

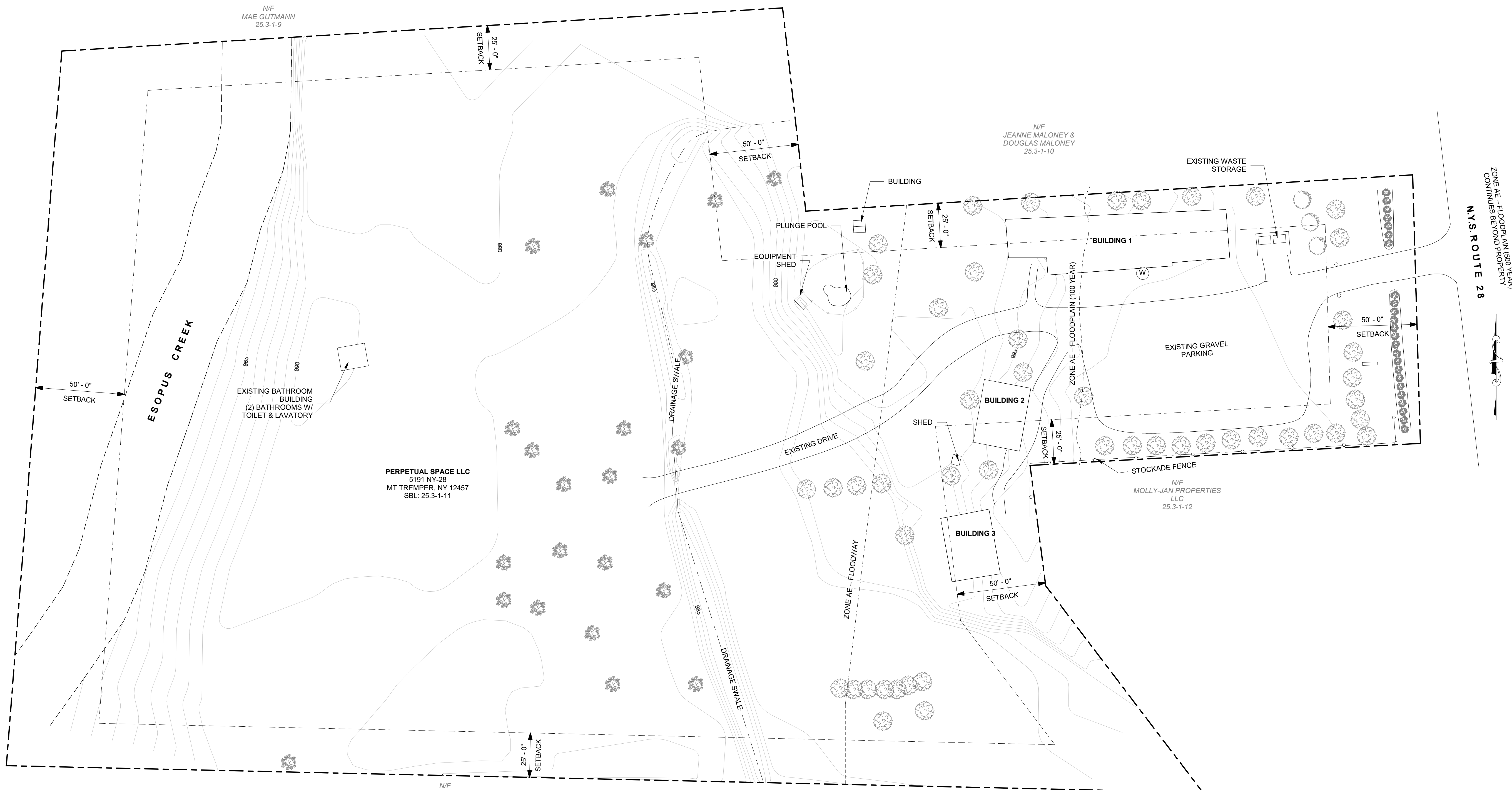
Leeway Hotel Events Site Plan

CLIENT
 Perpetual Space LLC
 5191 NY-28
 Mt Tremper, NY 12457

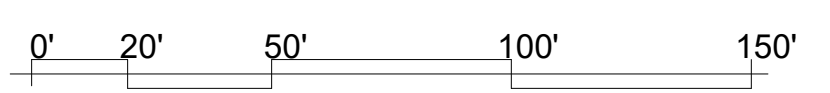
ARCHITECT
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 611 Broadway, Suite 424, New York, NY 10012
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ENGINEER
BRINNIER AND LARIOS, P.C.
 67 Maiden Lane, Kingston, N.Y. 12401
 845 338 7622

ZONE AE - FLOODPLAIN (500 YEAR)
 CONTIGUES BEYOND PROPERTY
N.Y.S. ROUTE 28



1 EXISTING SITE PLAN
 S-100 1" = 30'-0"

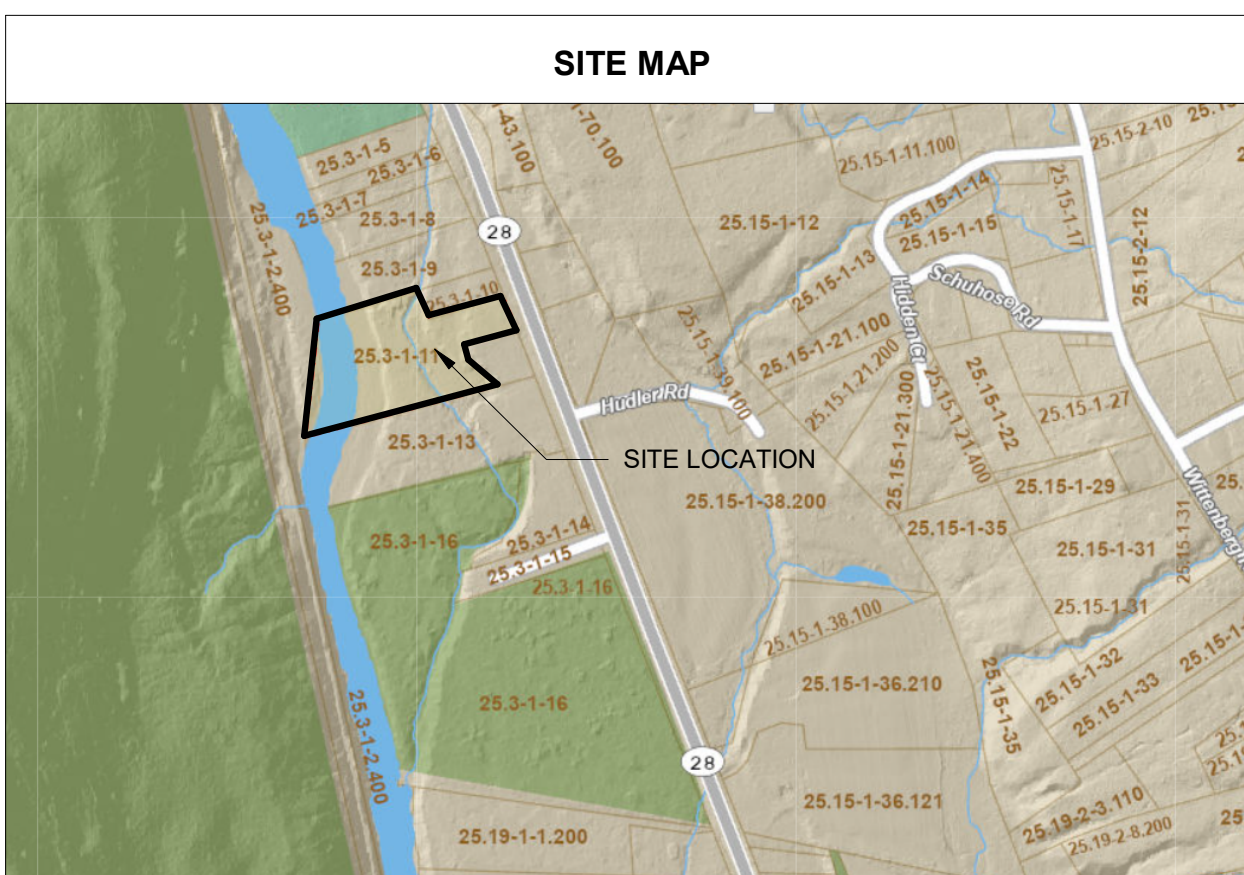


No.	Description	Date
1	Parking Count	1/2/2025

ISSUE:

PROJECT:
 Leeway Hotel Events Site Plan

EXISTING SITE PLAN



Date: 12/4/2024
 Project No: 2424
 Drawn By: DC
 Checked By: JP

DWG NO:

S-100

Leeway Hotel Events Site Plan

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1 Parking Count 1/2/2025
 No. Description Date

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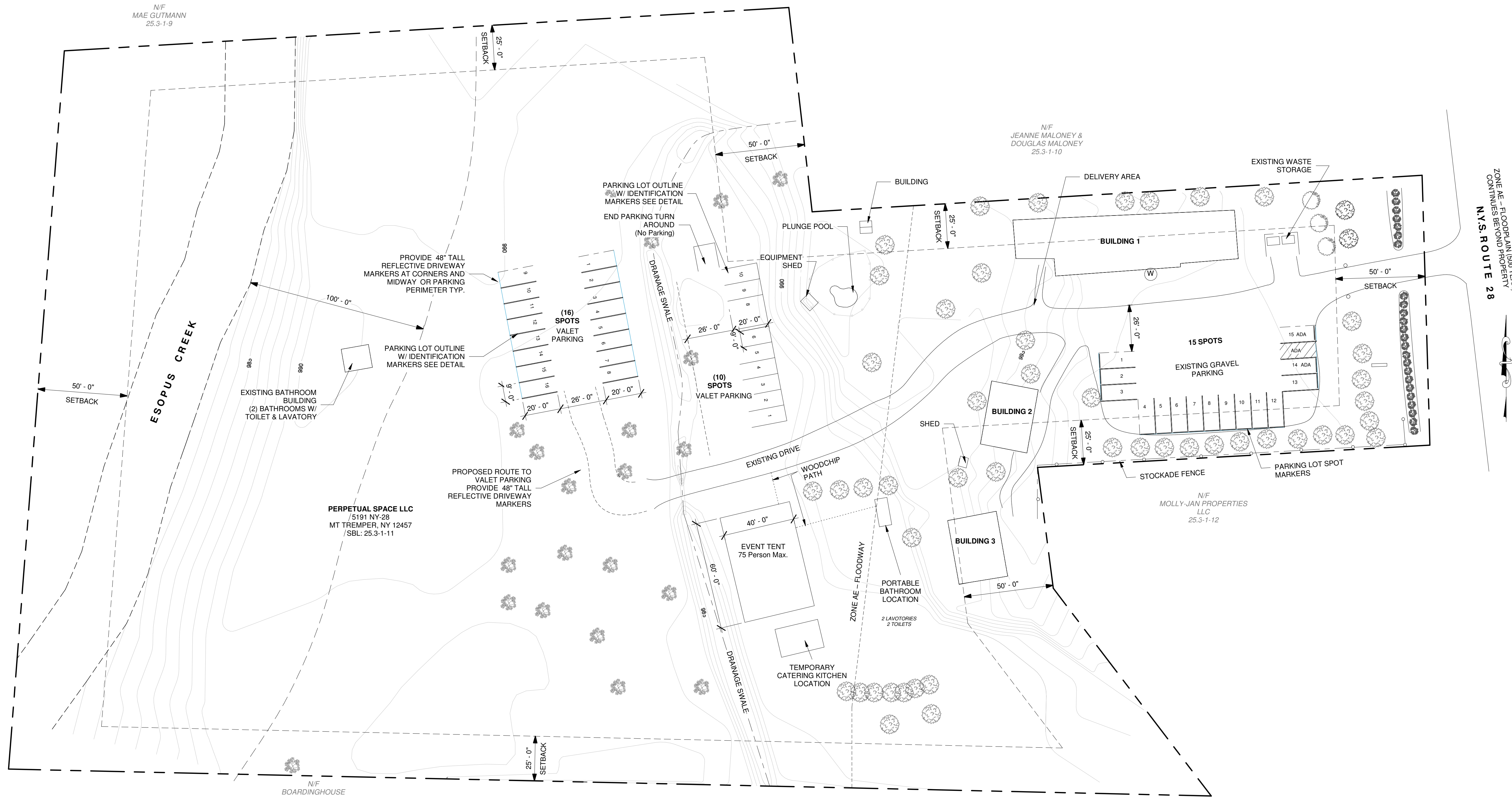
PROJECT:
 Leeway Hotel Events Site Plan

PROPOSED SITE PLAN

Date: 12/4/2024
 Project No: 2424
 Drawn By: DC
 Checked By: JP

DWG NO:

S-101



1 PROPOSED SITE PLAN
 S-101 1" = 30'-0"



PARKING TABLE		
TYPE OF USE	PARKING ASSUMPTIONS	NUMBER OF SPACES REQUIRED
MOTEL	1 SPACE PER GUEST ROOM	9 GUEST ROOMS / 1 SPACE PER GUEST ROOM = 9 SPACES
MOTEL EMPLOYEES	1 SPACE PER EMPLOYEE	2 EMPLOYEES / 1 PER CAR = 2 SPACES
EVENTS*	1 SPACE PER 3 EVENT GUESTS BEYOND MOTEL GUESTS	75 VISITORS (DAY GUESTS) / 3 PER CAR = 25 SPACES
EVENT EMPLOYEES	1 SPACE PER EMPLOYEE	5 EMPLOYEES / 1 PER CAR = 5 SPACES
TOTAL PARKING SPACES REQUIRED		9 MOTEL SPACES + 2 EMPLOYEE SPACES + 5 EVENT EMPLOYEE SPACES + 25 EVENT SPACES = 41 SPACES
TOTAL PARKING SPACES PROPOSED		16 + 10 + 15 = 41 SPACES

1. *FOR EVENTS TYPICALLY ALL ATTENDEES ARE MOTEL GUESTS
 2. HANDICAP PARKING:
 • ACCESSIBLE PARKING SPACES REQUIRED = 2 SPACES WITH 1 VAN ACCESSIBLE
 • ACCESSIBLE PARKING SPACES PROVIDED = 2 SPACES WITH 1 VAN ACCESSIBLE

ZONING TABLE - R1.5 DISTRICT			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT REQUIREMENT (ACRES)	1.5 ACRES	6.1 ACRES	6.1 ACRES
MAXIMUM STRUCTURE COVERAGE (%)	10%	2.2%	2.2%
MINIMUM OPEN SPACE (%)	60%	97.8%	97.8%
MAXIMUM STRUCTURE HEIGHT (FEET)	35 FEET	25 FEET	25 FEET
MINIMUM LOT WIDTH (FEET)	200 FEET	430 +/- FEET	430 +/- FEET
MINIMUM FRONT SETBACK (FEET)	50 FEET	104 +/- FEET	104 +/- FEET
MINIMUM SIDE SETBACK (FEET)	25 FEET	11.5 +/- FEET***	11.5 +/- FEET
MINIMUM REAR SETBACK (FEET)	50 FEET	168 +/- FEET	168 +/- FEET

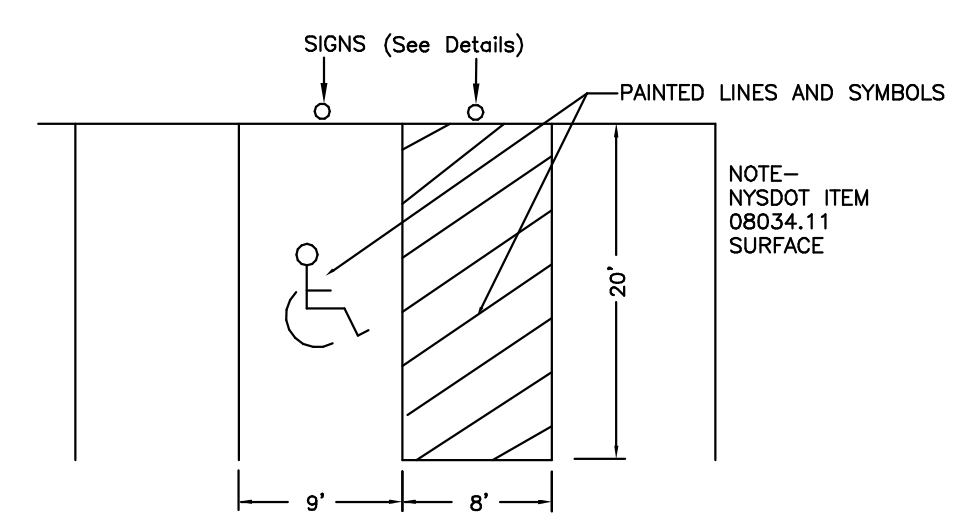
*** EXISTING NON-CONFORMING
 ALL EXISTING BUILDINGS EXISTING WITHIN 100' OF NYS ROUTE 28

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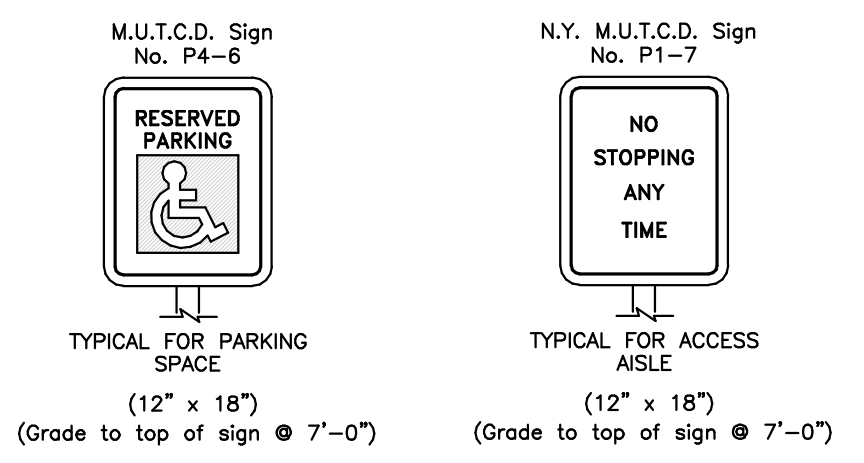
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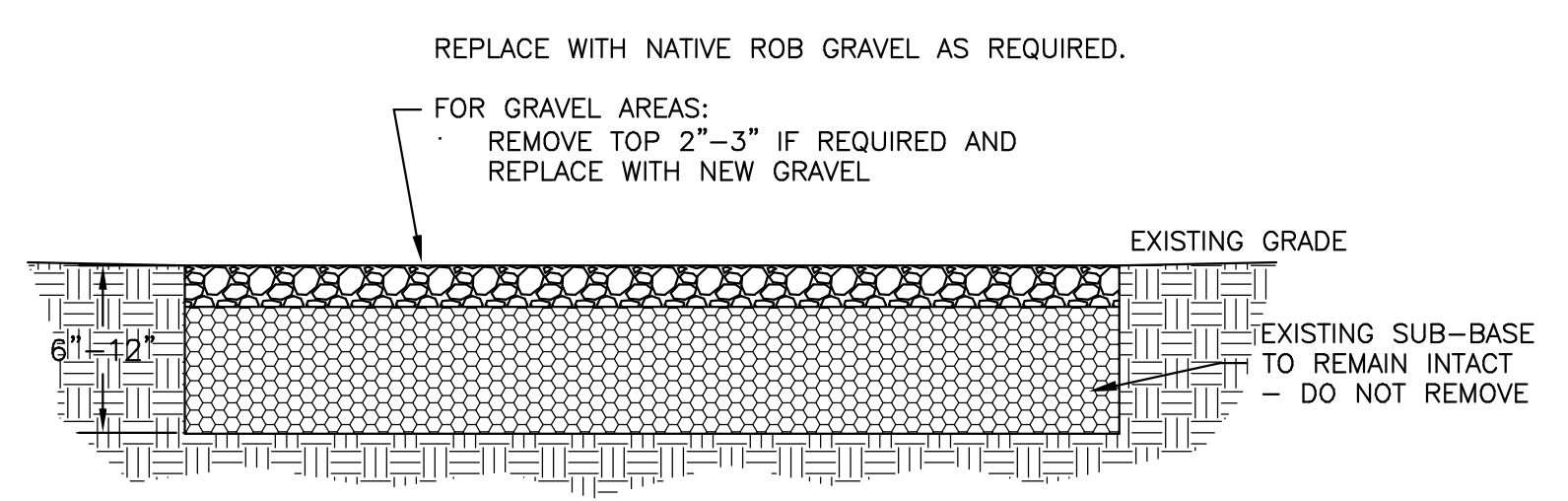


TYPICAL ADA PARKING DETAIL
 NOT TO SCALE

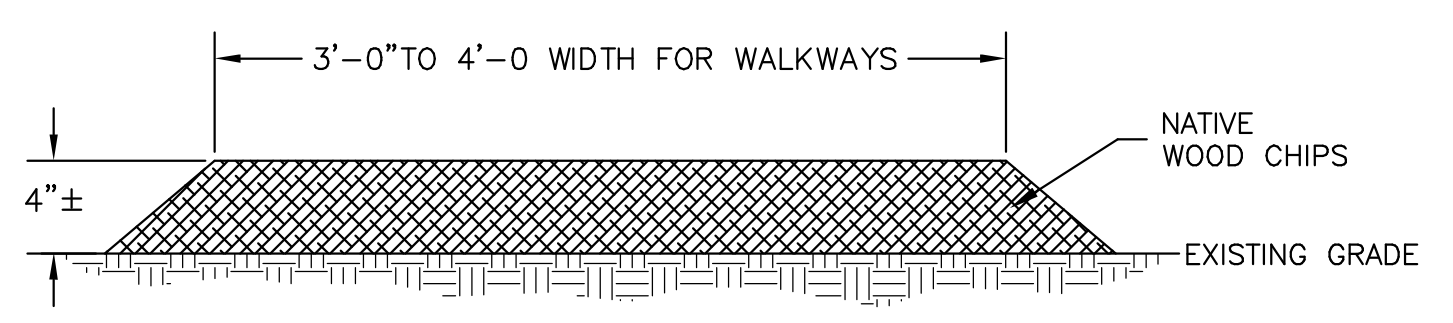


TYPICAL ADA SIGN DETAIL
 NOT TO SCALE

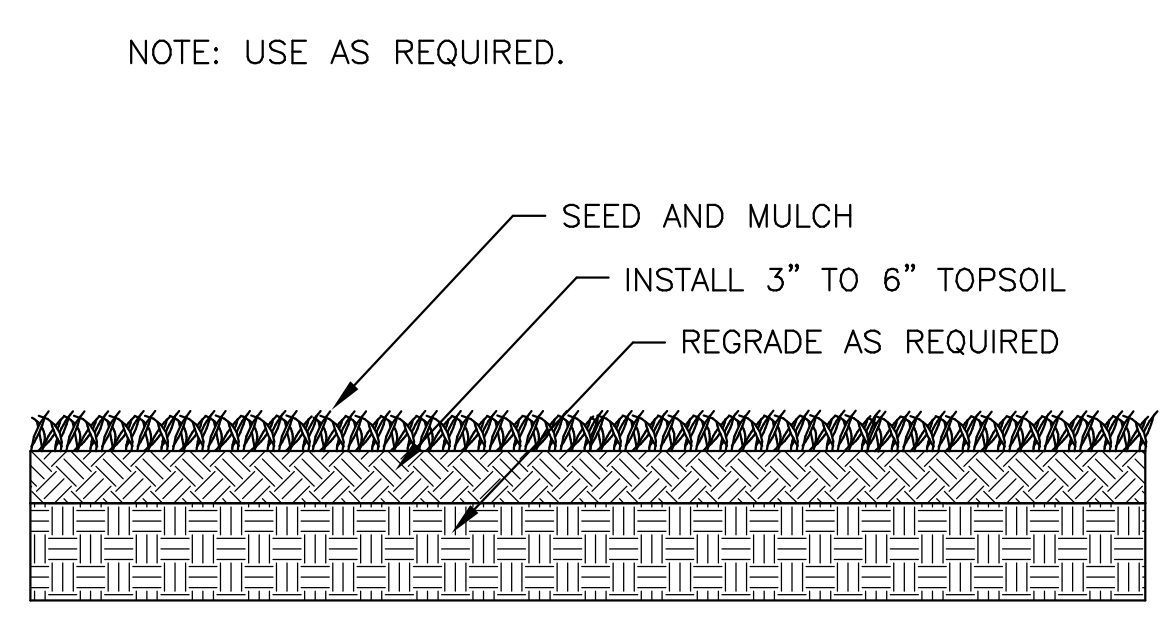
1 TYPICAL ADA PARKING DETAIL
 S-102 N.T.S.



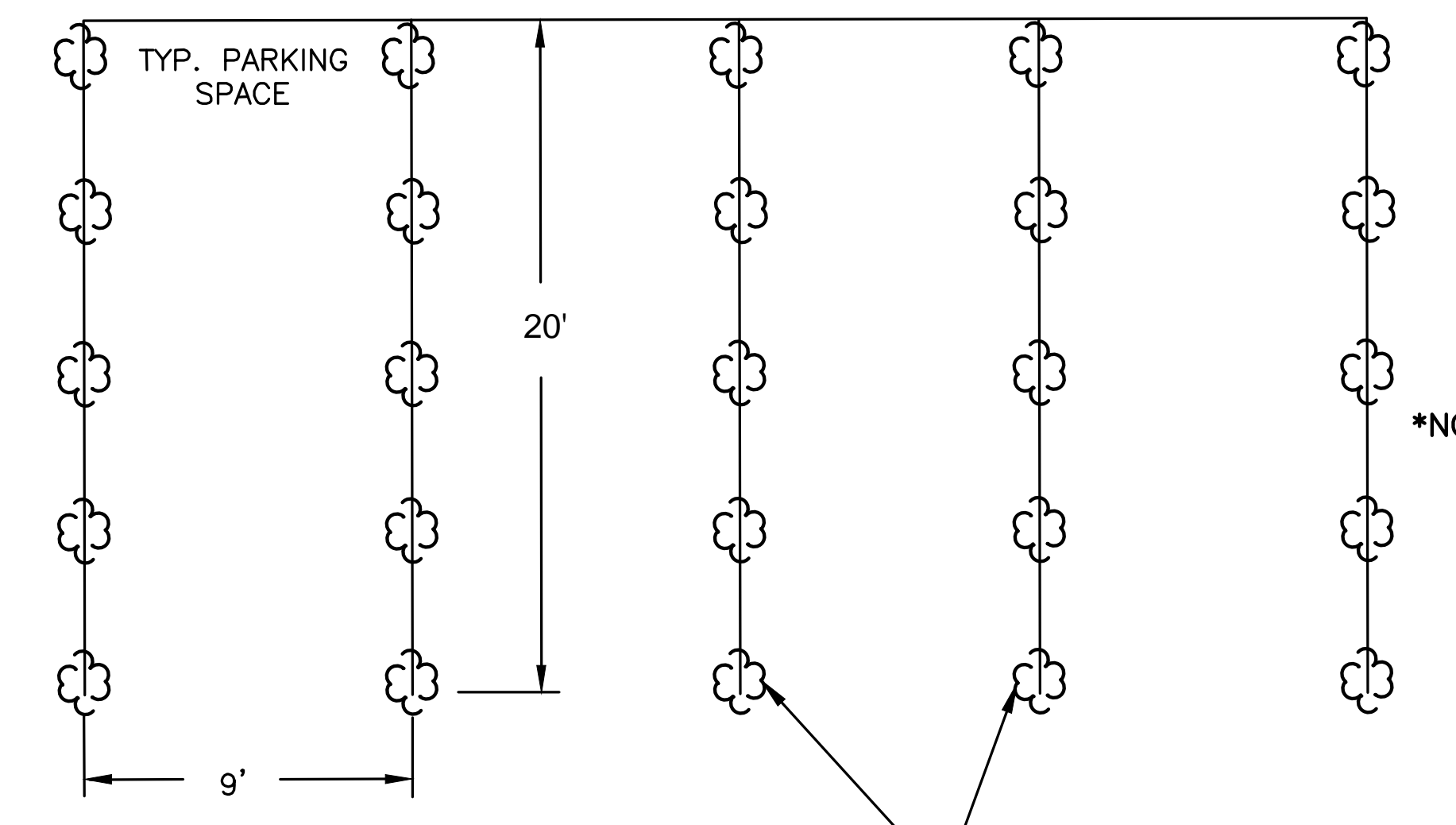
2 GRAVEL ROAD, GRAVEL RESURFACING DETAIL
 S-102 N.T.S.



3 WOOD CHIP PATH DETAIL
 S-102 N.T.S.



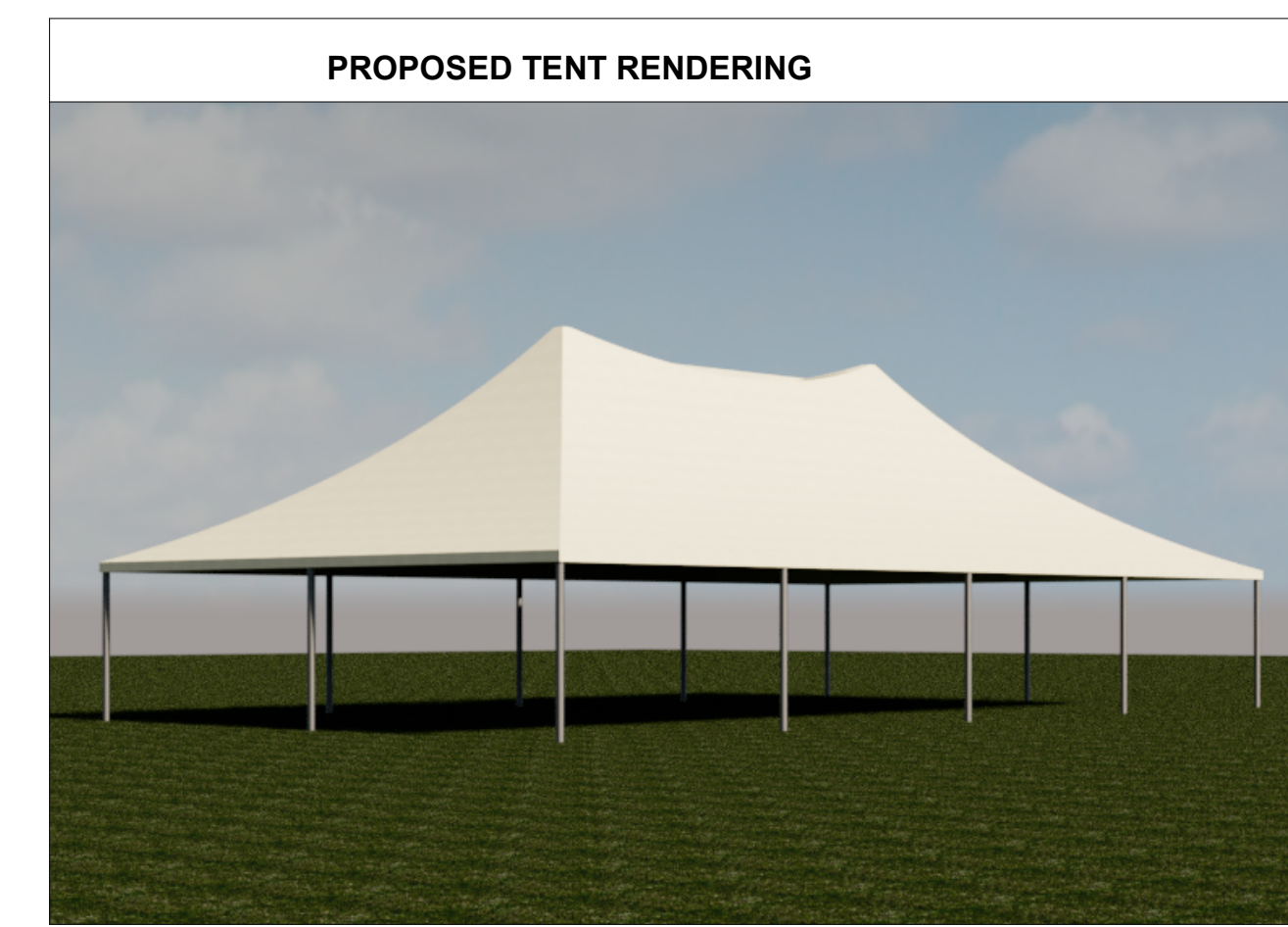
4 TYPICAL TOPSOIL AND SEED DETAIL
 S-102 N.T.S.



***NOTE:**
 -FOR TUFTS USE MUTUAL INDUSTRIES STAKE WHISKERS OR EQUAL.
 -INSTALL ANCHORING MECHANISM TO ALLOW SUFFICIENT MECHANISM BURIAL AND TUFT EXPOSURE.
 -- INTALL MARKERS PER EVENT OR COORDINATE WITH MOWING TEAM FOR PROTECTION

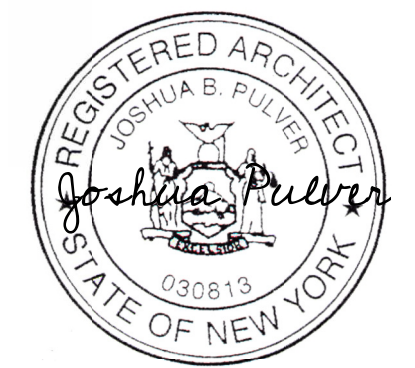
*USE PARKING SPOT TUFT MARKERS AS REQUIRED (TYP.)

5 PARKING SPOT DEMARCATION DETAIL
 S-102 N.T.S.



6 PROPOSED TENT
 S-102 1/4" = 1'-0"

- NOTE:**
1. FUTURE USE FOR INTERCONNECTING BUILDINGS AND WALKING PATHS AS REQUIRED.
 2. EXISTING MATERIAL IS NOT TO BE DISTURBED, MATERIAL SHALL BE PLACED ON EXISTING GRADE.
 3. DO NOT REMOVE TREES FOR PATHS. DIRECT PATH AROUND TREES.



1	Parking Count	1/2/2025
No.	Description	Date

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 Leeway Hotel Events Site Plan

SITE DETAILS

Date: 11/21/2024
 Project No: 2424
 Drawn By: DC
 Checked By: JP

DWG NO:

S-102