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

PROJECT: RAM HOTELS, INC.
PROJECT NO.: 16-21
PROJECT LOCATION: SECTION 97, BLOCK 2, LOT 37
REVIEW DATE: 10 FEBRUARY 2017
MEETING DATE: 16 FEBRUARY 2017
PROJECT REPRESENTATIVE: MECURIO-NORTON-TAROLLI-MARSHALL

1. Sanitary Sewer Flow Acceptance Letter from the Town of Newburgh is required.
2. A Stormwater Pollution Prevention Plan is under review by this office.
3. Copies of the Wetland Delineation Report should be submitted to the Town for its files. Wetland disturbance is identified below threshold which would require a permit however Pre Construction notification to the Army Corps of Engineers is required.
4. Applicant Representative is asked to evaluate point discharge to bio retention area from a 24 inch diameter pipe.
5. A stone diaphragm is required between parking lot runoff areas and bio retention area.
6. Guiderail or other control devices should be placed at the northern end of the parking lot to prevent encroachments onto the bio retention area.
7. Internal parking lot landscaping should be addressed in compliance with Town codes requiring number of trees per parking space.
8. Gerry Canfield's comments regarding need for internal hydrants for fire protection system should be identified. A hydrant is needed within a certain distance of the FDC.
9. Plans should clearly depict where accessible access ramps are to be placed.
10. A proprietary stormwater quality device is depicted in the detail sheets however it is not shown in the plans.

11. The cross hatch area to the rear of the structure in the parking lot should be described.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

William G. Norton, L.S.
Alphonse Mercurio, L.S.

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

February 6, 2017

Planning Board
Town of Newburgh
308 Gardnertown Road
Newburgh, NY 12550

FEB 7 2017

RAM Hotels

Re: Job No. 4015
Lands of Newburgh Auto Park, LLC
Tax Map Parcel: 97-2-37
Town of Newburgh, Unity Place
Subdivision & Hotel Site Plan
Town of Newburgh Project No. 2016-21

Dear Board Members:

Enclosed please find the following items in reference to the above-captioned project:

1. Fourteen (14) copies of the Subdivision Plan
2. Fourteen (14) copies of the Site Plan
3. Fourteen (14) copies of the revised Full Environmental Assessment Form (EAF)
4. Fourteen (14) copies of the Lighting Plan
5. Fourteen (14) copies of the Lighting Cut Sheets
6. Fourteen (14) copies of the Exterior Finish package
7. One (1) copies of the Stormwater Pollution Prevention Plan (SWPPP)

The enclosed plans have been revised as follows to address the Town of Newburgh Planning Board engineer's comments dated December 9, 2016:

1. The subdivision plan enclosed is developed based upon an actual field survey and site topography. The subdivision includes metes and bounds on the exterior of the lots. The plan will be updated to include the metes and bounds for the common line and easements between Lots 1 and 2 once the surveyor has map checked it for accuracy.
2. The drive aisle around the building have been increased to be 26 feet wide and labeled.
3. A flow acceptance report is being prepared and will be submitted to the City of Newburgh by the end of the week.
4. The enclosed SWPPP outlines the modifications required to the existing pond and associated construction of the bioretention basin.
5. The zoning setback lines have been added to Lot 2 as requested.
6. No response required.



7. The actual floor area of the accessory restaurant, conference and banquet facilities has been removed from the site area available for hotel use and incorporated into the zoning table on Sheet 1 of the Site Plan.
8. The location map has been updated to illustrate Unity Place as requested.
9. A detailed landscaping plan has been prepared and incorporated as Sheet 9 of the Site Plan.
10. The plans currently show compliance with the parking requirements for the proposed hotel use. No additional parking is shown for a potential Motor Vehicle rental agency and the accessory use is therefore forgone at this point in time.
11. The site plans are in preliminary form and should be suitable for a detailed review.

In response to the Town of Newburgh Planning Board traffic engineer's comments dated December 13, 2016, the following responses and changes are provided:

1. The southern driveway has been relocated over the common property line between Lots 1 and 2 and is proposed to serve any future development on Lot 2. The applicant is reluctant to eliminate the entrance entirely and would like the board to consider allowing the future joint access for the two lots.
2. No response required.
3. An easement has been shown over a portion of Lot 1, in favor of Lot 2, for the potential future extension of the southern entrance to the Newburgh Plaza ring road. This will allow the connection to be made at a future date.
4. No response required.
5. As stated at the December 15, 2016 Town of Newburgh Planning Board meeting, Ron Barton has abandoned the Barton Birks new car dealership and restaurant between Auto Park Place and Route 17K.
6. No response required.

Due to the potential for Indian Bats on the project site and the need to clear approximately 0.7 acres of existing trees, the applicant requests the board discuss the previously submitted Clearing and Grading permit at the next available meeting agenda. As you are all aware, the potential presence of the endangered bat carries a clearing restriction after March 31, 2017. This clearing restriction is not lifted until October 1, 2017. The applicant would like to clear the necessary 0.7 acres of land prior to the beginning of the clearing restriction.


Copies of all enclosures have been mailed/delivered to the Town of Newburgh Planning Board consultants.

Please place this project on the next available meeting agenda for discussion.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at lmarshall@mntm.co.



Sincerely,



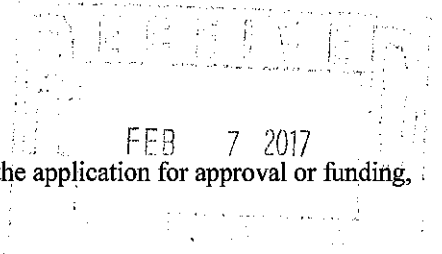
Lawrence J. Marshall, P.E.

LM/lm
Enc.

cc: RAM Hotels, Inc.
Patrick Hines
Michael Donnelly
Ken Wersted



**Full Environmental Assessment Form
Part 1 - Project and Setting**



Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: RAM Hotels, Inc. Subdivision & Site Plan		
Project Location (describe, and attach a general location map): Westerly side of Unity Place, approximately 1,000 feet south of intersection of Unity Place & NYS Route 17K		
Brief Description of Proposed Action (include purpose or need): Proposed 2-lot subdivision and site plan. Subdivision will divide the 8.5 acre parcel into 6.4 acre parcel (Lot 1) and 2.1 acre parcel (Lot 2). A site plan has been prepared for a 112-room hotel on proposed Lot 1. The hotel will be 5 stories tall and have a first floor footprint of 20,187 square feet. In addition to the guest rooms, the hotel will contain a bar/lounge area, banquet hall, small meeting room, indoor pool, and fitness room. The site plan will also contain a 20' x 20' accessory storage building, parking area, and an expansion to the existing stormwater basin on the site.		
Name of Applicant/Sponsor: RAM Hotels, Inc.	Telephone: (917)797-4576	E-Mail: kruniminc@msn.com
Address: 1600 Central Avenue		
City/PO: Albany	State: NY	Zip Code: 12205-2404
Project Contact (if not same as sponsor; give name and title/role): (Same as Applicant)	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Newburgh Auto Park, LLC	Telephone: (845)561-7600	E-Mail: rbarton@bartonchevrolet.com
Address: 800 Auto Park Place		
City/PO: Newburgh	State: NY	Zip Code: 12550

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision & Site Plan	11/25/16
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Height & Lack of Frontage on State or County Highway	Variances Granted: October 27, 2016
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh DPW: Water & Sewer Services	12/31/15 (approximate)
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: Stormwater	2/1/17
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA: Height Clearance	10/3/16
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

IB zoning district

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Newburgh City School District

b. What police or other public protection forces serve the project site?

Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?

Goodwill Fire District & Town of Newburgh Emergency Medical Services

d. What parks serve the project site?

Algonquin & Cronomer Hill Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? 2-lot commercial subdivision & hotel site plan

b. a. Total acreage of the site of the proposed action? 8.5 acres

b. Total acreage to be physically disturbed? +/-6 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.5 acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 2.1 Maximum 6.4

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 2
 ii. Dimensions (in feet) of largest proposed structure: 69'-4" height; 270 width; and 83 length
 iii. Approximate extent of building space to be heated or cooled: ±84,100 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater runoff detention
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Surface water runoff from proposed impervious surfaces
 iii. If other than water, identify the type of impounded/contained liquids and their source.
 iv. Approximate size of the proposed impoundment. Volume: 0.5 million gallons; surface area: 0.3 acres
 v. Dimensions of the proposed dam or impounding structure: +/-7 height; 280 length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Proposed fill in existing on-site wetland. Approximately 2,200 square feet of existing wetland will be impacted.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 15,688 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Newburgh Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
N/A

vi. If water supply will be from wells (public or private), maximum pumping capacity: +/-65 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 15,688 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: Newburgh Wastewater Treatment Facility
- Name of district: Newburgh Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or ± 2 acres (impervious surface)

_____ Square feet or ± 6.4 acres (parcel size)

ii. Describe types of new point sources. Hotel, parking area, & access driveways

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater treatment and detention facilities

- If to surface waters, identify receiving water bodies or wetlands: _____

Stormwater basins will outlet to existing drainage course traveling through property

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Construction equipment

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

None

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

HVAC Units

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)

- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)

- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)

- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)

- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)

- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ 1
- iii. Parking spaces: Existing _____ 0 Proposed _____ 116 Net increase/decrease _____ +116
- iv. Does the proposed action include any shared use parking? Yes No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
None

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
950,000 kWh
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local utility company - Central Hudson Gas & Electric
- iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

- i. During Construction:
 - Monday - Friday: _____ 7:00 am - 7:00 pm
 - Saturday: _____ 8:00 am - 5:00 pm
 - Sunday: _____ 8:00 am - 5:00 pm
 - Holidays: _____ - -
- ii. During Operations:
 - Monday - Friday: _____ 24-hours
 - Saturday: _____ 24-hours
 - Sunday: _____ 24-hours
 - Holidays: _____ 24-hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

Yes No

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?

Describe:

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Building security lighting, parking lot lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: Small amount of clearing around perimeter of existing lawn area for site grading & construction

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored

ii. Volume(s) per unit time (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

Standard lawn treatment chemicals

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

• Construction: 10 tons per month (unit of time)

• Operation: 2.5 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

• Construction: -

• Operation: -

iii. Proposed disposal methods/facilities for solid waste generated on-site:

• Construction: Orange County Transfer Station - Newburgh, NY

• Operation: Orange County Transfer Station - Newburgh, NY

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

- a. Existing land uses.
- i. Check all uses that occur on, adjoining and near the project site.
 - Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 - Forest Agriculture Aquatic Other (specify): _____
 - ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.0	2.0	+2.0
• Forested	3.2	2.5	-0.7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.6	1.4	-0.2
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	0.5	0.5	0.0
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Lawn/grass</u>	3.2	2.1	-1.1

c. Is the project site presently used by members of the community for public recreation? Yes No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No

If Yes,

i. Identify Facilities:

Assembly Hall of Jehovah's Witnesses

e. Does the project site contain an existing dam? Yes No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No

If Yes:

i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No

- Yes – Spills Incidents database Provide DEC ID number(s): _____
- Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
- Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:	Pittsfield Gravelly Loam	22 %
	Alden soils	73 %
	Natchaug muck	5 %

d. What is the average depth to the water table on the project site? Average: _____ 0->6' feet

e. Drainage status of project site soils: Well Drained: _____ 80 % of site
 Moderately Well Drained: _____ 10 % of site
 Poorly Drained _____ 10 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 85 % of site
 10-15%: _____ 10 % of site
 15% or greater: _____ 5 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-222 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p>		
Gray Squirrel	Raccoon	White-tailed Deer
Opossum	Field Mouse	Various common birds
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 		
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Indiana Bat</p>		
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>		
<p>E.3. Designated Public Resources On or Near Project Site</p>		
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>		
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>		
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>		
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>New Windsor Historic Parklands, Sloop Hill State Unique Area, Hudson River</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State and Local Parks</u> iii. Distance between project and resource: _____ <u>2-4 miles.</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

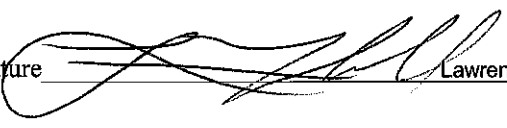
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

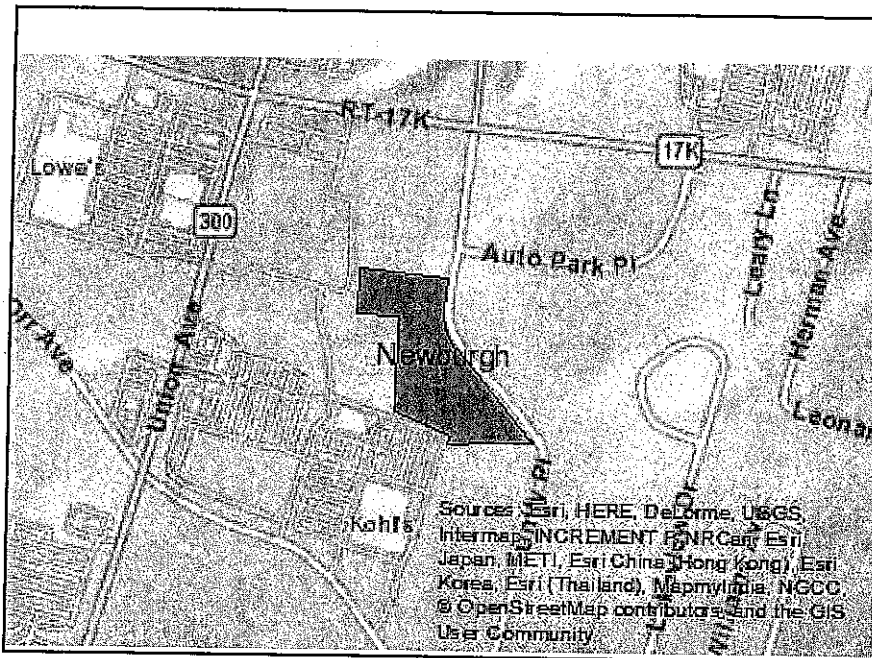
G. Verification

I certify that the information provided is true to the best of my knowledge.

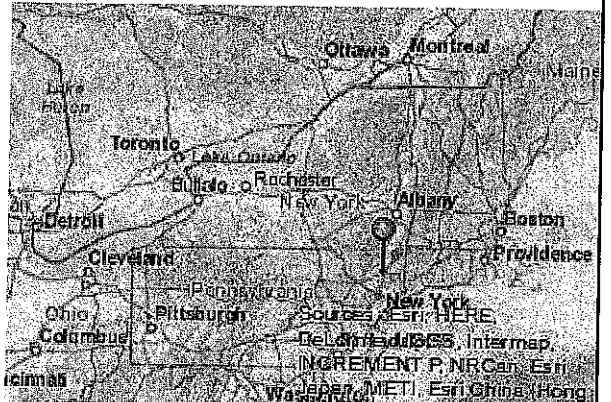
Applicant/Sponsor Name RAM Hotels, Inc. Date November 22, 2016

Signature  Title Project Engineer

 Lawrence Marshall, P.E.

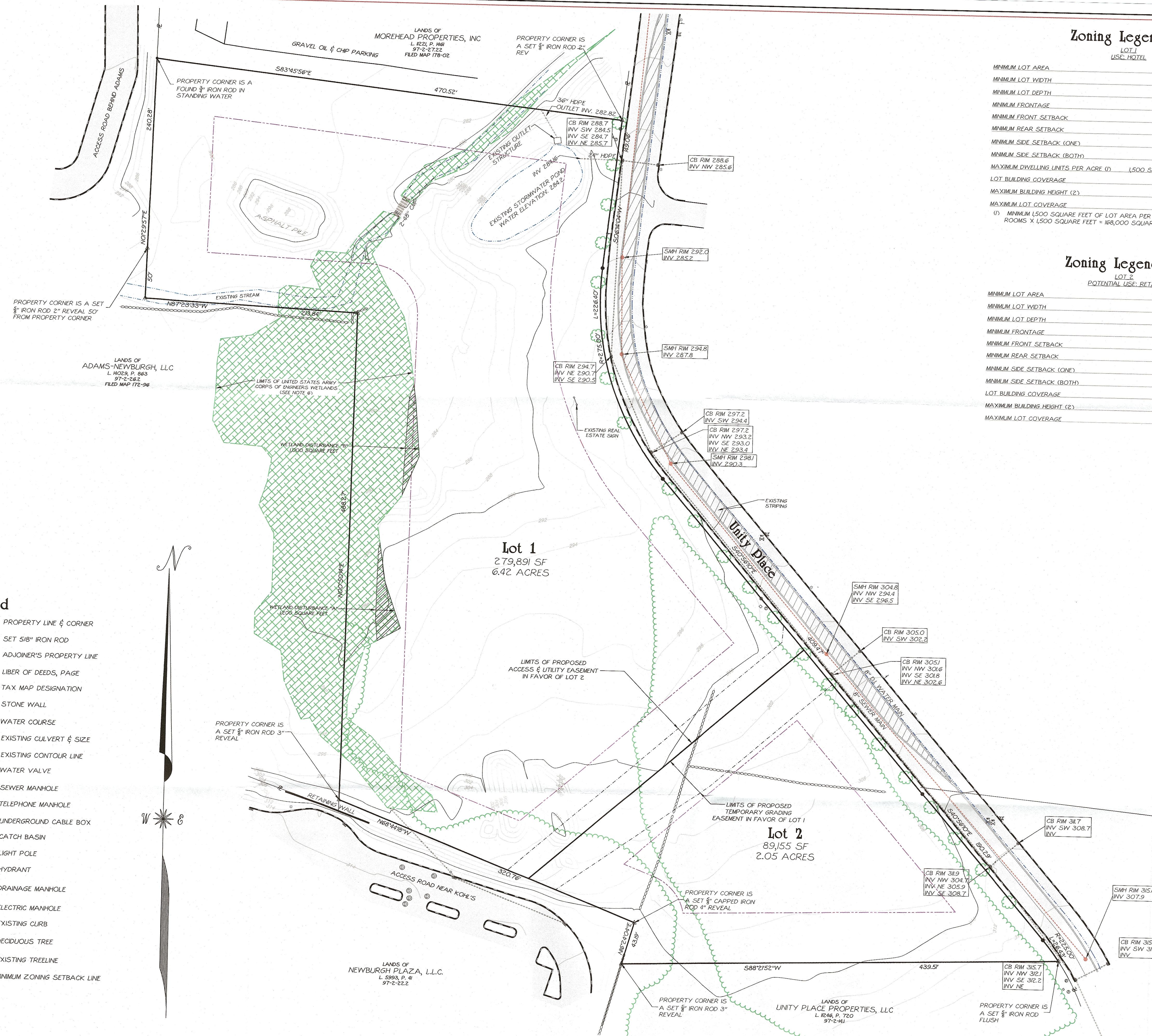


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-222
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



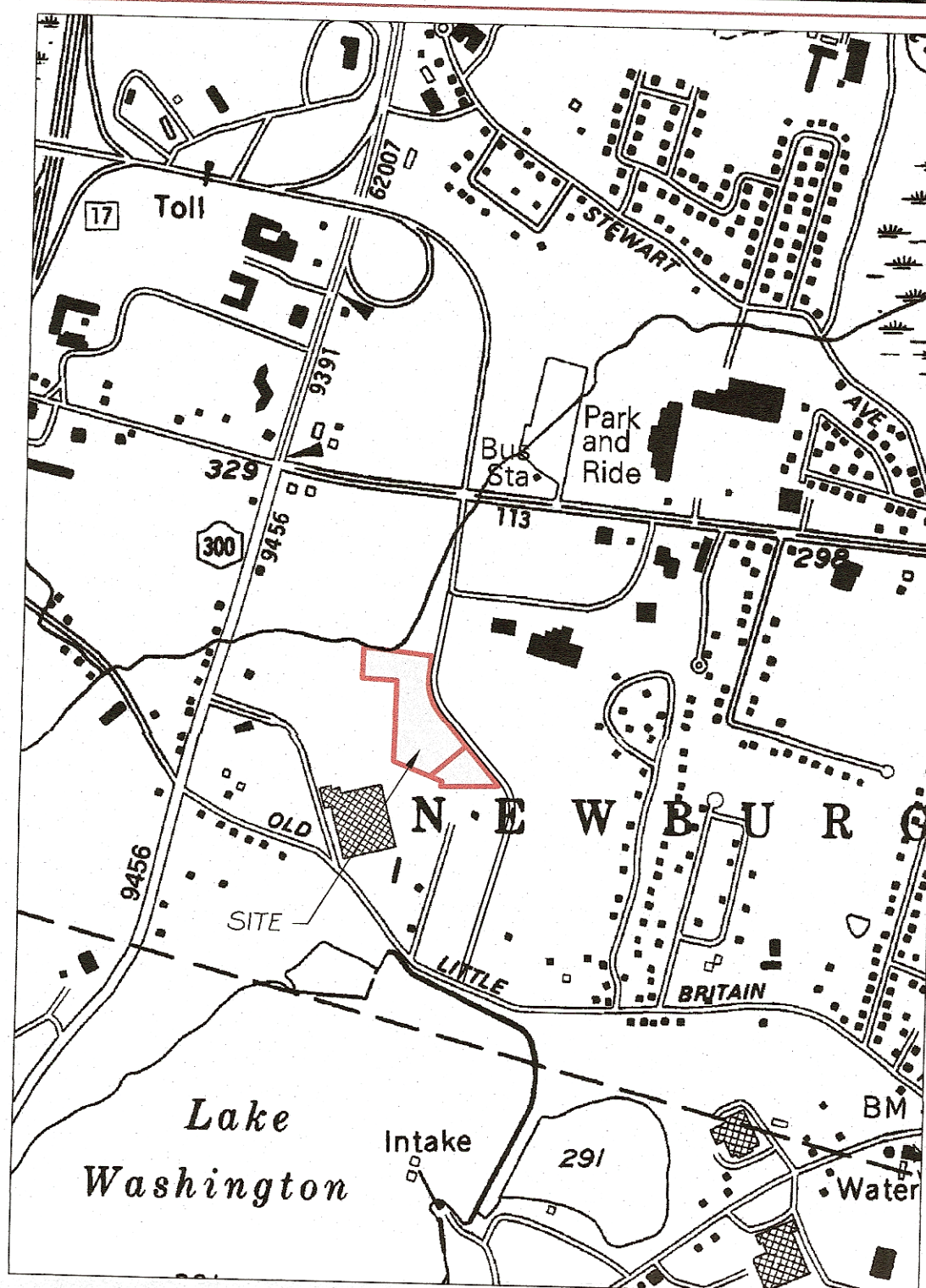
Zoning Legend: IB
LOT 1
USE: HOTEL

MINIMUM LOT AREA	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	5 ACRES	6.43 AC
MINIMUM LOT DEPTH	200'	639'
MINIMUM FRONTAGE	-	-
MINIMUM FRONT SETBACK	50'	-
MINIMUM REAR SETBACK	60'	-
MINIMUM SIDE SETBACK (ONE)	50'	-
MINIMUM SIDE SETBACK (BOTH)	100'	-
MAXIMUM DWELLING UNITS PER ACRE (1)	1,500 SF PER ROOM	-
LOT BUILDING COVERAGE	25%	-
MAXIMUM BUILDING HEIGHT (2)	50'	-
MAXIMUM LOT COVERAGE	60%	-

(1) MINIMUM 1,500 SQUARE FEET OF LOT AREA PER GUEST ROOM. (2) GUEST ROOMS X 1,500 SQUARE FEET = 168,000 SQUARE FEET

Zoning Legend: IB
LOT 2
POTENTIAL USE: RETAIL

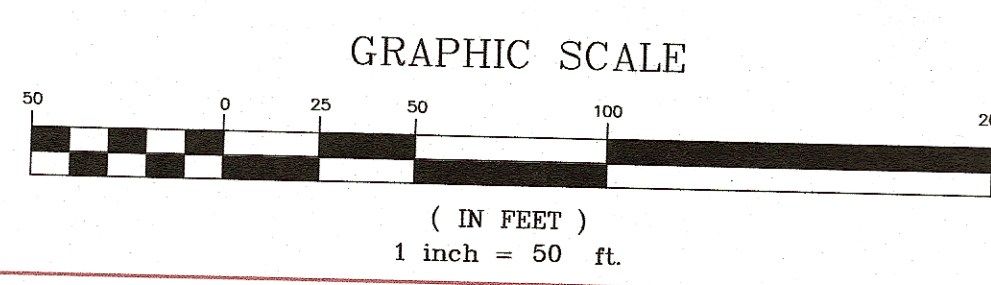
MINIMUM LOT AREA	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	40,000 SF	89,155 SF
MINIMUM LOT DEPTH	150'	364.0'
MINIMUM FRONTAGE	150'	305'
MINIMUM FRONT SETBACK	-	-
MINIMUM REAR SETBACK	50'	-
MINIMUM SIDE SETBACK (ONE)	60'	-
MINIMUM SIDE SETBACK (BOTH)	100'	-
LOT BUILDING COVERAGE	40%	-
MAXIMUM BUILDING HEIGHT (2)	35'	-
MAXIMUM LOT COVERAGE	80%	-



- Notes:**
- 1.) THE RECORD OWNER OF TAX MAP PARCEL 97-2-37 IS:
NEWBURGH AUTO PARK PLACE, LLC
800 AUTO PARK PLACE
NEWBURGH, NY 12550
 - 2.) SUBJECT TO ANY FACTS AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT, MAY REVEAL.
 - 3.) VERTICAL DATUM IS NAVD88.
 - 4.) 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.
 - 5.) SUBJECT TO ANY LANDS WITHIN THE BOUNDS OF UNITY PLACE FOR USE AS A PUBLIC HIGHWAY.
 - 6.) LIMITS OF UNITED STATES ARMY CORPS OF ENGINEERS (FEDERAL) WETLANDS ARE SHOWN BASED UPON A FIELD DELINEATION COMPLETED BY JAMES BATES, CPESC, CPSWAG ON DECEMBER 15, 2016.
 - 7.) THE TOTAL AREA OF THE SUBJECT PARCEL IS 8.47 ACRES OR 369,046 SQUARE FEET.

Legend

- PROPERTY LINE & CORNER
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"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACINGS OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

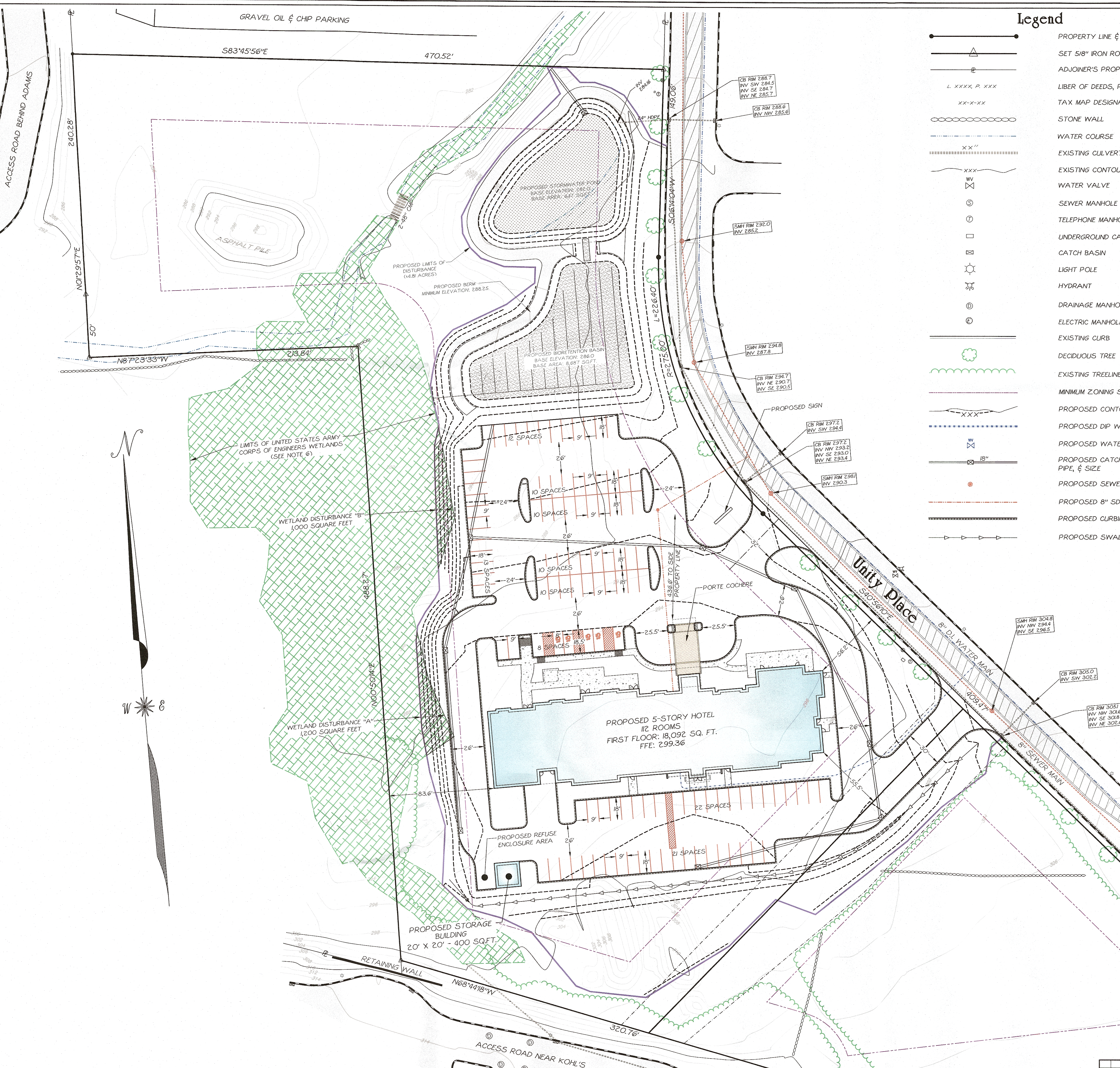
NO.	DATE	REVISION	BY

WILLIAM G. NORTON, L.S. #49480
LAWRENCE MARSHALL, P.E. #087107

Survey & Subdivision
for lands of
Newburgh Auto Park, LLC

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 MNM@MNMTM.CO

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1724, BLOCK 180
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 2016 DEC 29 SHEET
DRAFTED BY: WGN 111
PROJECT: 4015



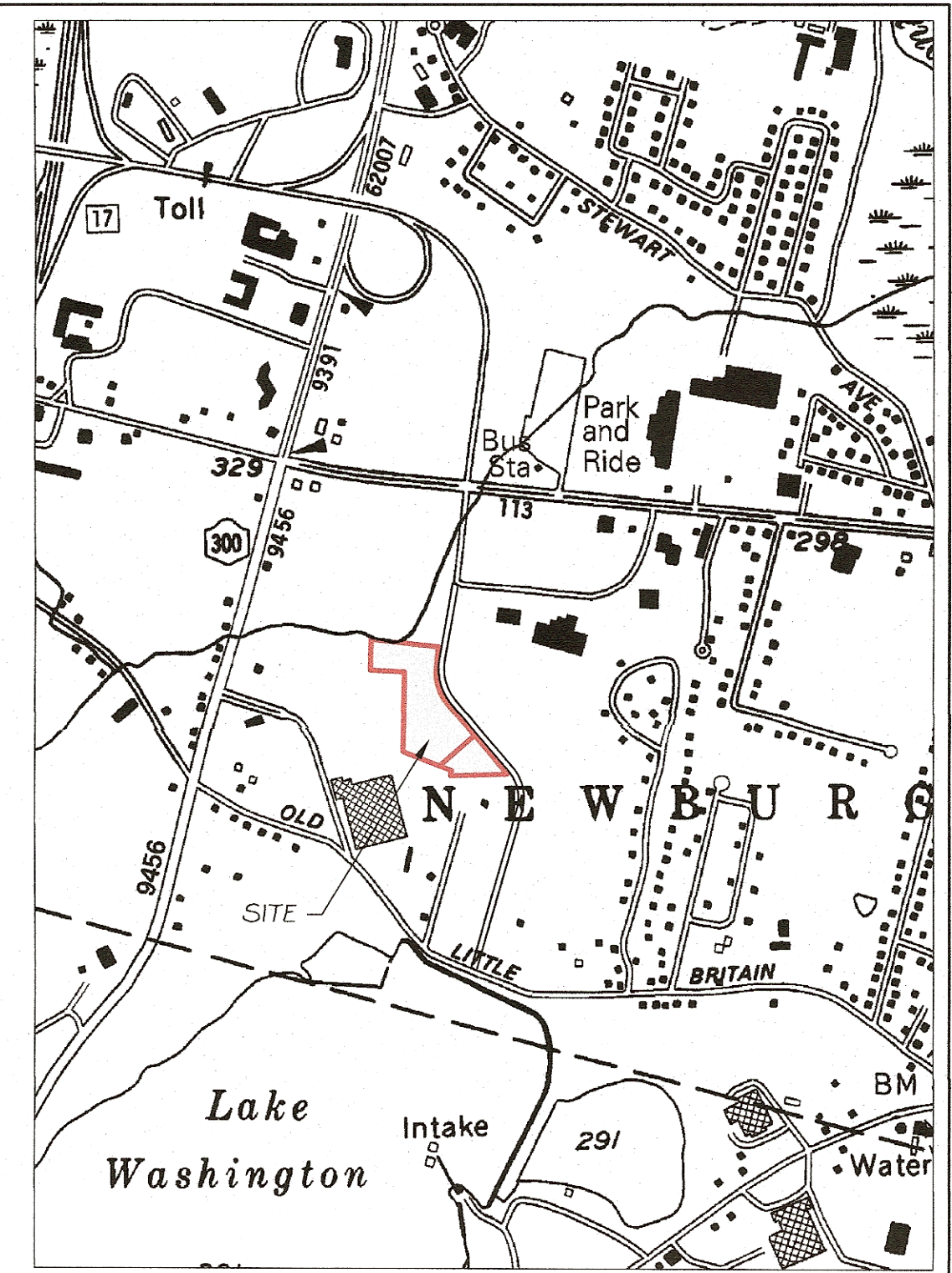
Legend

- PROPERTY LINE & CORNER
- ▲— SET 5/8" IRON ROD
- |— ADJOINER'S PROPERTY LINE
- L XXXX P XXX LIBER OF DEEDS, PAGE
- XX-X-XX TAX MAP DESIGNATION
- STONE WALL
- WATER COURSE
- XX" EXISTING CULVERT & SIZE
- XXX EXISTING CONTOUR LINE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- UNDERGROUND CABLE BOX
- CATCH BASIN
- LIGHT POLE
- HYDRANT
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- EXISTING CURB
- DECIDUOUS TREE
- EXISTING TREELINE
- MINIMUM ZONING SETBACK LINE
- PROPOSED CONTOUR LINE
- PROPOSED DIP WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED CATCH BASIN, HDPE PIPE, & SIZE
- PROPOSED SEWER CLEANOUT
- PROPOSED 8" SDR35 SEWER SERVICE
- PROPOSED CURBING
- PROPOSED SWALE

Zoning Legend: IB

MINIMUM LOT AREA	REQUIRED 5 ACRES	PROVIDED 6.43 AC.
MINIMUM LOT WIDTH	200'	639'
MINIMUM LOT DEPTH	200'	416'
MINIMUM FRONTAGE	—	—
MINIMUM FRONT SETBACK	50'	56.2'
MINIMUM REAR SETBACK	60'	83.6'
MINIMUM SIDE SETBACK (ONE)	50'	55.5'
MINIMUM SIDE SETBACK (BOTH)	100'	49.2'
MAXIMUM DWELLING UNITS PER ACRE (1)	168,000 SF	271,691 SF
LOT BUILDING COVERAGE	25%	17.5%
MAXIMUM BUILDING HEIGHT (2)	50'	69'-4"
MAXIMUM LOT COVERAGE	60%	130.0%

(1) MINIMUM 1,500 SQUARE FEET OF LOT AREA PER GUEST ROOM 12 GUEST ROOMS X 1,500 SQUARE FEET = 18,000 SQUARE FEET
 (2) TOTAL SITE AREA IS EQUIVALENT TO TOTAL PARCEL AREA LESS RESTAURANT, CONFERENCE AND BANQUET FACILITIES (18,200 SQUARE FEET)
 (3) 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



Location Map
SCALE: 1" = 1,000'

Survey Notes:

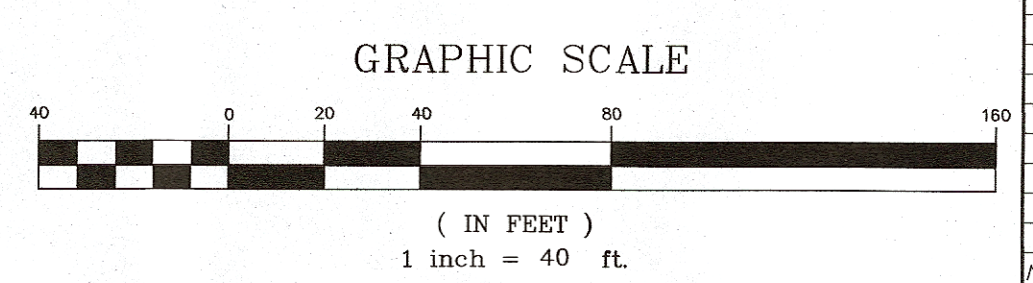
- THE RECORD OWNER OF TAX MAP PARCEL 97-2-37 IS: NEWBURGH AUTO PARK PLACE, LLC, 800 AUTO PARK PLACE NEWBURGH, NY 12550
- SUBJECT TO ANY FACTS AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT, MAY REVEAL.
- VERTICAL DATUM IS NAVD88.
- SUBJECT TO ALL NOTE AND DETAILS PERTAINING TO LOT A3 OF A MAP ENTITLED "SUBDIVISION AND LOT LINE CHANGE, PROPOSED LOTS FOR WEBB, YLI, 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, CPSWQ 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, 1600 CENTRAL AVE. ALBANY, NY 12205-2404
- THE CUSTOMER PARKING AND ACCESS AISLES ENCOMPASS APPROXIMATELY 42,710 SQUARE FEET OF THE PROJECT SITE. WITHIN THE PARKING AREA, THERE ARE TEN (10) LANDSCAPED ISLANDS, REPRESENTING A TOTAL AREA OF 2,292 SQUARE FEET. THE LANDSCAPED AREAS WITHIN THE PARKING LOT ENCOMPASSES 5.3% OF THE CUSTOMER PARKING AREA.
- THE TOTAL NUMBER OF PARKING SPACES PROPOSED ON THE SITE IS 116, INCLUDING 5 ACCESSIBLE PARKING SPACES.
- THE WETLAND DISTURBANCES (A & B) TOTAL 2,200 SQUARE FEET. PRIOR TO MAKING ANY DISTURBANCE OF THIS AREA A PRE-CONSTRUCTION NOTIFICATION (PCND) MUST BE FILED WITH THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE APPROPRIATE PERMITS AND/OR PERMISSIONS SHALL BE OBTAINED.

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	116	116
TOTAL			116	116



NO.	DATE	REVISION	BY

TOWN OF NEWBURGH PROJECT #2016-21

Site Plan for RAM Hotels, Inc.

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1724, BLOCK 1810
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017 SHEET
DRAFTED BY: LJM 119
PROJECT: 4016

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

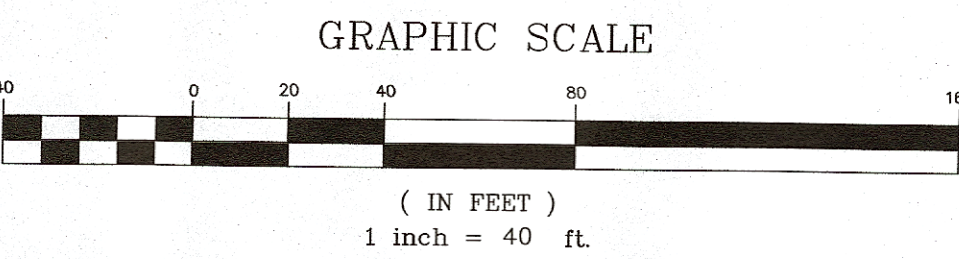
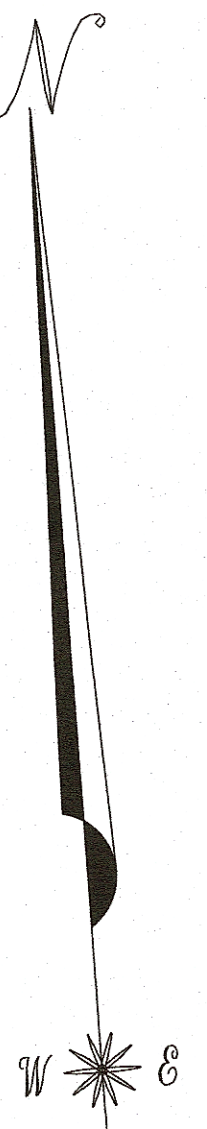
LAWRENCE MARSHALL, PE #087107

FEB 7 2017



Legend

- PROPERTY LINE & CORNER
- SET 5/8" IRON ROD
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- 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



NO.	DATE	REVISION	BY

Existing Conditions Plan
for
RAM Hotels, Inc.

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

TOWN OF NEWBURGH PROJECT #2016-21

RECORD OWNER:
NEWBURGH ALTO PARK, LLC

TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37

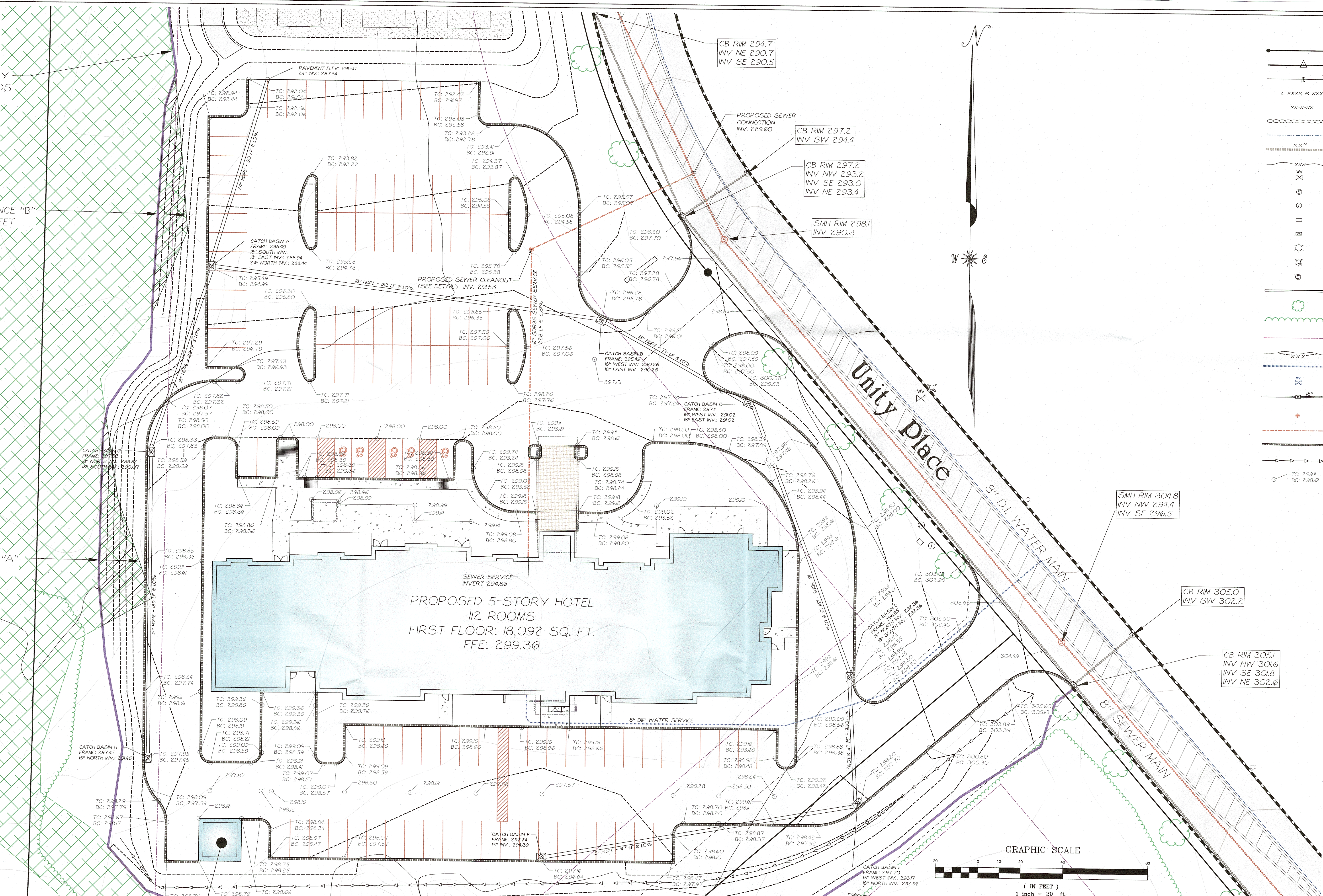
DEED REFERENCE:
LIBER 1724, BLOCK 1610

TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

DATE: 4 FEB 2017 SHEET
DRAFTED BY: LJM
PROJECT: 4015

Legend

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

TOWN OF NEWBURGH PROJECT #2016-21

Grading Plan - South
for
RAM Hotels

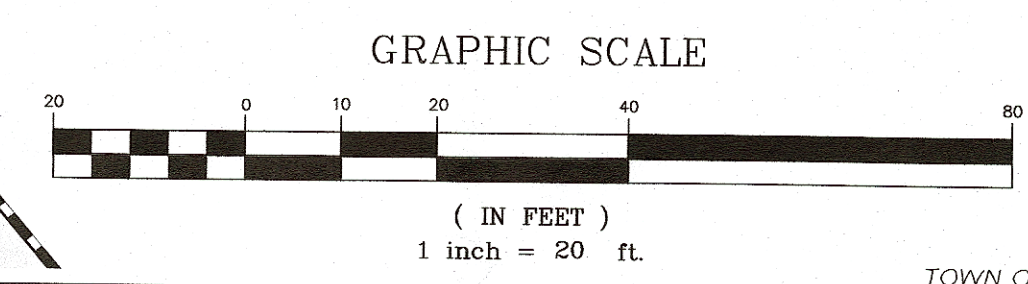
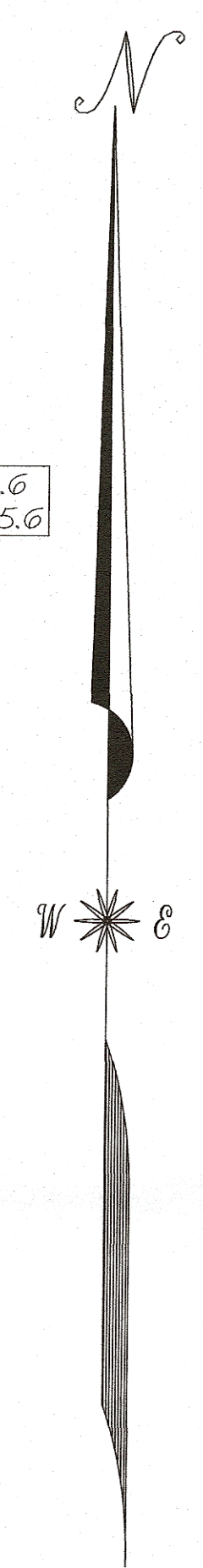
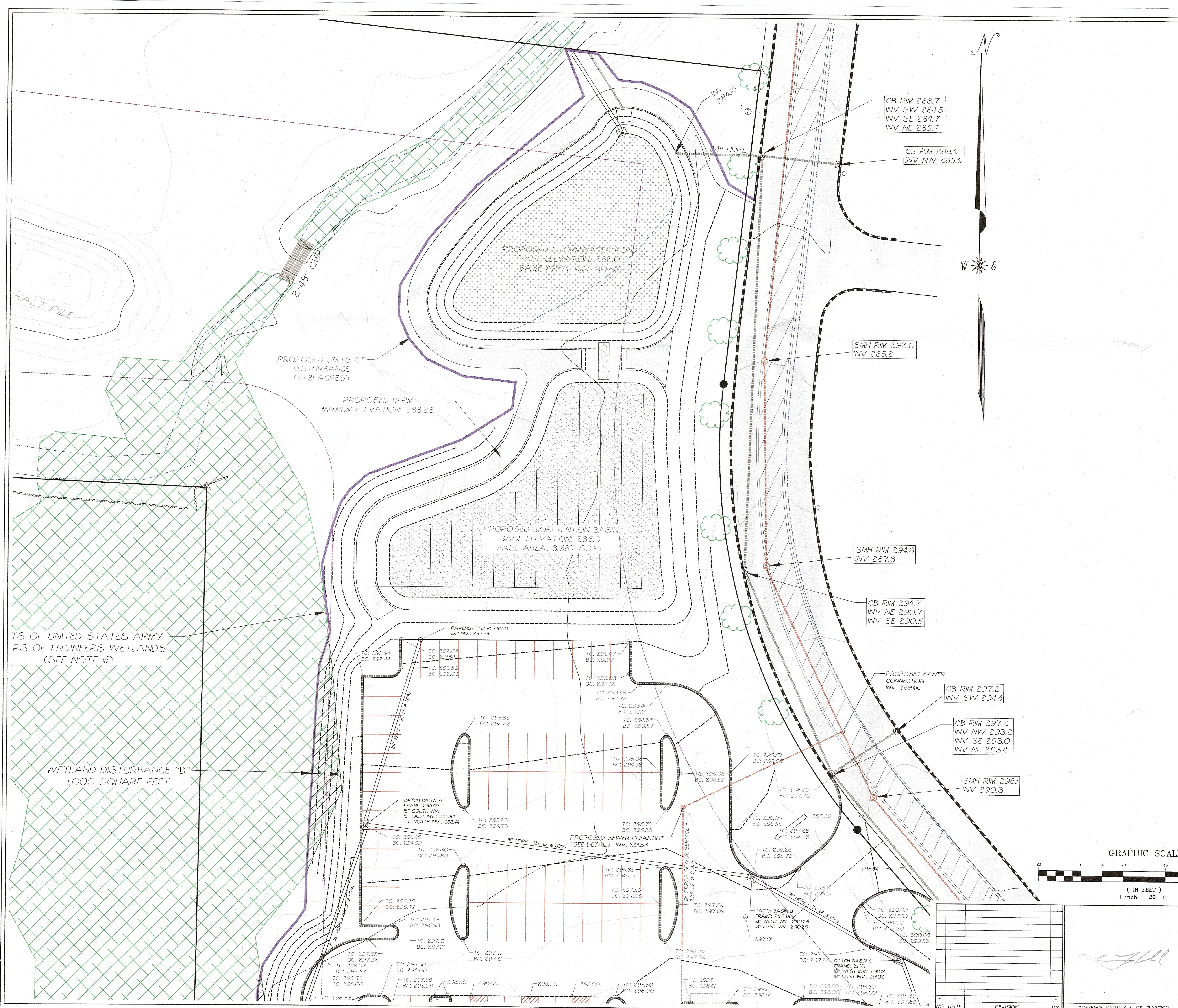
RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1724, BLOCK 180
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: _____ SHEET
DRAFTED BY: _____ 3 / 9
PROJECT: _____

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 #08707

Legend

- PROPERTY LINE & CORNER
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NO.	DATE	REVISION	BY

TOWN OF NEWBURGH PROJECT #2016-21

Grading Plan - North for RAM Hotels

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING

PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845) 744-3600 F: (845) 744-3805 MNTM@MNTM.CO

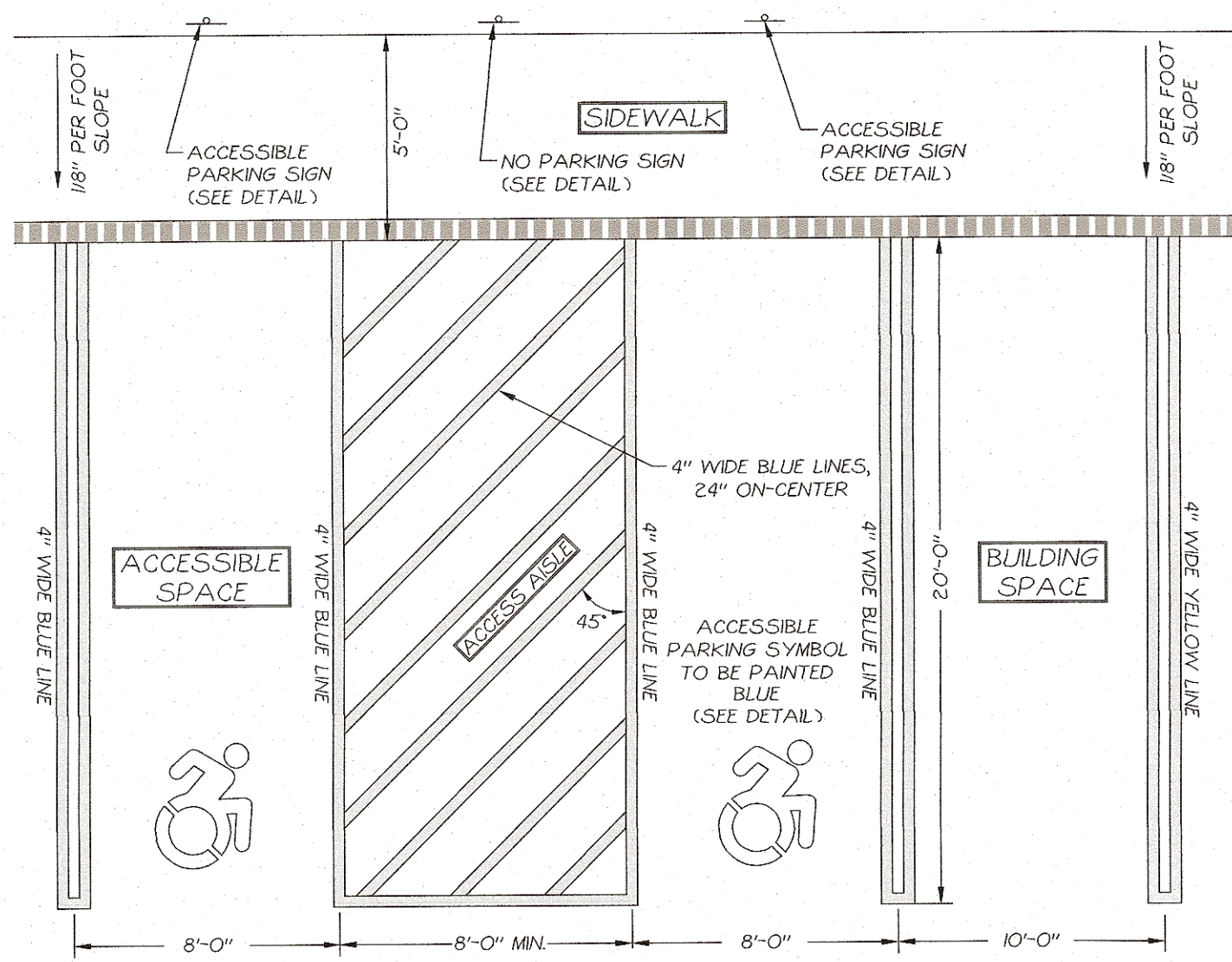
RECORD OWNER:
NEWBURGH AUTO PARK, LLC

TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37

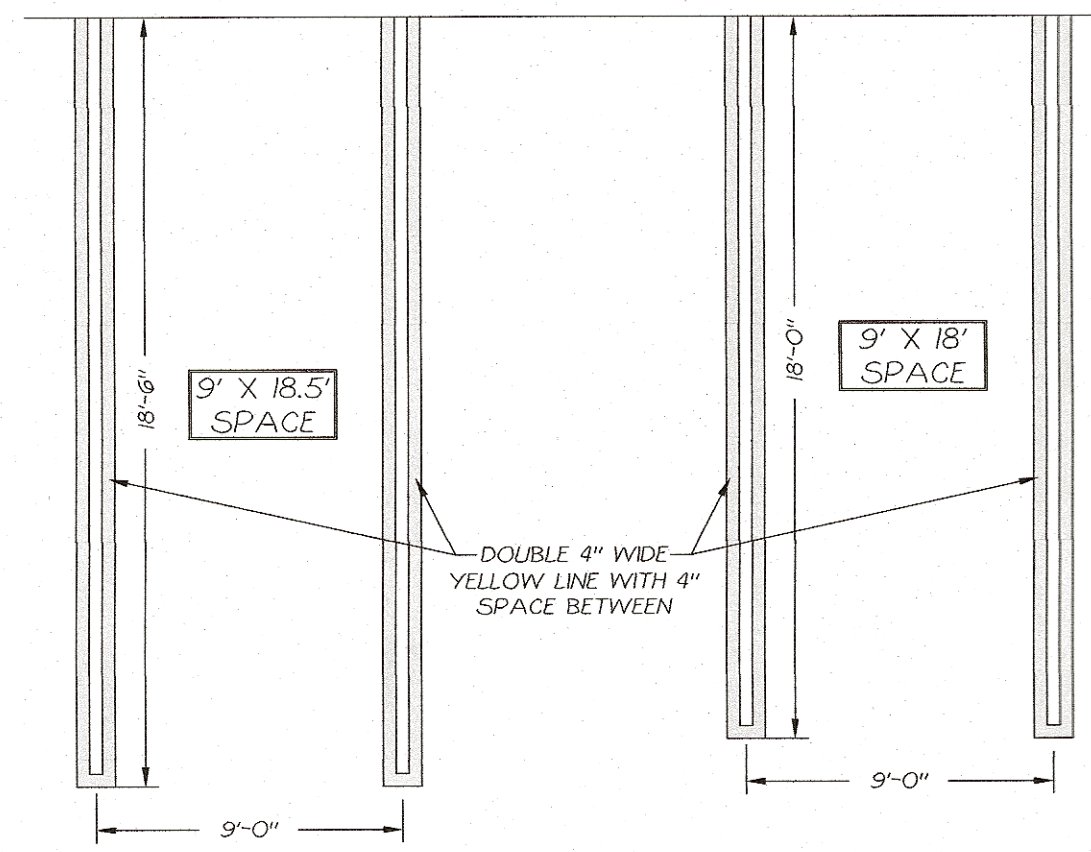
DEED REFERENCE:
LIBER 1724, BLOCK 160

TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

DATE: _____ SHEET
DRAFTED BY: _____ 419
PROJECT: _____

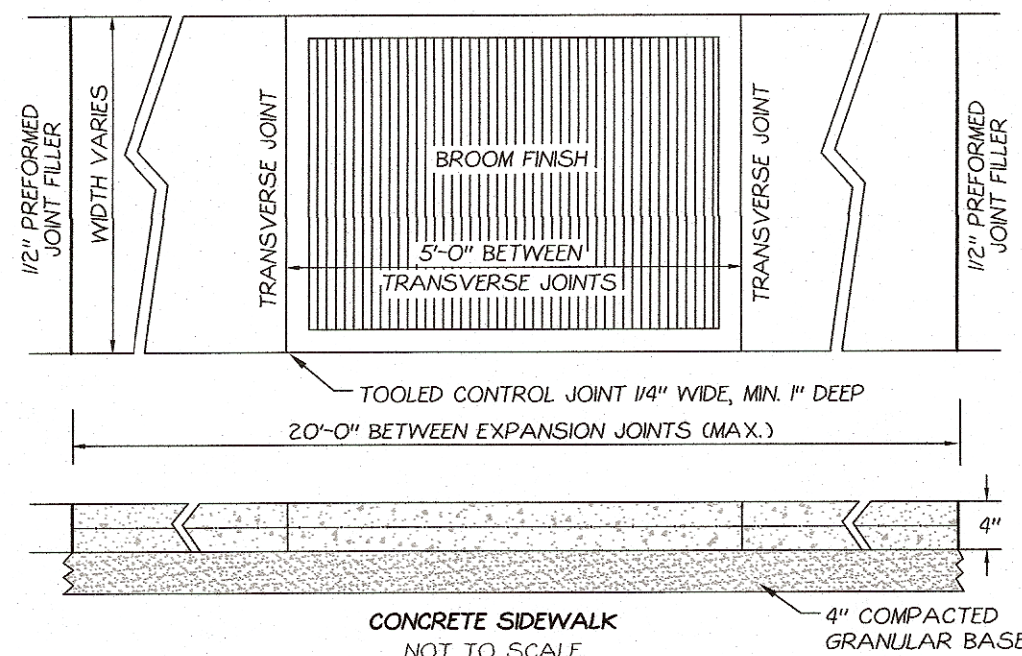


- NOTES:**
- 1) ALL ACCESSIBLE RAMP AND ACCESS AISLES SHALL MEET ALL CURRENT CODES AND ADAAG REGULATIONS.
 - 2) PROPOSED ACCESS RAMP SHALL CONSIST OF COLORED TOOLEDISSEPERATE SLIP RESISTANT SURFACING AND/OR TACTILE WARNING DEVICE AS REQUIRED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES 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 B55300
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, "HC" BLUE
 - 4) STANDARD PARKING SPACES VARY IN SIZE. STANDARD SPACES ALONG FRONT OF BUILDING ARE 9' X 18.5' SPACES (EXCEPT ACCESSIBLE SPACES AND AISLE). ALL OTHER SPACES ARE 9' X 18' SPACES.

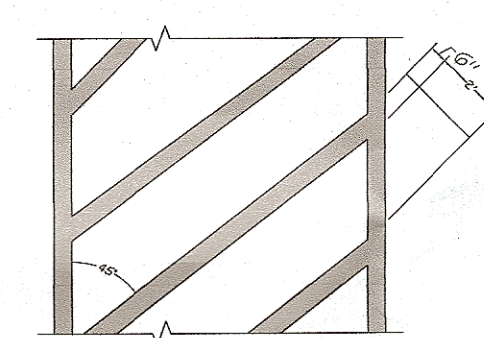


- NOTES:**
- 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494

Parking Space Striping Detail

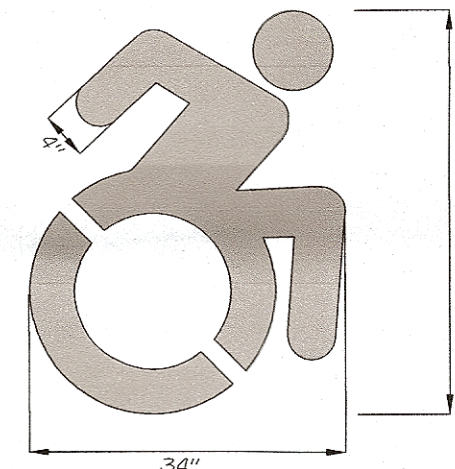


Sidewalk Detail

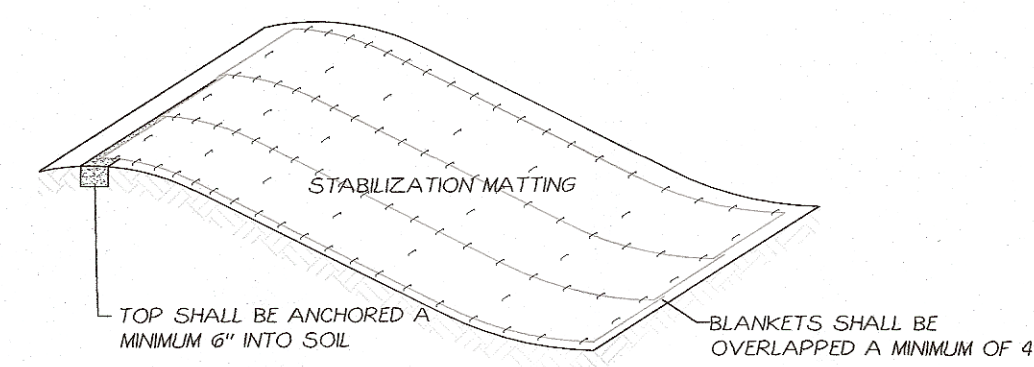


- NOTES:**
- 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
PARKING LOT STRIPING: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494

Island Striping Detail

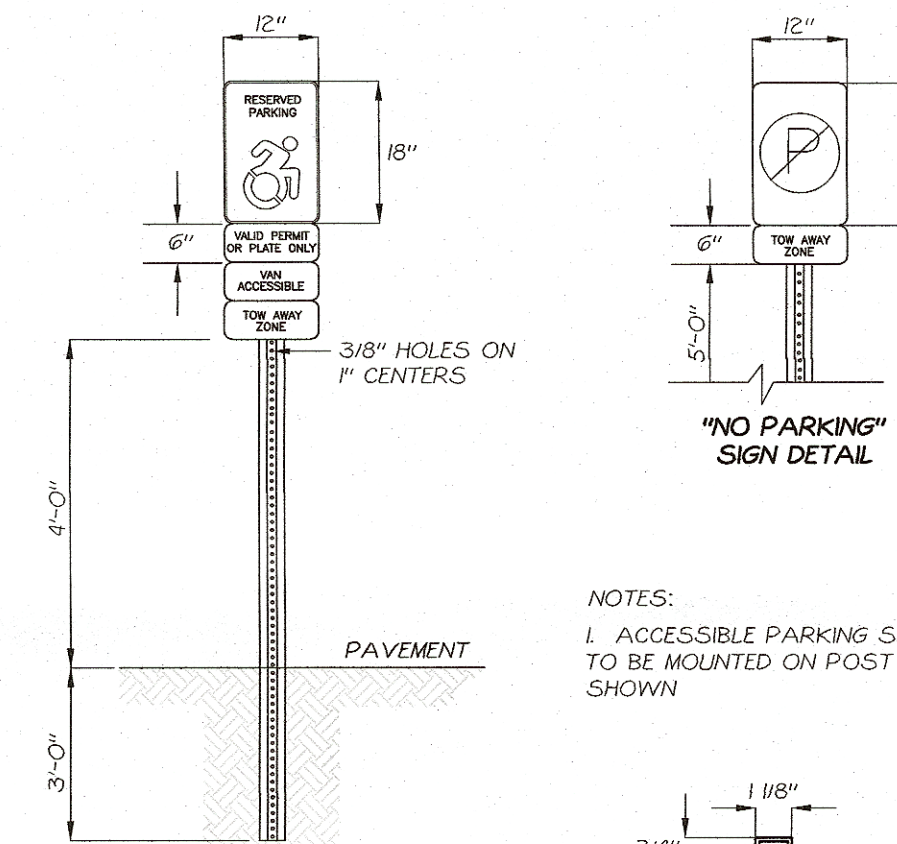


Accessible Parking Symbol



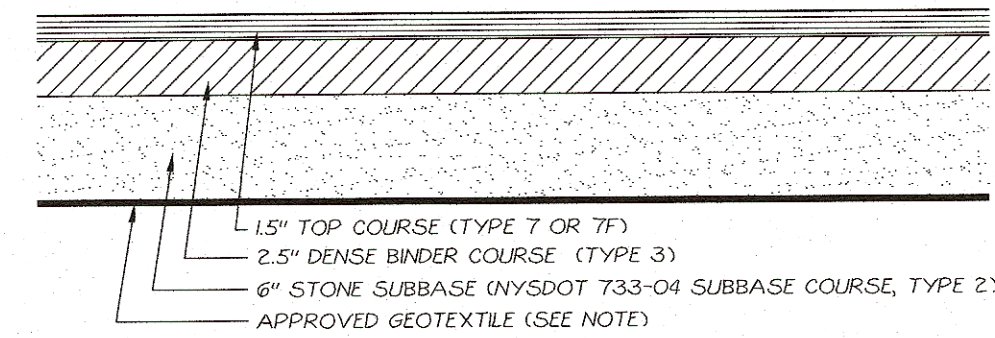
- NOTES:**
- 1) BIODEGRADABLE MATTING SHALL CONSIST OF THE FOLLOWING:
"NORTH AMERICAN GREEN" - C350 COMPOSITE TURF REINFORCEMENT MAT
"VERDYOL" - ERO-MAT V755 (S.D.) SINGLE NET STRAIN BLANKET
 - 2) MATTING SHALL BE STAPLED WITH 6" WIRE STAPLES ALONG ALL SEAMS (2' ON CENTER) AND EVERY 3' ON CENTER WITHIN THE BLANKET.
 - 3) ALL SLOPES SHALL BE SEEDED WITH WEDFLOWER 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

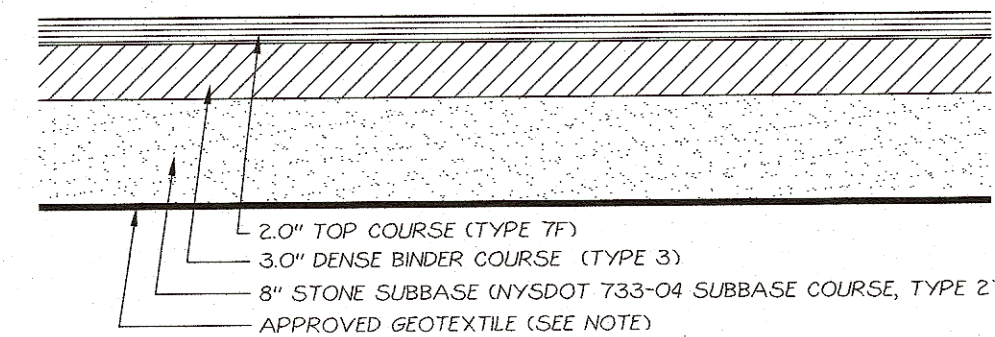


- NOTES:**
- 1) ACCESSIBLE PARKING SIGN TO BE MOUNTED ON POST AS SHOWN

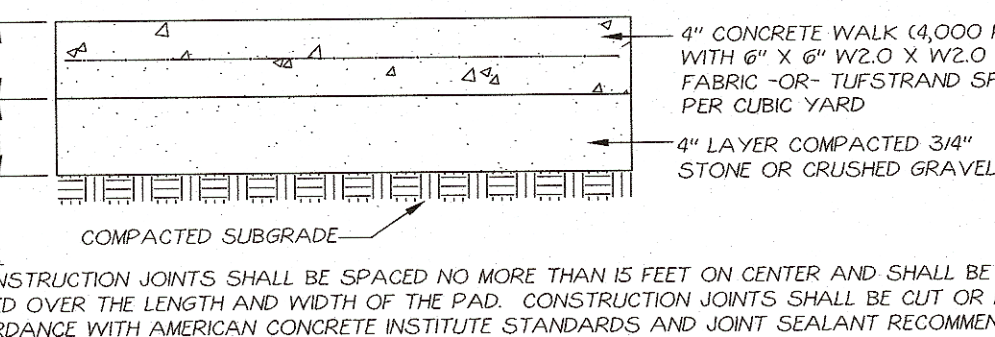
Sign Details



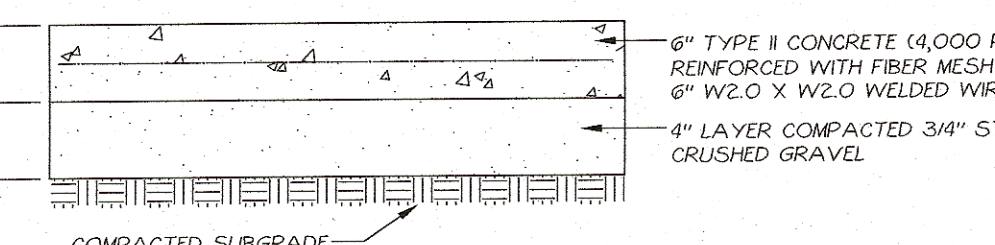
Standard Asphalt Pavement Section



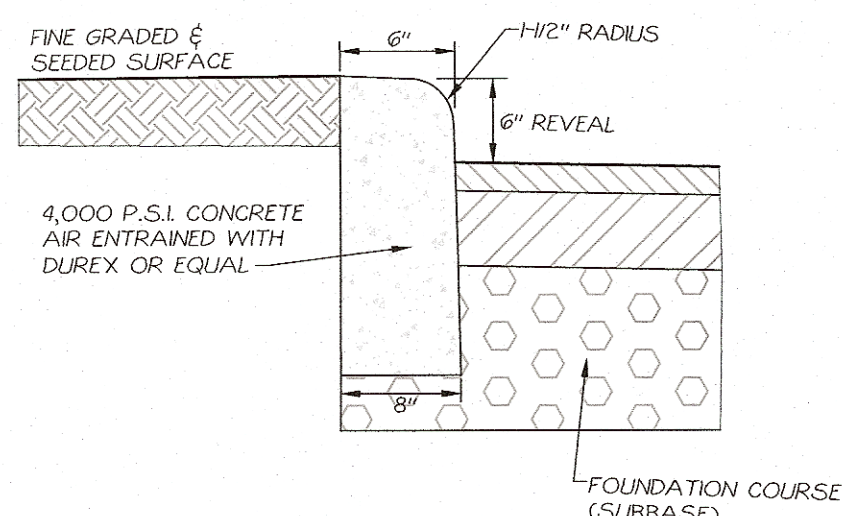
Heavy Duty Asphalt Pavement Section



Standard Concrete Pavement Detail

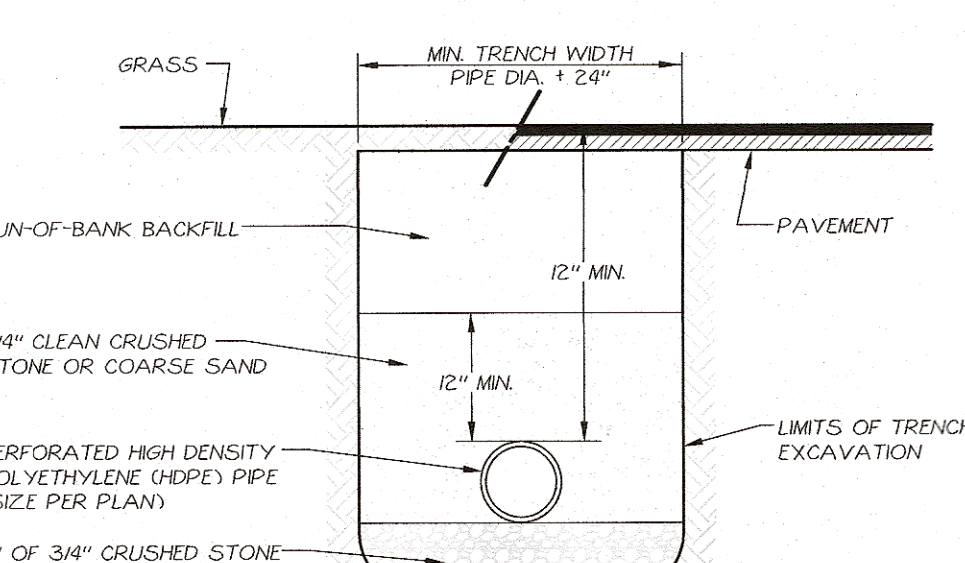


Heavy Duty Concrete Pavement Detail

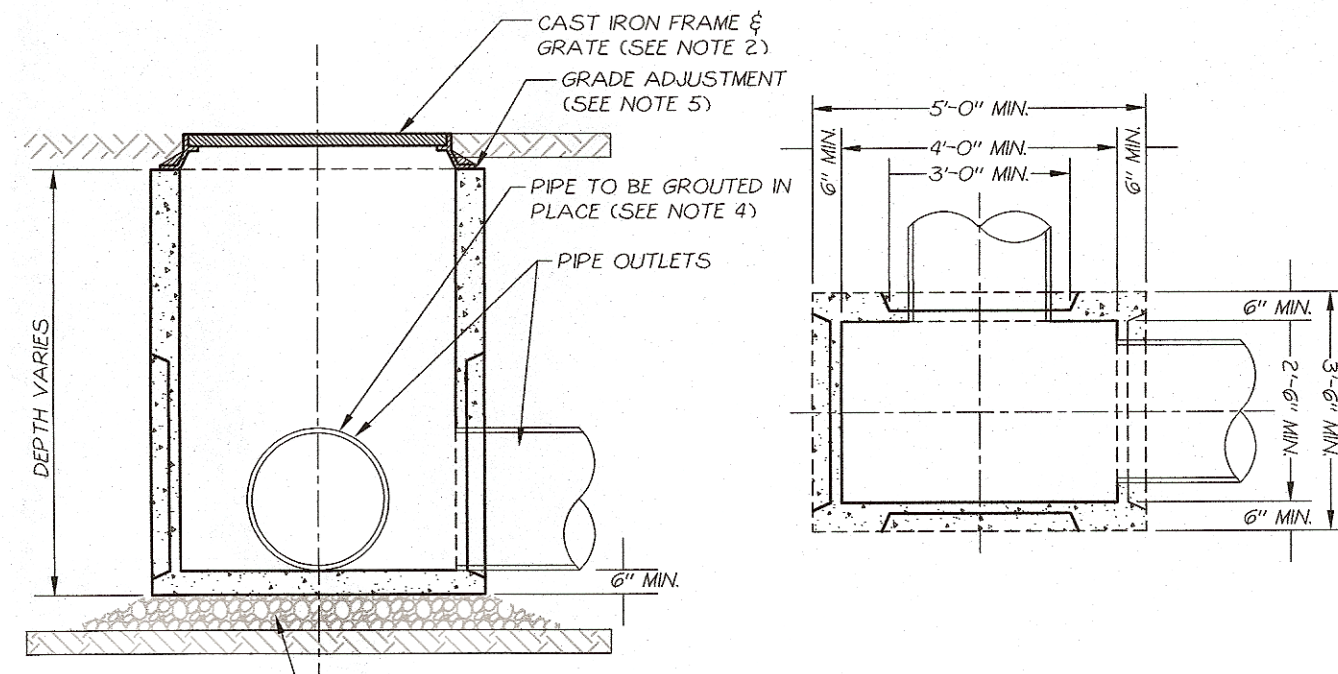


- NOTES:**
- 1) CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE INSTALLED WHERE REQUIRED (AT CURB BOXES, CATCH BASINS, BRIDGES, ETC.). CONTRACTION (CONTROL) JOINTS SHALL BE INSTALLED AT 20' INTERVALS.
 - 2) THIS DETAIL SHALL BE UTILIZED FOR INSTALLATION OF CURBING WITHIN PROJECT SITE (CURBED ISLANDS, ETC.).

Standard Curb Detail

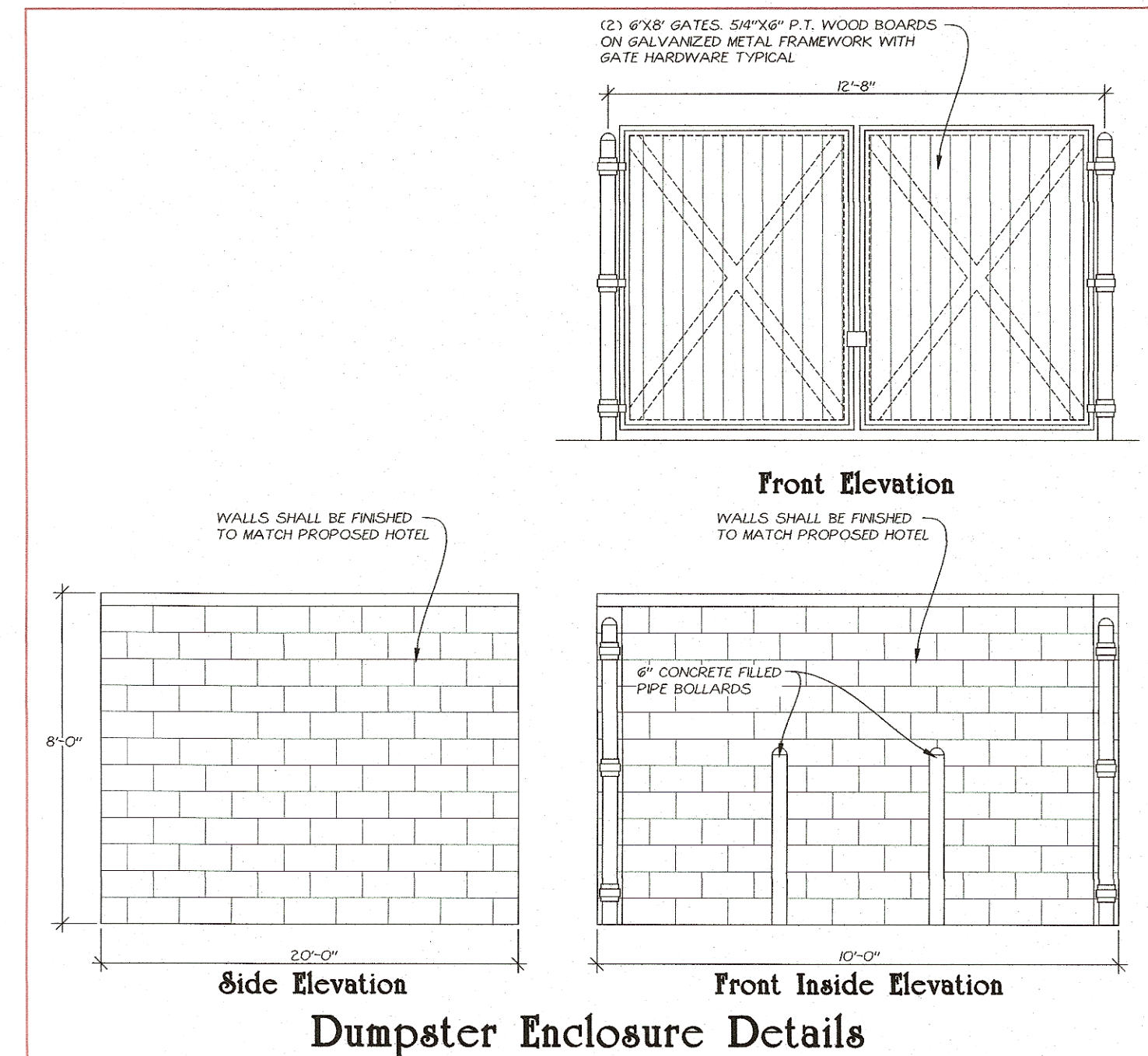


Typical Storm Sewer Trench Detail



- 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 2" DIAMETER OR 2" X 2" 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.

On-site Catch Basin Detail



Dumpster Enclosure Details

NO.	DATE	REVISION	BY

TOWN OF NEWBURGH PROJECT #206-21

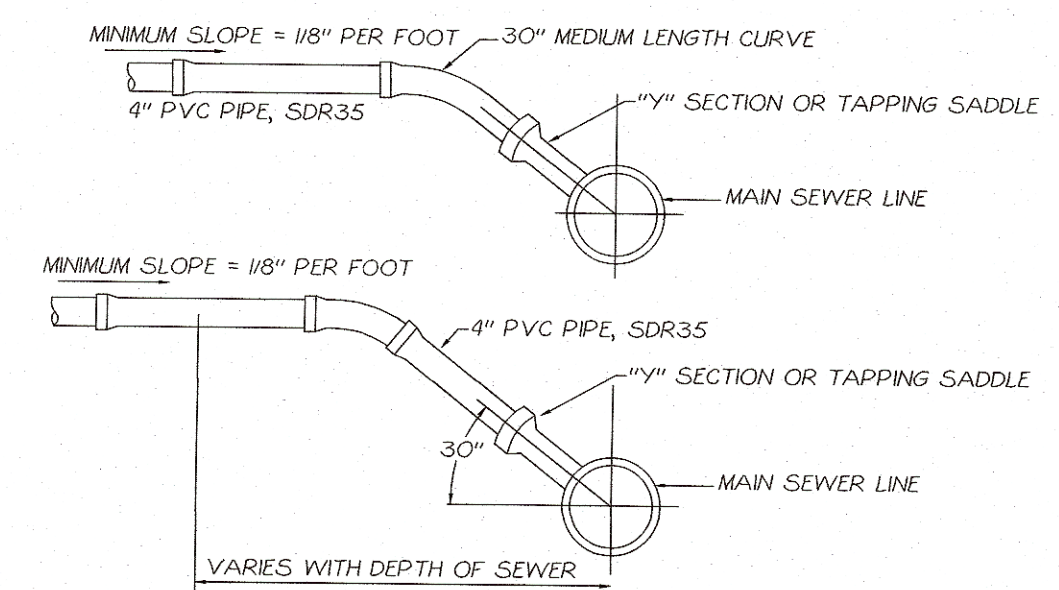
Detail Sheet
for
RAM Hotels, Inc.

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBERTY 24, BLOCK 1610
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

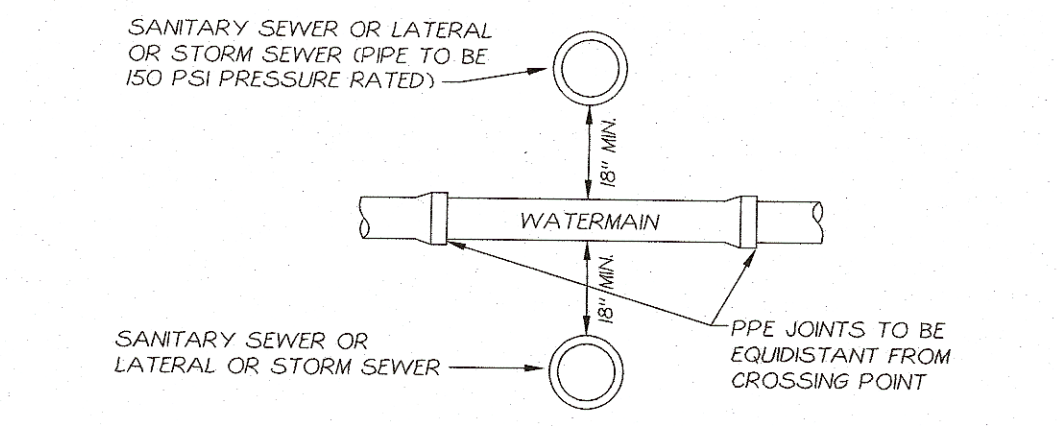
DATE: _____ SHEET
DRAFTED BY: _____ 5 / 9
PROJECT: _____

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

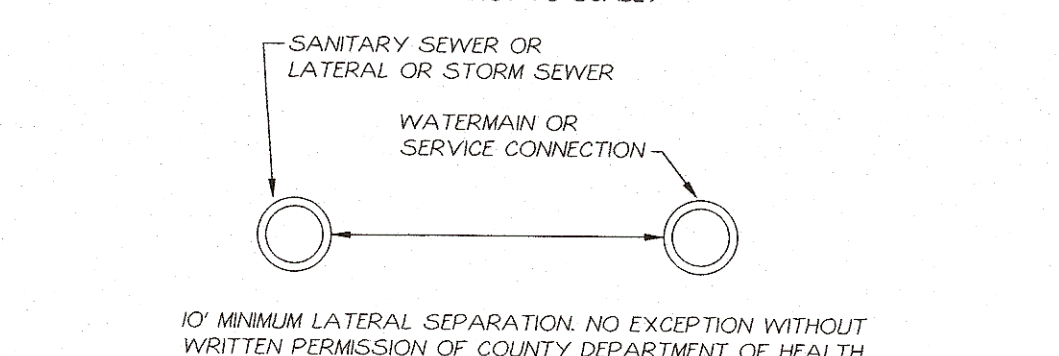
LAWRENCE MARSHALL, PE #087107



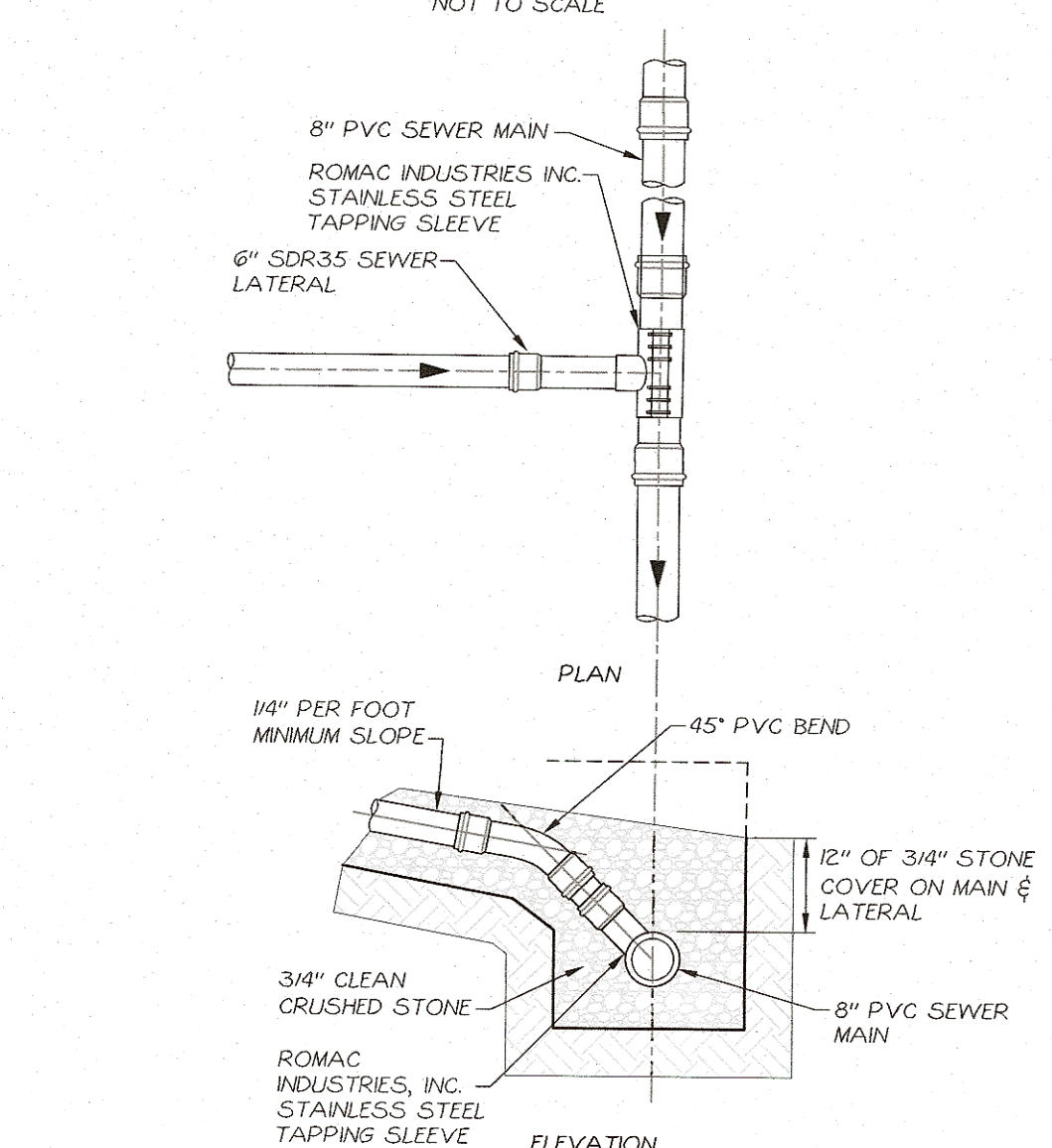
Alternate Lateral Connections



Storm / Sanitary Sewer-Watermain Crossing



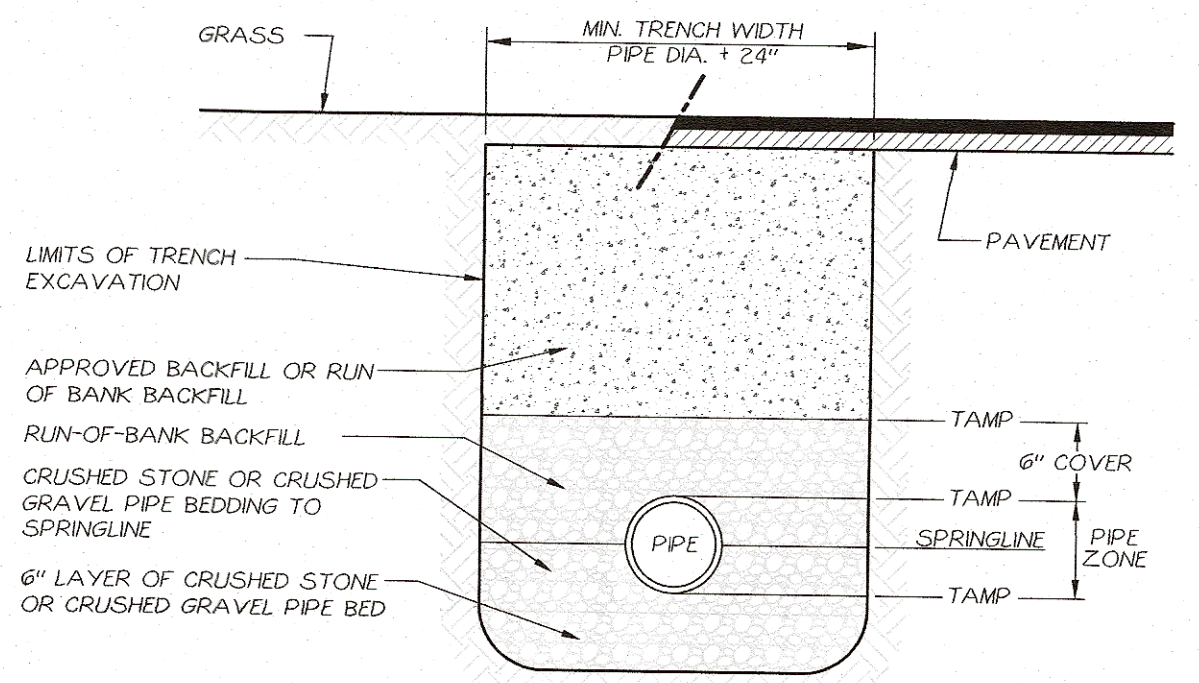
Parallel Sanitary Sewer / Storm Sewer Watermain Installation



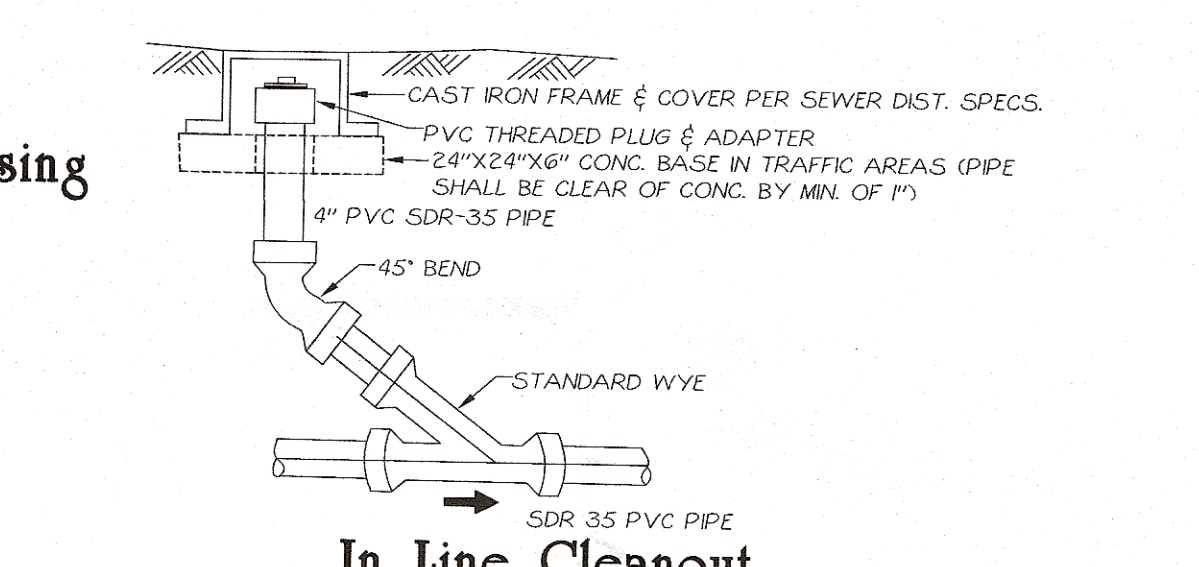
NOTES:
 1) FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN OF NEWBURGH WATER/SEWER SUPERINTENDENT PRIOR TO INSTALLATION.
 2) NEW STAINLESS STEEL TAPPING SLEEVE ON EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, TOWN OF NEWBURGH CODE, AND TEN STATE STANDARDS.

Sanitary Sewer Lateral Tap Detail

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



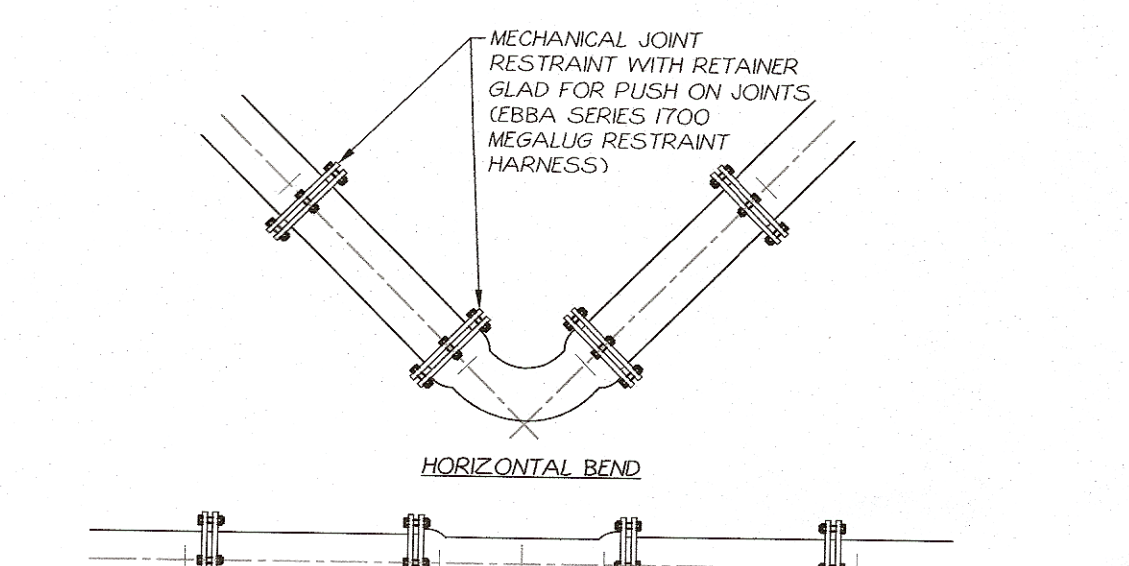
Typical Trench Detail



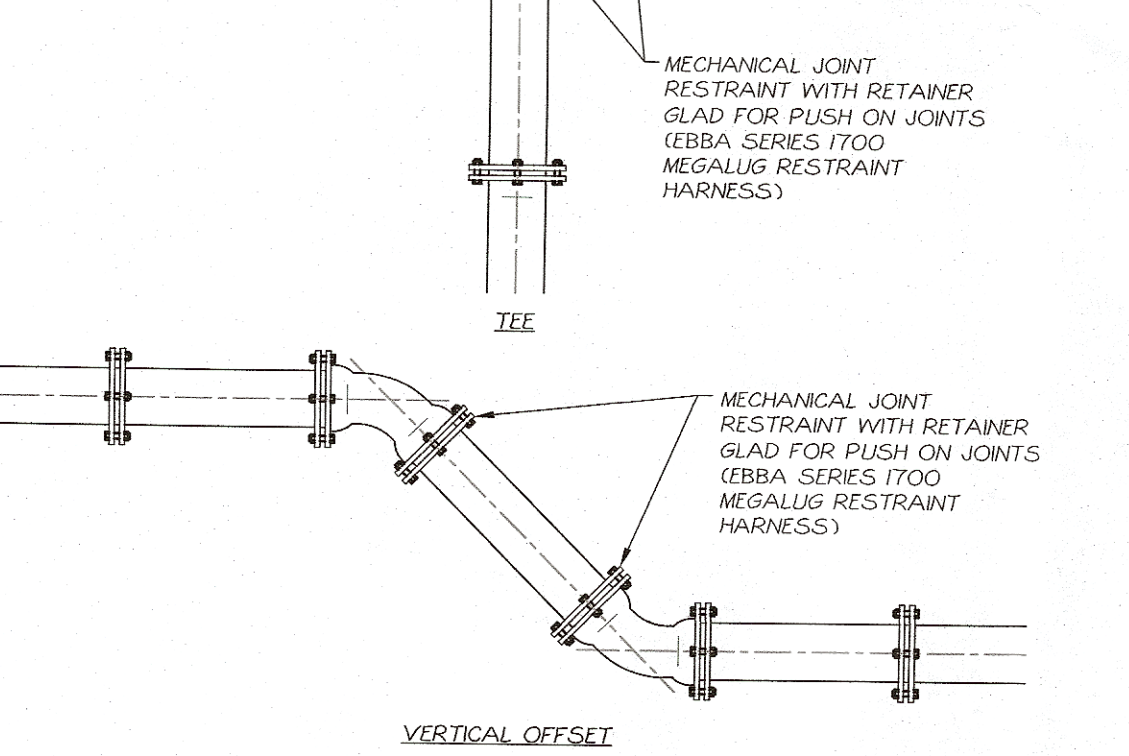
In Line Cleanout

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-322. 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 Main Pipe Thrust Restraint Detail



NOTES:
 1) ALL RESTRAINING GLANDS TO BE IN ACCORDANCE WITH TOWN OF NEWBURGH STANDARDS.
 2) ALL PIPES SHALL BE STANDARD PUSH ON BELL JOINTS.

Water Main Pipe Thrust Restraint Detail

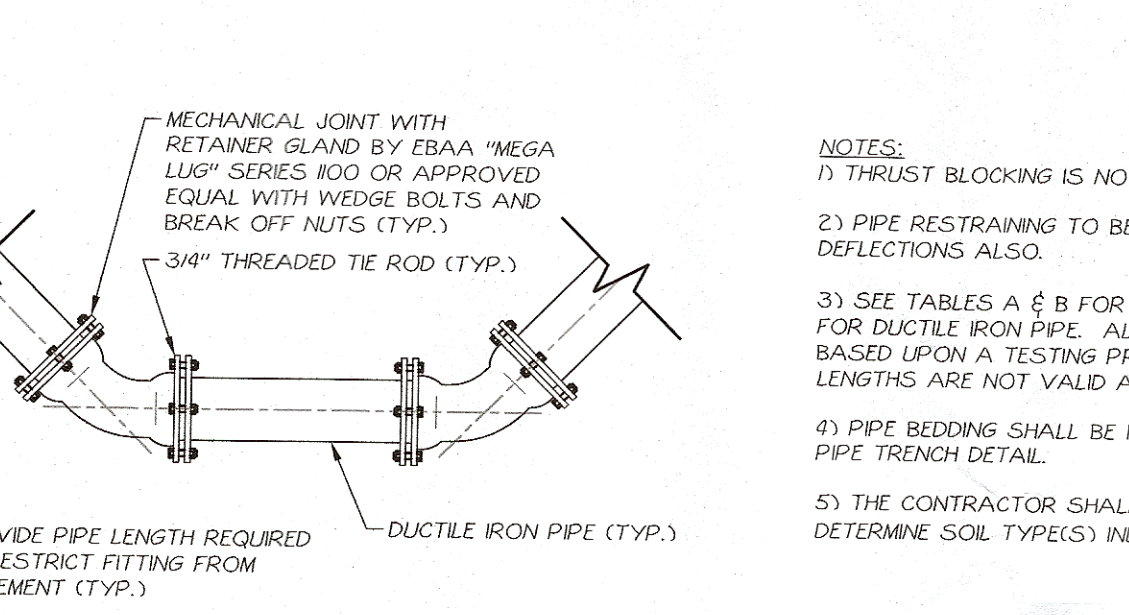


TABLE A - REQUIRED RESTRAINED LENGTH FOR 8" DUCTILE IRON PIPE (ALL VALUES IN FEET UNLESS OTHERWISE NOTED)

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

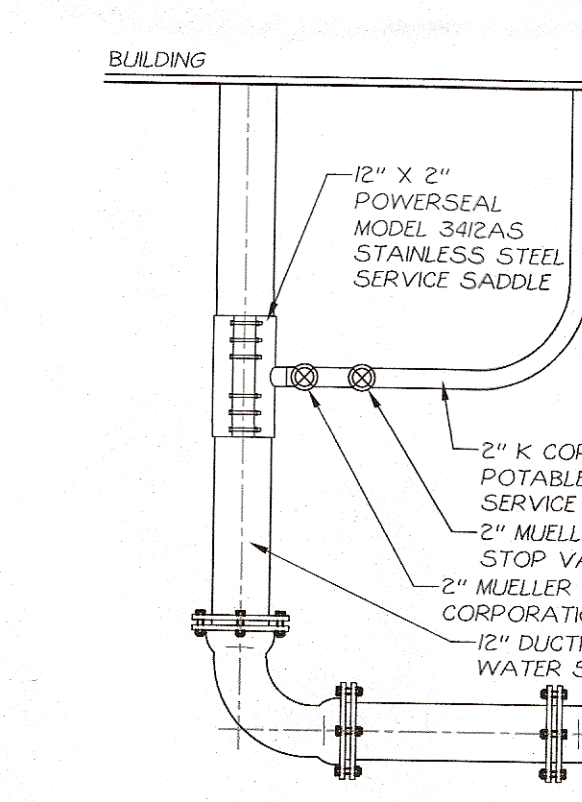
TABLE B - REQUIRED RESTRAINED LENGTH FOR 12" DUCTILE IRON PIPE (ALL VALUES IN FEET UNLESS OTHERWISE NOTED)

PIPE SIZE	45 DEGREE			22.5 DEGREE			8"			TEE (8X12)	TEE (12X8)	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	7	6	15	4	3	8	2	2	4	15	6	27
ML	8	7	16	4	3	8	2	2	4	24	12	38
GC, SC	6	6	14	3	3	7	2	2	4	14	4	27
GM, SM	7	6	14	4	3	7	2	2	4	20	9	34
SW, GW	6	5	11	3	2	6	2	1	3	13	3	27
SP	7	6	14	3	3	7	2	1	4	19	8	33

Water Main Pipe Thrust Restraint Tables

Water System Notes:

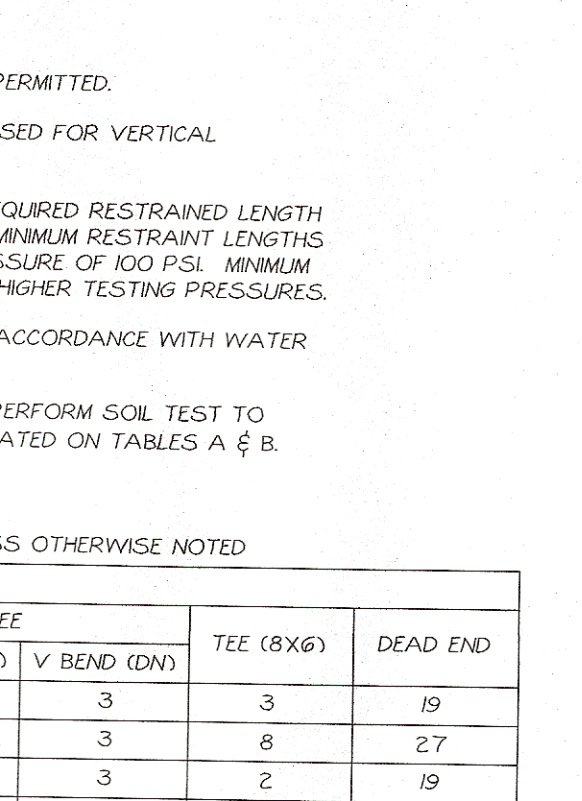
- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSOHD AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSII/AWWA C900/210. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINTS 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 EWVA 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 ANSII/AWWA C900/210 FOR DUCTILE IRON FITTINGS OR ANSII/AWWA C518/215 FOR DUCTILE IRON COMPACT FITTINGS, LATEST REVISION.
- ALL VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSII/AWWA C509 SUCH AS MUELLER MODEL A-2360-E3 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-815 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSII/AWWA C509 SUCH AS MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL HYDRANTS SHALL BE CLOW-EDDY F-2640 CONFORMING TO AWWA STANDARD C-502, LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 5/8 INCH MAIN VALVE OPENING, TWO 2-1/2 INCH DIAMETER HPT HOSE NOZZLES, ONE 4 INCH HPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1 1/2 INCH PENTAGON OPERATING NUT. ALL HYDRANTS SHALL OPEN LEFT (COUNTERCLOCKWISE). 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-502-2N FOR 3/4 AND 1 INCH, MUELLER H-5000N OR B-25000N FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1034N 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.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING, DISINFECTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO PUTTING THE WATER MAIN IN SERVICE SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
- 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

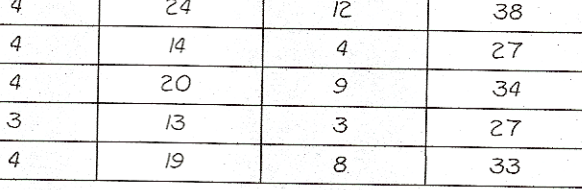
NOTES:
 1) ALL VALVES TO INCLUDE MEGA-LUG RESTRAINED GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN INLINE VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZE 3/4" DIA. GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING.
 2) WATER MAIN VALVES FOR FOUR-INCH THROUGH FORTY-EIGHT-INCH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

Typical Water Valve Detail

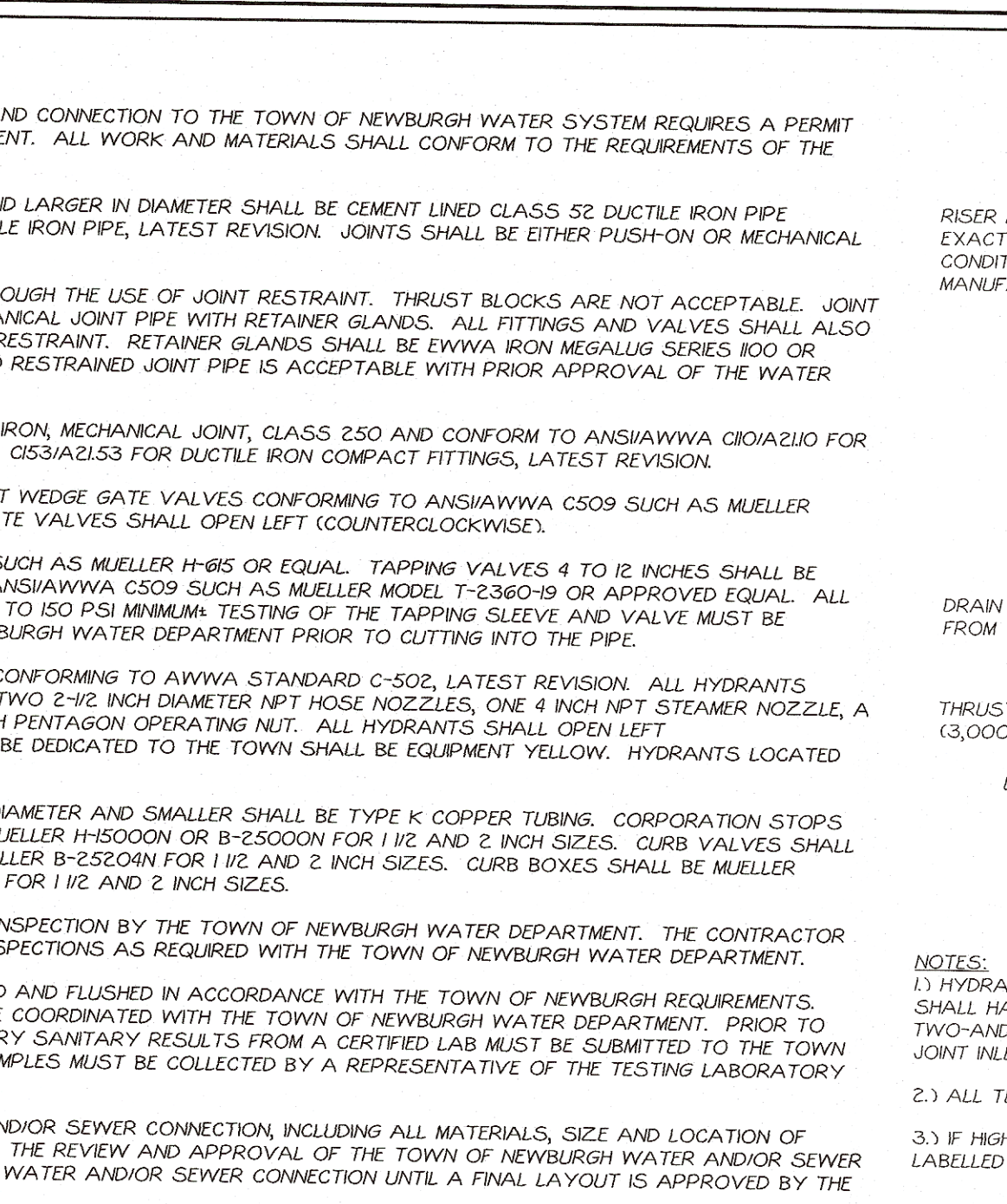


NOTES:
 1) WET TAP TO BE PERFORMED BY CONTRACTOR WITH TOWN ENGINEER ON SITE.
 2) CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT FOR ALL INSTALLATION REQUIREMENTS.
 3) TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (CAST IRON, DUCTILE IRON, A.C.I.) AND OUTSIDE DIAMETERS.
 4) MEGA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

Water Wet Tap Detail

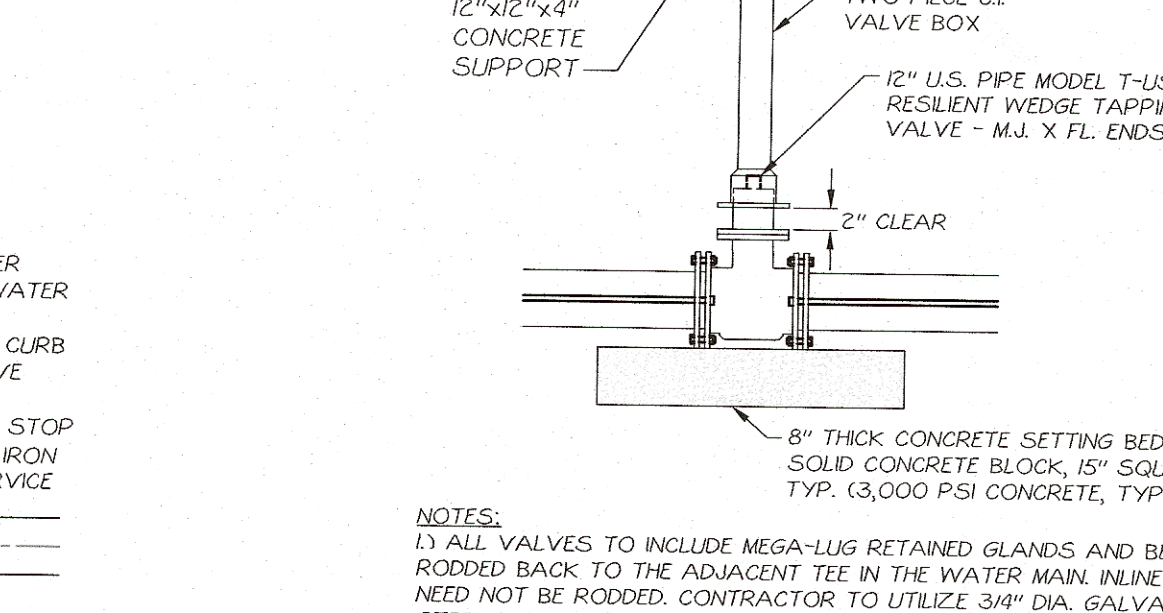


Water Main Pipe Thrust Restraint Tables



Typical Fire Hydrant Assembly Detail

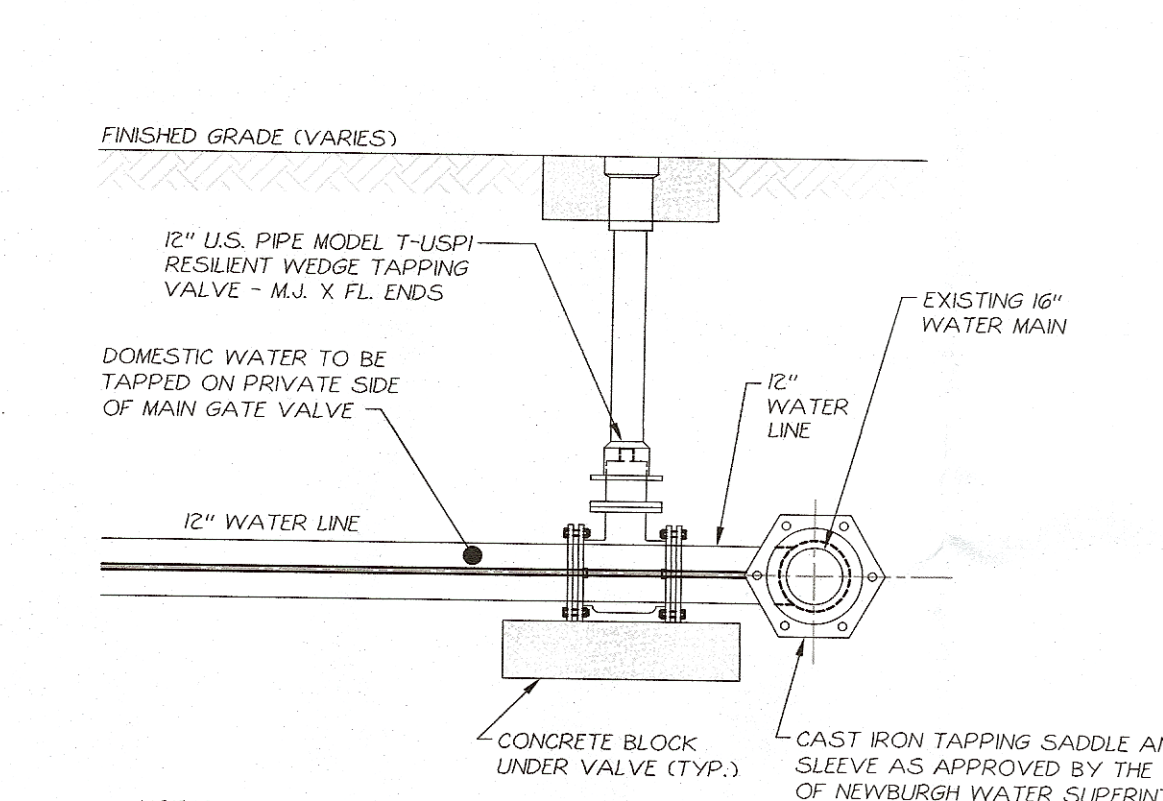
NOTES:
 1) HYDRANTS SHALL BE DRY-BARREL HYDRANTS, TYPE MUELLER SUPER CENTURION, IN ACCORDANCE WITH AWWAC502. HYDRANTS SHALL HAVE A MAIN VALVE SIZE OPENING OF FIVE INCHES NOMINAL, ONE (1) FOUR-AND-A-HALF-INCH NPT PUMPER NOZZLE, TWO (2) TWO-AND-A-HALF-INCH NPT HOSE NOZZLES, A ONE-AND-ONE-HALF-INCH PENTAGON 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 RESTRAINED GLANDS AND RODS.
 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 Water Valve Detail

NOTES:
 1) ALL CORPORATION STOP, CURB STOP, CURB BOX, AND SERVICE LINES SHALL MEET TOWN OF NEWBURGH WATER DEPARTMENT REGULATIONS. SEE WATER SYSTEM NOTES.
 2) POTABLE WATER SERVICE TAP SHALL BE MADE ON PRIVATE SIDE OF MAIN SHUT-OFF.

Water Service Detail

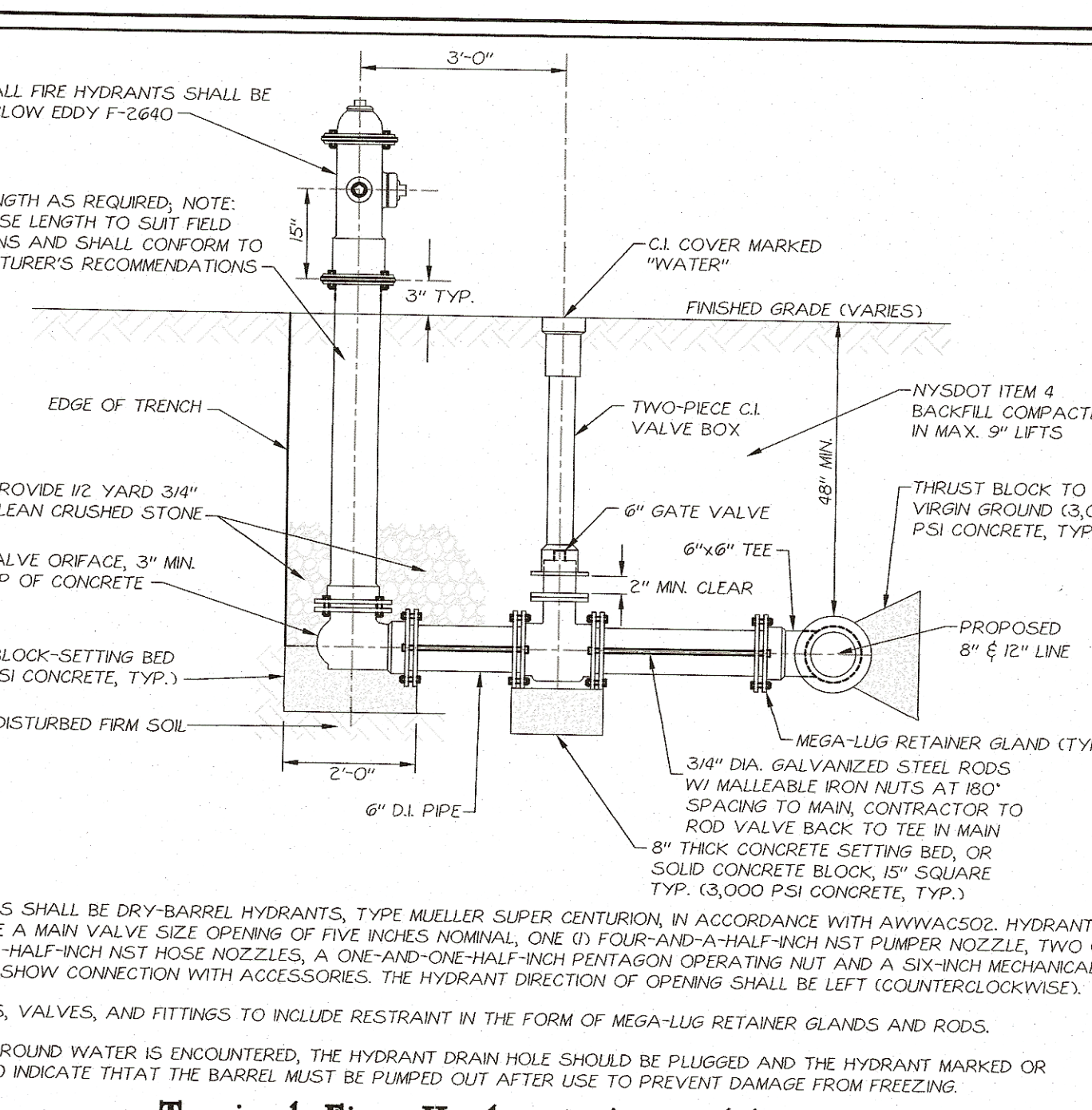


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 2) IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEEDED AND MULCHED WITH SEED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.
 3) IN PAVED AREAS, THE EXISTING PAVEMENT SHALL 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 1/2" ASPHALT TOP COURSE.

Typical Water Pipe Bedding Detail

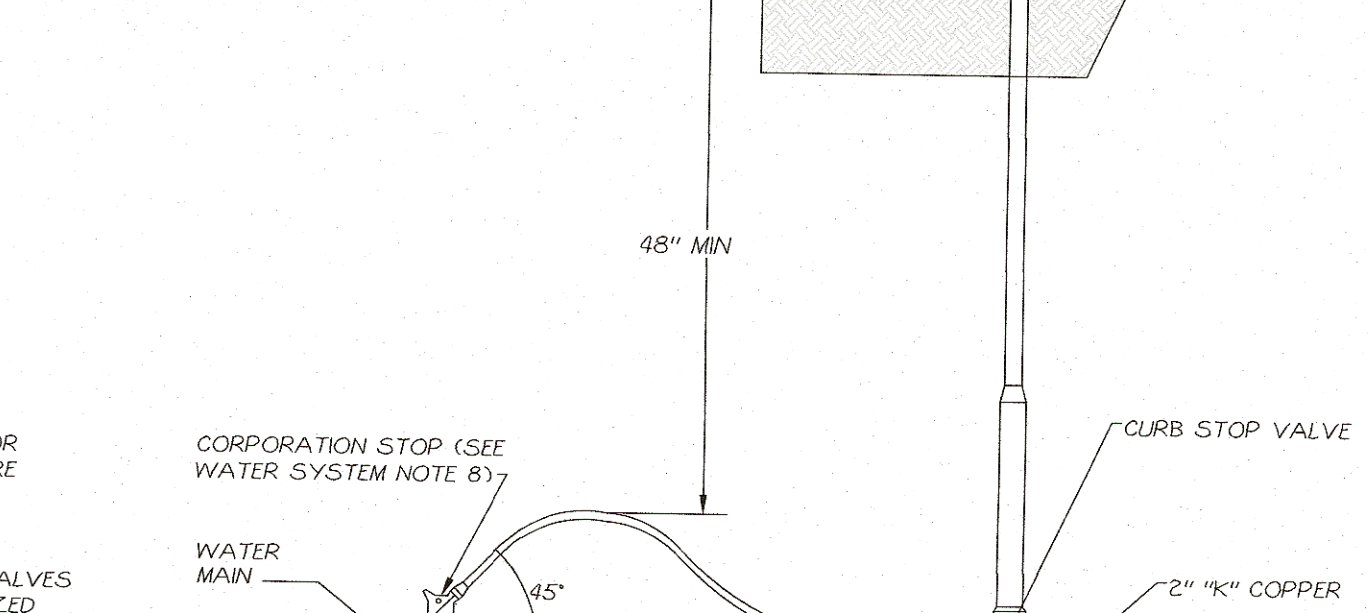


Typical Water Pipe Bedding Detail



Typical Water Pipe Bedding Detail

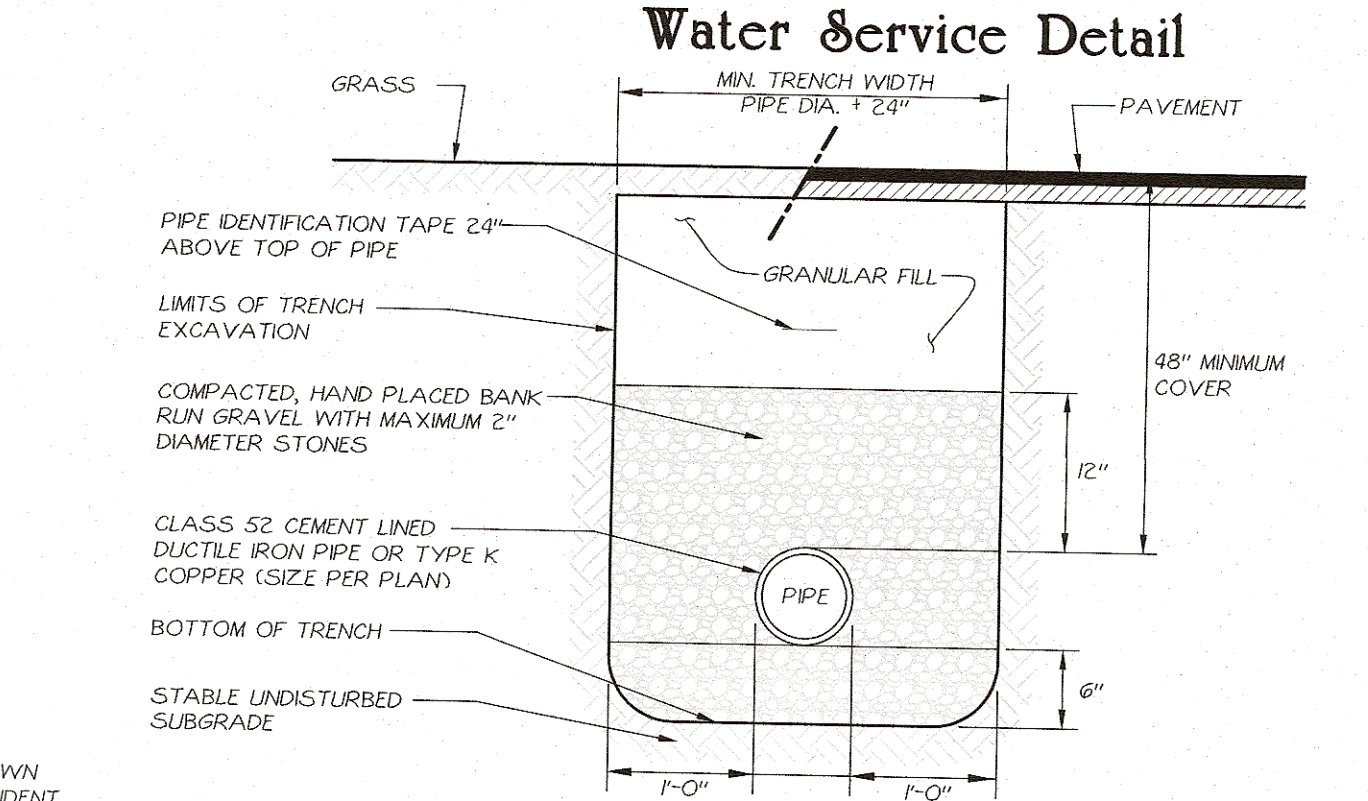
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Typical Water Pipe Bedding Detail

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TOWN OF NEWBURGH PROJECT #2016-21

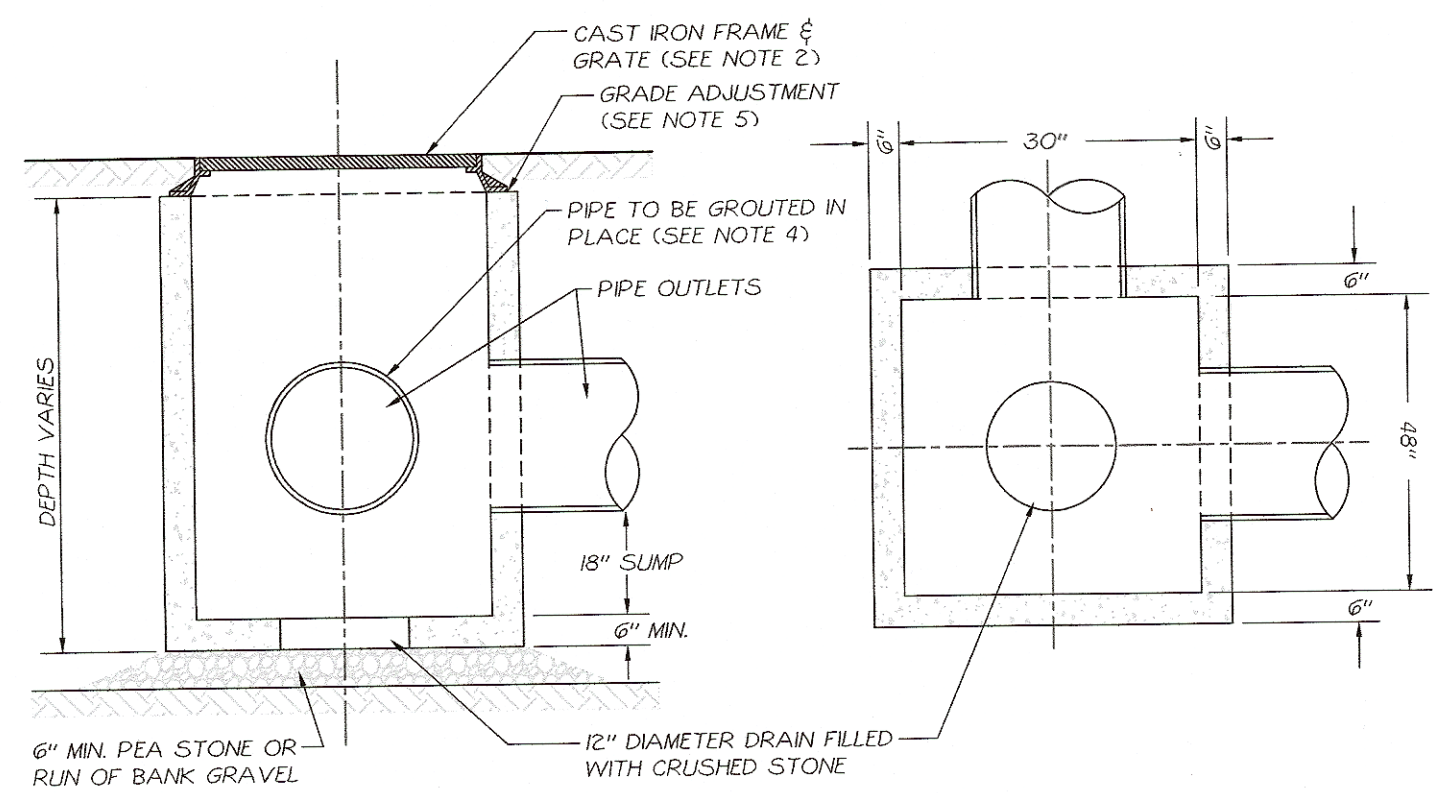
Water & Sewer Detail Sheet

for
RAM Hotels, Inc.

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

Mercurio-Norton-Tarolli-Marshall
 ENGINEERING AND SURVEYING
 PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
 P: (845)744-3620 F:(845)744-3805 MNTM@MNTM.CO

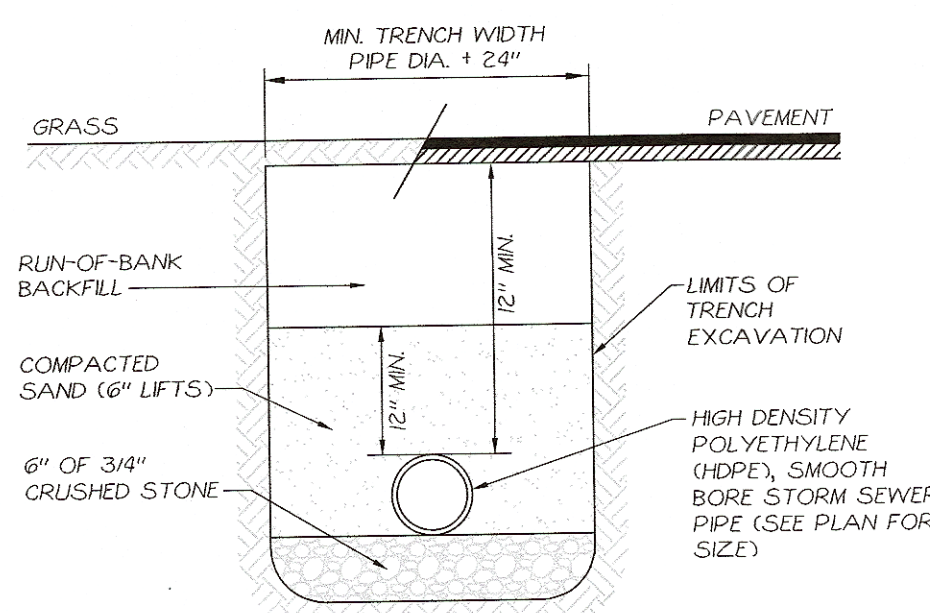
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 DRAFTED BY: 619
 PROJECT:



- NOTES:**
- 1) BASINS SHALL BE PRECAST CONCRETE CATCH BASIN, MODEL CB-30x48, AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, BULLVILLE, NY, OR APPROVED EQUAL.
 - 2) CATCH BASIN SHALL BE EQUIPPED WITH A FLAT TOP FRAME AND GRATE, MODEL GRATE-30x48. GRATES SHALL BE BICYCLE GRATES, FRAMES AND GRATES AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, BULLVILLE, NY, OR APPROVED EQUAL.
 - 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

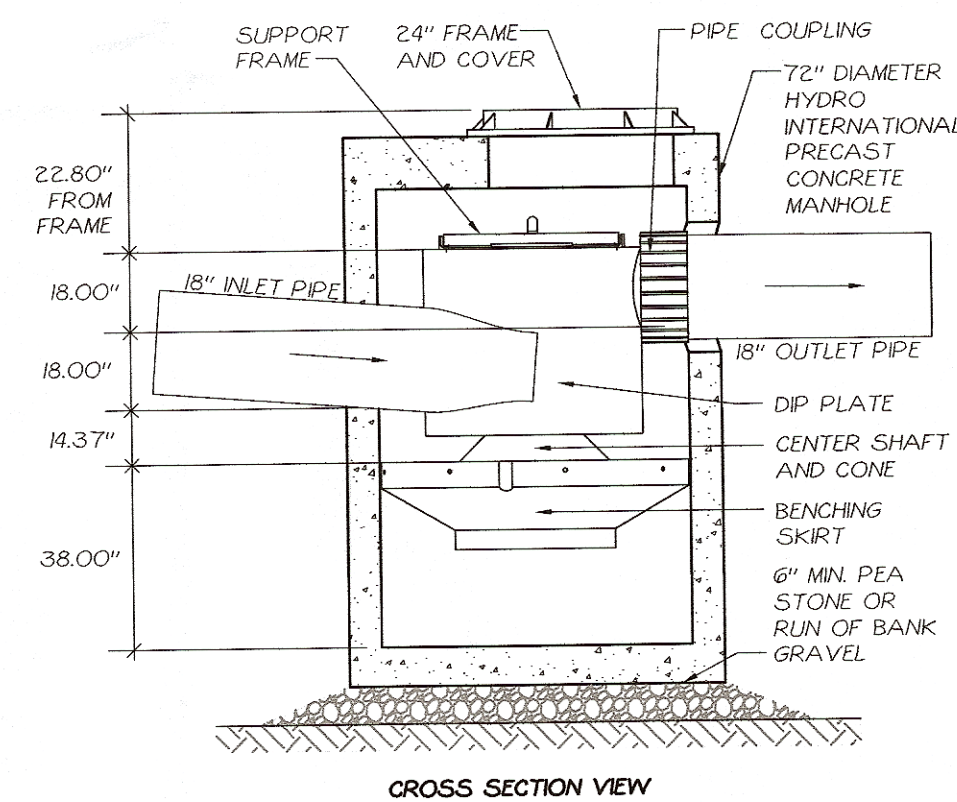
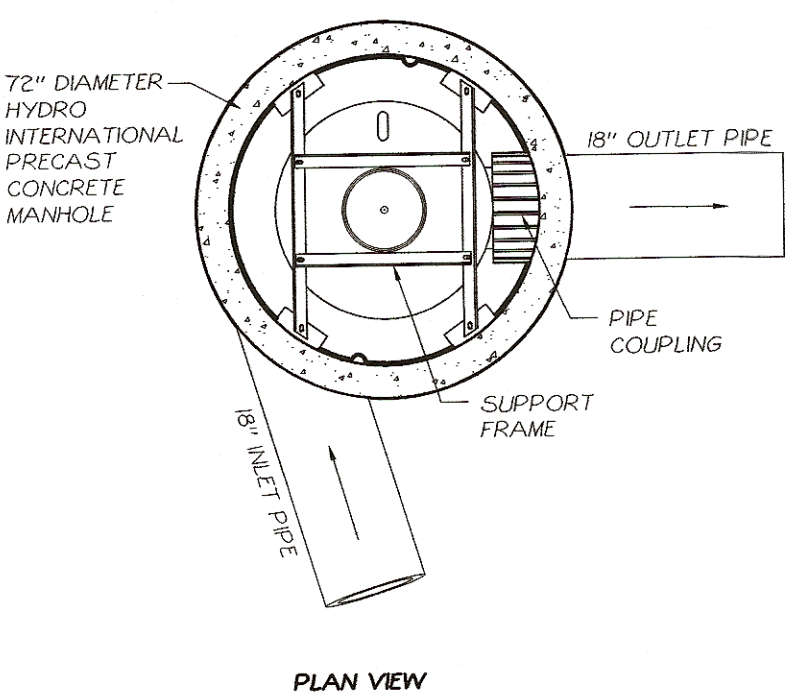
NOT TO SCALE



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

Typical Storm Sewer Trench Detail

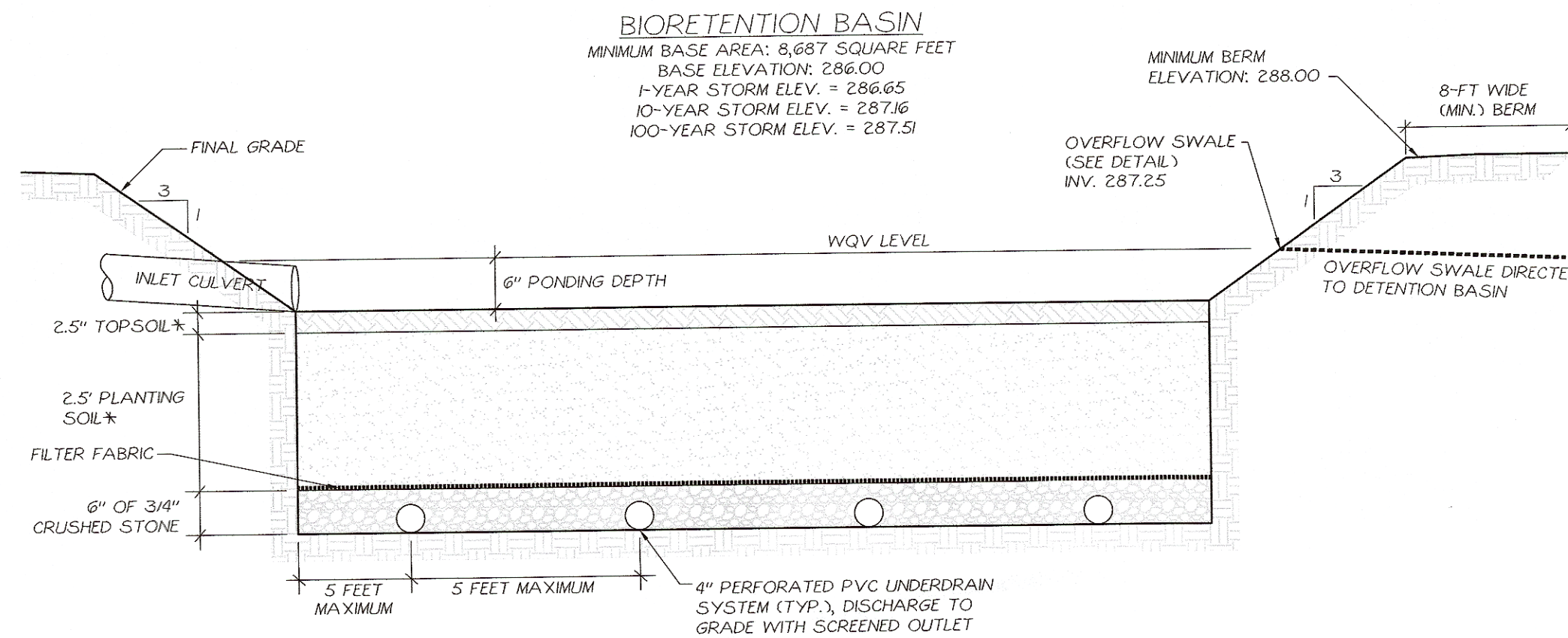
NOT TO SCALE



- NOTES:**
- 1) 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
 - 2) CONTRACTOR SHALL CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.
 - 3) TYPICALLY DOWNSTREAM DEFENDERS WILL BE DELIVERED TO THE PROJECT SITE WITH A TOP SLAB ELEVATION 12" BELOW FINISHED GRADE. PURCHASER SHALL BE RESPONSIBLE FOR GRADE RINGS OR BLOCK AND MORTAR NECESSARY TO MEET FINAL GRADE.
 - 4) THE OUTLET PIPE STUB (NOT SHOWN) IS A ROTO-MOLDED PRODUCT WITH AN I.D. OF 18 IN. THAT CANNOT BE MODIFIED. TO AVOID THE USE OF A REDUCER OR EXPANDER ON THE OUTLET A 18 IN. OUTLET PIPE SHOULD BE USED IF POSSIBLE. THE ORIENTATION OF THE OUTLET PIPE CAN BE ADJUSTED TO SUIT SITE CONDITIONS.
 - 5) MAXIMUM PIPE SIZE IS 18 IN. THE INLET PIPE INVERT SHOULD BE PLACED ONE INLET PIPE DIAMETER BELOW THE OUTLET PIPE INVERT. THE I.D. OF THE INLET PIPE SHOULD BE PLACED TANGENT TO THE I.D. OF THE MANHOLE. THE ORIENTATION OF THE INLET PIPE CAN BE ADJUSTED TO SUIT SITE CONDITIONS.
 - 6) SEDIMENT SHALL BE STORED IN A ZONE THAT IS ISOLATED FROM THE MAIN FLOW PATH AND PROTECTED FROM RE-ENTRAINMENT BY THE BENCHING SKIRT.

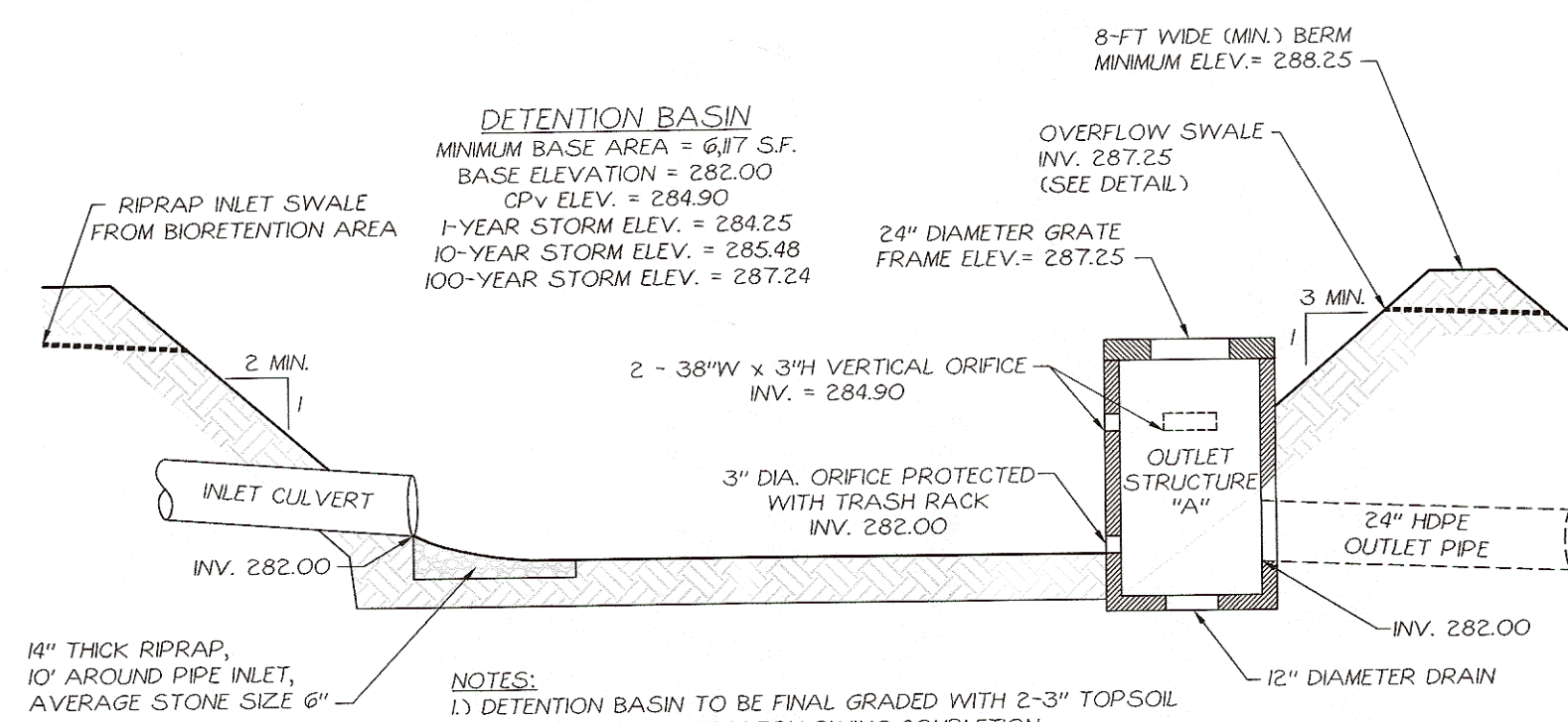
Typical "Downstream Defender" Detail

NOT TO SCALE



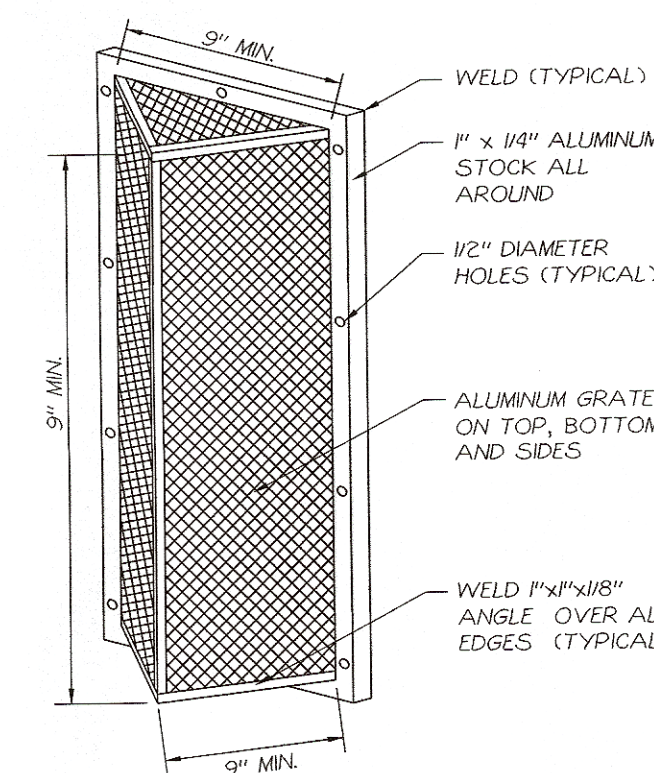
Bioretention Area Detail

NOT TO SCALE



Detention Basin 'A' Detail

NOT TO SCALE



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

Trash Rack Detail

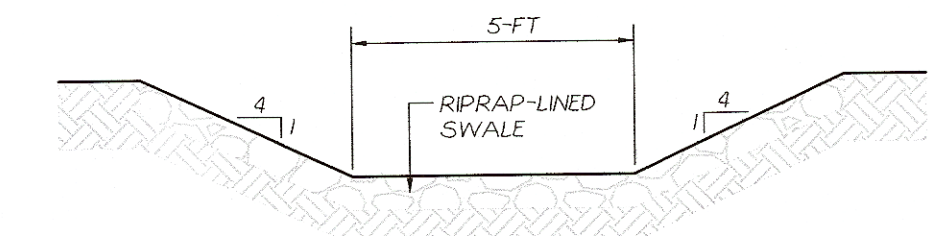
NOT TO SCALE

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 12 TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SOIL SPECIFICATIONS ARE AS FOLLOWS:

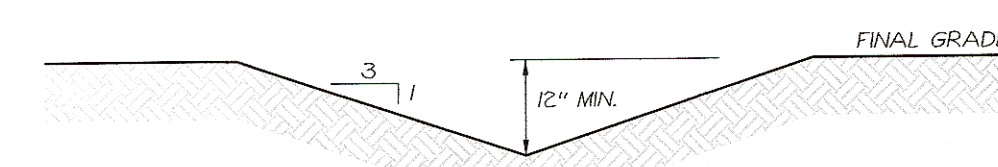
PARAMETER	VALUE
PH RANGE	5.5 TO 7.0
ORGANIC MATTER	15 TO 4.0%
MAGNESIUM	35 LBS. PER ACRE, MIN.
PHOSPHORUS	75 LBS. PER ACRE, MIN.
POTASSIUM	85 LBS. PER ACRE, MIN.
SOLUBLE SALTS	500 PPM
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%



- NOTES:**
- 1) SWALE SHALL BE CONSTRUCTED WITH A SLOPE OF 1% TO THE OUTLET.
 - 2) SWALE SHALL BE STABILIZED WITH 6" RIPRAP, A MINIMUM OF 15" DEEP.

Overflow Swale Detail

NOT TO SCALE

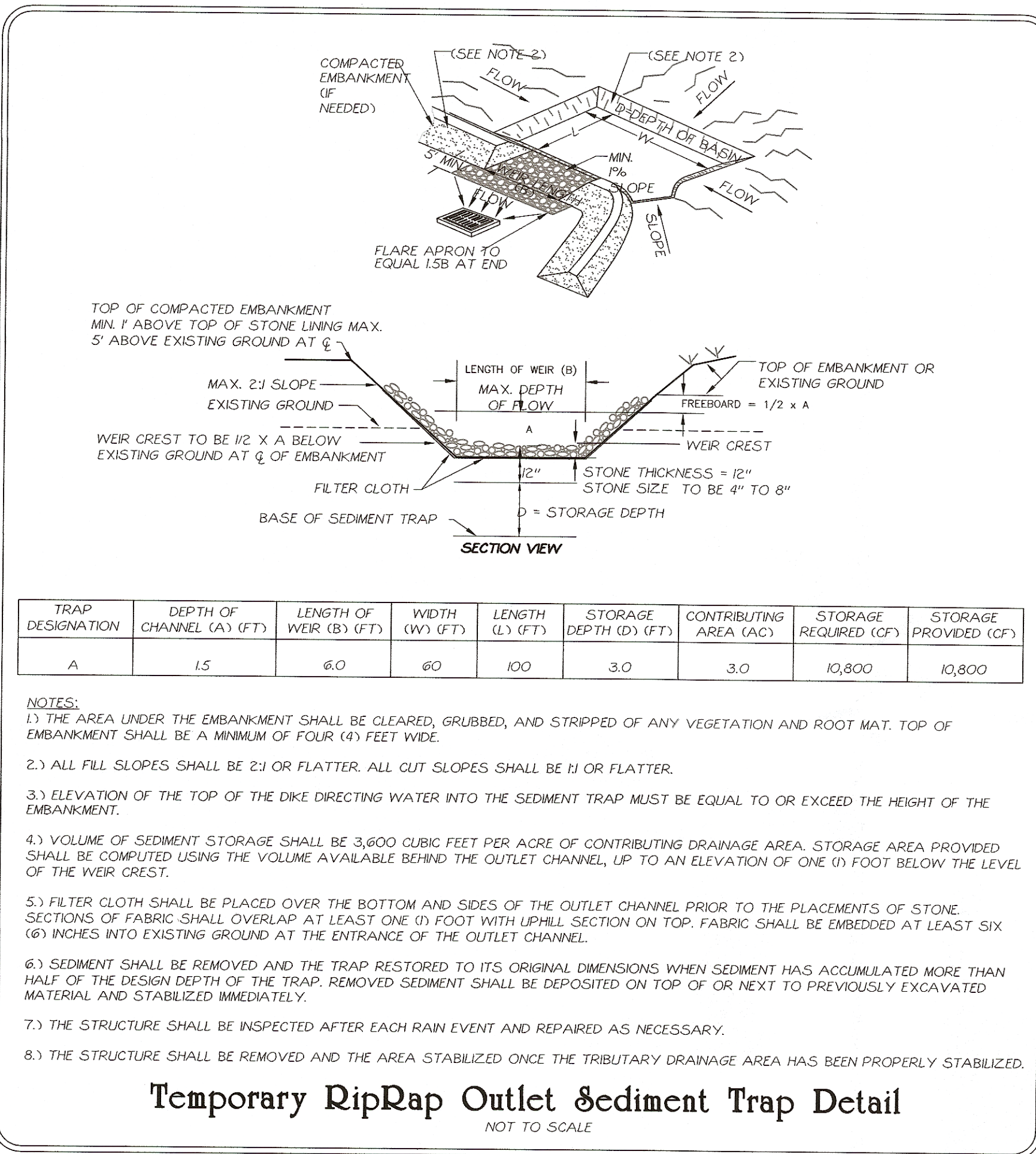
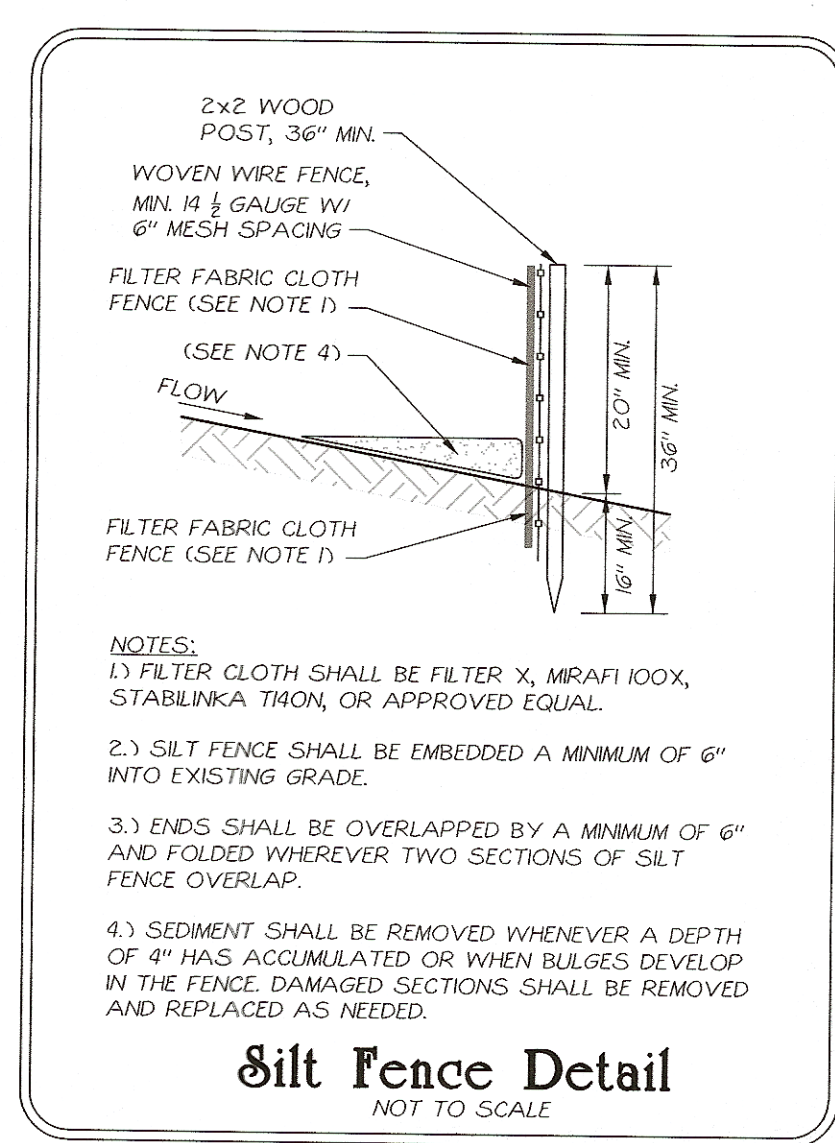
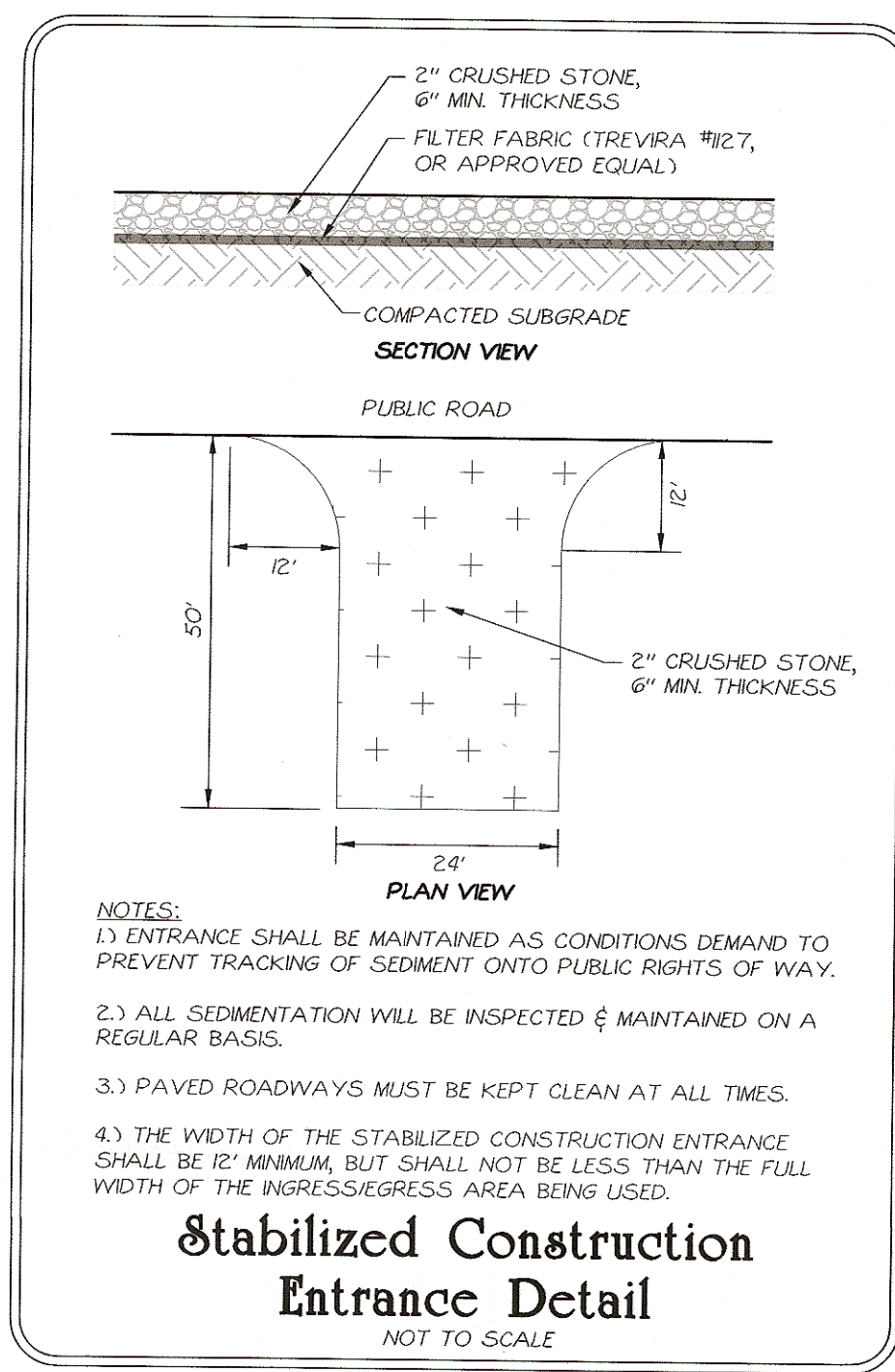
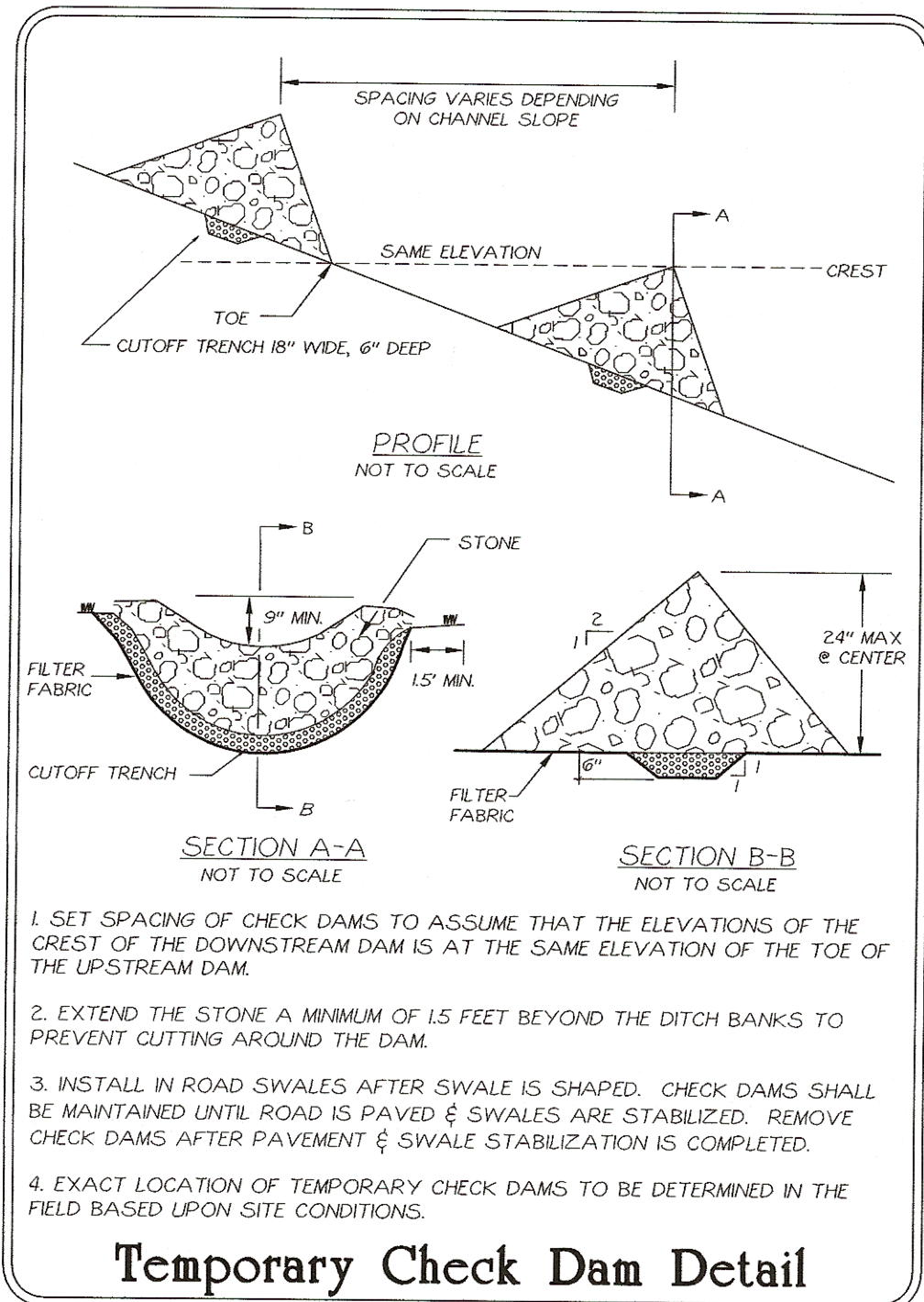


- NOTES:**
- 1) SWALE SHALL BE STABILIZED WITH TOPSOIL, SEED, & MULCH IMMEDIATELY FOLLOWING CONSTRUCTION.

Diversion Swale Detail

NOT TO SCALE

<p>UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.</p> <p>"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."</p> <p>"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."</p>	NO	DATE	REVISION	BY	ZACHARY A. PETERS PE #09398
	<p>Stormwater Detail Sheet for RAM Hotels</p> <p><i>ZAP</i></p>				



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 4.7 ACRES. AN ADDITIONAL 10 ACRES OF CLEARING IS PROPOSED FOR SITE VISIBILITY. NO MORE THAN FIVE (5) ACRES SHALL BE DISTURBED AT ANY ONE TIME.
- THE BIORETENTION AREA SHALL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION. THE LOW-FLOW OUTLET IN THE DIVERSION STRUCTURE SHALL BE TEMPORARILY PLUGGED DURING CONSTRUCTION TO PREVENT SEDIMENT ACCUMULATION WITHIN THE TREATMENT FACILITIES.

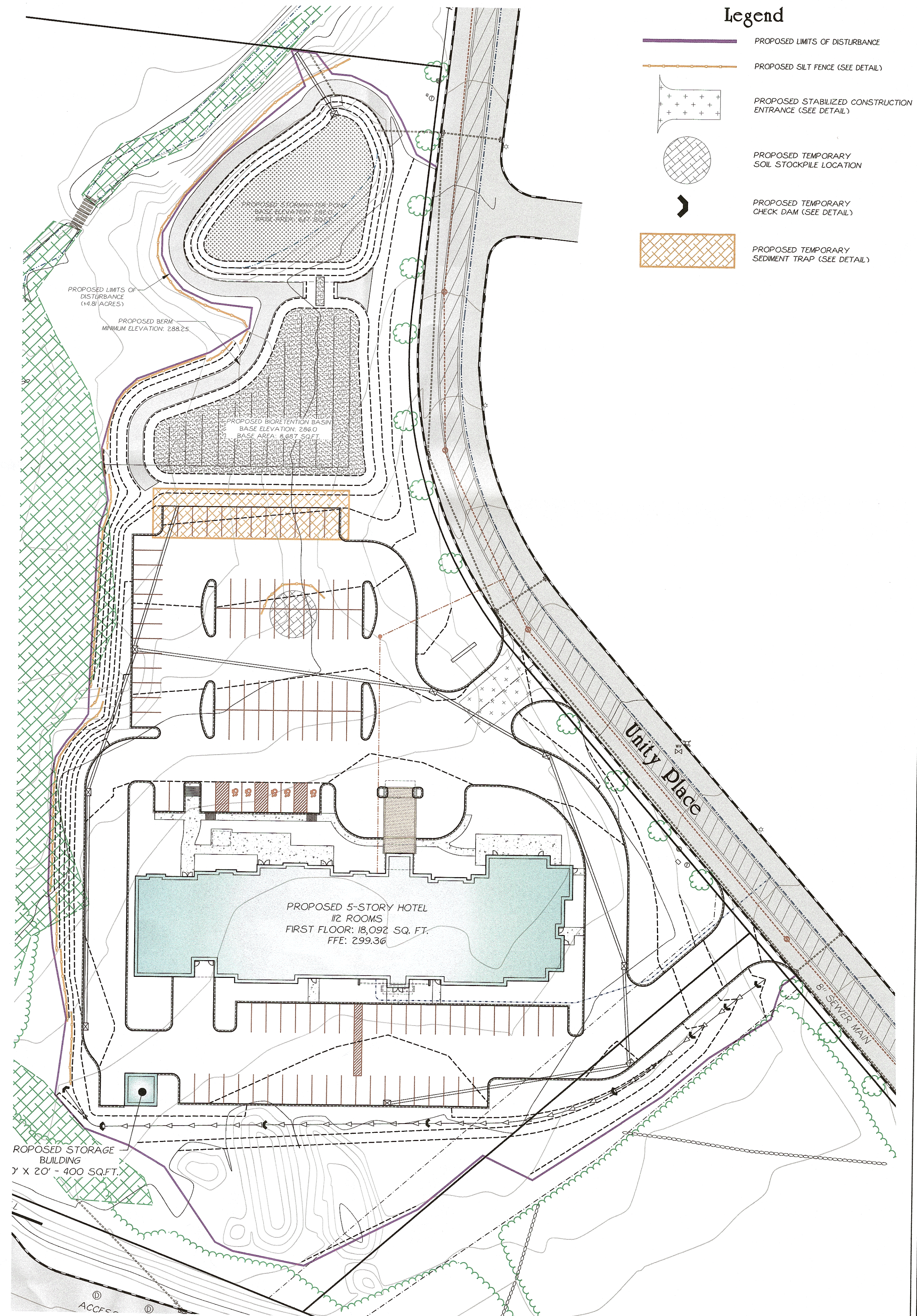
Soil Restoration Specifications

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	SEDATE * AND 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 MIN-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 STONE/ROCK 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 GROWING 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.



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NO.	DATE	REVISION	BY

Erosion & Sediment Control Detail Sheet for RAM Hotels

ZACHARY A. PETERS PE #09398

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

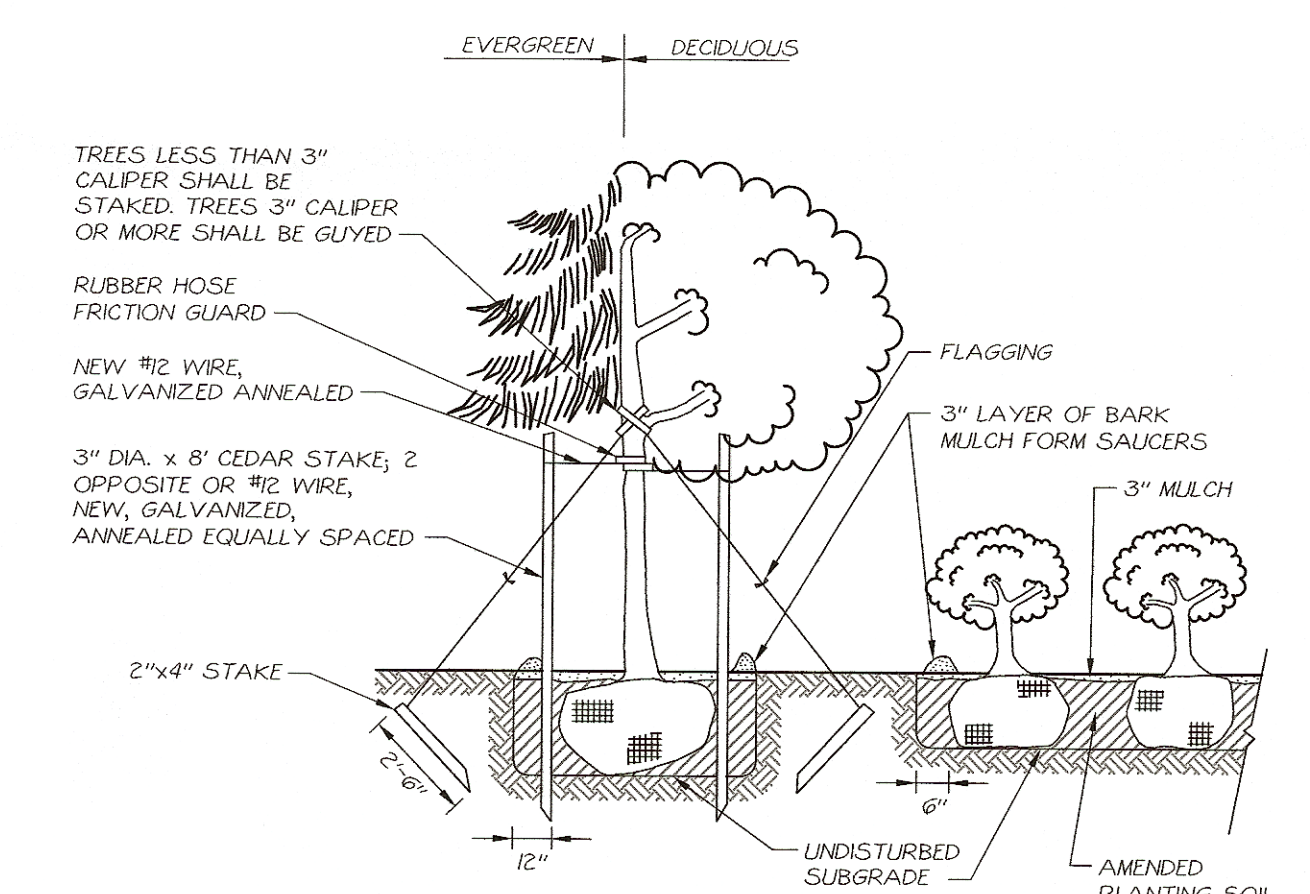
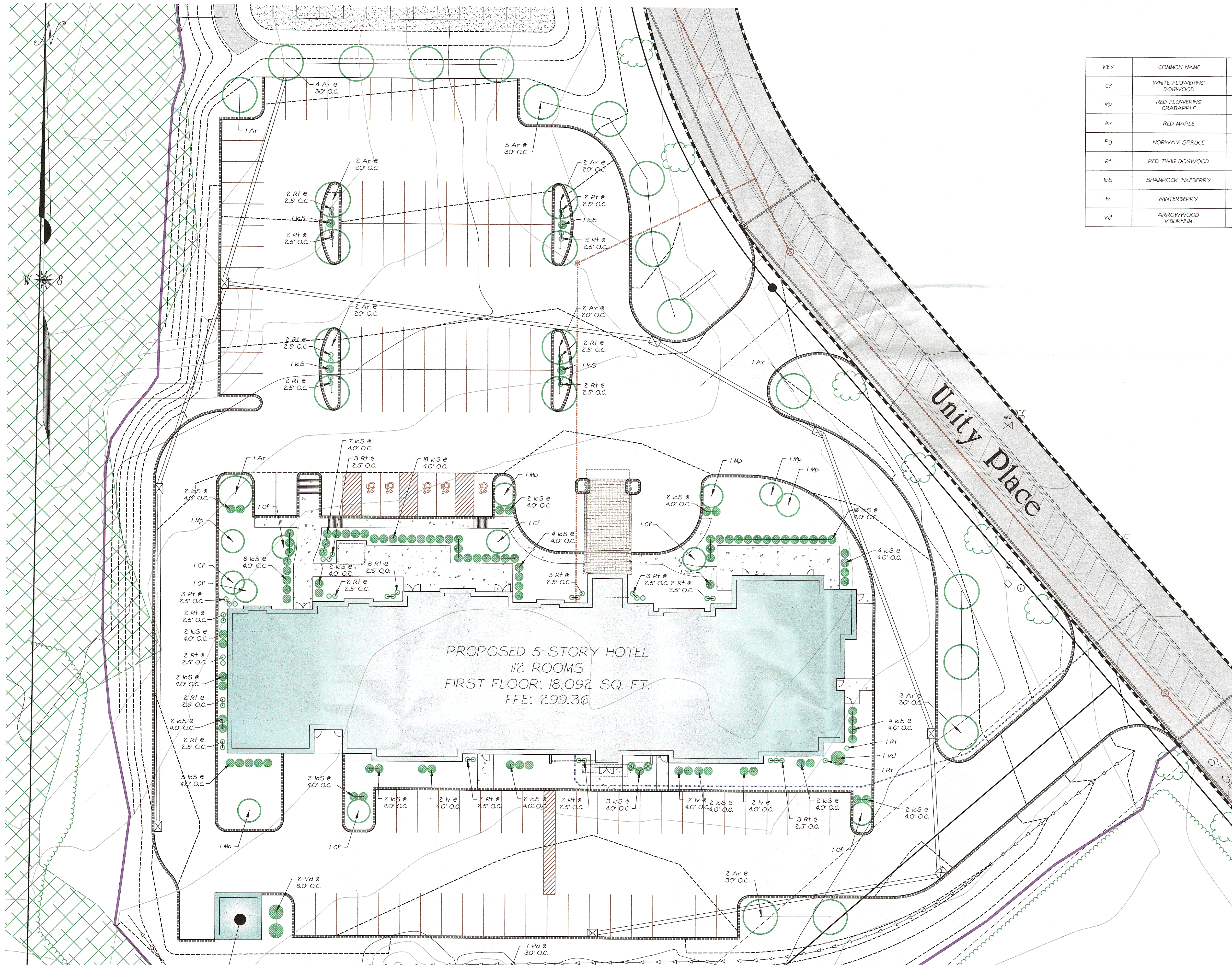
PO BOX 166 45 MAIN STREET, PINE BUSH, NY 12566
P: (843)744-3200 F: (843)744-3885 MNTM@MNTM.CO

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1723, BLOCK 180
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015

SHEET
8 / 9

Planting Table

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDINESS ZONE	PLANTING SIZE	MATURE SIZE
Cf	WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	7	DECIDUOUS TREES	5 - 9	1.5" - 2.0"	20' - 30'
Mp	RED FLOWERING CRABAPPLE	MALUS PURPUREA	6	DECIDUOUS TREES	3 - 8	1.5" - 2.0"	15' - 25'
Ar	RED MAPLE	ACER RUBRUM	25	DECIDUOUS TREES	3 - 9	1.5" - 2.0"	40' - 60'
Pg	NORWAY SPRUCE	PICEA ABIES	4	EVERGREEN TREES	3 - 7	8" - 10" HGT.	40' - 60'
Rt	RED TWIG DOGWOOD	CORNUS ALBA	52	DECIDUOUS SHRUBS	2 - 8	2.4" OR 3 GAL.	4' - 6'
lcS	SHAMROCK INKBERRY	ILEX CRENATA 'SHAMROCK'	99	EVERGREEN SHRUBS	4 - 9	2.4" - 3.0"	32" - 48"
lv	WINTERBERRY	ILEX VERTICALLATA	6	DECIDUOUS SHRUBS	3 - 9	2.4" - 3.0"	6' - 10'
Vd	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	3	DECIDUOUS SHRUBS	3 - 8	2.4" - 3.0"	5' - 9'



- NOTES:
1. ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING.
 2. ALL TREES SHALL BE WARRANTED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING.
 3. 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.
 4. TREE WRAPPING SHALL BE PROVIDED AROUND BASE OF TREE TO 8" ABOVE RUBBER HOSE (DECIDUOUS TREES ONLY).

Planting Detail

NOT TO SCALE

Landscaping Notes

1. ALL DISTURBED AREAS NOT ENCLUMBERED BY LANDSCAPING MULCH, PAVEMENT, CONCRETE, OR OTHER IMPERVIOUS COVER SHALL BE STABILIZED WITH BLUE GRASS BLEND, WITH THE FOLLOWING SPECIFICATIONS:
 - 25% FESTUCA RUBRA COMMUNITATA (CHEWINGS FESCUE)
 - 15% LOLIUM PERENNE (PERENNIAL RYEGRASS)
 - 60% POA PRATENSIS (KENTUCKY BLUEGRASS)
2. SEEDING SHALL BE PERFORMED AT A RATE OF FIVE (5) LBS. PER ACRE.
3. TOWN OF NEWBURGH LANDSCAPING REQUIREMENTS:
 - SHADE / ORNAMENTAL TREE REQUIREMENTS = 1 TREE PER 8 PARKING SPACES
 - NUMBER OF PROPOSED PARKING SPACES = 124
 - NUMBER OF TREES REQUIRED = 16
 - NUMBER OF TREES PROPOSED = XXXX

PROPOSED STORAGE

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 "ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID, TRUE COPIES."
 "CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS."

NO.	DATE	REVISION	BY

Zella
 ZACHARY A. PETERS PE #093398

Landscaping Detail Sheet
 for
RAM Hotels

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

RECORD OWNER:
 NEWBURGH AUTO PARK, LLC
 TAX MAP REFERENCE:
 SECTION 97, BLOCK 2, LOT 37
 DEED REFERENCE:
 LIBER #724, BLOCK #610
 TOWN OF NEWBURGH
 COUNTY OF ORANGE
 STATE OF NEW YORK
 DATE: 4 FEB 2017 SHEET
 DRAFTED BY: ZAP
 PROJECT: 4015

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