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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: 18 JULY 2017
MEETING DATE: 20 JULY 2017
PROJECT REPRESENTATIVE: MECURIO-NORTON-TAROLLI-MARSHALL

1. This office has reviewed a Stormwater Pollution Prevention Plan (SWPPP) last revised 7 July 2017. We find the document acceptable. The Stormwater Report was revised in order to treat the anticipated runoff from a conceptual development of the two acre balance parcel as well as the proposed Hotel site. The document identifies that green infrastructure has been implemented on the Hotel site.
2. A pre-construction notification to the Army Corps of Engineers for wetland disturbance is required prior to undertaking said disturbance.
3. An Architectural Review form has been submitted identifying materials for the Planning Boards use.
4. Parking spaces have been revised based on conversations with the Town of Newburgh Planning Board. A number of these spaces have been identified as being land banked with the trigger being that they are required to be constructed upon notification by the town.
5. Security as well as inspection fees are required for stormwater improvements and landscaping.
6. A Stormwater Facilities Maintenance Agreement must be executed.
7. The common driveway easement is proposed to be modified to take into account common stormwater facilities. Mike Donnelly's review of this should be provided. Stormwater Facilities Maintenance Agreement should encumber both parties owning either of the lots as improvements are depicted on the Hotel lot which will serve any potential development of the balance parcel.

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •

Respectfully submitted,

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

Patrick J. Hines
Principal

PJH/kbw

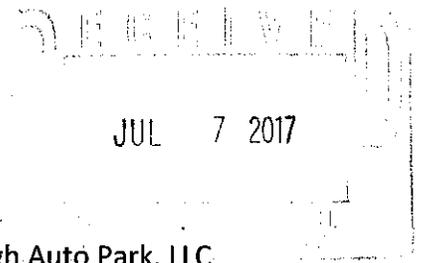
William G. Norton, L.S.
Alphonse Mercurio, L.S.

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

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

July 7, 2017

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



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

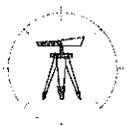
Dear Board Members:

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 revised Subdivision Plan
3. Twelve (12) copies of the revised Lot 2 Development Sketch Plan
4. Two (2) copies of the revised Stormwater Pollution Prevention Plan
5. Twelve (12) copies of the revised Ecological Analysis letter dated May 12, 2017
6. Twelve (12) copies of the completed Architectural Review Form
7. Twelve (12) reduced size copies of the Building Elevations & Floor Plans
8. Twelve (12) copies of the City of Newburgh Flow Acceptance Letter
9. Twelve (12) copies of the revised Parking Analysis report

The plans have been revised as follows to address the Town of Newburgh Planning Board engineer's comments dated June 12, 2017:

1. The Lot 2 potential development plan has been revised to reflect the correct lot area.
2. The City of Newburgh Flow Acceptance Letter was received on Monday, July 3, 2017. Copies of the letter have been enclosed for your records.
3. The parking analysis provided on Sheet 1 of the site plan set has been revised to reflect all the uses proposed on the site.
4. The Pre-Construction Notification for the Army Corps of Engineers wetland disturbance is being finalized and will be submitted shortly. Copies of all submissions will be forwarded to the Planning Board and all consultants when the submission is made.
5. The Ecological Analysis letter contained an error in units. The letter has been revised to correct this mistake. Copies of the revised letter have been enclosed for consideration.



The plans have been revised as follows to address the Town of Newburgh Planning Board traffic engineer's comments dated June 11, 2017:

1. Section V of the parking analysis report has been revised to correctly reference the 97 parking spaces anticipated to be utilized.
2. No response required.
3. No response required.
4. The site plan has been revised to provide an additional 7 banked parking spaces to increase the total number of available parking spaces to 143. In addition, an additional 13 parking spaces have been proposed to be constructed during initial construction for a total of 130 spaces. The remaining 13 spaces have been shown as being banked for potential future construction.
5. No response required.

Please note: the owner of Lot 2 has requested a bioretention basin be added to the southerly side of Lot 1. This bioretention basin will serve to treat the runoff from the future development on Lot 2, but will be built during the construction of the hotel site. The easement area in favor of Lot 2 over Lot 1 has been revised to encumber the area of the bioretention basin. The common driveway easement document for the joint entrance will be revised to reference the stormwater basin and all other necessary easements for the conveyance of the stormwater runoff. This document will be submitted as soon as it has been revised and found to be satisfactory to the buyer of Lot 1 and the owner of Lot 2.

Please place this project on the next available agenda for continued discussion of this application.

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





633 Rt. 211 East, Suite 4, Box 4
Middletown, NY 10941
Office: (845) 495-0123 • Fax: (866) 688-0836

May 12, 2017

Mr. Lawrence Marshall, PE
President
Mercurio-Norton-Tarolli-Marshall, PC
Engineering-Land Surveying
P.O. Box 166
45 Main Street
Pine Bush, NY 12566

RE: Wetlands Delineation & Report
Newburgh, Unity Place Property
Town of Newburgh, Orange County

Dear Mr. Marshall:

As stated in our wetland delineation report. On December 14, 2016 a wetland delineation was conducted on the above referenced area on the Property. The area was walked and a field investigation was completed to determine whether there were any areas that met either the Army Corp of Engineers (ACOE) and/or the NYSDEC of regulated wetland areas.

Before conducting the field investigation, the available aerial, soils and wetland mapping were reviewed for the referenced property. This identifies if there are any mapped wetlands on the property, as well as any areas where we should verify whether or not the field conditions match the available mapping.

The field investigation was conducted in accordance to the 2012 Draft Interim Northcentral and Northeast Regional Supplement to the ACOE 1987 manual. The upland and wetland areas on the property were determined by observing plant species, hydrology and soil types and conditions in accordance with the agencies guideline. Data sheets were then filled out and the areas meeting the conditions set forth by the agencies were then flagged with pink "Wetland Delineation" flagging and numbered sequentially. A copy of the datasheets are enclosed for wetland flagged. Flags were hung on the property defining the edge of the regulated area.

The conclusion was stated that the wetland is regulated by the ACOE therefore any disturbance of the wetland, a permit would be required by the ACOE, our firm never stated that wetland was to be considered isolated and not regulated as suggested Mr. Bazydlo letter. The closest NYSDEC wetland is over 0.60 miles from the site. The connecting stream is culverted underground for over 300 feet in that section. The culvert would by definition break any connect for this wetland to become a NYSDEC wetland as per NYSDEC code, there must be a vegetative connection for NYSDEC to connect any wetland and there cannot be any breaks of more than 50 meter in the vegetation for the NYSDEC to connect the wetlands. Since the stream has been put into a culvert for well over 300 feet then there is no chance for the wetlands to connect.

As per Mr. Bazydlo comment on the soils and filling possible wetlands: First the mapped submitted by Mr. Bazdlo clearly states that the soils map may not be valid at this scale. These maps are not hard and fast, guaranteeing that the soils are shown exactly at each locations, they estimates and most areas were not field verified when the maps were created. So it cannot state these type soils were filled when the stormwater pond was constructed until there is proof to that affect by prior mapping.

As to the comment that this small wetland could be considered stated regulated as an "unusual local importance wetland" highly unlikely. These type wetlands have to meet very specific guidelines such as known habitat for an endangered species such as a bog turtle. This is a typical urban wetland with a lot of invasive species. So it does not met the guidelines by any standard.

As to the last wetland comment; as per your request we have stated application to the ACOE for a Nationwide #29 permit and PCN for the project for the proposed wetland disturbance. Since this falls under the Nationwide Program, there should be no issues with the ACOE. Once submitted the ACOE has 45 days to respond or the applicant has the permit (PCN) by default as set forth by the nationwide program.

Ecological Analysis is grateful for this opportunity to be of service on this project and looks forward to the opportunity to work with you in the future. Feel free to call if you have any questions or if we can be of further assistance.

Sincerely yours,

James A. Bates

James Bates, CPESC, CPSWQ
Managing Member
Ecological Analysis, LLC

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: JULY 6, 2017

NAME OF PROJECT: RAM HOTELS - HILTON GARDEN INN

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

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

EIFS (STUCCO) & CULTURED STONE WITH ALUMINUM COPING/TRIM

COLOR OF THE EXTERIOR OF BUILDING:

GAUNTLET GRAY, EIDER WHITE, DORIAN GRAY, HUMBLE GOLD, DORIAN GRAY & ECHO RIDGE BORAL COUNTRY LEDGESTONE

ACCENT TRIM:

Location: AROUND WINDOWS & DOORS, ALONG FASCIA & ALONG TOP OF BUILDING

Color: TO MATCH ADJACENT COLORS

Type (material): ALUMINUM

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

ALONG PORTIONS OF ROOF

ROOF:

Type (gabled, flat, etc.): FLAT

Material (shingles, metal, tar & sand, etc.): EPDM

Color: BLACK

WINDOWS/SHUTTERS:

Color (also trim if different): GRAY

Type: ALUMINUM TRIM / GLASS WINDOW

DOORS:

Color: GRAY & GLASS

Type (if different than standard door entrée): _____

SIGN:

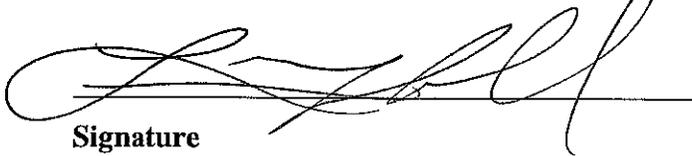
Color: RED, WHITE, & BLUE

Material: ALUMINUM & POLYCARBONATE

Square footage of signage of site: 940.2 SF

LAWRENCE MARSHALL, PROJECT ENGINEER

Please print name and title (owner, agent, builder, superintendent of job, etc.)



Signature



CITY OF NEWBURGH

Office of the Engineer

83 Broadway, Newburgh, New York 12550

(845) 569-7447/Fax (845) 569-7349

www.cityofnewburgh-ny.gov

Jason C. Morris, P.E.

City Engineer

jmorris@cityofnewburgh-ny.gov

Chad M. Wade, R.L.A.

Assistant City Engineer

cwade@cityofnewburgh-ny.gov

July 3, 2017

James W. Osborne, PE

Town Engineer

Town of Newburgh

1496 Route 300

Newburgh, New York 12550

Re: Crossroads S.D. – City/Town of Newburgh Intermunicipal Agreement

Hilton Garden Inn – Unity Place (SBL: 97-2-37)

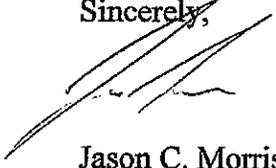
City of Newburgh Sewer Connection Approval (15,688 gpd)

Mr. Osborne,

Pursuant to the terms and conditions of the City-Town of Newburgh Intermunicipal Sewer Agreement dated May 6, 2004, permission is hereby granted for a new connection and increase in sewer flow to the Town of Newburgh's sewer main to serve the proposed Hilton Garden Inn project on Unity Place. The anticipated sewer flow increase of 15,688 gpd from this project will be counted toward the 3.8 million gallons per day capacity allocated to the Town, as stated in the City-Town Sewer Agreement. Be advised that this approval is conditioned upon the installation and regular maintenance of grease traps to serve the food preparation kitchen areas.

Please notify this office via email at least 48 hours prior to the commencement of the additional sewer flows from this proposed addition. If you have any questions regarding this approval, please contact this office at your convenience.

Sincerely,



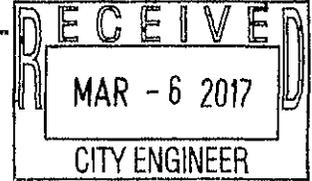
Jason C. Morris, PE
City Engineer

cc: Michael Ciaravino, City Manager
Michelle Kelson, Corporation Counsel
George Garrison, DPW Superintendent
Michael Batz, PE, Severn Trent Services
Gil Piaquadio, Town Supervisor
Mark Taylor, Town Attorney
Lawrence Marshal, PE, MNTM Engineering & Land Surveying



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550



February 27, 2017

Mr. Jason Morris
City of Newburgh Engineer
83 Broadway
Newburgh, NY 12550

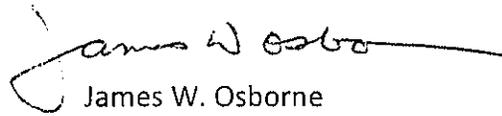
**RE: S \ CROSSROADS S.D. – CITY OF NEWBURGH INTERMUNICIPAL
SEWER AGREEMENT (Hilton Garden Inn – Unity Way)**

Dear Mr. Morris:

As required by the Intermunicipal Sewer Agreement, I am writing to request approval for a new connection to the Town of Newburgh's sanitary sewer system for the above referenced project. The projected sewage flow is 15,688 gallons per day as shown on the attached excerpt from the Project Narrative prepared by MNTM Engineering & Land Surveying.

If you have any questions, please feel free to contact me. I look forward to your reply.

Respectfully,


James W. Osborne
Town Engineer

JWO/id

Attachment

cc: G. Piaquadio, Supervisor
M. Taylor, Attorney
J. Guido, Sewer Supt. (CAMO)
J. Ewasutyn, P.B. Chairman
P. Hines, MH&E
L. Marshall, P.E. - MNTM

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

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

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

February 16, 2017

FEB 2 2017

James Osborne, P.E.
Town of Newburgh, Town Engineer
1496 Route 300
Newburgh, New York 12550

Re: Job No. 4015
Lands of Newburgh Auto Park, LLC
Tax Map Parcel: 97-2-37 p/o
Town of Newburgh, Unity Place
Hilton Garden Inn Site Plan
Town of Newburgh Project #2016-21

Dear Mr. Osborne:

The above-captioned project is for a proposed Hilton Garden Inn. The proposed hotel is a 5-story, 112 room hotel with a 50 seat restaurant, 96 seat conference hall, 20 seat boardroom, 12 seat bar area, and guest laundry. Based upon New York State Department of Environmental Conservation (NYSDEC) anticipated flows for these facilities and assuming full occupancy, the anticipated sewer demand for the building is *15,688 gallons per day (gpd)*. A breakdown of the anticipated flow rates is provided in the project narrative for the hotel (enclosed).

Please forward a request to the City of Newburgh Engineer to obtain an acceptance letter from the City of Newburgh for this flow.

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 Marshall, P.E.

LM/lm

Cc: RAM Hotels, Inc.
Town of Newburgh Planning Board
Patrick Hines



D. Traffic Generation

Based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, the proposed hotel will generate 0.67 vehicular trips per occupied room during the peak morning weekday hour and 0.70 trips per occupied room during the peak afternoon weekday hour. Assuming maximum occupancy, the proposed hotel is expected to generate 74 trips in the peak morning hour and 77 trips in the peak afternoon hour. This generation results in one car entering or existing the site every 48 seconds in the morning and every 46 seconds in the afternoon.

E. Water Supply and Sewage Disposal

Water service will be provided by a connection to the existing 8" ductile iron water main located along Unity Place. To provide adequate supply for the required fire suppression system, an 8" water service will be installed to service the proposed hotel.

Sewage disposal will be provided by a connection to the existing 8" sewer main along Unity Place. The proposed 8" sewer service will be installed from the existing sewer main to the proposed hotel in accordance with all applicable New York State Department of Health, Orange County Department of Health, and Town of Newburgh regulations. The anticipated sewer design flow is calculated as follows:

Use	Hydraulic Flow Rate	Units	Anticipated Flow
Dining Room	35 gpd/seat	50 seats	1,750 gpd
Banquet	10 gpd/seat	96 seats	960 gpd
Boardroom	5 gpd/seat	20 seats	100 gpd
Bar	20 gpd/seat	12 seats	240 gpd
Guest Laundry	580 gpd/machine	2 machines	1,160 gpd
	Subtotal		4,210 gpd
	20% Reduction (Low Flow Fixtures)		-842 gpd
	Anticipated Flow Rate		3,368 gpd
Guest Rooms	110 gpd/room	112 rooms	12,320 gpd
	Total Anticipated Flow Rate		15,688 gpd

As provided, the total anticipated sewer usage for the hotel at 100% occupancy is 15,688 gallons per day (gpd). Note: the bar and dining room areas are provided as amenities to guests and are not open to non-guests of the hotel.

F. Stormwater Management

The proposed area of disturbance exceeds 1.0 acres. A Stormwater Pollution Prevention Plan (SWPPP), including the design of stormwater treatment and detention facilities for the proposed improvements, will be prepared for the project. Erosion and sediment control measures will be installed during construction to prevent the transportation of sediment off-site. The SWPPP will be developed in full compliance with NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity, Permit Number GP-0-15-002.



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

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

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

Parking Analysis

For

RAM Hotels, Inc.

Unity Place
Town of Newburgh
Orange County, New York

Prepared for:

RAM Hotels, Inc.
1274 49th Street, Suite 342
Brooklyn, NY 11219

Prepared by:

Mercurio-Norton-Tarolli-Marshall, P.C.
P. O. Box 166
45 Main Street
Pine Bush, NY 12566
(845) 744-3620



Lawrence Marshall, P.E.

Prepared:

May 18, 2017

Revised:

July 7, 2017

I) **Site Location & Description**

The project site is located in the Town of Newburgh, Orange County, New York on the westerly side of Unity Place. The site is located approximately 200 feet south of the intersection of Unity Place and Auto Park Place. The project site consists of tax map parcel: Section 97, Block 2, Lot 37. The project site contains approximately 8.47 acres of land located in the IB zoning district. The project involves a subdivision of the existing parcel into two (2) lots: Lot 1 being 6.42 acres Lot 2 being 2.05 acres. The proposed development site is Lot 1.

Lot 1 is proposed to be developed for a 112 room, 5-story Hilton Garden Inn hotel and associated parking areas and stormwater facilities. The Hilton Garden Inn is a select service of Hilton Worldwide, Inc. Hilton Garden Inns are considered to be upscale, mid-priced hotels that are designed for both business and leisure travelers. There are currently more than 686 Hilton Garden Inn locations in operation worldwide with a majority located within the United States.

II) **Hotel Amenities**

In addition to the 112 guest rooms, the hotel will feature the following amenities to guests of the hotel:

- 24-hour fitness facilities
- 24-hour front desk
- Accessibility equipment for the deaf
- Accessible bathroom
- Accessible parking
- Accessible path of travel
- Bar/lounge
- Braille or raised signage
- Bistro - Breakfast and dinner
- Business center
- Coffee/tea in lobby
- Complimentary newspapers in lobby
- Concierge services
- Dry cleaning/laundry service
- Elevator/lift
- Express check-out
- Free RV, bus, truck parking
- Free Wi-Fi
- Free self-parking
- In-room accessibility
- Indoor pool
- Laundry facilities
- Luggage storage
- Meeting rooms
- Multilingual staff
- Number of floors - 5
- Roll-in shower
- Safe-deposit box at front desk



- Smoke-free property
- Spa tub
- Television in lobby
- Wedding Services

As stated in an outline of the hotel amenities and usage prepared by RAM Hotels, Inc. and provided in Appendix A (RAM) of this report, the bar/lounge area will feature approximately 12 seats and the Garden Bistro restaurant area will feature approximately 50 seats. As outlined in the RAM document, the bistro and bar areas will be offered exclusively to guests of the hotel and not open for patronage by the general public.

The meeting rooms in the hotel will consist of an approximately 325 square foot board room and a larger, approximately 1,450 square foot, banquet or conference room. The board room will feature a large conference table and approximately 12 chairs. The board room is primarily used by small business groups that are staying at the hotel, but may be rented out non-guest groups. The larger banquet or conference room will have an anticipated capacity of 96 seats and will be available for rental.

III) Hotel Occupancy

As stated in the RAM document, the average daily hotel occupancy for the year is anticipated to be 68%, or 76 rooms. This estimation is based upon the current data available for the Newburgh, NY area from Smith Travel Research, a Tennessee based research company that tracks supply and demand data for the global hotel industry. Projections based upon available data estimate that the hotel will be at full occupancy approximately 10-15 days per year. Full occupancy will primarily occur during long weekends (Memorial Day weekend, Labor Day weekend, etc.) or on Fridays and Saturdays.

Based upon the Institute of Transportation Engineers (ITE) "Parking Generation", 4th edition, hotels have average occupancies that range from 48% in December to 72% in July and is lowest on Sundays (51%) and highest on Saturdays (72%).

The average occupancy anticipated for the proposed Hilton Garden Inn stated in the RAM document is consistent with the ITE averages.

As outlined in the RAM document, the meeting spaces are primarily occupied between 9:00am and 5:00pm. Approximately 85% of the expected use of the meeting space will feature business meetings or other corporate events being held by local businesses from Monday through Thursday. The remaining 15% of the expected use of this space will feature leisure events by hotel guests, generally on Fridays, Saturdays, and Sundays. The anticipated occupancy for either meeting room is between 12% and 15% of the year, or 44 to 55 days out of the year.



IV) Required Parking & Parking Demand

The proposed hotel has two primary sources of off-street parking demands: guest rooms and public spaces. As previously specified, the hotel will feature 112 guest rooms and various amenities. The only amenities available for use by non-guests, as stated by the applicant, are the two meeting rooms. The board room and banquet/conference rooms have anticipated occupancies of 12 and 96 people, respectively.

To determine the necessary number of parking spaces for the proposed hotel, an analysis of several standards has been provided below. These standards include the following: Town of Newburgh Zoning Code Section 185-13.C; Institute of Transportation Engineers Parking Generation, 4th edition; Hilton Garden Inn corporate standards; and a review of the recently approved Hampton Inn & Suites Occupancy.

a) Town of Newburgh Zoning Code Section 185-13.C:

Section 185-13.C of the Town of Newburgh Zoning Code (Zoning Code) specifies a Hotel or Motel shall provide one (1) off-street parking space per guest room plus one (1) parking space per two (2) employees on the premises at any one period of time.

Section 185-13.C(5) of the Zoning Code specifies any public assembly or restaurant use where a maximum occupancy is posted by the Code Enforcement Officer, one off-street parking space shall be provided for every four (4) persons of the maximum occupancy.

Based upon Section 185-13.C of the Zoning Code, the proposed hotel has the following required parking spaces:

Table 1: Parking Requirements Based upon Town of Newburgh Zoning Code Section 185-13.C

Use	Unit	# Units	Parking Requirement	Required Spaces
Hotel	Rooms	112	1 space per room	112
Hotel	Staff	8	1 space per 2 staff	4
Meeting Room Occupancy	Persons	108	1 space per 4 persons	27
Total Required Parking Spaces				143

b) Institute of Transportation Engineers Parking Generation, 4th Edition

Section 185-13.C(1) of the Town of Newburgh Zoning Code (Zoning Code) specifies the most recent edition of the Institute of Transportation Engineers (ITE) Parking Generation may be used to assist the applicant and the Planning Board in determining the parking requirements for proposed uses. In accordance with this section, the ITE Parking Generation, 4th edition, specifies the average peak parking demand for hotels to be 0.89 vehicles per occupied room during a weekday and 1.2 vehicles per occupied room on a Saturday. A copy of land use description 310 - Hotel from the ITE Parking Generation has been provided in Appendix B of this report. To establish the parking demands, the ITE completed studies of hotels of various sizes with meeting, conference, and restaurant spaces (although the occupancy of these amenities is unknown).

Based upon the ITE Parking Generation, 4th Edition, the proposed hotel has the following anticipated parking demand at full occupancy on a Saturday:



Table 2: Parking Demand Based upon ITE Parking Generation rates

Use	Rooms	Average Peak Parking Demand	Assumed Occupancy	Required Spaces
Hotel - Weekday	112	0.87 spaces per occupied room	100%	97.4
Hotel - Saturday	112	1.2 spaces per occupied room	100%	134.4
Peak ITE Parking Demand				135

c) Hilton Garden Inn Brand Standards

As previously stated, Hilton currently has nearly 700 Hilton Garden Inn franchises worldwide. Hilton has developed a brand standard for the amount of parking spaces required for each of their Hilton Garden Inn hotels. Philip Russell, Director of Architecture & Construction for Hilton has provided a letter specifically discussing the parking and use of the restaurant and bar areas of the Hilton Garden Inn proposed on Unity Place. A copy of the letter has been enclosed in Appendix C of this report. In full awareness of the amenities proposed in the hotel and the anticipated use of such facilities, Mr. Russell states the site plan showing 116 parking spaces for the 112-room hotel meets all Hilton Brand Standards including the parking requirement of one parking space per guest room. The Hilton brand parking requirements are further illustrated in Table 3 below.

Table 3: Parking Requirements Based upon Hilton Brand Standards

Use	Rooms	Parking Requirement	Required Spaces
Hotel	112	1 space per room	112
Total Required Parking Spaces			112

d) Hampton Inn & Suites Occupancy:

Based upon concerns raised by a neighboring property owner's attorney during the April 20, 2017 Town of Newburgh Planning Board Public Hearing where Hampton Inn & Suites was specifically mentioned, Mercurio-Norton-Tarolli-Marshall (MNTM) reviewed the Hampton Inn & Suites hotel application and building plans. On June 18, 2015, the Town of Newburgh Planning Board approved a site plan for the Hampton Inn and Suites hotel on Crossroads Court and NYS Route 17K. The approval was for a 139 room Hampton Inn hotel with a 65-seat conference room and six (6) seat bar area. The site plan provides a total of 168 parking spaces in compliance with Section 185-13C of the Town of Newburgh Zoning Code. Based upon a recent visit of the newly constructed hotel by Mercurio-Norton-Tarolli-Marshall (MNTM), and a conversation with the Director of Sales for the Hotel, the hotel features two (2) meeting rooms available for rental and a bar/bistro area able to be utilized by the general public. The larger conference room has an available capacity of up to 100 people. The smaller meeting room was unavailable during our visit, but shows a seating capacity of 10 seats. The bar area (17 seats) and adjoining bistro area seating (30 seats) are currently set to accommodate 47 people.

Based upon the stated 139 guest rooms (1 parking space per guest room) and 15 employees (1 parking space per 2 employees), the parking provided for the utilization of the conference room and bar/bistro area is equal to 18 spaces. Although the bar and bistro area were confirmed in our conversation to not be restricted to hotel guests, the seating in these areas was excluding in establishing the actual parking ratio for the



Hampton Inn & Suites. Excluding the bar and bistro area seating, the Hampton Inn & Suites hotel provides 1 parking space per 6.11 persons for the available conference room.

Utilizing the calculated parking ratio for the Hampton Inn & Suites, the proposed Hilton Garden Inn hotel has the following anticipated parking requirements:

Table 4: Parking Requirements Based upon Hampton Inn & Suites Parking Ratio

Use	Unit	# Units	Parking Requirement	Required Spaces
Hotel	Rooms	112	1 space per room	112
Hotel	Staff	8	1 space per 2 staff	4
Meeting Room Occupancy	Persons	108	1 space per 6.11 persons	17.7
Total Required Parking Spaces				135

e) Parking Requirement/Demand Summary

Table 5 has been provided below to summarize the required parking spaces or anticipated parking demand for the proposed Hilton Garden Inn hotel based upon each of the standards analyzed.

Table 5: Parking Requirements / Demand Summary

Standard	Parking Requirement / Demand
Town of Newburgh Zoning Code	143
ITE Parking Generation – Weekday	98
ITE Parking Generation – Saturday	135
Hilton Garden Inn Brand Standards	112
Hampton Inn & Suites Occupancy	134

V) Anticipated Parking Demand

To establish the anticipated parking demand for the proposed hotel, the hotel is assumed to be fully occupied throughout the following analysis. As the average occupancy for the hotel is anticipated to be less than 70% per day throughout the entire year and is anticipated to meet or exceed 90% occupancy between 10 and 15 days per year, the anticipated parking demands should be considered conservative.

a) Weekday Demand

Based upon the ITE parking demands, which accounts for the use of all amenities on the property (conference rooms, restaurants, etc.), the proposed hotel will have an average peak period parking demand of 97 spaces during the weekday. The parking demand for the facility will vary throughout the day. A distribution of the anticipated parking has been provided in Table 6 below.

Table 6: Weekday Parking Demand Time-of-day Distribution

Hour Beginning	% of Peak Period	Parking Demand – Weekday
12:00 – 4:00am	-	100
5:00am	-	100
6:00am	100	100
7:00am	96	96

8:00am	90	90
9:00am	87	87
10:00am	82	82
11:00am	77	77
12:00pm	77	77
1:00pm	75	75
2:00pm	73	73
3:00pm	70	70
4:00pm	71	71
5:00pm	70	70
6:00pm	74	74
7:00pm	75	75
8:00pm	79	79
9:00pm	85	85
10:00pm	87	87
11:00pm	97	97

As stated in the RAM document in Appendix A, the conference room and board room will primarily be occupied during normal business hours (9:00am – 5:00pm) during weekdays. Between these times, the proposed hotel has anticipated parking demands between 87 and 70 parking spaces. As a conservative analysis, if you assume the ITE parking demands only account for the guest rooms, the current site plan, with 117 parking spaces shown, would have between 30 and 47 free spaces available for use by non-guests occupying the meeting rooms. Upon arrival, non-guests attending an event in one of the meeting rooms are anticipated to have 1 parking space available per 3.6 occupants. This ratio is equivalent to the Town of Newburgh Zoning Code parking regulations for public spaces.

b) Saturday Demand

Based upon the ITE parking demands, which accounts for the use of all amenities on the property (conference rooms, restaurants, etc.), the proposed hotel will have an average peak period parking demand of 134 spaces on a Saturday at full occupancy. Utilizing the demand ratio of 1.2 parking spaces per occupied room, the 117 spaces proposed on the project site represent compliance with the ITE estimates for an 86.6% (97 rooms) occupancy.

The parking demands established in the ITE Parking Generation document are based upon the study of fourteen (14) hotel locations of various sizes with various amenities. The average parking demand for Saturdays was established by the study of four (4) hotel sites with an average of 242 occupied rooms (130% larger than the total number of guest rooms in the proposed hotel). With nearly 700 Hilton Garden Inn franchises currently in operation, the brand standard established by Hilton utilizes data and actual usage from a much larger database. Hilton has established a minimum parking requirement of 1 parking space per guest room.

Based upon the brand standards, the 117 parking spaces proposed to be constructed exceed the minimum required spaces of 112 for the 112-room hotel.



VI) Conclusion

The Hilton Garden Inn currently proposes to construct 117 parking spaces for the 112-room hotel. This exceeds the brand standard established by Hilton for the nearly 700 operating franchises of Hilton Garden Inn. Based upon these standards, MNTM considers the parking provided on the site plan to be adequate for the proposed hotel.

In addition to the 117 parking spaces proposed to be constructed, an additional 19 parking spaces are shown on the site plan as "banked" or potential parking spaces to be constructed if deemed necessary. If it is determined that the actual usage of the Hilton Garden Inn requires additional parking beyond the parking initially constructed, the owner of the hotel will have the ability to add these spaces. The banked parking spaces, if constructed, will bring the total available parking spaces on the project site to 136. This is consistent with the anticipated parking demand based upon the ITE parking demand for a Saturday and utilizing the parking ratios currently used by the recently constructed Hampton Inn & Suites.



Appendix A: RAM Hotels, Inc. Letter



Hilton Garden Inn is a limited service hotel that is being proposed on Unity Place in the Town of Newburgh. The parking requirements for the hotel are based upon the use of its amenities and its capacity. Below is a full summary of the amenities, along with their respective capacities:

Amenity	Capacity		Newburgh	RAM Hotels
Guest Rooms	112 Guestrooms		112	112
GardenBistro	50 seats		0	0
Bar	12 seats		0	0
Meeting Room	96 seats	1450 sq. ft.	24	20
Board Room	12 seats	325 sq. ft.	0	0
Employees	8 employees		4	4
TOTAL			140	136

The hotel will feature a bistro and bar that are being offered **exclusively** to guests of the hotel. This means that outside patrons coming off the street, who are not registered guests will not be able to use either the bistro area or the bar area. The bistro area will be offering 2 meals; breakfast and a limited in-room dinner service; **NO** lunch. Catering is also an amenity that will be directed and offered to patrons of the meeting space.

The hotel will feature meeting facilities as well, in the form of two options. The first will be a meeting room with 96 seats. The second, a board room with 8 seats. Each room will serve attendees of the function that has reserved the space. This space is expected to be occupied primarily for functions during normal business hours, 9AM-5PM. About 85% of the expected use of the meeting space are business meetings and other corporate events being held by local businesses, generally Monday through Thursday. About 15% of the expected use of the meeting space we expect leisure guests that are part of a group in the hotel, generally on Fridays, Saturdays and Sundays. This is where the hotel often offers the meeting space at little to no cost to the group staying at the hotel for gatherings, etc. This type of offering is the majority of the use we expect for our weekend business throughout the year, which will reduce the parking burden. Our expected occupancy of the meeting rooms is 12%-15%. This is right in line with the industry average for limited service hotels with similar meeting space.

As for our guest room usage, the hotel is expecting hotel room occupancy of 68% for the year. This is based upon current data for the market of Newburgh, NY, from Smith Travel Research. Projections indicate the hotel will achieve 100% occupancy on about 10-15 days in the year. This means that we expect our parking facilities to be at max use on approximately 15 days in the year. The remaining days will be lower use. Also, a majority, if not all of these high-demand days, will generally be on a Friday or Saturday or during long weekends. This generally is equated to leisure clients of the hotel, who often carpool or arrive in groups. A good example of this would be a family of 4-5 taking

two rooms, but arriving in one vehicle. We also expect this type of guest about 10%-15% of our weekday occupancy.

As shown above our justification for the parking requirements are based of anticipated demand, size, and scope of use for the hotel.

Regarding comments proposed previously:

- In comparing our development to the NOWAB project, the Holiday Inn: Holiday Inn is what the industry refers to as a *Full-Service* hotel. This is due to their requirements of the hotel, the restaurant, and the banquet facilities. Beginning with the restaurant. This is required in the Holiday Inn business model, as a full-service entity, to be offered to *all* guests. This includes local patrons of any kind, and is marketed that way. You can think of the restaurant at the Holiday Inn as *any* other free-standing restaurant in the market. Also, the bar proposed in their hotel undoubtedly exceeds our size, and again is available to *any* patron. Second, the banquet facility. The required spacing for a banquet facility for Holiday Inns is well over 5,000 sq. ft. This is done so on purpose to attract *large* functions. This includes weddings, trade shows, and any leisure event for that matter. Occupancy for this type of meeting space is generally higher (35%-45%), as they can entertain/hold many more leisure functions. As such, parking requirements are also different for this *type* of hotel.
- Also, the comparison to the previous HGI developed on Rt. 17k is incorrect. This is due to the brand changes that have occurred since that development was proposed and subsequently approved. Our contention is that the previous applicant used the space that was available to him *in addition to* requirements by Hilton, and *in addition to* code/ITE requirements. This is not a concern of ours, as we are only proposing the requirement, not more. Just because the Hampton Inn proposed more, it does not mean more is required.

Appendix B: ITE Parking Generation, 4th Edition – Use: 310 Hotel



Parking Generation, 4th Edition

An Informational Report of the
Institute of Transportation Engineers

The Institute of Transportation Engineers (ITE) is an international educational and scientific association of transportation professionals who are responsible for meeting mobility and safety needs. ITE facilitates the application of technology and scientific principles to research, planning, functional design, implementation, operation, policy development and management for any mode of ground transportation. Through its products and services, ITE promotes professional development of its members, supports and encourages education, stimulates research, develops public awareness programs and serves as a conduit for the exchange of professional information.

Founded in 1930, ITE is a community of transportation professionals including, but not limited to transportation engineers, transportation planners, consultants, educators and researchers. Through meetings, seminars, publications and a network of 17,000 members, working in more than 90 countries, ITE is your source for expertise, knowledge and ideas.

Parking Generation is an informational report of the Institute of Transportation Engineers. The information has been obtained from the research and experiences of transportation engineering and planning professionals. ITE informational reports are prepared for informational purposes only and do not include Institute recommendations on which is the best course of action or the preferred application of the data.



Institute of Transportation Engineers

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Land Use: 310 Hotel

Description

Hotels are places of lodging that provide sleeping accommodations and supporting facilities such as restaurants; cocktail lounges; meeting and banquet rooms or convention facilities; limited recreational facilities (pool, fitness room); and/or other retail and service shops. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320) and resort hotel (Land Use 330) are related uses.

Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites differed from those at the urban sites and, therefore, the data were analyzed separately.

- Average parking supply ratio: 1.3 spaces per room for suburban sites (12 study sites) and 1.0 space per room for urban sites (two study sites).

Some of the submitted studies provided information on the size of the supporting facilities. For example, seven of the study sites reported the presence of convention facilities and two of these seven sites reported meeting or banquet rooms with capacities of 1,300 and 4,100 seats. As another example, five of the study sites reported the presence of a restaurant with an average capacity of 300 seats. However, none of the studies indicated the level of activity at these supporting facilities during observations (such as full, empty, partially active and number of people attending a meeting/banquet).

Weekday parking demand data were provided for five urban study sites. Transit services were available within three blocks of all the urban sites. The average size of the study sites was 458 rooms. The average peak period parking demand was 0.64 vehicles per occupied room. The weekday peak period occurred between 7:00 and 9:00 a.m., between 12:00 and 1:00 p.m. and between 8:00 and 9:00 p.m. Due to disjointed data sets with counts spread over several discontinuous time periods, a plot was not created for the parking demand of the urban study sites.

Saturday peak period parking demand for the urban sites was 0.90 vehicles per occupied room (two sites) and the Saturday peak period occurred between 8:00 and 9:00 p.m.

Although the weekend database was limited, it indicated that Saturday peak parking demand was higher than on weekdays for the suburban sites. Four suburban study sites provided both Saturday and weekday parking demand data; Saturday parking demand rates at these sites averaged 70 percent higher than the weekday rates. It should be noted that all four sites included significant supporting facilities (restaurants, lounges, meeting space), which may be more active on weekends. Two urban study sites provided both Saturday and weekday parking demand data; Saturday parking demand rates at these sites were not higher than the weekday rates. The Saturday parking demand rates averaged 8 percent lower than the weekday rates.

Land Use: 310 Hotel

The following table presents the time-of-day distributions of parking demand variation for suburban and urban sites.

Based on Vehicles per 1,000 sq. ft. GFA	Weekday Suburban		Weekday Urban	
	Percent of Peak Period	Number of Data Points*	Percent of Peak Period	Number of Data Points*
12:00-4:00 a.m.	—	0	—	0
5:00 a.m.	—	0	—	0
6:00 a.m.	100	4	79	1
7:00 a.m.	96	4	77	1
8:00 a.m.	90	4	100	1
9:00 a.m.	87	3	96	1
10:00 a.m.	82	3	55	1
11:00 a.m.	77	3	52	1
12:00 p.m.	77	4	60	1
1:00 p.m.	75	4	60	1
2:00 p.m.	73	4	55	1
3:00 p.m.	70	4	52	1
4:00 p.m.	71	4	53	1
5:00 p.m.	70	4	58	1
6:00 p.m.	74	4	62	1
7:00 p.m.	75	4	66	1
8:00 p.m.	79	4	68	1
9:00 p.m.	85	4	—	0
10:00 p.m.	87	4	—	0
11:00 p.m.	97	2	—	0

* Subset of database

Parking demand at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities (such as full, empty, partially active, number of people attending a meeting/banquet) during observation may also be useful in further analysis of this land use.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately estimate parking generation characteristics for the site.

Additional Data

During the course of a year, most hotels maintain at least an overall average occupancy ratio of 60 to 70 percent. Peak (above 90 percent) occupancy is common but generally occurs for limited times throughout the year. Analysts are encouraged to consider the month and day activity/occupancy trend of hotels. Supplementary information on seasonal and daily variation in hotel room occupancy is presented below from Smith Travel Research for all hotels in North America. Its direct applicability to this land use code is limited because the occupancy data averages all regions and hotel types, including resort, business, convention and all suites hotels. More parking survey data are needed to better understand these peak and non-peak trends.

Land Use: 310 Hotel

Month	Average Hotel Occupancy (%)
January	51
February	61
March	66
April	65
May	67
June	72
July	72
August	71
September	67
October	67
November	59
December	48

Day of Week	Average Hotel Occupancy (%)
Sunday	51
Monday	62
Tuesday	67
Wednesday	69
Thursday	66
Friday	69
Saturday	72

SOURCE: Smith Travel Research, average data from North American hotels from 2000. www.wwstar.com

Study Sites/Years

Rosemont, IL (1969); Chicago, IL (1973); Newport Beach, CA (1981); Boca Raton, FL (1983); Scottsdale, AZ (1983); Concord, CA (1985); Orlando, FL (1988); Cypress, CA (1989); La Palma, CA (1989); Burlingame, CA (2001); Millbrae, CA (2001); Milpitas, CA (2001); San Mateo, CA (2001); Ventura, CA (2007)

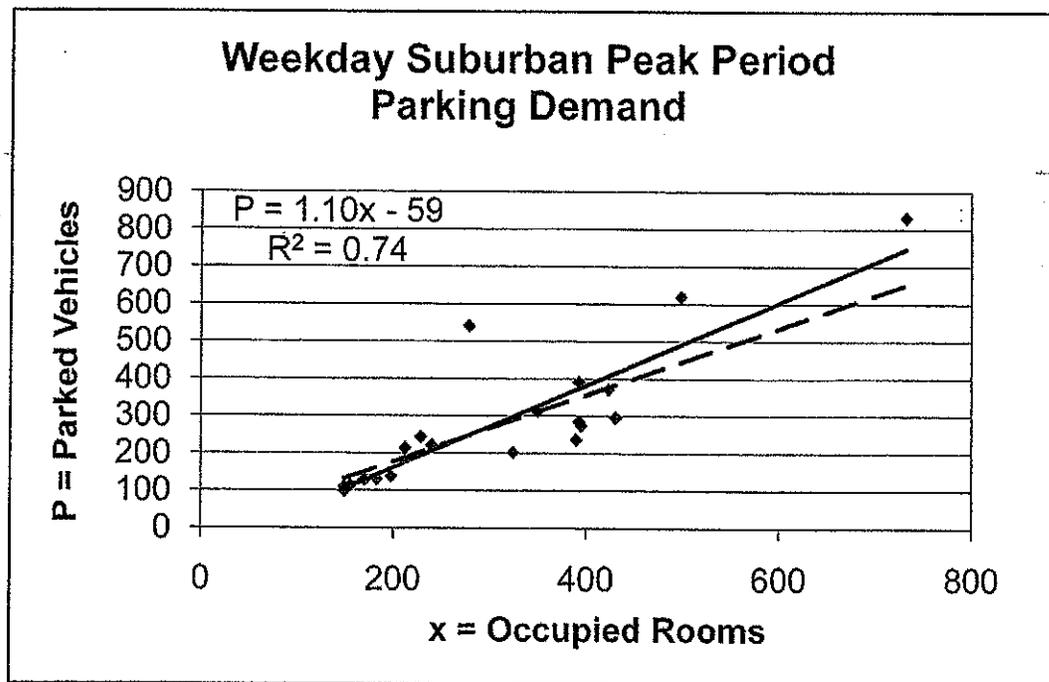
4th Edition Source Number

1015

Land Use: 310 Hotel

Average Peak Period Parking Demand vs. Occupied Rooms On a Weekday Location: Suburban

Statistic	Peak Period Demand
Peak Period	12:00–1:00 p.m.; 7:00–10:00 p.m.; 11:00 p.m.–5:00 a.m.
Number of Study Sites	20
Average Size of Study Sites	315 occupied rooms
Average Peak Period Parking Demand	0.89 vehicles per occupied room
Standard Deviation	0.31
Coefficient of Variation	35%
95% Confidence Interval	0.75–1.02 vehicles per occupied room
Range	0.61–1.94 vehicles per occupied room
85th Percentile	1.08 vehicles per occupied room
33rd Percentile	0.72 vehicles per occupied room

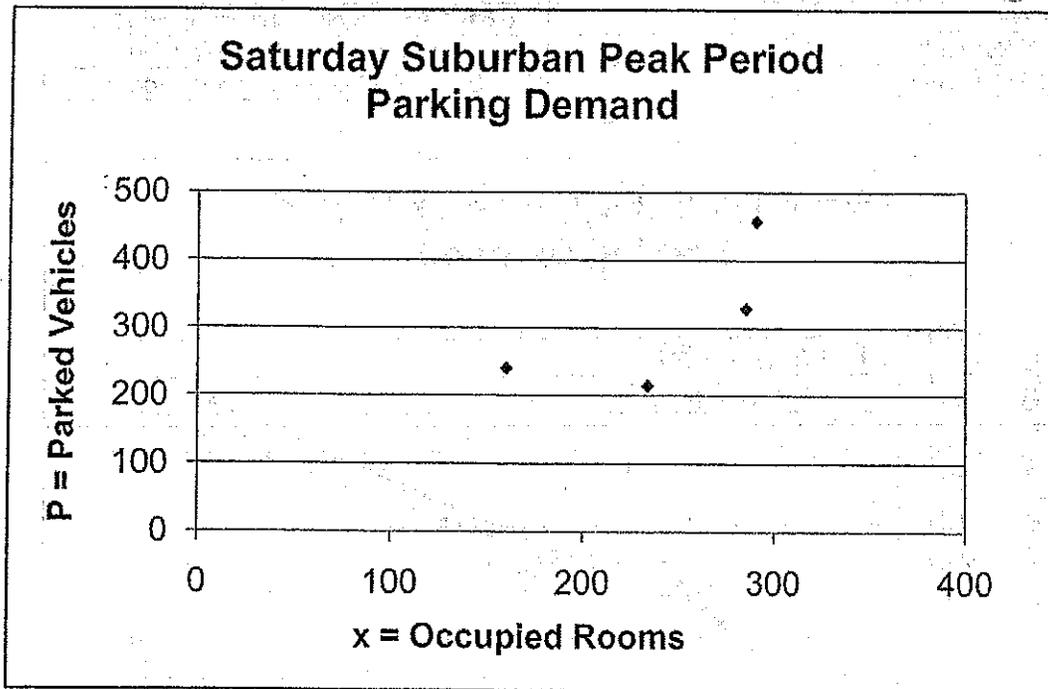


◆ Actual Data Points — Fitted Curve - - - Average Rate

Land Use: 310 Hotel

Average Peak Period Parking Demand vs. Occupied Rooms
On a: Saturday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	7:00–8:00 p.m.; 9:00–10:00 p.m.
Number of Study Sites	4
Average Size of Study Sites	242 occupied rooms
Average Peak Period Parking Demand	1.20 vehicles per occupied room
Standard Deviation	0.31
Coefficient of Variation	26%
Range	0.92–1.57 vehicles per occupied room
85th Percentile	1.54 vehicles per occupied room
33rd Percentile	1.15 vehicles per occupied room



◆ Actual Data Points

Appendix C: Hilton Letter





Hilton
755 Crossover Lane
Memphis, TN 38117
USA

May 18, 2017

Mr. Manish Patel
1600 Central Avenue
Albany, NY 12205

Re: Hilton Garden Inn – Newburgh, NY
Parking Requirement

Dear Manish,

Thank you for your call to discuss parking requirements for Hilton Garden Inn Hotels and how that relates to the Food & Beverage operations of this brand of hotel.

Hilton designed the prototype property to meet all Brand Standard requirements one of which is the parking requirement of one parking space for each room in the hotel. Our studies and years of experience with this brand show that this parking ratio of spaces to rooms is more than adequate to support the operations of the hotel successfully.

You inquired as to how this ratio supports the Food & Beverage (F&B) operations as well as the hotel. Our position on this is that Hilton and Hilton Garden Inn Hotels do not promote the F&B outlets as separate or independent restaurants. The F&B operation is an accommodation to our hotel guests for their convenience. And as such the parking ratio supports the Hilton Garden Inn brand successfully.

Hilton has franchised this brand nation wide and because guest satisfaction is of the utmost importance we are constantly reviewing our brand standards to improve guest satisfaction. Guest Satisfaction scores on parking have not come up and the 1:1 parking spaces to guest rooms will support this brand of hotel.

Please let me know if you have any questions. I am available to discuss in greater detail.

Regards,

Phil

Philip Russell
Director of Architecture & Construction

901.374.5723

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 Newburgh, NY

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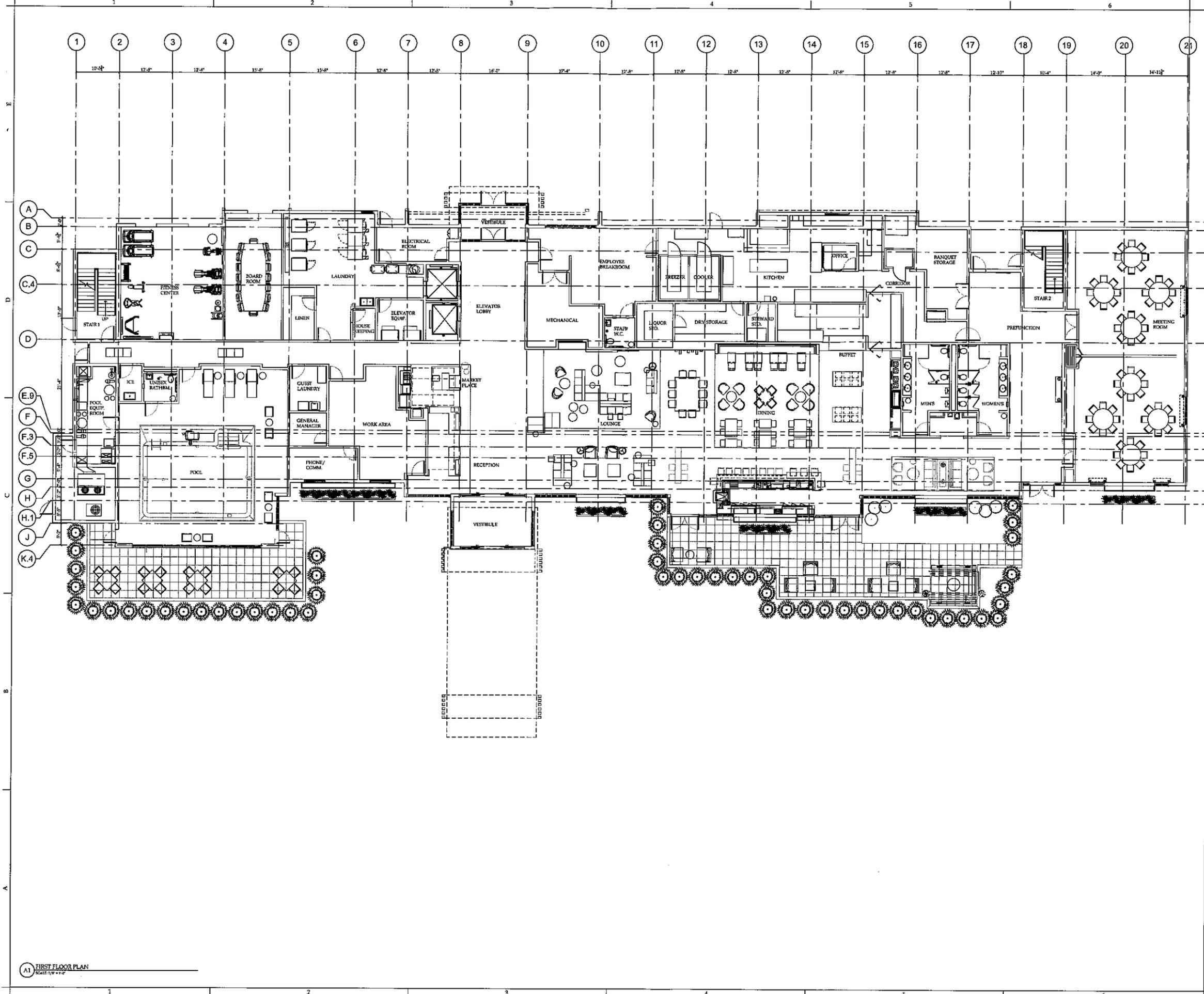
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TITLE:
FIRST FLOOR PLAN



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A1 FIRST FLOOR PLAN
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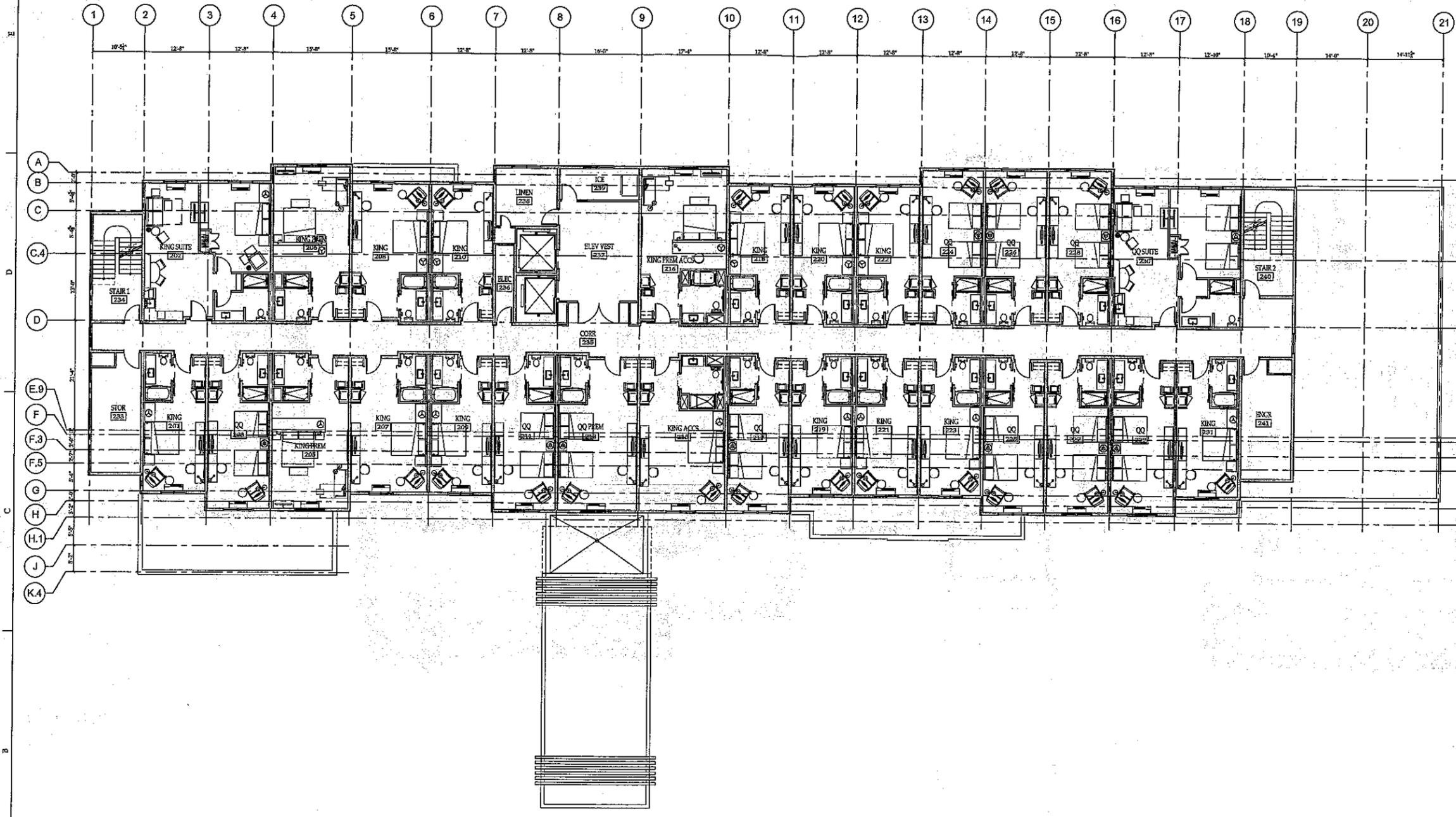
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SECOND FLOOR PLAN



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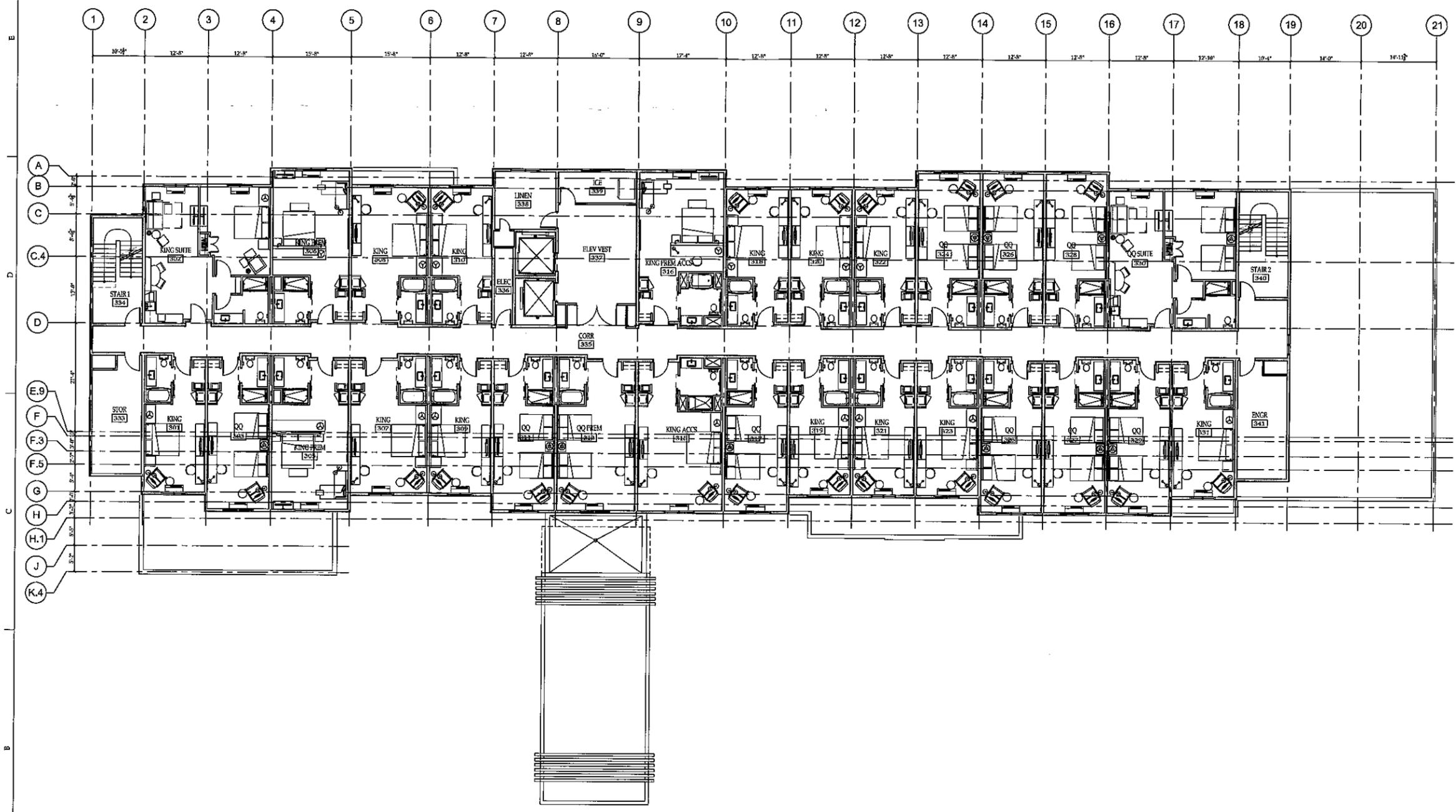
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SILVESTRI ARCHITECTS • PC
 1321 MILLERSPORT HWY. PH. 716.691.0800
 AMHERST, NY 14221 FAX 716.691.4773

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A1 THIRD FLOOR PLAN
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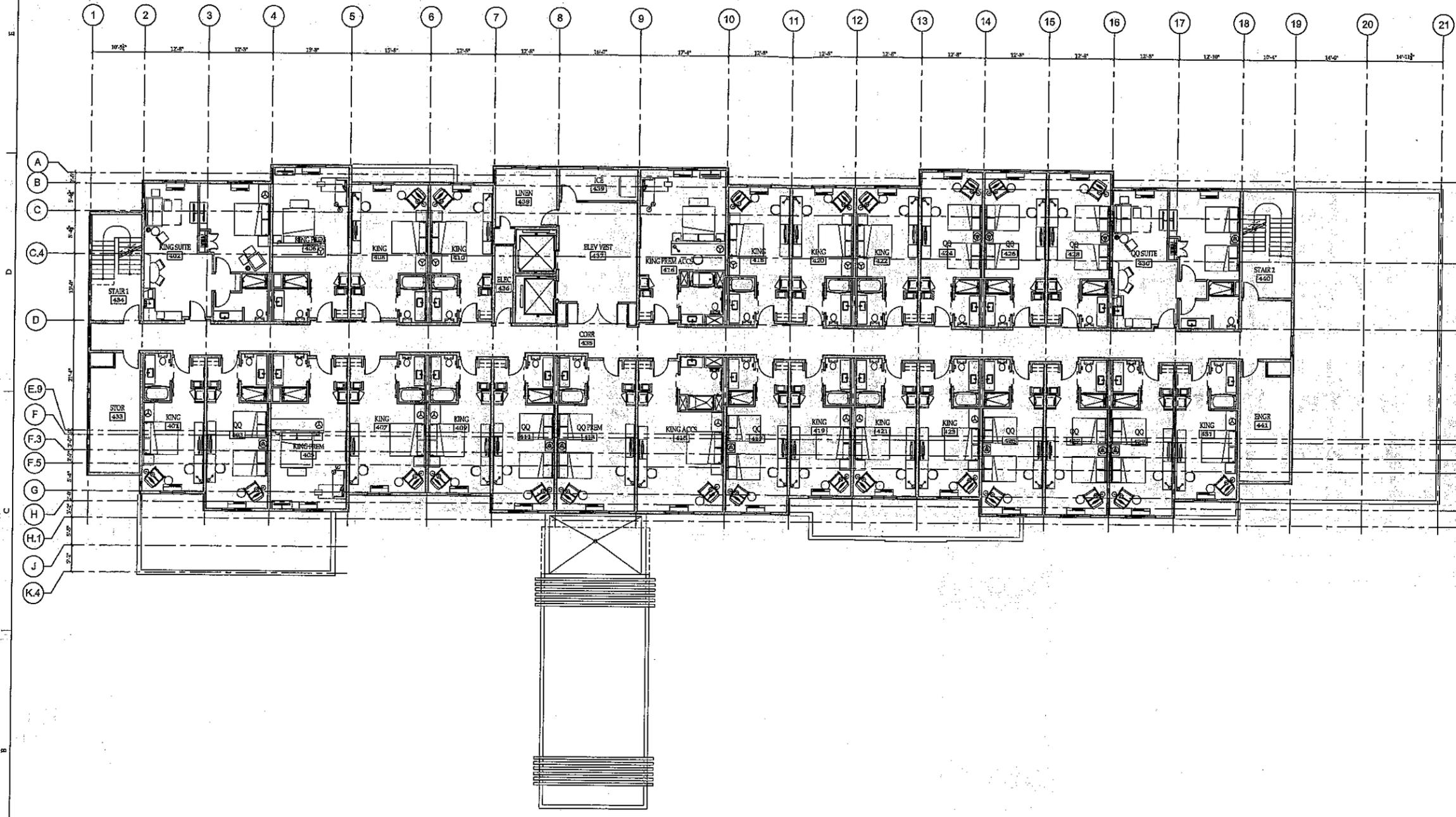
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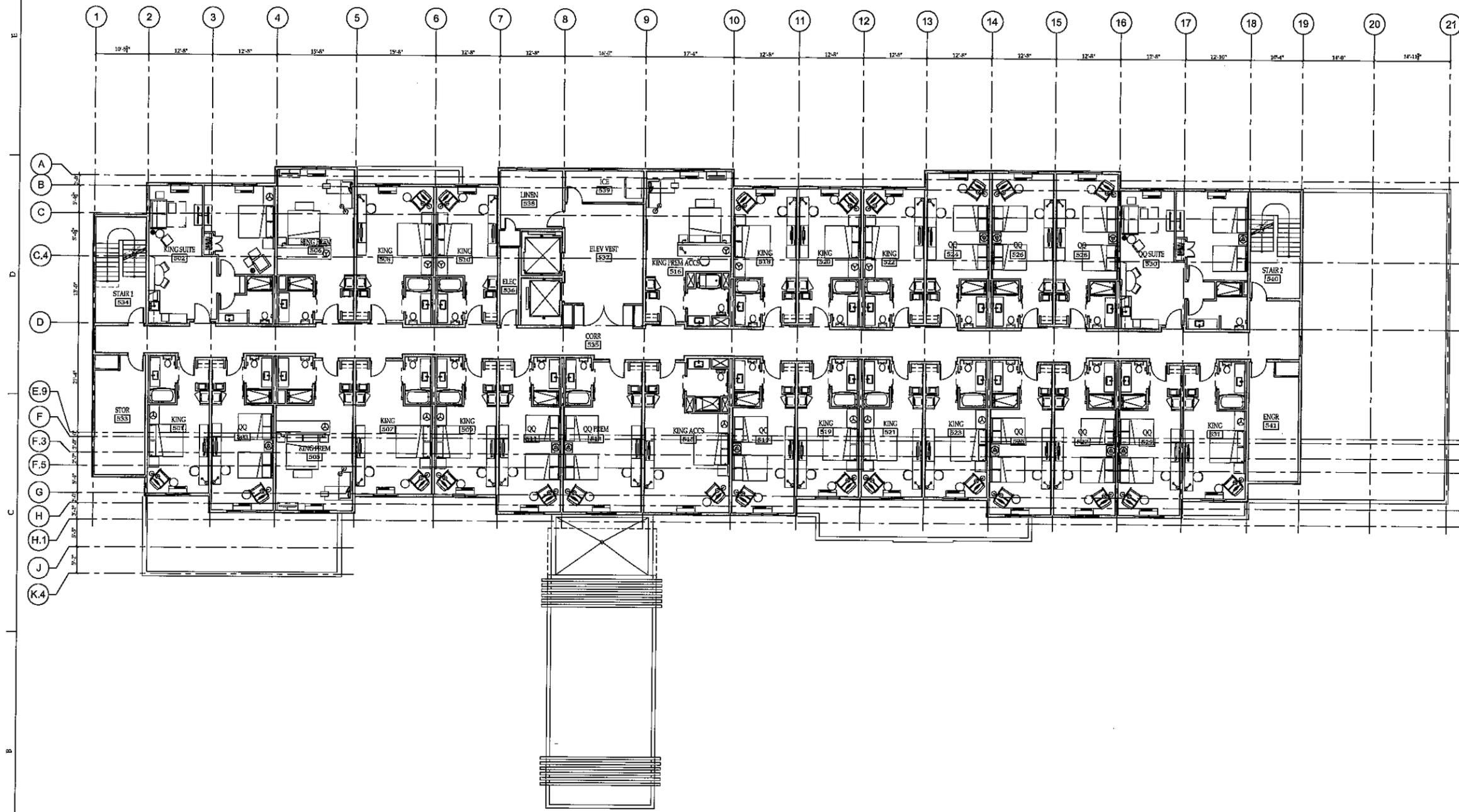
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FOURTH FLOOR PLAN



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FIFTH FLOOR PLAN



SILVESTRI ARCHITECTS + PC
 1321 MILLERSPORT HWY PH 716.891.2920
 AMHERST, NY 14221 FAX 716.891.4773

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A1 FIFTH FLOOR PLAN
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 Newburgh, NY

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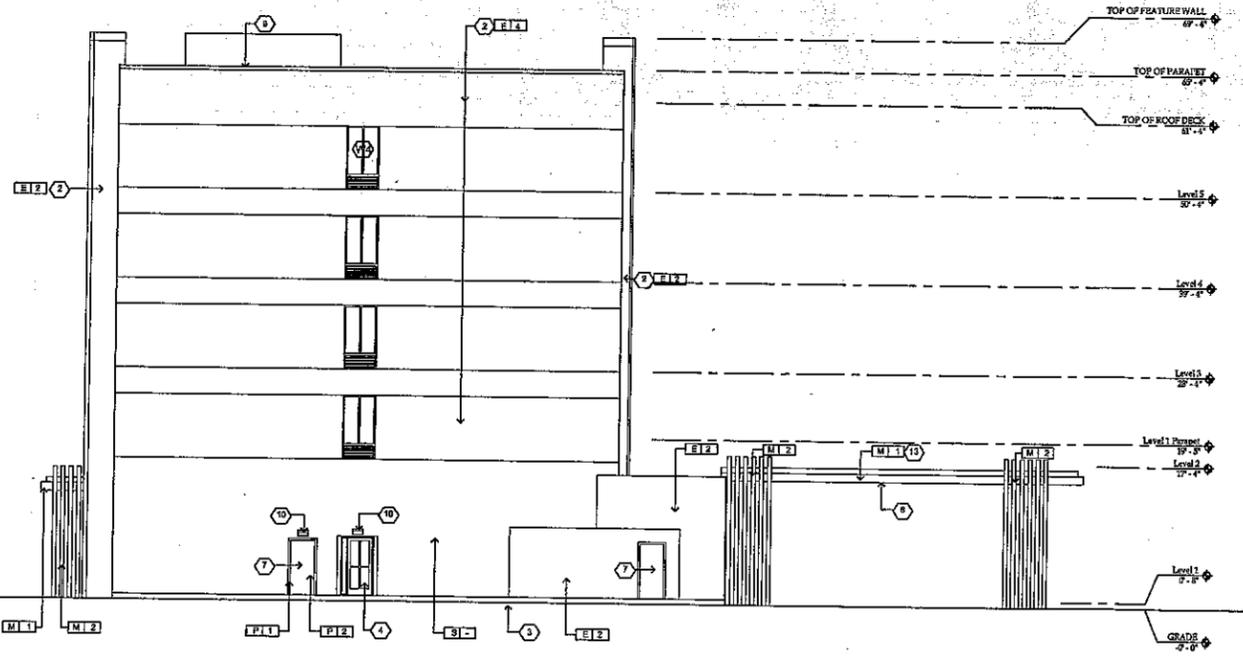
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EXTERIOR ELEVATIONS



SA JOB #: 16076-01 DATE: 06-14-17
 DRAWING #: A-201



D1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



B2 LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

- KEY NOTE:**
- 1 NOT USED
 - 2 EXTERIOR INSULATION AND FRESH AIR SYSTEM (EAFS)
 - 3 GRADE LEVEL
 - 4 PREFINISHED ALUMINUM DOOR TO DOUBLE
 - 5 PREFINISHED ALUMINUM DOOR
 - 6 PREFINISHED ALUMINUM GLASS ENTRY DOOR WITH INSULATED GLAZING
 - 7 PREFINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
 - 8 CLEARANCE SERVICE
 - 9 ALUMINUM CORING SYSTEM - COLOR TO MATCH ADJ. MATERIAL
 - 10 LIGHT FIXTURE
 - 11 REFER TO HILTON HORIZONTAL BRONZE FOR LETTER CASES & SIGNAGE LOCATION - PROVIDE 2" PFT FLG. BACKING FOR BRONZE METAL
 - 12 ABOVE GRADE EXPOSED FOUNDATION WALL
 - 13 ROOF GAVEL SCOFF, FACIA & CROWN TRIM - PUSH TO MATCH ADJACENT MATERIAL
 - 14 STEEL FRAME BARS NOT FURNISHED WOOD SLATS - FRAME STEEL TO MATCH
 - 15 PROGRAMMED VACANT LEDGE. SEE DETAIL S422 [E-3]

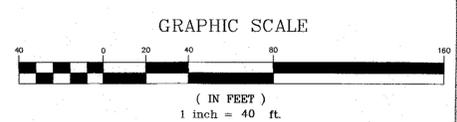
- GENERAL NOTES:**
1. ALL ELEVATIONS NOT SHOWN REFERENCE TO STRUCTURAL SYSTEM AND FINISH TYPES USED.
 2. EAFS MUST BE INSTALLED IN ACCORDANCE WITH EAFS STRATEGIES AND DESIGN GUIDELINES.
 3. SEALANTS AT ALL GLAZING, DOORS & LOGGERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED.
 4. REFER TO HILTON GARDEN INN STANDARDS MANUAL FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SERVICE PROVISIONS. REFER TO SHEET A-201 FOR GLAZING SCHEDULE & INFORMATION.
 5. ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW FROM STREET.
- BUILDING SIGNAGE**
1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
 2. SIGNAGE MUST BE APPROVED AND APPROVED AS SHOWN. ALL SIGNAGE LOCATIONS, AREA, SIZE, COLOR, ENTRY, LENGTH AND HEIGHT OF FACIA OR SPACE AVAILABLE FOR SIGN.
 3. ELECTRICAL AND SIGNAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL SIGN REQUIREMENT.
 4. SIGNAGE / REQUIREMENTS ARE NOT ALLOWED.
 5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS, TERRACES AND BALCONIES TO BE PROVIDED BY CONTRACTOR. CONNECTION TO PARAPETS AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
 6. OVERLOOKS ON PUBLIC SPACES WITH SIGNAGE OVERLOOKS SHALL MATCH EXISTING REGULATIONS AND/OR PARAPET TRANSPARENTS COORDINATED AND/OR NOTIFIED PRIOR TO CLASS OF THE BUILDING PERMIT. LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

- FINISH KEY:**
- AL 1 FULL PREFINISHED ALUMINUM FINISH - COLOR: CLEAR ANODIZED
 - AL 2 ALUM. PRE-FINISHED ALUMINUM FINISH - LEADING
 - EP 1 EPIC - EXTERIOR ISOLATED FRESH AIR SYSTEM - FINISH: SAND FINE - COLOR: BY FABRICATOR
 - EP 2 EPIC - EXTERIOR ISOLATED FRESH AIR SYSTEM - FINISH: SAND FINE - COLOR: BY FABRICATOR
 - EP 3 EPIC - EXTERIOR ISOLATED FRESH AIR SYSTEM - FINISH: SAND FINE - COLOR: BY FABRICATOR
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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
3	5/2/17	ISSUE COMMENTS	LJM
2	4/6/17	CONSULTANT COMMENTS	ZAP
1	3/17	ENGINEER COMMENTS	LJM

LJM

LAWRENCE MARSHALL, PE #087107

TOWN OF NEWBURGH PROJECT #2016-21

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

RECORD OWNER:
NEWBURGH AUTO PARK, LLC

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

DEED REFERENCE:
LIBER 1729, BLOCK 1610

TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK

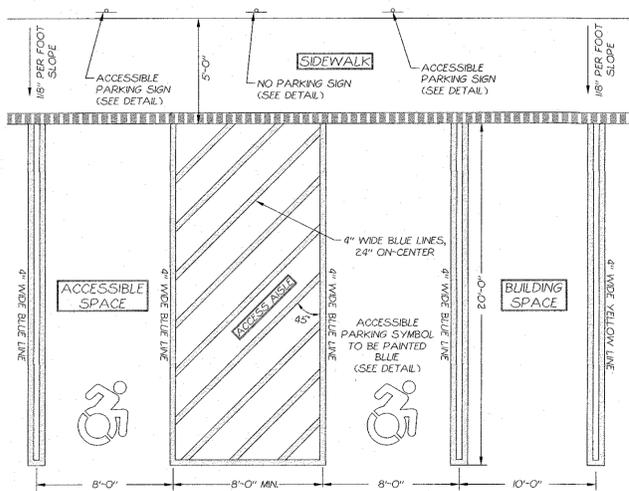
DATE: 4 FEB 2017

DRAFTED BY: LJM

PROJECT: 4015

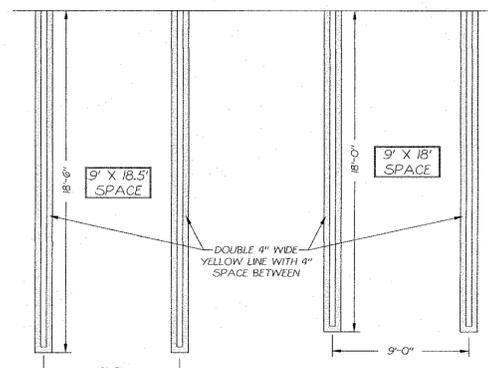
SHEET
2 / 12

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



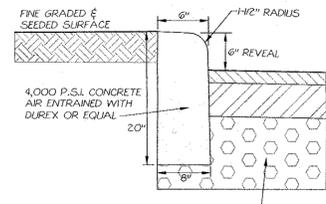
NOTES:
 1) ALL ACCESSIBLE RAMP AND ACCESS AISLES SHALL MEET ALL CURRENT CODES AND ADAAG REGULATIONS.
 2) PROPOSED ACCESS RAMP SHALL CONSIST OF COLORED TOOLEDSERRATE SUP RESISTANT SURFACING AND/OR TACTILE WARNING DEVICE AS REQUIRED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES AND CODE REGULATIONS.
 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, YELLOWTMS494
 ACCESSIBLE STRIPING & DETAIL: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, "11C" 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



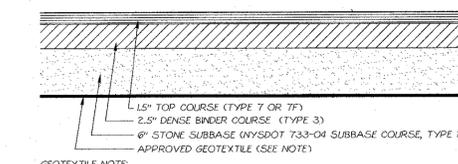
NOTES:
 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 PARKING LOT STRIPING & WHEELSTOPS: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOWTMS494

Parking Space Striping Detail



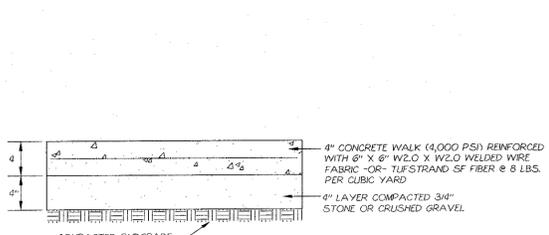
NOTES:
 1) CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2\"/>

Standard Curb Detail



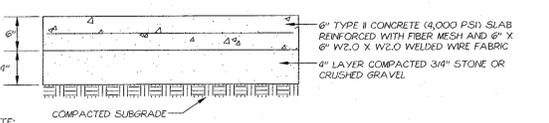
GEOTEXTILE NOTE:
 GEOTEXTILE IS ONLY REQUIRED IN AREAS WHERE SUBBASE IS NOT ACCEPTABLY STABLE. GEOTEXTILE SHALL BE APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

Standard Asphalt Pavement Section



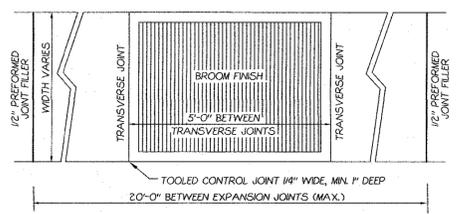
NOTE:
 1) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 15 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.
 2) STANDARD CONCRETE SHALL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

Standard Concrete Pavement Detail



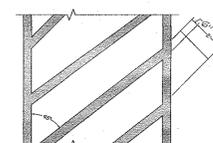
NOTE:
 1) CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 12 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD. CONSTRUCTION JOINTS SHALL BE CUT OR FORMED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARDS AND JOINT SEALANT RECOMMENDATIONS.
 2) HEAVY DUTY CONCRETE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

Heavy Duty Concrete Pavement Detail



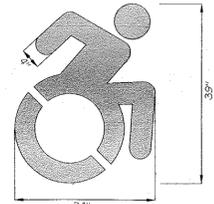
CONCRETE SIDEWALK NOT TO SCALE
 CONCRETE SIDEWALK SHALL BE CONSTRUCTED WITH 3,000 PSI CONCRETE, REINFORCED WITH 6\"/>

Sidewalk Detail

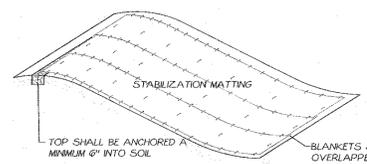


NOTES:
 1) PROPOSED STRIPING TO BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 PARKING LOT STRIPING: TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT, YELLOWTMS494

Island Striping Detail

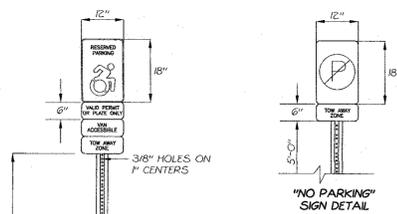


Accessible Parking Symbol



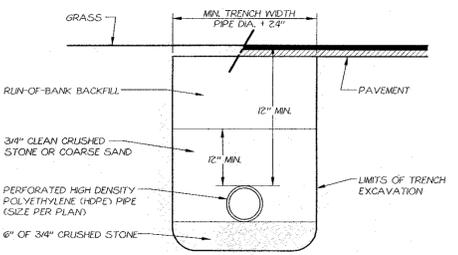
NOTES:
 1) BIODEGRADABLE MATTING SHALL CONSIST OF THE FOLLOWING: "NORTH AMERICAN GREEN" - C350 COMPOSITE TURF REINFORCEMENT MAT "VERDYCOL" - PRO-MAT VYTES (SEE) SINGLE NET STRAW BLANKET
 2) MATTING SHALL BE STAPLED WITH 6\"/>

Slope Stabilization Detail



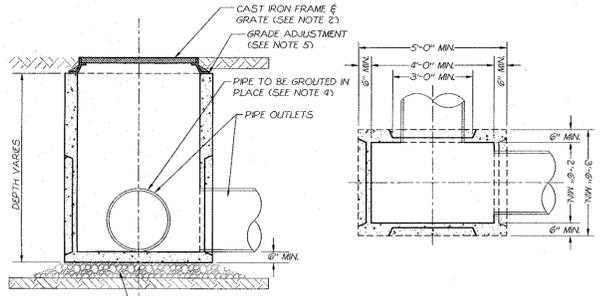
NOTES:
 1) ACCESSIBLE PARKING SIGN TO BE MOUNTED ON POST AS SHOWN

Sign Details



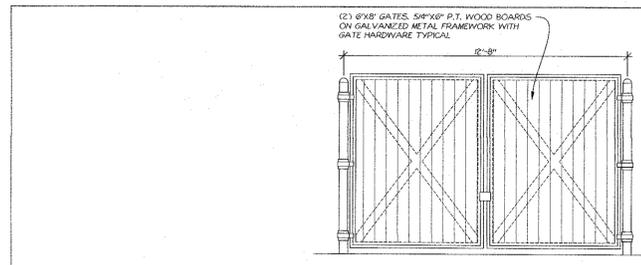
NOTES:
 1) RUN-OF-BANK BACKFILL SHALL BE INSTALLED IN 6\"/>

Typical Storm Sewer Trench Detail

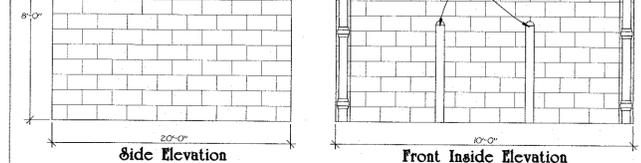


NOTES:
 1) BASINS SHALL HAVE A MINIMUM OF H2O LOADING STRENGTH.
 2) CAST IRON FRAME AND GRATE SHALL BE ABLE TO WITHSTAND H2O LOADINGS. GRATES SHALL BE BICYCLE GRATES. OPENINGS SHALL BE A MINIMUM OF 30\"/>

Typical Catch Basin Detail



NOTES:
 1) WALLS SHALL BE FINISHED TO MATCH PROPOSED HOTEL.
 2) 6\"/>



Dumpster Enclosure Details

NO.	DATE	REVISION	BY
3	5/21/17	BAZYLE COMMENTS	LJM
2	4/27/17	CONSULTANT COMMENTS	ZAP
1	3/17/17	DRAWER COMMENTS	LJM

TOWN OF NEWBURGH PROJECT #2016-21

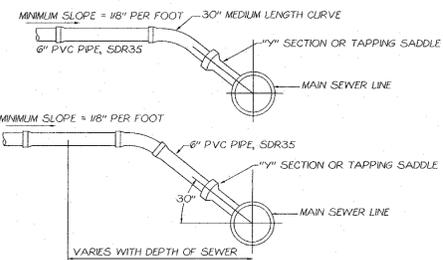
Detail Sheet
 for
RAM Hotels, Inc.

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

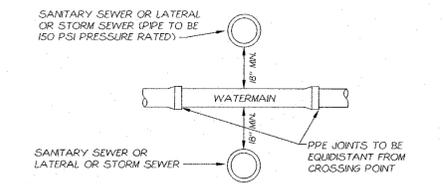
DATE: _____ SHEET
 DRAFTED BY: _____ 5 / 12
 PROJECT: _____

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

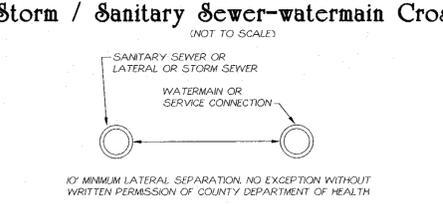
LAWRENCE MARSHALL, PE #087107



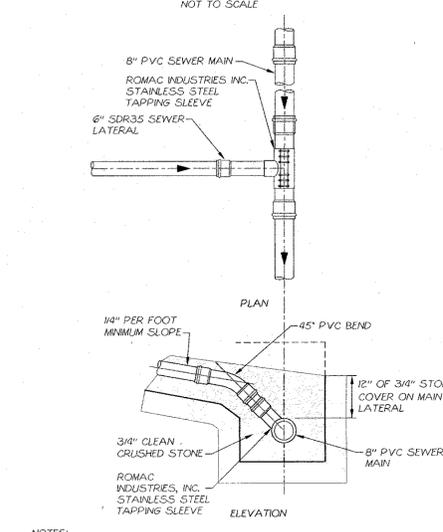
Alternate Lateral Connections



Storm / Sanitary Sewer-Watermain Crossing



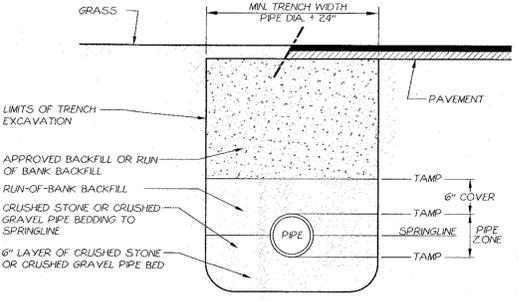
Parallel Sanitary Sewer / Storm Sewer Watermain Installation



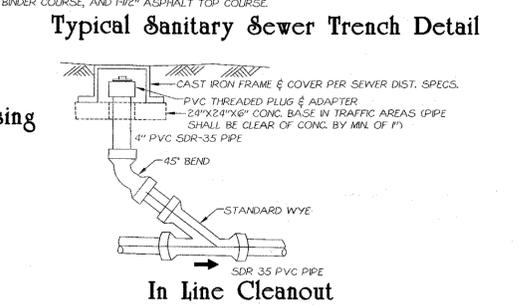
Sanitary Sewer Lateral Tap Detail

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.

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



Typical Sanitary Sewer Trench Detail



In Line Cleanout



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.

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

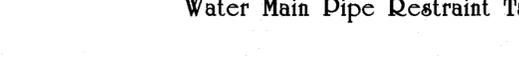
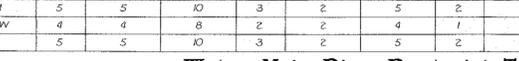
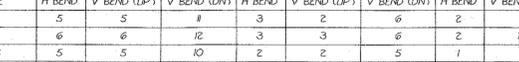
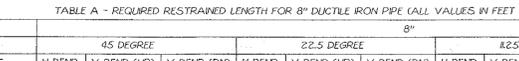
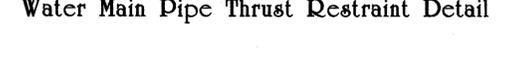
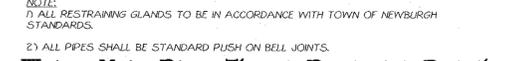
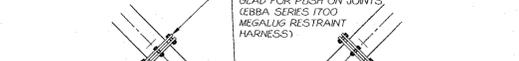
PIPE SIZE	BEND ANGLE	45 DEGREE			22.5 DEGREE			82.5 DEGREE			TEE (8X6)	DEAD END
		H BEND	V BEND (L/P)	V BEND (D/N)	H BEND	V BEND (L/P)	V BEND (D/N)	H BEND	V BEND (L/P)	V BEND (D/N)		
LAPPED SOIL CLASSIFICATION	CL	5	5	1	3	2	6	2	1	3	3	19
	ME	6	6	12	3	3	6	2	2	3	8	27
	GC, SC	5	5	10	2	2	5	1	1	3	2	19
	GM, SM	5	5	10	3	2	5	2	1	3	5	24
	SW, GW	4	4	8	2	2	4	1	1	2	1	19
	SP	5	5	10	3	2	5	2	1	3	4	23

Water Main Pipe Restraint Tables

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 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.

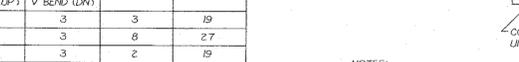
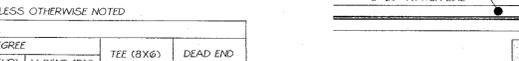
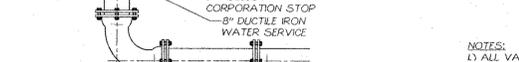
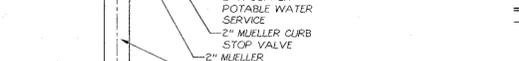
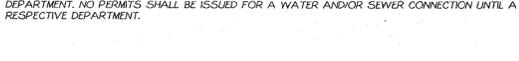
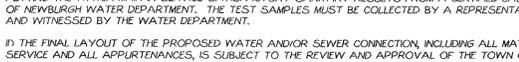
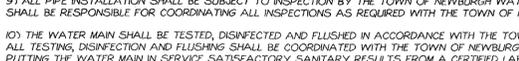
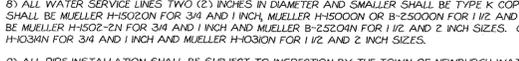
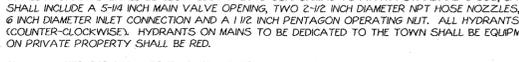
Town of Newburgh Sewer System Notes:

- CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

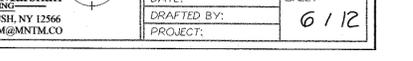
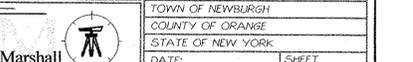
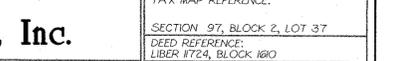
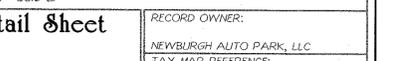
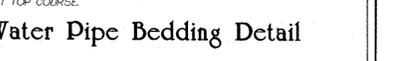
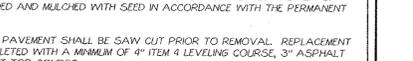
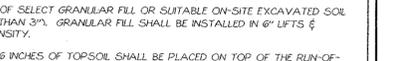
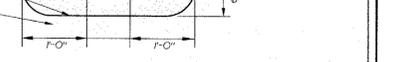
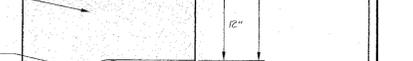
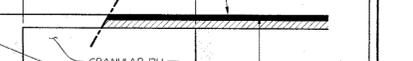
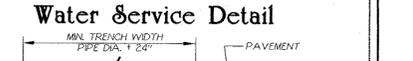
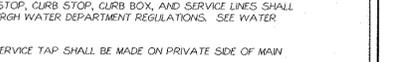
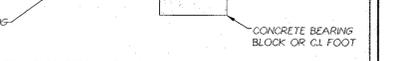
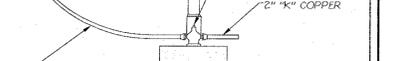
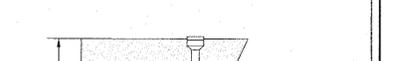
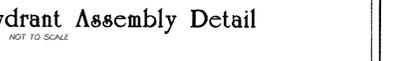
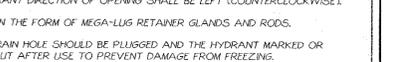
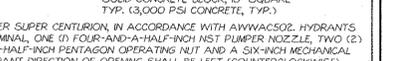
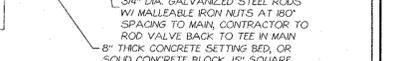
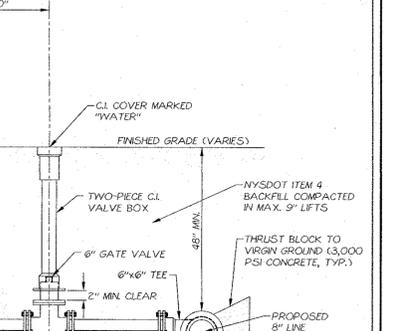
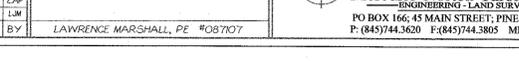
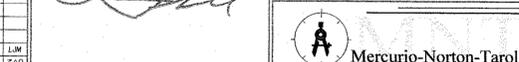
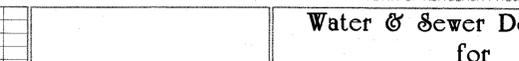
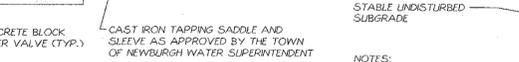
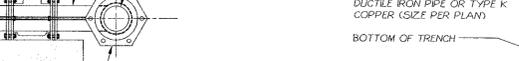
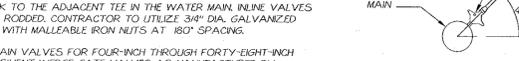
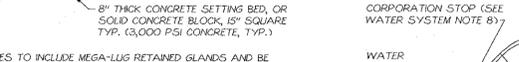
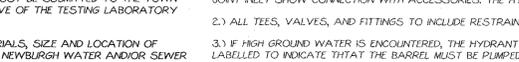
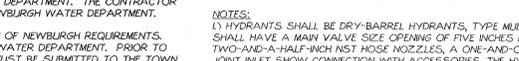
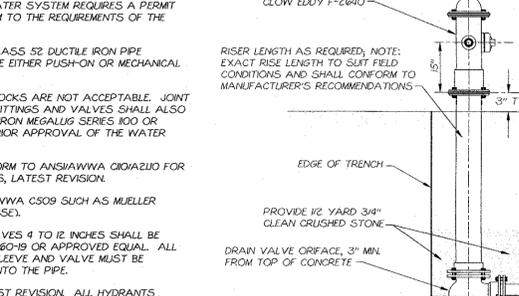


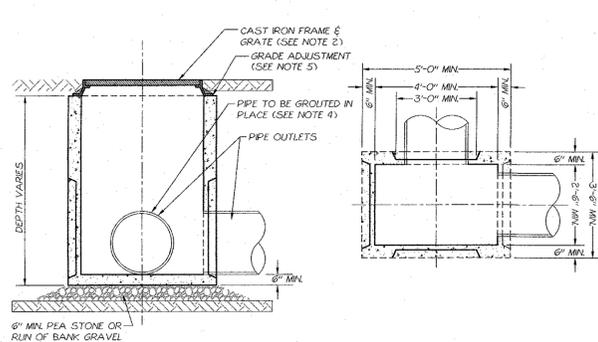
Water System Notes:

- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH 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 EWYVA 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 C53/A2153 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 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 5-1/4 INCH MAIN VALVE OPENING, TWO 2-1/2 INCH DIAMETER NPT HOSE NOZZLES, ONE 4 INCH NPT STEAMER NOZZLE, A 6 INCH DIAMETER INLET CONNECTION AND A 1/2 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.



Typical Water Valve Detail

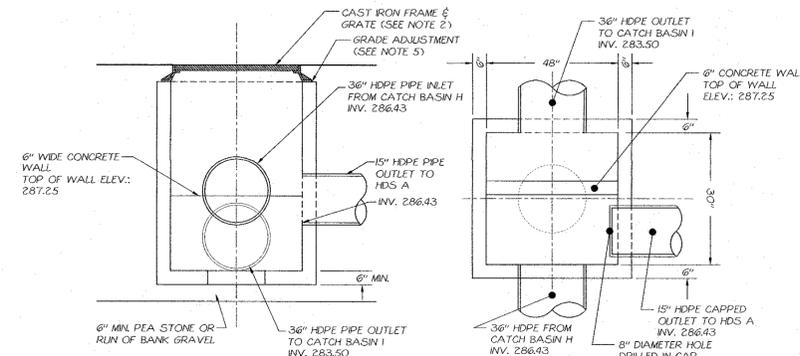




- NOTES:**
- 1) BASINS SHALL HAVE A MINIMUM OF H2O LOADING STRENGTH.
 - 2) CAST IRON FRAME AND GRATE SHALL BE ABLE TO WITHSTAND H2O LOADING. GRATES SHALL BE BICYCLE GRATES. OPENINGS SHALL BE A MINIMUM OF 30" X 48" RECTANGULAR OPENING.
 - 3) STEPS SHALL BE PROVIDED 12" ON CENTER WHEN DEPTH OF BASIN EXCEEDS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

Typical Catch Basin Detail

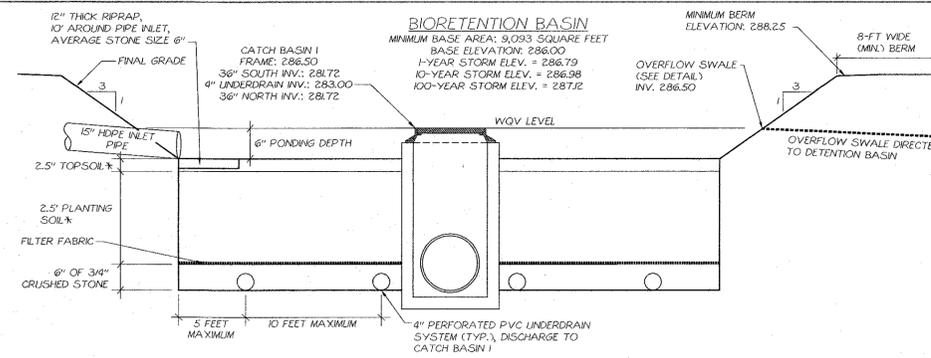
NOT TO SCALE



- NOTES:**
- 1) BASINS SHALL BE PRECAST CONCRETE CATCH BASIN, MODEL CB-30x48, AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, BULLVILLE, NY, OR APPROVED EQUAL.
 - 2) CATCH BASIN SHALL BE EQUIPPED WITH A FLAT TOP FRAME AND GRATE, MODEL GRATE-30x48. GRATES SHALL BE BICYCLE GRATES. FRAMES AND GRATES AS MANUFACTURED BY WOODARDS CONCRETE PRODUCTS, BULLVILLE, NY, OR APPROVED EQUAL.
 - 3) STEPS SHALL BE PROVIDED 12" ON CENTER WHEN DEPTH OF BASIN EXCEEDS 4'-0".
 - 4) CONNECTIONS BETWEEN BASIN AND PIPE SHALL BE MADE BY FILLING THE SPACE AROUND EACH PIPE WITH MORTAR FOR CONCRETE MASONRY, CONCRETE GROUTING MATERIAL, OR CONCRETE REPAIR MATERIAL.
 - 5) GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 2.5" SHALL BE MADE WITH BEDDING MATERIAL MEETING THE REQUIREMENTS OF MORTAR FOR CONCRETE MASONRY, CONCRETE GROUTING MATERIALS OR CONCRETE REPAIR MATERIAL. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 6" SHALL BE MADE WITH COMBINATION OF PRECAST CONCRETE PAVERS AND BEDDING MATERIALS. GRADE ADJUSTMENT FOR TOP SLABS AND/OR FRAMES AND GRATES OF UP TO 12" SHALL BE MADE WITH CAST-IN-PLACE CONCRETE OR A COMBINATION OF PRECAST CONCRETE ADJUSTMENT ELEMENTS AND BEDDING MATERIALS.

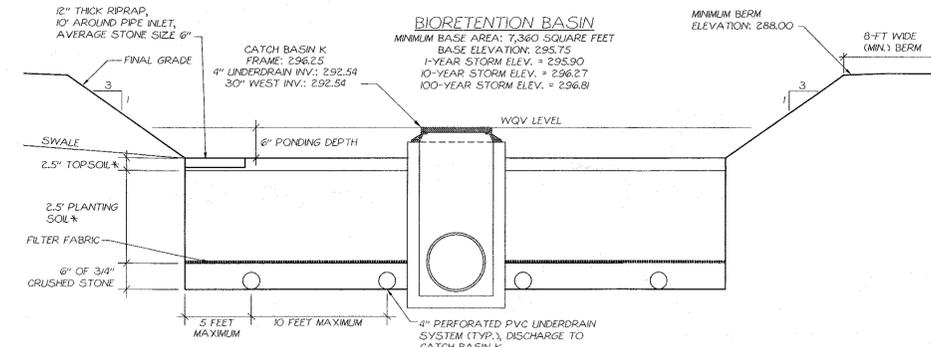
Diversion Structure Detail

NOT TO SCALE



Bioretention Area "A" Detail

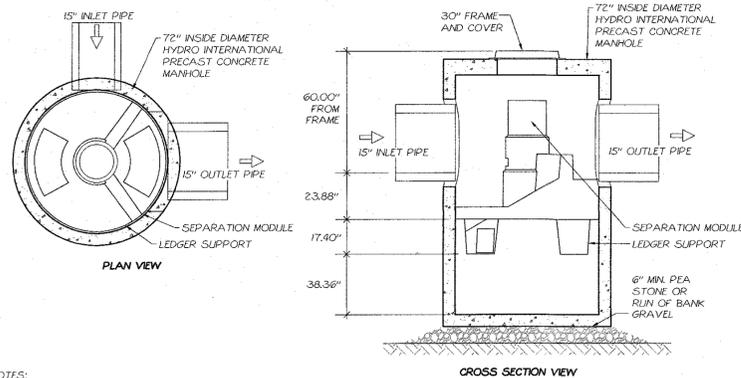
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Bioretention Area "B" Detail

NOT TO SCALE

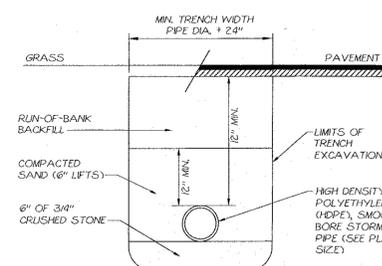
TEST HOLE #	A		B		C	
TESTING DATE:	MAY 8, 2017		MAY 8, 2017		MAY 8, 2017	
TESTER:	R.SMITH		R.SMITH		R.SMITH	
	ELEV.	TEST PIT DEPTH	ELEV.	TEST PIT DEPTH	ELEV.	TEST PIT DEPTH
DEEP TEST SOIL LOG (NO WATER OR ROCK UNLESS SO NOTED)	290	0'	290	0'	285	0'
	289	1'	289	1'	284	1'
	288	2'	288	2'	283	2'
	287	3'	287	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	



- NOTES:**
- 1) PROPOSED UNIT IS A HYDRO INTERNATIONAL FIRST DEFENSE HC STORMWATER TREATMENT DEVICE - MODEL: 6-FT.
 - 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) 756-8200.
 - 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 FABRIATION.
 - 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 3.33 CFS.
 - C. THE TREATMENT SYSTEM SHALL REMOVE GREATER THAN OR EQUAL TO 90% OF TSS BASED ON THE TARGET PARTICLE SIZE (TPS) OF 106 MICRONS AND/OR 80% OF TSS BASED ON THE TPS OF 230 MICRONS AT 2.2 CFS AND 3.8 CFS, RESPECTIVELY.
 - 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 WTR-106.
 - 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

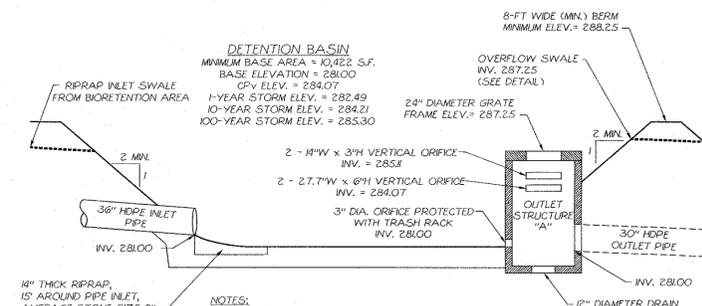
NOT TO SCALE



- 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.

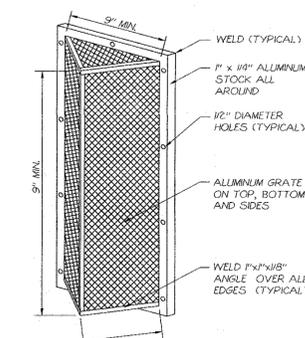
Typical Storm Sewer Trench Detail

NOT TO SCALE



Detention Basin 'A' Detail

NOT TO SCALE



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

Trash Rack Detail

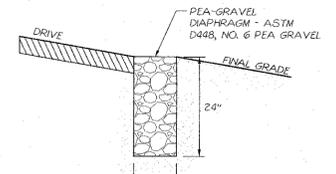
NOT TO SCALE

Permeable Soil Notes

PERMEABLE SOIL NOTES:

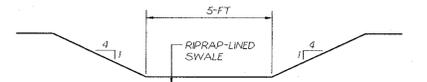
PLANTING SOIL SHALL BE A SANDY LOAM, LOAMY SAND, LOAM, OR A LOAM/SAND MIX (CONTAINING 35-60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHALL BE LESS THAN 25% BY VOLUME. SOILS SHALL FALL WITHIN THE SM, OR ML CLASSIFICATIONS OF THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 10 FEET PER DAY (0.5"HR) IS REQUIRED. THE SOIL SHALL BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER AND BRUSH OR SEEDS FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHALL BE IN LIFTS OF 12 TO 18" LOOSELY COMPACTED (STAMPED 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 6.0%
MAGNESIUM	55 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

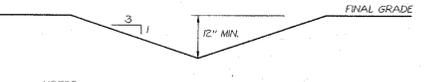
NOT TO SCALE



- 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

TOWN OF NEWBURGH PROJECT #2016-21

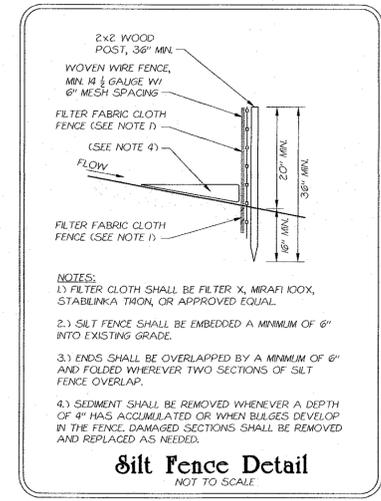
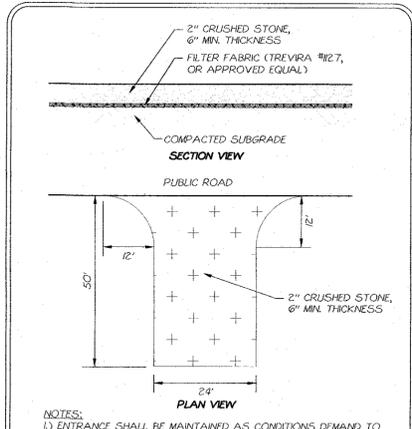
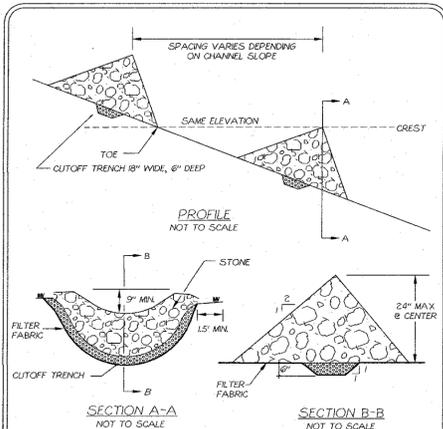
Stormwater Detail Sheet
for
RAM Hotels

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
DRAFTED BY: ZAP
PROJECT: 4015

Mercurio-Norton-Tarolli-Marshall
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ZACHARY A. PETERS PE #09398

7 / 12



Erosion & Sediment Control Notes:

- DUST CONTROL SHALL BE PROVIDED IN TIMES OF DRY WEATHER. AREAS SHALL BE SPRAYED WITH WATER TO PREVENT DUST FROM TRANSFERRING TO ADJACENT PROPERTIES.
- THE PROPOSED AREA OF DISTURBANCE IS APPROXIMATELY 5.05 ACRES.
- SOIL RESTORATION SHALL BE COMPLETED SO THAT NO MORE THAN FIVE (5.0) ACRES SHALL BE DISTURBED AT ANY ONE TIME.
- ALL DISTURBED AREAS THAT WILL REMAIN TEMPORARILY UNDISTURBED (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 2006 EDITION. TEMPORARY STABILIZATION SPECIFICATIONS INCLUDE:
 - ANNUAL RYEGRASS SEEDING WITH STRAW MULCHING AT A RATE OF 30 LBS PER ACRE.
 - COARSE WOOD CHIPS AT A RATE OF 500 LBS PER ACRE.
 - WOOD FIBER HYDROMULCH, AS PER MANUFACTURERS SPECIFICATIONS.

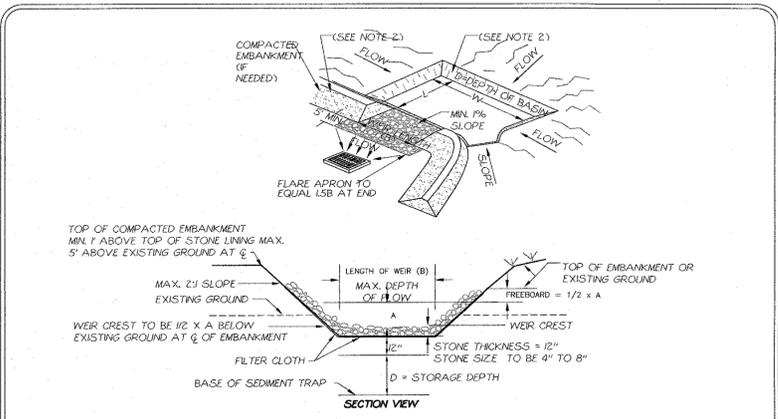
Soil Restoration Specifications

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

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED	PRESERVATION OF NATURAL FEATURES
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED	CLEARING AND GRUBBING
AREAS WHERE TOPSOIL IS STRIPPED ONLY-NO CHANGE IN GRADE	AERATE 3" AND 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 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (RESTORATION/DECOMPACTION AND COMPOST ENHANCEMENT)	
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES	KEEP CONSTRUCTION EQUIPMENT FROM CROSSING THESE AREAS. TO PROTECT NEWLY INSTALLED PRACTICE FROM ANY ONGOING CONSTRUCTION ACTIVITIES CONSTRUCT A SINGLE PHASE OPERATION FENCE AREA.
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PREVIOUS AREA.	

*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MIN-SUBSOILER.

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

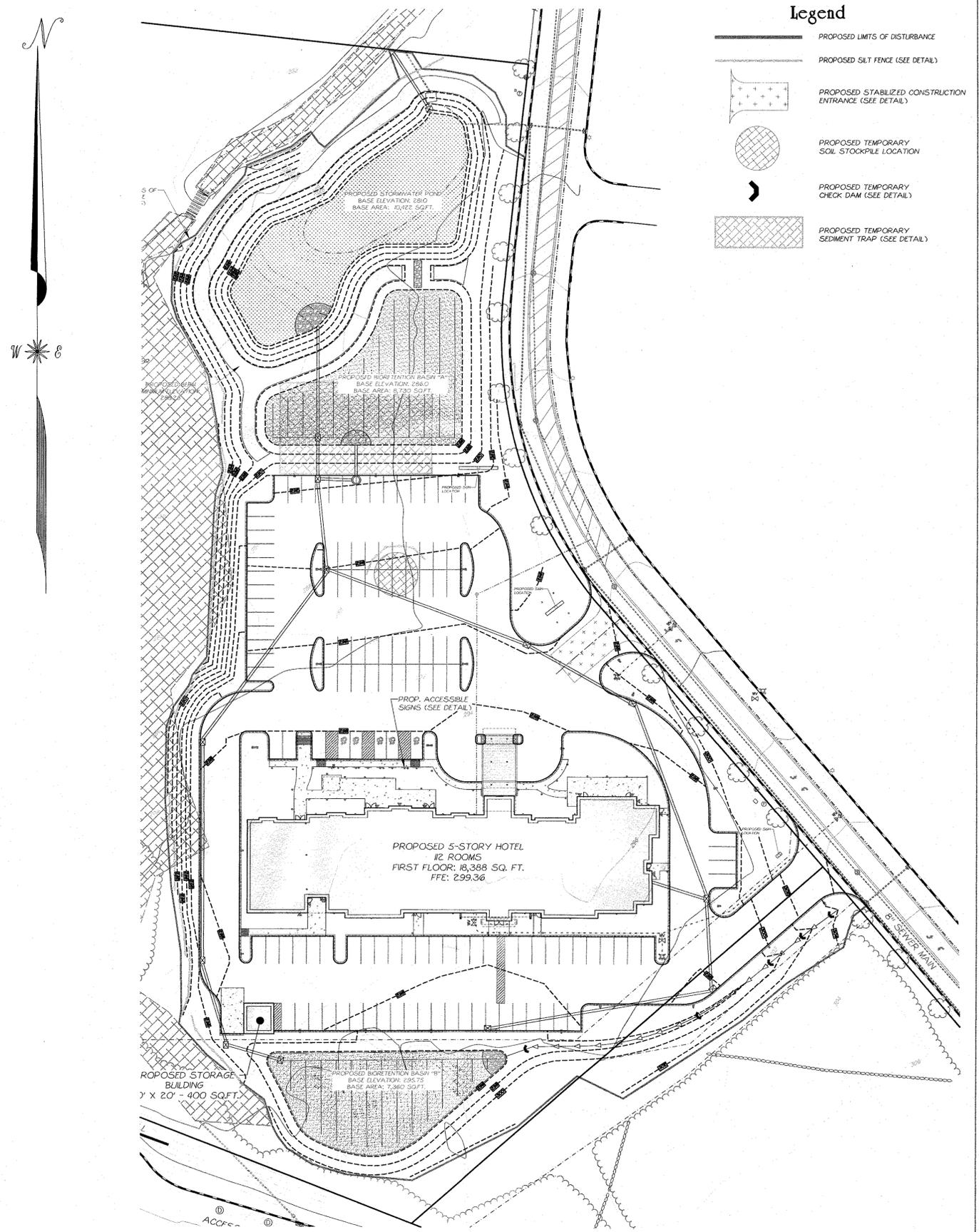


TRAP DESIGNATION	DEPTH OF CHANNEL (A) (FT)	LENGTH OF WEIR (B) (FT)	WIDTH (W) (FT)	LENGTH (L) (FT)	STORAGE DEPTH (D) (FT)	CONTRIBUTING AREA (AC)	STORAGE REQUIRED (CF)	STORAGE PROVIDED (CF)
A	1.5	60	60	100	3.0	5.0	18,000	18,000

- NOTES:
- 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.
 - ALL FILL SLOPES SHALL BE 2:1 OR FLATTER. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.
 - ELEVATION OF THE TOP OF THE DIKE DIRECTING WATER INTO THE SEDIMENT TRAP MUST BE EQUAL TO OR EXCEED THE HEIGHT OF THE EMBANKMENT.
 - 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.
 - 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.
 - 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.
 - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN EVENT AND REPAIRED AS NECESSARY.
 - 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.
- INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ASSOCIATED WITH THE PROPOSED DISTURBANCE (SILT FENCE, CONSTRUCTION ENTRANCE, CHECK DAMS).
 - EXCAVATE DETENTION BASIN TO SERVE AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. STABILIZE DETENTION BASIN IMMEDIATELY FOLLOWING CONSTRUCTION DIRECT ALL RUNOFF FROM DISTURBED AREAS TO SEDIMENT TRAP.
 - COMPLETE SITE GRADING. STABILIZE SLOPES FROM FILL AREAS ONCE GRADING IS COMPLETE.
 - INSTALL CATCH BASINS AND STORMWATER PIPING.
 - INSTALL STONE BASE COURSE IN PARKING AREA.
 - BEGIN CONSTRUCTION OF PROPOSED BUILDING AND UTILITY CONNECTIONS.
 - WHEN ALL TRIBUTARY AREAS HAVE BEEN ADEQUATELY STABILIZED, INSTALL PROPOSED BIORETENTION BASIN IN ACCORDANCE WITH PLAN SPECIFICATIONS.
 - PERFORM SOIL RESTORATION IN THE AREA OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE ADEQUATELY STABILIZED WITH SOIL, SEED & HAY, OR LANDSCAPING MULCH.
 - AFTER ALL DISTURBED AREAS ARE STABILIZED, ALL SILT FENCING AND TEMPORARY EROSION CONTROL FEATURES SHALL BE REMOVED.
 - ONCE ALL TRIBUTARY AREAS HAVE BEEN STABILIZED, CONSTRUCT PROPOSED STORMWATER FACILITIES IN ACCORDANCE WITH PLAN SPECIFICATIONS.
- WHEN ALL DISTURBED AREAS REACH FINAL STABILIZATION STANDARDS, THE NOTICE OF TERMINATION (NOT) SHALL BE FILED IN ACCORDANCE WITH PERMIT SPECIFICATIONS.



TOWN OF NEWBURGH PROJECT #206-21

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 1724, BLOCK 1810
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017 SHEET 8 / 12
DRAFTED BY: ZAP PROJECT: 4015

Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166, 45 MAIN STREET, PINE BUSH, NY 12566
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ZACHARY A. PETERS PE #093398

NO.	DATE	REVISION	BY
1	7-6-17	ADDED PARKING SPACES	LJM
2	8-17-17	HYDRANT & SEN LOCATIONS	LJM
3	5-24-17	REVIEW COMMENTS	LJM
4	6-17-17	CONSULTANT COMMENTS	ZAP
5	3-17-17	ENGINEER COMMENTS	LJM

Landscaping Notes

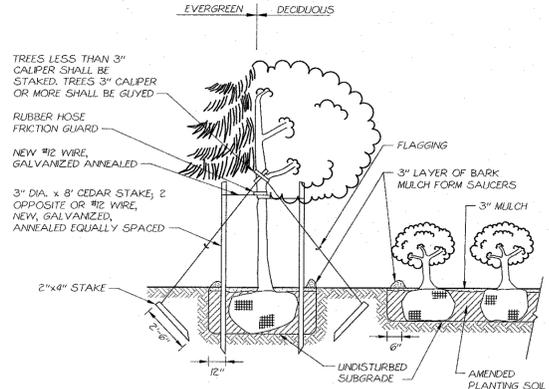
- ALL DISTURBED AREAS NOT ENCUMBERED BY LANDSCAPING MULCH, PAVEMENT, CONCRETE, OR OTHER IMPERVIOUS COVER, OR AREAS NOT OTHERWISE SPECIFIED, SHALL BE STABILIZED WITH BLUE GRASS BLEND, WITH THE FOLLOWING SPECIFICATIONS:
 25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)
 15% LOLIUM PERENNE (PERENNIAL RYEGRASS)
 60% PDA 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 = 16
 NUMBER OF TREES REQUIRED = 16
 NUMBER OF TREES PROPOSED = 24 SHADE TREES
- PAPERBARK MAPLE (ACER GRISELUM) SHALL BE PLANTED IN CLUMPS OF 3 STEMS.
- PERENNIAL FLOWER MIX SHALL CONSIST OF A MIX OF THREADLEAF COREOPSIS (COREOPSIS VERTICALATA '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 GRISELUM	3	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	13	DECIDUOUS TREES	4 - 9	2.0" - 2.5" C.	30' - 40'
CvWk	WINTER KING HAWTHORNE	CRATAEGUS VIRIDIS 'WINTER KING'	8	DECIDUOUS TREES	4 - 7	2.0" - 2.5" C.	2.5' - 30'
FaR	ROHANNI BEECH	FAGUS SLYVATICA 'ROHANNI'	2	DECIDUOUS TREES	4 - 8	2.0" - 2.5" C.	30' - 50'
PgC	DWARF ALBERT SPRUCE	PICEA GLAUCA 'CORNIC'	7	EVERGREEN TREES	3 - 6	24" - 30"	8' - 12'
PpB	BABY BLUE EYES SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	5	EVERGREEN TREES	2 - 8	24" - 30"	15' - 25'
TpGg	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	6	EVERGREEN TREES	5 - 7	8" - 10" HGT.	50' - 60'
Rc	FLOWER CARPET ROSE	ROSA 'NOASTHOOD' 'FLOWER CARPET'	72	GROUND COVER	4 - 10	-	24" - 30"
CvZ	THREADLEAF COREOPSIS	COREOPSIS VERTICALATA 'ZAGREB'	SEE NOTE 5	PERENNIALS	3 - 9	#2 CANS	12" - 18"
NfJ	DWARF CATMINT	NEPETA X FAASSENI 'JUNIOR WALKER'	SEE NOTE 5	PERENNIALS	5 - 9	#2 CANS	12" - 18"
Ro	RED OSIER DOGWOOD	CORNUS SERICEA 'CARDINAL'	41	DECIDUOUS SHRUBS	2 - 8	18" - 24"	6' - 8'
Rt	ARCTIC FIRE RED TWIG DOGWOOD	CORNUS STOLORIFERA 'ARCTIC FIRE'	74	DECIDUOUS SHRUBS	3 - 7	18" - 24"	4' - 6'
CcP	PURPLE SMOKE BUSH	COTNUS COGGYRIA 'ROYAL PURPLE'	12	DECIDUOUS SHRUBS	4 - 8	24" - 36"	10' - 15'
NfW	WALKERS LOW CATMINT	NEPETA X FAASSENI 'WALKERS LOW'	20	DECIDUOUS SHRUBS	4 - 9	#2 CANS	24" - 36"
Po	NINEBARK	PHYSOCARPUS OPILOLIDUS	18	DECIDUOUS SHRUBS	3 - 7	18" - 24"	4' - 6'
RoG	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	8	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'	16	EVERGREEN SHRUBS	3 - 9	#2 CANS	6" HGT.
LFR	RAINBOW DROOPING FETTERBUSH	LEUCOTHAEE FONTANESIANA 'GRARDS RAINBOW'	28	EVERGREEN SHRUBS	5 - 9	18" - 24"	3' - 5'

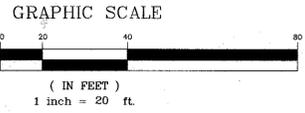
*SITE PLANTING TABLE DOES NOT APPLY TO PLANTINGS WITHIN BIORETENTION BASIN (SEE SHEET 10)

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



- 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



NO.	DATE	REVISION	BY
5	7-6-17	ADDED PARKING SPACES	LJM
4	6-17-17	HYDRANT & SIGN LOCATIONS	LJM
3	5-21-17	DRY-LOD COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-17-17	ENGINEER COMMENTS	LJM

ZACHARY A. PETERS PE #093918

TOWN OF NEWBURGH PROJECT #2016-21

Landscaping Detail Sheet I
 for
RAM Hotels

Mercurio-Norton-Tarolli-Marshall
 LAND SURVEYING
 PO BOX 146, 45 MAIN STREET, PINE BUSH, NY 12566
 P: (845)744-3620 F: (845)744-3805 MNTM@MNTM.CO

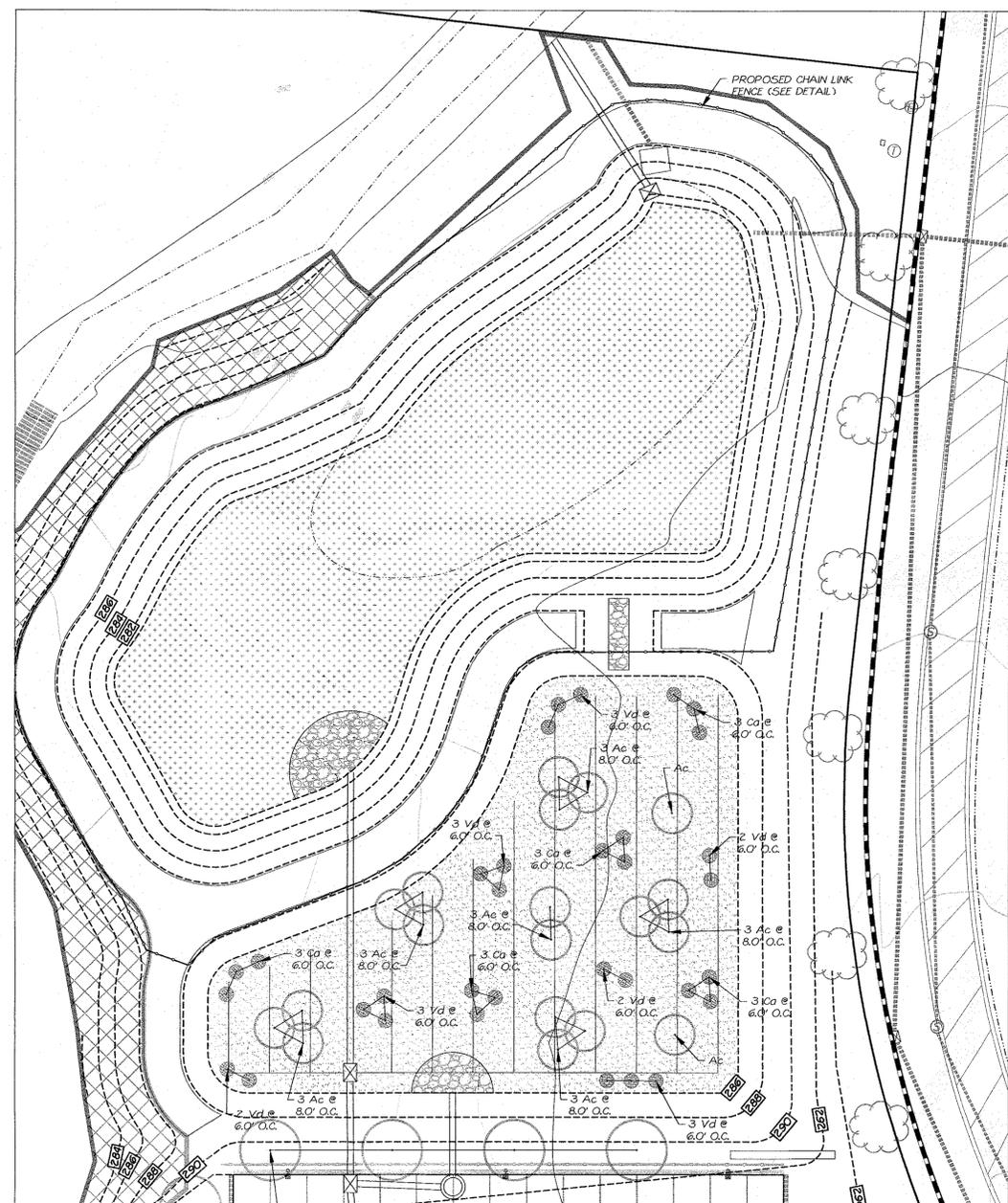
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 COUNTY OF ORANGE
 STATE OF NEW YORK
 DATE: 4 FEB 2017 SHEET
 DRAFTED BY: ZAP
 PROJECT: 4015

9 / 12

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

PROPOSED BIORETENTION BASIN "B"
 BASE ELEVATION: 295.75
 BASE AREA: 7,360 SQ.FT.

ZAP

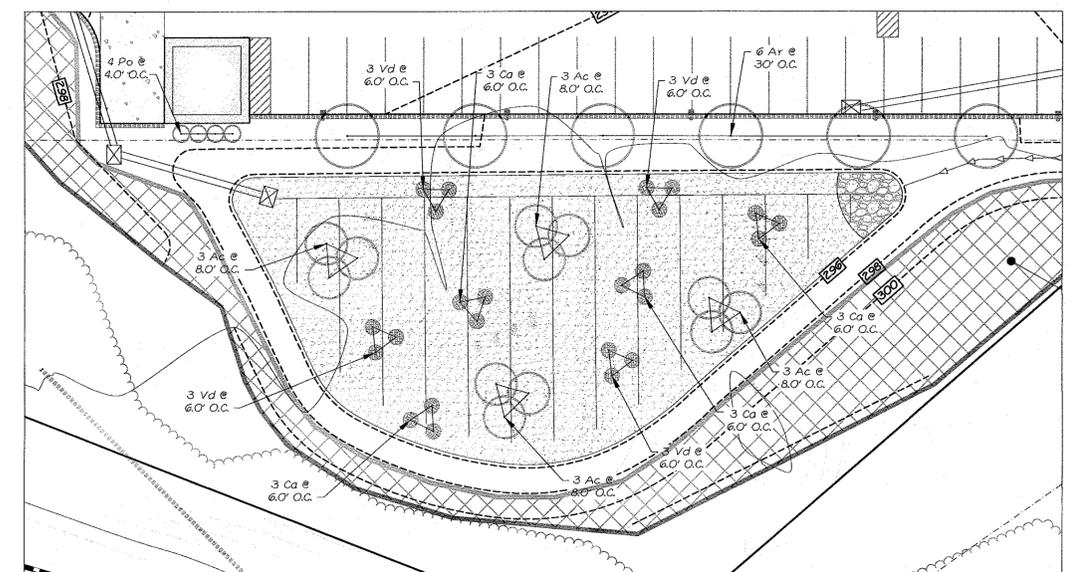


Bioretention Basin 'A'

Bioretention Basin 'A' - Stormwater Planting Table

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

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



Bioretention Basin 'B'

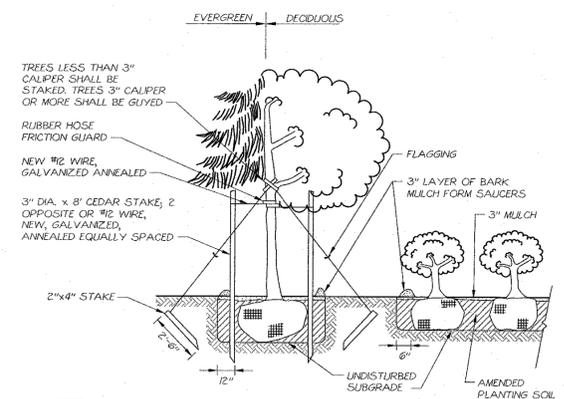
Bioretention Basin 'B' - Stormwater Planting Table

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	TYPE	HARDNESS ZONE	PLANTING SIZE	MATURE SIZE
Ac	SHADBLOW SERVICEBERRY	AMELANCIER CANADENSIS	12	DECIDUOUS SHRUBS	3 - 7	8' - 10' HGT.	20' - 30'
Ca	SILKY DOGWOOD	CORNUS AMOMIUM	12	DECIDUOUS SHRUBS	5 - 8	24" - 30"	6' - 10'
Vd	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	12	DECIDUOUS SHRUBS	3 - 8	24" - 30"	5' - 9'

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

Landscaping Notes

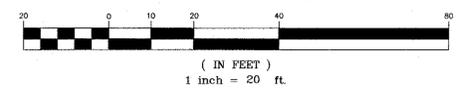
- ALL DISTURBED AREAS NOT ENCLIMBERED BY LANDSCAPING MULCH, PAVEMENT, CONCRETE, OR OTHER IMPERVIOUS COVER, OR AREAS NOT OTHERWISE SPECIFIED, SHALL BE STABILIZED WITH BLUE GRASS BLEND, WITH THE FOLLOWING SPECIFICATIONS:
 25% FESTUCA RUBRA COMMUTATA (CHEWINGS FESCUE)
 15% LOLLUM PERENNE (PERENNIAL RYEGRASS)
 60% POA PRATENSIS (KENTUCKY BLUEGRASS)
- 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
4	7-6-17	ADDED PARKING SPACES	LJM
3	5-17-17	BAZYLIO COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-17-17	ENGINEER COMMENTS	LJM

ZAP

TOWN OF NEWBURGH PROJECT #2016-21

Landscaping Detail Sheet II
for
RAM Hotels

RECORD OWNER:
NEWBURGH AUTO PARK, LLC
TAX MAP REFERENCE:
SECTION 9T, BLOCK 2, LOT 37
DEED REFERENCE:
LIBER 1724, BLOCK 1610
TOWN OF NEWBURGH
COUNTY OF ORANGE
STATE OF NEW YORK
DATE: 4 FEB 2017
DRAFTED BY: ZAP
PROJECT: 4015

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
10 / 12

ZACHARY A. PETERS PE #093398

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 SOW NEUTRAL	BO-UO-GI
2 x A1	6	2 x ALED4T50N	RAB LIGHTING	LED AREA LIGHT TYPE IV SOW NEUTRAL	BO-UO-GI
A2	4	ALED4T50N	RAB LIGHTING	LED AREA LIGHT TYPE III SOW NEUTRAL	BO-UO-GI
B	22	HLED8BN	RAB LIGHTING	LED SPOT LIGHT 18W NEUTRAL	N.A.
C	26	LFLED6	RAB LIGHTING	LFLED6 1 LSUFLED6 (SPOT BEAM)	N.A.
D	36	BLED2N	RAB LIGHTING	LED SQUARE BOLLARD 2W NEUTRAL	BO-UO-GO
E	8	ND7TRMM 1 NLED7R38NHC	RAB LIGHTING	LED 7-INCH DOWNLIGHT 38W NEUTRAL	B2-UO-GO
F	7	WPLED52N	RAB LIGHTING	LED WALL PACK 52W NEUTRAL	B1-UO-G3
G	15	SLIMBN-DIO	RAB LIGHTING	LED SLIM WALL PACK 18W NEUTRAL	B1-UO-GO
H	4	HLED8BN-DIO	RAB LIGHTING	LED SPOT LIGHT 18W NEUTRAL	N.A.

Lighting Notes:

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

CALCULATION SUMMARY

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

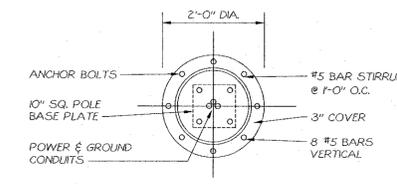
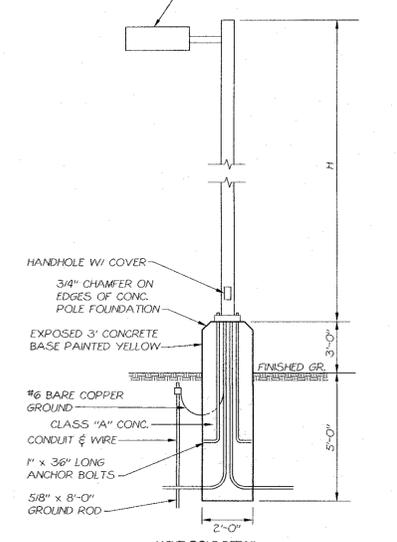
PROP. ACCESSIBLE
SIGNS (SEE DETAIL)

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

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

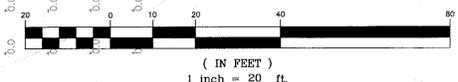
PROPOSED BIoretention BASIN
BASE ELEVATION: 295.75
BASE AREA: 7,360 SQ.FT.

POLE-MOUNTED LIGHT FIXTURE
(SEE PLAN FOR NO. & ORIENTATION)



Light Pole Detail

GRAPHIC SCALE



NO.	DATE	REVISION	BY
5	7-6-17	ADDED PARKING SPACES	LJM
4	6-17-17	HYDRANT & SIGN LOCATIONS	LJM
3	5-27-17	BACKFILL COMMENTS	LJM
2	4-6-17	CONSULTANT COMMENTS	ZAP
1	3-17-17	ENGINEER COMMENTS	LJM

ZAP

TOWN OF NEWBURGH PROJECT #2016-21

Lighting Detail Sheet
for
RAM Hotels

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