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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: 17 APRIL 2017
MEETING DATE: 20 APRIL 2017
PROJECT REPRESENTATIVE: MECURIO-NORTON-TAROLLI-MARSHALL

1. Final location for fire hydrant should be coordinated with Town of Newburgh Code Enforcement Officer.
2. City of Newburgh Flow Acceptance Letter is outstanding and must be received prior to any approvals. Stormwater Facilities Control Maintenance Agreement should be executed prior to stamping of final plans. Final agreement regarding shared access to the two lot subdivision from the common access drive should be completed.

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING

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April 7, 2017

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

APR 10 2017

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. Twelve (12) copies of the revised Site Plan
2. Twelve (12) copies of the lighting cut sheets

The plans have been revised as follows to address the Town of Newburgh Planning Board engineer's comments dated March 16, 2017:

1. A water valve has been provided on the water line near the connection to the existing water main. If any additional valves are required or desired, please advise and we will add them to the site plan.
2. Sheets 3 and 4 have been relabeled as requested.
3. A meeting with the Town of Newburgh Code Enforcement Officer has been unable to be scheduled. A hydrant has been added to the fire suppression line near the location where the water line enters the building. If this hydrant is required to be relocated, please advise.
4. To date, the City of Newburgh Flow Acceptance letter has not been received.
5. The proposed pavement cross sections have been revised to reflect only the pavements intended to be used on the site.

The applicant will prepare a standard stormwater control facilities maintenance agreement and submit it for review.

rip rap stone with minimum 6 inch stone has been specified to be installed around the pipe inlet to the bioretention basin. The stone will extend a minimum of 10 feet from the pipe inlet and will be a minimum of 14 inches thick.

pea gravel diaphragm has been shown on the plans at the edge of pavement. A detail is provided on Sheet 7 of the plan set.



9. Landscaping has been added to the bioretention basin in accordance with NYSDEC requirements. The landscaping for the basin has been provided on Sheet 10.
10. The applicant intends to install a 4 foot high black vinyl coated chainlink fence around the detention pond. The fence location has been shown on the site plan.
11. The typical storm sewer trench detail has been revised to include language regarding pavement replacement in paved areas.
12. The shared access agreement is currently being drafted by the applicant's attorney and will be submitted for review as soon as it is complete.

The plans have been revised as follows to address the Town of Newburgh Planning Board traffic engineer's comments dated March 14, 2017:

1. No revisions/responses are required for this comment.
2. The sight distances for the proposed driveways have been added to Sheet 12 of the site plan as requested.
3. The existing striping on Unity Place has been specified to be revised to allow a two-way left turn lane. Sheet 12 of the site plan set has been added specifying the proposed changes.
4. The applicant intends to include language in the shared access agreement that will allow Lot 2 to grade into Lot 1 for the purpose of constructing the connecting road.

The plans have been revised as follows to address the Town of Newburgh Planning Board landscape architect's comments:

1. We met with Karen Arent on March 31, 2017 and reviewed the proposed landscaping. The landscape plan has been revised to reflect the desired changes.

Please place this project on the April 20, 2017 agenda for the scheduled Public Hearing.

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

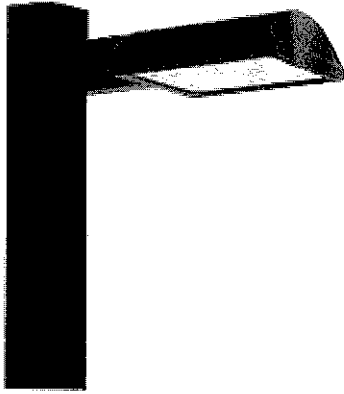
Sincerely,



Lawrence J. Marshall, P.E.

LM/lm
Enc.

cc: Karen Arent
Patrick Hines
Michael Donnelly, Esq
Ken Wersted, PE



Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Mounts to 4" square steel poles at 20-35'. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.46A
 208V: 0.27A
 240V: 0.23A
 277V: 0.20A
 Input Watts: 52W
 Efficiency: 97%

LED Info

Watts: 50W
 Color Temp: 4000K
 Color Accuracy: 81 CRI
 L70 Lifespan: 100000
 Lumens: 4,216
 Efficacy: 82 LPW

Technical Specifications

Electrical

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.9% at 120V, 7.5% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
 DLC Product Code: PEU5MZUW

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

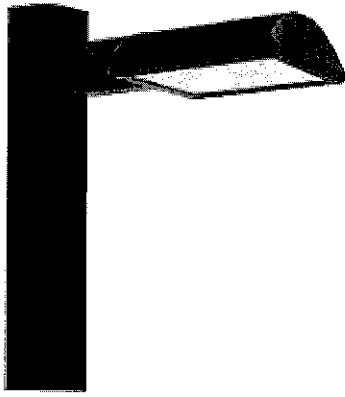
Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:

See ALED3T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.



Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.46A
208V:	0.27A
240V:	0.23A
277V:	0.20A
Input Watts:	52W
Efficiency:	97%

LED Info

Watts:	50W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	4,677
Efficacy:	90 LPW

Technical Specifications

Electrical

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.9% at 120V, 7.9% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PSQ1RHAG

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

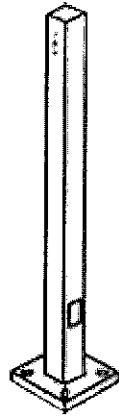
Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:

See ALED4T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 137.0 lbs

Project:

Type:

Prepared By:

Date:

Lamp Info

Type: N/A
 Watts: 0W
 Shape/Size: N/A
 Base: N/A
 ANSI: N/A
 Hours: N/A
 Lamp Lumens: N/A
 Efficacy: N/A

Ballast Info

Type: N/A
 120V: N/A
 208V: N/A
 240V: N/A
 277V: N/A
 Input Watts: 0W

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

20 FT.

Weight:

137 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2".

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

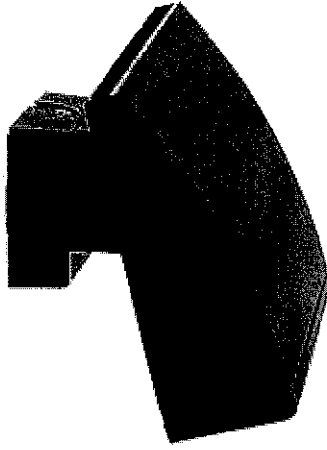
MaxEPA's/Max Weights:

70MPH 8.3 ft./240 lb
 80MPH 5.6 ft./165 lb
 90MPH 3.6 ft./110 lb
 100MPH 2.2 ft./75 lb
 110MPH 1.0 ft./45 lb
 120MPH 0.2 ft./20 lb.

Other

Terms of Sale:

Pole Terms of Sale is available.



LED 52W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 17.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.52A
 208V: 0.37A
 240V: 0.32A
 277V: 0.28A
 Input Watts: 60W
 Efficiency: 87%

LED Info

Watts: 52W
 Color Temp: 4000K
 Color Accuracy: 82 CRI
 L70 Lifespan: 100000
 Lumens: 4,584
 Efficacy: 76 LPW

Technical Specifications

Electrical

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

4.4% at 120V, 13.2% at 277V

Surge Protection:

6kV

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & LM-52 Testing:

RAB LED Luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-52, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LEDs:

Two (2) multi-chip, high-output, long-life LEDs.

Lifespan:

100,000-hour LED lifespan based on IES LM-52 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377.2011.

Construction

Cold Weather Starting:

Minimum starting temperature is -40°F / -40°C

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:

Die-cast aluminum with wiring access plate.

Lens:

Tempered glass.

Reflector:

Specular vacuum metallized polycarbonate.

Gaskets:

High-temperature silicone gaskets, including a wiring plug gasket, seal out moisture.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:

See WPLED52/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:

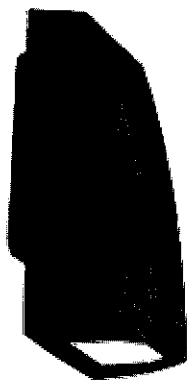
The WPLED design is protected by patents in the U.S. Pat D653,377, Canada Pat. 142252, China Pat. ZL201130356930.8, and Mexico Pat. 36921 and pending patent in TW.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.



12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.12A
 208V: 0.08A
 240V: 0.07A
 277V: 0.06A
 Input Watts: 13W
 Efficiency: 89%

LED Info

Watts: 12W
 Color Temp: 4000K
 Color Accuracy: 82 CRI
 L70 Lifespan: 100000
 Lumens: 1,399
 Efficacy: 104 LPW

Technical Specifications

Electrical

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 5%.

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 350mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15Amps, Power Factor 99%.

THD:

10.1% at 120V

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 8 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Other

California Title 24:

SLIM12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM12/PC for a model that complies as a commercial outdoor non-pole-mounted fixture \leq 30 Watts.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.



LED bollard with architectural quality and strength at an affordable price point. Square post and head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze

Weight: 21.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.13A
 208V: 0.09A
 240V: 0.08A
 277V: 0.07A
 Input Watts: 15W
 Efficiency: 79%

LED Info

Watts: 12W
 Color Temp: 4000K
 Color Accuracy: 83 CRI
 L70 Lifespan: 100000
 Lumens: 600
 Efficacy: 39 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LEDs:

6W multi-chip, long-life LEDs

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015

Electrical

Driver:

Constant Current, Class2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3-0.15 A, 277VAC 0.3 A.

THD:

11% at 120V

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Construction

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Die-cast aluminum with extruded aluminum bollard shaft

Lens:

Clear, vandal-resistant polycarbonate

Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

Reflector:

Specular polycarbonate

Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

Gaskets:

High-temperature silicone gaskets seal out moisture

Anchor Bolt:

Anchor Bolt Dimension is available .

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:

BLED12 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of BLED is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.



Bullet shape die cast aluminum flood with 18 Watt LED Light Engine. Comes with narrow spotlight reflector installed.

Color: Bronze

Weight: 4.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.17A
 208V: 0.11A
 240V: 0.10A
 277V: 0.09A
 Input Watts: 20W
 Efficiency: 91%

LED Info

Watts: 18W
 Color Temp: 4000K
 Color Accuracy: 81 CRI
 L70 Lifespan: 100000
 Lumens: 1,513
 Efficacy: 76 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Electrical

Driver:

Constant Current, 500mA, Class 2 120-277V with 4kV surge protection, 120V: 0.17A, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A, 50/60Hz THD < 20%, Power Factor: 99%

THD:

9.8% at 120V

Dimming Driver:

Driver includes dimming control for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%

Optical

NEMA Type:

2H x 2V Beam Spread.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

RAB LEDs exceed industry standards for chromatic stability.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Housing:

Precision die-cast aluminum housing, lens frame and mounting arm

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:

HNLED18 comply with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture ≤ 30 Watts when used with a photosensor control. Select catalog number PCS900 (120V) or PCS1900/277 (277V) to order a photosensor.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods— Buy American Act— Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.



Same small package. Bigger output. Replaces 50W MR16 Floodlight.

Color: Bronze

Weight: 1.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.14
 208V: 0.09
 240V: 0.08
 277V: N/A
 Input Watts: 7W
 Efficiency: N/A

LED Info

Watts: 8W
 Color Temp: 4000K
 Color Accuracy: 82 CRI
 L70 Lifespan: N/A
 Lumens: 469
 Efficacy: 66 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LED:

High-output, long-life LED

Color Consistency:

4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2015.

Electrical

Driver:

Constant Current, Class 2, 50/60 Hz, 100-240VAC: 0.20Amps

Optical

Spot Lens:

Optional spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch.

Narrow Spot Lens:

Optional narrow spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch.

Construction

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for 40°C (104°F) ambient temperatures

Thermal Management:

Optimized using computational fluid dynamics software to ensure long LED and driver lifespan

Housing:

Precision die-cast aluminum, lens frame and mounting arm

Lens:

Microprismatic diffuser produces a smooth distribution and low glare.

Gaskets:

High temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

California Title 24:

LFLED8 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the LFLED is protected by Taiwan Patent 01510966 and pending patents in US, Canada, China, and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods— Buy American Act— Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Equivalency:

Equivalent to 50W MR16.



Bullet shape die cast aluminum flood with 18 Watt LED Light Engine. Comes with flood reflector installed.

Color: Bronze

Weight: 4.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.17A
208V:	0.11A
240V:	0.10A
277V:	0.09A
Input Watts:	20W
Efficiency:	91%

LED Info

Watts:	18W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	1,733
Efficacy:	88 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Electrical

Driver:

Constant Current, 500mA, Class 2 120-277V with 4kV surge protection, 120V: 0.17A, 208V: 0.11A, 240V: 0.10A, 277V: 0.09A, 50/60Hz THD < 20%, Power Factor: 99.4%

THD:

9.9% at 120V

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Optical

NEMA Type:

NEMA Beam Spread of 5H x 5V

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

RAB LEDs exceed industry standards for chromatic stability.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Thermal Management:

Superior heat sinking with external Air-Flow fins

Housing:

Precision die-cast aluminum housing, lens frame and mounting arm

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

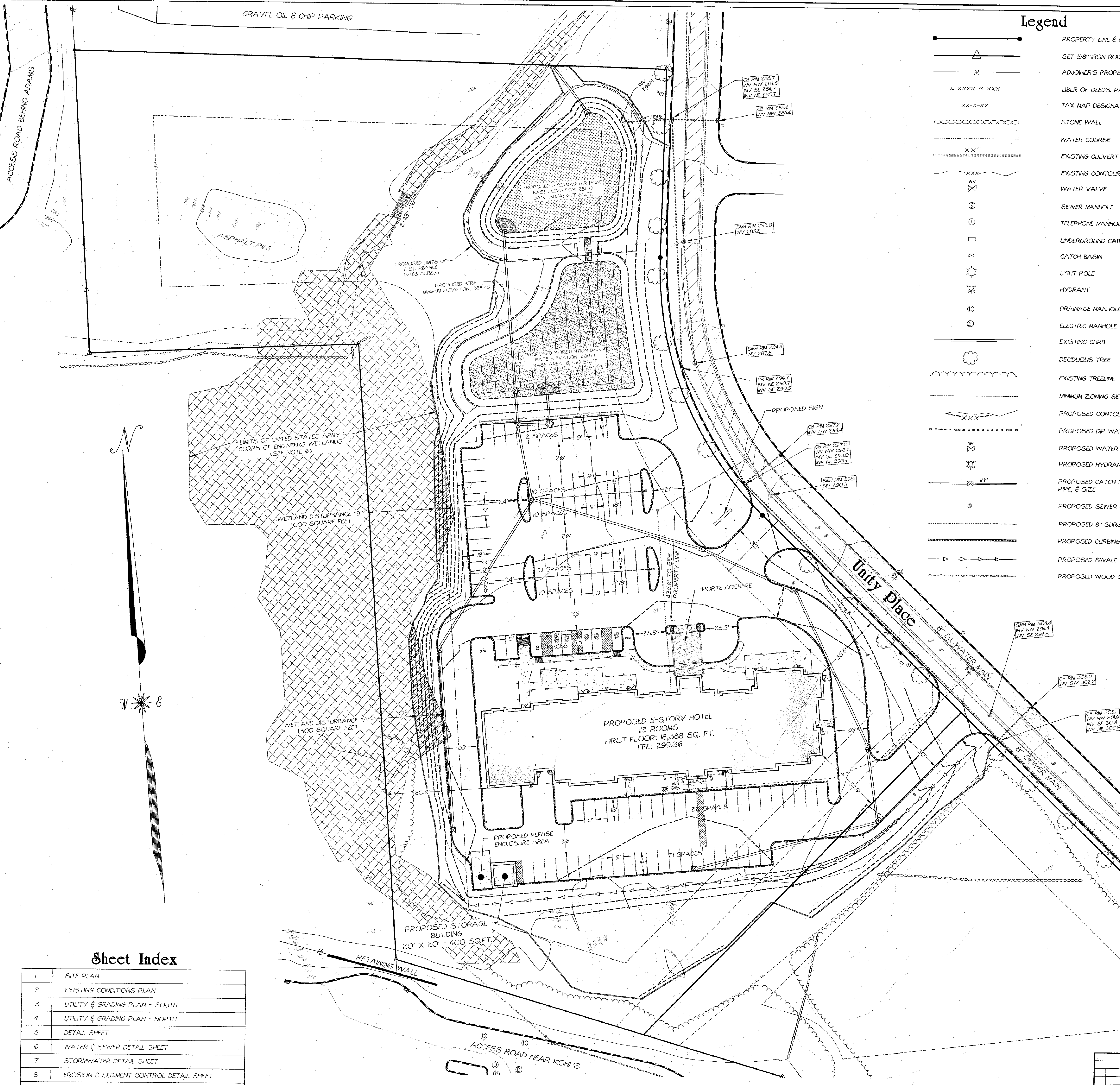
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.



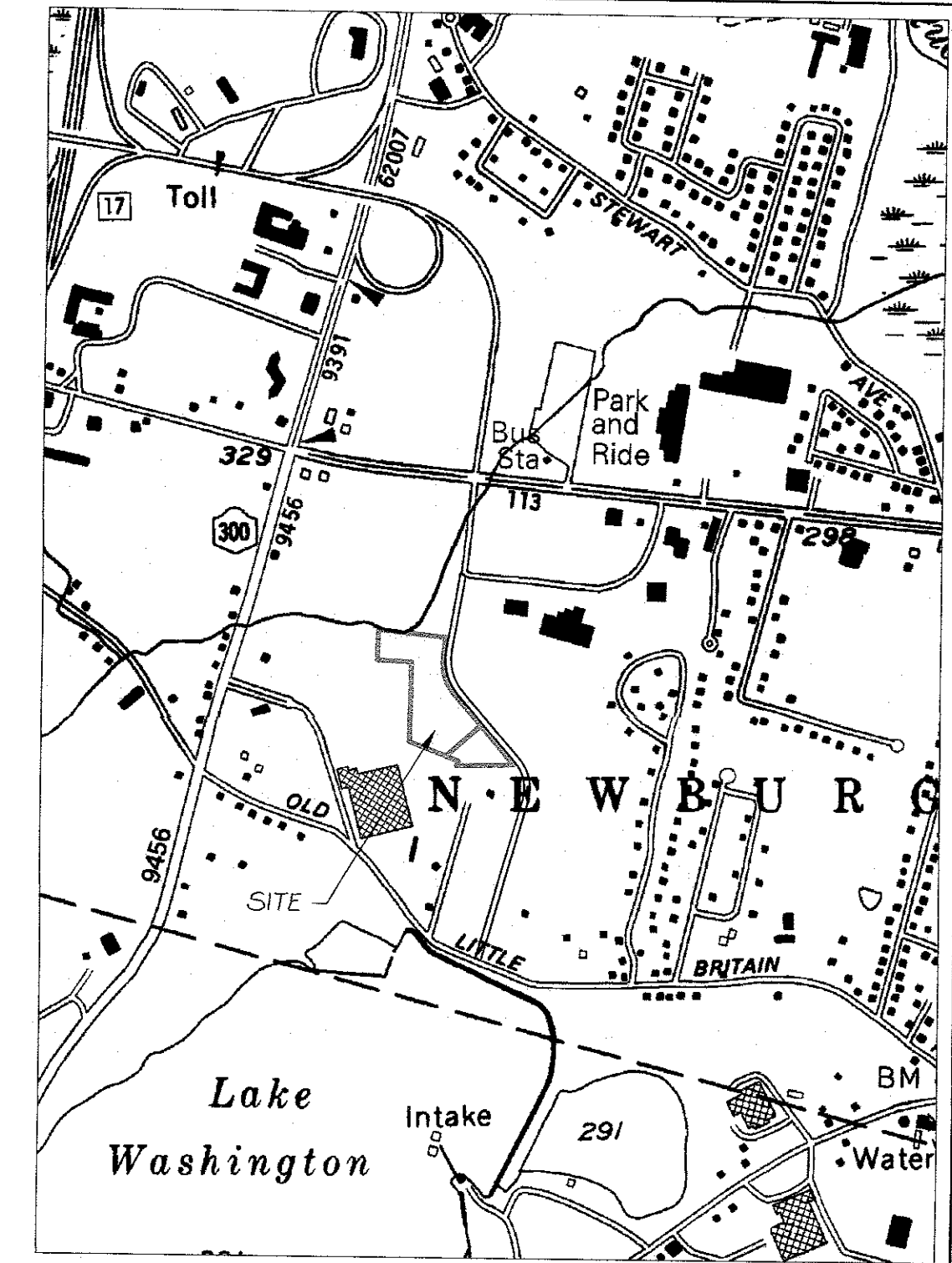
Legend

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

Zoning Legend: IB

LOT USE: HOTEL	REQUIRED 5 ACRES	PROVIDED 6.43 AC.
MINIMUM LOT AREA	200'	639'
MINIMUM LOT WIDTH	200'	462'
MINIMUM LOT DEPTH	200'	462'
MINIMUM FRONTAGE	50'	56.2'
MINIMUM FRONT SETBACK	60'	83.6'
MINIMUM REAR SETBACK	50'	55.2'
MINIMUM SIDE SETBACK (ONE)	100'	49.2'
MINIMUM SIDE SETBACK (BOTH)	100'	49.2'
MAXIMUM DWELLING UNITS PER ACRE (1)	188,000 SF	271,691 SF
LOT BUILDING COVERAGE	2.5%	17.5%
MAXIMUM BUILDING HEIGHT (2)	50'	69'-4"
MAXIMUM LOT COVERAGE	600%	130.0%

(1) MINIMUM 1,500 SQUARE FEET OF LOT AREA PER GUEST ROOM. 12 GUEST ROOMS X 1,500 SQUARE FEET = 180,000 SQUARE FEET
 (2) TOTAL SITE AREA IS EQUIVALENT TO TOTAL PARCEL AREA LESS RESTAURANT, CONFERENCE AND BANQUET FACILITIES (43,000 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, 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 LIMTY 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 2,500 SQUARE FEET. PRIOR TO MAKING ANY DISTURBANCE OF THIS AREA A PRE-CONSTRUCTION NOTIFICATION (PCN) MUST BE FILED WITH THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE APPROPRIATE PERMITS AND/OR PERMISSIONS SHALL BE OBTAINED.

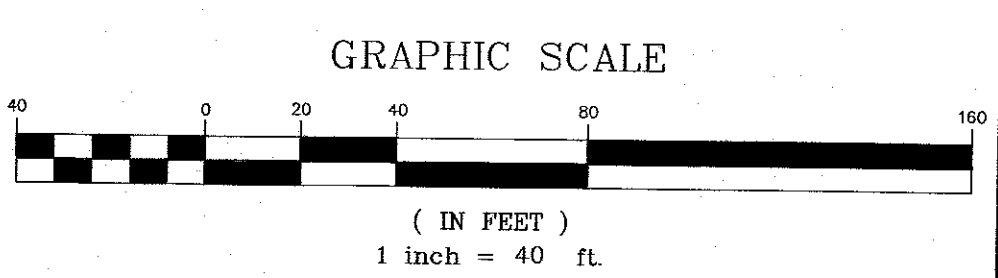
Parking Requirements

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

APR 10 2017

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



NO.	DATE	REVISION	BY
2	4-17	CONSULTANT COMMENTS	ZAP
1	3-17	OWNER COMMENTS	LJM

LAWRENCE MARSHALL, PE #08707

TOWN OF NEWBURGH PROJECT #2016-21

Site Plan for RAM Hotels, Inc.

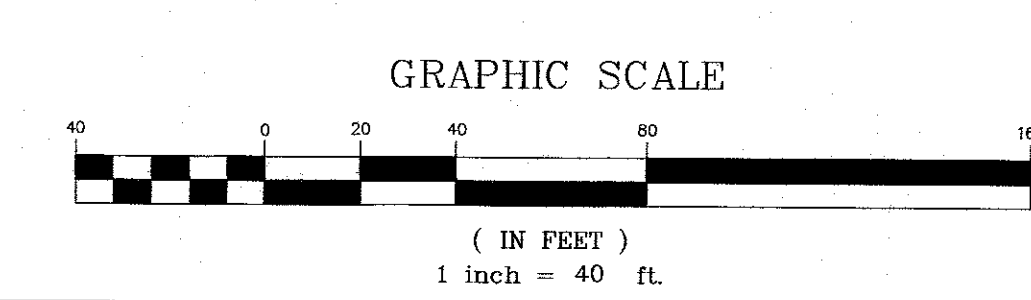
RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1724, BLOCK 1810
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: LJM
PROJECT: 4015

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 1 / 12



- Legend**
- PROPERTY LINE & CORNER
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NO.	DATE	REVISION	BY
2	4-6-17	CONSULTANT COMMENTS	ZAD
1	3-17	ENGINEER COMMENTS	LJM

Lawrence Marshall

LAWRENCE MARSHALL, PE #08707

TOWN OF NEWBURGH PROJECT #2016-21

Existing Conditions Plan
for
RAM Hotels, Inc.

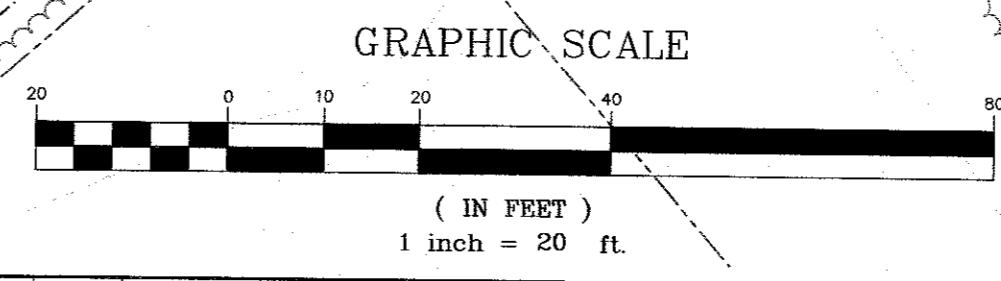
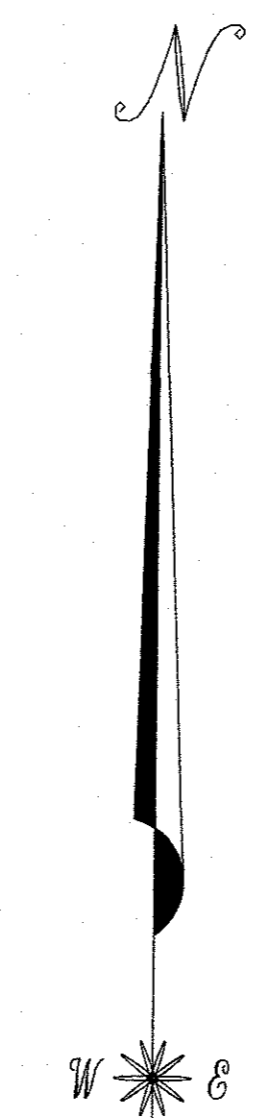
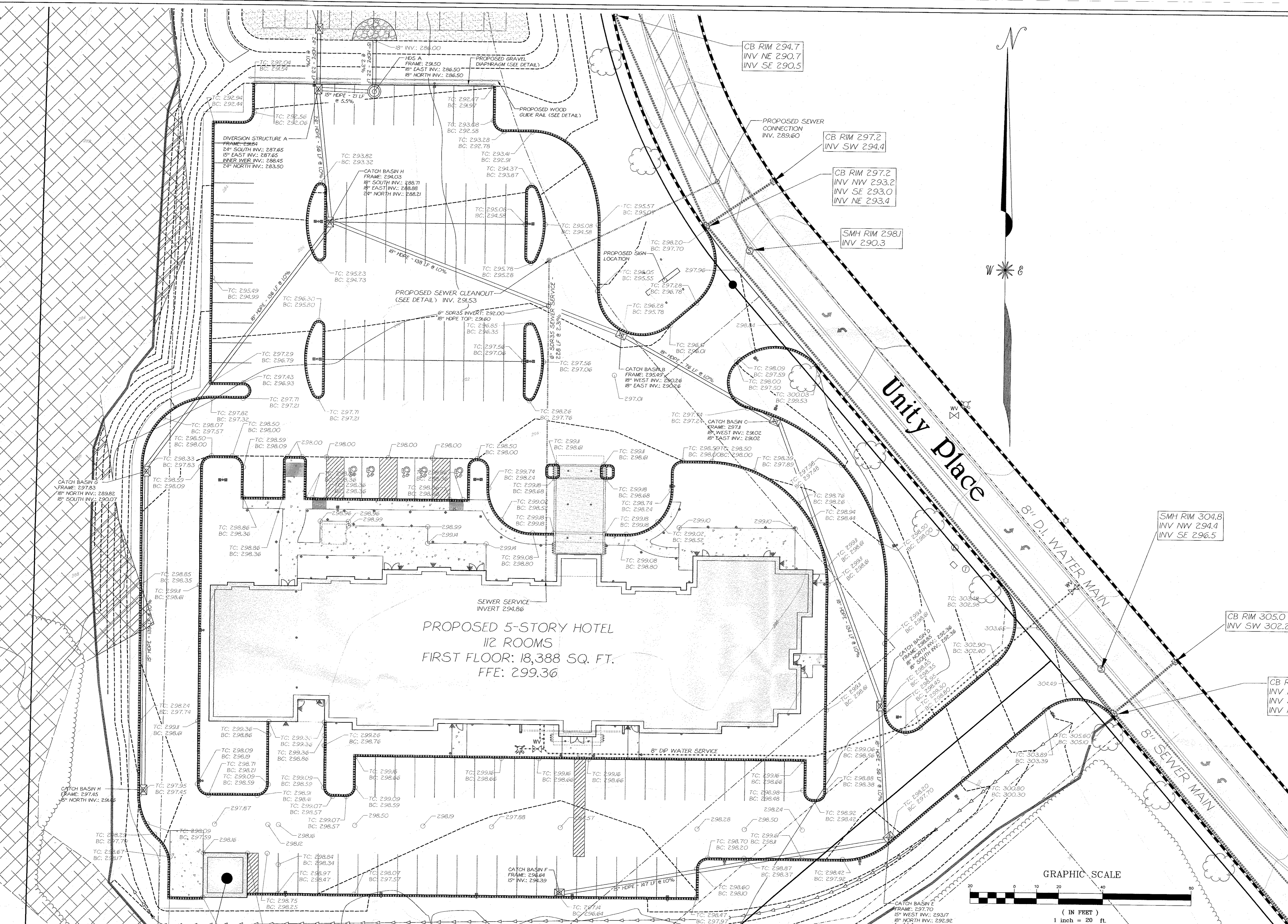
RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1724, BLOCK 180
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: LJM
PROJECT: 4015

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12666
P: (845)744.3620 F: (845)744.3815 MNTM@MNTM.CO

SHEET
2 / 12

Legend

- PROPERTY LINE & CORNER
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NO.	DATE	REVISION	BY
1		CONSULTANT COMMENTS	ZAP
2		ENGINEER COMMENTS	LWM
3			
4			
5			
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8			
9			
10			

Utility & Grading Plan - South
for
RAM Hotels

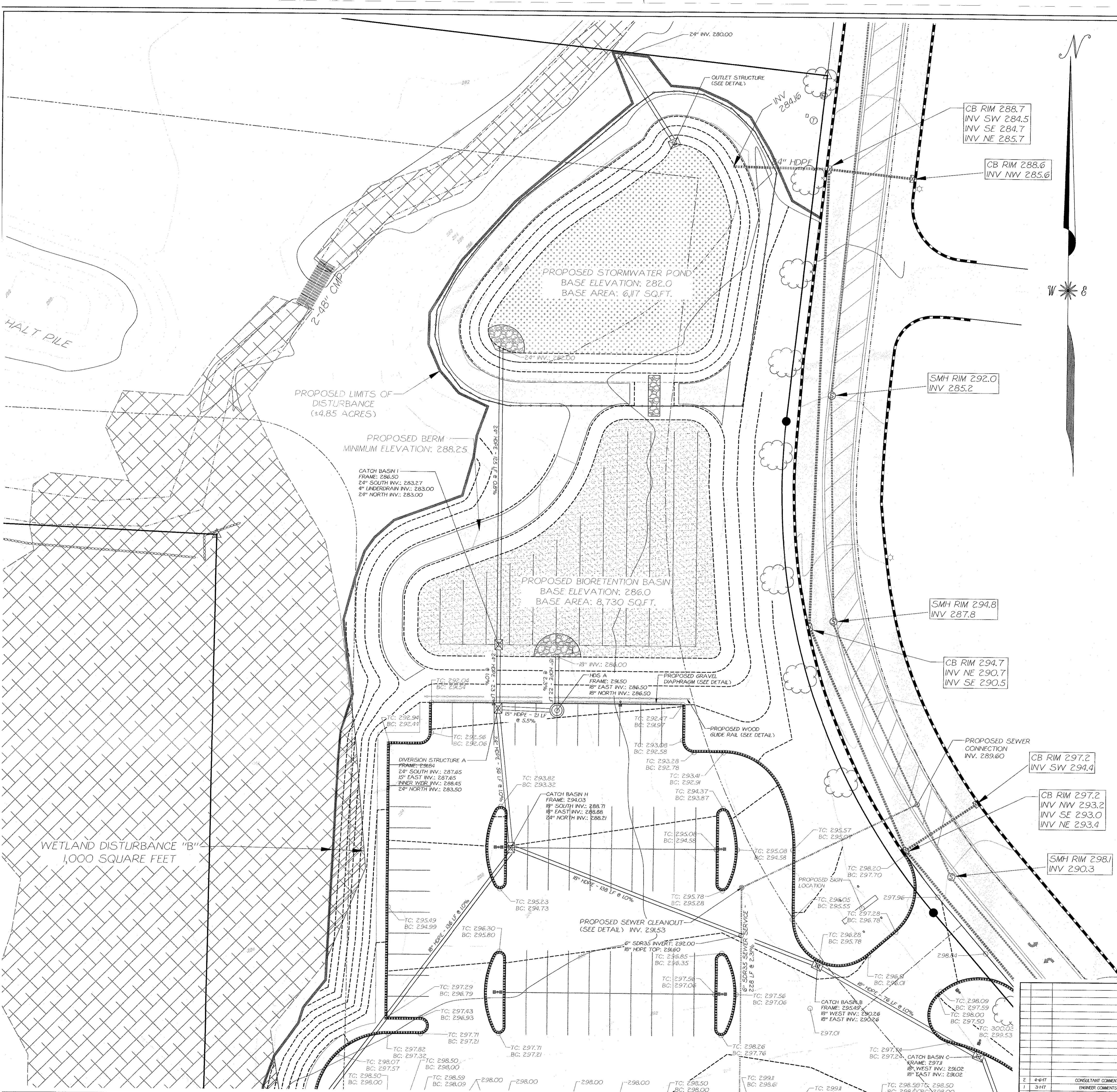
Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING

PO BOX 166 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744-3620 F: (845)744-3805 MNM@MNMTM.COM

TOWN OF NEWBURGH PROJECT #2016-21

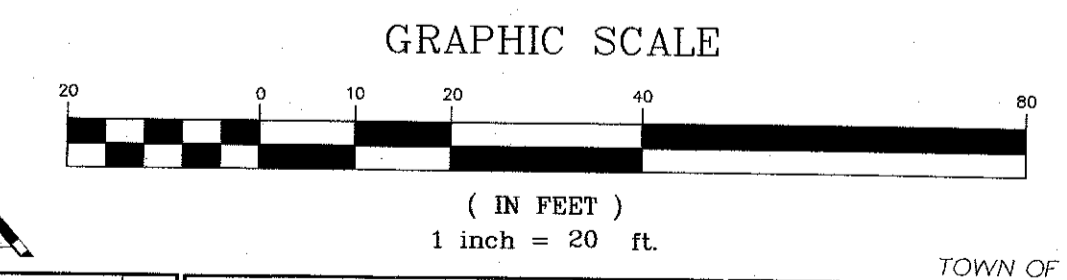
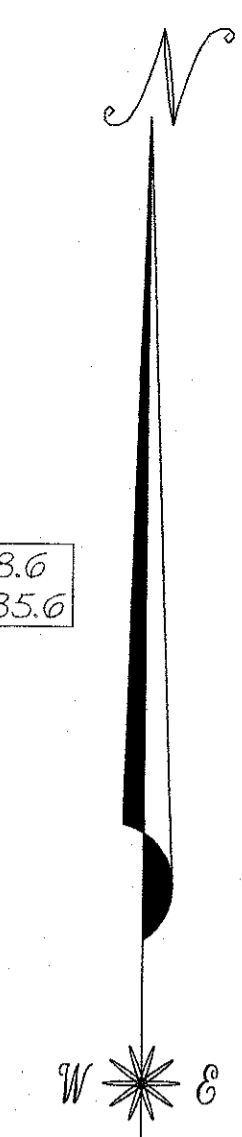
RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1724, BLOCK 180
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

DATE: _____ SHEET
DRAFTED BY: _____ 3 / 12
PROJECT: _____



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
- MINIMUM ZONING SETBACK LINE
- PROPOSED CONTOUR LINE
- PROPOSED DIP WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED CATCH BASIN, HDPE PIPE, & SIZE
- PROPOSED SEWER CLEANOUT
- PROPOSED 8" SDR35 SEWER SERVICE
- PROPOSED CURBING
- PROPOSED SWALE
- PROPOSED SPOT ELEVATION
TC = TOP OF CURB
BC = BOTTOM OF CURB
- PROPOSED WOOD GUIDE RAIL

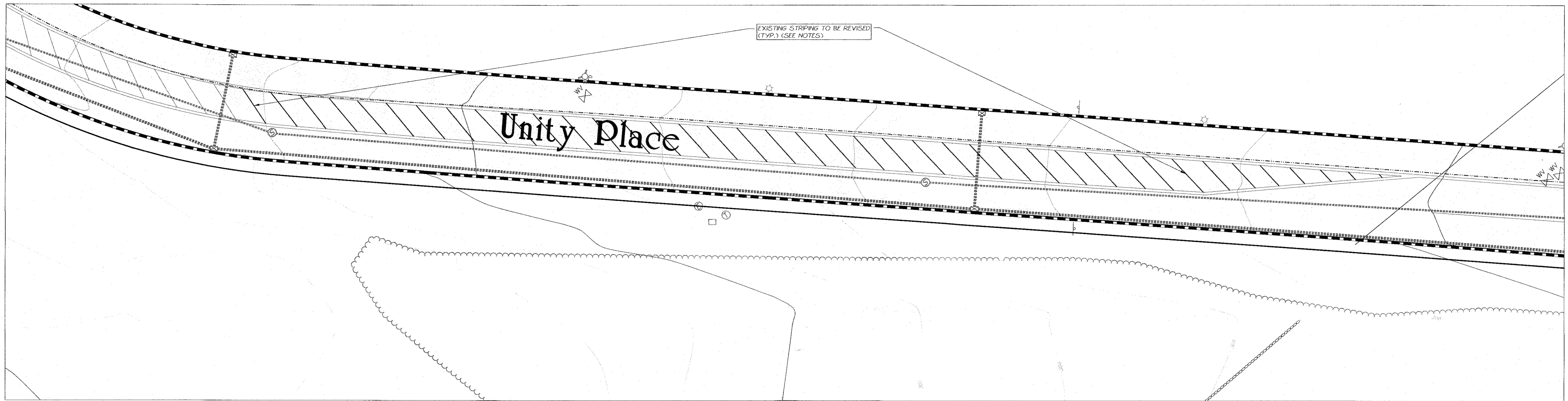


NO.	DATE	REVISION	BY
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-17	ENGINEER COMMENTS	LM

**Utility & 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) 744-3620 F: (845) 744-3805 MNTM@MNTM.CO

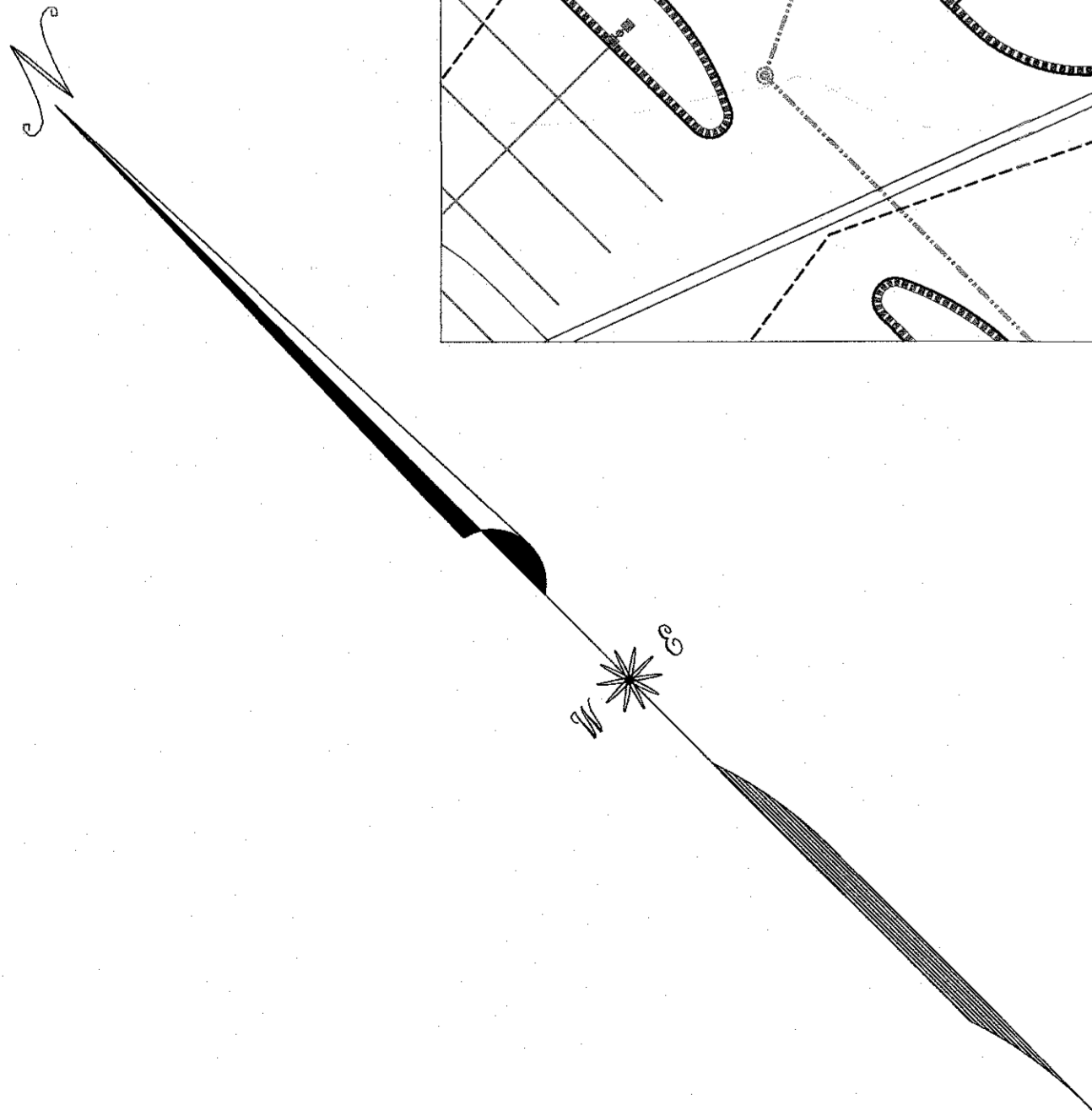
RECORD OWNER: NEWBURGH AUTO PARK, LLC	TAX MAP REFERENCE: SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE: LIBER 1724, BLOCK 180	TOWN OF NEWBURGH
COUNTY OF ORANGE	STATE OF NEW YORK
DATE:	SHEET
DRAFTED BY:	4 / 12
PROJECT:	



Existing Conditions Detail

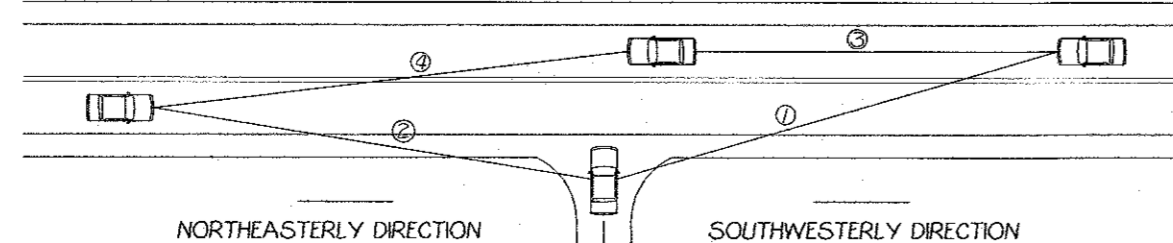


Proposed Conditions Detail



Sight Distance Table

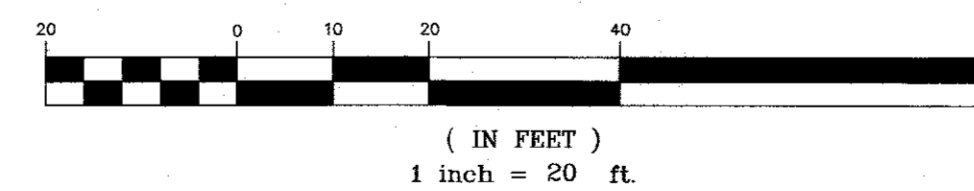
MEASURED BY: RTS 3-29-17		UNITY PLACE POSTED SPEED LIMIT: 30 MPH	
LOCATION	SIGHT LINE	DISTANCE	NOTES
NORTH ENTRANCE	1	1660'	SIGHT DISTANCE INTERMITTENT THRU TREES BEYOND
	2	1800'	SIGHT DISTANCE INTERMITTENT THRU TREES BEYOND
SOUTH ENTRANCE	1	1475'	SIGHT DISTANCE INTERMITTENT THRU TREES BEYOND
	2	1600'	SIGHT DISTANCE INTERMITTENT THRU TREES BEYOND



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

ZS & A

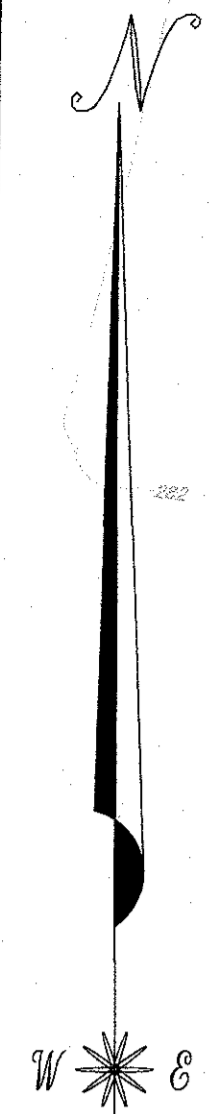
ZACHARY A. PETERS PE #09398

TOWN OF NEWBURGH PROJECT #2016-21

Amended Striping Plan
for
RAM Hotels

Mercurio-Norton-Tarolli-Marshall
ENGINEERS - 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 1724, BLOCK 1810
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015



Lighting Legend

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

Lighting Schedule

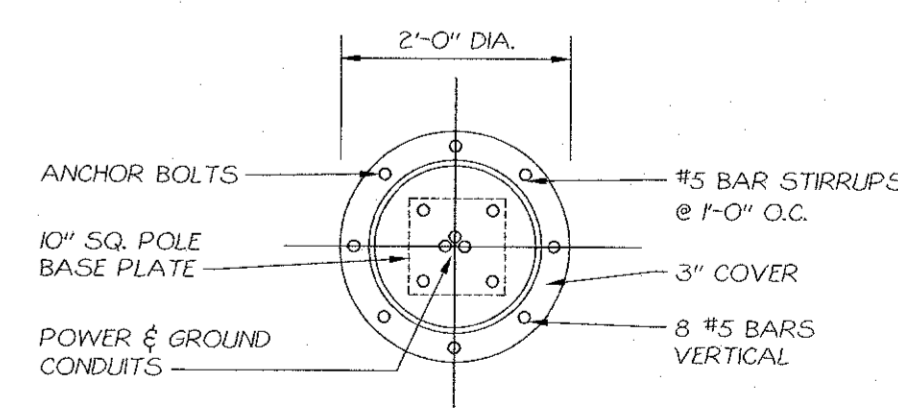
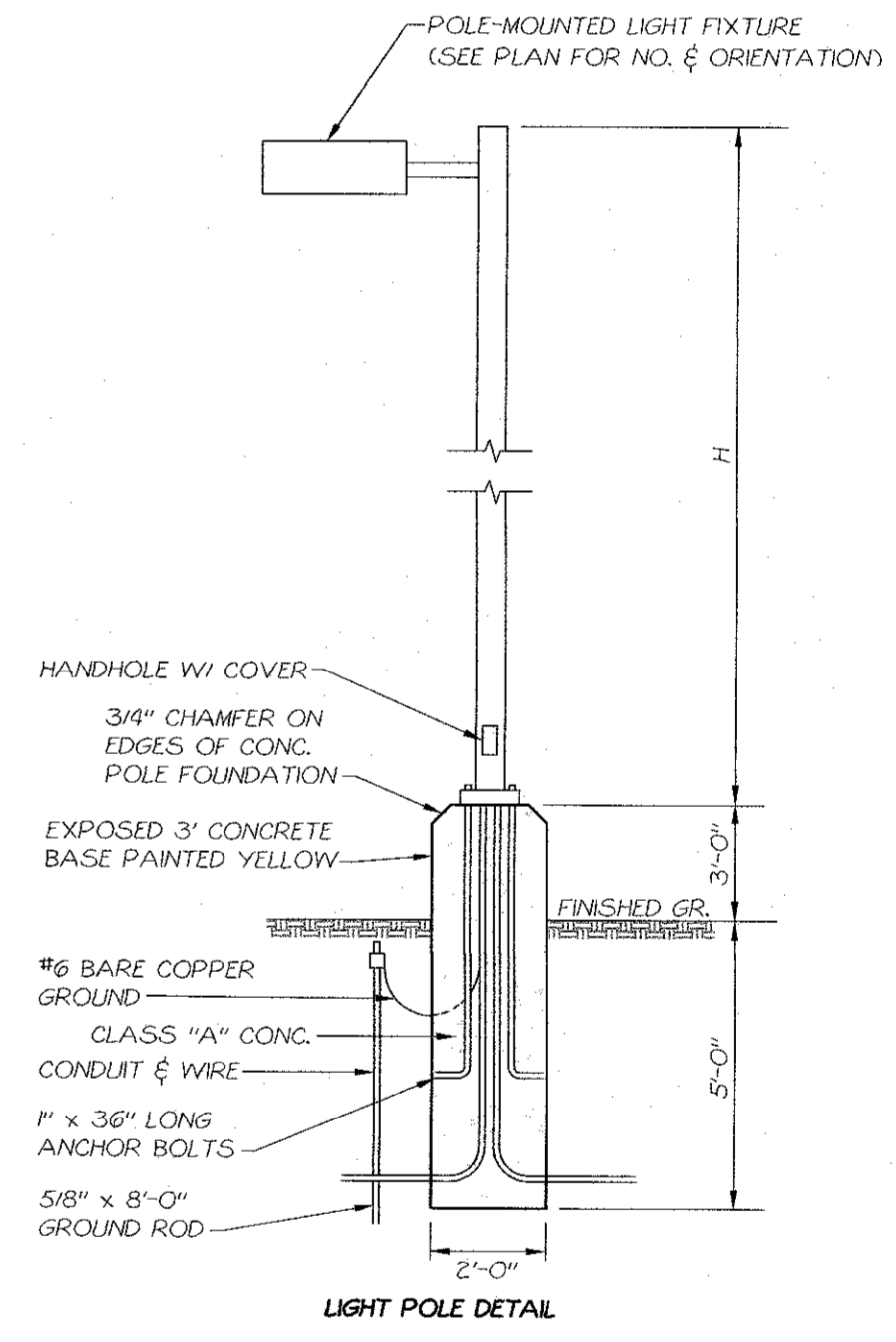
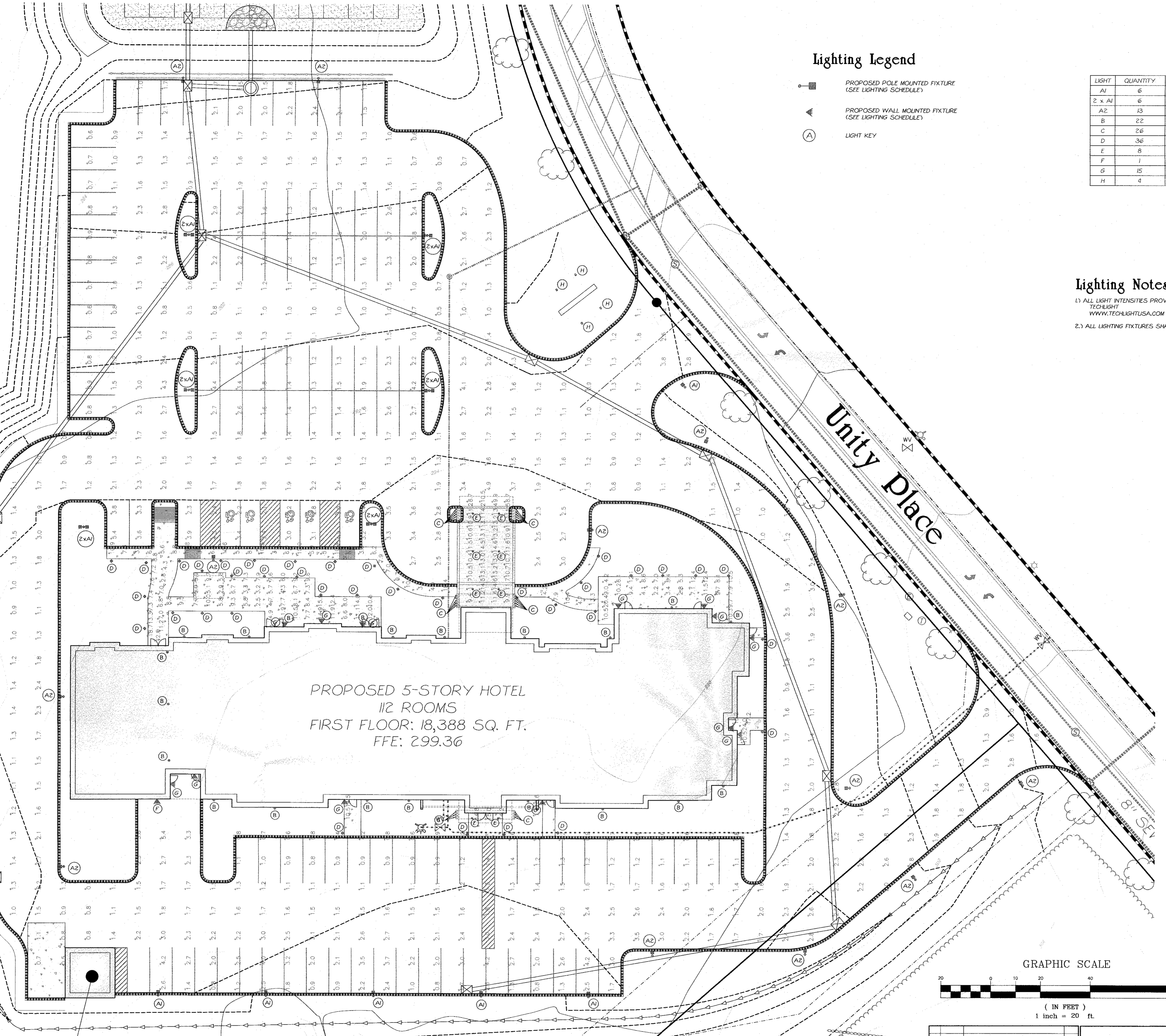
LIGHT	QUANTITY	LABEL	MANUFACTURER	DESCRIPTION	BUG RATING
A1	6	ALED4T50N	RAB LIGHTING	LED AREA LIGHT TYPE IV 50W NEUTRAL	B0-U0-G1
2 x A1	6	2 x ALED4T50N	RAB LIGHTING	LED AREA LIGHT TYPE IV 50W NEUTRAL	B0-U0-G1
A2	13	ALED3T50N	RAB LIGHTING	LED AREA LIGHT TYPE II 50W NEUTRAL	B0-U0-G1
B	22	HNLED8N	RAB LIGHTING	LED SPOT LIGHT 18W NEUTRAL	N.A.
C	26	LFLED8N	RAB LIGHTING	LFLED8N + LSFLEDB (SPOT BEAM)	N.A.
D	36	BLED2N	RAB LIGHTING	LED SQUARE BOLLARD 12W NEUTRAL	B0-U0-G0
E	8	ND7TRIMM * NDLED7R38NHC	RAB LIGHTING	LED 7-INCH DOWNLIGHT 38W NEUTRAL	B2-U0-G0
F	1	YPLED52N	RAB LIGHTING	LED WALL PACK 52W NEUTRAL	B1-U0-G3
G	15	SUMBN-DIO	RAB LIGHTING	LED SLIM WALL PACK 18W NEUTRAL	B1-U0-G0
H	4	HLED8N-DIO	RAB LIGHTING	LED SPOT LIGHT 18W NEUTRAL	N.A.

Lighting Notes:

- 1) ALL LIGHT INTENSITIES PROVIDED BY: TECHLIGHT WWW.TECHLIGHTUSA.COM
- 2) ALL LIGHTING FIXTURES SHALL BE DOWNWARD FACING.

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN
PARKING AND DRIVE SUMMARY	1.8 FC	5.4 FC	0.5 FC



GRAPHIC SCALE

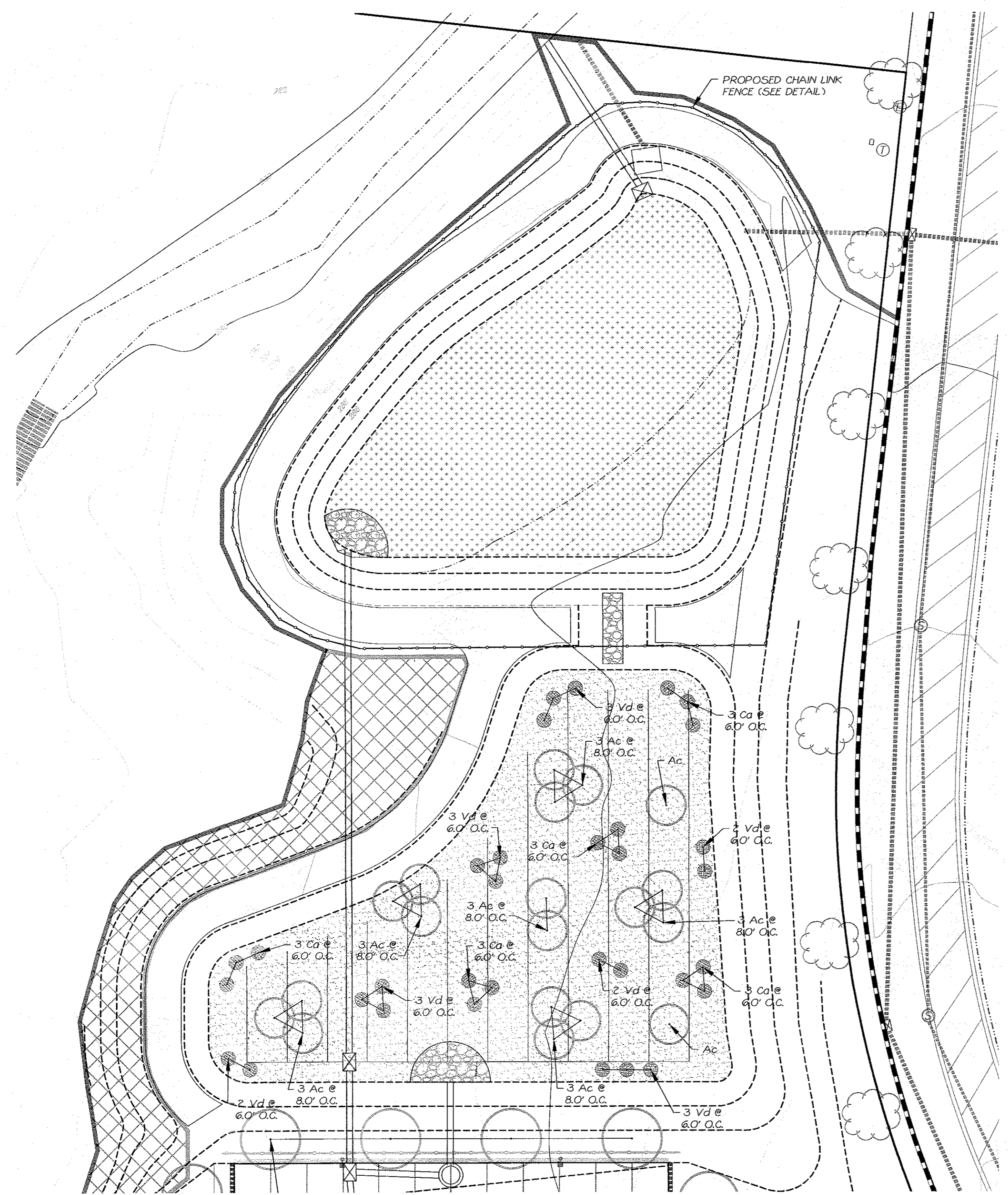
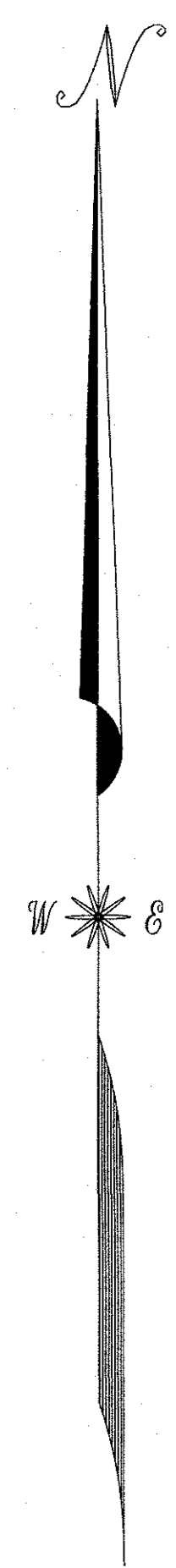


PROPOSED STORAGE BUILDING
20' X 20' - 400 SQ.FT.

NO.	DATE	REVISION	BY
1	4-6-17	CONSULTANT COMMENTS	ZAP
2	3-17	ENGINEER COMMENTS	LJM

ZAP
ZACHARY A. PETERS PE #093918

<p>TOWN OF NEWBURGH PROJECT #2016-21</p> <p>Lighting Detail Sheet for QAM Hotels</p>		<p>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: ZAP 11 / 12 PROJECT: 4015</p>
<p>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</p>		



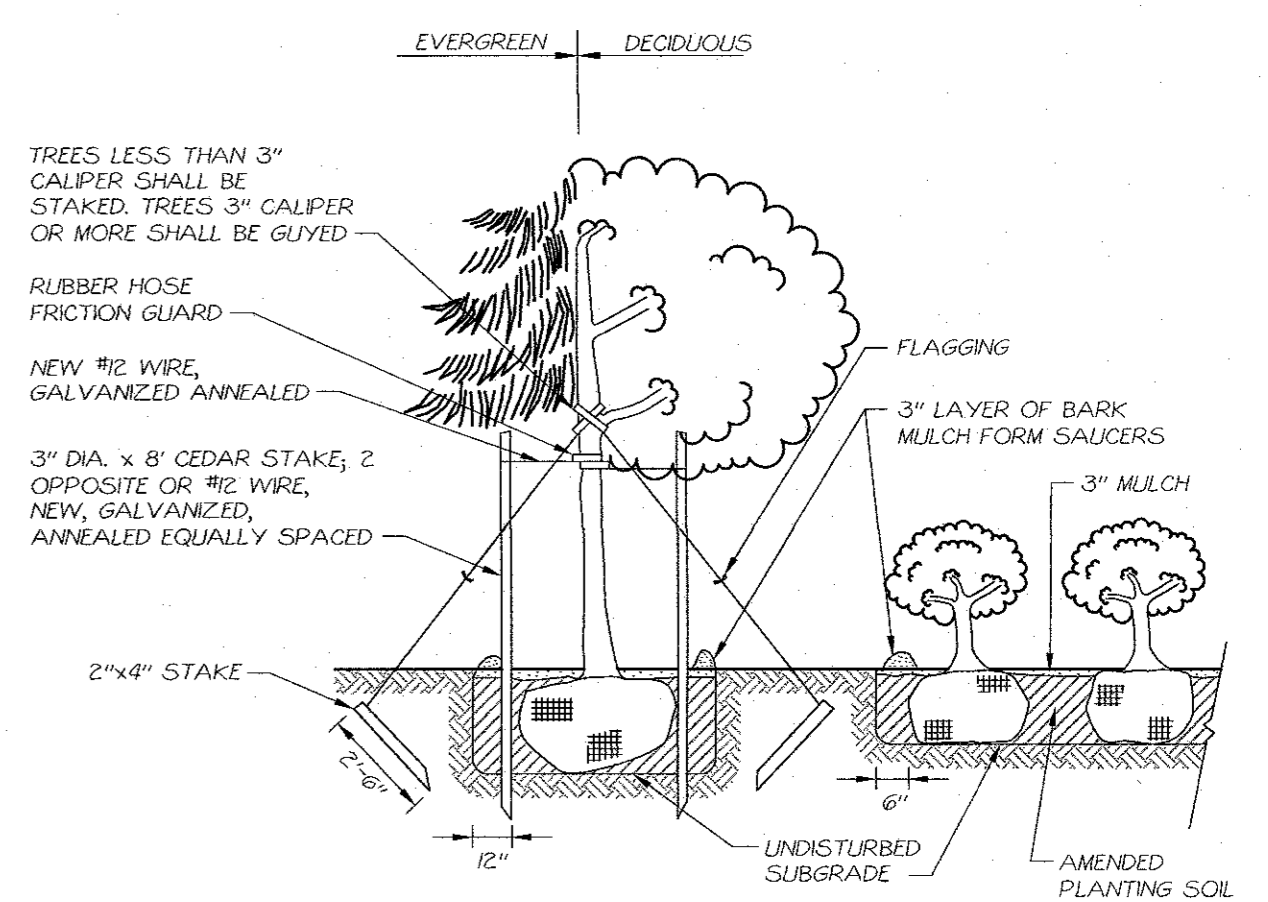
Stormwater Planting Table

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDINESS ZONE	PLANTING SIZE	MATURE SIZE
Ac	SHADBLOW SERVICEBERRY	AMELANCIER CANADENSIS	19	DECIDUOUS SHRUBS	3 - 7	8' - 10' HGT.	20' - 30'
Vd	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	18	DECIDUOUS SHRUBS	3 - 8	24" - 30"	5' - 9'
Co	SILKY DOGWOOD	CORNUS AMOMIUM	15	DECIDUOUS SHRUBS	5 - 8	24" - 30"	6' - 10'

*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.

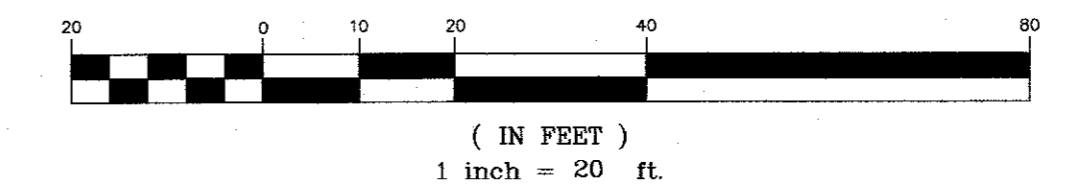


- NOTES:
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FULL AT TIME OF PLANTING
 - ALL TREES SHALL BE WARRANTED TO BE HEALTHY FOR 2-YEARS FROM TIME OF PLANTING.
 - ALL PROPOSED LANDSCAPE PLANTS SHALL CONFORM TO THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS 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



NO.	DATE	REVISION	BY

Zg l A

ZACHARY A. PETERS PE #09398

TOWN OF NEWBURGH PROJECT #2016-21

Landscaping Detail Sheet II

for

RAM Hotels

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 180 TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK	SHEET DATE: 4 FEB 2017 DRAFTED BY: ZAP PROJECT: 4015
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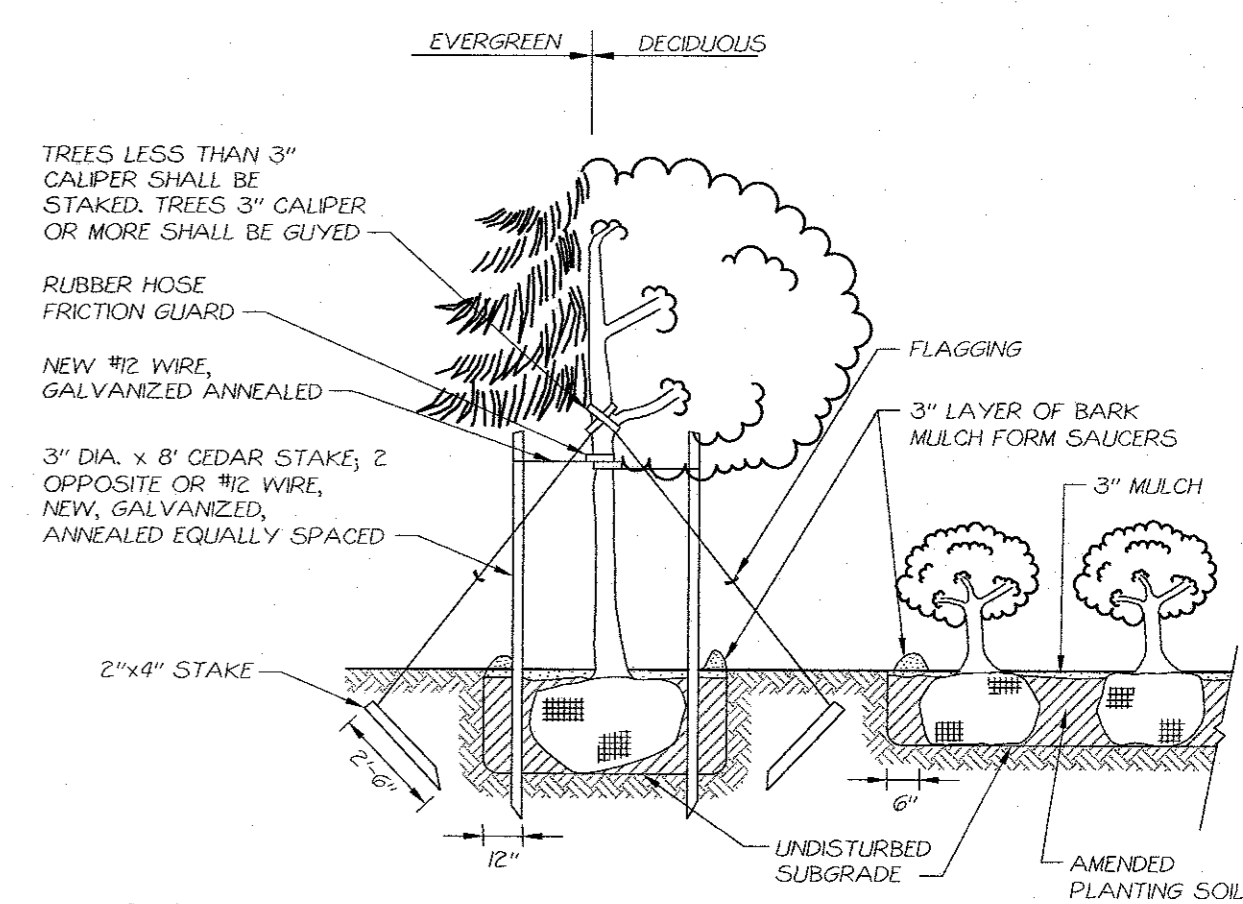
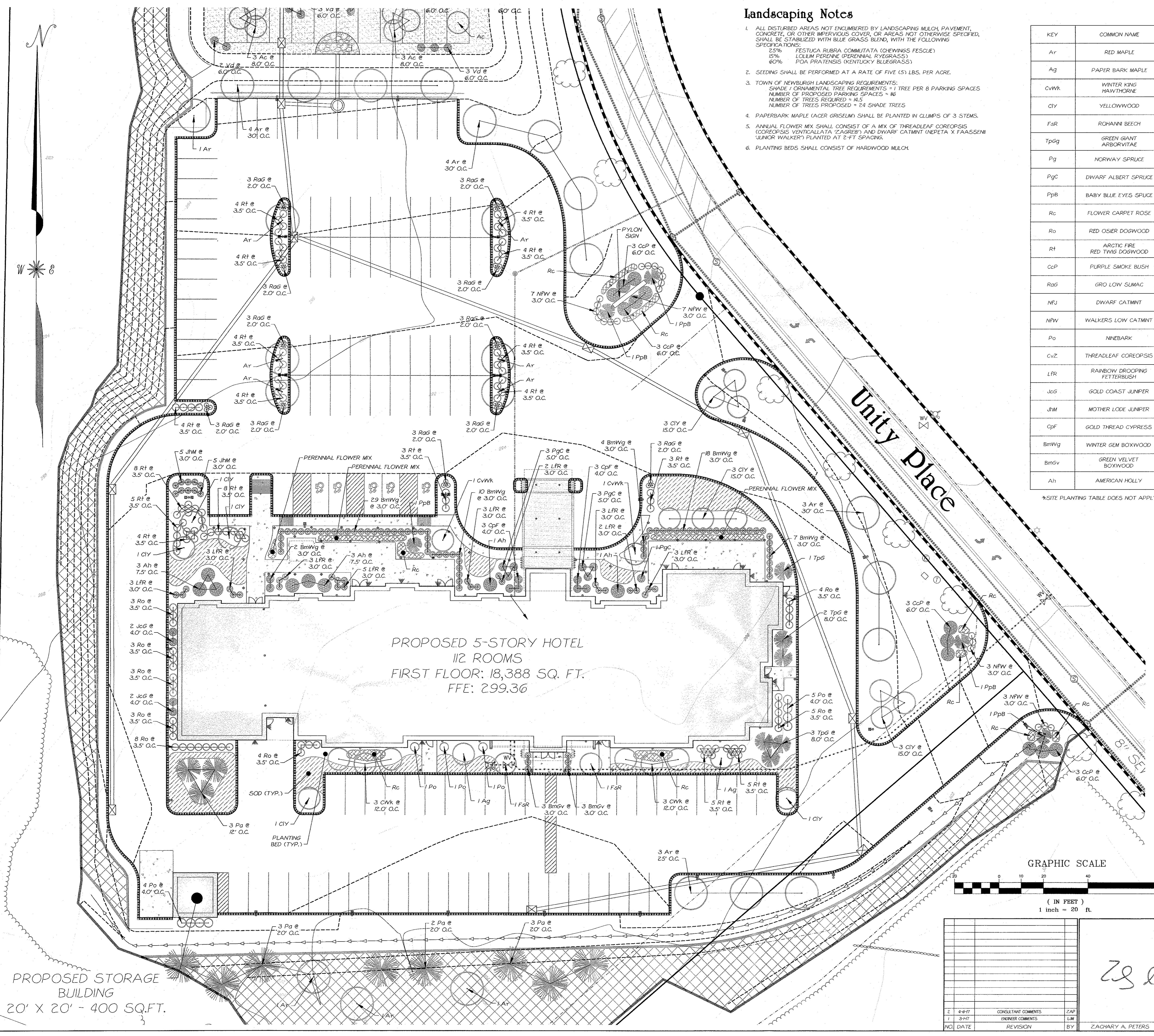
Landscaping Notes

- 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 (CHEWING FESCUE)
15% LOLIUM PERENNE (PERENNIAL RYEGRASS)
60% POA PRATENSIS (KENTUCKY BLUEGRASS)
- 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 = 16
NUMBER OF TREES REQUIRED = 4.5
NUMBER OF TREES PROPOSED = 24 SHADE TREES
- PAPERBARK MAPLE (ACER GRiseum) SHALL BE PLANTED IN CLUMPS OF 3 STEMS.
- ANNUAL FLOWER MIX SHALL CONSIST OF A MIX OF THREADLEAF COREOPSIS (COREOPSIS VENTICALLATA 'ZAGREB') AND DWARF CATMINT (NEPETA X FAASSENII 'JUNIOR WALKER') PLANTED AT 2'-FT SPACINGS.
- PLANTING BEDS SHALL CONSIST OF HARDWOOD MULCH.

Site Planting Table

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDNESS ZONE	PLANTING SIZE	MATURE SIZE
Ar	RED MAPLE	ACER RUBRUM	24	DECIDUOUS TREES	3 - 9	2.0' - 2.5' C.	40' - 60'
Ag	PAPER BARK MAPLE	ACER GRiseum	2	DECIDUOUS TREES	4 - 8	3 STEMS (SEE NOTE 4)	15' - 30'
CvWk	WINTER KING HAWTHORNE	CRATAEGUS VIRIDIS 'WINTER KING'	8	DECIDUOUS TREES	4 - 7	2.0' - 2.5' C.	25' - 30'
Cly	YELLOWWOOD	CLADRASITIS LUTEA	14	DECIDUOUS TREES	4 - 9	2.0' - 2.5' C.	30' - 40'
FsR	ROHANNI BEECH	FAGUS SLYVATICA 'ROHANNI'	2	DECIDUOUS TREES	4 - 8	2.0' - 2.5' C.	30' - 50'
TpGg	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	6	EVERGREEN TREES	5 - 7	8' - 10' HGT.	50' - 60'
Pg	NORWAY SPRUCE	PICEA ABIES	1	EVERGREEN TREES	3 - 7	8' - 10' HGT.	40' - 60'
PgC	DWARF ALBERT SPRUCE	PICEA GLAUCA 'CORNICA'	7	EVERGREEN TREES	3 - 6	24" - 30"	8' - 12'
PpB	BABY BLUE EYES SPUCE	PICEA PLINSENS 'BABY BLUE EYES'	5	EVERGREEN TREES	2 - 8	24" - 30"	15' - 25'
Rc	FLOWER CARPET ROSE	ROSA 'NOA97400A' 'FLOWER CARPET'	48	GROUND COVER	4 - 10	-	24" - 30"
Ro	RED OSIER DOGWOOD	CORNUS SERICEA 'CARDINAL'	41	DECIDUOUS SHRUBS	2 - 8	18" - 24"	6' - 8'
Rt	ARCTIC FIRE RED TWIG DOGWOOD	CORNUS STOLORIFERA 'ARCTIC FIRE'	77	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'
RoS	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	33	DECIDUOUS SHRUBS	4 - 9	12" - 18"	6' - 8'
NFJ	DWARF CATMINT	NEPETA X FAASSENII 'JUNIOR WALKER'	SEE NOTE 5	DECIDUOUS	5 - 9	#2 CANS	12" - 18"
NFW	WALKERS LOW CATMINT	NEPETA X FAASSENII 'WALKERS LOW'	20	DECIDUOUS SHRUBS	4 - 9	#2 CANS	24" - 36"
Po	NINEBARK	PHYSCARPUS OPILOFOLUS	12	DECIDUOUS SHRUBS	3 - 7	18" - 24"	4' - 8'
CvZ	THREADLEAF COREOPSIS	COREOPSIS VENTICALLATA 'ZAGREB'	SEE NOTE 5	DECIDUOUS	3 - 9	#2 CANS	12" - 18"
LFR	RAINBOW DROOPING FETTERBUSH	LEUCOTHAE FONTANESIANA 'GRARDS RAINBOW'	28	EVERGREEN SHRUBS	5 - 9	18" - 24"	3' - 5'
JcG	GOLD COAST JUNIPER	JUNIPERUS CHINENSIS 'GOLD COAST'	4	EVERGREEN SHRUBS	4 - 9	18" - 24"	3' - 4'
JHM	MOTHER LODGE JUNIPER	JUNIPERUS HORIZONTALIS 'MOTHER LODGE'	10	EVERGREEN SHRUBS	3 - 9	#2 CANS	6" HGT.
CpF	GOLD THREAD CYPRESS	CHAMACYPARIS PISPERA 'GOLD THREAD'	6	EVERGREEN SHRUBS	4 - 9	24" - 30"	6' - 18'
BmWg	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	70	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'
Ah	AMERICAN HOLLY	ILEX OPACA	8	EVERGREEN SHRUBS	5 - 9	24" - 30"	15' - 30'

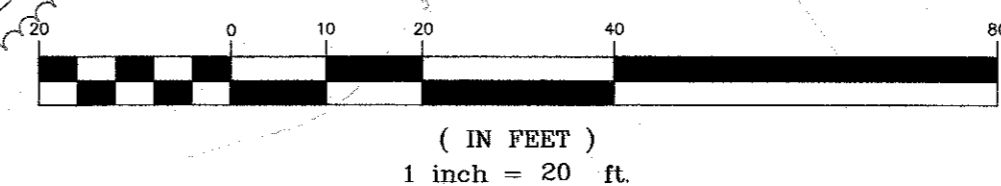
*SITE PLANTING TABLE DOES NOT APPLY TO PLANTINGS WITHIN BIORETENTION BASIN (SEE SHEET 10)



- 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

GRAPHIC SCALE



PROPOSED STORAGE BUILDING
20' X 20' - 400 SQ.FT.

PROPOSED 5-STORY HOTEL
112 ROOMS
FIRST FLOOR: 18,388 SQ. FT.
FFE: 299.36

ZS LR

NO.	DATE	REVISION	BY
2	4-17	CONSULTANT COMMENTS	ZAP
1	3-17	ENGINEER COMMENTS	LJM

ZACHARY A. PETERS PE #09398

TOWN OF NEWBURGH PROJECT #206-21

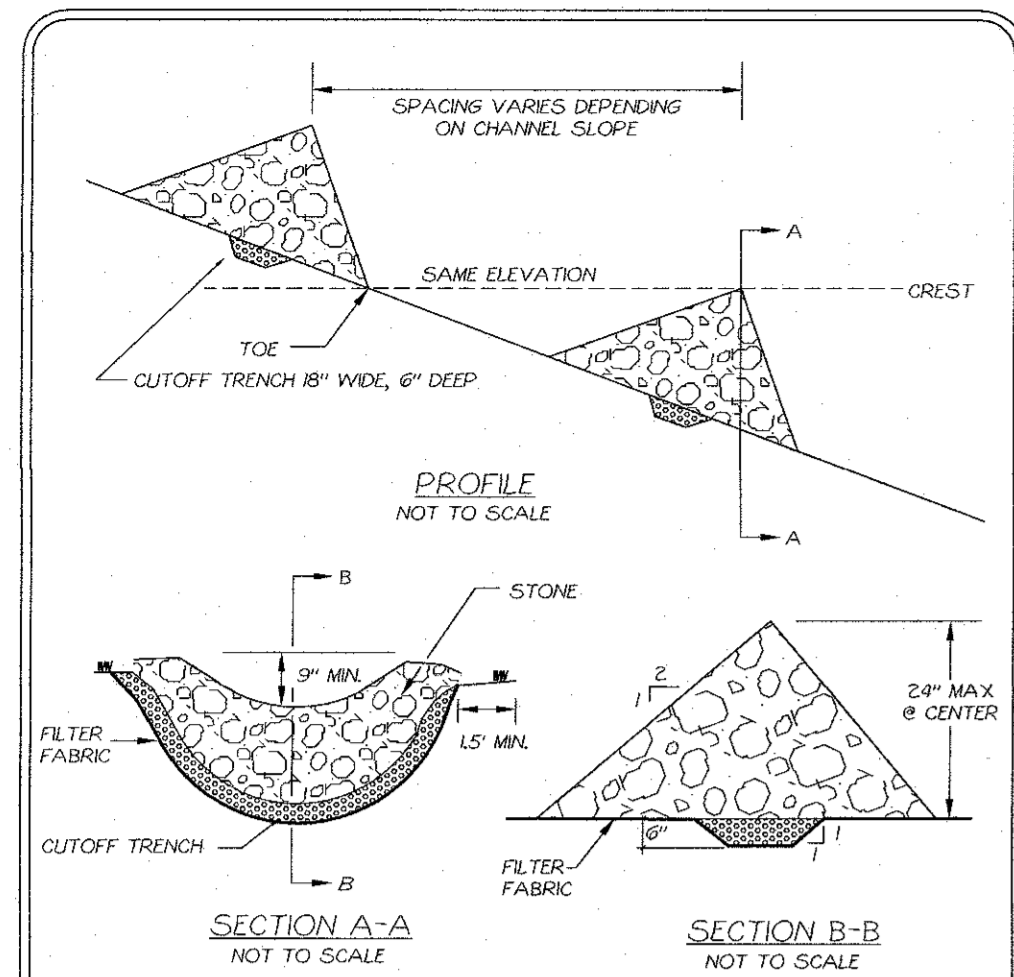
Landscaping Detail Sheet I
for
RAM Hotels

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

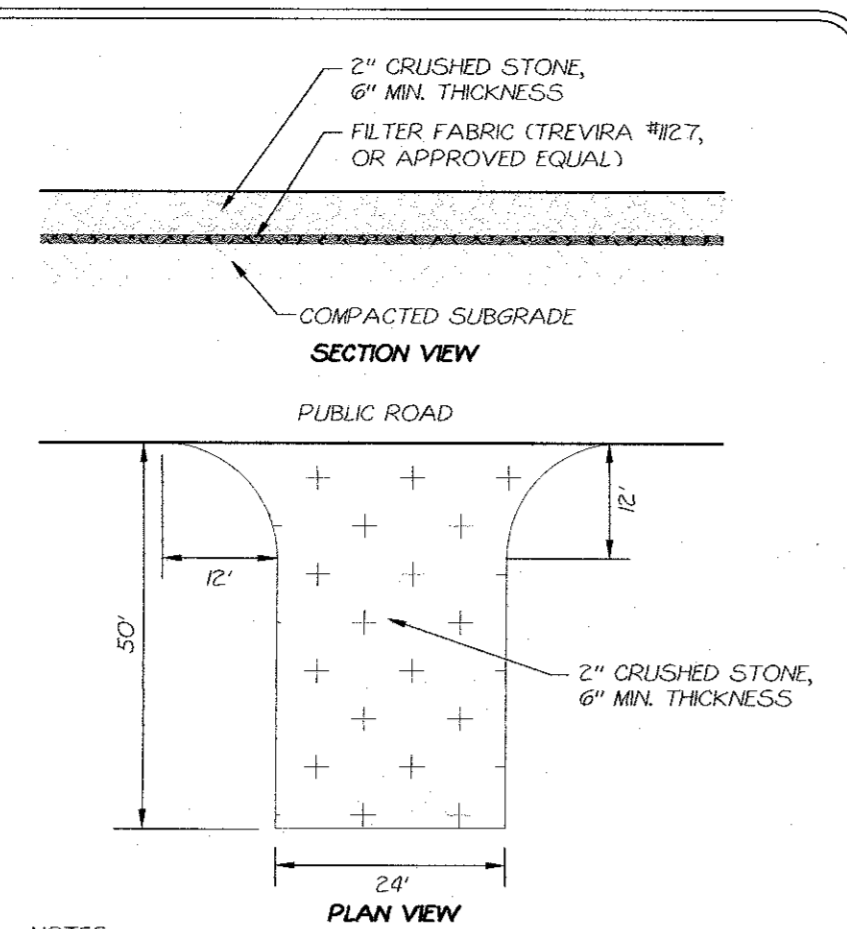
RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER #724, BLOCK #80
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015

SHEET
9 / 12



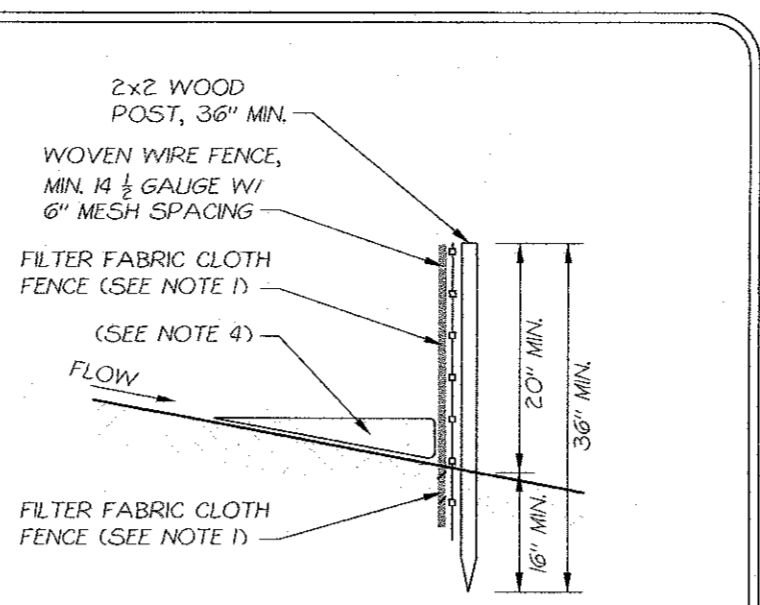
1. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
2. EXTEND THE STONE A MINIMUM OF 15 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
3. INSTALL IN ROAD SWALES AFTER SWALE IS SHAPED. CHECK DAMS SHALL BE MAINTAINED UNTIL ROAD IS PAVED & SWALES ARE STABILIZED. REMOVE CHECK DAMS AFTER PAVEMENT & SWALE STABILIZATION IS COMPLETED.
4. EXACT LOCATION OF TEMPORARY CHECK DAMS TO BE DETERMINED IN THE FIELD BASED UPON SITE CONDITIONS.

Temporary Check Dam Detail
NOT TO SCALE



1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.
2. ALL SEDIMENTATION WILL BE INSPECTED & MAINTAINED ON A REGULAR BASIS.
3. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
4. THE WIDTH OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE 12" MINIMUM BUT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE INGRESS/EGRESS AREA BEING USED.

Stabilized Construction Entrance Detail
NOT TO SCALE



- NOTES:**
1. FILTER CLOTH SHALL BE FILTER X, MRAFI 100X, STABILINKA THIN, OR APPROVED EQUAL.
 2. SILT FENCE SHALL BE EMBEDDED A MINIMUM OF 6" INTO EXISTING GRADE.
 3. ENDS SHALL BE OVERLAPPED BY A MINIMUM OF 6" AND FOLDED WHEREVER TWO SECTIONS OF SILT FENCE OVERLAP.
 4. SEDIMENT SHALL BE REMOVED WHENEVER A DEPTH OF 4" HAS ACCUMULATED OR WHEN BULGES DEVELOP IN THE FENCE. DAMAGED SECTIONS SHALL BE REMOVED AND REPLACED AS NEEDED.

Silt Fence Detail
NOT TO SCALE

Erosion & Sediment Control Notes:

1. DUST CONTROL SHALL BE PROVIDED IN TIMES OF DRY WEATHER. AREAS SHALL BE SPRAYED WITH WATER TO PREVENT DUST FROM TRANSFERRING TO ADJACENT PROPERTIES.
2. THE PROPOSED AREA OF DISTURBANCE IS APPROXIMATELY 4.7 ACRES. AN ADDITIONAL 1.0 ACRES OF CLEARING IS PROPOSED FOR SITE VISIBILITY. NO MORE THAN FIVE (5) ACRES SHALL BE DISTURBED AT ANY ONE TIME.
3. 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.

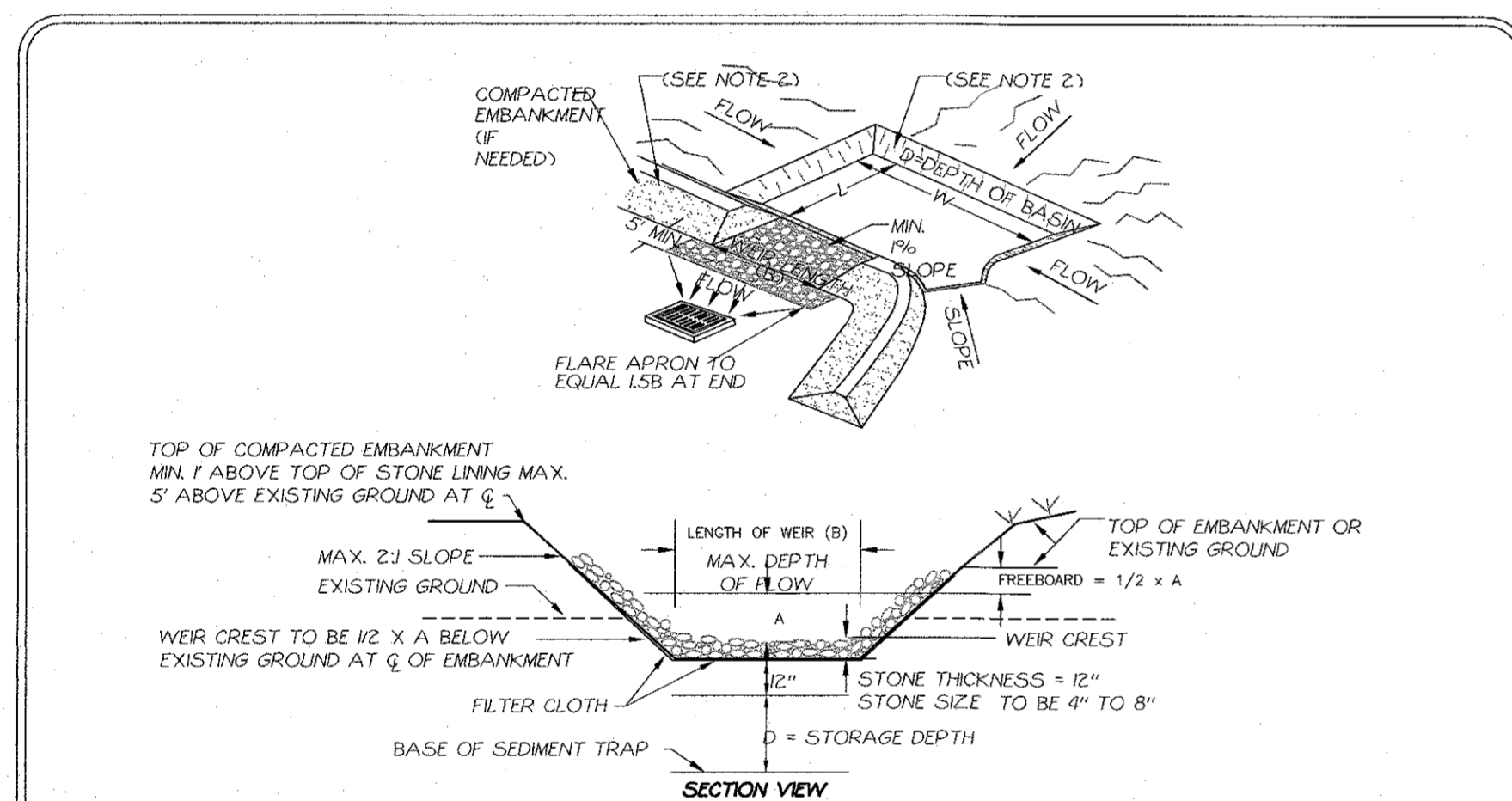
Soil Restoration Specifications

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 ONGOING CONSTRUCTION ACTIVITIES
AREAS OF CUT OR FILL	APPLY FULL SOIL RESTORATION	
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN A ZONE 5-2.5 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 PROMMS WHICH FUNCTION LIKE A MINI-SUBSOILER.

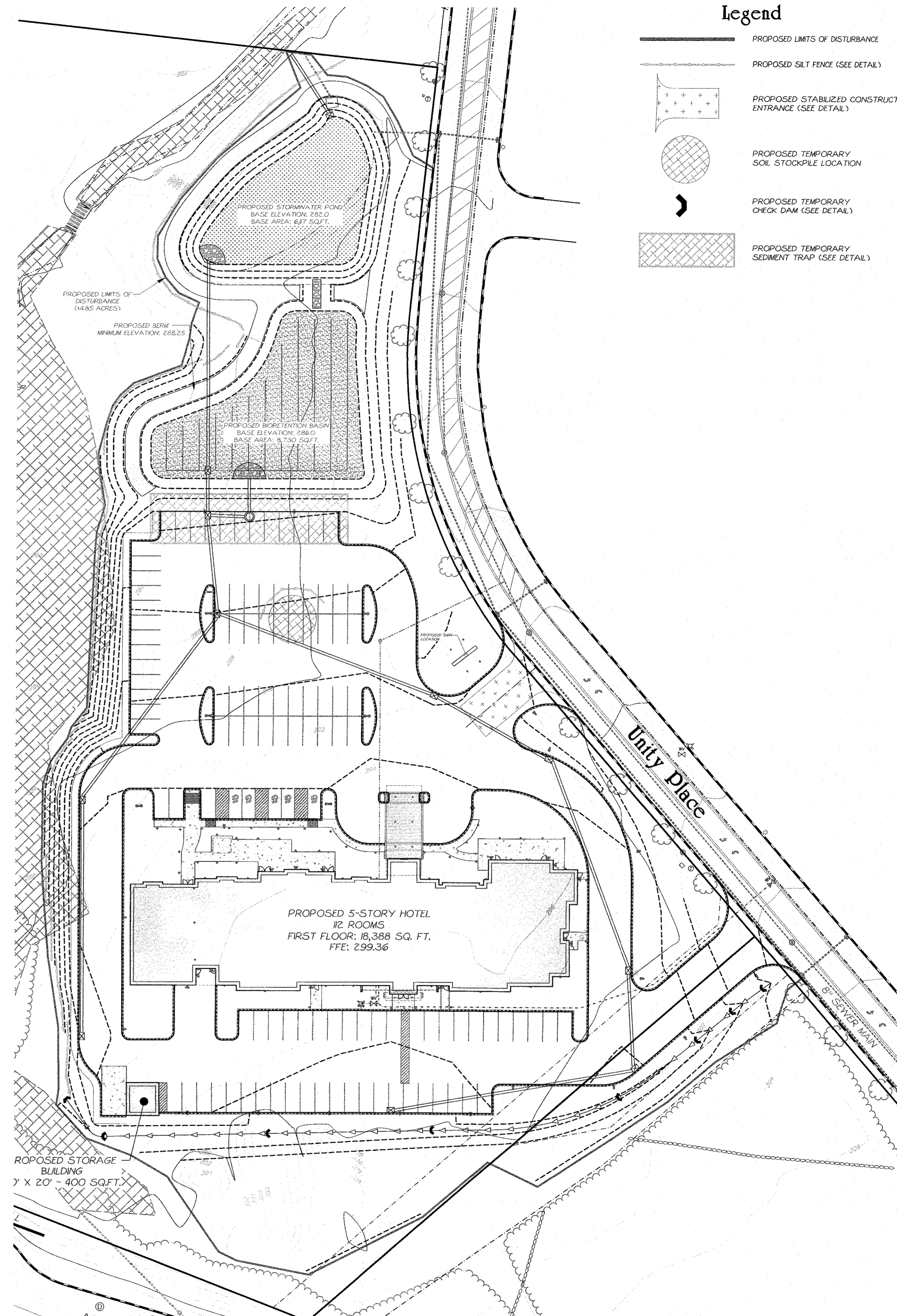
- FULL SOIL RESTORATION SPECIFICATIONS:**
1. SOIL RESTORATION SHALL BE PERFORMED DURING THE LANDSCAPING PHASE OF THE PROJECT. SOIL RESTORATION SHALL INCLUDE THE FOLLOWING STEPS:
 - A. APPLY 3" OF COMPOST OVER SUBSOIL.
 - B. TILL COMPOST INTO SUBSOIL TO A MINIMUM DEPTH OF 12".
 - C. REMOVE ALL STONEROCK MATERIAL GREATER THAN 4" IN SIZE.
 - D. APPLY 6" OF TOPSOIL.
 - E. VEGETATE IN ACCORDANCE WITH THE LANDSCAPING PLAN.
 2. 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.
 3. MAINTENANCE SHALL INCLUDE THE FOLLOWING:
 - A. INSPECTIONS AFTER EACH STORM EVENT GREATER THAN HALF-INCH FOR THE FIRST SIX MONTHS.
 - B. RESEEDING OF BARE OR ERODING AREAS TO ESTABLISH A STABILIZED COVER.
 - C. WATER ONCE EVERY THREE DAYS FOR THE FIRST MONTH, THEN PROVIDE A HALF INCH OF WATER PER WEEK.
 4. VEGETATED AREAS SHALL BE KEPT FREE OF VEGULAR AND FOOT TRAFFIC.
 5. DOLLAR GENERAL LANDSCAPING NOTES SHALL APPLY IN CASES OF MORE STRINGENT REQUIREMENTS.



TRAP DESIGNATION	DEPTH OF CHANNEL (A) (FT)	LENGTH OF WEIR (B) (FT)	WIDTH (W) (FT)	LENGTH (L) (FT)	STORAGE DEPTH (D) (FT)	CONTRIBUTING AREA (AC)	STORAGE REQUIRED (CF)	STORAGE PROVIDED (CF)
A	1.5	6.0	60	100	3.0	3.0	10,800	10,800

- NOTES:**
1. THE AREA UNDER THE EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. TOP OF EMBANKMENT SHALL BE A MINIMUM OF FOUR (4) FEET WIDE.
 2. ALL FILL SLOPES SHALL BE 2:1 OR FLATTER. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.
 3. ELEVATION OF THE TOP OF THE DIKE DIRECTING WATER INTO THE SEDIMENT TRAP MUST BE EQUAL TO OR EXCEED THE HEIGHT OF THE EMBANKMENT.
 4. VOLUME OF SEDIMENT STORAGE SHALL BE 3,600 CUBIC FEET PER ACRE OF CONTRIBUTING DRAINAGE AREA. STORAGE AREA PROVIDED SHALL BE COMPUTED USING THE VOLUME AVAILABLE BEHIND THE OUTLET CHANNEL, UP TO AN ELEVATION OF ONE (1) FOOT BELOW THE LEVEL OF THE WEIR CREST.
 5. FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO THE PLACEMENTS OF STONE. SECTIONS OF FABRIC SHALL OVERLAP AT LEAST ONE (1) FOOT WITH UPHILL SECTION ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT THE ENTRANCE OF THE OUTLET CHANNEL.
 6. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED MORE THAN HALF OF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED ON TOP OF OR NEXT TO PREVIOUSLY EXCAVATED MATERIAL AND STABILIZED IMMEDIATELY.
 7. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN EVENT AND REPAIRED AS NECESSARY.
 8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED ONCE THE TRIBUTARY DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

Temporary RipRap Outlet Sediment Trap Detail
NOT TO SCALE



Legend

- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE (SEE DETAIL)
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL)
- PROPOSED TEMPORARY SOIL STOCKPILE LOCATION
- PROPOSED TEMPORARY CHECK DAM (SEE DETAIL)
- PROPOSED TEMPORARY SEDIMENT TRAP (SEE DETAIL)

TOWN OF NEWBURGH PROJECT #2016-21

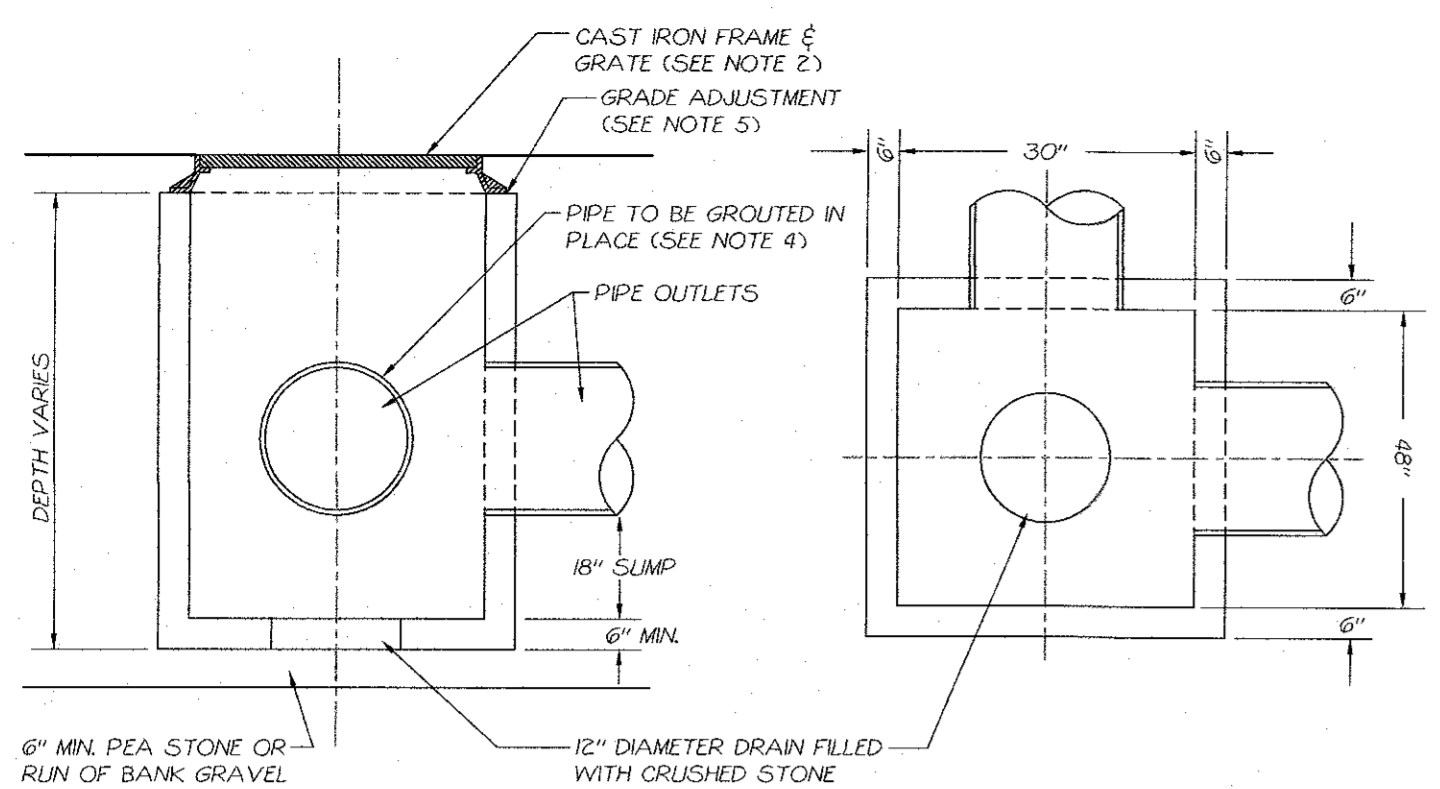
Erosion & Sediment Control Detail Sheet for RAM Hotels

RECORD OWNER: NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE: SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE: LIBER #724, BLOCK 180
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015

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

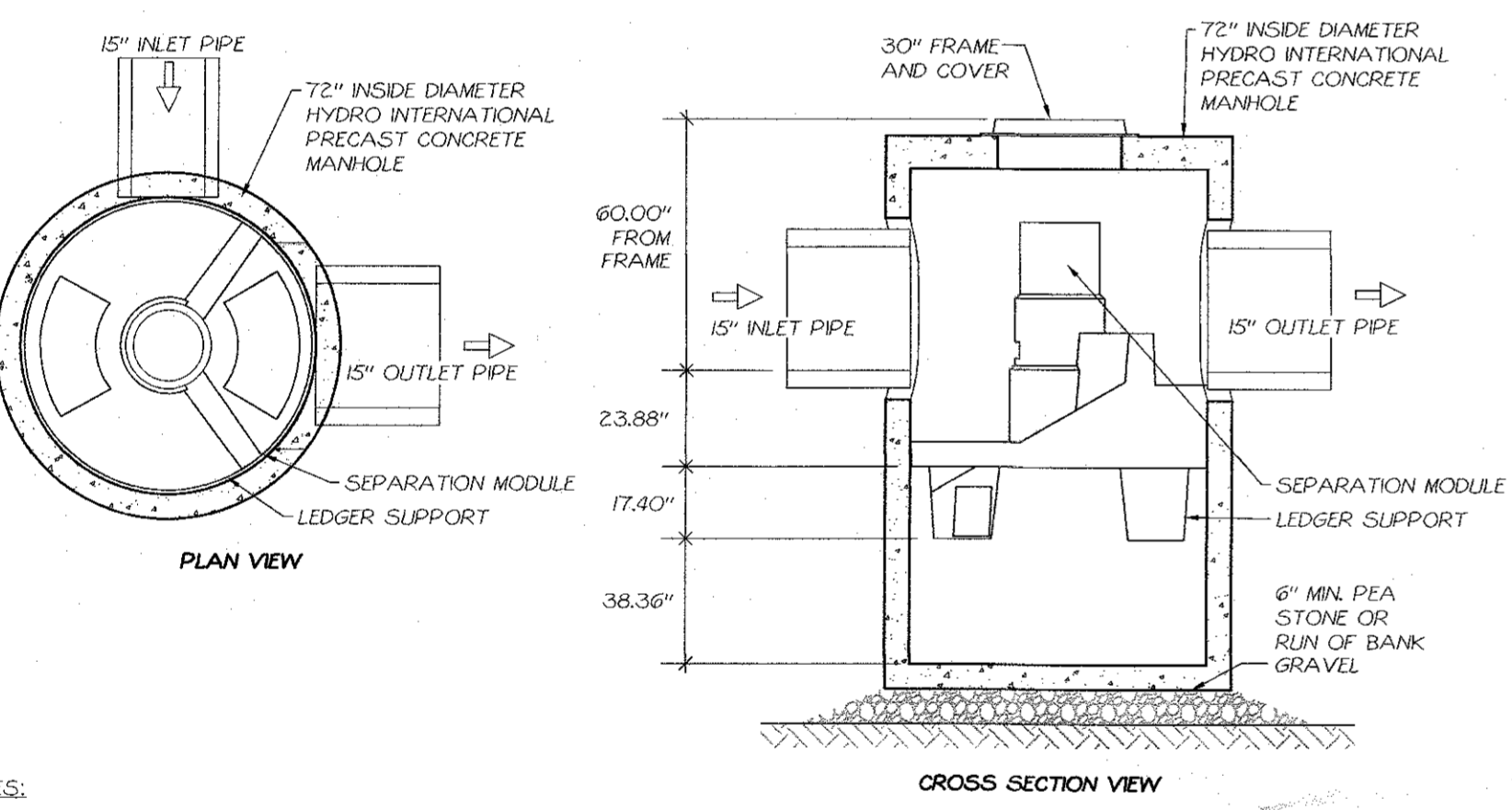
ZACHARY A. PETERS PE #093398

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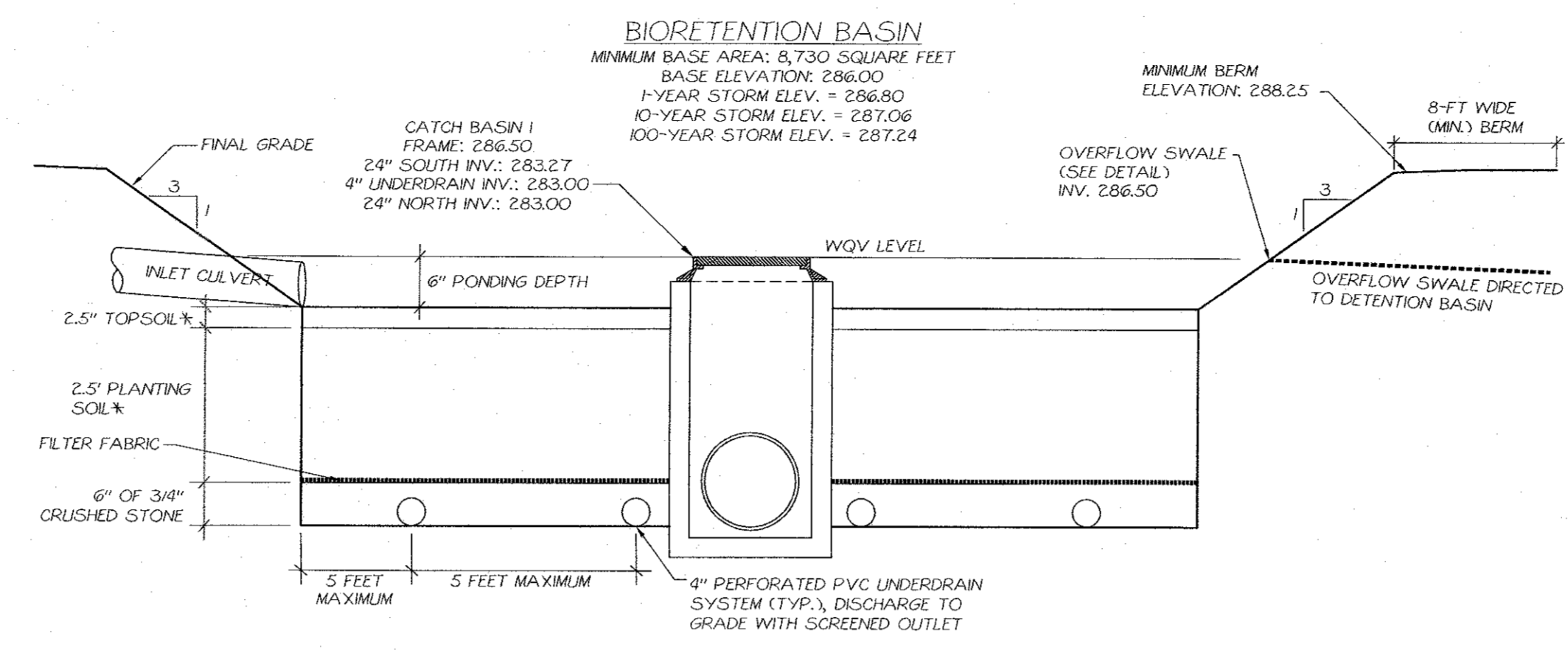
- NOTES:**
- 1) BASINS SHALL BE PRECAST CONCRETE CATCH BASIN, MODEL CB-30x48, AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, BULLVILLE, NY, OR APPROVED EQUAL.
 - 2) CATCH BASIN SHALL BE EQUIPPED WITH A FLAT TOP FRAME AND GRATE. GRADE GRATE-30x48. GRATES SHALL BE BICYCLE GRATES. FRAMES AND GRATES AS MANUFACTURED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

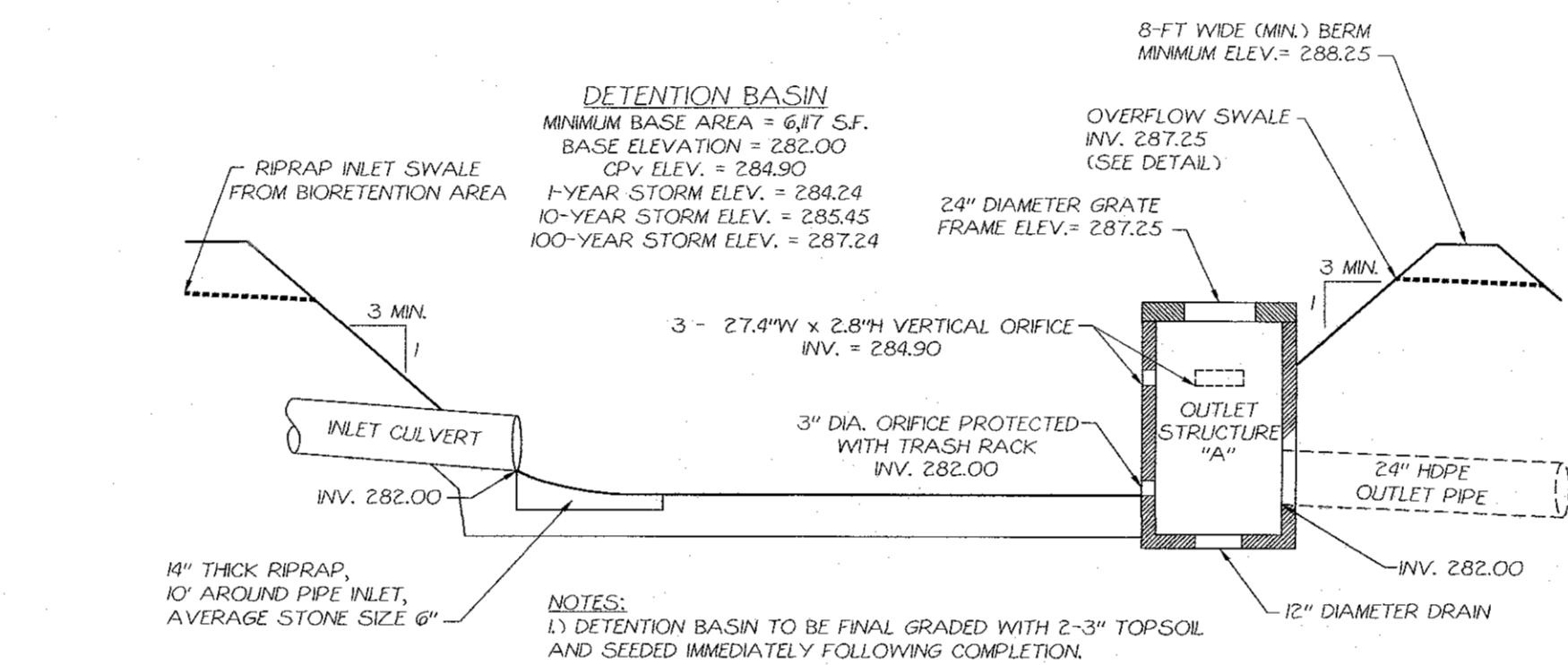


- NOTES:**
- 1) PROPOSED UNIT IS A HYDRO INTERNATIONAL FIRST DEFENSE HC STORMWATER TREATMENT DEVICE - MODEL: 6-F.
 - 2) DETAIL PROVIDED IS NOT INTENDED TO BE USED FOR CONSTRUCTION. CONSTRUCTION DRAWINGS TO BE PREPARED BY HYDRO INTERNATIONAL STORMWATER SOLUTIONS, 94 HUTCHINS DRIVE, PORTLAND, ME, (207) 758-6200.
 - 3) CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
 - 4) CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIAMETER, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.
 - 5) GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC FABRICATION DRAWINGS.
 - 6) PRODUCT SPECIFICATIONS:
 - A. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
 - B. 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.
 - C. THE TREATMENT SYSTEM SHALL REMOVE GREATER THAN OR EQUAL TO 90% OF TSS BASED ON THE TARGET PARTICLE SIZE (TPS) OF 100 MICRONS AND/OR 80% OF TSS BASED ON THE TPS OF 230 MICRONS AT 2.2 CFS AND 3.8 CFS, RESPECTIVELY.
 - D. 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-100.
 - E. 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.

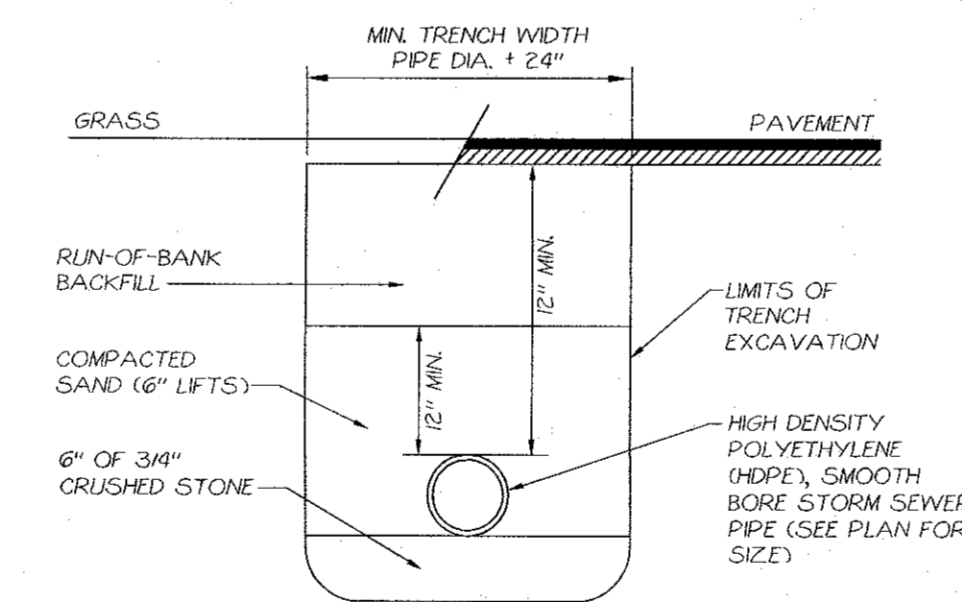
Typical Hydrodynamic Separator Detail
NOT TO SCALE



Bioretention Area Detail
NOT TO SCALE

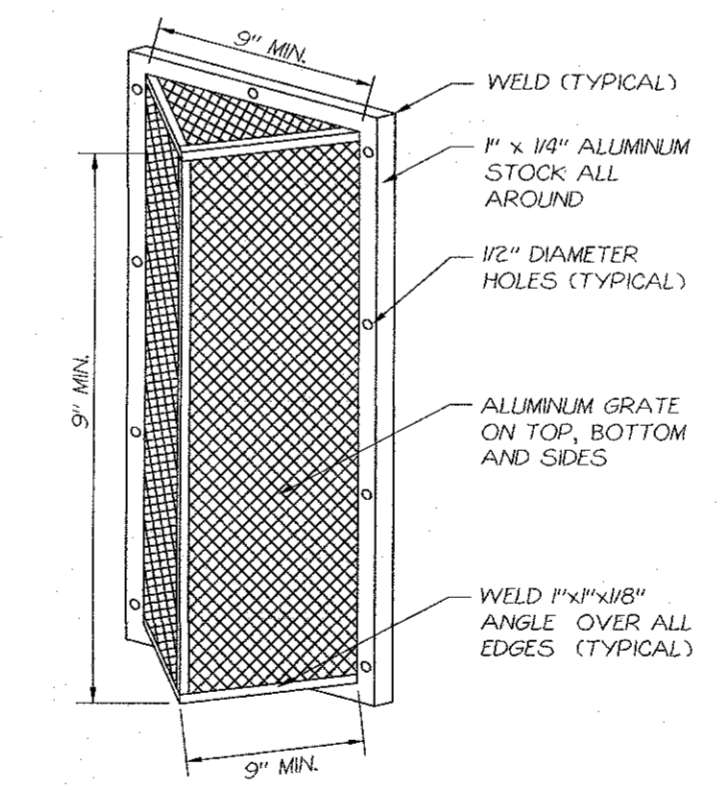


Detention Basin 'A' Detail
NOT TO SCALE



- 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) 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.

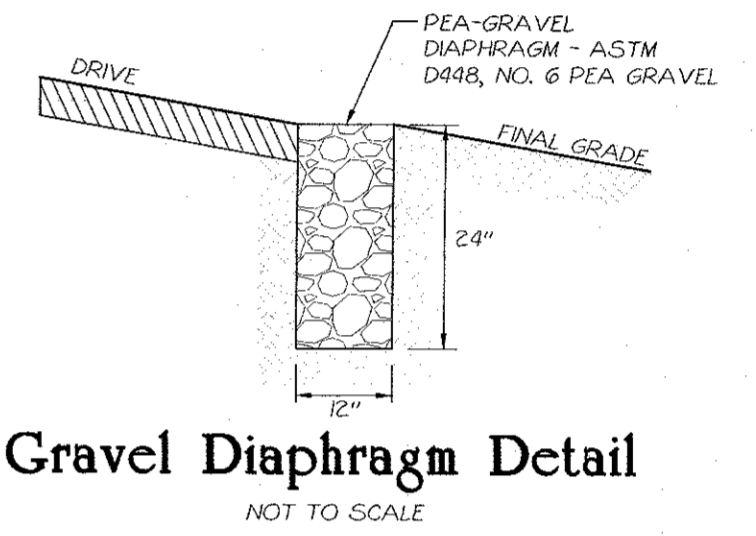
Trash Rack Detail
NOT TO SCALE

Permeable Soil Notes

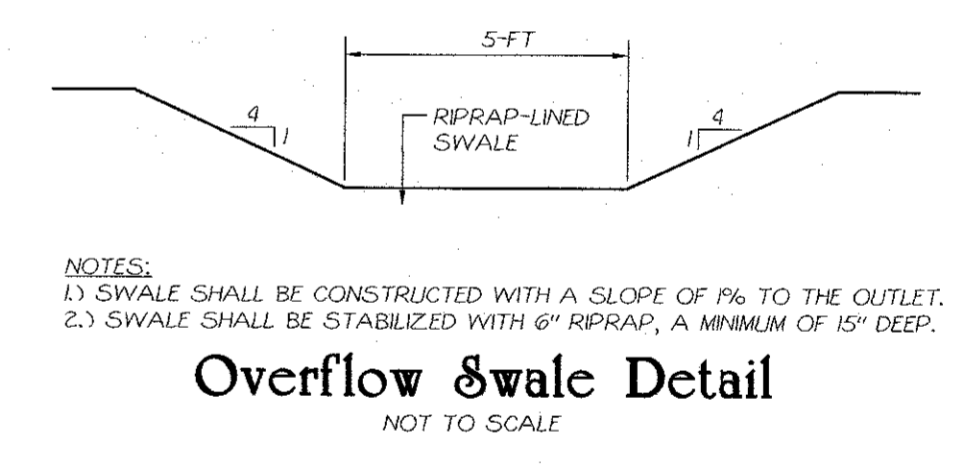
PERMEABLE SOIL NOTES:

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 1.0 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	5.2 TO 7.0
ORGANIC MATTER	1.5 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%

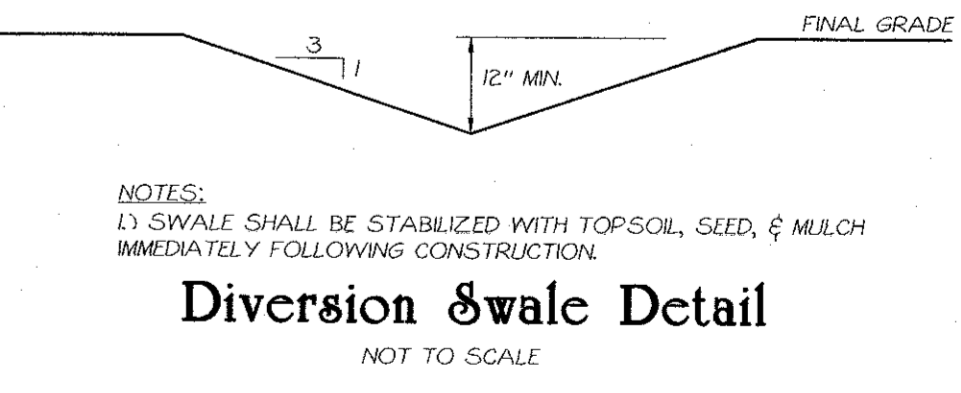


Gravel Diaphragm Detail
NOT TO SCALE



- 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

NO.	DATE	REVISION	BY
2	4-8-17	CONSULTANT COMMENTS	ZAP
1	3-17-17	ENGINEER COMMENTS	LJM

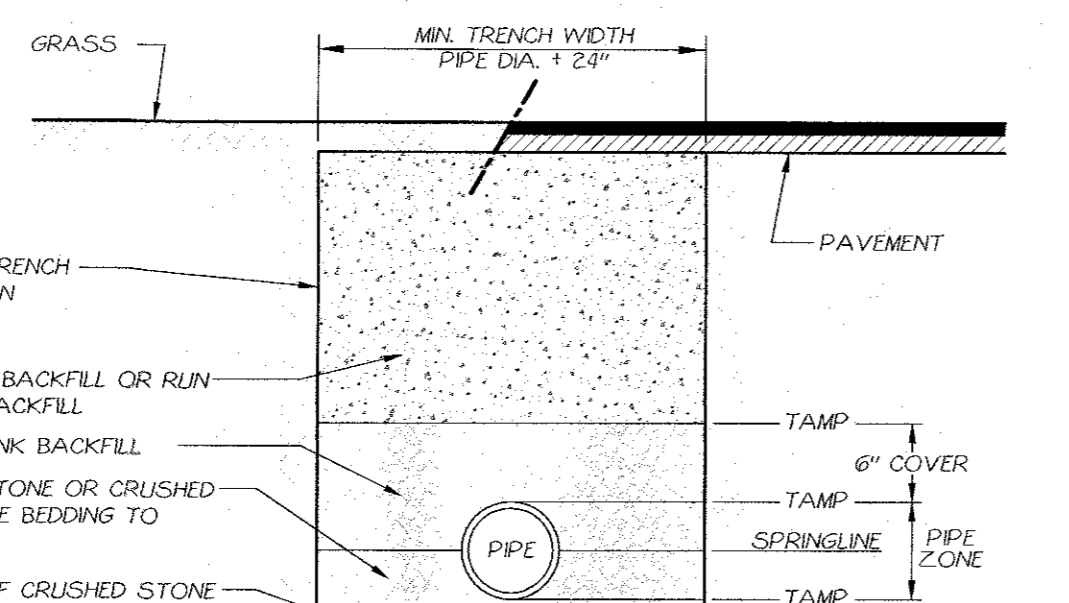
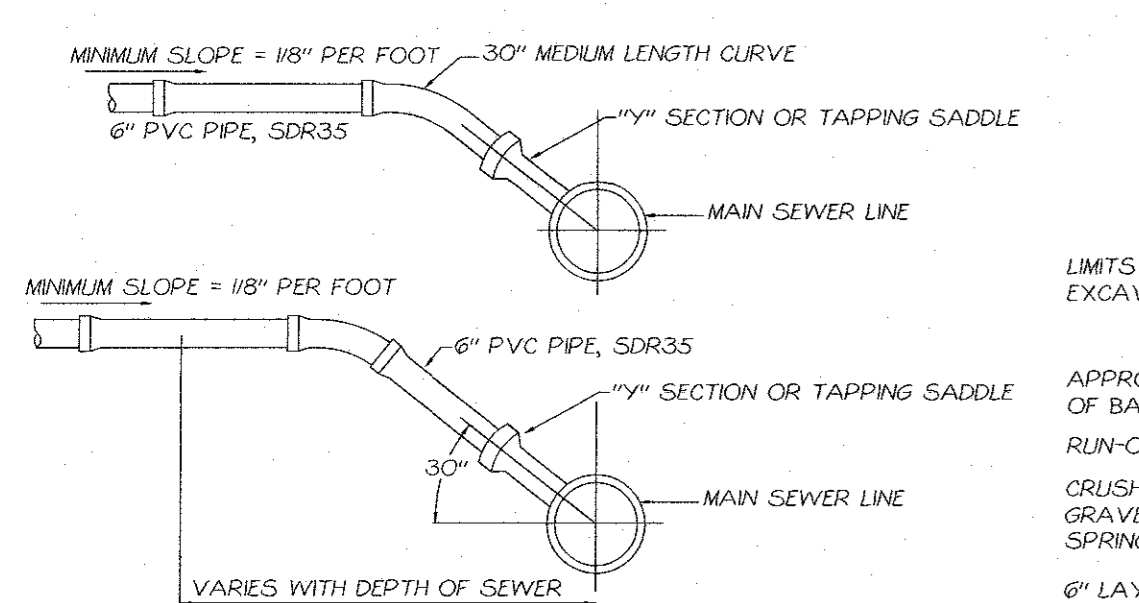
ZACHARY A. PETERS PE #09398

TOWN OF NEWBURGH PROJECT #2016-21

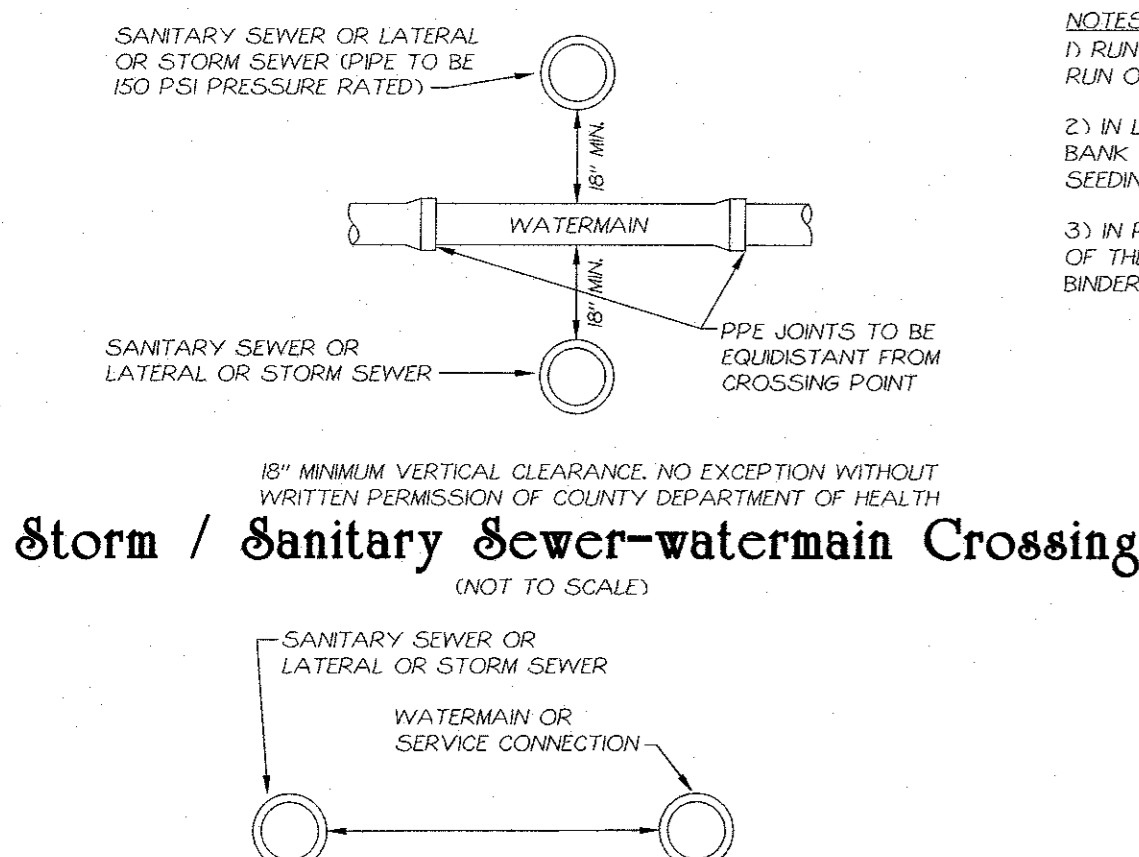
Stormwater Detail Sheet
for
RAM Hotels

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1724, BLOCK 1810
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017 SHEET
DRAFTED BY: ZAP 7 / 12
PROJECT: 4015

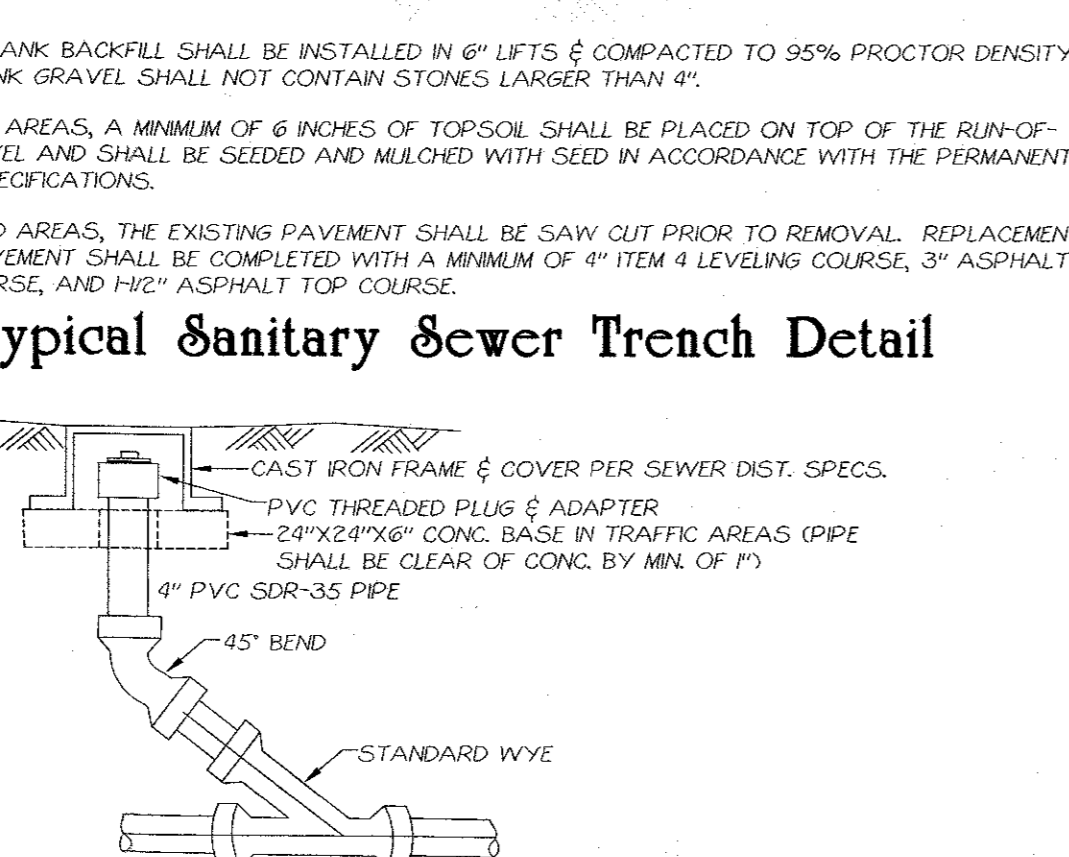
Mercurio-Norton-Tarolli-Marshall
ENGINEERING AND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744-3620 F: (845)744-3805 MNTM@MNTM.CO



Alternate Lateral Connections

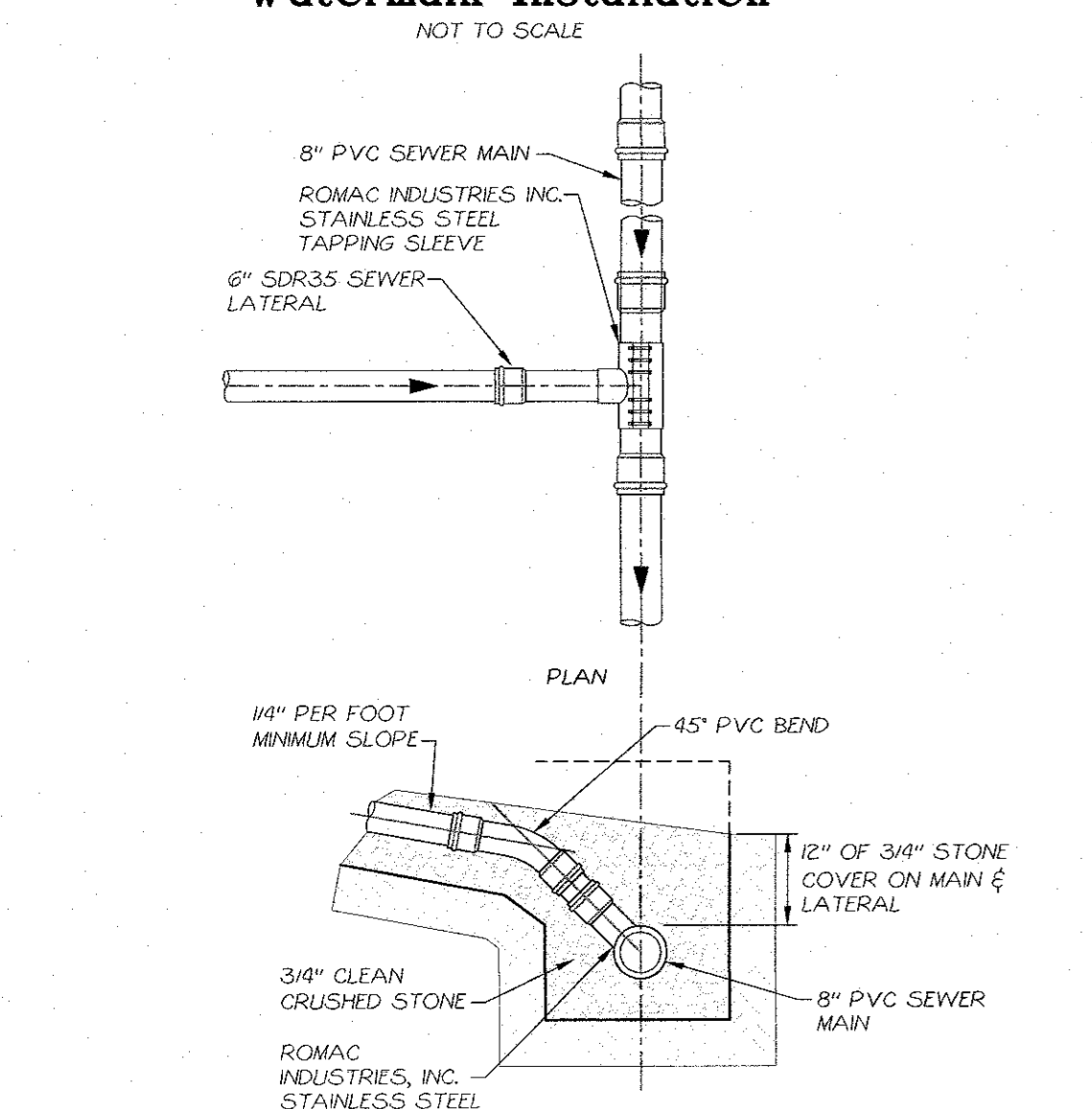


Storm / Sanitary Sewer-watermain Crossing

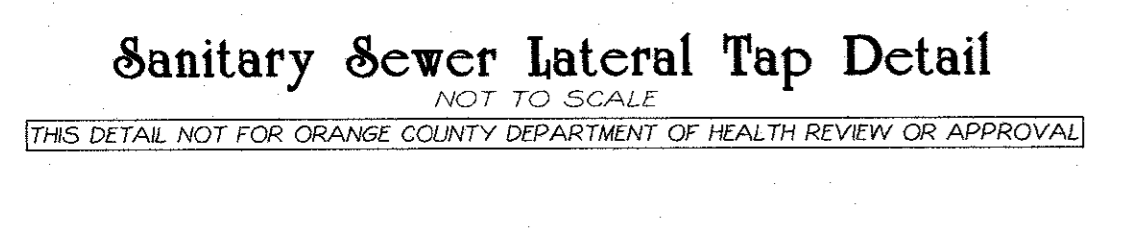


In Line Cleanout

Parallel Sanitary Sewer / Storm Sewer Watermain Installation



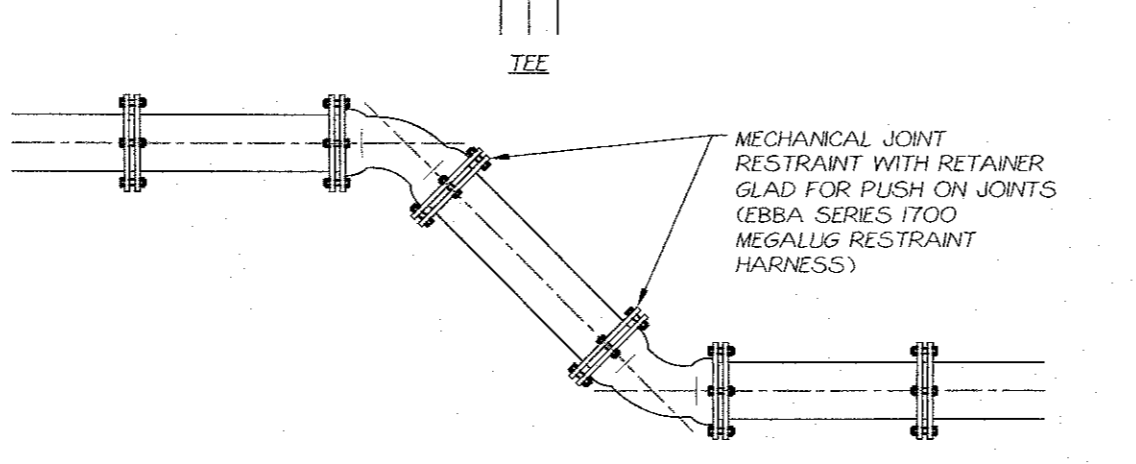
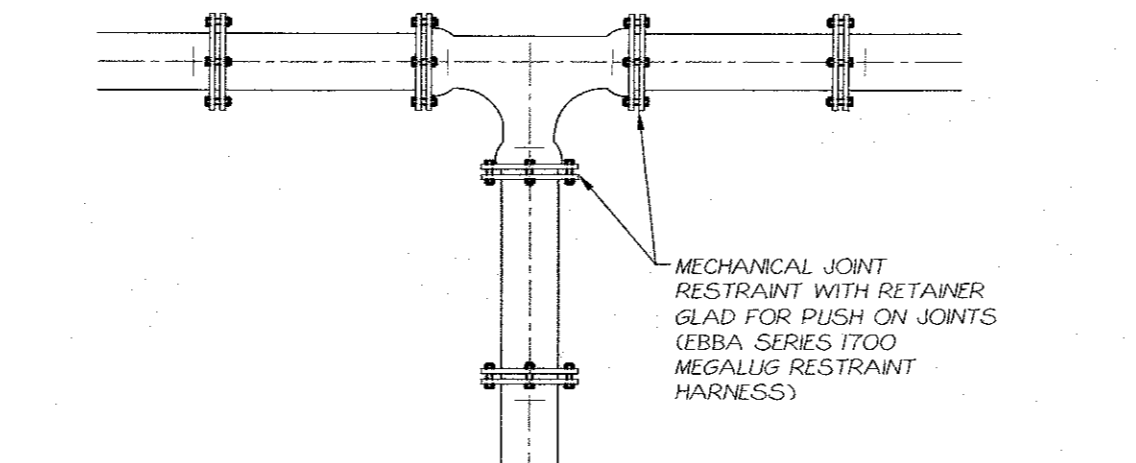
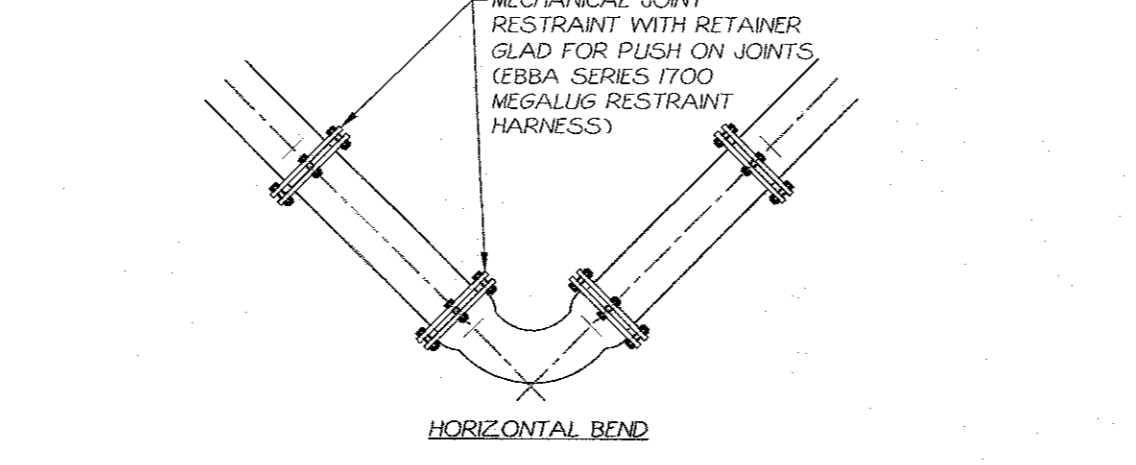
Sanitary Sewer Lateral Tap Detail



Typical Sanitary Sewer Trench Detail

Town of Newburgh Sewer System Notes:

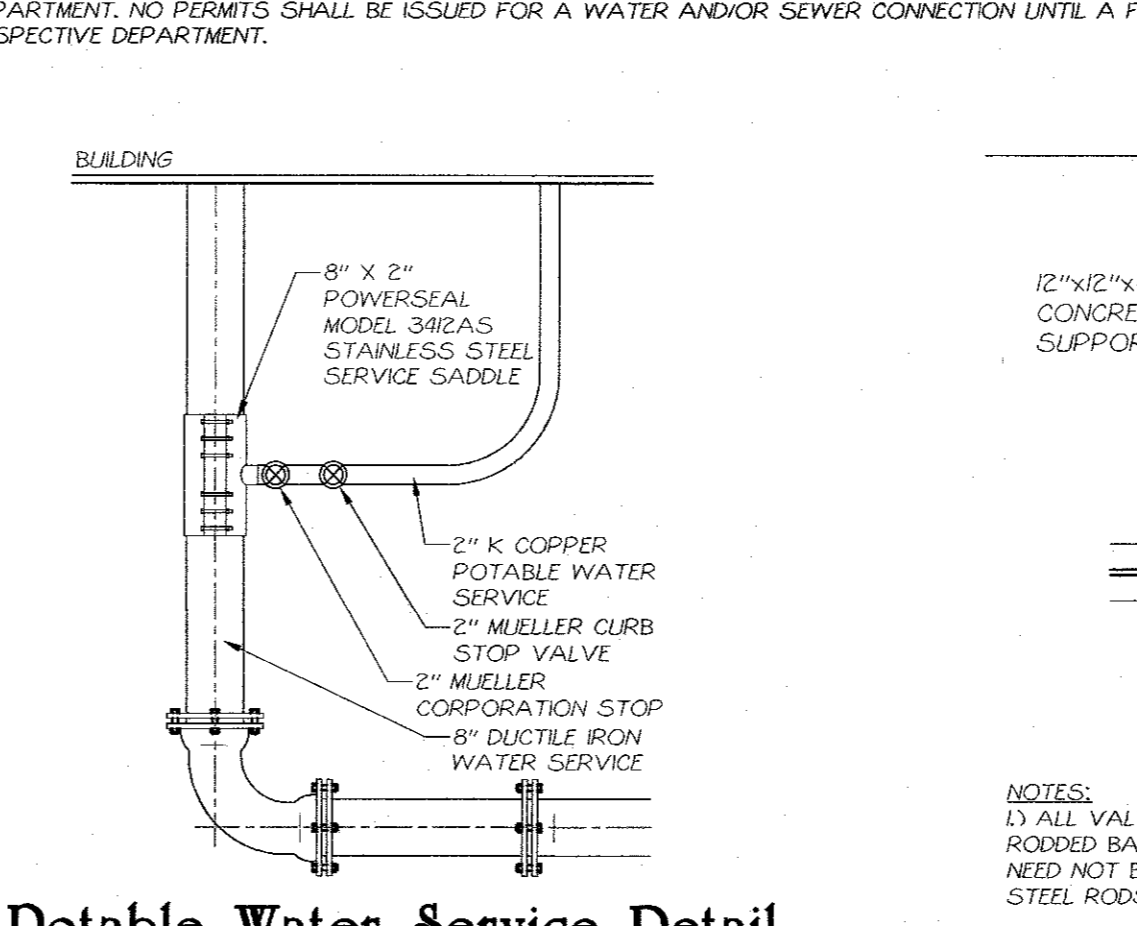
- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT 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 ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPRING 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.



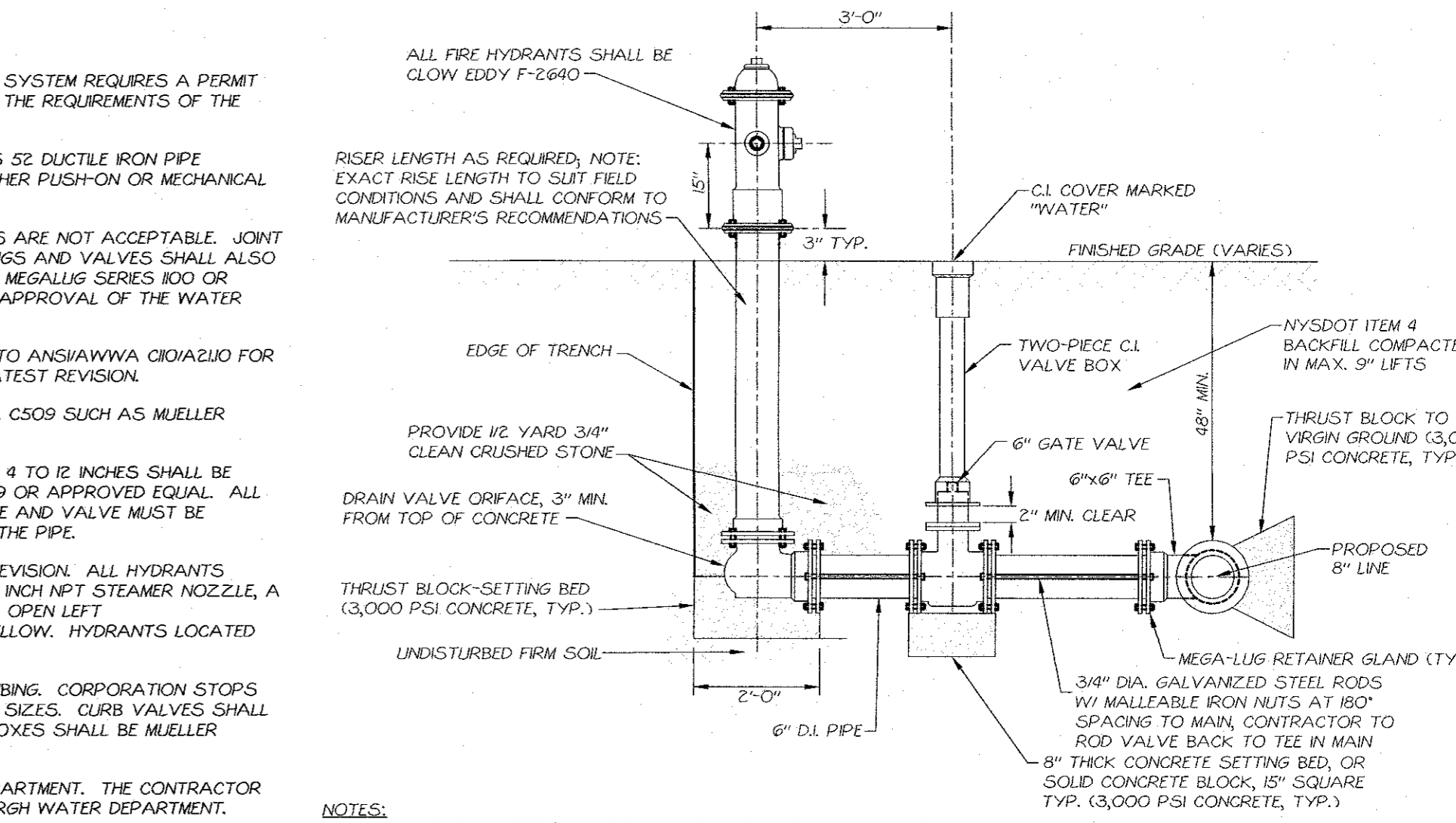
Water Main Pipe Thrust Restraint Detail

Water System Notes:

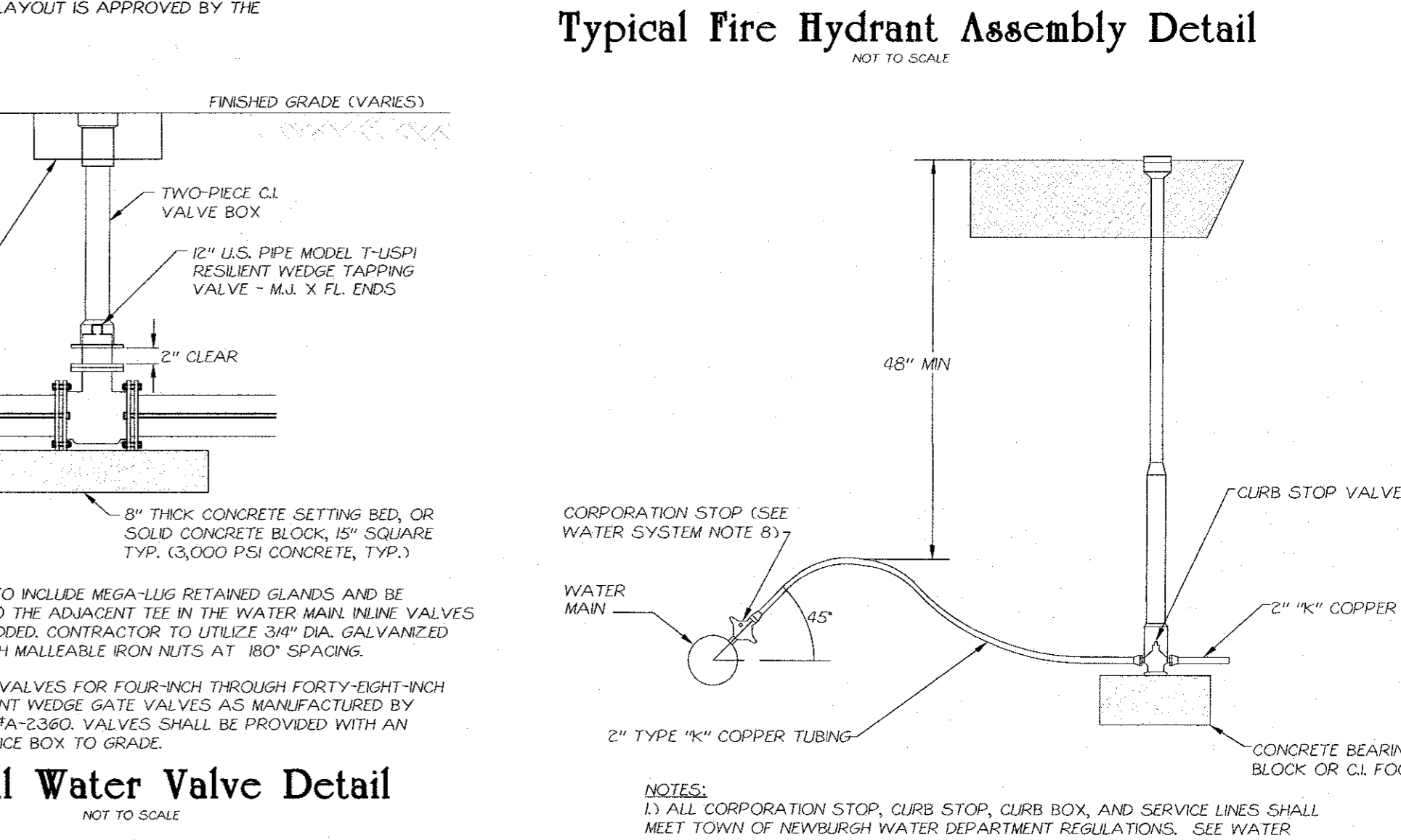
- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED GLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSII/AWWA C900 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 EBWA 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 FOR DUCTILE AND GRAY IRON FITTINGS OR ANSII/AWWA C912/2153 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-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTERCLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-85 OR EQUAL. TAPPING VALVES 4 TO 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSII/AWWA C509 SUCH AS MUELLER MODEL F-2360-23 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 5/16 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 (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-3000 FOR 3/4 AND 1 INCH, MUELLER H-5000 OR B-25000 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-1030N 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.



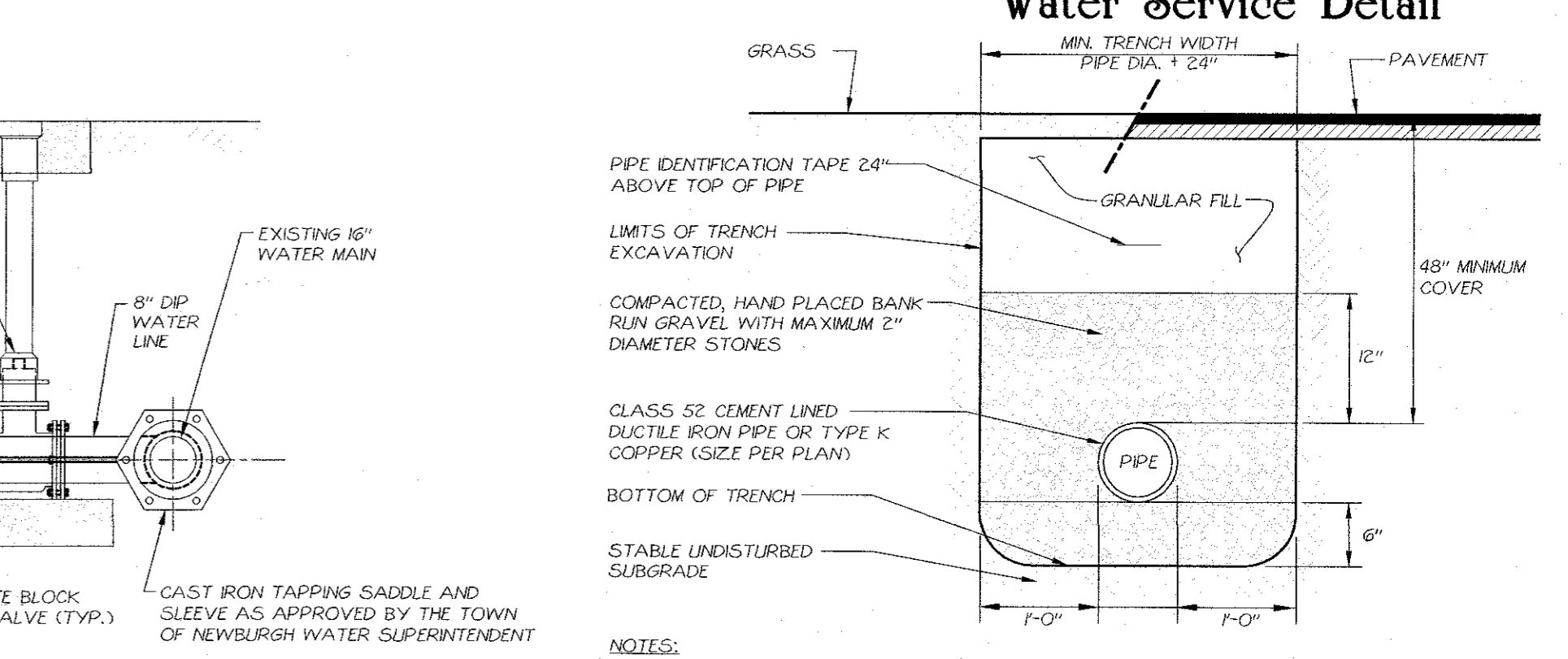
Potable Water Service Detail



Typical Fire Hydrant Assembly Detail



Typical Water Valve Detail



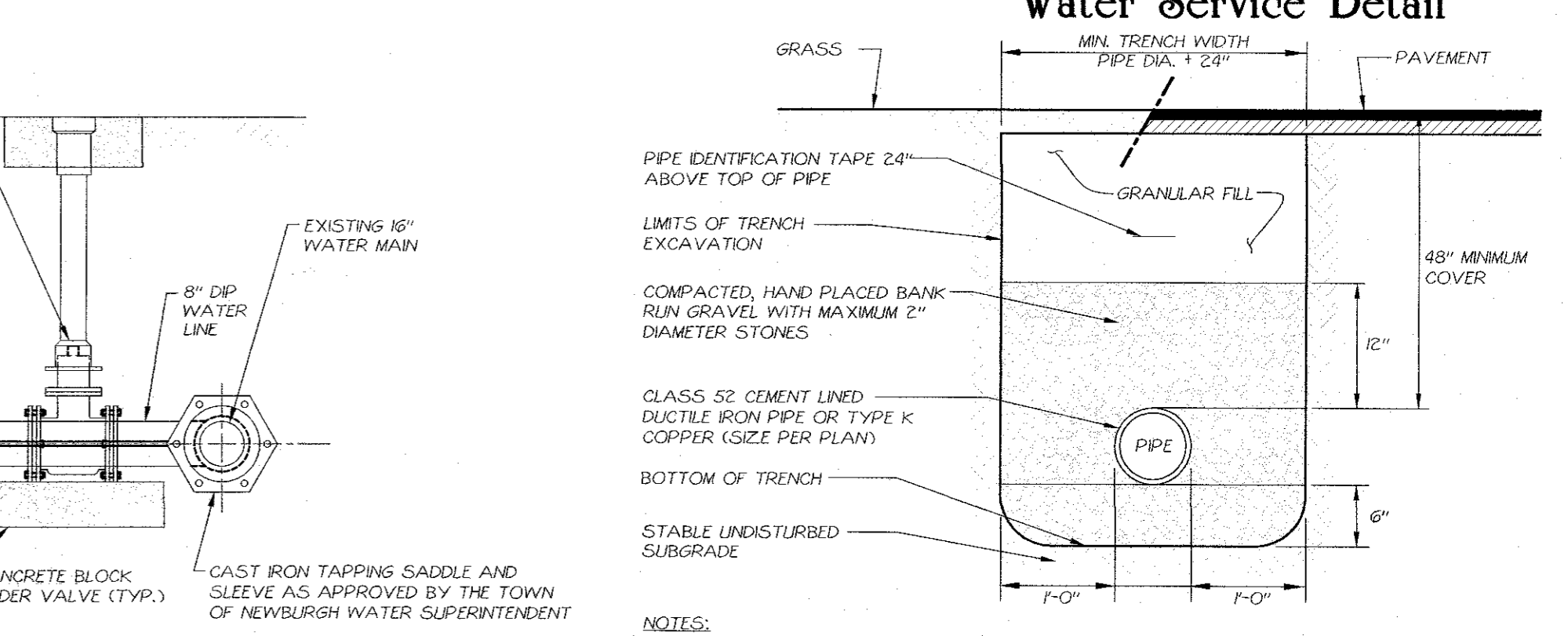
Water Service Detail

Water Main Pipe Restraint Tables

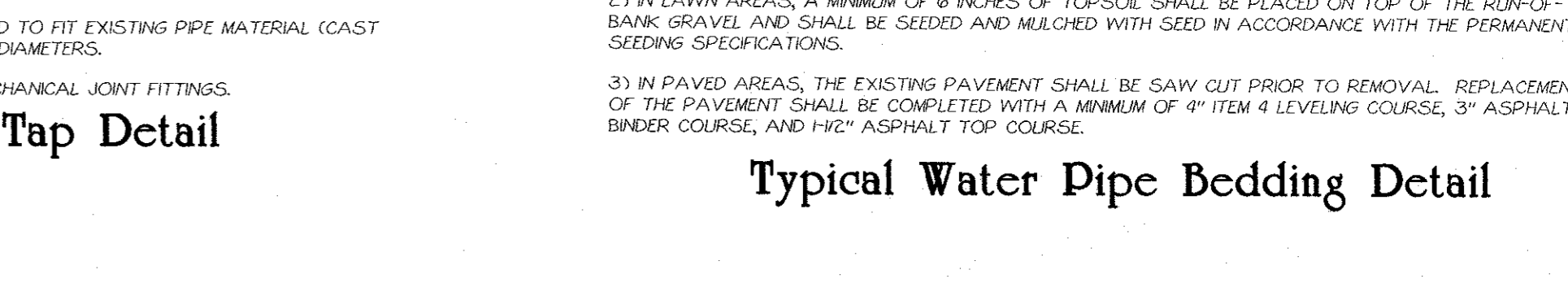
TABLE A - REQUIRED RESTRAINED LENGTH FOR 8\"/>

PIPE SIZE	45 DEGREE			22.5 DEGREE			8\"/> <th colspan="2">TEE (8x6)</th> <th colspan="2">DEAD END</th>			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	ML	GC, SC	GM, SM	SW, GW	SP	CL	ML	GC, SC	GM, SM	SW, GW	SP	
CL	5	5	8	3	2	6	2	1	3	3			
ML	6	6	12	3	2	6	2	2	3	8			27
GC, SC	5	5	10	2	2	5	1	1	3	2			19
GM, SM	5	5	10	2	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 Tables



Water Wet Tap Detail



Typical Water Pipe Bedding Detail

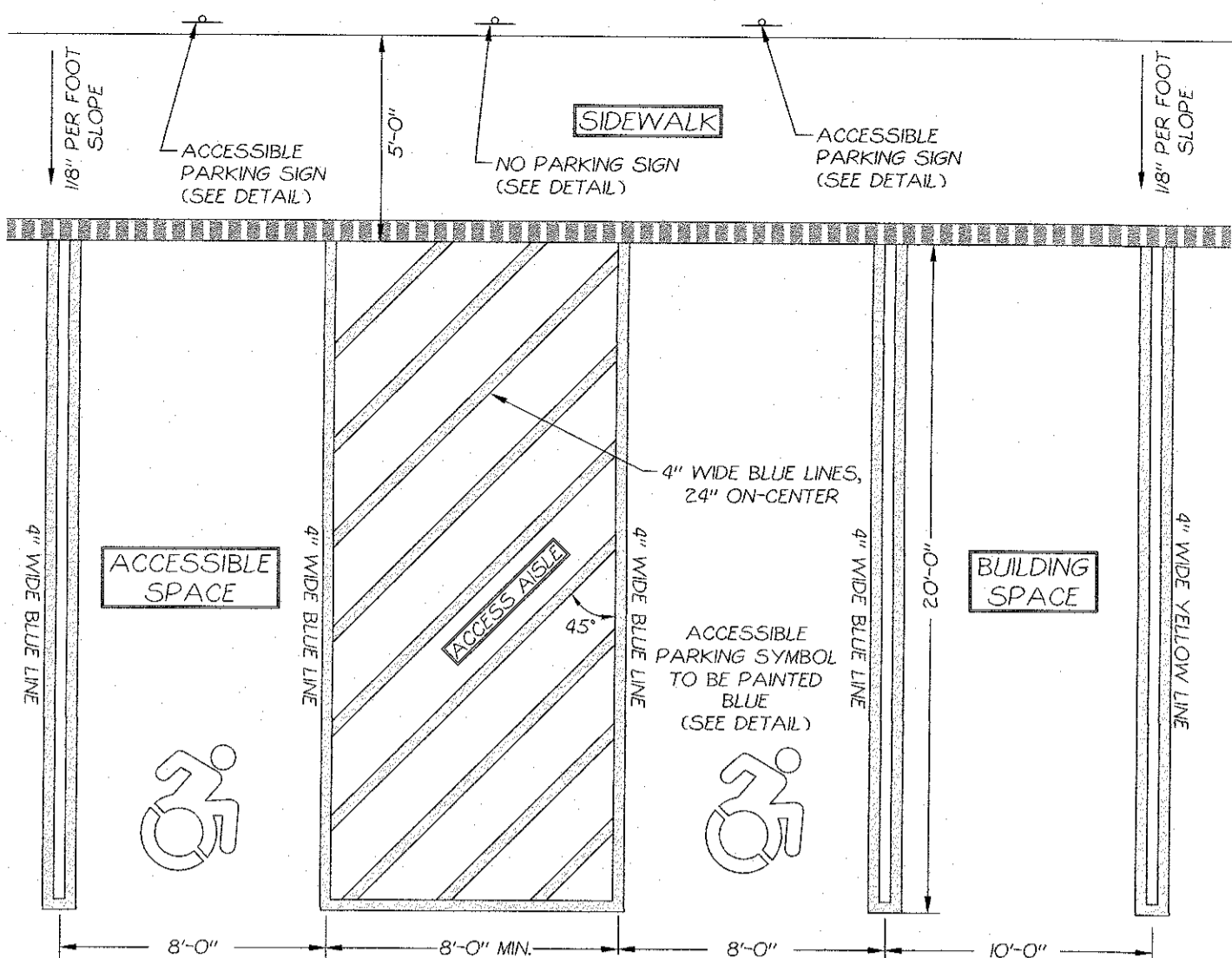
NOTES:
1) FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN OF NEWBURGH WATER/SEWER SUPERINTENDENT PRIOR TO INSTALLATION.
2) NEW STAINLESS STEEL TAPPING SLEEVE ON EXISTING SANITARY SEWER MAIN IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, TOWN OF NEWBURGH CODE, AND TEN STATE STANDARDS.

NOTES:
1) THRUST RESTRAINTING IS NOT PERMITTED.
2) PIPE RESTRAINING TO BE USED FOR VERTICAL DEFLECTIONS ALSO.
3) SEE TABLES A & B FOR REQUIRED RESTRAINED LENGTH FOR DUCTILE IRON PIPE. ALL MINIMUM RESTRAINED LENGTHS BASED UPON A TESTING PRESSURE OF 100 PSI. 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.

2	5-9-17	CONSULTANT COMMENTS	ZAP
1	3-17	ENGINEER COMMENTS	LJM
NO.	DATE	REVISION	BY

LAWRENCE MARSHALL, PE #087107

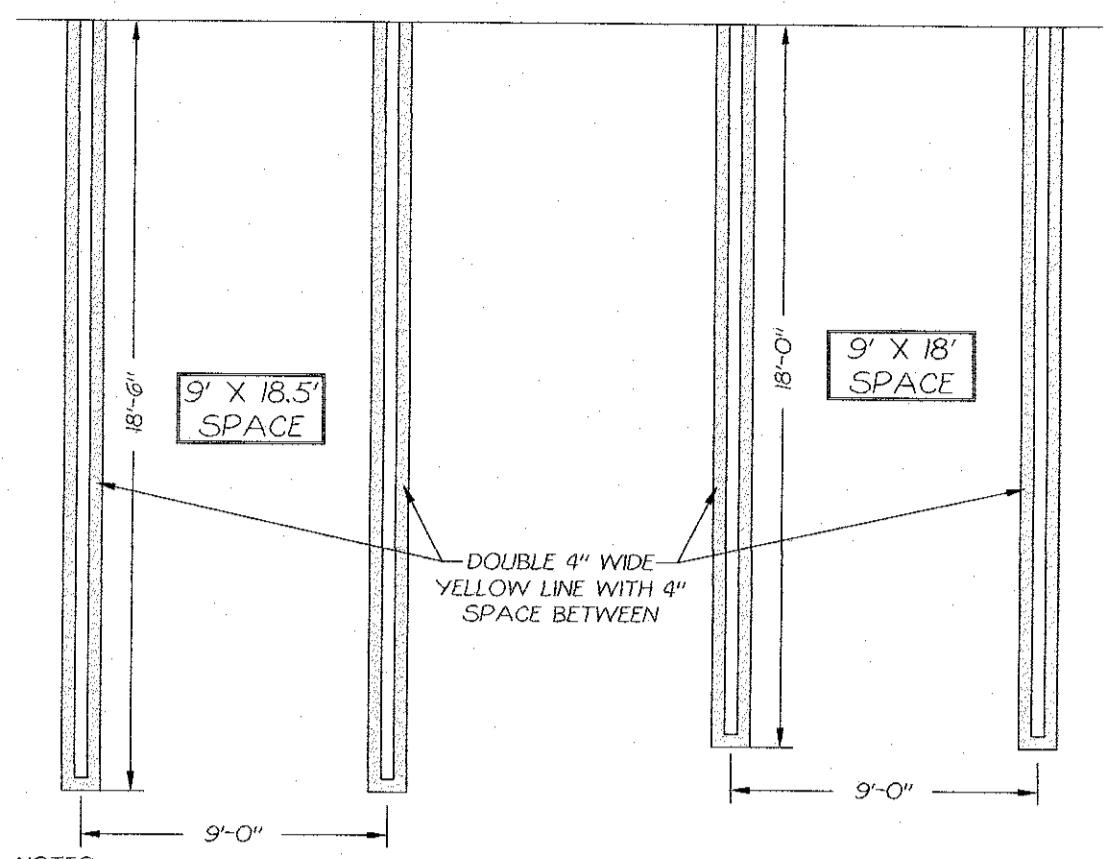
TOWN OF NEWBURGH PROJECT #206-21		RECORD OWNER:
Water & Sewer Detail Sheet for RAM Hotels, Inc.		NEWBURGH AUTO PARK, LLC TAX MAP REFERENCE:
		SECTION 97, BLOCK 2, LOT 37 DEED REFERENCE: LIBER 1724, BLOCK 180
		TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK
		DATE: _____ SHEET DRAFTED BY: _____ 6 / 12 PROJECT:
Mercurio-Norton-Tarolli-Marshall ENGINEERING - LAND SURVEYING PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566 P: (845) 714-3620 F: (845) 714-3805 MNTM@MNTM.CO		



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 ALKYLID ENAMEL, SAFETY YELLOW B55Y300
 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 18.5' SPACES (EXCEPT ACCESSIBLE SPACES AND AISLE). ALL OTHER SPACES ARE 9' X 18' SPACES.

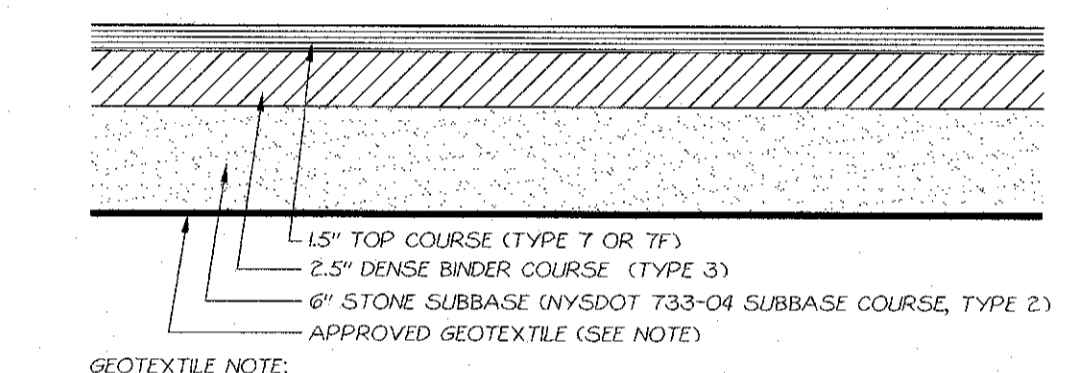
Accessible & Building Parking Space Striping Detail



NOTES:

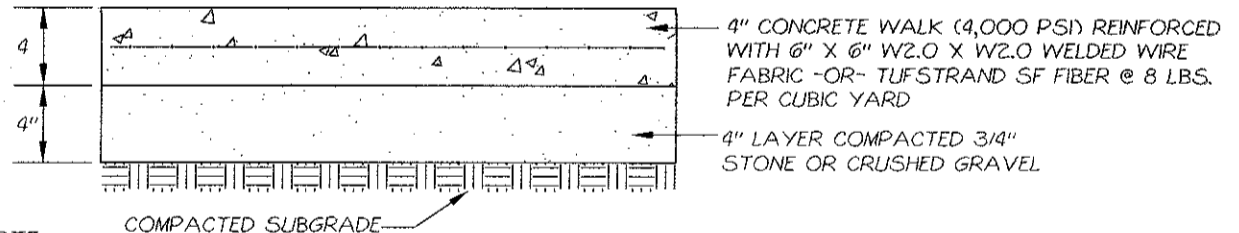
- 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOW TMS494

Parking Space Striping Detail



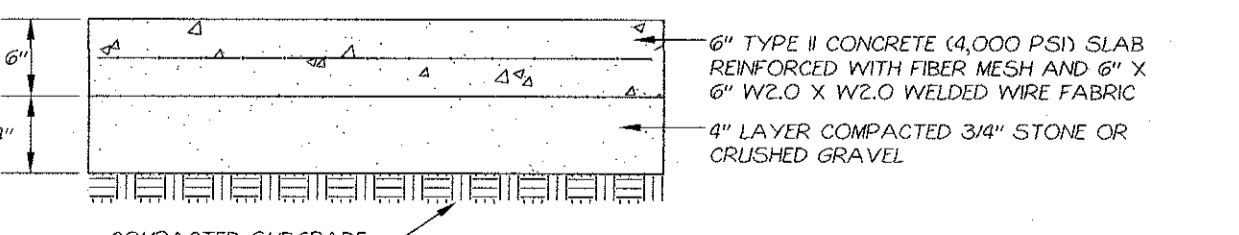
GEOTEXTILE NOTE:
 GEOTEXTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEXTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

Standard Asphalt Pavement Section



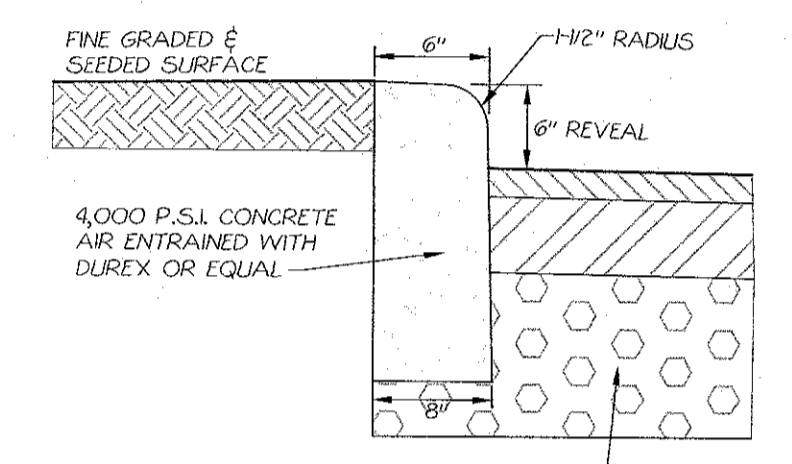
NOTE:
 1) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 12 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.
 2) STANDARD CONCRETE SHALL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

Standard Concrete Pavement Detail



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.

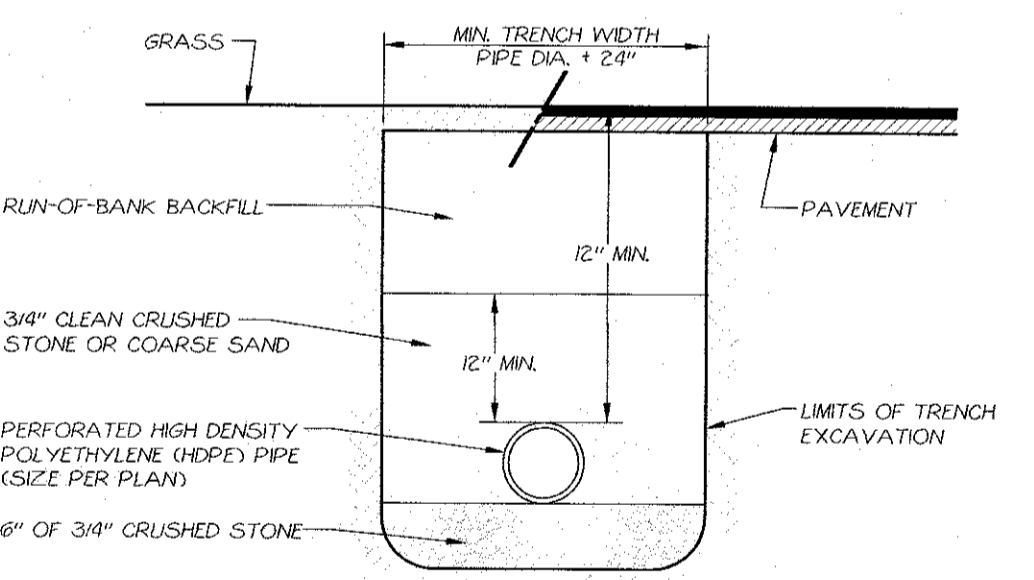
Heavy Duty Concrete Pavement Detail



NOTES:

- 1) CURBS 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.).

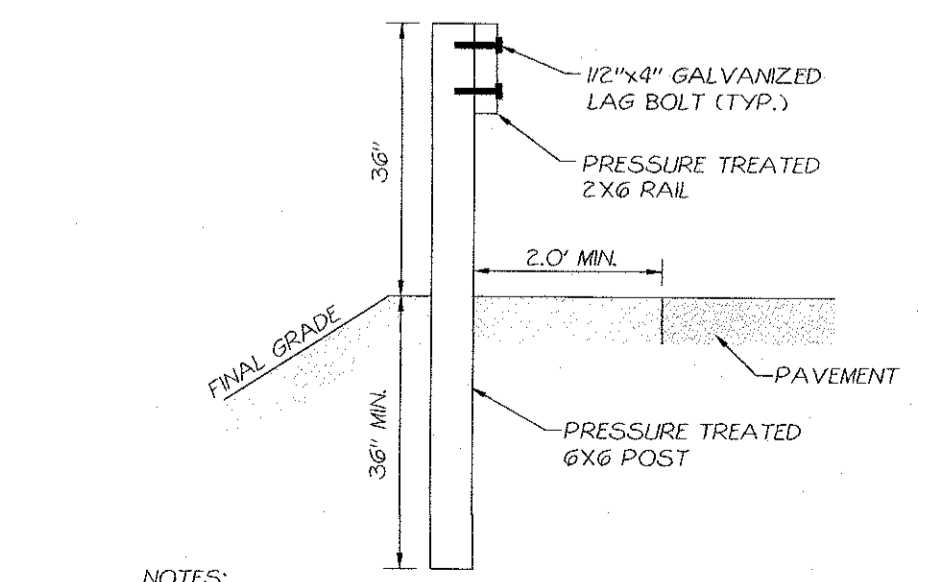
Standard Curb Detail



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.

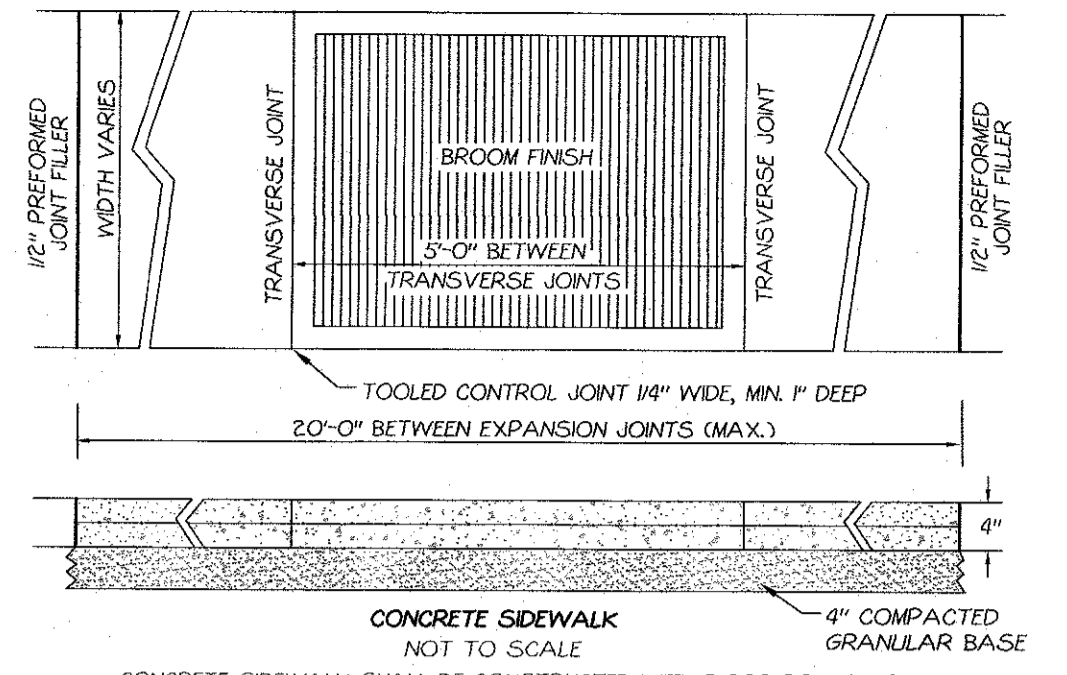
Typical Storm Sewer Trench Detail



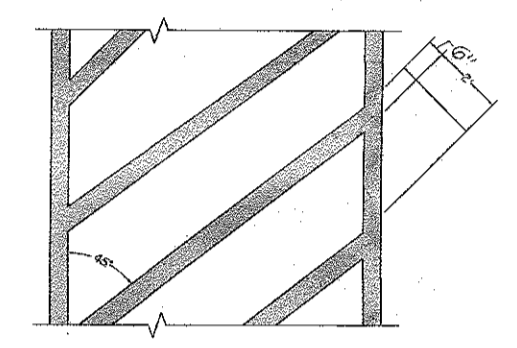
NOTES:

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

Typical Wood Guide Rail Detail



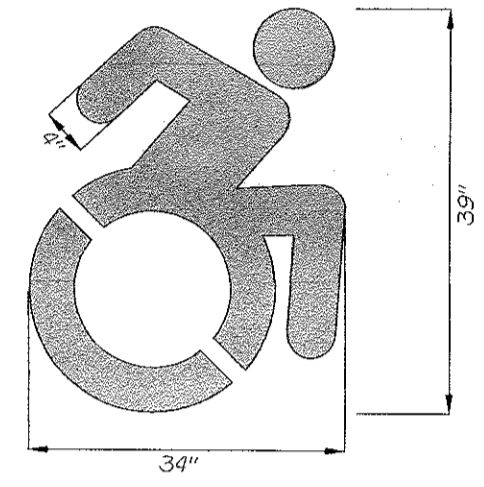
Sidewalk Detail



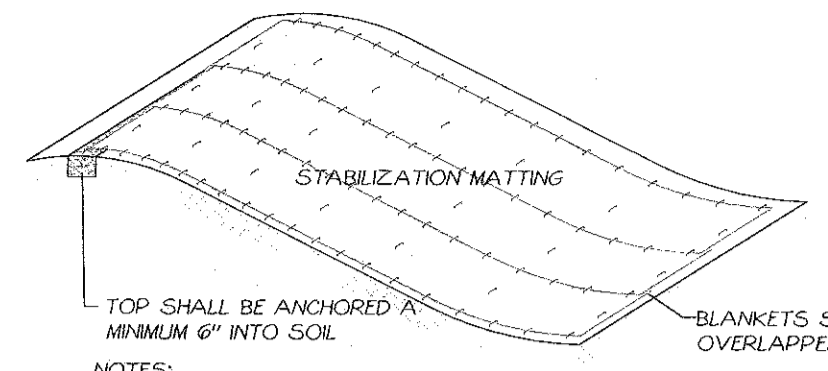
NOTES:

- 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



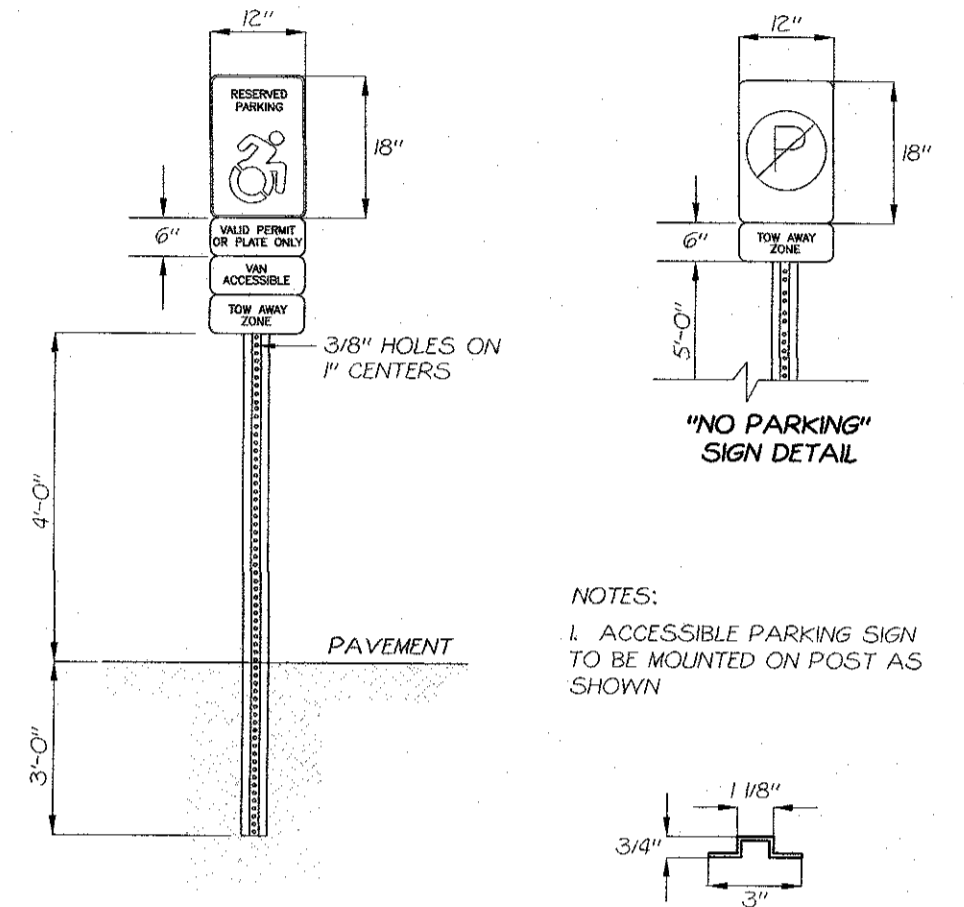
Accessible Parking Symbol



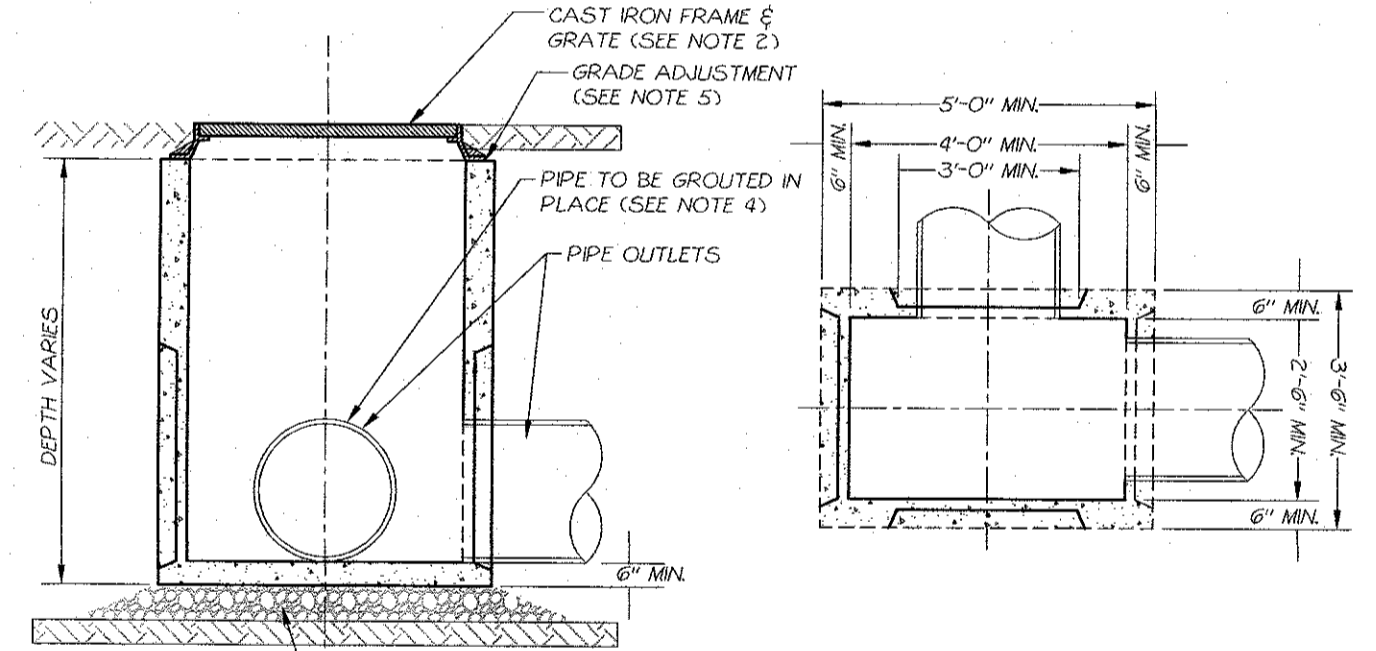
Slope Stabilization Detail

NOTES:

- 1) BIODEGRADABLE MATTING SHALL CONSIST OF THE FOLLOWING:
 "NORTH AMERICAN GREEN" - 6550 COMPOSITE TURF BERM DRAINAGE MAT
 "VERDYOL" - ERO-MAT V75S (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.



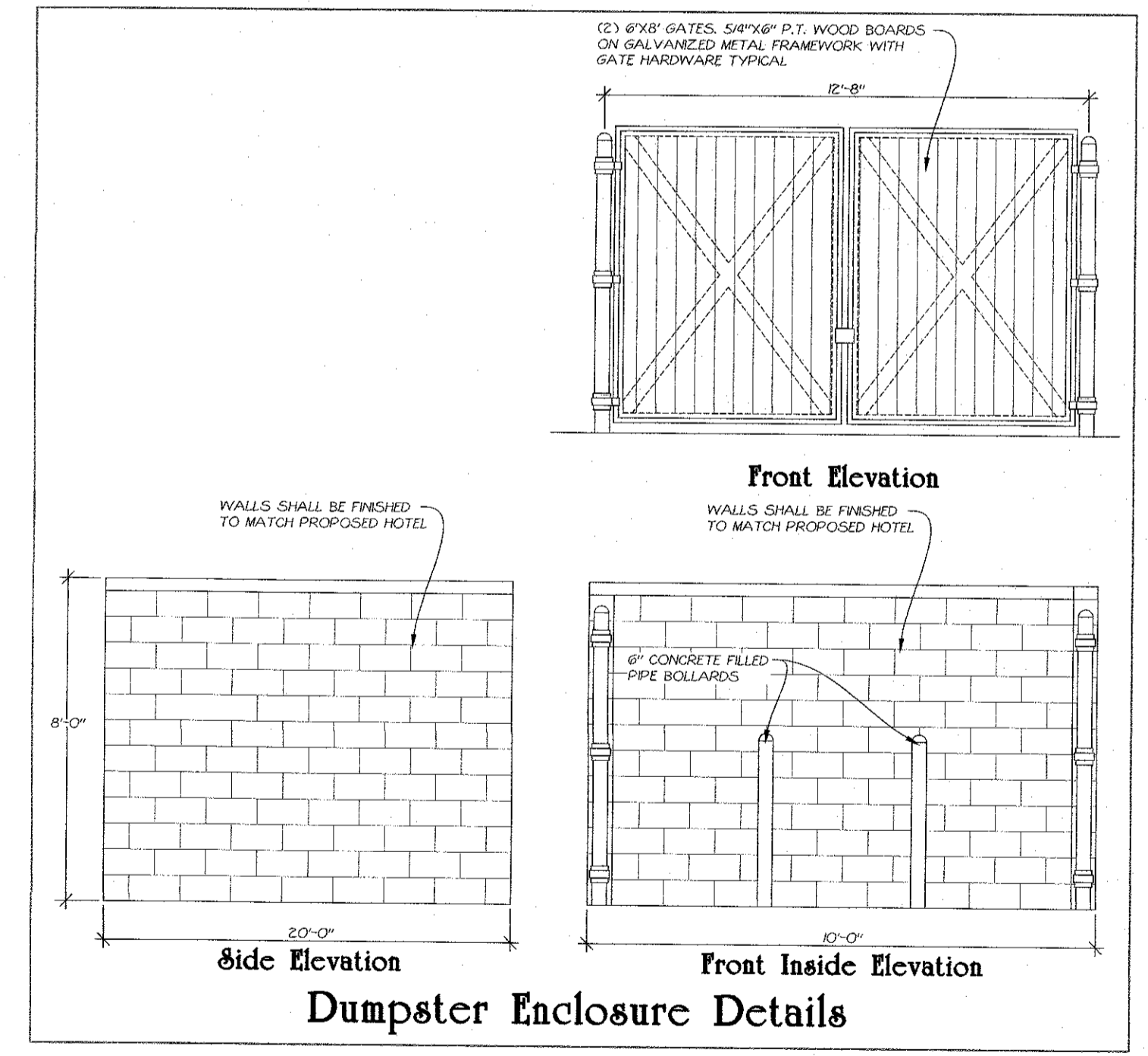
Sign Details



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 24" DIAMETER OR 24"X24" RECTANGULAR OPENING.
- 3) STEPS SHALL BE PROVIDED 2" ON CENTER WHEN DEPTH OF BASIN EXCEEDS 4'-0".
- 4) CONNECTIONS BETWEEN BASIN AND PIPE SHALL BE MADE BY FILING 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
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-17	ENGINEER COMMENTS	LJM

LAWRENCE MARSHALL, PE #08707

TOWN OF NEWBURGH PROJECT #2016-21

Detail Sheet 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

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: DRAFTED BY: PROJECT:	SHEET 5 / 12
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