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TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT:	**MATRIX**
PROJECT NO.:	**15-26**
PROJECT LOCATION:	**SECTION 95, BLOCK 1, LOTS 4.12, 54.1, 69.25 & 49.12**
REVIEW DATE:	**17 NOVEMBER 2015**
MEETING DATE:	**19 NOVEMBER 2015**
PROJECT REPRESENTATIVE:	**LANGAN ENGINEER**

1. In response to a previous comment regarding emergency access and utility connections to Corporate Boulevard the Applicant has submitted a letter from an Attorney identifying that access cannot be provided however, no documentation of an attempt to obtain access for emergency access only is identified in the letter. Mike Donnelly's comments on the 9 November 2015 should be received.

2. The Applicants have indentified that project phasing is no longer anticipated. Both tenant spaces will be developed simultaneously. If a phasing plan becomes necessary in the future application to the Planning Board for revised site plan approval will be required.

3. The Applicant's representatives are requested to discuss the FAA/Port Authority approval process with the Planning Board. If lighting is required this should also be discussed as it will impact visual and architectural features on the structure.

4. Threatened and endangered species reports should be submitted to the NYSDEC in response to their Lead Agency coordination letter. It is noted that the letter from the NYSDEC does not identify its acceptance of the Planning Board as the Lead Agency. Mike Donnelly's comments regarding this should be received.

5. Previous comment 9 referenced the need for a protection of water permit. It is noted that this is not required however NYSDEC questions the need for a protection of water permit. This should be further discussed.

6. Orange County Health Department approval for water main extension is required. Planning Board should be copied on all submissions.

7. Coordination and comments from the jurisdictional Fire Departments should be received.

8. In response to a comment regarding protection of wetlands, steep slopes and other sensitive areas, the Applicant has identified that silt fence is being installed in order to identify the limits of disturbance. They offer to install orange construction fence in areas where silt fence is not placed if required by the Planning Board. It is a standard practice of the Planning Board to have construction fence delineate limits of disturbance prior to clearing and grading in order to prevent excessive clearing and grading as well as keep construction equipment out of areas identified outside of the limits of disturbance.

9. The Applicants have submitted a request for a 5 acre waiver identifying a maximum area of disturbance of 22.5 acres at one time. The SWPPP has been modified to require twice weekly inspections and a requirement that disturbed areas will be stabilized within 7 days.

10. The SWPPP has been revised pursuant to our previous comments. The SWPPP is acceptable for the project.

11. The Public Hearing is required for the clearing and grading at the Planning Boards discretion for the site plan. The Planning Board should consider scheduling a Public Hearing.

12. Information regarding the Thruway drainage system was previously requested.

Respectfully submitted,

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

Patrick J. Hines
Principal

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NOV 11 2015

November 10, 2015

Via Hand Delivery

John P. Ewasutyn, Chairman
Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12550

Re: Revised Site Plan Submission – Matrix Business Park at Newburgh
Newburgh Planning Board Project No. 2015-26

Dear Chairman Ewasutyn:

We represent Matrix Newburgh I, LLC ("Matrix"). Matrix is pleased to submit the enclosed revised site plans and supporting documents for the Matrix Business Park at Newburgh pursuant to Town of Newburgh Code § 185-57.

As you know, we are seeking preliminary and final site plan approval as provided in the Town Code § 185-57 and a clearing and grading permit under Chapter 83 of the Town Code. We submitted an initial set of application materials to the Planning Board on September 9, 2015. Matrix has revised these materials to address all of the comments received from the Planning Board and its consultants on the initial application materials.

The enclosed revised submission includes the following materials:

- 12 copies - Revised site plans dated September 9, 2015 (last revised November 9, 2105) prepared by Langan Engineering (all sheets revised);
- 1 copy - Response Letter to Planning Board Technical Review Comments dated November 9, 2015 prepared by Langan Engineering;
- 1 copy - Revised Traffic Impact Study Letter last revised November 5, 2105 prepared by Langan Engineering;
- 1 copy - SEQRA Narrative dated November 10, 2015 prepared by Whiteman Osterman & Hanna LLP;
- 1 copy - Revised Stormwater Pollution Prevention Plan dated November 9, 2015 prepared by Langan Engineering;

- 1 copy – Five Acre Waiver Request Letter dated November 9, 2015 prepared by Langan Engineering;
- 1 copy – Draft Notice of Intent for Coverage under the NYSDEC SPDES General Stormwater Permit (GP-0-15-002) dated November 9, 2015; and
- 1 copy - Letter from Drinker Biddle & Reath dated November 10, 2015 (with attached Declaration) regarding Matrix's legal right to use Corporate Blvd. for vehicle and utility access to the site.

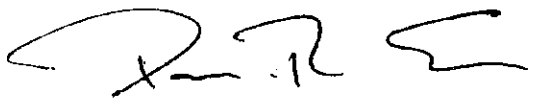
As requested, complete copies of the above materials will be sent to Messrs. Donnelly and Hines under separate cover. Also, one copy of the revised site plans, revised Traffic Impact Study Letter and Response Letter to Planning Board Technical Review Comments will be sent to Ken Wersted under separate cover.

The Planning Board has classified the project as a Type I action under SEQRA. We previously submitted a Long Form EAF, and now include a detailed SEQRA narrative that demonstrates the project will not create any significant adverse environmental impacts. We therefore believe that a Negative Declaration under SEQRA is warranted for this project.

We respectfully request that the Planning Board place this application on the next available agenda for consideration. In addition, we respectfully request that the Planning Board consider issuing a Negative Declaration and a Clearing and Grading Permit at that meeting or as soon as practicable thereafter.

We look forward to continuing to work with the Planning Board on this exciting new project for the Town of Newburgh.

Very truly yours,



David R. Everett

Encs.

c: Ken Griffin (Matrix)
Michael Donnelly, Esq.- Dickover, Donnelly & Donovan, LLP
Patrick Hines - McGoey, Hauser and Edsall Consulting Engineers P.C.
Kenneth Wersted - Creighton Manning Engineering, LLP
Gerald Canfield, Town of Newburgh Code Compliance Supervisor (*cover letter only*)

11/9/2015

Mr. Patrick J. Hines
McGoey, Hauser and Edsall Consulting Engineers D.P.C.
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

Re: Planning Board Technical Review Comments
Matrix Business Park at Newburgh
Newburgh, New York
Langan Project No.: 9190601

Dear Mr. Hines:

Please find enclosed our resubmission to the Town of Newburgh Planning Board for the proposed development of the property previously known as Section 95, Block 1, Lots 4.12, 54.1, 69.25, and 49.12. The plan set was revised to address the comments made in comment letters dated 17 September 2015 and 26 October 2015 from MH&E and dated September 16, 2015 from Creighton Manning and per subsequent meetings. The following items address each comment made in the review letters:

Comments from MH&E technical review letter dated 17 September 2015:

Comment 1: *The Planning Board should declare its intent for Lead Agency for the SEQRA review of the project.*

Response 1: **Noted.**

Comment 2: *The Planning Board should discuss with the Applicant the scope of the traffic study. A preliminary traffic report has been submitted with limited intersections to be studied. Ken Wersted's comments regarding the intersections to be studied, based on traffic counts should be received.*

Response 2: **The responses to Ken Wersted's comments are included below.**

Comment 3: *Long Form EAF identifies multiple potential threatened/endangered species. Reports identified in the EAF should be submitted to the Planning Board and circulated with Notice of Intent for Lead Agency.*

Response 3: **The reports identified in the EAF will be submitted to the Planning Board as requested.**

Comment 4: *Orange County Planning referral is required.*

Response 4: **We understand the project has already been referred to Orange County Planning.**

Comment 5: *Lead Agency Coordination should include referrals to NYSDEC, NYSDOT, New York State Thruway Authority and FAA/Port Authority. The Board may wish to include the City of Newburgh, Orange County Planning and Health Department as interested agencies. Mike Donnelly's comments regarding the Zoning Board of Appeals status should also be received.*

Response 5: **Noted.**

Comment 6: *Applicant's Representative should discuss the need for an emergency access to the site from the Corporate Boulevard frontage. In addition, the Applicants are requested to contact the Town Engineer with regard to potential looping of the water main out to Corporate Boulevard.*

Response 6: **Corporate Boulevard is a private road to which we cannot connect for utility or access purposes. Please see included a letter from Drinker, Biddle & Reath, LLP dated November 9, 2015, which explains the restrictions in more detail.**

Comment 7: *Jurisdictional Determination from Army Corps for all wetlands on the site should be received. Grading is at or near wetland boundaries in many cases.*

Response 7: **A Jurisdictional Determination (JD) was received for all wetlands except for one. The only wetland without a JD was delineated and a JD has been requested from ACOE. No wetlands disturbance is proposed. We will submit a copy of the wetland mapping and report to the Town.**

Comment 8: *A Storm Water Pollution Prevention Plan has been submitted and is being reviewed. Separate SWPPP comments will be provided.*

Response 8: **Response to the separate SWPPP comments are provided below. A revised SWPPP is included with this submission.**

Comment 9: *Note 13 on Sheet CG-101 reference a protection of water permits from the NYSDEC. Is a protection of water permit required for the project?*

Response 9: **Protection of Waters Permit is not required. Note 13 has been removed from the plans.**

Comment 10: *The Applicant should discuss with the Planning Board the construction phasing of the project. Two construction phases are identified regarding Warehouse A and Warehouse B. Plans must address separate construction phasing should Warehouse B not be constructed and completed simultaneously with proposed Warehouse A. Definitive construction limits must be submitted and approved by Code Enforcement such that Warehouse A and its associated site plan can stand alone should Warehouse B construction be delayed or not undertaken. Landscaping and visual considerations for Warehouse B area should be discussed with the Planning Board.*

Response 10: **Warehouse A and B are currently intended to be constructed simultaneously as one building. In the event Warehouse A is constructed in advance of warehouse B we will submit appropriate phasing plans for code enforcement and engineering review.**

Comment 11: *Plans for the Route 17K access drive being prepared for DOT should be submitted to the Planning Board for review. Ken Wersted and the Planning Board should receive all correspondence with NYSDOT for the project.*

Response 11: **We will submit the information as requested.**

Comment 12: *Coordination with the FAA/Port Authority should be undertaken to assure that no impacts will result from the project.*

Response 12: **The project has been submitted to FAA and is currently under review.**

Comment 13: *Height of proposed access road lighting should be discussed with the Planning Board. 40 foot wooden light poles are depicted on the plans.*

Response 13: **We are proposing overhead primary electric service, as such Central Hudson and Gas requires 40 foot wooden poles for the service run along the entrance drive. The remaining light poles which do not carry primary electric service have been lowered to 35 feet and will have underground secondary service.**

Comment 14: *Offsite grading is depicted on the easterly portion of the access road. Easements and other agreements should be submitted to Planning Board Attorney for review.*

Response 14: **A copy of the recorded grading easement agreement will be submitted to the town.**

Comment 15: *Extensive retaining walls are proposed on the site. Details of the retaining walls should be provided for architectural review and building permits along with stamped design plans must be submitted prior to construction.*

Response 15: **Retaining wall design will be submitted for review prior to construction.**

Comment 16: *The Orange County Health Department approval for water main extension with hydrants is required.*

Response 16: **We will submit to OCDOH for water main extension approval.**

Comment 17: *The plans identify overhead electrical throughout the project while notes identify underground. Is overhead electrical utility lines proposed for the project?*

Response 17: **Overhead primary electric is proposed along the access drive and overhead secondary electric is proposed for site lighting. Underground electric is proposed between the electric pole at the southwest corner of the building and the transformer and between the transformer and the building. The underground and overhead electric services are labeled on plan CU-401.**

Comment 18: *Access to all drainage features should be provided. Access road should extend to detention pond outlet structures, particularly the easterly most detention pond in order to provide long term operation and maintenance.*

Response 18: **12-ft wide reinforced turf maintenance access paths have been added to provide access to each stormwater basin.**

Comment 19: *Provide invert for overflow weir on easterly sediment pond to large bio-retention area.*

Response 19: **The plan has been revised accordingly.**

Comment 20: *Erosion and sediment control, as well as specialized construction techniques for the 100"'- foot slope along the easterly side of the project should be further detailed. Interim swales and a sediment trap are identified within the slope. No erosion and sediment control or storm water management is provided prior to discharge of the run off of the slope into the large federal jurisdictional wetland area along the eastern project boundary. Interim measures will be terminated prior to stabilization of the slope due to their location within the fill area.*

Response 20: **Further detail and design has been added to the soil erosion and sediment control plans and swppp to address these concerns.**

Comment 21: *Point discharges from all Storm Water Management Facilities should be further evaluated. Large easterly detention pond has a point discharge to a wetland area. However, the area depicted as a wetland contains significant slopes towards the NYS Thruway. Impacts of these point discharges to the Thruway, as well as the westerly parcel fronting on Route 17K, should be evaluated. Construction of point discharge do not exist today which are not immediately tributary to a natural water course are a concern.*

Response 21: **Level spreaders have been added at the discharge locations to spread the flow to more closely match the existing run off conditions. The maximum runoff velocity from the level spreaders during the 10-year storm event is below 2 ft/s.**

Comment 22: *Storm Water Management Facilities which contain ponded water must be fenced per Town's standard. Fencing should be depicted on all stormwater features which have ponded water.*

Response 22: **We note that these basins are designed to be dry basins and will only contain water during storm events. If the Town requires it, we will add fences.**

Comment 23: *City of Newburgh Flow Acceptance letter is required prior to any approvals. A project narrative, identifying the scope of project, and the anticipated hydraulic loading from the project build out should be submitted to the Town Engineer to be forwarded to the City of Newburgh.*

Response 23: **Noted. We will submit the requested information to the Town Engineer.**

Comment 24: *Water flow and pressure analysis should be provided to determine that adequate flow and pressure exists for the subject project. Information from the Town's Water Department should be utilized to determine pressure at existing mains on Route 17K vs. building elevations proposed.*

Response 24: **We will provide the requested analysis. Based on initial information from a fire flow test we anticipate adequate water flow will be available and that a fire booster pump may be required for water pressure.**

Comment 25: *The Applicants should discuss what triggers the requirement to construct land banked passenger vehicle and trailer spaces depicted on the plans.*

Response 25: **The additional reserve spaces may be requested by the user depending on the future tenant of warehouse B and the operations for warehouse A. The spaces will not be constructed if not needed however the site was designed to accommodate them in case they are desired.**

Comment 26: *The Applicant's Representative is requested to evaluate whether blasting will be required on the site based on proposed cuts. EAF identifies bedrock at approximately 15-30feet.*

Response 26: **Based on the available geotechnical information blasting may be required in some areas. If blasting is needed we will comply with chapter 66 of the town code in regards to blasting requirements.**

Comments from MH&E technical review letter dated 26 October 2015:

Comment 1: *Stormwater Pollution Prevention Plan (SWPPP) utilizes 3.16 inches for 2 year rainfall. 2 year rainfall for the Town of Newburgh should be 3.5 inches.*

Response 1: **The SWPPP has been revised accordingly to utilize 3.5 inches for the 2 year rainfall.**

Comment 2: *Runoff Curve Numbers utilized to calculate water quality volume are different than runoff curve numbers calculated for post development water sheds. These should be checked.*

Response 2: **We have checked the water quality CN numbers. The calculation to convert a water quality volume to a flow is followed in accordance with Appendix B of the NYS DEC Stormwater Design Manual, which uses a different created CN number to complete the calculation.**

Comment 3: *Time of concentration values should be checked based on 2 year rainfall event of 3.5 inches.*

Response 3: **Time of concentration values have been updated and are now based on a 2 year rainfall event of 3.5 inches.**

Comment 4: *54.6 acres of disturbance are proposed throughout the site. Sediment basin calculations have been provided in the SWPPP however, portions of the site appear not to be tributary to sediment basins prior to leaving disturbed areas. Several sediment basins are shown in areas which are proposed to be regraded which would negate the sediment basin.*

Response 4: **Further detail and design has been added to the soil erosion and sediment control plans to address these concerns.**

Comment 5: *Individual sediment basins should be identified with the appropriate volumes provided as identified in the SWPPP.*

Response 5: **The plans have been revised accordingly.**

Comment 6: *Sheet CE-101 Soil Erosion and Sediment Control Notes and Construction Sequencing Note 3, 5 acre waiver must be issued by the Town of Newburgh as an MS4 not NYSDEC.*

Response 6: **This note has been revised accordingly.**

Comment 7: *If 5 acre waiver is requested Soil Erosion Sediment Control Notes should be revised to identify two inspections per week at the required spacing.*

Response 7: **The notes have been revised accordingly.**

Comment 8: *Planning Board should consider placement of orange construction fencing at limits of disturbance in order to protect wetlands, steep slopes and other sensitive areas.*

Response 8: **Silt fence is being installed at the bottom of slopes and adjacent to the wetland areas. We will install the orange construction fencing in areas where silt fence is not placed if required by the planning board.**

Comment 9: *All stormwater management facilities which contain open water for any period of time must be fenced in compliance with the Town of Newburgh requirements. Typical fence detail is a split rail fence with black vinyl coated mesh applied to the split rail.*

Response 9: **We note that these basins are designed to be dry basins and will only contain water during storm events. If the Town requires it, we will add fences.**

Comment 10: *Provide definitive flow path on plans for discharge from FES-42 NYS Thruway drainage system.*

Response 10: **Additional information was added to the watershed plans to address this comment.**

Comment 11: *Many of the permanent stormwater management facilities are identified as temporary sediment basins during construction. Details for modification of the outlet control structures should be provided. Temporary sediment basin detail identifies 15 inch HDPE outlet while many of the outlets are identified as larger than that on the design plans. Detail for outlet control structure No. 1 for the large bio-retention area should be provided.*

Response 11: **Additional detail has been added to the plans and details to address these concerns.**

Comment 12: *Sheet CG-101 Note 6 identifies a plan sheet not in the numbered set.*

Response 12: **This note has been revised accordingly.**

Comment 13: *Section 5.4 of the narrative SWPPP should be modified stating that the seven day timeframe for stabilization will be in effect at this site as 54 acres of disturbance is proposed.*

Response 13: **The above referenced section of the SWPPP has been revised accordingly.**

Comment 14: *The Applicant's representative were requested to address potential issues regarding discharge over the sediment forebay weir to the large bio-retention area and methods to prevent short circuiting between the influent and the outlet control structure.*

Response 14: **The plans were revised to address potential short circuiting in the various stormwater basins and forebays.**

Comment 15: *Provide discussion that identifies each component of the design guidelines for each practice utilized i.e., filter strips and gravel diaphragms for bio-retention areas.*

SEQRA Narrative

The Matrix Business Park at Newburgh

November 9, 2015

This narrative has been prepared under the State Environmental Quality Review Act (Article 8 of the NYS Environmental Conservation Law) and it's implementing regulations (6 NYCRR Part 617) (collectively "SEQRA").

Introduction

Matrix Newburgh I, LLC ("Matrix") proposes a distribution building to be known as "The Matrix Business Park at Newburgh" (the "Project") at the interchange of the New York State Thruway/I-87 and Interstate 84 in the Town of Newburgh on a 71.73-acre parcel. It consists of a 565,320-sf multi-tenant distribution building, and associated site work, including, among other things, clearing, grading, drainage, paving, utilities, signage, lighting and landscaping. The Project will be served by municipal water and sewer.

Part of the distribution building will be occupied by AmerisourceBergen, a major distributor of pre-packaged medical supplies throughout the Northeast. AmerisourceBergen is anticipated to use and occupy approximately one-half of the distribution building initially, with the other half to be leased to another commercial tenant to be determined.

The site is bounded by the NYS Thruway/I-87 to the east, Interstate 84 to the north, NYS Route 17K to the south, and adjacent industrial and commercial facilities on Corporate Boulevard to the west. The site is currently undeveloped and wooded. Access to the site will be provided via a new access drive from Route 17K.

The Project site is located in the Town's Interchange Business ("IB") zoning district, which permits distribution buildings and other commercial uses with a site plan approval from the Town of Newburgh Planning Board. There are several other existing distribution buildings in the surrounding area making use of this prime location at the intersection of these major roadways and in close proximity to Stewart Airport.

SEQRA Classification of the Proposed Action

The "action" triggering this SEQRA review is the Project as described above. The Town Planning Board classified the Project is a Type I action under SEQRA.[1] The Planning Board has adopted a resolution indicating its intent to act as the SEQRA lead agency for the Project. On October 16, 2015, the Board circulated a Notice of Intent ("NOI") to designate itself as the SEQRA lead agency for the Project. The NOI was sent to all the involved agencies including the NYS Department of Transportation ("NYSDOT"), the NYS Department of Environmental

[1] 6 NYCRR § 617.4 (6).

Conservation ("NYSDEC"), the City of Newburgh, the Port Authority of NY/NJ, the Town of Newburgh Zoning Board of Appeals and the NYS Thruway Authority.[2]

The lead agency must review the criteria for determining significance[3] as set forth in SEQRA and other supporting information to identify areas of environmental concern; thoroughly analyze and identify relevant areas of environmental concern to determine if the Project may have a significant adverse impact on the environment; and set forth its determination of significance in written form, including a reasoned elaboration for its decision and reference to any supporting documentation.

Type I actions under SEQRA do not require the preparation of an Environmental Impact Statement ("EIS") when the lead agency applies the criteria for determining significance and finds that no significant adverse impacts on the environment will result from the proposed action. This SEQRA narrative applies these criteria to the Project based on the Full Environmental Assessment Form and all analyses, reports, documents and responses to comments submitted to the Planning Board by Matrix and its consultants. This narrative demonstrates that the Planning Board may reasonably determine that the Project warrants a negative declaration because no significant adverse environmental impacts will result from the Project, and thus no EIS is required.[4]

Application of the Criteria for Determining Significance

SEQRA requires the Planning Board to consider whether the Project will create:

"(i) a Substantial Adverse Change in Existing Air Quality, Ground or Surface Water Quality or Quantity, Traffic or Noise Levels; a Substantial Increase in Solid Waste Production; a Substantial Increase in Potential for Erosion, Flooding, Leaching or Drainage Problems."

(a) Existing Air Quality

The Project will have no significant adverse impacts on air quality. The Project is a distribution building and will not generate any significant air emissions from stationary sources. The distribution building will use conventional HVAC equipment to heat the distribution buildings. The equipment will operate on natural gas, which is a relatively clean-burning fuel that is not expected to degrade air quality. Emergency backup generators will be provided for use during

[2] The Planning Board's SEQRA Notice of Intent also included as other interested agencies and parties the Orange County Planning Department, the Federal Aviation Administration, and the Orange County Health Department.
[3] 6 NYCRR 617.7.
[4] 6 NYCRR § 617.7 (a) (2) provides: "To determine that an EIS will not be required for an action, the lead agency must determine either that there will be no adverse environmental impacts or that the identified adverse environmental impacts will not be significant."

power outages; however, these will be maintained and only used intermittently and are thus not expected to create significant air impacts.

The Project is located at the interchange of two major interstates, I-87 and I-84, and NYS Route 17k. It is also adjacent to Stewart International Airport. Air quality in the neighborhood is already affected by vehicle emission from these sources. The Project will not significantly change these existing conditions.

(b) Ground or Surface Water Quality

The Project will not adversely affect ground or surface water quality. Matrix has prepared a Stormwater Pollution Prevention Plan ("SWPPP") to ensure that the Project will not create any adverse impacts to water quality. The Planning Board's technical consultants have provided comments on the proposed SWPPP, and these comments have been incorporated into the SWPPP. The final SWPPP will be reviewed and approved by the Town as the MS4 community. In addition, the SWPPP will be designed to comply with the Stormwater Management provisions in Chapter 157 of the Town Code and the NYSDEC storm water regulations.

The SWPPP contains a Sediment and Erosion Control Plan ("SECP") which specifies control measures to be used during construction for soil stabilization, runoff control and sediment control for each stage of the Project as discussed below. Among other measures, fill areas on steep slopes are to be completed in 30- to 50-foot sections and stabilized immediately upon completion. Erosion control matting will be installed as soon as each given section is completed. Fill areas will be constructed in a stepped fashion up to slope with lower completed areas protected from additional disturbance. Additional soil erosion measures are provided on the SECP and described in the SWPPP, which include silt fence, sediment traps, temporary diversion swales, and rip rap slope protection.

The Project has been designed to exceed the stormwater quantity and quality requirements for NYSDEC and the Town of Newburgh. In addition, the City of Newburgh, an involved agency in this SEQRA review, has expressed concern related to runoff because the Project site is located within the watershed for the City's drinking water. To address these concerns, the stormwater management controls on the site have been designed to meet or exceed the NYSDEC and Town of Newburgh requirements for quantity and quality. The existing topography and watersheds will be maintained to the extent possible to minimize site disturbance and the associated effects on the existing drainage patterns and discharge locations. Similar to the existing watershed, the site was separated into seven main watersheds (A through G) for the post-development analysis. The post-development analysis used the same analysis points used for the existing analysis to allow for an equal comparison of existing and proposed conditions.[5] The post-development watersheds were broken up into subwatersheds, as necessary, to model the runoff generated from undetained

[5] SWPPP, Figure 5 –Proposed Watershed Map.

site areas that remain as well as the runoff from the areas of the site controlled by proposed stormwater management features.

In the post-development condition, additional impervious coverage will be created. Runoff associated with the impervious coverage from the building and directly adjacent parking lots and circulation road will be collected and conveyed via conventional drainage inlets and underground piping to stormwater management basins for water quality and quantity treatment before being gradually released downstream.

Runoff associated with the impervious coverage from the entrance driveway will drain into roadside swales where the stormwater will either flow directly into a stormwater management basin or be collected and be piped to water quality and quantity treatment. The cumulative curve numbers and times of concentrations for the proposed development were determined based upon the proposed ground cover and the grading of the site.

The NYSDEC Stormwater Management Design Manual (the "Manual") requires that water quality treatment of 90% of the average annual stormwater runoff volume be provided. The water quality volume (WQv) is directly associated to the quantity of proposed impervious area within a project site. All land-banked parking areas were considered impervious area for the purposes of the water quality and quantity calculations.

The water quality design of this site was based on 110% of the NYSDEC required water quality volume. The increased water quality treatment was provided to address the City of Newburgh's concerns about the potential sensitivity of this watershed. The Manual also includes a requirement to reduce the total WQv through application of specific green infrastructure techniques.

Treatment of the required water quality volumes will be provided throughout the site utilizing green infrastructure techniques and standard stormwater management practices in accordance with the Manual's requirements. The majority of the site runoff has been designed to flow through bio-retention basins prior to entering the proposed detention basins.

In addition to bio-retention, dry vegetated swales will be provided for stormwater conveyance along the entrance drive. Moreover, the following green infrastructure practices will be provided:

Preservation of buffers, locating development in less sensitive areas, and reduction of clearing and grading: The Project is designed to minimize grading to only the minimum area needed for the proposed improvements. The Project is located on the project site to avoid impacts to wetlands, streams, and to preserve as much vegetated area as possible.

Roadway, sidewalk, and parking reduction: The Project is designed to provide the minimum sidewalk and roadway needed for the development. Parking is reduced by land-banking car parking and trailer spaces, which will only be built if needed. The stormwater quality and

quantity measures were oversized to include those areas should they ever be needed, and as such, further increase the water treatment capacity of the site.

A combination of grass swales, inlet catch basins, and an underground pipe system collect and convey stormwater safely from the Project site. The conveyance is designed using the rational method in accordance with Best Management Practices and local and state stormwater management regulations to safely convey the 25-year storm from the Project site.

The Project will make use of municipal water and sewer, and therefore no on-site groundwater will be impacted.

Because the SWPPP has analyzed and considered all potential areas of environmental concern related to ground and surface water quality, no significant adverse environmental impacts are expect from the Project.

(c) Traffic or Noise Levels

The Project will produce no significant adverse impacts from traffic or noise levels. Although the Project anticipates generating truck traffic to the distribution building, noise from operation of the distribution building is not expected to produce significant impacts for numerous reasons. The Project has been designed to place the distribution buildings far set back from neighboring property lines and especially far from NYS Route 17k. In addition, the Project is proposed for a site adjacent to three major roads, including two interstate highways as well as Stewart Airport. The addition of truck traffic in this Interchange Business zoning district, which is specifically designed for this type of traffic-intensive commercial use, is not expected to produce significant impacts to the area.

The Project will not produce significant adverse traffic impacts, and all potential impacts have been addressed through a Preliminary Traffic Assessment and Full Traffic Impact Study ("TIS") completed by the Applicant's consultants. As noted above, the Project site is located in a significant commercial area specifically zoned for the type of roadway-related business proposed here. Primary site access will be from NYS Route 17k, which is classified as an urban principal arterial state highway. The TIS projects that expected traffic levels and intersection improvements will be appropriate for this area.

The NYSDOT has determined that a new traffic signal for the intersection of the Project's main access road with NYS Route 17k is warranted,[6] and the Applicant will seek review and approval of this new signal and associated intersection improvements. The improvements will include widening of the eastbound and westbound NYS Route 17k approaches, appropriately managing the flow of traffic onto the site. The new four-leg intersection will provide acceptable sight

[6] Letter from L. Zimmer (NYSDOT), to K. Penke (Langan), dated October 7, 2015.

distances, and the new signal will be programmed to coordinate with the McDonald Street intersection, operating under three phases as semi-actuated.

Applicant's consultants also calculated trip generation and distribution figures and an intersection capacity analysis. The TIS estimated future conditions, including no-build traffic volumes, site generated trips, trip distribution, analysis of traffic operations, and capacity analysis. The future background traffic growth was projected at 0.0% per year based on downward trends shown in NYSDOT historical traffic data.[7] The TIS also took account of several approved or existing developments within the vicinity of the Project identified by NYSDOT, including Crystal Run Healthcare, the Healy Kia Dealership (formerly Volkswagen of Newburgh), and the Shoppes at Union Square, among others.[8]

The TIS calculated site-generated trips based on the Institute of Transportation Engineers' manual *Trip Generation* (9th edition). Using data compiled for Land Use 152 (High-Cube Warehouse), the TIS estimated weekday morning and evening peak hour trips estimated at 54 vehicles during the morning peak hour and 70 vehicles during the evening peak hour, with truck trips comprising 20% to 30% of the peak hour traffic generation. In addition, the TIS monitored an AmerisourceBergen site with similar leasing size, employee population and operation in Bethlehem, Pennsylvania. The TIS concluded that the model Land Use 152 data were comparable to the traffic information from the actual AmerisourceBergen site, and therefore equations used for the TIS were appropriate. The TIS calculated directional distribution for the site as 60% to NYS Route 17k eastbound and 40% to NYS Route 17k westbound.

Traffic Operations analysis in the TIS included the immediately adjacent intersection of NYS Route 17k and McDonald Street and for the proposed intersection of NYS Route 17k and Orr Avenue. The TIS estimated that the project will contribute 40 or fewer additional two-way trips to the NYS Route 17k corridor both east and west of the project site during roadway peak hours. The TIS concluded that these additional trips will not significantly impact traffic operations along the adjacent roadway corridor.[9] The TIS analysis of the specific nearby intersections concluded that project traffic increases will not change the level of service or cause movement delays at the McDonald Street or Orr Avenue intersections.[10] The TIS also concluded that the addition of 32 trips during the morning peak hour and 42 trips during the evening peak hour would add only 1% growth in traffic at the intersection of NYS Route 300 with NYS Route 17k, resulting in no significant change in the current level of service operation at that intersection.[11]

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[7] Langan Engineering, *Traffic Impact Study, SEQRA 15-142 Matrix Newburgh* (Nov. 5, 2015), at 2 (hereinafter, "TIS").
[8] TIS, at 5.
[9] TIS, at 7.
[10] TIS, at 8.
[11] TIS, at 8.

Overall, the TIS concluded that the proposed development traffic generation will not significantly impact traffic operations in the study area during peak hours. The design concept developed includes signalization, widening for turn lanes, and alignment of the proposed site access road with the existing Orr Avenue. The future signalized intersection is anticipated to operate safely and efficiently.

Based on the foregoing, the potential impacts of traffic have been fully studied and no significant adverse environmental impacts were identified.

(d) Substantial Increase in Solid Waste Production

The Project will produce no substantial increase in solid waste. The Project is not a solid waste management facility. It is a distribution building handling pre-packaged shipments of medical supplies and other distribution products. According to the EAF, the Project will produce approximately 50 tons per month of solid waste during operation, as is typical for a distribution building of this size. These wastes and any recyclable materials will be collected on-site by a private carting company and disposed of off-site in a properly licensed solid waste management facility. As a result, no significant impacts to solid waste production will be created.

(e) Substantial Increase in Potential for Erosion, Flooding, Leaching or Drainage Problems

All potential environmental concerns related to erosion, flooding, and drainage have been extensively analyzed and addressed through the site plan and SWPPP. In particular, the presence of steep slopes on portions of the Project site has been addressed through Applicant's SWPPP, including detailed procedures for stabilizing these slopes during construction and operation. This SWPPP will be reviewed and approved by NYSDEC in accordance with NYSDEC's General Permit for Stormwater Discharges from Construction Activities and by the Town in accordance with the stormwater management provisions in Chapter 157 of the Town Code.

The SWPPP outlines a number of erosion and sedimentation control measures that will be employed during construction to avoid potentially adverse impacts from stormwater. As discussed above, these measures include that fill areas on steep slopes are to be completed in 30- to 50-foot sections and stabilized immediately upon completion. Erosion control matting will be installed as soon as each section is completed. Fill areas will be constructed in a stepped fashion up to slope with lower completed areas protected from additional disturbance. Additional soil erosion measures are provided on the SESC plans and described in the SWPPP, which include silt fence, sediment traps, temporary diversion swales, and rip rap slope protection.

The SWPPP outlines a number of permanent stormwater controls that will be installed at the site to manage stormwater from ongoing operations and the increased impervious surfaces developed as a result of the distribution buildings. In particular, the site plan and SWPPP call for a stormwater drainage management system that includes 11 detention basins on-site. Stormwater quantity and quality have been designed to exceed all NYSDEC and Town of Newburgh

requirements, with water quality designed to treat a minimum of 110% of the required water quality volume. In addition, the site plan and SWPPP will not disturb any wetlands on-site.

Temporary and permanent soil erosion and sediment control measures have been designed and located to minimize the amount of sediment carried by stormwater runoff and discharge to adjacent surface waters or to on-site drainage structures. The soil erosion and sediment control design was completed in accordance with the "New York State Standards and Specifications for Erosion and Sediment Control," August 2005. The following summarizes the planned erosion and sediment control practices for the Project.

Silt Fence

A 20-inch high silt fence will be placed along the down gradient edge of the site. The purpose of the silt fencing is to reduce the runoff velocity and encourage deposition of any sediment before it leaves the site. The filter cloth will be embedded securely in the ground. Silt fencing will be inspected regularly for fabric integrity, embedded depth and sediment accumulation. Additional silt fence will encircle temporary stockpile areas and be placed in other locations throughout the site as needed as construction progresses to prevent sediment laden water from leaving the site.

Erosion Control Matting

Erosion control matting shall be used for slope stabilization on all slopes greater than 3H: 1V as shown on the soil erosion and sediment control plans. The erosion control matting shall be installed per the manufacturer's instruction to insure proper functionality. Erosion control matting shall be inspected regularly for integrity and for evidence of failure. Repairs shall be completed as needed to maintain adequate erosion control.

Inlet Protection

All new catch basins and area drains within the limit of disturbance or in the vicinity of construction activities will have fabric inlet protection installed to prevent sediment-laden runoff from entering the storm drain system. The fabric will be securely fastened on a frame and staked and embedded into the ground. The filter fabric inlet protection will be inspected regularly for fabric integrity, embedded depth and sediment accumulation.

Temporary Sediment Traps

Temporary sediment traps intercept sediment laden runoff and trap and retain the sediment in order to reduce the total suspended solids leaving the Project site. The soil erosion and sediment control plan specifies the anticipated temporary sediment trap locations. The temporary sediment traps are anticipated to be located in the same general areas as the proposed water quality and quantity treatment locations. The traps will be sized to provide a volume of 3,600 cf of storage per acre and a surface area based on the disturbed area tributary to them in accordance with the

NYS SESC requirements. As the tributary areas and need for and location of sediment traps will vary over the course of construction, the traps will be updated by the contractor to remain consistent with the NYS SESC requirements. The discharges from the temporary sediment traps will be accomplished through a temporary outlet consisting of partially excavated channel lined with filter-fabric-and rip rap. Additional rip rap and levels spreaders will be added as needed to ensure the discharge leaves the site in a controlled, non-erosive manner.

Temporary Swales

Temporary swales (with check dams and/or rip rap where required by slope) will be provided to route runoff from the disturbed areas to the temporary sediment traps. The swales will be constructed in accordance with NYS SESC requirements.

Vegetative Measures

Any disturbed area where the earthwork is completed and not subject to construction traffic will not be left exposed more than 14 days and will immediately receive a temporary seeding in accordance with the "New York State Standards and Specifications for Erosion and Sediment Control," August 2005. Mulch may be used if the season prevents the establishment of a temporary cover. Permanent stabilization will be performed as soon as possible after completion of grading.

Construction Entrance

A stabilized pad of aggregate underlain with filter fabric will be located at the site entrance to reduce or eliminate the tracking of sediment onto public streets. The pad thickness will be constantly maintained to the specified dimensions by adding rock. At the end of each construction day, any sediment deposited on public streets will be removed and returned to the site.

Temporary Stockpile

All temporary stockpiles will be within the work area and encircled with a silt fence to prevent the spread of sediment from the stockpile to the rest of the site outside of the work area. Any temporary stockpile inactive for more than 14 days will be stabilized or covered.

Dust Control

Generation of dust will be minimized by limiting the extent of exposed soils and re-establishing vegetative cover in these areas as soon as possible. Additional temporary methods to minimize dust may include wetting, mulching, spray adhesives, stone covering, and wind barriers. The contractor will maintain all stockpiles, haul roads, access roads, and equipment storage areas as necessary to keep the work area free from dust which would cause a hazard or nuisance.

Because potential adverse impacts from stormwater runoff will be avoided through the proper design and implementation of a SWPPP and stormwater control measures, no significant adverse impacts are expected.

(ii) The Removal or Destruction of Large Quantities of Vegetation or Fauna; Substantial Interference With the Movement of Any Resident or Migratory Fish or Wildlife Species; Impacts on a Significant Habitat Area; Substantial Adverse Impacts on a Threatened or Endangered Species of Animal or Plant, or the Habitat of Such a Species; or Other Significant Adverse Impacts to Natural Resources;

(a) The Removal or Destruction of Large Quantities of Vegetation or Fauna

The Project site is presently undeveloped and comprised of upland forest, successional forest, grassland, emergent wetlands, scrub-shrub wetland, and open water. Langan Engineering conducted a Protected Habitat and Species Assessment in June 2014 cataloging these various natural areas on the site.[12] The Project requires clearing and grading of approximately 50 acres of the site. No wetlands or streams will be disturbed by the Project. Approximately 16 acres of the site will remain vacant and will not be disturbed. Any clearing on-site will be conducted pursuant a Clearing and Grading Permit issued by the Town Planning Board and a general stormwater permit issued by the NYSDEC under the SPDES program, and in accordance with the SWPPP. Compliance with the terms of these permits will minimize any adverse impacts.

(b) Substantial Interference With the Movement of any Resident or Migratory Fish or Wildlife Species

The Project will not result in any significant impact on aquatic wildlife impacts. The Project is not disturbing any streams or wetlands on the site and all stormwater, during and after construction, will be properly managed by the SWPPP in accordance with the NYSDEC's stormwater regulations. With respect to terrestrial wildlife, the Habitat and Species Assessment concluded that minimal active habitat exists on the site for resident or migratory wildlife species. The Assessment also noted that large tracts of adjacent vegetative areas at Stewart Airport would provide sufficient habitat for any wildlife. In addition, approximately 16 acres of vegetation will not be disturbed on the site and can still be used by wildlife.

(c) I*mpacts on a Significant Habitat Areas*

The Habitat and Species Assessment concluded that there are no significant habitats present on the site. Moreover, there are no NYSDEC regulated wetlands on the site. There are two NYSDEC-classified streams on the Project site, both of which will remain undisturbed by the

[12] Langan Engineering, *Protected Habitat and Species Assessment for Hudson Valley Casino and Resort, Block 1, Lots 4.12, 49.12, 49.2, 54.1, and 69.25, Town of Newburgh, Orange County, New York* (June 2014) (hereinafter, "Habitat and Species Assessment").

Project and will be protected during all phases of construction using the measures specified in the SWPPP.

In addition, four small federal wetlands have been delineated on the Project site. The location of these wetlands is depicted on the site plans. The site plan and SWPPP provide that these wetlands will not be disturbed during construction or operation, and are appropriately protected and buffered during all phases. Therefore, no significant adverse impacts to wetlands are expected from the Project.

Based on the foregoing, no significant adverse impacts from the Project are expected to significant habitat areas.

(d) Substantial Adverse Impacts on a Threatened or Endangered Species of Animal or Plant, or the Habitat of Such a Species

The Project will not create any substantial adverse impacts to threatened or endangered species. In June 2014, Langan Engineering prepared a Protected Habitat and Species Assessment, which examined the Project site and identified no critical habitats associated with threatened or endangered species. In particular, the Assessment evaluated the presence of the following species and/or their habitat: dwarf wedgemussel (*Alasmidonta heterodon*), small whorled pogonia (*Isotria medeoloides*), Indiana bat (*Myotis sodalis*), Northern long-eared bat (*Myotis septentrionalis*), and bog turtle (*Clemmys muhlenbergii*).

In addition, Langan prepared a report on rare species and ecological communities for the site on May 21, 2014. The report concluded that that upland sandpiper (*Bartramia longicauda*) and associated breeding habitat had been documented at or near the site, generally within 0.5 mile. In addition, Indiana bats (*Myotis sodalis*) (summer roost) had been documented within 1.5 miles of the site. As a result, Langan prepared an upland sandpiper survey, which found no upland sandpipers or their nests on the site. Langan further determined that the site's characteristics did not support nesting habitat for the Indiana bat.

Based on the foregoing, the Project will not create any significant adverse impacts to any threatened or endangered species.

(e) Or Other Significant Adverse Impacts to Natural Resources

No other significant adverse impacts to natural resources have been identified, and none are expected.

(iii) The Impairment of the Environmental Characteristics of a Critical Environmental Area as Designated Pursuant to Section 617.14(g) of this Part;

There are no Critical Environmental Areas identified on the Project site, and thus no significant impacts will occur. The project is located outside of the Chadwick Lake Reservoir Environs, designated by the Town of Newburgh as a critical area of environmental concern.

(iv) The Creation of a Material Conflict with a Community's Current Plans or Goals as Officially Approved or Adopted;

The Project is consistent with the Town's current plans and goals for the site. The Project will be located in the Town's IB zoning district, which specifically allows for distribution uses. In fact, the Project will join several other distribution buildings in the neighborhood. The Project is well-suited for this type of development. Accordingly, there is no conflict expected with the community's current plans or goals.

(v) The Impairment of the Character or Quality of Important Historical, Archeological, Architectural, or Aesthetic Resources or of Existing Community or Neighborhood Character;

No impacts to community character are anticipated from the Project. The Project is permitted in the IB zoning district and fits with the character and scale of other development in the immediate area. Land uses in the IB zoning district presently include a number of other distribution complexes similarly located to take advantage of the interstate interchange and proximity to Stewart Airport. The Project meets dimensional requirements for the district, except for a minor height variance and sign variances to be reviewed and approved by the Town's Zoning Board of Appeals. The Project site is not located in any scenic vistas or viewsheds, but will be part of the commercial character around Stewart Airport. Moreover, the Project will be set back a considerable distance from NYS Route 17k, and vegetation around the perimeter of the site will soften views of the project from surrounding public roads.

Lighting for the site features full cut-off design as specified in a Lighting Plan that will be reviewed by the Planning Board during the site plan review process. No lighting impacts are expected.

The Project will not have any significant impacts on historic resources. The project is not located in an historic district or in close proximity to any such district. According to the EAF and the database of the New York State Historic Preservation Office ("SHPO"), no properties listed on the New York State or National Registers of Historic Places are located on the site or adjacent to it.

In addition, the Project will not have any impacts to potential archeological resources. According to the SHPO website, the Project site is not located in an archeologically sensitive area.

(xi) Changes in Two or More Elements of the Environment, No One of Which has a Significant Impact on the Environment, but When Considered Together Result in a Substantial Adverse Impact on the Environment; or

There are no segmentation concerns associated with this Project. All potential areas of environmental concern have been identified and evaluated at the earliest possible time.

(xii) Two or More Related Actions Undertaken, Funded or Approved by an Agency, None of Which has or Would Have a Significant Impact on the Environment, but When Considered Cumulatively Would Meet One or More of the Criteria in this Subdivision.

No cumulative impacts are expected from the Project. This Project is not part of a larger plan of development, but rather is the development of one use permitted by the Town's IB zoning district. There are no reasonably related long-term, short-term, indirect, and/or cumulative impacts which are included in any long-range plan of which the Project is a part, likely to be undertaken as a result of the Project, or dependent on the Project. Accordingly, no additional analysis of cumulative impacts is required.

Conclusion

Based on the foregoing discussion, the proposed Project will not create any significant adverse impact on the environment and, therefore, a Negative Declaration under SEQRA is warranted for the Project.

9 November 2015

Mr. Patrick J. Hines
McGoey, Hauser and Edsall Consulting Engineers D.P.C.
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

Re: Five Acre Waiver Request
Matrix Business Park at Newburgh
Newburgh, New York
Langan Project No.: 9190601

Dear Mr. Hines:

The purpose of this letter is to formally request written authorization to disturb more than five acres of soil at any one time at the Matrix Business Park at Newburgh project located at Section 95, Block 1, Previously Lots 4.12, 54.1, 69.25, and 49.12 in the Town of Newburgh, NY. A Stormwater Pollution Prevention Plan (SWPPP) has already been prepared and is under review by your office.

Due to the nature of the site and specifically the topography in relation to the proposed project it is impractical to try and maintain the site disturbance to less than 5 acre sections. The project includes a warehouse footprint of nearly 12 acres located approximately ¼ miles from access to the public roads. In order to efficiently develop the project and manage the cuts and fills required to balance the site, it is necessary to disturb more than 5 acres at a time.

The construction sequencing plans and related sediment and erosion controls plans detail the development of the site in multiple phases with a maximum area of disturbance of 22.5 acres at any one time.

The requirements for disturbing more than 5 acres at one time are incorporated into section 5.5 of the SWPPP as required by the General Permit. As required by the General Permit, notes have been added to the SWPPP and the plans to increase the frequency of inspections to twice a week and stabilize disturbed areas in not more than 7 days while more than 5 acres is disturbed. We believe that the erosion control measures proposed are adequate to protect water quality in areas downstream of the site; however, the qualified inspector should evaluate the adequacy of the measures during the semi-weekly inspection. A copy of the updated plan and SWPPP text will be incorporated into the SWPPP on-site.

We respectfully ask for your consideration of this request to disturb more than 5 acres at a time on this site. If you have any questions, please feel free to call me at 914-323-7400.

Sincerely,
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Charles Utschig
Associate

Enclosure(s): Soil Erosion and Sediment Control Plan
Revised SWPPP Text

\\langan.com\data\EP\data6\9190601\Office Data\Memos\2015-11-9 Five Acre Waiver Request Letter.docx

0644089821

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____ (for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-15-002

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR **MUST SIGN FORM**

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
MATRIX NEWBURGH I, LLC

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
GRIFFIN

Owner/Operator Contact Person First Name
KENNETH

Owner/Operator Mailing Address
FORSGATE DRIVE, CN 4000

City
CRANBURY

State
NJ

Zip
08512-____

Phone (Owner/Operator)
732-521-2900

Fax (Owner/Operator)
609-395-8289

Email (Owner/Operator)
KGRIFFIN@MATRIXCOMPANIES.COM

FED TAX ID
26-0851458 (not required for individuals)

Project Site Information

Project/Site Name
MATRIX BUSINESS PARK AT NEWBURGH

Street Address (NOT P.O. BOX)
NEW YORK ROUTE 17K

Side of Street
● **North** ○ **South** ○ **East** ○ **West**

City/Town/Village (THAT ISSUES BUILDING PERMIT)
TOWN OF NEWBURGH

State: NY
Zip: 10576-
County: ORANGE COUNTY
DEC Region: 3

Name of Nearest Cross Street
ORR AVENUE

Distance to Nearest Cross Street (Feet)
0

Project In Relation to Cross Street
● **North** ○ **South** ○ **East** ○ **West**

Tax Map Numbers
Section-Block-Parcel
95-1-
TBD (PREVIOUSLY LOTS 4.12, 54.1, 69.25 AND 49.12)

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 576922

Y Coordinates (Northing): 4595927

2. What is the nature of this construction project?

● **New Construction**

○ **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use	Post-Development Future Land Use
● FOREST	○ SINGLE FAMILY HOME
○ PASTURE/OPEN LAND	○ SINGLE FAMILY SUBDIVISION
○ CULTIVATED LAND	○ TOWN HOME RESIDENTIAL
○ SINGLE FAMILY HOME	○ MULTIFAMILY RESIDENTIAL
○ SINGLE FAMILY SUBDIVISION	○ INSTITUTIONAL/SCHOOL
○ TOWN HOME RESIDENTIAL	○ INDUSTRIAL
○ MULTIFAMILY RESIDENTIAL	○ COMMERCIAL
○ INSTITUTIONAL/SCHOOL	○ MUNICIPAL
○ INDUSTRIAL	○ ROAD/HIGHWAY
○ COMMERCIAL	○ RECREATIONAL/SPORTS FIELD
○ ROAD/HIGHWAY	○ BIKE PATH/TRAIL
○ RECREATIONAL/SPORTS FIELD	○ LINEAR UTILITY (water, sewer, gas, etc.)
○ BIKE PATH/TRAIL	○ PARKING LOT
○ LINEAR UTILITY	○ CLEARING/GRADING ONLY
○ PARKING LOT	○ DEMOLITION, NO REDEVELOPMENT
○ OTHER	○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
	● OTHER

Number of Lots

DISTRIBUTION CENTER

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
71.8	54.4	1.1	25.1

5. Do you plan to disturb more than 5 acres of soil at any one time? ● **Yes** ○ **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
0 %	1 %	1 %	98 %

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date	End Date
01/01/2016	12/31/2016

8600089821

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

UNNAMED TRIBUTARY TO QUASSAIC CREEK

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ● Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ● Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ● Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-15-002? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-15-002? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ● **Yes** ○ **No** ○ **Unknown**

16. What is the name of the municipality/entity that owns the separate storm sewer system?

TOWN OF NEWBURGH

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ **Yes** ● **No** ○ **Unknown**

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ **Yes** ● **No**

19. Is this property owned by a state authority, state agency, federal government or local government? ○ **Yes** ● **No**

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ **Yes** ● **No**

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● **Yes** ○ **No**

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ● **Yes** ○ **No**
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ● **Yes** ○ **No**

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
LANGAN ENGINEERING

Contact Name (Last, Space, First)
UTSCHIG, CHARLES

Mailing Address
707 WESTCHESTER AVENUE, SUITE 304

City
WHITE PLAINS

State NY Zip 10604-3102

Phone 914-323-7400

Fax 914-323-7401

Email
CUTSCHIG@LANGAN.COM

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name CHARLES **MI**

Last Name UTSCHIG

Signature

Date 11/09/2015

25. Has a construction sequence schedule for the planned management practices been prepared? ● Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ● Check Dams
- ○ Construction Road Stabilization
- ● Dust Control
- ○ Earth Dike
- ● Level Spreader
- ● Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ● Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ● Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ● Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ● Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ● Straw/Hay Bale Dike
- ○ Streambank Protection
- ● Temporary Swale
- ○ Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ● Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ● Retaining Wall
- ● Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

EROSION CONTROL MATTING

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ● **Preservation of Undisturbed Areas**
- ○ **Preservation of Buffers**
- ● **Reduction of Clearing and Grading**
- ○ **Locating Development in Less Sensitive Areas**
- ● **Roadway Reduction**
- ● **Sidewalk Reduction**
- ● **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ● **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

		2	.	7	7	9	**acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

7738089822

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area (acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)		and/or	
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or	
● Tree Planting/Tree Pit (RR-3)	0.106	and/or	
○ Disconnection of Rooftop Runoff (RR-4)		and/or	
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			
○ Rain Garden (RR-6)			
○ Stormwater Planter (RR-7)			
○ Rain Barrel/Cistern (RR-8)			
○ Porous Pavement (RR-9)			
○ Green Roof (RR-10)			
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			
○ Infiltration Basin (I-2)			
○ Dry Well (I-3)			
○ Underground Infiltration System (I-4)			
● Bioretention (F-5)	23.482		
○ Dry Swale (O-1)			
Standard SMPs			
○ Micropool Extended Detention (P-1)			
○ Wet Pond (P-2)			
○ Wet Extended Detention (P-3)			
○ Multiple Pond System (P-4)			
○ Pocket Pond (P-5)			
● Surface Sand Filter (F-1)	1.330		
○ Underground Sand Filter (F-2)			
○ Perimeter Sand Filter (F-3)			
○ Organic Filter (F-4)			
○ Shallow Wetland (W-1)			
○ Extended Detention Wetland (W-2)			
○ Pond/Wetland System (W-3)			
○ Pocket Wetland (W-4)			
○ Wet Swale (O-2)			

Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area (acres)
○ **Hydrodynamic**	
○ **Wet Vault**	
○ **Media Filter**	
○ **Other** [ ]	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name [ ]

Manufacturer [ ]

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.689 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ● **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

0.546 **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

● **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

		3	.	3	8	7

acre-feet

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a).

		4	.	0	7	6

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ● **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

		0	.	8	1	8

acre-feet

CPv Provided

		1	.	9	2	3

acre-feet

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development

1	7	3	.	9		

CFS

Post-development

1	1	8	.	1		

CFS

Total Extreme Flood Control Criteria (Qf)

Pre-Development

3	1	8	.	9		

CFS

Post-development

2	5	4	.	1		

CFS

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● Yes ○ No

If Yes, Identify the entity responsible for the long term Operation and Maintenance

MATRIX NEWBURGH I, LLC

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

Runoff reduction potential is limited in most areas on site due to existing physical constraints such as steep slopes and wetland areas. For example, dry vegetated swales are provided for stormwater conveyance along the entrance drive, but are not included in the WQv or RRv calculations. Credit was not taken because the swale slopes are steeper than desirable to provide RRv and WQv treatment (over 4%). The steeper swale slopes are due to the nature of the existing steep slopes on site. Similarly, the existing steep slopes made it difficult to provide all the water quality treatment in green techniques such as bioretention basins. We provided bioretention wherever feasible, but in some areas the treatment was more efficient if done by a surface sand filter because it required less surface area for more treatment.

DrinkerBiddle&Reath LLP

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November 9, 2015

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, New York 12250
Attention: John P. Ewasutyn, Chairman

Re: Site Plan Application with respect to Lot A ("Lot A") in the Town of Newburgh, Orange County, New York, as shown on that certain plan entitled "Lot Line Change Plat of Section 95, Block 1, Lot 4.12, Lot 54.1, Lot 69.25 and Lot 49.12" prepared by Langan, dated July 17, 2015, last revised October 27, 2015 (the "Lot Line Change Plat")

Dear Chairman Ewasutyn:

This firm represents Matrix Newburgh I, LLC ("Matrix") in connection with Lot A. As you know, Matrix has filed an application with the Town of Newburgh Planning Board (the "Board") seeking site plan approval for the construction of a 565,320 square foot distribution center and related facilities and improvements (collectively, the "Project") on Lot A.

I understand that the Board's engineer has requested that Matrix discuss an emergency access connection to Corporate Boulevard and the potential to loop the proposed water line to Corporate Boulevard. Matrix does not have the right to use Corporate Boulevard, a private road, to serve Lot A for access or utility purposes.

Corporate Boulevard is a private road established pursuant to a certain Declaration by Robert C. Baker and Harvey B. Oshins, as tenants-in common, recorded in the Orange County Clerk's Office on June 30, 1989 in Liber 3159, Page 129 (as amended, the "Declaration"), which Declaration provides for certain access and utility easements over Corporate Boulevard in favor of the owners of properties within the approximately 141.65 acres of real property covered by the Declaration (the "Premises"). A copy of the Declaration is enclosed herewith for your reference. Capitalized terms used in this letter but not defined herein shall have the meanings given in the Declaration.

Andrew B. Joseph
Partner responsible for Florham Park Office

The Declaration provides, in Section 1, that Corporate Boulevard is for the exclusive use of the Declarant and the successor owners of portions of the Premises. The Declaration further provides, in Section 5(b), that "no party shall have access to any other property through the Premises, without the consent of the Declarant, their heirs, legal representatives, successors and assigns." Finally, Section 7 of the Declaration provides that the Declaration cannot be amended without the consent of the owners of a majority of the land area within the Premises.

Established 1849

Lot A was created by the Lot Line Change Plat, and consists of the entire lot formerly designated as Section 95, Block 1, Lot 69.25 ("Lot 69.25"), the entire lot formerly designated as Section 95, Block 1, Lot 54.1, as well as portions of the lots formerly designated as Section 95, Block 1, Lot 4.12 and Section 95, Block 1, Lot 49.12. Lot 69.25 is part of the Premises subject to, and entitled to the benefits of, the Declaration. The remaining lots constituting Lot A (i.e., Lots 54.1, 4.12, and 49.12), however, are not subject to the Declaration and are not entitled to the benefits of the Declaration. The Declaration expressly prohibits the use of Corporate Drive to access properties other than the Premises that is subject to the Declaration. Therefore, Matrix cannot use the access and utility easements contained in the Declaration for the benefit of properties that are not subject to the Declaration (Lots 54.1, 4.12, and 49.12), even if developed in connection with a property that is subject to the Declaration (Lot 69.25).

Furthermore, Matrix cannot unilaterally amend the Declaration to add the remainder of Lot A to the Premises covered by the Declaration. The Declaration requires the consent of the owners of a majority of the land area in the Premises to amend the Declaration, meaning the owner or owners of 70.83 acres of the Premises. Lot 69.25 consists of approximately 23.58 acres, so Matrix would need the cooperation of one or more third parties in order to amend the Declaration to add the remainder of Lot A to the Declaration. Matrix originally planned to utilize Corporate Boulevard for access to this property, but despite a significant effort, Matrix was unable to obtain the necessary consent.

For the foregoing reasons, Matrix does not have the right to use Corporate Boulevard to serve the proposed Project for access or utilities. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Michael San Giacomo

MSG/pv
Enclosure

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

SECTION 21 BLOCK 1 LOT 4,4.2,3

Robert C. Baker
Harvey B. Oshins
TO

RECORD AND RETURN TO:
(Name and Address)

National Realty & Development Corp
80 Field Point Road
Greenwich, Ct. 06830

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 057725 DATE 6/30/89 AFFIDAVIT FILED _____ 19 _____

INSTRUMENT TYPE: DEED ____ MORTGAGE ____ SATISFACTION ____ ASSIGNMENT ____ OTHER Declaration of Easements

BG20	Blooming Grove	____
CH22	Chester	____
CO24	Cornwall	____
CR26	Crawford	____
DP28	Deerpark	____
GO30	Goshen	____
GR32	Greenville	____
HA34	Hamptonburgh	____
HI36	Highland	____
MK38	Minisink	____
ME40	Monroe	____
MY42	Montgomery	____
MH44	Mount Hope	____
NT46	Newburgh (T)	X
NW48	New Windsor	____
TU50	Tuxedo	____
WL52	Wallkill	____
WK54	Warwick	____
WA56	Wawayanda	____
WO58	Woodbury	____
MN09	Middletown	____
NC11	Newburgh	____
PJ13	Port Jervis	____
9999	Hold	____

SERIAL NO. _____

Mortgage Amount $ _____

Exempt Yes ____ No ____

3-6 Cooking Units Yes ____ No ____

Received Tax on above Mortgage

Basic $ _____

MTA $ _____

Spec. Add. $ _____

TOTAL $ _____

MARION S. MURPHY
Orange County Clerk

by: _____

CHECK X CASH ____ CHARGE ____

MORTGAGE TAX $ _____

TRANSFER TAX $ E

RECORD. FEE $ 26.00

REPORT FORMS $ 1.00

CERT. COPIES $ _____

Feldman

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on the 7th day of July 19 89 at 12:35 O'Clock P. M. in Liber/Film 3159 Deed at page 129 and examined.

Marion S. Murphy
County Clerk

RECEIVED
9715 $ Exempt
REAL ESTATE
JUL 7 1989
TRANSFER TAX
ORANGE COUNTY
MLB

For modification see DB 4279 pg 1, Sept. 26, 1995
For 2nd modification see DB 4279 pg 12, Sept. 26, 1995

LIBER 3159 PAGE 129

} Copies attached

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that **ROBERT C. BAKER and HARVEY B. OSHINS**, as Tenants-in-Common, having their office and post office address c/o National Realty & Development Corp., 80 Field Point Road, in the Town of Greenwich, County of Fairfield and State of Connecticut 06830 (hereinafter collectively referred to as "Declarant") are the owners of certain lands and premises, together with the improvements therein and thereon, situate, lying and being in the **TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK** more particularly described on Exhibit A annexed hereto and made a part hereof (hereinafter described and being herein sometimes referred to as the "Premises"); and

WHEREAS, Declarant desires to create certain specific and reciprocal easements for ingress, egress, drainage and utilities with respect to the Premises and that portion of the Premises more commonly known as Corporate Boulevard (said Corporate Boulevard is more particularly described on Exhibit B annexed hereto and made a part hereof and is hereinafter referred to as "Corporate Boulevard"); and

WHEREAS, it is the desire of Declarant that the Premises shall be used, occupied, conveyed and transferred subject to and benefited by the easements and covenants hereinafter set forth;

NOW, THEREFORE, in consideration of **ONE and NO/100 ($1.00) DOLLAR** and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Premises shall be and are hereby made and declared to be subject to the following covenants and easements:

1. Corporate Boulevard shall be for the exclusive joint use of Declarant, their heirs, legal representatives, successors, and assigns and its and their designees and permitted tenants and occupants of the Premises, and their respective employees, customers, business guests and invitees, for pedestrian and all forms of vehicular traffic for the express purposes of providing ingress and egress to, from, over and across the driveways, truckways, walkways, parking and loading areas within the Premises and to New York State Route 17K.

2. The Premises shall be subject to an easement and right to use all of Corporate Boulevard, solely for the purposes aforesaid, except for temporary periods as necessary to avoid a dedication thereof and except for periods during which Corporate Boulevard is being repaired, altered or reconstructed, provided such repairs, alterations and reconstruction shall as far as is reasonably practicable be performed in such manner so as to not unreasonably obstruct, interfere with or impede the ingress or egress of persons or vehicles to and from the Premises and all portions thereof.

3. It is the intention of the Declarant that the owners of the Premises shall provide that Corporate Boulevard shall be maintained and kept in repair, clean, and clear of snow, ice, rubbish and debris, properly striped, insured, replaced as necessary, landscaped and adequately lighted at all times customary in the area or as required by law, (hereinafter collectively referred to as the "Maintenance of Corporate Boulevard"). The cost of such maintenance, repairs, cleaning and clearing of snow, ice, rubbish and debris, striping, insurance, replacement, landscaping and lighting (said costs hereinafter

collectively referred to as the "Maintenance Cost") shall be borne by the owners of any portion of the premises in proportionately based upon the relationship which the square footage of the Premises owned or controlled by the person or entity sought to be charged bears to the total square footage of the land upon the Premises (i.e. if the entire Premises shall be a land area of 141.65 acres, Corporate Boulevard shall be a land area of 4.97 acres and the portion of the Premises owned or controlled by the party sought to be charged for Maintenance Costs be 14.86 acres, the said 14.86 acre portion of the Premises shall bear a 14.86/136.68 share of the Maintenance Cost referred to above) and shall be paid upon demand of the party performing said Maintenance of Corporate Boulevard.

4. In addition to the foregoing, the portions of the Premises located within thirty (30) feet of the right of way line of Corporate Boulevard shall be subject to reciprocal easements, for the sole benefit of Declarant, their heirs, legal representatives, successors, assigns, and designees for the purpose of inspecting, locating, relocating, installing, altering, extending, constructing, repairing, replacing, rebuilding, removing, operating and maintaining any and all utility, water, sewer and drainage facilities and appurtenances within the areas within the Premises designated for such purposes by the Declarant, their heirs, legal representatives, successors or assigns (excluding areas designated now or in the future by the Declarant, their heirs, legal representatives, successors and assigns for buildings, proposed or otherwise) and which may be necessary or proper for the development of the Premises, together with free and unlimited ingress and egress over and across the Premises to and from any such utility, water, sewer or drainage facilities and appurtenances as may be reasonably necessary for the full use, occupancy, implementation and enjoyment thereof. Declarant, their heirs, legal representatives, successors or assigns shall perform any such installation, maintenance, repair or replacement (or shall cause the same to be performed) in a manner which will minimize interference with the businesses being conducted by the tenants and other occupants of the Premises and in a manner as will not unnecessarily or unreasonably obstruct, interfere with or impede the ingress or egress of persons or vehicles to and from the Premises or any portion thereof, or the orderly flow of pedestrian and vehicular traffic.

5. With respect to any utilities and/or drainage easements declared and created hereunder:

a) Declarant hereby reserves for itself, its heirs, legal representatives, successors and assigns the free and unobstructed use of the surface of Corporate Boulevard so that the same may be paved, blacktopped, curbed or otherwise covered with asphaltic or similar paving and surface materials; and

b) Declarant further reserves the rights, for itself, its invitees and designees for ingress and egress and to cross and recross the surface of said easement areas by all forms of pedestrian and vehicular traffic, including, without limitation, by motor vehicle, on foot or any other means provided that this Declaration shall create no such rights in any party other than as aforesaid, and further provided, that the within Declaration shall not be deemed to create any easements upon, over or through the Premises and that no party shall have access to any other property through the Premises, without the consent of the Declarant, their heirs, legal representatives, successors or assigns.

6. Declarant reserves the right at any time and from time to time to dedicate or convey all or any portion of the aforesaid easement areas to public and/or quasi-public use as and for a

public roadway or in connection with any transfer of rights to the governmental or pseudo-governmental body having jurisdiction of utilities, provided that any such transfer or dedication shall be subject to and shall not diminish the rights of Declarant hereunder.

7. The owners of a majority of the land area within the Premises may at any time elect to modify, amend or terminate this Declaration; provided, however, that there shall always be available to the Premises adequate means of ingress and egress between the Premises and any subdivision thereof and New York State Route 17K, and further, provided, however, the right of the Declarant, their heirs, legal representatives, successors and assigns to locate and maintain utility, water, sewer and drainage facilities as provided herein shall not be disturbed.

8. The covenants and easements above set forth shall run with the land and be binding upon all parties having or acquiring any right, title or interest in the Premises or part thereof and shall be for the benefit of each owner of the Premises, or part thereof, their heirs, legal representatives, designees, successors and assigns, permitted tenants or occupants of the Premises and their employees, customers, business guests and invitees, as the case may be, provided that the obligations to share costs as set forth in paragraph 3 above shall be binding upon each owner of the Premises, or part thereof, only for the time period that it is the owner thereof, so that upon transfer of title to all or any part of the Premises, the transferor thereupon is and shall be automatically freed and relieved of such obligations and responsibility thereafter accruing and the rights and benefits of this Declaration and as Declarant as to the property so transferred. The word Declarant as used herein shall include the heirs, legal representatives, successors and assigns of Declarant.

IN WITNESS WHEREOF, Declarant has duly executed this instrument this 30th day of June, 1989.

WITNESS:

ROBERT C. BAKER

HARVEY B. OSHINS

STATE OF NEW YORK
COUNTY OF Westchester ss:

On the 30th day of June 1989, before me personally came ROBERT C. BAKER and HARVEY B. OSHINS to me known to be the individuals described in and who executed the foregoing instrument, and they acknowledged that they executed the same.

NOTARY PUBLIC

HERBERT JACOBSON
Notary Public, State of New York
Qualified in Dutchess County
Commission Expires ~~March 30, 19~~ 6/20/90

EXHIBIT A

PREMISES

ALL that certain lot, piece or parcel of land situated in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

BEGINNING at a highway monument found in the northerly right-of-way line of New York State Route 17K; thence from said point of beginning which point is the southwesterly corner of lands now or formerly of Panoyiotas J. Fortunes:

(1) North 78 degrees 25 minutes 10 seconds West 76.80 feet along the northerly right-of way line of New York State Route 17K to a point; thence

(2) North 74 degrees 13 minutes 44 seconds West 726.0 feet still along the northerly right-of-way line of New York State Route 17K to a point; thence

(3) North 17 degrees 1 minute 36 seconds East 548.95 feet to a point; thence

(4) North 73 degrees 44 minutes 24 seconds West 379.83 feet to a point; thence

(5) North 16 degrees 45 minutes 24 seconds East 373.13 feet to a point; thence

(6) North 16 degrees 15 minutes 24 seconds East 539.50 feet to a point; thence

(7) North 16 degrees 42 minutes 24 seconds East 569.74 feet to a point; thence

(8) North 70 degrees 28 minutes 36 seconds West 324.93 feet to a point in the easterly right-of-way line of Fletcher Drive; thence

(9) Along said right-of-way line North 19 degrees 31 minutes 24 seconds East 50.0 feet; thence

(10) South 70 degrees 28 minutes 36 seconds East 322.47 feet to a point; thence

(11) North 16 degrees 25 minutes 24 seconds East 892.30 feet to a point; thence

(12) South 74 degrees 30 minutes 21 seconds East 174.92 feet to a point in the southerly right-of-way line of Interstate Route 84; thence along the southerly right-of-way line of said Interstate Route 84 on the following three courses and distances:

(13) South 65 degrees 47 minutes 14 seconds East a total distance of 1,266.47 feet to a point; thence

(14) South 80 degrees 42 minutes 14 seconds East 762.06 feet to a point; thence

(15) South 67 degrees 54 minutes 25 seconds East 579.32 feet to a point; thence

(16) South 7 degrees 44 minutes 57 seconds West 1,315.17 feet to a point; thence

(17) North 83 degrees 21 minutes 58 seconds West 462.20 feet to a point; thence

(18) South 2 degrees 41 minutes 2 seconds West 175.0 feet to a point; thence

(19) North 86 degrees 9 minutes 33 seconds West 485.89 feet to a point; thence

(20) Crossing a 50 foot wide private road leading to Route 17K North 55 degrees 22 minutes 26 seconds West 56.53 feet to a point; thence

(21) South 86 degrees 21 minutes 45 seconds West 297.50 feet to a point; thence

(22) North 87 degrees 42 minutes 15 seconds West 85.0 feet to a point; thence

(23) South 87 degrees 50 minutes 25 seconds West 304.55 feet to a point; thence

(24) South 16 degrees 9 minutes 16 seconds West 785.64 feet to a point; thence

(25) North 73 degrees 50 minutes 44 seconds West 200.0 feet to a point; thence

(26) South 16 degrees 9 minutes 16 seconds West 183.0 feet to the point of BEGINNING.

Containing 141.759 +/- acres.

Together with and included herewith for all intents and purposes is Bostock Lane, a private road extending from the northerly right of way line of New York State Route 17K and crossing course number 20 onto the above described parcel and providing unrestricted ingress and egress from the above described parcel to New York State Route 17K, in common with rights of way of others which may exist.

8

EXHIBIT B

Beginning at a point on the revised northerly right of way line of New York State Route 17K, said point of beginning being located North 16°-09'-16" East 6.39 feet and North 74°-13'-44" West 402.64 feet from a monument found at the intersection of the northerly right-of-way line of New York State Route 17K with the most westerly corner of Tax Map Parcel # 95-1-64 of the Town of Newburgh; thence from said point of beginning the following courses and distances: North 15°-46'-16" East 541.16 feet to a point of curvature; thence on a curve to the right having a radius of 1,239.28 feet, an arc distance of 1,308.41 feet to a point of reverse curvature as described by the cord North 46°-01'-01" East 1,248.48 feet; thence on a curve to the left having a radius of 25.0 feet, an arc distance of 29.76 feet to the start of a 150.0 feet radius cul-de-sac on the northeasterly end of Corporate Boulevard as described by the cord North 42°-10'-09" East 28.03 feet; thence on a curve to the right having a radius of 150.0 feet, an arc distance of 828.31 feet to a point of reverse curvature; thence on a curve to the left having a radius of 25.0 feet, an arc distance of 29.76 feet to a point of compound curvature as described by the cord North 69°-38'-17" West 28.03 feet; thence on a curve to the left having a radius of 1,159.28 feet, an arc distance of 1,223.95 feet to a point of tangency as described by the cord South 46°-01'-01" West 1,167.89 feet; thence on a tangent South 15°-46'-16" West 541.16 feet to a point on the northerly right of way line of New York State Route 17K; thence along the northerly right of way line of New York State Route 17K North 74°-13'-44" West 80.0 feet to the point or place of beginning.

Containing 4.97± acres in accordance with a plan entitled "Subdivision for Northeast Distribution Center, Town of Newburgh, County of Orange" prepared by Eustance & Horowitz, P.C., Circleville, New York, dated August 18, 1987, last revised June 30, 1989.

Corp. Bd 8

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT – DO NOT REMOVE

TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

NORTHEAST BUSINESS CENTER ASSOCIATES 52.5,
NORTHEAST BUSINESS CENTER ASSOCIATES-50,
NORTHEAST DISTRIBUTION CENTER ASSOCIATES,
NORTHEAST DISTRIBUTION CENTER ASSOCIATES,4.5
NORTHEAST DISTRIBUTION CENTER ASSOCIATES,-10
NORTHEAST HIGH-TECH PARK ASSOCIATES

SECTION 95 BLOCK 1 LOT 1.1,1.3,
LOT 1.22 , 65, 66, 67, 68, 69.

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

RECORD AND RETURN TO:
(Name and Address)

STEVEN KRAUSS, ESQ.
NATIONAL REALLTY & DEVELOPMEMNT CORP.
3 MANHATTANVILLE ROAD
PURCHASE, N.Y. 10577-2117.

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER Modification of Dec.

PROPERTY LOCATION

2089	BLOOMING GROVE (TN)	4269	MONTGOMERY (TN)
2001	WASHINGTONVILLE (VLG)	4201	MAYBROOK (VLG)
2289	CHESTER (TN)	4203	MONTGOMERY (VLG)
2201	CHESTER (VLG)	4205	WALDEN (VLG)
2489	CORNWALL (TN)	4489	MOUNT HOPE (TN)
2401	CORNWALL (VLG)	4401	OTISVILLE (VLG)
2600	CRAWFORD (TN)	X 4600	NEWBURGH (TN)
2800	DEERPARK (TN)	4800	NEW WINDSOR (TN)
3089	GOSHEN (TN)	5089	TUXEDO (TN)
3001	GOSHEN (VLG)	5001	TUXEDO PARK (VLG)
3003	FLORIDA (VLG)	5200	WALLKILL (TN)
3005	CHESTER (VLG)	5489	WARWICK (TN)
3200	GREENVILLE (TN)	5401	FLORIDA (VLG)
3489	HAMPTONBURGH (TN)	5403	GREENWOOD LAKE (VLG)
3401	MAYBROOK (VLG)	5405	WARWICK (VLG)
3689	HIGHLANDS (TN)	5600	WAWAYANDA (TN)
3601	HIGHLAND FALLS (VLG)	5889	WOODBURY (TN)
3889	MINISINK (TN)	5801	HARRIMAN (VLG)
3801	UNIONVILLE (VLG)		
4089	MONROE (TN)		
4001	MONROE (VLG)		
4003	HARRIMAN (VLG)		
4005	KIRYAS JOEL (VLG)		

CITIES

0900	MIDDLETOWN
1100	NEWBURGH
1300	PORT JERVIS
9999	HOLD

NO. PAGES 14 CROSS REF 1
CERT. COPY ____ AFFT. FILED ____

PAYMENT TYPE: CHECK ✓
CASH ____
CHARGE ____
NO FEE ____

CONSIDERATION $ ____
TAX EXEMPT ____

MORTGAGE AMT $ ____
DATE ____

MORTGAGE TYPE:
(A) COMMERCIAL
(B) 1 OR 2 FAMILY
(C) UNDER $10,000.
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR.UNION
(J) NAT.PER-CR.UN/I OR 2
(K) CONDO

RECEIVED FROM: C.T.I

Joan A. Macchi
JOAN A. MACCHI
Orange County Clerk

FILE# 4279PG 1

Re: DL 3159
PS 129

ORANGE COUNTY CLERKS OFFICE 43617 MRL
RECORDED/FILED 09/26/95 04:26:26 PM
FEES 47.50 EDUCATION FUND 5.00
DEED CNTL NO 60072

FIRST MODIFICATION OF DECLARATION

THIS FIRST MODIFICATION OF DECLARATION is made as of the 10th day of November, 1994 by and among NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("52.5"); NORTHEAST BUSINESS CENTER ASSOCIATES-50, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("50"); NORTHEAST DISTRIBUTION CENTER ASSOCIATES, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("NDCA"); NORTHEAST BUSINESS CENTER ASSOCIATES-4.5, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("4.5"); NORTHEAST HIGH-TECH PARK ASSOCIATES, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("High-Tech"); and NORTHEAST DISTRIBUTION CENTER ASSOCIATES-10, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("10") (52.5, 50, NDCA, 4.5, High-Tech and 10 are referred to collectively as "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant each own certain premises located in the TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK; and

WHEREAS, such premises are the subject to that certain Declaration (the "Declaration") executed by Robert C. Baker and Harvey B. Oshins, as Tenants-in Common, on June 30, 1989 and recorded in the Orange County Clerk's Office on July 7, 1989 in Liber 3159, Page 129, which Declaration effects certain lands and premises, together with the improvements therein and thereon, situate, lying and being in the TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK more particularly described in Exhibit A annexed hereto and made a part hereof (such lands and premises and improvements being referred to in the Declaration and herein as the "Premises"); and

WHEREAS, the Declaration provides, in part, that the owners of a majority of the land area within the Premises may modify and amend the Declaration at any time; and

WHEREAS, Declarant is, as of the date hereof, the owners of a majority of the land area within the Premises; and

WHEREAS, Declarant desires to modify and amend the Declaration in certain respects;

NOW, THEREFORE, for ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by each of the parties hereto, the parties hereto agree as follows:

A. The Declaration is hereby amended by deleting Paragraph 3 thereof in its entirety and substituting therefor the following quoted language:

> "3. It is the intention of the Declarant that the owners of the Premises shall provide that Corporate Boulevard shall be maintained and kept in repair, clean, and clear of snow, ice, rubbish and debris, properly striped, insured, replaced as necessary, landscaped and adequately lighted at all times customary in the area or as required by law, (hereinafter collectively referred to as the

"Maintenance of Corporate Boulevard"). The cost of such maintenance, repairs, cleaning and clearing of snow, ice, rubbish and debris, striping, insurance, replacement, landscaping and lighting (said costs hereinafter collectively referred to as the "Maintenance Cost") shall be borne by the owners of any portion of the Premises proportionately based upon the relationship which the square footage of the buildings then located on that portion of the Premises owned or controlled by the person or entity sought to be charged bears to the total square footage of all buildings then located on the Premises, or any portion thereof (i.e. if the square footage of the buildings then located on the portion of the Premises owned or controlled by the party sought to be charged for Maintenance Costs shall be 30,000 square feet and the square footage of all buildings then located on the Premises, or any portion thereof, shall be 600,000 square feet, then such party shall bear a 30,000/600,000 share of the Maintenance Cost referred to above) and shall be paid upon demand of the party performing said Maintenance of Corporate Boulevard."

B. Except as expressly modified herein, all of the provisions, covenants, conditions and agreements set forth in the Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

ATTEST:

NORTHEAST BUSINESS CENTER ASSOCIATES - 52.5,
a New York general partnership

By: National 52.5 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-52.5 Corp., general partner

By: _____
Robert C. Baker, President

By: RM/53 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/53, Inc., general partner

By: _____
BRAD W. BERGER, PRESIDENT

By: MK 53 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 53, Inc., general partner

By: _____
William Unell, President

[SIGNATURES CONTINUTED ON NEXT PAGE]

SIGNATURE PAGE TO FIRST MODIFICATION OF DECLARATION DATED AS OF NOVEMBER 30, 1994 BY AND BETWEEN NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, ET. AL.

NORTHEAST BUSINESS CENTER
ASSOCIATES - 50,
a New York general partnership

By: National 50 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-50 Corp., general partner

By: _____
Robert C. Baker, President

By: RM/50 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/50, Inc., general partner

By: _____
BRAD W. BERGER, PRESIDENT

By: MK 50 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 50, Inc., general partner

By: _____
William Mack, President

NORTHEAST DISTRIBUTION CENTER
ASSOCIATES,
a New York general partnership

By: National 20 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-20 Corp., general partner

By: _____
Robert C. Baker, President

By: RM/20 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/20, Inc., general partner

By: _____
BRAD W. BERGER, PRESIDENT

By: MK 20 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 20, Inc., general partner

By: _____
William Mack, President

[SIGNATURES CONTINUED ON NEXT PAGE]

SIGNATURE PAGE TO FIRST MODIFICATION OF DECLARATION DATED AS OF NOVEMBER 30, 1994 BY AND BETWEEN NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, ET. AL.

NORTHEAST BUSINESS CENTER ASSOCIATES - 4.5,
a New York general partnership

By: National 4.5 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-4.5 Corp., general partner

By: _____

By: RM/4.5 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/4.5, Inc., general partner

By: _____
BRAD W. BERGER, PRESIDENT

By: MK 4.5 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 4.5, Inc., general partner

By: _____
William Hill, President

NORTHEAST HIGH TECH PARK ASSOCIATES, a New York general partnership

By: National 14 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-14 Corp.,
general partner

By: _____

By: RM/14 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/14,Inc., general partner

By: _____
BRAD W. BERGER, PRESIDENT

By: MK 14 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 14, Inc., general
partner

By: _____
William Hill, President

[SIGNATURES CONTINUED ON NEXT PAGE]

SIGNATURE PAGE TO FIRST MODIFICATION OF DECLARATION DATED AS OF NOVEMBER 30, 1994 BY AND BETWEEN NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, ET. AL.

newdec.mod

NORTHEAST DISTRIBUTION CENTER ASSOCIATES - 10,
a New York general partnership

By: National 20 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-20 Corp., general partner

By: _____
Robert C. Bailey, President

By: RM/20 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/20, Inc., general partner

By: _____
BRAD W. BERGER, PRESIDENT

By: MK 20 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 20, Inc., general partner

By: _____
William Hirsch, President

SIGNATURE PAGE TO FIRST MODIFICATION OF DECLARATION DATED AS OF NOVEMBER 16, 1994 BY AND BETWEEN NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, ET. AL.

EXHIBIT A

PREMISES

ALL that certain lot, piece or parcel of land situated in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

BEGINNING at a highway monument found in the northerly right-of-way line of New York State Route 17K; thence from said point of beginning which point is the southwesterly corner of lands now or formerly of Panoyiotas J. Fortunes:

(1) North 78 degrees 25 minutes 10 seconds West 76.80 feet along the northerly right-of way line of New York State Route 17K to a point; thence

(2) North 74 degrees 13 minutes 44 seconds West 726.0 feet still along the northerly right-of-way line of New York State Route 17K to a point; thence

(3) North 17 degrees 1 minute 36 seconds East 548.95 feet to a point; thence

(4) North 73 degrees 44 minutes 24 seconds West 379.83 feet to a point; thence

(5) North 16 degrees 45 minutes 24 seconds East 373.13 feet to a point; thence

(6) North 16 degrees 15 minutes 24 seconds East 539.50 feet to a point; thence

(7) North 16 degrees 42 minutes 24 seconds East 569.74 feet to a point; thence

(8) North 70 degrees 28 minutes 36 seconds West 324.93 feet to a point in the easterly right-of-way line of Fletcher Drive; thence

(9) Along said right-of-way line North 19 degrees 31 minutes 24 seconds East 50.0 feet; thence

(10) South 70 degrees 28 minutes 36 seconds East 322.47 feet to a point; thence

(11) North 16 degrees 25 minutes 24 seconds East 892.30 feet to a point; thence

(12) South 74 degrees 30 minutes 21 seconds East 174.92 feet to a point in the southerly right-of-way line of Interstate Route 84; thence along the southerly right-of-way line of said Interstate Route 84 on the following three courses and distances;

(13) South 65 degrees 47 minutes 14 seconds East a total distance of 1,266.47 feet to a point; thence

(14) South 80 degrees 42 minutes 14 seconds East 762.06 feet to a point; thence

(15) South 67 degrees 54 minutes 25 seconds East 579.32 feet to a point; thence

(16) South 7 degrees 44 minutes 57 seconds West 1,315.17 feet to a point; thence

(17) North 83 degrees 21 minutes 58 seconds West 462.20 feet to a point; thence

(18) South 2 degrees 41 minutes 2 seconds West 175.0 feet to a point; thence

(19) North 86 degrees 9 minutes 33 seconds West 485.89 feet to a point; thence

(20) Crossing a 50 foot wide private road leading to Route 17K North 55 degrees 22 minutes 26 seconds West 56.53 feet to a point; thence

(21) South 86 degrees 21 minutes 45 seconds West 297.50 feet to a point; thence

(22) North 87 degrees 42 minutes 15 seconds West 85.0 feet to a point; thence

(23) South 87 degrees 50 minutes 25 seconds West 304.55 feet to a point; thence

(24) South 16 degrees 9 minutes 16 seconds West 785.64 feet to a point; thence

(25) North 73 degrees 50 minutes 44 seconds West 200.0 feet to a point; thence

(26) South 16 degrees 9 minutes 16 seconds West 183.0 feet to the point of BEGINNING.

Containing 141.759 +/- acres.

Together with and included herewith for all intents and purposes is Bostock Lane, a private road extending from the northerly right of way line of New York State Route 17K and crossing course number 20 onto the above described parcel and providing unrestricted ingress and egress from the above described parcel to New York State Route 17K, in common with rights of way of others which may exist.

8

CONSENT

NEW PENN MOTOR EXPRESS, INC., a Pennsylvania corporation, having an office at 625 South Fifth Avenue, Lebanon, Pennsylvania 17042, and contract vendee under that certain Agreement of Sale, dated as of June 19, 1995, by and between New Penn Motor Express, Inc. and Northeast Business Center Associates-52.5, with respect to that certain property located in the Town of Newburgh, County of Orange and State of New York and which property is more particularly described in Exhibit A attached hereto, hereby consents to the foregoing Modification of Declaration to which this Consent is attached, and the execution of the same by Northeast Business Center Associates-52.5

Dated: September 20, 1995

ATTEST:

Heath L. Allen, Secretary

NEW PENN MOTOR EXPRESS, INC.,
a Pennsylvania corporation

By: _____
Name: Timothy D. Hoffman
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA §
§ ss.
COUNTY OF LEBANON §

BE IT REMEMBERED, that on the 20 day of September, 1995, before me, personally came Timothy D. Hoffman, to me known, whom being by me duly sworn, did depose and say that he resides in Lebanon County, Pennsylvania; that he is the Vice President of NEW PENN MOTOR EXPRESS, INC., the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the board of directors of said corporation.

NOTARY PUBLIC

Notarial Seal
Carol J. Blouch, Notary Public
South Lebanon Twp., Lebanon County
My Commission Expires July 11, 1998
Member, Pennsylvania Association of Notaries

*625 South Fifth Ave.
Lebanon, Pennsylvania, 17042

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT – DO NOT REMOVE

TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

NORTHEAST BUSINESS CENTER ASSOCIATES 52.5,
NORTHEAST BUSINESS CENTER ASSOCIATES-50,
NORTHEAST DISTRIBUTION CENTER ASSOCIATES,
NORTHEAST DISTRIBUTION CENTER ASSOCIATES,4.5
NORTHEAST DISTRIBUTION CENTER ASSOCIATES,-10
NORTHEAST HIGH-TECH PARK ASSOCIATES

SECTION 95 BLOCK 1 LOT 1.1,1.3,
LOT 1.22 , 65, 66, 67, 68, 69.

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

RECORD AND RETURN TO:
(Name and Address)

STEVEN KRAUSS, ESQ.
NATIONAL REALLTY & DEVELOPMENNT CORP.
3 MANHATTANVILLE ROAD
PURCHASE, N.Y. 10577-2117.

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED_ MORTGAGE ____ SATISFACTION ____ ASSIGNMENT ____ OTHER 2nd Mod. of Decl.

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3409 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)
4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
X 4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5800 WOODBURY (TN)
5801 HARRIMAN (VLG)

CITIES

0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO. PAGES 15 CROSS REF 1
CERT. COPY____ AFFT. FILED ____

PAYMENT TYPE: CHECK X
CASH ____
CHANGE ____
NO FEE ____

CONSIDERATION $ ____
TAX EXEMPT ____

MORTGAGE AMT $ ____
DATE ____

MORTGAGE TYPE:
(A) COMMERCIAL
(B) 1 OR 2 FAMILY
(C) UNDER $10,000.
(E) EXEMPT
(F) 3 TO 6 UNITS
(I) NAT.PERSON/CR.UNION
(J) NAT.PER-CR.UNI OR 2
(K) CONDO

RECEIVED FROM: C.T.I

Joan A. Macchi
JOAN A. MACCHI
Orange County Clerk

LIBER 4279 PG 22

Re: DL 3159
85 129

ORANGE COUNTY CLERKS OFFICE 43617 MRL
RECORDED/FILED 09/26/95 04:26:31 PM
FEES 50.50 EDUCATION FUND 5.00
DEED CNTL NO 60074

SECOND MODIFICATION OF DECLARATION

THIS SECOND MODIFICATION OF DECLARATION is made as of the 22nd day of Sept., 1995 by and among NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("52.5"); NORTHEAST BUSINESS CENTER ASSOCIATES-50, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("50"); NORTHEAST DISTRIBUTION CENTER ASSOCIATES, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("NDCA"); NORTHEAST BUSINESS CENTER ASSOCIATES-4.5, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("4.5"); NORTHEAST HIGH-TECH PARK ASSOCIATES, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("High-Tech"); and NORTHEAST DISTRIBUTION CENTER ASSOCIATES-10, a New York general partnership, having an office and post office address located at 3 Manhattanville Road, Purchase, New York 10577 ("10") (52.5, 50, NDCA, 4.5, High-Tech and 10 are referred to collectively as "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant each own certain premises located in the TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK; and

WHEREAS, such premises are the subject to that certain Declaration executed by Robert C. Baker and Harvey B. Oshins, as Tenants-in Common, on June 30, 1989 and recorded in the Orange County Clerk's Office on July 7, 1989 in Liber 3159, Page 129, as modified by that certain First Modification of Declaration dated as of November 30, 1994 and recorded in the Orange County Clerk's Office ~~on~~ immediately prior to this Modification (such Declaration, as so modified, is hereinafter referred to as the "Declaration"), which Declaration effects certain lands and premises, together with the improvements therein and thereon, situate, lying and being in the TOWN OF NEWBURGH, COUNTY OF ORANGE AND STATE OF NEW YORK more particularly described in Exhibit A annexed hereto and made a part hereof (such lands and premises and improvements being referred to in the Declaration and herein as the "Premises"); and

WHEREAS, the Declaration provides, in part, that the owners of a majority of the land area within the Premises may modify and amend the Declaration at any time; and

WHEREAS, Declarant is, as of the date hereof, the owners of a majority of the land area within the Premises; and

WHEREAS, Declarant desires to modify and amend the Declaration in certain respects;

NOW, THEREFORE, for ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by each of the parties hereto, the parties hereto agree as follows:

A. The Declaration is hereby amended by inserting immediately following Paragraph 8 thereof the following quoted language:

"9. Declarant hereby grants to the Town of Newburgh, its successors and assigns a non-exclusive easement on, over and across Corporate Boulevard for the purpose of maintaining and keeping in repair, clean, and clear of snow,

ice, rubbish and debris, properly striped and landscaped as required by law (hereinafter collectively referred to as the "Maintenance") in the event that the owners of the Premises shall fail to commence to perform and thereafter diligently perform any unperformed Maintenance for a period of thirty (30) days following notice of such failure from the Town of Newburgh, together with the right to enter upon Corporate Boulevard as shall be reasonably required for the purposes aforesaid, provided, that the rights of the Town of Newburgh hereunder shall be exercised in common with the rights of each owner of the Premises, or any portion thereof, their respective heirs, legal representatives, successors, assigns, tenants and designees to use Corporate Boulevard as provided herein, and, provided, further, that any area of the Premises, including without limitation Corporate Boulevard, disturbed by the Town of Newburgh in the course of the Town of Newburgh's exercise of the rights granted to the Town of Newburgh hereunder shall be restored to its condition immediately prior to such disturbance by and at the expense of the Town of Newburgh. In the event the Town of Newburgh shall perform any Maintenance, then the owners of the Premises shall reimburse the Town of Newburgh for all reasonable and necessary costs incurred by the Town of Newburgh in connection with such Maintenance, in accordance with the prorations set forth in this Declaration, within thirty (30) days of demand therefor, which demand shall be accompanied by invoices evidencing the costs incurred by the Town of Newburgh. If any owner of any portion of the Premises shall fail timely to reimburse the Town of Newburgh its share of the reasonable and necessary cost of Maintenance incurred by the Town of Newburgh (such owner is hereinafter referred to as a "Defaulting Party"), then the Town of Newburgh shall have a lien, in the amount of such share, upon that portion of the Premises owned by the Defaulting Party, which lien shall bear interest at a rate per annum equal to the lesser of (i) one (1) percentage point above the then current prime rate as reported by The Wall Street Journal (or if The Wall Street Journal shall no longer report the prime rate, then one (1) percentage point above the then prime rate of Chemical Bank or its successor) or (ii) the maximum amount permitted by law and which lien may be recorded in the Orange County Clerk's office."

B. Except as expressly modified herein, all of the

provisions, covenants, conditions and agreements set forth in the Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

ATTEST:

NORTHEAST BUSINESS CENTER ASSOCIATES - 52.5, a New York general partnership

By: National 52.5 Limited Partnership, a Delaware limited partnership, general partner

By: NEBC-52.5 Corp., general partner

By: _____

By: RM/53 Limited Partnership, a Delaware limited partnership, general partner

By: RM/53, Inc., general partner

By: _____

By: MK 53 Limited Partnership, a Delaware limited partnership, general partner

By: MK 53, Inc., general partner

By: _____

NORTHEAST BUSINESS CENTER ASSOCIATES - 50, a New York general partnership

By: National 50 Limited Partnership, a Delaware limited partnership, general partner

By: NEBC-50 Corp., general partner

By: _____

By: RM/50 Limited Partnership, a Delaware limited partnership, general partner

By: RM/50, Inc., general partner

By: _____

By: MK 50 Limited Partnership, a Delaware limited partnership, general partner

By: MK 50, Inc., general partner

By: _____

[SIGNATURES CONTINUED ON NEXT PAGE]

SIGNATURE PAGE TO SECOND MODIFICATION OF DECLARATION DATED AS OF July 22, 1995 BY AND BETWEEN NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, ET. AL.

NORTHEAST DISTRIBUTION CENTER ASSOCIATES,
a New York general partnership

By: National 20 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-20 Corp., general partner

By: _____

By: RM/20 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/20, Inc., general partner

By: _____

By: MK 20 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 20, Inc., general partner

By: _____

[SIGNATURES CONTINUED ON NEXT PAGE]

SIGNATURE PAGE TO SECOND MODIFICATION OF DECLARATION DATED AS OF Sept 22, 1995 BY AND BETWEEN NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, ET. AL.

NORTHEAST BUSINESS CENTER ASSOCIATES - 4.5,
a New York general partnership

By: National 4.5 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-4.5 Corp., general partner

By: _____

By: RM/4.5 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/4.5, Inc., general partner

By: _____

By: MK 4.5 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 4.5, Inc., general partner

By: _____

NORTHEAST HIGH TECH PARK ASSOCIATES, a New York general partnership

By: National 14 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-14 Corp.,
general partner

By: _____

By: RM/14 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/14, Inc., general partner

By: _____

By: MK 14 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 14, Inc., general partner

By: _____

[SIGNATURES CONTINUED ON NEXT PAGE]

SIGNATURE PAGE TO SECOND MODIFICATION OF DECLARATION DATED AS OF Sept. 22, 1995 BY AND BETWEEN NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, ET. AL.

NORTHEAST DISTRIBUTION CENTER
ASSOCIATES - 10,
a New York general partnership

By: National 20 Limited Partnership,
a Delaware limited partnership,
general partner

By: NEBC-20 Corp., general partner

By: _____

By: RM/20 Limited Partnership,
a Delaware limited partnership,
general partner

By: RM/20, Inc., general partner

By: _____

By: MK 20 Limited Partnership,
a Delaware limited partnership,
general partner

By: MK 20, Inc., general partner

By: _____

SIGNATURE PAGE TO SECOND MODIFICATION OF DECLARATION DATED AS OF Sept 22, 1995 BY AND BETWEEN NORTHEAST BUSINESS CENTER ASSOCIATES-52.5, ET. AL.

EXHIBIT A

PREMISES

ALL that certain lot, piece or parcel of land situated in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

BEGINNING at a highway monument found in the northerly right-of-way line of New York State Route 17K; thence from said point of beginning which point is the southwesterly corner of lands now or formerly of Panoyiotas J. Fortunes;

(1) North 78 degrees 25 minutes 10 seconds West 76.80 feet along the northerly right-of way line of New York State Route 17K to a point; thence

(2) North 74 degrees 13 minutes 44 seconds West 726.0 feet still along the northerly right-of-way line of New York State Route 17K to a point; thence

(3) North 17 degrees 1 minute 36 seconds East 548.95 feet to a point; thence

(4) North 73 degrees 44 minutes 24 seconds West 379.83 feet to a point; thence

(5) North 16 degrees 45 minutes 24 seconds East 373.13 feet to a point; thence

(6) North 16 degrees 15 minutes 24 seconds East 539.50 feet to a point; thence

(7) North 16 degrees 42 minutes 24 seconds East 569.74 feet to a point; thence

(8) North 70 degrees 28 minutes 36 seconds West 324.93 feet to a point in the easterly right-of-way line of Fletcher Drive; thence

(9) Along said right-of-way line North 19 degrees 31 minutes 24 seconds East 50.0 feet; thence

(10) South 70 degrees 28 minutes 36 seconds East 322.47 feet to a point; thence

(11) North 16 degrees 25 minutes 24 seconds East 892.30 feet to a point; thence

(12) South 74 degrees 30 minutes 21 seconds East 174.92 feet to a point in the southerly right-of-way line of Interstate Route 84; thence along the southerly right-of-way line of said Interstate Route 84 on the following three courses and distances;

Northwest Business Center
(p.1 of 2)

(13) South 65 degrees 47 minutes 14 seconds East a total distance of 1,266.47 feet to a point; thence

(14) South 80 degrees 42 minutes 14 seconds East 762.06 feet to a point; thence

(15) South 67 degrees 54 minutes 25 seconds East 579.32 feet to a point; thence

(16) South 7 degrees 44 minutes 57 seconds West 1,315.17 feet to a point; thence

(17) North 83 degrees 21 minutes 58 seconds West 462.20 feet to a point; thence

(18) South 2 degrees 41 minutes 2 seconds West 175.0 feet to a point; thence

(19) North 86 degrees 9 minutes 33 seconds West 485.89 feet to a point; thence

(20) Crossing a 50 foot wide private road leading to Route 17K North 55 degrees 22 minutes 26 seconds West 56.53 feet to a point; thence

(21) South 86 degrees 21 minutes 45 seconds West 297.50 feet to a point; thence

(22) North 87 degrees 42 minutes 15 seconds West 85.0 feet to a point; thence

(23) South 87 degrees 50 minutes 25 seconds West 304.55 feet to a point; thence

(24) South 16 degrees 9 minutes 16 seconds West 785.64 feet to a point; thence

(25) North 73 degrees 50 minutes 44 seconds West 200.0 feet to a point; thence

(26) South 16 degrees 9 minutes 16 seconds West 183.0 feet to the point of BEGINNING.

Containing 141.759 +/- acres.

Together with and included herewith for all intents and purposes is Bostock Lane, a private road extending from the northerly right of way line of New York State Route 17K and crossing course number 20 onto the above described parcel and providing unrestricted ingress and egress from the above described parcel to New York State Route 17K, in common with rights of way of others which may exist.

Northeast Business Center
(p. 2 of 2)

CONSENT

NEW PENN MOTOR EXPRESS, INC., a Pennsylvania corporation, having an office at 625 South Fifth Avenue, Lebanon, Pennsylvania 17042, and contract vendee under that certain Agreement of Sale, dated as of June 19, 1995, by and between New Penn Motor Express, Inc. and Northeast Business Center Associates-52.5, with respect to that certain property located in the Town of Newburgh, County of Orange and State of New York and which property is more particularly described in Exhibit A attached hereto, hereby consents to the foregoing Second Modification of Declaration to which this Consent is attached, and the execution of the same by Northeast Business Center Associates-52.5

Dated: September 20, 1995

ATTEST:

Heath L. Allen
Heath L. Allen, Secretary

NEW PENN MOTOR EXPRESS, INC.,
a Pennsylvania corporation

By: _____
Name: Timothy D. Hoffman
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA $
$ SS.
COUNTY OF LEBANON $

BE IT REMEMBERED, that on the 20 day of September, 1995, before me, personally came Timothy D. Hoffman, to me known, whom being by me duly sworn, did depose and say that he resides in Lebanon County, Pennsylvania; that he is the Vice President of NEW PENN MOTOR EXPRESS, INC., the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the board of directors of said corporation.

Carol J. Blouch
NOTARY PUBLIC

Notarial Seal
Carol J. Blouch, Notary Public
South Lebanon Twp., Lebanon County
My Commission Expires July 11, 1998
Member, Pennsylvania Association of Notaries

* 265 South fifth Ave
Lebanon, Penn. 1704 2

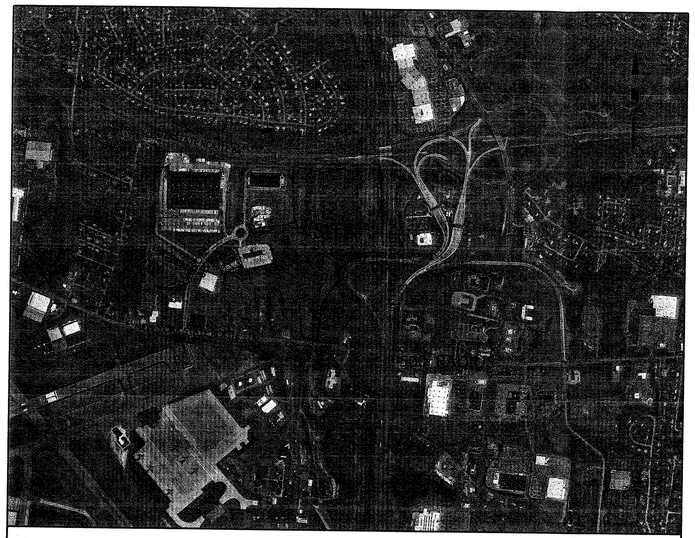
LIBER 4273PG 37

PRELIMINARY SITE PLAN APPROVAL DRAWINGS

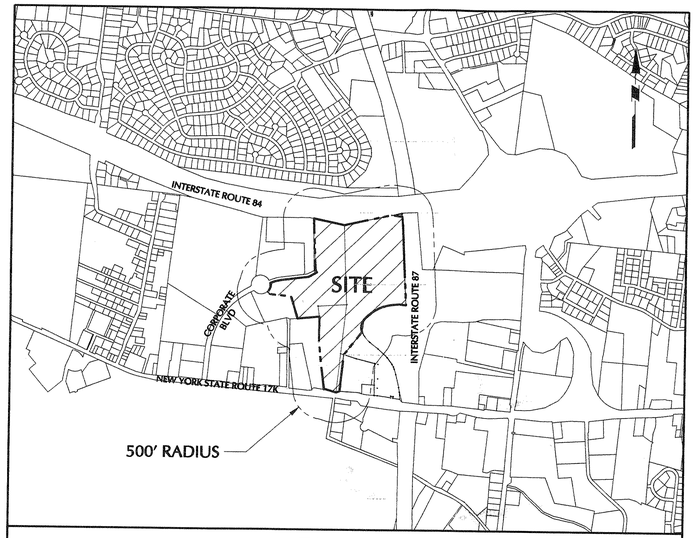
MATRIX BUSINESS PARK AT NEWBURGH

SECTION 95, BLOCK 1, LOT TBD (PREVIOUSLY LOTS 4.12, 54.1, 69.25, AND 49.12)

TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK



LOCATION MAP SCALE: 1" = 1000'



TAX MAP SCALE: 1" = 1000'

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT #

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN — DATE

LIST OF CONTACTS

PLANNING BOARD CHAIRMAN
John Ewasutyn
308 Gardentown Road
Newburgh, NY 12550
PHONE: (845) 564-7804
FAX: (845) 566-7802

TOWN ENGINEER
James W. Osborne
1496 Route 300
Newburgh, NY 12550
PHONE: (845) 564-7814
FAX: (845) 566-1432

TOWN CLERK
Andrew J. Zarutskie
1496 Route 300
Newburgh, NY 12550
PHONE: (845) 564-4554
FAX: (845) 564-8589

ORANGE COUNTY HEALTH DEPARTMENT
124 Main Street
Goshen, NY 10924
PHONE: (845) 291-2331

SUPERVISOR
Gil Piaquadio
1496 Route 300
Newburgh, NY 12550
PHONE: (845) 564-4552
FAX: (845) 566-9486

GAS AND ELECTRIC
Central Hudson Gas & Electric Co.
610 Little Britain Road
Newburgh, NY 12550
Mark Sclafani
PHONE: (845) 563-4538

TELEPHONE
Verizon
449 Broadway, 4th Fl
Kingston, NY 12401
PHONE: (845) 340-8036

CABLE
Time Warner Cable
109-15 14th Avenue
College Point, NY 11356
PHONE: (845) 692-5339

ORANGE COUNTY SOIL & WATER CONSERVATION DISTRICT
225 Dolson Avenue, Suite 103
Middletown, NY 10940
PHONE: (914) 343-1873/3811
FAX: (914) 344-1341

WATER
Town of Newburgh
Orange County, NY

PROPERTY OWNERS WITHIN 500 FT

SECTION NO.	BLOCK	LOT	PROPERTY OWNER
60	3	41.21	1401 Route 300 Holdings, LLC
60	1	14.11	Town of Newburgh
60	3	41.1	NYS Department of Transportation
89	1	79	NYS Department of Transportation
95	1	17	Wabno, Hospitalities
95	1	49.2	Singh Realty Corp
95	1	73	G&M Orange, LLC
95	1	45.12	Crossroads Court Real Estate, LLC
95	1	67	Northeast, Distribution
95	1	48	Patten Cemetary
95	1	33	Mar Properties, LLC
95	1	16	WABNO Hospitalities, inc.
95	1	7.2	NYS Department of Transportation
95	1	54.2	Biss Realty, Inc.
95	1	32.3	Newburgh Hotel Partners, LLC, Hotel Partners
95	1	77	Richichi, Susan
95	1	78	Richichi, Susan
95	1	7.1	NYS Department of Transportation
95	1	74	BRE East Mixed Asset Owner, LLC
95	1	47.2	Georemtech, LLC
95	1	53	County of Orange
95	1	49.12	Dibrizzi, Angela
95	1	1.1	Northeast Business Center
95	1	1.32	Northeast, Business Center
95	1	58	Red Oak SOS, LLC
95	1	68	Newburgh Logistics LLC
95	1	8	Rt 300 Newburgh Partners LLC
95	1	4.12	Matrix Newburgh I LLC
95	1	69.25	Matrix Newburgh I, Inc.
95	1	54.1	COS17 LLC
95	1	69.1	A. Duie Pyle, Inc.

DRAWING LIST

DRAWING NO.	DESCRIPTION	DATE	LAST REVISED
CS-001	COVER SHEET	9/9/2015	11/9/2015
VT-101	TOPOGRAPHIC AND BOUNDARY SURVEY	7/17/2015	8/24/2015
CB-101	LOT LINE CHANGE	7/17/2015	10/27/2015
CS-101	OVERALL SITE PLAN	9/9/2015	11/9/2015
CS-401	SITE PLAN	9/9/2015	11/9/2015
CS-402	SITE PLAN	9/9/2015	11/9/2015
CG-101	OVERALL GRADING AND DRAINAGE PLAN	9/9/2015	11/9/2015
CG-401	GRADING AND DRAINAGE PLAN	9/9/2015	11/9/2015
CG-402	GRADING AND DRAINAGE PLAN	9/9/2015	11/9/2015
CG-403	ROADWAY PROFILE AND TYPICAL SECTION	9/9/2015	11/9/2015
CG-410	GRADING DETAIL ENLARGEMENT PLAN	9/9/2015	11/9/2015
CU-101	OVERALL UTILITY PLAN	9/9/2015	11/9/2015
CU-401	UTILITY PLAN	9/9/2015	11/9/2015
CU-402	UTILITY PLAN	9/9/2015	11/9/2015
CE-101	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	11/9/2015
CE-401	SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	11/9/2015
CE-402	SOIL EROSION AND SEDIMENT CONTROL PLAN	9/9/2015	11/9/2015
CE-501	SOIL EROSION AND SEDIMENT CONTROL DETAILS	9/9/2015	11/9/2015
LP-101	OVERALL LANDSCAPE PLAN	9/9/2015	11/9/2015
LP-401	LANDSCAPE PLAN	9/9/2015	11/9/2015
LP-402	LANDSCAPE PLAN	9/9/2015	11/9/2015
LP-501	LANDSCAPE SCHEDULE, NOTES, AND DETAILS	9/9/2015	11/9/2015
LL-101	OVERALL LIGHTING PLAN	9/9/2015	11/9/2015
LL-401	LIGHTING PLAN	9/9/2015	11/9/2015
LL-402	LIGHTING PLAN	9/9/2015	11/9/2015
LL-501	LIGHTING SCHEDULE, NOTES, AND DETAILS	9/9/2015	11/9/2015
CS-501	DETAIL SHEET (1 OF 3)	9/9/2015	11/9/2015
CS-502	DETAIL SHEET (2 OF 3)	9/9/2015	11/9/2015
CS-503	DETAIL SHEET (3 OF 3)	9/9/2015	-

SITE INFORMATION

ADDRESS: N.Y. ROUTE 17K, TOWN OF NEWBURGH, NY 10576
SECTION: 95
BLOCK: 1
LOTS: TBD (PREVIOUSLY LOTS 4.12, 54.1, 69.25, AND 49.12)
ZONE: IB INTERCHANGE BUSINESS ZONE

APPLICANT

MATRIX NEWBURGH I LLC
FORSGATE DRIVE, CN 4000
CRANBURY, NJ 08512
TEL:

CONTACT:
KENNETH A. GRIFFIN

CIVIL ENGINEER

LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C.
707 WESTCHESTER AVENUE, SUITE 304
WHITE PLAINS, NY 10604–3102

TEL: (914) 323–7400
FAX: (914) 323–7401

CONTACT:
CHARLES UTSCHIG, PE

SURVEYOR

LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C.
RIVER DRIVE CENTER 1
619 RIVER DRIVE
ELMWOOD PARK, NEW JERSEY 07407
TEL: (201) 794–6900
FAX: (201) 794–0366

CONTACT:
JOSEPH E. ROMANO

ARCHITECT

KSS ARCHITECTS
337 WITHERSPOON STREET
PRINCETON, NJ 08542
TEL: (609) 921–1131
FAX: (609) 921–9414

CONTACT:
EDMUND KLIMEK

NOTE:
AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT: "CALL BEFORE YOU DIG" 1-800-962-7962.

RECEIVED
NOV 11 2015

Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

STATE OF NEW YORK — CHRISTOPHER UTSCHIG — 062303 — LICENSED PROFESSIONAL ENGINEER

SIGNATURE — 11/09/2015 DATE SIGNED

CHRISTOPHER UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
707 Westchester Avenue, Suite 304, White Plains, NY 10604
T: 914.323.7400 F: 914.323.7401 www.langan.com
NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA
OHIO WASHINGTON, DC FLORIDA TEXAS CALIFORNIA
ABU DHABI ATHENS DOHA DUBAI ISTANBUL PANAMA LONDON
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. a.k.a. Langan Engineering, Environmental, Surveying, Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
COVER SHEET

Project No. 9190601	Drawing No. CS-001
Date 9/9/2015	
Scale AS SHOWN	
Drawn By EYT	
Submission Date 11/9/2015	

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

Filename: \\langan.com\data\EP\data6\9190601\Cadd Data - 9190601\SheetFiles\Site Plan Approval\9190601-CS001-0101.dwg Date: 11/9/2015 Time: 15:12 User: rcitrin Style Table: Langan.stb Layout: ARCHF-SL

NOTES:

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES.
   A. A PLAN ENTITLED " TOPOGRAPHIC AND BOUNDARY SURVEY OF MATRIX NEWBURGH, TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK" PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. DATED SEPTEMBER 6, 2007, SHEETS 07.01 THRU 07.04.
2. THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT (SEE EASEMENT TABLE – SHEET CB-101)
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED BY GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 AS ESTABLISHED BY GPS METHODS.
5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES COMPLETED SEPTEMBER 1999, UPDATED AS PER VISUAL INSPECTION JULY 2007 AND AERIAL DATA SUPPLIED BY ADR.
7. CONTOURS AND SPOT GRADES LABELED TO ONE DECIMAL PLACE HAVE BEEN OBTAINED FROM AERIAL TOPOGRAPHIC DATA AS NOTED HERE-ON. SPOT GRADES SHOWN TO TWO DECIMAL PLACES WERE THE RESULTS OF GROUND SURVEYS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. BASED ON THE ORIGINAL MAPPING CRITERIA (SCALE, ETC..) THE DATA SHOWN MEETS NATIONAL MAP ACCURACY STANDARDS.
8. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK ", PANEL 139 OF 630 , COMMUNITY PANEL NUMBER 360627 MAP NUMBER 36071C0139E, EFFECTIVE DATE AUGUST 3, 2009 THE SUBJECT PROPERTY LIES WITH ZONE "X" (UNSHADED) AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
9. ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
10. STORM AND SANITARY SEWER INFORMATION WAS MEASURED AT FIELD LOCATED MANHOLES/ CATCH BASINS AND RUNS WERE ASSUMED TO BE STRAIGHT BETWEEN LOCATED MANHOLES/ CATCH BASINS.

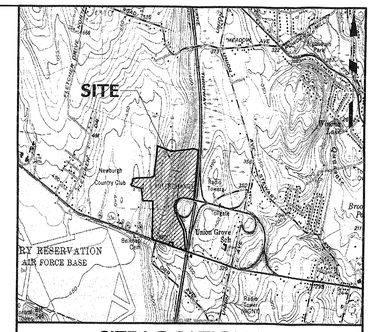
    ALL SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NO EXCAVATIONS WERE MADE TO LOCATION SUBSURFACE UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

    BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
11. THIS IS TO CERTIFY THAT THERE ARE NO NATURAL WATERCOURSES ON THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
12. THIS PLAN NOT VALID UNLESS INK STAMPED WITH THE SEAL OF THE PROFESSIONAL LAND SURVEYOR.
13. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF N.Y. STATE EDUCATION LAW.

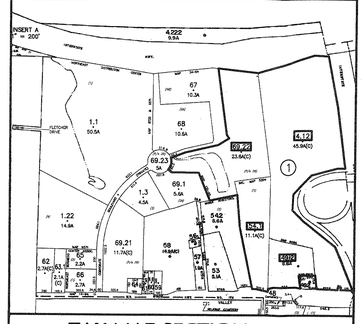
LEGEND
(SYMBOLS NOT SHOWN TO SCALE)

- HYDRANT
- STREET LIGHT
- SIGNAL POLE
- MANHOLE
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- METAL COVER
- ELECTRIC BOX
- DOOR
- DOUBLE DOOR
- GARAGE DOOR
- PARKING METER
- SPOT ELEVATION
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- POLE
- ANCHOR POLE
- BOLLARD
- STORM DRAIN
- SANITARY
- COMBINED SEWER
- CABLE TV TONE OUT
- GAS TONE OUT
- WATER TONE OUT
- ELECTRIC TONE OUT
- TELEPHONE TONE OUT
- STEAM TONE OUT
- UNKNOWN UTILITY TONE OUT
- FENCE (TYPE AS NOTED)
- OVERHEAD WIRE
- GUIDE RAIL (TYPE AS NOTED)
- TREE LINE
- PROPERTY/RIGHT-OF-WAY LINE
- REFERENCED UTILITY LINE (TYPE AS NOTED)–PLOTTED FROM EXISTING MAPPING

NOTE: FOR LOT LINE CHANGE CONFIGURATION SEE SHEET CB-101



SITE LOCATION MAP N.T.S.



TAX MAP SECTION 95 N.T.S.

8/24/15	Revised per Town's comments	1
Date	Description	No.

Revisions

"I hereby state that this plan is based upon a survey made by me or under my immediate supervision and conforms with NYSPLS Code of Practice for Land Surveys to the best of my professional knowledge, information and belief. Items not found on the date of the field survey are shown as such."

JOSEPH E. ROMANO — DATE

PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 50130–1

LANGAN
River Drive Center 1, 619 River Drive, Elmwood Park, NJ 07407
T: 201.794.6900 F: 201.794.0366 www.langan.com
NEW JERSEY NEW YORK VIRGINIA CALIFORNIA PENNSYLVANIA CONNECTICUT FLORIDA ABU DHABI ATHENS CHINA DUBAI ISTANBUL
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan International, LLC Collectively known as Langan
NJ Certificate of Authorization No: 24GA27996400

Project
MATRIX/DIBRIZZI
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
TOPOGRAPHIC AND BOUNDARY SURVEY
OF
SECTION 95
BLOCK 1
LOT 4.12 , LOT 34.1, LOT 69.25 AND LOT 49.12

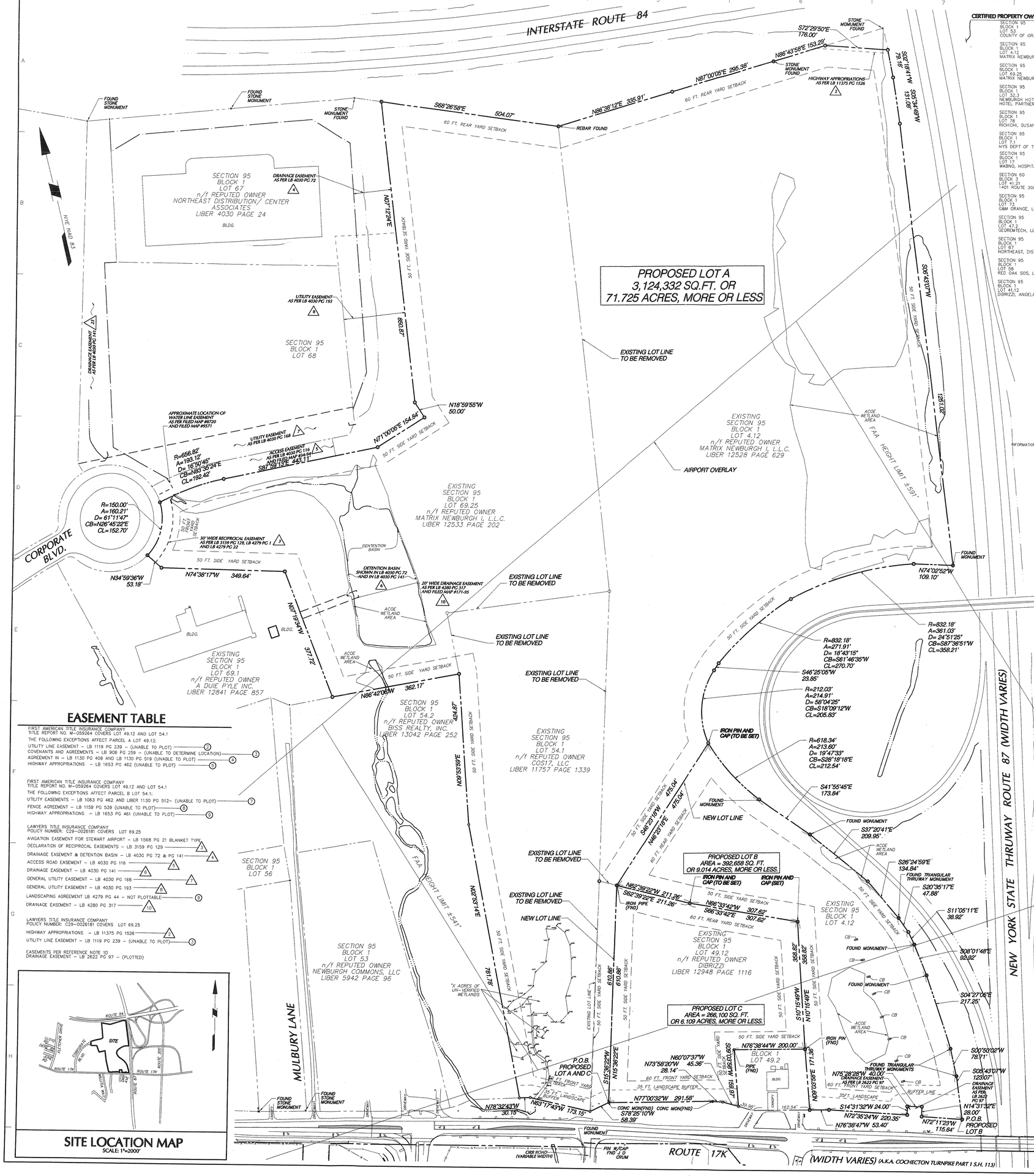
Project No. 9190601	Drawing No. VT-101
Date JULY 17, 2015	
Scale 1"=100'	
Drn. By FM	
Checked By JR	Sheet 1 of 2

© 2015 Langan

SUBMISSION DATE: AUGUST 24, 2015

PROJECT No. 9190601

G:\data6\9190601\Survey Data – 9190601\Terramodel\Existing\topo for Lot Line Adjustment Plan 6-24-15.pro Nov 9,2015



EASEMENT TABLE

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE REPORT NO. M-059264 COVERS LOT 49.12 AND LOT 54.1
THE FOLLOWING EXCEPTIONS AFFECT PARCEL A LOT 49.12:

- UTILITY LINE EASEMENT – LB 1119 PG 239 – (UNABLE TO PLOT) — 2
- COVENANTS AND AGREEMENTS – LB 906 PG 259 – (UNABLE TO DETERMINE LOCATION) — 3
- AGREEMENT IN – LB 1130 PG 408 AND LB 1130 PG 519 (UNABLE TO PLOT) — 4
- HIGHWAY APPROPRIATIONS – LB 1653 PG 462 (UNABLE TO PLOT) — 5

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE REPORT NO. M-059264 COVERS LOT 49.12 AND LOT 54.1
THE FOLLOWING EXCEPTIONS AFFECT PARCEL B LOT 54.1:

- UTILITY EASEMENTS – LB 1063 PG 462 AND LIBER 1130 PG 512– (UNABLE TO PLOT) — 7
- FENCE AGREEMENT – LB 1159 PG 539 (UNABLE TO PLOT) — 8
- HIGHWAY APPROPRIATIONS – LB 1653 PG 461 (UNABLE TO PLOT) — 9

LAWYERS TITLE INSURANCE COMPANY
POLICY NUMBER: C29-0026181 COVERS LOT 69.25

- AVIGATION EASEMENT FOR STEWART AIRPORT – LB 1568 PG 21 BLANKET TYPE
- DECLARATION OF RECIPROCAL EASEMENTS – LB 3159 PG 129 — 1
- DRAINAGE EASEMENT & DETENTION BASIN – LB 4030 PG 72 & PG 141 — 4
- ACCESS ROAD EASEMENT – LB 4030 PG 116 — 5
- DRAINAGE EASEMENT – LB 4030 PG 141 — 6
- GENERAL UTILITY EASEMENT – LB 4030 PG 168 — 7
- GENERAL UTILITY EASEMENT – LB 4030 PG 193 — 8
- LANDSCAPING AGREEMENT LB 4279 PG 44 – NOT PLOTTABLE — 9
- DRAINAGE EASEMENT – LB 4280 PG 317 — 10

LAWYERS TITLE INSURANCE COMPANY
POLICY NUMBER: C29-0026181 COVERS LOT 69.25

- HIGHWAY APPROPRIATIONS – LB 11375 PG 1526 — 2
- UTILITY LINE EASEMENT – LB 1119 PG 239 – (UNABLE TO PLOT) — 3

EASEMENTS PER REFERENCE NOTE 1D
DRAINAGE EASEMENT – LB 2622 PG 97 – (PLOTTED)

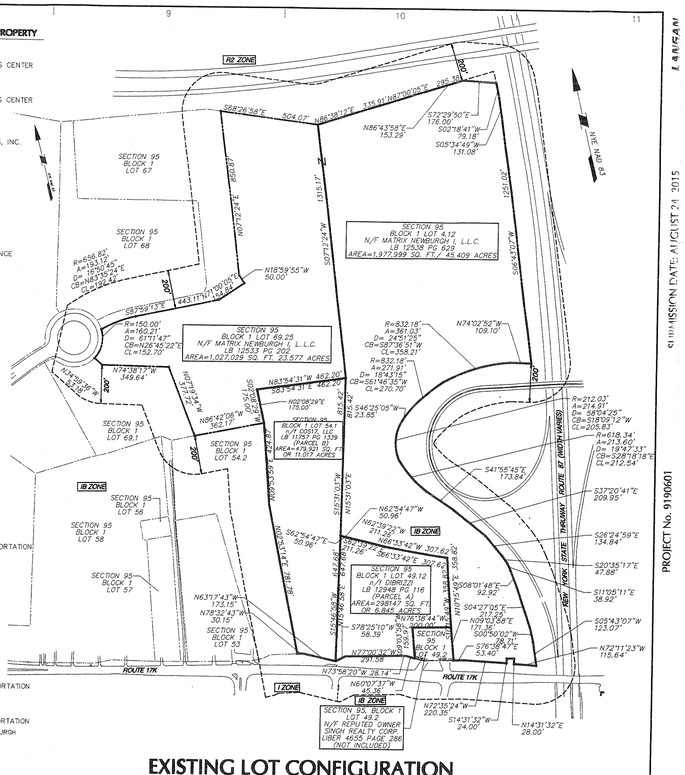
SITE LOCATION MAP

SCALE: 1"=2000'

CERTIFIED PROPERTY OWNERS LIST WITHIN 500' OF SUBJECT PROPERTY

SECTION 95 BLOCK 1 LOT 54.1 COUNTY OF ORANGE	SECTION 95 BLOCK 1 LOT 1 NORTHEAST BUSINESS CENTER
SECTION 95 BLOCK 1 LOT 4.12 MATRIX NEWBURGH I LLC	SECTION 95 BLOCK LOT 1.32 NORTHEAST BUSINESS CENTER
SECTION 95 BLOCK 1 LOT 69.25 MATRIX NEWBURGH I LLC	SECTION 95 BLOCK 1 LOT 16 WABNO HOSPITALITIES, INC.
SECTION 95 BLOCK 1 LOT 32.3 NEWBURGH HOTEL PARTNERS, LLC HOTEL PARTNERS	SECTION 89 BLOCK 1 LOT 79 NYS DEPARTMENT OF TRANSPORTATION
SECTION 95 BLOCK 1 LOT 78 RICHION, SUSAN	SECTION 95 BLOCK 1 LOT 49.2 SINGH REALTY CORP.
SECTION 95 BLOCK 1 LOT 7.1 NYS DEPT OF TRANSPORTATION	SECTION 95 BLOCK 1 LOT 74 GE COMMERICAL FINANCE
SECTION 95 BLOCK 1 LOT 17 WABNO, HOSPITALITIES	SECTION 95 BLOCK 1 LOT 49.12 CROSSROADS COURT REAL ESTATE, LLC
SECTION 60 BLOCK 3 LOT 41.21 1401 ROUTE 300 HOLDINGS, LLC	SECTION 95 BLOCK 1 LOT 48 PATTEN CEMETARY
SECTION 95 BLOCK 1 LOT 73 C&M ORANGE, LLC	SECTION 95 BLOCK 1 LOT 33.1 MAR PROPERTIES, LLC
SECTION 95 BLOCK 1 LOT 47.2 GEOREMTECH, LLC	SECTION 95 BLOCK 1 LOT 54.1 COS17, LLC
SECTION 95 BLOCK 1 LOT 67 NORTHEAST, DISTRIBUTION	SECTION 95 BLOCK 1 LOT 69.1 A. DUJE PYLE, INC.
SECTION 95 BLOCK 1 LOT 58 RED OAK SOS, LLC	SECTION 95 BLOCK 1 LOT R1 300 NEWBURGH PARTNERS, LLC
SECTION 95 BLOCK 1 LOT 41.12 DIBRIZZI, ANGELA	SECTION 95 BLOCK 1 LOT 56 CHRISTMAN, BONNIE
	SECTION 95 BLOCK 1 LOT 7.2 NYS DEPT OF TRANSPORTATION
	SECTION 95 BLOCK 1 LOT 54.2 BISS REALTY, INC.
	SECTION 60 BLOCK 1 LOT 14.11 TOWN OF NEWBURGH
	SECTION 95 BLOCK 1 LOT 77 RICHIOI, SUSAN
	SECTION 95 BLOCK 1 LOT 7.1 NYS DEPT OF TRANSPORTATION
	SECTION 95 BLOCK 1 LOT 7.3 NYS DEPT OF TRANSPORTATION

INFORMATION SUPPLIED BY THE TAX ASSESSOR OF NEWBURGH



EXISTING LOT CONFIGURATION

SCALE: 1"=300'

NOTES:

1. THIS PLAN IS BASED UPON THE FOLLOWING REFERENCES:
   - A. TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO.: M-059264 SECTION 95 BLOCK 1 LOT 49.12 TITLE NO.: M-059264 SECTION 95 BLOCK 1 LOT 54.1 EFFECTIVE DATE: APRIL 15, 2015
   - B. TITLE REPORT BY: LAW ERS TITLE INSURANCE COMPANY POLICY NO.: C29–0026181 SECTION 95 BLOCK 1 LOT 69.25 EFFECTIVE DATE: SEPTEMBER 7, 2007
   - C. TITLE REPORT BY: LAWYERS TITLE INSURANCE COMPANY POLICY NO.: C29–0026185 SECTION 95 BLOCK 1 LOT 49.12 EFFECTIVE DATE: SEPTEMBER 17, 2007
   - D. A PLAN ENTITLED " BOUNDARY AND TOPOGRAPHIC SURVEY, MATRIX NEWBURGH, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C.. DATED SEPTEMBER 6, 2007, SHEET NO. 07.01 THRU 07.04.
   - E. A PLAN ENTITLED " BOUNDARY AND TOPOGRAPHIC SURVEY, MATRIX NEWBURGH, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C.. DATED JULY 2, 2015 SHEET NO. V1–101
2. THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT (SEE EASEMENT TABLE).
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED BY GPS METHODS.
4. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
5. PLANIMETRIC INFORMATION SHOWN ON–SITE HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. COMPLETED SEPTEMBER 1999 . UPDATED AS PER VISUAL INSPECTION JULY 2007 AND AERIAL DATA SUPPLIED BY ADR. ROADWAY DATA PER GROUND SURVEYS DURING JUNE 2014.
6. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK " PANEL 176 OF 630 COMMUNITY PANEL NUMBER 360627 MAP NUMBER 36071C0139E, EFFECTIVE DATE AUGUST 5, 2009 THE SUBJECT PROPERTY LIES WITH ZONE "X" (UNSHADED) AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
8. STORM AND SANITARY SEWER INFORMATION WAS MEASURED AT FIELD LOCATED MANHOLES/ CATCH BASINS AND RUNS WERE ASSUMED TO BE STRAIGHT BETWEEN LOCATED MANHOLES/ CATCH BASINS.

   ALL SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NO EXCAVATIONS WERE MADE TO LOCATION SUBSURFACE UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

   BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
9. THIS IS TO CERTIFY THAT THERE ARE NO NATURAL WATERCOURSES ON THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
10. THIS PLAN NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL LAND SURVEYOR.
11. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2 OF N.Y. STATE EDUCATION LAW.
12. WETLANDS SHOWN HEREON PER A PLAN ENTITLED " MATRIX/NEWBURGH PROPERTY ORANGE COUNTY, NEW YORK – WETLAND DELINEATION PLAN", PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. DATED APRIL 18, 2007 AND LAST REVISED NOVEMBER 11, 2010.
13. THE PURPOSE OF THIS LOT LINE CHANGE PLAN IS TO ADJUST THE BOUNDARY LINES OF FOUR EXISTING LOTS TO PRODUCE THREE RECONFIGURED LOTS. NO NEW LOTS WILL BE CREATED. NONE OF THE RECONFIGURED LOTS WILL CREATE NONCONFORMING LOTS. MAKE ANY EXISTING LOTS MORE NONCONFORMING OR MAKE ANY UNIMPROVED NONCONFORMING LOTS INTO A CONFORMING LOTS.
14. ZONING INFORMATION SHOWN HEREON PER TOWN OF NEWBURGH ZONING ORDINANCE.
15. "ACOE WETLANDS" ARE WETLANDS CONFIRMED BY ACOE PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011."UN–VERIFIED" ACOE WETLAND" LINES NOT CONFIRMED BY ACOE.
16. BASED ON FIELD OBSERVATIONS AND RESEARCH PERFORMED BY LANGAN DURING VARIOUS PHASES OF THIS PROJECT, WE HAVE FOUND NO SURFACE EVIDENCE NOR ANY REFERENCED MAPPING THAT WOULD INDICATE THE EXISTENCE OF BURIED UTILITIES ADJACENT TO THE NEWLY CREATED LOT LINE SHOWN HEREON.

LEGEND

(SYMBOLS NOT SHOWN TO SCALE)

- PROPERTY/RIGHT–OF–WAY LINE
- STREAM LOCATION
- (3) EXCEPTION FROM TITLE REPORT
- (3) EXCEPTION FROM TITLE REPORT SHOWN IN APPROXIMATE LOCATION

GRAPHIC SCALE 1"=100'

0 100 200 300

THIS PLAN IS CERTIFIED TO:

COS17 JJ, LLC
CHICAGO TITLE INSURANCE COMPANY

OWNER/APPLICANT:

( ) WE ( ), THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS MAP, DO HEREBY CONSENT TO THE APPLICATION OF THIS SUBDIVISION

1. DI BRITZI, ET AL
   1089 LITTLE BRITAN ROAD
   NEW WINDSOR, NEW YORK 12553
2. MATRIX NEWBURGH I, LLC
   FORSGATE DRIVE
   CRANBURY, NEW JERSEY 08512
   1–732–521–2900
3. COS17, LLC
   1089 LITTLE BRITAN ROAD
   NEW WINDSOR, NEW YORK 12553

ZONING DATA TABLE
TOWN OF NEWBURGH
INTERCHANGE BUSINESS ZONE

ITEM	REQUIRED	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C
ZONING DISTRICT	IB DISTRICT – SCHEDULE B		IB DISTRICT – SCHEDULE B	
USE:				
MIN. LOT AREA	5 ACRES	71.725 ACRES	9.014 ACRES	6.019 ACRES
MIN. LOT WIDTH	200 FT	261.69 FT.	429.39 FT.	365.08 FT.
MIN. LOT DEPTH	200 FT	>200 FT.	>200 FT.	>200 FT.
MIN. FRONT YARD BUILDING SETBACK	50 FT (60 FT. ALONG RT.17K)	≥60 FT.	≥60 FT.	≥60 FT.
MIN. REAR YARD BUILDING SETBACK	60 FT	≥60 FT.	≥60 FT.	≥60 FT.
MIN. ONE SIDE YARD BUILDING SETBACK	50 FT	≥50 FT.	≥50 FT.	≥50 FT.
MIN. BOTH SIDE YARD BUILDING SETBACKS	100 FT	≥100 FT.	≥100 FT.	≥100 FT.

REFERENCE IS MADE TO THE TOWN OF NEWBURGH ZONING ORDINANCE

I CERTIFY THAT THIS MAP WAS APPROVED FOR FILING AT A MEETING OF THE PLANNING BOARD OF THE TOWN OF NEWBURGH IN THE COUNTY OF ORANGE HELD ON THE ____DAY OF_____ AND FINAL PLAT ACCEPTED ON THE ____DAY OF_____

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT #

PLANNING BOARD CHAIRPERSON JOHN P. EWASUTYN — DATE

10–27–15	Revised to include property corners found or set	3
9–25–15	Revised per Town's comments	2
8–24–15	Revised per Town's comments	1
Date	Description	No.

Revisions

I hereby state that this plan is based on a survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys and is the best of my professional knowledge, belief and opinion, correctly shows all conditions found on the date of the field survey.

JOSEPH E. ROMANO — DATE
PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 50130–1

LANGAN
River Drive Center 1, 619 River Drive, Elmwood Park, NJ 07407
T: 201.794.6900 F: 201.794.0366 www.langan.com
NEW JERSEY NEW YORK VIRGINIA CALIFORNIA PENNSYLVANIA CONNECTICUT FLORIDA
ABU DHABI ATHENS DOHA DUBAI ISTANBUL
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan Holdings, Inc.
Collectively known as Langan
NJ Certificate of Authorization No: 24GA27996400

Project
MATRIX NEWBURGH I, L.L.C.
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
LOT LINE CHANGE
OF
SECTION 95
BLOCK 1
LOT 4.12, LOT 54.1, LOT 69.25
AND LOT 49.12

Project No. 9190601	Drawing No. CB-101
Date JULY 17, 2015	
Scale AS SHOWN	
Drn. By SJC/BP	
Checked By GAV	Sheet 1 of 1

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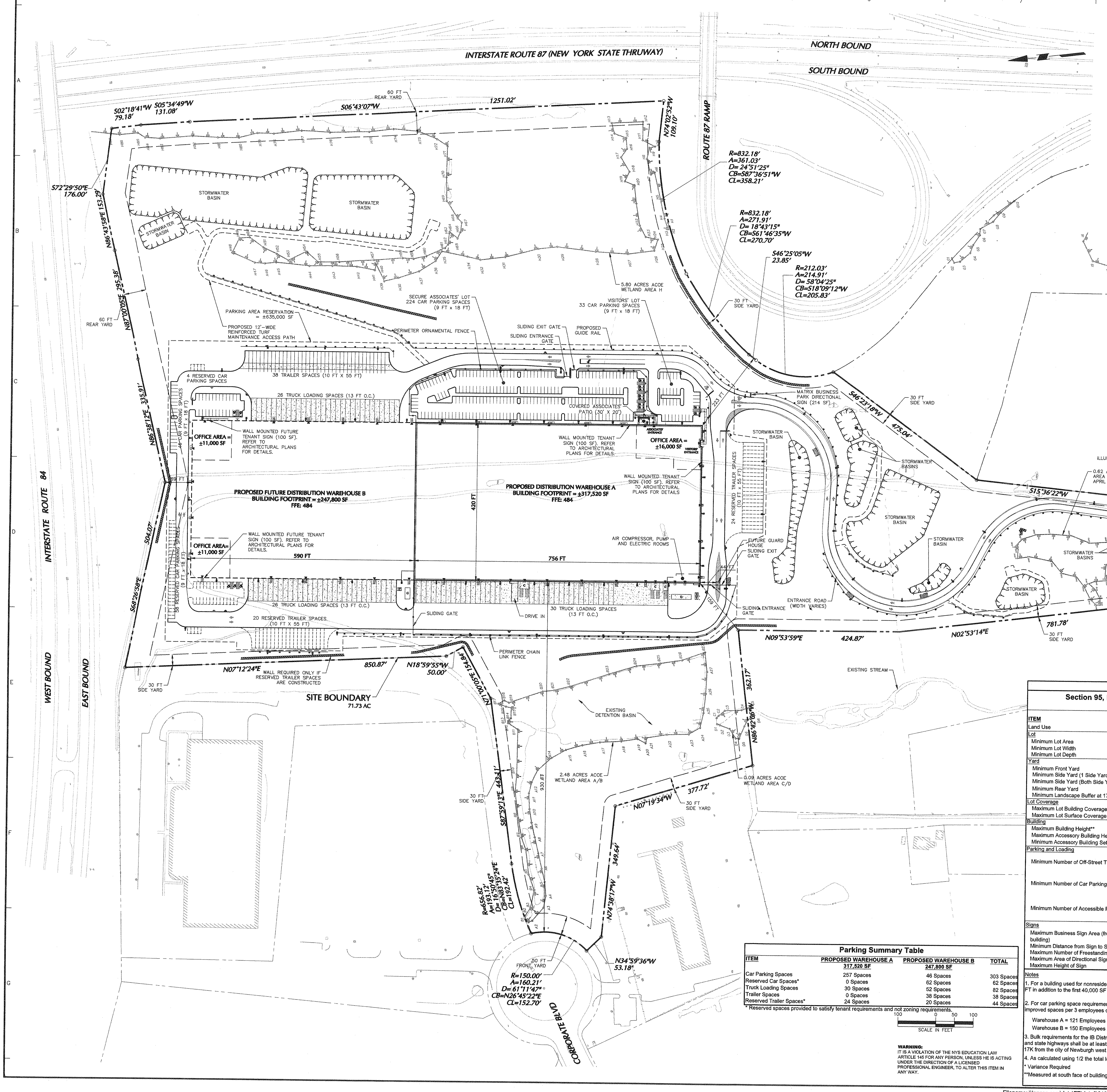
G:\data6\9190601\Survey Data – 9190601\Terramodel\Existing\Lot Line Adjustment Plan 6–03–15.pro Nov 9, 2015

SUBMISSION DATE: AUGUST 24, 2015

PROJECT No. 9190601



LEGEND

	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED FUTURE BUILDING
	PROPOSED CURB
	MOUNTABLE CURB
	DEPRESSED CURB
	WETLAND BOUNDARY
	RETAINING WALL
	CHAIN LINK FENCE
	GUIDE RAIL
	STORMWATER MANAGEMENT BASIN
	TRAFFIC DIRECTIONAL ARROW
	TRAFFIC DIRECTIONAL ARROW TO BE PAINTED
	BUILDING ENTRANCE
	SITE LIGHTING
	FIRE HYDRANT

GENERAL NOTES

1. EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25 AND LOT 49.12" DATED 7/17/2015, LAST REVISED 8/24/2015 AND "LOT LINE CHANGE OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25, AND LOT 49.12" DATED 7/17/2015, LAST REVISED 10/27/2015, AS PREPARED BY LANGAN ENGINEERING.
2. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 AS ESTABLISHED THROUGH GPS METHODS. THE MERIDIAN IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
3. "ACOE WETLANDS" ARE WETLANDS CONFIRMED BY ACOE PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011, BASED ON PLAN ENTITLED "WETLAND DELINEATION PLAN", AS PREPARED BY LANGAN ENGINEERING, DATED 04/18/07, LAST REVISED 11/11/10. ACOE WETLAND AREA X DELINEATED BY LANGAN ENGINEERING WETLAND SCIENTISTS ON APRIL 16, 2013 AND JULY 2, 2015.
4. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
6. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
7. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
8. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMPS, CANOPIES, SIDEWALKS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
10. ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED, NO DISTURBANCE IS PERMITTED.

SEE DRAWINGS CS-401 AND CS-402 FOR DETAILED SITE INFORMATION

Parking Summary Table

ITEM	PROPOSED WAREHOUSE A 317,520 SF	PROPOSED WAREHOUSE B 247,800 SF	TOTAL
Car Parking Spaces	257 Spaces	46 Spaces	303 Spaces
Reserved Car Spaces*	0 Spaces	62 Spaces	62 Spaces
Truck Loading Spaces	30 Spaces	52 Spaces	82 Spaces
Trailer Spaces	0 Spaces	38 Spaces	38 Spaces
Reserved Trailer Spaces*	24 Spaces	20 Spaces	44 Spaces

* Reserved spaces provided to satisfy tenant requirements and not zoning requirements.

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

TOWN OF NEWBURGH ZONING TABLE

Section 95, Block 1, Lot TBD (PREVIOUSLY LOTS 4.12, 54.1, 69.25, AND 49.12)
IB Interchange Business Zone

ITEM	REQUIRED / PERMITTED	PROPOSED
Land Use	Warehouse	
Lot		
Minimum Lot Area	40,000 SF	3,124,333 SF (71.73 AC)
Minimum Lot Width	150 FT	262 FT
Minimum Lot Depth	150 FT	> 200 FT
Yard		
Minimum Front Yard	50FT/60 FT	930 FT
Minimum Side Yard (1 Side Yard)	30 FT	159 FT
Minimum Side Yard (Both Side Yards)	80 FT	382 FT
Minimum Rear Yard	60 FT	69 FT
Minimum Landscape Buffer at 17K	35 FT	35 FT
Lot Coverage		
Maximum Lot Building Coverage	40%	18.1%
Maximum Lot Surface Coverage	80%	35%
Building		
Maximum Building Height**	40 FT	45 FT*
Maximum Accessory Building Height	15 FT	< 15 FT
Minimum Accessory Building Setback from Principal Building	10 FT	44 FT
Parking and Loading		
Minimum Number of Off-Street Truck Loading Spaces	16 Spaces	82 Spaces
Minimum Number of Car Parking Spaces	181 Spaces	365 Spaces (Including 62 Reserved Spaces, See Parking Summary Table)
Minimum Number of Accessible Parking Spaces	8 Spaces	11 Spaces
Signs		
Maximum Business Sign Area (freestanding or attached to building)	210 sf [4]	614 sf *
Minimum Distance from Sign to Street Line	15 ft	15 ft
Maximum Number of Freestanding Signs	1	2 *
Maximum Area of Directional Sign	3 sf	214 sf *
Maximum Height of Sign	40 ft	11.67 ft

Notes

1. For a building used for nonresidential purposes with a floor area of 40,000 SF or more, 1 additional off-street truck loading space for each 40,000 FT in addition to the first 40,000 SF must be provided.

2. For car parking space requirements, parking area reservation should be equivalent to the total ground coverage of the building, with a minimum of 2 improved spaces per 3 employees on the premises at any 1 period of time, with a minimum of two spaces.

Warehouse A = 121 Employees x (2 Spaces/3 Employees) = 81 Spaces
Warehouse B = 150 Employees x (2 Spaces/3 Employees) = 100 Spaces

3. Bulk requirements for the IB District dictate the minimum front yard setback for a warehouse facility to be 50 feet. Front yards abutting all county and state highways shall be at least 60 feet in depth. For all new developments, the first 35 feet of the front yards of all properties fronting on Route 17K from the city of Newburgh west to the Town of Montgomery shall be landscaped.
4. As calculated using 1/2 the total length of the street frontage.

* Variance Required
**Measured at south face of building facing Route 17K.

Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

SIGNATURE — 11/09/2015 DATE SIGNED
CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
OVERALL SITE PLAN

Project No. 9190601	Drawing No. CS-101
Date 9/9/2015	
Scale 1" = 100'	
Drawn By RAC	
Submission Date 11/9/2015	

SUBMISSION DATE: November 9, 2015 PROJECT No. 9190601

Filename: \\langan.com\data\EP\data6\9190601\Cadd Data - 9190601\SheetFiles\Site Plan Approval\9190601-CS101-0101.dwg Date: 11/9/2015 Time: 15:13 User: rcitrin Style Table: Langan.stb Layout: ARCHF-SL

PAVEMENT KEY

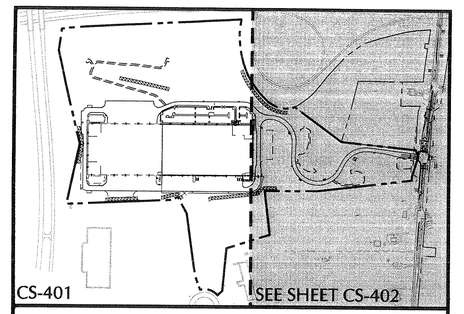
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT

SIGN LEGEND

A	B	C	D
STOP	RESERVED PARKING	NO PARKING ANY TIME	NO PARKING FIRE LANE
R1-1 30"X30"	12"X18"	R7 12"X18"	R8-31 12"X18"

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FUTURE BUILDING
- PROPOSED CURB
- MOUNTABLE CURB
- DEPRESSED CURB
- WETLAND BOUNDARY
- RETAINING WALL
- CHAIN LINK FENCE
- GUIDE RAIL
- STORMWATER MANAGEMENT BASIN
- TRAFFIC DIRECTIONAL ARROW
- TRAFFIC DIRECTIONAL ARROW TO BE PAINTED
- BUILDING ENTRANCE
- SITE LIGHTING
- FIRE HYDRANT



KEY MAP
SCALE 1" = 500'

SEE DRAWING CS-101 FOR OVERALL SITE INFORMATION

STORMWATER BASIN
STORMWATER BASIN
STORMWATER BASIN
PROPOSED 12'-WIDE REINFORCED TURF MAINTENANCE ACCESS PATH
60 FT REAR YARD
5.80 ACRES ACOE WETLAND AREA 'H'
PROPOSED RETAINING WALL WITH 6' HIGH CHAIN LINK FENCE (TYP)
30 FT SIDE YARD
15' WIDE CONCRETE DOLLY STRIP
MOUNTABLE CURB
CONCRETE CURB (TYP)
6' HIGH BLACK ORNAMENTAL STEEL FENCE
PROPOSED GUIDE RAIL
SLIDING ENTRANCE GATE
SLIDING EXIT GATE
SOLID ARROWS TO BE PAINTED (TYP)
HEAVY DUTY PAVEMENT
STANDARD DUTY PAVEMENT
8'x18' ADA ACCESSIBLE ACCESS AISLE (TYP)
40' HIGH FLAGPOLE
6" HIGH CONCRETE CURB
ENTRANCE ROAD
DEPRESSED CURB
±2' HIGH BOULDER WALL
TIMBER GUIDE RAIL
STOP BAR (TYP)
RESERVED TRAILER SPACES
TRAILER SPACES
TRUCK LOADING SPACES (13 FT O.C.)
CAR PARKING SPACES
4" WIDE CONCRETE ISLAND
OFFICE AREA
8'x18' ADA ACCESSIBLE PARKING SPACE (TYP)
8'x18' ADA ACCESSIBLE ACCESS AISLE (TYP)
ASSOCIATES' ENTRANCE
REFER TO SHEET CG410 FOR ENLARGEMENT OF VISITORS' ENTRANCE AREA
VISITORS' ENTRANCE
CANOPY OVER DOOR (TYP) REFER TO ARCHITECTURAL PLANS
DEPRESSED CURB
COVERED ASSOCIATES' PATIO. REFER TO SHEET CG410 FOR ENLARGEMENT OF ASSOCIATES' ENTRANCE AND PATIO AREA.
5' WIDE CONCRETE SIDEWALK (TYP)
CANOPY OVER DOOR (TYP)
HOLLOW ARROWS FOR REFERENCE ONLY (TYP)
5'X5' CONCRETE PAD AT EMERGENCY EGRESS DOORS (TYP)
5'X10' CONCRETE PAD
PUMP ROOM TRANSFORMER PAD
ELECTRIC ROOM GENERATOR PAD
AIR COMPRESSOR ROOM
COMPACTORS
COMPACTOR CONCRETE RAMP AND STAIR RAILING
APPROXIMATE LOCATION OF UTILITY ROOMS
GENERATOR PAD
TRANSFORMER PAD
LANDSCAPE AREA (TYP)
SLIDING GATE
SLIDING EXIT GATE
FUTURE GUARDHOUSE LOCATION
12' WIDE STRIPED CENTER ISLAND
SLIDING ENTRANCE GATE
CONCRETE PAVEMENT
BOLLARD (TYP)
HYDRANT (TYP)
8' HIGH BLACK VINYL COATED CHAIN LINK FENCE
ADDITIONAL DOOR AND DOCK DOORS MAY BE ADDED IN THE FUTURE IF OFFICE SPACE IS NOT PROVIDED.
TEMPORARY ROLLED ASPHALT CURB
WALL REQUIRED ONLY IF RESERVED TRAILER SPACES ARE NEEDED
30 FT SIDE YARD
EXISTING DETENTION BASIN
MATCHLINE (SHEET CS-401)
MATCHLINE (SEE SHEET CS-402)

PROPOSED FUTURE DISTRIBUTION WAREHOUSE B
BUILDING FOOTPRINT = ±247,800 SF
FFE: 484

PROPOSED DISTRIBUTION WAREHOUSE A
BUILDING FOOTPRINT = ±317,520 SF
FFE: 484

SITE BOUNDARY
71.73 AC

SCALE IN FEET: 50 0 25 50

WARNING:
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Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

STATE OF NEW YORK — CHRISTOPHER J. TISCHIG — 062303 — LICENSED PROFESSIONAL ENGINEER

SIGNATURE 11/09/2015 DATE SIGNED

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Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
SITE PLAN

Project No. 9190601	Drawing No. CS-401
Date 9/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 11/9/2015	

Filename: \\langan.com\data\EP\data6\9190601\Cadd Data - 9190601\SheetFiles\Site Plan Approval\9190601-CS401-0101.dwg Date: 11/9/2015 Time: 15:14 User: rcltrin Style Table: Langan.stb Layout: CS401

PAVEMENT KEY

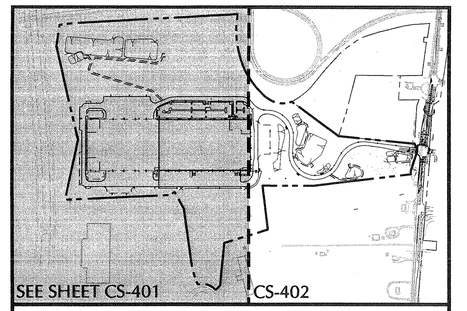
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT

SIGN LEGEND

A	B	C	D
STOP	RESERVED PARKING	NO PARKING ANY TIME	NO PARKING FIRE LANE
R1-1 30"X30"	12"X18"	R7 12"X18"	R8-31 12"X18"

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FUTURE BUILDING
- PROPOSED CURB
- MOUNTABLE CURB
- DEPRESSED CURB
- WETLAND BOUNDARY
- RETAINING WALL
- CHAIN LINK FENCE
- GUIDE RAIL
- STORMWATER MANAGEMENT BASIN
- TRAFFIC DIRECTIONAL ARROW
- TRAFFIC DIRECTIONAL ARROW TO BE PAINTED
- BUILDING ENTRANCE
- SITE LIGHTING
- FIRE HYDRANT



KEY MAP
SCALE 1" = 500'

SEE DRAWING CS-101 FOR OVERALL SITE INFORMATION

30 FT SIDE YARD
MATRIX BUSINESS PARK DIRECTIONAL SIGN (214 SF)
TRANSITION FROM 6" CONCRETE CURB TO ASPHALT PAVEMENT
40' HIGH FLAGPOLE
6" HIGH CONCRETE CURB
EDGE OF ASPHALT
DEPRESSED CURB
SINGLE WHITE STRIPE
TIMBER GUIDE RAIL
STOP BAR (TYP)
STORMWATER BASIN
30 FT SIDE YARD
PROPOSED 12'-WIDE REINFORCED TURF MAINTENANCE ACCESS PATH
RESERVED TRAILER SPACES
ENTRANCE ROAD (WIDTH VARIES)
SLIDING EXIT GATE
FUTURE GUARDHOUSE LOCATION
12' WIDE STRIPED CENTER ISLAND
SLIDING ENTRANCE GATE
PROPOSED RETAINING WALL WITH 6' HIGH CHAIN LINK FENCE (TYP)
MAINTENANCE VEHICLE ACCESS PARKING (TYP)
EXISTING STREAM
MATCHLINE (SHEET CS-401)
MATCHLINE (SEE SHEET CS-402)
0.62 ACRES ACOE WETLAND AREA X DELINEATED ON APRIL 16, 2013 AND JULY 2, 2015
±3FT HIGH WING WALL
PROPOSED 12'-WIDE REINFORCED TURF MAINTENANCE ACCESS PATH
60 FT FRONT YARD
TRANSITION TO NYSDOT CURB
MATRIX BUSINESS PARK ILLUMINATED MONUMENT SIGN (214 SF)
OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO NYS DOT ROADWAY PLANS FOR IMPROVEMENTS WITHIN ROUTE 17K ROW.
NEW YORK STATE ROUTE 17K
ORR AVE

SCALE IN FEET: 50 0 25 50

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Date	Description	No.
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REVISIONS

STATE OF NEW YORK — CHRISTOPHER D. UTSCHIG — LICENSED PROFESSIONAL ENGINEER — 062303

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Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
SITE PLAN

Project No. 9190601	Drawing No. CS-402
Date 9/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 11/9/2015	

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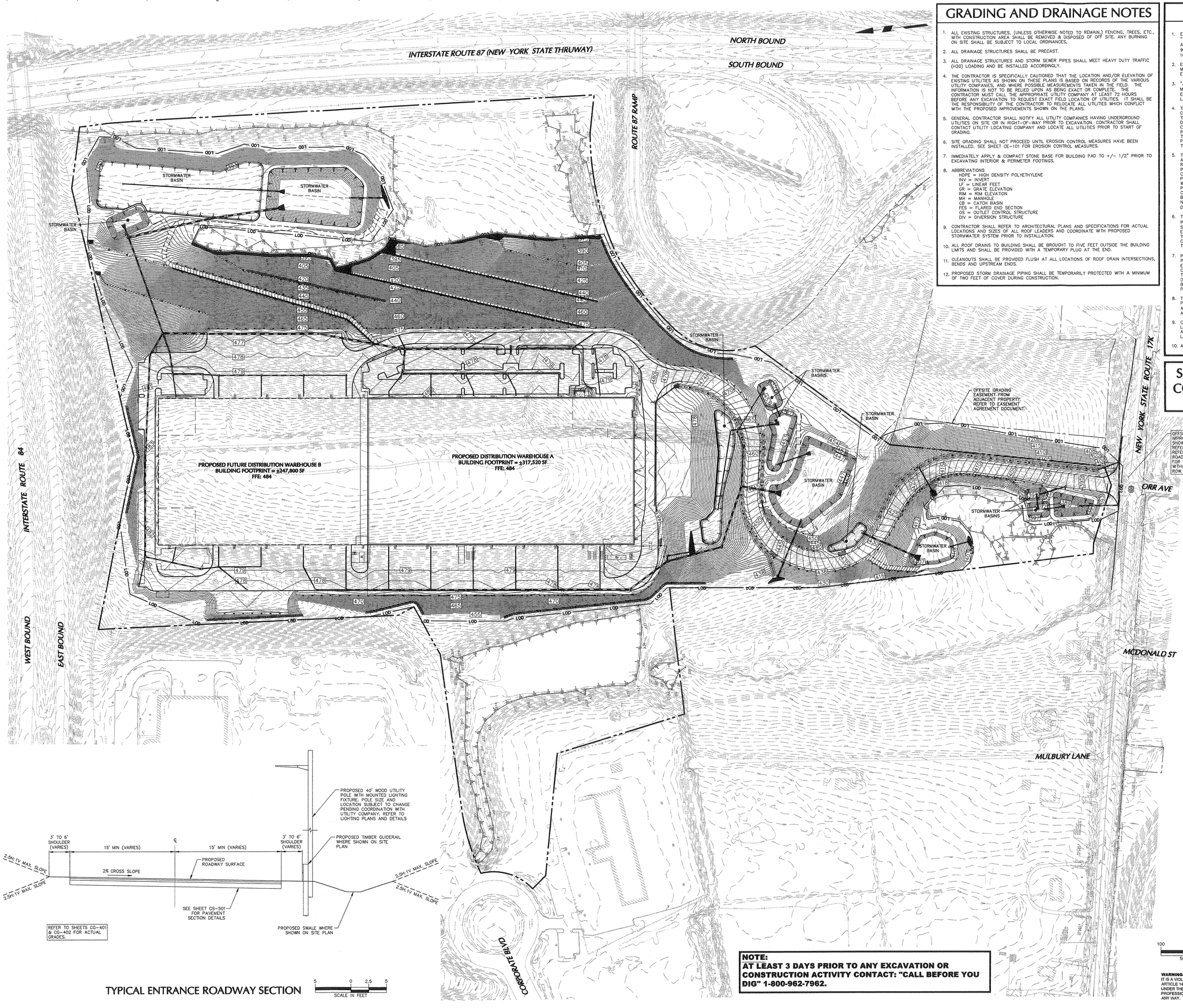
GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES, (UNLESS OTHERWISE NOTED TO REMAIN,) FENCING, TREES, ETC., WITH CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. ALL DRAINAGE STRUCTURES SHALL BE PRECAST.
3. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO START OF GRADING.
6. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE SHEET CE-101 FOR EROSION CONTROL MEASURES.
7. IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.
8. ABBREVIATIONS
   HDPE = HIGH DENSITY POLYETHYLENE
   INV = INVERT
   LF = LINEAR FEET
   GR = GRATE ELEVATION
   RIM = RIM ELEVATION
   MH = MANHOLE
   CB = CATCH BASIN
   FES = FLARED END SECTION
   OS = OUTLET CONTROL STRUCTURE
   DIV = DIVERSION STRUCTURE
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ALL ROOF LEADERS AND COORDINATE WITH PROPOSED STORMWATER SYSTEM PRIOR TO INSTALLATION.
10. ALL ROOF DRAINS TO BUILDING SHALL BE BROUGHT TO FIVE FEET OUTSIDE THE BUILDING LIMITS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
11. CLEANOUTS SHALL BE PROVIDED FLUSH AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
12. PROPOSED STORM DRAINAGE PIPING SHALL BE TEMPORARILY PROTECTED WITH A MINIMUM OF TWO FEET OF COVER DURING CONSTRUCTION.

GENERAL NOTES

1. EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25 AND LOT 49.12" DATED 7/17/2015, LAST REVISED 8/24/2015 AND "LOT LINE CHANGE OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25, AND LOT 49.12" DATED 7/17/2015, LAST REVISED 10/27/2015, AS PREPARED BY LANGAN ENGINEERING.
2. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 AS ESTABLISHED THROUGH GPS METHODS. THE MERIDIAN IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
3. "ACOE WETLANDS" ARE WETLANDS CONFIRMED BY ACOE PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011, BASED ON PLAN ENTITLED "WETLAND DELINEATION PLAN", AS PREPARED BY LANGAN ENGINEERING, DATED 04/18/07, LAST REVISED 11/11/10. ACOE WETLAND AREA X DELINEATED BY LANGAN ENGINEERING WETLAND SCIENTISTS ON APRIL 16, 2013 AND JULY 2, 2015.
4. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
6. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
7. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
8. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMPS, CANOPIES, SIDEWALKS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
10. ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED, NO DISTURBANCE IS PERMITTED.

SEE DRAWINGS CG-401, CG-402 AND CG-410 FOR DETAILED GRADING AND DRAINAGE INFORMATION



TYPICAL ENTRANCE ROADWAY SECTION

SCALE IN FEET: 5 0 2.5 5

NOTE:
AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT: "CALL BEFORE YOU DIG" 1-800-962-7962.

SCALE IN FEET: 100 0 50 100

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LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
S		UNDERGROUND SANITARY
D		UNDERGROUND STORM
W	UW	UNDERGROUND WATER
(S)		SANITARY MANHOLE
(D)		STORM MANHOLE
		CATCH BASIN
370	480	CONTOUR
		SWALE

Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

STATE OF NEW YORK — CHARLES UTSCHIG — 062303 — PROFESSIONAL ENGINEER

SIGNATURE — 11/09/2015 DATE SIGNED

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Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY — NEW YORK

Drawing Title
OVERALL GRADING AND DRAINAGE PLAN

Project No. 9190601	Drawing No. CG-101
Date 9/9/2015	
Scale 1" = 100'	
Drawn By RAC	
Submission Date 11/9/2015	

SUBMISSION DATE: November 9, 2015
PROJECT No. 9190601

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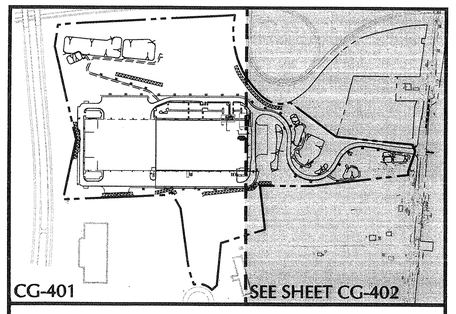

KEY MAP
SCALE 1" = 500'

SEE DRAWING CG-101 FOR OVERALL GRADING AND DRAINAGE INFORMATION

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
S	S	UNDERGROUND SANITARY
D	D	UNDERGROUND STORM
W	UW	UNDERGROUND WATER
S		SANITARY MANHOLE
D		STORM MANHOLE
		CATCH BASIN
370	480	CONTOUR
		SWALE

STORMWATER BASIN NOTES:
1. ALL STORMWATER BASINS (BIORETENTION, SAND FILTERS, AND DETENTION BASINS) ARE REQUIRED TO HAVE A STORMWATER MANAGEMENT PRACTICE SIGN PLACED IN THE IMMEDIATE VICINITY OF THE BASIN. SEE DETAIL ON SHEET CS-501 FOR SIGN DETAILS PER BASIN.
2. ALL SEDIMENT FOREBAYS ARE REQUIRED TO HAVE A SEDIMENT MARKER. SEE DETAIL ON SHEET CS-501 FOR MARKER DETAILS PER BASIN.

SEE SHEET CS-502 FOR DETAILS ON INDIVIDUAL OUTLET CONTROL AND DIVERSION STRUCTURES.

Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

STATE OF NEW YORK — CHARLES UTSCHIG — 062303 — LICENSED PROFESSIONAL ENGINEER

SIGNATURE — DATE SIGNED 11/09/2015

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Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
GRADING AND DRAINAGE PLAN

Project No.	9190601
Date	9/9/2015
Scale	1" = 50'
Drawn By	RAC
Submission Date	11/9/2015
Drawing No.	CG-401

SCALE IN FEET

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NOTE:
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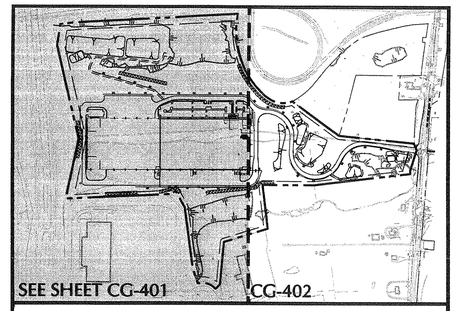

KEY MAP
SCALE 1" = 500'

SEE DRAWING CG-101 FOR OVERALL GRADING AND DRAINAGE INFORMATION

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
S	S	UNDERGROUND SANITARY
D	D	UNDERGROUND STORM
W	UW	UNDERGROUND WATER
S		SANITARY MANHOLE
D		STORM MANHOLE
		CATCH BASIN
370	480	CONTOUR
		SWALE

STORMWATER BASIN NOTES:
1. ALL STORMWATER BASINS (BIORETENTION, SAND FILTERS, AND DETENTION BASINS) ARE REQUIRED TO HAVE A STORMWATER MANAGEMENT PRACTICE SIGN PLACED IN THE IMMEDIATE VICINITY OF THE BASIN. SEE DETAIL ON SHEET CS-501 FOR SIGN DETAILS PER BASIN.
2. ALL SEDIMENT FOREBAYS ARE REQUIRED TO HAVE A SEDIMENT MARKER. SEE DETAIL ON SHEET CS-501 FOR MARKER DETAILS PER BASIN.

PROPOSED DISTRIBUTION WAREHOUSE A FFE: 484

MATCHLINE SEE SHEET CG-401

MATCHLINE SEE SHEET CG-403

SEE SHEET CS-502 FOR DETAILS ON INDIVIDUAL OUTLET CONTROL AND DIVERSION STRUCTURES.

NOTE:
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NEW YORK STATE ROUTE 17K

ORR AVE

50 0 25 50
SCALE IN FEET

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No.	Description	Date
1	REVISED PER TOWN COMMENTS	11/9/2015

REVISIONS

STATE OF NEW YORK — CHRISTOPHER J. UTSCHIG — 092403 — LICENSED PROFESSIONAL ENGINEER

11/09/2015
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Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY — NEW YORK

Drawing Title
GRADING AND DRAINAGE PLAN

Project No. 9190601	Drawing No. CG-402
Date 9/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 11/9/2015	

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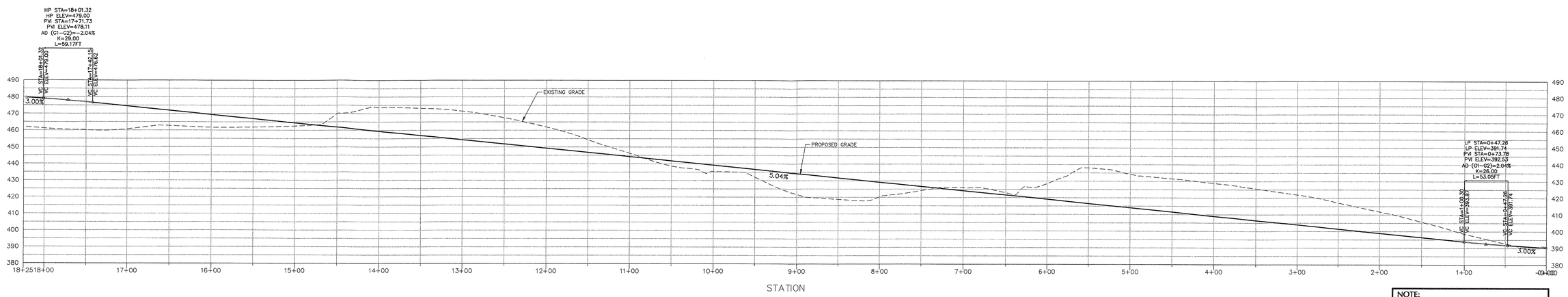
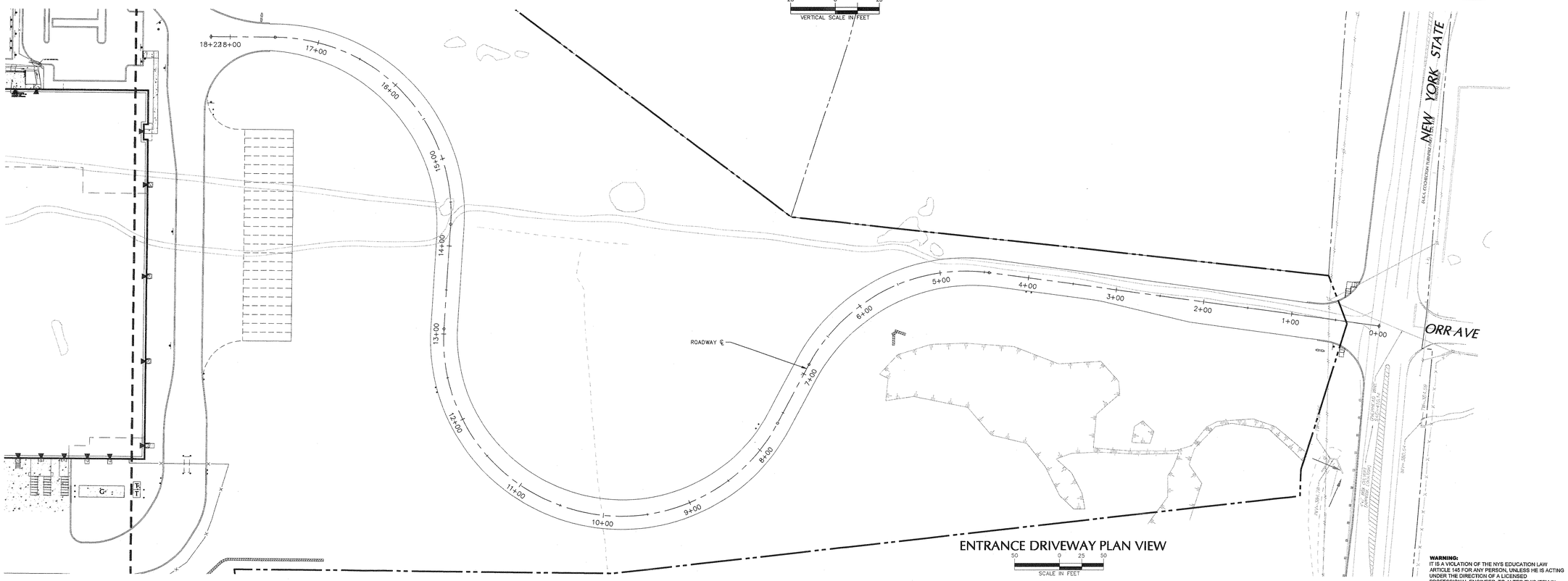


NOTE:
VERTICAL SCALE IS EXAGGERATED TO BE TWICE THE HORIZONTAL SCALE.

ENTRANCE DRIVEWAY PROFILE

50 0 25 50
HORIZONTAL SCALE IN FEET

25 0 25
VERTICAL SCALE IN FEET



ENTRANCE DRIVEWAY PLAN VIEW

50 0 25 50
SCALE IN FEET

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Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
ROADWAY PROFILE AND TYPICAL SECTION

Project No. 9190601	Drawing No. CG-403
Date 9/9/2015	
Scale AS SHOWN	
Drawn By RAC	
Submission Date 11/9/2015	

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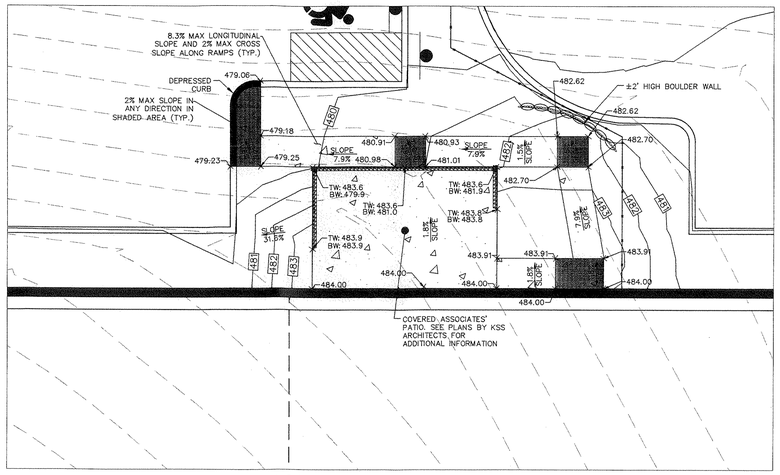
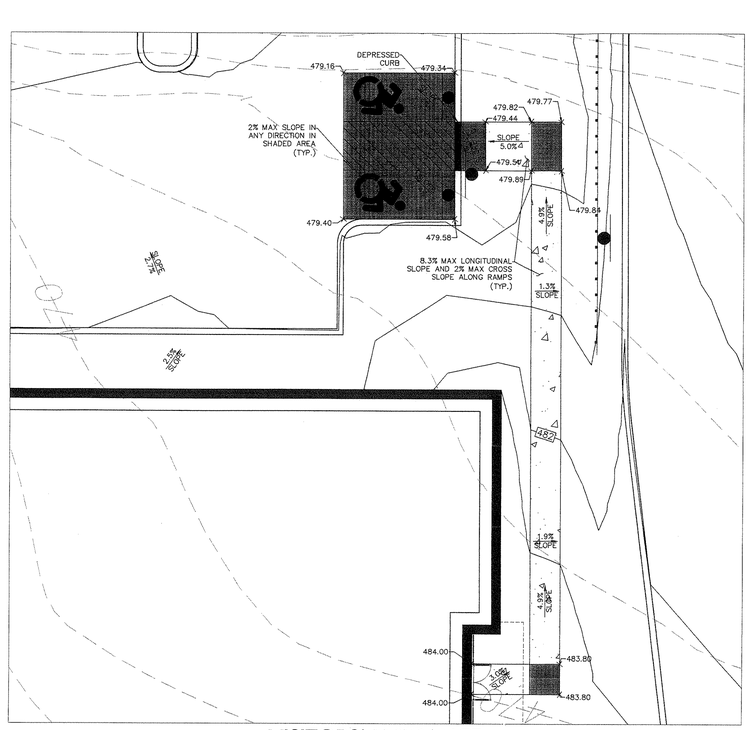


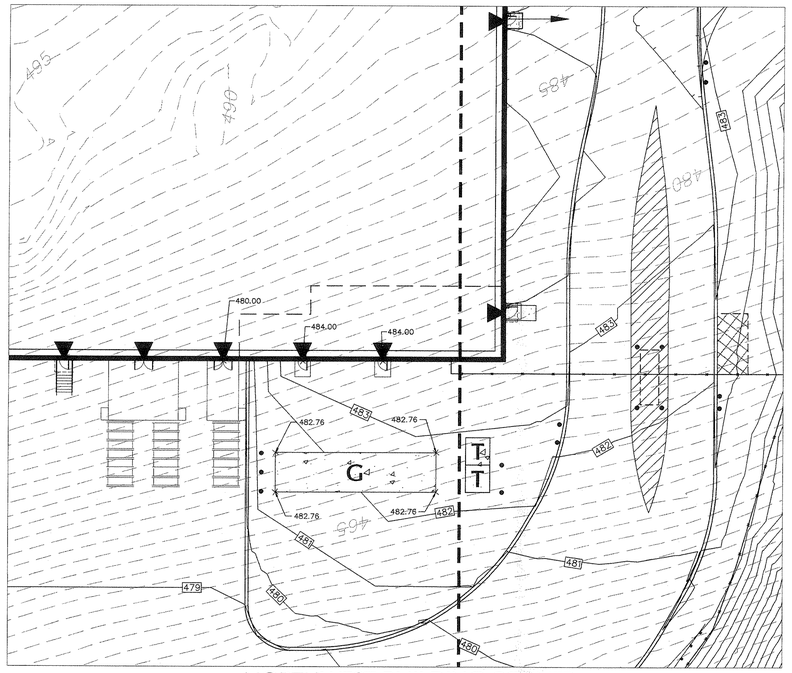
ASSOCIATES' ENTRANCE

SCALE IN FEET



VISITORS' ENTRANCE

SCALE IN FEET



NORTHWEST BUILDING CORNER

SCALE IN FEET

SEE DRAWING CG101 FOR OVERALL GRADING AND DRAINAGE INFORMATION

NOTE:
AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT: "CALL BEFORE YOU DIG" 1-800-962-7962.

WARNING:
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Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

SIGNATURE — DATE SIGNED 11/09/2015

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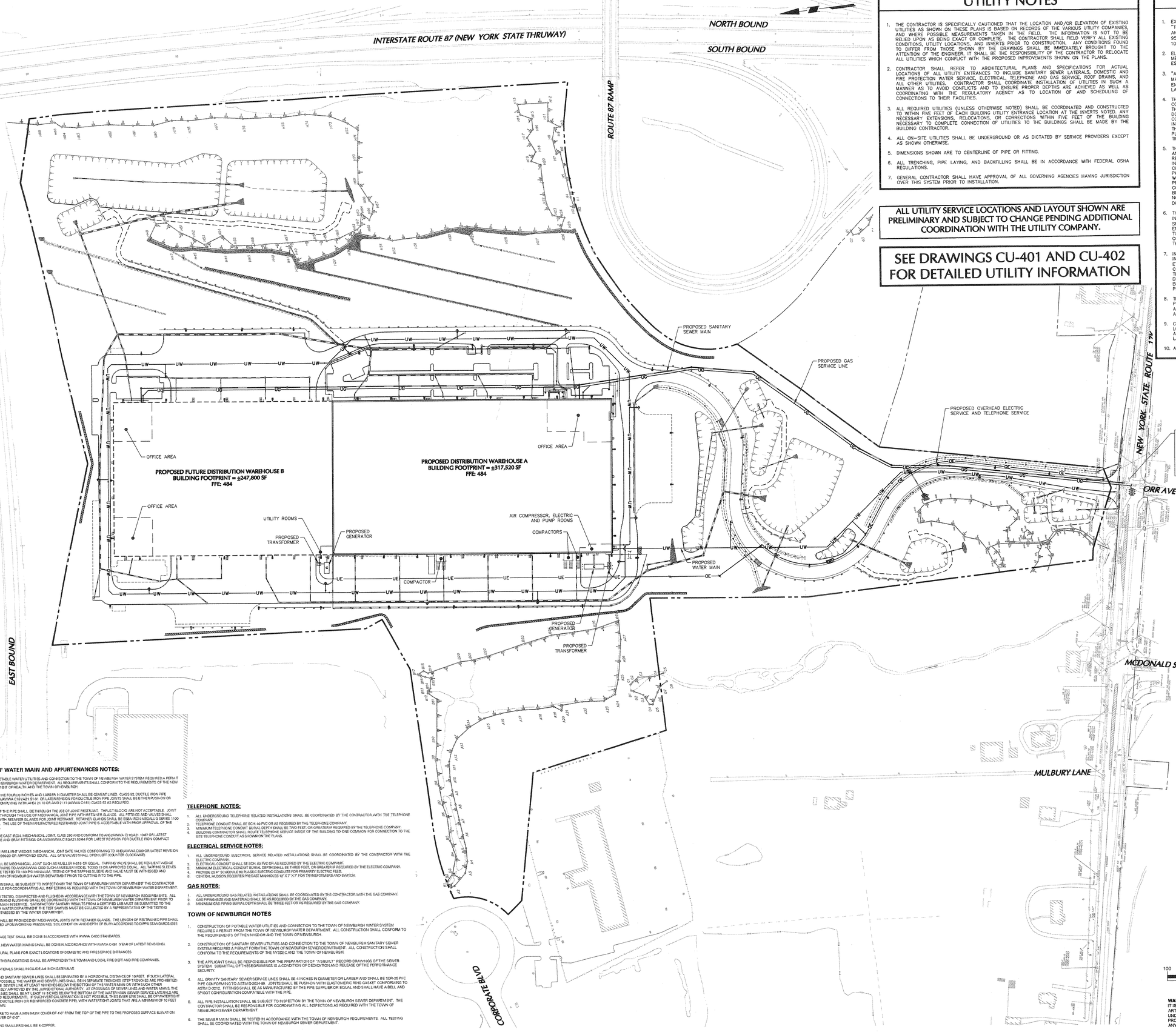
Langan Engineering and Environmental Services, Inc.
Langan CE, Inc.
Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
GRADING DETAIL ENLARGEMENT PLAN

Project No. 9190601	Drawing No. CG-410
Date 9/9/2015	
Scale AS SHOWN	
Drawn By RAC	
Submission Date 11/9/2015	

Filename: \\langan.com\data\EP\data6\9190601\Cadd Data - 9190601\SheetFiles\Site Plan Approval\9190601-CG410-0101.dwg Date: 11/9/2015 Time: 15:18 User: rcitrin Style Table: Langan.stb Layout: CG410



UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
3. ALL REQUIRED UTILITIES (UNLESS OTHERWISE NOTED) SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING UTILITY ENTRANCE LOCATION AT THE INVERTS NOTED. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF UTILITIES TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
4. ALL ON-SITE UTILITIES SHALL BE UNDERGROUND OR AS DICTATED BY SERVICE PROVIDERS EXCEPT AS SHOWN OTHERWISE.
5. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
6. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
7. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.

ALL UTILITY SERVICE LOCATIONS AND LAYOUT SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING ADDITIONAL COORDINATION WITH THE UTILITY COMPANY.

SEE DRAWINGS CU-401 AND CU-402 FOR DETAILED UTILITY INFORMATION

GENERAL NOTES

1. EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25 AND LOT 49.12" DATED 7/17/2015, LAST REVISED 8/24/2015 AND "LOT LINE CHANGE OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25, AND LOT 49.12" DATED 7/17/2015, LAST REVISED 10/27/2015, AS PREPARED BY LANGAN ENGINEERING.
2. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 AS ESTABLISHED THROUGH GPS METHODS. THE MERIDIAN IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
3. "ACOE WETLANDS" ARE WETLANDS CONFIRMED BY ACOE PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011, BASED ON PLAN ENTITLED "WETLAND DELINEATION PLAN", AS PREPARED BY LANGAN ENGINEERING, DATED 04/18/07, LAST REVISED 11/11/10. ACOE WETLAND AREA X DELINEATED BY LANGAN ENGINEERING WETLAND SCIENTISTS ON APRIL 16, 2013 AND JULY 2, 2015.
4. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
6. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
7. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
8. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMPS, CANOPIES, SIDEWALKS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
10. ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED, NO DISTURBANCE IS PERMITTED.

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
S	S	UNDERGROUND SANITARY
D		UNDERGROUND STORM
W	UW	UNDERGROUND WATER
G	UG	UNDERGROUND GAS
OE	OE	OVERHEAD ELECTRIC
S		SANITARY MANHOLE
		STORM MANHOLE
		CATCH BASIN
	T	TRANSFORMER
		FIRE HYDRANT
		GAS VALVE
		WATER VALVE
		UTILITY POLE
		SITE LIGHTING

INSTALLATION OF WATER MAIN AND APPURTENANCES NOTES:

1. 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 REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
2. ALL WATER SERVICE LINE FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED. CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT COMPLYING WITH ANSI 21.10 OR ANSI/21.11/AWWA-C151/ CLASS 52 AS REQUIRED.
3. 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 EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF THE MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
4. ALL FITTINGS SHALL BE CAST IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10/97 OR LATEST REVISION FOR DUCTILE AND GRAY FITTINGS OR ANSI/AWWA C153/A21.53-94 FOR LATEST REVISION FOR DUCTILE IRON COMPACT FITTINGS.
5. ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A2360/20 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCKWISE).
6. TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H615 OR EQUAL. TAPPING VALVE SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C509 SUCH A 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.
7. 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.
8. THE WATER 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.
9. THRUST RESTRAINT SHALL BE PROVIDED BY MECHANICAL JOINTS WITH RETAINER GLANDS. THE LENGTH OF RESTRAINED PIPES HALL BE DETERMINED BASED UPON WORKING PRESSURES, SOIL CONDITION AND DEPTH OF BURY ACCORDING TO DIPRA STANDARDS (SEE TABLE THIS PLAN).
10. PRESSURE AND LEAKAGE TEST SHALL BE DONE IN ACCORDANCE WITH AWWA C600 STANDARDS.
11. DISINFECTION OF ALL NEW WATER MAINS SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 (YEAR OF LATEST REVISIONS).
12. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF DOMESTIC AND FIRE SERVICE ENTRANCES.
13. FIRE HYDRANTS AND THEIR LOCATIONS SHALL BE APPROVED BY THE TOWN AND LOCAL FIRE DEPT AND FIRE COMPANIES.
14. ALL FIRE HYDRANT LATERALS SHALL INCLUDE A 6 INCH GATE VALVE.
15. ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (TOP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE JURISDICTIONAL AUTHORITY. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (I.E., DUCTILE IRON OR REINFORCED CONCRETE PIPE) WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
16. ALL WATER MAINS ARE TO HAVE A MINIMUM COVER OF 4'-6" FROM THE TOP OF THE PIPE TO THE PROPOSED SURFACE ELEVATION AND A MAXIMUM COVER OF 6'-0".
17. WATER LINES 2 ½ " AND SMALLER SHALL BE K-COPPER.

TELEPHONE NOTES:

1. ALL UNDERGROUND TELEPHONE RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE TELEPHONE COMPANY.
2. TELEPHONE CONDUIT SHALL BE SCH. 40 PVC OR AS REQUIRED BY THE TELEPHONE COMPANY.
3. MINIMUM TELEPHONE CONDUIT BURIAL DEPTH SHALL BE TWO FEET, OR GREATER IF REQUIRED BY THE TELEPHONE COMPANY.
4. BUILDING CONTRACTOR SHALL ROUTE TELEPHONE SERVICE INSIDE OF THE BUILDING TO ONE COMMON FOR CONNECTION TO THE SITE TELEPHONE CONDUIT AS SHOWN ON THE PLANS.

ELECTRICAL SERVICE NOTES:

1. ALL UNDERGROUND ELECTRICAL SERVICE RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE ELECTRIC COMPANY.
2. ELECTRICAL CONDUIT SHALL BE SCH. 80 PVC OR AS REQUIRED BY THE ELECTRIC COMPANY.
3. MINIMUM ELECTRICAL CONDUIT BURIAL DEPTH SHALL BE THREE FEET, OR GREATER IF REQUIRED BY THE ELECTRIC COMPANY.
4. PROVIDE (2) 4" SCHEDULE 80 PLASTIC ELECTRIC CONDUITS FOR PRIMARITY ELECTRIC FEED.
5. CENTRAL HUDSON REQUIRES PRECAST MANHOLES 12' X 7' X 7' FOR TRANSFORMERS AND SWITCH.

GAS NOTES:

1. ALL UNDERGROUND GAS RELATED INSTALLATIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE GAS COMPANY.
2. GAS PIPING SIZE AND MATERIAL SHALL BE AS REQUIRED BY THE GAS COMPANY.
3. MINIMUM GAS PIPING BURIAL DEPTH SHALL BE THREE FEET OR AS REQUIRED BY THE GAS COMPANY.

TOWN OF NEWBURGH NOTES

1. 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 CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDOH AND THE TOWN OF NEWBURGH.
2. CONSTRUCTION OF SANITARY SEWER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FORM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDEC AND THE TOWN OF NEWBURGH.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PREPARATION OF "AS-BUILT" RECORD DRAWINGS OF THE SEWER SYSTEM. SUBMITTAL OF THESE DRAWINGS IS A CONDITION OF DEDICATION AND RELEASE OF THE PERFORMANCE SECURITY.
4. 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-3034-88. 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.
5. ALL 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.
6. THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH THE TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.

100 0 50 100
SCALE IN FEET

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Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

STATE OF NEW YORK — CHARLES UTSCHIG — 062303 — PROFESSIONAL ENGINEER

11/09/2015
SIGNATURE DATE SIGNED
CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Langan CT, Inc.
Langan Treadwell Rollo LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
OVERALL UTILITY PLAN

Project No. 9190601	Drawing No. CU-101
Date 9/9/2015	
Scale 1" = 100'	
Drawn By RAC	
Submission Date 11/9/2015	

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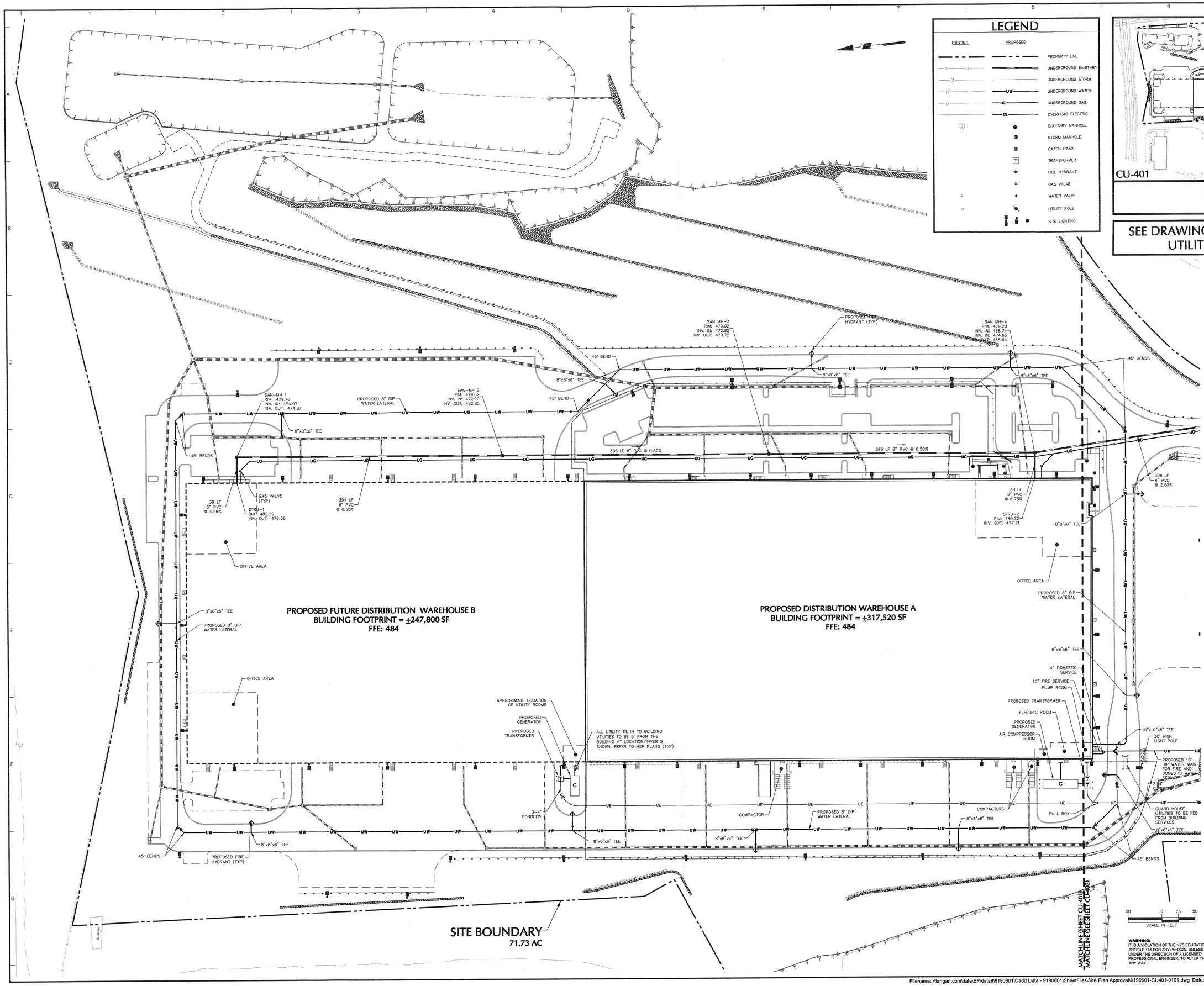
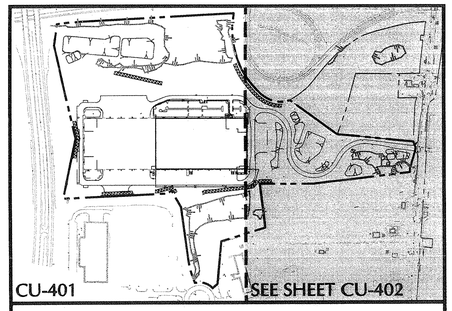


LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		UNDERGROUND SANITARY
		UNDERGROUND STORM
	UW	UNDERGROUND WATER
	UG	UNDERGROUND GAS
	OE	OVERHEAD ELECTRIC
		SANITARY MANHOLE
		STORM MANHOLE
		CATCH BASIN
	T	TRANSFORMER
		FIRE HYDRANT
		GAS VALVE
		WATER VALVE
		UTILITY POLE
		SITE LIGHTING



KEY MAP

SCALE 1" = 500'

SEE DRAWING CU-101 FOR OVERALL UTILITY INFORMATION

ALL UTILITY SERVICE LOCATIONS AND LAYOUT SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING ADDITIONAL COORDINATION WITH THE UTILITY COMPANY.

Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

STATE OF NEW YORK · CHARLES UTSCHIG · LICENSED PROFESSIONAL ENGINEER · 062303

SIGNATURE — DATE SIGNED 11/09/2015

CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CC, Inc.
Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
UTILITY PLAN

Project No. 9190601	Drawing No. CU-401
Date 9/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 11/9/2015	

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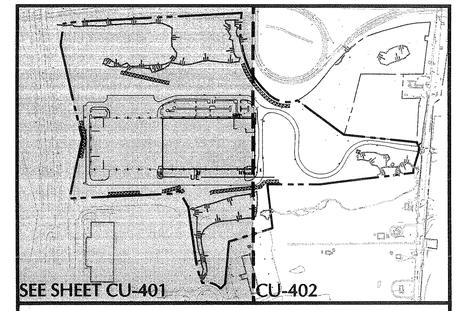
LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
S	S	UNDERGROUND SANITARY
D		UNDERGROUND STORM
W	UW	UNDERGROUND WATER
G	UG	UNDERGROUND GAS
OE	OE	OVERHEAD ELECTRIC
		SANITARY MANHOLE
		STORM MANHOLE
		CATCH BASIN
	T	TRANSFORMER
		FIRE HYDRANT
		GAS VALVE
		WATER VALVE
		UTILITY POLE
		SITE LIGHTING



KEY MAP
SCALE 1" = 500'

SEE DRAWING CU-101 FOR OVERALL UTILITY INFORMATION

ALL UTILITY SERVICE LOCATIONS AND LAYOUT SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING ADDITIONAL COORDINATION WITH THE UTILITY COMPANY.

45° BENDS
SAN DROP MH-5
RIM: 469.16
INV. IN: 462.48
INV. OUT: 450.00
168 LF
8" PVC
@ 2.00%
SAN MH-6
RIM: 454.87
INV. IN: 446.65
INV. OUT: 446.55
PROPOSED GAS SERVICE LINE
355 LF
8" PVC
@ 1.00%
308 LF
8" PVC
@ 2.00%
8"x8"x6" TEE
PROPOSED 8" DIP WATER LATERAL
8"x8"x6" TEE
4" DOMESTIC SERVICE
10" FIRE SERVICE
PROPOSED GENERATOR
10"x10"x8" TEE
30' HIGH LIGHT POLE
PROPOSED 10" DIP WATER MAIN FOR FIRE AND DOMESTIC WATER SERVICE
UNDERGROUND ELECTRIC FOR PRIMARY SERVICE. 3-4" CONDUITS
PROPOSED TRANSFORMER
8"x8"x6" TEE
45° BENDS
AT THIS POLE, PRIMARY SERVICE TO BE CONVERTED TO UNDERGROUND SERVICE
MATCHLINE (SHEET CU-401)
MATCHLINE (SEE SHEET CU-402)
SAN DROP MH-7
RIM: 450.92
INV. IN: 443.00
INV. OUT: 431.38
98 LF
8" PVC
@ 8.00%
SAN DROP MH-8
RIM: 429.98
INV. IN: 423.52
INV. OUT: 412.52
156 LF
8" PVC
@ 5.00%
SAN MH-9
RIM: 413.15
INV. IN: 404.72
INV. OUT: 404.62
ALL UTILITY POLES WITH OVERHEAD ELECTRIC TO BE 40FT HIGH OR AS DICTATED BY UTILITY PROVIDER. ALL OTHER POLES ONSITE TO BE 35FT HIGH UNLESS OTHERWISE NOTED
375 LF
8" PVC
@ 5.00%
SAN MH-10
RIM: 393.99
INV. IN: 385.85
INV. OUT: 385.75
100 LF
8" PVC
@ 2.00%
PROTECT AND MAINTAIN EXISTING UTILITIES AT ROUTE 17K. SEE OFFSITE ROADWAY PLANS FOR IMPROVEMENTS TO ROUTE 17K
OFFSITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO NYS DOT ROADWAY PLANS FOR IMPROVEMENTS WITHIN ROUTE 17K ROW.
PROPOSED OVERHEAD ELECTRIC SERVICE AND TELEPHONE SERVICE
45° BEND
10"x10"x6" TEE
10"x10"x6" TEE
45° BEND
10"x10"x6" TEE
OVERHEAD ELECTRIC FOR LIGHTING AND PRIMARY SERVICE
EXISTING SAN MH-1
RIM: 390.29
INV. IN: 383.75
CONNECTION TO EXISTING 12" MAIN OBS TRANSMISSION LINE TO BE COORDINATED WITH UTILITY PROVIDER
PROTECT AND MAINTAIN EXISTING WATER VALVE. RESET TO PROPOSED GRADE.
EXISTING 15" SANITARY SEWER
RELOCATE EXISTING HYDRANT. REFER TO NYSDOT PLANS.
COORDINATE WITH UTILITY PROVIDER FOR WET TAP CONNECTION TO EXISTING 16" WATER MAIN
APPROXIMATE LOCATION OF EXISTING WATER LINE
NEW YORK STATE ROUTE 17K
ORR AVE

50 0 25 50
SCALE IN FEET

WARNING:
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No.	Description	Date
1	REVISED PER TOWN COMMENTS	11/9/2015

REVISIONS

STATE OF NEW YORK — CHARLES T. TSCHIG — 062303 — LICENSED PROFESSIONAL ENGINEER

SIGNATURE 11/09/2015 DATE SIGNED

CHARLES T. TSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

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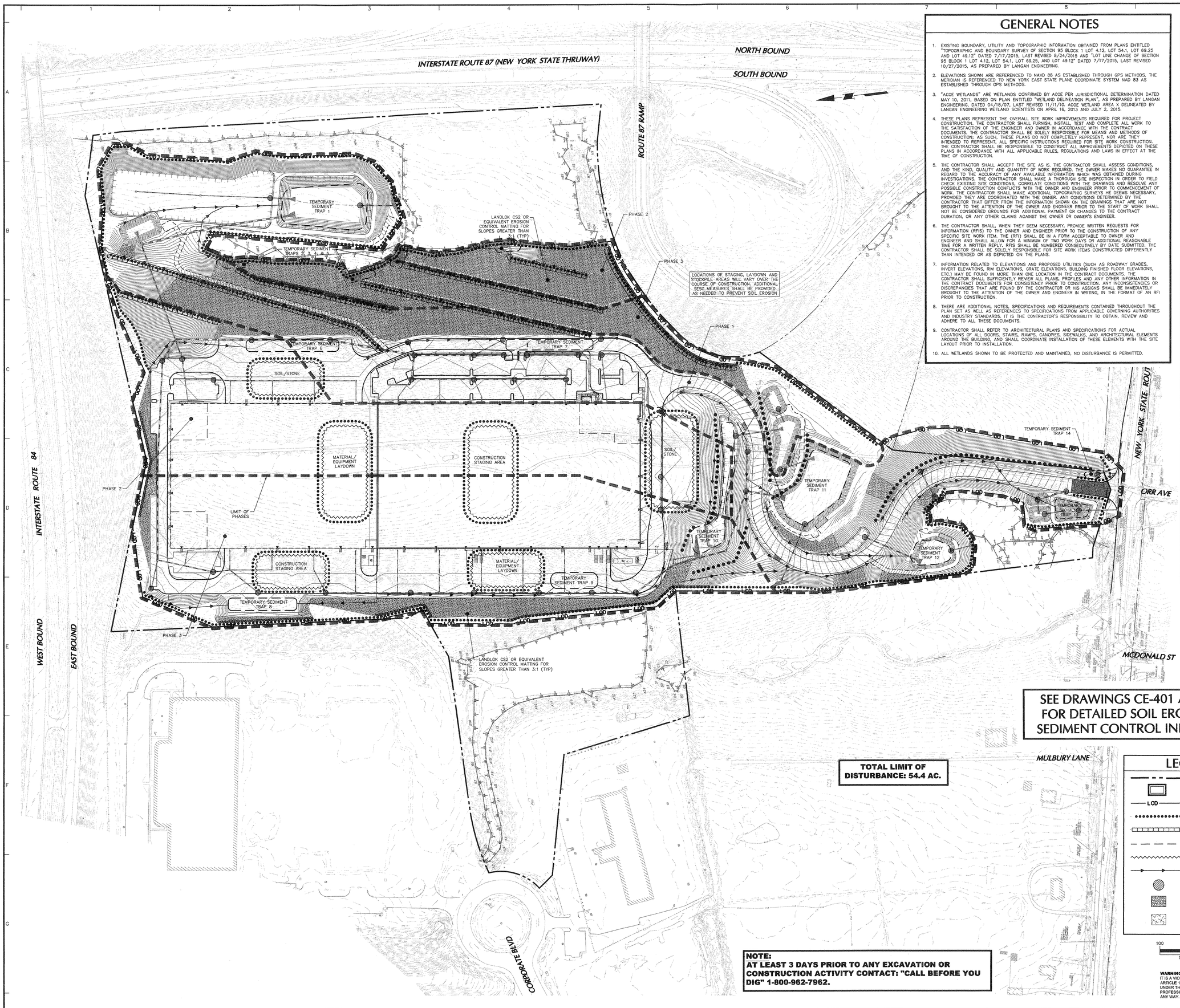
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
UTILITY PLAN

Project No. 9190601	Drawing No. CU-402
Date 9/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 11/9/2015	

SUBMISSION DATE: November 9, 2015
PROJECT No. 9190601



GENERAL NOTES

1. EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25 AND LOT 49.12" DATED 7/17/2015, LAST REVISED 8/24/2015 AND "LOT LINE CHANGE OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25, AND LOT 49.12" DATED 7/17/2015, LAST REVISED 10/27/2015, AS PREPARED BY LANGAN ENGINEERING.
2. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 AS ESTABLISHED THROUGH GPS METHODS. THE MERIDIAN IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
3. "ACOE WETLANDS" ARE WETLANDS CONFIRMED BY ACOE PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011, BASED ON PLAN ENTITLED "WETLAND DELINEATION PLAN", AS PREPARED BY LANGAN ENGINEERING, DATED 04/18/07, LAST REVISED 11/11/10. ACOE WETLAND AREA X DELINEATED BY LANGAN ENGINEERING WETLAND SCIENTISTS ON APRIL 16, 2013 AND JULY 2, 2015.
4. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
6. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
7. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
8. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMPS, CANOPIES, SIDEWALKS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
10. ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED, NO DISTURBANCE IS PERMITTED.

SOIL EROSION AND SEDIMENT CONTROL NOTES AND CONSTRUCTION SEQUENCING

1. INSTALL ALL SOIL EROSION CONTROL MEASURES AS SHOWN PRIOR TO ANY LAND DEVELOPMENT ACTIVITIES. INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES/TRAPS AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS.
2. LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME WITHOUT CONSENT FROM THE TOWN OF NEWBURGH. WHEN GREATER THAN 5 ACRES ARE DISTURBED TWO (2) INSPECTIONS ARE REQUIRED EVERY SEVEN (7) CALENDAR DAYS AND THE INSPECTIONS MUST BE SEPARATED BY AT LEAST TWO (2) FULL CALENDAR DAYS. REFER TO 5 ACRE WAIVER REQUEST AND PHASING PLANS FOR DETAILS AND RESTRICTIONS ON CONSTRUCTION DISTURBANCES. COMPLETED AREAS SHALL BE STABILIZED AND PROTECTED FROM ADDITIONAL DISTURBANCE BEFORE ADDITIONAL AREA IS EXPOSED. CONSTRUCT THE SITE IN PHASES IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL PLANS TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME.
3. INSTALL SEDIMENT TRAPS AND DIVERSION SWALES AS NEW AREAS OF THE SITE ARE DISTURBED. INSTALLATION OF THE TEMPORARY SWALES ALONG STEEP SLOPE AREAS ARE AN INTEGRAL PART OF KEEPING THE PHASES PROPERLY STABILIZED. AS LOWER SECTIONS OF THE PROPOSED SLOPES ARE COMPLETED EROSION CONTROL MATTING SHALL BE INSTALLED WHERE SHOWN AND STABILIZED AND PROTECTED FROM ADDITIONAL DISTURBANCE.
4. PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS AS DIRECTED IN THE FIELD WITH PLANKING PLACED AROUND THE TREE TRUNK. PLACE SNOW FENCING AT THE DRIP LINE SURROUNDING TREES, IF POSSIBLE, OR TO MAINTAIN A MINIMUM DIAMETER OF 10 FEET AROUND TREES. WHERE FENCING MUST BE PLACED CLOSER THAN THE DRIP LINE, PLACE 4 INCHES OF WOOD CHIPS OVER ROOT ZONE TO EXTEND TO THE DRIP LINE. MAINTAIN THIS WOOD CHIP PROTECTION FOR THE DURATION OF CONSTRUCTION. WOODED AREAS TO BE PROTECTED BY INSTALLING TREE PROTECTION FENCING ALONG THE DISTURBANCE LIMIT LINE PRIOR TO CONSTRUCTION. ALL TREE PROTECTION FENCING TO BE MAINTAINED IN GOOD CONDITION UNTIL COMPLETION OF ALL CONSTRUCTION OPERATIONS. EXISTING VEGETATION IS TO BE MAINTAINED WHEREVER POSSIBLE.
5. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 12), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
6. INITIAL CONSTRUCTION OF RETAINING WALLS AND STORM DRAINAGE SYSTEM. INSTALL UTILITIES/SLEEVES UNDER THE WALLS PRIOR TO WALL CONSTRUCTION.
7. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE.
8. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS AS THEY ARE INSTALLED, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE.
9. REMOVE SEDIMENT TRAPS ONCE THE STORMWATER DETENTION SYSTEMS HAVE BEEN INSTALLED. DIVERT OVERLAND FLOW AND PIPE FLOW TO DETENTION SYSTEMS AND BLOCK WEIRS AND INLETS TO PREVENT FLOW INTO WATER QUALITY BASINS.
10. INITIATE INSTALLATION OF UTILITIES, FOUNDATIONS AND BUILDINGS.
11. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 15 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 30 DAYS WITH TEMPORARY RYEGRASS COVER, AS FOLLOWS (METHOD OF SEEDING IS OPTIONAL):
    A. LOOSEN SEEDBED BY DISCING TO A 4" DEPTH.
    B. SEED WITH 6 LB. PER ACRE PERENNIAL OR ANNUAL RYEGRASS.
    C. MULCH WITH 100–200 BALES PER ACRE OF BLOWN AND CHOPPED HAY BOUND IN PLACE WITH 2000 LB.PER ACRE CELLULOSE FIBER MULCH, AND WITH AN APPROVED TACKIFIER BINDER.
12. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH SLOPE STABILIZATION MATTING.
13. INSTALL CURBS, CURBED ISLANDS AND COMPLETE FINAL GRADING OF AREAS TO BE PAVED.
14. AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS FOLLOWS (SEE LANDSCAPE PLAN FOR OTHER PLANTING INFORMATION):
    A. A MINIMUM OF 6" OF TOPSOIL SHOULD BE SPREAD ON ALL DISTURBED AREAS.
    B. LIME TOPSOIL TO PH 6.0.
    C. FERTILIZE WITH 20 LB. PER 1000 SQ. FT. OF 5–10–10, 50% WATER SOLUBLE NITROGEN FERTILIZER.
    D. SEED WITH 5 LB. PER 1000 SQ. FT. OF THE FOLLOWING MIXTURE, OR OTHER MIXTURE APPROVED BY THE LANDSCAPE ARCHITECT: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS AND 20% YORKTOWN PERENNIAL RYEGRASS.
    E. MULCH AS DESCRIBED FOR TEMPORARY SEEDING (NOTE 12 ABOVE).
    F. FERTILIZE 4 WEEKS AFTER GERMINATION WITH 10 LB. 20–10–10 FERTILIZER PER 1000 SQ. FT.
15. COMPLETION OF ALL SITE AND OFF–SITE IMPROVEMENTS.
16. DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
17. AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THE DISTURBED AREAS. UPON PERMANENT STABILIZATION THE STORMWATER DETENTION SYSTEMS MUST BE CLEANED OF SEDIMENT AND THEN THE WEIRS AND INLETS TO THE WATER QUALITY SAND FILTERS SHOULD BE UNBLOCKED.
18. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
19. STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
20. DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.
21. AFTER CONSTRUCTION IS COMPLETED, PERMANENT SEDIMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMIANNUALLY AND AFTER EVERY RAIN.

SEE DRAWINGS CE-401 AND CE-402 FOR DETAILED SOIL EROSION AND SEDIMENT CONTROL INFORMATION

TOTAL LIMIT OF DISTURBANCE: 54.4 AC.

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- LOD — LIMIT OF DISTURBANCE
- SILT FENCE
- HAY BALES
- TEMPORARY SEDIMENT TRAP
- STOCKPILE/MATERIAL LAYDOWN
- TEMPORARY SWALE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING

100 0 50 100
SCALE IN FEET

NOTE:
AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT: "CALL BEFORE YOU DIG" 1-800-962-7962.

WARNING:
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Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

STATE OF NEW YORK — CHARLES UTSCHIG — 062303 — PROFESSIONAL ENGINEER

11/09/2015
SIGNATURE — DATE SIGNED

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Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN

Project No. 9190601	Drawing No. CE-101
Date 9/9/2015	
Scale 1" = 100'	
Drawn By RAC	
Submission Date 11/9/2015	

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LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
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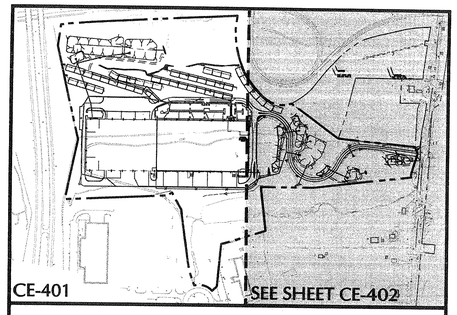

KEY MAP
SCALE 1" = 500'

SEE DRAWING CE-101 FOR OVERALL SESC INFORMATION

REFER TO RIPRAP OUTLET SEDIMENT TRAP DETAIL FOR ADDITIONAL INFORMATION. TEMPORARY SEDIMENT TRAP TO BE REMOVED FOR INSTALLATION OF PERMANENT STORMWATER BASIN, OUTLET CONTROL STRUCTURE, AND OTHER ASSOCIATED APPURTENANCES (TYP.)

LOD LIMIT TO BE DELINEATED PRIOR TO START OF CONSTRUCTION. THERE SHALL BE NO DISTURBANCE BEYOND THE LIMIT OF DISTURBANCE LINE

LANDLOK CS2 OR EQUIVALENT EROSION CONTROL MATTING FOR SLOPES GREATER THAN 3:1 (TYP)

FILL AREAS TO BE COMPLETED IN 30–50 FOOT SECTIONS AND STABILIZED IMMEDIATELY UPON COMPLETION. EROSION CONTROL MATTING SHALL BE INSTALLED AS SOON AS A SECTION IS COMPLETED. FILL AREAS SHALL PROCEED IN A STEPPED FASHION UP THE SLOPE WITH LOWER COMPLETED AREAS PROTECTED FROM FURTHER DISTURBANCE. SEE SHEET CE-402 FOR SLOPE PHASING.

LIMIT OF DISTURBANCE TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE. SEE DETAIL ON SHEET CE-501.

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 1 (±13,000 CF)

INLET PROTECTION (TYP)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 2 (±3,000 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 3 (±5,000 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 4 (±4,500 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 5 (±3,000 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 6 (±21,000 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 7 (±27,000 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 8 (±21,000 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 9 (±24,000 CF)

HAY BALES (TYP)

LIMIT OF DISTURBANCE TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE. SEE DETAIL ON SHEET CE-501

ADDITIONAL SILT FENCE, DIVERSION SWALES, OR OTHER EROSION AND SEDIMENT CONTROL MEASURES TO BE PROVIDED BY CONTRACTOR AS NEEDED (TYP)

SOIL/STONE

STOCKPILE/MATERIAL LAYDOWN AREA (TYP)

MATERIAL/EQUIPMENT LAYDOWN

CONSTRUCTION STAGING AREA

ELEVATION AT BUILDING = 480.00'

MATERIAL/EQUIPMENT LAYDOWN

CONSTRUCTION STAGING AREA

SOIL/STONE

LIMIT OF DISTURBANCE TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE. SEE DETAIL ON SHEET CE-501

MATCHLINE (SEE SHEET CE-402)

SCALE IN FEET: 50 0 25 50

NOTE:
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Langan Engineering and Environmental Services, Inc.
Langan Holdings LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
SOIL EROSION AND SEDIMENT CONTROL PLAN

Project No. 9190601	Drawing No. CE-401
Date 9/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 11/9/2015	

SUBMISSION DATE: November 9, 2015
PROJECT No. 9190601

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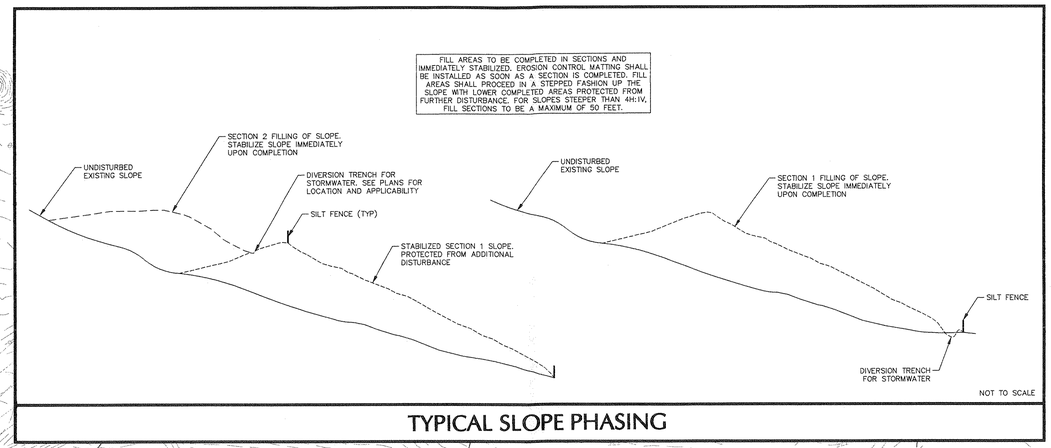

TYPICAL SLOPE PHASING

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- LOD — LIMIT OF DISTURBANCE
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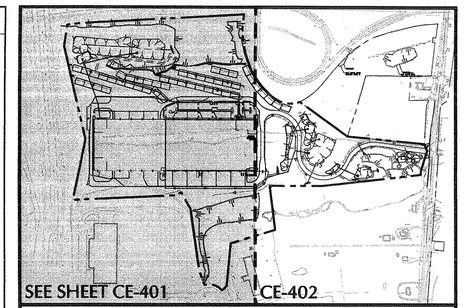
- EROSION CONTROL MATTING



KEY MAP
SCALE 1" = 500'

SEE DRAWING CE-101 FOR OVERALL SESC INFORMATION

REFER TO RIPRAP OUTLET SEDIMENT TRAP DETAIL FOR ADDITIONAL INFORMATION. TEMPORARY SEDIMENT TRAP TO BE REMOVED FOR INSTALLATION OF PERMANENT STORMWATER BASIN, OUTLET CONTROL STRUCTURE, AND OTHER ASSOCIATED APPURTENANCES (TYP.)

LIMIT OF DISTURBANCE TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE. SEE DETAIL ON SHEET CE-501.

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 14 (±2,000 CF)

STABILIZED ROCK CONSTRUCTION ENTRANCE

NEW YORK STATE ROUTE 17K

ORR AVE

SOIL STONE

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 11 (±7,500 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 10 (±8,500 CF)

GRASS SWALE

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 12 (±8,000 CF)

TEMPORARY RIPRAP OUTLET SEDIMENT TRAP 13 (±8,000 CF)

LIMIT OF DISTURBANCE TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE. SEE DETAIL ON SHEET CE-501.

LIMIT OF DISTURBANCE TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE. SEE DETAIL ON SHEET CE-501.

MATCHLINE (SHEET CE-401)
MATCHLINE (SEE SHEET CE-402)

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50 0 25 50
SCALE IN FEET

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Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

STATE OF NEW YORK — CHARLES RITSCHIG — 062303 — LICENSED PROFESSIONAL ENGINEER

SIGNATURE 11/09/2015 DATE SIGNED

CHARLES RITSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

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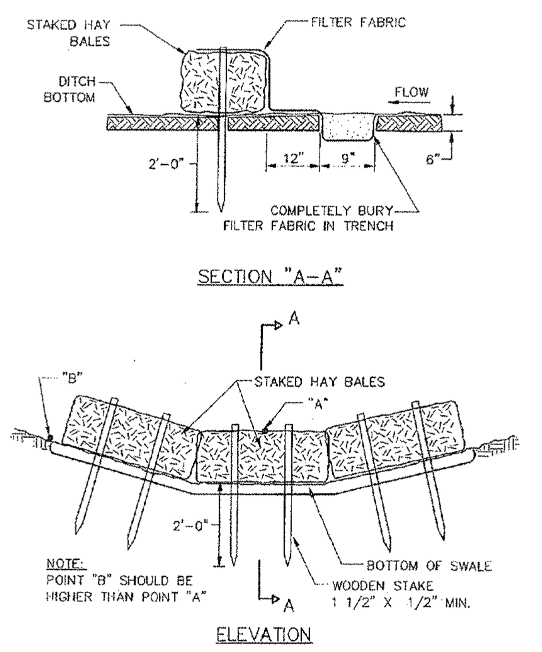
Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
SOIL EROSION AND SEDIMENT CONTROL PLAN

Project No. 9190601	Drawing No. CE-402
Date 9/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 11/9/2015	

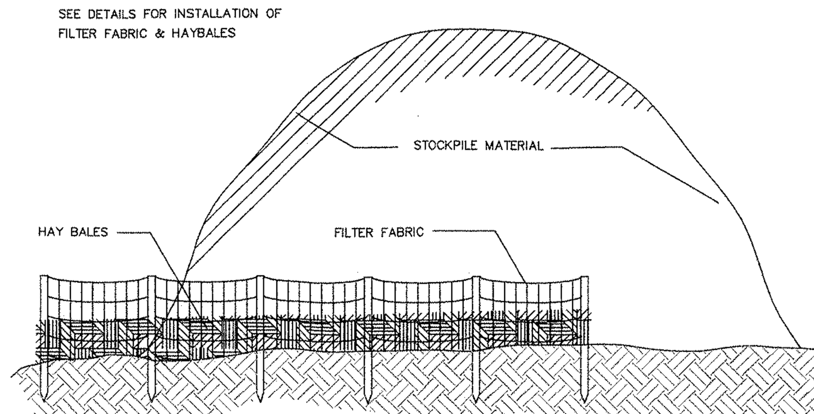
SUBMISSION DATE: November 9, 2015
PROJECT No. 9190601

Filename: \\langan.com\data\EP\data6\9190601\Cadd Data - 9190601\SheetFiles\Site Plan Approval\9190601-CE401-0101.dwg Date: 11/9/2015 Time: 15:22 User: rcitrin Style Table: Langan.stb Layout: CE402



TOWN OF NEWBURGH, NEW YORK CONSOLIDATED WATER DISTRICT STANDARD WATER DISTRIBUTION DETAILS		
HAY BALE SILTATION CONTROL		
DATE: NOVEMBER 2001	BY: CLD	NO SCALE

NOTE:
SEE DETAILS FOR INSTALLATION OF FILTER FABRIC & HAYBALES



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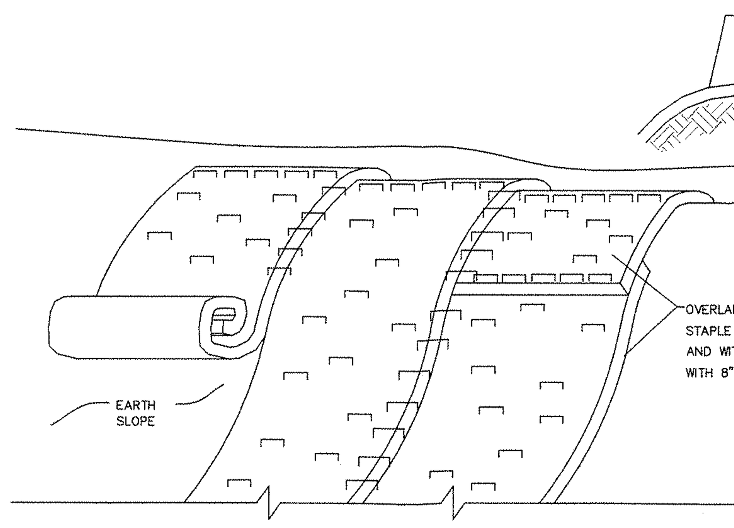
STOCKPILE DETAIL



NOTES:

1. STABILIZE PREPARED EARTHEN SLOPE WITH LANDLOK CS2 BY PROPEX EROSION CONTROL BLANKETS OR EQUIVALENT.
2. SEED SLOPE PRIOR TO INSTALLING EROSION CONTROL NETTING.
3. AFTER NETTING IS INSTALLED, PLANT GROUND-COVER, TREES & FORSYTHIA THROUGH SLITS CUT IN FABRIC.

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SLOPE STABILIZATION DETAIL

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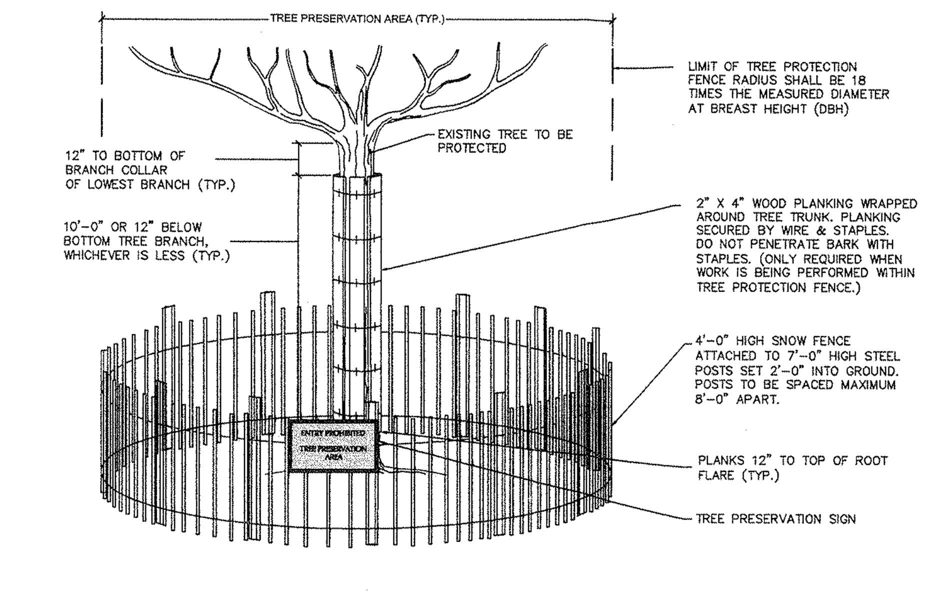

NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. THE LIMIT OF TREE PROTECTION FENCE RADIUS SHALL BE 18 TIMES THE MEASURED DIAMETER-AT-BREAST-HEIGHT (DBH), UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED CLOSER TO THE TREE. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
2. TREE PROTECTION PLANKING SHALL BE INSTALLED ON ALL EXISTING TREES ONLY WHEN WORK IS TO BE DONE WITHIN THE LIMIT OF TREE PROTECTION FENCING. REFER TO DETAIL ON THIS SHEET.
3. IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED.
5. DEMOLITION WORK WITHIN THE TREE PROTECTION FENCE OF PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
6. ALL TEMPORARILY EXPOSED TREE ROOTS SHALL BE COVERED WITH 2 INCHES OF SHREDDED HARDWOOD MULCH AND THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.

TREE PROTECTION FENCING AND TREE PLANKING

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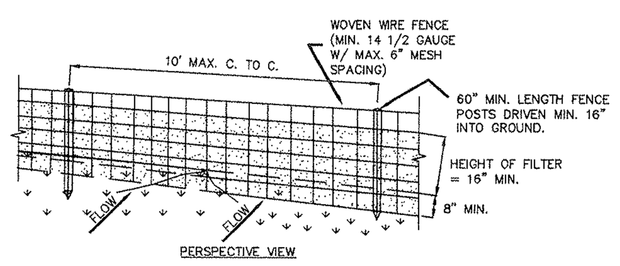
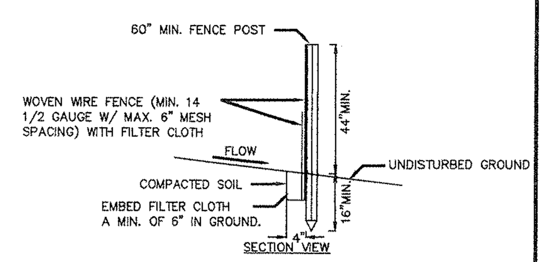


SLOPE STEEPNESS	MAXIMUM LENGTH (FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

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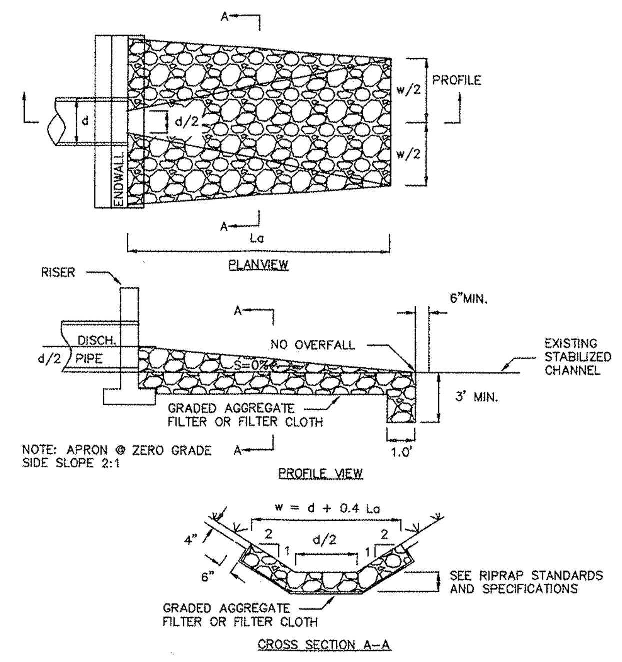
SILT FENCE



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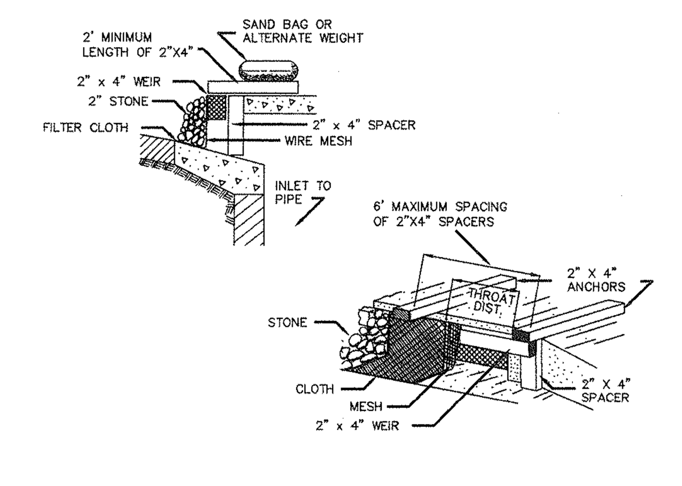
RIP-RAP OUTLET PROTECTION



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

MAXIMUM DRAINAGE AREA 1 ACRE

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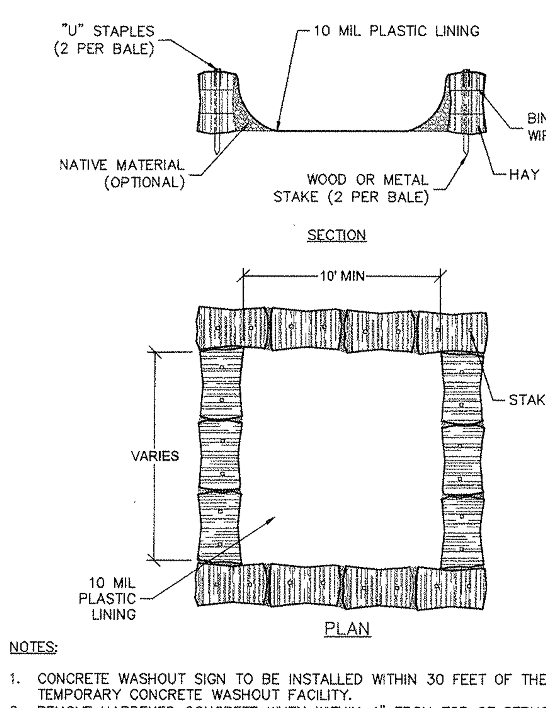
DROP CURB INLET PROTECTION



NOTES:

1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL.
4. LINERS, HAYBALES, ET.C SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.

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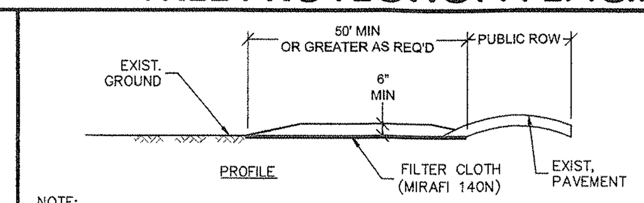
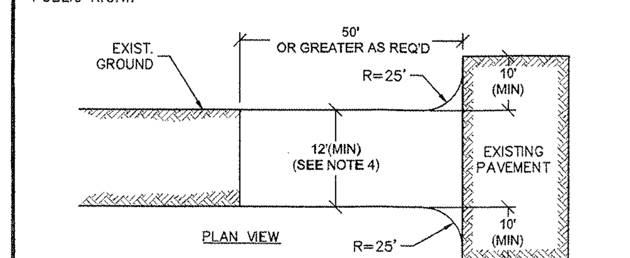
ABOVE GROUND TEMPORARY CONCRETE WASHOUT FACILITY



NOTE:
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.



CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 3" STONE (NYSDOT ITEM #623.11 SIZE DESIGNATION #2, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM. BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL. A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM NEW YORK STATE STANDARDS AND SPECIFICATIONS

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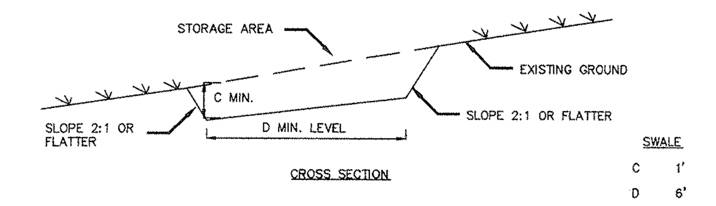
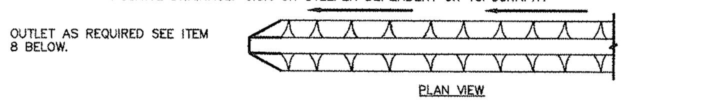
STABILIZED CONSTRUCTION ENTRANCE



SWALE	
C	1'
D	6'

POSITIVE DRAINAGE: 0.5% OR STEEPER DEPENDENT ON TOPOGRAPHY



CONSTRUCTION SPECIFICATIONS

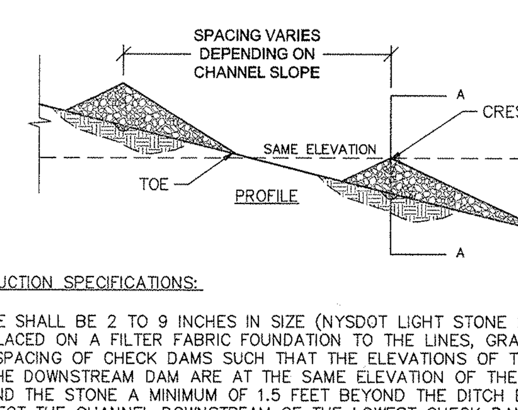
1. ALL TEMPORARY SWALES SHALL HAVE UNINTERUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE FLOW CHANNEL STABILIZATION CHART BELOW:

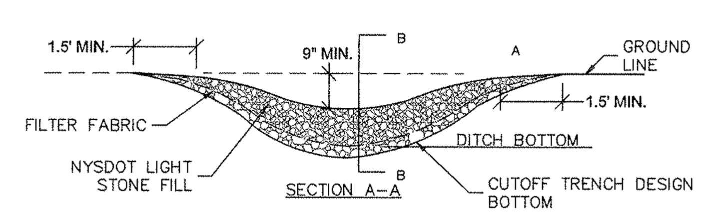
TYPE OF TREATMENT	CHANNEL GRADE	A(5 AC. OR LESS)	B(5 AC -10AC)
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR, SOD	LINED WITH 4-8" RIP-RAP OR RECYCLED CONCRETE EQUIVALENT
4	8.1-20.%	LINED WITH 4-8" RIP-RAP	ENGINEERED DESIGN

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

ADAPTED FROM NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

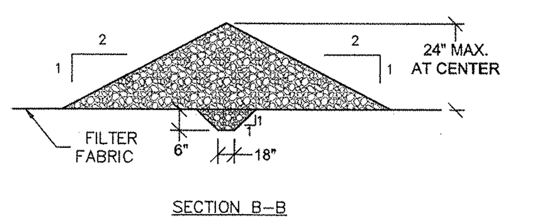
TEMPORARY SWALE





CONSTRUCTION SPECIFICATIONS:

1. STONE SHALL BE 2 TO 9 INCHES IN SIZE (NYSDOT LIGHT STONE FILL MEETS THESE REQUIREMENTS). STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM ARE AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAM ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.
6. MAXIMUM DRAINAGE AREA IS 2 ACRES.



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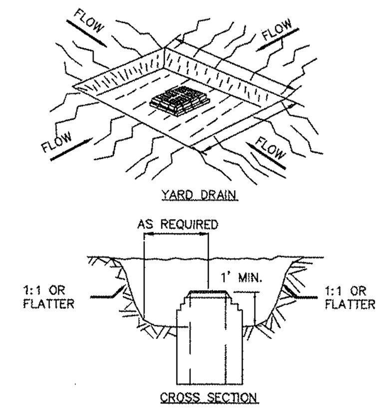
STONE CHECK DAM



CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

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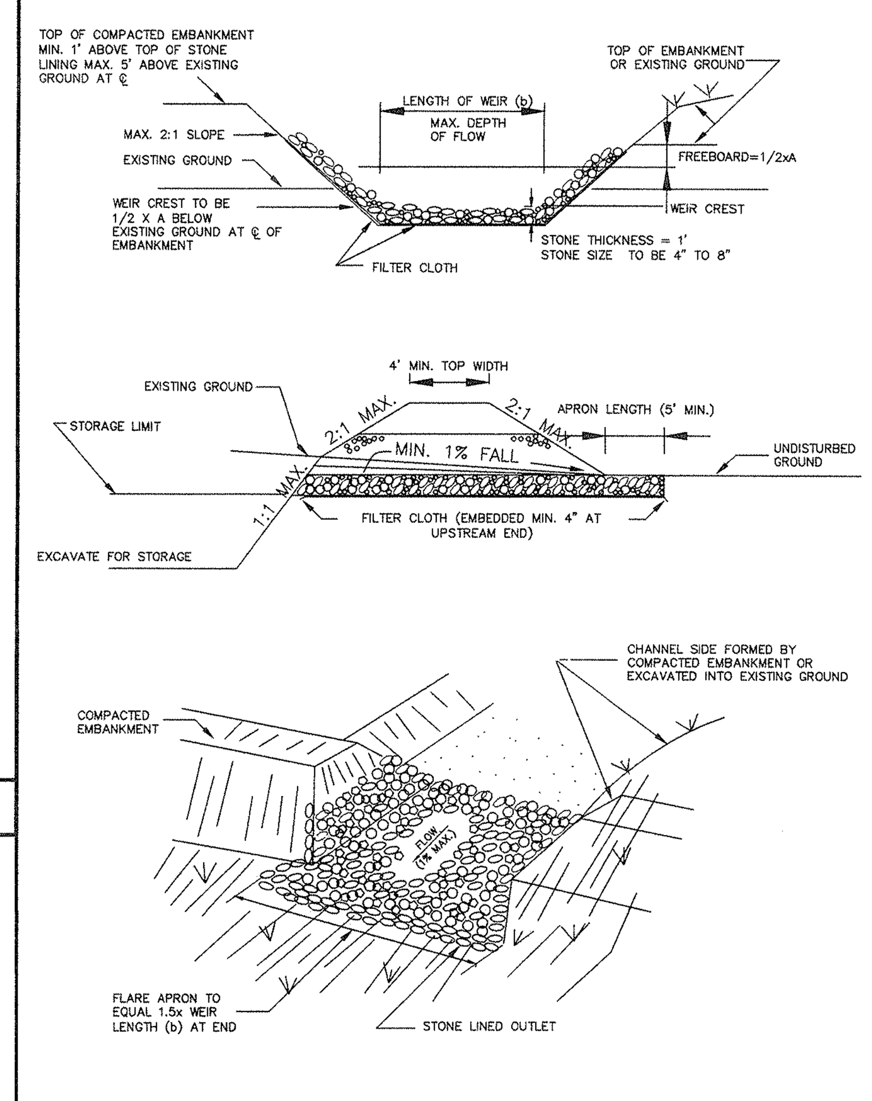
INLET PROTECTION



MAXIMUM DRAINAGE AREA = 15 ACRES

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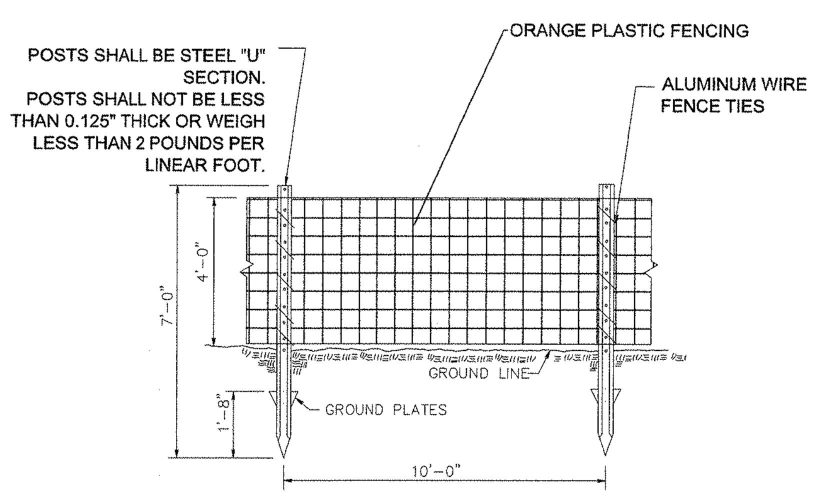
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	RIPRAP OUTLET SEDIMENT TRAP ST-V (REFER TO NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL)



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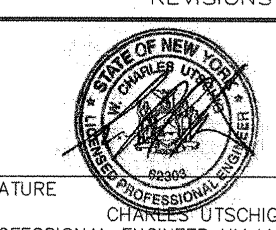
ORANGE CONSTRUCTION FENCE

11/9/2015	REVISED PER TOWN COMMENTS	1
Date	Description	No.

REVISIONS



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Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
SOIL EROSION AND SEDIMENT CONTROL DETAILS

Project No. 9190601	Drawing No.
Date 9/9/2015	CE-501
Scale AS SHOWN	
Drawn By RAC	
Submission Date 11/9/2015	

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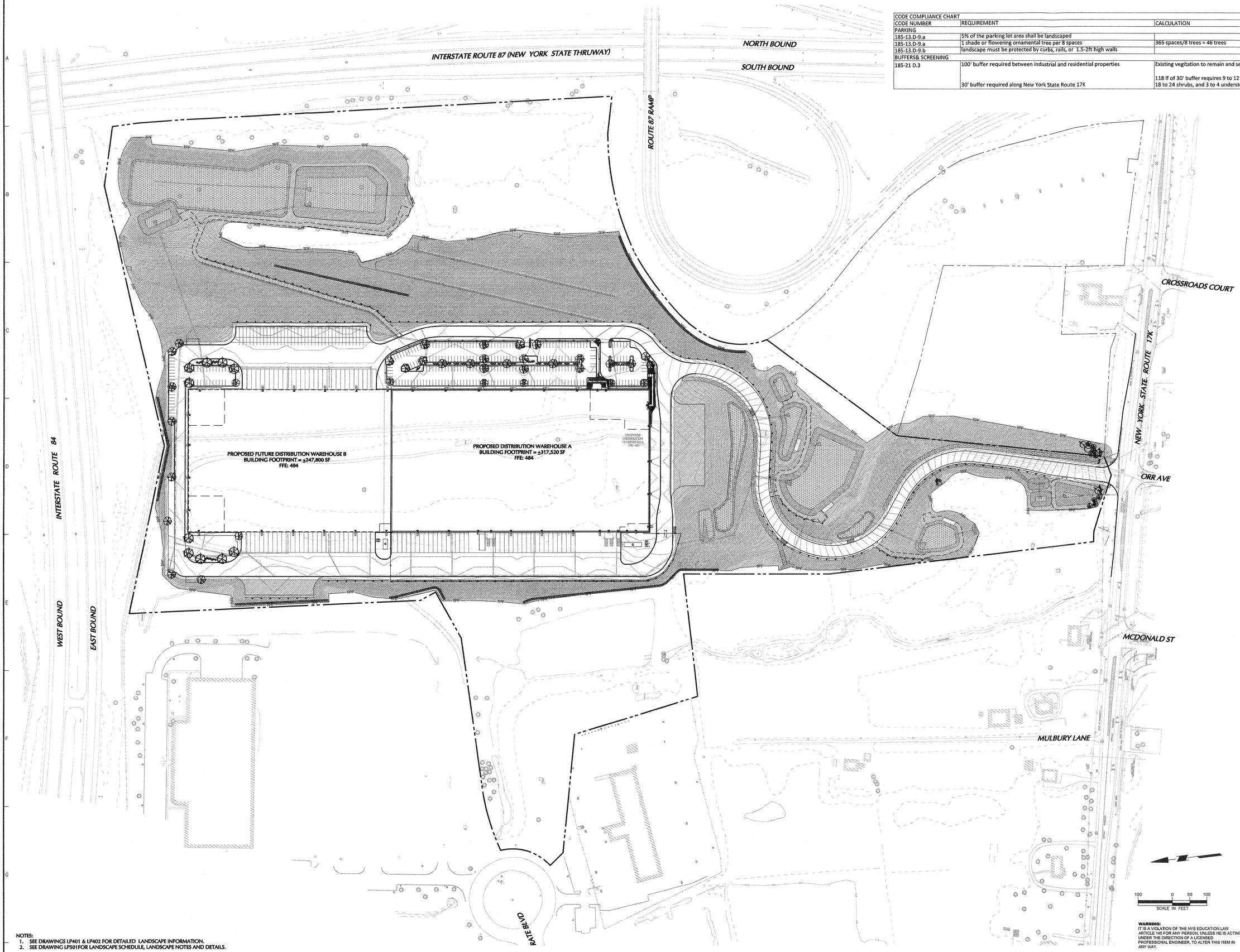
SUBMISSION DATE: NOVEMBER 9, 2015
PROJECT No. 9190601

CODE COMPLIANCE CHART			
CODE NUMBER	REQUIREMENT	CALCULATION	Comply? (Y/N)
PARKING			
185-13.D-9.a	5% of the parking lot area shall be landscaped		yes
185-13.D-9.a	1 shade or flowering ornamental tree per 8 spaces	365 spaces/8 trees = 46 trees	yes
185-13.D-9.b	landscape must be protected by curbs, rails, or 1.5-2ft high walls		yes
BUFFERS& SCREENING			
185-21 D.3	100' buffer required between industrial and residential properties	Existing vegitation to remain and serve as buffer	yes
	30' buffer required along New York State Route 17K	118 lf of 30' buffer requires 9 to 12 evergreen trees, 18 to 24 shrubs, and 3 to 4 understory trees.	yes



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FUTURE BUILDING
- PROPOSED CURB
- WETLAND BOUNDARY
- RETAINING WALL
- CHAIN LINK FENCE
- GUIDE RAIL
- STORMWATER MANAGEMENT FEATURE
- TREE PROTECTION FENCING
- SHADE TREES
- EVERGREEN TREES
- SHRUBS
- MEADOW MIX A
- MEADOW MIX B

NOTES:
1. SEE DRAWINGS LP401 & LP402 FOR DETAILED LANDSCAPE INFORMATION.
2. SEE DRAWING LP501FOR LANDSCAPE SCHEDULE, LANDSCAPE NOTES AND DETAILS.

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REVISIONS

SIGNATURE — DATE SIGNED 11/09/2015

MICHAEL SZURA
REGISTERED LANDSCAPE ARCHITECT
N.Y. LIC. NO. LA 001901-1

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Langan CE, Inc.
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Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
OVERALL LANDSCAPE PLAN

Project No. 9190601	Drawing No. LP-101
Date 9/9/2015	
Scale 1" = 100'	
Drawn By AVC	
Submission Date 11/9/2015	

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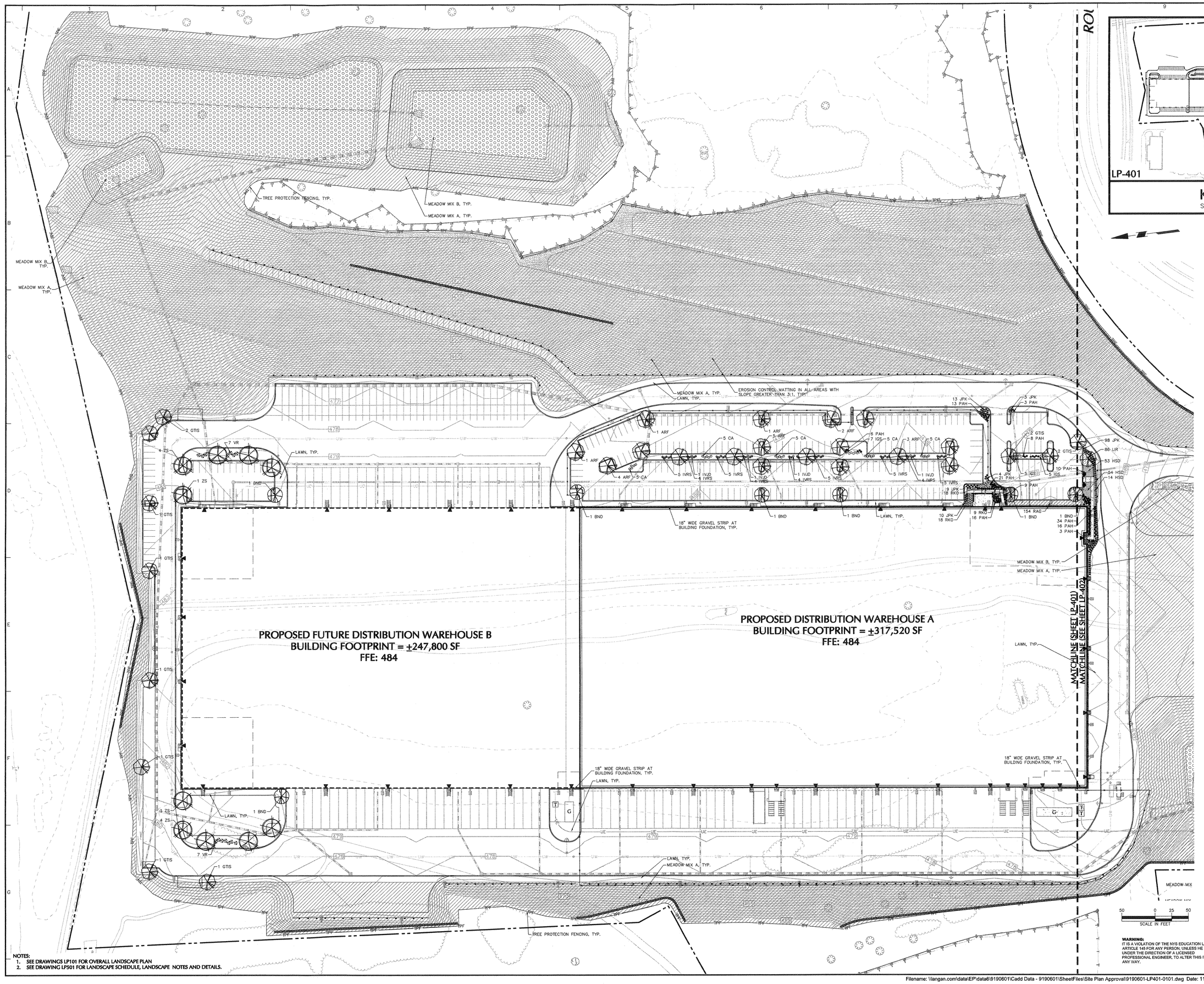

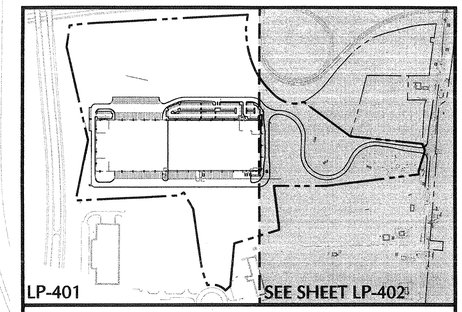

KEY MAP
SCALE 1" = 500'

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FUTURE BUILDING
- PROPOSED CURB
- WETLAND BOUNDARY
- RETAINING WALL
- CHAIN LINK FENCE
- GUIDE RAIL
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- SHRUBS
- MEADOW MIX A
- MEADOW MIX B

50 0 25 50
SCALE IN FEET

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

NOTES:
1. SEE DRAWINGS LP101 FOR OVERALL LANDSCAPE PLAN
2. SEE DRAWING LP501 FOR LANDSCAPE SCHEDULE, LANDSCAPE NOTES AND DETAILS.

Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

SIGNATURE — SIGNED
MICHAEL SZURA
REGISTERED LANDSCAPE ARCHITECT
N.Y. LIC. NO. LA 001901-1

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Langan Engineering, Environmental, Surveying, Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

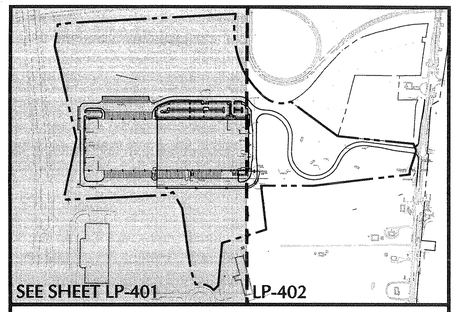
Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
LANDSCAPE PLAN

Project No. 9190601	Drawing No. LP-401
Date 9/9/2015	
Scale 1" = 50'	
Drawn By AVC	
Submission Date 11/9/2015	

PROJECT No. 9190601 DATE November 9, 2015 LANGAN

Filename: \\langan.com\data\EP\data6\9190601\Cadd Data - 9190601\SheetFiles\Site Plan Approval\9190601-LP401-0101.dwg Date: 11/9/2015 Time: 15:25 User: rcltrin Style Table: Langan.stb Layout: LP401



KEY MAP
SCALE 1" = 500'

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FUTURE BUILDING
- PROPOSED CURB
- WETLAND BOUNDARY
- RETAINING WALL
- CHAIN LINK FENCE
- GUIDE RAIL
- STORMWATER MANAGEMENT FEATURE
- TREE PROTECTION FENCING
- SHADE TREES
- EVERGREEN TREES
- SHRUBS
- MEADOW MIX A
- MEADOW MIX B

3 JPK
3 PAH
2 GTIS
8 PAH
98 JPK
2 GTIS
86 LIR
53 HSD
10 PAH
5 IGS
5 IGS
54 HSD
14 HSD
9 PAH
154 RAC
1 BND
1 BND
34 PAH
16 PAH
3 PAH
MEADOW MIX B, TYP.
MEADOW MIX A, TYP.
MEADOW MIX B, TYP.
MEADOW MIX A, TYP.
LAWN, TYP.
MATCHLINE (SEE SHEET LP-401)
MATCHLINE (SHEET LP-402)
WIDE GRAVEL STRIP AT ING FOUNDATION, TYP.
TREE PROTECTION FENCING, TYP.
3 CC
5 JVES
10 IGS
LAWN, TYP.
5 CA
5 IGS
5 CA
5 JVES
EROSION CONTROL MATTING IN ALL AREAS WITH SLOPE GREATER THAN 3:1, TYP.
PROPOSED 12'-WIDE REINFORCED TURF MAINTENANCE ACCESS PATH, TYP.
MEADOW MIX B, TYP.
MEADOW MIX A, TYP.
LAWN, TYP.
MEADOW MIX B, TYP.
MEADOW MIX B, TYP.
MEADOW MIX A, TYP.
MEADOW MIX B, TYP.
MEADOW MIX A, TYP.
TREE PROTECTION FENCING, TYP.
CONCRETE CURB
ASPHALT
MILLED
RAC - CONCRETION FLOCCULENT PART 2 ESC, 1.5 SQ
CONCRETE
PAVERS
PAVERS

50 0 25 50
SCALE IN FEET

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Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
LANDSCAPE PLAN

Project No. 9190601	Drawing No. LP-402
Date 9/9/2015	
Scale 1" = 50'	
Drawn By AVC	
Submission Date 11/9/2015	

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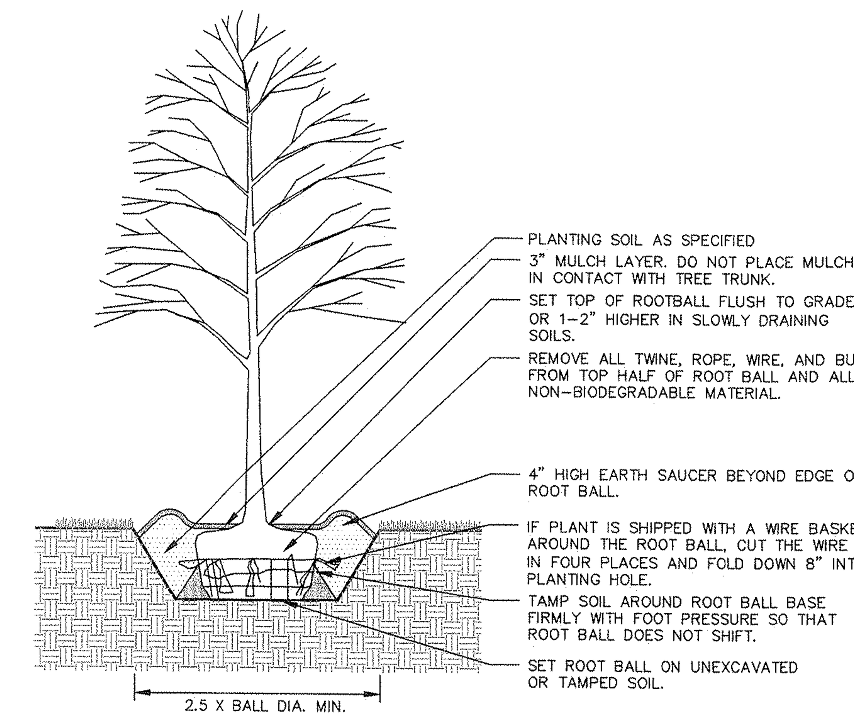
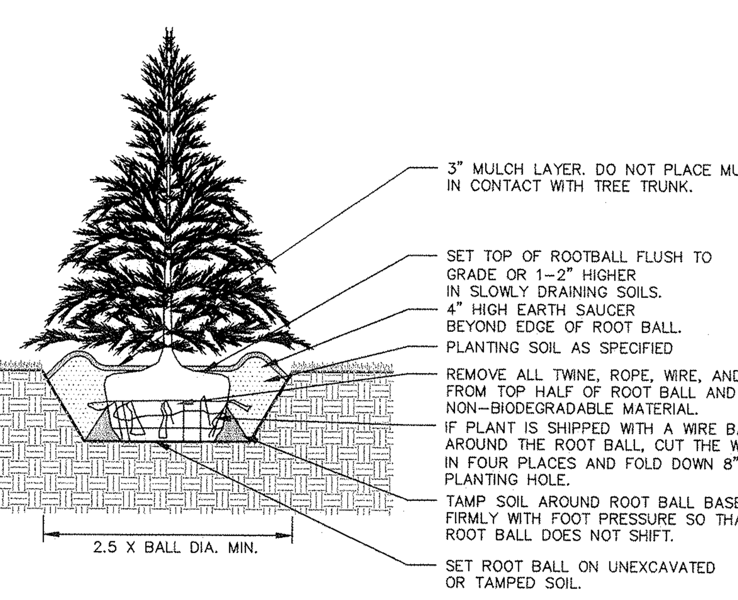
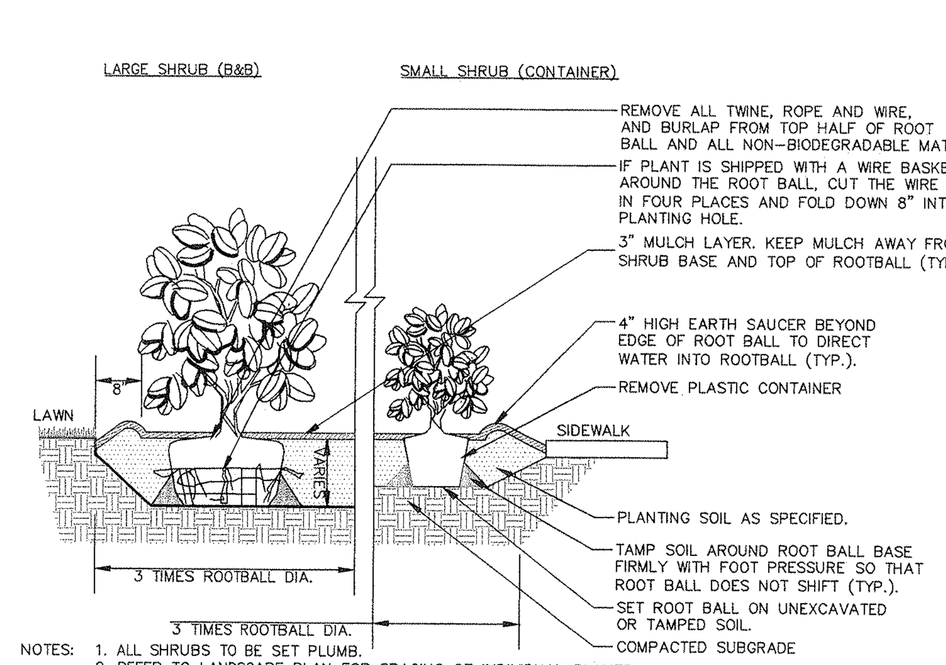


1 DECIDUOUS TREE PLANTING



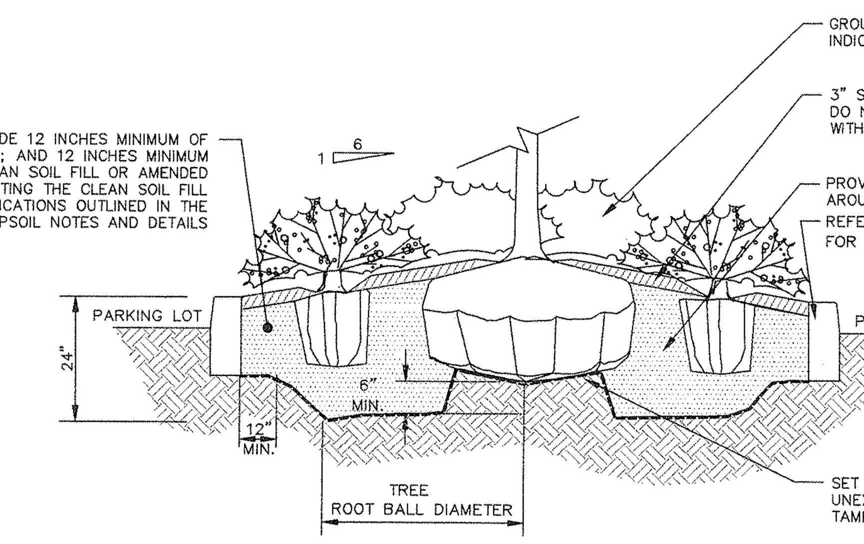
2 EVERGREEN TREE PLANTING



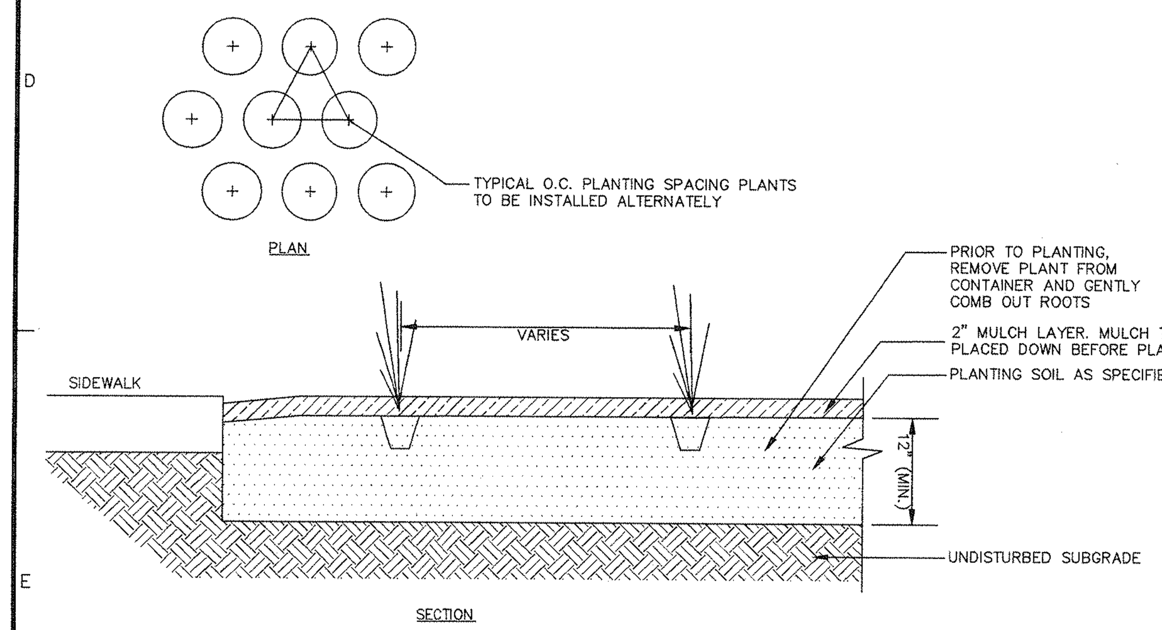
NOTES:
1. ALL SHRUBS TO BE SET PLUMB.
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

3 SHRUB PLANTING

NOTES:
1. ISLAND AREAS TO BE FREE OF DEBRIS AND RUBBLE PRIOR TO PLANTING OPERATION.
2. MOUND PARKING ISLAND AS SHOWN.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.
4. SET PLANTS AT GRADE WHICH IS EVEN WITH ORIGINAL NURSERY GRADE.



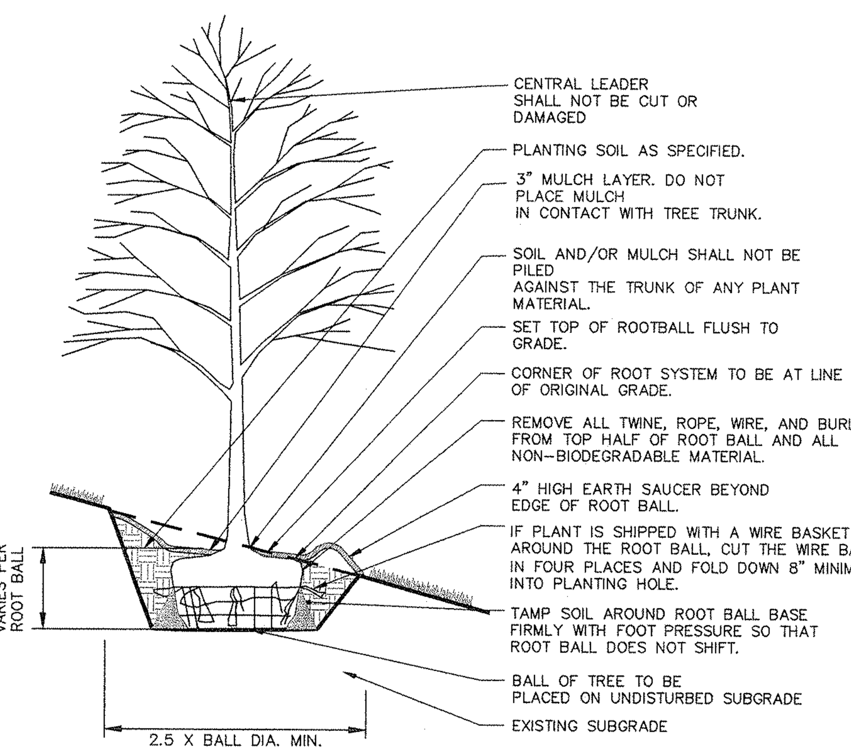
4 PARKING ISLAND PLANTING

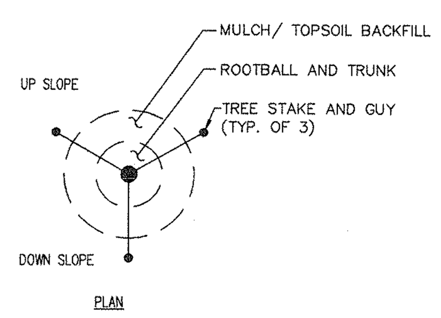


NOTES:

1. PLANTS ARE TO BE SPACED EQUIDISTANT FROM EACH OTHER.
2. REFER TO PLAN AND SCHEDULE FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

5 GROUNDCOVER/PERENNIAL PLANTING





NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5" X 1.5" X 6') CEDAR OR PRESSURE TREATED STAKES (2 PER TREE). STAKES SHALL BE PLACED ON EITHER SIDE OF THE TREE PERPENDICULAR TO THE SLOPE AND ARE TO BE DRIVEN OUTSIDE OF THE ROOT BALL. SECURE STAKES TO TREE USING 2 ARBORTIES BY LOOPING TIES AROUND TREE AND NAILING TO CEDAR STAKES. FOLLOW MANUFACTURER'S RECOMMENDATIONS. ARBORTIES, OR APPROVED EQUAL, AT GEMPLERS 1–800–332–6744 OR GEMPLERS.COM. ALL STAKING MATERIALS SHALL BE REMOVED FOLLOWING THE PLANT GUARANTEE PERIOD.

6 TREE PLANTING ON SLOPE

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
ARF	17	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2–3" CAL.	B+B	–
GTIS	12	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2–3" CAL.	B+B	–
ZS	10	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2–3" CAL.	B+B	–
ORNAMENTAL TREE(S)						
BND	7	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	10–12'	B+B	–
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	2–2 1/2" CAL.	B+B	–
EVERGREEN TREE(S)						
JVES	9	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL REDCEDAR	4–5'	B+B	–
EVERGREEN SHRUB(S)						
IGS	32	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24–30"	#5 CAN	–
JPK	137	JUNIPERUS X PFITZERIANA 'KALLAY'S COMPACT'	KALLAY'S COMPACT PFITZER JUNIPER	18–24" SPRD.	#3 CAN	–
VR	14	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3–4'	B+B	–
DECIDUOUS SHRUB(S)						
CA	35	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET CLETHRA	24–30"	#3 CAN	–
IVJD	4	ILEX VERTICILLATA 'JIM DANDY'	MALE POLLINATOR WINTERBERRY HOLLY	3 GAL.	CONTAINER	–
IVRS	41	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY HOLLY	3 GAL.	CONTAINER	–
RAG	154	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	3 GAL.	CONTAINER	spaced @ 36" o.c.
RKO	45	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	18–24"	CONTAINER	–
GROUND COVER						
LIR	86	LIROPE SPICATA	LILYTURF	1 GAL.	CONTAINER	spaced @ 18" o.c.
PERENNIAL(S)						
HSD	121	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	2 GAL.	CONTAINER	spaced @ 24" o.c.
ORNAMENTAL GRASS(ES)						
PAH	139	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER	–

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

GENERAL PLANTING NOTES:

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON–AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
10. DELIVERY, STORAGE, AND HANDLING
    A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
    B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND–TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
    C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
    D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
12. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANACE PROCEDURES.
13. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF–SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24– HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
17. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
18. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
19. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
20. CONTRACTOR TO COORDINATE FENCE INSTALLATION WITH OTHER TRADES INVOLVED WITH SITE WORK. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FENCE POST INSTALLATION WITH EXISTING AND PROPOSED UTILITIES.
21. REFER TO SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS FOR EROSION CONTROL BLANKET SPECIFICATIONS. MAT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
22. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 – JUNE 15 OR AUGUST 15 – NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.
23. ALL PLANTINGS AND EXISTING TREES DESIGNATED FOR PRESERVATION THAT DIE OR ARE DESTROYED WITHIN TWO YEARS MUST BE REPLACED

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:
CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

3. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
   a. PARTICLE SIZE ANALYSIS – LOAMY SAND: 70–85% SAND, 15–30% SILT AND CLAY
   b. FERTILITY ANALYSIS: pH (5.5–6.5), SOLUBLE SALTS (LESS THAN 2 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
   c. ORGANIC MATTER CONTENT: 7–10%
   d. TOXIC SUBSTANCE ANALYSIS
   e. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED

4. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60–90% ORGANIC CONTENT BY WEIGHT.
SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".

5. SOIL AMENDMENT FOR PLANT MATERIAL:
SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
–AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
   A. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED
   PENDING RESULTS OF SOIL ANALYSIS.
   – BRING pH LEVELS TO 5.5 MIN. TO 6.5 FOR NON–ERICACEOUS PLANTS
   – BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS
   B. TERRA–SORB BY 'PLANT HEALTH CARE' 800–421–9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
   C. MYCOR–ROOT SAVER BY 'PLANT HEALTH CARE' 800–421–9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.

6. CLEAN SOIL FILL IN LANDSCAPE AREAS:
LANDSCAPE FILL MATERIAL SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 – 7.

7. SOIL CONDITIONING:
CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY–SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS. PLANTING SOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN SIX INCH (6") LIFTS UNTIL FULL DEPTHS ARE ACHIEVED AS DESCRIBED ABOVE. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON–SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.

MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.

MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

MEADOW SEEDING NOTES:

1. MEADOW SEED MIX A – ERNST SEED MIX ERNMX–181 "NATIVE STEEP SLOPE SLOPE MIX W/ ANNUAL RYE"

20%	LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
20%	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM, CAMPER
20%	ELYMUS CANADENSIS	CANADA WILD RYE
10%	SPOROBOLUS ASPER	ROUGH DROPSEED
10%	BROMUS CILIATUS	FRINGED BROME
10%	AGROSTIS PERENNANS	AUTUMN BENTGRASS
5%	RUDBECKIA HIRTA	BLACK EYED SUSAN
3%	ASTER PRENANTHIODIES/NOVI–BELGII	ZIGZAG ASTER/NEW YORK ASTER MIX
2%	SOLIDAGO NEMORALIS	GRAY GOLDENROD

NOTES:

1. SEED AT A RATE OF 30 LBS./ACRE.
2. APPLY A NURSE CROP OF ANNUAL RYE AT A RATE OF 10 LBS./ACRE.

2. MEADOW SEED MIX B – ERNST SEED MIX ERNMX–127 "RETENTION BASIN FLOOR SEEDING MIX"

20%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
25%	ALOPECURUS AURNDINACEUS	GARRISON CREEPING FOXTAIL
25%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
5%	FESTUCA RUBRA	CREEPING RED FESCUE
5%	BIDENS CERNUA	NODDING BUR–MARIGOLD
4%	SPARGANIUM EURYCARPUM	GIANT BUR–REED
4%	SCIRUPS ATROVIRENS	GREEN BULRUSH
4%	SCIRPUS POLYPHYLLUS	MANY LEAVED BULRUSH
3%	VERBERA HASTATA	BLUE VERVAIN
3%	SCIRPUS CYPERINUS	WOOLGRASS
1%	MIMULUS RINGENS	MONKEY FLOWER
1%	SOLIDAGO PATULA	ROUGH LEAF GOLDENROD

NOTES:
1. SEED AT A RATE OF 15 LBS./ACRE.
2. FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LBS./ACRE.
3. FOR FALL SEEDING, APPLY A NURSE CROP OF BARLEY AT A RATE OF 20 LBS./ACRE.

3. GENERAL SEEDING NOTES:

1. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 1) OR THE FALL (SEPTEMBER 1 TO OCTOBER 1).
2. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD–SPECTRUM NON–SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
3. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO–TILL TRUAX–TYPE DRILL WHERE APPLICABLE.
4. CONTINUOUS MOISTURE FOR 4–6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION.

4. WEED CONTROL/MAINTENANCE NOTES:

1. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"–10". DO NO MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
2. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
3. MOW IN WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 1 TO AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS ESTABLISHMENT OF MEADOW MIX.

LAWN SEED MIX:

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1" DIAMETER.
2. THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:

RED FESCUE	1 1/2 LBS./1,000 SF
PERENNIAL RYEGRASS	1 LBS./1,000 SF
KENTUCKY BLUEGRASS	1 1/2 LBS./1,000 SF
SPREADING FESCUE	1 LBS./1,000 SF

3. SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRAIN STRAW ANCHORED WITH TACKIFIER AS NECESSARY. AREAS PRONE TO EROSION SHALL BE PROTECTED AS NECESSARY WITH BIODEGRADABLE EROSION CONTROL MATERIALS IN ADDITION TO THE STANDARD MULCH. ALL MULCH MATERIALS AND HYDROSEED/MULCH MIX MUST BE REMOVED FROM ANY ADJACENT STRUCTURES, PAVING OR VEHICLES IMMEDIATELY.
4. SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:
SPRING: APRIL 1 – MAY 31
FALL: AUGUST 16 – OCTOBER 31
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

LAWN WATERING SCHEDULE:

THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL pH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
2. AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2–½ INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

SOIL NOTES:

1. DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.
2. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
3. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'–6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
4. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE PROJECT STATE ENVIRONMENTAL REVIEW AGENCY STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
5. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
6. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

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Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

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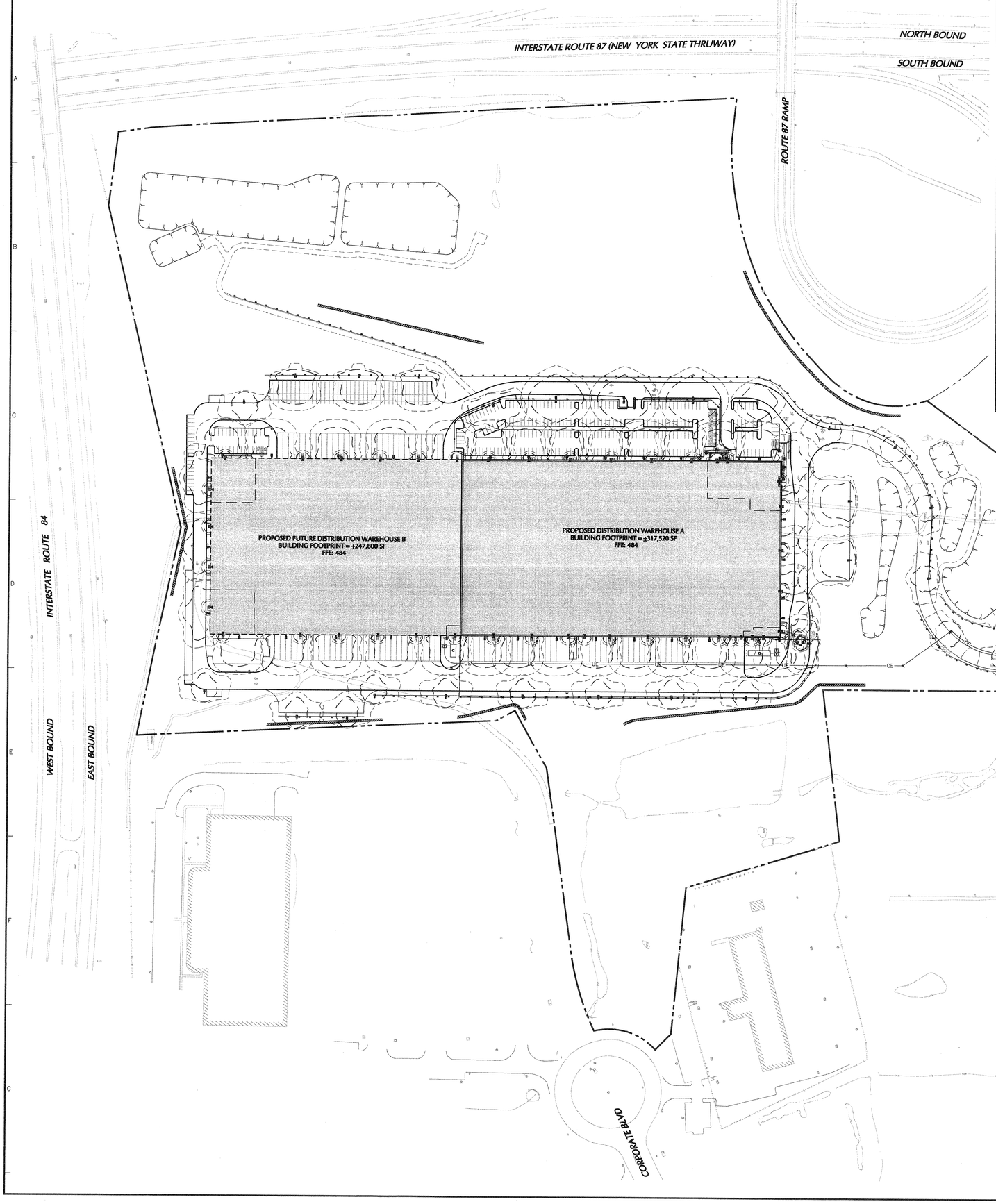
Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
LANDSCAPE SCHEDULE, NOTES, AND DETAILS

Project No. 9190601	Drawing No. LP-501
Date 9/9/2015	
Scale AS SHOWN	
Drawn By AVC	
Submission Date 11/9/2015	



SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	LLF	IES FILE	FIXTURE CATALOGUE NO.	POLE/MOUNTING MANUFACTURER	POLE/MOUNTING DESCRIPTION	POLE LENGTH	POLE /MOUNTING CATALOGUE NO.
	A	20	LSI INDUSTRIES	SLICE – SMALL	POLE–MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	35'–0"	140W LED	TYPE III	13,800	0.95	XLCS–3–LED–HO–NW–UE–BLK.IES	XLCS–3–LED–HO–NW–UE–BLK	LSI INDUSTRIES /GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENON MOUNTED BRACKETS	N/A	BKS–NM–RD–2.5–BLK/PCB–1
	A*	2	LSI INDUSTRIES	SLICE – SMALL	POLE–MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	35'–0"	140W LED	TYPE III	13,800	0.95	XLCS–3–LED–HO–NW–UE–BLK.IES	XLCS–3–LED–HO–NW–UE–BLK	LSI INDUSTRIES /GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENON MOUNTED BRACKETS	N/A	BKS–NM–RD–2.5–BLK/PCB–1
	B	1	LSI INDUSTRIES	SLICE – MEDIUM	POLE–MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	30'–0"	278W LED	TYPE III	26,300	0.95	XLCM–3–LED–HO–NW–UE–BLK.IES	XLCM–3–LED–HO–NW–UE–BLK	LSI INDUSTRIES /GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENON MOUNTED BRACKETS	N/A	BKS–NM–RD–2.5–BLK/PCB–1
	B*	1	LSI INDUSTRIES	SLICE – MEDIUM	POLE–MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	35'–0"	278W LED	TYPE III	26,300	0.95	XLCM–3–LED–HO–NW–UE–BLK.IES	XLCM–3–LED–HO–NW–UE–BLK	LSI INDUSTRIES /GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENON MOUNTED BRACKETS	N/A	BKS–NM–RD–2.5–BLK/PCB–1
	C	3	LSI INDUSTRIES	SLICE – MEDIUM	POLE–MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	35'–0"	278W LED	TYPE IV	24,100	0.95	XLCM–FT–LED–HO–NW.IES	XLCM–FT–LED–HO–NW–UE–BLK	LSI INDUSTRIES /GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENON MOUNTED BRACKETS	N/A	BKS–NM–RD–2.5–BLK/PCB–1
	C*	2	LSI INDUSTRIES	SLICE – MEDIUM	POLE–MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	35'–0"	278W LED	TYPE IV	24,100	0.95	XLCM–FT–LED–HO–NW.IES	XLCM–FT–LED–HO–NW–UE–BLK	LSI INDUSTRIES /GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENON MOUNTED BRACKETS	N/A	BKS–NM–RD–2.5–BLK/PCB–1
	D	1	LSI INDUSTRIES	SLICE – MEDIUM	POLE–MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	35'–0"	278W LED	TYPE V	23,900	0.95	XLCM–5–LED–HO–NW–UE–BLK.IES	XLCM–5–LED–HO–NW–UE–BLK	LSI INDUSTRIES /GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENON MOUNTED BRACKETS	N/A	BKS–NM–RD–2.5–BLK/PCB–1
	E	3	LSI INDUSTRIES	SLICE – MEDIUM	POLE–MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	35'–0"	278W LED	2@180° TYPE V	23,900	0.95	XLCM–5–LED–HO–NW–UE–BLK.IES	XLCM–5–LED–HO–NW–UE–BLK	LSI INDUSTRIES /GENERAL STRUCTURES INC.	WOODEN UTILITY POLE WITH TENON MOUNTED BRACKETS	N/A	BKS–NM–RD–2.5–BLK/PCB–1
	F	7	LSI INDUSTRIES	SLICE – MEDIUM	WALL MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	40'–0" COORDINATE WITH ARCH. PLANS	278W LED	TYPE III	26,300	0.95	XLCM–3–LED–HO–NW–UE–BLK.IES	XLCM–3–LED–HO–NW–UE–BLK W/BKS–XBO–WM–*–CLR WALL MOUNT BRACKET	N/A	N/A	N/A	N/A
	G	28	LSI INDUSTRIES	SLICE – MEDIUM	WALL MOUNTED AREA LIGHT FIXTURE; COLOR – BLACK	40'–0" COORDINATE WITH ARCH. PLANS	278W LED	TYPE IV	24,100	0.95	XLCM–FT–LED–HO–NW.IES	XLCM–FT–LED–HO–NW–UE–BLK W/BKS–XBO–WM–*–CLR WALL MOUNT BRACKET	N/A	N/A	N/A	N/A
	J	41	LSI INDUSTRIES	GREENBRIAR WALL SCONCE –MEDIUM	WALL MOUNTED SCONCE; COLOR – BLACK	10'–0" COORDINATE WITH ARCH. PLANS	70W CFL	TYPE IV	5,200	0.75	GBWM–FT–70–CFL–F–UE–BLK–BB.IES	GBWM–FT–70–CFL–F–UE–BLK–BB	N/A	N/A	N/A	N/A
	K	4	LSI INDUSTRIES	GREENBRIAR WALL SCONCE – MEDIUM	WALL MOUNTED SCONCE; COLOR – BLACK	8'–0" COORDINATE WITH ARCH. PLANS	70W CFL	TYPE IV	5,200	0.75	GBWM–FT–70–CFL–F–UE–BLK–BB.IES	GBWM–FT–70–CFL–F–UE–BLK–BB	N/A	N/A	N/A	N/A
	L	8	LSI INDUSTRIES	BOLLARD	6" SQUARE ILLUMINATED BOLLARD; COLOR – BLACK	3'–6"	36W CFL	––	2,200	0.75	VBS–IL–32–CFL–CA–MT–BLK–IES.IES	VBS–IL–32–CFL–CA–MT–BLK–H–42	N/A	N/A	N/A	N/A

NOTE(S):
* FIXTURES FOR RESERVED PARKING ARE TO BE INSTALLED ONLY WHEN RESERVED PARKING IS CONSTRUCTED.

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
10' ABC BUILDING PERIMETER	5.1fc	12.3FC	2.0fc	6.2:1	2.6:1
40' ABC BUILDING PERIMETER	3.6fc	12.3fc	1.0fc	12.3:1	3.6:1
ABC DRIVE AND TRUCK COURT*	2.3fc	13.3fc	0.5fc	26.6:1	4.6:1
ABC GUARD HOUSE	9.4fc	16.8fc	4.3fc	3.9:1	2.2:1
ABC VISITOR PARKING	1.7fc	4.2fc	1.0fc	4.2:1	1.7:1
ABC ASSOCIATE PARKING	2.2fc	6.6fc	1.1fc	6.0:1	2.0:1
ABC TRAILER PARKING (RESERVED)	1.4fc	3.0fc	0.6fc	5.0:1	2.3:1
ENTRANCE DRIVEWAY	1.2fc	4.0fc	0.5fc	8.0:1	2.4:1
MATRIX OVERALL	1.4fc	9.6fc	0.2fc	48.0:1	7.0:1

NOTES:
1. ABC TRAILER RESERVED PARKING VALUES ARE NOT INCLUDED IN THE ABC DRIVE AND TRUCK COURT ZONE.
2. LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING AND ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.

100 0 50 100
SCALE IN FEET

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Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1
	REVISIONS	

SIGNATURE DATE SIGNED
MICHAEL SZURA
REGISTERED LANDSCAPE ARCHITECT
N.Y. LIC. NO. LA 001901–1

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Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
OVERALL LIGHTING PLAN

Project No. 9190601	Drawing No. LL-101
Date 9/9/2015	
Scale 1" = 100'	
Drawn By ALM	
Submission Date 11/9/2015	

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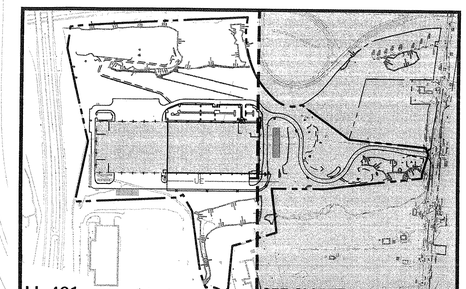

KEY MAP
SCALE 1" = 500'

SEE DRAWING LL-101 FOR OVERALL LIGHTING INFORMATION AND LL-501 FOR NOTES & DETAILS

PROPOSED FUTURE DISTRIBUTION WAREHOUSE B
BUILDING FOOTPRINT = ±247,800 SF
FFE: 484

PROPOSED DISTRIBUTION WAREHOUSE A
BUILDING FOOTPRINT = ±317,520 SF
FFE: 484

UTILITY POLE-MOUNTED FIXTURE (TYP.)

1.0 FOOTCANDLES (TYP.)
0.5 FOOTCANDLES (TYP.)

WALL-MOUNTED FIXTURE (TYP.)
WALL-MOUNTED SCONCE (TYP.)

C¹ LIGHT TO BE CONSTRUCTED ONLY UPON CONSTRUCTION OF RESERVED SPACES

A¹ LIGHTS TO BE CONSTRUCTED ONLY UPON CONSTRUCTION OF RESERVED SPACES

MATCHLINE (SHEET LL-401)
MATCHLINE (SEE SHEET LL-402)

FUTURE GUARDHOUSE LOCATION

50 0 25 50
SCALE IN FEET

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Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

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Collectively known as Langan.

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
LIGHTING PLAN

Project No.	9190601
Date	9/9/2015
Scale	1" = 50'
Drawn By	ALM
Submission Date	11/9/2015
Drawing No.	LL-401

SUBMISSION DATE: November 9, 2015
PROJECT No. 9190601

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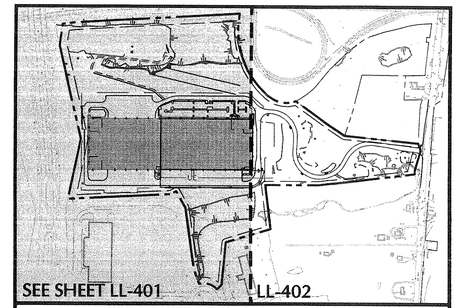

KEY MAP
SCALE 1" = 500'

SEE DRAWING LL-101 FOR OVERALL LIGHTING INFORMATION AND LL-501 FOR NOTES & DETAILS

MATCHLINE (SEE SHEET LL-401)
MATCHLINE (SHEET LL-402)

C1' LIGHT TO BE CONSTRUCTED ONLY UPON CONSTRUCTION OF RESERVED SPACES

FUTURE GUARDHOUSE LOCATION

UTILITY POLE-MOUNTED FIXTURE (TYP.)

1.0 FOOTCANDLES (TYP.)
0.5 FOOTCANDLES (TYP.)

NEW YORK STATE ROUTE 17K

ORR AVE

50 0 25 50
SCALE IN FEET

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

SIGNATURE

MICHAEL SZURA
REGISTERED LANDSCAPE ARCHITECT
N.Y. LIC. NO. LA 001901-1

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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
LIGHTING PLAN

Project No. 9190601	Drawing No. LL-402
Date 9/9/2015	
Scale 1" = 50'	
Drawn By RAC	
Submission Date 11/9/2015	

SUBMISSION DATE: November 9, 2015
PROJECT No. 9190601

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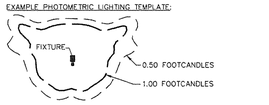
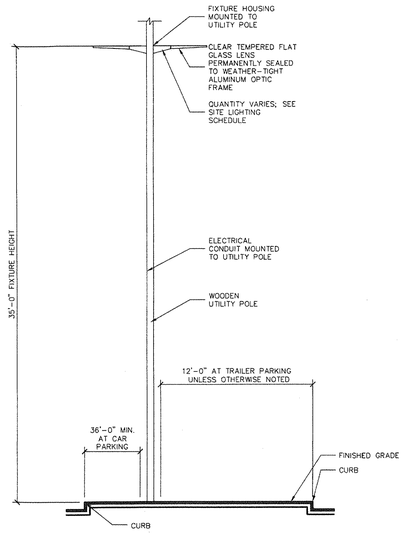
GENERAL LIGHTING NOTES:

1. PROVIDE CONCRETE BASE FOR LIGHT POLES AT LOCATION INDICATED ON THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE.
2. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
3. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
4. AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/ OR OWNER.
5. CONTRACTOR TO COORDINATE ALL INSTALLATION OF WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/ OR OWNER.
6. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
7. POINT SPACING ON PLANE OF CALCULATION IS 20 FT. LEFT TO RIGHT AND 20 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON A 0.75 TO 0.95 MAINTENANCE FACTOR.
8. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY ACCEPTABLE LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY ACCEPTABLE LLF TO ENSURE ADEQUATE LIGHT INTENSITIES OVER YEARS OF USE AND WEAR. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.
9. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
10. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
11. SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO INSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
12. SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THIS PLAN.
13. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
14. SITE ELECTRICAL CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF UNSATISFACTORY CONDITIONS.
15. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
16. ELECTRIFICATION AND INSTALLATION OF WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND SITE DRAWINGS FOR SAFETY AND TO PREVENT EXPOSED WIRING.
17. LIGHTING SUBSTITUTION REQUIREMENTS:
    A. ALL SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
    B. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER, AND TENANTS.
    C. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES BY ISOFOOTCANDLE THE SYSTEM'S PERFORMANCE.
    D. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, CANDLEPOWER TABULATIONS, ZONE LUMEN SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH, AND HOUSING DESCRIPTION.
    E. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
    F. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
    G. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.
18. EXAMPLE PHOTOMETRIC LIGHTING TEMPLATE:

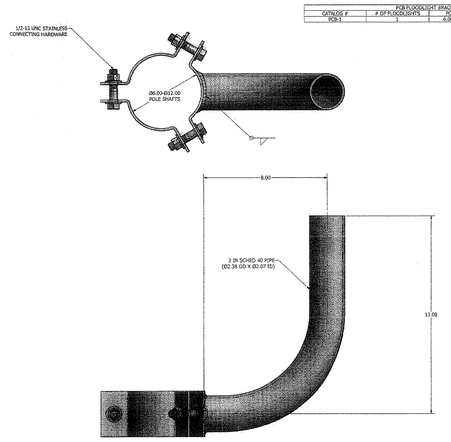


NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE. IT DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

19. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.



WOOD UTILITY POLE DETAIL FOR FIXTURES A, B, C AND D NTS



POLE FLOODLIGHT BRACKETS			
CATALOG #	# OF FLOODLIGHTS	POLE RECPKG	SHIP WEIGHT
BOB-3	3	6.00-24.00 DIA	74 LBS.

NOTE:

DRAWING PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. MOUNTING BRACKET SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON LOCAL WIND CONDITIONS, LOCAL DESIGN STANDARDS, AND MANUFACTURERS RECOMMENDATIONS.

WOOD UTILITY POLE MOUNTING BRACKET FOR FIXTURES A, B, C AND D NTS

AREA LIGHTING BRACKETS - TENON MOUNT

TENON BRACKETS (with 5" Traditional Drill Pattern)

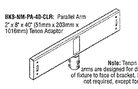
BKA-NM-*-CLR: Tenon Mount Fitter

BKA-RMN-TN120-CLR TENON MOUNT FITTER: For Radius Surface Brackets

BKA-NM-RA-S-CLR: Mast Arm Adaptor (Cannot be used w/ Hilton Series) Slip fits 2" pipe (2-3/8" (60mm) O.D.)

BKA-NM-ADJ-*-CLR: Tenon Mount Adjustable (Omit insert of taper to broaden dapped arm.) Not compatible with certain fixtures. Consult factory.

BKS-NM-PA-4S-CLR: Parallel Arm 2" x 8" x 40" (51mm x 203mm x 1016mm) Tenon Adaptor



Note: Tenon mount parallel arms are designed for direct mounting of fixture to face of bracket. Standard arms not required, except for Hilton Series.

TENON REDUCERS

P/N	Description	I.D.	O.D.	Fits
1370902LR	BKA-NM-RD-2.5-CLR	1.90Ø" (78mm)	3.5" (89mm)	2.875" (73mm)O.D.
1370903LR	BKS-NM-RD-3.5-CLR	3.94Ø" (92mm)	4.5" (107mm)	3.5" (89mm)O.D.
1370900LR	BKS-NM-RD-3.5-CLR	4.140" (105mm)	4.5" (114mm)	4.5" (107mm)O.D.

BRACKET ORDERING INFORMATION

Bracket Designation	Bracket Type	Bracket Configuration	Length	Bracket Finish	Options	EPA Values *
BKS – Bracket Steel	NM – Tenon Mount	PA – Parallel Mount	40"	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White GPT – Graphite SVG – Satin Verde Green MSV – Metallic Silver	None	3.0
		RD – Reducers	3.5[2] 3.0[2] 3.5[2]			0.1 0.1 0.1
BKA – Bracket Aluminum	NM = Tenon Mount[1]	S – Single D180° – Double D90° – Double T90° – Triple Q90° – Quad ADJ – Adjustable	*			0.5 0.5 0.5 0.5 0.5 0.5
		MA – Mast Arm Adaptor	5			0.2
	RNM – Round Tenon Mount[3]	TN120° – Triple	*			0.2

TYPICAL ORDER EXAMPLE: **BKA NM S * BLK**

NOTE: Standard slip-fitter fits 2-3/8" O.D. tenon (2-3 pipe tenon)

FOOTNOTES:

1- For mounting of fixtures with 5" traditional drilling pattern.
2- RSM requires RPP2 or RPPC.
3- 2.5", 3.0", 3.5" I.D. pipe size is reduced to standard size 2-3/8" O.D.
4- The bracket EPA should be added to the fixture EPA where selecting the proper pole.

TENON MOUNTED BRACKET FOR FIXTURES A, B, C AND D

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

Crossover® LED LIGHTING TECHNOLOGY

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCS 5 LED SS CW UE BLK PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCS	3 - Type III 5 - Type V FT - Forward Throw	LED	SS – Super Saver HO –High Output	CW – Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ – Bronze WHT - White	DIM - 0-10V Dimming (from external signal) available with High Output (HO) drive current only Button Type Photocells PCI120 – 120V PCI208-277V - 208-277V PCI347 – 347V IL - Internal Louver (available with FT distribution only)

LUMINAIRE EPA CHART - XLCS

Single	0.4
D180°	0.8
D90°	0.6
T90°	1.4
TN120°	1.4
Q90°	1.6

Note: House Side Shield adds to fixture EPA. Consult Factory.

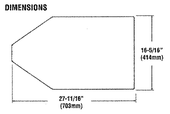
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

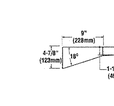
Description	Order Number	Description	Order Number
BKS-XBD-WM-*-CLR Wall Mount Bracket	3631202LR	CFA208, 240 Double Fusing (208V, 240V)	CFA208, 240[4]
XLCS-SHT-HSS House Side Shield (Black only)	6021628LR[4]	DFA480 Double Fusing (480V)	DFA480[4]
XARPP Round Pole Plate for 4" Poles	3709870LR	FK347 Single Fusing (347V)	FK347[4]
XSRPP Round Pole Plate for 5" Poles	3709882LR	PDMN-KIT-CLR Square Pole Quick Mount Horizontal Bracket	5803282LR
TN120 Single Fusing (120V)	FK120[4]	PDMTS-KIT-CLR Square Pole Quick Mount Bracket w/fixed 10° Angle	5803290LR
FK277 Single Fusing (277V)	FK277[4]		

FOOTNOTES:

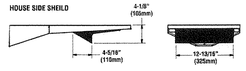
1 – House Side Shields add to fixture EPA. Consult factory.
2 – Fusing must be located in the hand hole of pole.

DIMENSIONS





HOUSE SIDE SHEILD



FIXTURE TYPE A AND E CUTSHEET

LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)

Crossover® LED LIGHTING TECHNOLOGY

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCM 5 LED SS CW UE BLK PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCM	3 - Type III 5 - Type V FT - Forward Throw FTL - Forward Optic Rotated for D180 Mount (Left Side) FTR - Forward Optic Rotated for D180 Mount (Right Side)	LED	SS – Super Saver HO –High Output	CW – Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ – Bronze WHT - White	DIM - 0-10V Dimming (from external signal) available with High Output (HO) drive current only Button Type Photocells PCI120 – 120V PCI208-277V - 208-277V PCI347 – 347V IL - Internal Louver (available with FT distribution only)

LUMINAIRE EPA CHART - XLCM

Single	0.8
D180°	1.0
D90°	0.8
T90°	1.7
TN120°	1.7
Q90°	1.9

Note: House Side Shield adds to fixture EPA. Consult Factory.

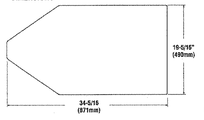
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

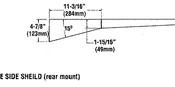
Description	Order Number	Description	Order Number
BKS-XBD-WM-*-CLR Wall Mount Bracket	3631202LR	FK120 Single Fusing (120V)	FK120[2]
XLCM-SFT-HSS RM External House Side Shield (Black only – rear mounted)	6281598LR[1]	FK277 Single Fusing (277V)	FK277[2]
XLCM-FTL-FTR-HSS SM External House Side Shield (Black only – side mounted)	6551619LR[1]	DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[2]
XARPP Round Pole Plate for 4" Poles	3709870LR	DFA480 Double Fusing (480V)	DFA480[2]
XSRPP Round Pole Plate for 5" Poles	3709882LR	FK347 Single Fusing (347V)	FK347[2]
		PDMH-KIT-CLR Square Pole Quick Mount Horizontal Bracket	5803282LR
		PDMTS-KIT-CLR Square Pole Quick Mount Bracket w/fixed 10° Angle	5803290LR

FOOTNOTES:

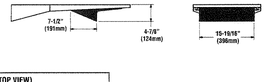
1 – House Side Shields add to fixture EPA. Consult factory.
2 – Fusing must be located in the hand hole of pole.

DIMENSIONS

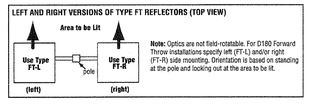




HOUSE SIDE SHIELD (rear mount)



LEFT AND RIGHT VERSIONS OF TYPE FT REFLECTORS (TOP VIEW)



Note: Optics are not field-rotatable. For D180 Forward Throw installations specify left (FT-L) and/or right (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be lit.

FIXTURE TYPE B, C, D, F, G AND H CUTSHEET

GREENBRIAR® WALL SCONCE

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **GBWM 3 400 PSMHR F 120 BRZ SQT**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
GBWS (Small)	3 - Type III FT - Forward Throw WM - Wall Wash	50 70 100 150	CMH - Ceramic Metal Halide 100 Watt[3] MH - Metal Halide 50, 70, 100[6], 150[6], 175[6], 250[6], 400[6] Watt HPS - High Pressure Sodium 35[6], 70, 100, 150 Watt	F- Flat Clear Tempered Glass	120 208 240 277 347	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG – Satin Verde Green GPT – Graphite MSV – Metallic Silver	PC120 – Button-Type Photocell PC208 – Button-Type Photocell PC240 – Button-Type Photocell PC277 – Button-Type Photocell PC347 – Button-Type Photocell TP – Tamper Proof[7] PMA - Pole Mount Adaptor for use with square poles (for S or D180 mounting configurations only)[8] Not compatible with EMR, EMRD, EG or EG2 options PMAR – Pole Mount Adaptor for use with round poles (for S or D180 mounting configurations only)[8] Not compatible with EMR, EMRD, EG or EG2 options DIM – CPL Control Voltage Dimming Ballast[9] C – Coated MH or PSMH Lamp except 250 PSMH SQT – Standby Quartz (Time Delay)[10] SQA – Standby Quartz (Non-Time Delay)[10] EG – Emergency Quartz (separate 120V circuit - HID only)[10] EG2 – Two Emergency Quartz (2 separate 120V circuits - HID only)[11] BB – CPL Battery Back-up[12] CWBB – Cold Weather Battery Back-up[12] EMRH – One Emergency 12V Circuit Provision with (1) 26 Watt Halogen Lamp[13] EMRHLL – One Emergency 12V Circuit Provisions – Less Halogen Lamp[13] EMRH2 – Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps[13] EMRHLL – Two Emergency 12V Circuit Provisions – Less Halogen Lamps[13] LL – Less Lamp **Color Bands** 45 – Light Gold Metallic 25 – Charcoal Metallic 84 – Blue Metallic 69 – Dark Green 21 – Terrato Red 55 – Black 99 – White 61 – Dark Red 70S – Aztec Silver Metallic
GBWM (Medium)	3 - Type III FT - Forward Throw	250 320 400	PSMH – Pulse Start Metal Halide 250, 320 Watt PSMHR – Pulse Start Metal Halide Reduced 400 Watt HPS – High Pressure Sodium 250, 400 Watt	F- Flat Clear Tempered Glass	120 208 240 277 347 480		
		35 50 70	CPL – Compact Fluorescent Single 26, 32, 42 Watt CPL 2 - Compact Fluorescent Double 32, 42 Watt CPL 3 - Compact Fluorescent Triple 26, 32, 42 Watt	F- Flat Clear Tempered Glass PC - Pet Clear Polycarbonate[4]	UE – Universal Electronic (120-277V (60Hz)) 347[5] **Consult Factory for International Voltages and Light Sources**		

FOOTNOTE:

1- 50/M MH must be used for downlight only.
2- Supplied with a 40-kHP transformer as standard. Also available with a 120/277 volt CWA transformer. Consult factory.
3- 50 Watt HPS is not available in TT or 347V.
4- FPC lens is not available with EMR options.
5- R is polycarbonate lens is required on an Uplight Medium fixture in 70 CFLD or 42 CFL3. the glass lens with Pyrex/borosilicate Shield (GBWM PLS) accessory must be ordered.
6- 347V CPL is not available with dimming ballast (DIM) option. Consult factory for battery back-up (BB) options.
7- Tamper-proof Screwdriver must be ordered separately. (See Accessory Ordering Information)
8- Use with 5" traditional drilling pattern.
9- CPL Dimming Control by others.
10- HID lamp wattages 50 and 70 are supplied with a 50 watt, 120V quartz lamp. HID lamp wattages 100 through 250 are supplied with a 100 watt, 120V quartz lamp. HID lamp wattages of 320 & 400 are supplied with a 200 watt, 120V quartz lamp. EQ option is not compatible with EMR, PMA or PMAR options.
11- Available on 100 watt minimum HID fixtures. HID lamp wattages 100 through 175 are supplied with two 50 watt, 120V quartz lamps. 200 through 250 watt HID fixtures are supplied with two 100 watt, 120V quartz lamps. EQ2 option is not compatible with EMR, PMA or PMAR options.
12- Battery Back-up available on single, double and triple 120 or 277 voltage specific units for EG, applications. Please change Line Voltage or UE to 120 or 277 when ordering this option. Cn double and triple 347 or 480 units, Cold Weather Battery Back-up (BB) option. Consult factory for specific lifetime of Express Life application conditions.
13- Uniform G24 socket(s). 13 volt separate circuit(s) required. Not compatible with EG, EG2, PMA or PMAR option or FPC lens.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 – Single Fusing	FK120+	GBWM PLS – Polycarbonate Shield for Small	172786
FK277 – Single Fusing	FK277+	GBWM PLB – Polycarbonate Shield for Medium	172787
DFK208, 240 – Double Fusing	DFK208, 240+	SW BLK – Surface White Trim	1731580LK++
DFK480 – Double Fusing	DFK480++	SQ2 – Tamper-proof Screwdriver	677974
FK347 – Single Fusing	FK347+		

+ Available on HID fixtures only. Facing to be installed in a compatible junction box supplied by contractor.
++ Available on HID Medium fixture only. Fusing to be installed in a compatible junction box supplied by contractor.
+++SW BLK not compatible with PMA or PMAR option.

FIXTURE TYPE J AND K CUTSHEET

BOLLARD

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **VBR ID 100 MH CA MT BRZ PC120**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source [1]	Lens	Line Voltage	Luminaire Finish	Options
VBR – Round VBS – Square	ID – Indirect IL – Internal Louver	35 50 70 100	MH – Metal Halide 50, 70, 100 Watt HPS – High Pressure Sodium 35[2], 50[2], 70, 100 Watt	CA – Clear Acrylic	480 Y MT – Multi-Tap TT – Tri-Tap	BRZ – Bronze BLK – Black PLP – Platinum Plus BLP – Buff WHT – White SVG – Satin Verde Green GPT – Graphite MSV – Metallic Silver	H – XX (Specify Height) [6] PC120 – Photocell PC208,240,277 – Photocell [7] PC347 – Photocell LL – Less Lamp
		100	INC – Incandescent [3] Max. 100 Watt		120		
		26 32 42	CFL – Compact Fluorescent 26, 32, 42 Watt		UE – Universal Electronic (120-277V 50/60Hz) 347 (60Hz)		

MT – Multi-Tap consists of 120V, 208V, 240V and 277V and is prepared for taps at voltage. Alternate voltages will require field adjustment.
TT – Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.

Consult Factory for International Voltages

FOOTNOTES:

1- Coated lamps are supplied as standard.
2- 35W HPS is available in 120V only.
3- 50W HPS is not available in TT or 347V.
4- Incandescent lamps are to be provided by others.
5- 480V is available in 100W MH, 70W and 100W HPS only.
6- Taller or shorter heights are available in 6" increments. Minimum height is 22". Maximum height is 60".
7- Photocell on 208V, 240V, or 277V fixture is wired to 277V. 208V or 240V photocell will require field re-wiring.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
VBR, VBS – House Side Shield	4798900Dx	DFK208, 240 – Double Fusing	FK208, 240
VBS HSS – House Side Shield	1220512+	DFK480 – Double Fusing	DFK480
ABKIT – Anchor Bolt Kit (ØV/BVSVS) 3/8" x 10" –Galv.	295580	FK347 – Single Fusing	FK347
FK120 – Single Fusing	FK120		
FK277 – Single Fusing	FK277		

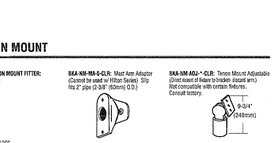
+ Each shield is 99° cutoff. Requires 2 shields for 180° cutoff.

FIXTURE TYPE L CUTSHEET

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

No.	Description	Date
1	REVISED PER TOWN COMMENTS	11/9/2015

REVISIONS



SIGNATURE
MICHAEL SZURA
REGISTERED LANDSCAPE ARCHITECT
N.Y. LIC. NO. LA 001901-1

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Controlling Interest in Langan

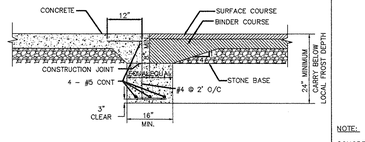
Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
LIGHTING SCHEDULE, NOTES, AND DETAILS

Project No. 9190601	Drawing No. LL-501
Date 9/9/2015	
Scale AS SHOWN	
Drawn By ALM	
Submission Date 11/9/2015	

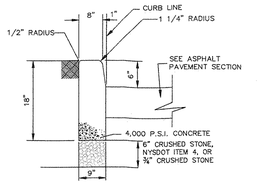
Filename: \\langan.com\data\EP\data6\9190601\Cadd Data - 9190601\SheetFiles\Site Plan Approval\9190601-LL501-0101.dwg Date: 11/9/2015 Time: 15:28 User: rcitrin Style Table: Langan.stb Layout: ARCHF-SL

ASPHALT / CONCRETE JOINT



NTS

STANDARD 6" CONCRETE CURB

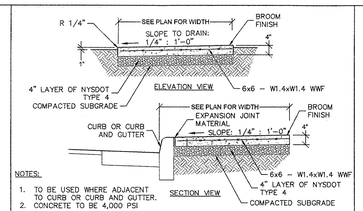


NOTE:

CONCRETE TO TEST 4,000 P.S.I. MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% TO 7%. SLUMP TO BE 3" MAXIMUM. CONCRETE MUST BE STANDARD CONCRETE.

NTS

CONCRETE SIDEWALK

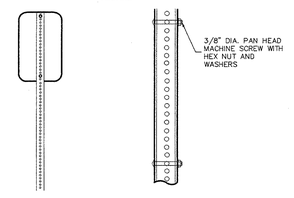


NOTES:

1. TO BE USED WHERE ADJACENT TO CURB OR CURB AND GUTTER.
2. CONCRETE TO BE 4,000 PSI

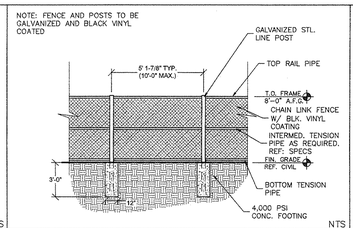
NTS

SIGN PANEL ATTACHMENT



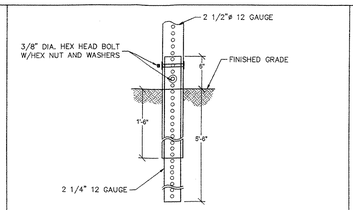
NTS

8' BLACK VINYL CHAIN LINK FENCE



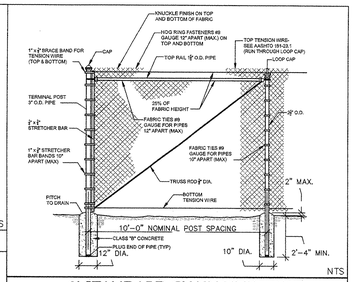
NTS

BREAKAWAY SIGN POST



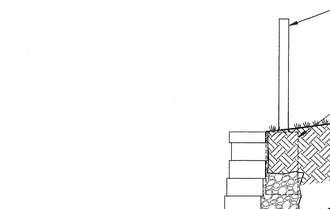
NTS

6' STANDARD CHAIN LINK FENCE



NTS

HDPE FLARED END SECTION

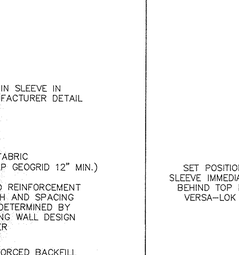


PIPE DIAMETER						
DIMENSION	10/12	15	18	24	30	36
A	42	41	49	59.5	88	88
B	14.5	19	22	28	36	43
C	33	34	43	48	63.5	66.5
D	6	6	6	6	6	6

NOTE: ALL MEASUREMENTS IN INCHES

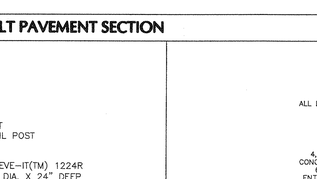
NTS

ADA PARKING DETAIL



NTS

MOUNTABLE CURB



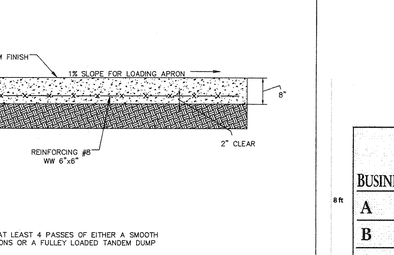
NOTES:

1/2 INCH PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, TO BE INSTALLED BETWEEN THE CURB AND CONCRETE PAVEMENT OR CONCRETE BASE COURSE.

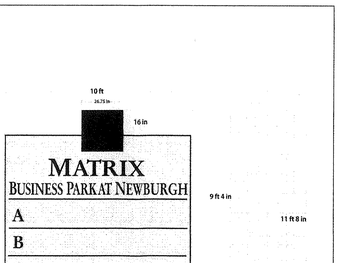
TRANSVERSE JOINTS 1/2 INCH WIDE SHALL BE INSTALLED IN THE CURB 20 FEET APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS–IMPREGNATED FIBER JOINT RECESSED 1/4 INCH IN FROM FRONT FACE AND TOP OF CURB.

EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.

STEEL BOLLARD



GRASS SWALE

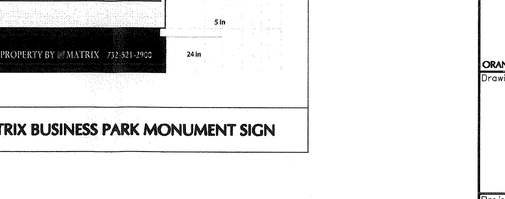


NOTES:

1. REFER TO SHEET CG101 FOR SWALE DEPTH AND WIDTH.
2. SWALE SHALL BE SEEDED AND MULCHED WITH FAST GERMINATING RYE 15 LBS TO 25 LBS PER 1,000 SQUARE FEET.

NTS

STORMWATER MANAGEMENT PRACTICE SIGN DETAIL



NOTES:

1. SIGN SHALL BE ERECTED OR POSTED IN THE IMMEDIATE VICINITY OF THE STORMWATER MANAGEMENT PRACTICE. SIGN SHALL BE CONSPICUOUS AND LEGIBLE.
2. SIGN SHALL BE MOUNTED TO A U–CHANNEL OR ONTO A PERIMETER FENCE IF PROVIDED.

NTS

SIGNS

GENERAL NOTES:

1. ALL SIGNS SHALL BE ERECTED WITH THE BOTTOM OF THE SIGN NOT LESS THAN 6 FEET ABOVE THE PAVEMENT OR GROUND.
2. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
3. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

NTS

ASPHALT PAVEMENT SECTION

GENERAL NOTES:

1. PRIOR TO ANY PAVING ACTIVITIES, THE SUBGRADE OR SUBBASE SHALL BE PROOF ROLLED. ALL AREAS TO BE PAVED SHALL BE PROOF ROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5–TONS OR A FULLY LOADED TANDEM DUMP TRUCK. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE–DRAINING SOIL. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12–INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D–1557.
2. PAVING BASECOURSE SHALL BE CONSTRUCTED IN LAYERS NOT LESS THAN 2 INCHES AND NOT MORE THAN 5 INCHES THICK PER LIFT.
3. ASPHALT SECTIONS TO BE CONFIRMED WITH GEOTECHNICAL ENGINEER.

6' "AEGIS PLUS" STEEL ORNAMENTAL FENCE

COMMERCIAL STRENGTH STEEL

"AEGIS PLUS CLASSIC 2/3-RAIL W/RING OPTION"

DR: KMc	SH. 1of 1	SCALE: DO NOT SCALE	
CK:	Date 04/20/2015	REV: F	

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SEDIMENT MARKER

	Pr A1	Pr C1	Pr D2
MARKER PAINT ELEVATION	387.5	392.5	453.0

NOTES:

1. SEDIMENT SHALL BE CLEANED OUT OF THE SEDIMENTATION CHAMBER WHEN IT ACCUMULATES TO A DEPTH OF MORE THAN 6".
2. VEGETATION WITHIN THE SEDIMENTATION CHAMBER SHALL BE LIMITED TO A HEIGHT OF 18".
3. THE SEDIMENT CHAMBER OUTLET DEVICES SHALL BE CLEANED, REPAIR WHEN DRAW DOWN TIMES EXCEEDS 36 HOURS.
4. TRASH AND DEBRIS SHALL BE REMOVED AS NECESSARY.

NTS

TYPICAL MODULAR BLOCK WALL CROSS SECTION

NOTE:

1. WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. GRAVITY WALLS MAY BE CONSTRUCTED WITH THE NATURAL ROCK EXCAVATED FROM THE SITE IN LIEU OF MODULAR BLOCK RETAINING WALLS.
3. DETAILED DESIGN CERTIFIED BY NEW YORK LICENSED PROFESSIONAL ENGINEER TO BE PROVIDED PRIOR TO CONSTRUCTION FOR ALL WALLS.

NTS

RETAINING WALL POST DETAIL

NOTE: DETAIL SHOWN FOR VERSA–LOK MODULAR WALL BUT MAY VARY IF APPROVED EQUAL WALL SYSTEM IS USED.

NTS

CONCRETE PAVEMENT SECTION FOR LOADING APRONS AND DOLLY STRIPS

NOTES:

1. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5–TONS OR A FULLEY LOADED TANDEM DUMP TRUCK.
2. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE–DRAINING SOIL.
3. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12–INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D–1557, OR AS APPROVED BY GEOTECHNICAL ENGINEER.
4. PROTECT FROM FREEZING AND RAIN DURING THE FIRST 72 HOURS.
5. FOR DOLLY STRIPS CONTROL JOINTS TO BE SAW CUT AT 15 FT MAXIMUM SPACING. EXPANSION JOINTS TO BE PROVIDED AT 60 FT MAXIMUM SPACING.
6. FOR LOADING APRONS CONTROL JOINTS TO BE SAW CUT AT 15 FT MAXIMUM SPACING IN BOTH DIRECTIONS. EXPANSION JOINTS TO BE PLACED AT BUILDING AND AT 60 FT MAXIMUM SPACING PERPENDICULAR TO BUILDING.

MATRIX BUSINESS PARK MONUMENT SIGN

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

No.	Description	Date
1	REVISED PER TOWN COMMENTS	11/9/2015

REVISIONS

STATE OF NEW YORK — CHARLES UTSCHIG — 062303 — PROFESSIONAL ENGINEER

SIGNATURE — DATE SIGNED 11/09/2015

CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project

MATRIX BUSINESS PARK AT NEWBURGH

TOWN OF NEWBURGH

ORANGE COUNTY — NEW YORK

Drawing Title

DETAIL SHEET

Project No. 9190601	Drawing No. CS-501
Date 9/9/2015	
Scale AS SHOWN	
Drawn By --	
Submission Date 11/9/2015	

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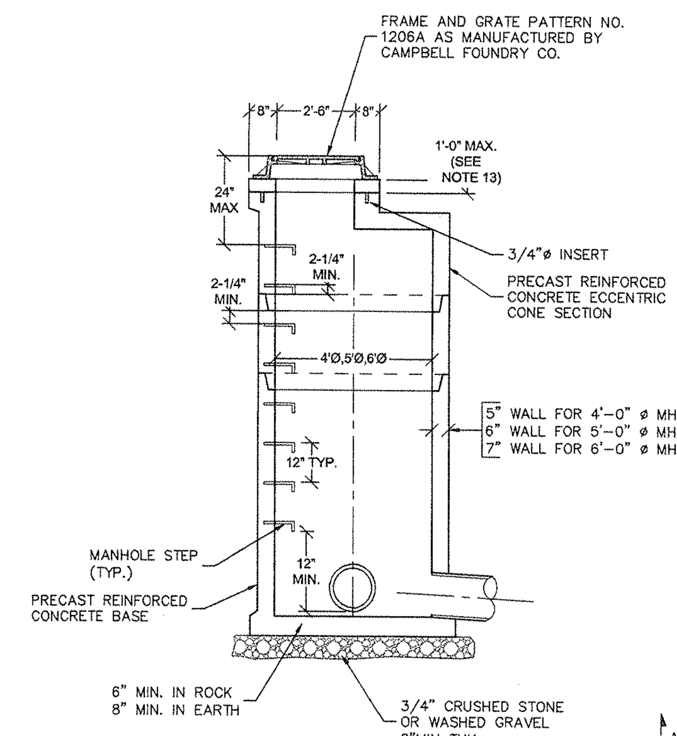
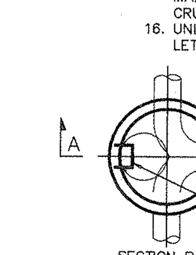


NOTES:

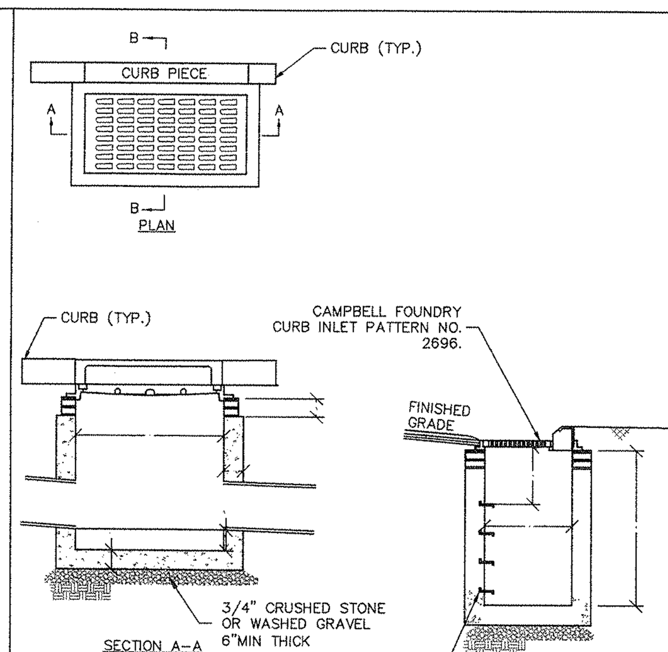
1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER.
2. THE SHELF SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS.
4. FOR MANHOLES HAVING 5' DIA. AND 6' DIA. BASE, REDUCTION IN DIA. TO 4' SHALL START AT THE FIRST JOINT ABOVE THE UPPERMOST PIPE CONNECTION TO WALL WHERE DEPTH IS SUFFICIENT.
5. ALL MANHOLE FRAMES SHALL BE BOLTED TO THE CONE SECTION WITH 2-3/4" DIA. BOLTS WITH WASHERS AND NUTS. BOLTS TO BE AT 180° ON BOLT CIRCLE.
6. SEE THE SPECIFICATIONS FOR LENGTH OF PIPE CONNECTIONS TO MANHOLE.
7. ALL CONCRETE SHALL BE 4000 PSI MINIMUM.
8. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING. KOPPERS 300M PENNOXY TAR 32-8-4, OR APPROVED EQUAL.
9. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS & UNDER FRAME.
10. MANHOLE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C478.
11. STEPS TO ALUMINUM ALLOY WITH DEPRESSED TREAD. STEEL REINFORCED POLYPROPYLENE IS OPTIONAL. (SEE DETAIL-ALUMINUM MANHOLE STEP AND POLYPROPYLENE MANHOLE STEP)
12. 4' DIA. MANHOLE – 8" TO 15" PIPES
 5' DIA. MANHOLE – 16" TO 27" PIPES
 6' DIA. MANHOLE – 30" TO 48" PIPES
13. WHEN TWO OR MORE GRADE ADJUSTMENT RINGS ARE USED, A WATERTIGHT PVC CONNECTOR SHALL BE INSTALLED BETWEEN THE FRAME AND THE CONE. CONNECTOR SHALL BE WATER-LOK CONNECTOR BFA ANTI-FLOATING BY A-LOK PRODUCTS INC. OR APPROVED EQUAL.
14. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S APPROVAL.
15. SOIL CONDITIONS BELOW STRUCTURE DEEMED UNSUITABLE BY THE FIELD ENGINEER SHALL BE EXCAVATED TO A SUITABLE MATERIAL OR A MAXIMUM OF TWO ADDITIONAL FEET AND BACKFILLED WITH 3/4" CLEAN CRUSHED STONE.
16. UNLESS OTHERWISE SPECIFIED, STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON THE COVERS.



PIPE SIZE RANGE	WIDTH (I.D.)
8" TO 15" PIPES	4'-0"ø
16" TO 27" PIPES	5'-0"ø
30" TO 48" PIPES	6'-0"ø

NTS

STORM MANHOLE

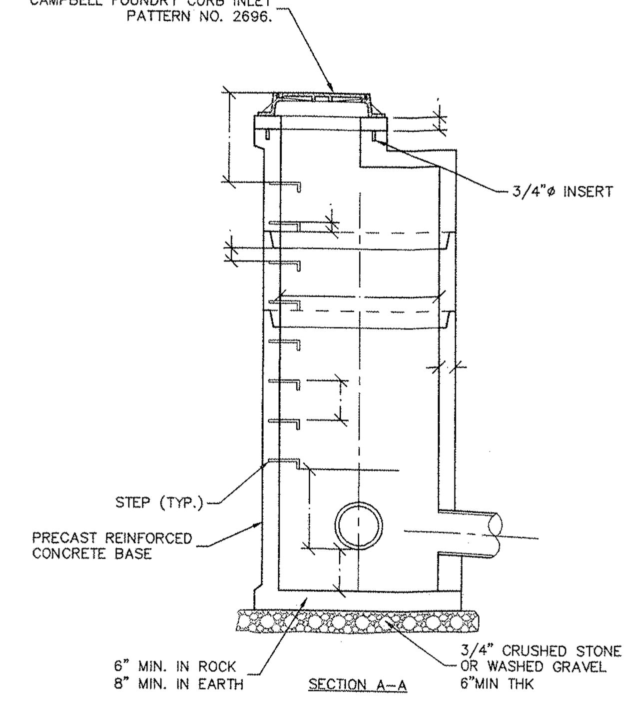


NOTES:

1. THE CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR EACH STRUCTURE FOR THE ENGINEERS APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHALL BE CERTIFIED AS CONFORMING TO ASTM-C913 LATEST REVISION.
3. STEPS NOT REQUIRED FOR STRUCTURES LESS THAN 4' DEEP.
4. FOR STRUCTURES WITH PIPE DIAMETERS EXCEEDING MAXIMUMS, PROVIDE CONCRETE SLAB AS NOTED.
5. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 LOADING AS REQUIRED

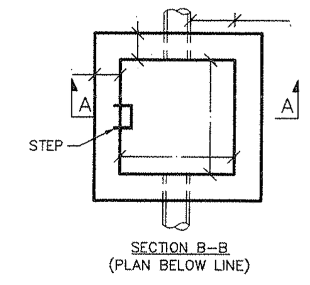
NTS

CATCH BASIN



NOTES:

1. SEE GRADING AND DRAINAGE PLAN TO IDENTIFY CURB OR CURBLESS GRATES.
2. TO BE USED WHEN THE PROPOSED DRAINAGE PIPING INSIDE DIAMETER IS GREATER THAN 18" AND SHOWN TO INLET AND/OR OUTLET FROM THE 30" WALL OF THE STANDARD PRECAST CONCRETE CATCH BASIN.
3. PRECAST CATCH BASIN, FRAME, AND GRATE SHALL BE DESIGNED FOR H-20 LOADING.
4. ALL CONCRETE SHALL BE 4000 PSI MINIMUM.
5. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS & UNDER FRAME.
6. STEPS TO ALUMINUM ALLOY WITH DEPRESSED TREAD. STEEL REINFORCED POLYPROPYLENE IS OPTIONAL. (SEE DETAIL-ALUMINUM MANHOLE STEP AND POLYPROPYLENE MANHOLE STEP)
7. WHEN TWO OR MORE GRADE ADJUSTMENT RINGS ARE USED, A WATERTIGHT PVC CONNECTOR SHALL BE INSTALLED BETWEEN THE FRAME AND THE CONE. CONNECTOR SHALL BE WATER-LOK CONNECTOR BFA ANTI-FLOATING BY A-LOK PRODUCTS INC. OR APPROVED EQUAL.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S APPROVAL.
9. SOIL CONDITIONS BELOW STRUCTURE DEEMED UNSUITABLE BY THE FIELD GEOTECHNICAL ENGINEER SHALL BE EXCAVATED TO A SUITABLE MATERIAL OR A MAXIMUM OF TWO ADDITIONAL FEET AND BACKFILLED WITH 3/4" CLEAN CRUSHED STONE.
10. A REDUCING SLAB SHALL BE USED TO MATCH CAMPBELL FOUNDRY PATTERNS.
11. UNLESS OTHERWISE SPECIFIED, STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON THE COVERS.



* SHOWN FROM THE INSIDE CORNER TO THE OPENING AS CAST FOR THE PIPE

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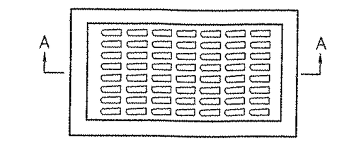
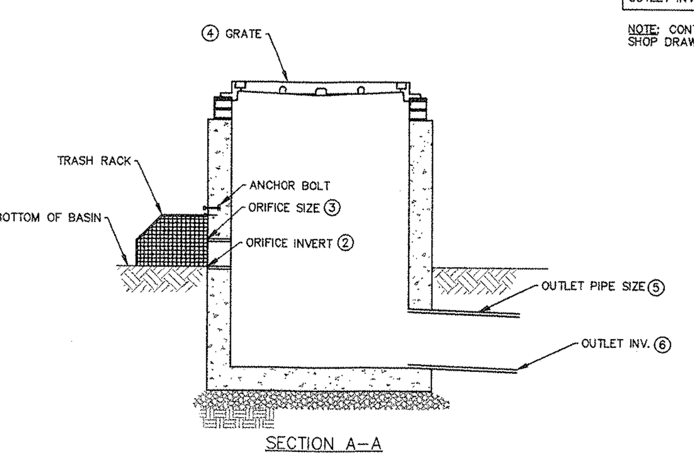
OVERSIZED CATCH BASIN STRUCTURE



OUTLET STRUCTURE DATA TABLE (ALL ELEVATIONS IN FEET)				
DESCRIPTION	OS-2	OS-4	OS-7	OS-9
BOTTOM OF BASIN	385.00	389.00	447.00	407.00
ORIFICE INVERT	385.00	389.00	447.00	407.00
ORIFICE SIZE	8"	6"	8"	3"
GRATE	391.00	396.00	451.75	408.75
OUTLET PIPE SIZE	24"	18"	24"	15"
OUTLET INVERT	380.50	389.00	442.00	403.50

NOTE: CONTRACTOR TO SIZE OF STRUCTURE AS NEEDED AND SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

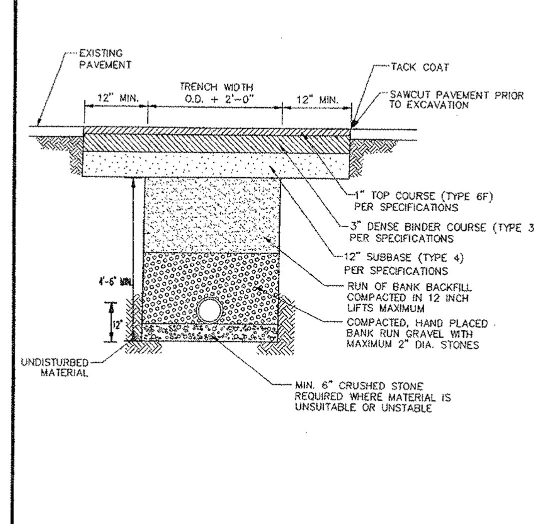


NOTES:

1. DETAIL FOR OUTLET CONTROL STRUCTURE ELEVATION DETAILS ONLY. SEE CATCH BASIN DETAIL FOR INFORMATION ON ACTUAL STRUCTURE.

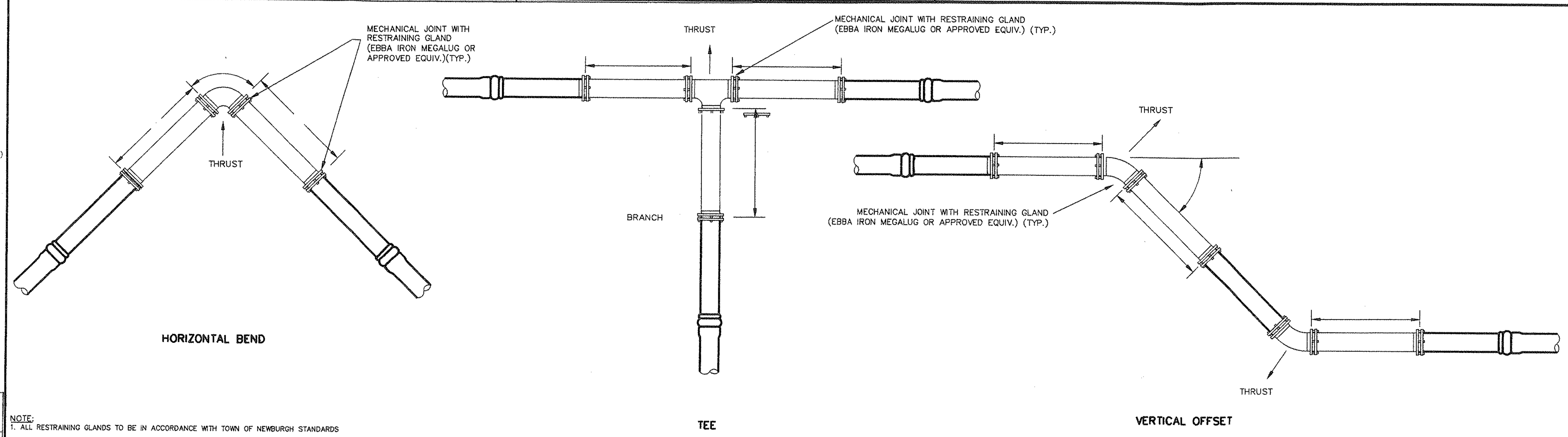
NTS

TYPICAL OUTLET CONTROL STRUCTURE FOR DETENTION BASINS



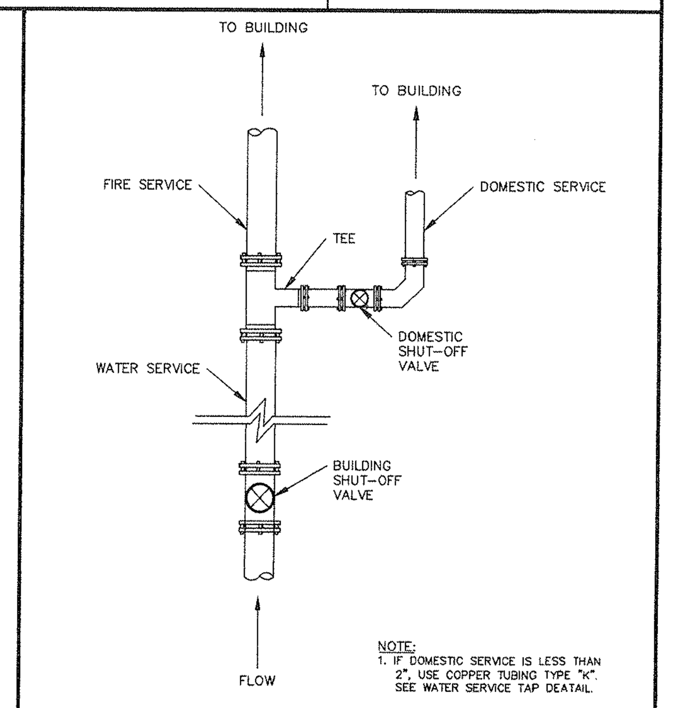
NOTE: MAXIMUM DEPTH OF COVER NOT TO EXCEED 6' WITHOUT APPROVAL OF THE TOWN WATER SUPERINTENDENT.
2) ALL SOIL COMPACTION TO BE IN ACCORDANCE WITH GEOTECNICAL SPECIFICATIONS

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
WATERMAIN TRENCH EXCAVATION AND BACKFILL (UNDER PAVEMENT)
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE



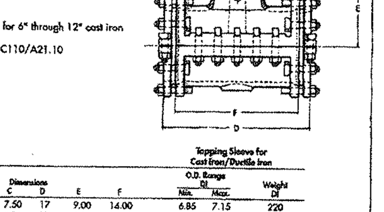
NOTE:
1. ALL RESTRAINING GLANDS TO BE IN ACCORDANCE WITH TOWN OF NEWBURGH STANDARDS
2. ALL RESTRAINED JOINTS TO BE MECHANICAL JOINT FITTINGS.

WATERLINE PIPE THRUST RESTRAINING DETAIL



NOTE:
1. IF DOMESTIC SERVICE IS LESS THAN 2", USE COPPER TUBING TYPE "K". SEE WATER SERVICE TAP DEATAIL.

FIRE/POTABLE WATER SERVICE



DUCTILE IRON MJ TAPPING SLEEVES

CLOW MECHANICAL JOINT TAPPING SLEEVES
CLOW VALVE COMPANY

SAMPLE SPECIFICATION
Ductile Iron Mechanical Joint Tapping Sleeves furnished by Clow Valve Company are produced in accordance with manufacturer's standards. Chemical and physical properties of the ductile iron are in accordance with the requirements of ANSI/AWWA C110/A21.10-82.
Recess dimensions are per Manufacturer's Standardization Society standard practice SP-60.

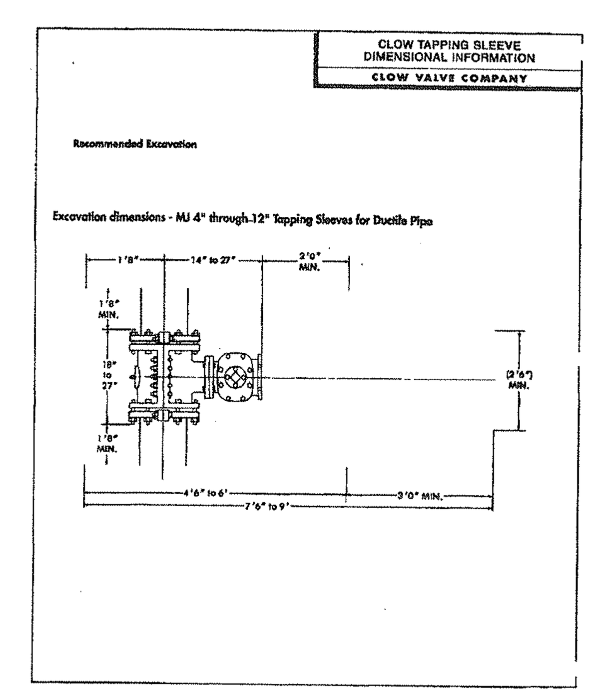
General Installation Instructions for Clow MJ Tapping Sleeves
1. Clean pipe – insert side gasket into back half of gasket grooves. Make sure ends are flush with or slightly protrude into the end gasket seating area.
2. Bolt sleeve halves together and trim side gaskets as necessary. MAKE SURE SLEEVE WILL ROTATE FREELY ON PIPE.
3. Install end gaskets, locating cut ends 90° from side gasket. If pipe is maximum OD, stretch gasket to make certain cut ends match with no gap in between.
4. Install glands and bolts – rotate sleeve to desired position. Be sure pipe is centered inside the sleeve.
5. Tighten gland bolts alternately, using 80 to 90 foot pounds.
6. After assembly, PRESSURE TEST ALL JOINTS BEFORE TAPPING. If additional tightening is required, release pressure and relax tension on gland bolts before tightening side bolts.

For Cast Iron or Ductile Iron Pipe
Mechanical joint tapping sleeves – for 6" through 12" cast iron or ductile iron pipe.
• Outlet flange per ANSI/AWWA C110/A21.10
• Gaskets furnished.
• Working pressure—200 p.s.i.

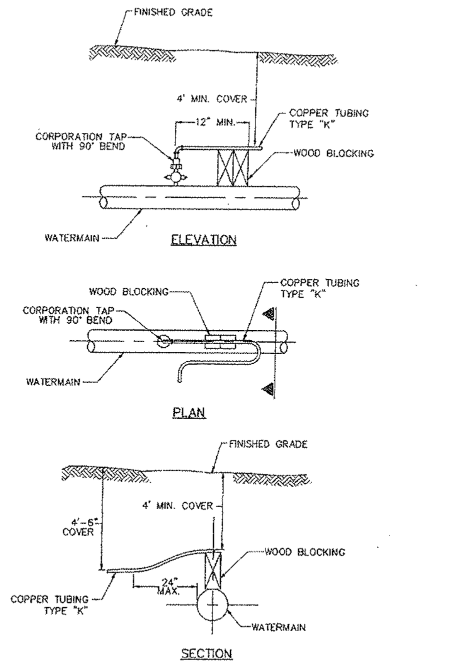
Tapping Sleeve for Cast Iron/Ductile Iron

Size	A	B	C	D	E	F	O.D. Range Min.	O.D. Range Max.	Weight
6x4	5.016	.250	7.50	17	9.00	14.00	6.85	7.15	220
6	7.016	.312	9.50	17	9.00	14.00	6.85	7.15	225
8x4	5.016	.250	7.50	19	10.50	16.00	9.00	9.35	275
8x6	7.016	.312	9.50	19	10.50	16.00	9.00	9.35	280
8	9.016	.312	11.75	19	10.50	16.00	9.00	9.35	295
10x4	5.016	.250	7.50	19	11.00	15.00	11.04	11.45	388
10x6	7.016	.312	9.50	19	11.00	15.00	11.04	11.45	392
10x8	9.016	.312	11.75	23	11.00	19.00	11.04	11.45	455
10	11.016	.312	14.25	23	11.00	19.00	11.04	11.45	470
12x4	5.016	.250	7.50	20	12.00	16.00	13.14	13.56	469
12x6	7.016	.312	9.50	20	12.00	16.00	13.14	13.56	471
12x8	9.016	.312	11.75	20	12.00	16.00	13.14	13.56	482
12x10	11.016	.312	14.25	26	12.00	22.00	13.14	13.56	595
12	13.016	.312	17.00	26	12.00	22.00	13.14	13.56	605

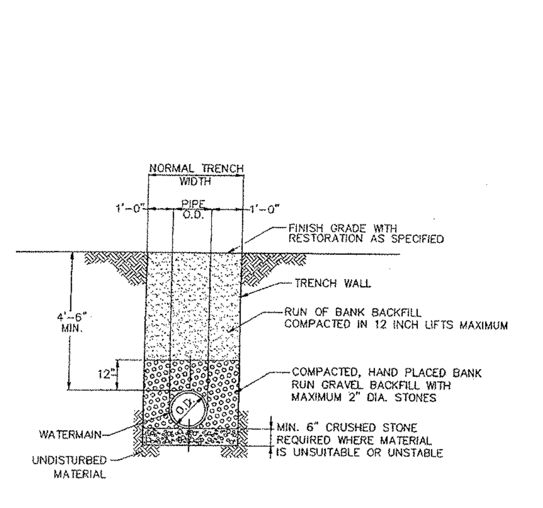
REFERENCE: TOWN OF NEWBURGH WATER DISTRICT



REFERENCE: TOWN OF NEWBURGH WATER DISTRICT

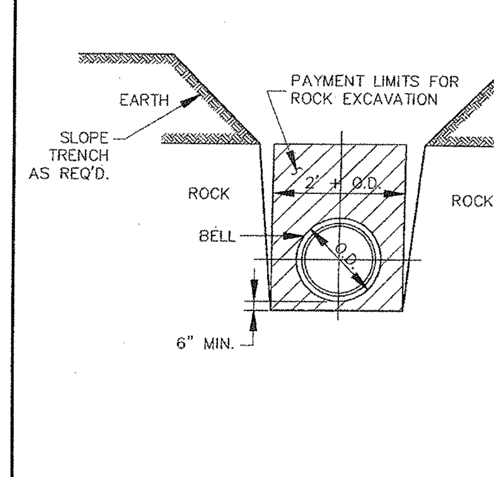


TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
WATER SERVICE TAP
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

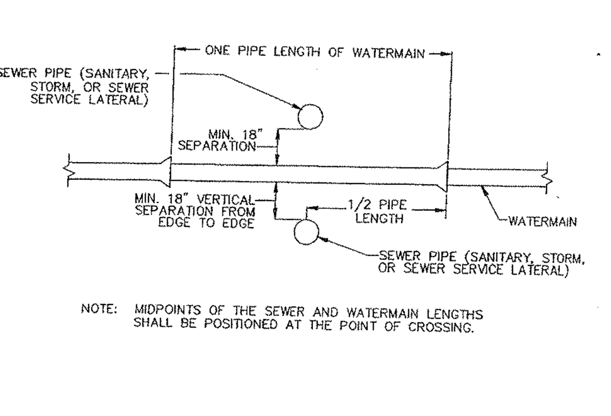


NOTE: 1.) MAXIMUM DEPTH OF COVER NOT TO EXCEED 6' WITHOUT APPROVAL OF TOWN WATER SUPERINTENDENT.
2.) ALL SOIL COMPACTION TO BE IN ACCORDANCE WITH GEOTECNICAL SPECIFICATIONS

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
WATERMAIN TRENCH EXCAVATION AND BACKFILL (OUTSIDE OF PAVEMENT)
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

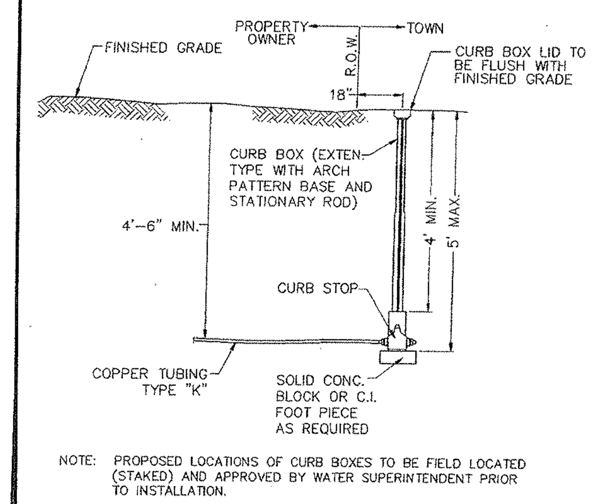


TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
TRENCH WITH ROCK EXCAVATION
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE



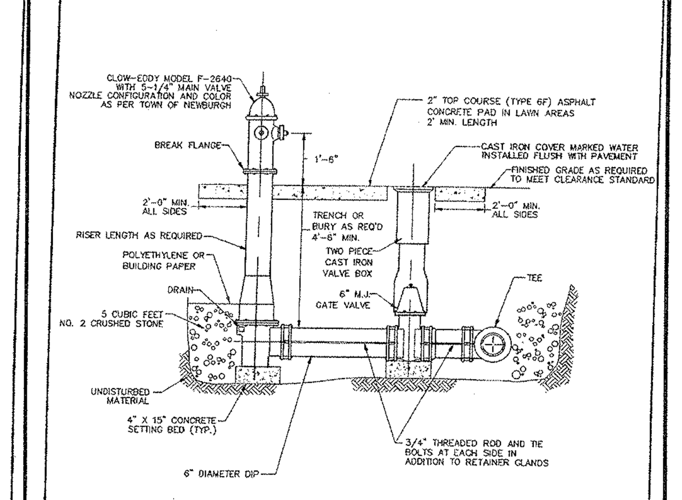
NOTE: MIDPOINTS OF THE SEWER AND WATERMAIN LENGTHS SHALL BE POSITIONED AT THE POINT OF CROSSING.

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
WATERMAIN/SEWER CROSSING
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE



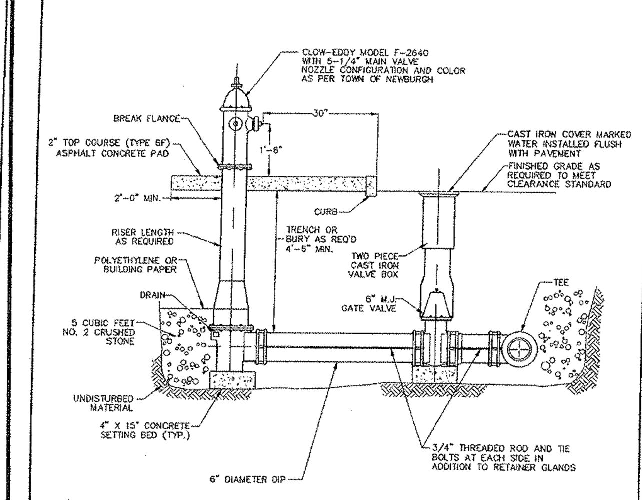
NOTE: PROPOSED LOCATIONS OF CURB BOXES TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION.

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
WATER SERVICE CURB BOX
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE



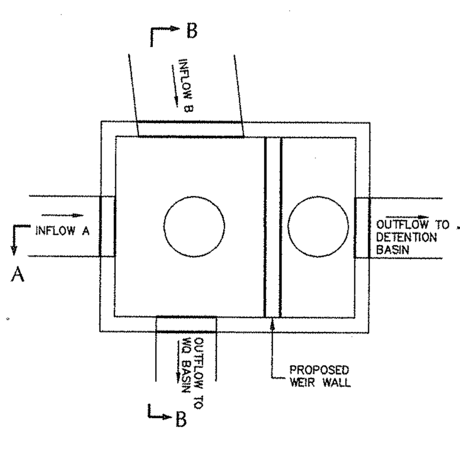
NOTES:
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION.
2. HYDRANT TO BE INSTALLED WITHIN RIGHT-OF-WAY.
3. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT CONCRETE PAD.

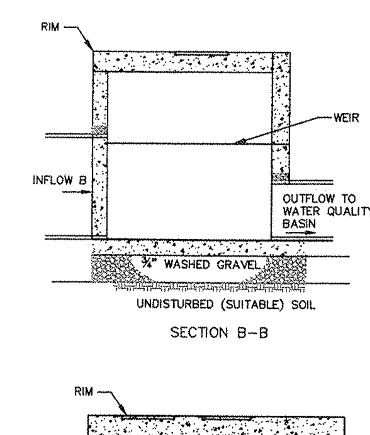
TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
HYDRANT AND VALVE ASSEMBLY INSTALLATION
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

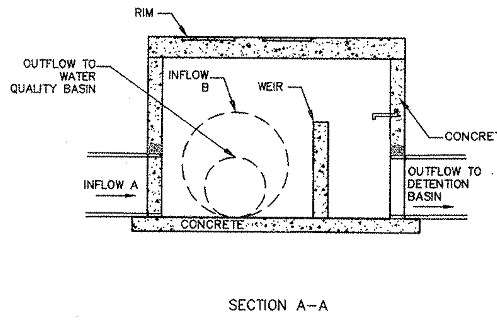


NOTES:
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION.
2. HYDRANT TO BE INSTALLED WITHIN RIGHT-OF-WAY.
3. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT CONCRETE PAD.

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS.
HYDRANT AND VALVE ASSEMBLY INSTALLATION (ADJACENT CURB)
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE







SECTION A-A

DIVERSION STRUCTURE DATA TABLE (ALL ELEVATIONS IN FEET)			
DESCRIPTION	DIV-1	DIV-2	DIV-3
INFLOW A PIPE SZE	30"	36"	(SWALE)
INFLOW B PIPE SIZE	N/A	N/A	N/A
OUTFLOW TO WQ BASIN PIPE SIZE	24"	18"	8"
OUTFLOW TO DETENTION BASIN PIPE SIZE	42"	36"	15"
INFLOW A INVERT	387.75	466.93	(GRATE)
INFLOW B INVERT	N/A	N/A	N/A
OUTFLOW TO WQ BASIN INVERT	387.75	466.93	454.57
OUTFLOW TO DETENTION BASIN INVERT	387.75	466.93	454.57
RIM ELEVATION	395.36	469.80	458.7
WEIR ELEVATION	391.00	469.80	455.4

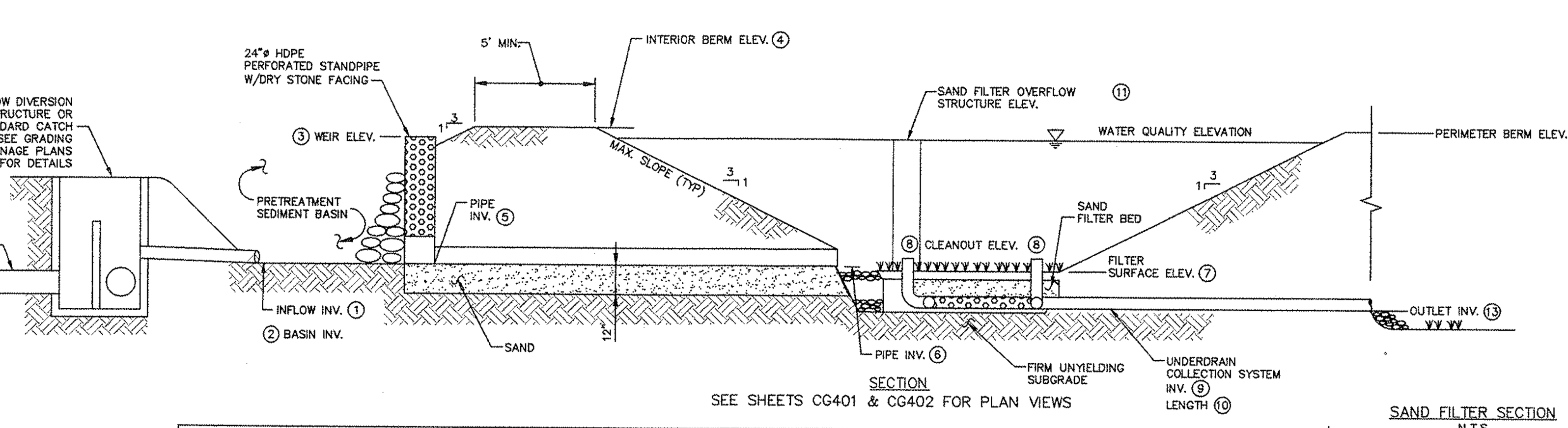
NOTE: CONTRACTOR TO SIZE OF STRUCTURE AS NEEDED AND SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

NOTE

1. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) BY PRECASTER AND SHALL MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND SUPPORT HS-20 OR HS-25 LOADING AS REQUIRED.

NTS

TYPICAL WATER QUALITY DIVERSION STRUCTURE

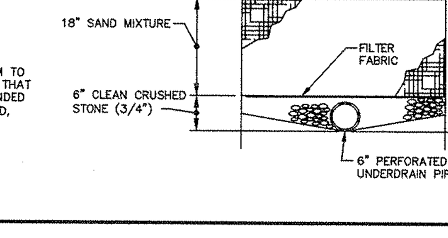


SECTION
SEE SHEETS CG401 & CG402 FOR PLAN VIEWS

SAND FILTER DATA TABLE (ALL ELEVATIONS/DIMENSIONS IN FEET)							
No.	DESCRIPTION	Pr C1 EL.	Pr D2 EL.	No.	DESCRIPTION	Pr C1 EL.	Pr D2 EL.
①	INFLOW INVERT	392.00	452.50	⑦	FILTER SURFACE ELEVATION	392.00	452.50
②	PRETREATMENT BASIN INVERT	392.00	452.50	⑧	TOP OF CLEANOUT ELEVATION	392.50	453.00
③	PRETREATMENT OUTLET WEIR ELEVATION	396.00	456.50	⑨	UNDERDRAIN INVERT	389.50	450.00
④	INTERIOR BERM ELEVATION	397.00	457.50	⑩	UNDERDRAIN SYSTEM LENGTH	17'	121'
⑤	CONNECTOR PIPE – US INVERT	392.00	452.50	⑪	SAND FILTER OVERFLOW STRUCTURE EL.	396.00	456.50
⑥	CONNECTOR PIPE – DS INVERT	392.00	452.50	⑫	PERIMETER BERM ELEVATION	397.00	457.50
				⑬	OUTLET ELEVATION	389.50	450.00

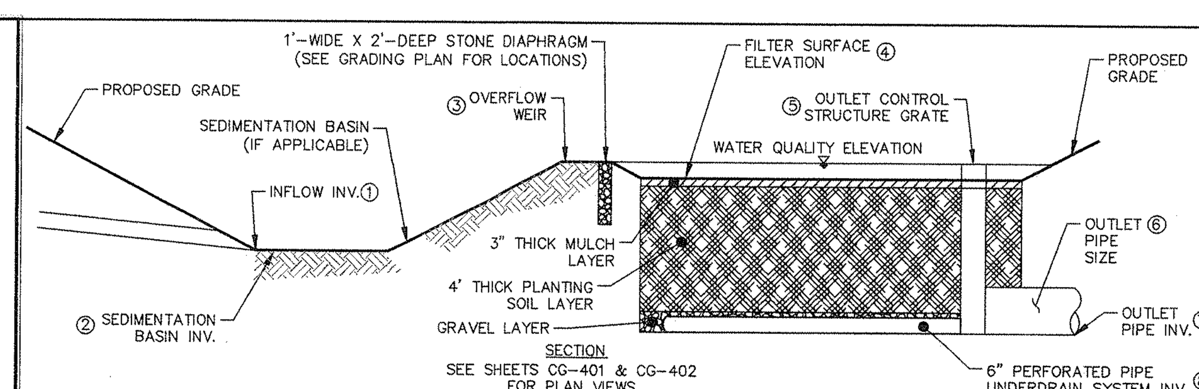
NOTE:
UNDERDRAIN SYSTEM TO BE PROVIDED SUCH THAT PIPES ARE SURROUNDED BY A 3' GRAVEL BED, 10' ON-CENTER.

SAND FILTER SECTION
N.T.S.



NTS

TYPICAL SAND FILTER



SECTION
SEE SHEETS CG-401 & CG-402 FOR PLAN VIEWS

BIORETENTION DATA TABLE (ALL ELEVATIONS IN FEET)								
No.	DESCRIPTION	Pr A1	Pr D1	Pr D3	No.	DESCRIPTION	Pr A1	Pr D1	Pr D3
①	INFLOW INVERT	387.00	N/A	N/A	⑤	OUTLET CONTROL STRUCTURE GR.	392.00	463.50	433.00
②	SEDIMENTATION BASIN INV. (IF APPLIC.)	387.00	N/A	N/A	⑥	OUTLET PIPE SIZE	24"	24"	30"
③	OVERFLOW WEIR	392.00	464.50	434.00	⑦	OUTLET PIPE INVERT	386.70	457.20	427.25
④	FILTER SURFACE ELEVATION	391.50	463.00	432.50	⑧	UNDERDRAIN SYSTEM INVERT	386.70	457.20	427.25
						UNDERDRAIN SYSTEM LENGTH	1,943'	359'	77'

NOTE:
UNDERDRAIN SYSTEM TO BE PROVIDED SUCH THAT PIPES ARE SURROUNDED BY A 3' GRAVEL BED, 10' ON-CENTER.

TYPICAL WATER QUALITY BIORETENTION BASIN

Date	Description	No.
11/9/2015	REVISED PER TOWN COMMENTS	1

REVISIONS

SIGNATURE — 11/09/2015 DATE SIGNED
CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project
MATRIX BUSINESS PARK AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
DETAIL SHEET

Project No. 9190601
Date 9/9/2015
Scale AS SHOWN
Drawn By --
Submission Date 11/9/2015
Drawing No. CS-502

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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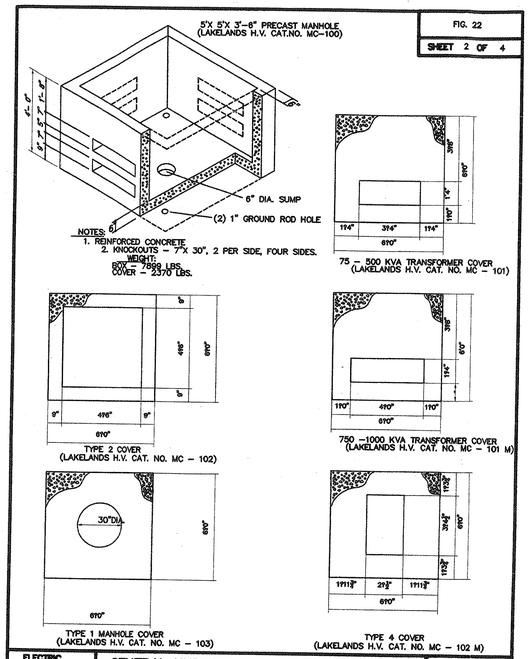


FIG. 22
SHEET 2 OF 4

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 3-2-05
DRWN. _____	THREE PHASE PAD SPECIFICATIONS	ISSUE
DSGN. _____	5 - 15 KV	APP.
APP'D. _____	75 - 1000 KVA	APP.

CAD DRAWING
DO NOT REVISE MANUALLY

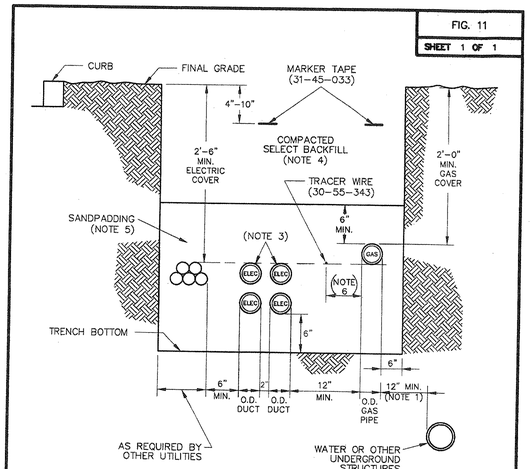
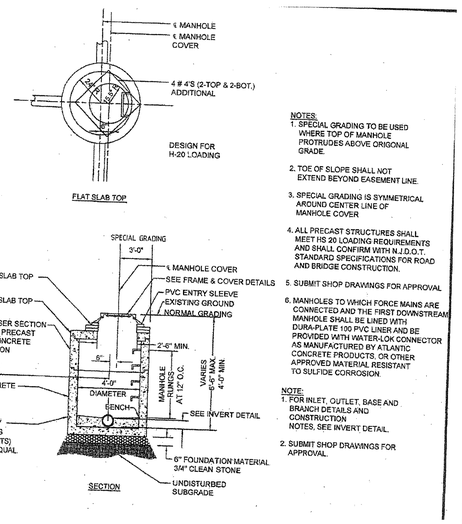


FIG. 11
SHEET 1 OF 1

NOTES:
1. THE MINIMUM CLEARANCE FROM GAS TO OTHER UTILITIES SUCH AS WATER & SEWER SHALL BE 12". CONSULT WITH OTHER UTILITIES OR REVIEW LOCAL ORDINANCES FOR ADDITIONAL CLEARANCE REQUIREMENTS. IF 12" CLEARANCE IS NOT POSSIBLE, REFER TO FIGURE 19 OF THE SPECIFICATIONS AND REQUIREMENTS OF GAS INSTALLATIONS.
2. GAS SHALL BE INSTALLED ON THE FIELD SIDE OF THE ELECTRIC.
3. SPACING SHALL BE MAINTAINED FOR CONCRETE ENCASED DUCTS.
4. COMPACTED SELECT BACKFILL MAY BE ON-SITE MATERIAL PROVIDED IT CONTAINS NO ROCKS OR STONES OVER 6" IN DIAMETER, ROOTS, STUMPS OR CONSTRUCTION DEBRIS.
5. REFER TO FIGURE 20 FOR DEFINITION OF SANDPADDING.
6. LOCATE TRACER WIRE A SUFFICIENT DISTANCE FROM PLASTIC PIPE TO MINIMIZE TRACER WIRE TO PIPE CONTACT.

ELECTRIC STANDARDS	CENTRAL HUDSON GAS & ELECTRIC CORP.	DATE 6/1/06
DRAWN. _____	TYPICAL COMMON TRENCH CONFIGURATION	ISSUE
CLEAR _____	ELECTRIC DUCTS W/GAS MAIN AND OTHER UTILITIES	APP.
ENGR. _____		APP.
APP. _____		

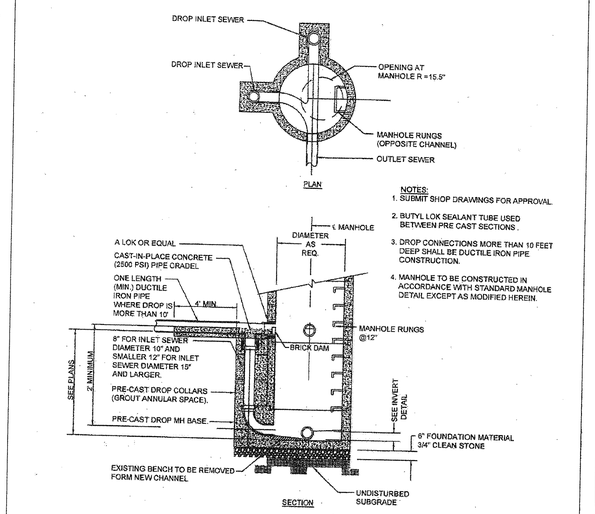
CAD DRAWING
DO NOT REVISE MANUALLY



NOTES:
1. SPECIAL GRADING TO BE USED WHERE TOP OF MANHOLE PROTRUDES ABOVE ORIGINAL GRADE.
2. TOE OF SLOPE SHALL NOT EXTEND BEYOND EASEMENT LINE.
3. SPECIAL GRADING IS SYMMETRICAL AROUND CENTER LINE OF MANHOLE COVER.
4. ALL PRECAST STRUCTURES SHALL MEET HS 20 LOADING REQUIREMENTS AND SHALL CONFIRM WITH N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. SUBMIT SHOP DRAWINGS FOR APPROVAL
6. MANHOLES TO WHICH FORCE MAINS ARE CONNECTED AND THE FIRST DOWNSTREAM MANHOLE SHALL BE LINED WITH DURA-PLATE 100 PVC LINER AND BE PROVIDED WITH WATER-LOK CONNECTOR AS MANUFACTURED BY ATLANTIC CONCRETE PRODUCTS, OR OTHER APPROVED MATERIAL RESISTANT TO SULFIDE CORROSION.

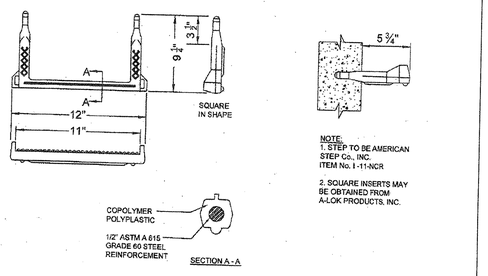
NOTE:
1. FOR INLET, OUTLET, BASE AND BRANCH DETAILS AND CONSTRUCTION NOTES, SEE INVERT DETAIL.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.

SHALLOW PRECAST SANITARY MANHOLE



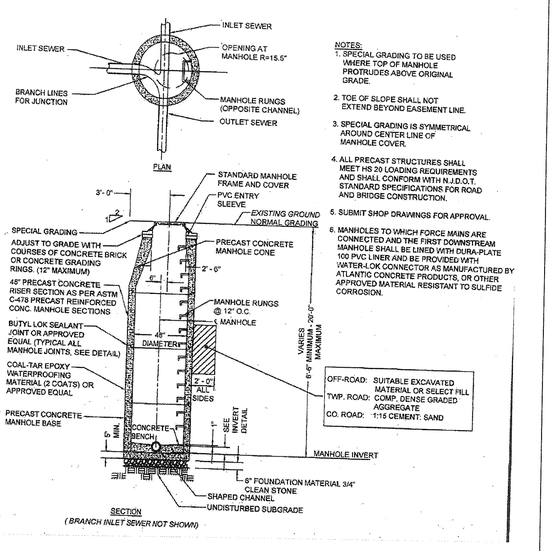
NOTES:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. BUTYL LOK SEALANT TUBE USED BETWEEN PRE CAST SECTIONS.
3. DROP CONNECTIONS MORE THAN 10 FEET DEEP SHALL BE DUCTILE IRON PIPE CONSTRUCTION.
4. MANHOLE TO BE CONSTRUCTED IN ACCORDANCE WITH STANDARD MANHOLE DETAIL EXCEPT AS MODIFIED HEREIN.

SANITARY DROP MANHOLE CONNECTION



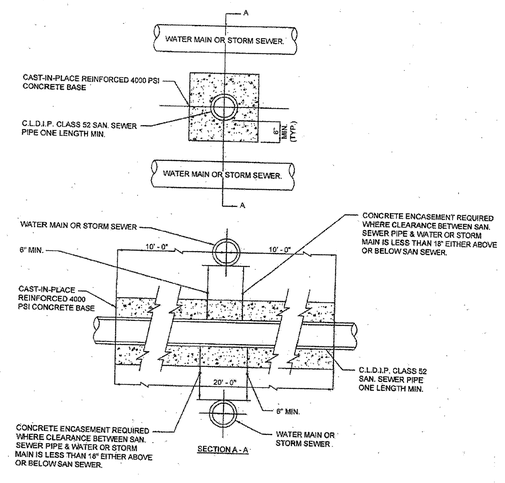
NOTE:
1. STEP TO BE AMERICAN STEP Co., INC. ITEM No. I -11-NCR
2. SQUARE INSERTS MAY BE OBTAINED FROM A-LOK PRODUCTS, INC.

LADDER RUNG



NOTES:
1. SPECIAL GRADING TO BE USED WHERE TOP OF MANHOLE PROTRUDES ABOVE ORIGINAL GRADE.
2. TOE OF SLOPE SHALL NOT EXTEND BEYOND EASEMENT LINE.
3. SPECIAL GRADING IS SYMMETRICAL AROUND CENTER LINE OF MANHOLE COVER.
4. ALL PRECAST STRUCTURES SHALL MEET HS 20 LOADING REQUIREMENTS AND SHALL CONFORM WITH N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. SUBMIT SHOP DRAWINGS FOR APPROVAL.
6. MANHOLES TO WHICH FORCE MAINS ARE CONNECTED AND THE FIRST DOWNSTREAM MANHOLE SHALL BE LINED WITH DURA-PLATE 100 PVC LINER AND BE PROVIDED WITH WATER-LOK CONNECTOR AS MANUFACTURED BY ATLANTIC CONCRETE PRODUCTS, OR OTHER APPROVED MATERIAL RESISTANT TO SULFIDE CORROSION.

STANDARD PRECAST SANITARY MANHOLE



SANITARY SEWER CONCRETE ENCASEMENT

No.	Description	Date
	REVISIONS	

STATE OF NEW YORK — CHARLES UTSCHIG — 062303 — PROFESSIONAL ENGINEER

11/09/2015
SIGNATURE — DATE SIGNED

CHARLES UTSCHIG
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project
MATRIX
BUSINESS PARK
AT NEWBURGH
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
DETAIL SHEET

Project No.	Drawing No.
9190601	CS-503
Date 9/9/2015	
Scale AS SHOWN	
Drawn By --	
Submission Date 11/9/2015	

WARNING:
IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

Filename: \\langan.com\data\EP\data6\9190601\Cadd Data - 9190601\SheetFiles\Site Plan Approval\9190601-CS501-0101.dwg Date: 11/9/2015 Time: 15:29 User: roltrin Style Table: Langan.stb Layout: CS503