

McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.

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MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)  
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Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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

**PROJECT: RAM HOTEL, INC.**  
**PROJECT NO.: 16-21**  
**PROJECT LOCATION: SECTION, 97, BLOCK 2, LOT 37**  
**REVIEW DATE: 14 AUGUST 2020**  
**MEETING DATE: 20 AUGUST 2020**  
**PROJECT REPRESENTATIVE: MECURIO-NORTON-TAROLLI-MARSHALL**

1. Attached for the Board's use copies of the three Approval Resolutions, each of which contains specific conditions which must be addressed prior to Final Approval. Currently outstanding in the resolutions is the Vehicle and Traffic Enforcement letter, Landscape Security approval and bonding/fees, Stormwater Security approval bonding and fees, and execution of the Town's Stormwater Facilities Maintenance Agreement. .
2. In accordance with Section 185-58 E Site Plan approval is valid from two years from the date the Planning Board decision is filed with the Town Clerk. This code section allows for one additional one year extension.

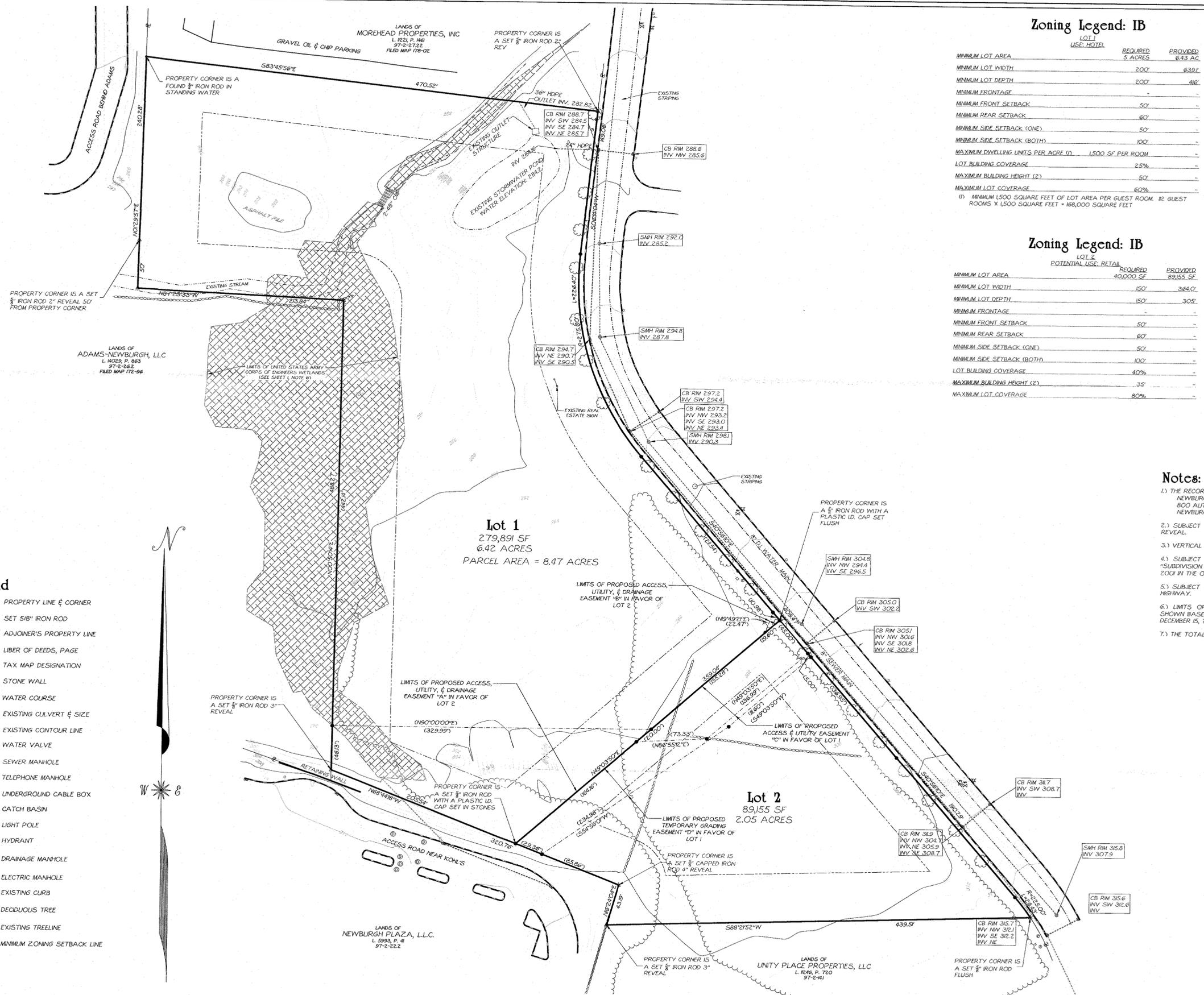
Respectfully submitted,

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

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Patrick J. Hines  
Principal

PJH/kbw



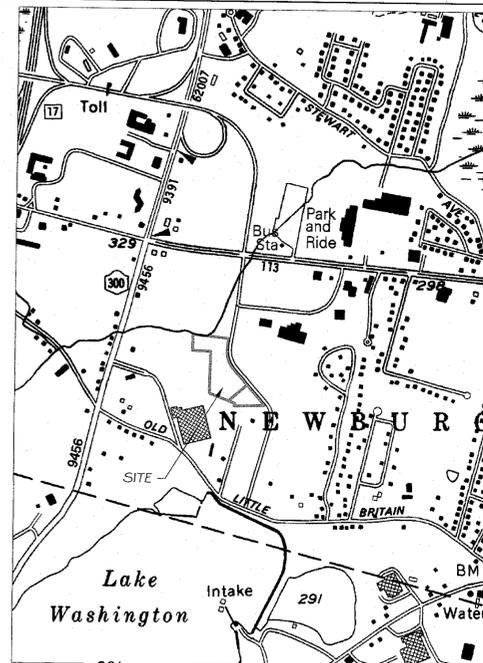
**Zoning Legend: IB**

MINIMUM LOT AREA	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	200'	639.7'
MINIMUM LOT DEPTH	200'	46'
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**

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



**Location Map**  
SCALE: 1" = 1,000'

**Notes:**

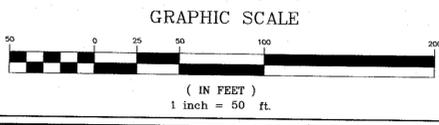
- THE RECORD OWNER OF TAX MAP PARCEL 97-2-37 IS: NEWBURGH AUTO PARK PLACE, LLC, 800 AUTO PARK PLACE, NEWBURGH, NY 12550.
- SUBJECT TO ANY FACTS AN ACCURATE, UP TO DATE, TITLE ABSTRACT REPORT, MAY REVEAL.
- VERTICAL DATUM IS NAVD88.
- SUBJECT TO ALL NOTE AND DETAILS PERTAINING TO LOT A3 OF A MAP ENTITLED "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 UNTY 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, GPESC, CPSPWQ ON DECEMBER 15, 2016.
- THE TOTAL AREA OF THE SUBJECT PARCEL IS 8.47 ACRES OR 369,046 SQUARE FEET.

**Legend**

- PROPERTY LINE & CORNER
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**Lot 1**  
279,891 SF  
6.42 ACRES  
PARCEL AREA = 8.47 ACRES

**Lot 2**  
89,155 SF  
2.05 ACRES



"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 SURVEYORS 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
2	7-9-17	REVISED EASEMENT AREA	LJM
1	3-1-17	ENGINEER COMMENTS	LJM



TOWN OF NEWBURGH PROJECT #2016-21

**Survey & Subdivision**  
for Lands of  
**Newburgh Auto Park, LLC**

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  
DATE: 2017 MAY 03 SHEET  
DRAFTED BY: WGN 111  
PROJECT: 4015

Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO BOX 166; 45 MAIN STREET; PINE BUSH, NY 12566  
P: (845)744-3020 F: (845)744-3805 MNTM@MNTM.CO

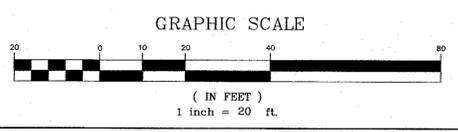
EA = 8.17 ACRES

PROPOSED 5-STORY HOTEL  
112 ROOMS  
1ST FLOOR: 18,178 SQ. FT.  
FFE: 299.36

BASIN "B"  
15,75 SQ. FT.

POTENTIAL OFFICE BUILDING  
9,375 SQ. FT.

LANDS OF  
UNITY PLACE PROPERTIES, LLC  
L. 11246, P. 720  
97-2-14.1



**Zoning Legend: IB**  
LOT & USE: OFFICE

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SQ.FT.	89,854 SQ.FT.
MINIMUM LOT WIDTH	150'	364.0'
MINIMUM LOT DEPTH	150'	305.3'
MINIMUM FRONT SETBACK	50'	126.9'
MINIMUM REAR SETBACK	60'	103.4'
MINIMUM SIDE SETBACK (ONE)	30'	50.0'
MINIMUM SIDE SETBACK (BOTH)	80'	100.0'
LOT BUILDING COVERAGE	40%	110.5%
MAXIMUM BUILDING HEIGHT	40%	-
MAXIMUM LOT COVERAGE	80%	133.7%

**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 TREE LINE
	MINIMUM ZONING SETBACK LINE
	PROPOSED CONTOUR LINE
	PROPOSED DIP WATER SERVICE
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	PROPOSED CATCH BASIN, HOPE 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	7-31-18	BUILDING REDUCTION - FINAL DESIGN	LJM
1	7-6-17	BULK TABLE REVISIONS	LJM



**Potential Development Plan for  
Lot 2 of Subdivision of 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 MNTM@MNTM.CO

TOWN OF NEWBURGH PROJECT #2016-21

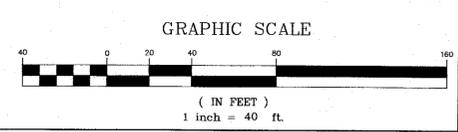
RECORD OWNER:	NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:	SECTION 97, BLOCK 2, LOT 37
DEED REFERENCE:	LIBER 1724, BLOCK 1610
TOWN OF NEWBURGH	COUNTY OF ORANGE
STATE OF NEW YORK	DATE: 2017 MAY 5
SHEET	111
PROJECT:	4015





**Legend**

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



NO.	DATE	REVISION	BY
5	8-6-18	REVISED LIGHT LOCATIONS	LJM
4	7-3-18	BUILDING REDUCTION - FINAL DESIGN	LJM
3	5-21-17	BAZ-YOLO COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-11-17	ENGINEER COMMENTS	LJM

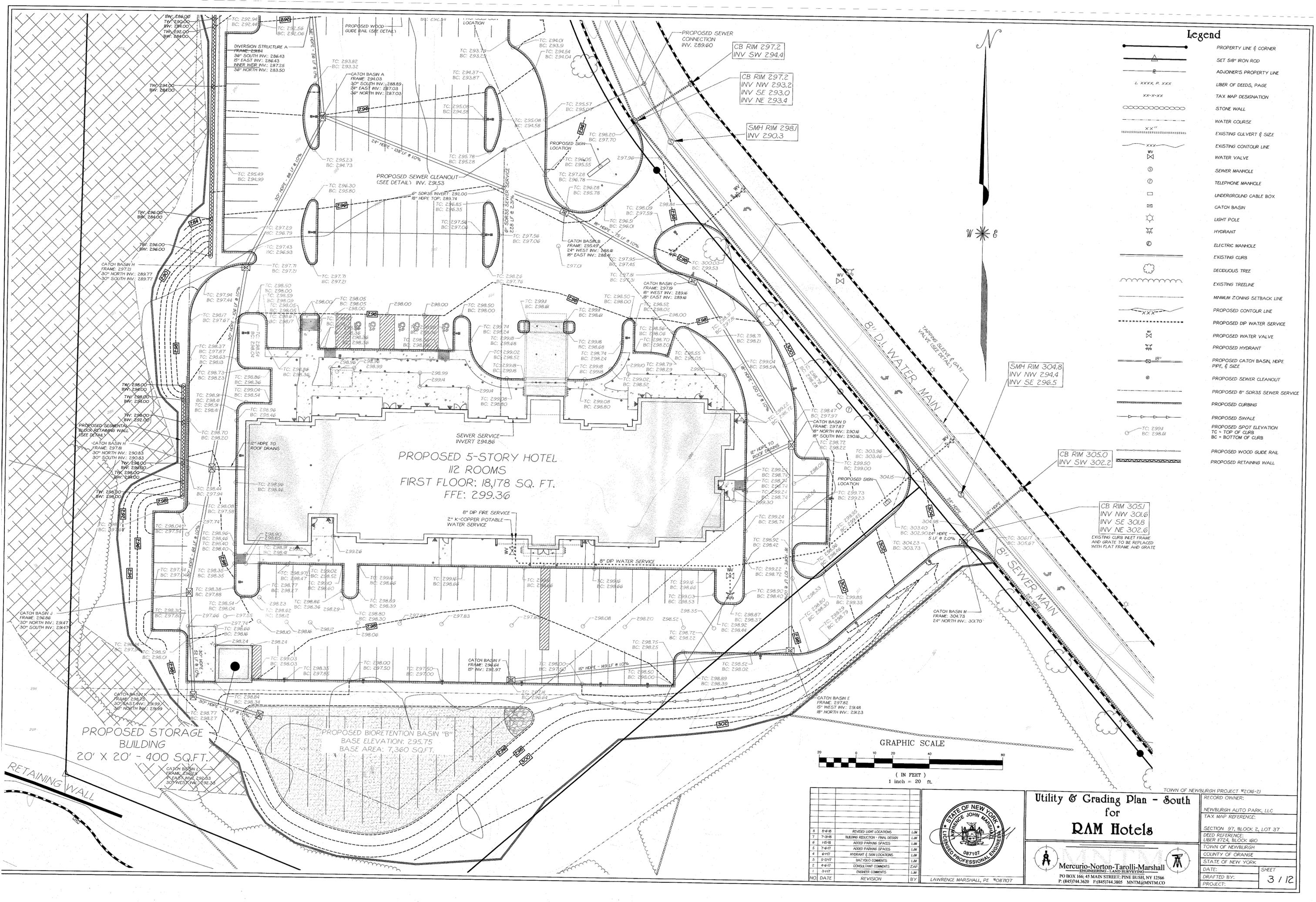


TOWN OF NEWBURGH PROJECT #2016-21

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

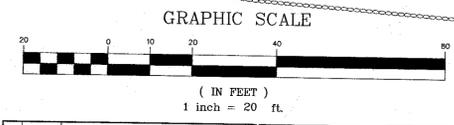
Mercurio-Norton-Tarolli-Marshall  
ENGINEERING - LAND SURVEYING  
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566  
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

RECORD OWNER: NEWBURGH AUTO PARK, LLC TAX MAP REFERENCE: SECTION 97, BLOCK 2, LOT 37 DEED REFERENCE: LIBER #723, BLOCK 1610 TOWN OF NEWBURGH COUNTY OF ORANGE STATE OF NEW YORK DATE: 4 FEB 2017 DRAFTED BY: LJM PROJECT: 4015	SHEET <b>2 / 12</b>
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**Legend**

- PROPERTY LINE & CORNER
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NO.	DATE	REVISION	BY
8	8-6-18	REVISED LIGHT LOCATIONS	LJM
7	7-3-18	BUILDING REDUCTION - FINAL DESIGN	LJM
6	15-18	ADDED PARKING SPACES	LJM
5	7-6-17	ADDED PARKING SPACES	LJM
4	4-4-17	HYDRANT & SIGN LOCATIONS	LJM
3	5-2-17	342,100 COMMENTS	LJM
2	4-4-17	CONSULTANT COMMENTS	ZAP
1	3-4-17	ENGINEER COMMENTS	LJM

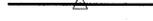
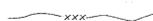
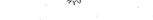
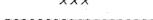


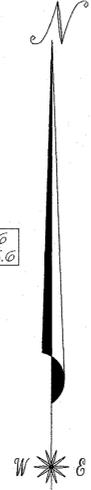
Utility & Grading Plan - South  
for  
**RAM Hotels**

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 MNTM@MNTM.CO

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 1610
	TOWN OF NEWBURGH
	COUNTY OF ORANGE
	STATE OF NEW YORK
	DATE:
	SHEET
	DRAFTED BY:
	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 DP 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
-  TEST PIT LOCATION & LABEL
-  PROPOSED RETAINING WALL



NO.	DATE	REVISION	BY
6	6-6-18	REVISED LIGHT LOCATIONS	LJM
7	7-3-18	BUILDING REDUCTION - FINAL DESIGN	LJM
8	7-10-18	ADDED PARKING SPACES	LJM
9	7-14-17	ADDED PARKING SPACES	LJM
4	6-17-17	HYDRANT & SIGN LOCATIONS	LJM
3	5-21-17	BAZULO COMMENTS	LJM
2	4-17-17	CONSULTANT COMMENTS	ZAP
1	3-17-17	ENGINEER COMMENTS	LJM
MO	DATE	REVISION	BY

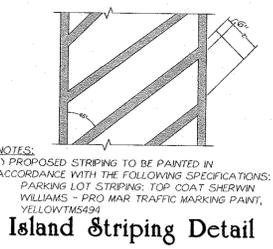
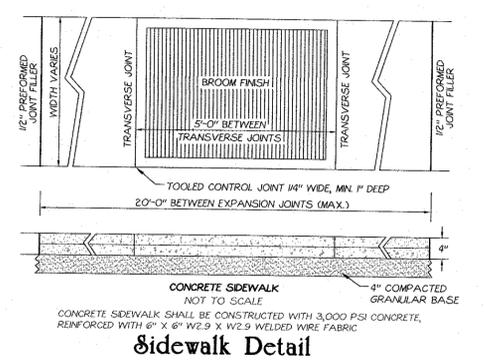
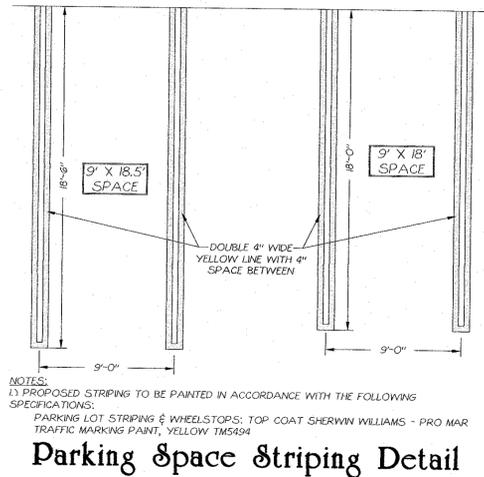
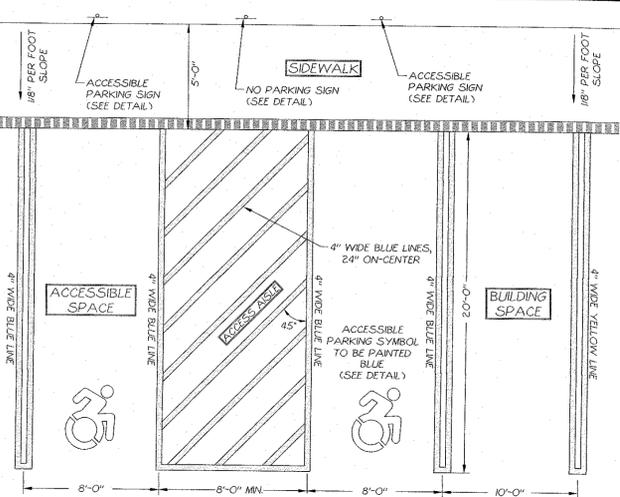
Professional Engineer Seal for Lawrence Marshall, PE #087107, State of New York. The seal includes the text "STATE OF NEW YORK", "ENGINEERING JOHN MARSHALL", "087107", and "LICENSED PROFESSIONAL ENGINEER".

**Utility & Grading Plan - North for RAM Hotels**

TOWN OF NEWBURGH PROJECT #2016-21

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 1610	TOWN OF NEWBURGH
COUNTY OF ORANGE	STATE OF NEW YORK
DATE: DRAFTED BY:	SHEET 4 / 12
PROJECT:	



**NOTES:**  
 1.) ALL ACCESSIBLE RAMP AND ACCESS AISLES SHALL MEET ALL CURRENT CODES AND ADAAG REGULATIONS.  
 2.) PROPOSED ACCESS RAMP SHALL CONSIST OF COLORED TOOLED/ERRATE 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 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, "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

**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

### Accessible & Building Parking Space Striping Detail

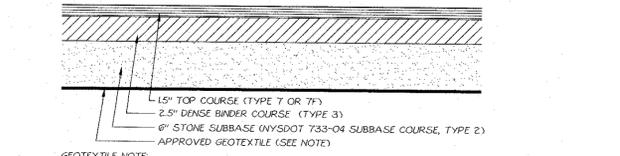
### Parking Space Striping Detail

### Sidewalk Detail

### Island Striping Detail

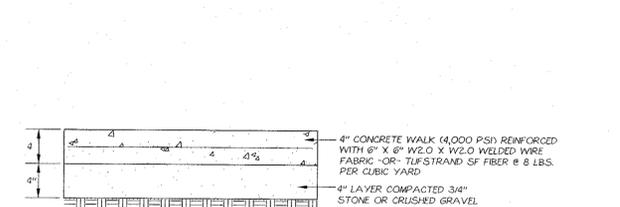
### Accessible Parking Symbol

### Standard Asphalt Pavement Section



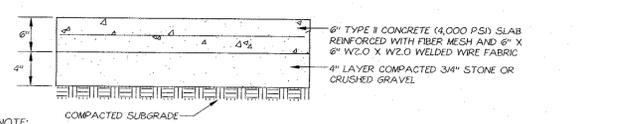
**GEOTEXTILE NOTE:**  
 GEOTEXTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEXTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

### Standard Concrete Pavement Detail



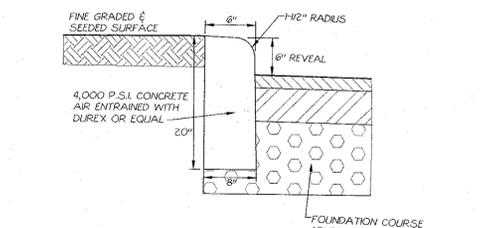
**NOTE:**  
 1.) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 15 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.  
 2.) STANDARD CONCRETE SHALL BE UTILIZED ONLY FOR SIDEWALKS. ALL OTHER CONCRETE AREAS SHALL CONFORM TO HEAVY DUTY CONCRETE PAVEMENT SPECIFICATIONS.

### Standard Concrete Pavement Detail



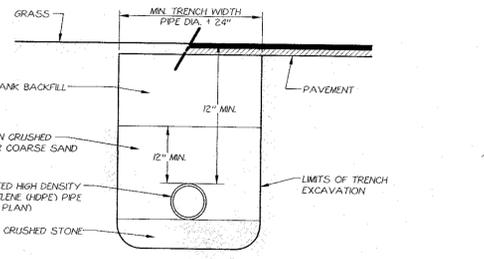
**NOTE:**  
 1.) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 12 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.  
 2.) HEAVY DUTY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

### Heavy Duty Concrete Pavement Detail



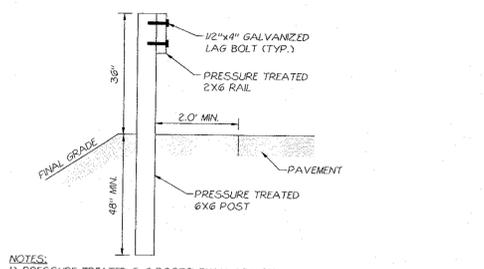
**NOTES:**  
 1.) CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2\"/>
 2.) THIS DETAIL SHALL BE UTILIZED FOR INSTALLATION OF CURBING WITHIN PROJECT SITE (CURBED ISLANDS, ETC.).

### Standard Curb Detail



**NOTES:**  
 1.) RUN-OF-BANK BACKFILL SHALL BE INSTALLED IN 6\"/>
 2.) IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEEDING 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\"/>
 4.) ASPHALT BINDER COURSE, AND 1/2\"/>
 5.) ASPHALT TOP COURSE.

### Typical Storm Sewer Trench Detail



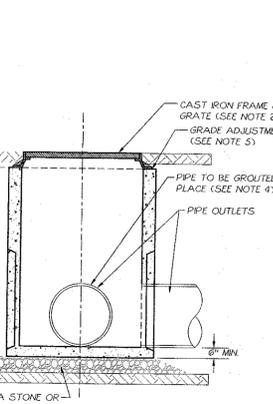
**NOTES:**  
 1.) PRESSURE TREATED 6x6 POSTS SHALL BE INSTALLED AT A MAXIMUM OF SIX (6) FEET ON CENTER.  
 2.) RAILS TO BE INSTALLED ON UPSLOPE SIDE.

### Typical Wood Guide Rail Detail



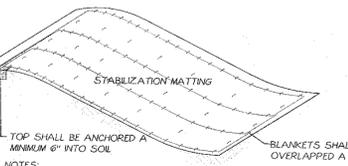
**NOTES:**  
 1.) BIODEGRADABLE MATTING SHALL CONSIST OF THE FOLLOWING:  
 "NORTH AMERICAN GREEN" - C350 COMPOSITE TURF REINFORCEMENT MAT  
 "VERDYCOL" - ERO-MAT V75S (S.D.) SINGLE NET STRAW BLANKET  
 2.) MATTING SHALL BE STAPLED WITH 8\"/>
 3.) ALL SLOPES SHALL BE SEEDED WITH WILDFLOWER MIXTURE PRIOR TO INSTALLATION OF BIODEGRADABLE MATTING.  
 4.) BIODEGRADABLE MATTINGS SHALL BE INSTALLED ON ALL DISTURBED SLOPES AT THE REAR OF THE BUILDING GREATER THAN 3 HORIZONTAL TO 1 VERTICAL.

### Slope Stabilization Detail



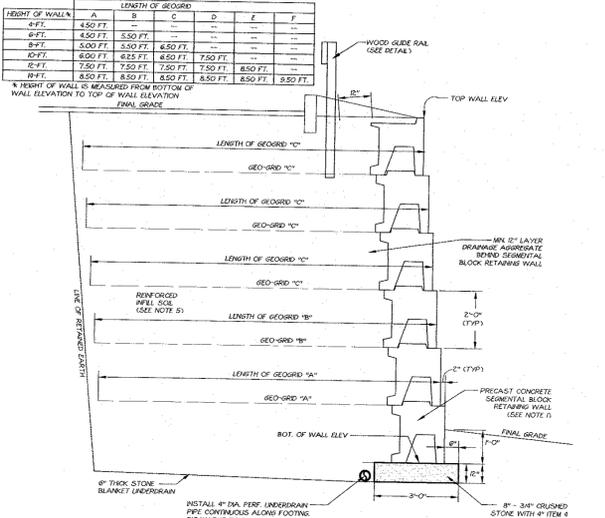
**NOTES:**  
 1.) BASINS SHALL HAVE A MINIMUM OF H2O LOADING STRENGTH.  
 2.) CAST IRON FRAME AND GRATE SHALL BE ABLE TO WITHSTAND H2O LOADING. GRATES SHALL BE BICYCLE GRATES. OPENINGS SHALL BE A MINIMUM OF 30\"/>
 3.) STEPS SHALL BE PROVIDED 12\"/>
 4.) CONNECTIONS BETWEEN BASIN AND PIPE SHALL BE MADE 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\"/>
 6.) GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 12\"/>
 7.) SHALL BE MADE WITH CAST-IN-PLACE CONCRETE OR A COMBINATION OF PRECAST CONCRETE ADJUSTMENT ELEMENTS AND BEDDING MATERIALS.

### Typical Catch Basin Detail



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

### Sign Details

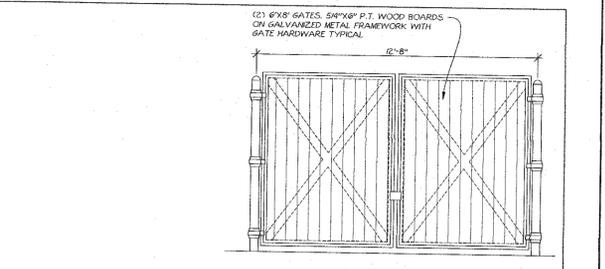


**RETAINING WALL NOTES AND SPECIFICATIONS:**  
 1.) RETAINING WALL BLOCKS SHALL BE NORMAL 2 FT X 2 FT X 4\"/>
 2.) SOIL REINFORCEMENT GEO-GRID SHALL BE TENACITE MRA1 (REARDED 5X1\"/>
 3.) ORIENTATION AND PROPER PLACEMENT OF GEO-GRID IS CRITICAL TO THE STABILITY OF THE STRUCTURE. INSTALL GEO-GRID SUCH THAT DIRECTION OF TENSILE STRENGTH IS PERPENDICULAR TO WALL FACE. FOLLOW MRA1 GUIDELINES FOR PLACING GEO-GRID FLAT, FREE OF WRINKLES.  
 4.) DRAINAGE AGGREGATE TO BE CLEAN, CRUSHED STONE OR CRUSHED GRAVEL, 1\"/>

GRAVEL PASSING	PERCENT PASSING
3/4"	100
3/8"	75-100
3/16"	0-60
1/4"	0-50
1/200"	0-5

 5.) REINFORCED BACKFILL SOIL SHALL BE A WELL GRADED BANK-RUN GRAVEL, SANDY GRAVEL OR GRAVELY SAND WITH A MAXIMUM STONE SIZE OF 3/4\"/>
 6.) UNDERDRAN PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PERFORATED, CORRUGATED PIPE AND FITTINGS EQUAL TO ADVANCED DRAINAGE SYSTEMS, 16\"/>
 7.) RETAINING WALL BACKFILL TO BE PLACED IN MAX 8\"/>
 8.) THE PROPOSED SAFETY FENCE SHALL BE INSTALLED WHEREVER THE PROPOSED RETAINING WALL IS GREATER THAN 30\"/>
 9.) SEGMENTAL RETAINING WALL SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND A DESIGN BEARING A VALID PROFESSIONAL ENGINEER STAMP SHALL BE FURNISHED TO THE TOWN OF NEWBURGH BUILDING DEPARTMENT PRIOR TO WORK COMMENCING ON THE CONSTRUCTION OF THE WALL.

### Segmental Retaining Wall Section



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

### Dumpster Enclosure Details

NO.	DATE	REVISION	BY
4	7-30-18	RETAINING WALL DESIGN	LJM
3	8-2-17	BAZUYKO COMMENTS	LJM
2	4-8-17	CONSULTANT COMMENTS	ZAP
1	3-17	ENGINEER COMMENTS	LJM

TOWN OF NEWBURGH PROJECT #2016-21

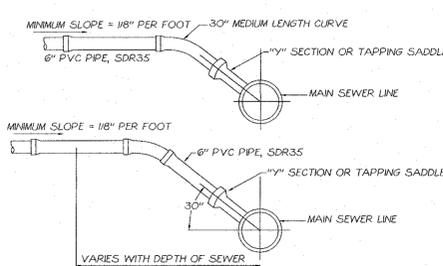
**Detail Sheet**  
for  
**RAM Hotels, Inc.**

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

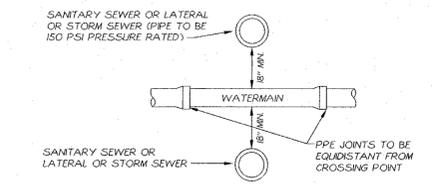
Mercurio-Norton-Tarolli-Marshall  
ENGINEERING & LAND SURVEYING  
P.O. BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566  
P: (845) 744-3620 F: (845) 744-3865 MNTM@MNTM.COM

LAWRENCE MARSHALL, PE #087107

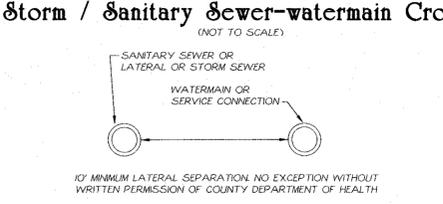
SHEET  
5 / 12



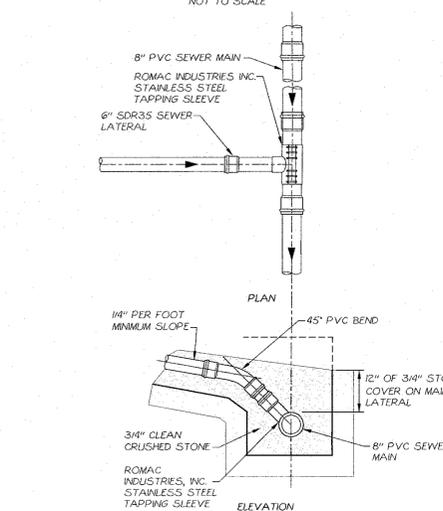
**Alternate Lateral Connections**



**Storm / Sanitary Sewer-watermain Crossing**

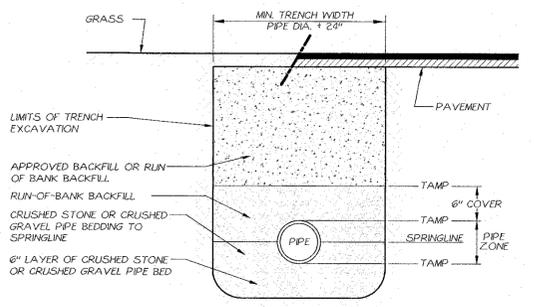


**Parallel Sanitary Sewer / Storm Sewer Watermain Installation**



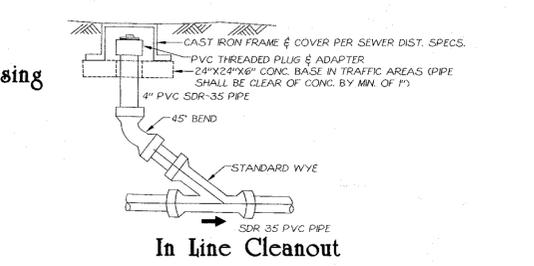
**Sanitary Sewer Lateral Tap Detail**

NOTES:  
 1) FIELD LOCATION AND ALIGNMENT OF NEW SADDLE TO BE APPROVED BY THE TOWN OF NEWBURGH WATERSEWER 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) 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 1/2" ASPHALT TOP COURSE.

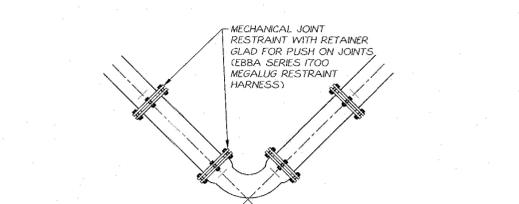
**Typical Sanitary Sewer Trench Detail**



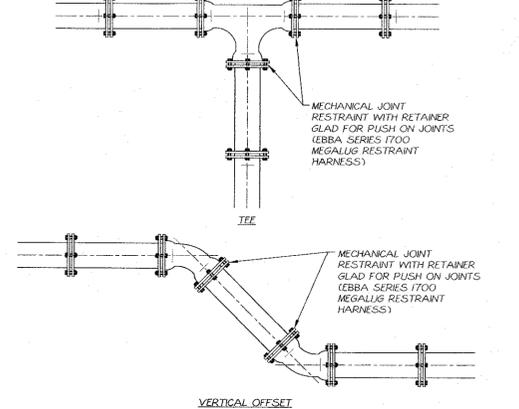
**In Line Cleanout**

**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 ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

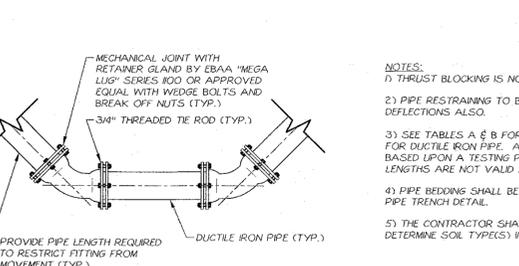


**Water Main Pipe Thrust Restraint Detail**



NOTE:  
 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**



NOTES:  
 1) THRUST BLOCKING 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 RESTRAINT 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.

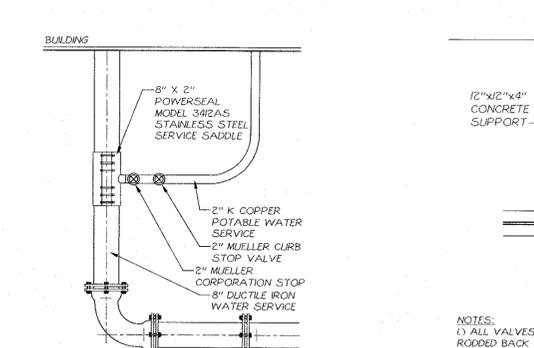
TABLE A - REQUIRED RESTRAINED LENGTH FOR 8" DUCTILE IRON PIPE (ALL VALUES IN FEET UNLESS OTHERWISE NOTED)

PIPE SIZE	45 DEGREE			22.5 DEGREE			6"			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	1	3	2	6	2	1	3	3	19
ML	6	6	12	3	3	6	2	2	3	8	27
SC, 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
LSW, 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 System Notes:**

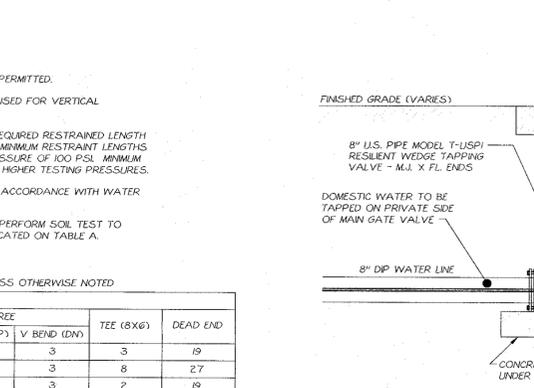
- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED CLASS 52 DUCTILE IRON PIPE CONFORMING TO 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 EFWA 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 C913 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-885 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 ISO 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-1030N FOR 3/4 AND 1 INCH, MUELLER H-1030N OR B-2500N FOR 1 1/2 AND 2 INCH SIZES. CURB VALVES 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**

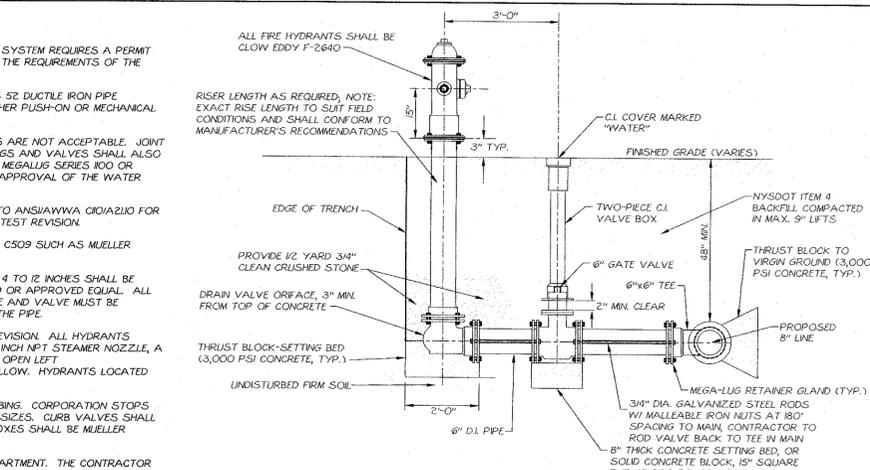
NOTES:  
 1) ALL VALVES TO INCLUDE MEGA-LUG RETAINED GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN INLINE VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZE 3/4" DIA. GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180" SPACING.

**Typical Water Valve Detail**



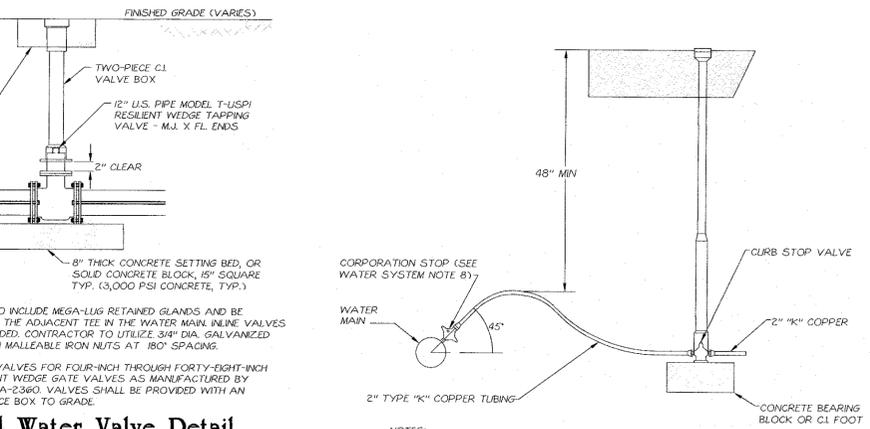
NOTES:  
 1) WET TAP TO BE PERFORMED BY CONTRACTOR WITH TOWN ENGINEER ON SITE.  
 2) CONTRACTOR TO CONTACT TOWN OF NEWBURGH WATER DEPARTMENT FOR ALL INSTALLATION REQUIREMENTS.  
 3) TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (CAST IRON, DUCTILE IRON, A.C.) AND OUTSIDE DIAMETERS. 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

**Water Wet Tap Detail**

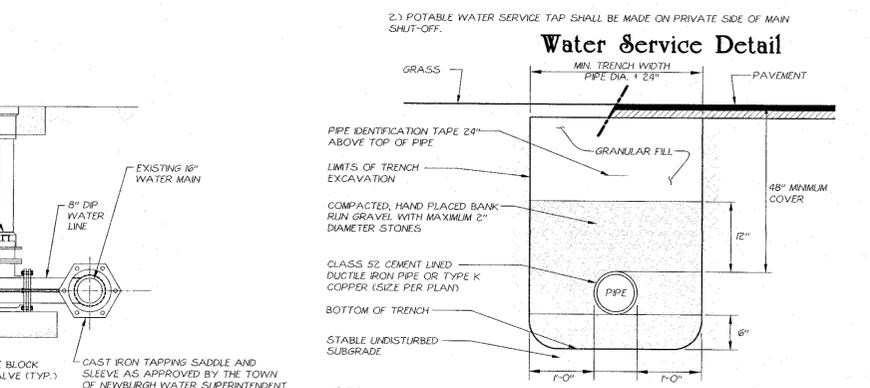


NOTES:  
 1) HYDRANTS SHALL BE DRY-BARREL HYDRANTS, TYPE MUELLER SUPER CENTURION, IN ACCORDANCE WITH AWWA C502. HYDRANTS SHALL HAVE A MAIN VALVE SIZE OPENING OF FIVE INCHES NOMINAL, ONE (1) FOUR-AND-A-HALF-INCH NPT PUMPER NOZZLE, TWO (2) TWO-AND-A-HALF-INCH NPT HOSE NOZZLES, A ONE-AND-ONE-HALF-INCH PENTAGON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

**Typical Fire Hydrant Assembly Detail**



**Water Service Detail**



NOTES:  
 1) GRANULAR FILL SHALL CONSIST OF SELECT GRANULAR FILL OR SUITABLE ON-SITE EXCAVATED SOIL (LARGEST STONE SHALL BE LESS THAN 3"). GRANULAR FILL SHALL BE INSTALLED IN 6" LIFTS & COMPACTED TO 95% PROCTOR DENSITY.  
 2) IN LAWN AREAS, A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON TOP OF THE RUN-OF-BANK GRAVEL AND SHALL BE SEEDED AND MULCHED WITH SEED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.  
 3) IN PAVED AREAS, 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**

TOWN OF NEWBURGH PROJECT #2016-21

**Water & Sewer Detail Sheet**  
 for  
**RAM Hotels, Inc.**

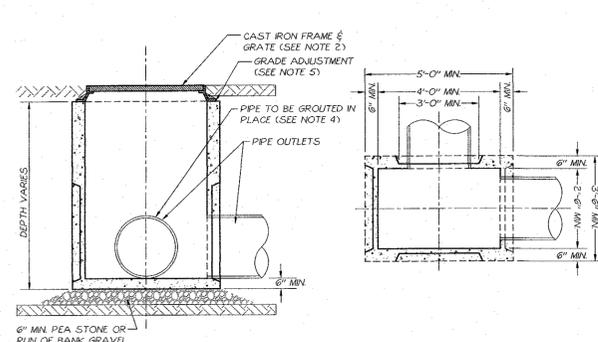
RECORD OWNER:  
 NEWBURGH AUTO PARK, LLC  
 TAX MAP REFERENCE:  
 SECTION 97, BLOCK 2, LOT 37  
 DEED REFERENCE:  
 LIBER #724, BLOCK 180  
 TOWN OF NEWBURGH  
 COUNTY OF ORANGE  
 STATE OF NEW YORK

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

DATE: \_\_\_\_\_ SHEET: 6 / 12  
 DRAFTED BY: \_\_\_\_\_ PROJECT: \_\_\_\_\_

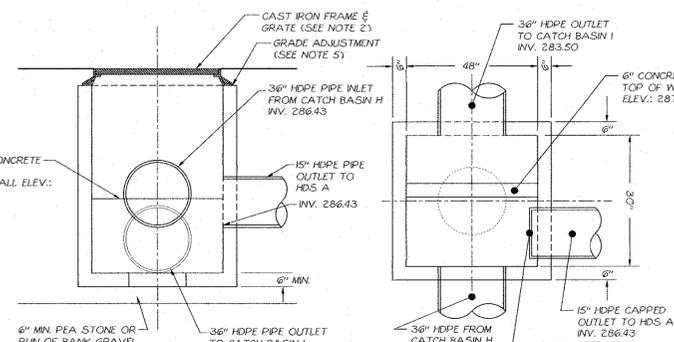
NO. DATE REVISION BY  
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 2 4-6-17 CONSULTANT COMMENTS ZAP  
 1 3-17 ENGINEER COMMENTS LJM

LAWRENCE MARSHALL, PE #08707



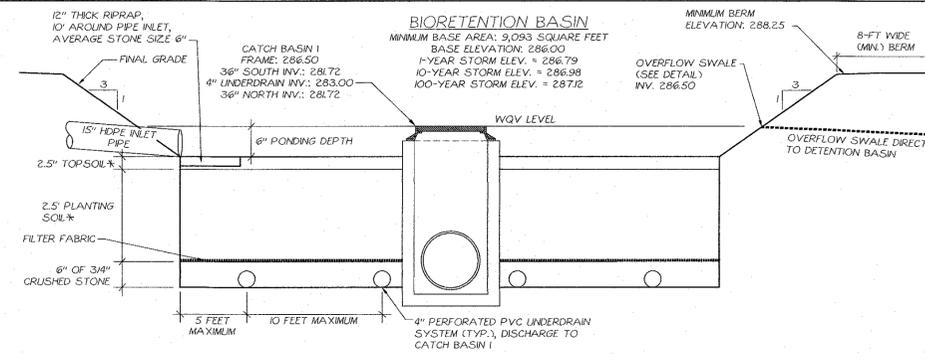
**Typical Catch Basin Detail**

NOT TO SCALE



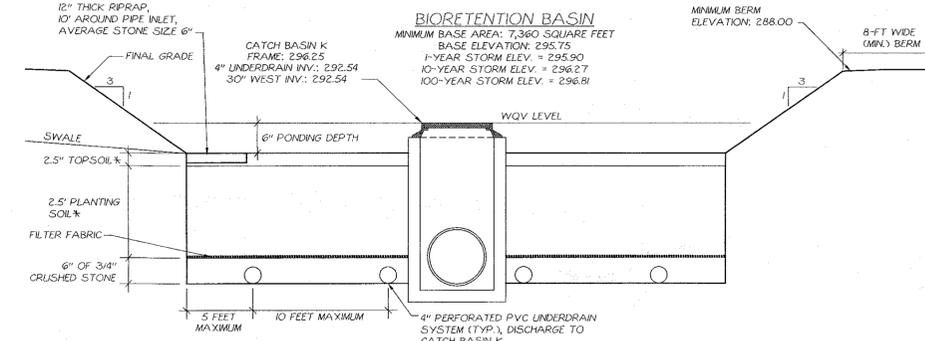
**Diversion Structure Detail**

NOT TO SCALE



**Bioretention Area "A" Detail**

NOT TO SCALE

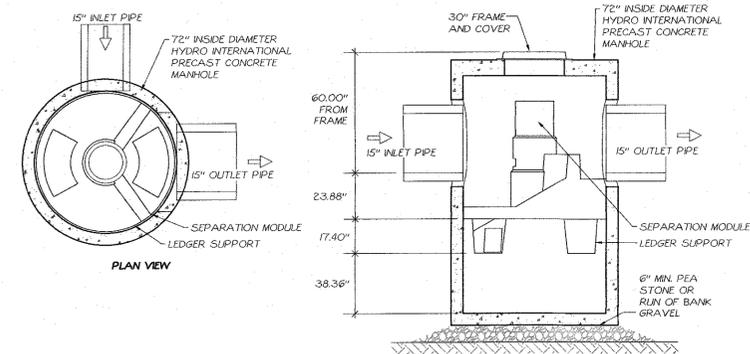


**Bioretention Area "B" Detail**

NOT TO SCALE

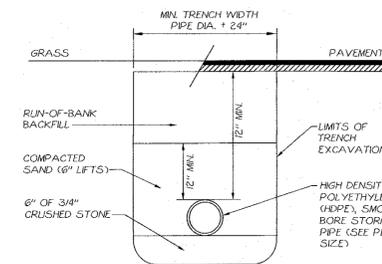
TEST HOLE #	A		B		C	
TESTING DATE:	MAY 8, 2017		MAY 8, 2017		MAY 8, 2017	
TESTER:	R.SMITH		R.SMITH		R.SMITH	
	ELEV.	TEST PIT DEPTH	ELEV.	TEST PIT DEPTH	ELEV.	TEST PIT DEPTH
	290	0'	290	0'	285	0'
	289	1'	289	1'	284	1'
	288	2'	288	2'	283	2'
	287	3'	287	3'	282	3'
	286	4'	286	4'	281	4'
	285	5'	285	5'	280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

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



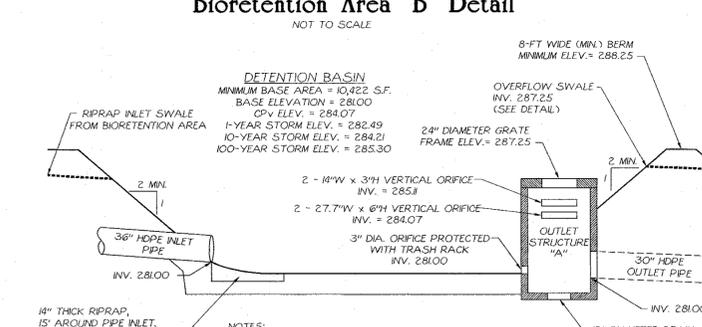
**Typical Hydrodynamic Separator Detail**

NOT TO SCALE



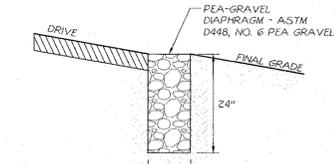
**Typical Storm Sewer Trench Detail**

NOT TO SCALE



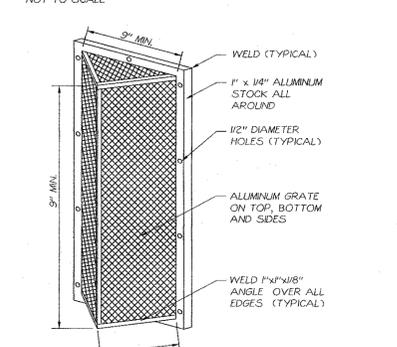
**Detention Basin "A" Detail**

NOT TO SCALE



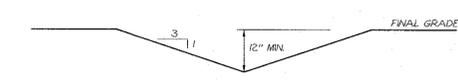
**Gravel Diaphragm Detail**

NOT TO SCALE



**Overflow Swale Detail**

NOT TO SCALE



**Diversion Swale 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.

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

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.

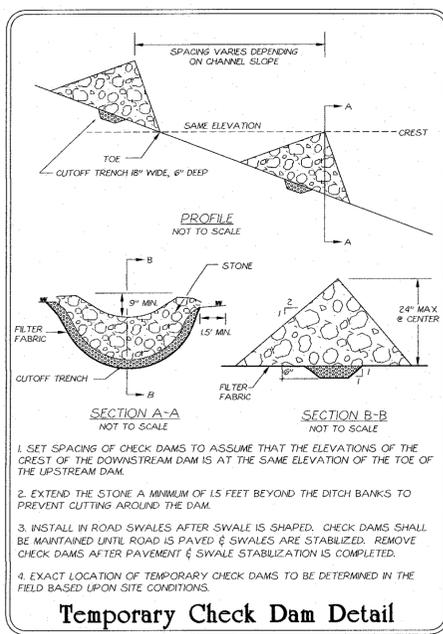
NOTES:  
1.) SWALE SHALL BE STABILIZED WITH TOPSOIL, SEED, & MULCH IMMEDIATELY FOLLOWING CONSTRUCTION.

**Diversion Swale Detail**

NOT TO SCALE

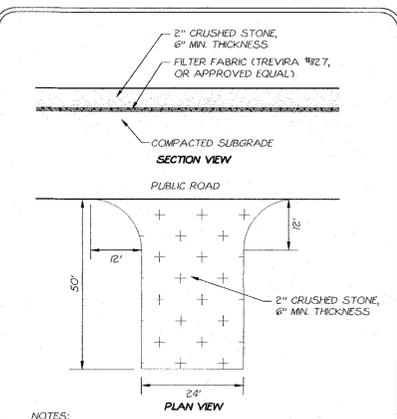
TOWN OF NEWBURGH PROJECT #2016-21

		<p><b>Stormwater Detail Sheet</b> for <b>RAM Hotels</b></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 DRAFTED BY: ZAP PROJECT: 4015</p>	
<p>4 7-6-17 ADD PARKING SPACES LJM</p> <p>3 5-2-17 REVISED COMMENTS LJM</p> <p>2 4-6-17 CONSULTANT COMMENTS ZAP</p> <p>1 3-9-17 DESIGNER COMMENTS LJM</p>	<p>NO. DATE REVISION BY</p>	<p>ZACHARY A. PETERS PE #093398</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>	<p>7 12</p>	<p>SHEET</p>



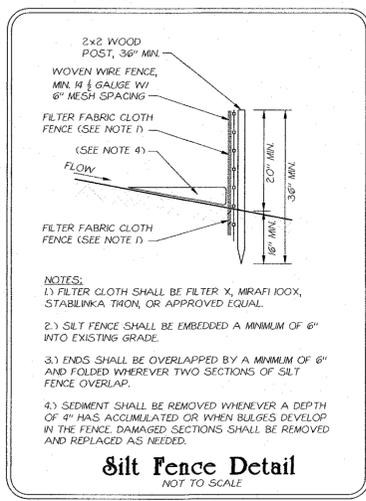
**Temporary Check Dam Detail**  
NOT TO SCALE

1. SET SPACING OF CHECK DAMS TO ASSURE 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 SHOULD 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.



**Stabilized Construction Entrance Detail**  
NOT TO SCALE

- NOTES:**
- 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.



**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 5.05 ACRES.
- SOIL RESTORATION SHALL BE COMPLETED SO THAT NO MORE THAN FIVE (5.0) ACRES SHALL BE DISTURBED AT ANY ONE TIME.**
- 3.) ALL DISTURBED AREAS THAT WILL REMAIN TEMPORARILY UNDISTURBED (90 DAYS) SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION REQUIREMENTS IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, JULY 2016 EDITION. TEMPORARY STABILIZATION SPECIFICATIONS INCLUDE:
    - ANNUAL RYEGRASS SEEDING WITH STRAW MULCHING AT A RATE OF 30 LBS PER ACRE
    - COARSE WOOD CHIPS AT A RATE OF 500 LBS PER ACRE
    - WOOD FIBER HYDROMULCH, AS PER MANUFACTURERS SPECIFICATIONS.

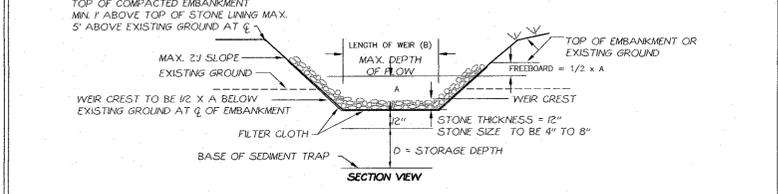
**Soil Restoration Specifications**

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

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY-NO CHANGE IN GRADE	AREATE 1% 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:**
- 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 VEHICULAR AND FOOT TRAFFIC.
  - 5.) DOLLAR GENERAL LANDSCAPING NOTES SHALL APPLY IN CASES OF MORE STRINGENT REQUIREMENTS.



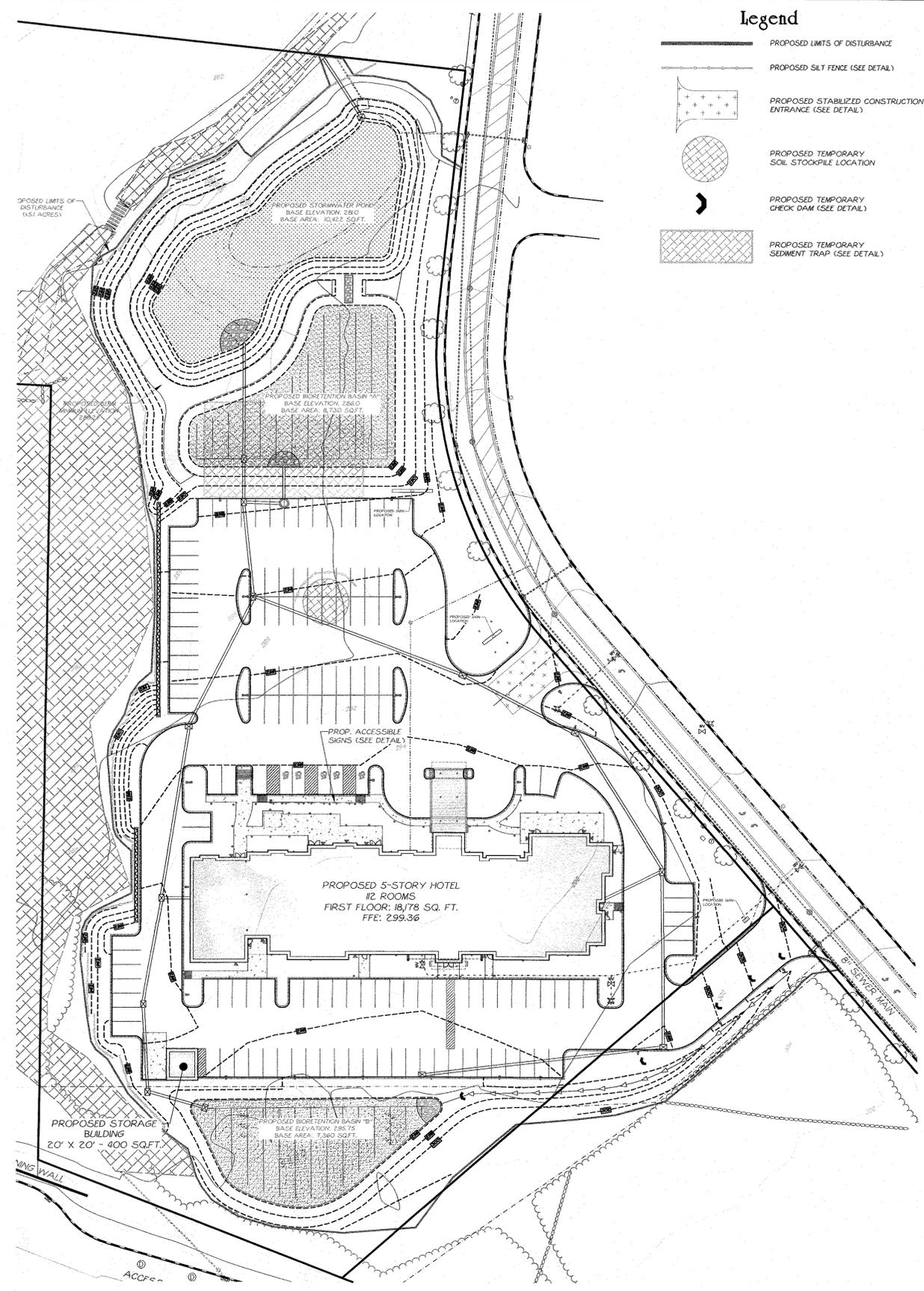
**Temporary RipRap Outlet Sediment Trap Detail**  
NOT TO SCALE

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	5.0	18,000	18,000

- 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.

**Construction Sequence:**

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



		<p><b>Erosion &amp; Sediment Control</b> Detail Sheet for <b>RAM Hotels</b></p>		<p>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: ZAP PROJECT: 4015</p>	
<p>NO. DATE REVISION BY</p>		<p>ZACHARY A. PETERS PE #093398</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>	

**Landscaping Notes**

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

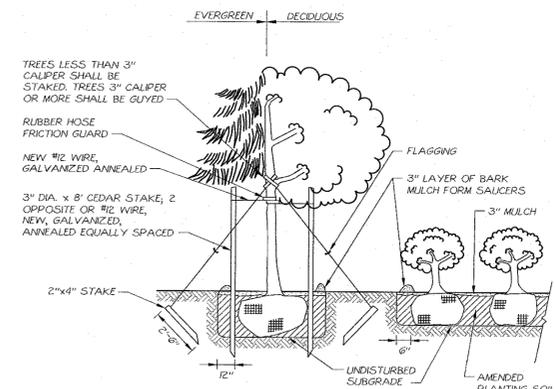
**Site Planting Table**

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDNESS ZONE	PLANTING SIZE	MATURE SIZE
Ag	PAPER BARK MAPLE	ACER GRISEUM	2	DECIDUOUS TREES	4 - 8	3 STEM CLUMP (SEE NOTE 4)	15' - 30'
Ar	RED MAPLE	ACER RUBRUM	23	DECIDUOUS TREES	3 - 9	2.0' - 2.5' C.	40' - 60'
Ciy	YELLOWWOOD	CLADRASTIS LUTEA	12	DECIDUOUS TREES	4 - 9	2.0' - 2.5' C.	30' - 40'
CvWk	WINTER KING HAWTHORNE	CRATAEGUS VIRDIS 'WINTER KING'	8	DECIDUOUS TREES	4 - 7	2.0' - 2.5' C.	2.5' - 30'
FsR	ROHANNI BEECH	FAGUS SLYVATICA 'ROHANNI'	2	DECIDUOUS TREES	4 - 8	2.0' - 2.5' C.	30' - 50'
PgC	DWARF ALBERTA SPRUCE	PICEA GLAUCA 'CORNICA'	7	EVERGREEN TREES	3 - 6	24" - 30"	8' - 12'
PpB	BABY BLUE EYES SPRUCE	PICEA PLUMENS 'BABY BLUE EYES'	5	EVERGREEN TREES	2 - 8	24" - 30"	15' - 25'
TpGg	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	6	EVERGREEN TREES	5 - 7	8' - 10' HGT.	50' - 60'
Rc	FLOWER CARPET ROSE	ROSA 'NOAS7400A' 'FLOWER CARPET'	72	GROUNDCOVER	4 - 10	-	24" - 30"
CvZ	THREADLEAF COREOPSIS	COREOPSIS VERTICALLATA 'ZAGREB'	SEE NOTE 5	PERENNIALS	3 - 9	#2 CANS	12" - 18"
NPJ	DWARF CATMINT	NEPETA X FAASSENI 'JUNIOR WALKER'	SEE NOTE 5	PERENNIALS	5 - 9	#2 CANS	12" - 18"
Ro	RED OSIER DOGWOOD	CORNUS SERICEA 'CARDINAL'	41	DECIDUOUS SHRUBS	2 - 8	18" - 24"	6' - 8'
Rt	ARCTIC FIRE RED TWIG DOGWOOD	CORNUS STOLORIFERA 'ARCTIC FIRE'	62	DECIDUOUS SHRUBS	3 - 7	18" - 24"	4' - 6'
CcP	PURPLE SMOKE BUSH	COTINUS COGGYRIA 'ROYAL PURPLE'	12	DECIDUOUS SHRUBS	4 - 8	24" - 36"	10' - 15'
NPW	WALKERS LOW CATMINT	NEPETA X FAASSENI 'WALKERS LOW'	20	DECIDUOUS SHRUBS	4 - 9	#2 CANS	24" - 36"
Po	NINEBARK	PHYSOCARPUS OPILOFOLIS	19	DECIDUOUS SHRUBS	3 - 7	18" - 24"	4' - 8'
RoS	GRO LOW SUMAC	RHUS AROMATICA 'GRO LOW'	16	DECIDUOUS SHRUBS	4 - 9	12" - 18"	6' - 8'
BmWg	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	76	EVERGREEN SHRUBS	5 - 9	24" - 30"	4' - 6'
BmGv	GREEN VELVET BOXWOOD	BUXUS MICROPHYLLA 'GREEN VELVET'	6	EVERGREEN SHRUBS	5 - 8	24" - 30"	2' - 4'
CpF	GOLD THREAD CYPRESS	CHAMAECYPARIS PISIFERA 'FILIFERA ALERA'	6	EVERGREEN SHRUBS	4 - 9	24" - 30"	6' - 18"
Ah	AMERICAN HOLLY	ILEX OPACA	7	EVERGREEN SHRUBS	5 - 9	24" - 30"	15' - 30'
JcG	GOLD COAST JUNIPER	JUNIPERUS CHINENSIS 'GOLD COAST'	4	EVERGREEN SHRUBS	4 - 9	18" - 24"	3' - 4'
JhM	MOTHER LODE JUNIPER	JUNIPERUS HORIZONTALIS 'MOTHER LODE'	26	EVERGREEN SHRUBS	3 - 9	#2 CANS	6" HGT.
LFR	RAINBOW DROOPING FETTERBUSH	LEUCOTHAIE FONTANESIANA 'GRARDS RAINBOW'	24	EVERGREEN SHRUBS	5 - 9	18" - 24"	3' - 5'

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

PROPOSED 5-STORY HOTEL  
112 ROOMS  
FIRST FLOOR: 18,178 SQ. FT.  
FFE: 299.36

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



- 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
8	8-6-18	REVISED LIGHT LOCATIONS	LJM
7	7-30-18	BUILDING REDUCTION - FINAL DESIGN	LJM
6	10-18-17	ADD PARKING SPACES	LJM
5	7-4-17	HYDRANT & SIGN LOCATIONS	LJM
4	6-2-17	BAZYLDO COMMENTS	LJM
3	5-2-17	CONSULTANT COMMENTS	ZAP
2	4-6-17	ENGINEER COMMENTS	LJM
1	3-1-17	REVISION	BY



ZACHARY A. PETERS PE #093398

TOWN OF NEWBURGH PROJECT #2016-21  
**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 1724, BLOCK 160  
TOWN OF NEWBURGH  
COUNTY OF ORANGE  
STATE OF NEW YORK  
DATE: 4 FEB 2017  
DRAFTED BY: ZAP  
PROJECT: 4015





