

**Section 9, Block 3, Lots 22.2 & 23
Town of Newburgh**

PROJECT NARRATIVE

RANNE, L.L.C. is proposing the consolidation of Tax Map Parcel Section 9, Block 3, Lot 22.2 and 23 consisting of 1.189 acres and 1.612 acres, respectively, for a combined parcel area of 2.801 acres. They propose the development of 11,580 SF building to house the expansion of their pet hotel and dog daycare center. The project is situated on the westerly side of Route 9W 490 feet North of the intersection of US Route 9W and Lattintown Road.

The overall site topography slopes from the westerly side of the property to the northeasterly side of the property and towards the small intermittent stream which traverses the northerly end of the property.

The project will collect the roof stormwater by overland flow and discharge it to a bio-retention basin located adjacent to the building. The proposed parking lot will sheet flow to a 20' wide filter strip and will collect the discharge to the small adjacent stream.

The project will be serviced by the Town of Newburgh water system and obtain its sewage disposal from the development of an on-site treatment facility which will discharge to the small stream that traverses the property. In addition to the building, some additional outside dog runs are also proposed and will be integrated with their existing facility presently located and operating on the property.