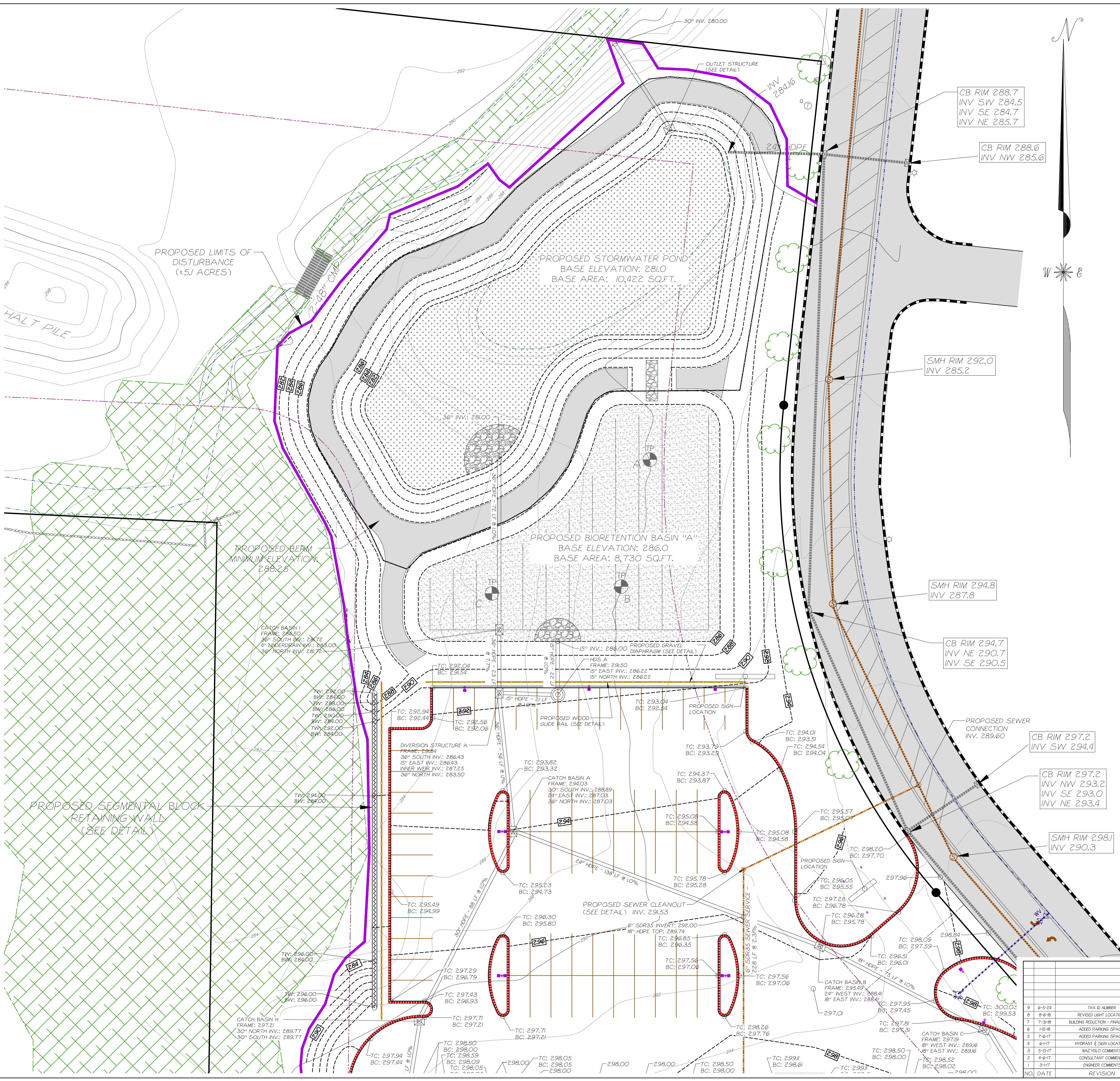
Utility & Grading Plan - South
for
RAM Hotels

MNTM
Mercuro-Norton-Tarulli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F:(845)744.3805 MNTM@MNTM.CO

TOWN OF NEWBURGH PROJECT #2016-21	RECORD OWNER:
NEWBURGH AUTO PARK, LLC	TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J	DEED REFERENCE:
LIBER 1724, BLOCK 160	TOWN OF NEWBURGH
COUNTY OF ORANGE	STATE OF NEW YORK
DATE:	SHEET
DRAFTED BY:	3 / 12
PROJECT:	

Legend

- PROPERTY LINE & CORNER
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NO.	DATE	REVISION	BY
1	4-5-04	TAX ID NUMBER	LJM
2	8-6-04	REVISED LIGHT LOCATIONS	LJM
3	7-3-06	BUILDING REDUCTION - FINAL DESIGN	LJM
4	7-5-06	ADDED PARKING SPACES	LJM
5	7-6-07	ADDED PARKING SPACES	LJM
6	6-11-07	HYDRANT & SIGN LOCATIONS	LJM
7	5-21-07	BAZYLDO COMMENTS	LJM
8	4-6-07	CONSULTANT COMMENTS	ZAP
9	3-11-07	ENGINEER COMMENTS	LJM
10			

TOWN OF NEWBURGH PROJECT #2016-21

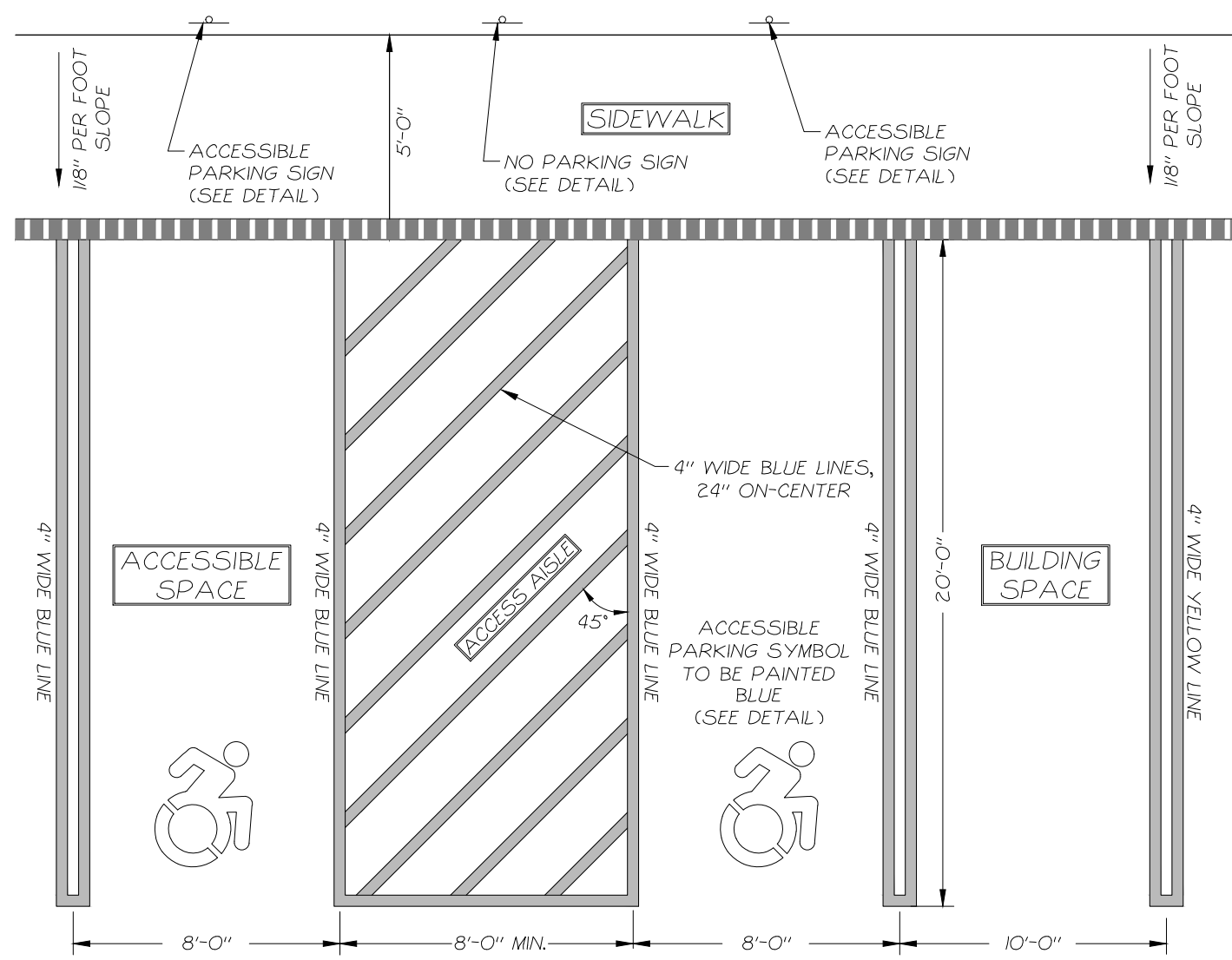
Utility & Grading Plan - North
for
RAM Hotels

MNTM
Mercurio-Norton-Tarulli-Marshall
ENGINEERING - LAND SURVEYING

PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

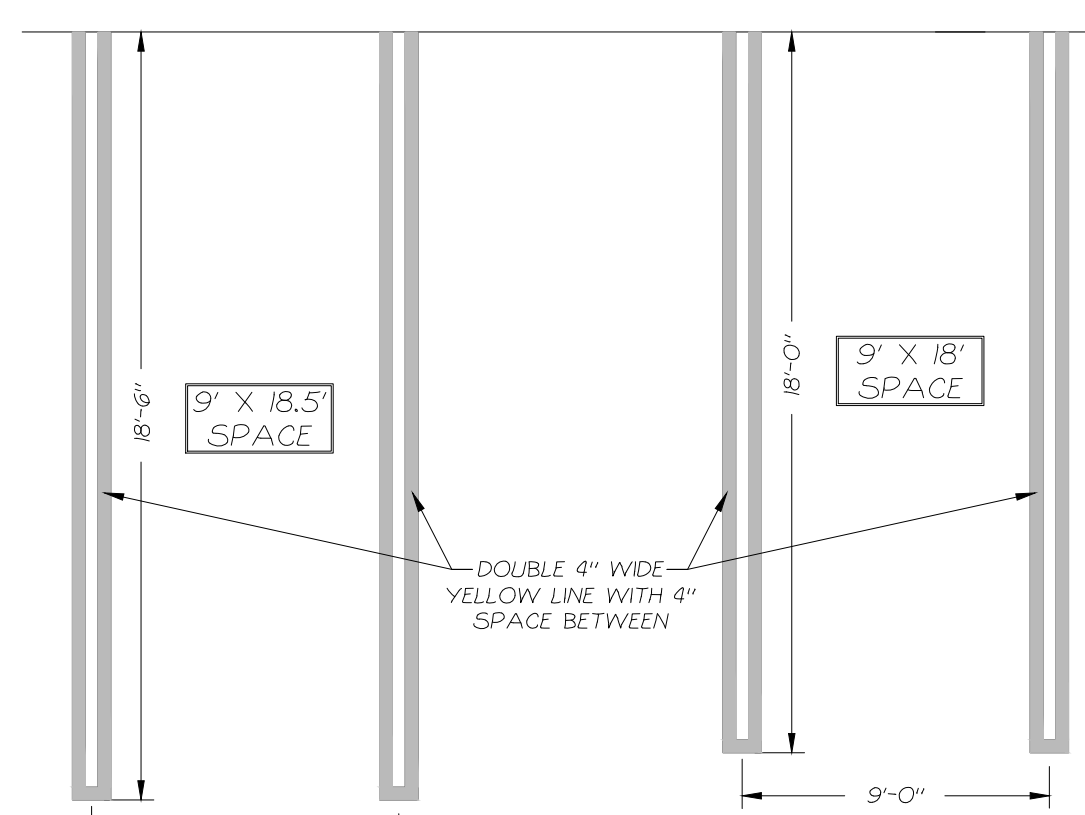
RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
DEED REFERENCE:
LIBER 1724, BLOCK 1610
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

DATE: _____ SHEET
DRAFTED BY: _____ 4 / 12
PROJECT: _____



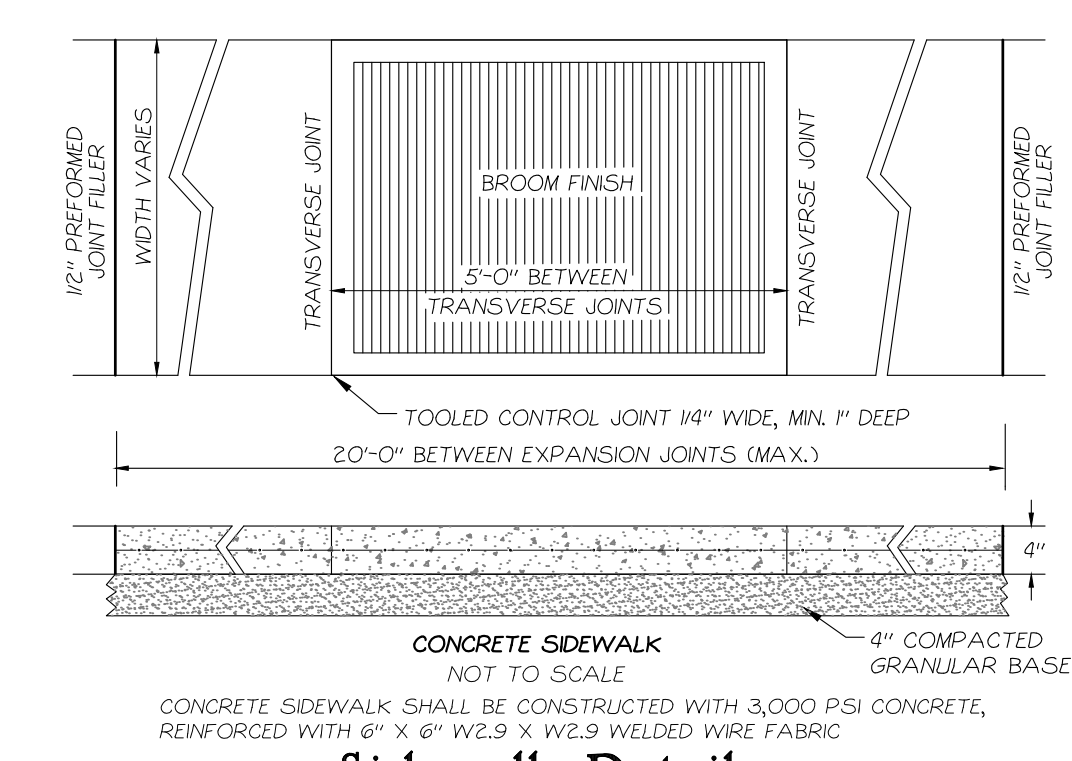
- NOTES:**
- 1) ALL ACCESSIBLE RAMP AND ACCESS AISLES SHALL MEET ALL CURRENT CODES AND ADAAG REGULATIONS.
 - 2) PROPOSED ACCESS RAMP SHALL CONSIST OF COLORED TOOLED/SERRATE SLIP RESISTANT SURFACING AND/OR TACTILE WARNING DEVICE AS REQUIRED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND CODE REGULATIONS.
 - 3) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
CURBING & BOLLARDS: TWO (2) COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL, SAFETY YELLOW B553300
PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494
ACCESSIBLE STRIPING & DETAIL: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, "H.C." BLUE
 - 4) STANDARD PARKING SPACES VARY IN SIZE. STANDARD SPACES ALONG FRONT OF BUILDING ARE 9' X 18' SPACES (EXCEPT ACCESSIBLE SPACES AND AISLE). ALL OTHER SPACES ARE 9' X 18' SPACES.

Accessible & Building Parking Space Striping Detail

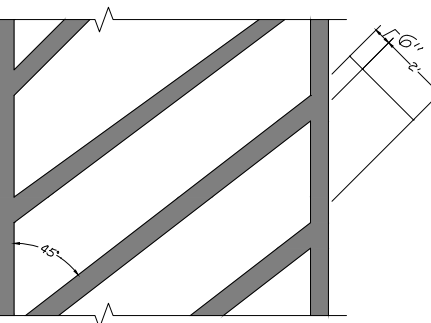


- NOTES:**
- 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494

Parking Space Striping Detail

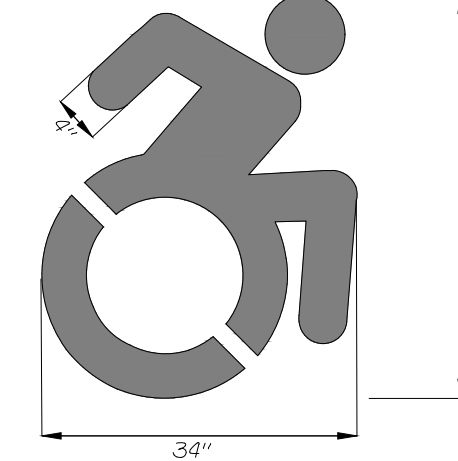


Sidewalk Detail

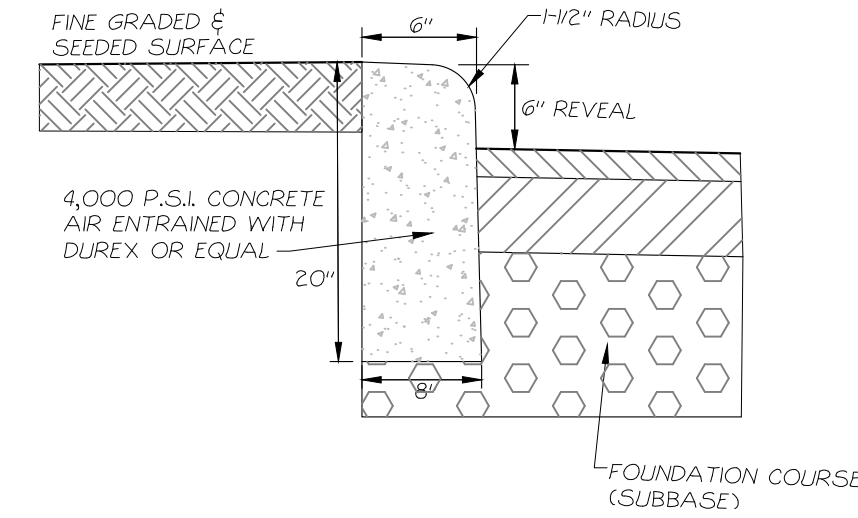


- NOTES:**
- 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
PARKING LOT STRIPING: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494

Island Striping Detail

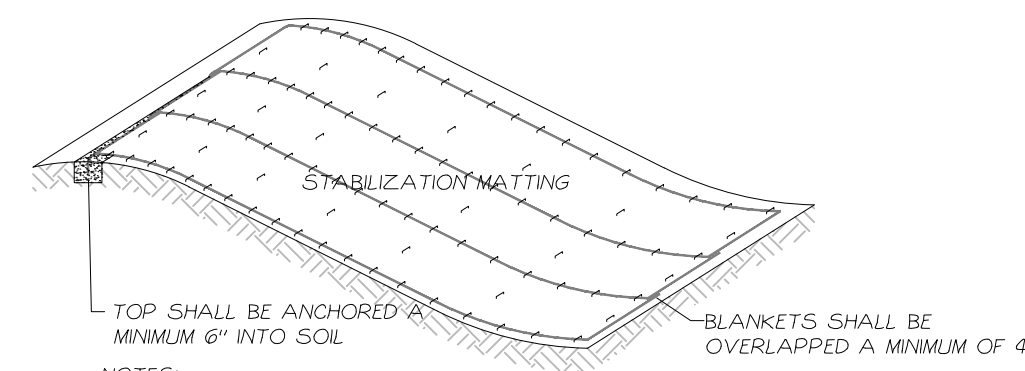


Accessible Parking Symbol



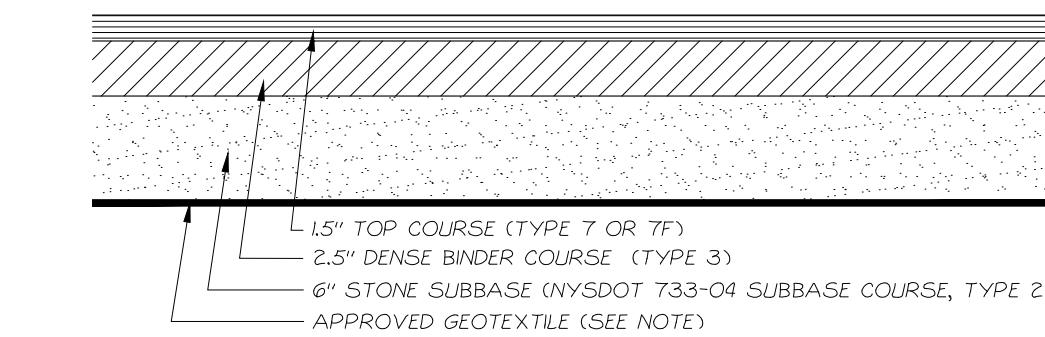
- NOTES:**
- 1) CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2\"/>
 - 2) THIS DETAIL SHALL BE UTILIZED FOR INSTALLATION OF CURBING WITHIN PROJECT SITE (CURBED ISLANDS, ETC.).

Standard Curb Detail

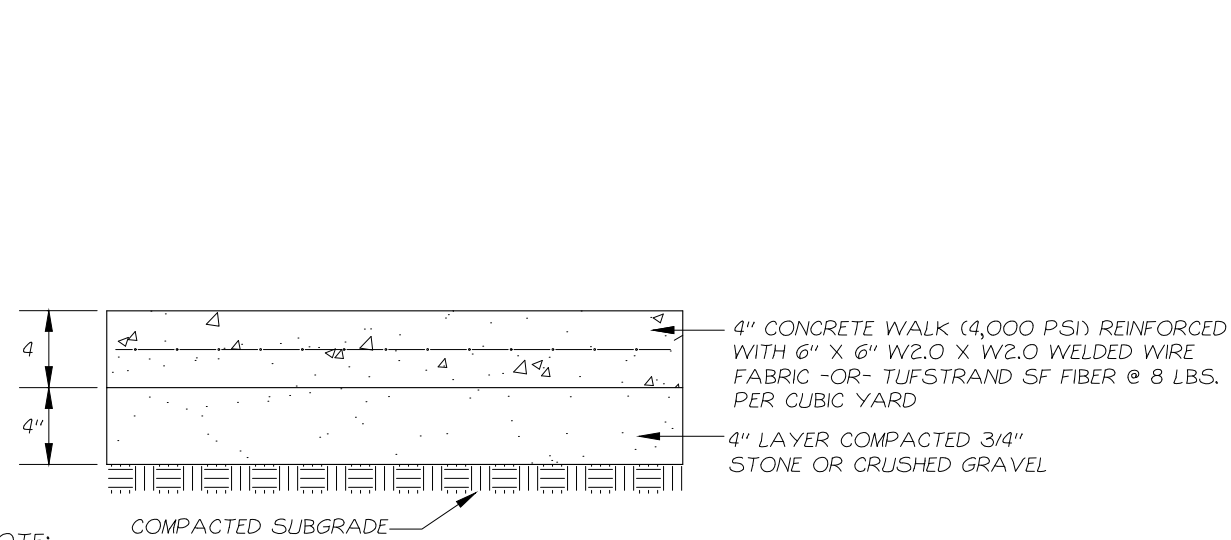


- NOTES:**
- 1) BIODEGRADABLE MATTING SHALL CONSIST OF THE FOLLOWING:
NORTH AMERICAN GREEN - 2350 COMPOSITE TURF REINFORCEMENT MAT "VERDOL" - ERO-MAT V755 (S.D.) SINGLE NET STRAW BLANKET
 - 2) MATTING SHALL BE STAPLED WITH 8" WIRE STAPLES ALONG ALL SEAMS (2" ON CENTER) AND EVERY 3' ON CENTER WITHIN THE BLANKET.
 - 3) ALL SLOPES SHALL BE SEEDED WITH WILDFLOWER MIXTURE PRIOR TO INSTALLATION OF BIODEGRADABLE MATTING.
 - 4) BIODEGRADABLE MATTING SHALL BE INSTALLED ON ALL DISTURBED SLOPES AT THE REAR OF THE BUILDING GREATER THAN 3 HORIZONTAL TO 1 VERTICAL.

Slope Stabilization Detail

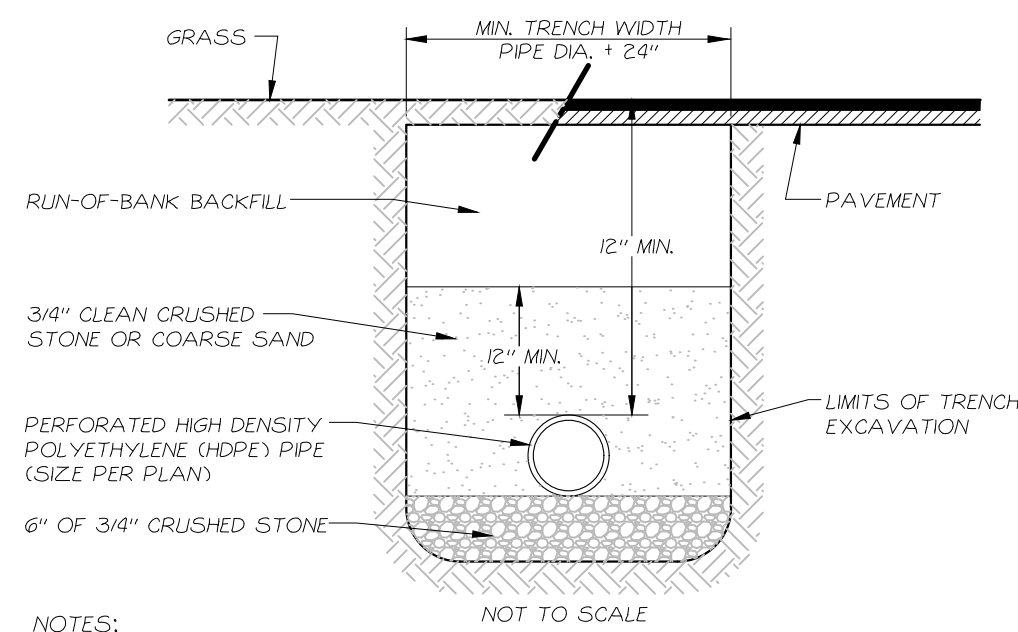


Standard Asphalt Pavement Section



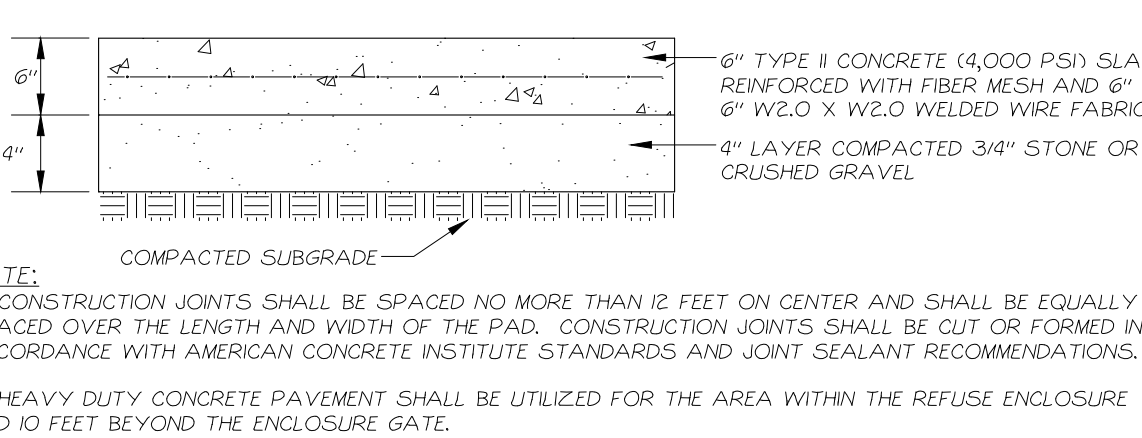
- NOTE:**
- 1) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 12 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.
 - 2) STANDARD CONCRETE SHALL BE UTILIZED ONLY FOR SIDEWALKS. ALL OTHER CONCRETE AREAS SHALL CONFORM TO HEAVY DUTY CONCRETE PAVEMENT SPECIFICATIONS.

Standard Concrete Pavement Detail



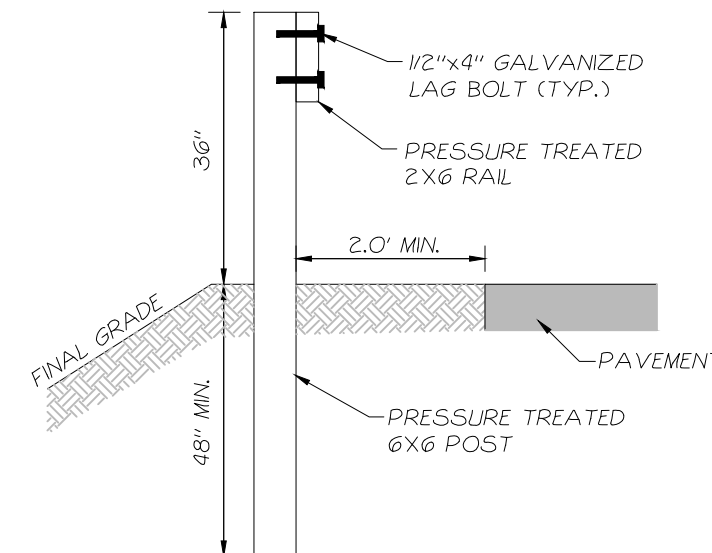
- NOTES:**
- 1) RUN-OF-BANK BACKFILL SHALL BE INSTALLED IN 6\"/>
 - 2) IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEEDED AND MULCHED WITH SEED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
 - 3) IN PAVED AREAS, THE EXISTING PAVEMENT SHALL BE SAW CUT PRIOR TO REMOVAL. REPLACEMENT OF THE PAVEMENT SHALL BE COMPLETED WITH A MINIMUM OF 4\"/>

Typical Storm Sewer Trench Detail



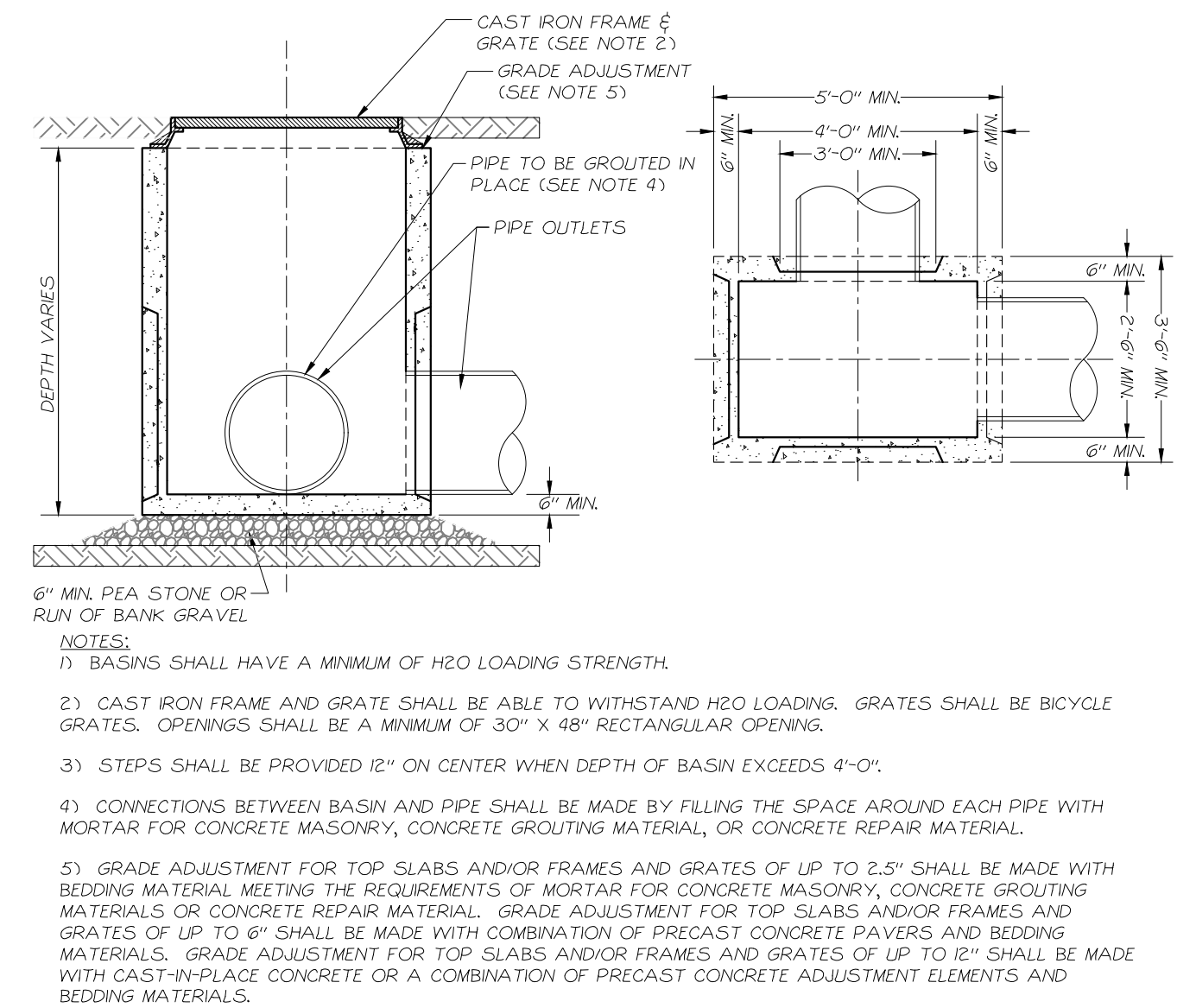
- NOTE:**
- 1) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 12 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.
 - 2) HEAVY DUTY CONCRETE PAVEMENT SHALL BE UTILIZED FOR THE AREA WITHIN THE REFUSE ENCLOSURE AND 10 FEET BEYOND THE ENCLOSURE GATE.

Heavy Duty Concrete Pavement Detail



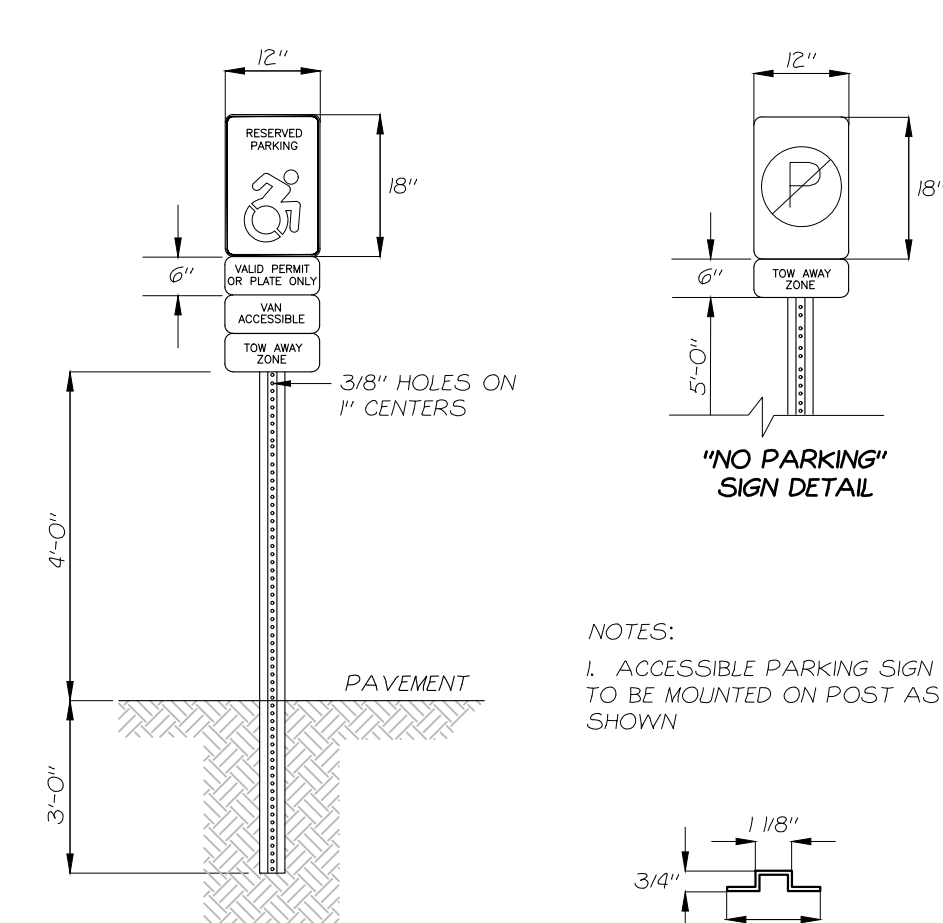
- NOTES:**
- 1) PRESSURE TREATED 6x6 POSTS SHALL BE INSTALLED AT A MAXIMUM OF SIX (6) FEET ON CENTER.
 - 2) RAILS TO BE INSTALLED ON UPSLOPE SIDE.

Typical Wood Guide Rail Detail



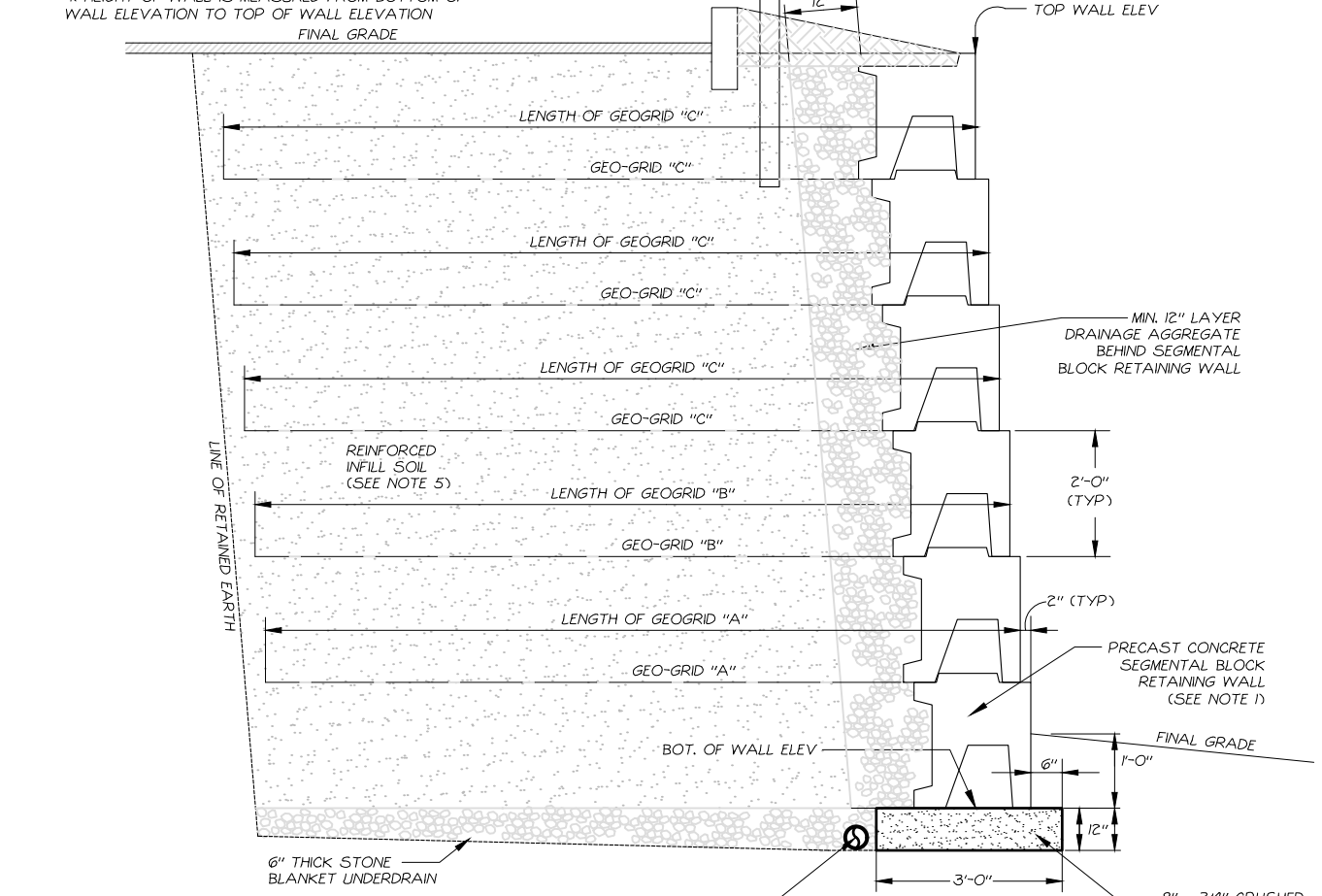
- NOTES:**
- 1) BASINS SHALL HAVE A MINIMUM OF H2O LOADING STRENGTH.
 - 2) CAST IRON FRAME AND GRATE SHALL BE ABLE TO WITHSTAND H2O LOADING. GRATES SHALL BE BICYCLE GRATES. OPENINGS SHALL BE A MINIMUM OF 30" X 48" RECTANGULAR OPENING.
 - 3) STEPS SHALL BE PROVIDED 12" ON CENTER WHEN DEPTH OF BASIN EXCEEDS 4'-0".
 - 4) CONNECTIONS BETWEEN BASIN AND PIPE SHALL BE MADE BY FILLING THE SPACE AROUND EACH PIPE WITH MORTAR FOR CONCRETE MASONRY, CONCRETE GROUTING MATERIAL, OR CONCRETE REPAIR MATERIAL.
 - 5) GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 2.5" SHALL BE MADE WITH BEDDING MATERIAL MEETING THE REQUIREMENTS OF MORTAR FOR CONCRETE MASONRY, CONCRETE GROUTING MATERIALS OR CONCRETE REPAIR MATERIAL. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 6" SHALL BE MADE WITH COMBINATION OF PRECAST CONCRETE PAVERS AND BEDDING MATERIALS. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 12" SHALL BE MADE WITH CAST-IN-PLACE CONCRETE OR A COMBINATION OF PRECAST CONCRETE ADJUSTMENT ELEMENTS AND BEDDING MATERIALS.

Typical Catch Basin Detail



Sign Details

HEIGHT OF WALL	LENGTH OF GEORG					
	A	B	C	D	E	F
4 FT.	4.50 FT.	5.00 FT.	5.50 FT.	6.00 FT.	6.50 FT.	7.00 FT.
6 FT.	6.50 FT.	7.00 FT.	7.50 FT.	8.00 FT.	8.50 FT.	9.00 FT.
8 FT.	8.50 FT.	9.00 FT.	9.50 FT.	10.00 FT.	10.50 FT.	11.00 FT.
10 FT.	10.50 FT.	11.00 FT.	11.50 FT.	12.00 FT.	12.50 FT.	13.00 FT.
12 FT.	12.50 FT.	13.00 FT.	13.50 FT.	14.00 FT.	14.50 FT.	15.00 FT.
14 FT.	14.50 FT.	15.00 FT.	15.50 FT.	16.00 FT.	16.50 FT.	17.00 FT.

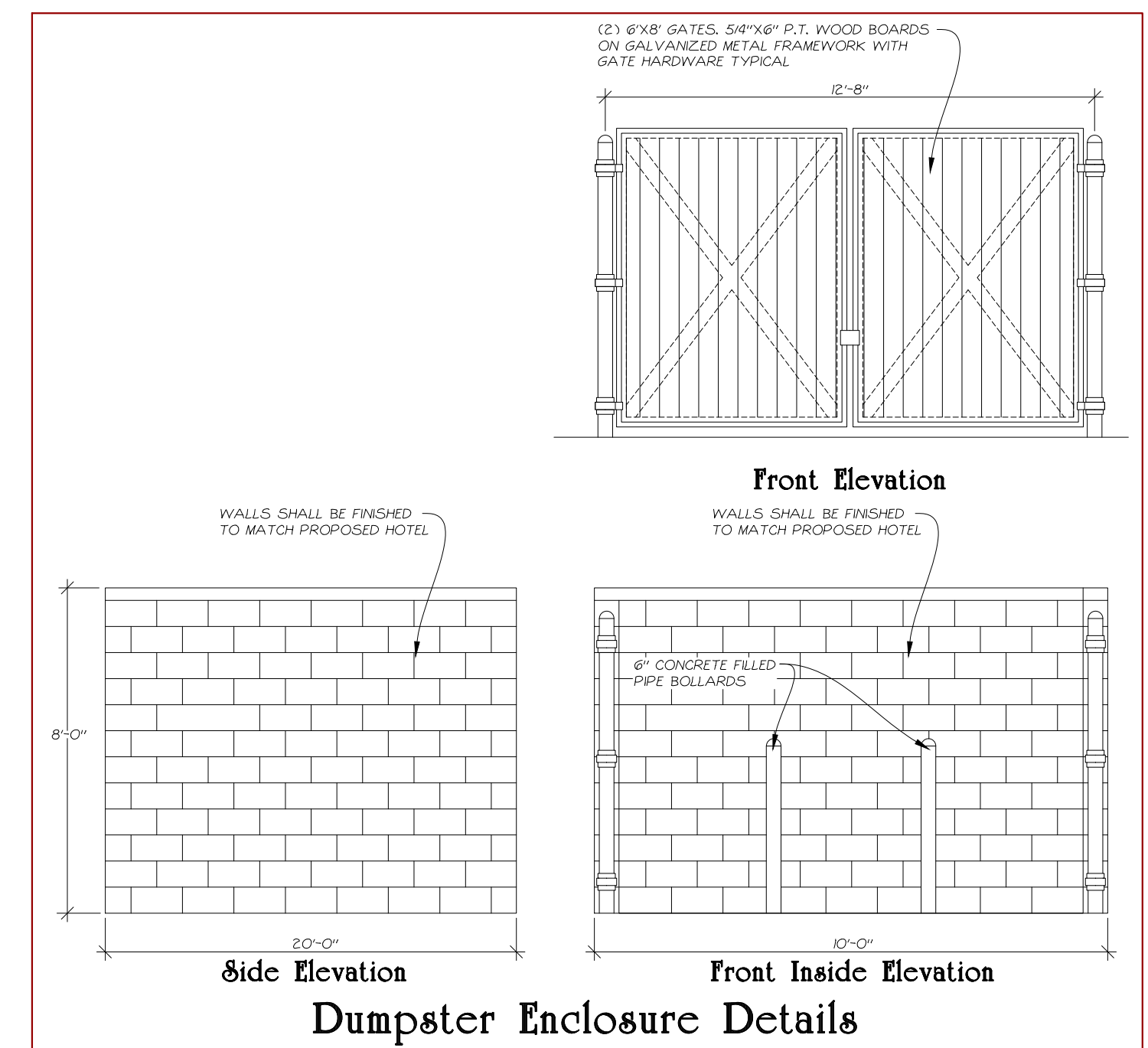


- RETAINING WALL NOTES AND SPECIFICATIONS**
- 1) RETAINING WALL BLOCKS SHALL BE NOMINAL 2 FT X 4 FT X 4'-0" LONG PRECAST CONCRETE RETAINING WALL BLOCK AS MANUFACTURED BY WOODWARD CONCRETE PRODUCTS FOR SEGMENTAL RETAINING WALLS, OR APPROVED EQUAL.
 - 2) SOIL REINFORCEMENT (GEO-GRID) SHALL BE TENGATE MRAH "MARGRD 5X7" (GEO-SYNTHETIC FOR SEGMENTAL RETAINING WALLS. EMBEDMENT LENGTH VARIES WITH HEIGHT OF WALL. SEE CHART FOR EMBEDMENT LENGTH.)
 - 3) ORIENTATION AND PROPER PLACEMENT OF GEO-GRID IS CRITICAL TO THE STABILITY OF THE STRUCTURE. INSTALL GEO-GRID SUCH THAT DIRECTION OF TENSILE STRENGTH IS PERPENDICULAR TO WALL FACE. FOLLOW MRAH GUIDELINES FOR PLACING GEO-GRID FLAT, FREE OF WRINKLES.
 - 4) DRAINAGE AGGREGATE TO BE CLEAN CRUSHED STONE OR CRUSHED GRAVEL, 1" OR LESS MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
1/2"	100
3/4"	75-100
#4	0-60
#10	0-30
#20	0-15
 - 5) REINFORCED BACKFILL SOIL SHALL BE A WELL GRADED BANK-RUN GRAVEL, SANDY GRAVEL OR GRAVELLY SAND WITH A MAXIMUM STONE SIZE OF 3/4" MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
3/4"	75-100
#4	10-60
#10	0-35
#20	0-15
 - 6) UNDERDRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PERFORATED, CORRUGATED PIPE AND FITTINGS EQUAL TO ADVANCED DRAINAGE SYSTEMS, INC (ADS) OR HANGOR HEAVY DUTY TUBING.
 - 7) RETAINING WALL BACKFILL TO BE PLACED IN MAX. 8' LIFTS, COMPACTED TO 95% OF MAXIMUM PROCTOR DENSITY (ASTM D698).
 - 8) THE PROPOSED SAFETY FENCE SHALL BE INSTALLED WHEREVER THE PROPOSED RETAINING WALL IS GREATER THAN 30" IN HEIGHT.
 - 9) SEGMENTAL RETAINING WALL SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND A DESIGN BEARING A VALID PROFESSIONAL ENGINEER STAMP SHALL BE FURNISHED TO THE TOWN OF NEWBURGH BUILDINGS DEPARTMENT PRIOR TO WORK COMMENCING ON THE CONSTRUCTION OF THE WALL.

Segmental Retaining Wall Section



Dumpster Enclosure Details

NO.	DATE	REVISION	BY
6	6-5-24	TAX I NUMBER	LJM
5	12-19-23	ODDCH COMMENTS - WATER	LJM
4	7-3-23	RETAINING WALL DESIGN	LJM
3	5-2-23	BAZYLO COMMENTS	LJM
2	4-6-23	CONSULTANT COMMENTS	ZAP
1	3-17-23	ENGINEER COMMENTS	LJM

TOWN OF NEWBURGH PROJECT #2016-21

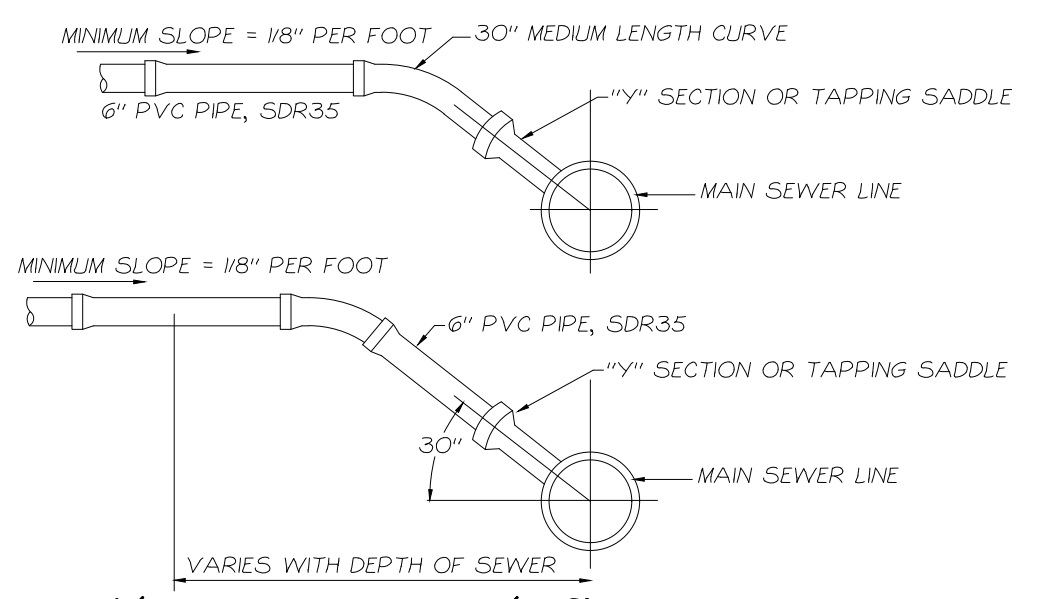
Detail Sheet
for
RAM Hotels, Inc.

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
DEED REFERENCE:
LIBER 17224, BLOCK 1610
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

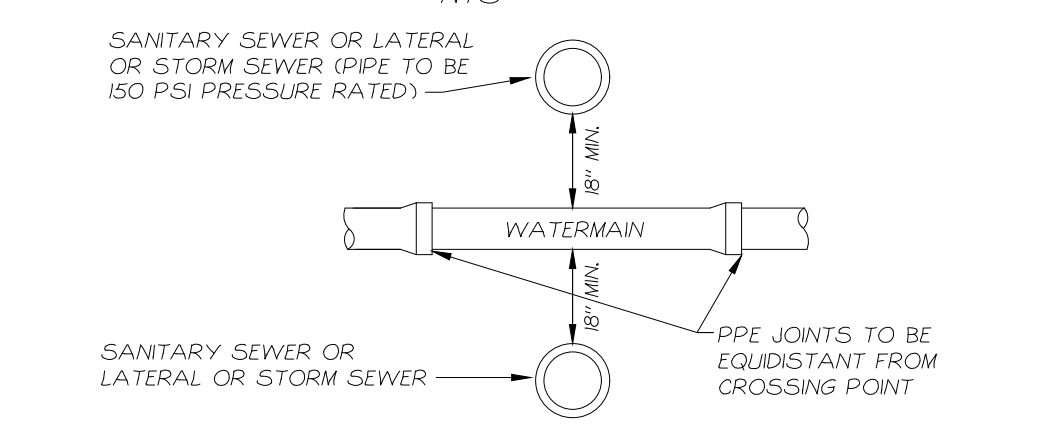
DATE: _____ SHEET
DRAFTED BY: _____ 5 / 12
PROJECT: _____

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

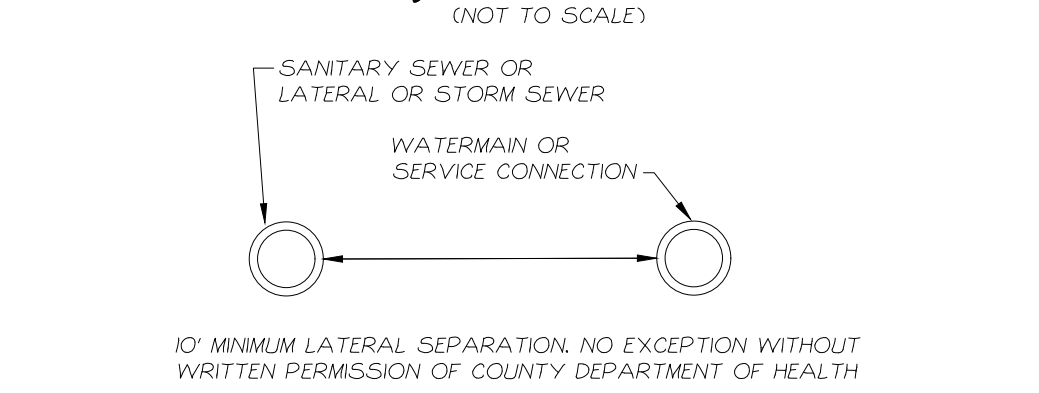
LAWRENCE MARSHALL, PE #087107



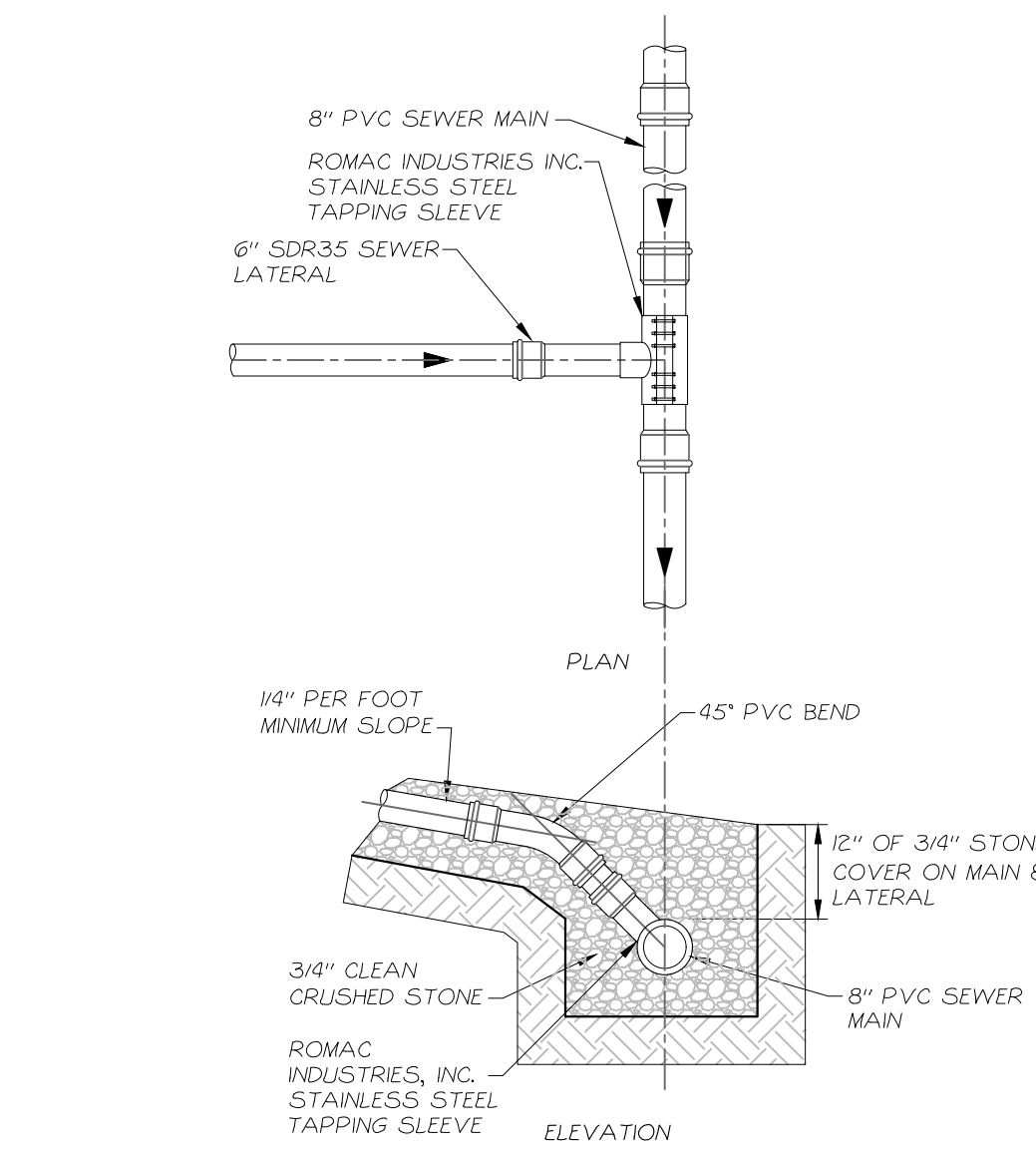
Alternate Lateral Connections



Storm / Sanitary Sewer-watermain Crossing



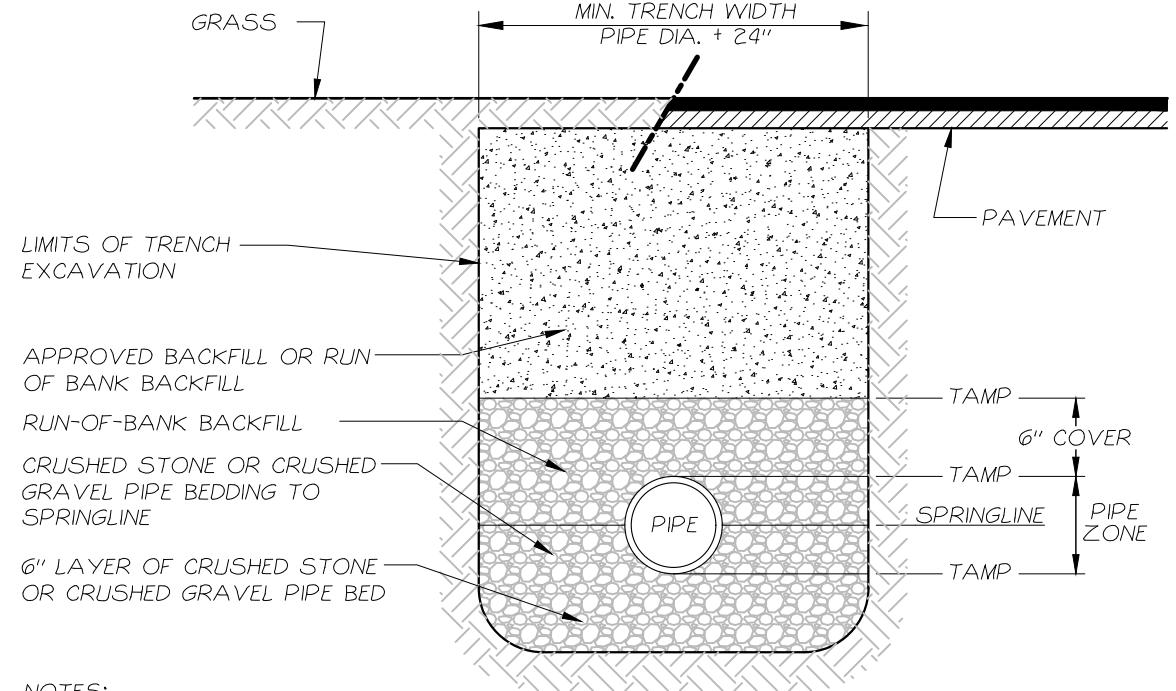
Parallel Sanitary Sewer / Storm Sewer Watermain Installation



NOTES:
1) FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN OF NEWBURGH WATER/SEWER SUPERINTENDENT PRIOR TO INSTALLATION.
2) NEW STAINLESS STEEL TAPPING SLEEVE ON EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, TOWN OF NEWBURGH CODE, AND TEN STATE STANDARDS.

Sanitary Sewer Lateral Tap Detail

THIS DETAIL NOT FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW OR APPROVAL



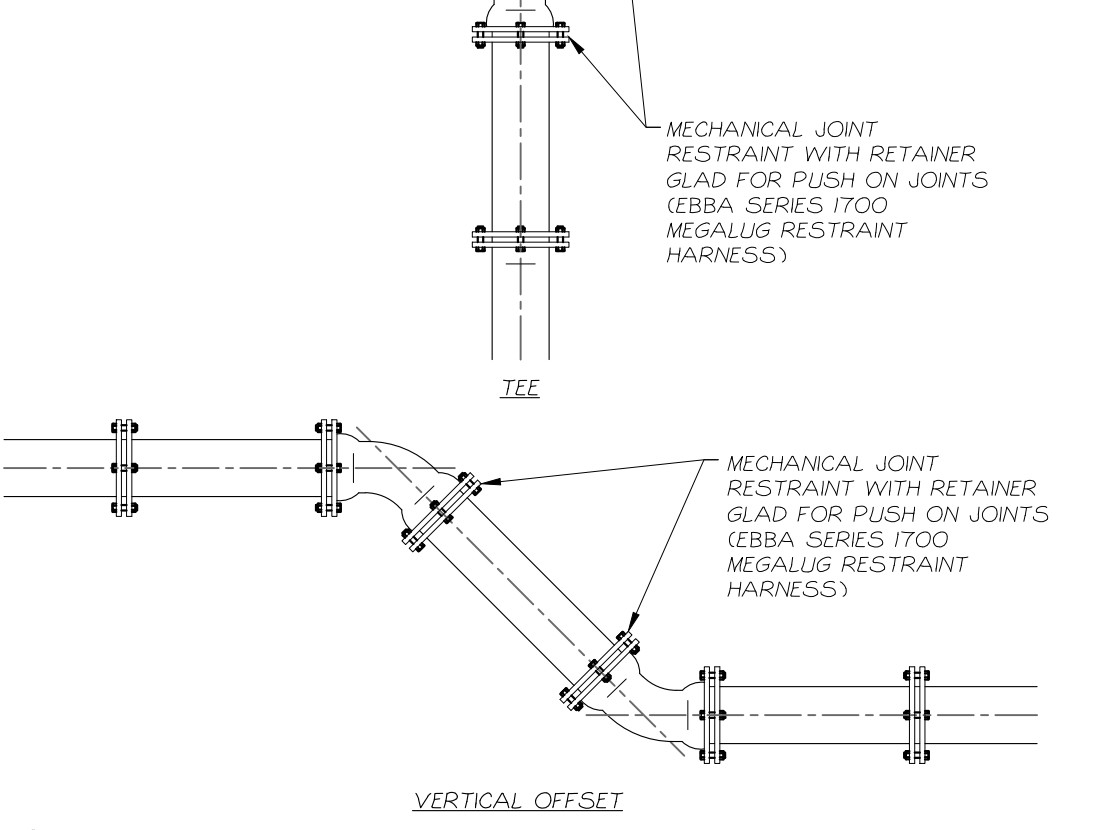
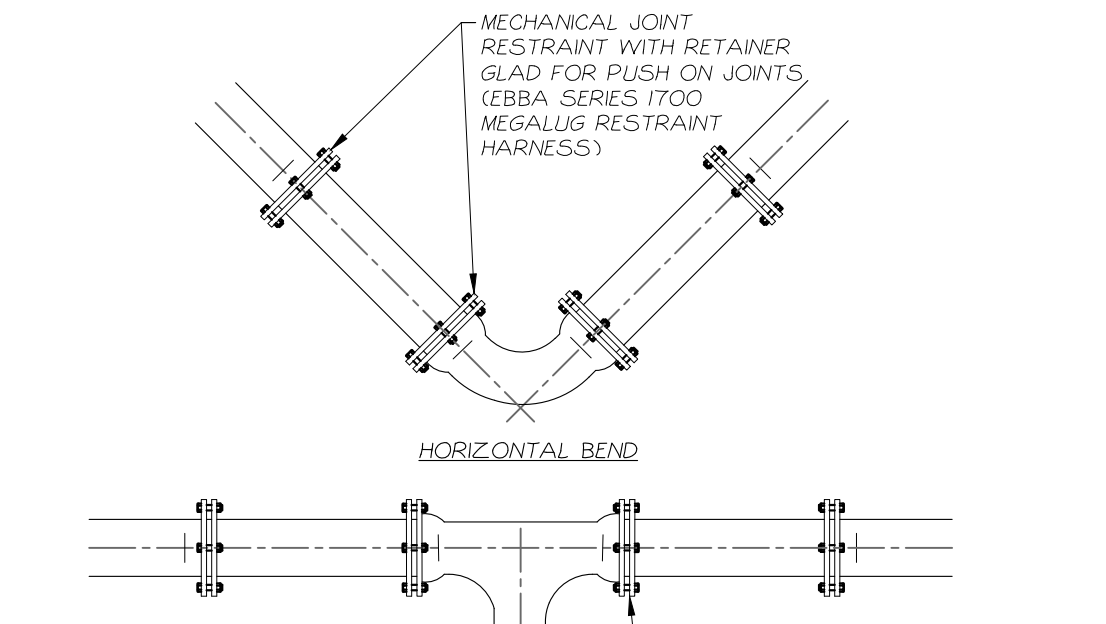
NOTES:
1) RUN-OF-BANK BACKFILL SHALL BE INSTALLED IN 6' LIFTS & COMPACTED TO 95% PROCTOR DENSITY. RUN-OF-BANK GRAVEL SHALL NOT CONTAIN STONES LARGER THAN 4".
2) IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEEDED AND MULCHED WITH SEED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
3) IN PAVED AREAS, THE EXISTING PAVEMENT SHALL BE SAW CUT PRIOR TO REMOVAL. REPLACEMENT OF THE PAVEMENT SHALL BE COMPLETED WITH A MINIMUM OF 4" ITEM 4 LEVELING COURSE, 3" ASPHALT BINDER COURSE, AND 1 1/2" ASPHALT TOP COURSE.

Typical Sanitary Sewer Trench Detail

THIS DETAIL NOT FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW OR APPROVAL

Town of Newburgh Sewer System Notes:

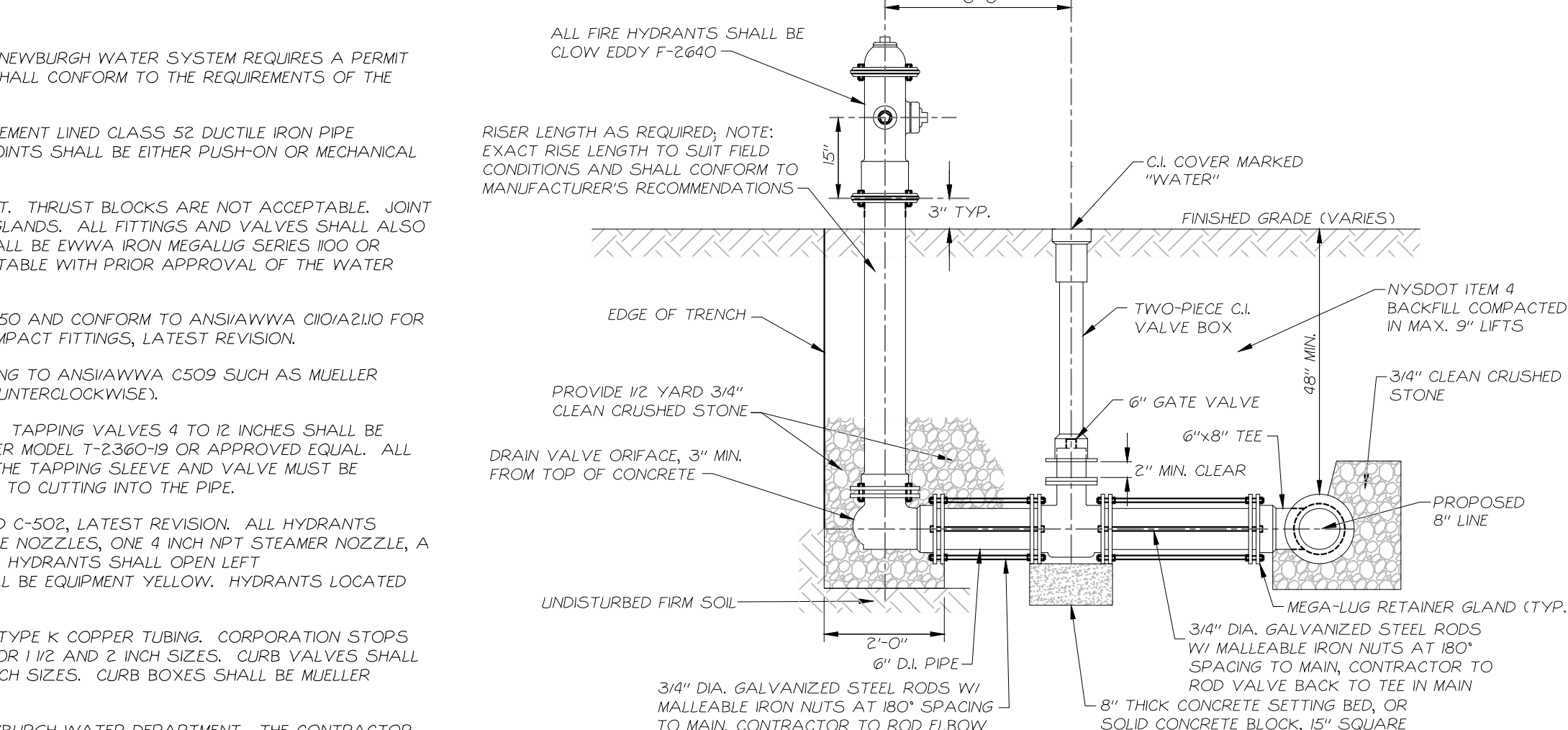
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT 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.
- 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 TO 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.
- 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.
- 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.



Water System Notes:

- 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 WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSIAWWA C53/A2L5 FOR DUCTILE IRON PIPE, LATEST REVISION. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- 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 EYVIA IRON MEGALUG SERIES 100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSIAWWA C10/A210 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSIAWWA C53/A2L5 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSIAWWA C509 SUCH AS MUELLER MODEL A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSIAWWA 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.
- ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5/4 INCH MAIN VALVE OPENING, TWO 2-1/2 INCH DIAMETER NPT HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1 1/2 INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPMENT YELLOW. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE RED.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-1502ON FOR 3/4 AND 1 INCH, MUELLER H-1500ON OR B-2500ON FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1502-2N FOR 3/4 AND 1 INCH AND MUELLER B-2520ON FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-1030AN FOR 3/4 AND 1 INCH AND MUELLER H-1030N FOR 1 1/2 AND 2 INCH SIZES.
- 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. ALL DUCTILE IRON PIPES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA STANDARD C600-17 OR LATEST REVISION.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH AND AWWA STANDARD C659-18 OR LATEST REVISION 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.
- 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.

Potable Water Service Detail

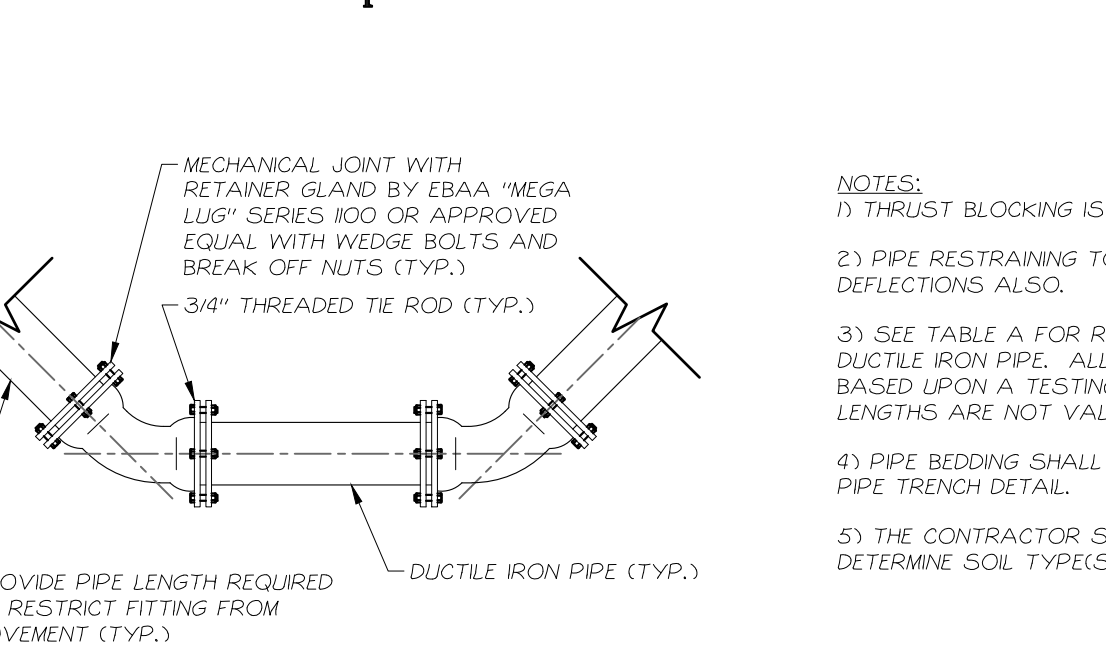


NOTES:
1) HYDRANTS SHALL BE DRY-BARREL HYDRANTS, TYPE MUELLER SUPER CENTURION, IN ACCORDANCE WITH AWWA C502. HYDRANTS SHALL HAVE A MAIN VALVE SIZE OPENING OF FIVE INCHES NOMINAL, ONE (1) FOUR-AND-A-HALF-INCH NPT PUMPER NOZZLE, TWO (2) TWO-AND-A-HALF-INCH NPT HOSE NOZZLES, A ONE-AND-ONE-HALF-INCH PENTAGON OPERATING NUT AND A SIX-INCH MECHANICAL JOINT INLET SHOW CONNECTION WITH ACCESSORIES. THE HYDRANT DIRECTION OF OPENING SHALL BE LEFT (COUNTERCLOCKWISE).
2) ALL TEES, VALVES, AND FITTINGS TO INCLUDE RESTRAINT IN THE FORM OF MEGA-LUG RETAINER GLANDS AND RODS IN ACCORDANCE WITH CURRENT TOWN OF NEWBURGH WATER DEPARTMENT REGULATIONS.
3) IF HIGH GROUND WATER IS ENCOUNTERED, THE HYDRANT DRAIN HOLE SHOULD BE PLUGGED AND THE HYDRANT MARKED OR LABELLED TO INDICATE THAT THE BARREL MUST BE PUMPED OUT AFTER USE TO PREVENT DAMAGE FROM FREEZING.

Typical Fire Hydrant Assembly Detail

NOT TO SCALE

Water Main Pipe Thrust Restraint Detail

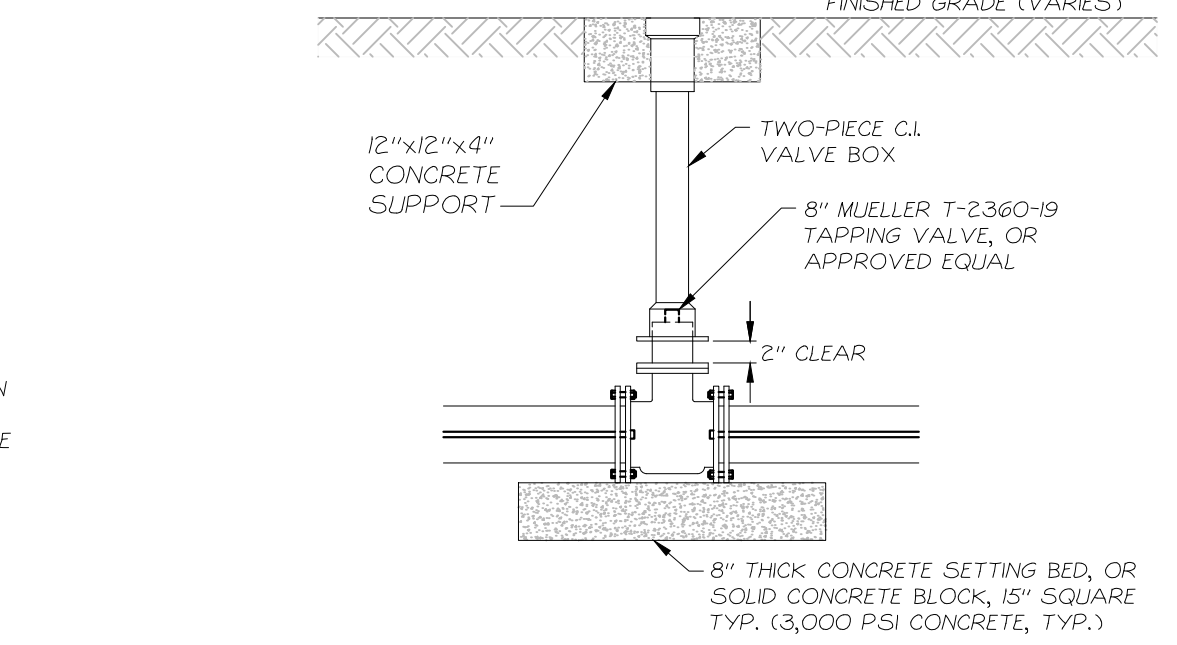


NOTES:
1) THRUST BLOCKING IS NOT PERMITTED.
2) PIPE RESTRAINING TO BE USED FOR VERTICAL DEFLECTIONS ALSO.
3) SEE TABLE A FOR REQUIRED RESTRAINED LENGTH FOR DUCTILE IRON PIPE. ALL MINIMUM RESTRAINED LENGTHS BASED UPON A TESTING PRESSURE OF 100 PSL. MINIMUM LENGTHS ARE NOT VALID AT HIGHER TESTING PRESSURES.
4) PIPE BEDDING SHALL BE IN ACCORDANCE WITH WATER PIPE TRENCH DETAIL.
5) THE CONTRACTOR SHALL PERFORM SOIL TEST TO DETERMINE SOIL TYPE(S) INDICATED ON TABLE A.

TABLE A - REQUIRED RESTRAINED LENGTH FOR 8" DUCTILE IRON PIPE (ALL VALUES IN FEET UNLESS OTHERWISE NOTED)

PIPE SIZE	45 DEGREE			22.5 DEGREE			8"			TEE (8X6)	DEAD END
	H BEND	V BEND (LP)	V BEND (DN)	H BEND	V BEND (LP)	V BEND (DN)	H BEND	V BEND (LP)	V BEND (DN)		
CL	5	5	11	3	2	6	2	1	3	3	19
ML	6	6	12	3	3	6	2	2	3	8	27
GC, SC	5	5	10	2	2	5	1	1	3	2	19
GM, SM	5	5	10	3	2	5	2	1	3	5	24
SW, GW	4	4	8	2	2	4	1	1	2	1	19
SP	5	5	10	3	2	5	2	1	3	4	23

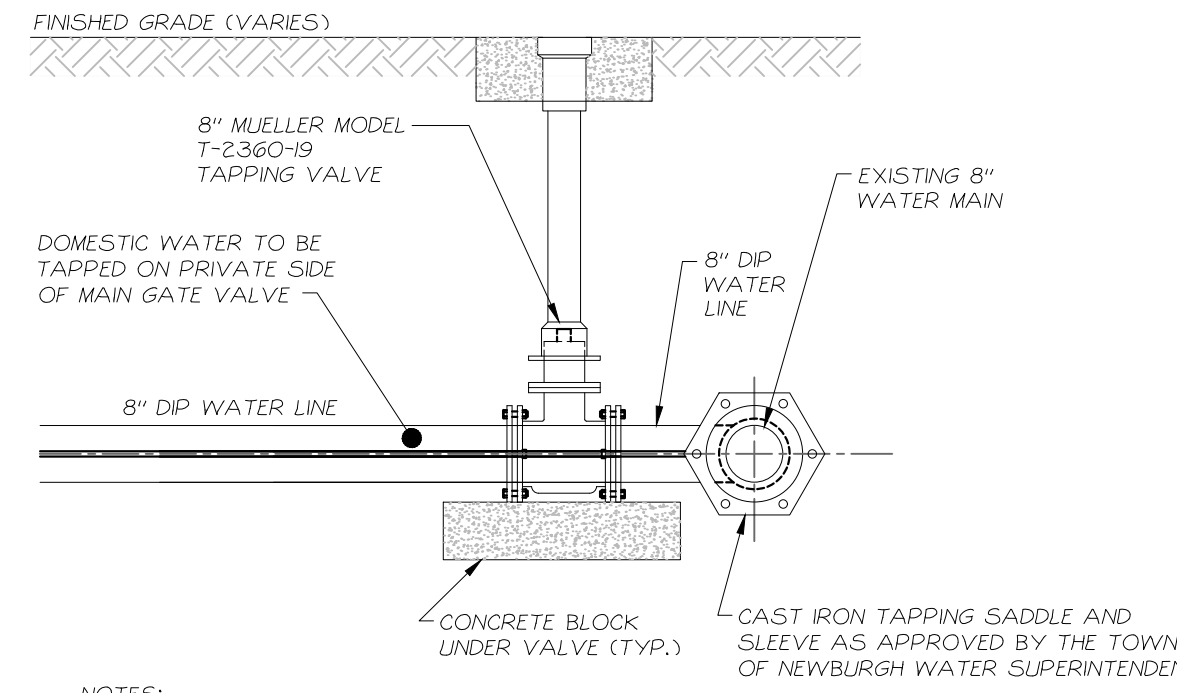
Water Main Pipe Restraint Table



NOTES:
1) ALL VALVES TO INCLUDE MEGA-LUG RETAINED GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN. INLINE VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZE 3/4" DIA. GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180" SPACING.
2) WATER MAIN VALVES FOR FOUR-INCH THROUGH FORTY-EIGHT-INCH SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY MUELLER, MODEL #T-2360-19 OR APPROVED EQUAL. VALVES SHALL BE PROVIDED WITH AN EXTENSION SERVICE BOX TO GRADE.

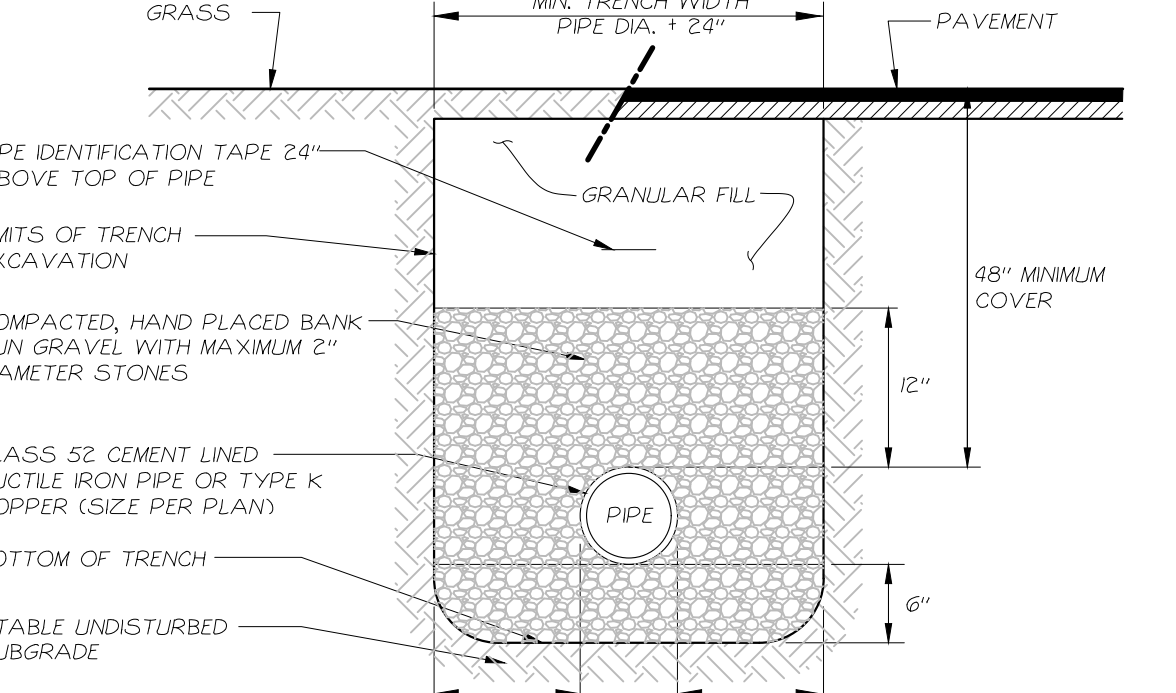
Typical Water Valve Detail

NOT TO SCALE



NOTES:
1) WET TAP TO BE PERFORMED BY CONTRACTOR WITH TOWN ENGINEER ON SITE.
2) CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT FOR ALL INSTALLATION REQUIREMENTS.
3) TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (CAST IRON, DUCTILE IRON, A.C.) AND OUTSIDE DIAMETERS.
4) MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS.

Water Wet Tap Detail



NOTES:
1) GRANULAR FILL SHALL CONSIST OF SELECT GRANULAR FILL OR SUITABLE ON-SITE EXCAVATED SOIL (LARGEST STONE SHALL BE LESS THAN 3"). GRANULAR FILL SHALL BE INSTALLED IN 6" LIFTS & COMPACTED TO 95% PROCTOR DENSITY.
2) IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEEDED AND MULCHED WITH SEED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
3) IN PAVED AREAS WITHIN TOWN RIGHTS OF WAY, THE EXISTING PAVEMENT SHALL BE SAW CUT PRIOR TO REMOVAL. REPLACEMENT OF THE PAVEMENT SHALL BE COMPLETED WITH A MINIMUM OF 4" ITEM 4 LEVELING COURSE, 3" ASPHALT BINDER COURSE, AND 1 1/2" ASPHALT TOP COURSE. AREAS WITH NEW PAVEMENTS SHALL BE PAVED IN ACCORDANCE WITH THE APPROPRIATE PAVEMENT DETAIL PROVIDED ON SHEET 5 OF THE PLAN SET.

Typical Water Pipe Bedding Detail

TOWN OF NEWBURGH PROJECT #2016-21

Water & Sewer Detail Sheet
for
RAM Hotels, Inc.

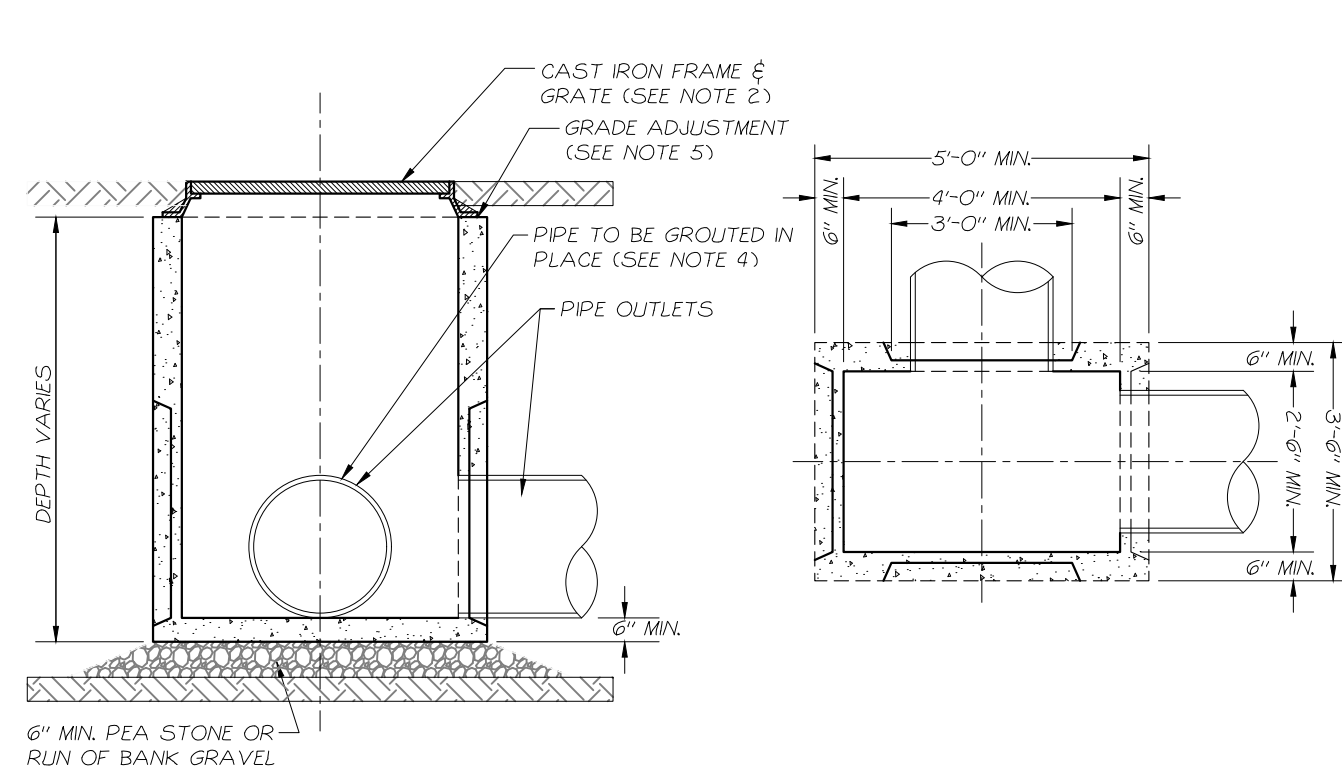
RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
DEED REFERENCE:
LIBER 1724, BL 006 160
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE:
DRAFTED BY:
PROJECT:

SHEET
6 / 12

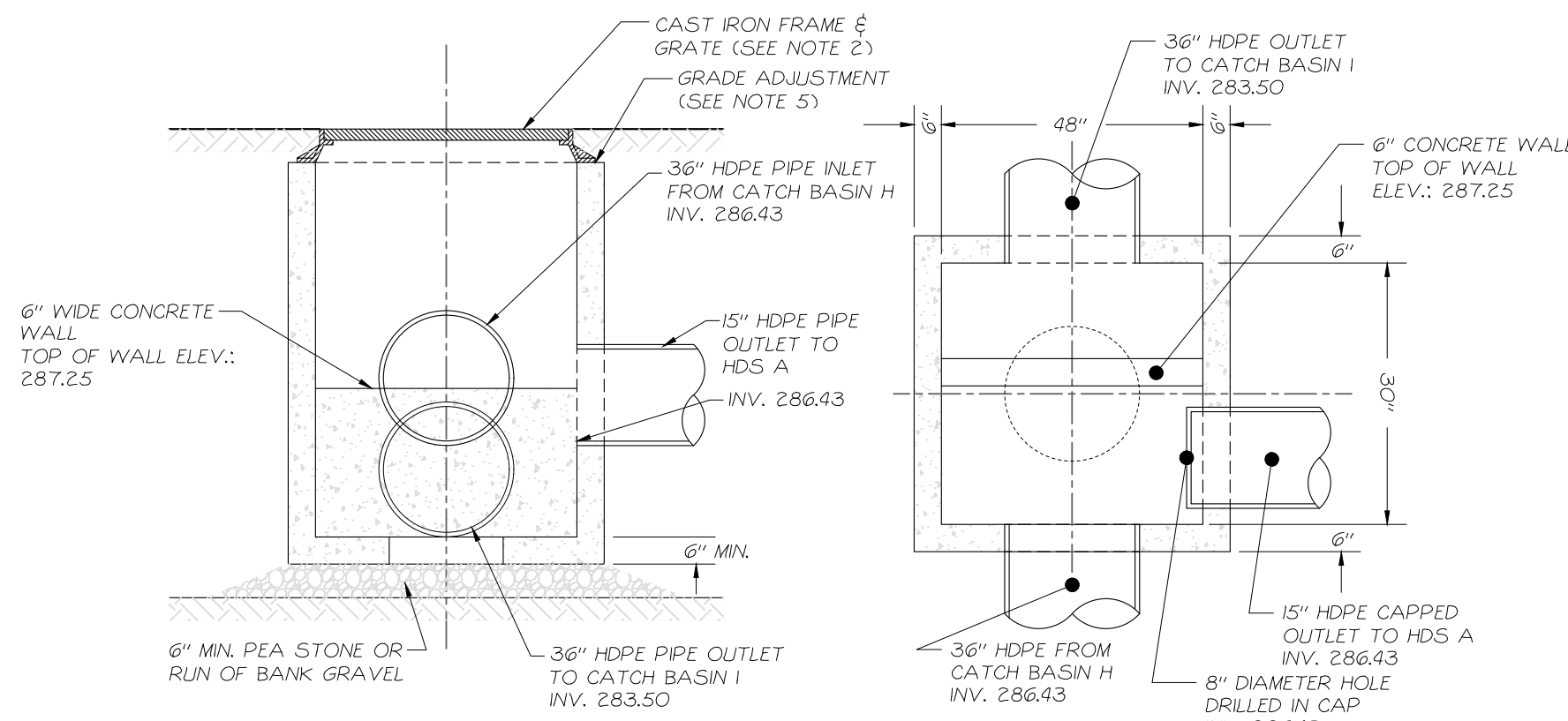
NO.	DATE	REVISION	BY
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6	3-16-23	COOH COMMENTS - WATER	LJM
5	10-19	COOH COMMENTS - WATER	LJM
4	5-2-19	POTABLE WATER SERVICE DIAMETER	LJM
3	5-2-17	BAZYLO COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-17-17	ENGINEER COMMENTS	LJM

LAWRENCE MARSHALL, PE #087107

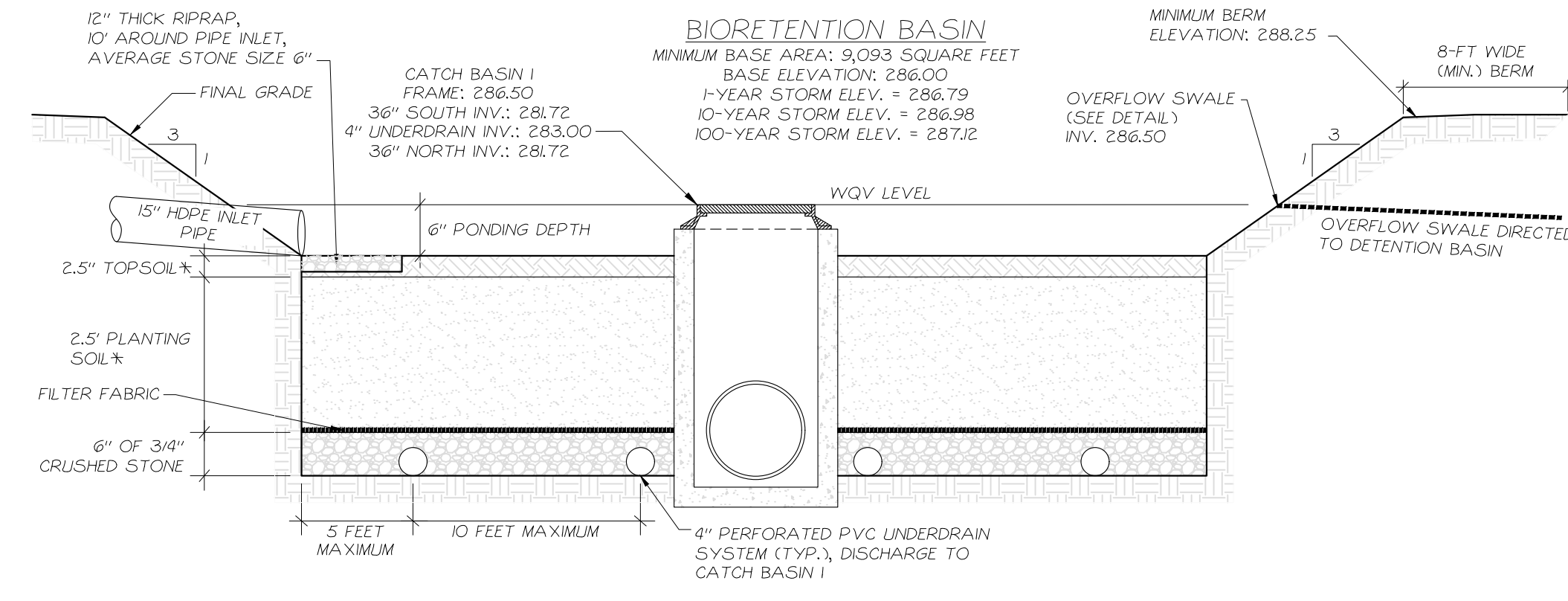
MNTM
Mercure-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO



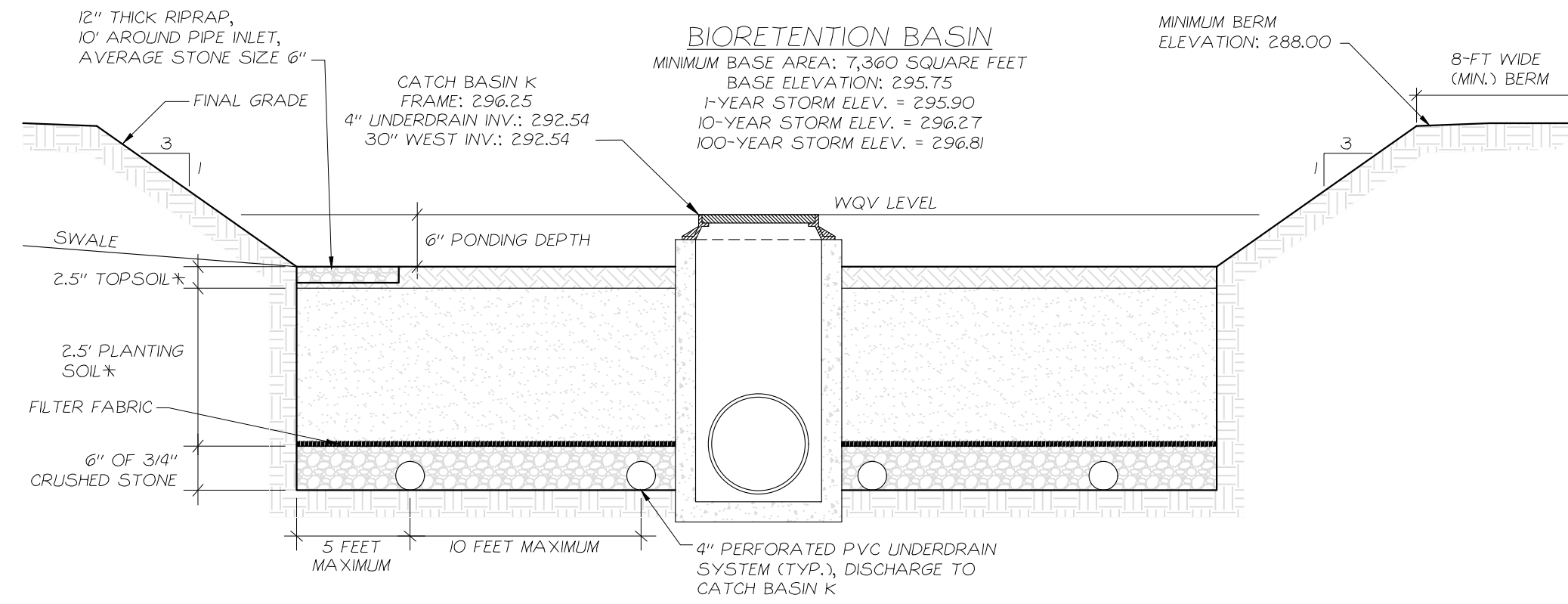
Typical Catch Basin Detail
NOT TO SCALE



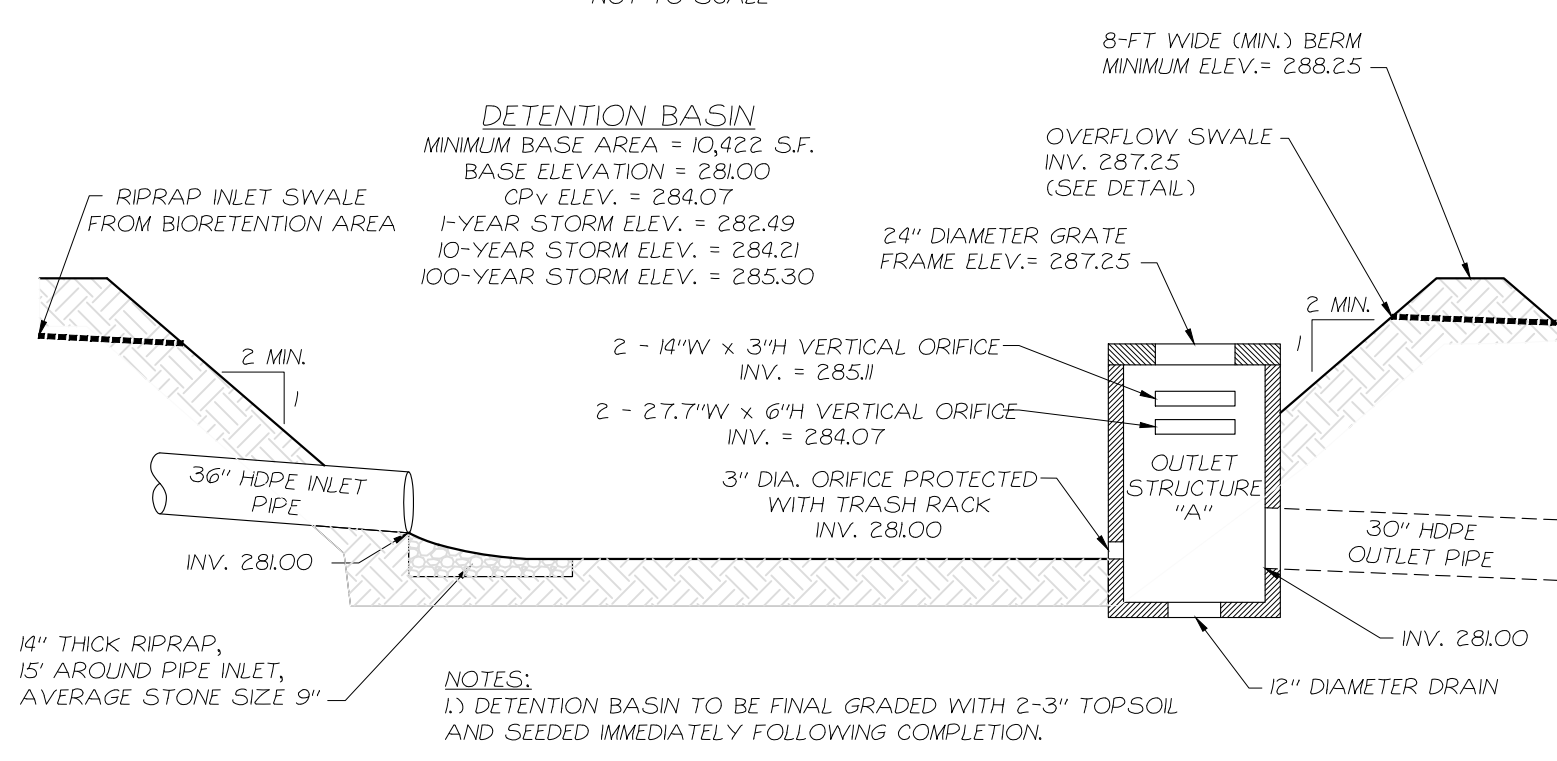
Bioretention Area "A" Detail
NOT TO SCALE



Bioretention Area "B" Detail
NOT TO SCALE



Bioretention Area "B" Detail
NOT TO SCALE

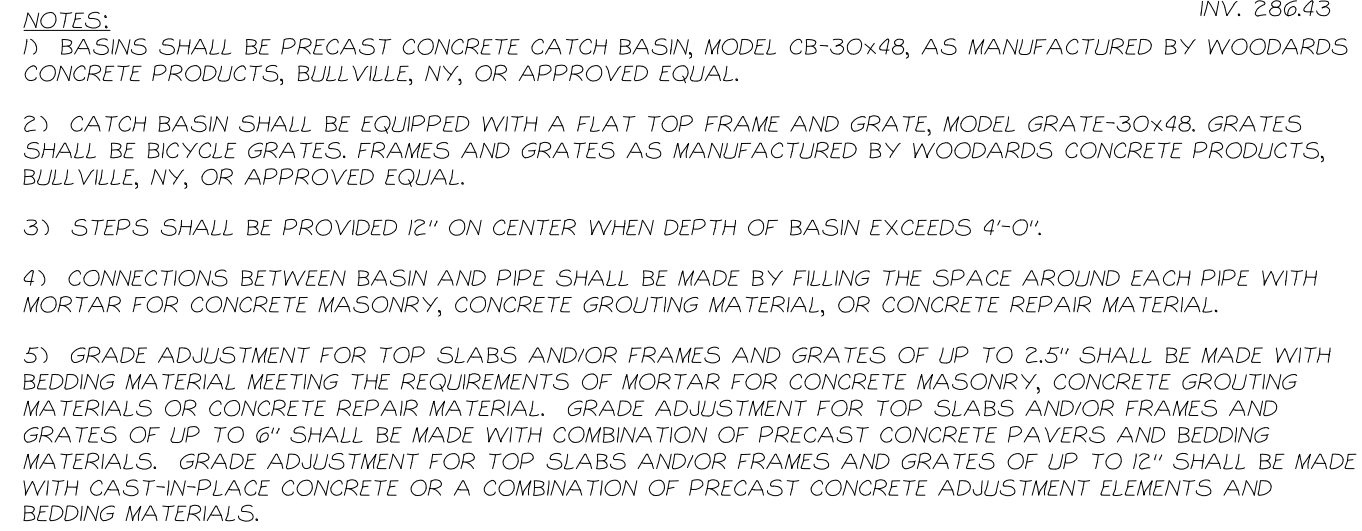


Detention Basin 'A' Detail
NOT TO SCALE

Permeable Soil Notes

PERMEABLE SOIL NOTES:
PLANTING SOIL SHALL BE A SANDY LOAM, LOAMY SAND, LOAM, OR A LOAM/SAND MIX (CONTAINING 35-60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHALL BE LESS THAN 25% BY VOLUME. SOILS SHALL FALL WITHIN THE SM OR ML CLASSIFICATIONS OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 10 FEET PER DAY (0.5"/HR) IS REQUIRED. THE SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER AND BRUSH OR SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHALL BE IN LIFTS OF 18 TO 24", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SOIL SPECIFICATIONS ARE AS FOLLOWS:

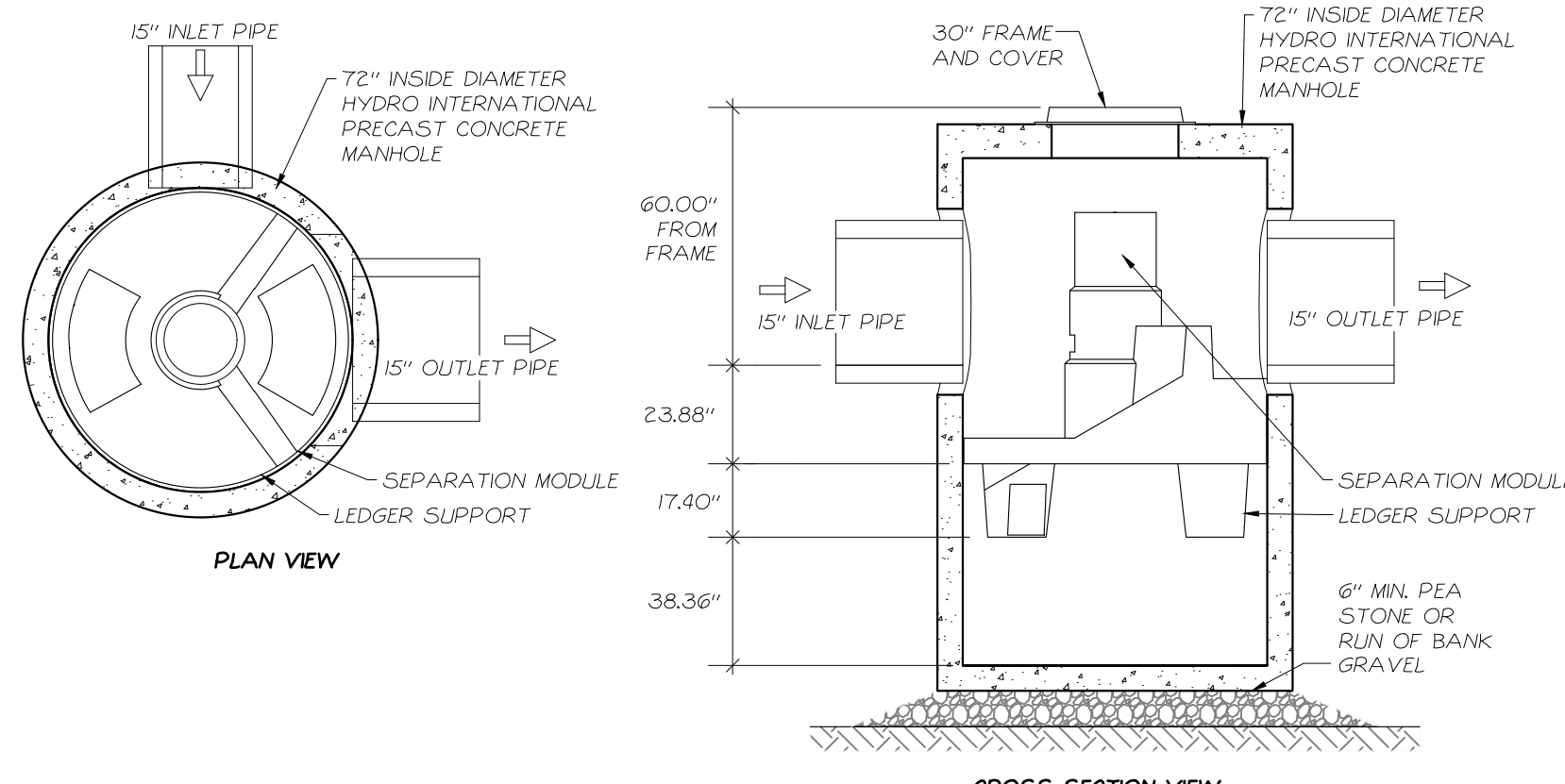
PARAMETER	VALUE
PH RANGE	5.2 TO 7.0
ORGANIC MATTER	1.5 TO 3.0%
MAGNESIUM	35 LBS. PER ACRE, MIN.
PHOSPHORUS	75 LBS. PER ACRE, MIN.
POTASSIUM	85 LBS. PER ACRE, MIN.
SOLUBLE SALTS	500 PPM
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%



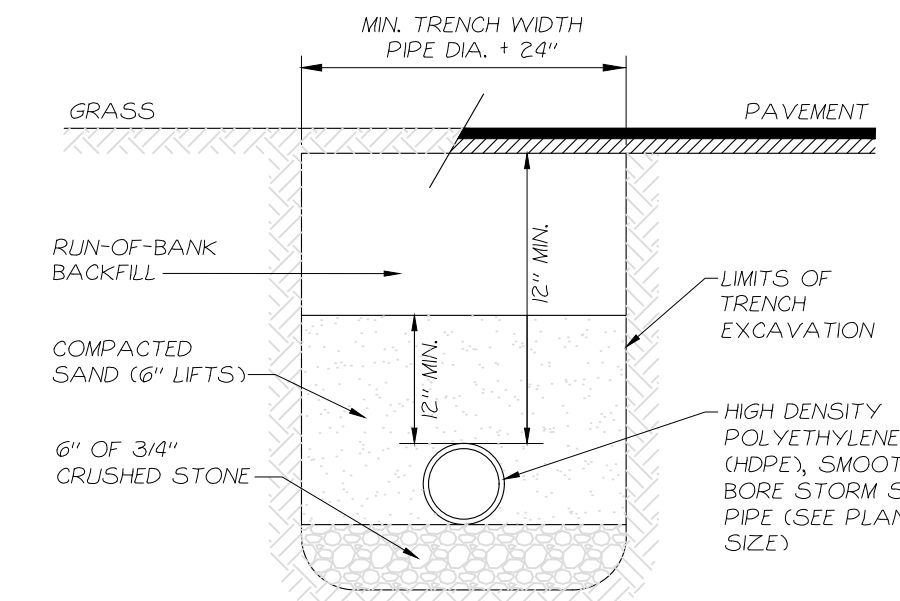
Diversion Structure Detail
NOT TO SCALE

TEST HOLE #	A		B		C	
TESTING DATE:	MAY 8, 2017		MAY 8, 2017		MAY 8, 2017	
TESTER:	R.SMITHEM		R.SMITHEM		R.SMITHEM	
	ELEV.	TEST PIT DEPTH	ELEV.	TEST PIT DEPTH	ELEV.	TEST PIT DEPTH
	290	0'	290	0'	285	0'
	289	1'	289	1'	284	1'
	288	2'	288	2'	283	2'
	287	3'	287	3'	282	3'
	286	4'	286	4'	281	4'
	285	5'	285	5'	280	5'
	284	6'	284	6'	279	6'
	283	7'	283	7'	278	7'
	282	8'	282	8'	277	8'
	281	9'	281	9'	276	9'
	280	10'	280	10'	275	10'
	279	11'	279	11'	274	11'
TESTING ELEVATION:	290.0		290.0		285.0	

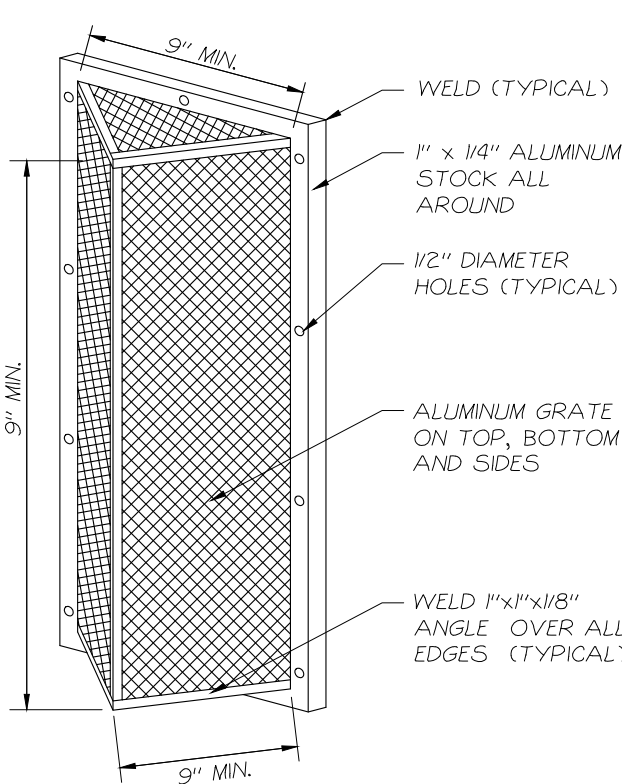
DEEP TEST SOIL LOG
NO WATER OR ROCK (UNLESS SO NOTED)



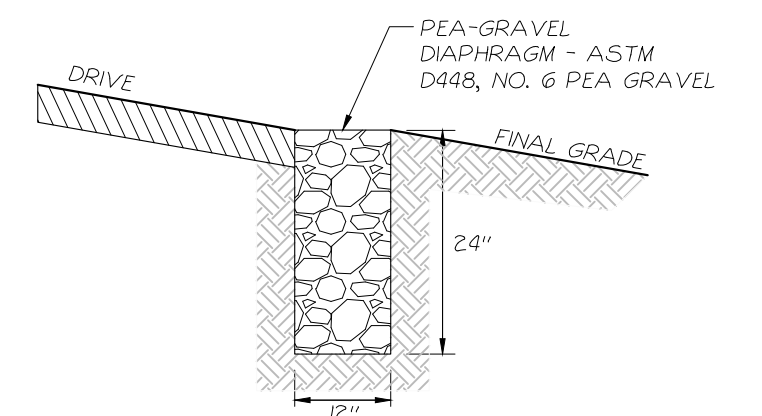
Typical Hydrodynamic Separator Detail
NOT TO SCALE



Typical Storm Sewer Trench Detail
NOT TO SCALE



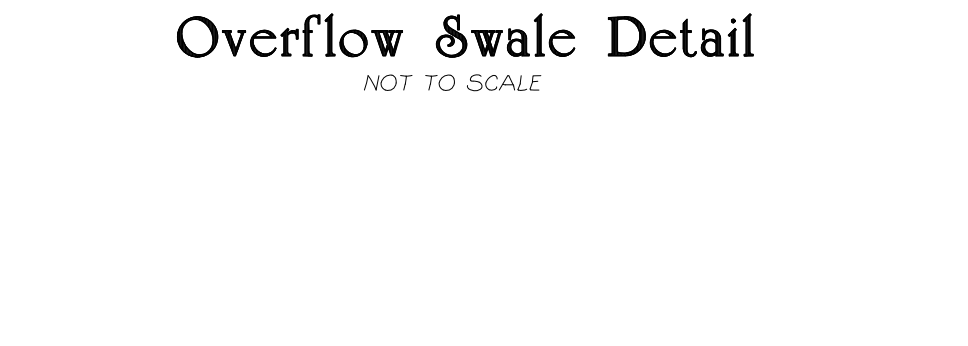
Trash Rack Detail
NOT TO SCALE



Gravel Diaphragm Detail
NOT TO SCALE



Overflow Swale Detail
NOT TO SCALE



Diversion Swale Detail
NOT TO SCALE

- NOTES:**
- PROPOSED UNIT IS A HYDRO INTERNATIONAL FIRST DEFENSE HC STORMWATER TREATMENT DEVICE - MODEL: 6-FT.
 - DETAIL PROVIDED IS NOT INTENDED TO BE USED FOR CONSTRUCTION. CONSTRUCTION DRAWINGS TO BE PREPARED BY HYDRO INTERNATIONAL STORMWATER SOLUTIONS, 94 HUTCHINS DRIVE, PORTLAND, ME, (207) 756-6200.
 - CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
 - CONTRACTOR TO CONFIRM RM, PIPE INVERTS, PIPE DIAMETER, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.
 - GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC FABRICATION DRAWINGS.
 - PRODUCT SPECIFICATIONS:
 - THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
 - THE TREATMENT SYSTEM SHALL FIT WITHIN THE LIMITS OF EXCAVATION (AREA AND DEPTH) AS SHOWN IN THE PROJECT PLANS AND WILL NOT EXCEED THE DIMENSIONS FOR THE DESIGN FLOW RATE OF 3.38 CFS.
 - THE TREATMENT SYSTEM SHALL REMOVE GREATER THAN OR EQUAL TO 90% OF TSS BASED ON THE TARGET PARTICLE SIZE (TPS) OF 106 MICRONS AND/OR 80% OF TSS BASED ON THE TPS OF 230 MICRONS AT 2.2 CFS AND 3.8 CFS, RESPECTIVELY.
 - THE TREATMENT SYSTEM SHALL CONVEY THE PEAK ON-LINE FLOW RATES OF UP TO 32 CFS WITHOUT CAUSING UPSTREAM SURCHARGE CONDITIONS. FULL-SCALE INDEPENDENT LABORATORY SCOUR TESTING SHALL DEMONSTRATE EFFLUENT CONTROL OF LESS THAN OR EQUAL TO 5 MG/L FOR ALL FLOWS UP TO 200% OF MFR-106.
 - THE TREATMENT SYSTEM SHALL BE CAPABLE OF CAPTURING AND RETAINING FINE SILT AND SAND SIZE PARTICLES. ANALYSIS OF CAPTURED SEDIMENT FROM FULL-SCALE FIELD INSTALLATIONS SHALL DEMONSTRATE PARTICLE SIZES PREDOMINATELY IN THE 20-MICRON RANGE.

- NOTES:**
- ALL STORM SEWER PIPING SHALL BE SMOOTH-BORE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE NOTED.
 - STORM SEWER CULVERTS SHALL BE EQUIPPED WITH FLARED END SECTIONS AT ALL OPEN INLET/OUTLET LOCATIONS.

- NOTES:**
- TRASH RACK TO BE CENTERED OVER OPENING.
 - TRASH RACK SHALL BE CONSTRUCTED FROM ALUMINUM.
 - TRASH RACK SHALL BE INSTALLED A MINIMUM OF 2" BELOW THE BOTTOM OF THE ORIFICE SO AS TO NOT BLOCK THE ORIFICE.

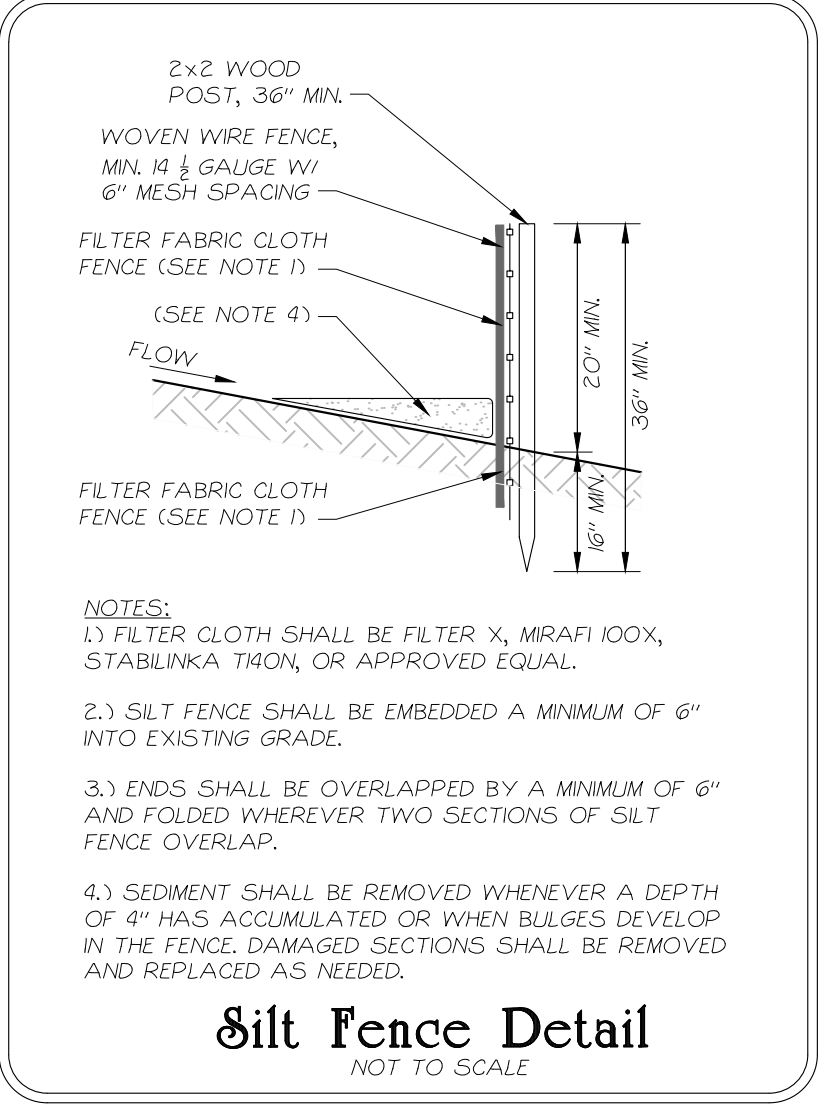
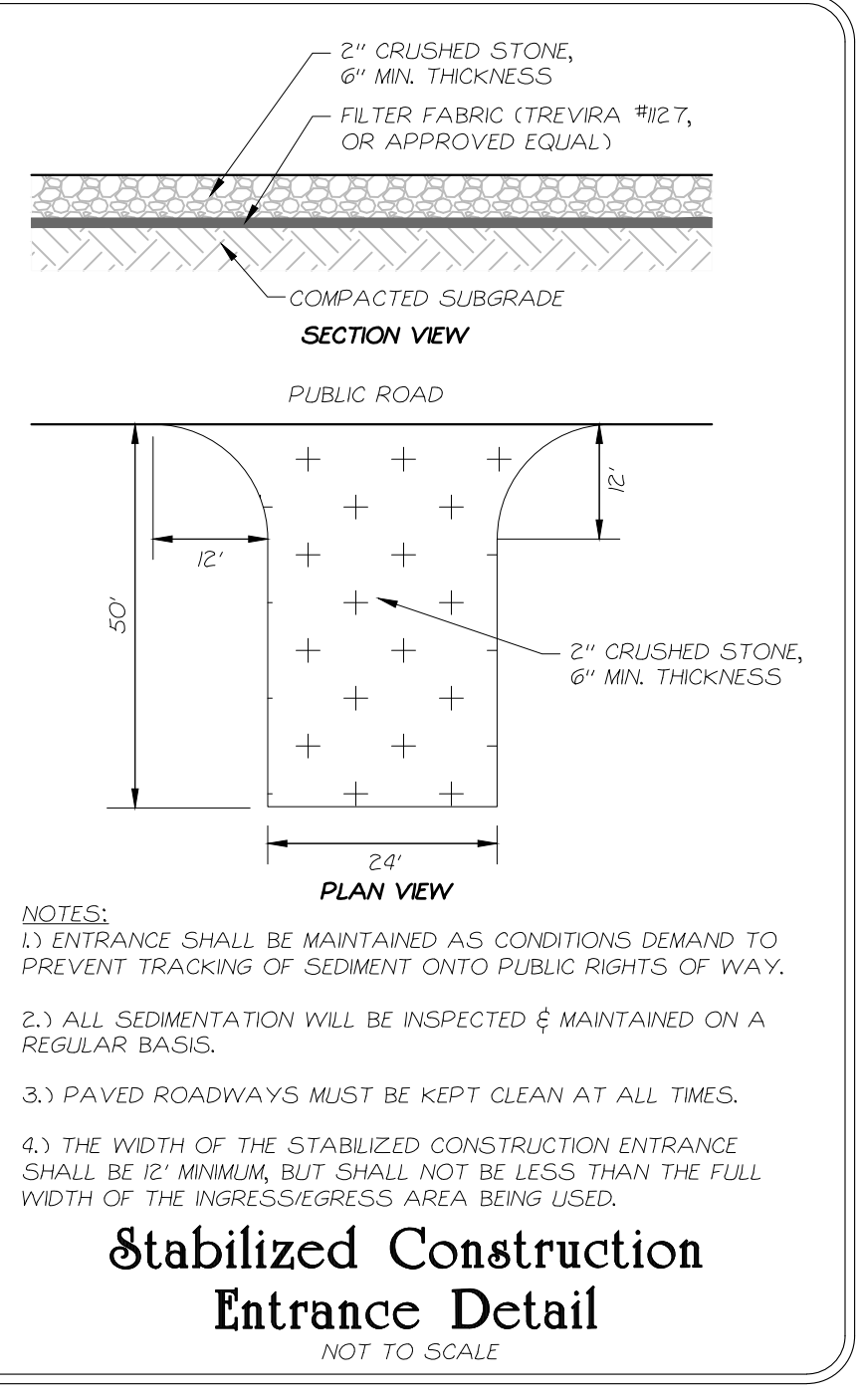
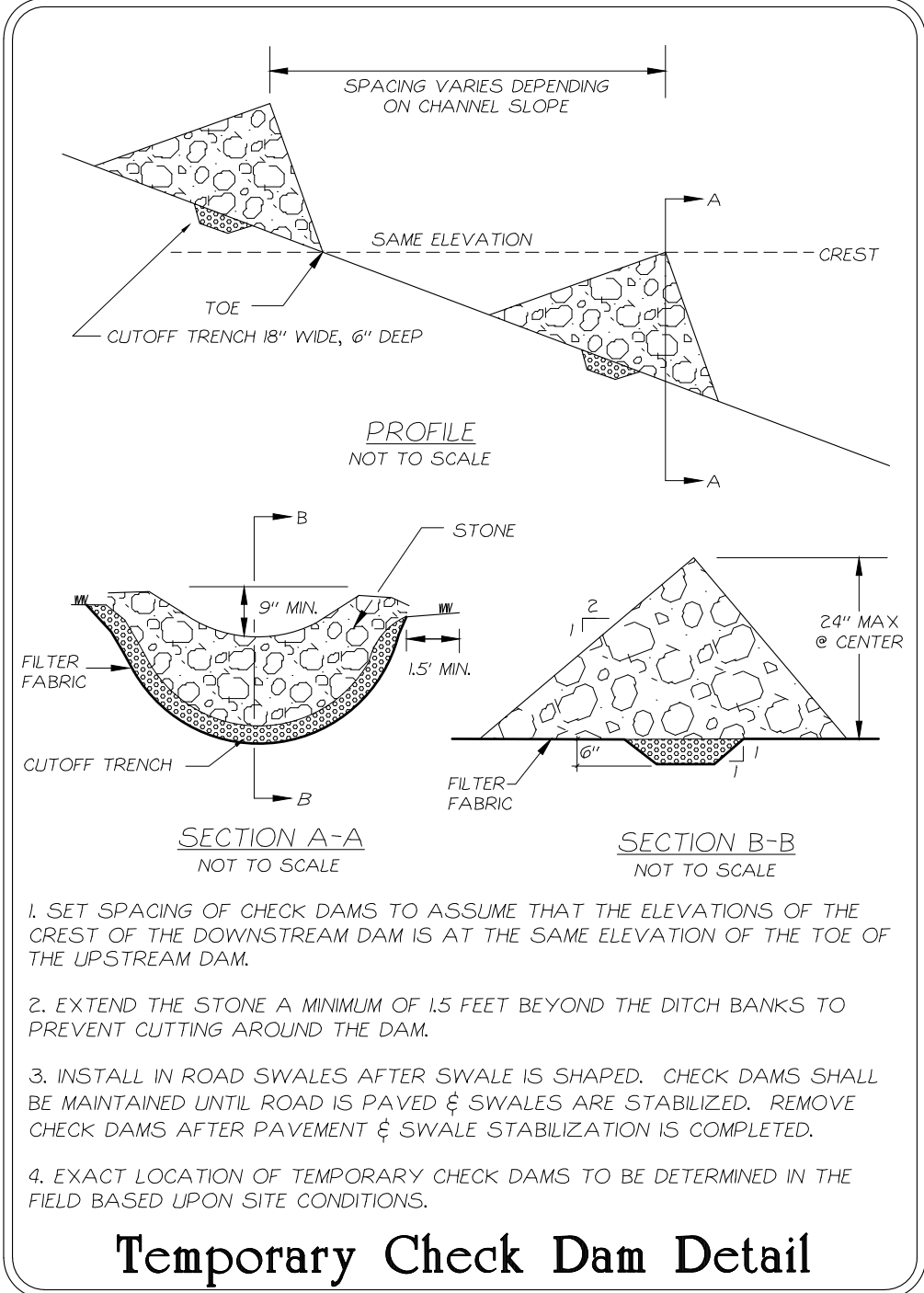
- NOTES:**
- SWALE SHALL BE STABILIZED WITH TOPSOIL, SEED, & MULCH IMMEDIATELY FOLLOWING CONSTRUCTION.

TOWN OF NEWBURGH PROJECT #2016-21		Stormwater Detail Sheet for RAM Hotels		RECORD OWNER: NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE: SECTION 97, BLOCK 2, LOT 37J		DEED REFERENCE: LIBER 1724, BLOCK 160		TOWN OF NEWBURGH
COUNTY OF ORANGE		STATE OF NEW YORK		DATE: 4 FEB 2017
DRAFTED BY: ZAP		SHEET		7 / 12
PROJECT: 4015				PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566 P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

THIS SHEET NOT FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW OR APPROVAL

NO.	DATE	REVISION	BY
6	6-5-24	TAX ID NUMBER	LJM
5	10-19	ODDCH COMMENTS - WATER	LJM
4	7-6-17	ADDIC PARKING SPACES	LJM
3	5-2-17	BAZYOLO COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-17	ENGINEER COMMENTS	LJM
		REVISION	BY

LAWRENCE MARSHALL, PE #087107



Erosion & Sediment Control Notes:

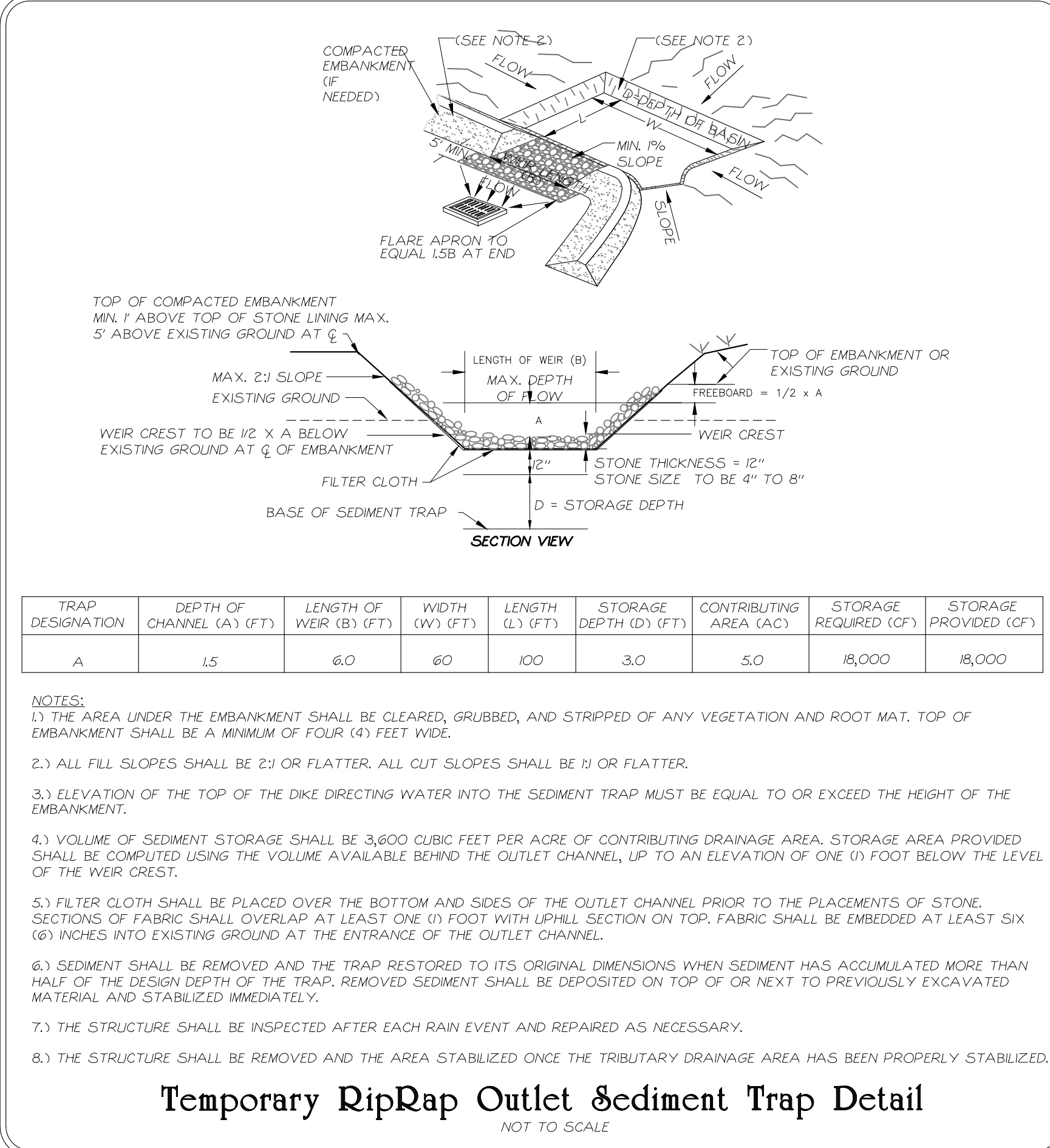
- DUST CONTROL SHALL BE PROVIDED IN TIMES OF DRY WEATHER. AREAS SHALL BE SPRAYED WITH WATER TO PREVENT DUST FROM TRANSFERRING TO ADJACENT PROPERTIES.
- THE PROPOSED AREA OF DISTURBANCE IS APPROXIMATELY 5.05 ACRES.
- SOIL DISTURBANCE SHALL BE COMPLETED SO THAT NO MORE THAN FIVE (5.0) ACRES SHALL BE DISTURBED AT ANY ONE TIME.
- ALL DISTURBED AREAS THAT WILL REMAIN TEMPORARILY UNDISTURBED (7-14 DAYS) SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION REQUIREMENTS IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, JULY 2016 EDITION. TEMPORARY STABILIZATION SPECIFICATIONS INCLUDE:
 - ANNUAL RYEGRASS SEEDING WITH STRAW MULCHING AT A RATE OF 30 LBS PER ACRE.
 - COARSE WOOD CHIPS AT A RATE OF 500 LBS PER ACRE.
 - WOOD FIBER HYDROMULCH, AS PER MANUFACTURERS SPECIFICATIONS.

Soil Restoration Specifications

SOIL RESTORATION AS SPECIFIED IN THE CHART BELOW SHALL BE APPLIED TO ALL AREAS DISTURBED DURING THE CONSTRUCTION PROCESS.

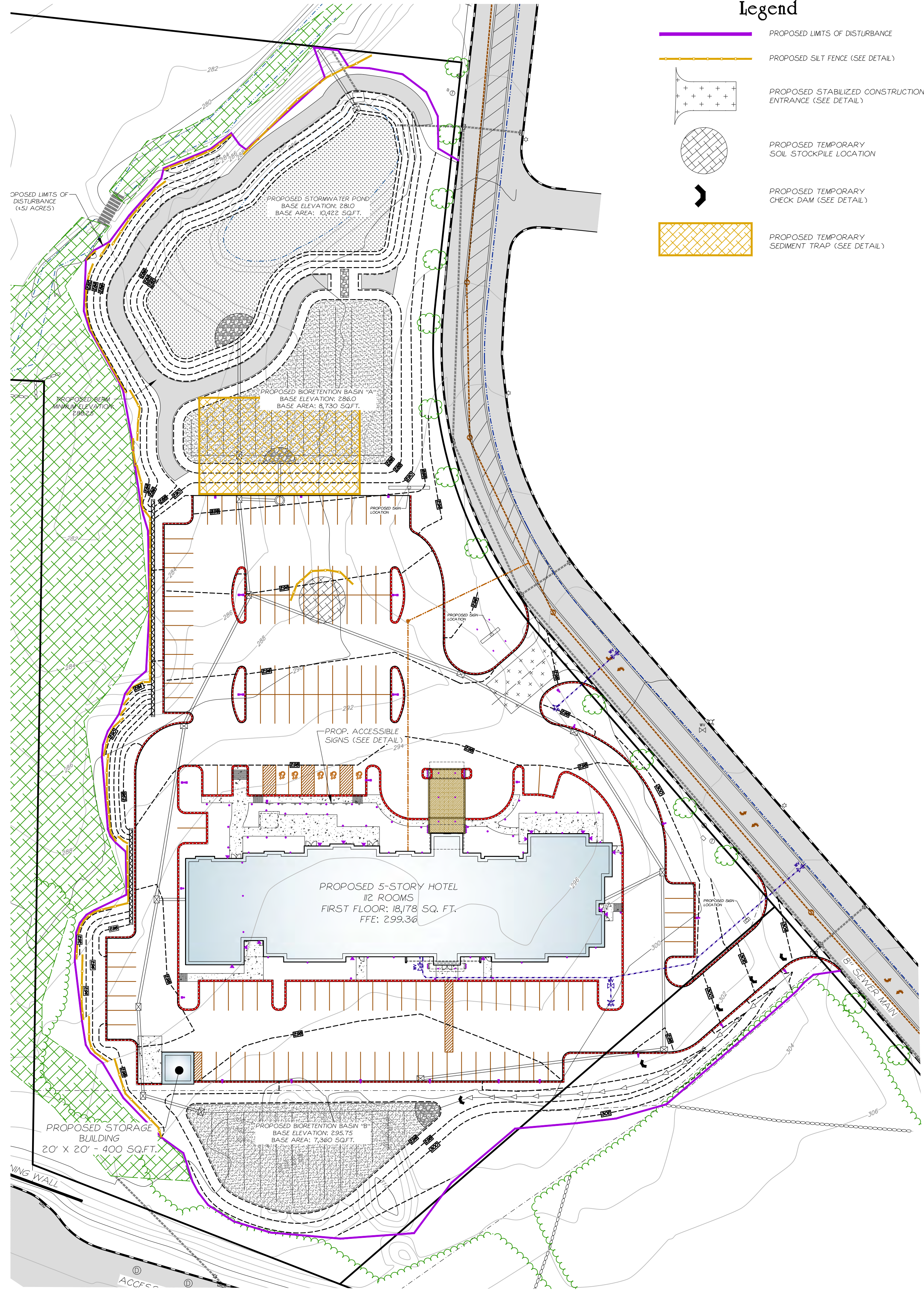
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY-NO CHANGE IN GRADE	AERATE & APPLY 6 INCHES OF TOPSOIL	PROTECT AREA FROM ANY ON GOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (RESTORATION/DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PREVIOUS AREA.	

- *AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUBSOILER.
- FULL SOIL RESTORATION SPECIFICATIONS:**
- SOIL RESTORATION SHALL BE PERFORMED DURING THE LANDSCAPING PHASE OF THE PROJECT. SOIL RESTORATION SHALL INCLUDE THE FOLLOWING STEPS:
 - APPLY 3" OF COMPOST OVER SUBSOIL.
 - TILL COMPOST INTO SUBSOIL TO A MINIMUM DEPTH OF 12".
 - REMOVE ALL STONEROCK MATERIAL GREATER THAN 4" IN SIZE.
 - APPLY 6" OF TOPSOIL.
 - VEGETATE IN ACCORDANCE WITH THE LANDSCAPING PLAN.
 - COMPOST SHALL BE AGED AND FROM PLANT DERIVED MATERIALS, FREE OF WEEDS, SEEDS, WATER, AND DUST. COMPOST SHOULD PASS THROUGH A HALF INCH SCREEN AND HAVE SUITABLE PH FOR PLANT GROWTH.
 - MAINTENANCE SHALL INCLUDE THE FOLLOWING:
 - INSPECTIONS AFTER EACH STORM EVENT GREATER THAN HALF-INCH FOR THE FIRST SIX MONTHS.
 - RESEEDING OF BARE OR ERODING AREAS TO ESTABLISH A STABILIZED COVER.
 - WATER ONCE EVERY THREE DAYS FOR THE FIRST MONTH, THEN PROVIDE A HALF INCH OF WATER PER WEEK.
 - VEGETATED AREAS SHALL BE KEPT FREE OF VEHICULAR AND FOOT TRAFFIC.
 - DOLLAR GENERAL LANDSCAPING NOTES SHALL APPLY IN CASES OF MORE STRINGENT REQUIREMENTS.



Construction Sequence:

- THE DISTURBANCE ASSOCIATED WITH THE PROPOSED PROJECT IS APPROXIMATELY 5.05 ACRES. NO MORE THAN FIVE (5) ACRES SHALL BE DISTURBED AT ANY ONE TIME.
- THE CONSTRUCTION OF THE PROPOSED PROJECT SHALL BE COMPLETED IN THE FOLLOWING SEQUENCE. ANY ALTERATION TO THE SEQUENCE SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER OF THE SWPPP AND APPROPRIATE CHANGES TO THE SWPPP SHALL BE MADE AND IMPLEMENTED IN THE FIELD.
- INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ASSOCIATED WITH THE PROPOSED DISTURBANCE (SILT FENCE, CONSTRUCTION ENTRANCE, CHECK DAMS).
 - EXCAVATE DETENTION BASIN TO SERVE AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. STABILIZE DETENTION BASIN IMMEDIATELY FOLLOWING CONSTRUCTION. DIRECT ALL RUNOFF FROM DISTURBED AREAS TO SEDIMENT TRAP.
 - COMPLETE SITE GRADING. STABILIZE SLOPES FROM FILL AREAS ONCE GRADING IS COMPLETE.
 - INSTALL CATCH BASINS AND STORMWATER PIPING.
 - INSTALL STONE BASE COURSE IN PARKING AREA.
 - BEGIN CONSTRUCTION OF PROPOSED BUILDING AND UTILITY CONNECTIONS.
 - WHEN ALL TRIBUTARY AREAS HAVE BEEN ADEQUATELY STABILIZED, INSTALL PROPOSED BIORETENTION BASIN IN ACCORDANCE WITH PLAN SPECIFICATIONS.
 - PERFORM SOIL RESTORATION IN THE AREA OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE ADEQUATELY STABILIZED WITH SOD, SEED & HAY, OR LANDSCAPING MULCH.
 - AFTER ALL DISTURBED AREAS ARE STABILIZED, ALL SILT FENCING AND TEMPORARY EROSION CONTROL FEATURES SHALL BE REMOVED.
 - ONCE ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, CONSTRUCT PROPOSED STORMWATER FACILITIES IN ACCORDANCE WITH PLAN SPECIFICATIONS.
- WHEN ALL DISTURBED AREAS REACH FINAL STABILIZATION STANDARDS, THE NOTICE OF TERMINATION (NOT) SHALL BE FILED IN ACCORDANCE WITH PERMIT SPECIFICATIONS.



[THIS SHEET NOT FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW OR APPROVAL]

NO.	DATE	REVISION	BY
10	6-5-24	TAX ID NUMBER	LJM
9	10-19	OOZOH COMMENTS - WATER	LJM
8	8-6-18	REVISED LIGHT LOCATIONS	LJM
7	7-3-18	BUILDING REDUCTION - FINAL DESIGN	LJM
6	1-15-18	ADDED PARKING SPACES	LJM
5	7-6-17	ADDED PARKING SPACES	LJM
4	6-1-17	HYDRANT & SIGN LOCATIONS	LJM
3	5-2-17	BAZYLO COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-1-17	ENGINEER COMMENTS	LJM

NO. DATE REVISION BY

LAWRENCE MARSHALL, PE #1087107

TOWN OF NEWBURGH PROJECT #2016-21

**Erosion & Sediment Control
Detail Sheet for
RAM Hotels**

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
DEED REFERENCE:
LIBER 1724, BLOCK 100
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015

MNTM
Mercurio-Norton-Taroli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

SHEET
8 / 12

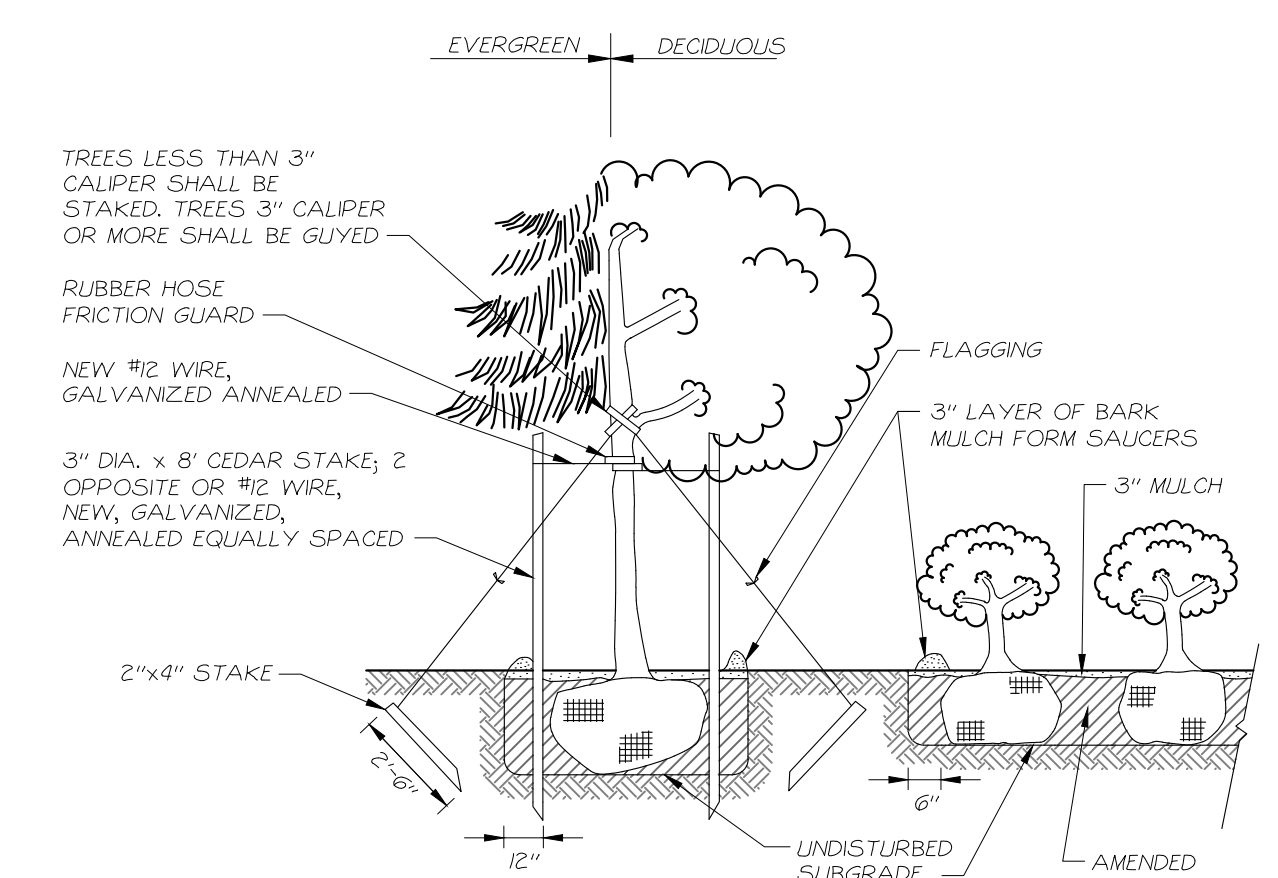
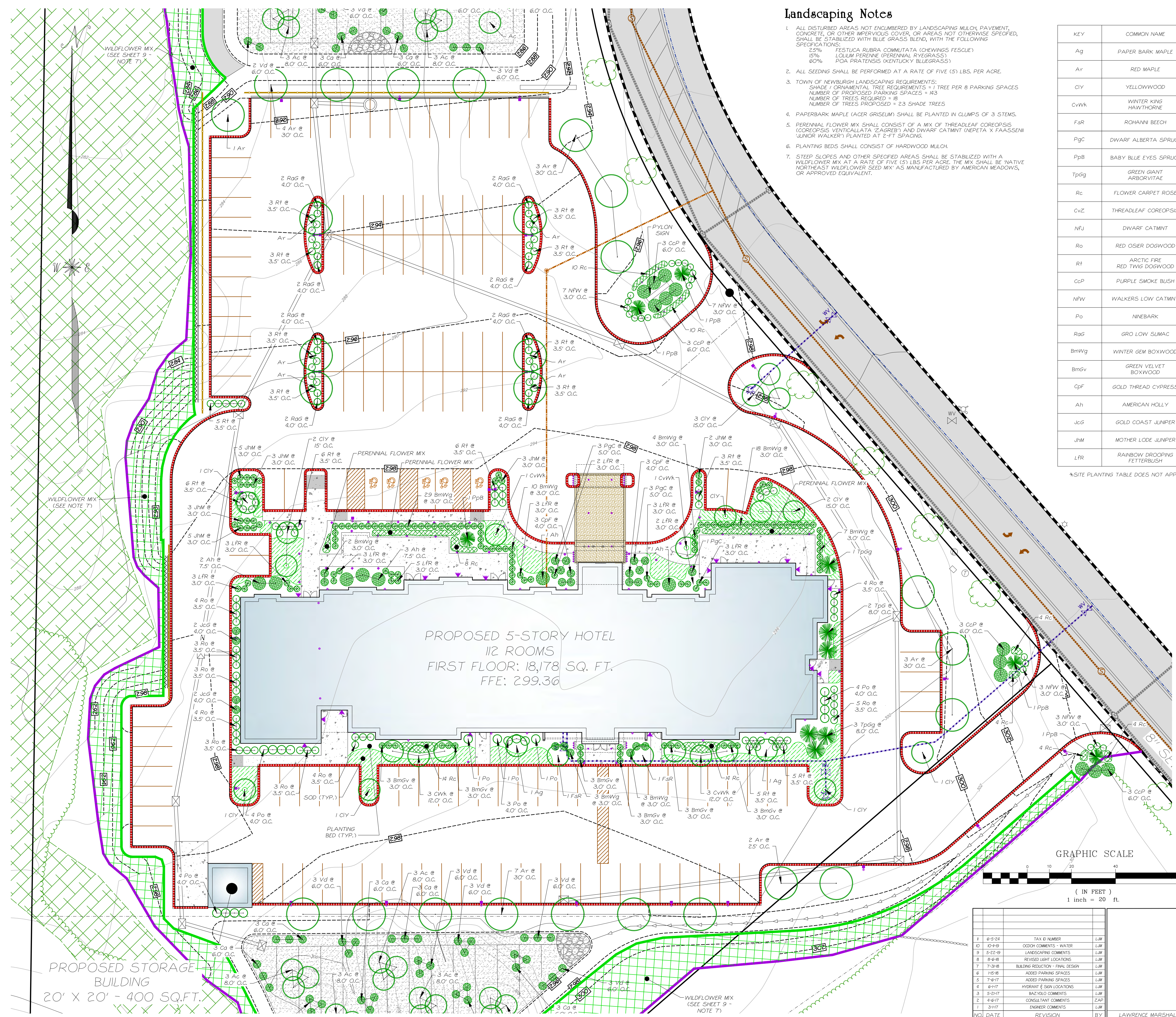
Landscaping Notes

- ALL DISTURBED AREAS NOT ENCLUMBERED BY LANDSCAPING MULCH, PAVEMENT, CONCRETE, OR OTHER IMPERVIOUS COVER, OR AREAS NOT OTHERWISE SPECIFIED, SHALL BE STABILIZED WITH BLUE GRASS BLEND, WITH THE FOLLOWING SPECIFICATIONS:
 25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)
 15% LOLLUM PERENNE (PERENNIAL RYEGRASS)
 60% POA PRATENSIS (KENTUCKY BLUEGRASS)
- ALL SEEDING SHALL BE PERFORMED AT A RATE OF FIVE (5) LBS. PER ACRE.
- TOWN OF NEWBURGH LANDSCAPING REQUIREMENTS:
 SHADE / ORNAMENTAL TREE REQUIREMENTS = 1 TREE PER 8 PARKING SPACES
 NUMBER OF PROPOSED PARKING SPACES = 143
 NUMBER OF TREES REQUIRED = 18
 NUMBER OF TREES PROPOSED = 23 SHADE TREES
- PAPERBARK MAPLE (ACER GRISEUM) SHALL BE PLANTED IN CLUMPS OF 3 STEMS.
- PERENNIAL FLOWER MIX SHALL CONSIST OF A MIX OF THREADLEAF COREOPSIS (COREOPSIS VERTICILLATA 'ZAGREB') AND DWARF CATMINT (NEPETA X FAASSENI 'JUNIOR WALKER') PLANTED AT 2'-FT SPACING.
- PLANTING BEDS SHALL CONSIST OF HARDWOOD MULCH.
- STEEP SLOPES AND OTHER SPECIFIED AREAS SHALL BE STABILIZED WITH A WILDFLOWER MIX AT A RATE OF FIVE (5) LBS PER ACRE. THE MIX SHALL BE NATIVE NORTHEAST WILDFLOWER SEED MIX AS MANUFACTURED BY AMERICAN MEADOWS, OR APPROVED EQUIVALENT.

Site Planting Table

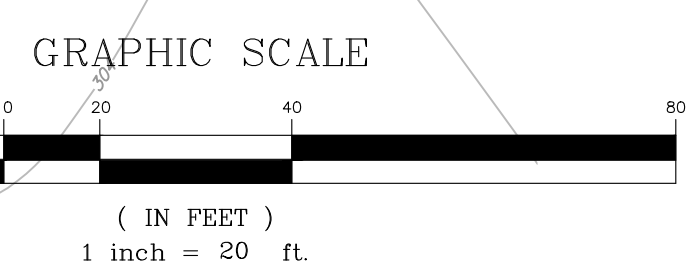
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDINESS ZONE	PLANTING SIZE	MATURE SIZE
Ag	PAPER BARK MAPLE	ACER GRISEUM	2	DECIDUOUS TREES	4 - 8	3-5 TEM CLUMP (SEE NOTE 4)	15' - 30'
Ar	RED MAPLE	ACER RUBRUM	23	DECIDUOUS TREES	3 - 9	2.0' - 2.5' C.	40' - 60'
Ciy	YELLOWWOOD	CLADRASTIS LUTEA	12	DECIDUOUS TREES	4 - 9	2.0' - 2.5' C.	30' - 40'
CvWk	WINTER KING HAWTHORNE	CRATAEGUS VIRIDIS 'WINTER KING'	8	DECIDUOUS TREES	4 - 7	2.0' - 2.5' C.	25' - 30'
Fsr	ROHANNI BEECH	FAGUS SLYVATICA 'ROHANNI'	2	DECIDUOUS TREES	4 - 8	2.0' - 2.5' C.	30' - 50'
PgC	DWARF ALBERTA SPRUCE	PICEA GLAUCIA 'CORNICIA'	7	EVERGREEN TREES	3 - 6	24" - 30"	8' - 12'
PpB	BABY BLUE EYES SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	5	EVERGREEN TREES	2 - 8	24" - 30"	15' - 25'
TpGg	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	6	EVERGREEN TREES	5 - 7	8' - 10' HGT.	50' - 60'
Rc	FLOWER CARPET ROSE	ROSA 'NOA97400A' 'FLOWER CARPET'	72	GROUND COVER	4 - 10	-	24" - 30"
CvZ	THREADLEAF COREOPSIS	COREOPSIS VERTICILLATA 'ZAGREB'	SEE NOTE 5	PERENNIALS	3 - 9	#2 CANS	12" - 18"
NFJ	DWARF CATMINT	NEPETA X FAASSENI 'JUNIOR WALKER'	SEE NOTE 5	PERENNIALS	5 - 9	#2 CANS	12" - 18"
Ro	RED OSIER DOGWOOD	CORNUS SERICEA 'CARDINAL'	41	DECIDUOUS SHRUBS	2 - 8	18" - 24"	6' - 8'
Rt	ARCTIC FIRE RED TWIG DOGWOOD	CORNUS STOLONIFERA 'ARCTIC FIRE'	62	DECIDUOUS SHRUBS	3 - 7	18" - 24"	4' - 6'
CcP	PURPLE SMOKE BUSH	COTINUS COGGYRIA 'ROYAL PURPLE'	12	DECIDUOUS SHRUBS	4 - 8	24" - 36"	10' - 15'
NFW	WALKERS LOW CATMINT	NEPETA X FAASSENI 'WALKERS LOW'	20	DECIDUOUS SHRUBS	4 - 9	#2 CANS	24" - 36"
Po	NNEBARK	PHYSOCARPUS OPIULIFOLUS	19	DECIDUOUS SHRUBS	3 - 7	18" - 24"	4' - 8'
RoS	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	16	DECIDUOUS SHRUBS	4 - 9	12" - 18"	6' - 8'
BmWg	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	76	EVERGREEN SHRUBS	5 - 9	24" - 30"	4' - 6'
BmGv	GREEN VELVET BOXWOOD	BUXUS MICROPHYLLA 'GREEN VELVET'	6	EVERGREEN SHRUBS	5 - 8	24" - 30"	2' - 4'
CpF	GOLD THREAD CYPRESS	CHAMAECYPARIS PISIFERA 'FILIFERA AUERA'	6	EVERGREEN SHRUBS	4 - 9	24" - 30"	6' - 18"
Ah	AMERICAN HOLLY	ILEX OPACA	7	EVERGREEN SHRUBS	5 - 9	36" - 48"	15' - 30'
JcG	GOLD COAST JUNPER	JUNPERUS OHNENSIS 'GOLD COAST'	4	EVERGREEN SHRUBS	4 - 9	18" - 24"	3' - 4'
JhM	MOTHER LODGE JUNPER	JUNPERUS HORIZONTALIS 'MOTHER LODGE'	26	EVERGREEN SHRUBS	3 - 9	#2 CANS	6" HGT.
LFR	RAINBOW DROOPING FETTERBUSH	LEUCOTHAE FONTANESIANA 'GRARDS RAINBOW'	24	EVERGREEN SHRUBS	5 - 9	18" - 24"	3' - 5'

*SITE PLANTING TABLE DOES NOT APPLY TO PLANTINGS WITHIN BIORETENTION BASIN (SEE SHEET 10)



- NOTES:**
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING
 - ALL TREES SHALL BE WARRANTED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING
 - ALL PROPOSED LANDSCAPE PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK.
 - TREE WRAPPING SHALL BE PROVIDED AROUND BASE OF TREE TO 8" ABOVE RUBBER HOSE (DECIDUOUS TREES ONLY).

Planting Detail
NOT TO SCALE



THIS SHEET NOT FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW OR APPROVAL
TOWN OF NEWBURGH PROJECT #2016-21

NO.	DATE	REVISION	BY
1	4-5-24	TAX ID NUMBER	LJM
2	10-14-23	DOZON COMMENTS - WATER	LJM
3	5-22-19	LANDSCAPING COMMENTS	LJM
4	8-6-18	REVISED LIGHT LOCATIONS	LJM
5	7-3-18	BUILDING REDUCTION - FINAL DESIGN	LJM
6	1-15-18	ADDED PARKING SPACES	LJM
7	7-6-17	ADDED PARKING SPACES	LJM
8	6-1-17	HYDRANT & SIGN LOCATIONS	LJM
9	5-2-17	BAZYLDO COMMENTS	LJM
10	4-6-17	CONSULTANT COMMENTS	ZAP
11	3-17-17	ENGINEER COMMENTS	LJM

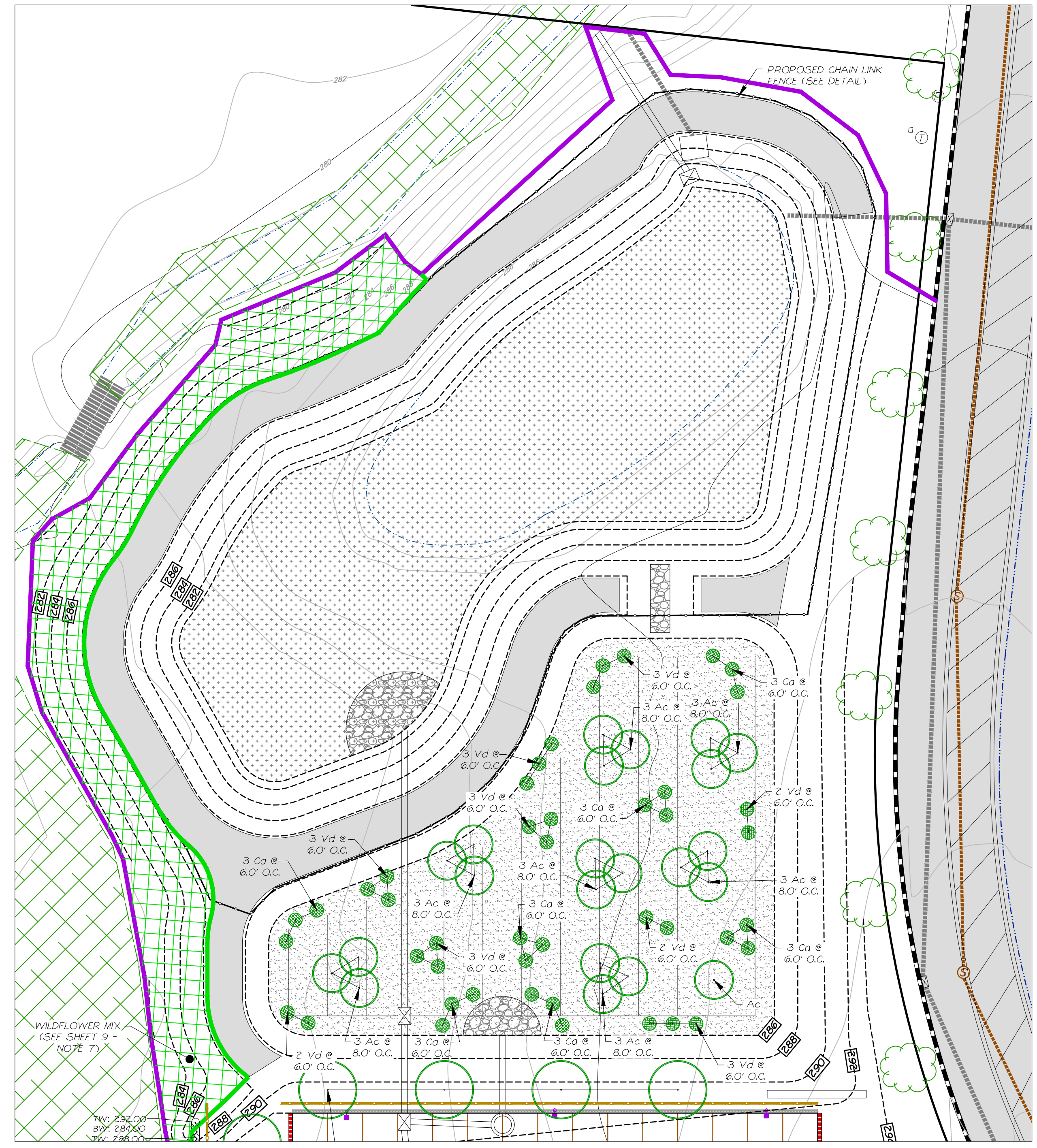
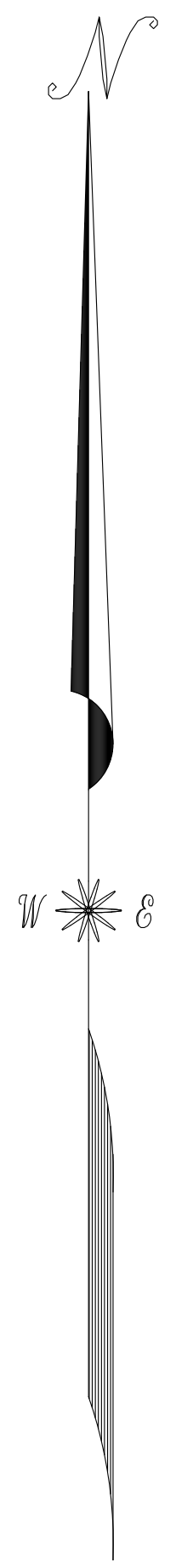
Landscaping Detail Sheet I
for
RAM Hotels

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
DEED REFERENCE:
LIBER 1724, BL 006 160
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015

MNTM
Mercuro-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

BY: LAWRENCE MARSHALL, PE #087107

SHEET
9 / 12

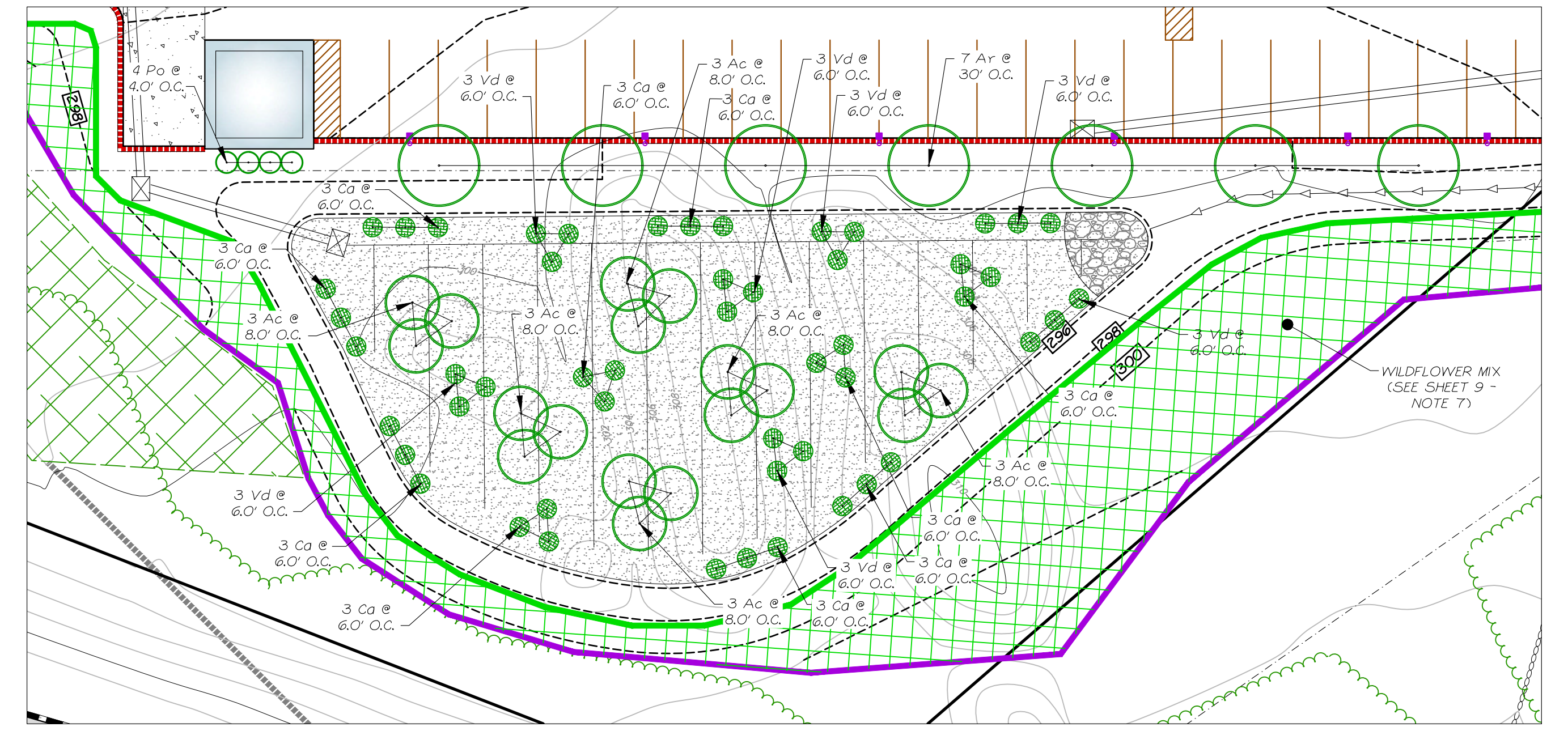


Bioretention Basin 'A'

Bioretention Basin 'A' - Stormwater Planting Table

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDINESS ZONE	PLANTING SIZE	MATURE SIZE
Ac	SHADBLow SERVICEBERRY	AMELANCER CANADENSIS	22	DECIDUOUS SHRUBS	3 - 7	8' - 10' HGT.	20' - 30'
Ca	SILKY DOGWOOD	CORNUS AMOMUM	21	DECIDUOUS SHRUBS	5 - 8	24" - 30"	6' - 10'
Vd	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	24	DECIDUOUS SHRUBS	3 - 8	24" - 30"	5' - 9'

*THIS TABLE APPLIES ONLY TO THE PLANTINGS WITHIN THE PROPOSED BIORETENTION BASIN



Bioretention Basin 'B'

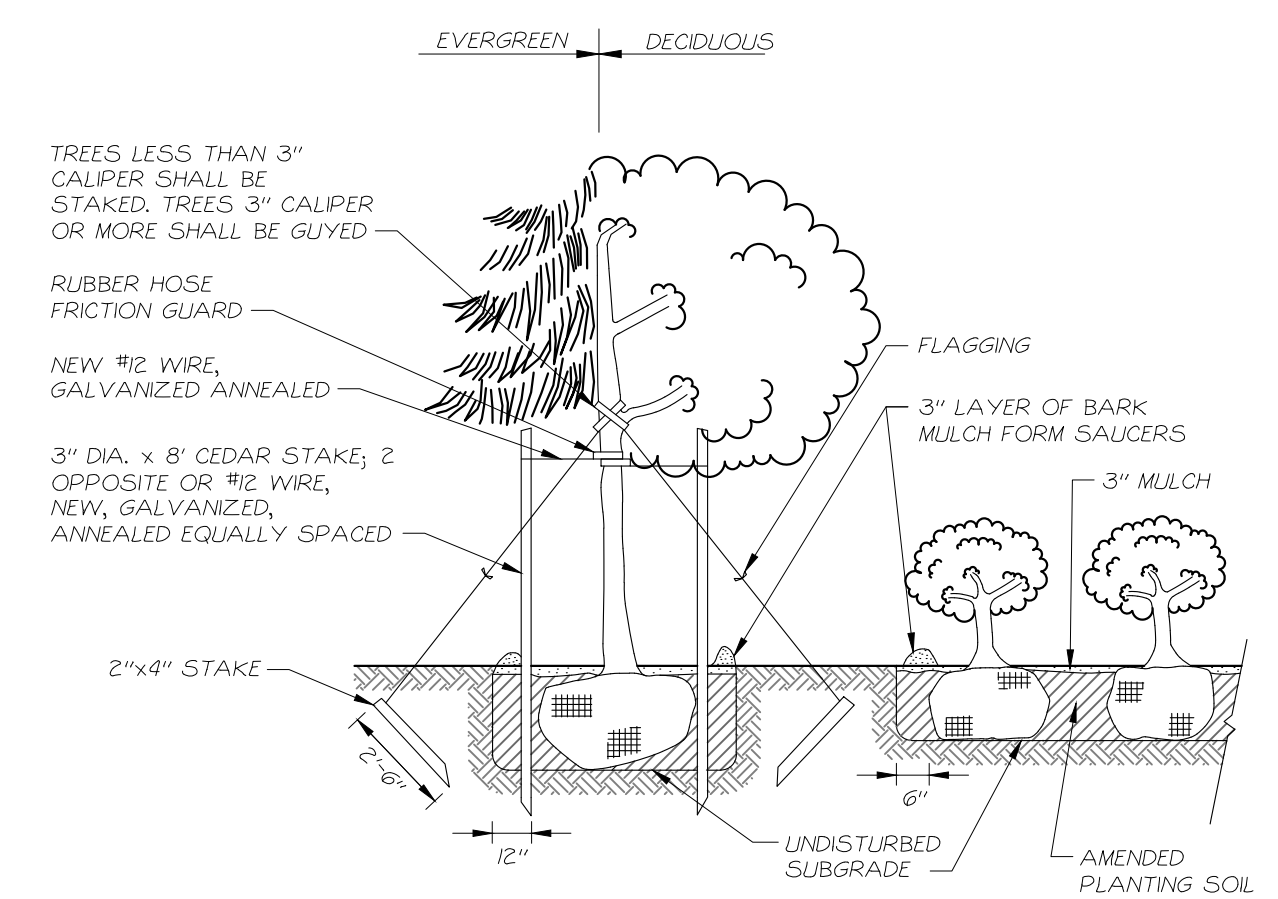
Bioretention Basin 'B' - Stormwater Planting Table

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDINESS ZONE	PLANTING SIZE	MATURE SIZE
Ac	SHADBLow SERVICEBERRY	AMELANCER CANADENSIS	18	DECIDUOUS SHRUBS	3 - 7	8' - 10' HGT.	20' - 30'
Ca	SILKY DOGWOOD	CORNUS AMOMUM	30	DECIDUOUS SHRUBS	5 - 8	24" - 30"	6' - 10'
Vd	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	21	DECIDUOUS SHRUBS	3 - 8	24" - 30"	5' - 9'

*THIS TABLE APPLIES ONLY TO THE PLANTINGS WITHIN THE PROPOSED BIORETENTION BASIN

Landscaping Notes

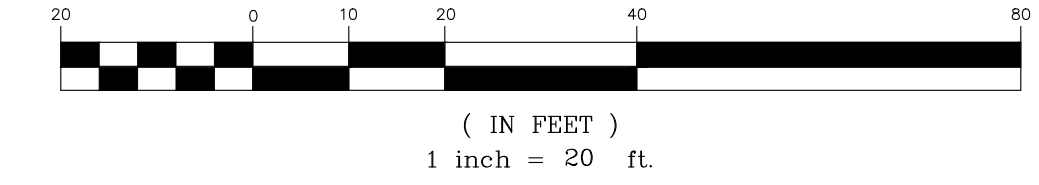
- ALL DISTURBED AREAS NOT ENCUMBERED BY LANDSCAPING MULCH, PAVEMENT, CONCRETE, OR OTHER IMPERVIOUS COVER, OR AREAS NOT OTHERWISE SPECIFIED, SHALL BE STABILIZED WITH BLUE GRASS BLEND, WITH THE FOLLOWING SPECIFICATIONS:
 25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)
 15% LOLIUM PERENNE (PERENNIAL RYEGRASS)
 60% POA PRATENSIS (KENTUCKY BLUEGRASS)
- SEEDING SHALL BE PERFORMED AT A RATE OF FIVE (5) LBS. PER ACRE.



- NOTES:
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING
 - ALL TREES SHALL BE WARRANTED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING.
 - ALL PROPOSED LANDSCAPE PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK.
 - TREE WRAPPING SHALL BE PROVIDED AROUND BASE OF TREE TO 8" ABOVE RUBBER HOSE (DECIDUOUS TREES ONLY).

Planting Detail
NOT TO SCALE

GRAPHIC SCALE



[THIS SHEET NOT FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW OR APPROVAL]

NO.	DATE	REVISION	BY
9	6-5-04	TAX ID NUMBER	LJM
8	10-19-09	ODDCH COMMENTS - WATER	LJM
7	5-22-09	LANDSCAPING COMMENTS	LJM
6	8-6-08	REVISED LIGHT LOCATIONS	LJM
5	7-30-08	BUILDING REDUCTION - FINAL DESIGN	LJM
4	7-6-07	ADD/DI PARING SPACES	LJM
3	5-2-07	BAZYLDO COMMENTS	LJM
2	4-6-07	CONSULTANT COMMENTS	ZAP
1	3-11-07	ENGINEER COMMENTS	LJM
NO.	DATE	REVISION	BY

TOWN OF NEWBURGH PROJECT #2016-21

Landscaping Detail Sheet II
for
RAM Hotels




RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
DEED REFERENCE:
LIBERTY 204, BLOCK 160
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015

MNTM
Mercureio-Norton-Tarulli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

SHEET
10 / 12

LAWRENCE MARSHALL, PE #087107

Lighting Legend

-  PROPOSED POLE MOUNTED FIXTURE (SEE LIGHTING SCHEDULE)
-  PROPOSED WALL MOUNTED FIXTURE (SEE LIGHTING SCHEDULE)
-  LIGHT KEY

Lighting Schedule

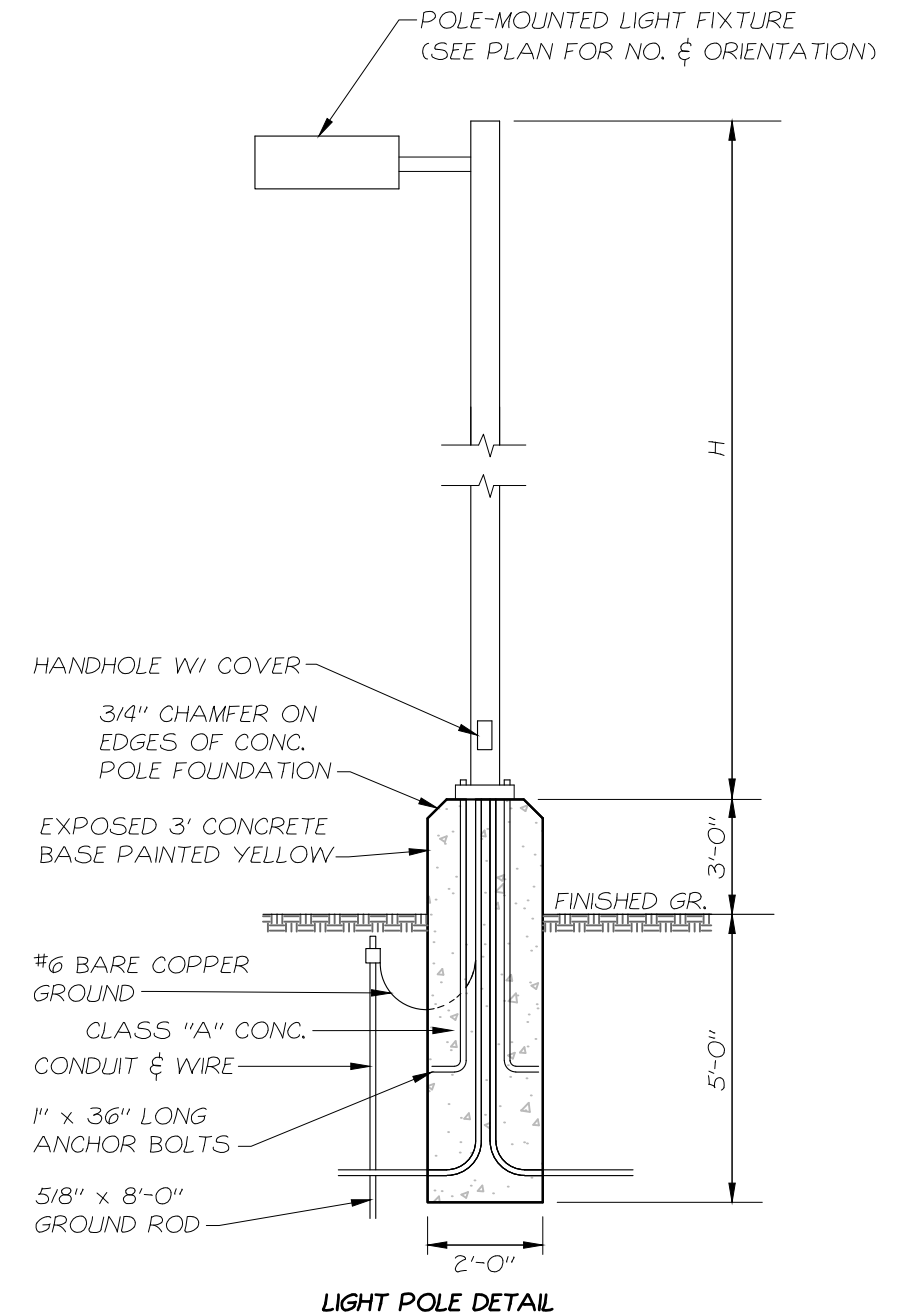
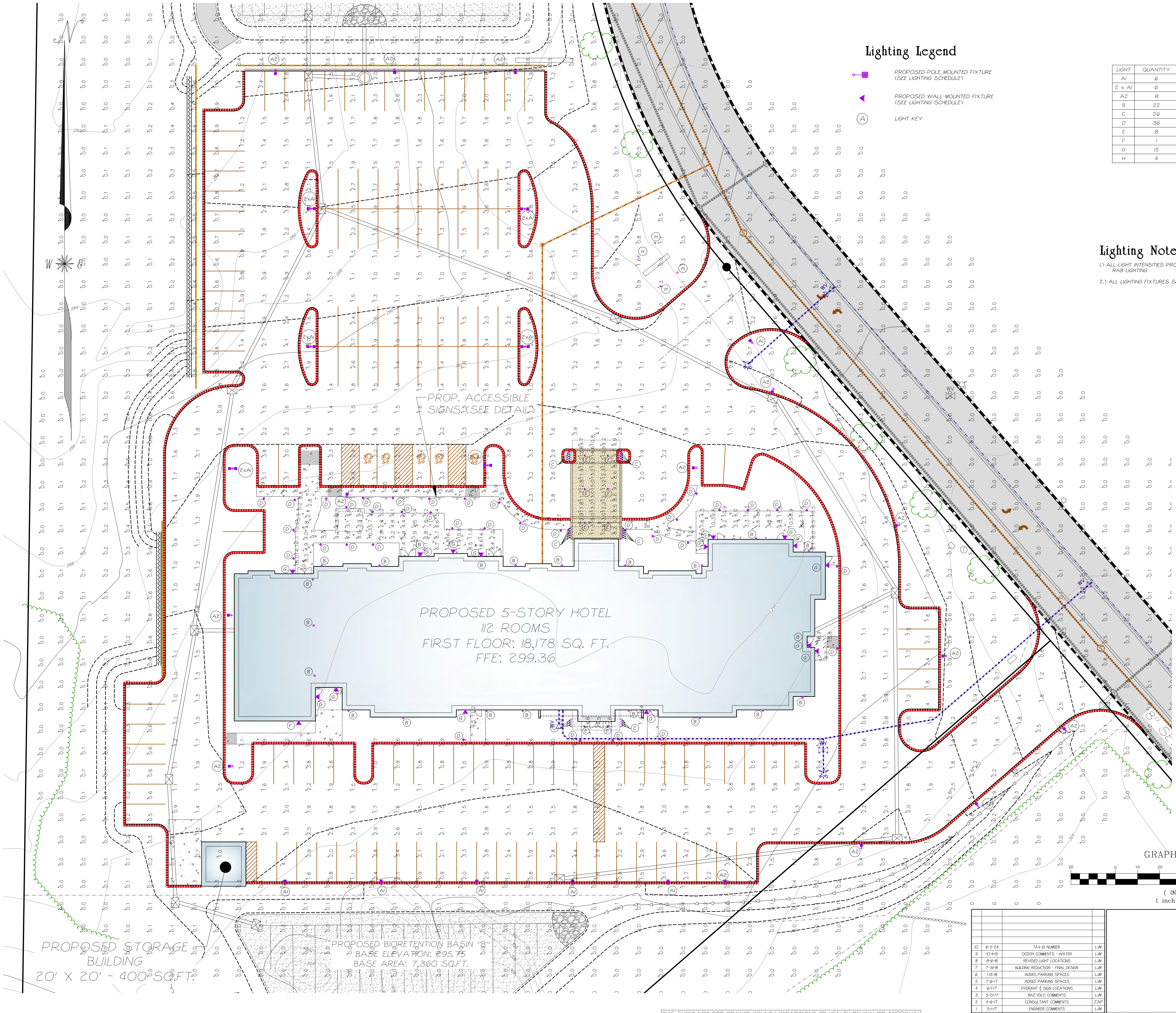
LIGHT	QUANTITY	LABEL	MANUFACTURER	DESCRIPTION	BUG RATING
A1	6	ALED4TSON	RAB LIGHTING	LED AREA LIGHT TYPE IV SOW NEUTRAL	BO-UO-GI
2 x A1	6	2 x ALED4TSON	RAB LIGHTING	LED AREA LIGHT TYPE IV SOW NEUTRAL	BO-UO-GI
A2	4	ALED3TSON	RAB LIGHTING	LED AREA LIGHT TYPE III SOW NEUTRAL	BO-UO-GI
B	22	HLED8BN	RAB LIGHTING	LED SPOT LIGHT 8W NEUTRAL	NA
C	22	LFLED8	RAB LIGHTING	LFLED8N + 1.5LFLED8 (SPOT BEAM)	NA
D	36	BLED2N	RAB LIGHTING	LED SQUARE BOLLARD 12W NEUTRAL	BO-UO-GO
E	8	ND7TRIM + NLEDTR38WHC	RAB LIGHTING	LED 7-INCH DOWNLIGHT 38W NEUTRAL	B2-UO-GO
F	1	WPLEDS2N	RAB LIGHTING	LED WALL PACK 52W NEUTRAL	BH-UO-G3
G	15	SUM8N-DIO	RAB LIGHTING	LED SLIM WALL PACK 18W NEUTRAL	BH-UO-GO
H	4	HLED8N-DIO	RAB LIGHTING	LED SPOT LIGHT 18W NEUTRAL	NA

Lighting Notes:

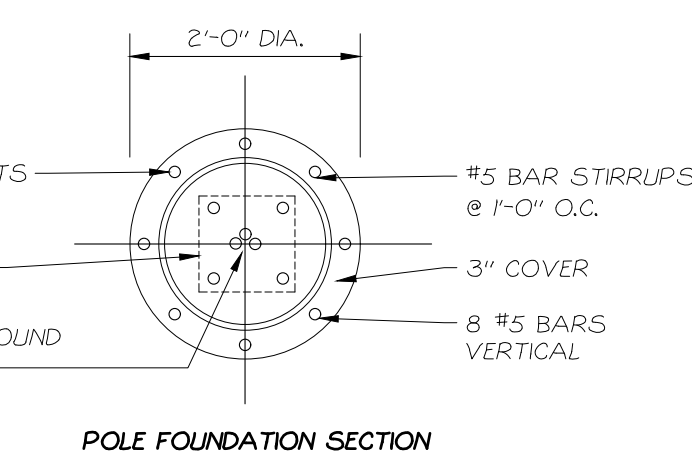
- 1.) ALL LIGHT INTENSITIES PROVIDED BY: RAB LIGHTING
- 2.) ALL LIGHTING FIXTURES SHALL BE DOWNWARD FACING.

CALCULATION SUMMARY

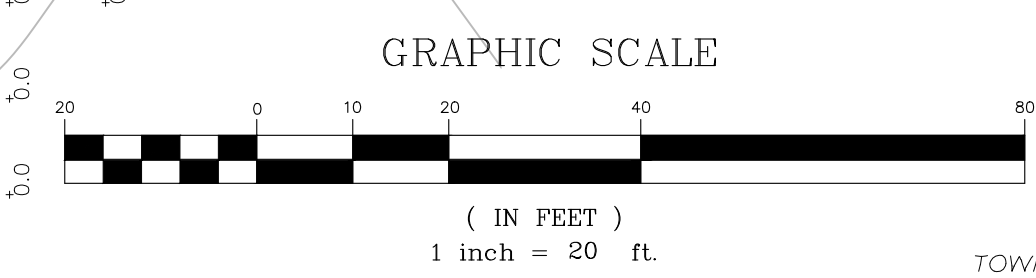
LABEL	AVG	MAX	MIN
PARKING AND DRIVE SUMMARY	1.7 FC	6.6 FC	0.4 FC



Light Pole Detail



Light Pole Detail



NO.	DATE	REVISION	BY
10	6-5-24	TAX ID NUMBER	LJM
9	10-9-23	OOZOH COMMENTS - WATER	LJM
8	8-6-23	REVISED LIGHT LOCATIONS	LJM
7	7-3-23	BUILDING REDUCTION - FINAL DESIGN	LJM
6	7-5-23	ADDED PARKING SPACES	LJM
5	7-6-23	ADDED PARKING SPACES	LJM
4	6-17-23	HYDRANT & SIGN LOCATIONS	LJM
3	5-27-23	BAZYOLO COMMENTS	LJM
2	4-6-23	CONSULTANT COMMENTS	ZAP
1	3-17-23	ENGINEER COMMENTS	LJM

WOL DATE REVISION BY LAWRENCE MARSHALL, PE #087107

TOWN OF NEWBURGH PROJECT #2016-21

Lighting Detail Sheet for RAM Hotels

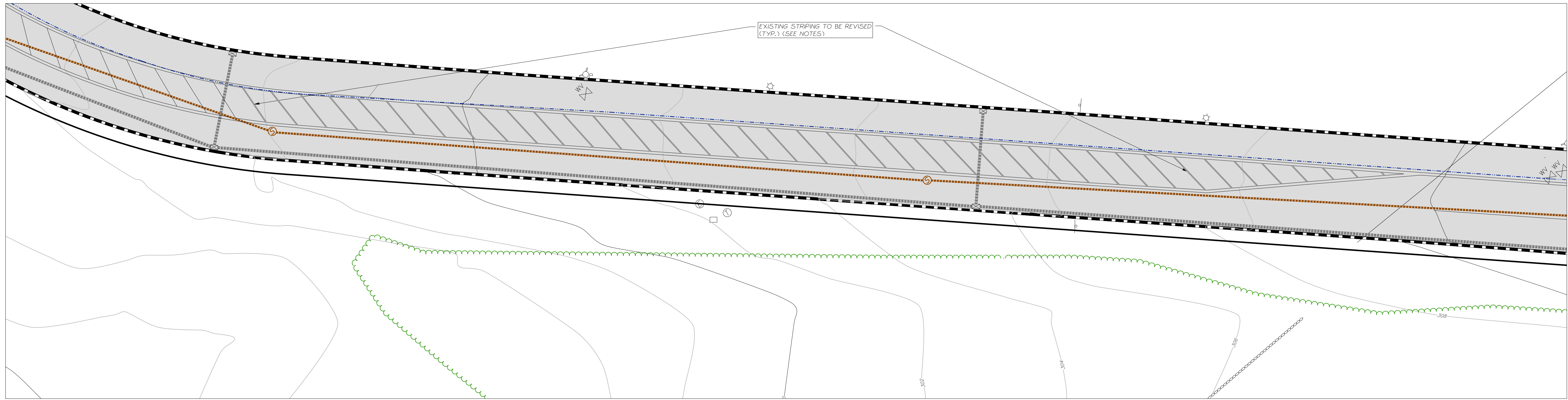
RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
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TOWN OF NEWBURGH
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DATE: 4 FEB 2017
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MNTM
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING

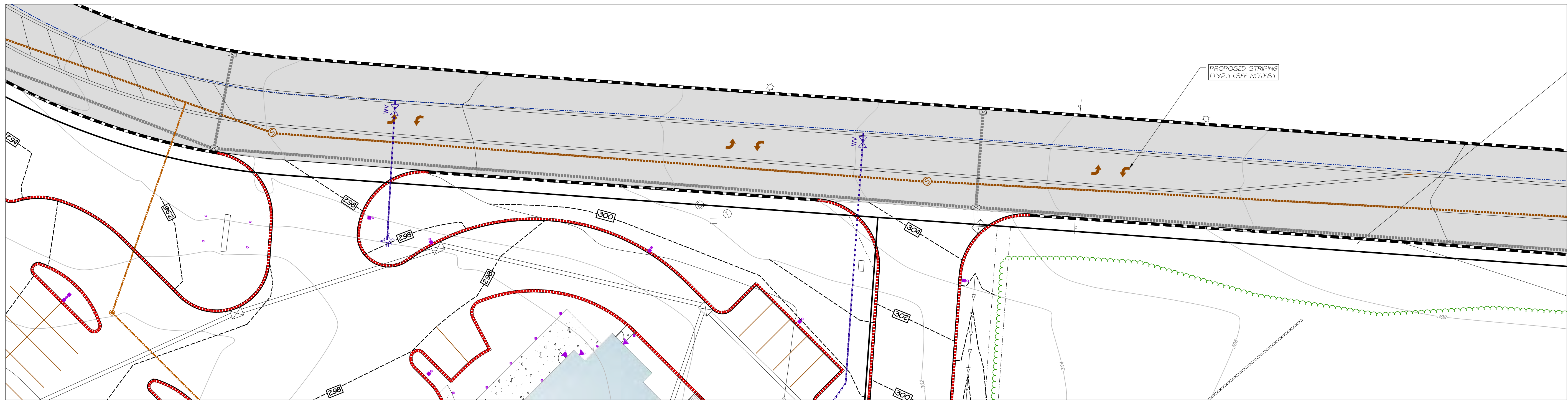
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

SHEET
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THIS SHEET NOT FOR ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW OR APPROVAL



Existing Conditions Detail

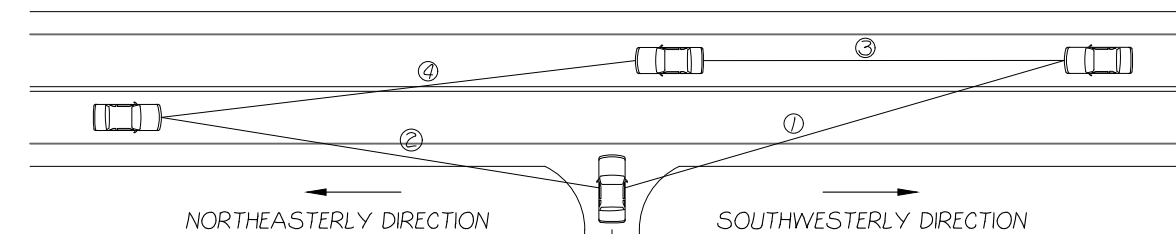


Proposed Conditions Detail

Sight Distance Table

MEASURED BY: RTS 3-29-17			UNITY PLACE POSTED SPEED LIMIT: 30 MPH
LOCATION	SIGHT LINE	DISTANCE	NOTES
NORTH ENTRANCE	1	1460'	SIGHT DISTANCE INTERMITTENT THRU TREES BEYOND
	2	1800'	SIGHT DISTANCE INTERMITTENT THRU TREES BEYOND
SOUTH ENTRANCE	1	1455'	SIGHT DISTANCE INTERMITTENT THRU TREES BEYOND
	2	1620'	SIGHT DISTANCE INTERMITTENT THRU TREES BEYOND

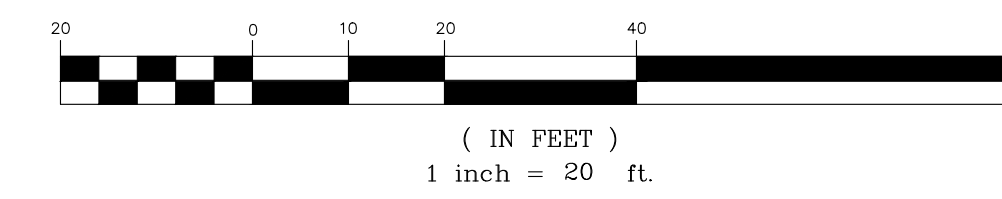
*SIGHT DISTANCE FOR SOUTH ENTRANCE ADJUSTED FROM MEASURED DISTANCES FOR SOUTH ENTRANCE DUE TO REALIGNMENT OF ENTRANCE



Notes:

- EXISTING STRIPING TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH TOWN OF NEWBURGH HIGHWAY SUPERINTENDENT SPECIFICATIONS.
- PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE TOWN OF NEWBURGH ROAD SPECIFICATIONS.

GRAPHIC SCALE



NO.	DATE	REVISION	BY
7	6-5-24	TAX ID NUMBER	LJM
6	10-1-19	ODD COMMENTS - WATER	LJM
5	8-6-18	REVISED LIGHT LOCATIONS	LJM
4	7-3-18	BUILDING REDUCTION - FINAL DESIGN	LJM
3	7-6-17	ADDED PARKING SPACES	LJM
2	6-17	HYDRANT & SIGN LOCATIONS	LJM
1	5-2-17	BAZVELO COMMENTS	LJM

LAWRENCE MARSHALL, PE #087107

TOWN OF NEWBURGH PROJECT #2016-21

Amended Striping Plan
for
RAM Hotels

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37J
DEED REFERENCE:
LIBER 1724, BLOCK 1610
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015