



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

PROJECT NAME: MATRIX 1-84 DISTRIBUTION CENTER- SITE PLAN
PROJECT NO.: 22-29
PROJECT LOCATION: SECTION 86, BLOCK 1, LOT 97/ ROUTE 17K
SECTION 89, BLOCK 1, LOTS 66 & 69.11
REVIEW DATE: 14 JULY 2023
MEETING DATE: 20 JULY 2023
PROJECT REPRESENTATIVE: LANGAN ENGINEERING

1. Lead Agency Notice of Intent was circulated on 7 December 2022. The Planning Board declared itself Lead Agency for SEQRA review.
2. A Stormwater Pollution Prevention Plan has been submitted which is under review by this office.
3. Easements and legal documents regarding the emergency access drive through the Auto Auction site will be required.
4. Extensive retaining walls continue to be proposed on the site.
5. The Code Enforcement Departments comments on the 20 foot wide emergency access drive should be received. It is unclear if aerial access width is required.
6. A Tree Preservation Plan has been submitted upon anticipated changes to the Town Code. These changes have yet to be adopted.
7. Portions of the site are located within the flight path of the Stewart Airport runways. FAA sign-off on the project will be required.
8. A City of Newburgh Flow Acceptance letter is required.
9. The discharge from dry detention basin B is directed towards the state highway. The ultimate discharge location of this pipe should be evaluated with regard to capacity. Rims and inverts of the pipe crossing Route 17K near the Toyota of Newburgh access point should be provided.
10. Health Department approval for watermains with hydrants is required.
11. Fire protection water systems should address issues regarding water hammer within the water system which have been experienced by other warehouse operations along Route 17K.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

12. A Five Acre Waiver will be required to be received from the Town Board.
13. The Wetland survey of the wetlands on the site must be submitted. Current wetlands are depicted in an approximate way.
14. The EAF identifies the project as having potential for archeological sites. A letter dated 6 December 2022 has been received identifying "No Effect".
15. EAF identifies Threatened or Endangered Species. Habitat on the site include the Indiana Bat and Upland Sandpiper.
16. Review of the plans will continue prior to the Planning Board meeting and during the Lead Agency notification process. Additional technical comments will be provided as identified.

Respectfully submitted,

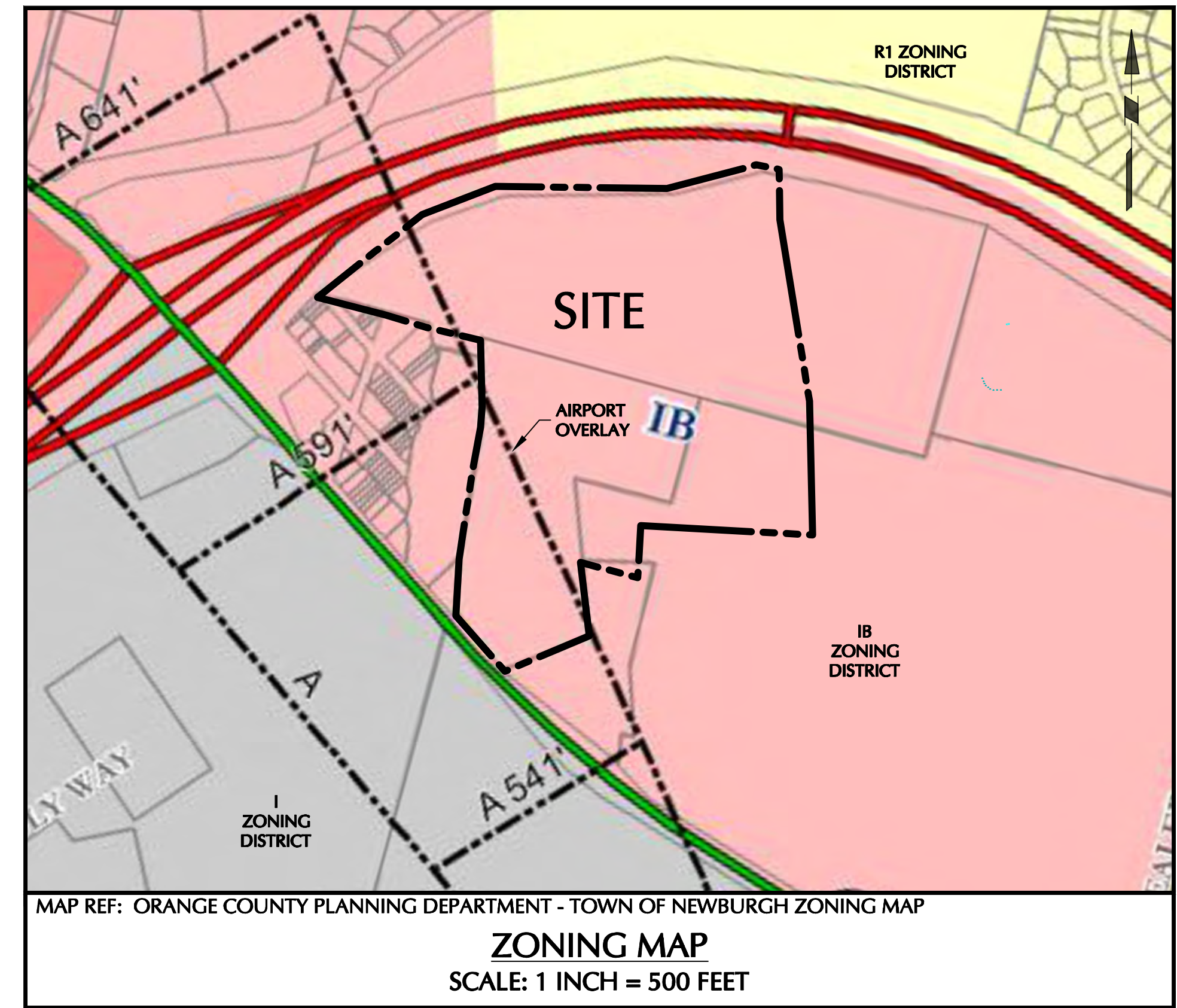
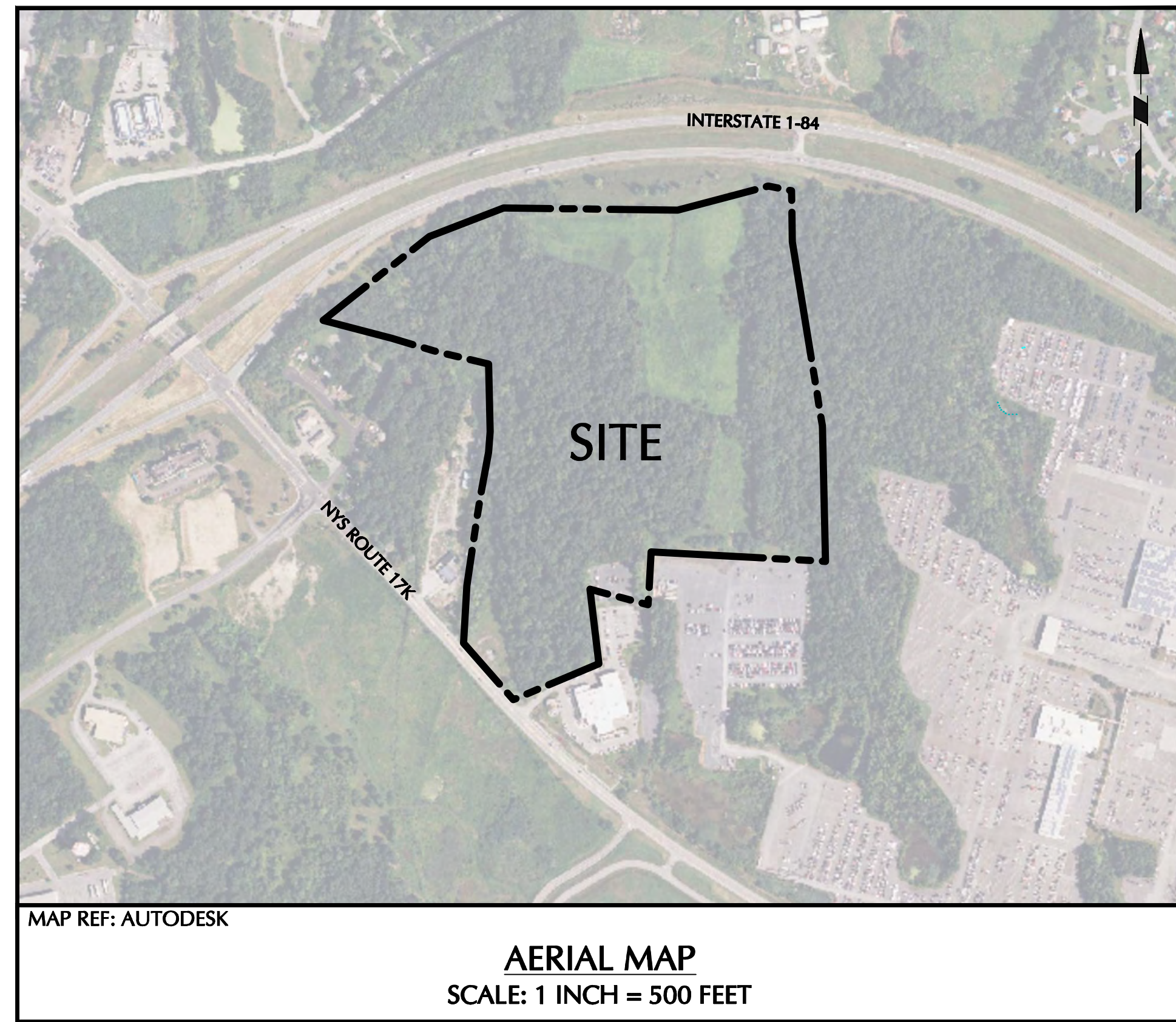
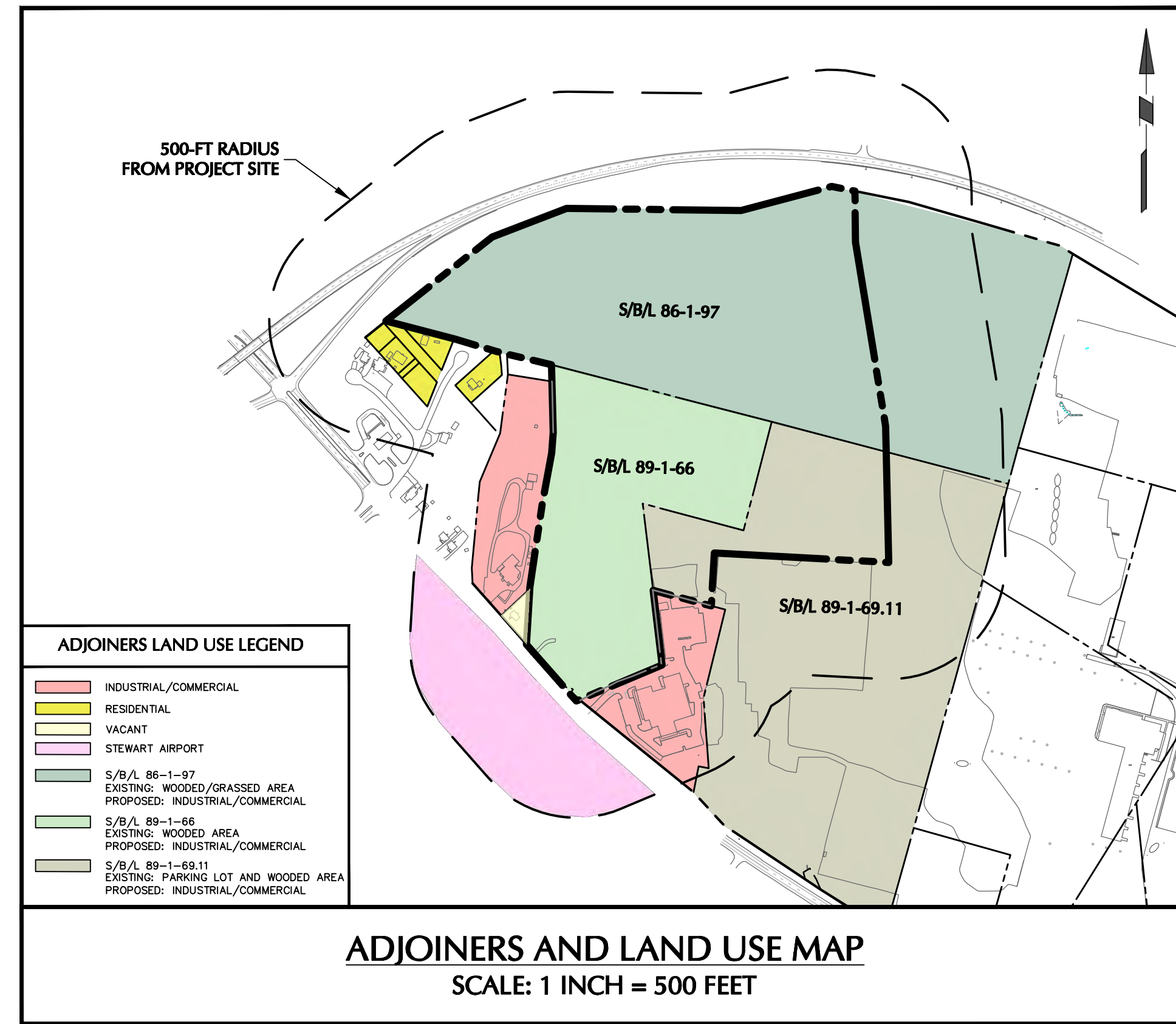
MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kbw

SITE PLAN APPROVAL DOCUMENTS FOR MATRIX I-84 DISTRIBUTION CENTER

TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK
SECTION 89, BLOCK 1, LOTS 66 AND 69.11; SECTION 86, BLOCK 1, LOT 97
PLANNING BOARD PROJECT No: 2022-29



DRAWING LIST		
DRAWING NO.	SHEET NO.	DRAWING TITLE
CS001	1 OF 45	COVER SHEET
CS002	2 OF 45	LEGEND & NOTES
CD100	3 OF 45	EXISTING CONDITIONS AND SITE REMOVALS PLAN
CB100	4 OF 45	LOT LINE CHANGE (1 OF 2)
CB200	5 OF 45	LOT LINE CHANGE (2 OF 2)
CS100	6 OF 45	OVERALL SITE PLAN
CS101	7 OF 45	SITE PLAN (1 OF 2)
CS102	8 OF 45	SITE PLAN (2 OF 2)
CS200	9 OF 45	EMERGENCY ACCESS ROUTE
CS300	10 OF 45	MANHEIM ZONING ANALYSIS
TM100	11 OF 45	TRUCK TURNING MOVEMENT PLAN
CP100	12 OF 45	PAVEMENT PLAN
CG100	13 OF 45	OVERALL GRADING PLAN
CG101	14 OF 45	GRADING PLAN (1 OF 2)
CG102	15 OF 45	GRADING PLAN (2 OF 2)
CG201	16 OF 45	ROADWAY PROFILE
CG301	17 OF 45	SITE SECTIONS
CG400	18 OF 45	OVERALL DRAINAGE PLAN
CG401	19 OF 45	DRAINAGE PLAN (1 OF 2)
CG402	20 OF 45	DRAINAGE PLAN (2 OF 2)
CG501	21 OF 45	DRAINAGE PROFILES (1 OF 2)
CG502	22 OF 45	DRAINAGE PROFILES (2 OF 2)
CU100	23 OF 45	OVERALL UTILITY PLAN
CU101	24 OF 45	UTILITY PLAN (1 OF 2)
CU102	25 OF 45	UTILITY PLAN (2 OF 2)
CU201	26 OF 45	SANITARY SEWER PROFILE
CU202	27 OF 45	WATERMAIN PROFILE
CE100	28 OF 45	PHASING PLAN
CE101	29 OF 45	EROSION & SEDIMENT CONTROL PLAN (1 OF 2)
CE102	30 OF 45	EROSION & SEDIMENT CONTROL PLAN (2 OF 2)
CS501	31 OF 45	SITE DETAILS (1 OF 2)
CS502	32 OF 45	SITE DETAILS (2 OF 2)
CS503	33 OF 45	WATER DETAILS
CS504	34 OF 45	SEWER DETAILS
CS505	35 OF 45	DRAINAGE DETAILS (1 OF 2)
CS506	36 OF 45	DRAINAGE DETAILS (2 OF 2)
CS507	37 OF 45	EROSION & SEDIMENT CONTROL DETAILS
LANDSCAPE ARCHITECTURE DRAWINGS		
LP100	38 OF 45	OVERALL PLANTING PLAN
LP101	39 OF 45	PLANTING PLAN (1 OF 2)
LP102	40 OF 45	PLANTING PLAN (2 OF 2)
LP501	41 OF 45	PLANTING NOTES AND DETAILS
LL100	42 OF 45	OVERALL SITE LIGHTING PLAN
LL101	43 OF 45	SITE LIGHTING PLAN (1 OF 2)
LL102	44 OF 45	SITE LIGHTING PLAN (2 OF 2)
LL501	45 OF 45	SITE LIGHTING NOTES AND DETAILS
TREE PRESERVATION DRAWINGS		
TP100	1 OF 6	OVERALL TREE PRESERVATION PLAN
TP101	2 OF 6	TREE PRESERVATION PLAN - TILE 1
TP102	3 OF 6	TREE PRESERVATION PLAN - TILE 2
TP103	4 OF 6	TREE PRESERVATION PLAN - TILE 3
TP104	5 OF 6	TREE PRESERVATION PLAN - TILE 4
TP105	6 OF 6	TREE PRESERVATION PLAN - TILE 5

PROJECT CONTACTS	
APPLICANT:	MATRIX NEWBURGH ROUTE 17K DEVELOPMENT, LLC 3 CENTRE DRIVE MONROE TOWNSHIP, NJ 08831
OWNER (SBL: 89-1-66):	MATRIX NEWBURGH ROUTE 17K DEVELOPMENT, LLC 3 CENTRE DRIVE MONROE TOWNSHIP, NJ 08831
OWNER (SBL: 89-1-69.11):	MANHEIM REMARKETING, INC 6205 PEACHTREE DUNWOODY ROAD NE ATLANTA, GA 30328
OWNER (SBL: 86-1-97):	MANHEIM REMARKETING, INC 6205 PEACHTREE DUNWOODY ROAD NE ATLANTA, GA 30328
SITE CIVIL/ENGINEER:	LANGAN ONE NORTH BROADWAY, SUITE 910 WHITE PLAINS, NY 10601 (914) 323-7400

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

7/7/2023
DATE SIGNED
SCHIG JR., P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

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

One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
COVER SHEET

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU
Drawing No.
CS001
Sheet 1 of 45

REFERENCE NOTES

- EXISTING SITE FEATURES, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN HEREON ARE FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY, D.P.C.
- THE HORIZONTAL DATUM REFERENCED IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), NEW YORK STATE EAST STATE PLANE.
- THE VERTICAL DATUM REFERENCED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ONSITE WETLANDS HAVE BEEN DELINEATED AND LOCATED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. WETLAND SCIENTISTS ON 11/01/2022 AND 11/02/2022.

SLOPES TABLE

NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	AREA (AC)	COLOR
1	15.0%	20.0%	319,807	7.34	■
2	20.0%	25.0%	193,050	4.43	■
3	25.0%	Vertical	537,263	12.33	■



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EWASUTYN

Date	Description	No.
Revisions		



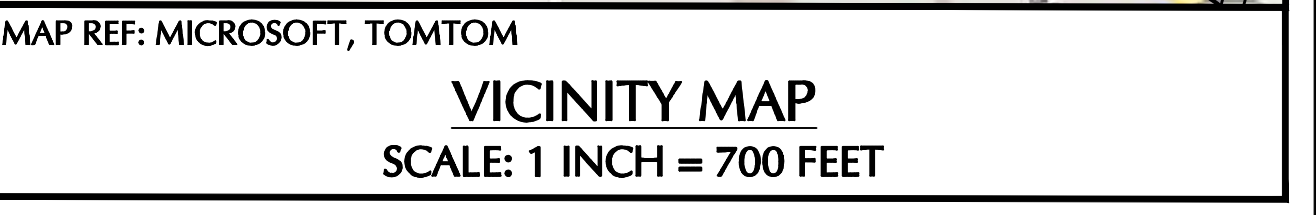
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SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**EXISTING
CONDITIONS AND
SITE REMOVALS
PLAN**

Project No. 190063302	Drawing No. CD101
Date JULY 10, 2023	Sheet 3 of 45
Drawn By LM	
Checked By CU	



NOTES

CERTIFIED PROPERTY OWNERS LIST WITHIN 500' OF SUBJECT PROPERTY

Parcel No.	Owner	Address	City/State	Zip
334600 86-1-39.3	Costubbs LLC	60 East 42nd St Ste 1942	New York NY	10165
334600 92-4-17	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 89-1-74.2	NYS Dept of Transportation	P.O. Box 91396	Albany NY	12201
334600 92-4-4	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-2-9	Philip A Bruno, Arlene T Bruno	22 Pierpoint Ave	Newburgh NY	12550
334600 86-1-87.1	Manheim Remarketing, Inc., DBA Newburgh Auto Auction	6205 Peachtree Dunwoody Road	Atlanta GA	30338
334600 92-4-3	David Lince	2 Homewood Ave	Newburgh NY	12550
334600 92-3-14	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-4-3	David Lince	2 Homewood Ave	Newburgh NY	12550
334600 92-1-11	Joseph P Cassidy Jr., Robert Cassidy	Tighe Ave	Newburgh NY	12550
334600 93-1-39	Loomis W Owens, Harriett J Owens	10 Lloyd Road	Newburgh NY	12550
334600 92-4-10	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-4-15	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-4-8	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-4-1	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Clearwater FL	33760
334600 89-1-44	Eugene A Mazzarelli Living Trust	739 Hewitt Ln	New Windsor NY	12553
334600 92-3-1	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-3-16	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-4-4	David Lince	2 Homewood Ave	Newburgh NY	12550
334600 92-1-30.1	David Lince	900 Cove Cay Dr Apt 1C	Newburgh NY	12550
334600 92-4-19	David Lince	2 Homewood Ave	Newburgh NY	12550
334600 92-3-11	William K Carr	P.O. Box 91396	Newburgh NY	12550
334600 92-4-13	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-2-7	Philip A Bruno, Arlene T Bruno	22 Pierpoint Ave	Newburgh NY	12550
334600 92-6-9	Joseph P Cassidy Jr., Jean Cassidy	14 Tighe Ave	Newburgh NY	12550
334600 92-4-1	David Lince	2 Homewood Ave	Newburgh NY	12550
334600 92-4-20	David Lince	2 Homewood Ave	Newburgh NY	12550
334600 92-3-4	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-3-4	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-4-7	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-2-8	Philip A Bruno, Arlene T Bruno	22 Pierpoint Ave	Newburgh NY	12550
334600 92-4-18	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-3-18	Albert F Haug	414 Lattinwood Rd	Marlboro NY	12542
334600 92-6-11	Joseph Cassidy	900 Cove Cay Dr Apt 1C	Clearwater FL	33760
334600 92-4-12	G-Team Delivery Services Corp	162 Route 17K	Newburgh NY	12550
334600 94-1-11	Michael Thomas Ashberry	13 Dene Rd	Newburgh NY	12550
334600 92-1-34	Kevin Hakonen, Giannetta Saluzzo	7 June Rd	Newburgh NY	12550
334600 93-1-64.54	Rafael Alberto Crespo, Elena Altargara Crespo	5 Al Ln	Newburgh NY	12550
334600 92-3-1	NYS Dept of Transportation	1 Express Dr	Newburgh NY	12550
334600 92-3-15	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-5-2	BAB Plus, LLC	800 Central Ave Ste 201	Scarsdale NY	10583
334600 92-4-16	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-3-8	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-4-11	Joseph P Cassidy Jr., Robert Cassidy	Tighe Ave	Newburgh NY	12550
334600 94-1-51	160 Rt 17K LLC	19 Lindy Dr	Carmel NY	10512
334600 94-1-32.1	Akhalpa Del Orbe	19 June Rd	Newburgh NY	12550
334600 92-1-1	Frank Lisi, Rosemarie Lisi	10 June Rd	Newburgh NY	12550
334600 89-1-78	NYS Dept of Transportation	169 Route 17K	Newburgh NY	12550
334600 92-5-2	Frank J Pulio, Guy A Pulio	12 Anita Ln	Newburgh NY	12550
334600 92-3-7	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-1-2	Joseph P Cassidy Jr., Robert Cassidy	Tighe Ave	Newburgh NY	12550
334600 92-6-11.1	Joseph Cassidy Jr., Jean Cassidy	5020 Route SW	Newburgh NY	12550
334600 94-1-2	Robert Dickman, Natalie Millspaugh	11 Dene Rd	Newburgh NY	12550
334600 94-1-12	Sunnyside Dev LLC	19 Lindy Dr	Carmel NY	10512
334600 94-1-30	Sunnyside Dev LLC	19 Lindy Dr	Carmel NY	10512
334600 92-1-30	160 Rt 17K LLC	19 Lindy Dr	Carmel NY	10512
334600 86-1-97	Manheim Remarketing, Inc.	6205 Peachtree Dunwoody Rd	Atlanta GA	30338
334600 93-1-8	Alaksh Shah, Hema Shah	115 Fletcher Dr N	Newburgh NY	12550
334600 92-2-2	Richard Haines, Diana Dorado	142 Fletcher Dr N	Newburgh NY	12550
334600 89-1-66	BBS Real Estate Mgmt LLC	49 West Willow Rd	Saddle River NJ	07438
334600 92-4-14	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-2-6.1	Robert Cassidy	18 Homewood Ave	Newburgh NY	12550
334600 92-3	Terry Justina	3 Anita Ln	Newburgh NY	12550
334600 92-2-14	James Comandi, Debra Comandi	14 Anita Ln	Newburgh NY	12550
334600 92-4-2	Gregory T Gaetano, Olga Gaetano	11 Anita Ln	Newburgh NY	12550
334600 92-1-2	Michael Mariani	123 Fletcher Dr N	Newburgh NY	12550
334600 94-1-59.2	Parcells, LLC Matrix Newburgh Development	CN4000 Forsgate Drive	Cranbury NJ	08512
334600 94-1-49	160 Rt 17K LLC	19 Lindy Dr	Carmel NY	10512
334600 92-2-1.1	Rickson L Nesbitt, Andrea L Nesbitt	7 Anita Ln	Carmel NY	10512
334600 93-1-32	Gordon Robert Salese Living Trust, Gordon Robert Salese	2585 E 2nd St	Pompano Beach FL	33062
334600 92-4-5	17K Newburgh NY LLC	5020 Route SW	Newburgh NY	12550
334600 92-1-4	Joseph P Cassidy Jr., Robert Cassidy	Tighe Ave	Newburgh NY	12550
334600 92-4-11	Daniel Smith	15 Anita Ln	Newburgh NY	12550
334600 89-1-65	Eugene A Mazzarelli Living Trust	739 Hewitt Ln	New Windsor NY	12553
334600 92-1-43	Jose R Herrera, Esperanza Herrera	125 Fletcher Dr N	Newburgh NY	12550
334600 92-1	Martinez Biv	138 Fletcher Dr N	Newburgh NY	12550
334600 115-1-15	Keith M Hill, Diane Hill	403 Plum Ct	Newburgh NY	12550
334600 92-1-11.1	Robert C Wells	166 Brookside Farms Rd	Newburgh NY	12550
334600 89-1-79	NYS Dept of Transportation	218 Route 17K	Albany NY	12201
334600 89-1-67	HDL Route 17K	218 Route 17K	Newburgh NY	12550
334600 93-1-40	Loomis W Owens, Harriett J Owens	10 Lloyd Rd	Newburgh NY	12550
334600 92-3-13	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-6-5	Joseph P Cassidy	14 Tighe Ave	Newburgh NY	12550
334600 92-5-1	Anthony E Burnett, Connie Burnett	8 Anita Ln	Newburgh NY	12550
334600 92-1-44.2	Izrael Rodriguez, Eugene Rodriguez	129 Fletcher Dr N	Newburgh NY	12550
334600 93-1-44.1	Jorge E Hernandez, Elena Bermudez	123 Fletcher Dr N	Newburgh NY	12550
334600 93-1-44.41	Mattilde Reyes	127 Fletcher Dr N	Newburgh NY	12550
334600 92-1-16	Dorothy Journey	405 Plum Ct	Newburgh NY	12550
334600 92-3-21	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-3-10	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-3-1	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-6-15	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Clearwater FL	33760
334600 86-1-96	Frank Darrigo, The Frank Darrigo Under	84 Lakeside Rd	Newburgh NY	12550
334600 92-6-22	Joseph Cassidy	900 Cove Cay Dr Apt 1C	Clearwater FL	33760
334600 92-1-2	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-1-64.53	John Alba, Alicia Alba	116 N Fletcher Dr N	Newburgh NY	12550
334600 92-3-9	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-3-17	Albert F Haug	414 Lattinwood Road	Marlboro NY	12542
334600 92-6-3	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Clearwater FL	33760
334600 89-1-69.11	Manheim Remarketing, Inc., DBA Newburgh Auto Auction	6205 Peachtree Dunwoody Road	Atlanta GA	30338
334600 92-1-44.43	Kaymond Tamara III	2809 Route SW	New Windsor NY	12553
334600 93-1-60.2	8000 P Cay Dr Apt 1C	8000 P Cay Dr Apt 1C	Carmel NY	10512
334600 93-1-60.2	Sunnyside Development LLC	19 Lindy Dr	Carmel NY	10512
334600 92-1-1	Martin Rodriguez, Vanessa A Ibañ	138 Fletcher Dr N	Newburgh NY	12550
334600 92-3-2	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-3-5	Robert C Lattimore, Arlene T Lattimore	10 Homewood Ave	Newburgh NY	12550
334600 92-6-27	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Clearwater FL	33760
334600 89-2-23	NYS Dept of Transportation	806 138 Stewart Airport	Newburgh NY	12550
334600 92-3-17	Newburgh 7 Property LLC	16 Hamilton Trl	Totowa NJ	07082
334600 92-6-17	Joseph P Cassidy	900 Cove Cay Dr Apt 1C	Clearwater FL	33760
334600 93-1-64.52	Brian Rivera	2410 Barker Ave Apt 136	Bronx NY	10467

NOTES

- THIS PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 A. TAX MAP No. 919 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "FRANKLIN PARK ADDITIONAL EAST CODENHAM, NEW YORK" FILED OCTOBER 6, 1926.
 C. FILED MAP No. 7982 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION MAP LANDS OF WILLIAM KAPLAN & SIDNEY BRACHFIELD, TOWN OF NEWBURGH, ORANGE CO., NEW YORK", FILED NOVEMBER 26, 1986.
 D. FILED MAP No. 9070 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION OF CONSOLIDATED TAX PARCEL 19-1-70, LANDS OF BERGER AND KARTIGANER, SITUATE ON ROUTE 17K IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK", FILED APRIL 19, 1990.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83) (EPOCH2011) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 978,071.79 AND AN EAST COORDINATE OF 601,727.43. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.00010583 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.99989415. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEXAGON SMARTNET REAL TIME KINEMATIC CONTINUOUSLY OPERATING REFERENCE STATIONS (RTKCOORS).
- PER THE TOWN OF NEWBURGH CODE SECTION 163-12.1 C. (2), THE LOCATION OF EXISTING AND PROPOSED STRUCTURES, WELLS, SEPTIC SYSTEMS, DRIVEWAYS, UTILITY LINES AND ZONING DISTRICT BOUNDARIES, IF ANY, WITHIN 200 FEET OF THE LOTS SUBJECT TO THE LOT LINE CHANGE SHALL BE SHOWN ON THE LOT LINE CHANGE PLAN.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

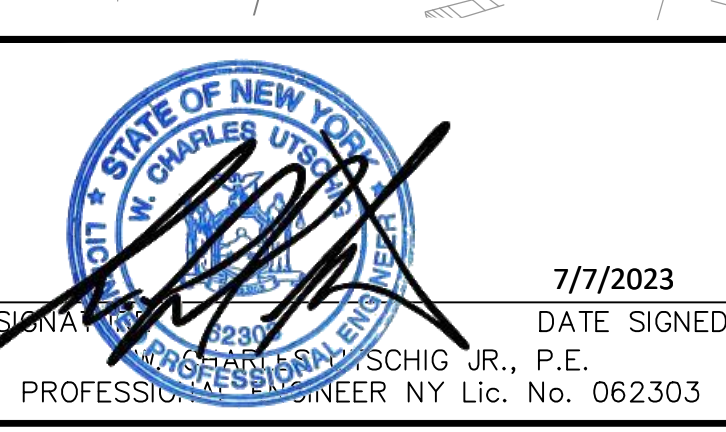
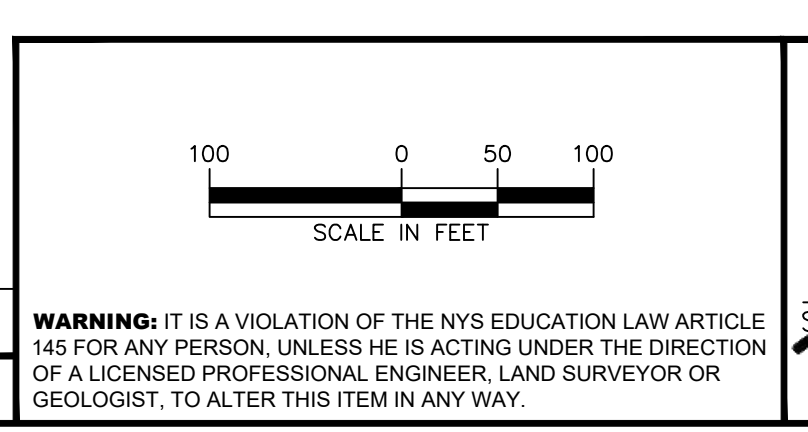
PLANNING BOARD CHAIRPERSON: JOHN P. EVASUTYN
DATE: _____

Date	Description	No.

Date	Description	No.

7/7/2023

DATE SIGNED: _____
 PROFESSIONAL ENGINEER NY Lic. No. 062303

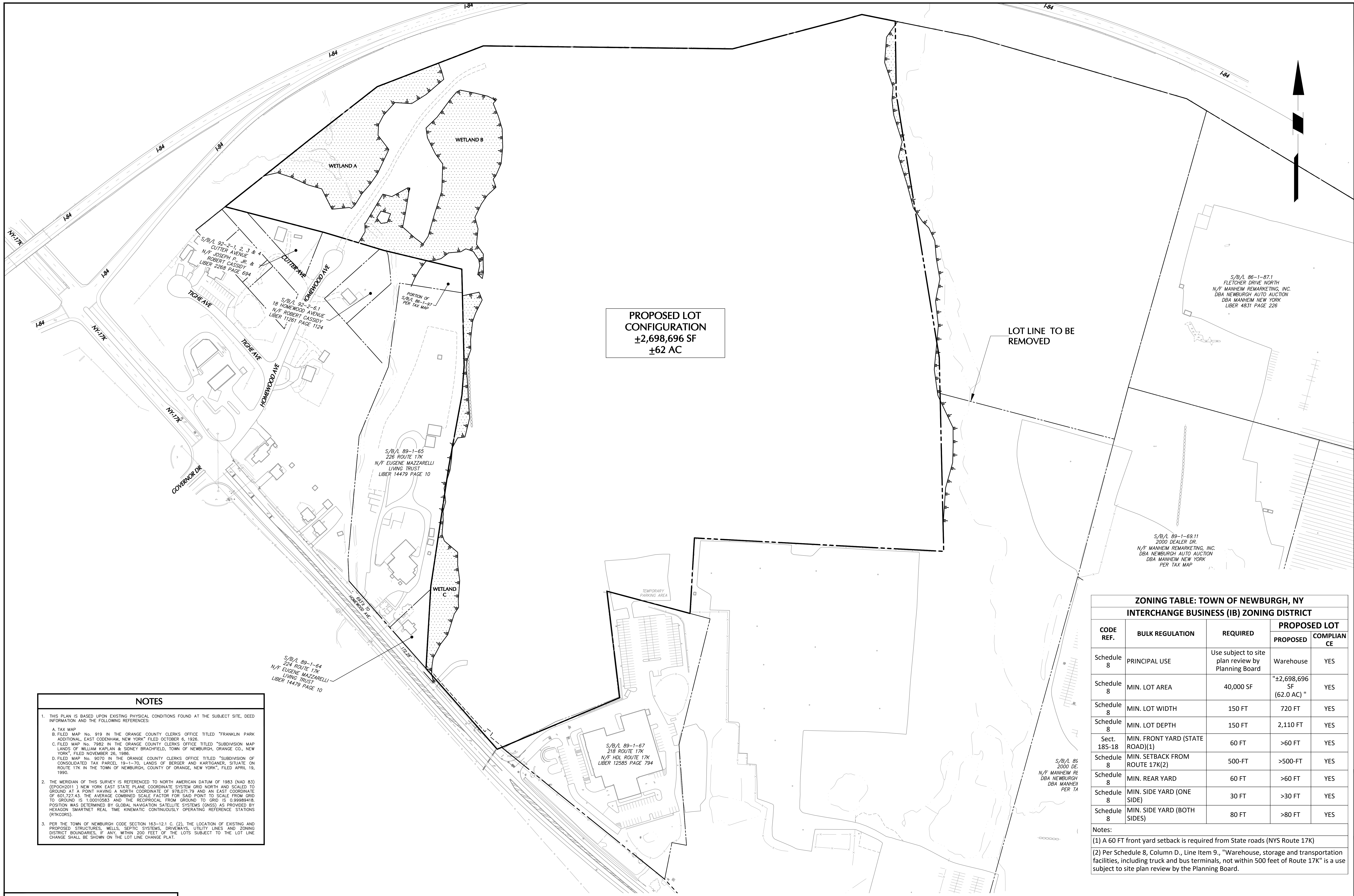


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Project: **MATRIX I-84 DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **LOT LINE CHANGE (1 OF 2)**

Project No.: 190063302
Date: JULY 10, 2023
Drawn By: LM
Checked By: CU
Sheet 4 of 45



PROPOSED LOT CONFIGURATION
 ±2,698,696 SF
 ±62 AC

LOT LINE TO BE REMOVED

NOTES

- THIS PLAN IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 A. TAX MAP
 B. FILED MAP No. 919 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "FRANKLIN PARK ADDITIONAL, EAST CODENHAM, NEW YORK" FILED OCTOBER 6, 1926.
 C. FILED MAP No. 7982 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION MAP LANDS OF WILLIAM KAPLAN & SIDNEY BRACHFIELD, TOWN OF NEWBURGH, ORANGE CO., NEW YORK", FILED NOVEMBER 26, 1986.
 D. FILED MAP No. 9070 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION OF CONSOLIDATED TAX PARCEL 19-1-70, LANDS OF BERGER AND KARTIGANER, SITUATE ON ROUTE 17K IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK", FILED APRIL 19, 1990.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD 83) (EPOCH2011) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 978,071.79 AND AN EAST COORDINATE OF 401,727.43. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.00010583 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.99989418. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEXAGON SMARTNET REAL TIME KINEMATIC CONTINUOUSLY OPERATING REFERENCE STATIONS (RTKCOORS).
- PER THE TOWN OF NEWBURGH CODE SECTION 163-12.1 C. (2), THE LOCATION OF EXISTING AND PROPOSED STRUCTURES, WELLS, SEPTIC SYSTEMS, DRIVEWAYS, UTILITY LINES AND ZONING DISTRICT BOUNDARIES, IF ANY, WITHIN 200 FEET OF THE LOTS SUBJECT TO THE LOT LINE CHANGE SHALL BE SHOWN ON THE LOT LINE CHANGE PLAN.

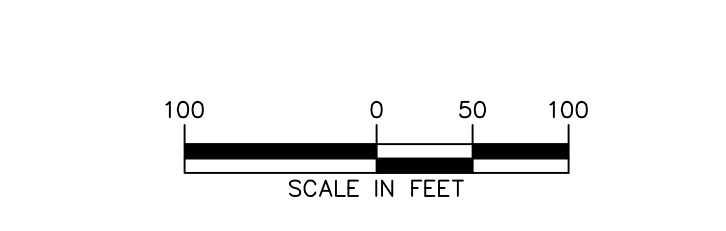
ZONING TABLE: TOWN OF NEWBURGH, NY
INTERCHANGE BUSINESS (IB) ZONING DISTRICT

CODE REF.	BULK REGULATION	REQUIRED	PROPOSED LOT	
			PROPOSED	COMPLIANCE
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board	Warehouse	YES
Schedule 8	MIN. LOT AREA	40,000 SF	±2,698,696 SF (62.0 AC)	YES
Schedule 8	MIN. LOT WIDTH	150 FT	720 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,110 FT	YES
Sect. 185-18	MIN. FRONT YARD (STATE ROAD)(1)	60 FT	>60 FT	YES
Schedule 8	MIN. SETBACK FROM ROUTE 17K(2)	500-FT	>500-FT	YES
Schedule 8	MIN. REAR YARD	60 FT	>60 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT	>30 FT	YES
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	>80 FT	YES

Notes:
 (1) A 60 FT front yard setback is required from State roads (NYS Route 17K)
 (2) Per Schedule 8, Column D., Line Item 9., "Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K" is a use subject to site plan review by the Planning Board.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON: JOHN P. EVASUTYN
 DATE: _____



7/7/2023
 DATE SIGNED

PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project
MATRIX I-84 DISTRIBUTION CENTER
 SECTION No. 86, BLOCK No. 1, LOT No. 97
 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title
LOT LINE CHANGE (2 OF 2)

Project No.
 190063302

Date
 JULY 10, 2023

Drawn By
 LM

Checked By
 CU

Drawing No.
CB200

Sheet 5 of 45

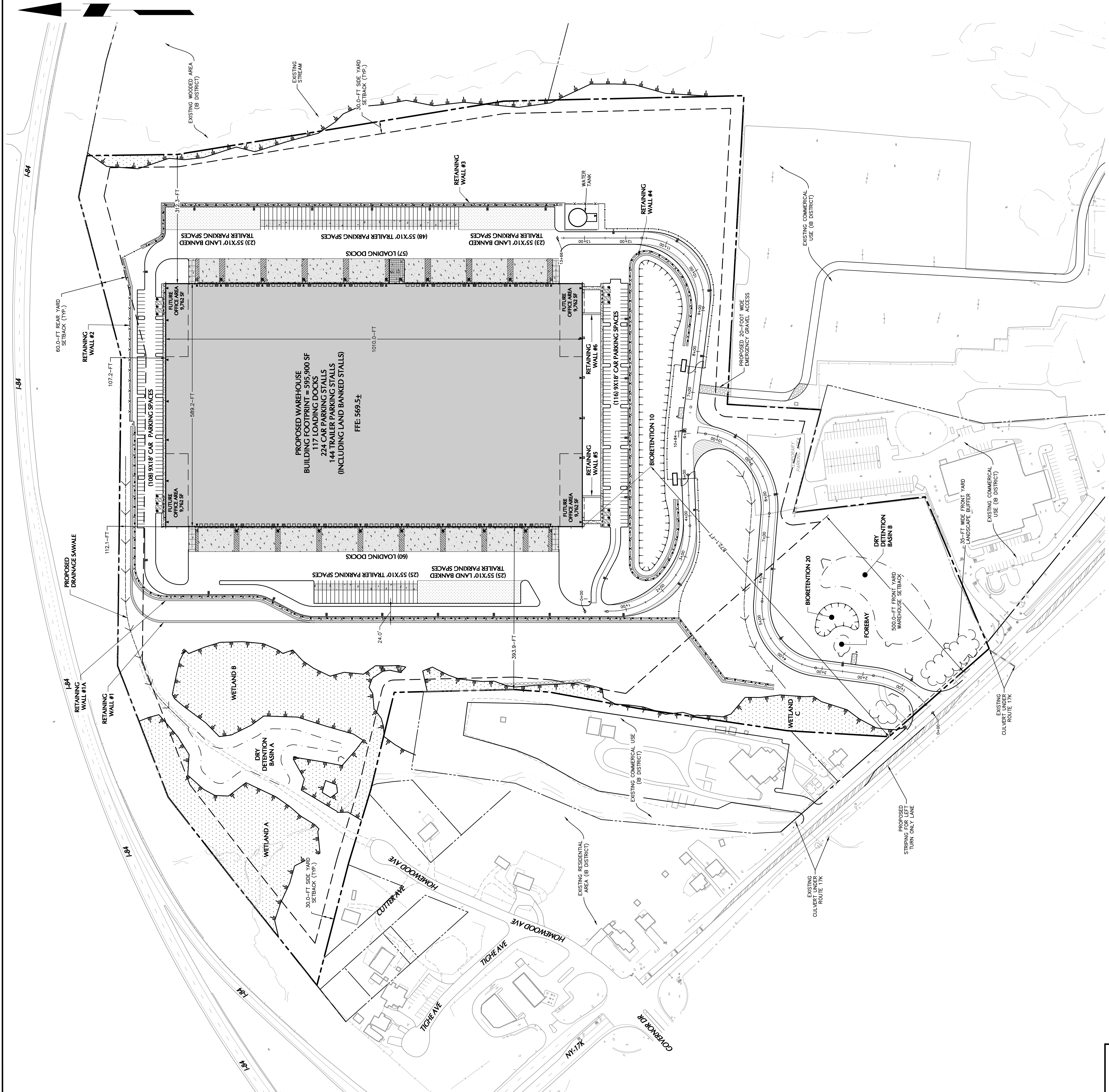
**ZONING TABLE: TOWN OF NEWBURGH, NY
INTERCHANGE BUSINESS (IB) ZONING DISTRICT**

CODE REF.	BULK REGULATION	REQUIRED	PROPOSED LOT COMPLIANCE
Schedule 8	PRINCIPAL USE	Uses subject to site plan review by Planning Board	Warehouse
Schedule 8	MIN. LOT AREA	40,000 SF	27,898,696 SF (62.0 AC)
Schedule 8	MIN. LOT WIDTH	150 FT	150 FT
Schedule 8	MIN. LOT DEPTH	150 FT	210 FT
Sect. 185-18	MIN. FRONT YARD (STATE ROAD) ⁽¹⁾	60 FT	872.1 FT
Schedule 8	MIN. SETBACK FROM ROUTE 17K ⁽²⁾	500 FT	872.1 FT
Schedule 8	MIN. REAR YARD	60 FT	107.2 FT
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT	312.3 FT
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	706.2 FT
Schedule 8	MAX. LOT BUILDING COVERAGE	40%	22.1%
Schedule 8	MAX. LOT SURFACE COVERAGE	80%	46.0%
Sect. 185-18	FRONT YARD LANDSCAPE	35 FT	35 FT
Sect. 185-18	BUFFER ALONG ROUTE 17K		

Notes:
(1) A 60 FT front yard setback is required from State roads (NYS Route 17K)
(2) Per Schedule 8, Column D, Line Item 9, "Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K" is a use subject to site plan review by the Planning Board.

LOADING & OFF-STREET PARKING REQUIREMENTS SECTION (185-13)

Zone: IB (Interchange Business)	Required	Proposed
Loading Requirements	Initial 40,000 SF Building = 2 spaces 555,500 SF Remaining Building / 40,000 SF = 13.9 spaces 2 spaces + 14 spaces = 16 loading spaces required	> 16 spaces provided
Off-Street Parking Requirements	Office Building: 1,700 SF of building floor area for first 20,000 SF of floor area, then 1,300 SF additional floor area Warehouse: 2 per 3 employees on duty or on the premises at any one time (minimum 2 spaces) Total 100 spaces + 124 spaces = 224 spaces required	224 total spaces provided
ADA Accessible Parking Requirements	201-300 total spaces = 7 ADA spaces required	12 spaces provided



**TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29**

PLANNING BOARD CHAIRPERSON: JOHN P. BARSUTAN
DATE: _____

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7/7/2023 DATE SIGNED
SCHICH, J.R., P.E. DATE SIGNED
PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOSCIENTIST TO ALTER THIS ITEM IN ANY WAY.

Revisions

No.	Date	Description

OVERALL SITE PLAN

Project: **MATRIX I-84 DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

Project No. 190063302
Date: JULY 10, 2023
Drawn By: LM
Checked By: CU

Drawing No. **CS100**

Sheet 6 of 45
Date: 7/7/2023 Time: 11:32 User: aramiano Site: Langan Job: Layout CS100 Document Code: 190063302-01-01-01-01



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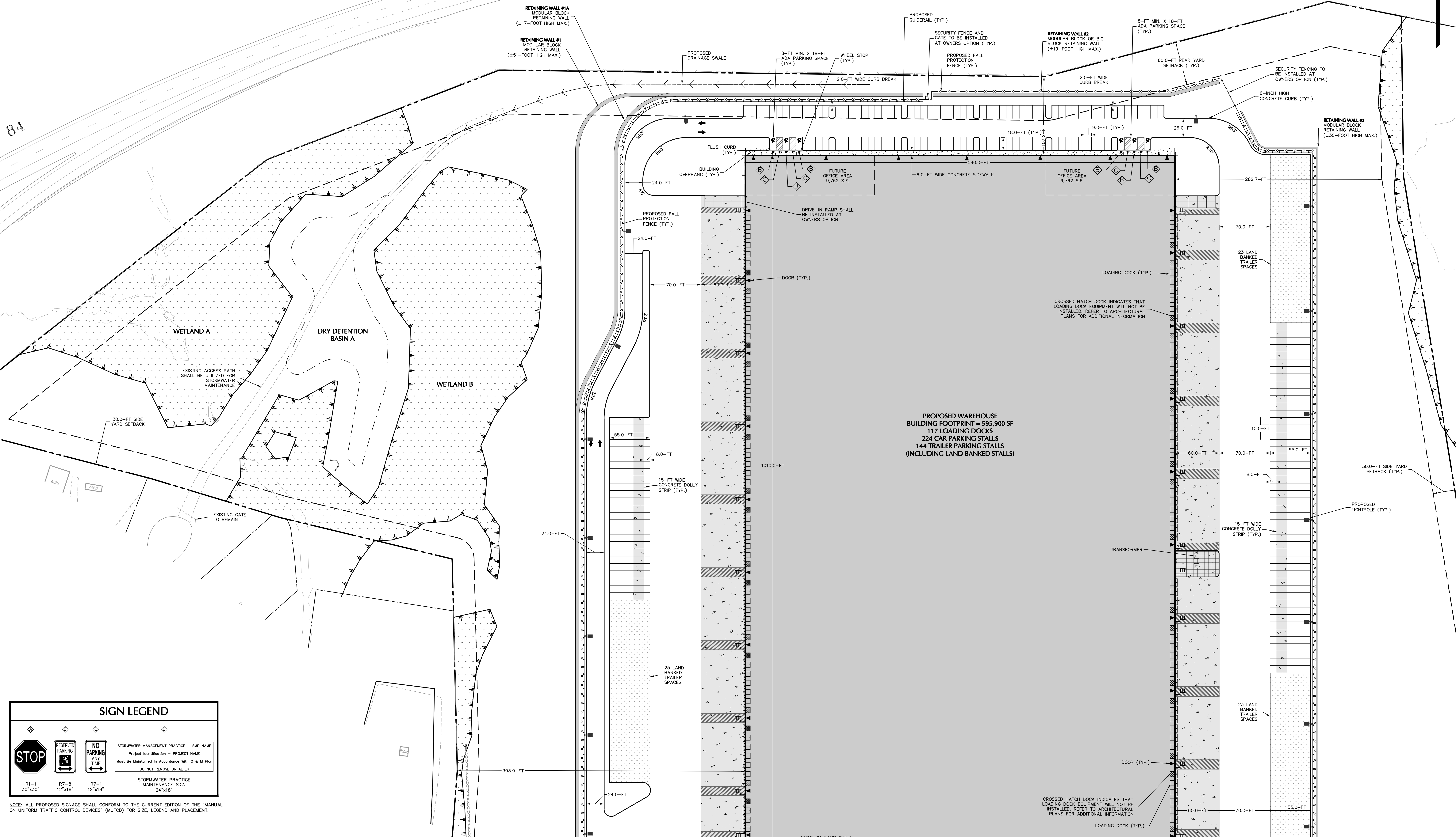
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INTERSTATE 84

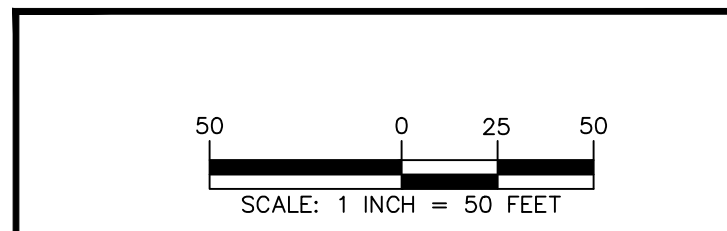
84



SIGN LEGEND			
			STORMWATER MANAGEMENT PRACTICE - SMP NAME
R1-1 30"x30"	R7-B 12"x18"	R7-1 12"x18"	Project Identification - PROJECT NAME
			Must Be Maintained in Accordance With O & M Plan
			DO NOT REMOVE OR ALTER
			STORMWATER PRACTICE MAINTENANCE SIGN
			24"x18"

NOTE: ALL PROPOSED SIGNAGE SHALL CONFORM TO THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) FOR SIZE, LEGEND AND PLACEMENT.

TOWN OF NEWBURGH APPROVAL BOX	
TOWN PROJECT # 2022-29	
PLANNING BOARD CHAIRPERSON	DATE
JOHN P. EVASUTYN	



7/7/2023
DATE SIGNED

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PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project: **MATRIX I-84 DISTRIBUTION CENTER**

Drawing Title: **SITE PLAN (1 OF 2)**

Project No.: 190063302

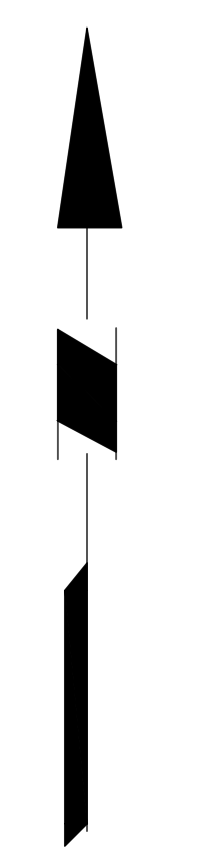
Date: JULY 10, 2023

Section No. 89, BLOCK No. 1, LOT No. 66 and 69.11

TOWN OF NEWBURGH

ORANGE COUNTY NEW YORK

Project No.	190063302
Date	JULY 10, 2023
Drawn By	LM
Checked By	CU
Drawing No.	CS101
Sheet	7 of 45

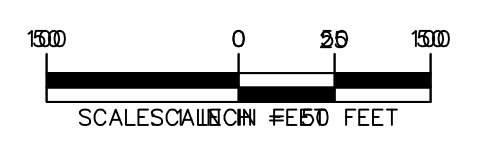


- EMERGENCY ACCESS NOTES**
1. EMERGENCY ACCESS PATH SHALL REMAIN FREE FROM OBSTRUCTION
 2. THE ENTRANCE TO THE EMERGENCY ACCESS PATH FROM ROUTE 17K SHALL BE ACCESSIBLE AT ALL TIMES BY EMERGENCY SERVICES
 3. SNOW SHALL BE PLOWED WITHIN THE LIMITS OF THE EMERGENCY ACCESS PATH

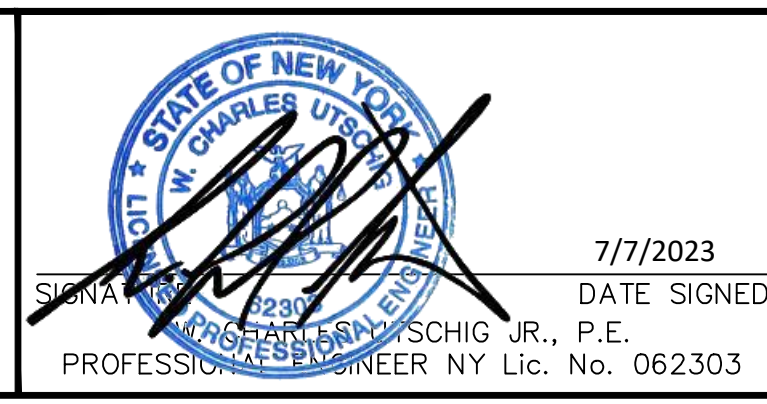
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE



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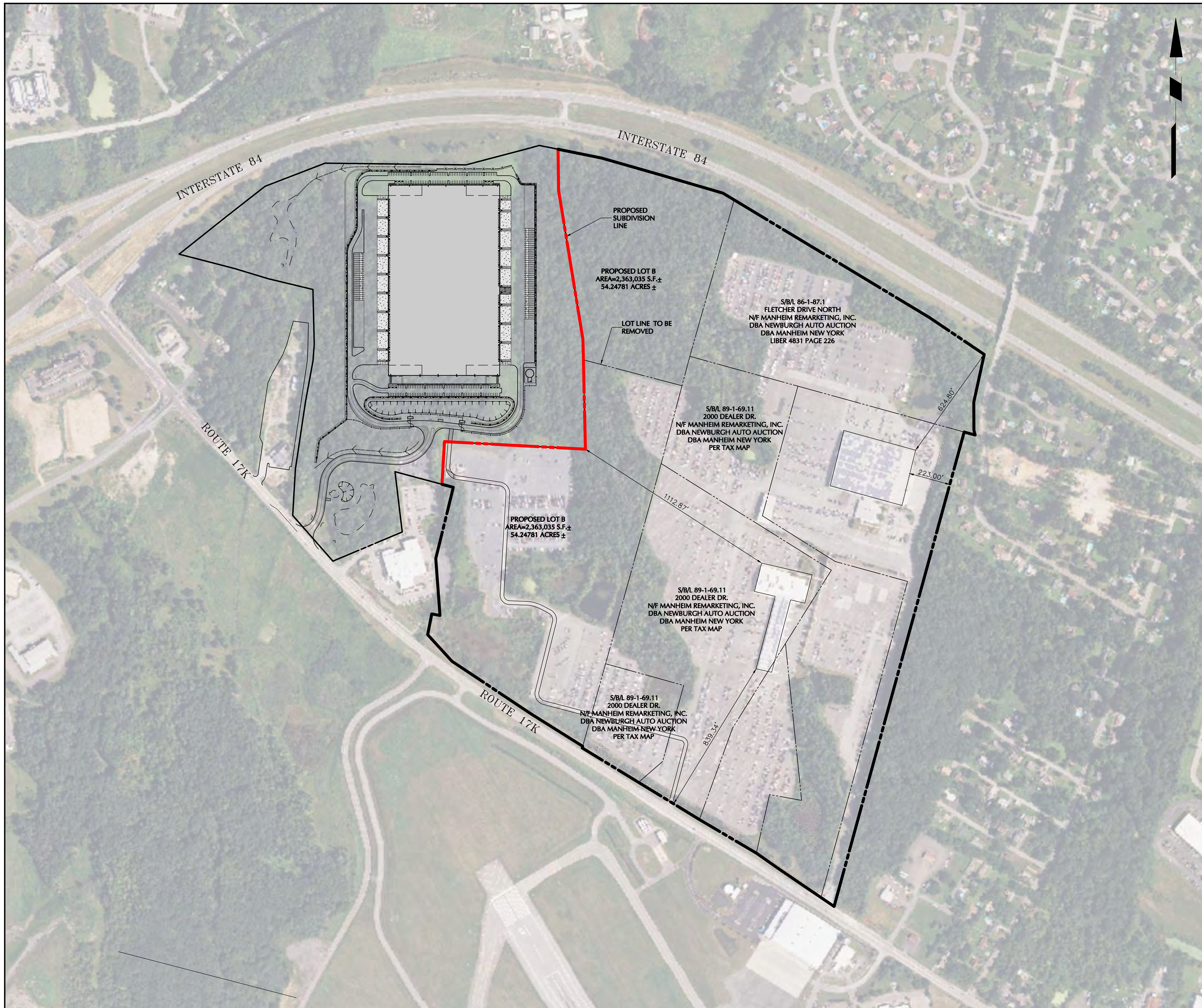
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**EMERGENCY
ACCESS
ROUTE**

Project No.	190063302	Drawing No.	CS200
Date	JULY 10, 2023	Drawn By	LM
Checked By	CU	Sheet	9 of 45



ZONING TABLE: TOWN OF NEWBURGH, NY INTERCHANGE BUSINESS (IB) ZONING DISTRICT				
CODE REF.	BULK REGULATION	REQUIRED	PROPOSED LOT	
			POST SUBDIVISION	COMPLIANCE
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board	Auto Dealership	YES
Schedule 8	MIN. LOT AREA	40,000 SF	±6,927,531 SF (159.0 AC)	YES
Schedule 8	MIN. LOT WIDTH	150 FT	2,739.6 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,110.0 FT	YES
Sect. 185-18	MIN. FRONT YARD (STATE ROAD)	60 FT	839.3 FT	YES
Schedule 8	MIN. REAR YARD	60 FT	624.8 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT ⁽¹⁾	223.0 FT	YES
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	1,335.9 FT	YES
Schedule 8	MAX. LOT BUILDING COVERAGE	40%	±2.8%	YES
Schedule 8	MAX. BUILDING HEIGHT	40 FT	EXISTING	YES
Schedule 8	MAX. LOT SURFACE COVERAGE	80%	±51.4%	YES

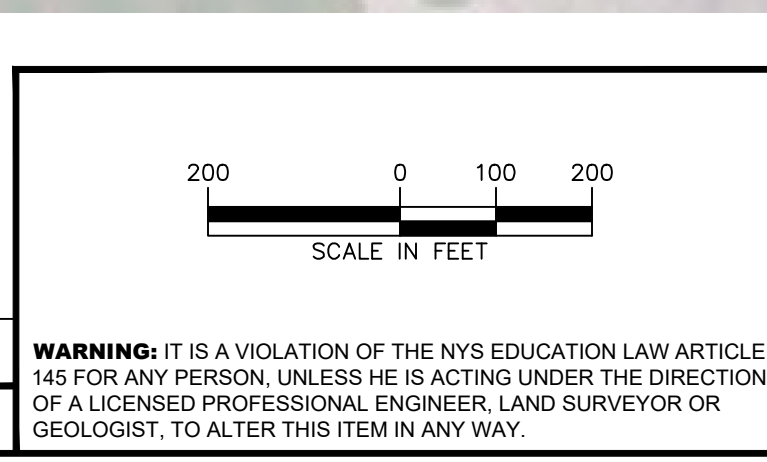
Notes:
 (1) Per code section 185-18C(5)(a), a portion of the eastern boundary of the manheim site is subject to an additional side yard setback based on building area. The proposed subdivision of the lot will not have an effect on the eastern property line or its associated side yard.

TOWN OF NEWBURGH APPROVAL BOX
 TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
 JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		



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Project
**MATRIX I-84
 DISTRIBUTION CENTER**
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 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title
**MANHEIM
 ZONING
 ANALYSIS**

Project No.
 190063302

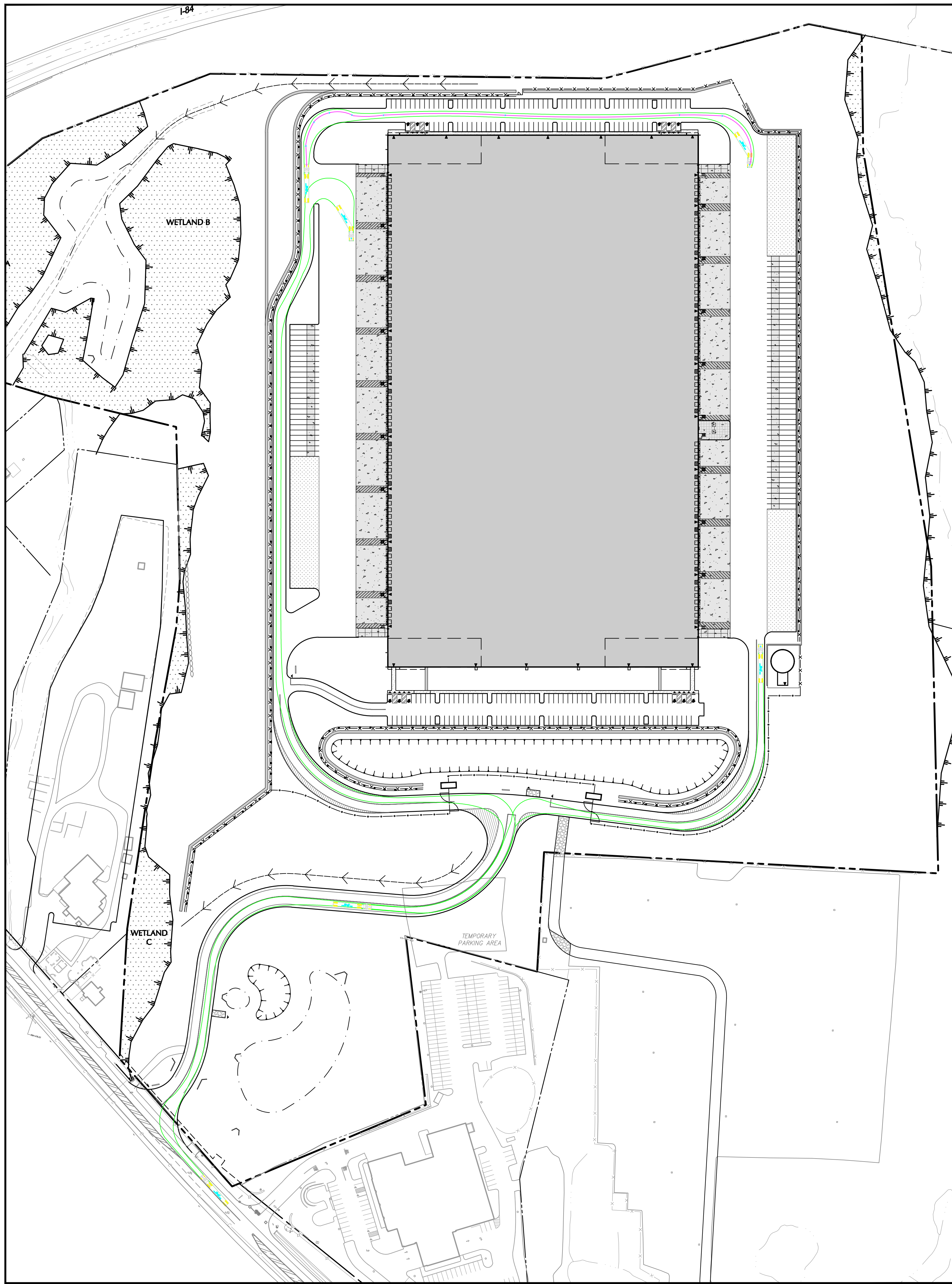
Date
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Drawn By
 LM

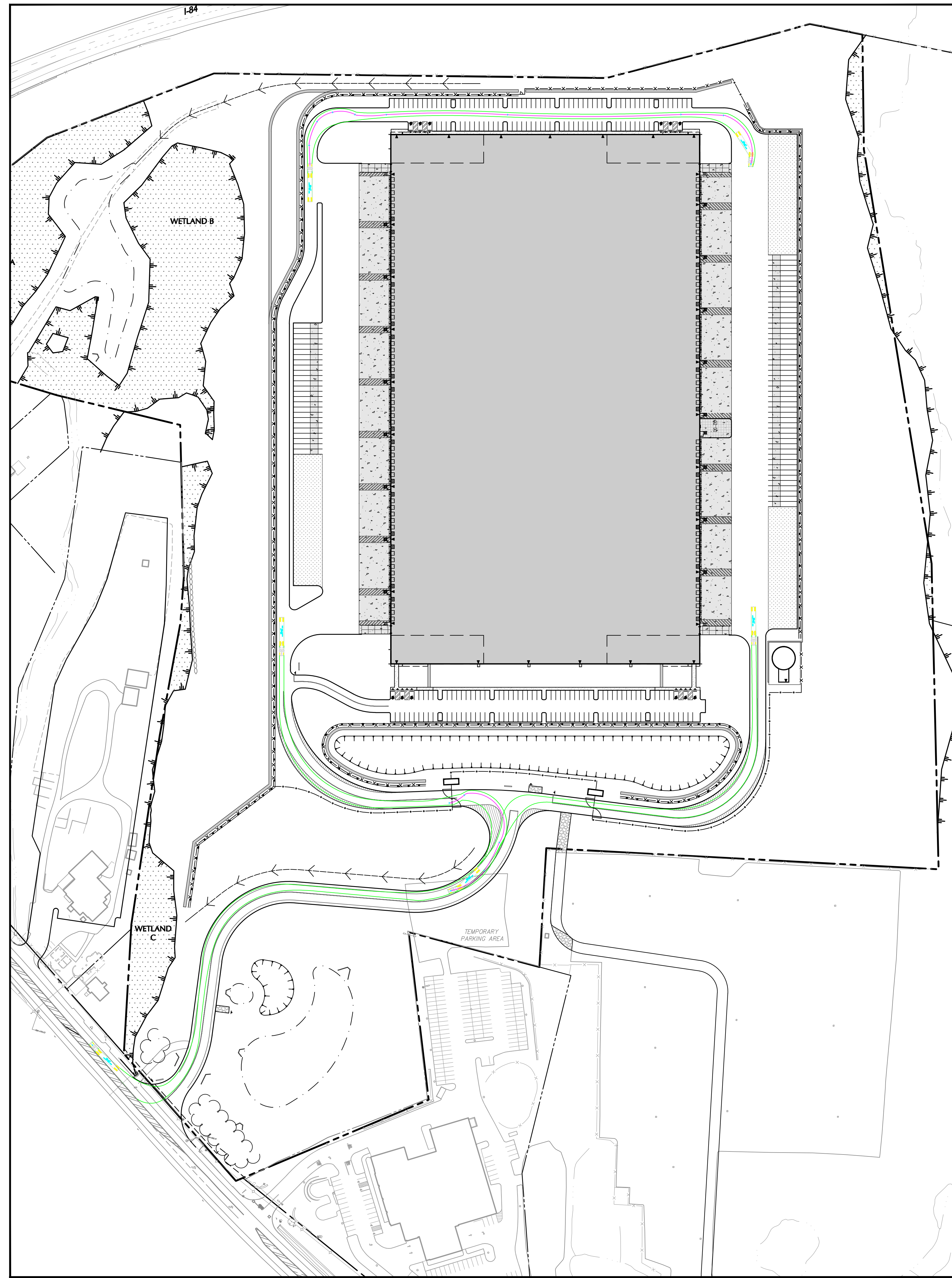
Checked By
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Drawing No.
CS300

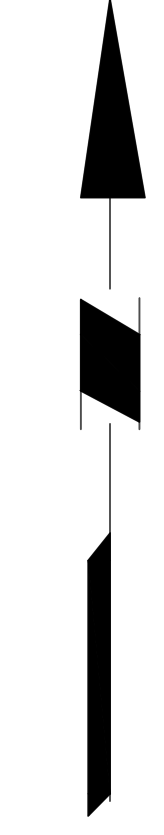
Sheet 10 of 45



TRUCK TURNING MOVEMENTS
ENTERING SITE



TRUCK TURNING MOVEMENTS
EXITING SITE

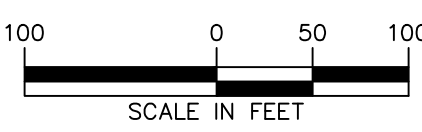


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EWASUTYN

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Revisions		

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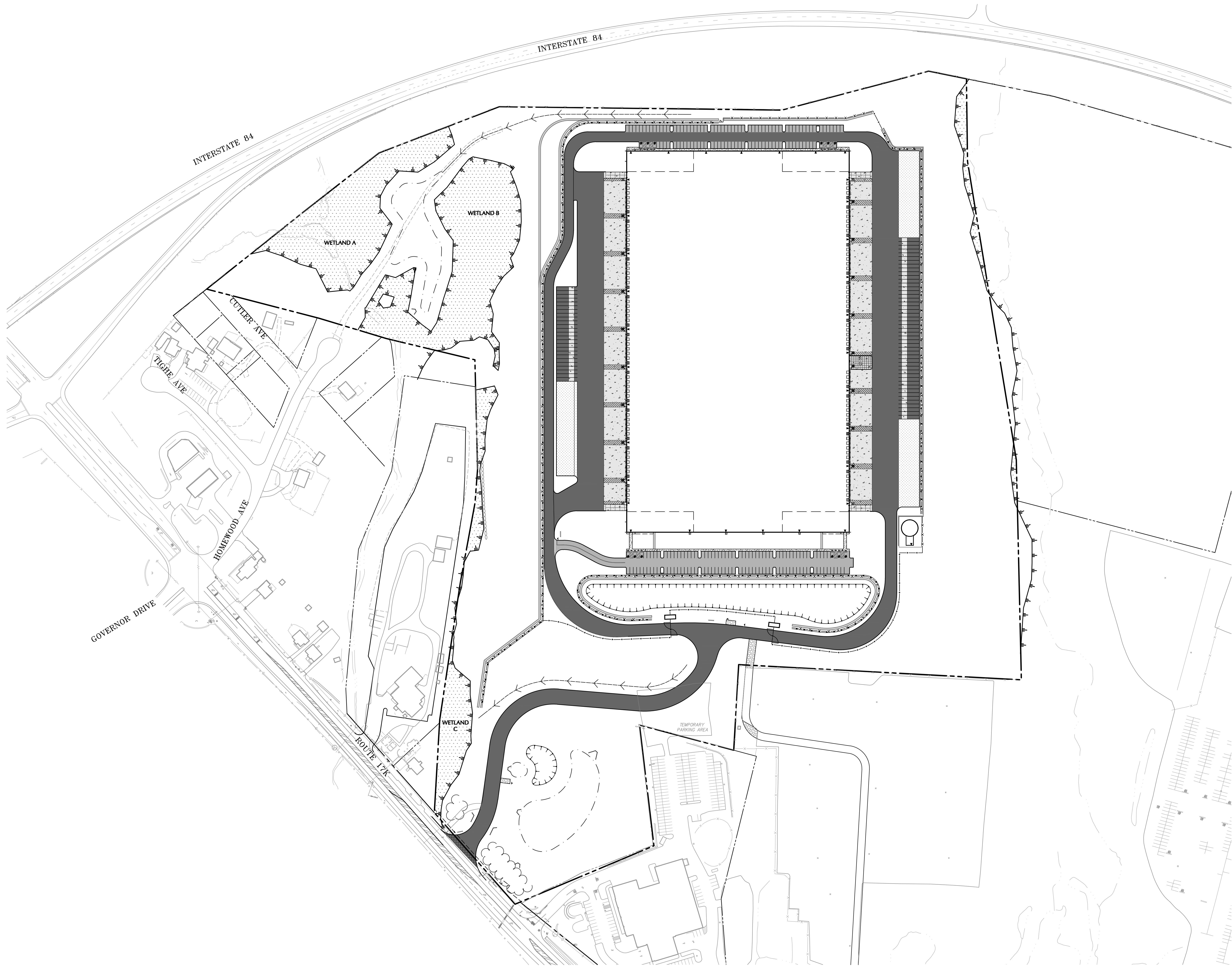
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**TRUCK TURNING
MOVEMENT PLAN**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU

Drawing No.
TM100
Sheet 11 of 45



LEGEND

	CAR PARKING (STANDARD DUTY PAVEMENT)
	ACCESS DRIVES AND TRUCK COURTS (HEAVY DUTY PAVEMENT)
	NYS DOT PAVEMENT SECTION
	LOADING DOCK/DOLLY PAD (HEAVY DUTY CONCRETE PAVEMENT)
	CONCRETE SIDEWALK (STANDARD DUTY CONCRETE PAVEMENT)
	GRAVEL ACCESS ROAD
	LAND BANKED PARKING/TRAILER STORAGE SPACES (SEE NOTE 1)

PAVEMENT PLAN NOTES

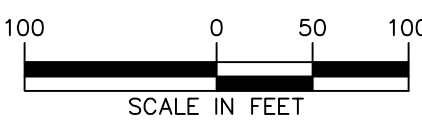
1. ALL LAND BANKED PARKING AREAS SHALL BE BACKFILLED WITH MATERIAL/TOPSOIL FROM THE SITE AND SEEDED PER SPEC ON SHEET LP501.
2. INSTALL CURB AND DRAINAGE INLETS ALONG LOW SIDE OF THE LOT. THE LOT SHOULD BE FILLED WITH ONSITE MATERIAL/TOPSOIL AND SEEDED PER SPEC ON SHEET LP501.
3. GRADE AREAS TO DRAIN INTO STORMWATER MANAGEMENT FEATURE. DO NOT INSTALL FLUSH CURB. GRAVEL DIAPHRAGM TO BE INSTALLED AS STORMWATER PRETREATMENT. LOT AREA TO BE FILLED WITH ONSITE MATERIAL/TOPSOIL AND SEEDED PER SPEC ON SHEET LP501.



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE



Date	Description	No.
Revisions		

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SURAJA S. SCHIG, P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

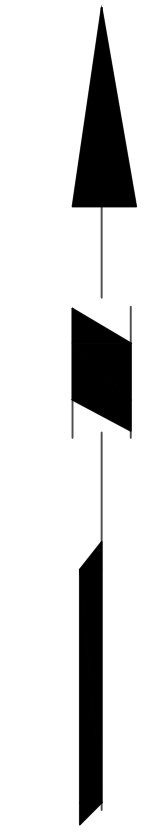
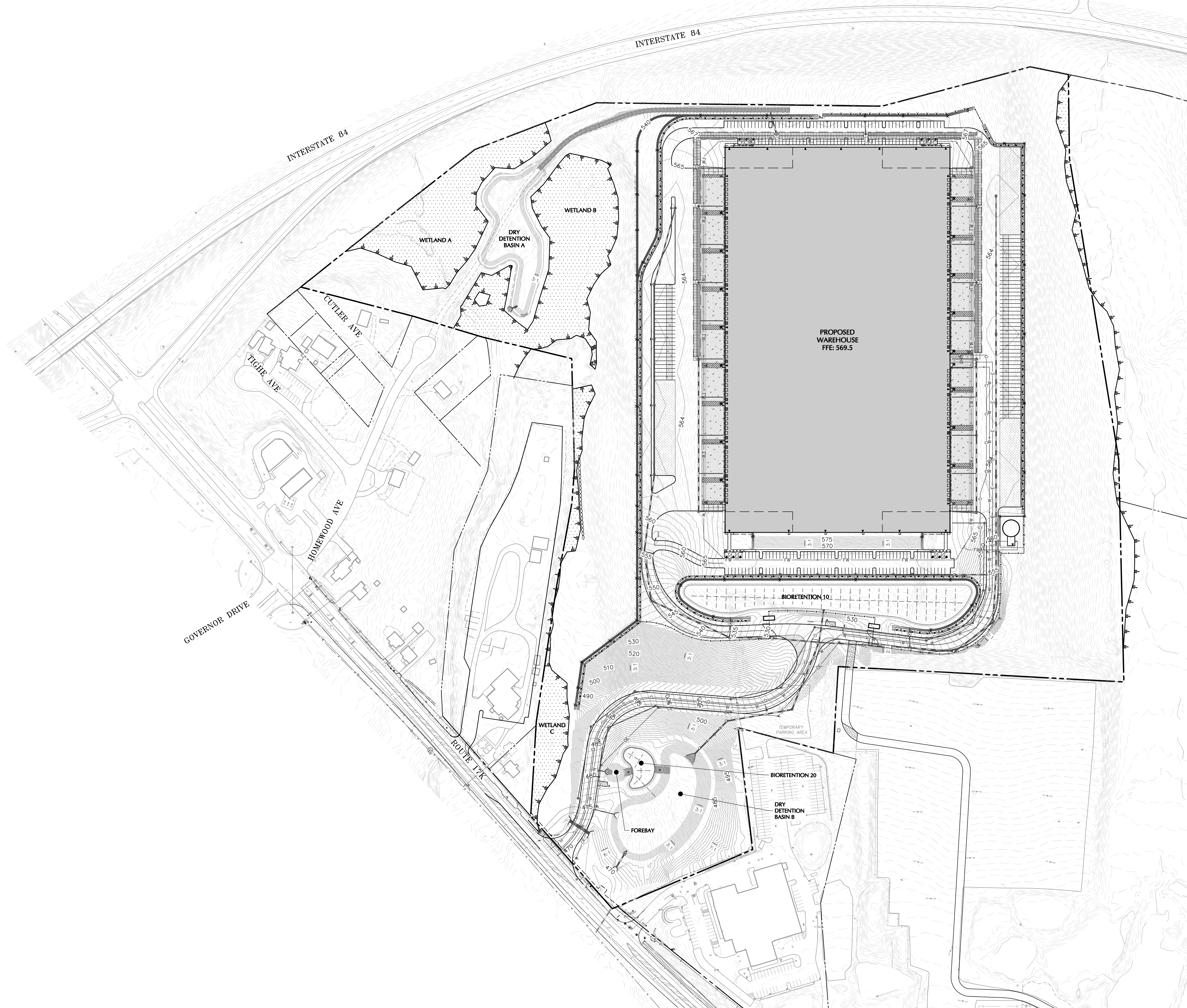
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
PAVEMENT PLAN

Project No. 190063302	Drawing No. CP100
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	

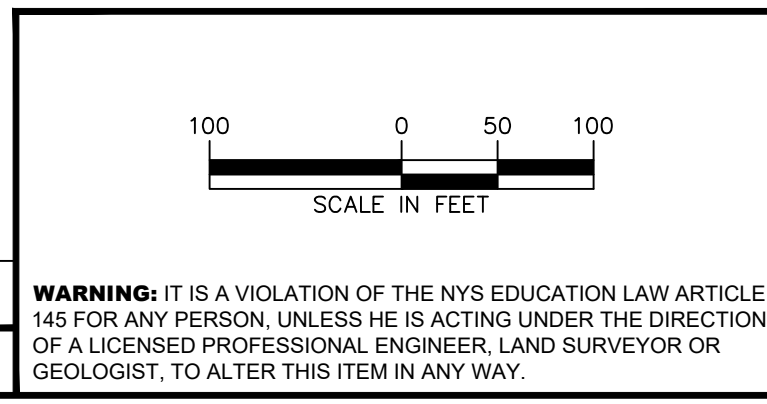
Sheet 12 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EWASUTYN

Date	Description	No.
Revisions		



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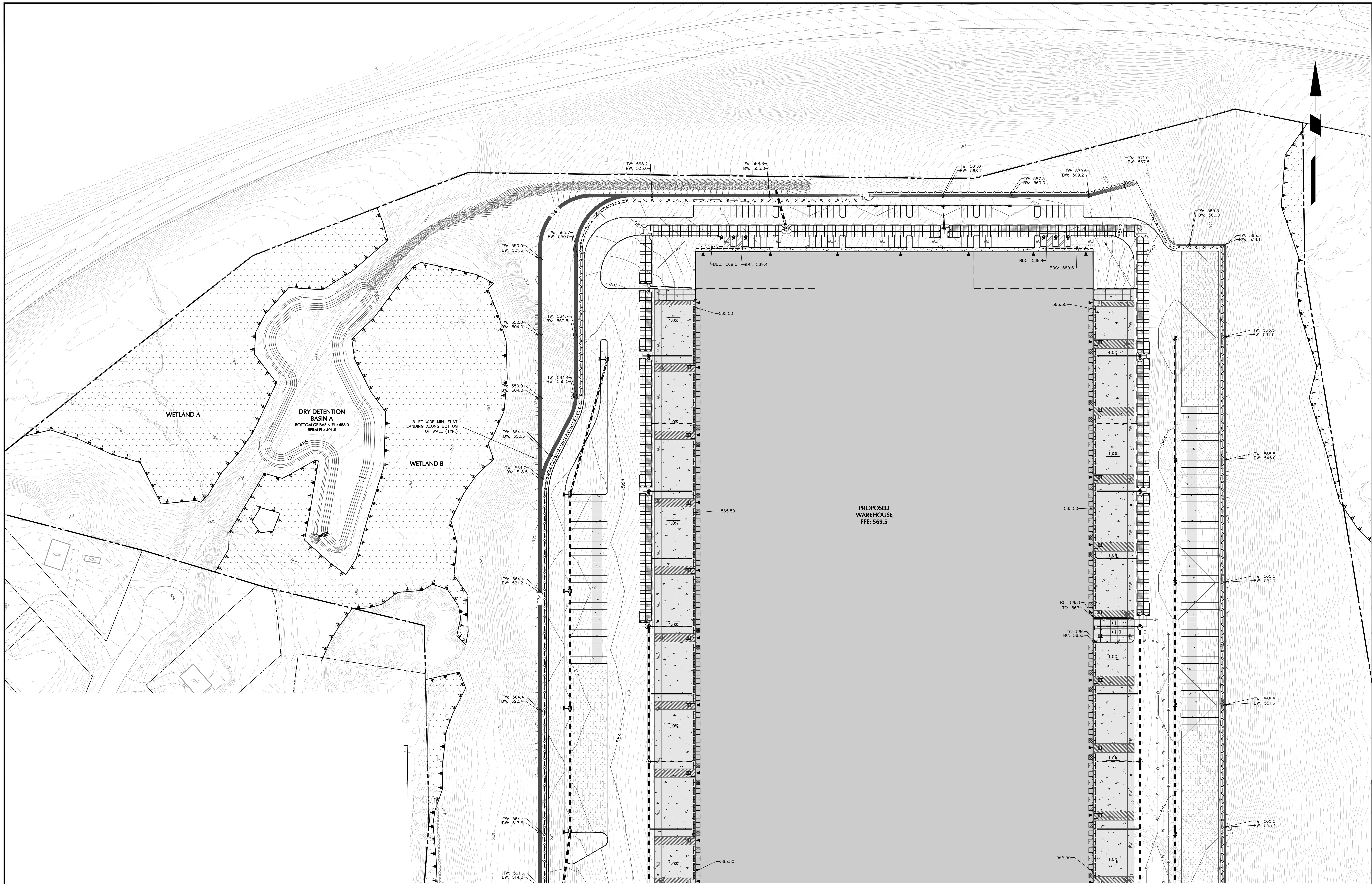
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL
GRADING PLAN**

Project No. 190063302	Drawing No. CG100
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	
Sheet 13 of 45	



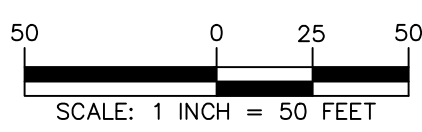
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
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Project

**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

**GRADING PLAN
(1 OF 2)**

Project No.

190063302

Date

JULY 10, 2023

Drawn By

LM

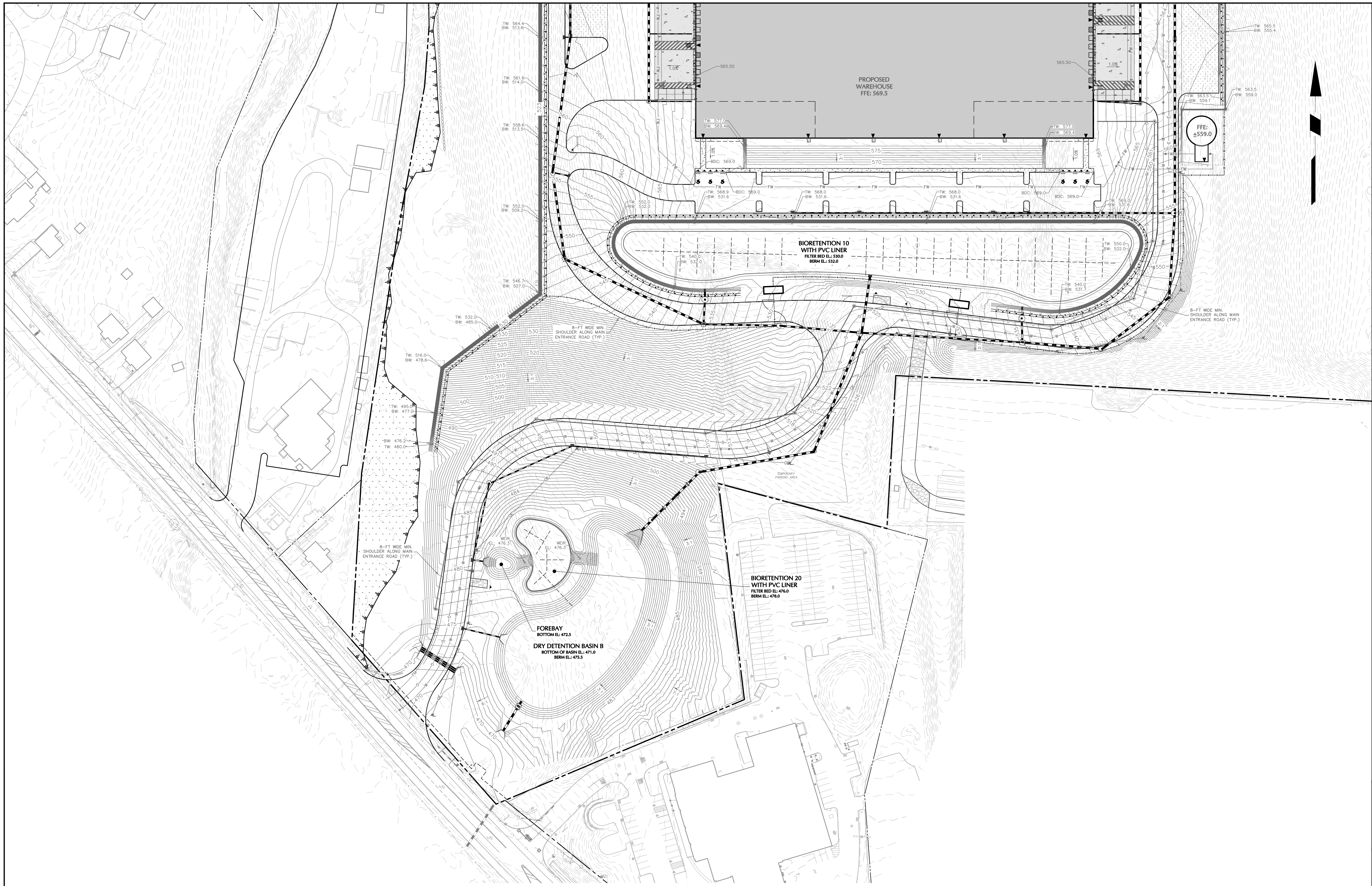
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CU

Drawing No.

CG101

Sheet 14 of 45

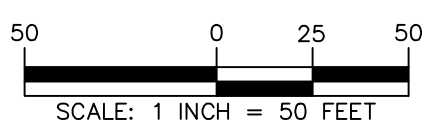


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		



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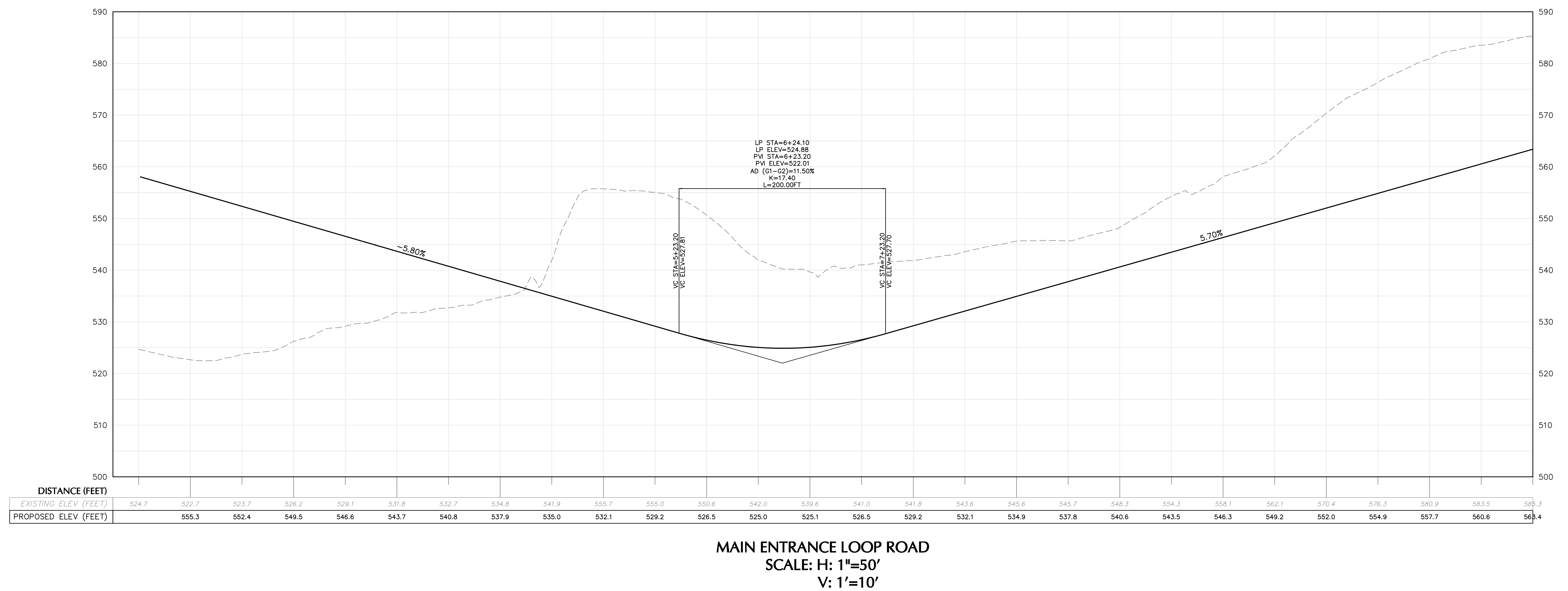
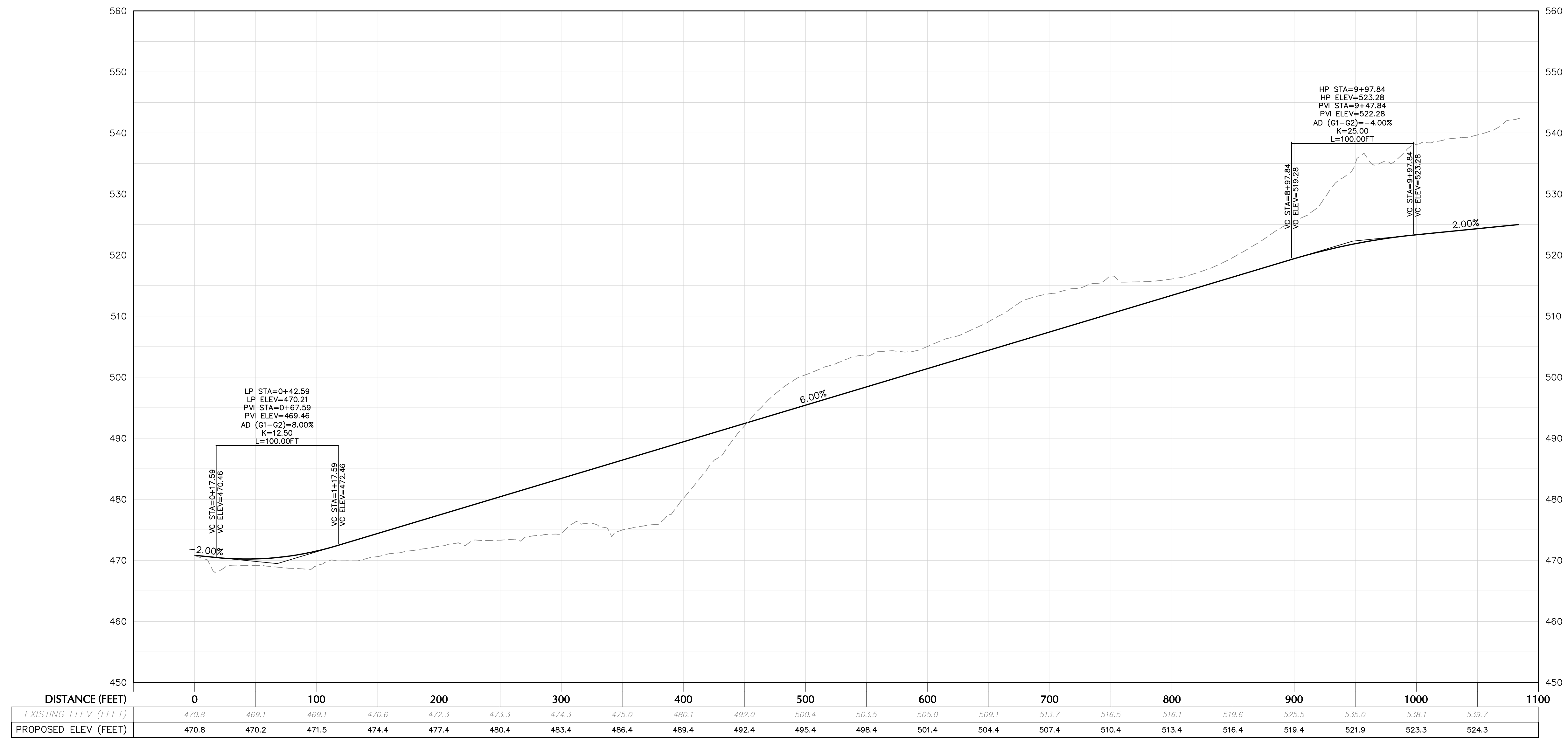
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Project
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DISTRIBUTION CENTER**
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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**GRADING PLAN
(2 OF 2)**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU

Drawing No.
CG102
Sheet 15 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

SCALE IN FEET
H: 50
V: 10

0 25 50

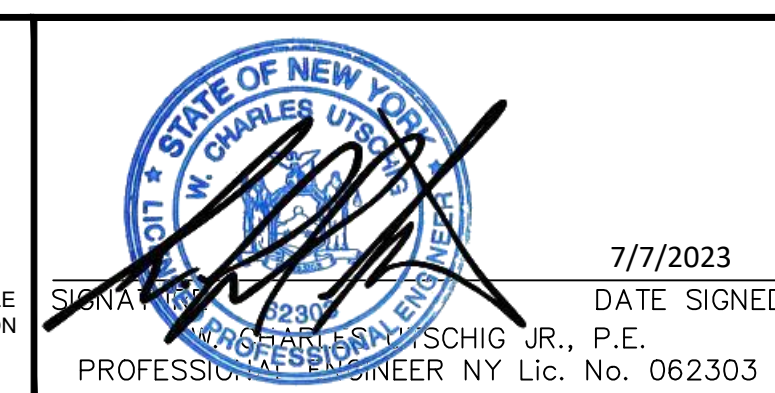
7/7/2023

DATE SIGNED

SCHIG JR., P.E.

PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**ROADWAY
PROFILE**

Project No.
190063302

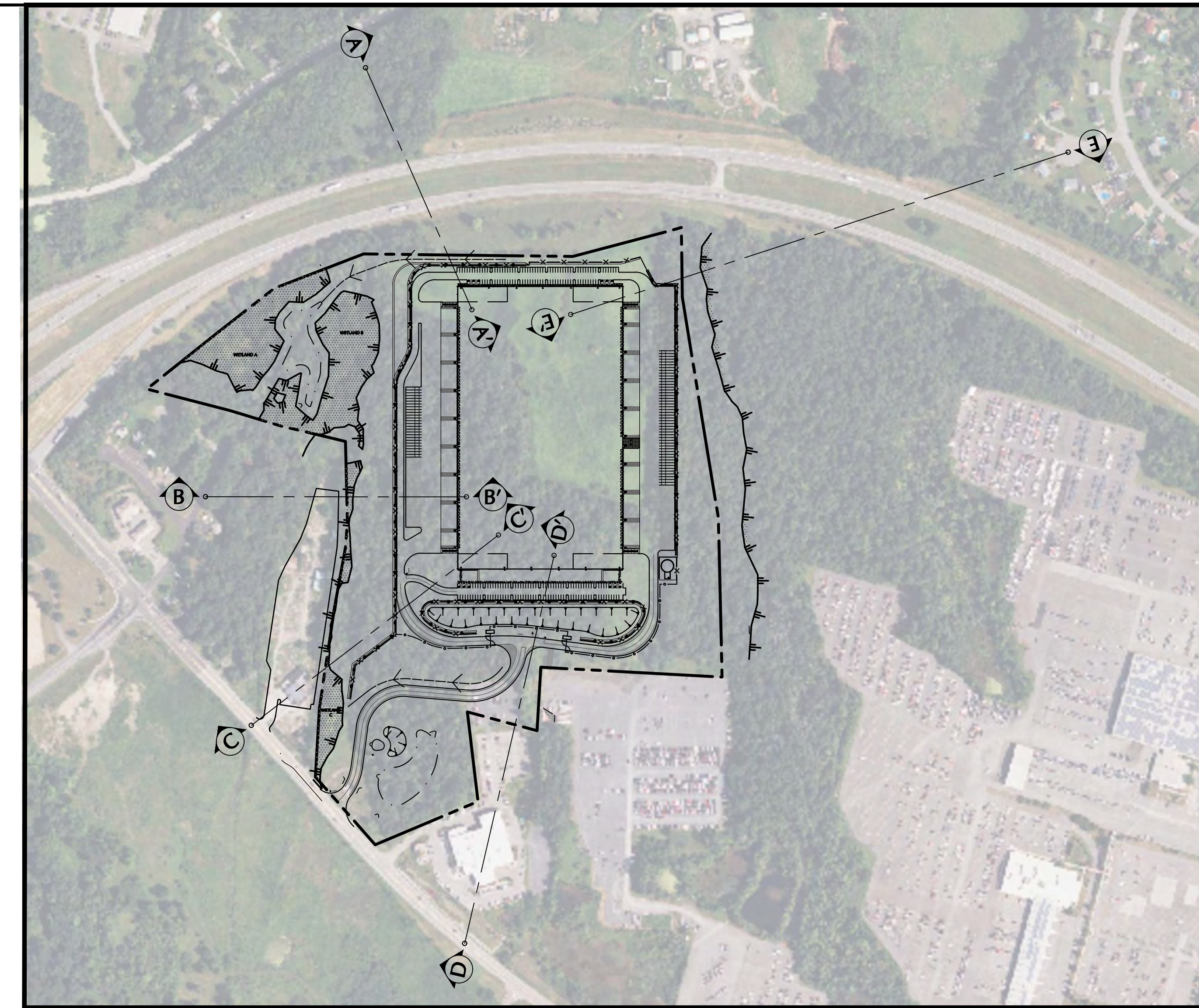
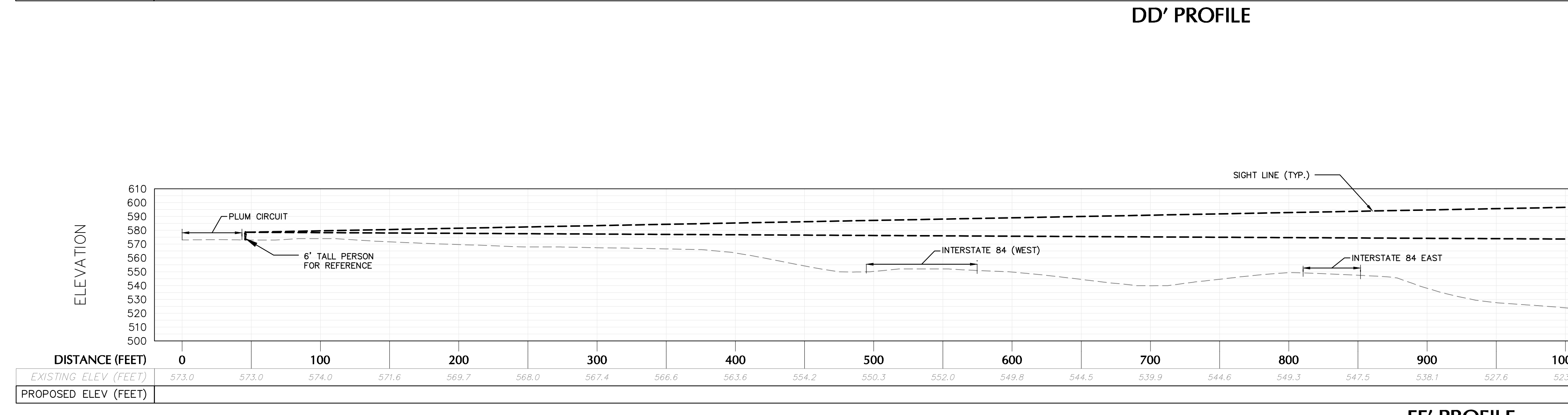
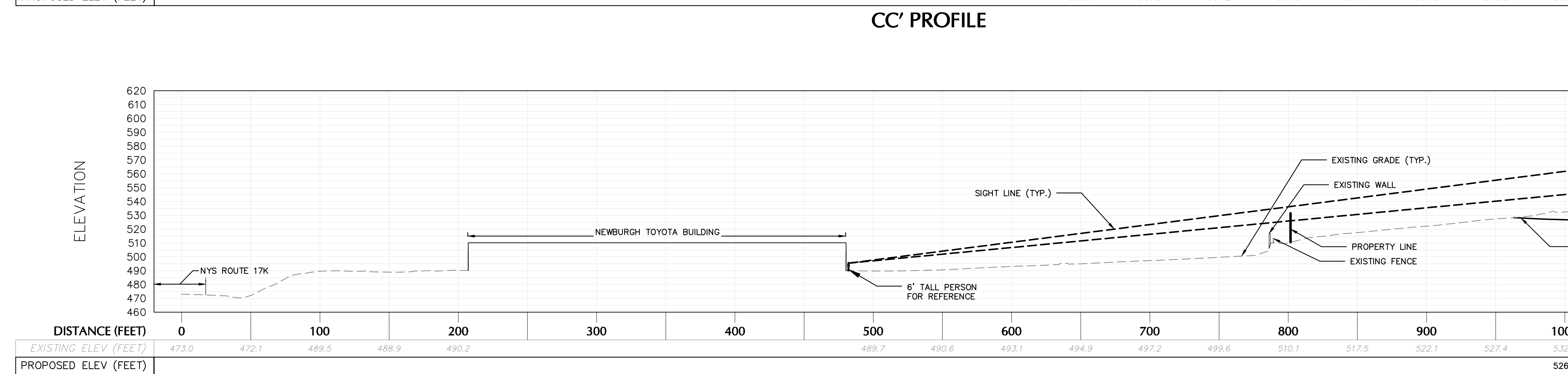
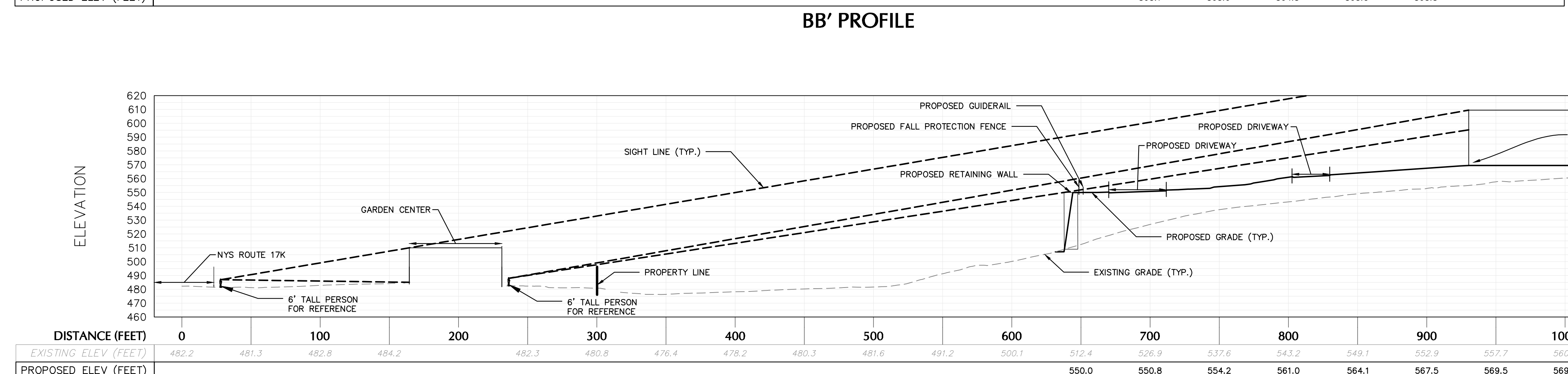
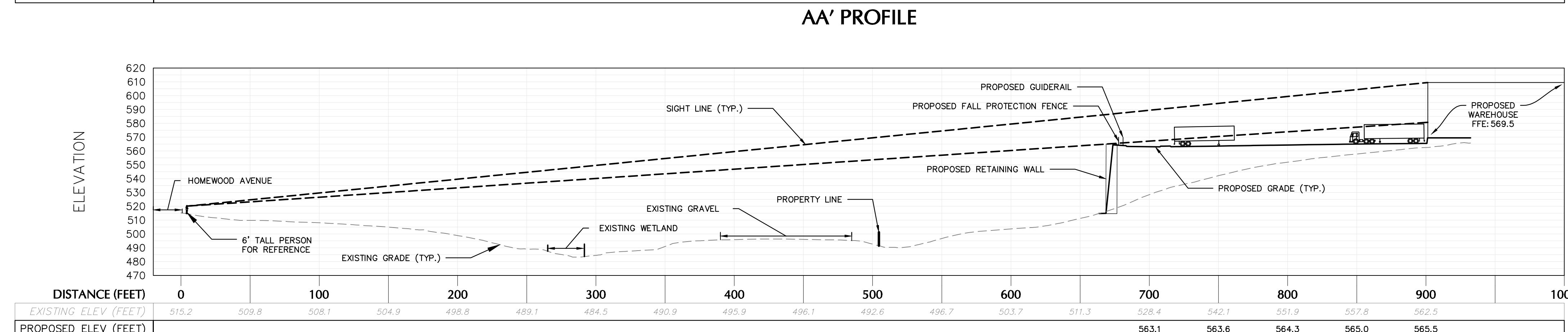
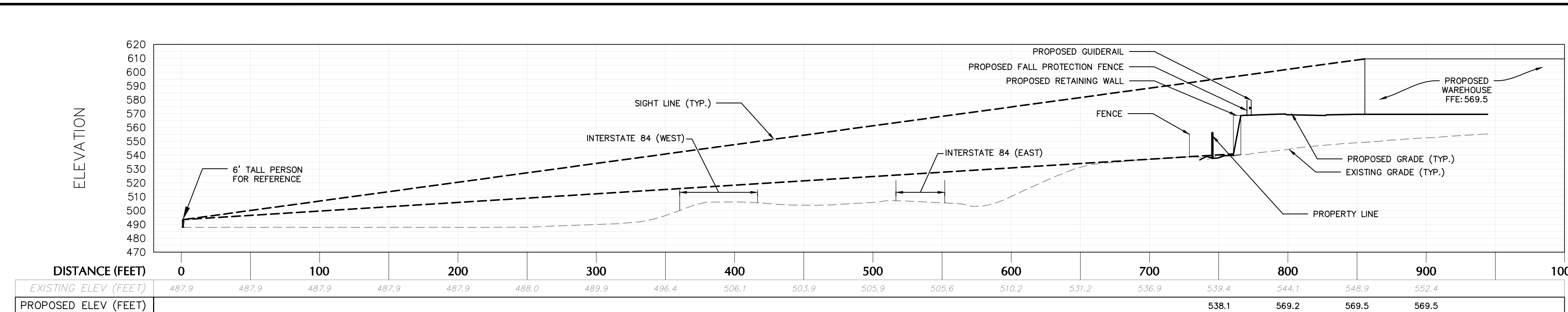
Date
JULY 10, 2023

Drawn By
LM

Checked By
MF

Drawing No.
CG201

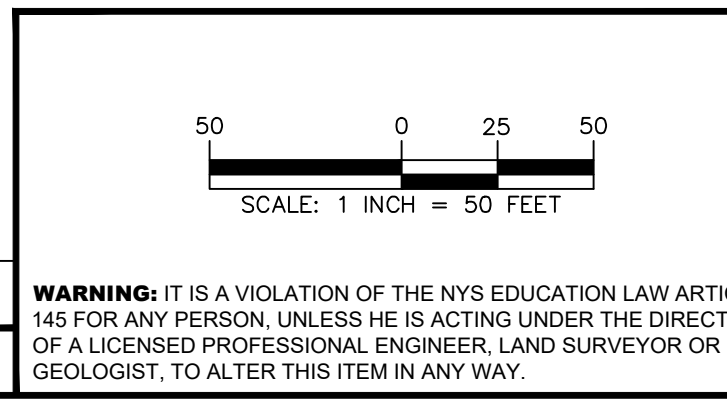
Sheet 16 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON: JOHN P. EVASUTYN
DATE: _____

Date	Description	No.

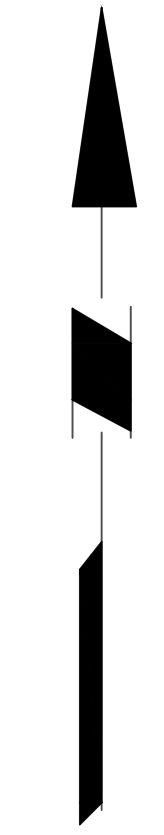
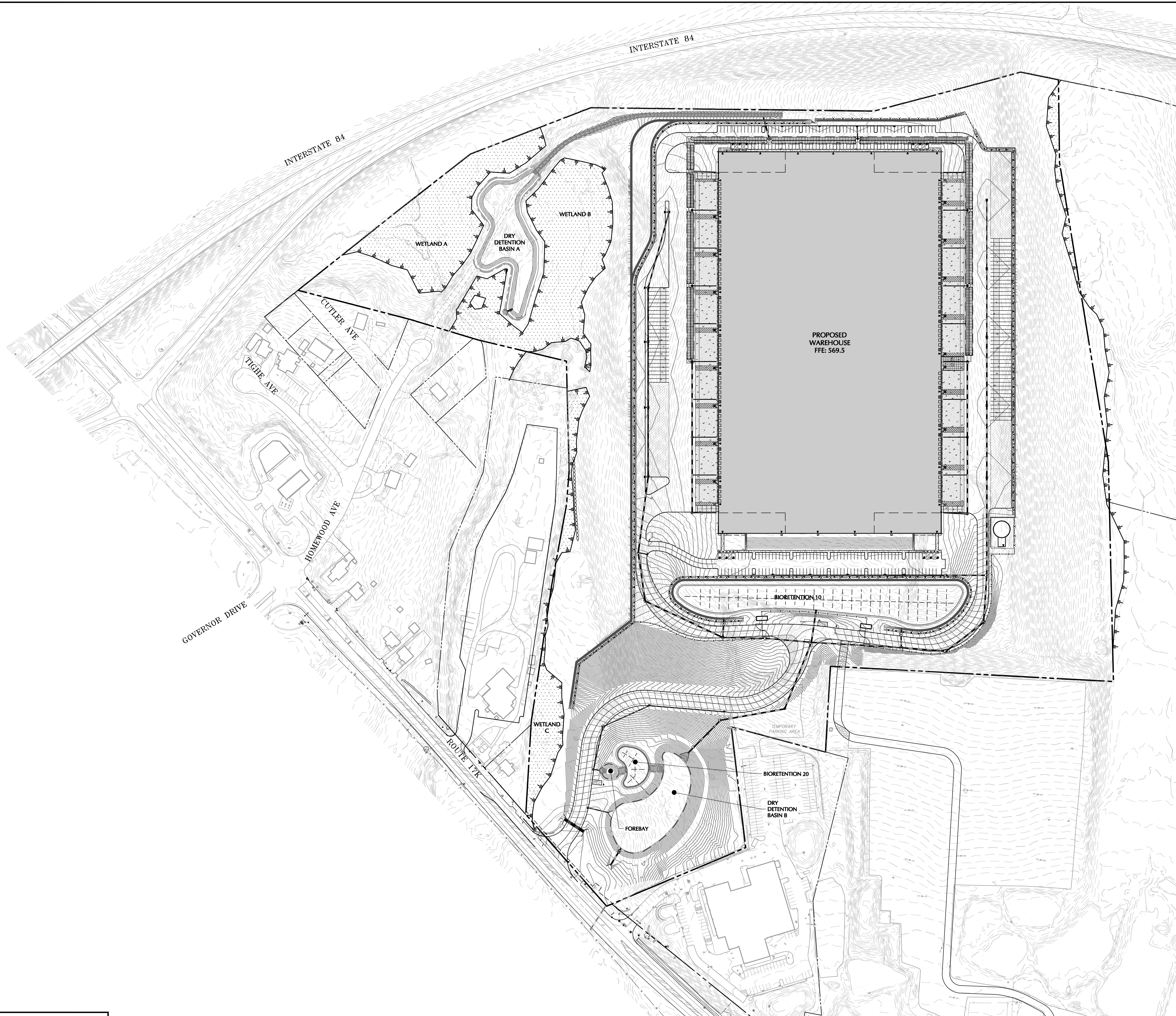


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Project: **MATRIX I-84 DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **SITE SECTION**

Project No.: 190063302
Date: JULY 10, 2023
Drawn By: LM
Checked By: MF
Sheet 17 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EWASUTYN

Date	Description	No.
Revisions		

SCALE IN FEET
100 0 50 100

7/7/2023
DATE SIGNED

STATE OF NEW YORK
SEAL OF THE PROFESSIONAL ENGINEER
SCHIG JR., P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL
DRAINAGE PLAN**

Project No.
190063302

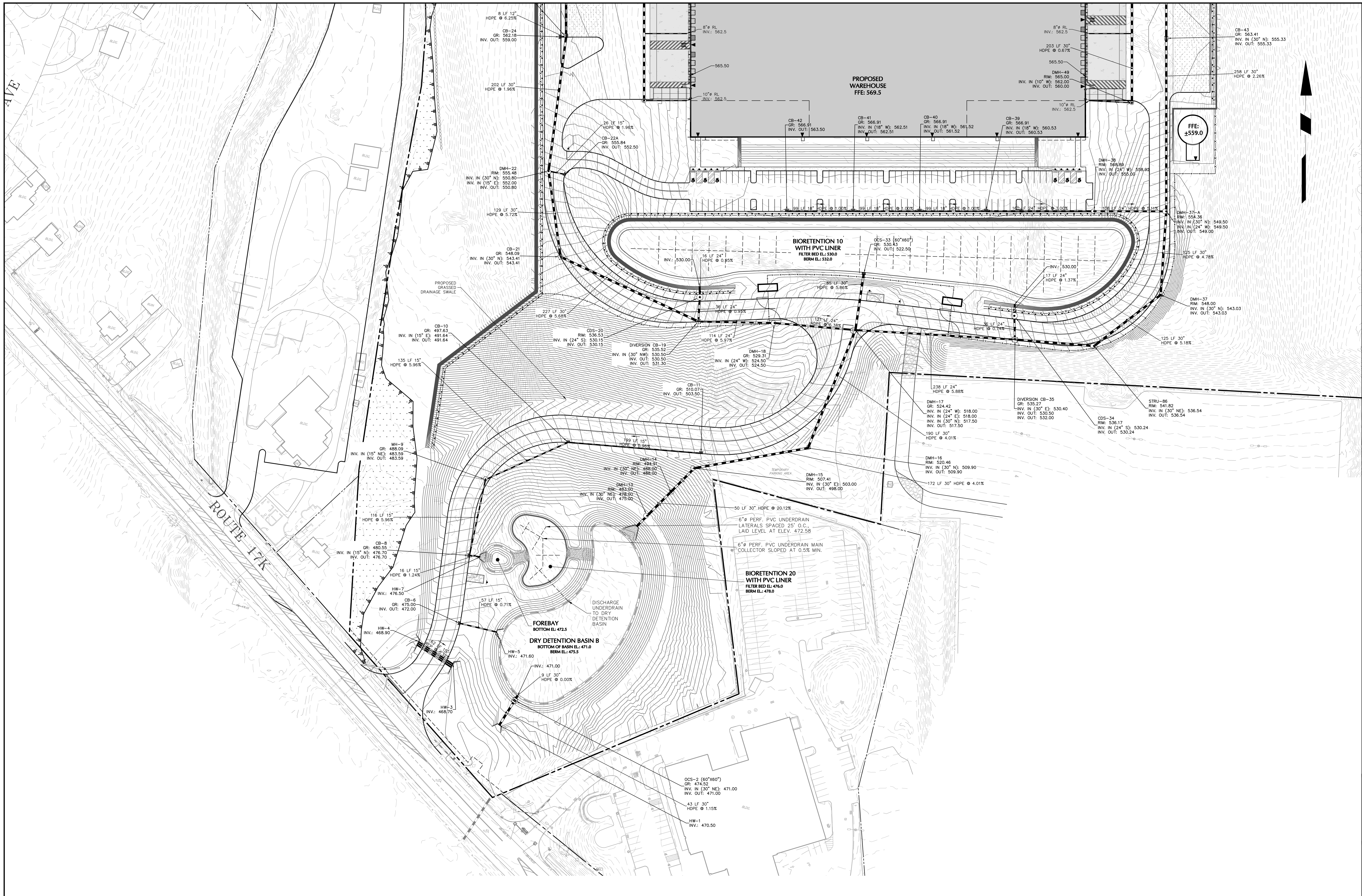
Date
JULY 10, 2023

Drawn By
LM

Checked By
CU

Drawing No.
CG400

Sheet 18 of 45

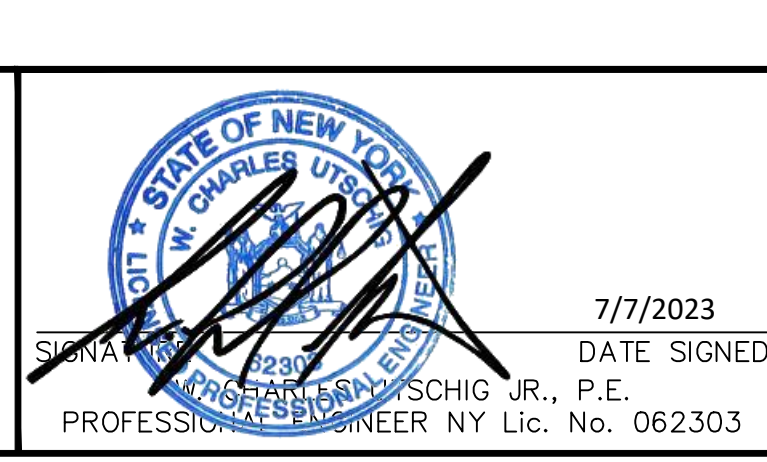
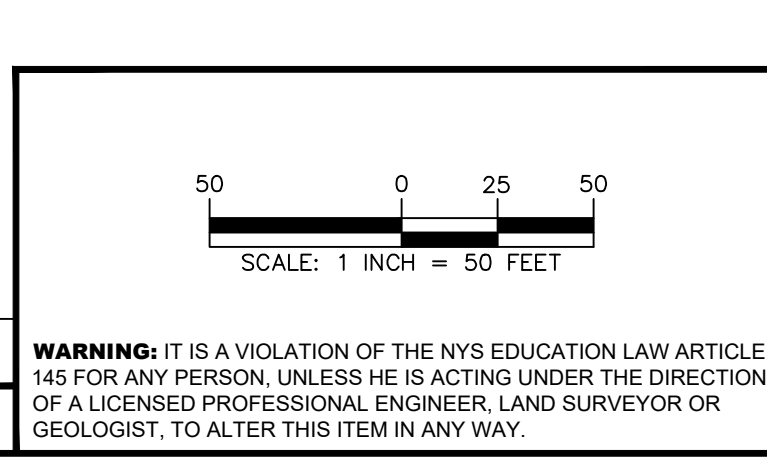


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
	Revisions	

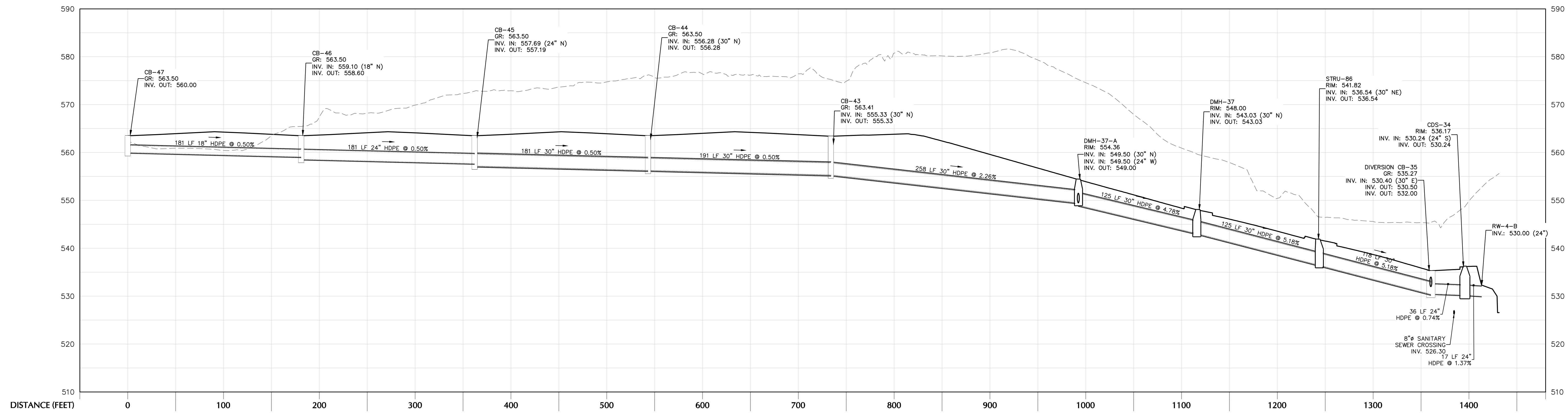


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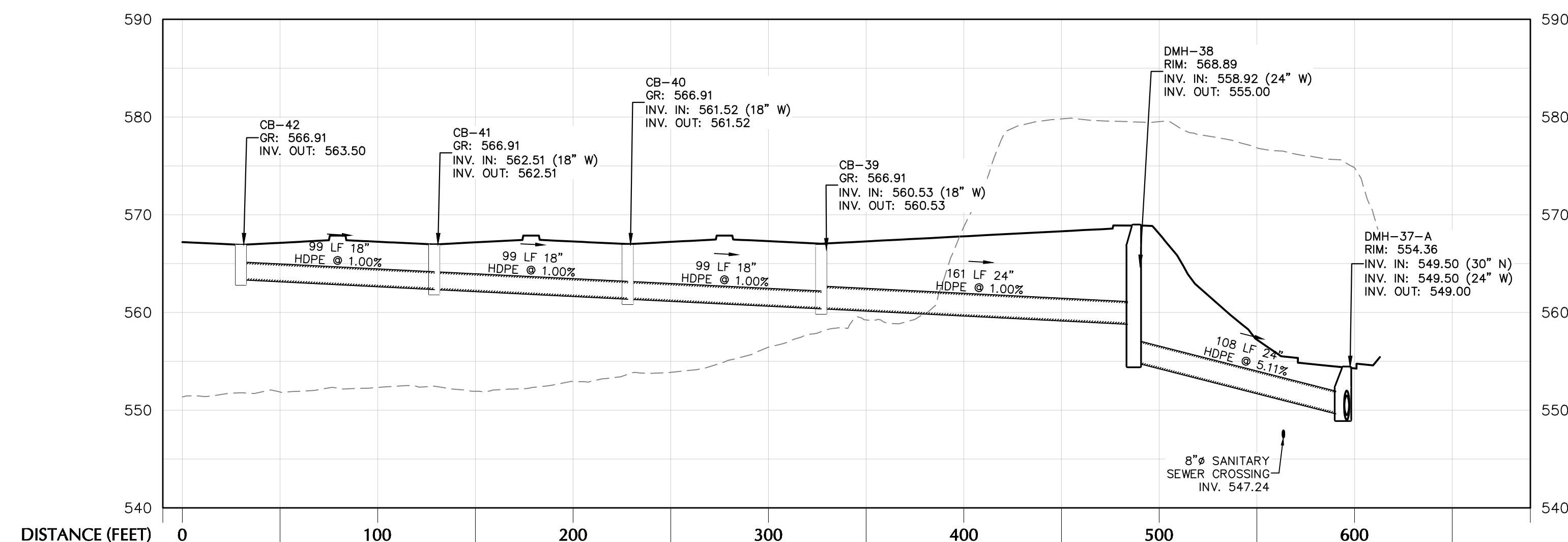
Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**DRAINAGE PLAN
(2 of 2)**

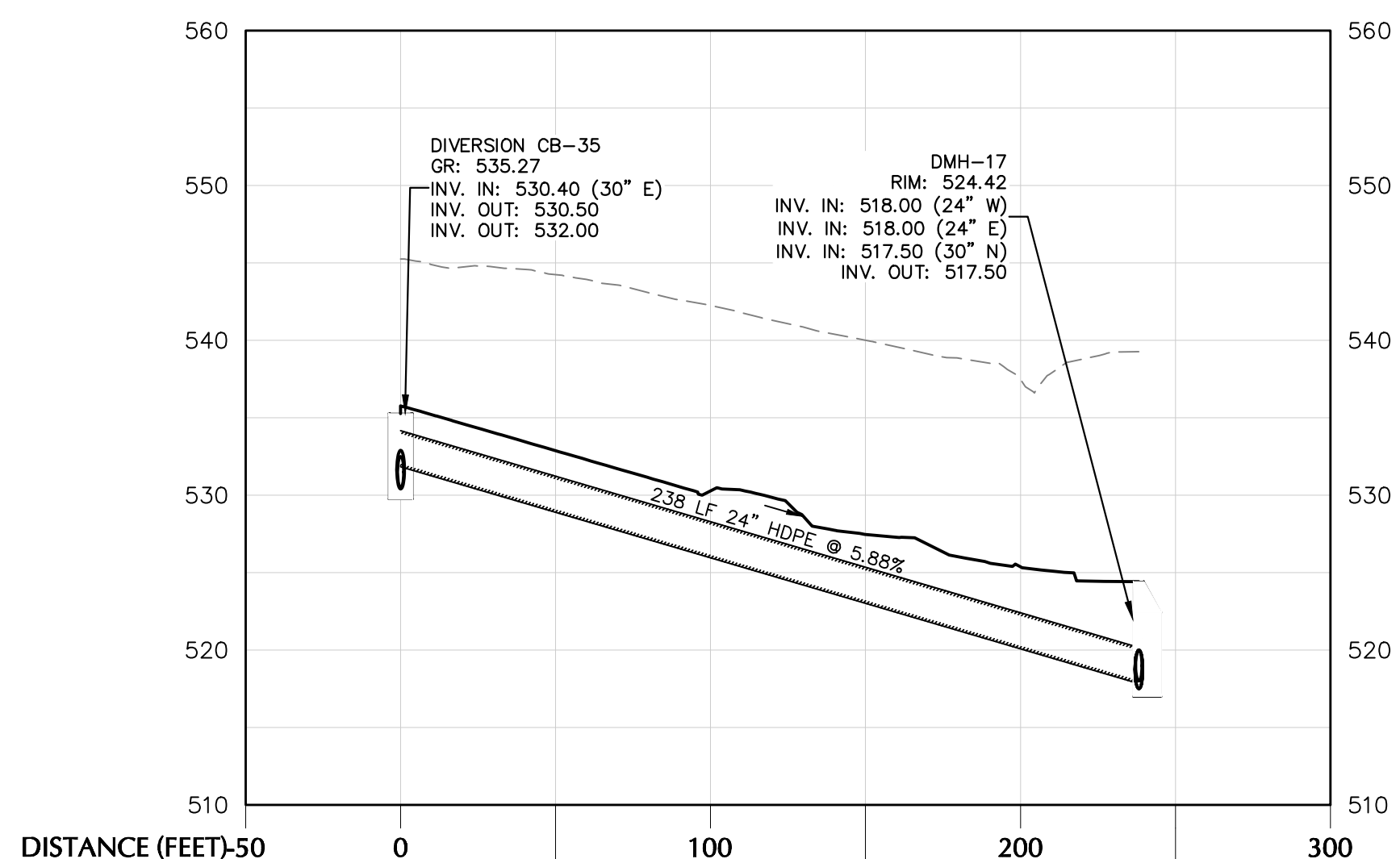
Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU
Drawing No.
CG402
Sheet 20 of 45



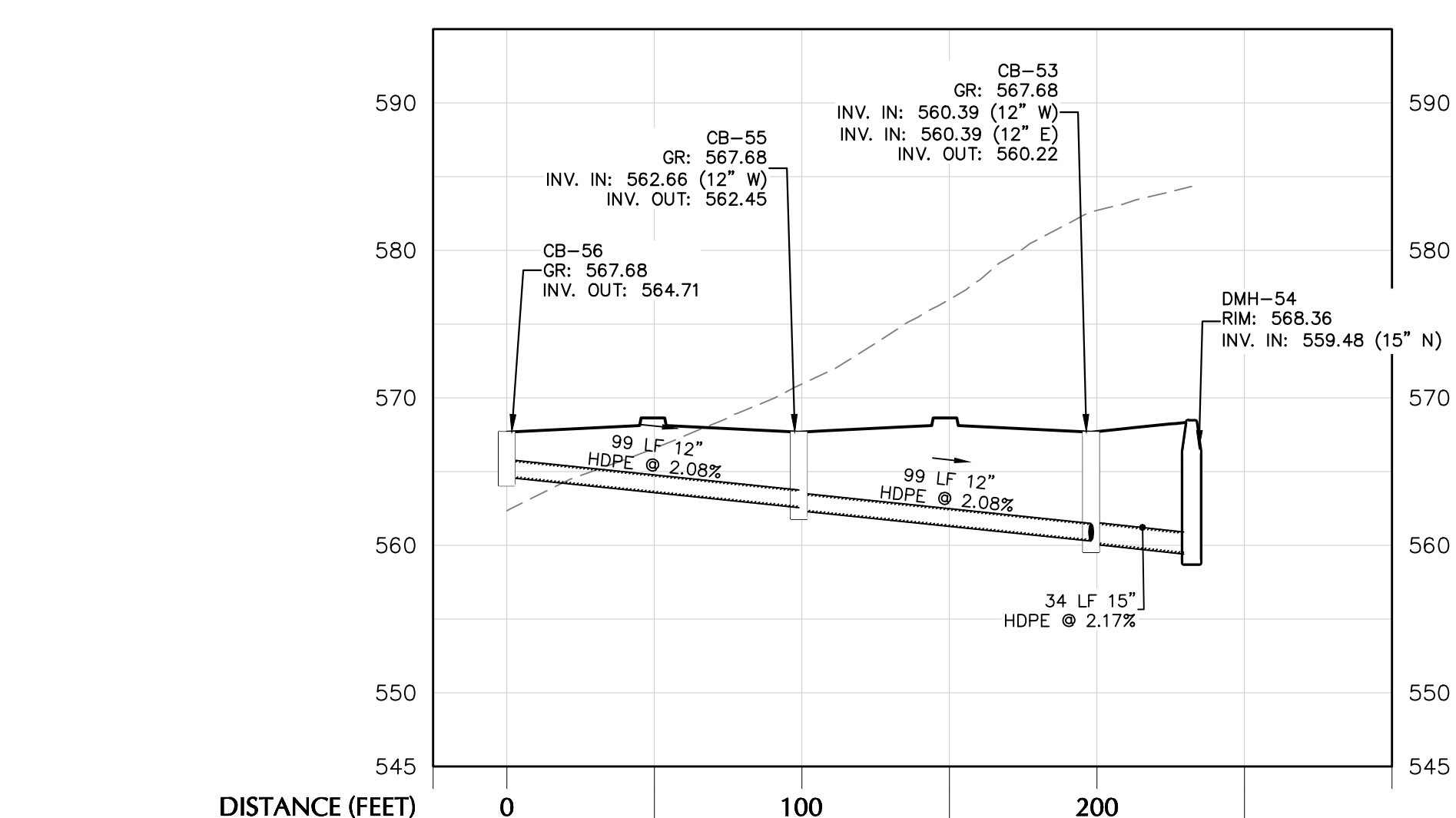
CB-47 TO HW-35



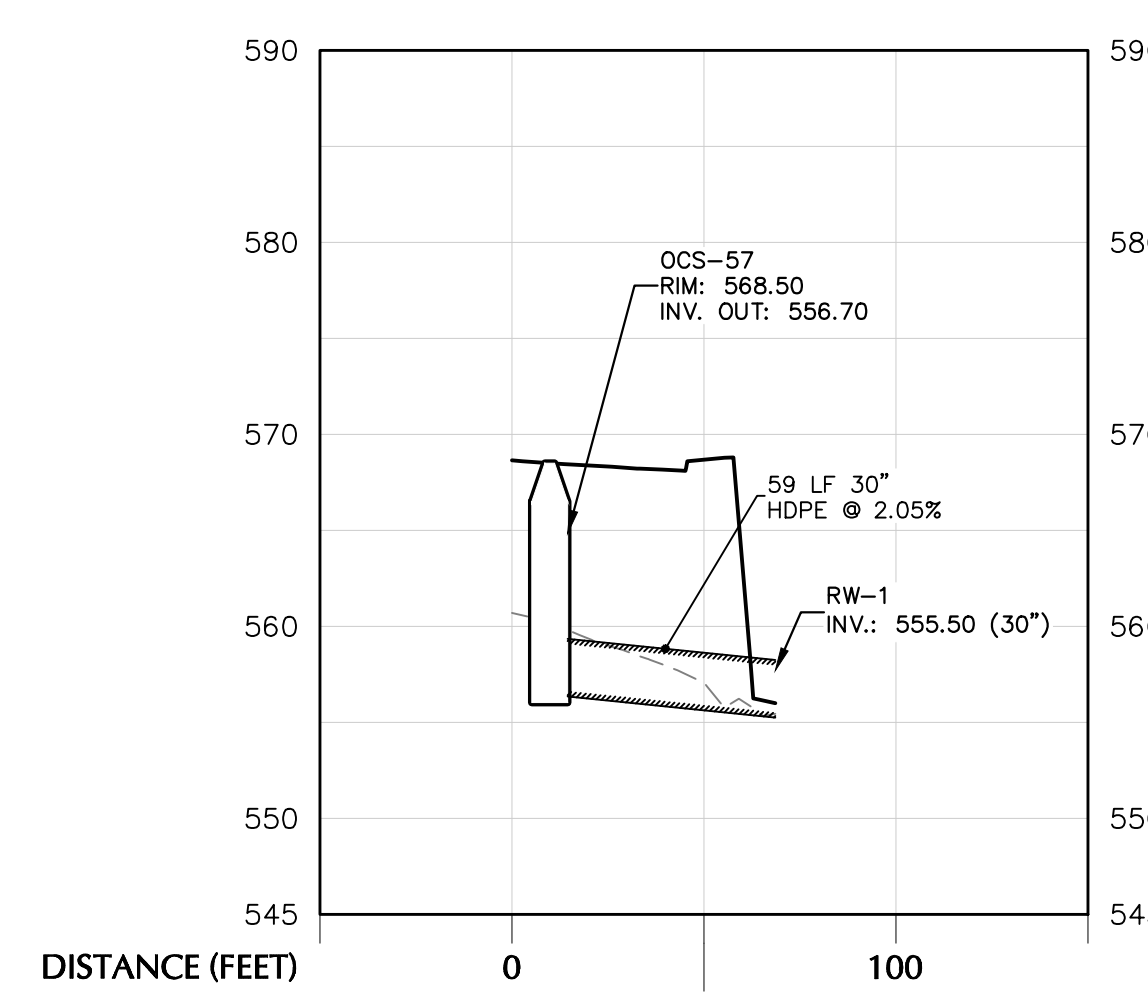
CB-42 TO DMH-37



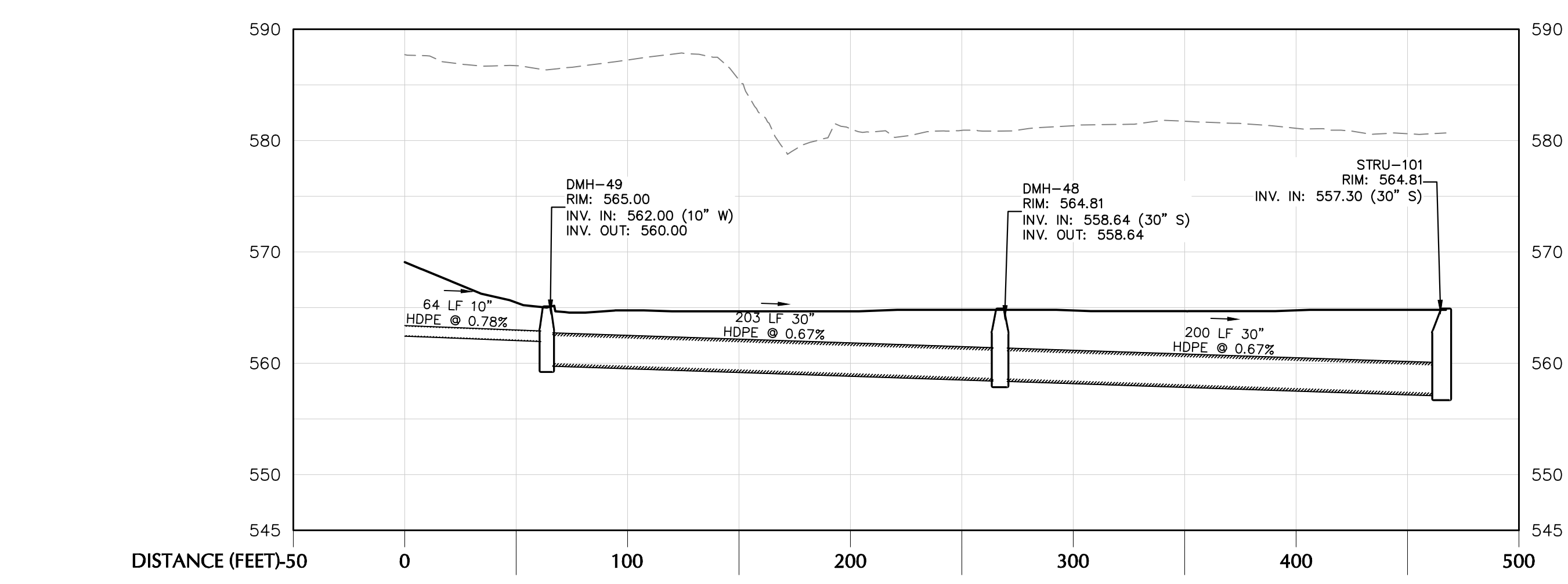
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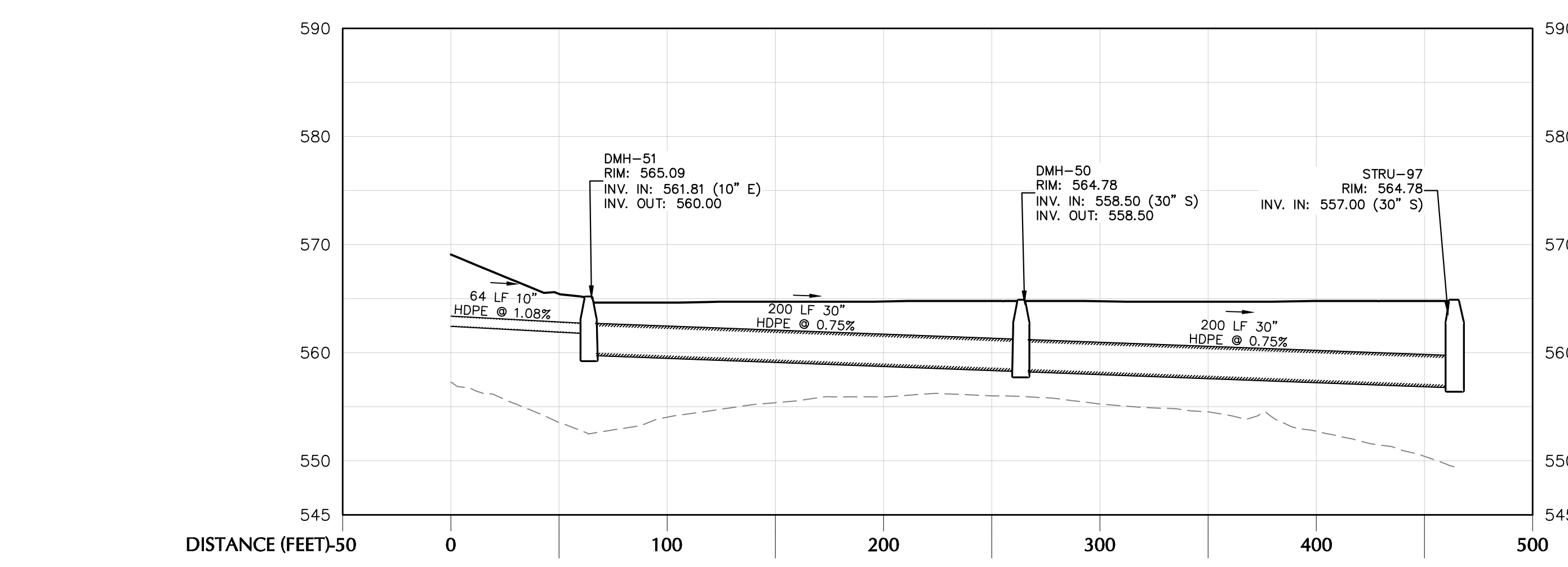
CB-56 TO DMH-54



OCS-58 TO HW-59



ROOFLEADER TO UNDERGROUND INFILTRATION (EAST TRUCK COURT)



ROOFLEADER TO UNDERGROUND INFILTRATION (WEST TRUCK COURT)

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
	Revisions	

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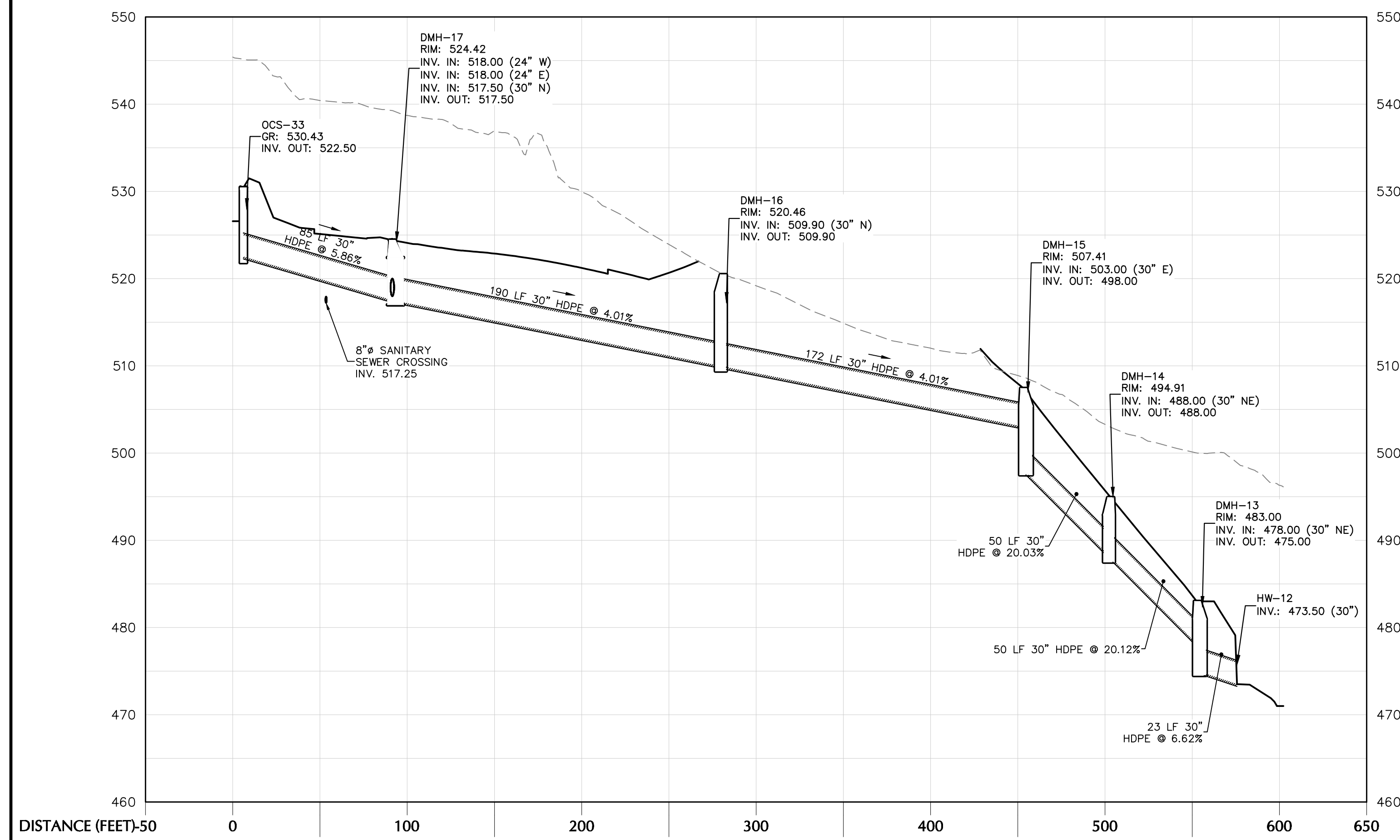
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

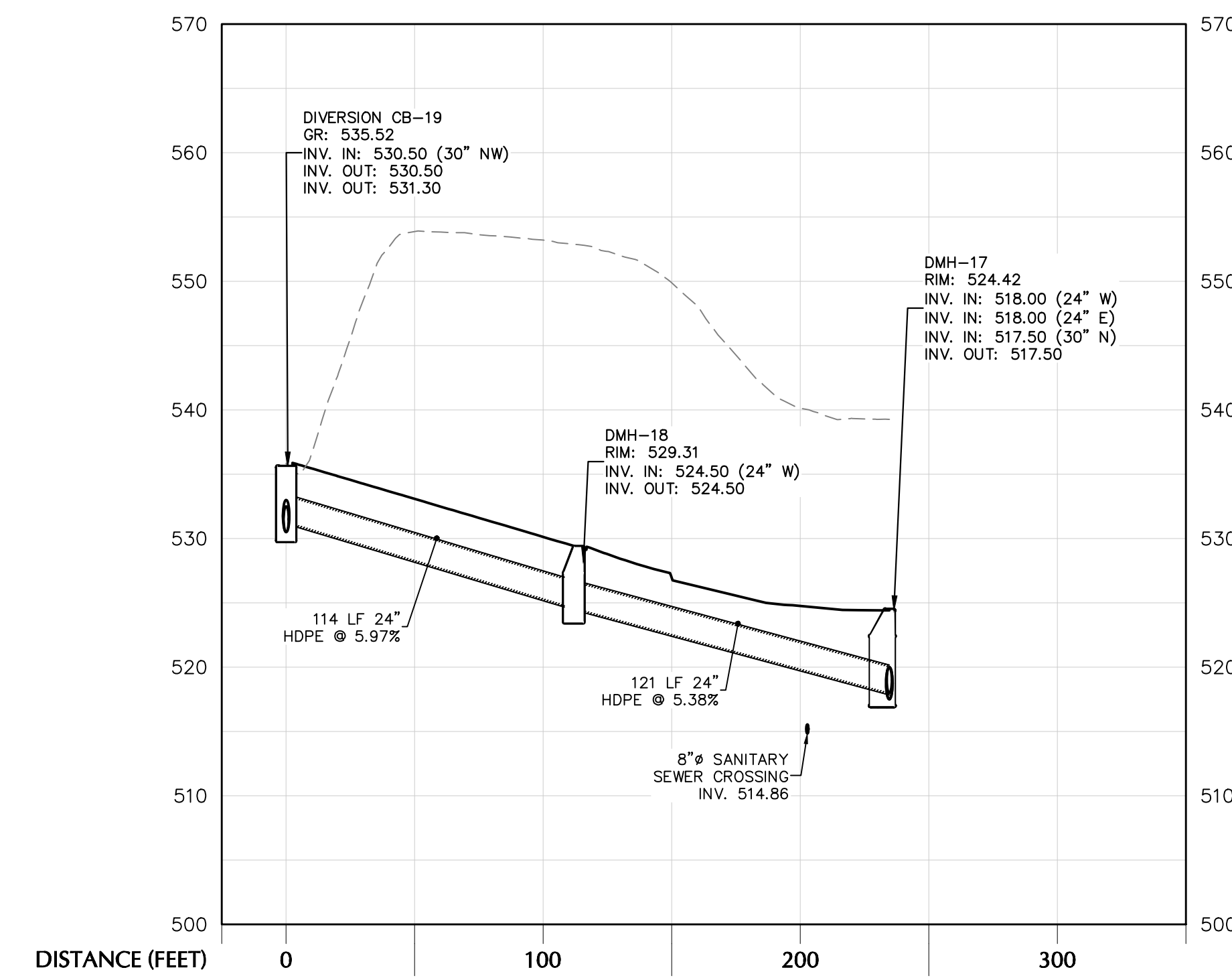
Drawing Title
**DRAINAGE
PROFILE
(1 OF 2)**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF
Sheet 21 of 45

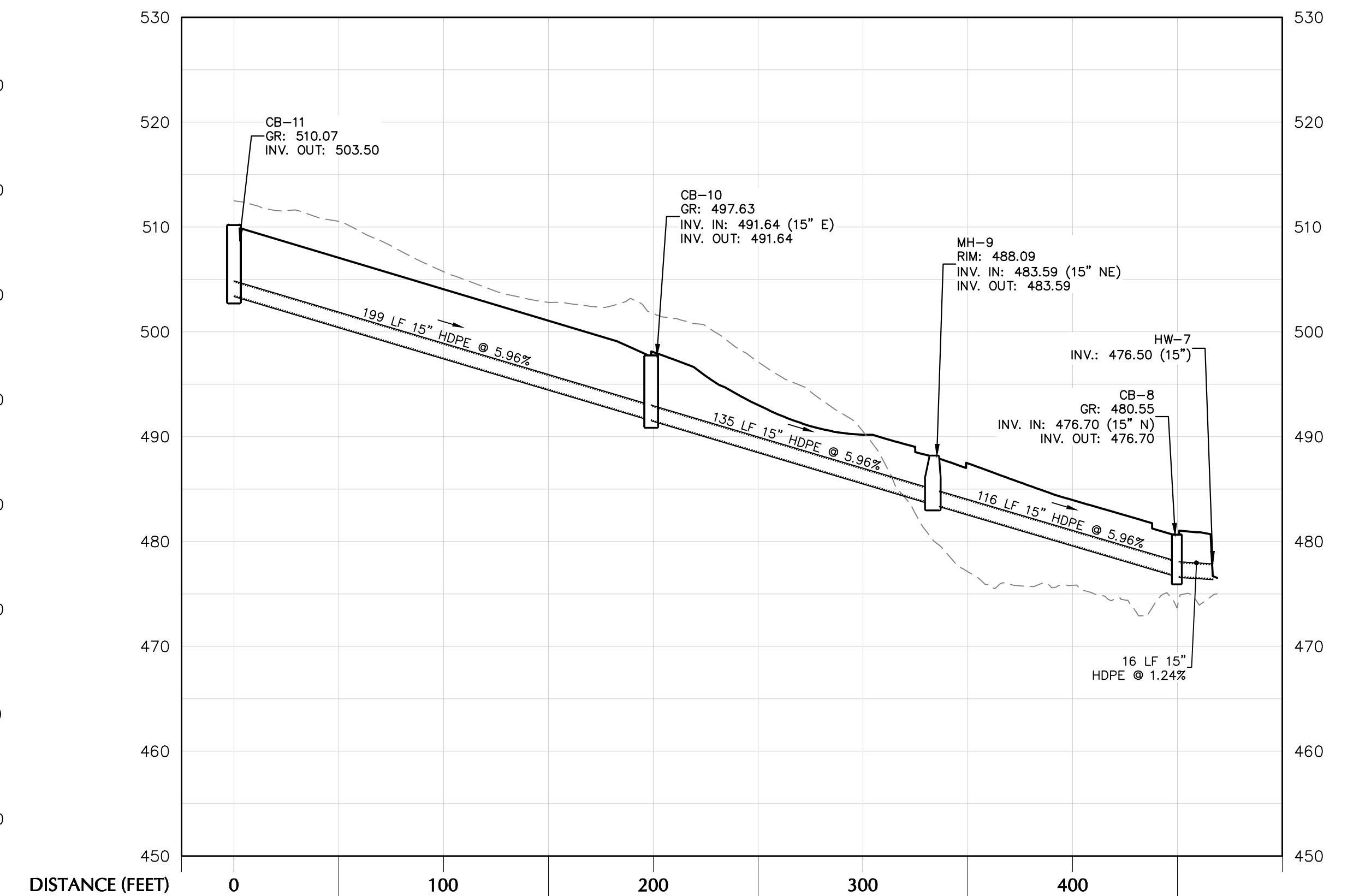
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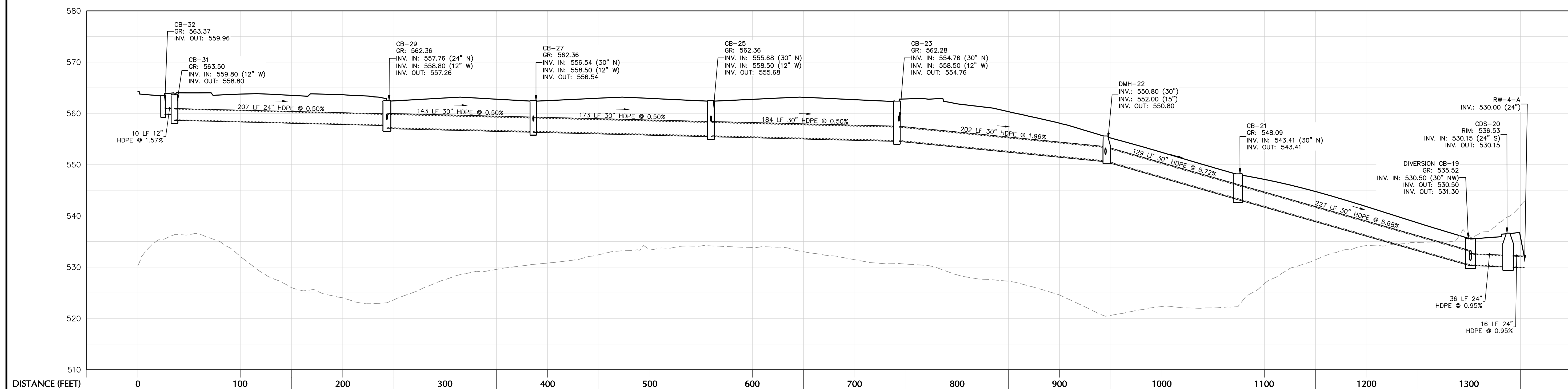
CB-32 TO HW-12



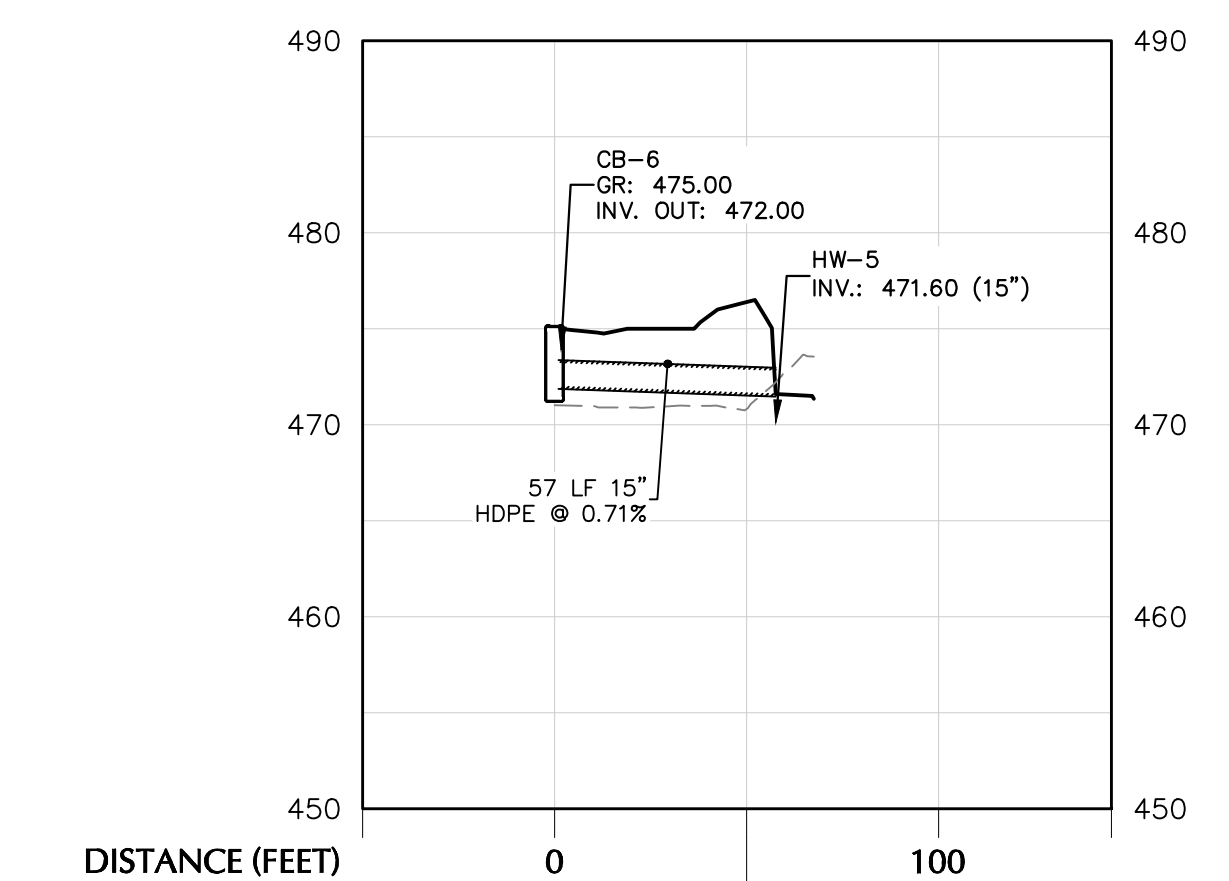
DIVERSION CB-17 TO DMH-15



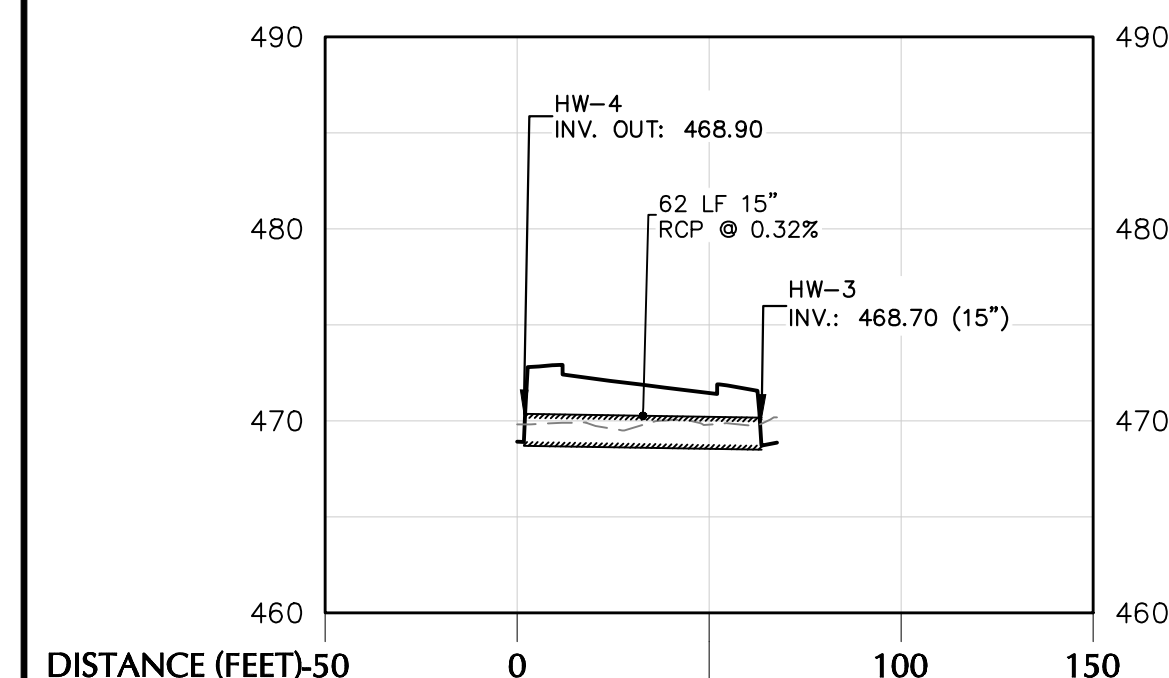
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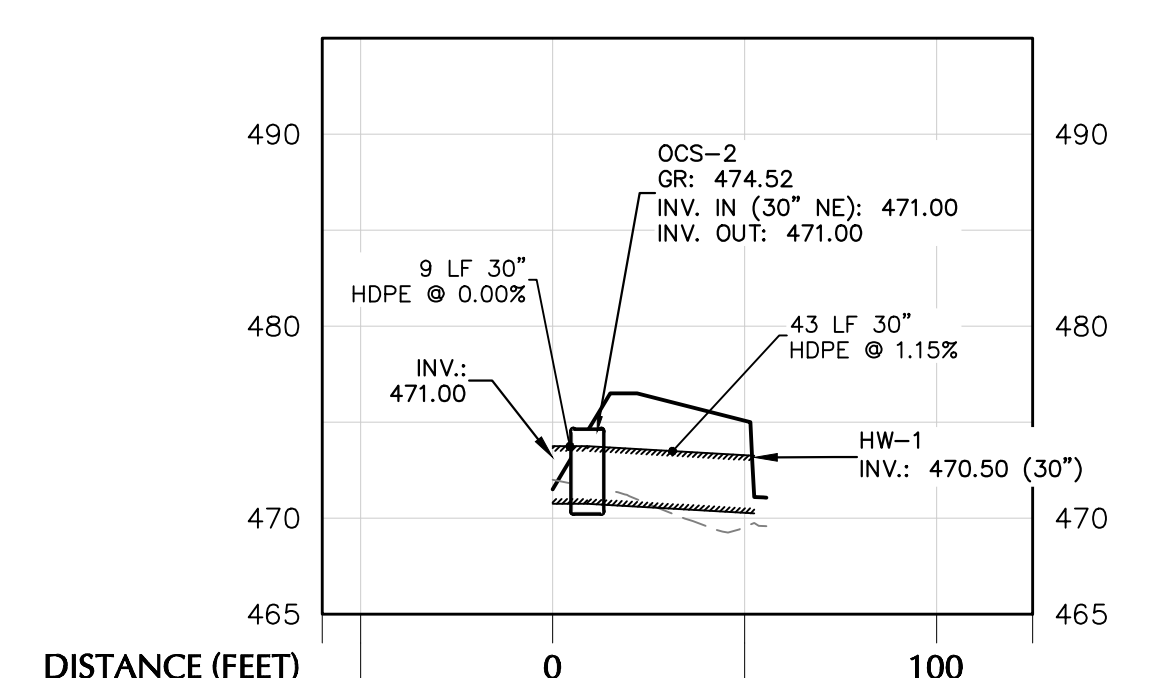
CB-31 TO HW-19



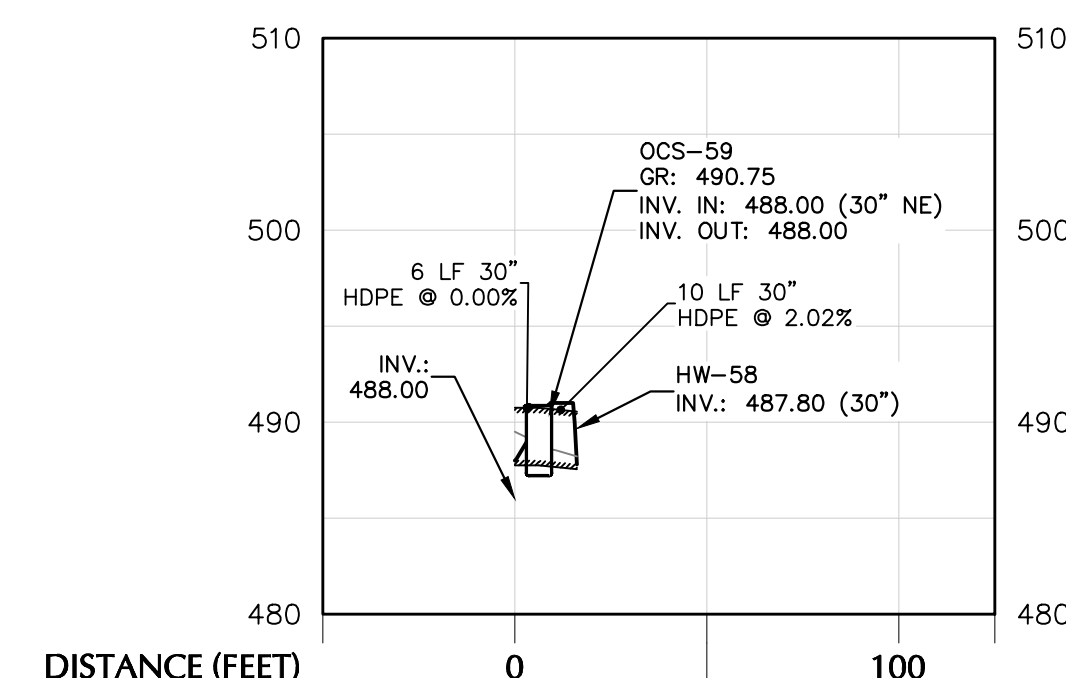
CB-6 TO HW-5



HW-4 TO HW-3



OCS-2 TO HW-1



OCS-61 TO HW-60

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON: JOHN P. EWASUTYN
DATE: _____



7/7/2023
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PROFESSIONAL ENGINEER N.Y. Lic. No. 062303

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Project: **MATRIX I-84 DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

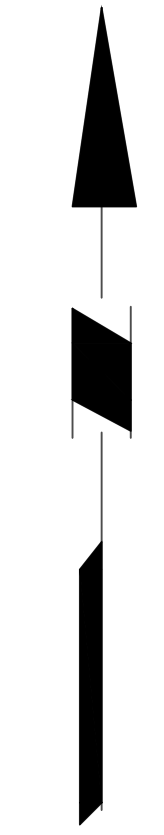
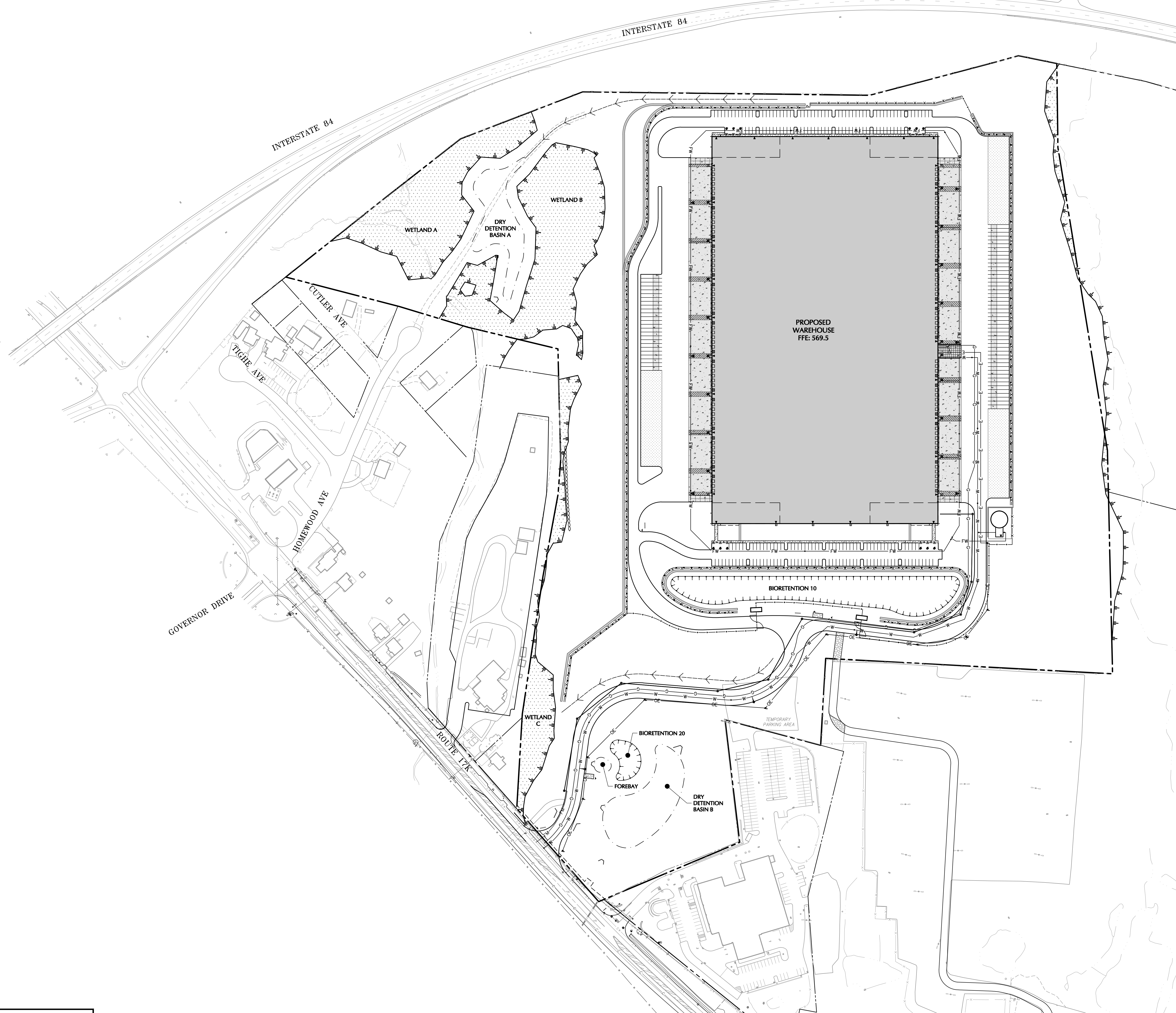
Drawing Title: **DRAINAGE PROFILE (2 OF 2)**

Project No.: 190063302
Date: JULY 10, 2023
Drawn By: LM
Checked By: MF

Drawing No.: **CG502**
Sheet 22 of 45

Date	Description	No.
	Revisions	

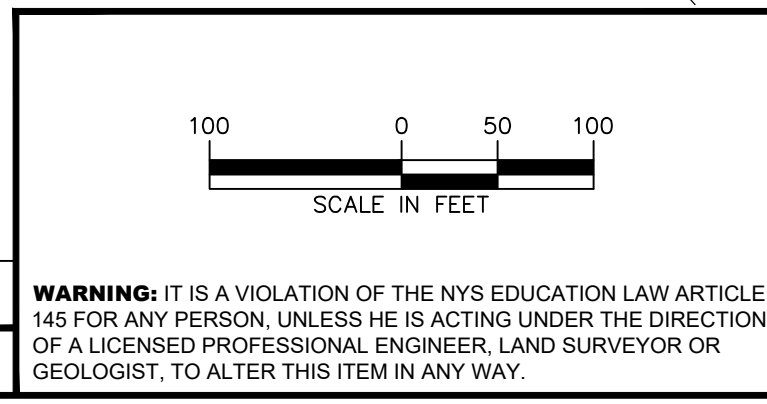
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TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EWASUTYN

Date	Description	No.
Revisions		



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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL UTILITY
PLAN**

Project No. 190063302	Drawing No. CU100
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	
Sheet 23 of 45	

INTERSTATE 84

WETLAND A

DRY DETENTION BASIN A

WETLAND B

PROPOSED WAREHOUSE
FFE: 569.0

PROPOSED DIP CL-52 FIRE SUPPRESSION LOOP (TYP.)

PROPOSED HYDRANT WITH BOLLARDS WITHIN TRUCK COURT (TYP.)

PROPOSED SPRINKLER RISER FEED LATERAL (TYP.)

PROPOSED GAS SERVICE BUILDING CONNECTION

PROPOSED ELECTRIC AND TELEPHONE SERVICE BUILDING CONNECTION

PROPOSED DOMESTIC WATER SERVICE BUILDING CONNECTION

PROPOSED DIP CL-52 DOMESTIC WATER SERVICE

PROPOSED WATER VALVE (TYP.)

PROPOSED DIP CL-52 FIRE SUPPRESSION LOOP (TYP.)

AIR RELEASE VALVE MANNHOLE

WATER AVE

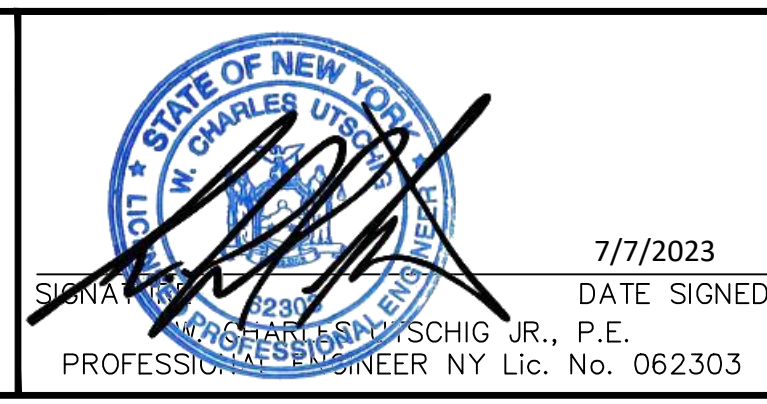
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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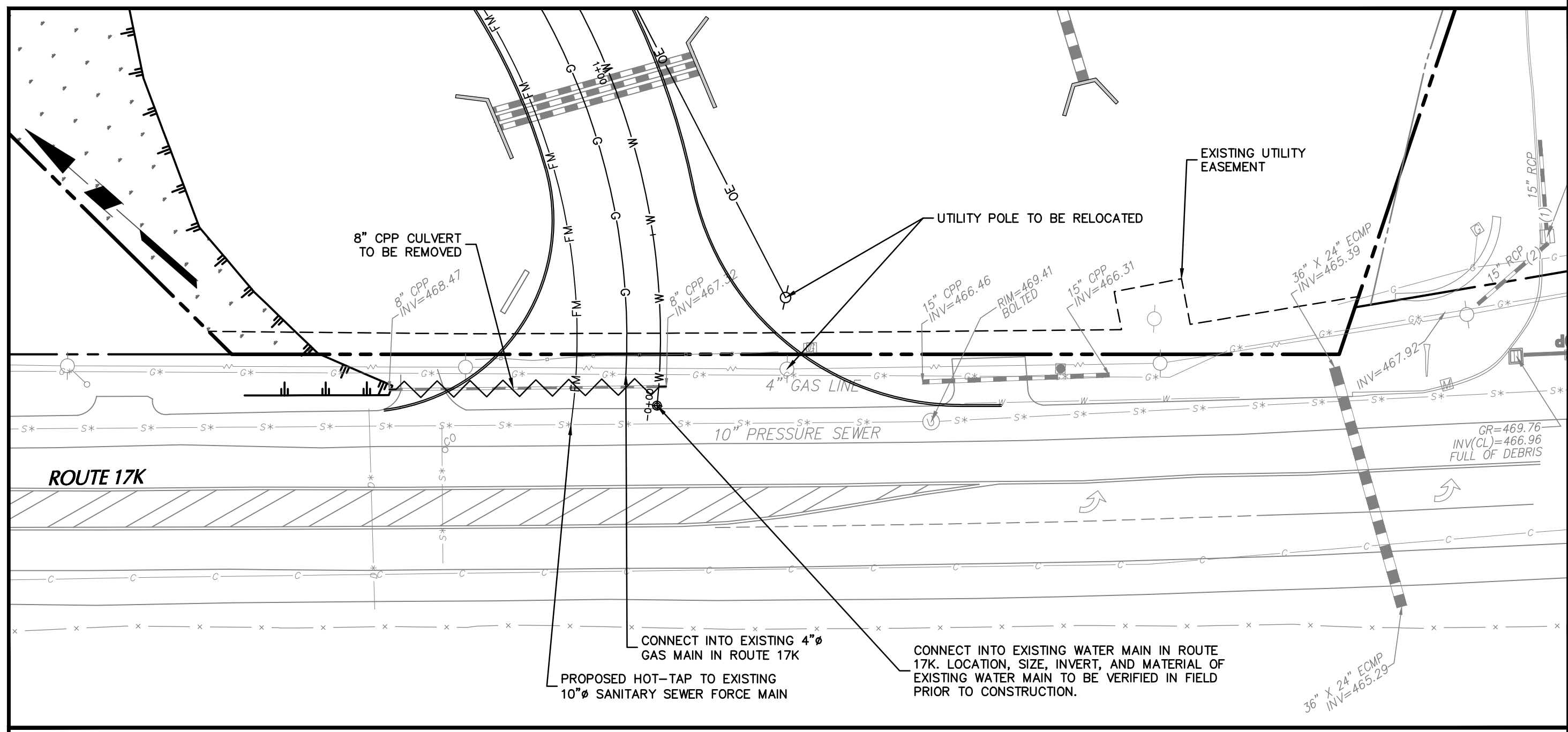
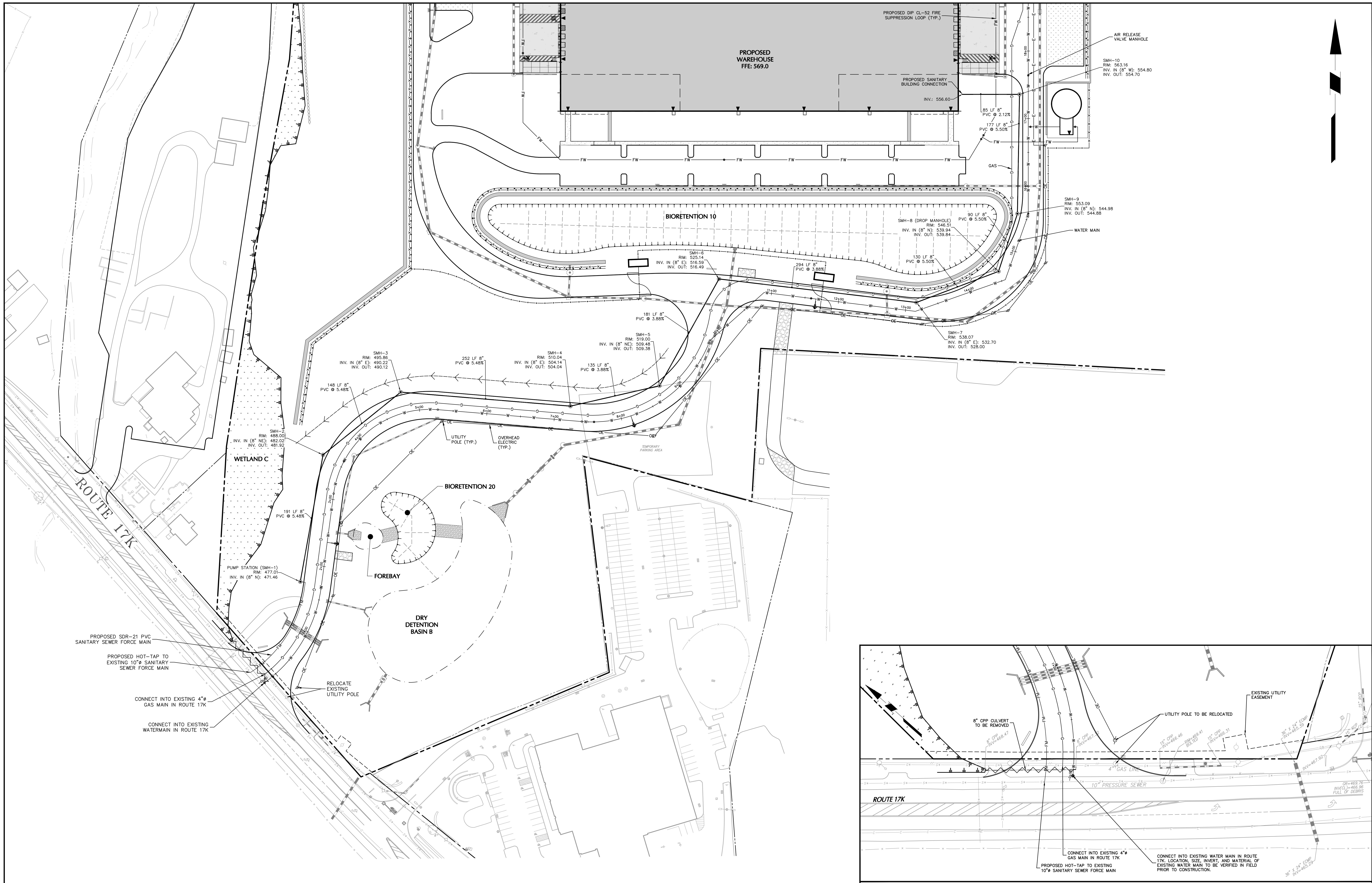


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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**UTILITY PLAN
(1 OF 2)**

Project No.
190063302
Date
JULY 10, 2023
Drawing No.
CU101
Drawn By
LM
Checked By
CU
Sheet 24 of 45



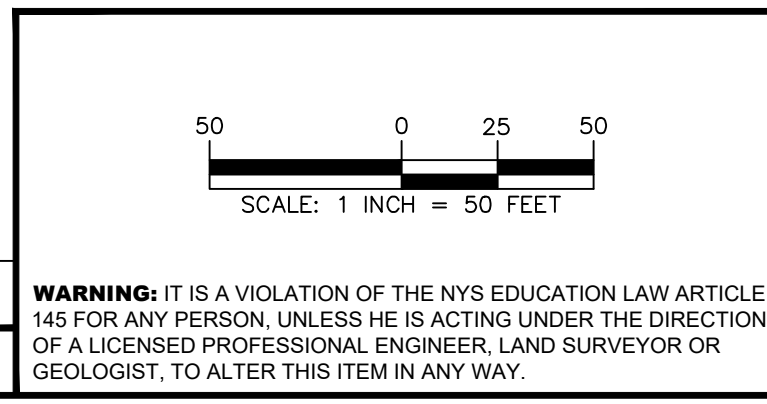
ROUTE 17K UTILITY ENLARGEMENT
SCALE: 1"=30'

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		



STATE OF NEW YORK
SEAL OF PROFESSIONAL ENGINEER

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DATE SIGNED

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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**UTILITY PLAN
(2 of 2)**

Project No.
190063302

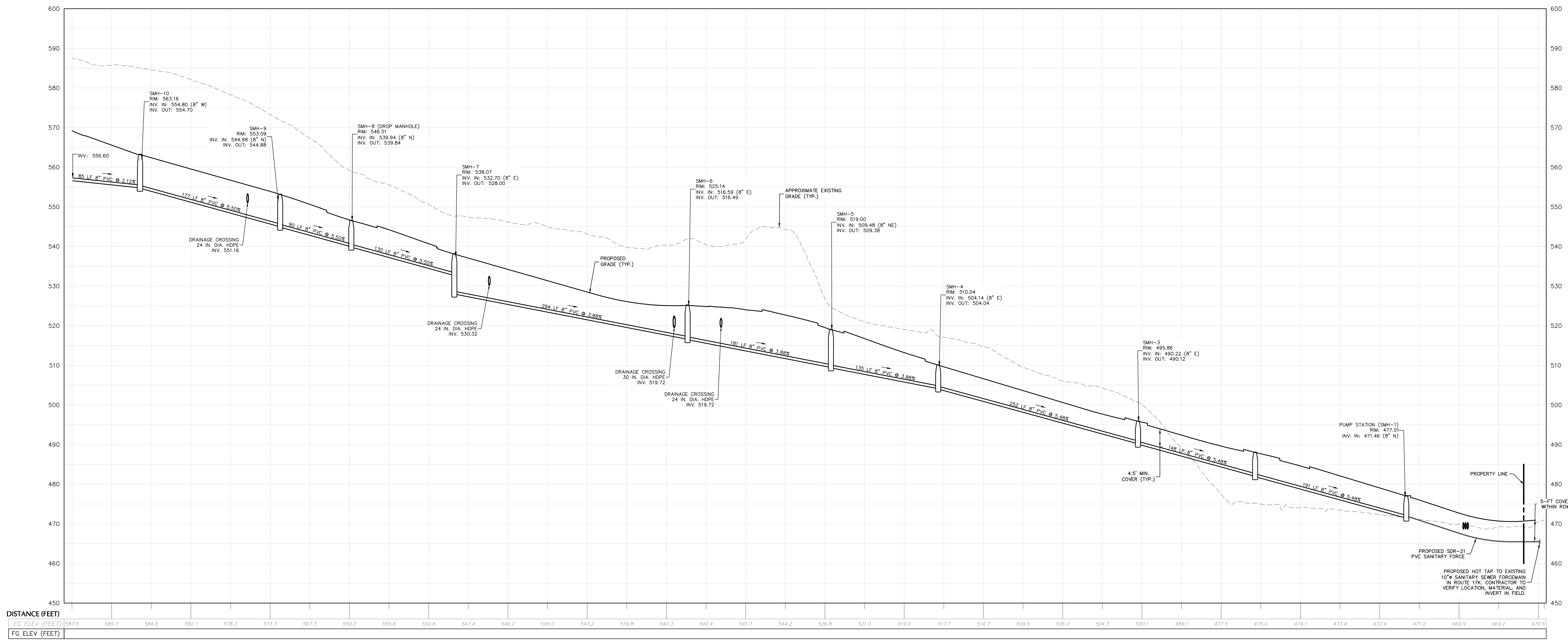
Date
JULY 10, 2023

Drawn By
LM

Checked By
CU

Drawing No.
CU102

Sheet 25 of 45



SANITARY SEWER PROFILE
SCALE: H: 1"=50'
V: 1"=10'

TOWN OF NEWBURGH APPROVAL BOX
 TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
 JOHN P. EWASUTYN

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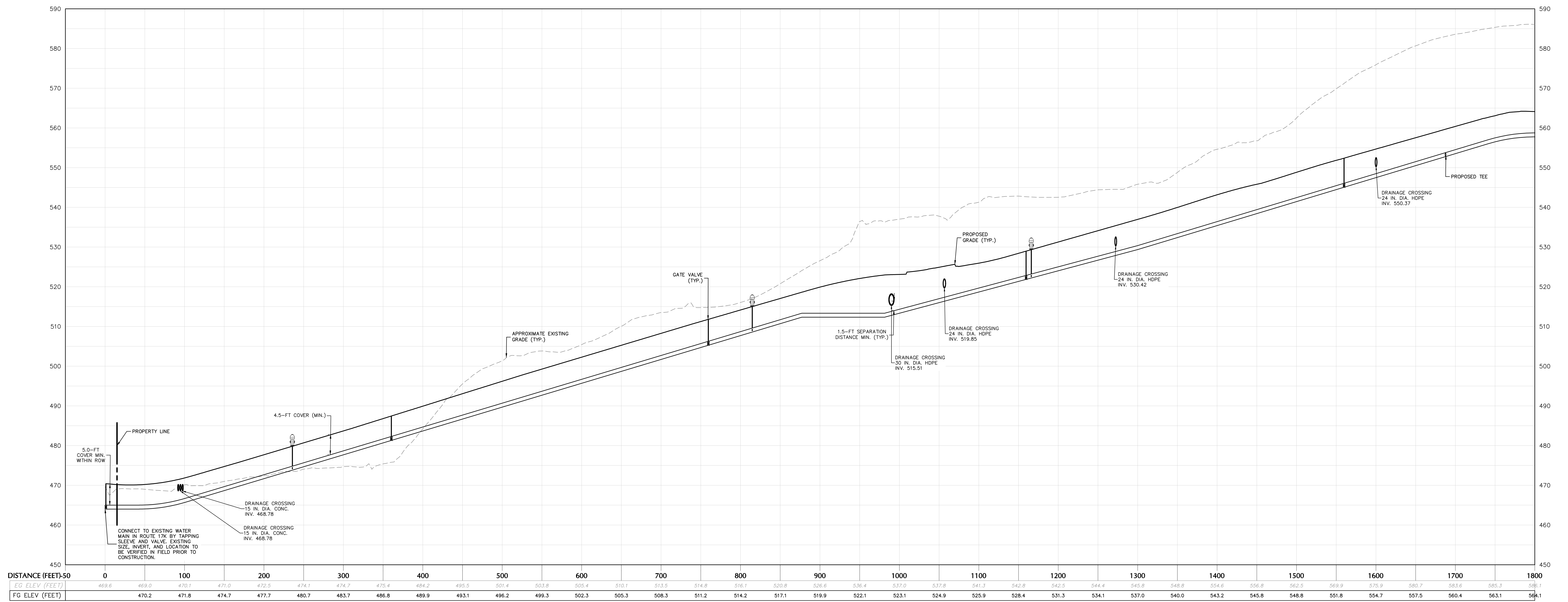
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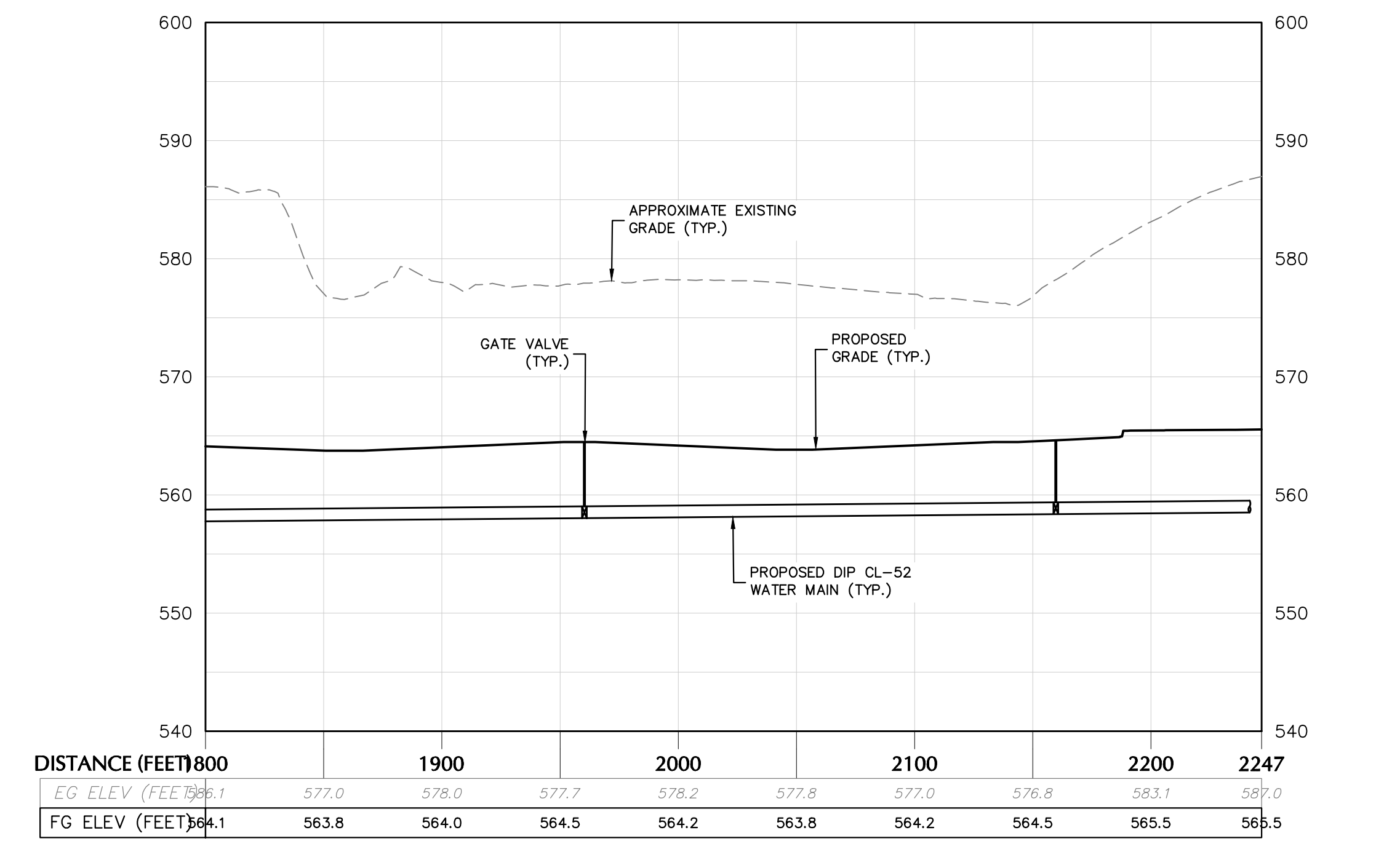
Project
MATRIX I-84
DISTRIBUTION CENTER
 SECTION No. 86, BLOCK No. 1, LOT No. 97
 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title
SANITARY SEWER PROFILE

Project No.
 190063302
 Date
 JULY 10, 2023
 Drawn By
 LM
 Checked By
 MF
 Drawing No.
CU201
 Sheet 26 of 45



WATERMAIN PROFILE (1 OF 2)
SCALE: H: 1"=50'
V: 1"=10'



WATERMAIN PROFILE (2 OF 2)
SCALE: H: 1"=50'
V: 1"=10'

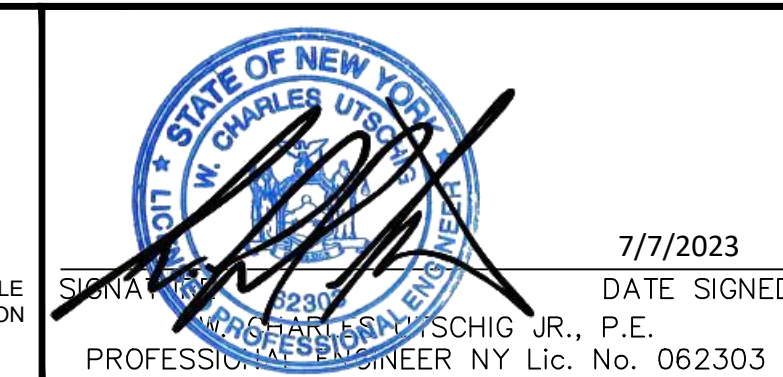
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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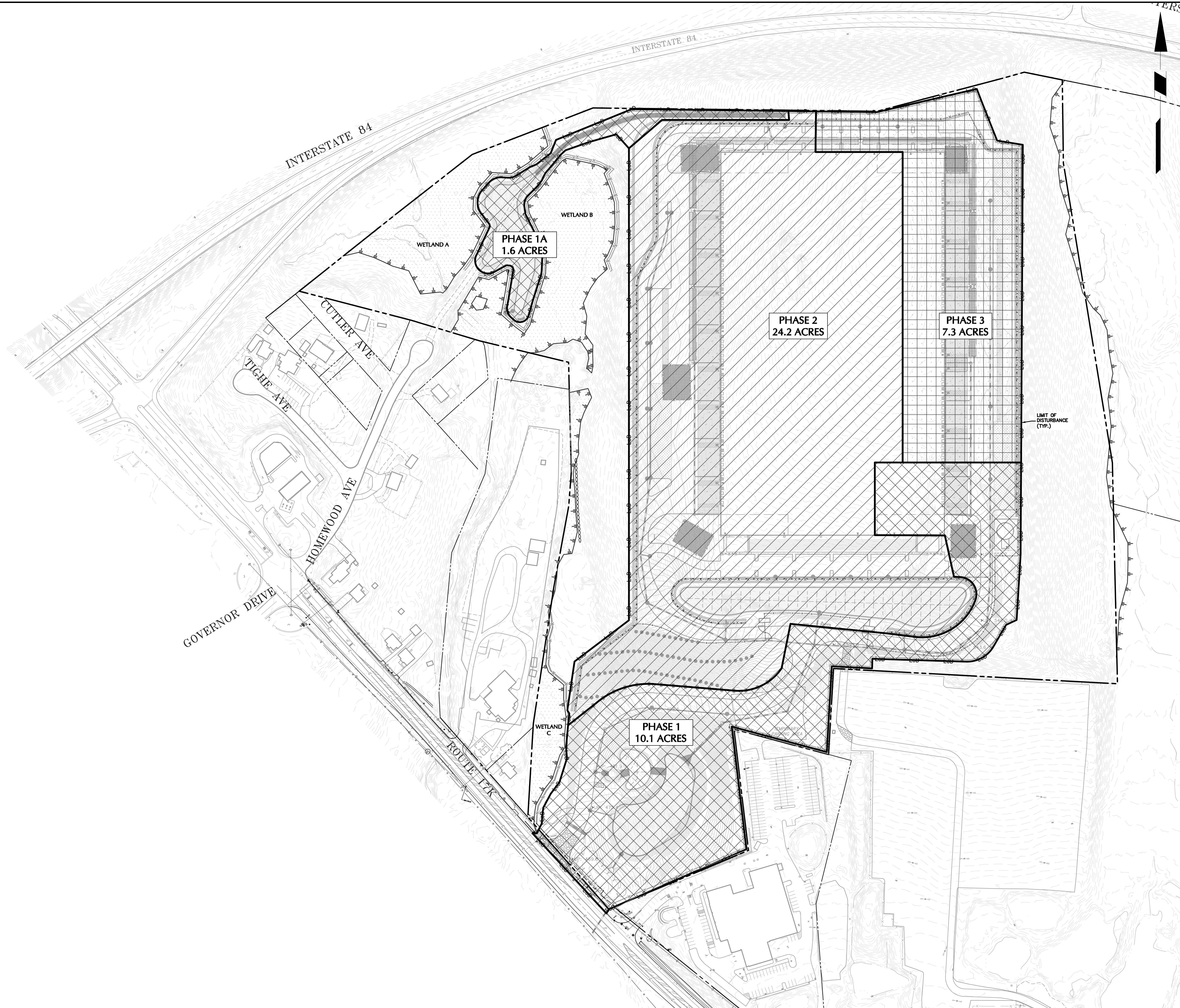


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Project
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DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**WATER
MAIN
PROFILE**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF
Drawing No.
CU202
Sheet 27 of 45



KEY

	PHASE 1
	PHASE 2
	PHASE 3

- PHASING NOTES**
- THIS PROJECT WILL BE COMPLETED IN FOUR PHASES AS FOLLOWS:
 - PHASE 1A - INSTALLING CONSTRUCTION FENCE, INSTALLING SILT FENCE, TREE REMOVAL AND CLEARING/GRUBBING ACTIVITIES.
 - PHASE 1 - INSTALLING SEDIMENT BASINS A AND B, INSTALLING SWALE, TEMPORARY CONSTRUCTION ACCESS ROAD, AND CONSTRUCTION STAGING.
 - PHASE 2 - CONSTRUCTING RETAINING WALL 1, 1A, AND 4, AND LEVELING OUT AND STABILIZING THE BUILDING PAD.
 - PHASE 3 - CONSTRUCTING RETAINING WALLS 2 AND 3 AND THE EASTERN TRUCK COURT.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EWASUTYN

Date	Description	No.
Revisions		

100 0 50 100
SCALE IN FEET

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DATE SIGNED

SURNAME
PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

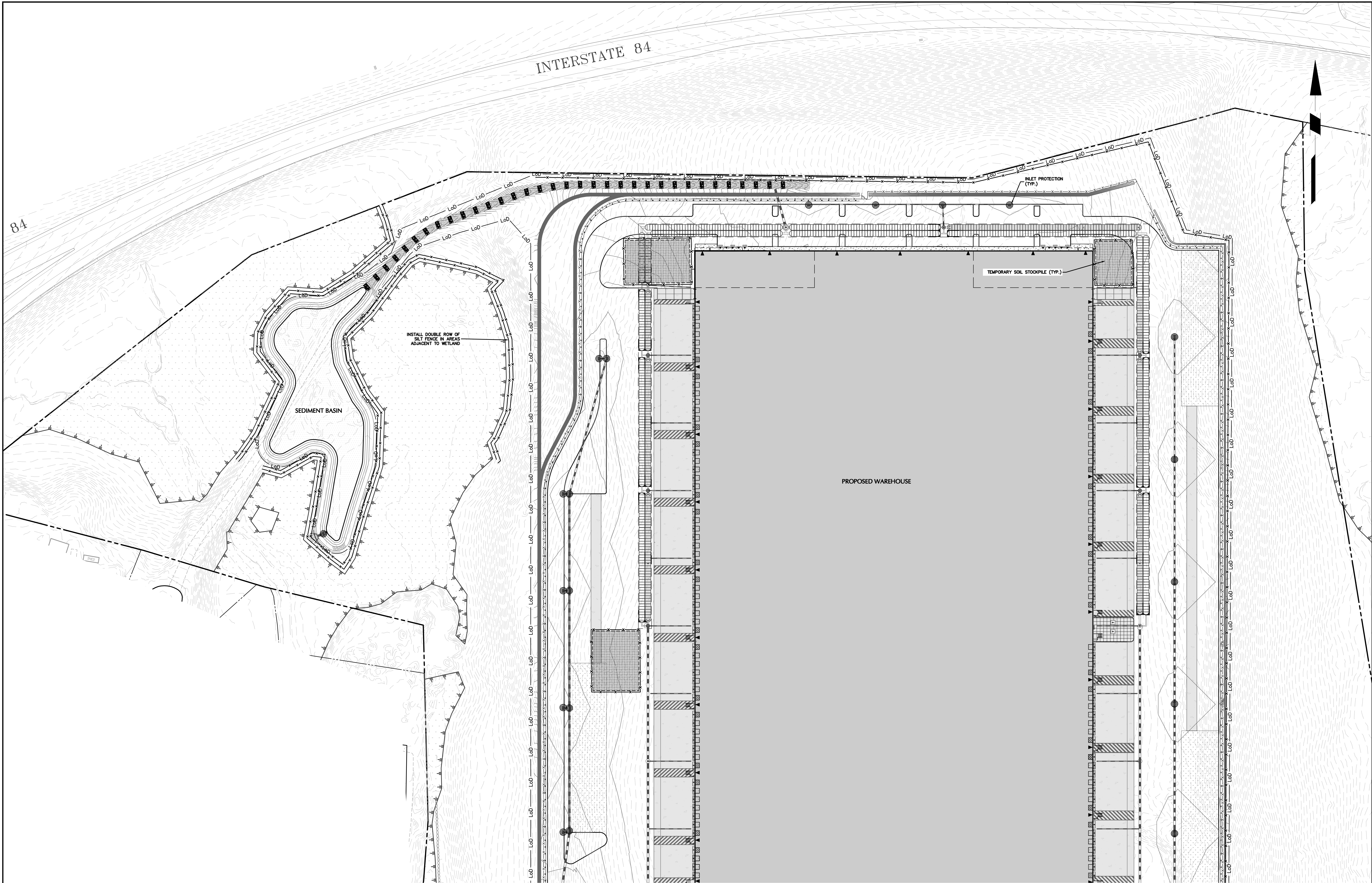
Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
PHASING PLAN

Project No. 190063302	Drawing No. CE100
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	
Sheet 28 of 45	

INTERSTATE 84

84



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

SCALE: 1 INCH = 50 FEET

50 0 25 50

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TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**EROSION &
SEDIMENT
CONTROL PLAN
(1 OF 2)**

Project No.
190063302

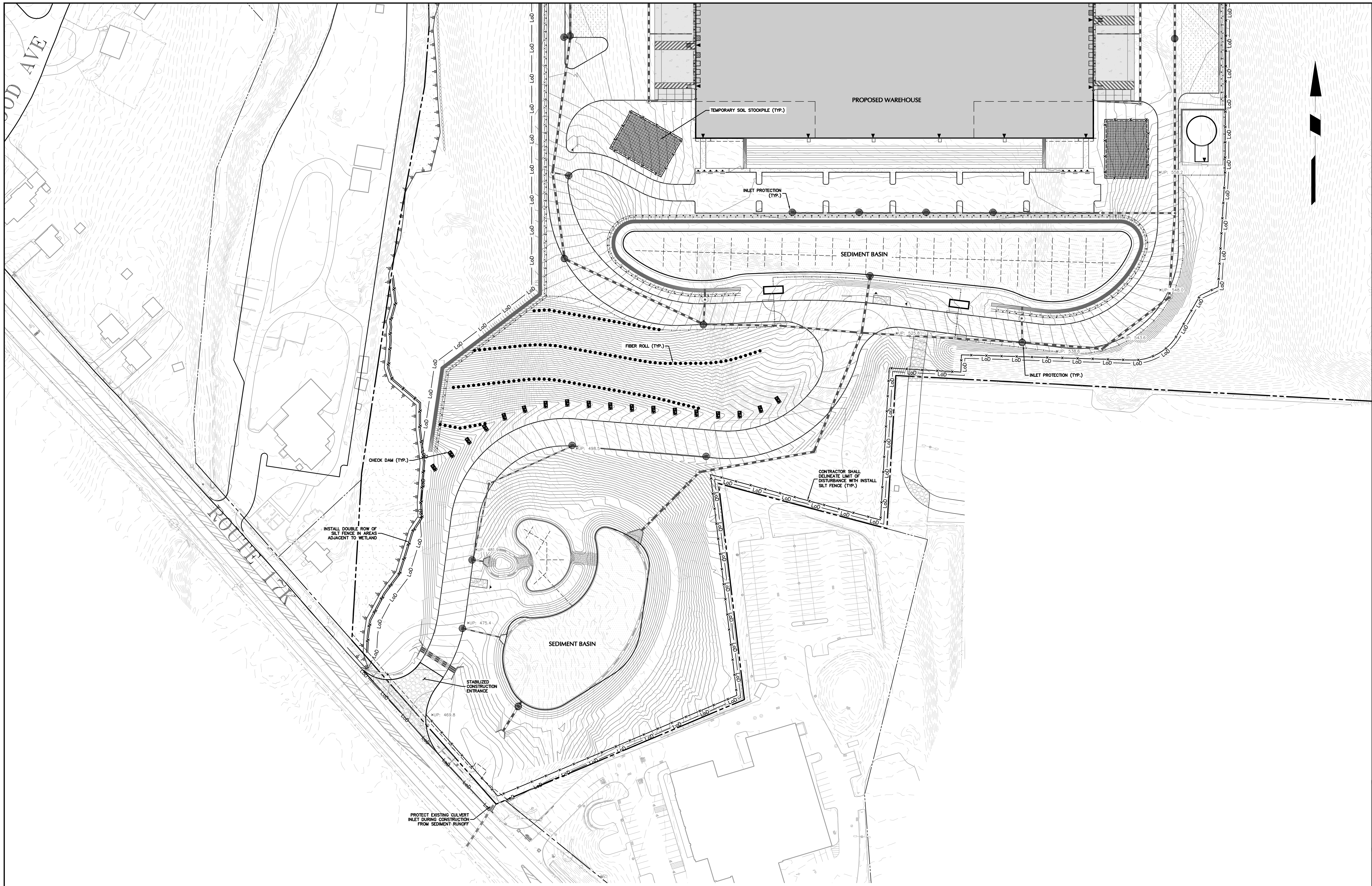
Date
JULY 10, 2023

Drawn By
LM

Checked By
CU

Drawing No.
CE101

Sheet 29 of 45

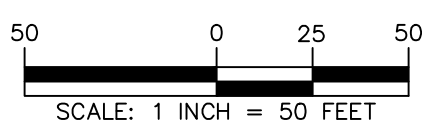


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
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7/7/2023
DATE SIGNED
JOHN P. SCHIG, JR., P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
Langan Engineering, Environmental, Surveying,
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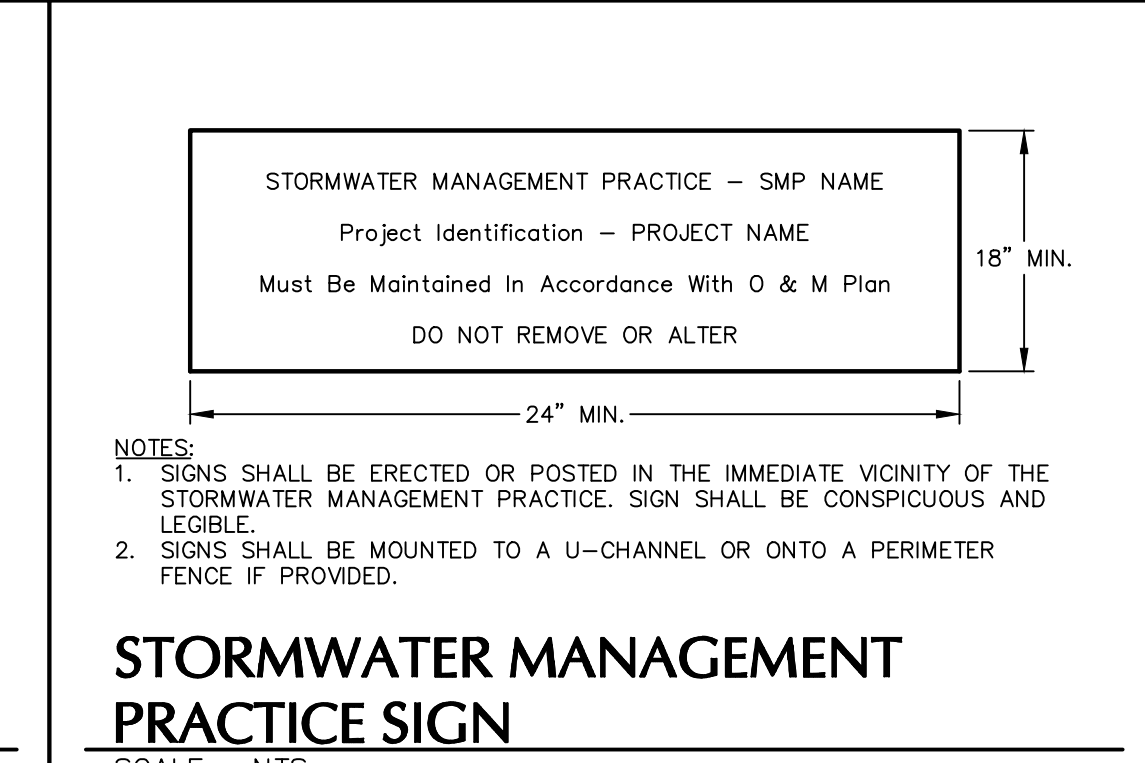
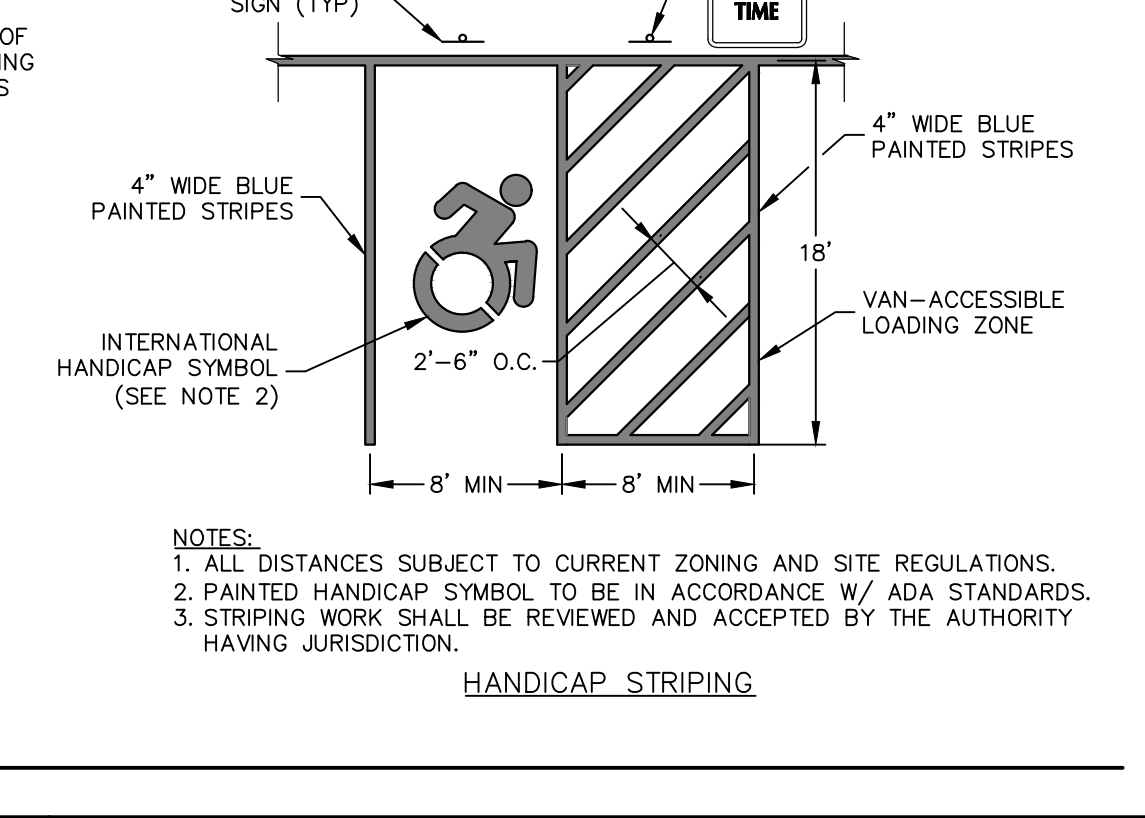
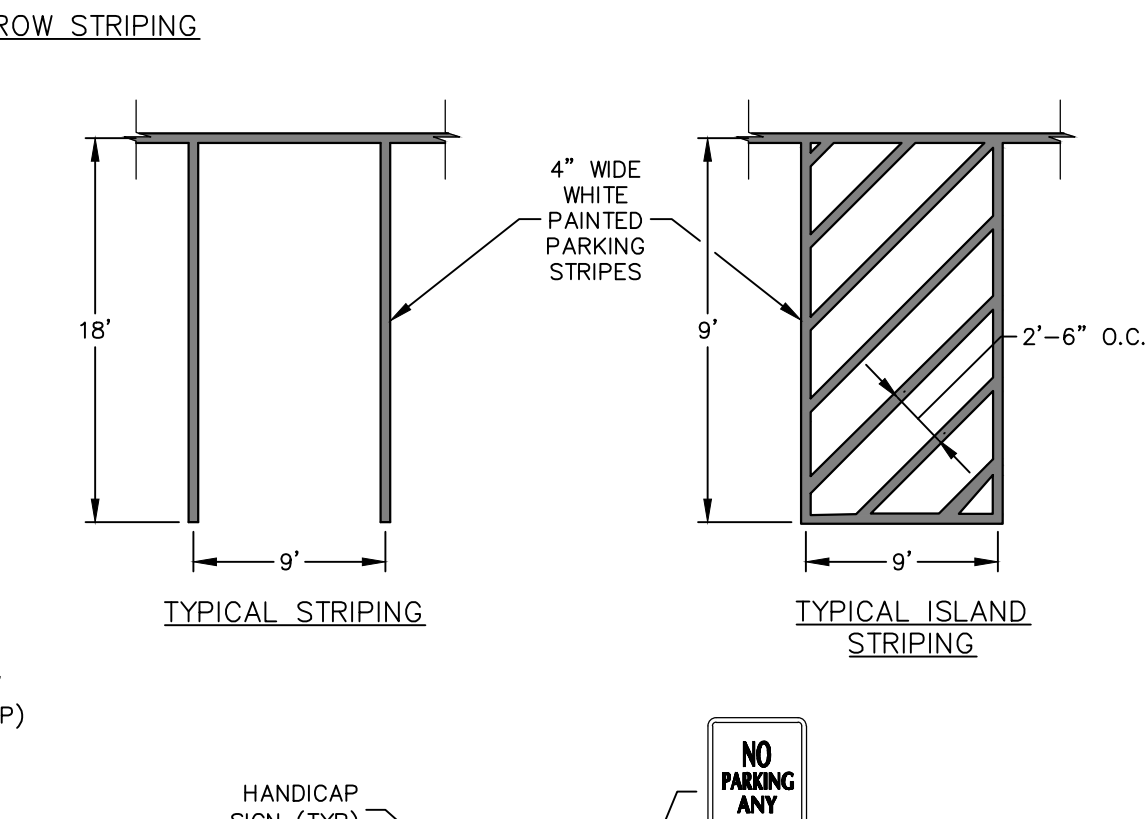
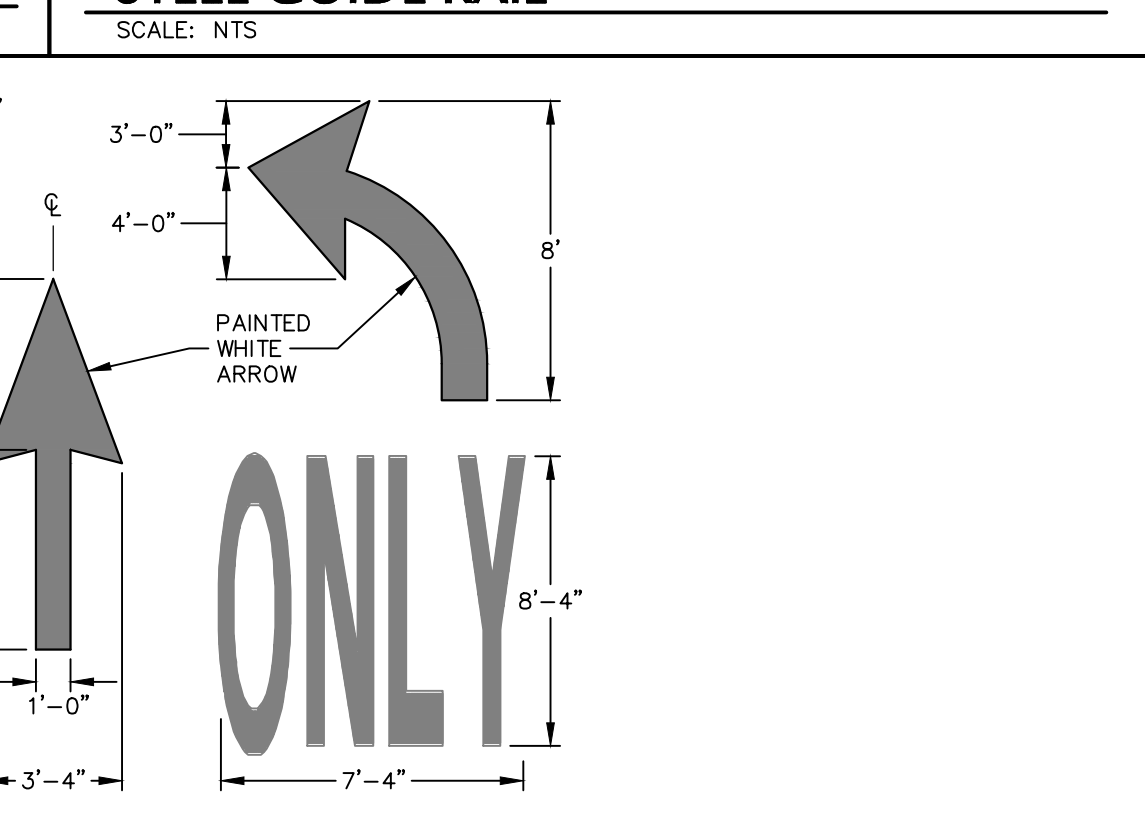
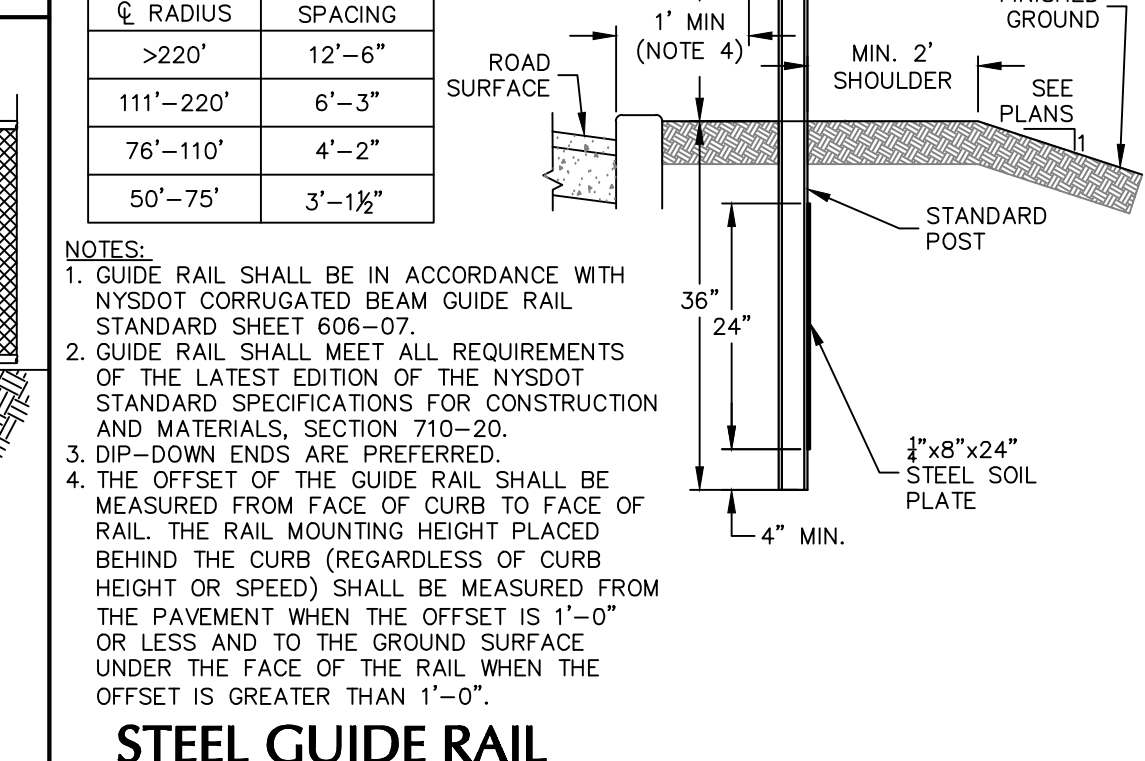
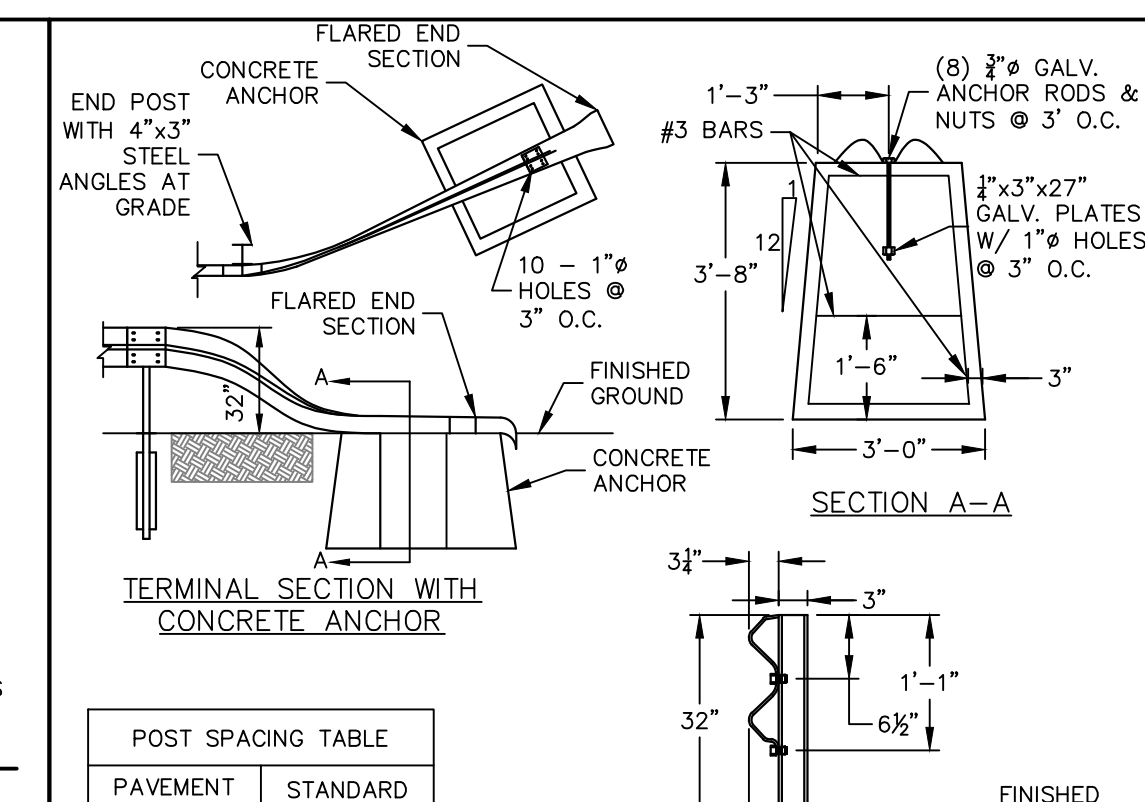
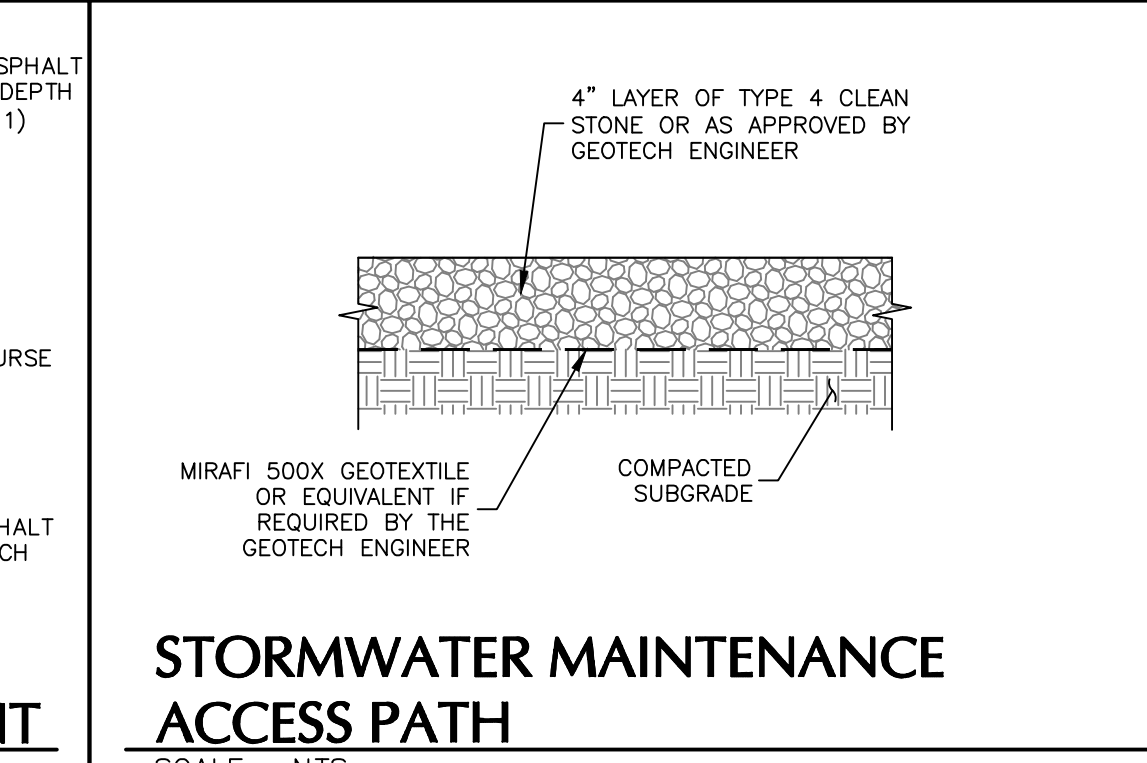
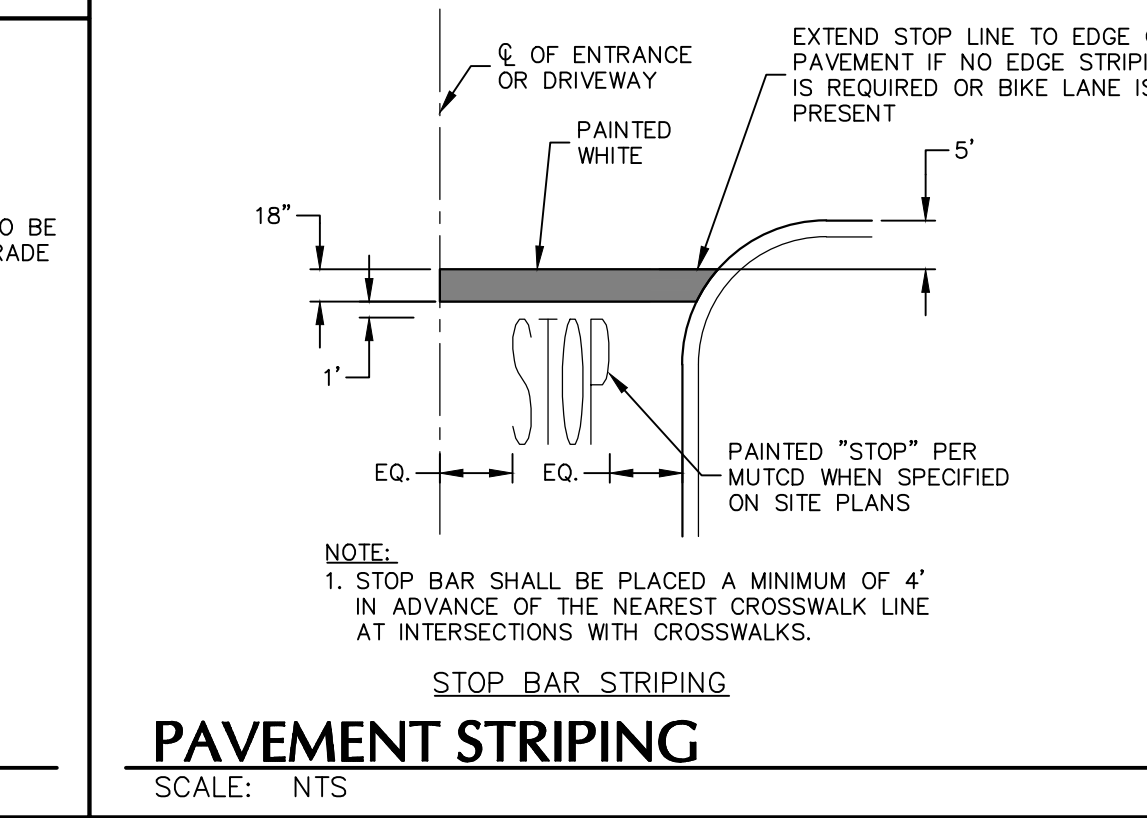
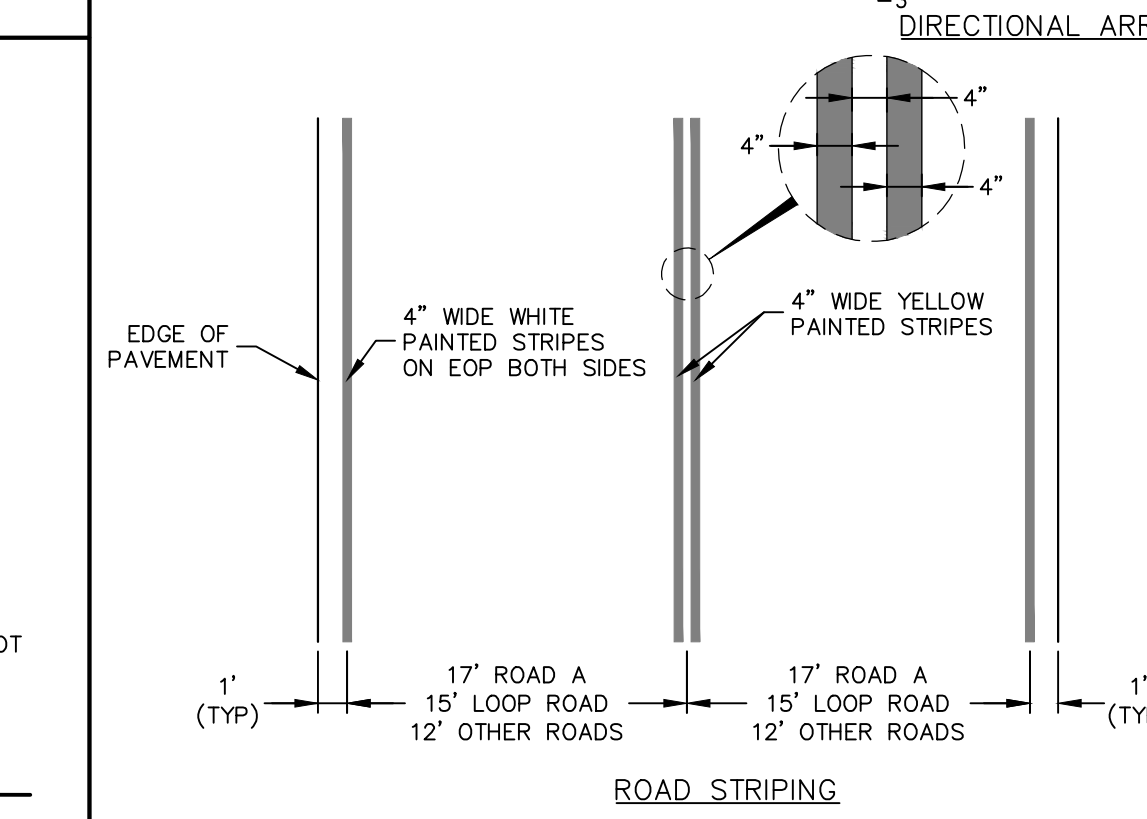
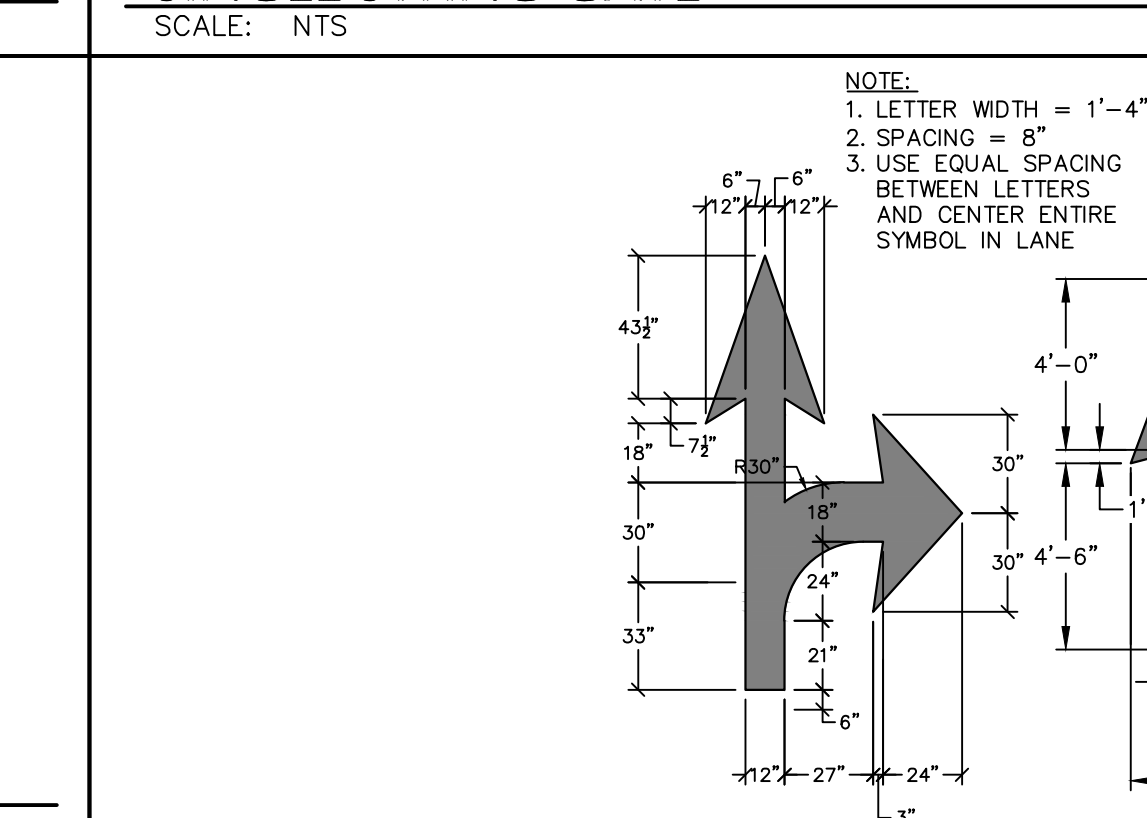
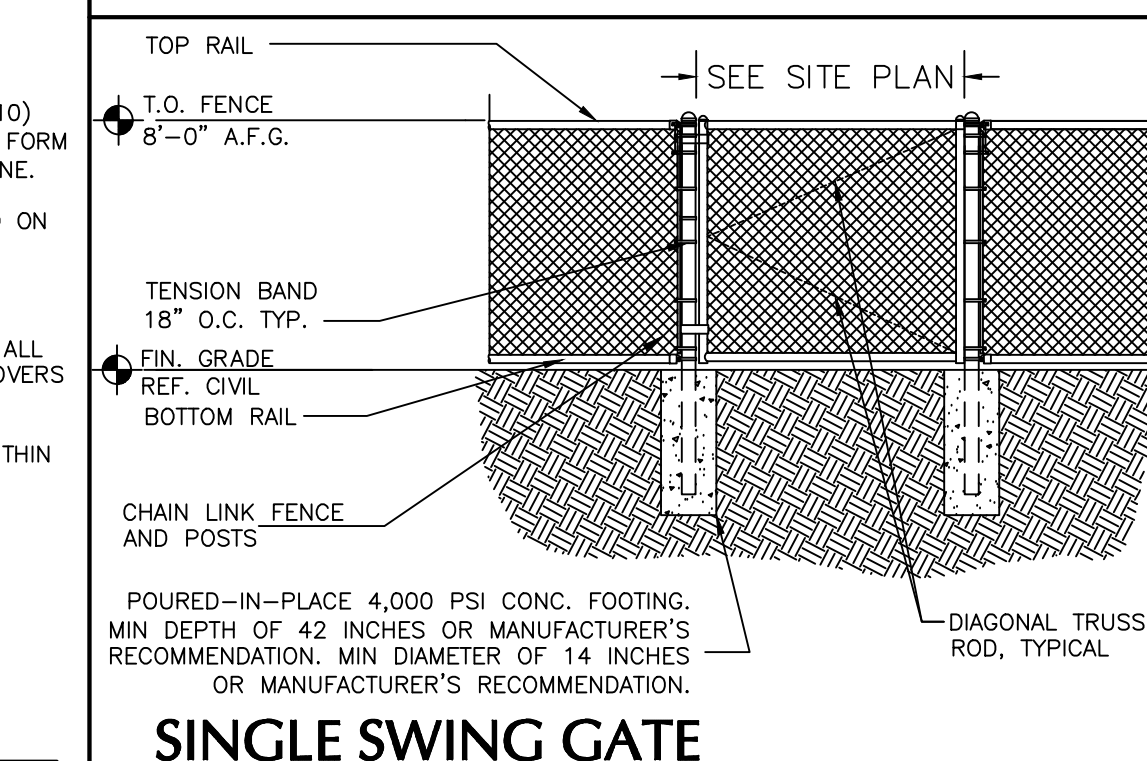
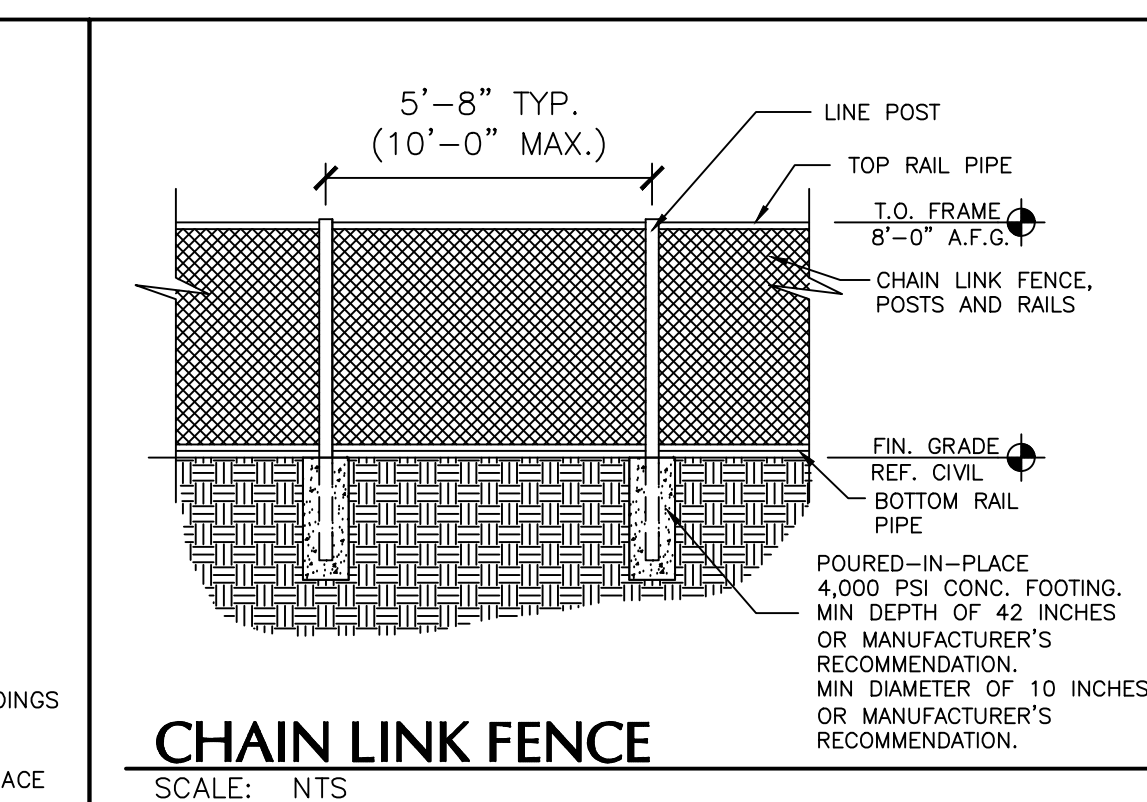
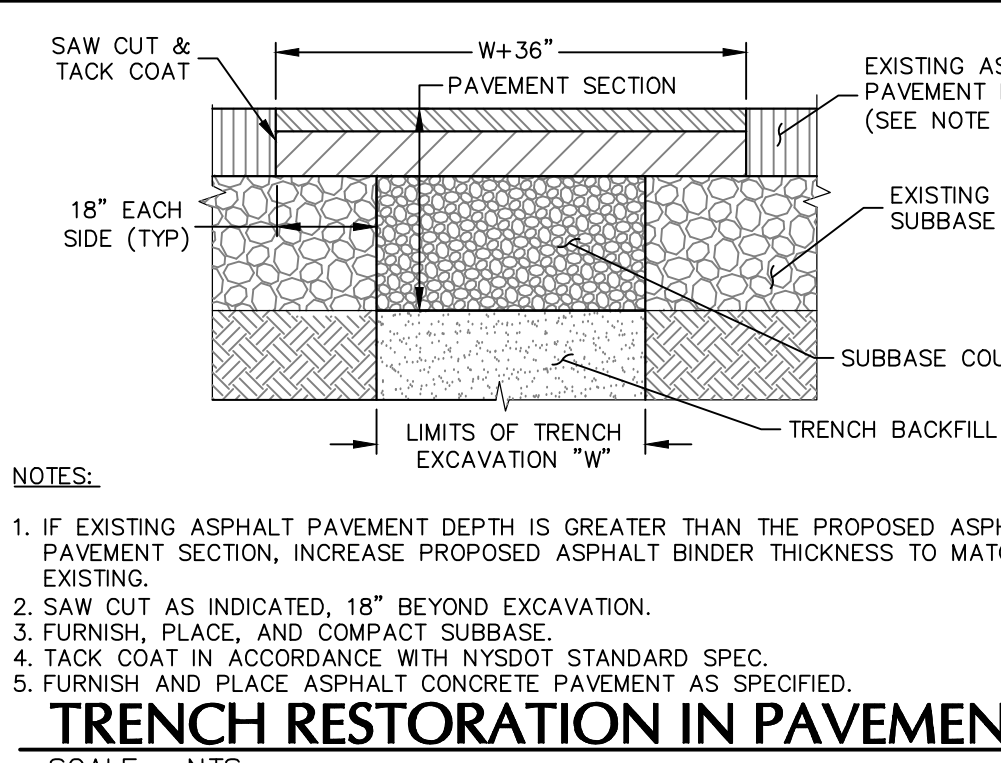
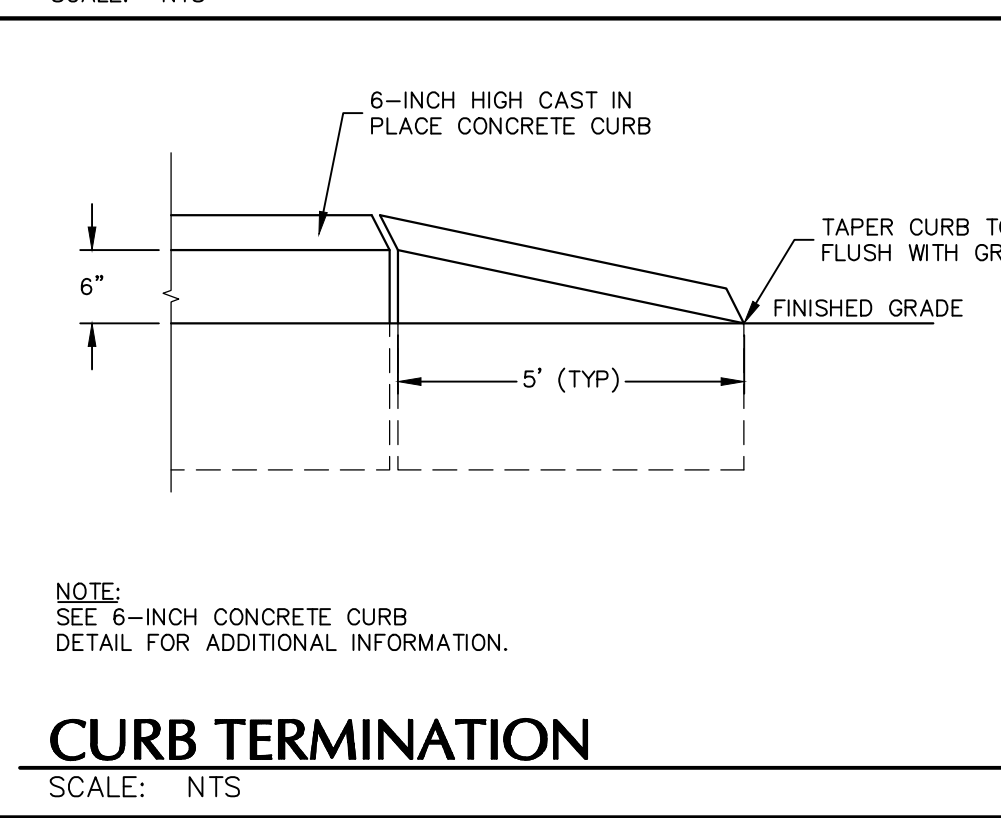
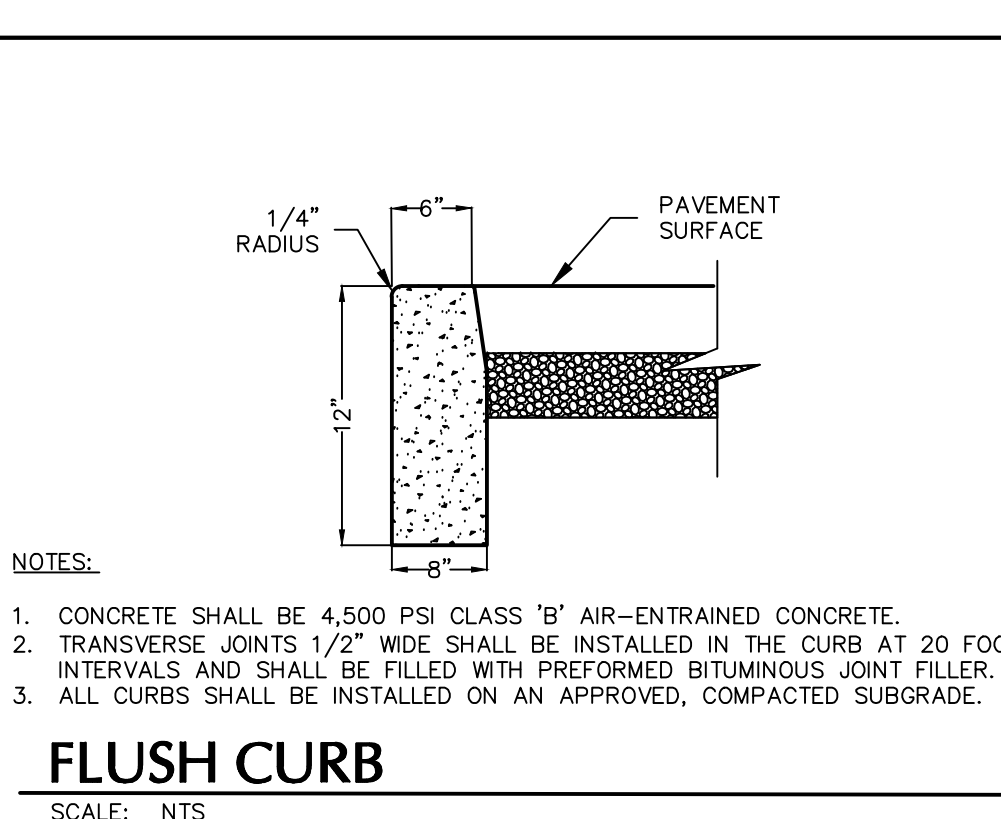
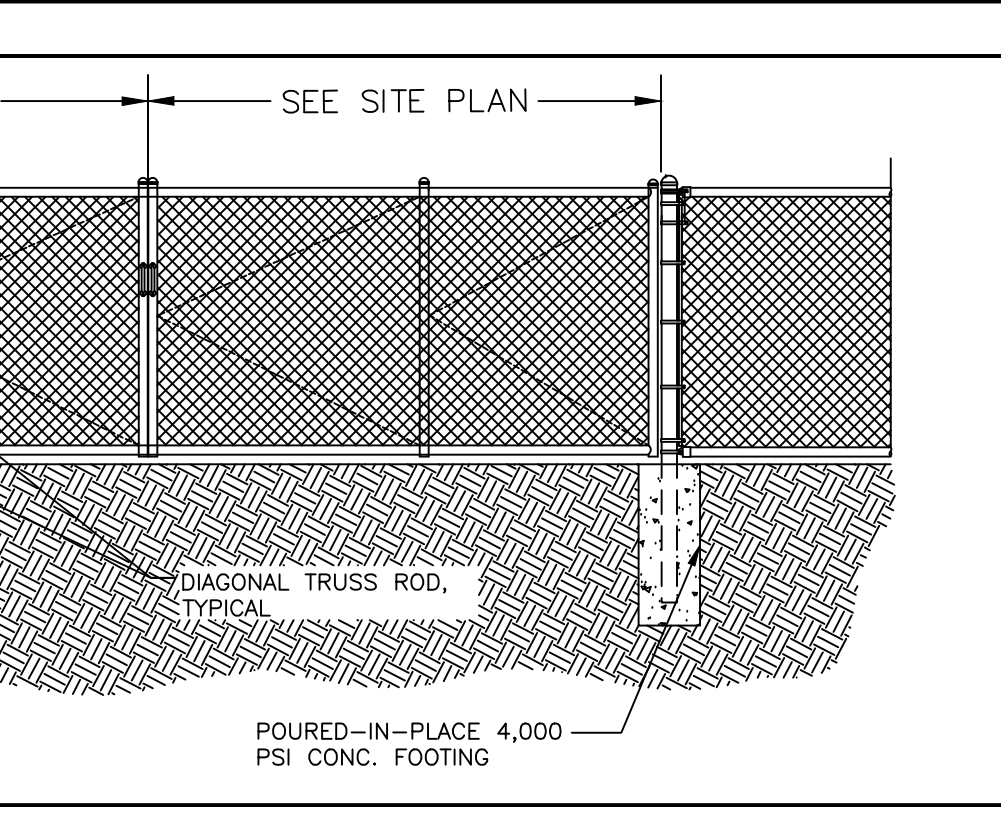
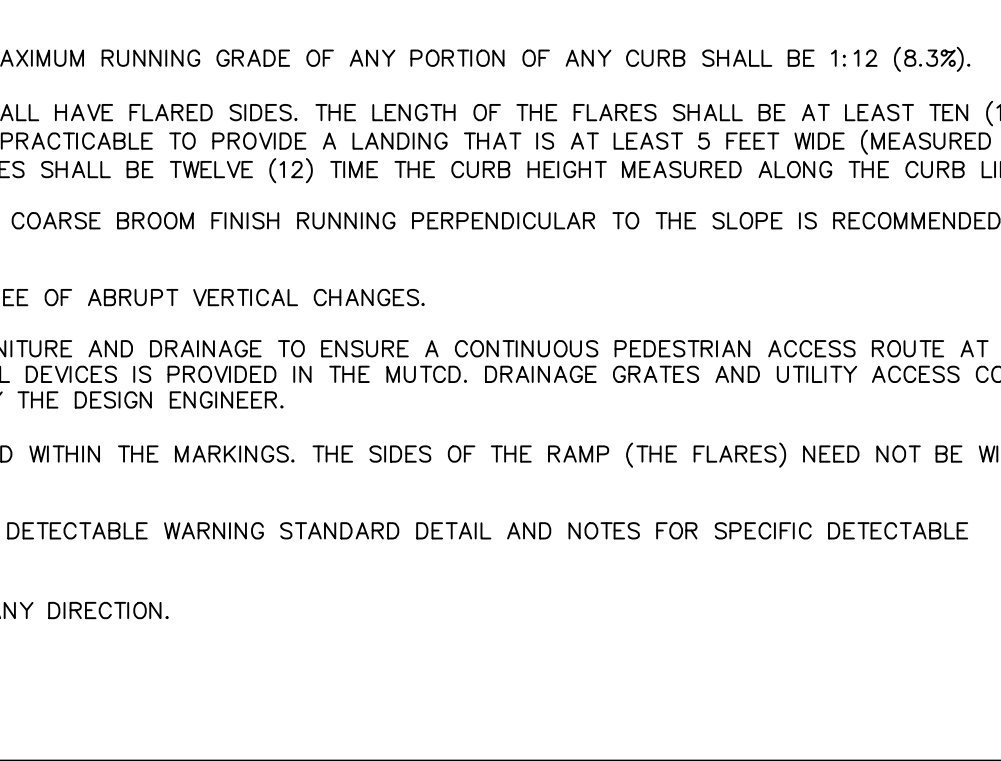
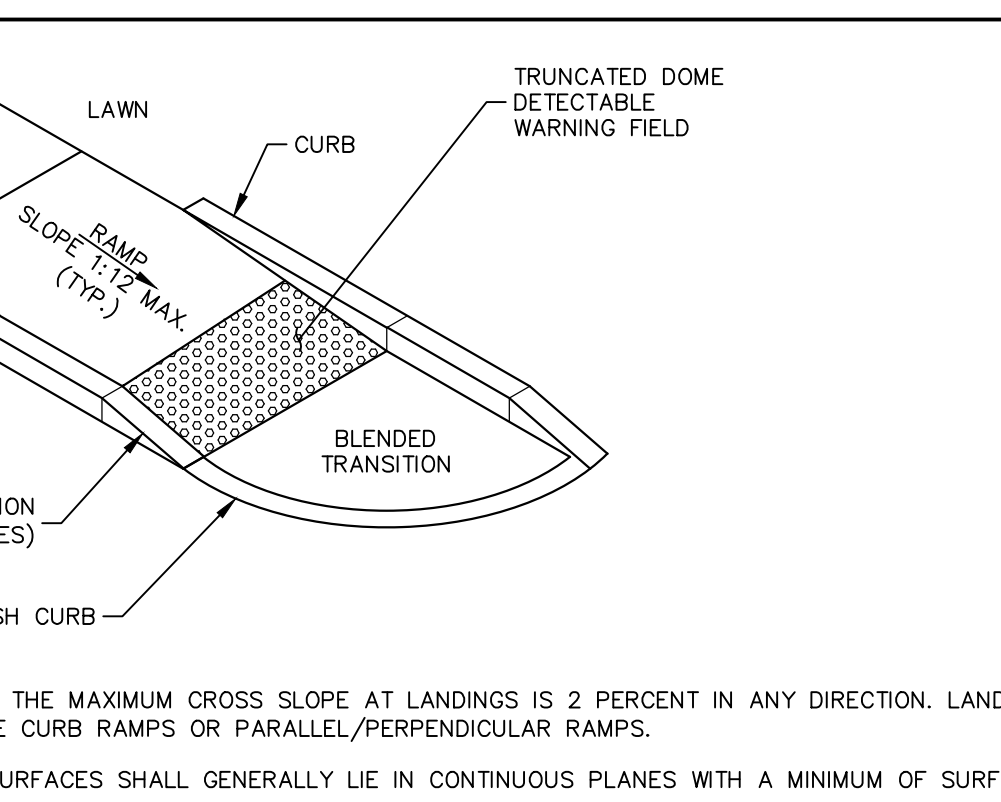
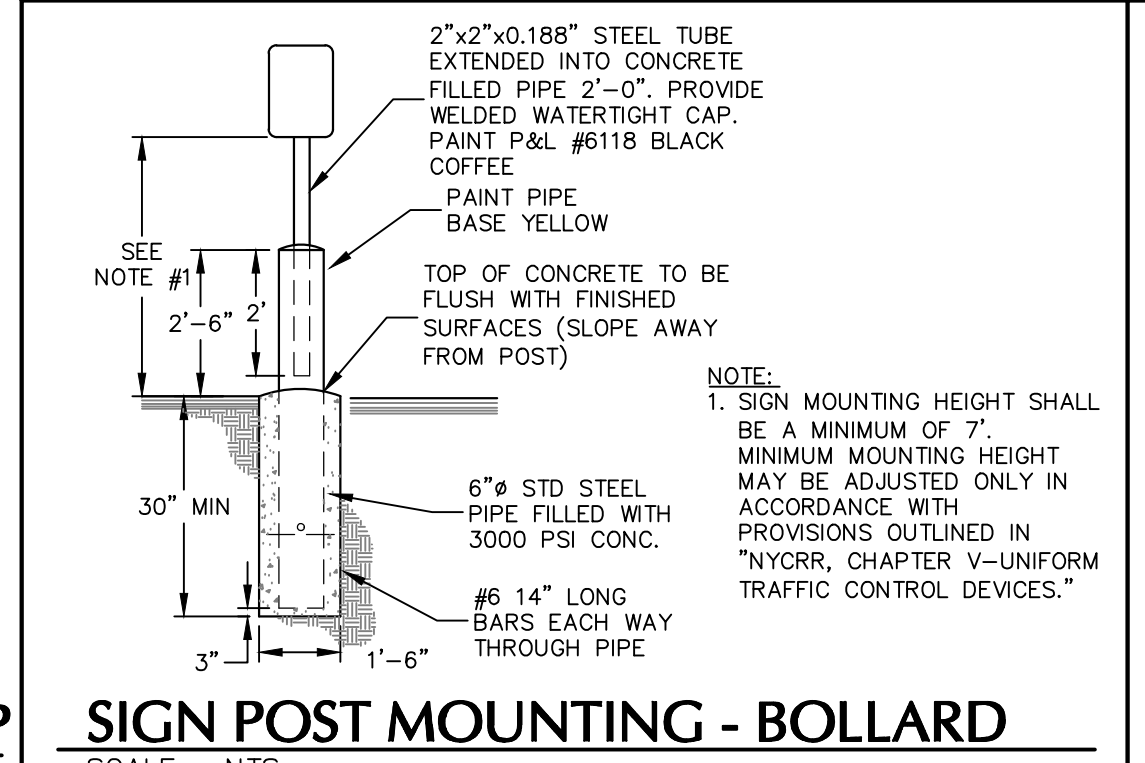
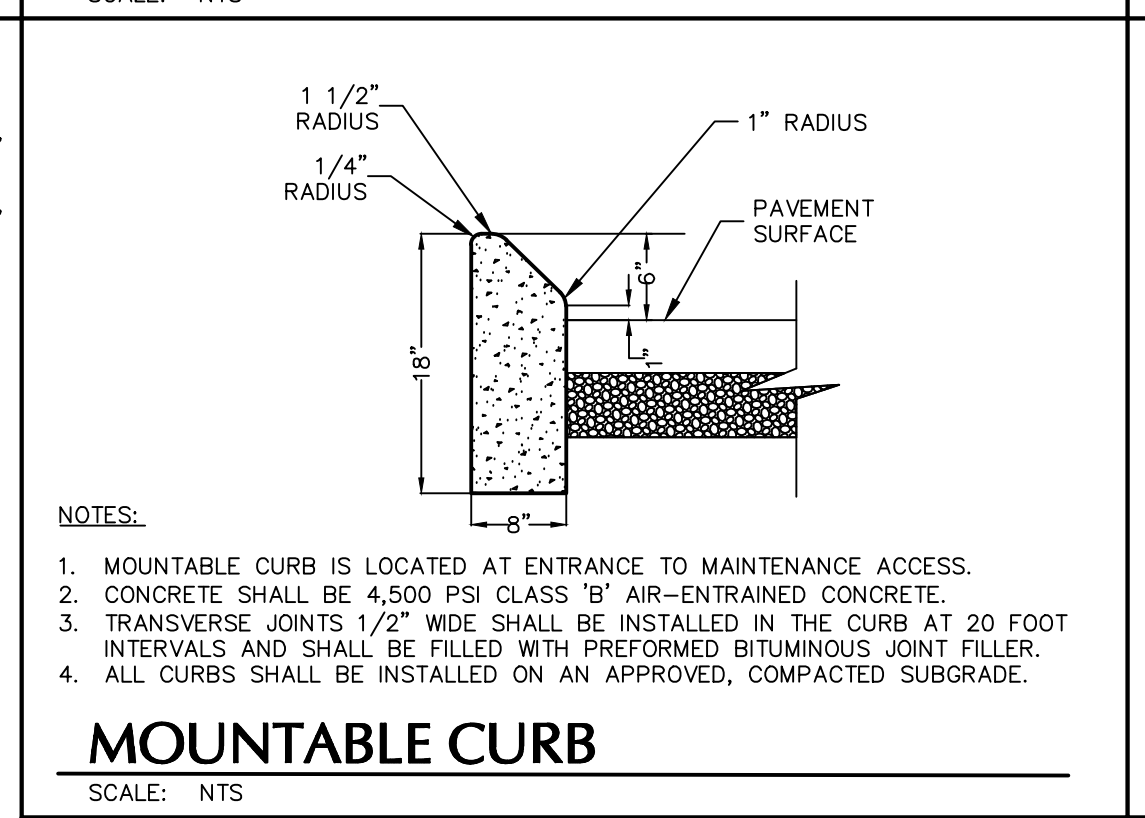
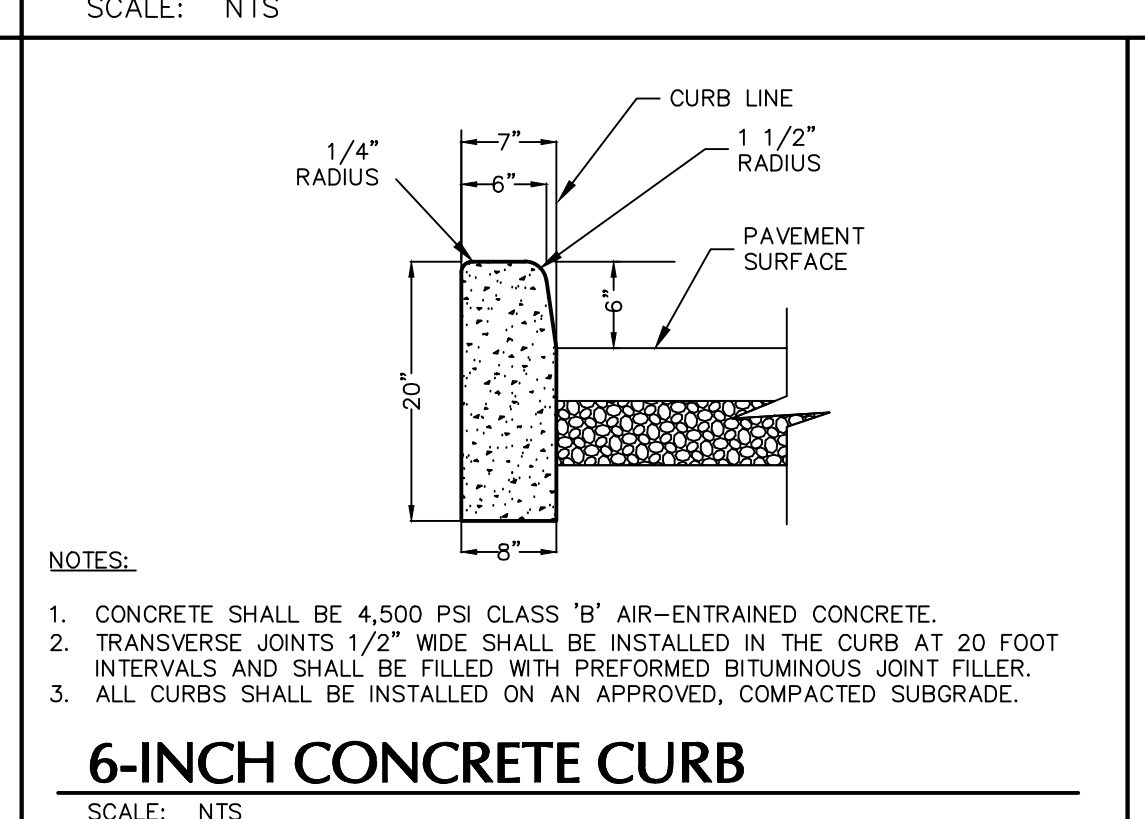
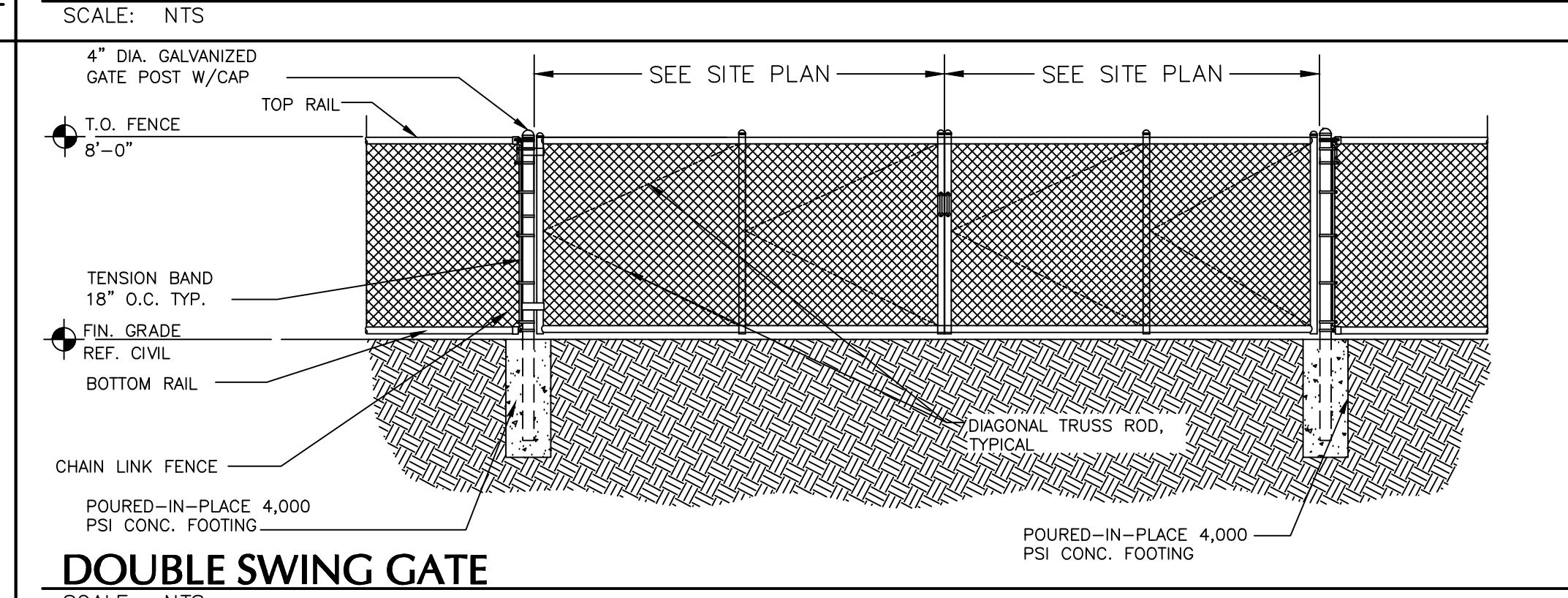
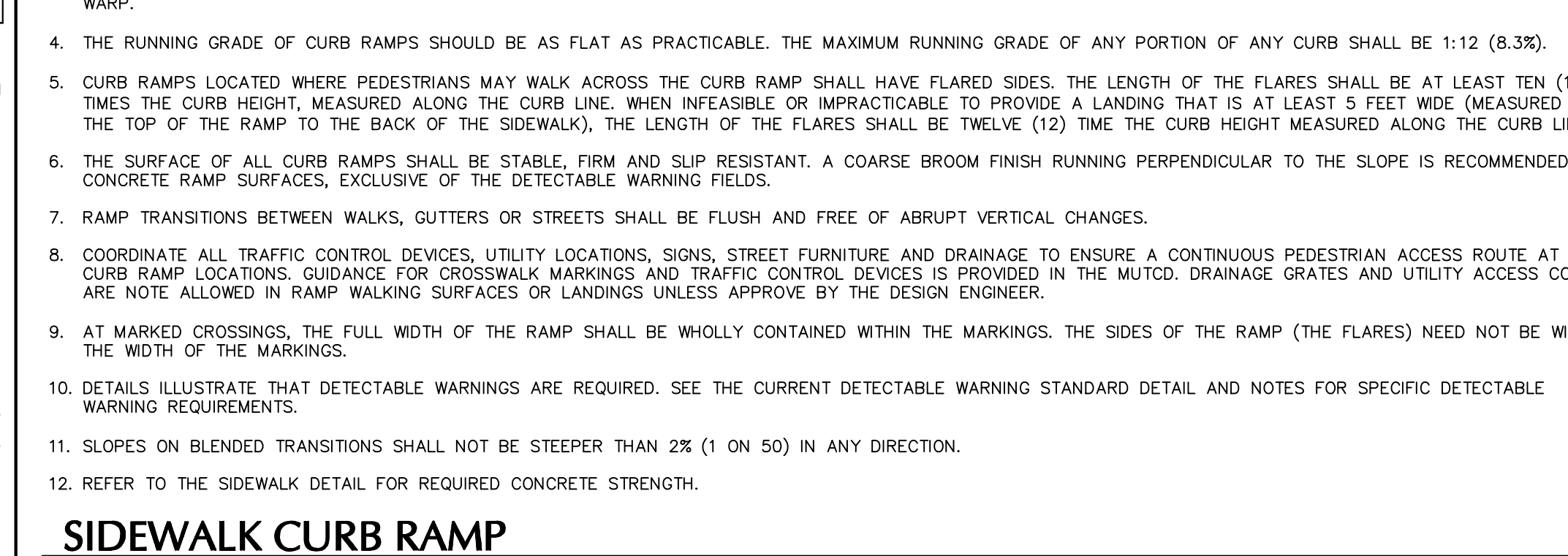
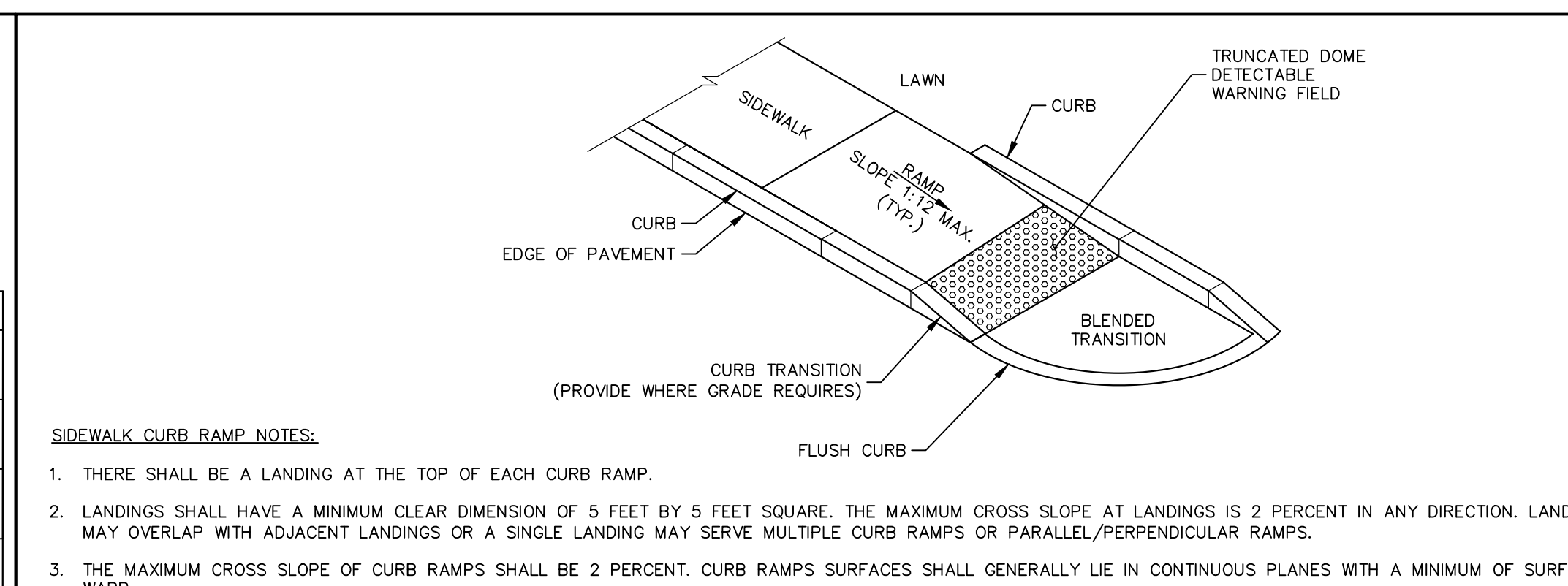
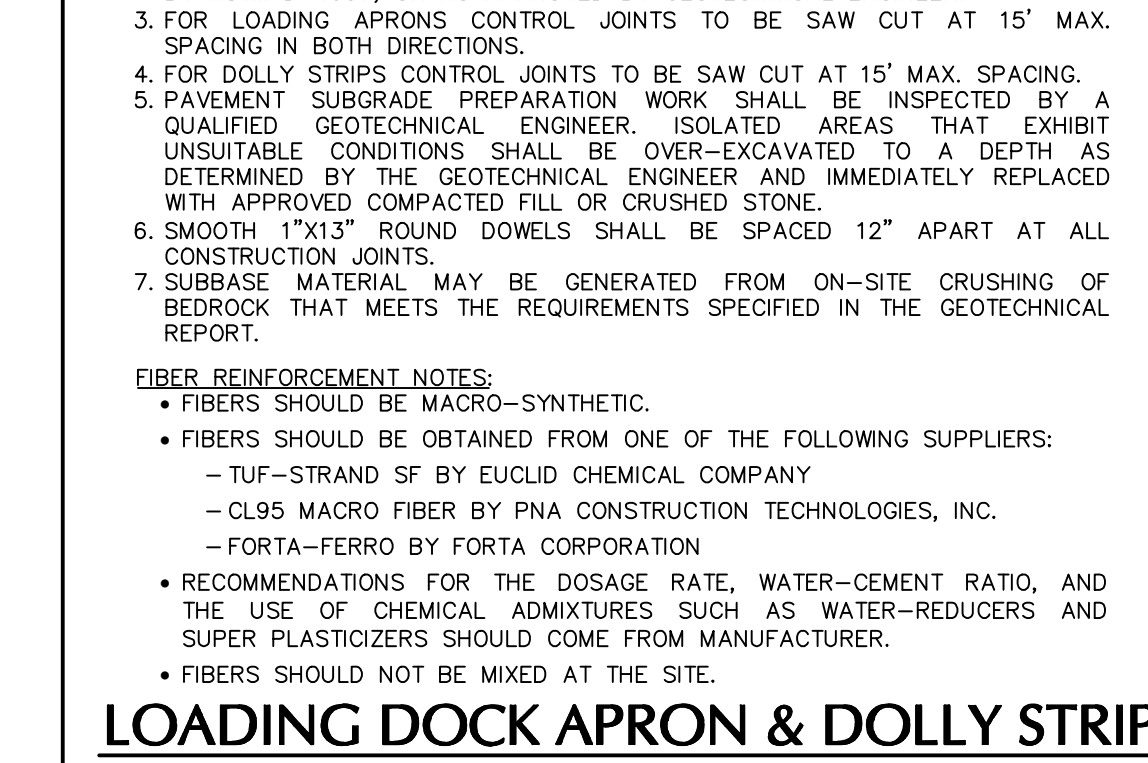
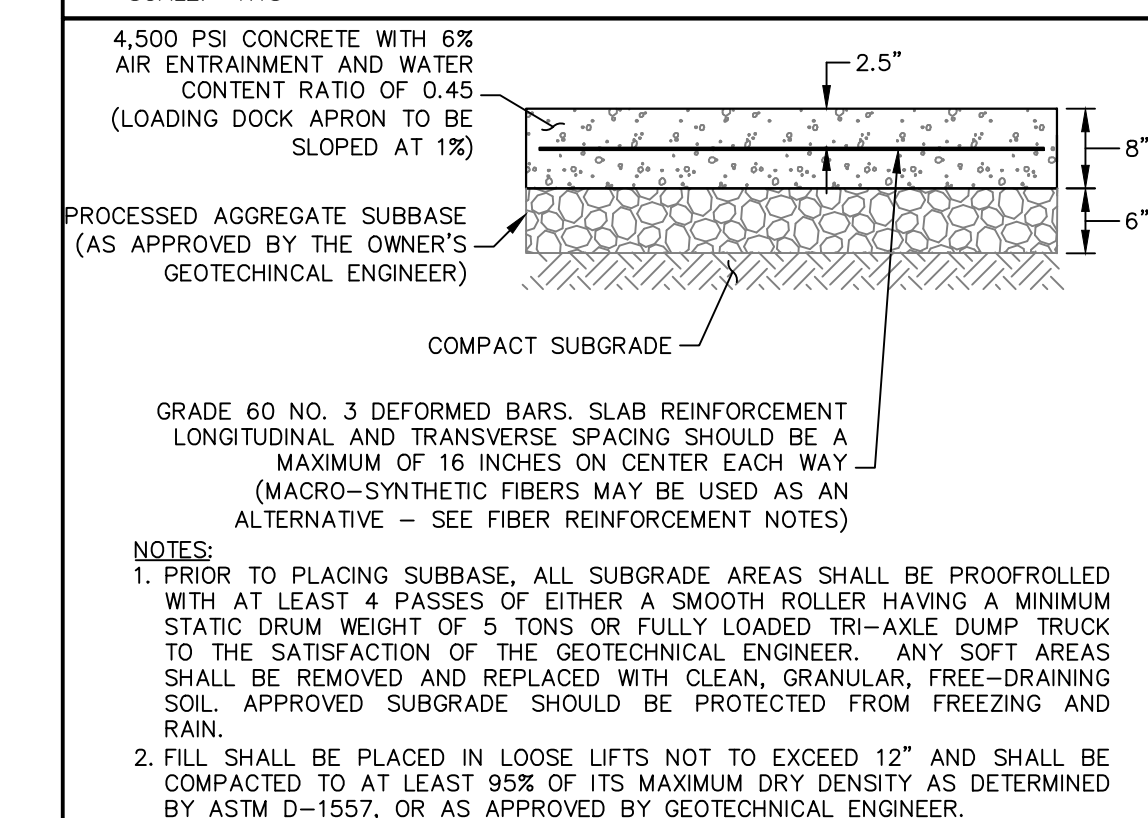
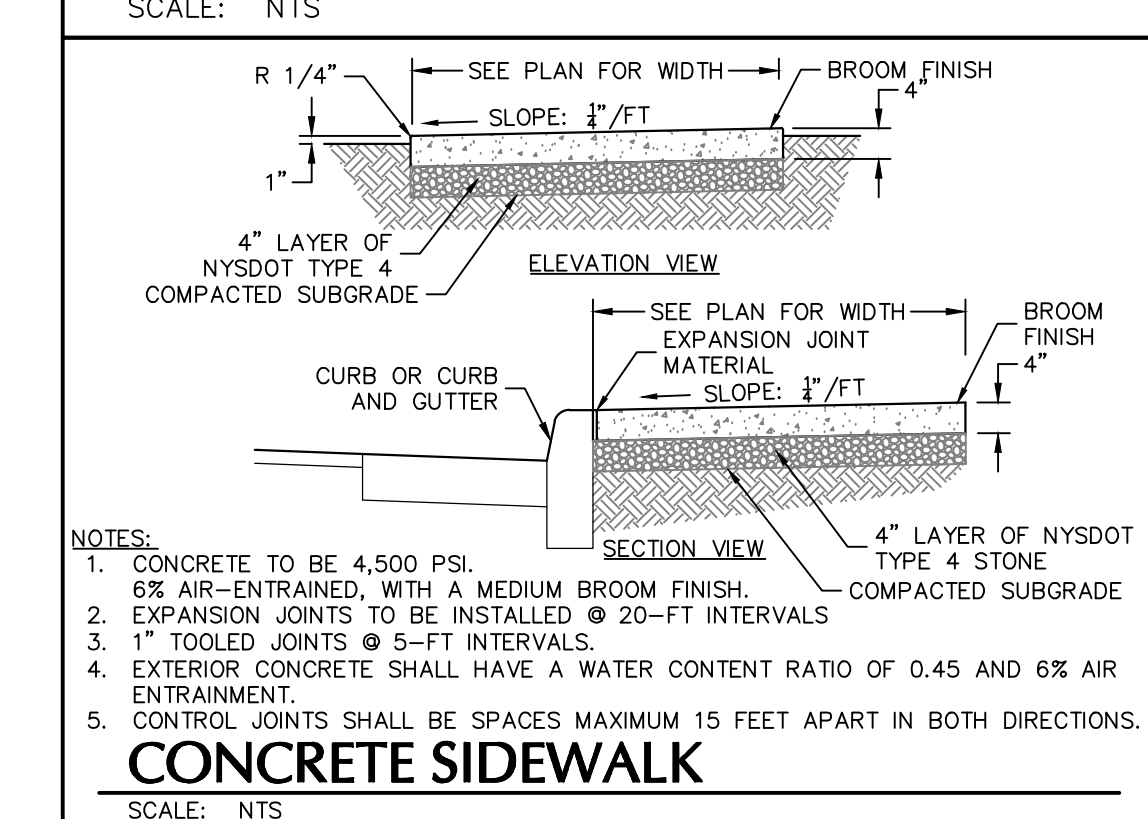
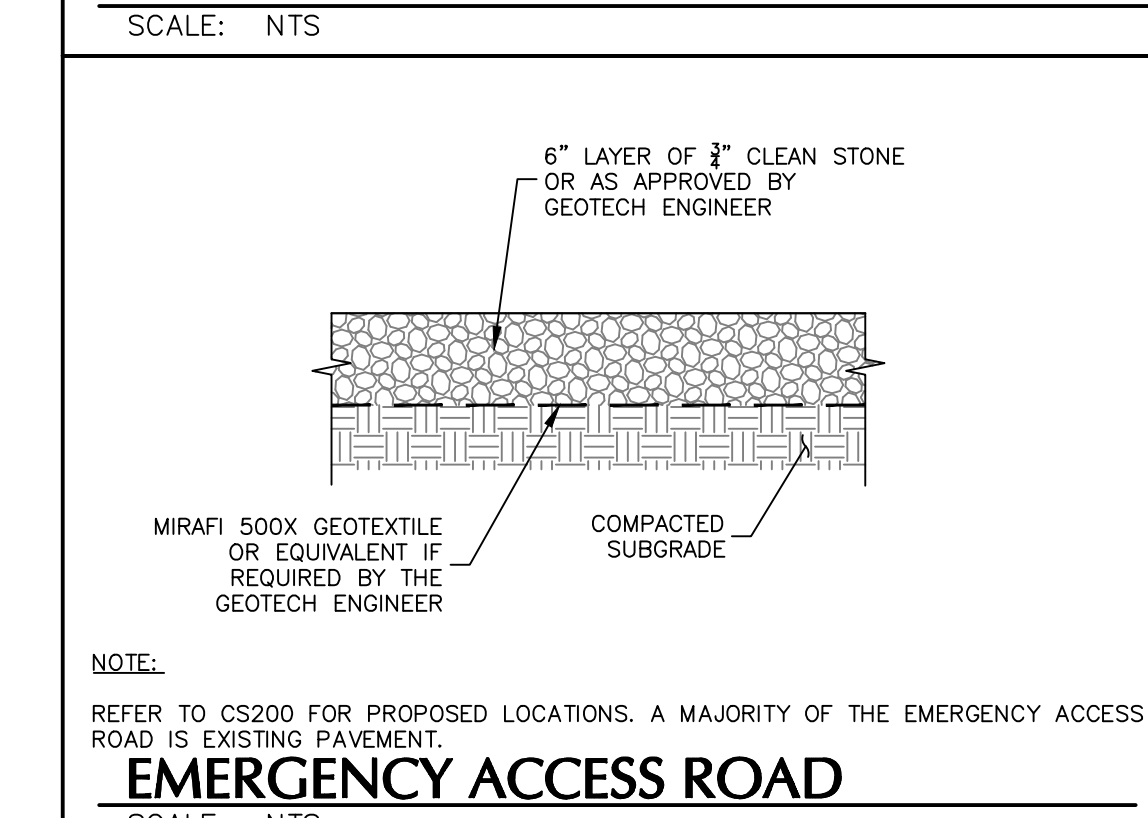
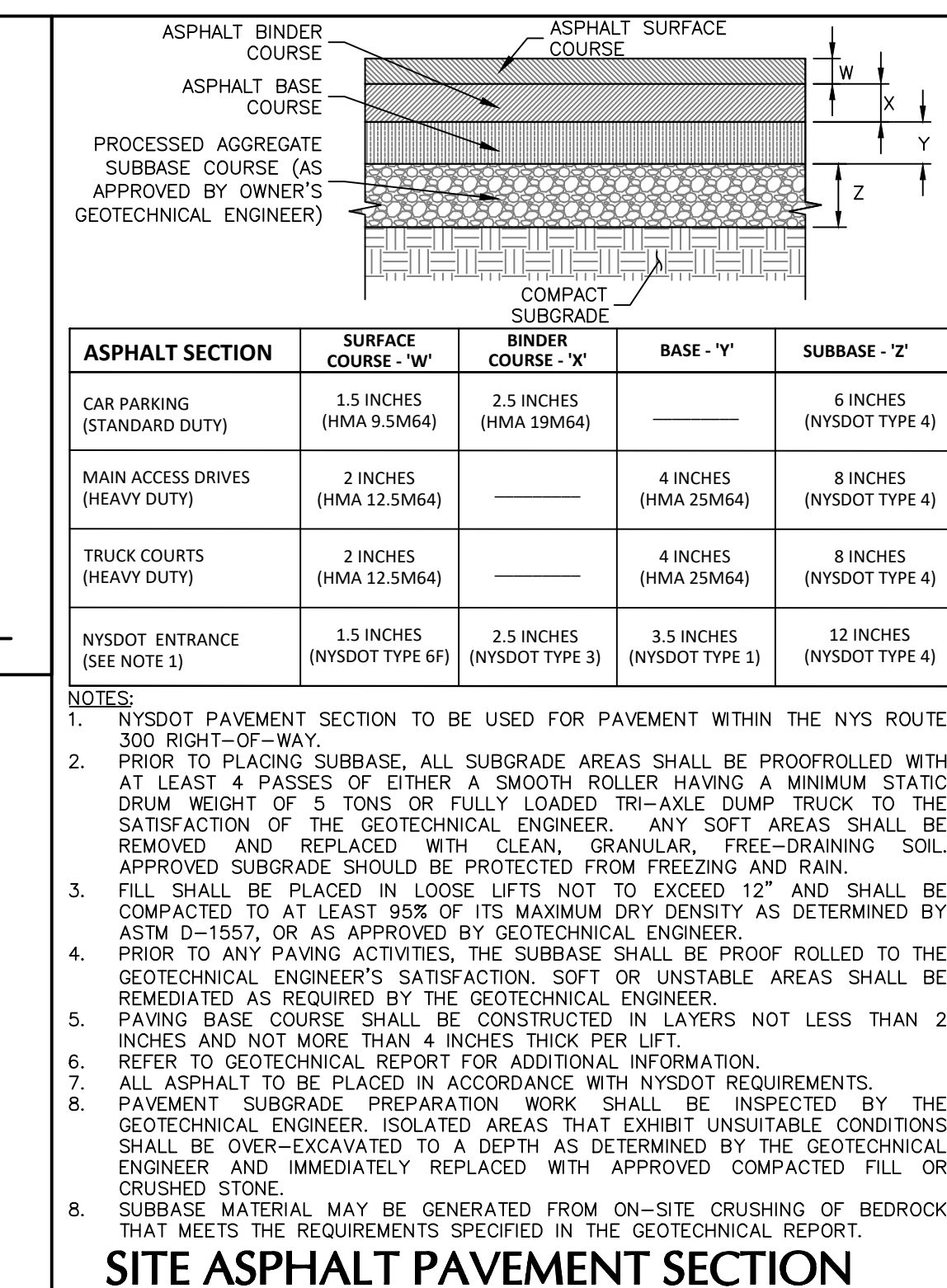
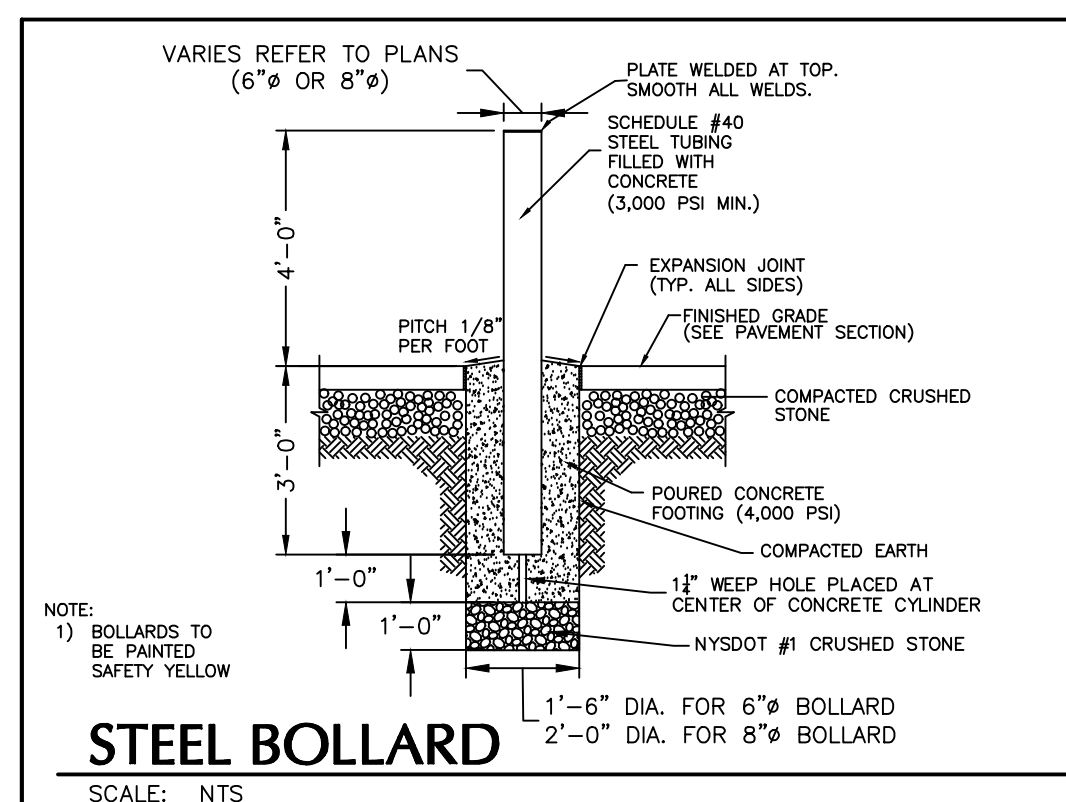
One North Broadway, Suite 910
White Plains, NY 10601
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**EROSION &
SEDIMENT
CONTROL PLAN**
(2 OF 2)

Project No.
190063302
Date
JULY 1, 2023
Drawn By
LM
Checked By
CU

Drawing No.
CE102
Sheet 30 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

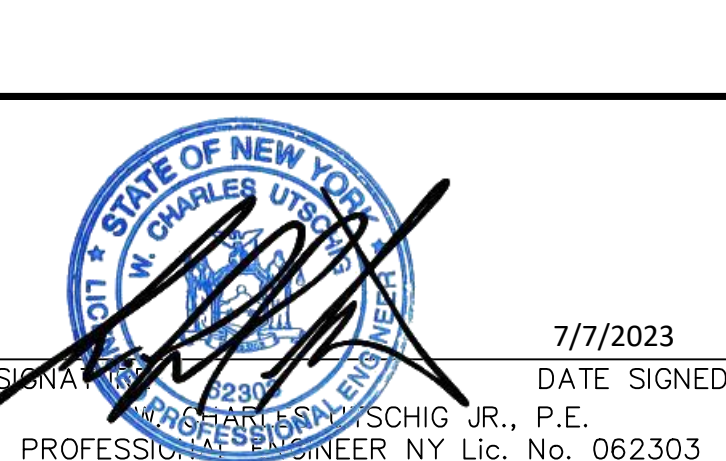
DATE

Date	Description	No.
	Revisions	

DATE SIGNED
7/7/2023

PROFESSIONAL ENGINEER NY Lic. No. 062303

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Project
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DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**SITE
DETAILS
(1 OF 2)**

Project No.
190063302

Date
JULY 10, 2023

Drawn By
LM

Checked By
MF

Project No.
190063302

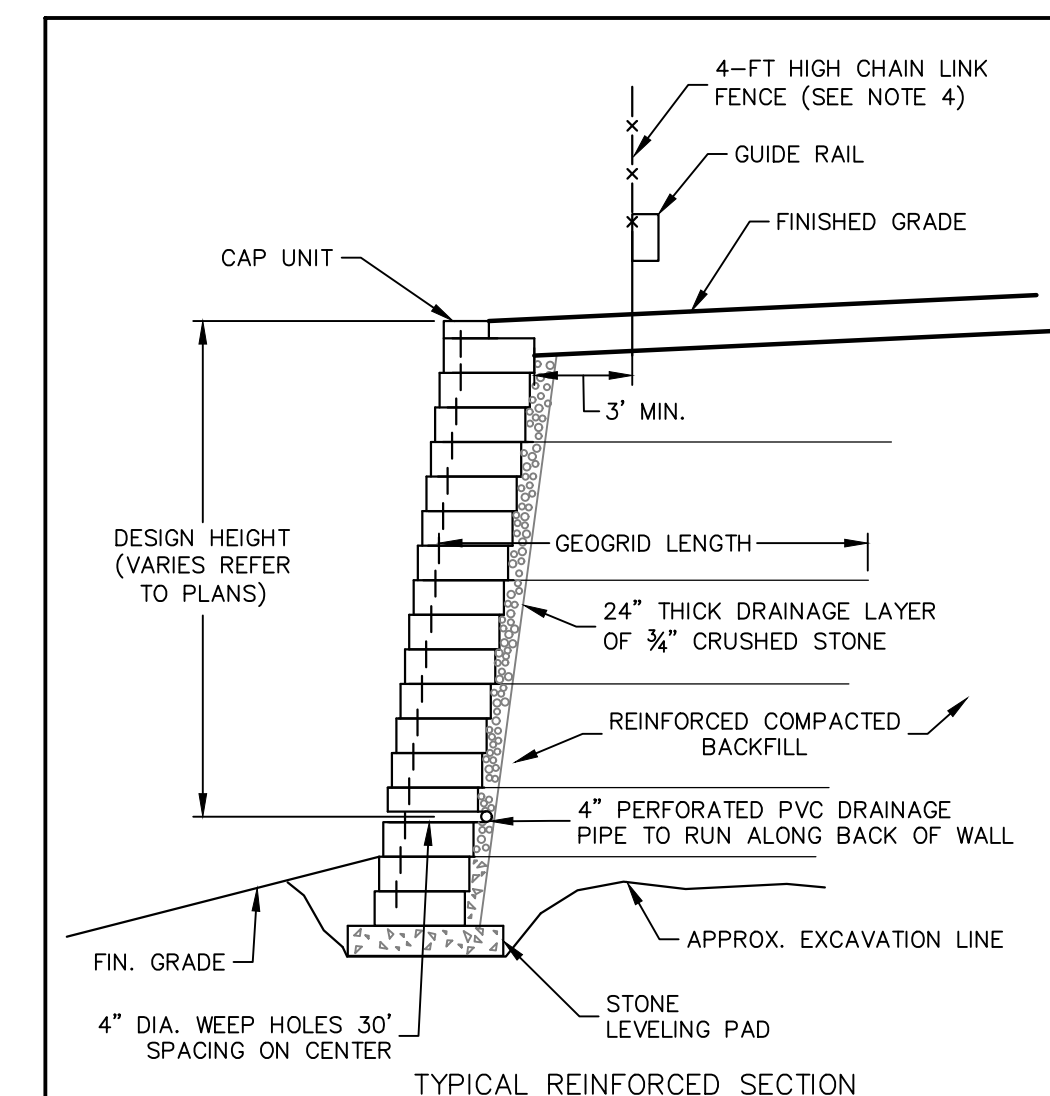
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JULY 10, 2023

Drawn By
LM

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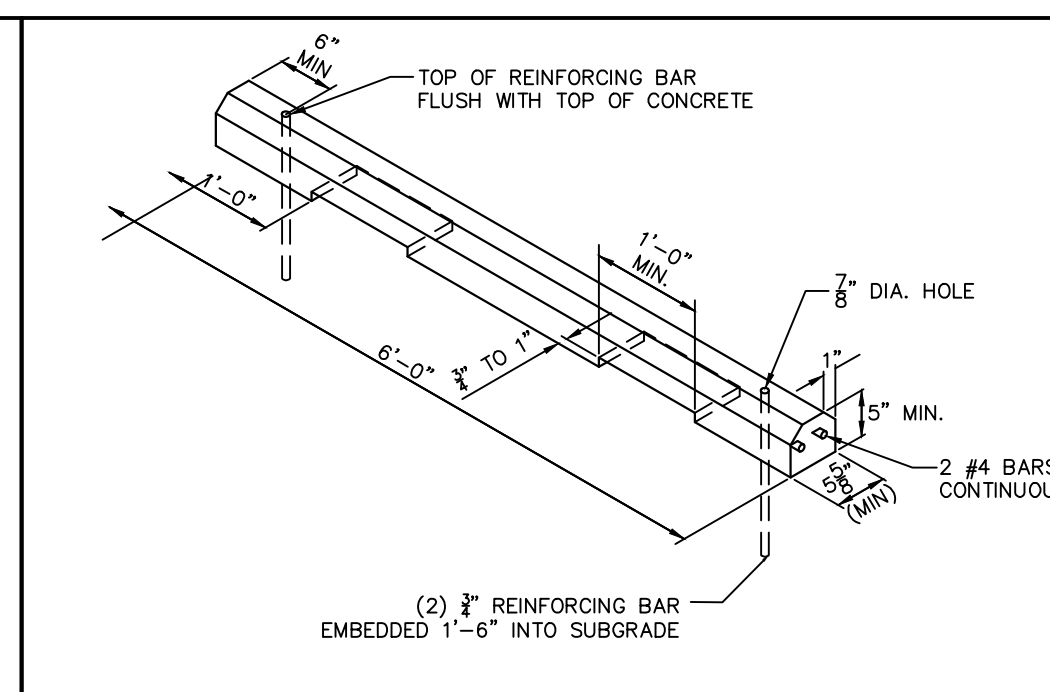
Drawing No.
CS501

Sheet 31 of 45

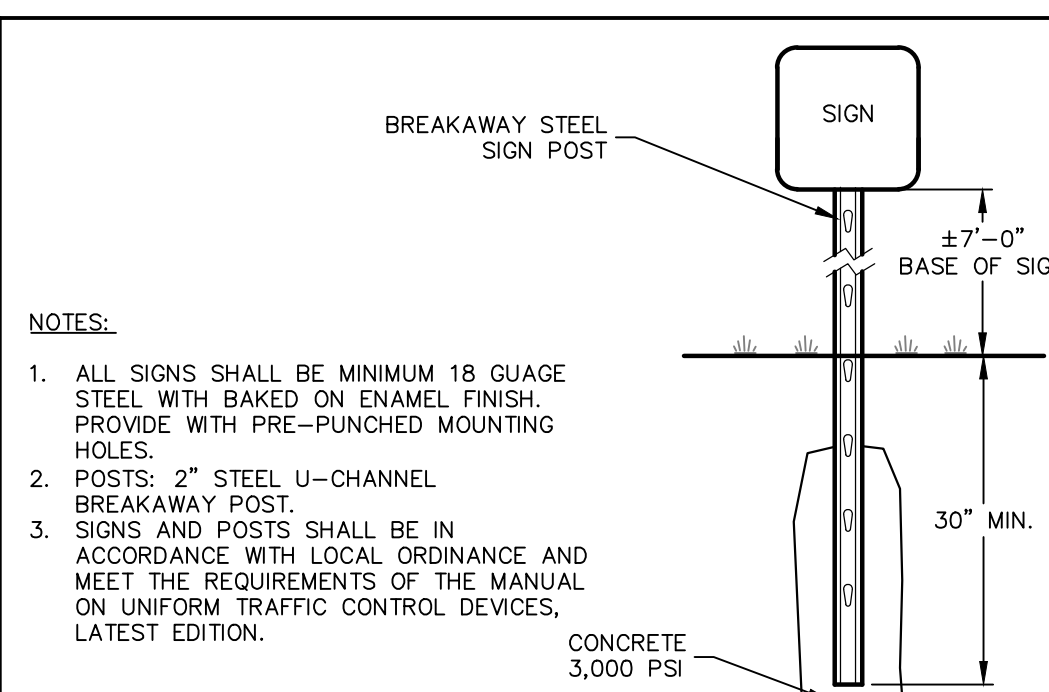


TYPICAL MODULAR BLOCK RETAINING WALL
SCALE: NTS

NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WALLS, CERTIFIED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL BE SUBMITTED TO LANGAN FOR REVIEW.
2. RETAINING WALLS PLANS AND PROFILES TO BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
3. RETAINING WALL DETAIL PROVIDED HEREIN ARE CONCEPT FOR PRICING.
4. A SAFETY BARRIER (FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30'. THE PROPOSED FENCING SHALL BE AFFIXED TO THE CURB/RAIL WHERE APPLICABLE TO MINIMIZE PENETRATIONS IN THE GEOGRID. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF CONNECTION, PLACEMENT, AND INSTALLATION METHOD.

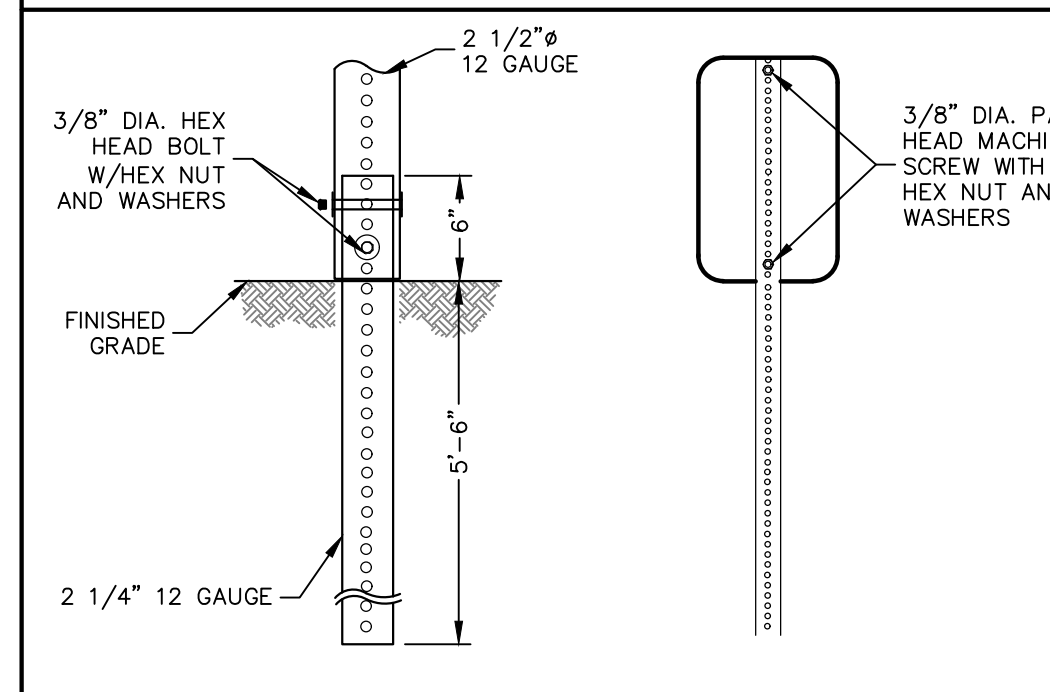


CONCRETE AUTO WHEEL STOP
SCALE: NTS

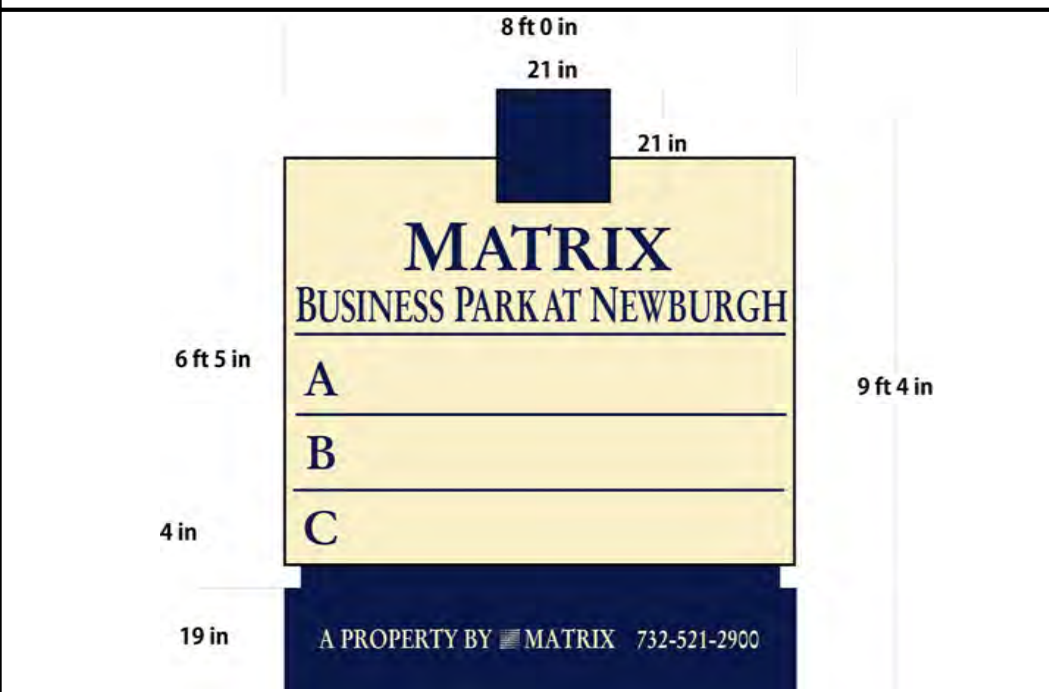


SIGN POST MOUNTING
SCALE: NTS

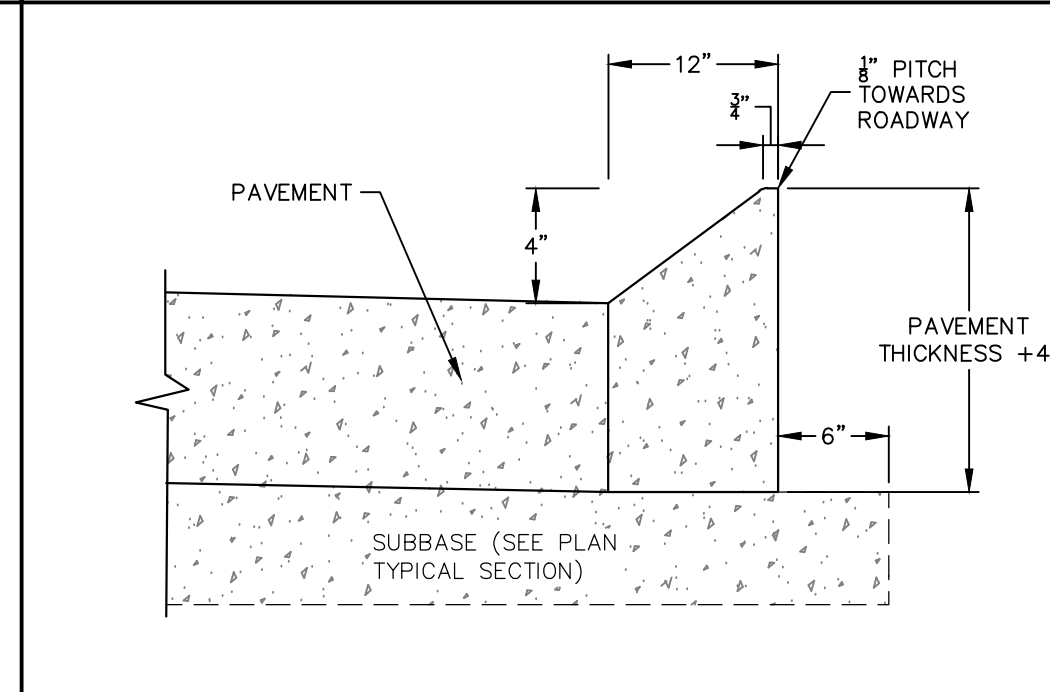
NOTES:
1. ALL SIGNS SHALL BE MINIMUM 18 GAUGE STEEL WITH BAKED ON ENAMEL FINISH. PROVIDE WITH PRE-PUNCHED MOUNTING HOLES.
2. POSTS: 2" STEEL U-CHANNEL BREAKAWAY POST.
3. SIGNS AND POSTS SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCE AND MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



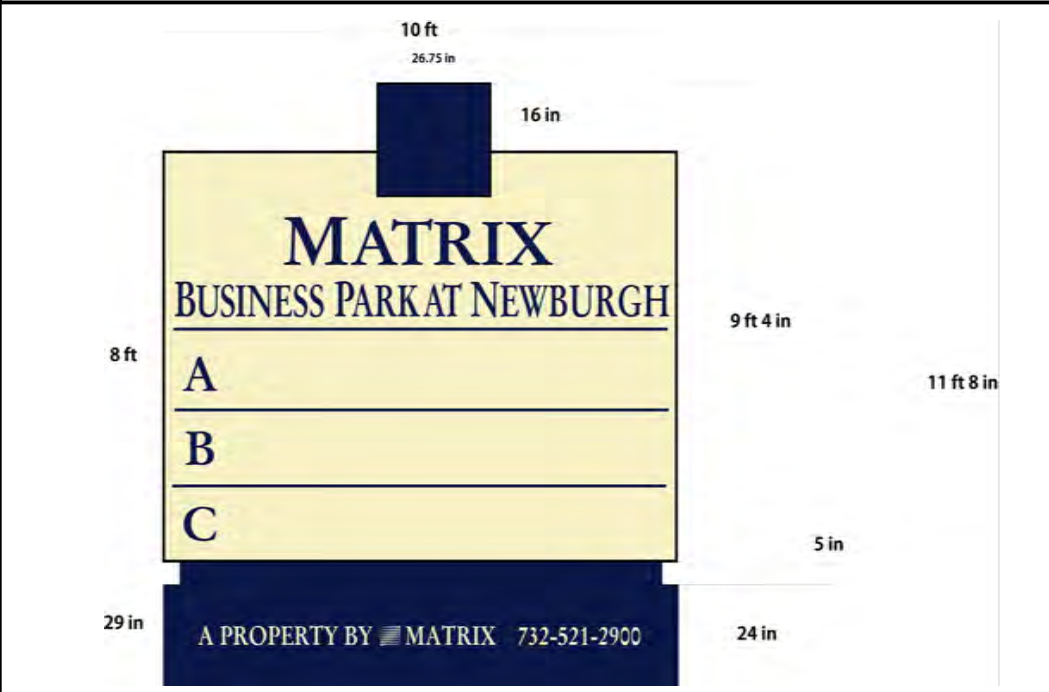
BREAKAWAY SIGN POST
SCALE: NTS



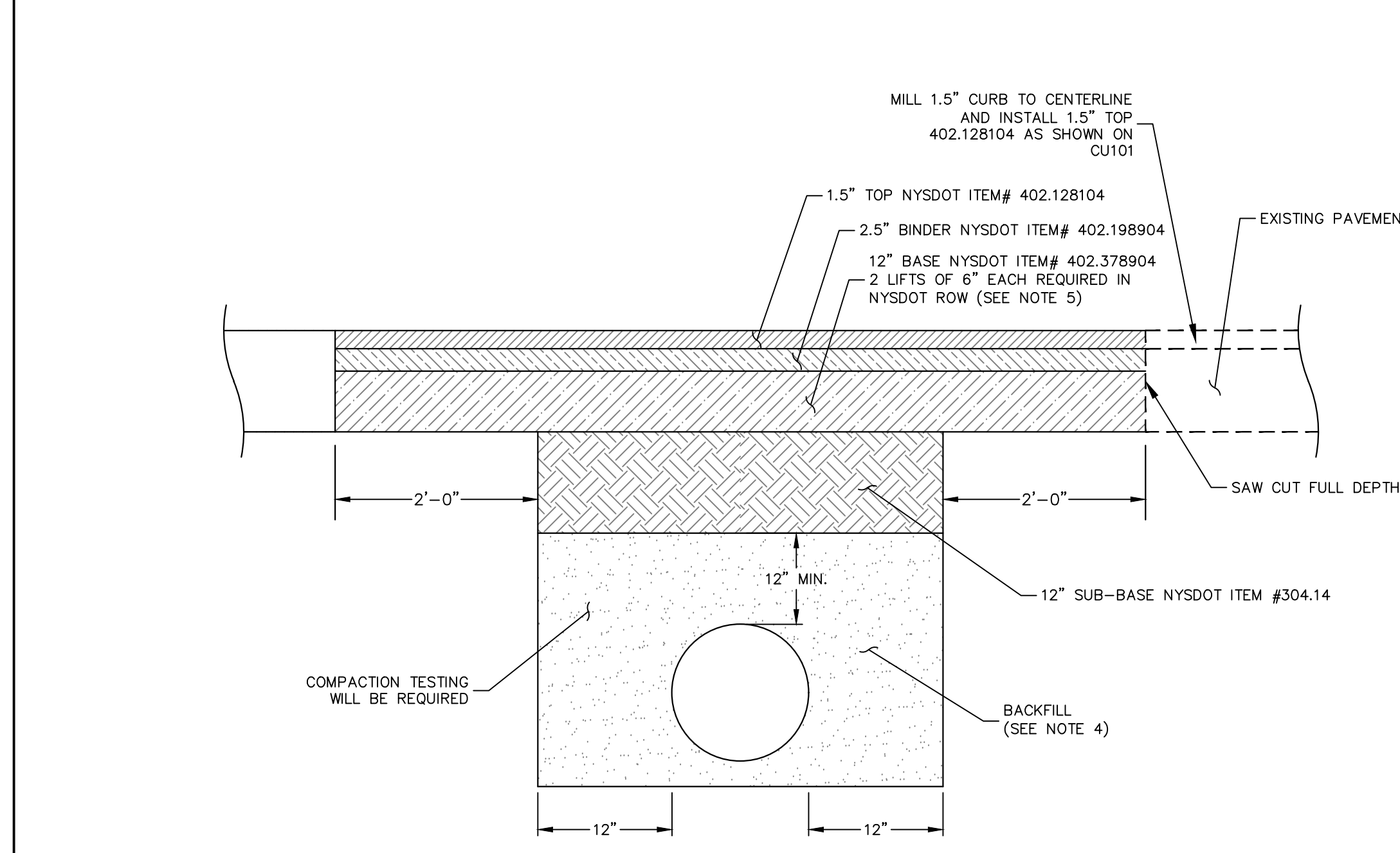
DIRECTIONAL SIGN
SCALE: NTS



NYSDOT CONCRETE CURB (TYPE T100)
SCALE: NTS



MONUMENT SIGN
SCALE: NTS



NYSDOT ROW NOTES:
1. ALL MATERIALS SHALL BE PROVIDED AND WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND ALL CURRENT ADDENDUM. ALL ASPHALT CONCRETE ITEMS (BASE, BINDER, & TOP) SHALL BE THE APPROPRIATE SUPER-PAVER ITEMS.
2. WATER MAIN SHALL BE 5'-0" MIN. FROM TOP OF PIPE TO FINISH GRADE.
3. WHEN CONCRETE IS USED IT SHALL BE REINFORCED PORTLAND CEMENT CONCRETE WITH DOWELS INSTALLED AT THE REQUIRED SPACING. WHEN ASPHALT CONCRETE IS USED IT SHALL CONSIST OF SUPER-PAVER HOT MIX ASPHALT (HMA) COURSES: BASE, BINDER, AND TOP. THE TOTAL PAVEMENT THICKNESS SHALL MATCH EXISTING (INCLUDING REPLACING THE THICKNESS OF ANY UNDERLYING CONCRETE PAVEMENT WITH HMA).
4. BACKFILL SHALL BE WITH SELECT GRANULAR MATERIAL FROM THE BOTTOM OF THE TRENCH TO THE BOTTOM OF THE SUBBASE COURSE. PLACEMENT SHALL BE AS DESCRIBED IN SECTION 200. EARTHWORK OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION CURRENT SPECIFICATIONS AND ADDENDA.
5. MINIMUM OF 12" OF SUPERPAVE BASE BUT BASE HMA SHOULD MATCH DEPTH FROM TOP OF EXISTING SUBBASE TO BOTTOM OF EXISTING BINDER COURSE. PLACED IN NO MORE THAN 6" LIFTS.
6. MILL AND FILL 1 1/2" TOP COURSE 25' ON EACH SIDE OF TRENCH, FROM CURB TO EDGE OF TRAVEL LANE (INCLUDING PAVEMENT MARKINGS).
7. WHERE THE DISTANCE BETWEEN THE TOP OF PIPE ELEVATION AND THE TOP OF SUBGRADE ELEVATION IS LESS THAN 2', CLSM SHALL BE USED FOR BACKFILL MATERIAL TO TOP OF SUBGRADE ELEVATION.
8. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED AT THE BOTTOM OF THE TRENCH, A LAYER OF SELECT GRANULAR FILL OR CLSM SHALL BE PLACED TO PROVIDE A STABLE BEDDING.
9. DO NOT PLACE CLSM IN CONTACT WITH ALUMINUM PIPE OR CONNECTIONS UNLESS ALUMINUM IS COATED WITH AN APPROVED PRIMER.
10. DO NOT PLACE CLSM CONTAINING FLY ASH IN CONTACT WITH CAST IRON OR DUCTILE IRON PIPES OR FITTINGS.
11. ALL PAVEMENT JOINTS SHALL BE SEALED.
12. ALL DISTURBED OR NEW PAVEMENT SHALL HAVE TEMPORARY PAVEMENT STRIPING INSTALLED WITHIN 24 HOURS AND FINAL STRIPING BEFORE ACCEPTANCE OF WORK.

PAVEMENT SECTION NYSDOT R.O.W.
SCALE: NTS

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
7/7/2023		
Revisions		

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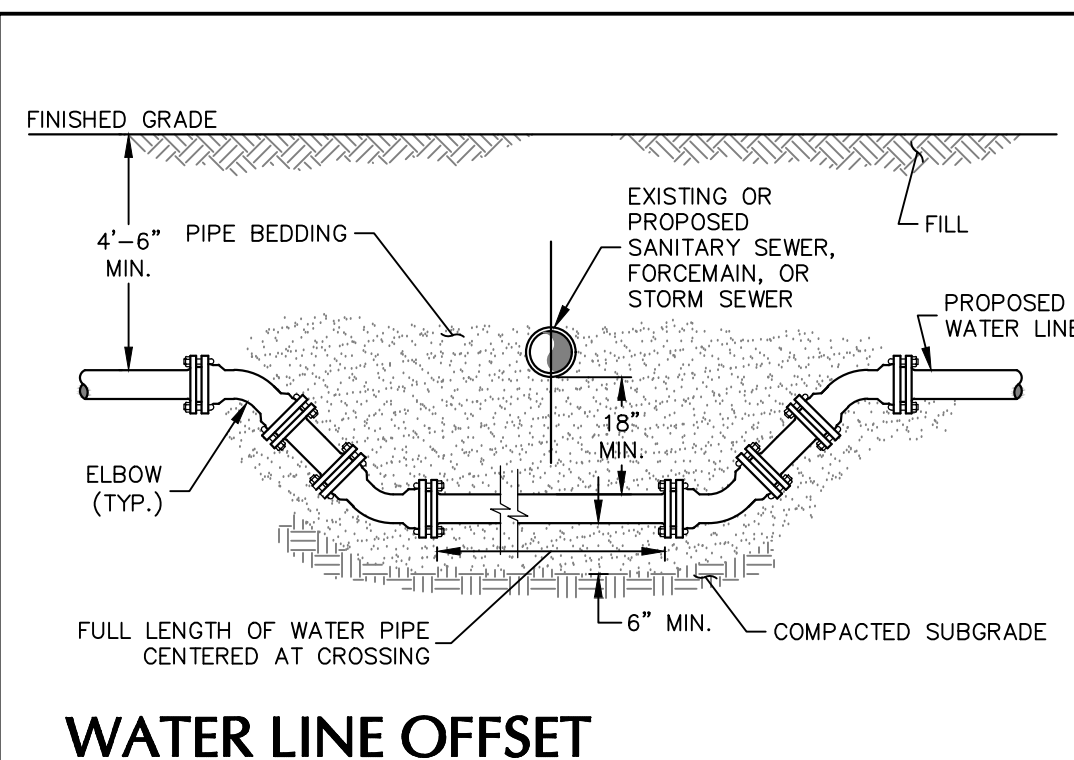
STATE OF NEW YORK
SEAL OF CHARLES L. LANGAN
7/7/2023
DATE SIGNED
SCHIG JR., P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C.
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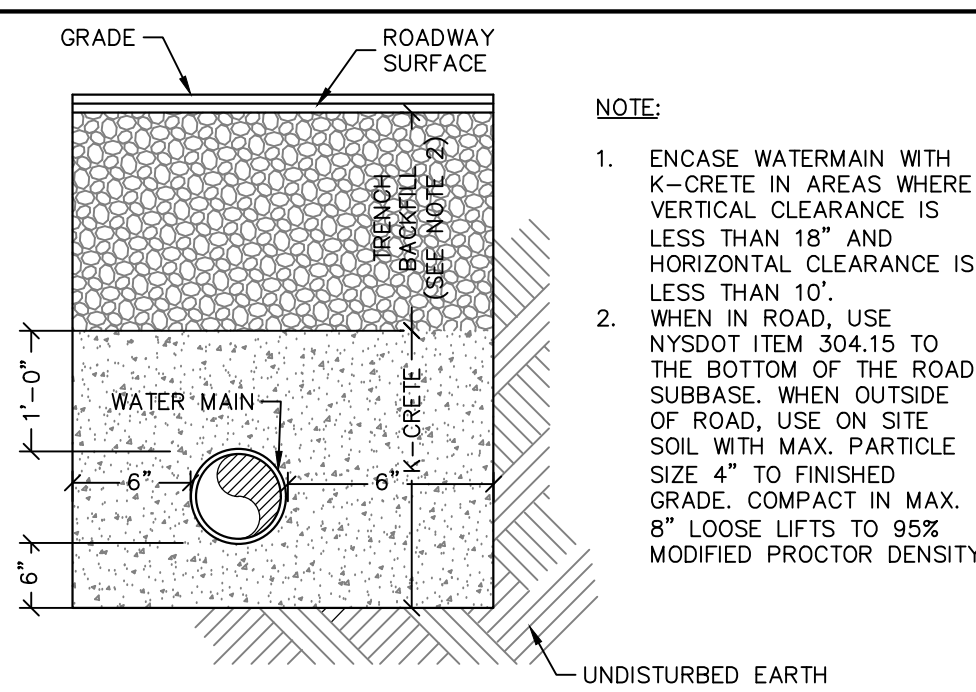
Project
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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
SITE DETAILS (2 OF 2)

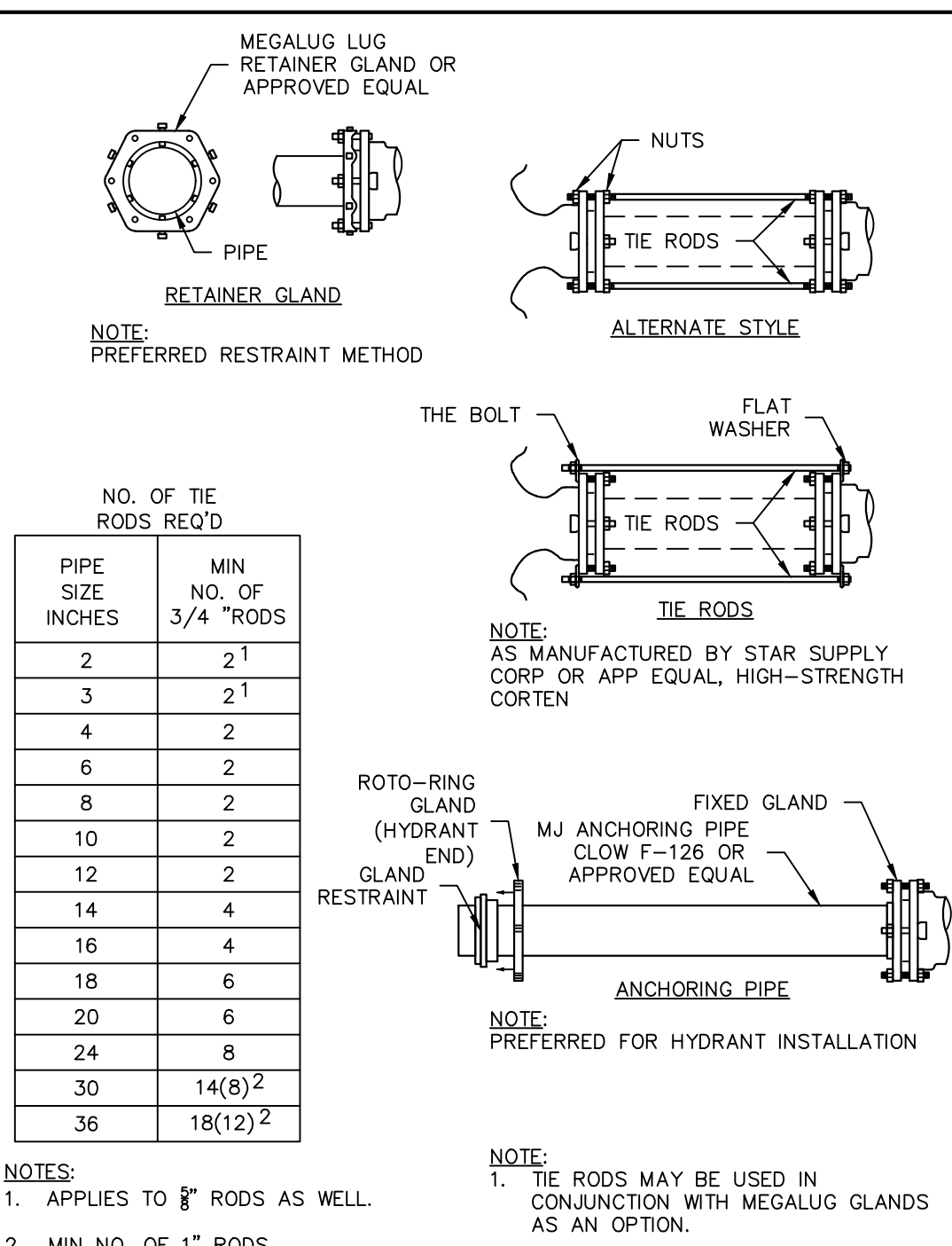
Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF
Sheet 32 of 45



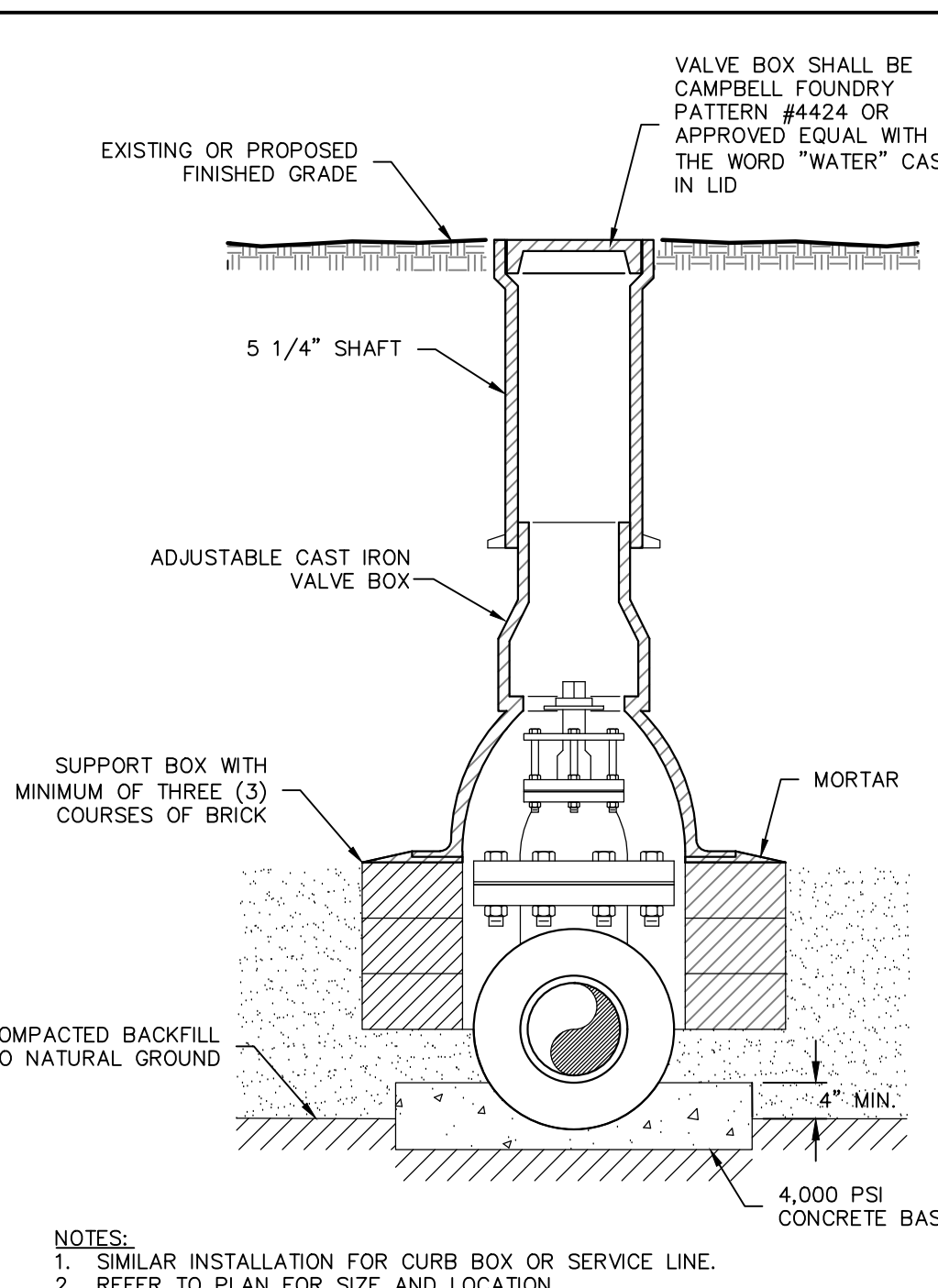
WATER LINE OFFSET
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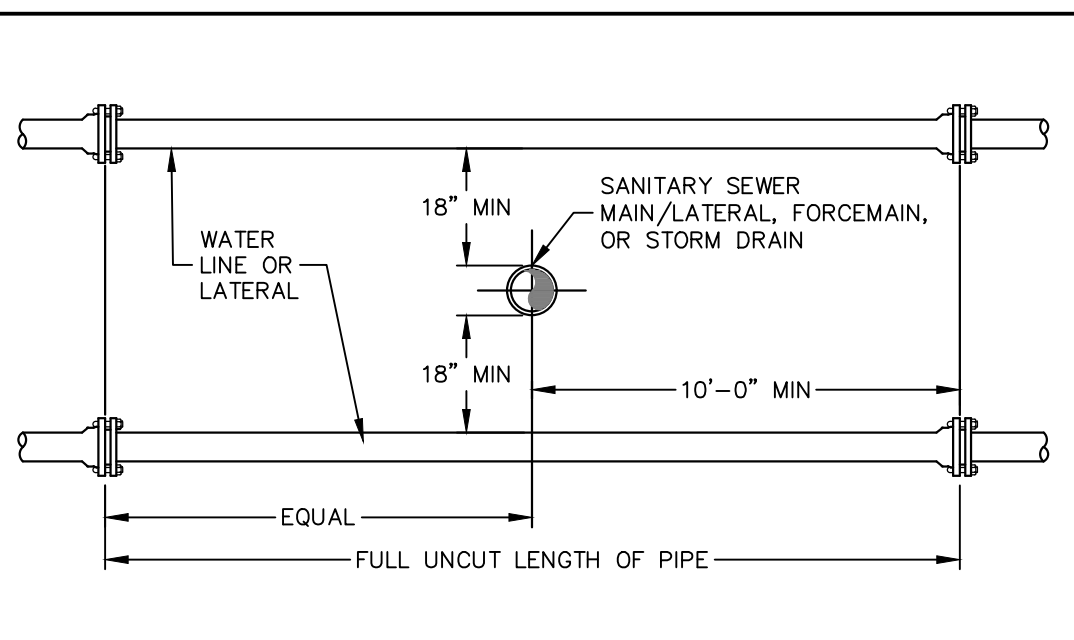
WATER MAIN ENCASEMENT
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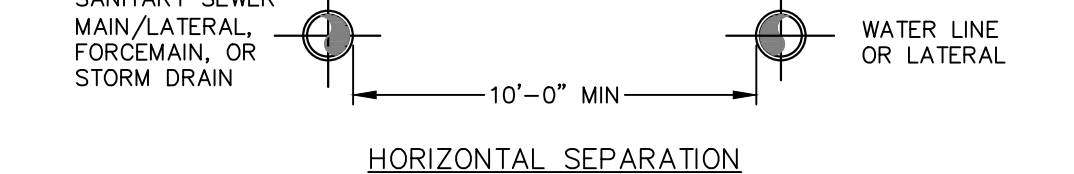
THRUST RESTRAINT
SCALE: NTS



VALVE BOX
SCALE: NTS



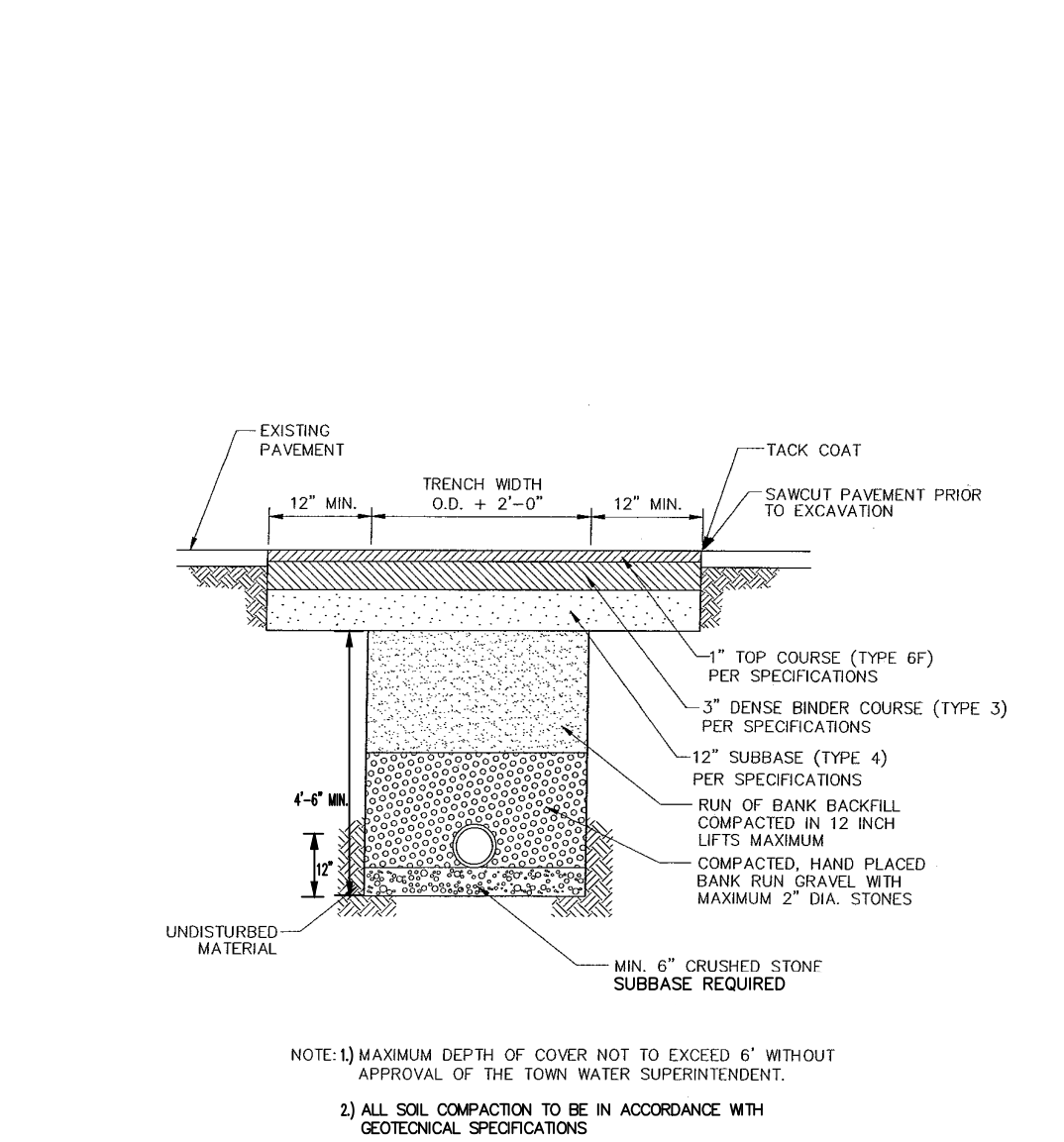
VERTICAL SEPARATION



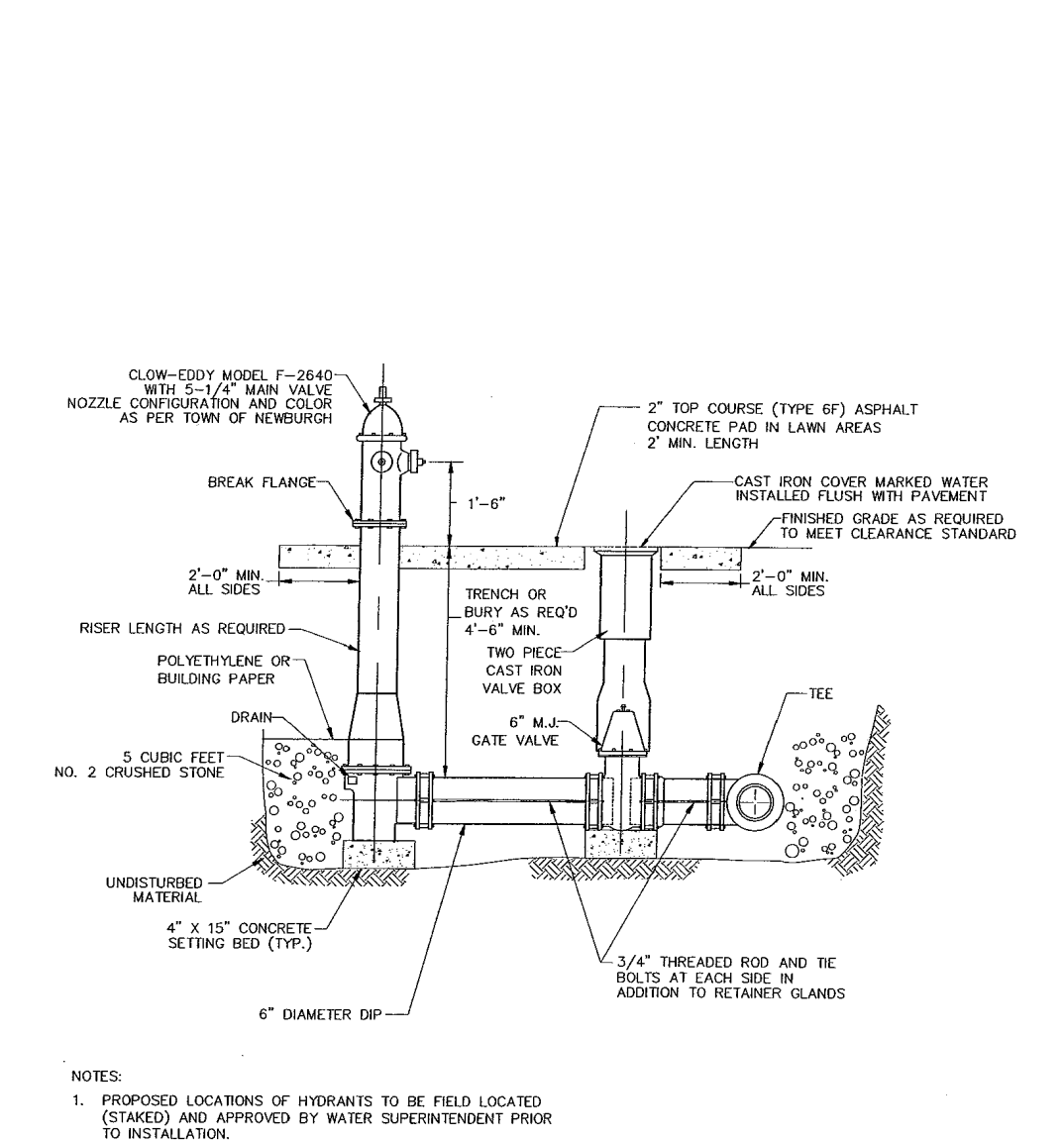
HORIZONTAL SEPARATION

NOTES:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE APPROVAL OF THE HEALTH DEPARTMENT.
2. IF THE MINIMUM SEPARATION REQUIREMENTS CANNOT BE ACHIEVED, ONE OF THE FOLLOWING MUST BE USED:
A. VERTICAL:
• OFFSET THE WATER LINE TO PROVIDE 18" MINIMUM VERTICAL SEPARATION FROM THE SEWER/STORM PIPE. ONE FULL LENGTH OF PIPE MUST BE CENTERED OVER THE SEWER/STORM PIPE SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER/STORM PIPE AS POSSIBLE. REFER TO WATER LINE OFFSET DETAIL FOR ADDITIONAL INFORMATION.
B. VERTICAL AND HORIZONTAL:
• CONSTRUCT THE SEWER OF PVC PRESSURE PIPE MATERIAL, 10' ON EACH SIDE OF THE WATER LINE/SEWER CROSSING. THE SEWER PIPE MUST BE PRESURE TESTED.
• ENCASE THE WATER LINE IN 50 PSI CONCRETE, 10" ON EACH SIDE OF THE WATER LINE/SEWER CROSSING. CONCRETE ENCASUREMENT MUST BE A MINIMUM OF 6" AROUND THE WATER LINE.

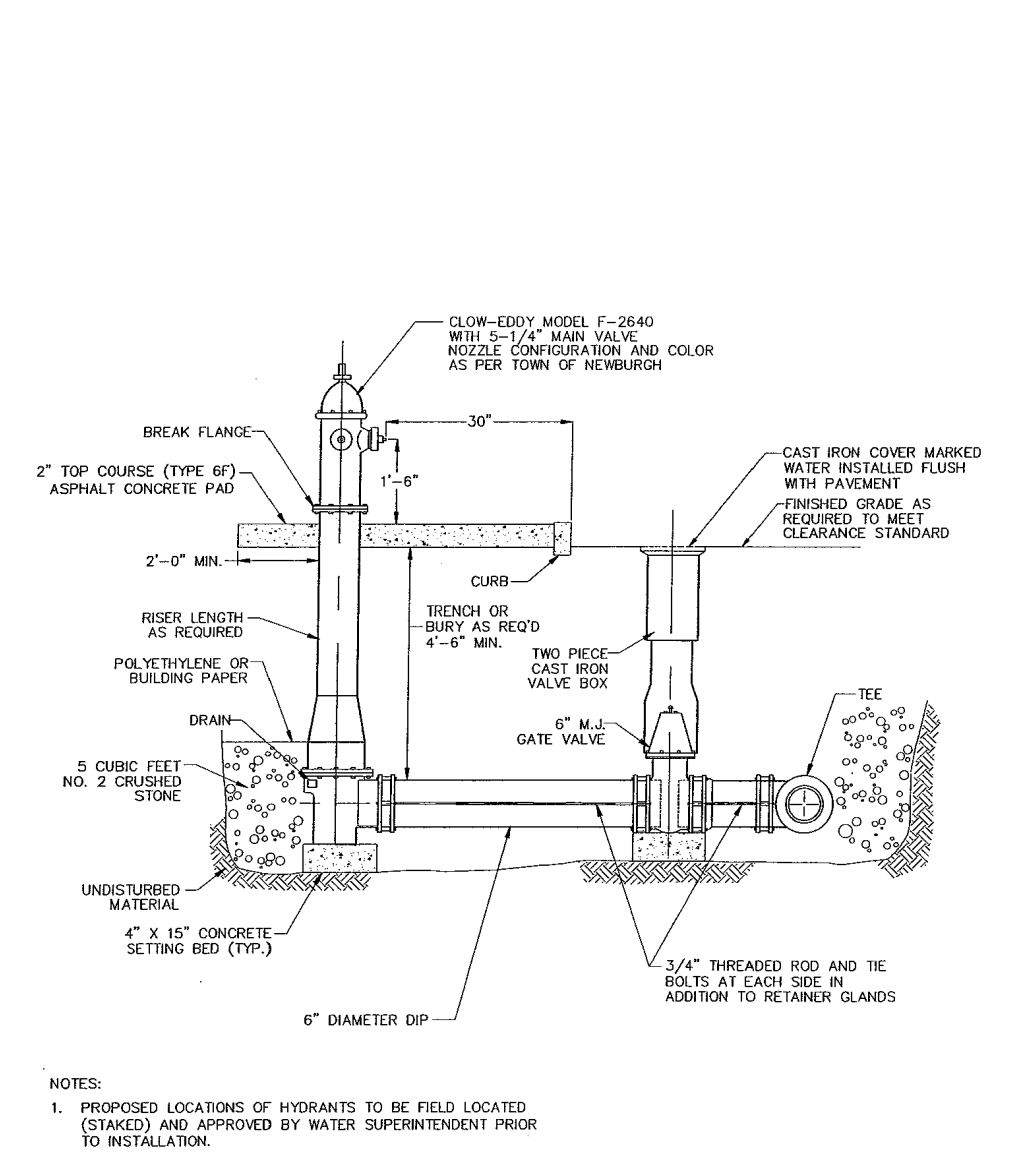
WATER LINE SEPARATION
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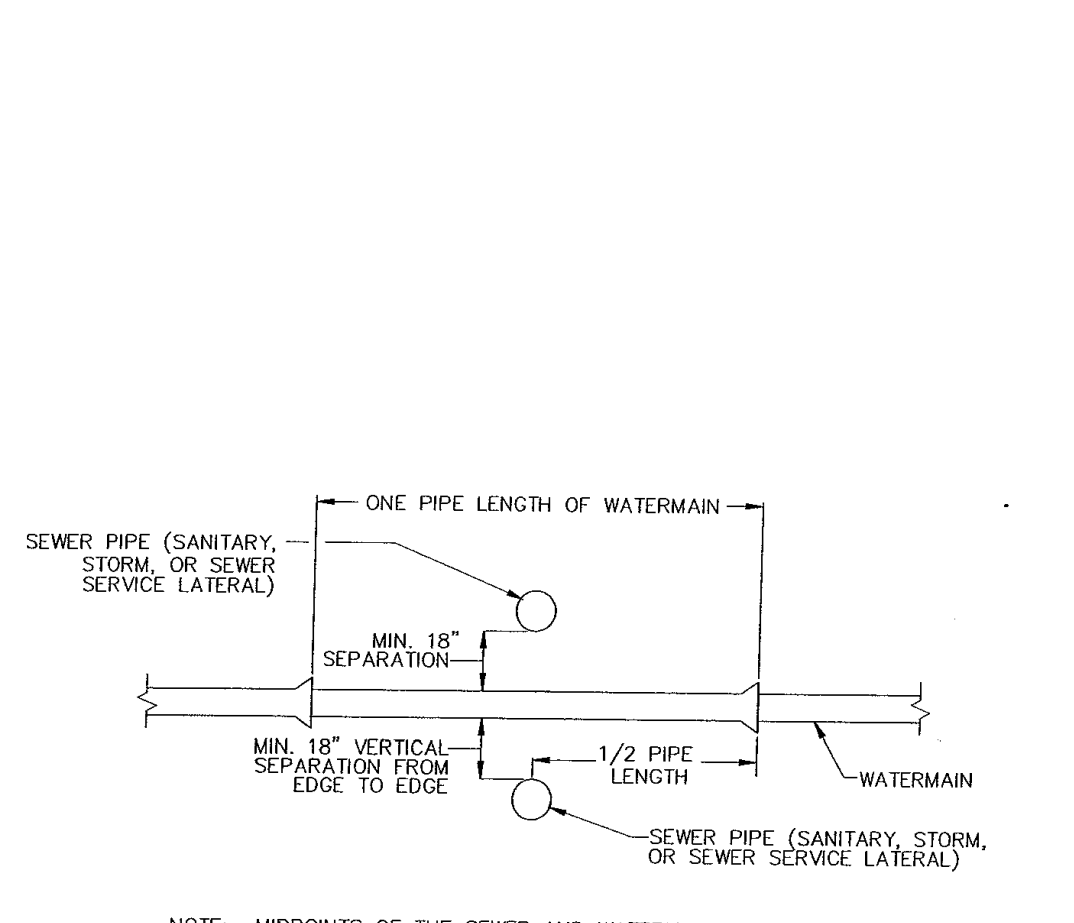
WATERMAIN TRENCH EXCAVATION AND BACKFILL (UNDER PAVEMENT)
SCALE: NTS



HYDRANT AND VALVE ASSEMBLY INSTALLATION
SCALE: NTS



HYDRANT AND VALVE ASSEMBLY INSTALLATION (ADJACENT CURB)
SCALE: NTS



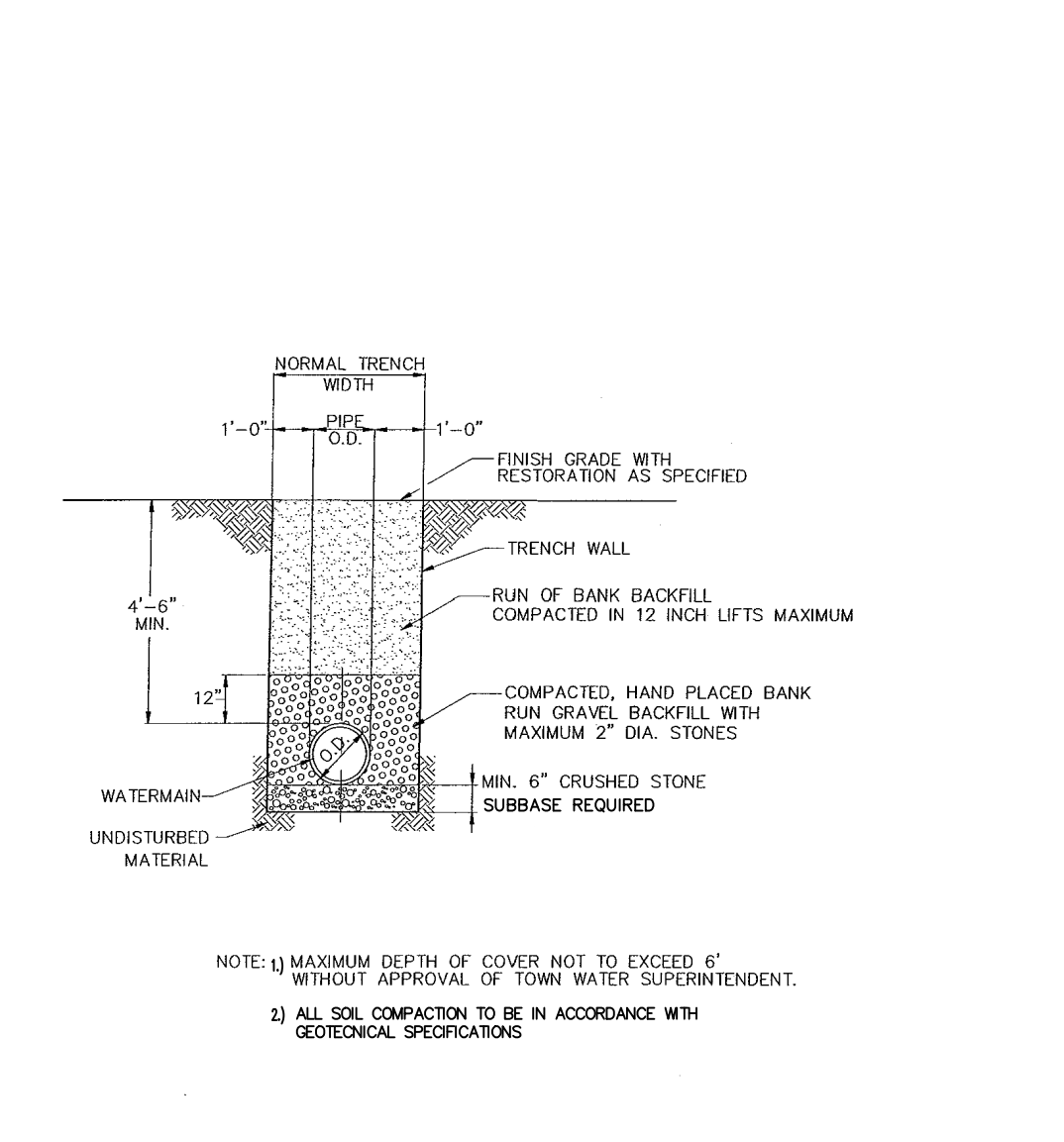
WATERMAIN/SEWER CROSSING
SCALE: NTS

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

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
HYDRANT AND VALVE ASSEMBLY INSTALLATION
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

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

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
WATERMAIN/SEWER CROSSING
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE



WATERMAIN TRENCH EXCAVATION AND BACKFILL (OUTSIDE OF PAVEMENT)
SCALE: NTS

DUCTILE IRON MAPPING 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/AISI 118.0101.101.

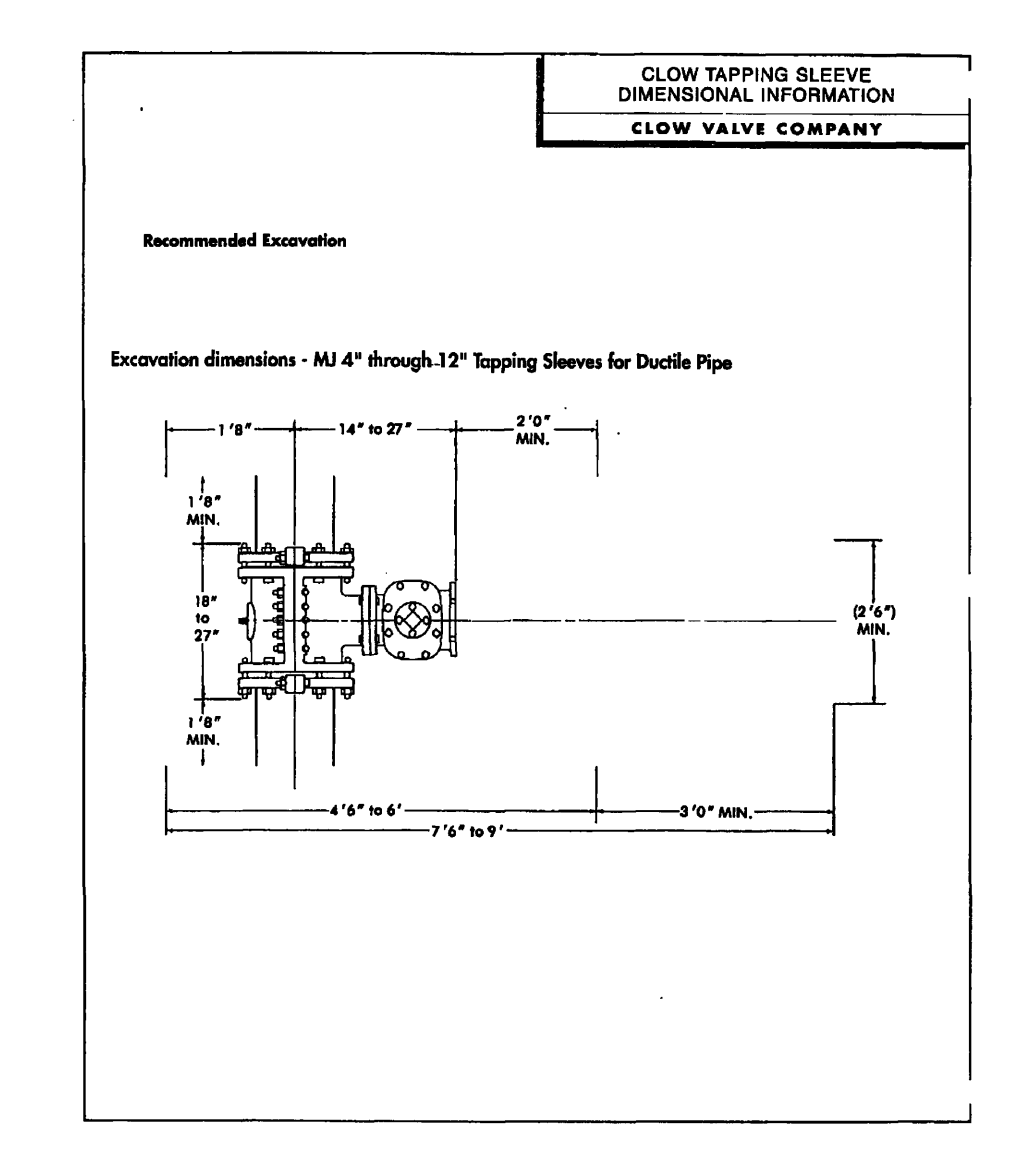
General Installation Instructions for Clow M Mapping Sleeves:

1. Clean pipe - from side until to back half of gasket groove. Make sure each end flush with or slightly protrude the end of gasket groove.
2. Both sleeves fit together and this side gasket as necessary. MAKE SURE SLEEVE WILL ROTATE FREELY ON PIPE.
3. Lubricate and position, holding in each hole from side gasket. (Leave a maximum 0.01 inch gap to make certain all ends meet with no gap in between.)
4. Using ground rod, position sleeve to desired position. Be sure to follow the following instructions:
5. Tighten gasket nuts alternately, using 80 to 90 foot pounds.
6. After assembly, PRESSURE TEST ALL CONNECTIONS FOR FIVE (5) additional minutes. If required, release pressure and allow system to stabilize before tapping into hole.

For Cast Iron or Ductile Iron Pipe
Minimum tapping hole diameter - for 4" through 12" cast iron or ductile iron pipe:
• Cast Iron pipe (ANSI/AISI C150/A21.10)
• Ductile Iron pipe
• Working pressure - 200 psi.

Sleeve Size	4" Pipe		6" Pipe		8" Pipe		10" Pipe		12" Pipe		
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	
4x4	5.51	2.95	7.50	1.7	9.50	1.400	1.80	7.15	2.90		
4	7.84	3.92	9.50	1.7	11.50	1.400	1.80	7.15	2.90		
6x4	5.51	2.95	7.50	1.7	10.50	1.400	1.80	7.15	2.90		
6	9.74	3.12	11.75	1.9	13.00	1.400	1.80	7.15	2.90		
10x4	5.51	2.95	7.50	1.7	11.00	1.500	1.90	7.15	2.90		
10x4	7.74	3.12	9.50	1.7	11.00	1.500	1.90	7.15	2.90		
10x6	6.74	3.12	11.25	1.9	13.00	1.500	1.90	7.15	2.90		
10	11.74	3.12	14.25	2.0	15.00	1.500	1.90	7.15	2.90		
12x4	5.51	2.95	7.50	1.7	11.00	1.600	2.00	7.15	2.90		
12x4	9.84	3.12	11.75	1.9	13.00	1.600	2.00	7.15	2.90		
12x6	11.74	3.12	14.25	2.0	15.00	1.600	2.00	7.15	2.90		
12	16.84	3.12	17.00	2.0	18.00	1.600	2.00	7.15	2.90		

DUCTILE IRON MAPPING SLEEVES
SCALE: NTS



TRENCH WITH ROCK EXCAVATION
SCALE: NTS

TOWN OF NEWBURGH, NEW YORK
CONSOLIDATED WATER DISTRICT
STANDARD WATER DISTRIBUTION DETAILS
TRENCH WITH ROCK EXCAVATION
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
	Revisions	

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, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

7/7/2023
DATE SIGNED
PROFESSIONAL ENGINEER NY Lic. No. 062303

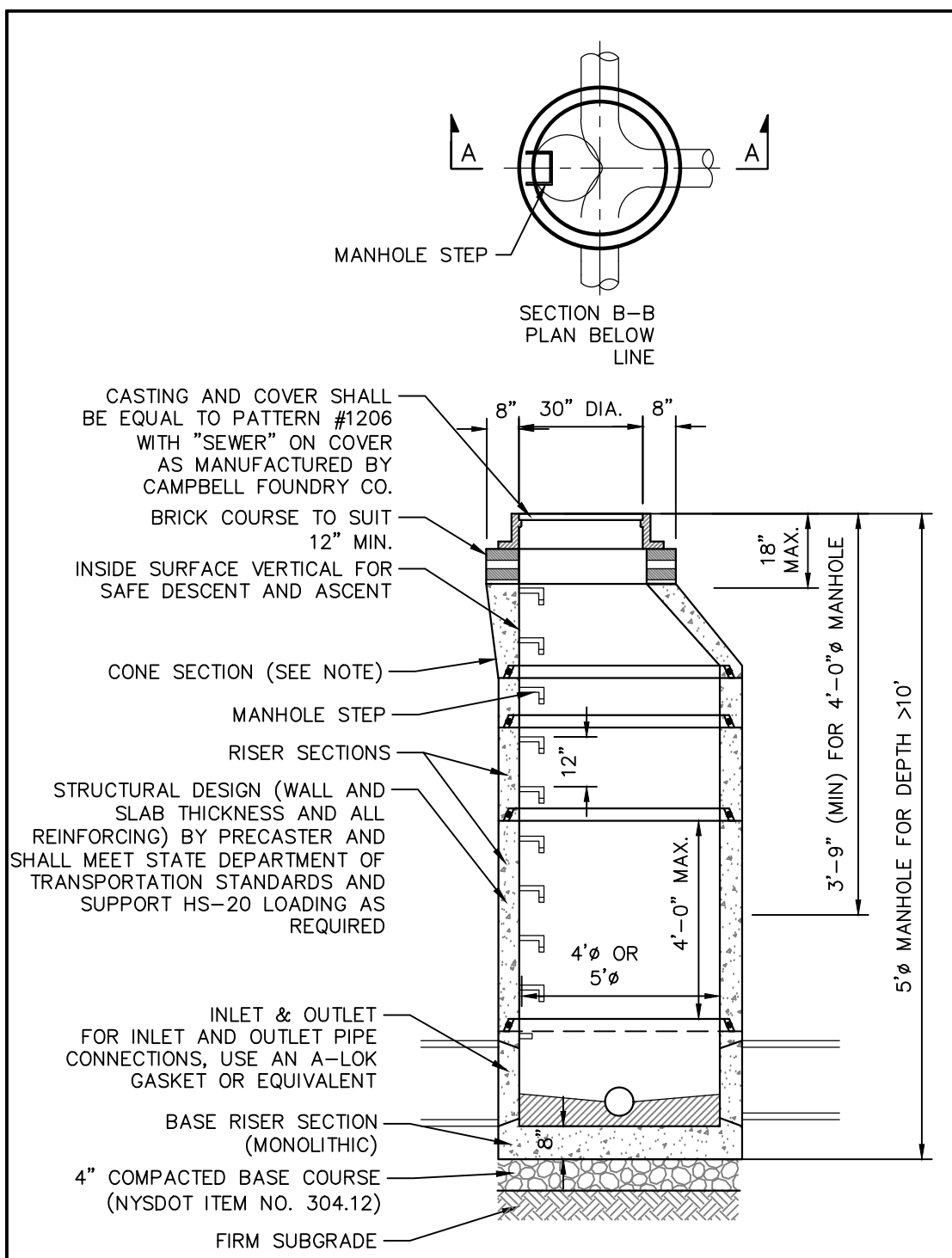


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Project
MATRIX I-84
DISTRIBUTION CENTER
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
WATER
DETAILS

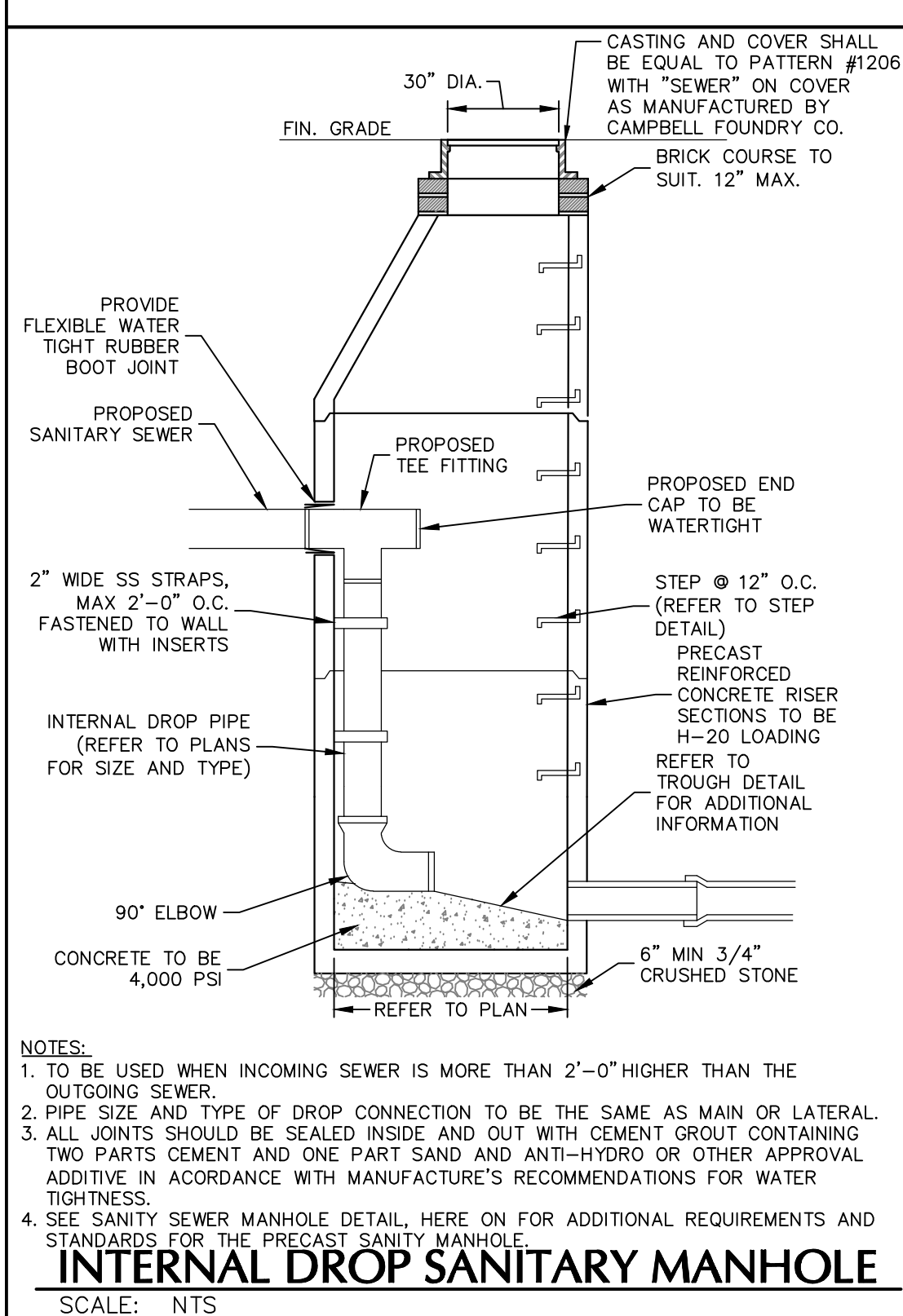
Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF
Drawing No.
CS503
Sheet 33 of 45



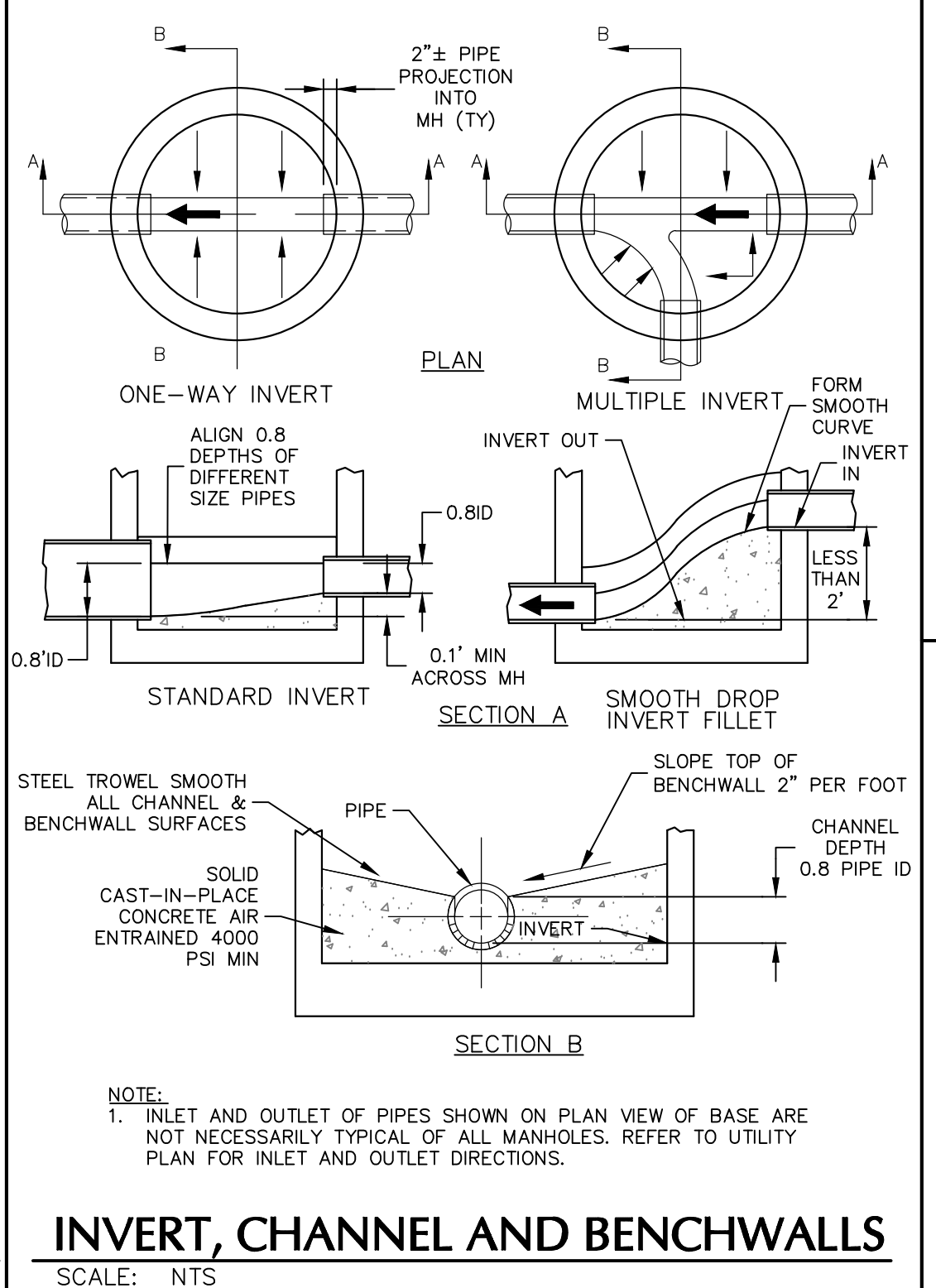
- SANITARY MANHOLE NOTES**
1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER.
 2. THE SHELVE SHALL SLOPE TOWARD THE INVERT CHANNEL AT A RATE OF 1" PER FOOT.
 3. TYPE "B" MANHOLES (SHALLOW TYPE) TO BE PROVIDED WHERE REQUIRED BY DEPTH CONDITIONS.
 4. SEE THE SPECIFICATIONS FOR LENGTH OF PIPE CONNECTIONS TO MANHOLE.
 5. ALL CONCRETE SHALL BE 4000 PSI MINIMUM.
 6. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING, COPPERS 300M PENNYWAY TAR 32-B-4, OR APPROVED EQUAL.
 7. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS & UNDER FRAME.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MANHOLE IN ACCORDANCE WITH SPECIFICATIONS.
 9. 4" DIA. MANHOLE - FROM 8" TO 30" PIPES.
 10. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" CAST ON THE COVERS.
 11. THE PRECAST CONCRETE STRUCTURE SHALL COMPLY WITH ASTM SPECIFICATIONS C478.
 12. ALL SANITARY SEWER MANHOLES ARE TO BE CONSTRUCTED WITH THE COMPRESSION TYPE RESILIENT SEAL ASSEMBLY EQUAL TO "OMEGA CONCRETE PRODUCTS INC."
 13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK, AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST.
 14. ALL NECESSARY PATCHING SHALL BE ACCOMPLISHED WITH A NON-SHRINK CEMENT MORTAR GROUT EQUAL TO "SIKA-SET" AS MANUFACTURED BY THE SIKA CHEMICAL CORPORATION.

DEPTH 'A'	WIDTH 'B'
< 10'-0"	4'-0" x 9"
> 10'-0"	5'-0" x 9"

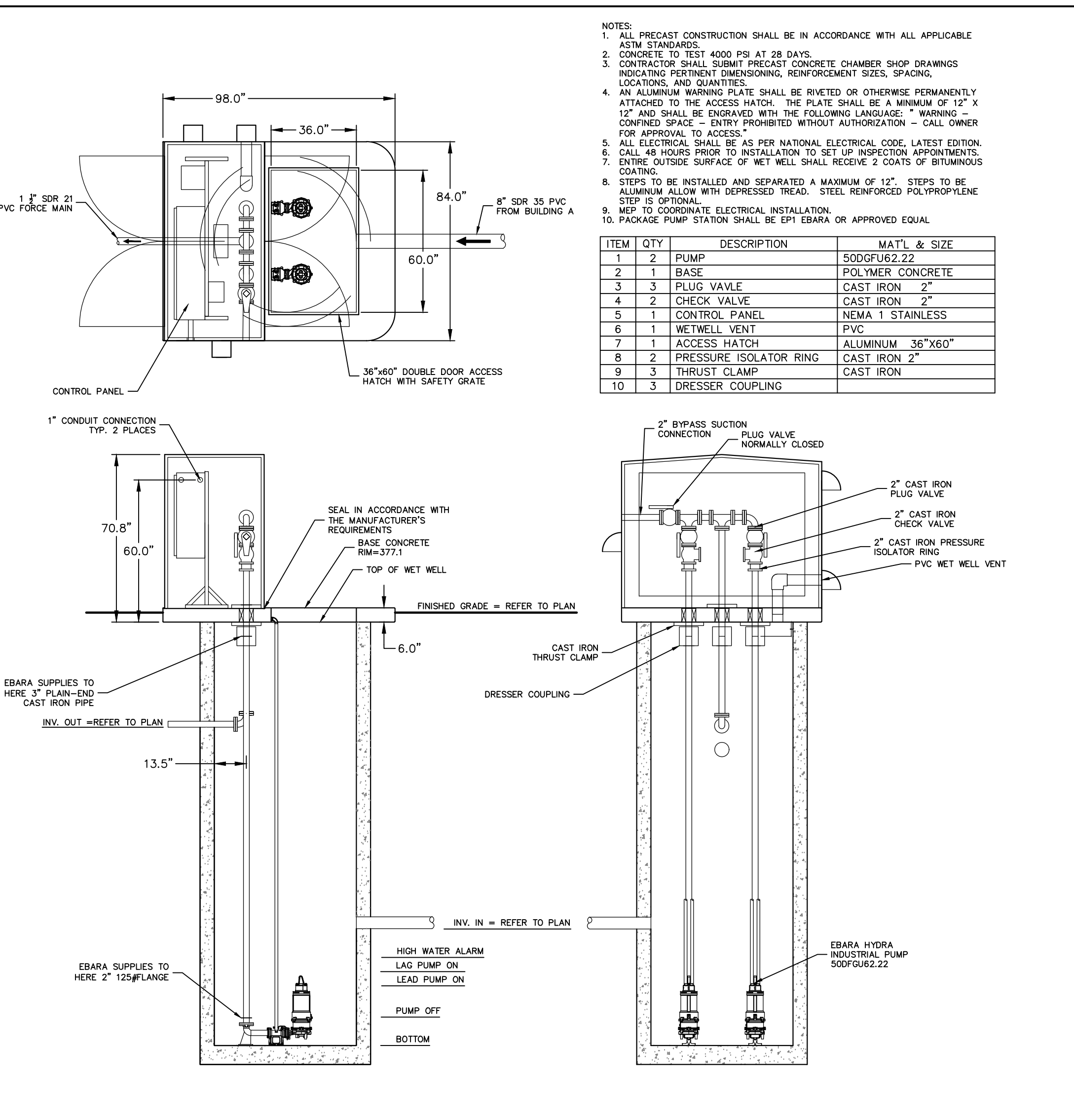
SANITARY MANHOLE
SCALE: NTS



- INTERNAL DROP SANITARY MANHOLE**
SCALE: NTS
- NOTES:**
1. TO BE USED WHEN INCOMING SEWER IS MORE THAN 2'-0" HIGHER THAN THE OUTGOING SEWER.
 2. PIPE SIZE AND TYPE OF DROP CONNECTION TO BE THE SAME AS MAIN OR LATERAL.
 3. ALL JOINTS SHOULD BE SEALED INSIDE AND OUT WITH CEMENT GROUT CONTAINING TWO PARTS CEMENT AND ONE PART SAND AND ANTI-HYDRO OR OTHER APPROVAL ADDITIVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR WATER TIGHTNESS.
 4. SEE SANITARY SEWER MANHOLE DETAIL HERE ON FOR ADDITIONAL REQUIREMENTS AND STANDARDS FOR THE PRECAST SANITARY MANHOLE.



INVERT, CHANNEL AND BENCHWALLS
SCALE: NTS

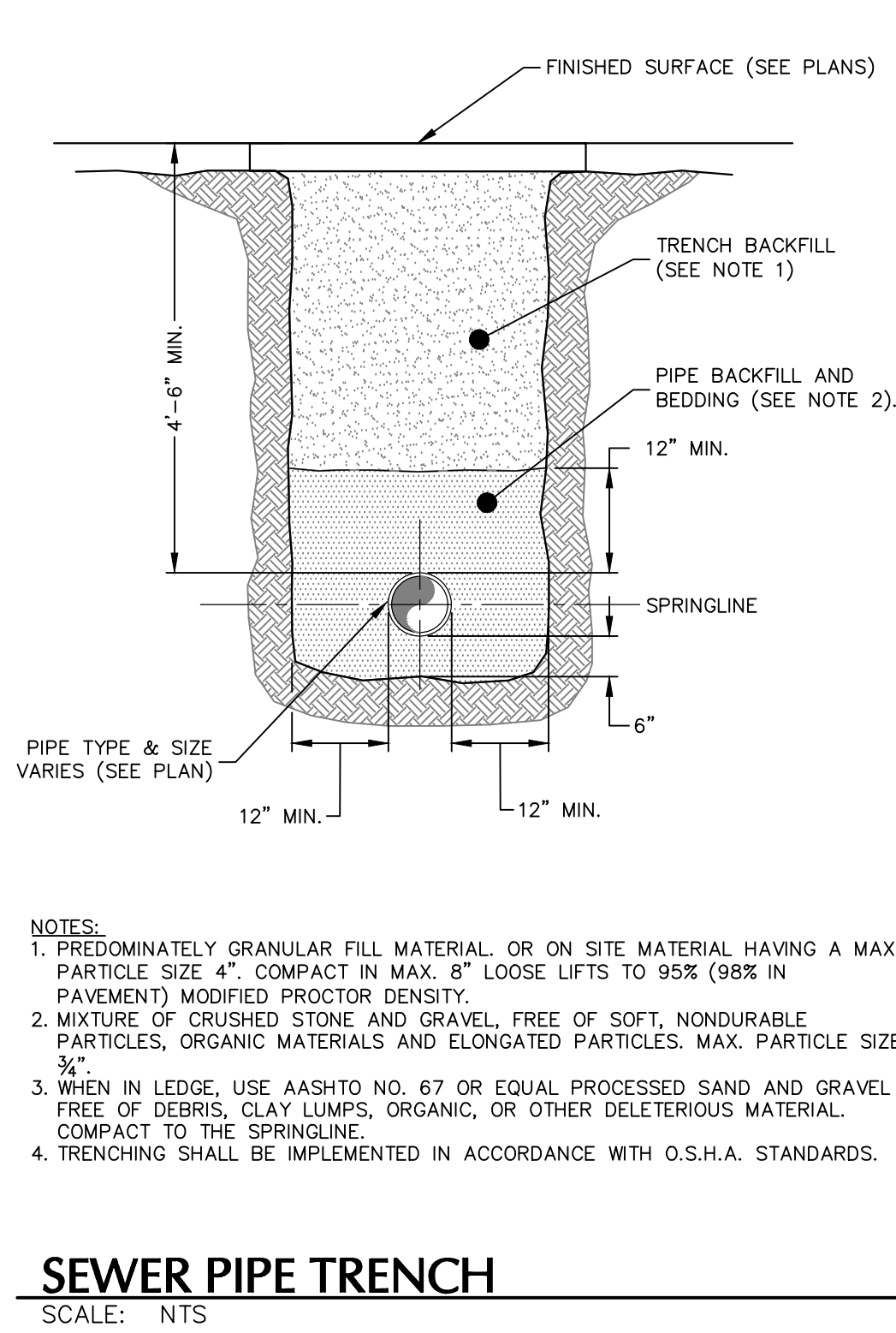


NOTES:

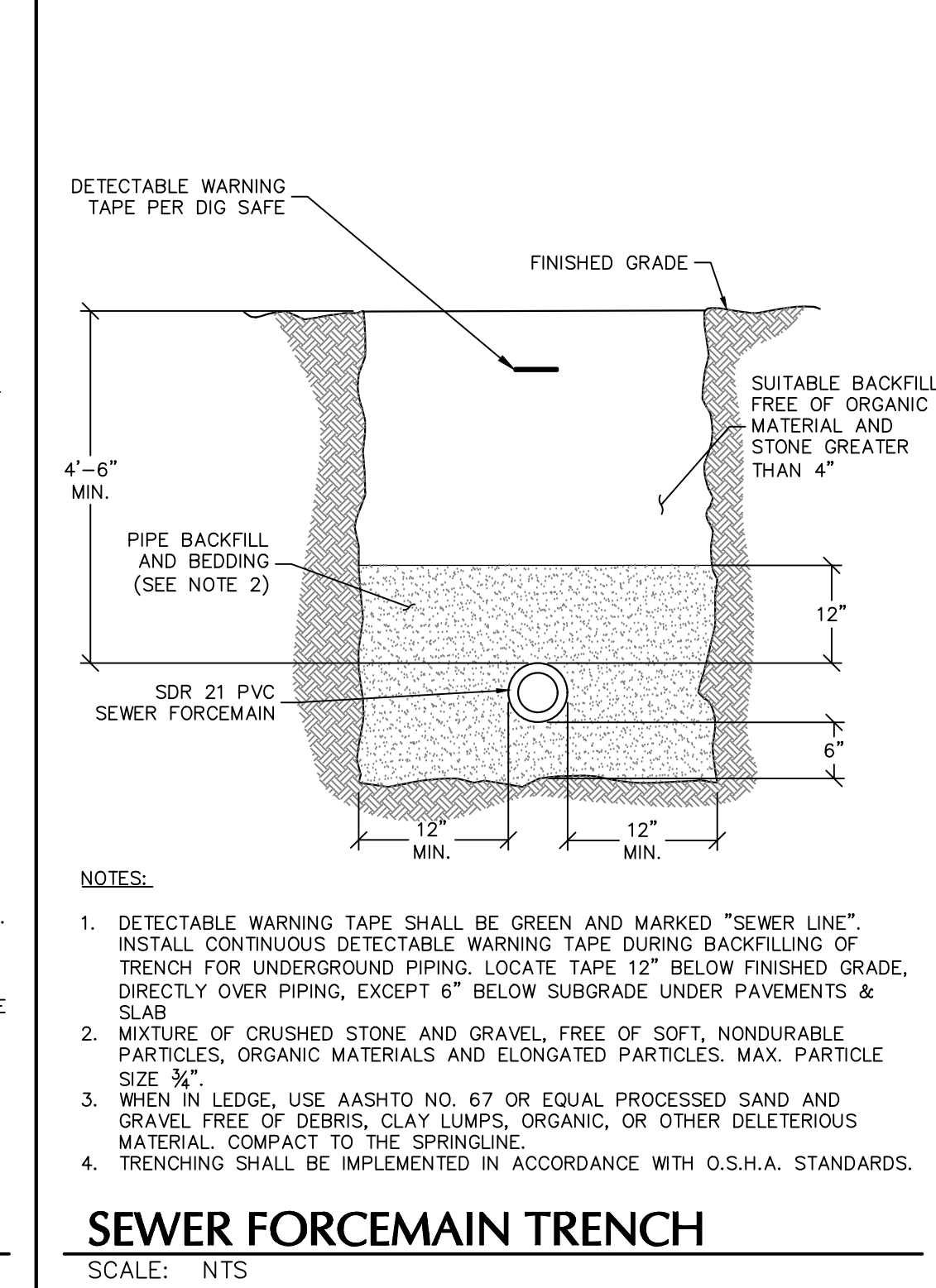
1. ALL PRECAST CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE WITH STANDARDS.
2. CONCRETE TO TEST 4000 PSI AT 28 DAYS.
3. CONTRACTOR SHALL SUBMIT PRECAST CONCRETE CHAMBER SHOP DRAWINGS INCLUDING REINFORCEMENT (BENDING, REINFORCEMENT SIZES, SPACING, LOCATIONS, AND QUANTITIES).
4. AN ALUMINUM WARNING PLATE SHALL BE WELDED OR OTHERWISE PERMANENTLY ATTACHED TO THE ACCESS HATCH. THE PLATE SHALL BE A MINIMUM OF 12" X 12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFINED SPACE - ENTRY PROHIBITED WITHOUT AUTHORIZATION - CALL OWNER FOR APPROVAL TO ACCESS"
5. ALL ELECTRICAL SHALL BE AS PER NATIONAL ELECTRICAL CODE, LATEST EDITION.
6. CALL 48 HOURS PRIOR TO INSTALLATION TO SET UP INSPECTION APPOINTMENTS.
7. ENTIRE OUTSIDE SURFACE OF WET WELL SHALL RECEIVE 2 COATS OF BITUMINOUS COATING.
8. STEPS TO BE INSTALLED AND SEPARATED A MAXIMUM OF 12". STEPS TO BE ALUMINUM ALLOY WITH EXPRESSED HEAD. STEEL REINFORCED POLYPROPYLENE.
9. MEP TO COORDINATE ELECTRICAL INSTALLATION.
10. PHASE PUMP STATION SHALL BE EPT EBARA OR APPROVED EQUAL.

ITEM	QTY	DESCRIPTION	MATL. & SIZE
1	1	PUMP	500GPM/2.22
2	1	BASE	POLYMER CONCRETE
3	3	FLUX HANDLE	CAST IRON 2"
4	2	CHECK VALVE	CAST IRON 2"
5	1	CONTROL PANEL	NEMA 1 STAINLESS
6	1	WET WELL VENT	PVC
7	1	ACCESS HATCH	ALUMINUM 36"X60"
8	2	PRESSURE ISOLATOR RING	CAST IRON 2"
9	3	THRUST CLAMP	CAST IRON
10	3	DRESSER COUPLING	CAST IRON

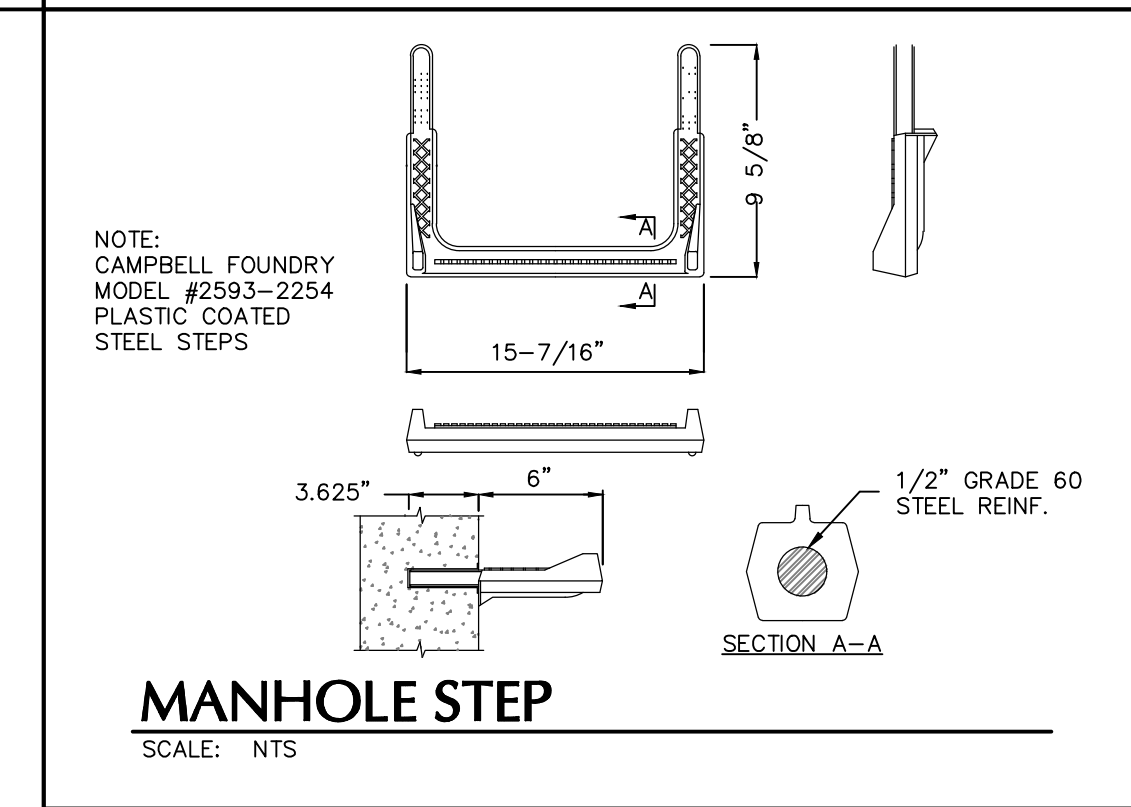
EP1 EBARA FLUID HANDLING PACKAGED PUMP SYSTEM
SCALE: NTS



- SEWER PIPE TRENCH**
SCALE: NTS
- NOTES:**
1. PREDOMINATELY GRANULAR FILL MATERIAL OR ON SITE MATERIAL HAVING A MAX. PARTICLE SIZE 1/2", COMPACT IN MAX. 8" LOOSE LIFTS TO 95% (98% IN PAVEMENT) MODIFIED PROCTOR DENSITY.
 2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE 3/4".
 3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL, FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL. COMPACT TO THE SPRINGLINE.
 4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.



- SEWER FORCEMAIN TRENCH**
SCALE: NTS
- NOTES:**
1. DETECTABLE WARNING TAPE SHALL BE GREEN AND MARKED "SEWER LINE". INSTALL CONTINUOUS DETECTABLE WARNING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.
 2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. MAX. PARTICLE SIZE 3/4".
 3. WHEN IN LEDGE, USE AASHTO NO. 67 OR EQUAL PROCESSED SAND AND GRAVEL, FREE OF DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL. COMPACT TO THE SPRINGLINE.
 4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.



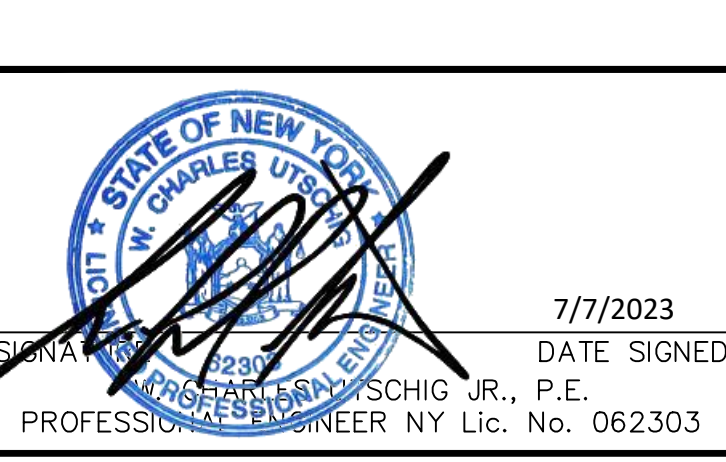
MANHOLE STEP
SCALE: NTS

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON JOHN P. EVASUTYN	DATE
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Date	Description	No.
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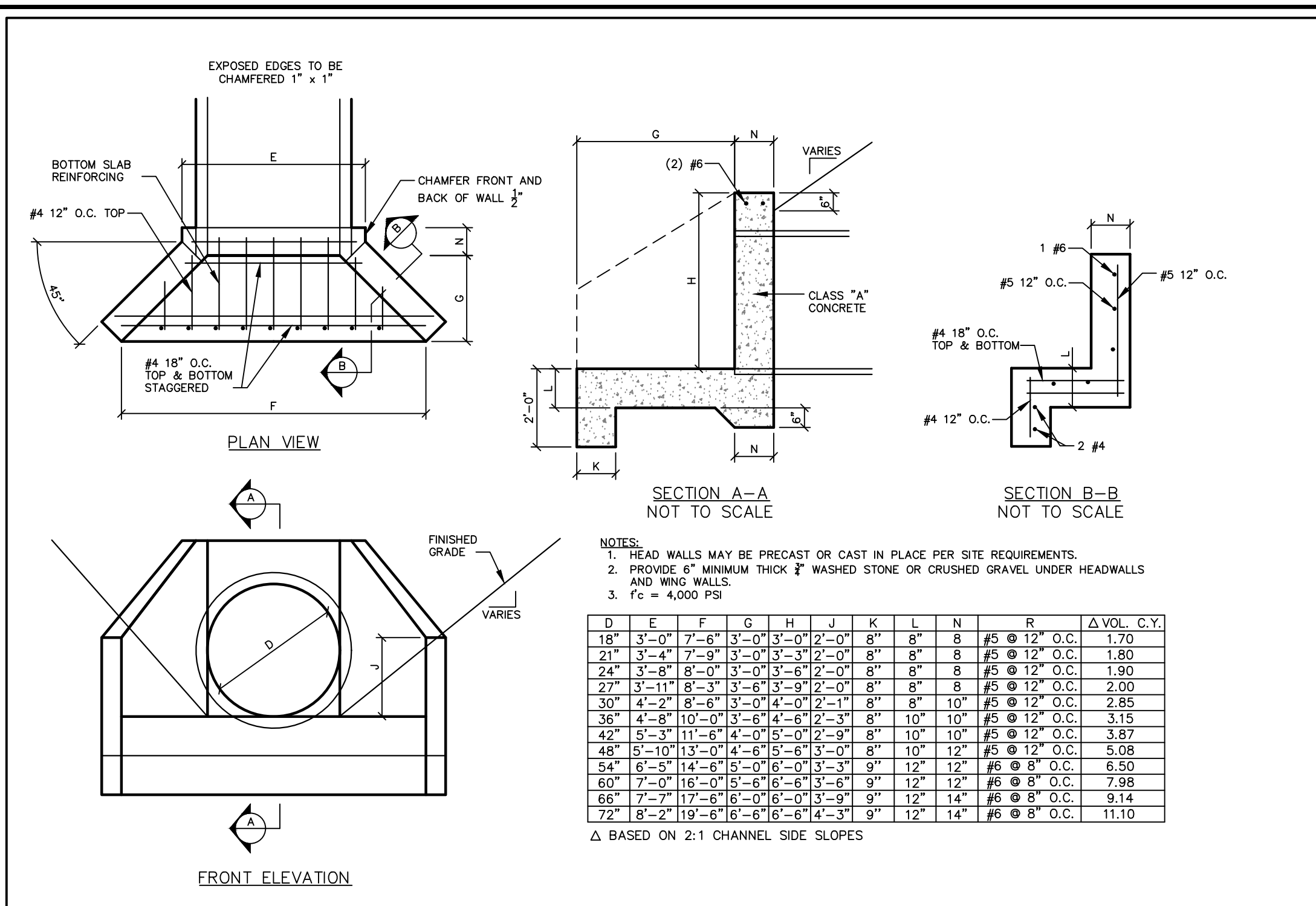


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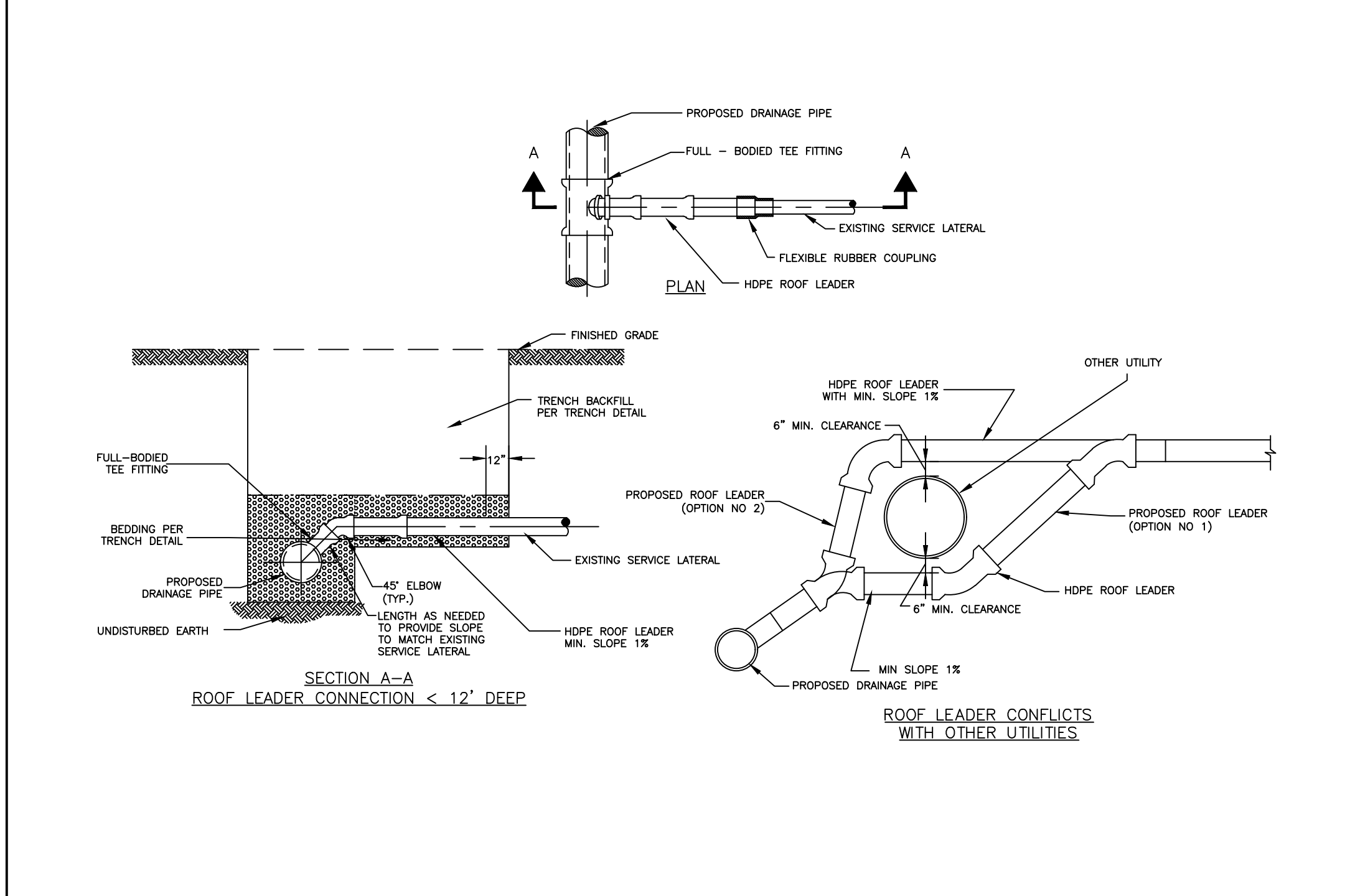
Project
MATRIX I-84 DISTRIBUTION CENTER
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
SEWER DETAILS

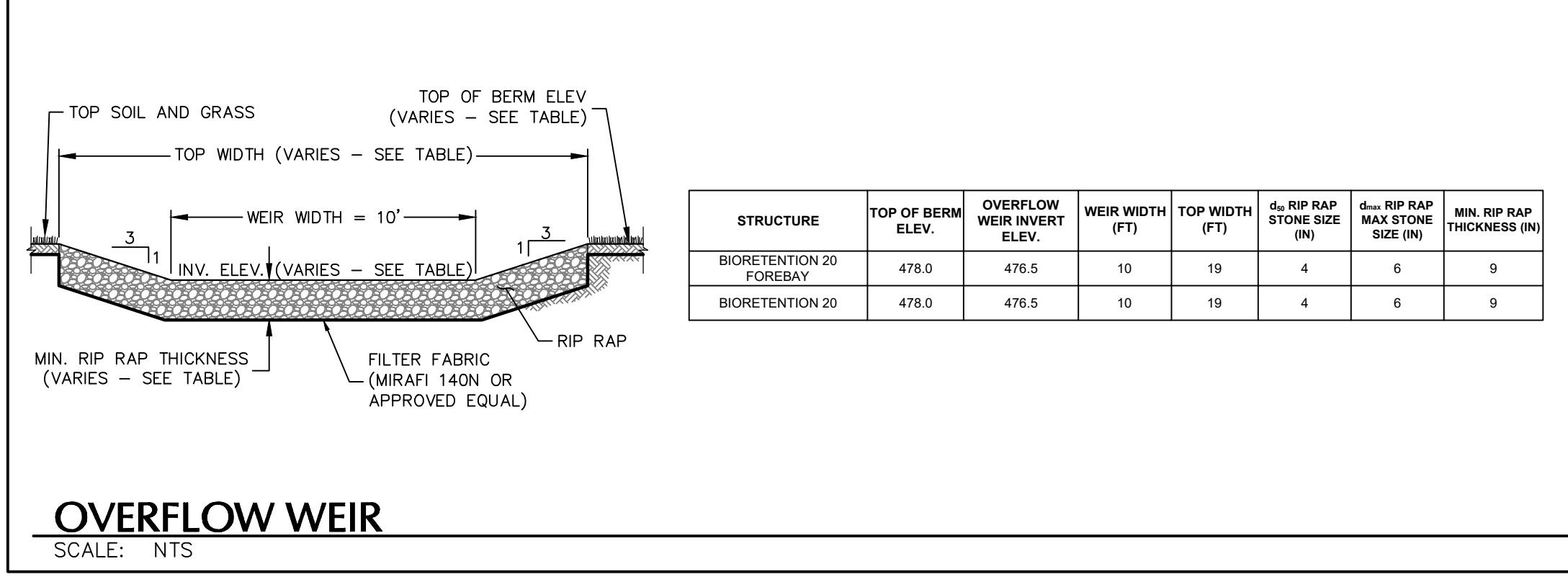
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190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF
Drawing No.
CS504
Sheet **34** of **45**



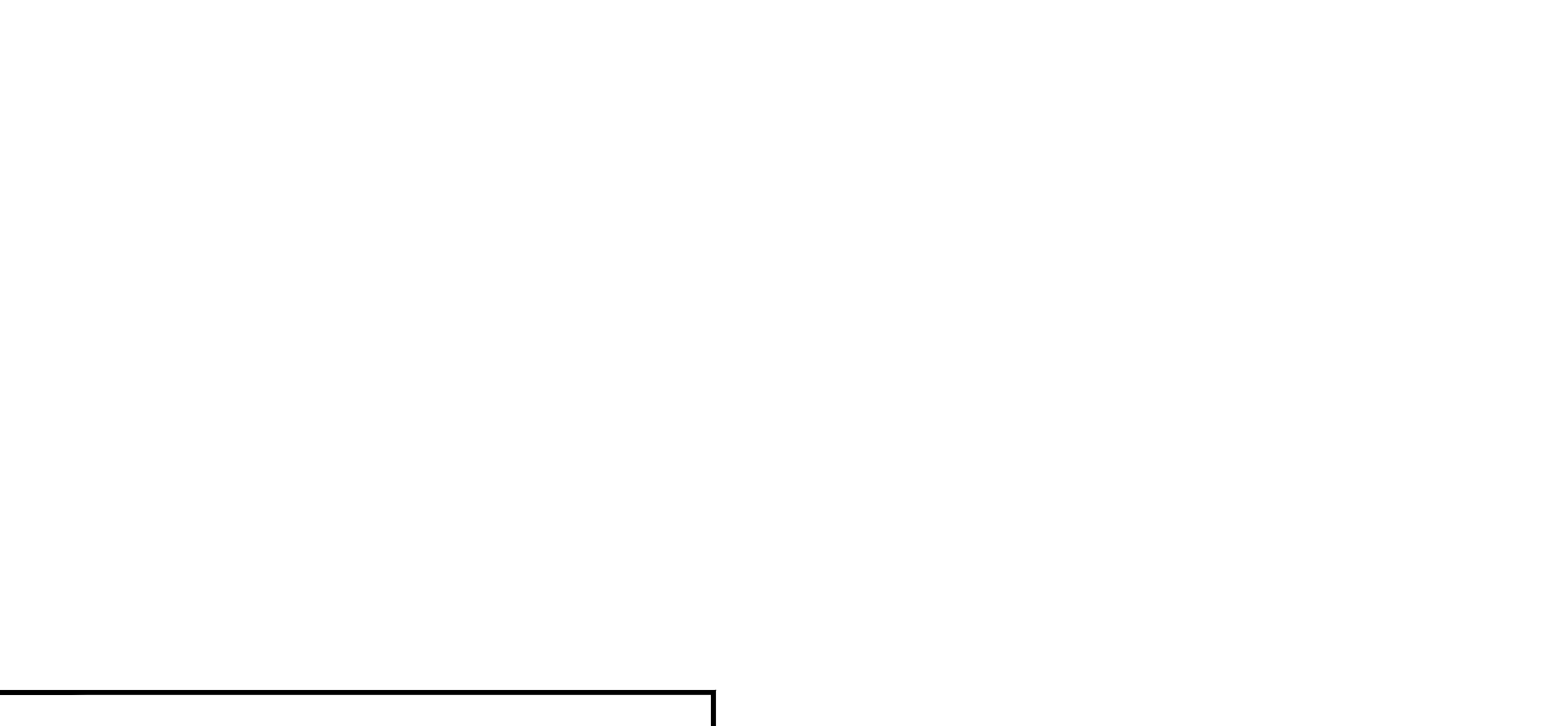
CONCRETE HEADWALL
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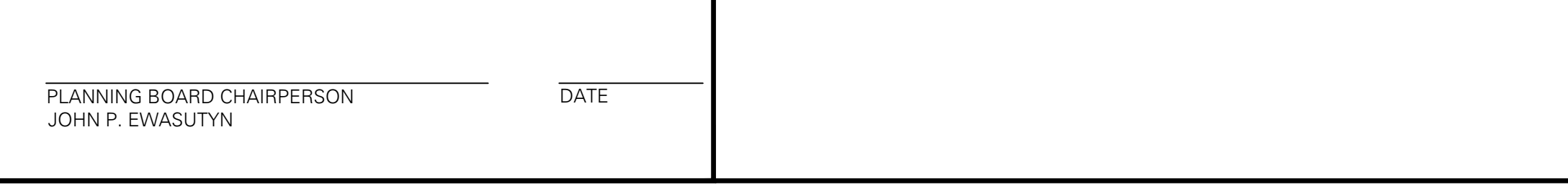
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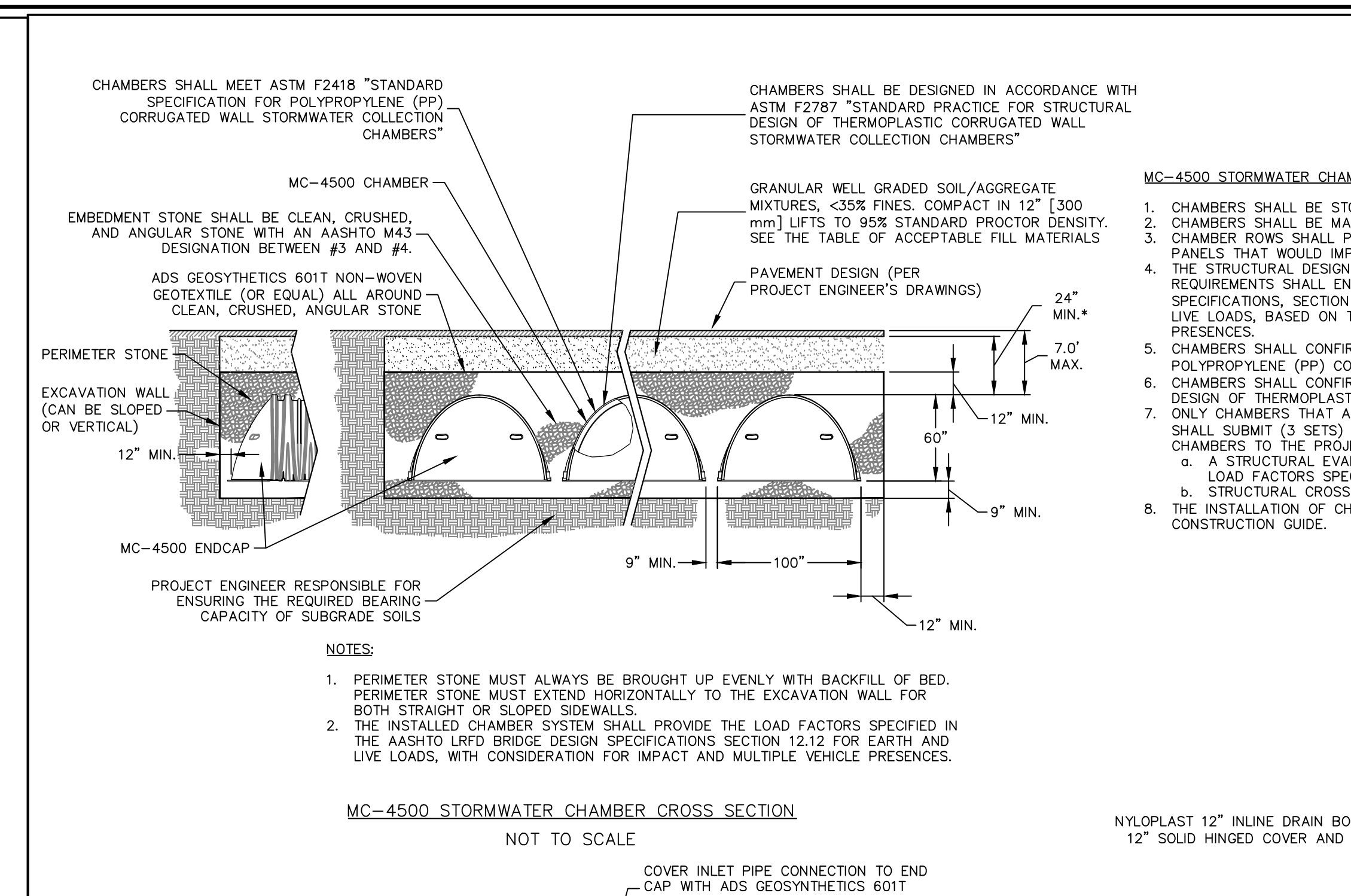
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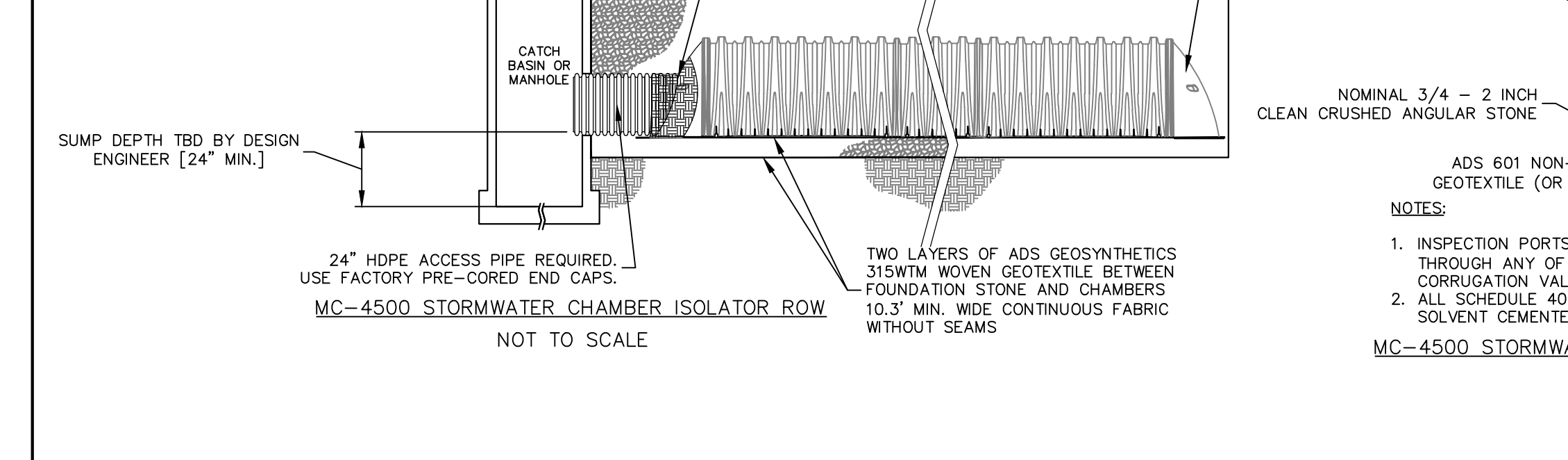
STORMTECH MC-4500 STORMWATER CHAMBER
SCALE: NTS



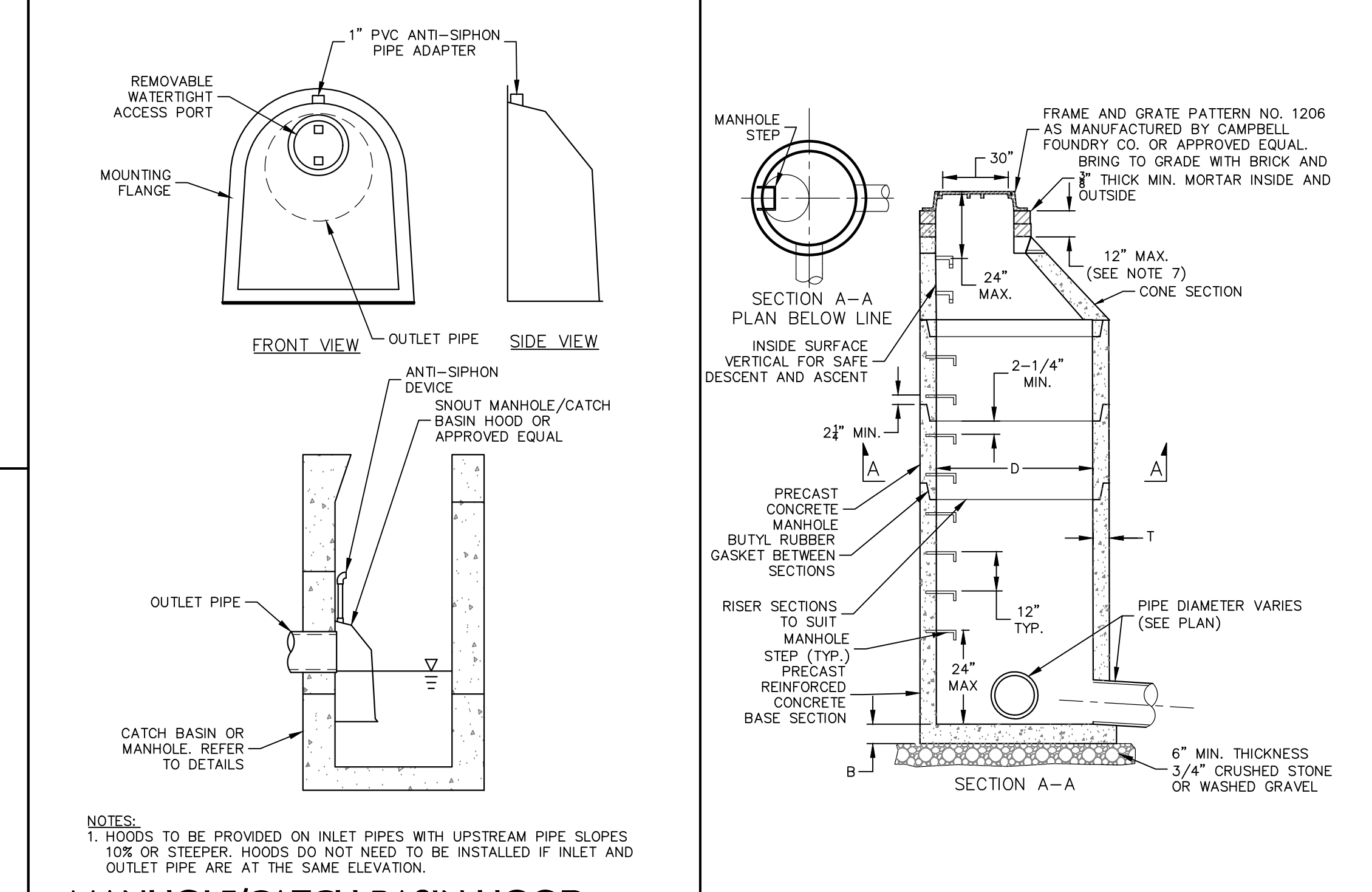
STORMWATER MANHOLE - SQUARE OR RECTANGULAR
SCALE: NTS



MC-4500 STORMWATER CHAMBER CROSS SECTION
NOT TO SCALE



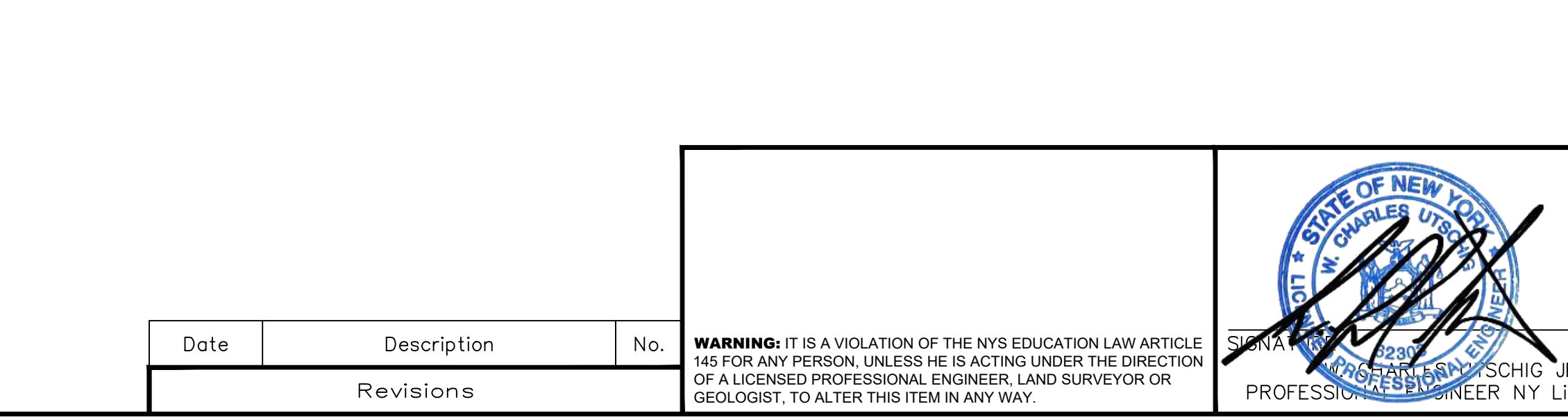
MC-4500 STORMWATER CHAMBER INSPECTION PORT
NOT TO SCALE



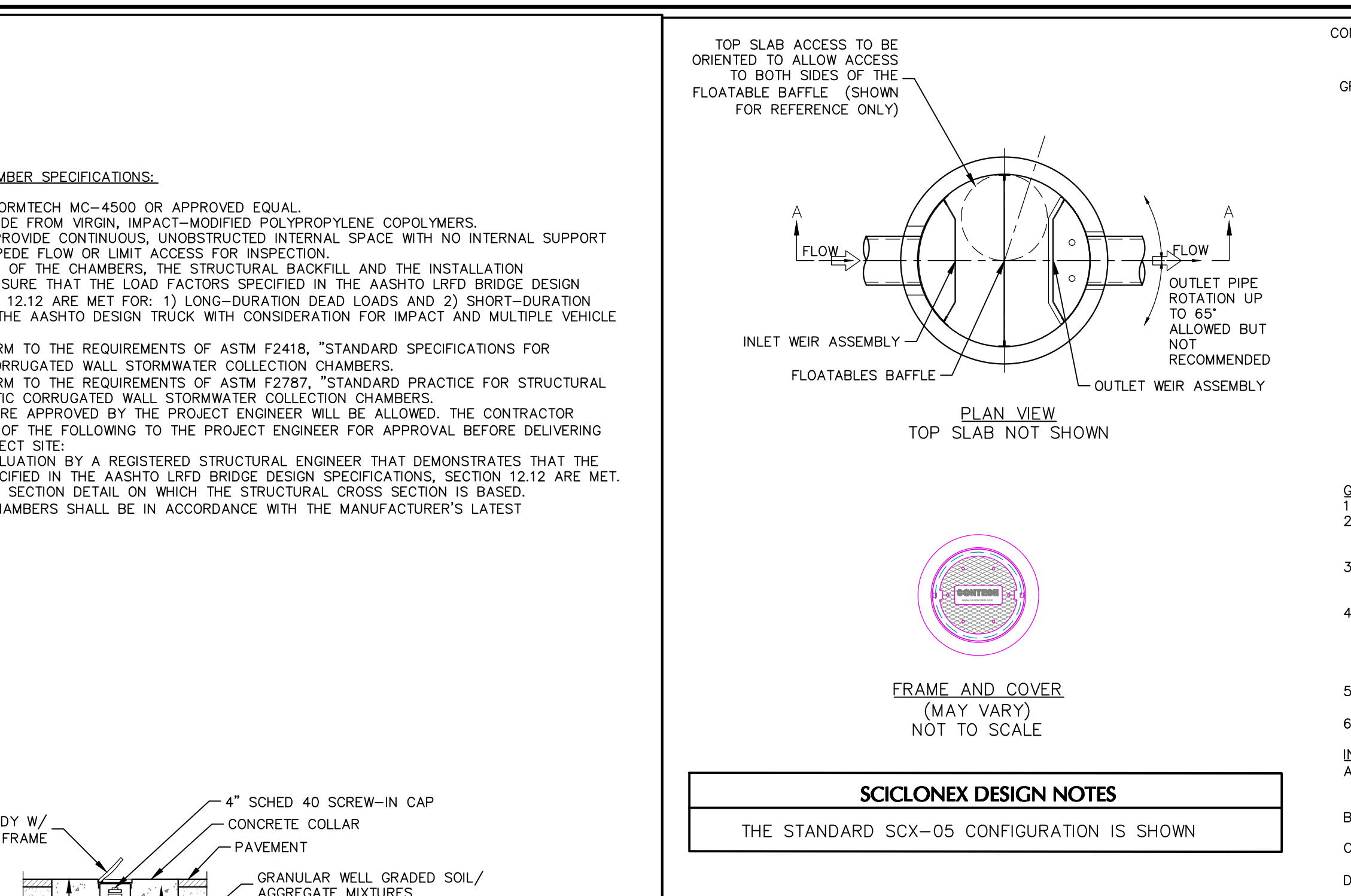
MANHOLE/CATCH BASIN HOOD
SCALE: NTS



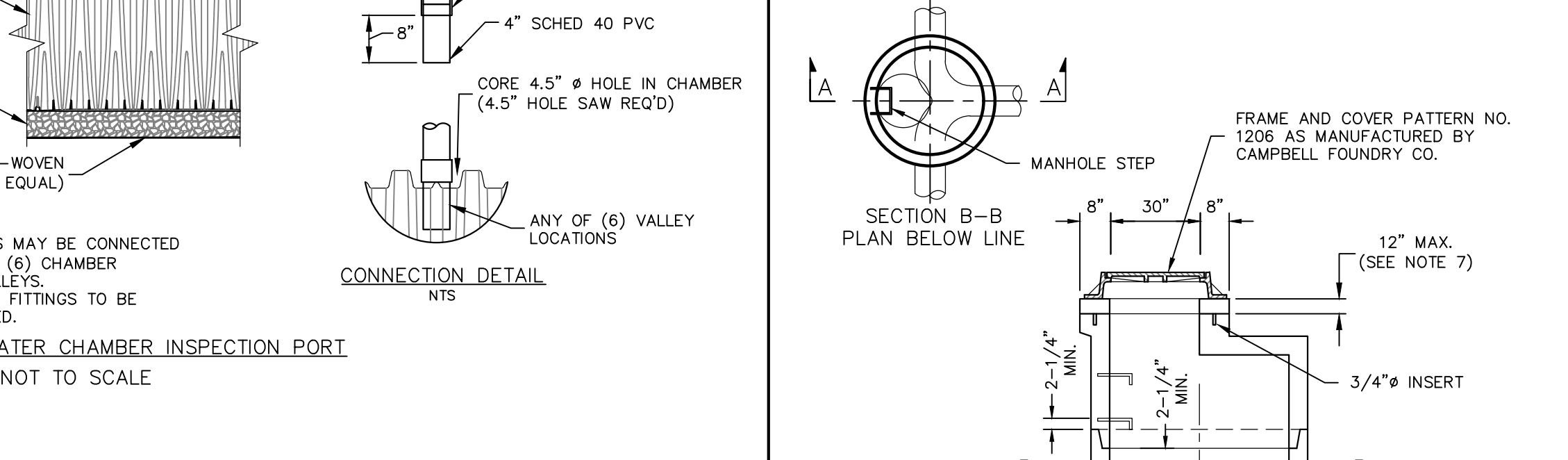
STORMWATER MANHOLE - CIRCULAR
SCALE: NTS



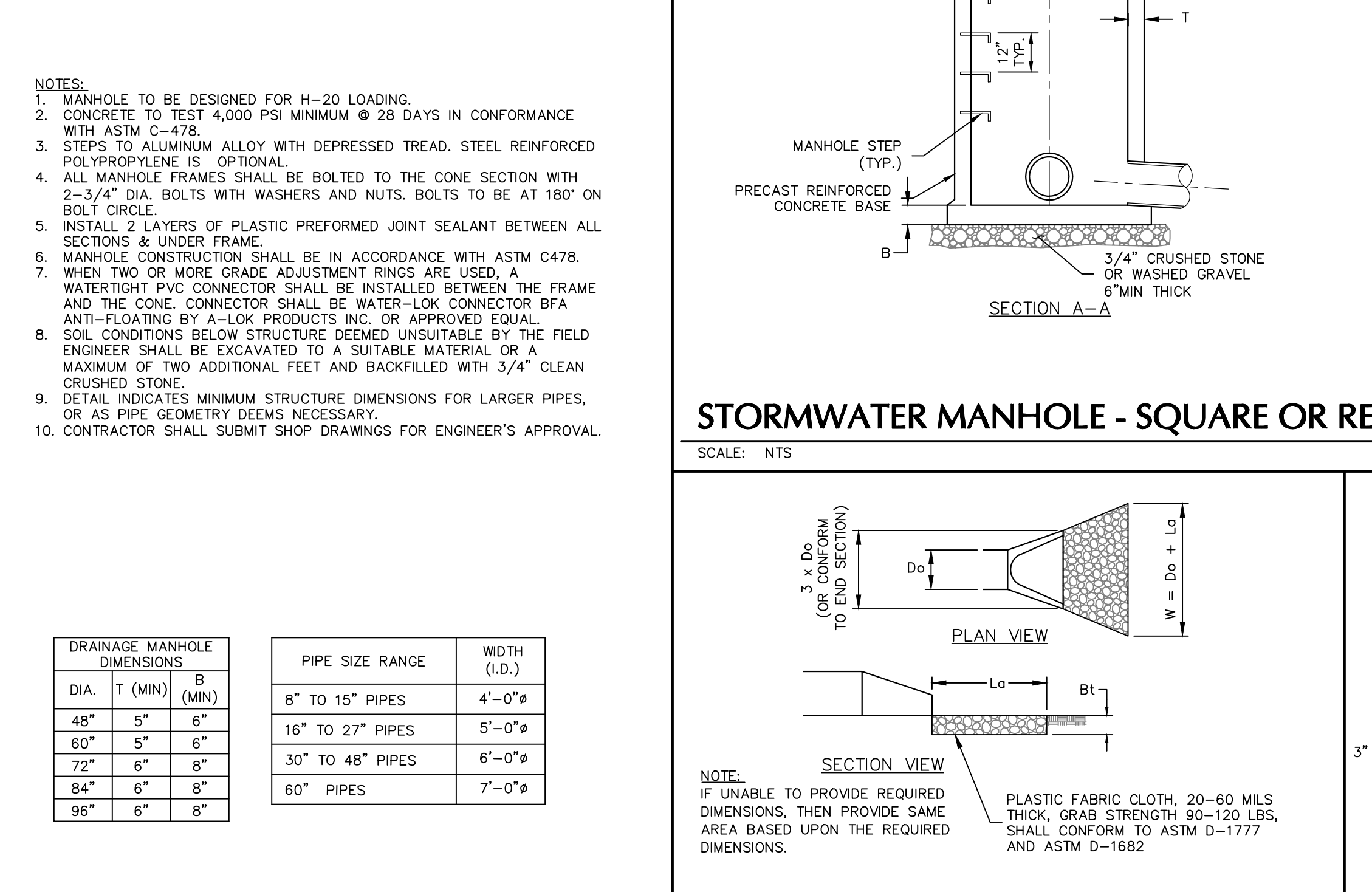
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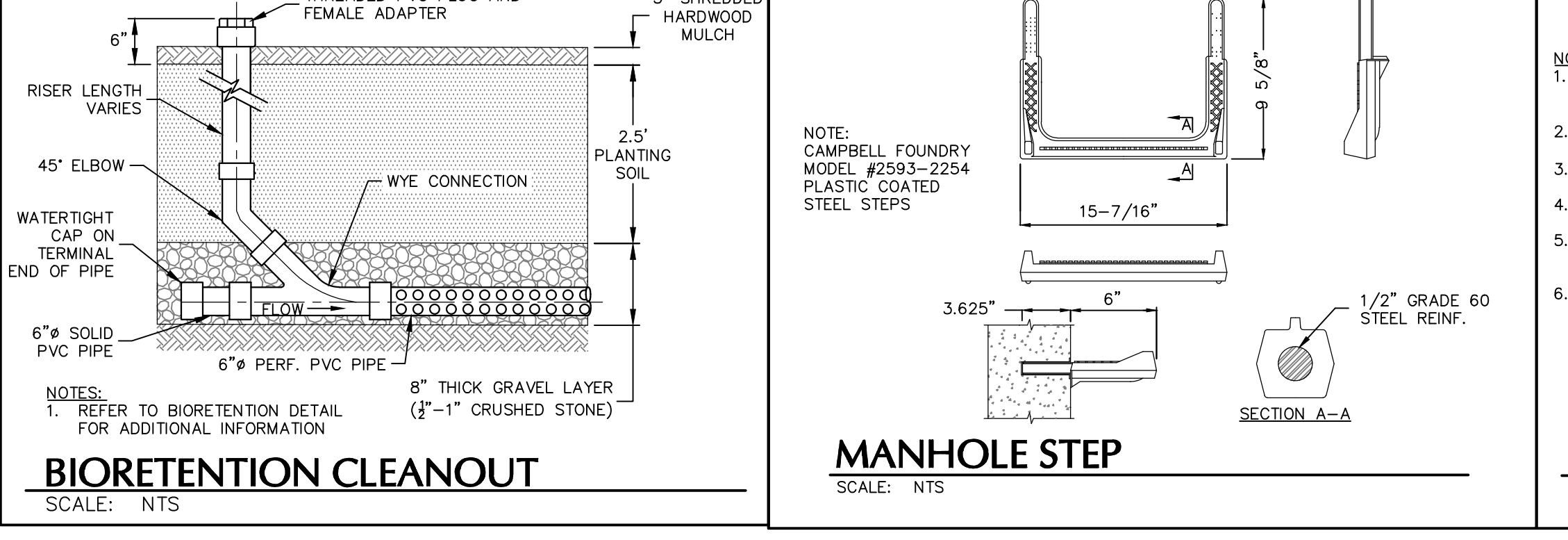
SCICLONEX DESIGN NOTES
THE STANDARD SCX-05 CONFIGURATION IS SHOWN



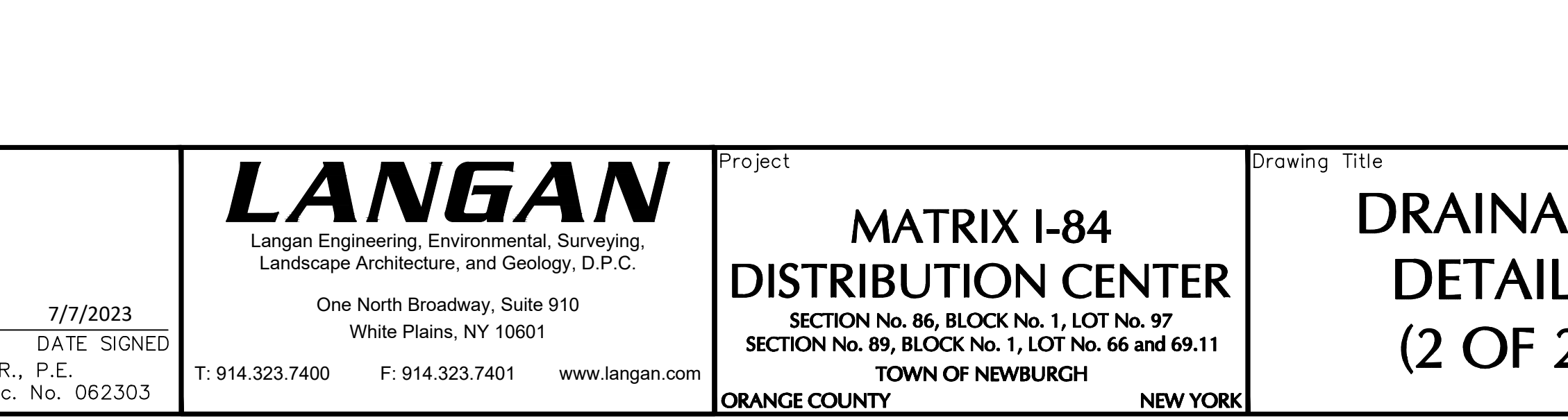
SCX-05 SCICLONEX STANDARD DETAIL
SCALE: NTS



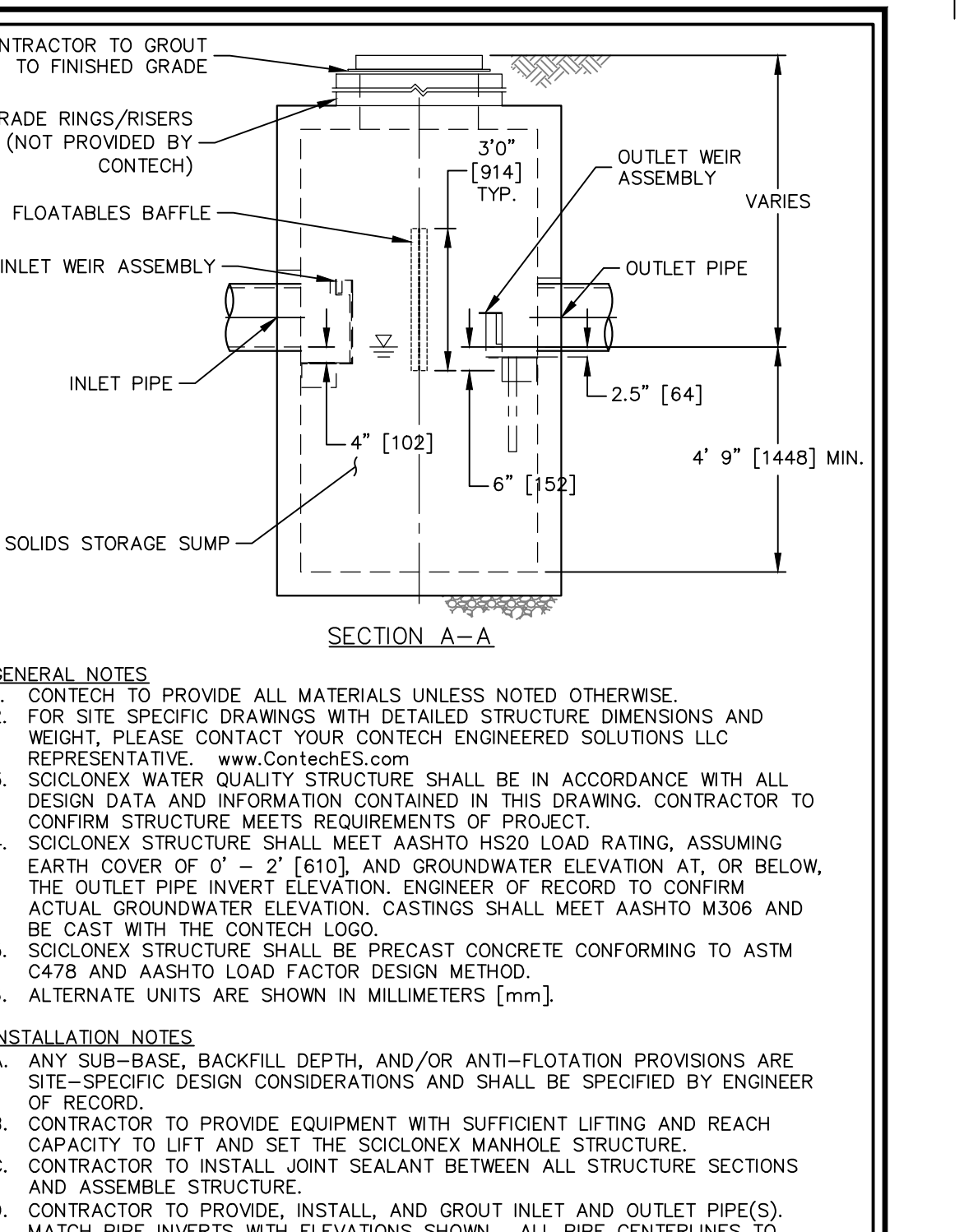
STORMWATER MANHOLE - SQUARE OR RECTANGULAR
SCALE: NTS



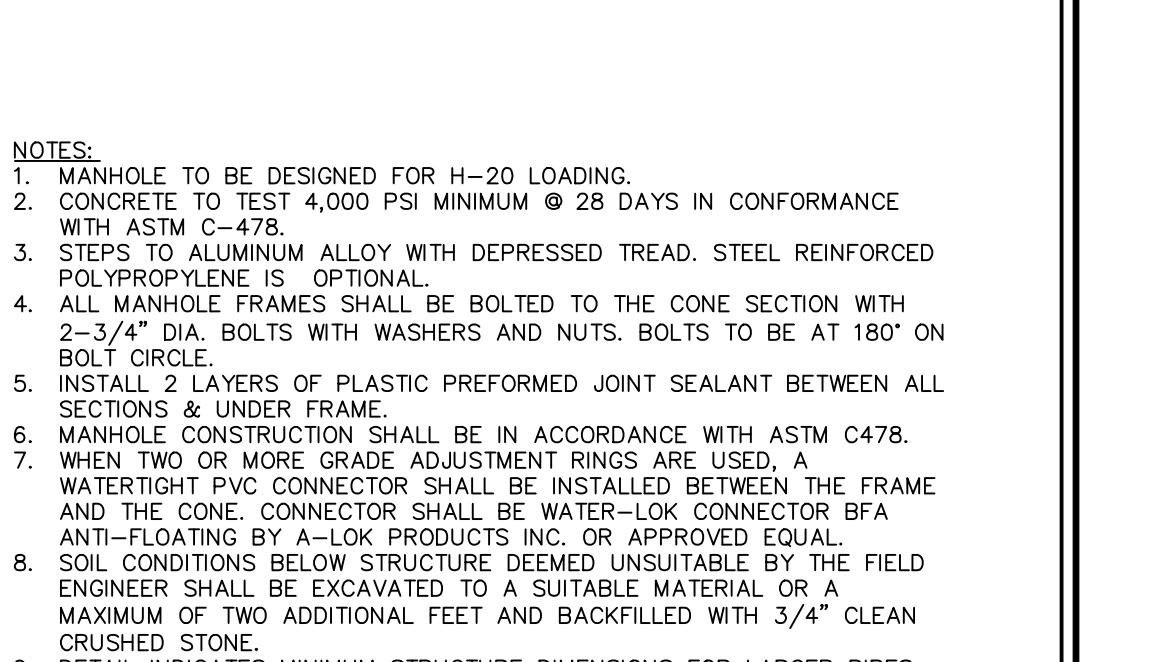
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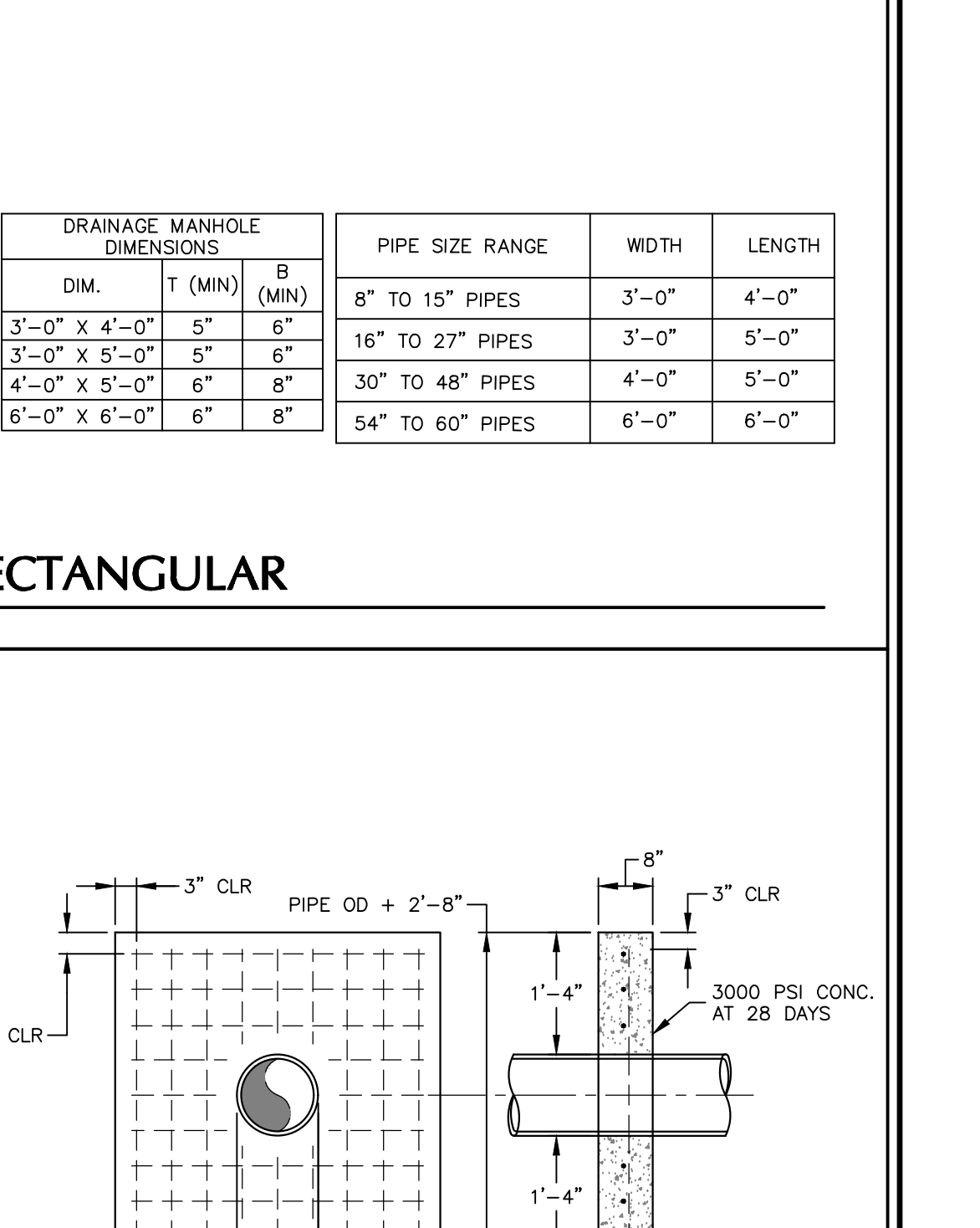
MANHOLE STEP
SCALE: NTS



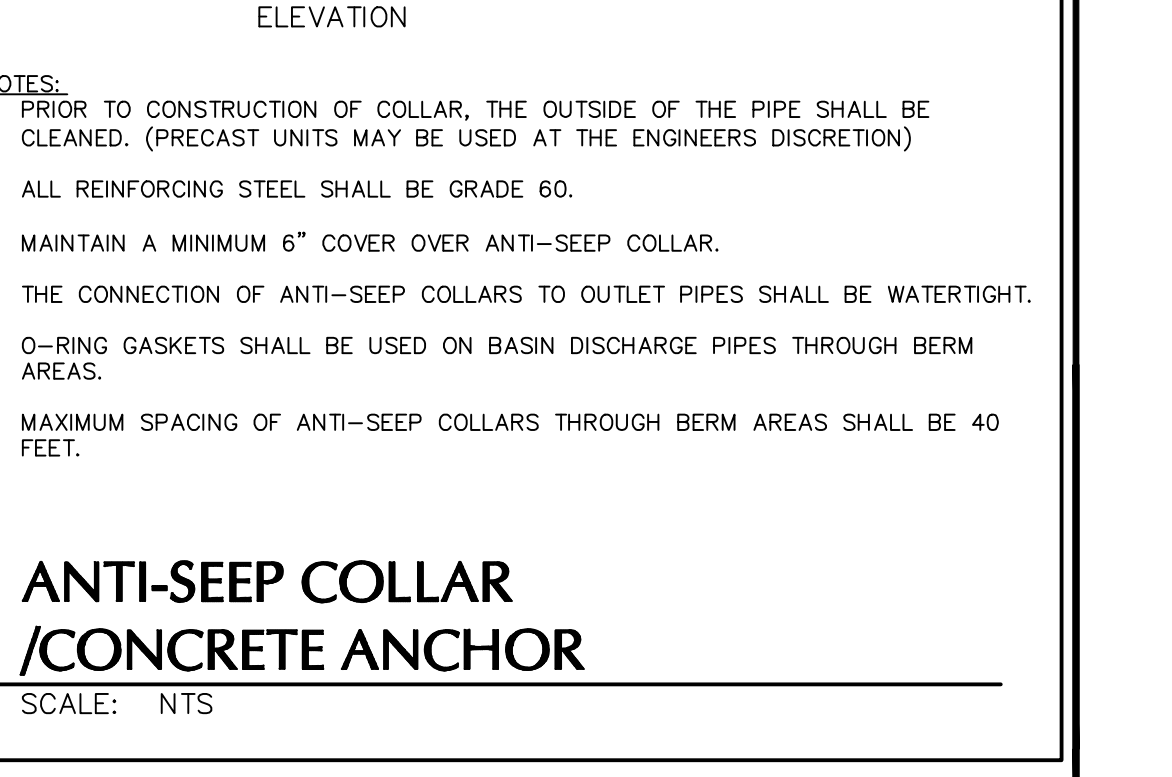
ANTI-SEEP COLLAR / CONCRETE ANCHOR
SCALE: NTS



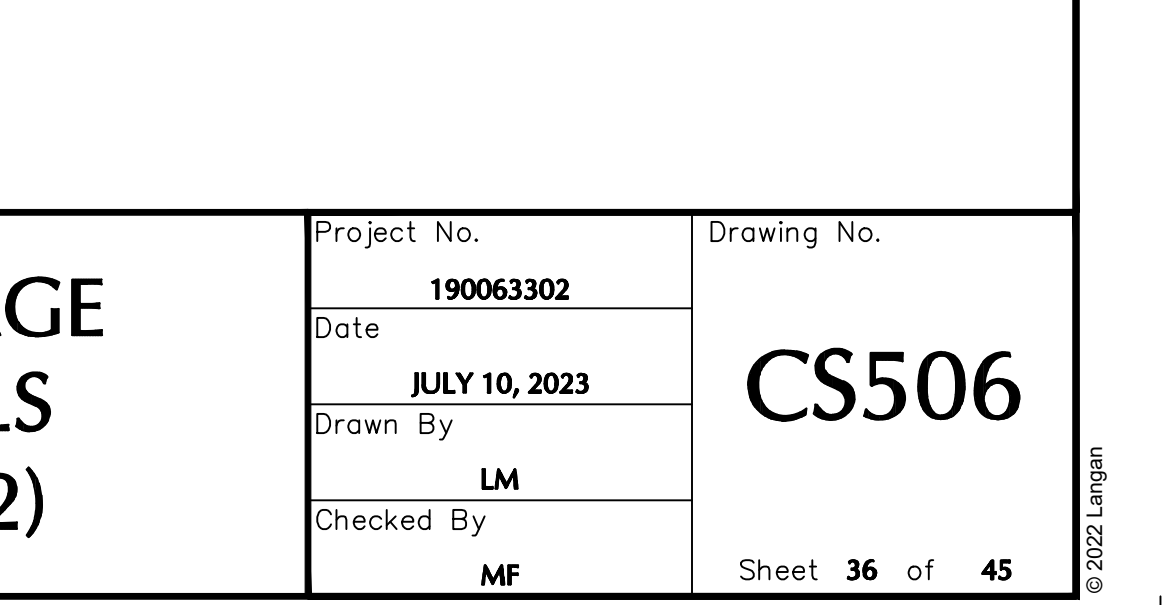
STORMWATER MANHOLE - SQUARE OR RECTANGULAR
SCALE: NTS



STORMWATER MANHOLE - SQUARE OR RECTANGULAR
SCALE: NTS



STORMWATER MANHOLE - SQUARE OR RECTANGULAR
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STORMWATER MANHOLE - SQUARE OR RECTANGULAR
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TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
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	Revisions	

PLANNING BOARD CHAIRPERSON
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**DRAINAGE
DETAILS
(2 OF 2)**

Project No.
190063302

Date
JULY 10, 2023

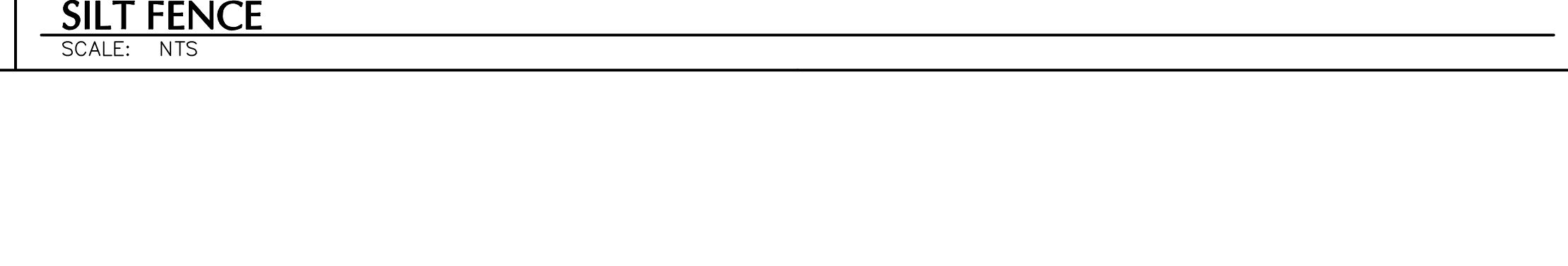
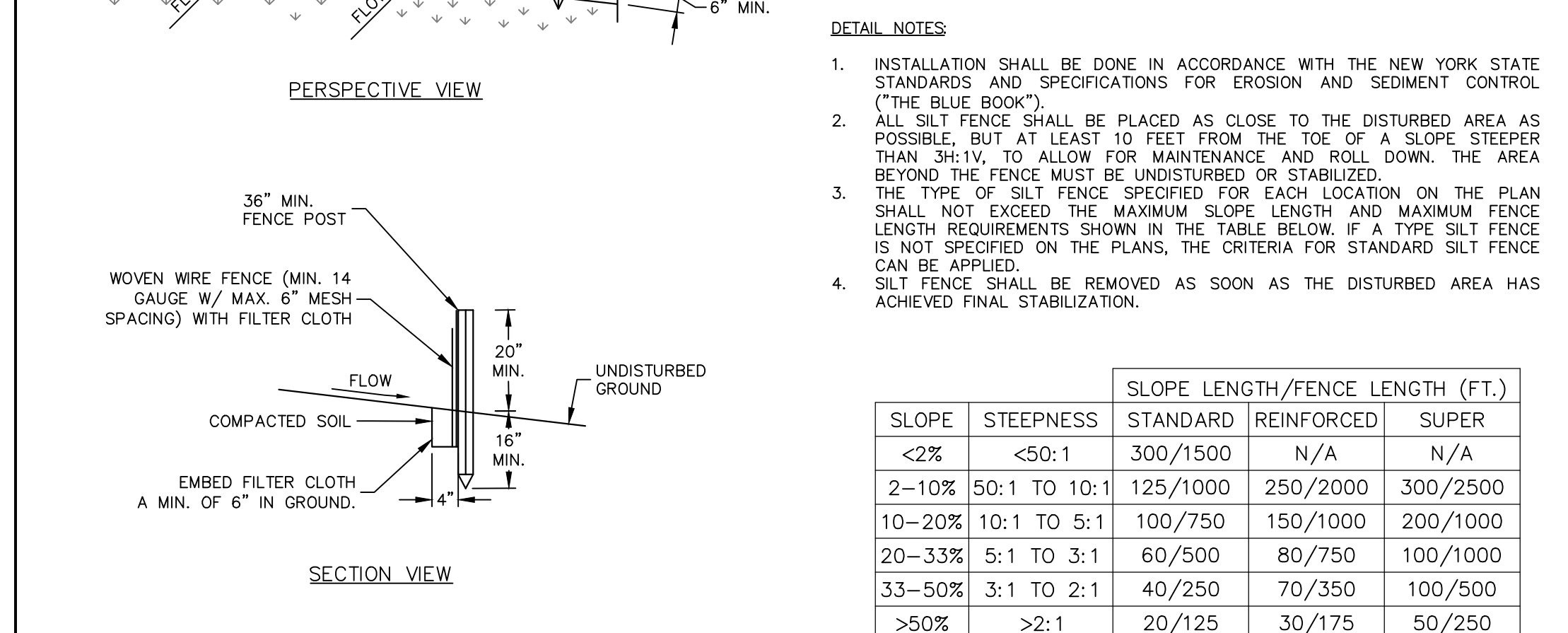
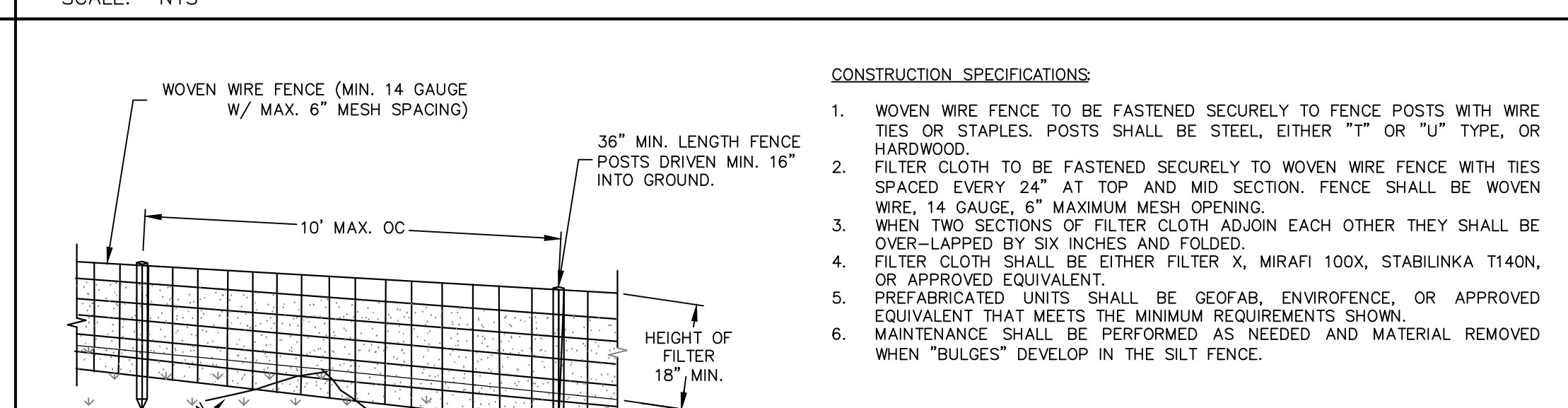
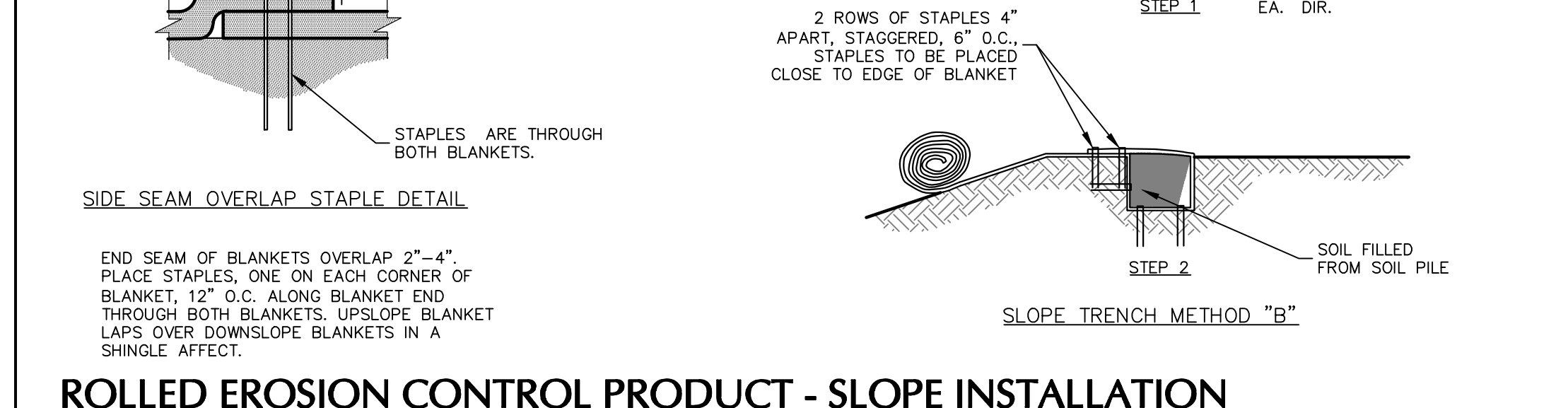
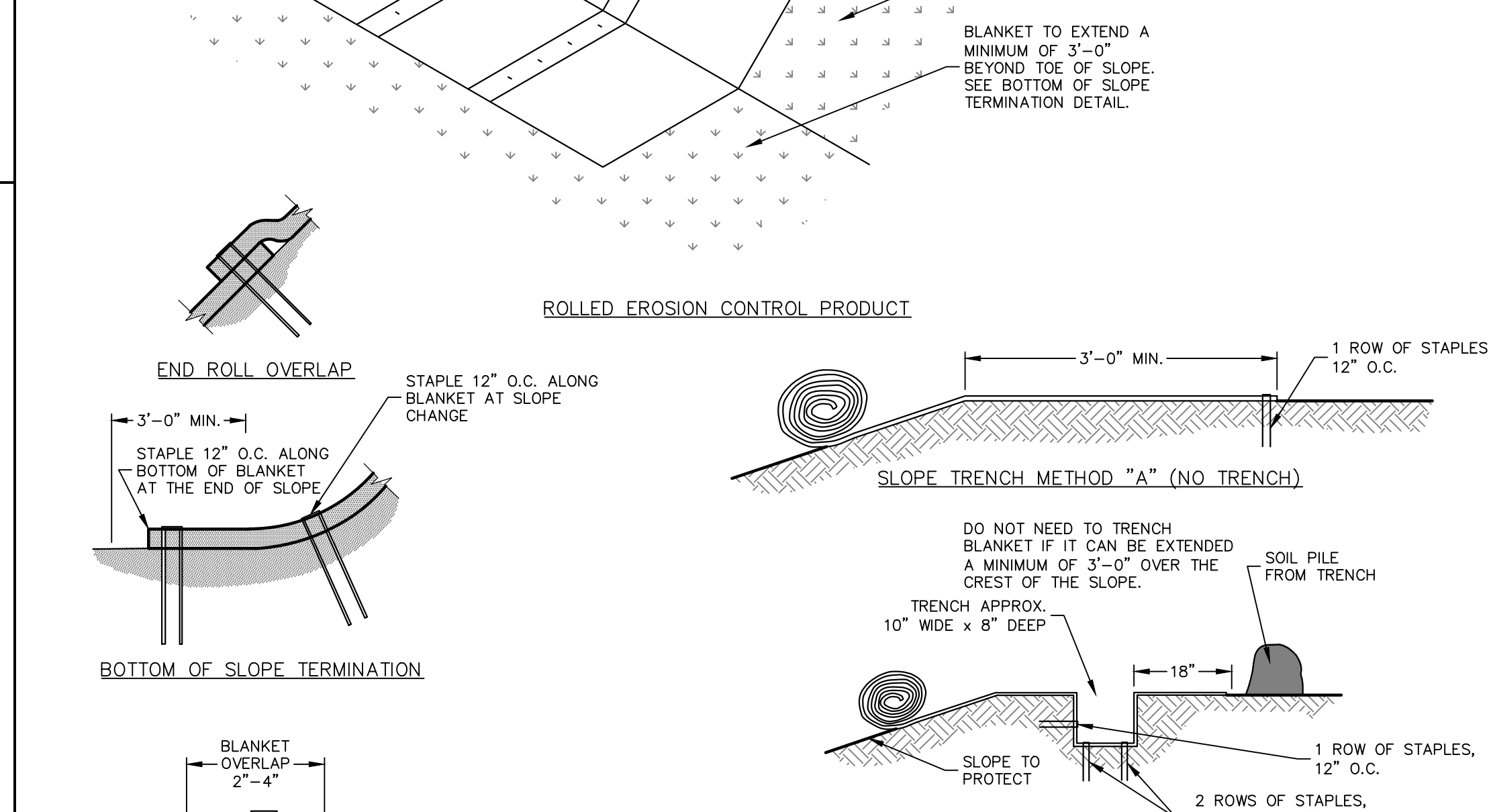
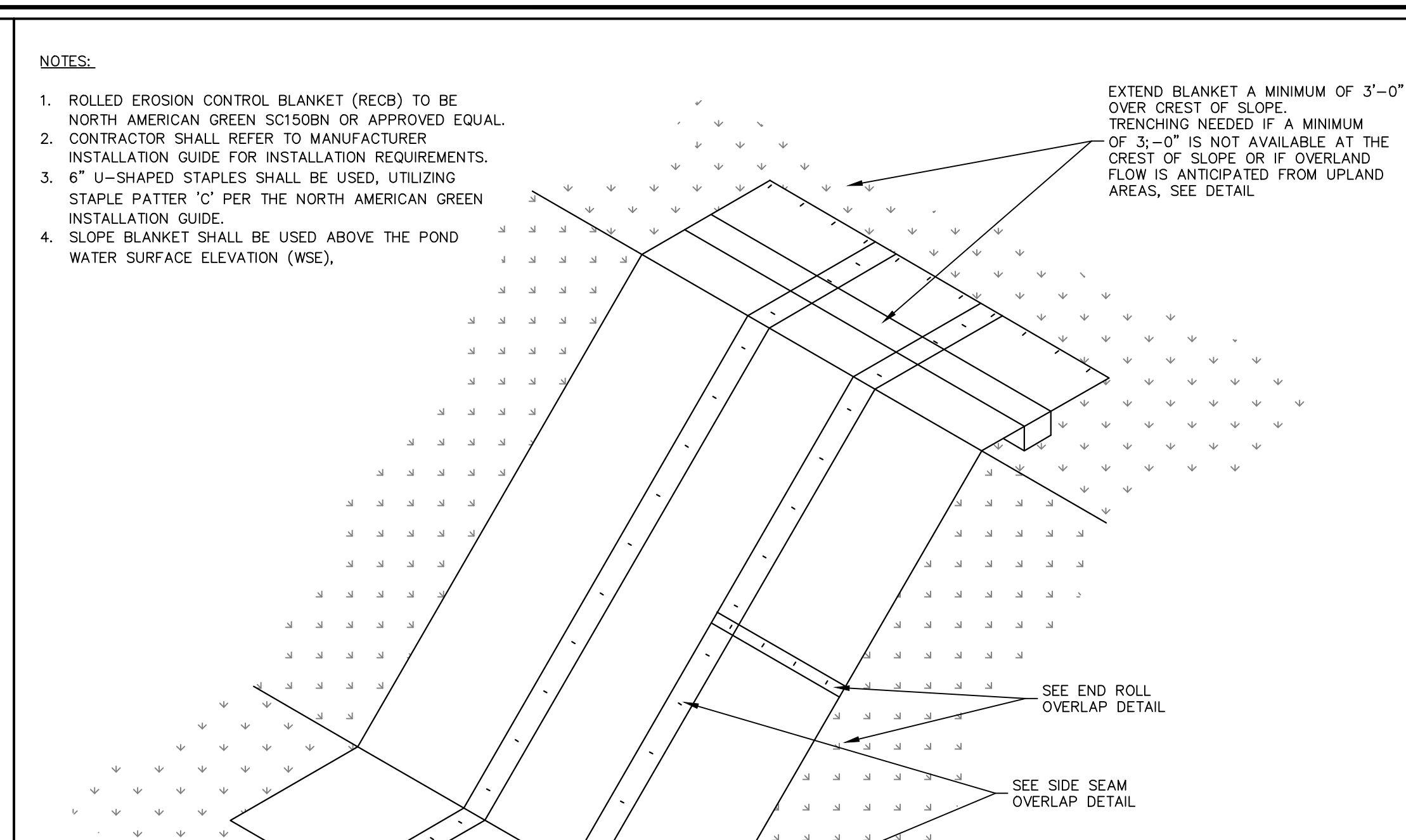
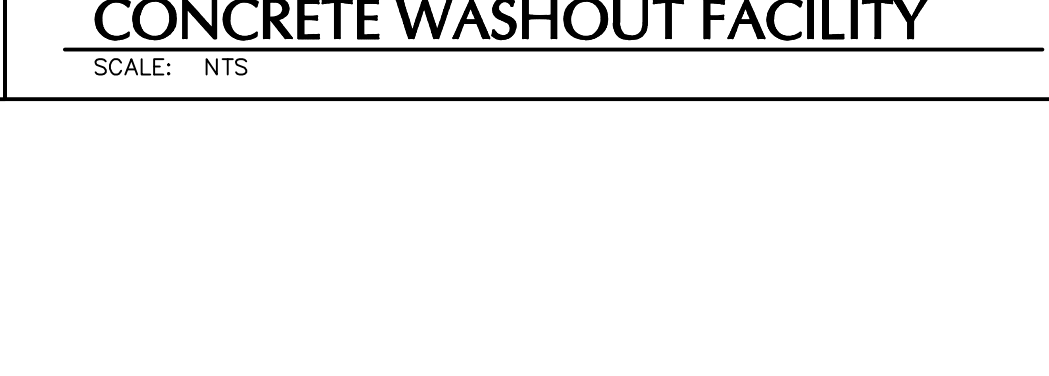
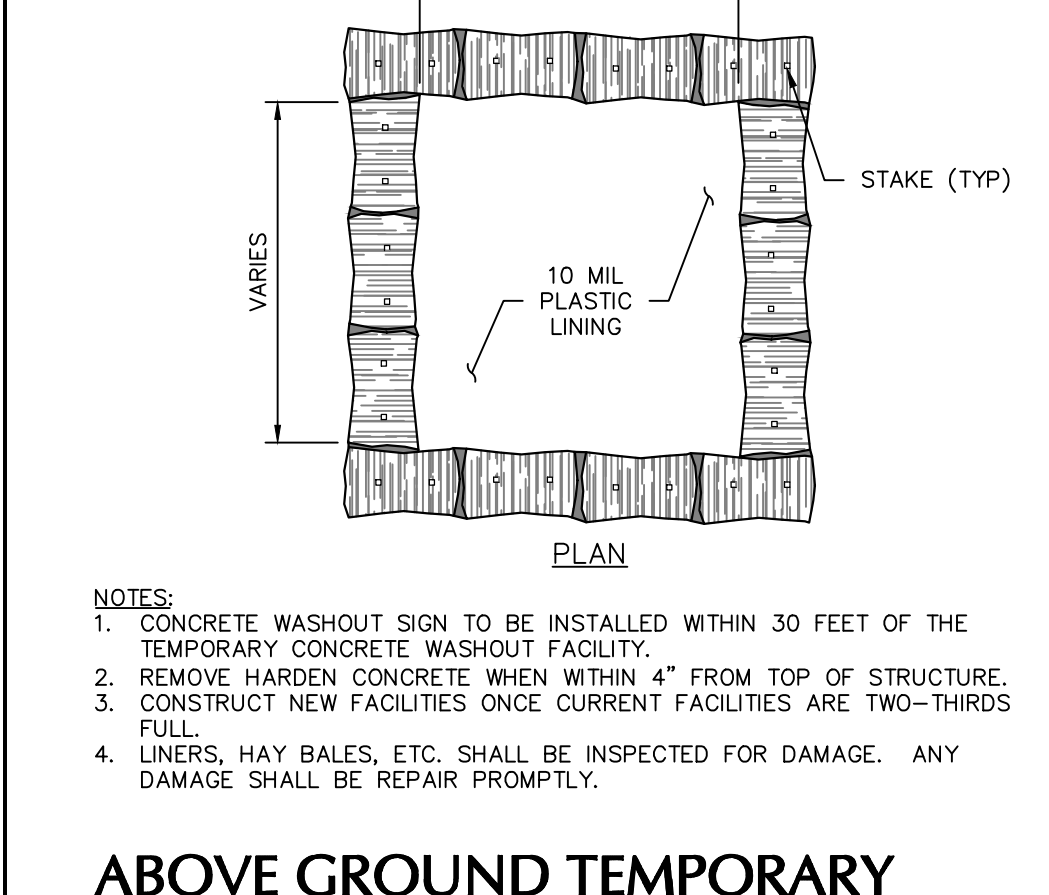
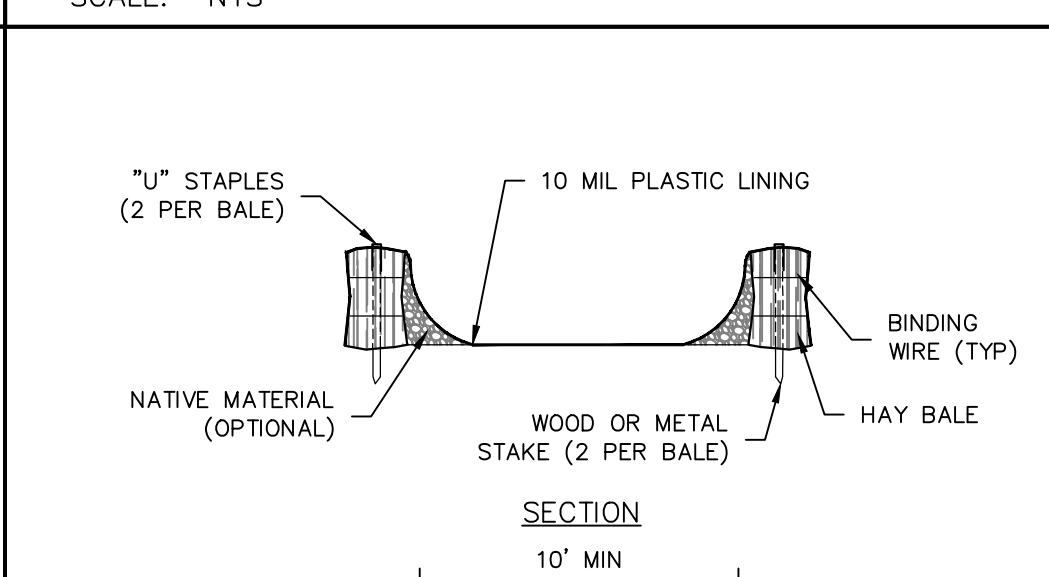
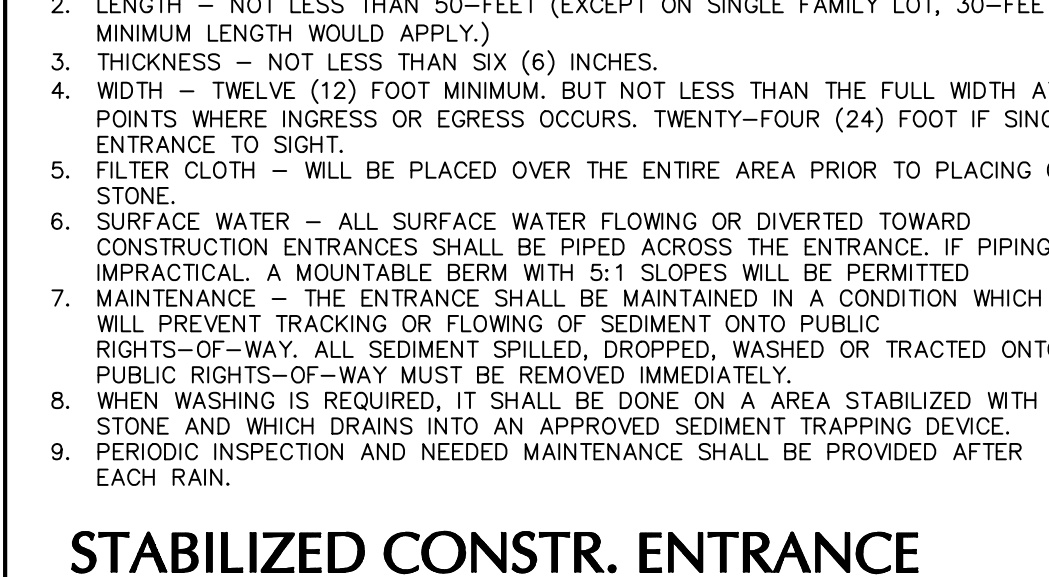
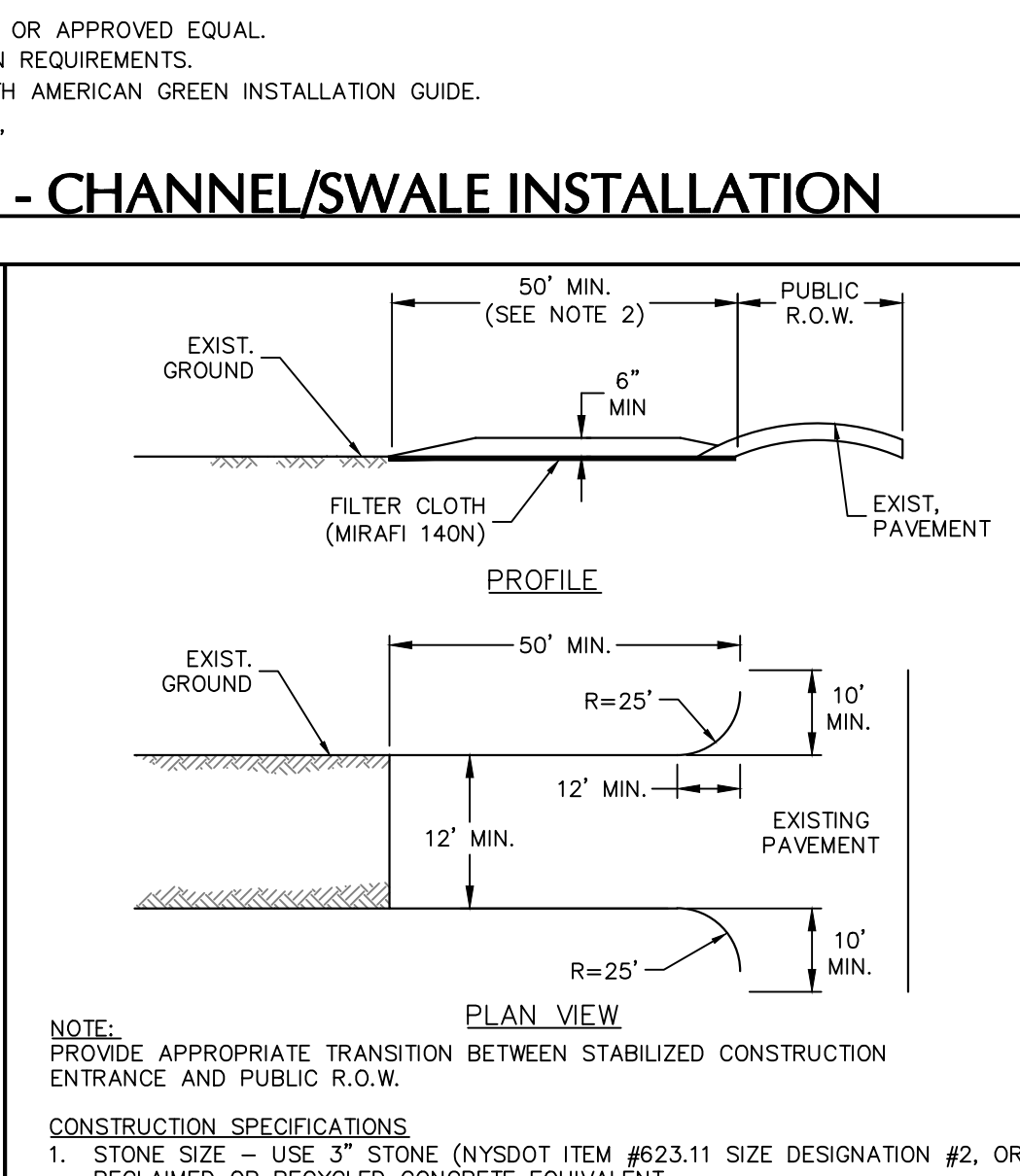
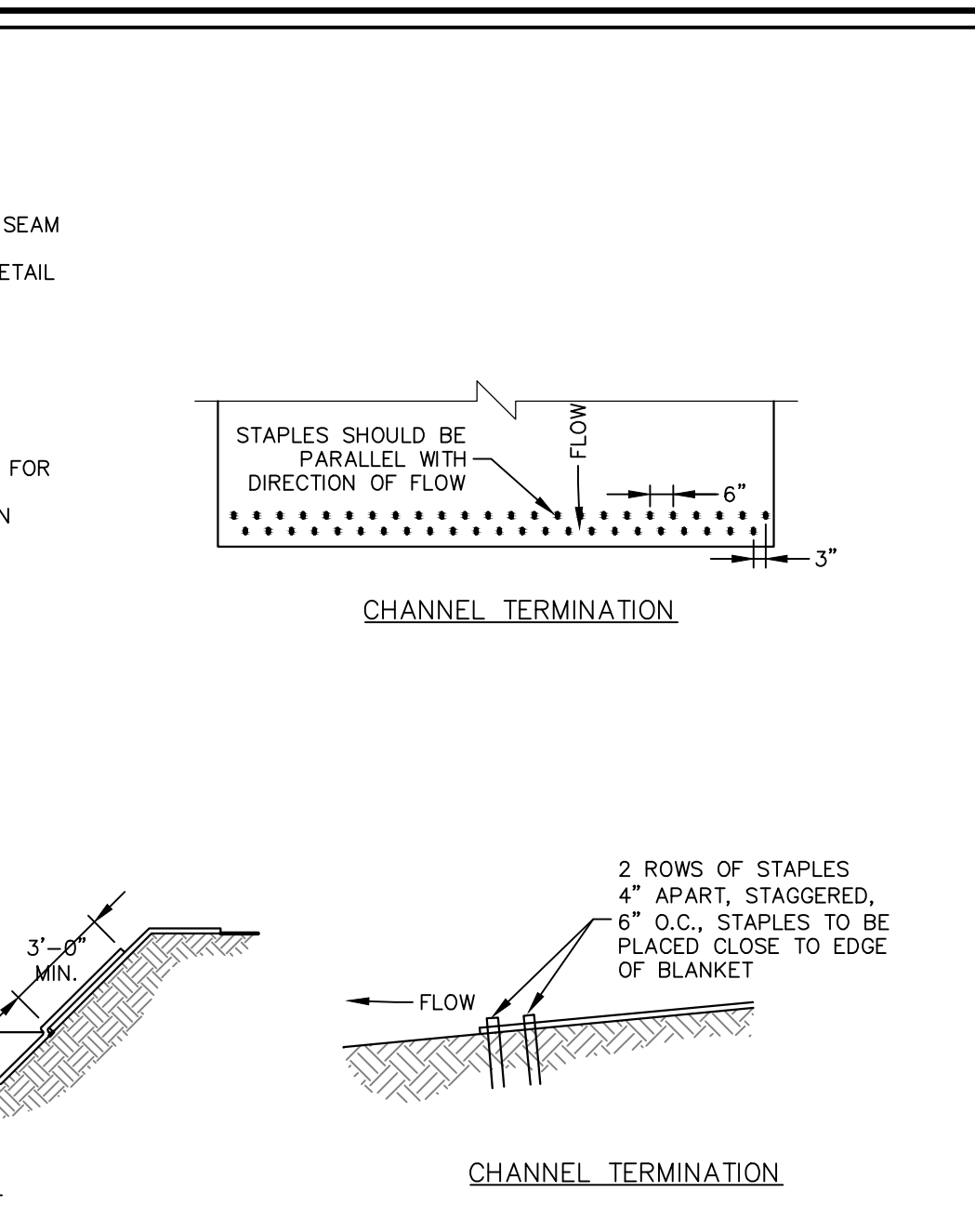
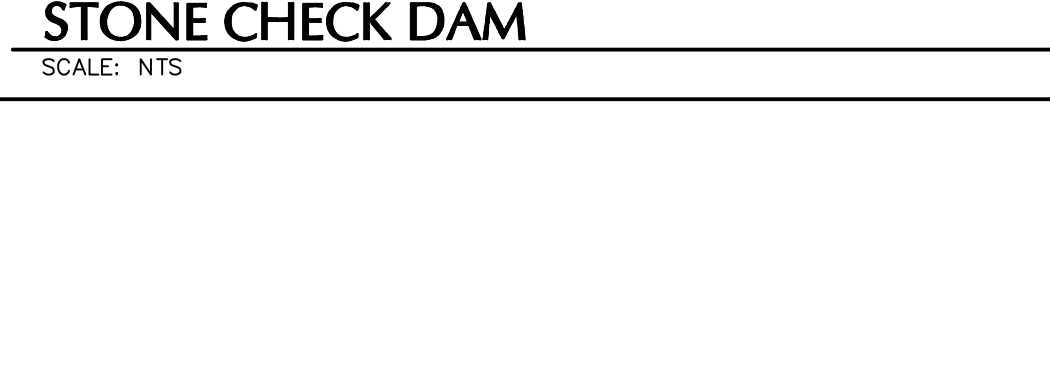
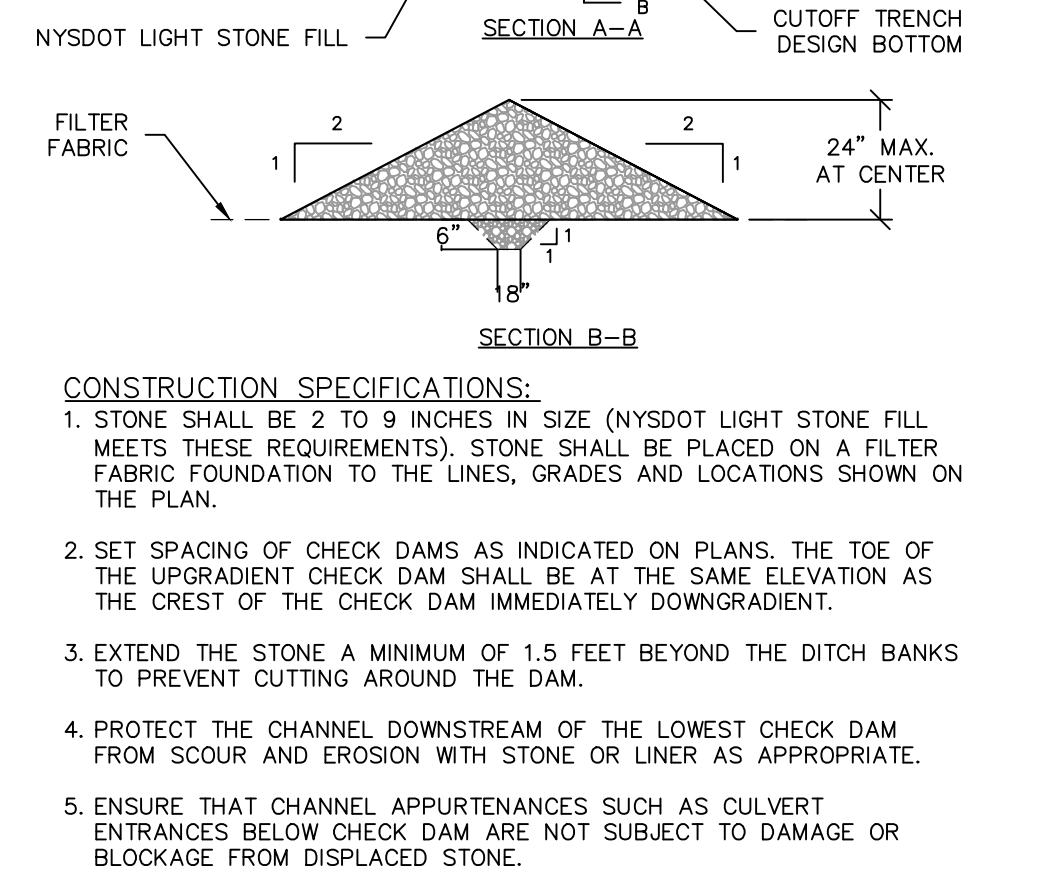
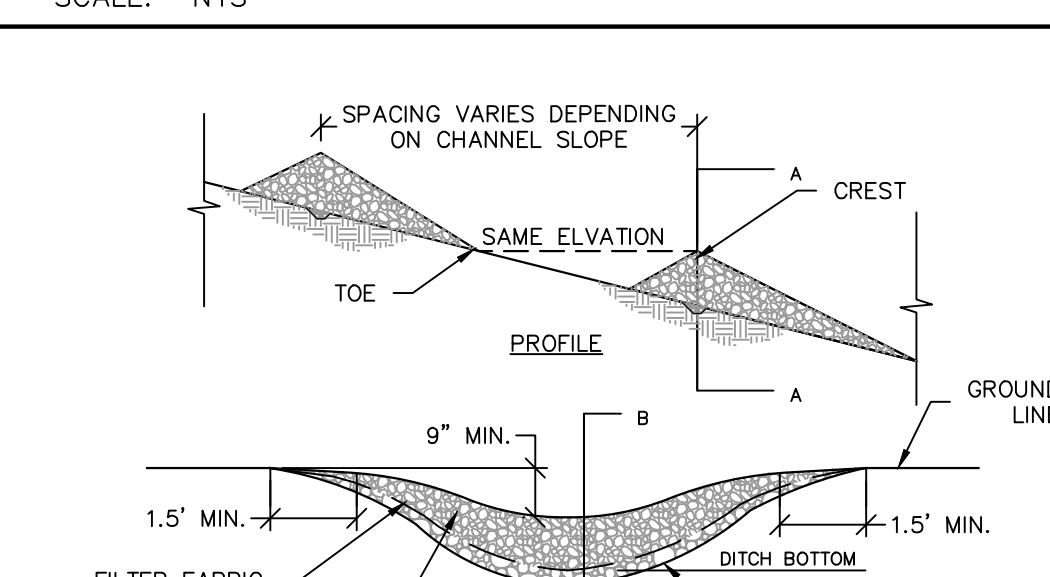
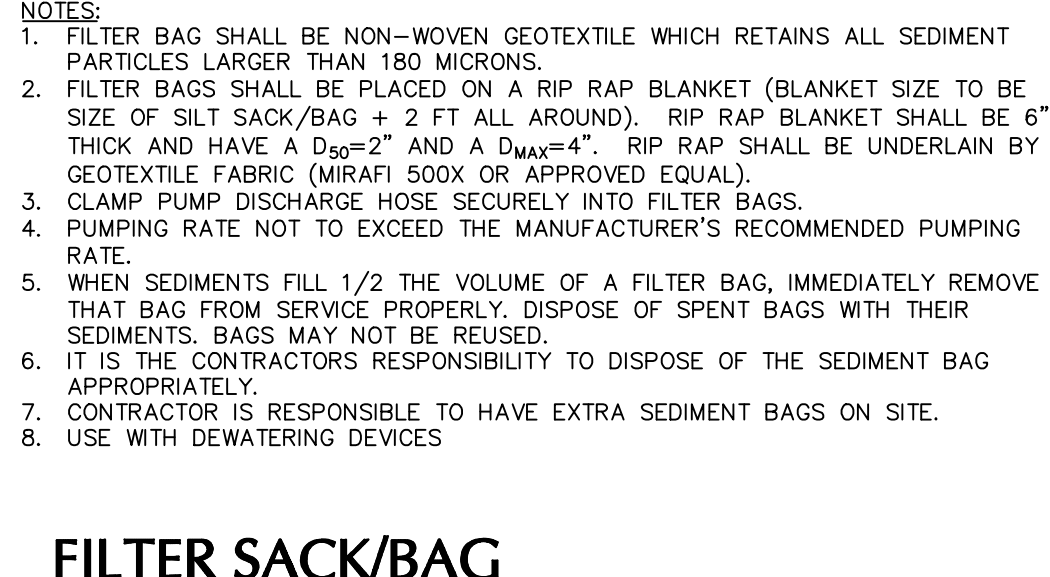
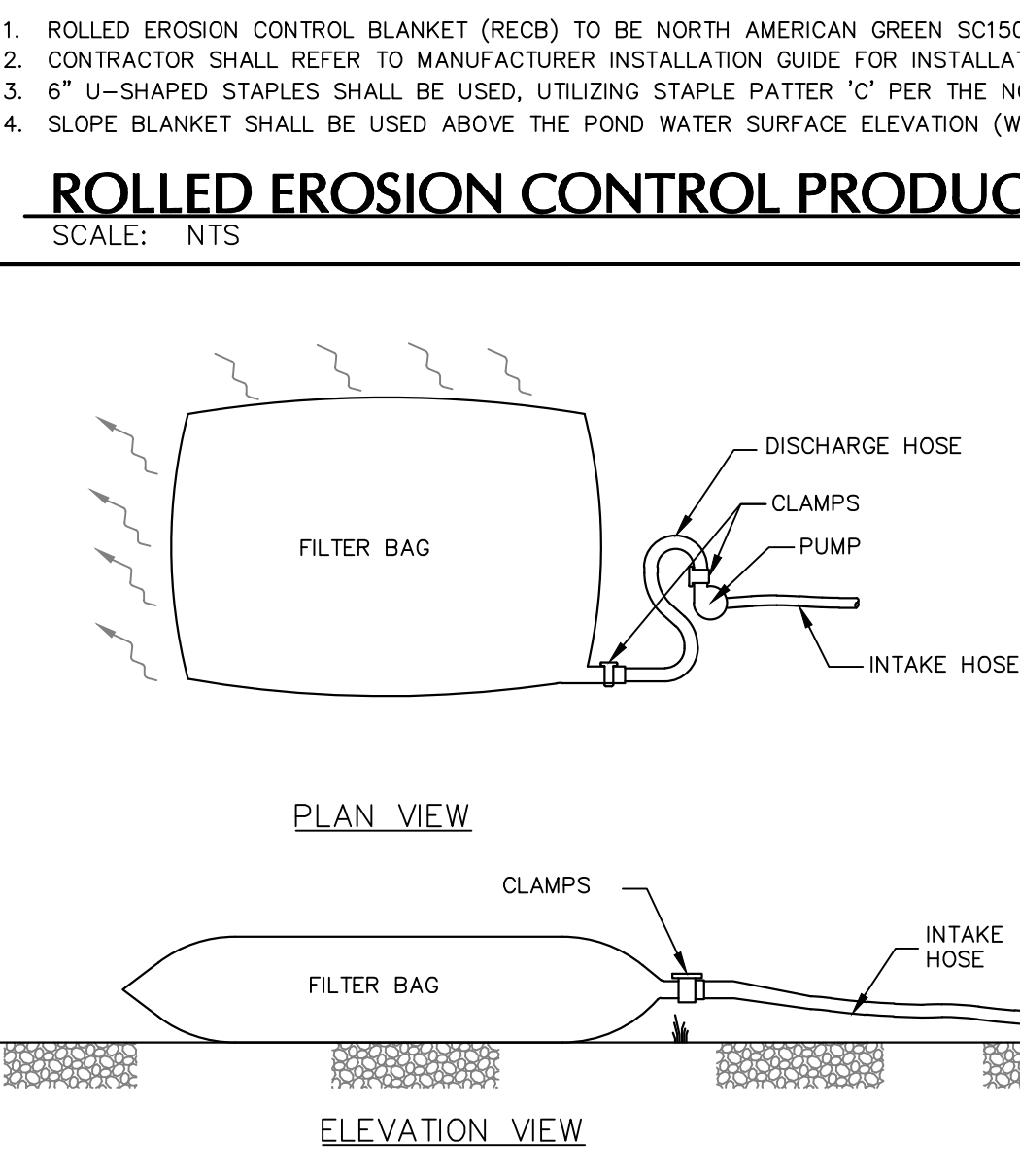
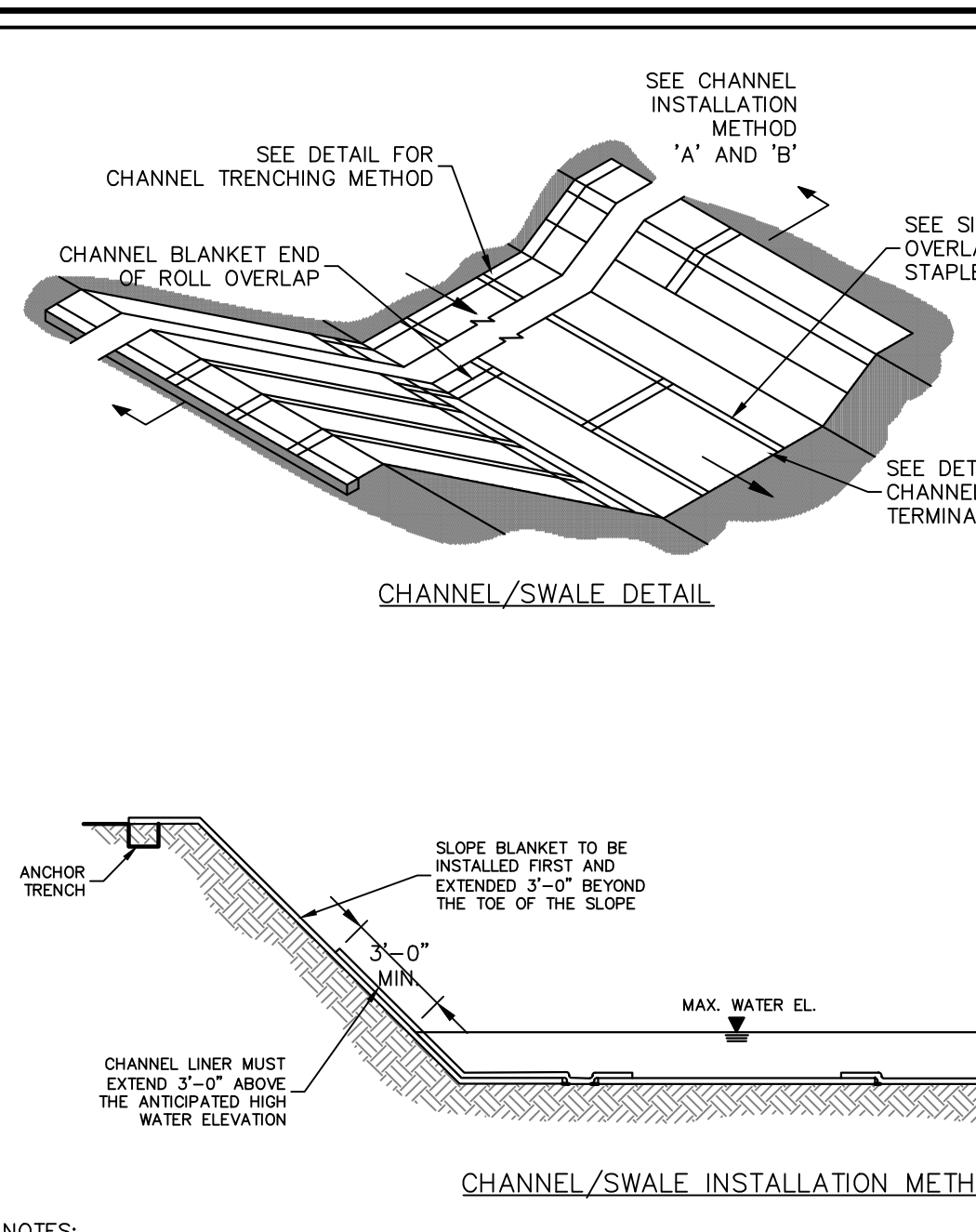
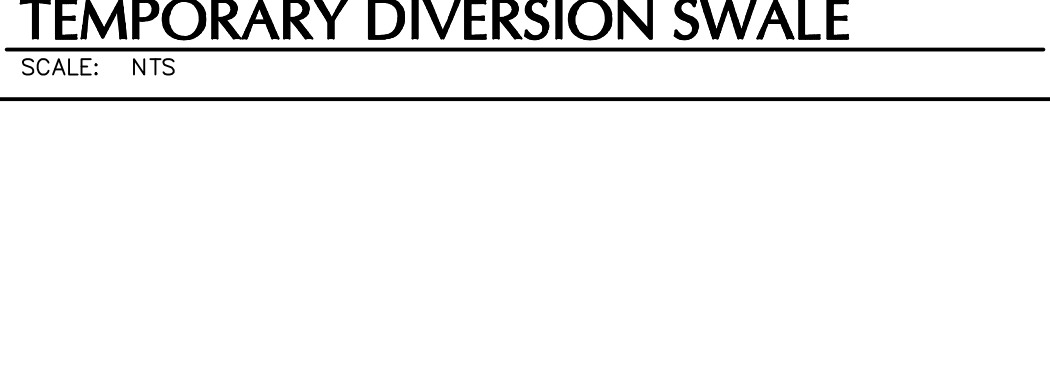
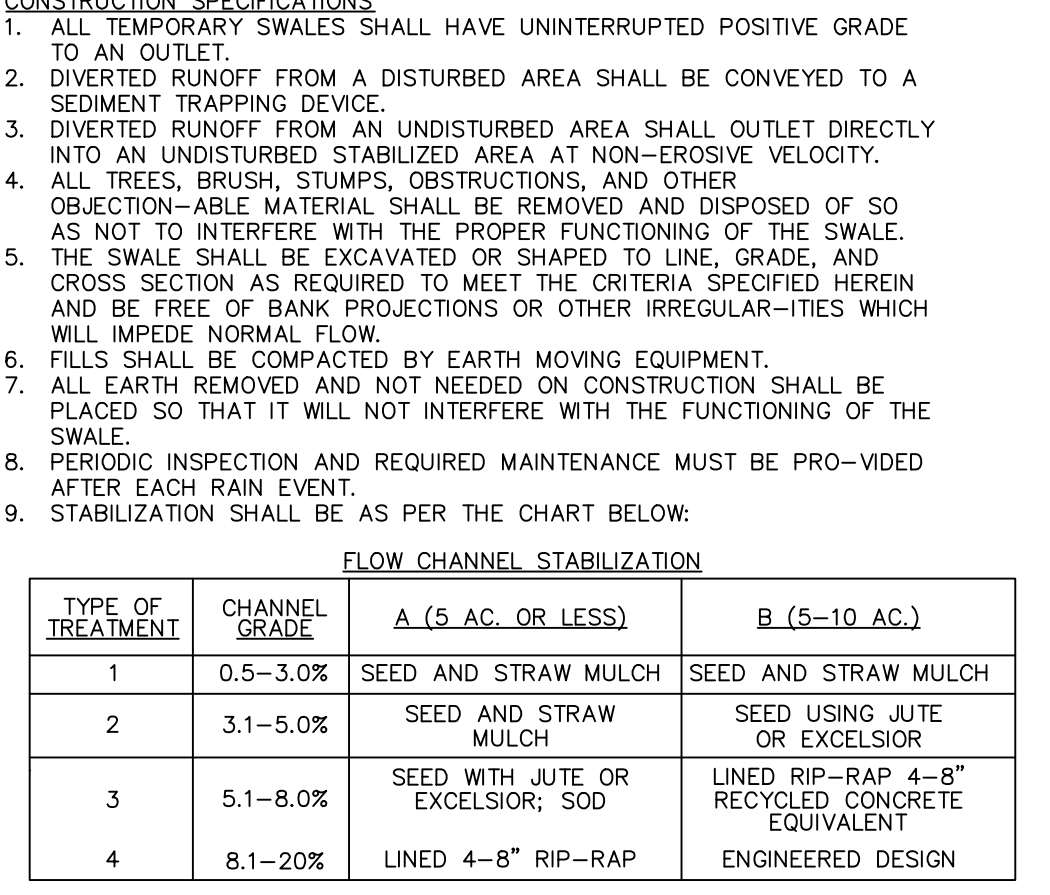
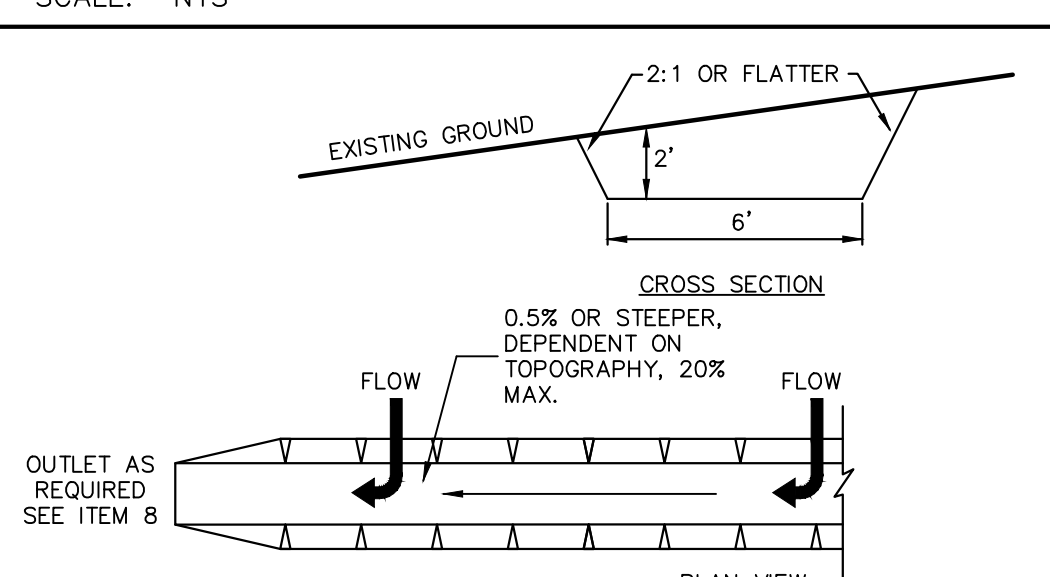
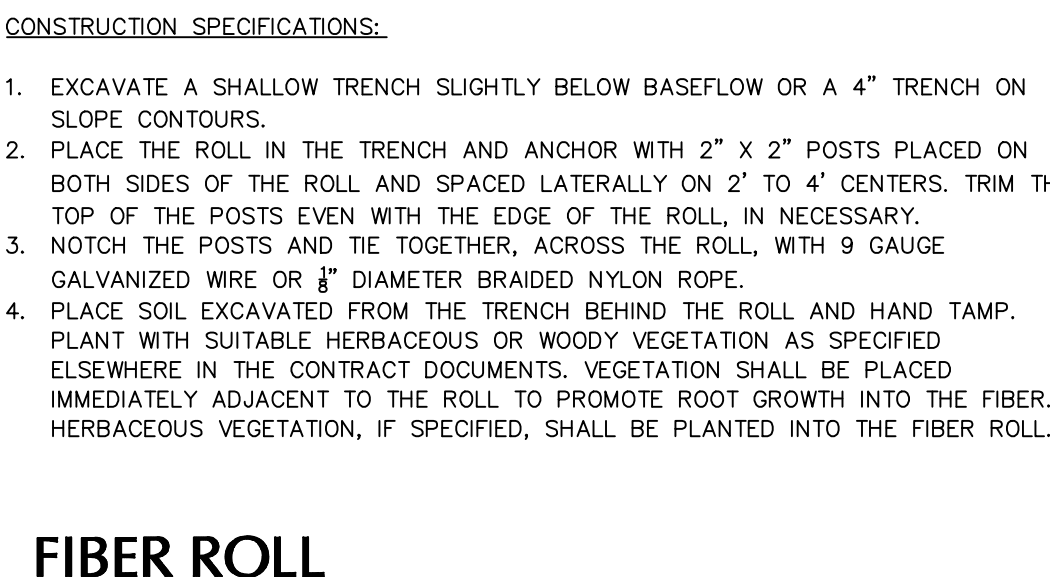
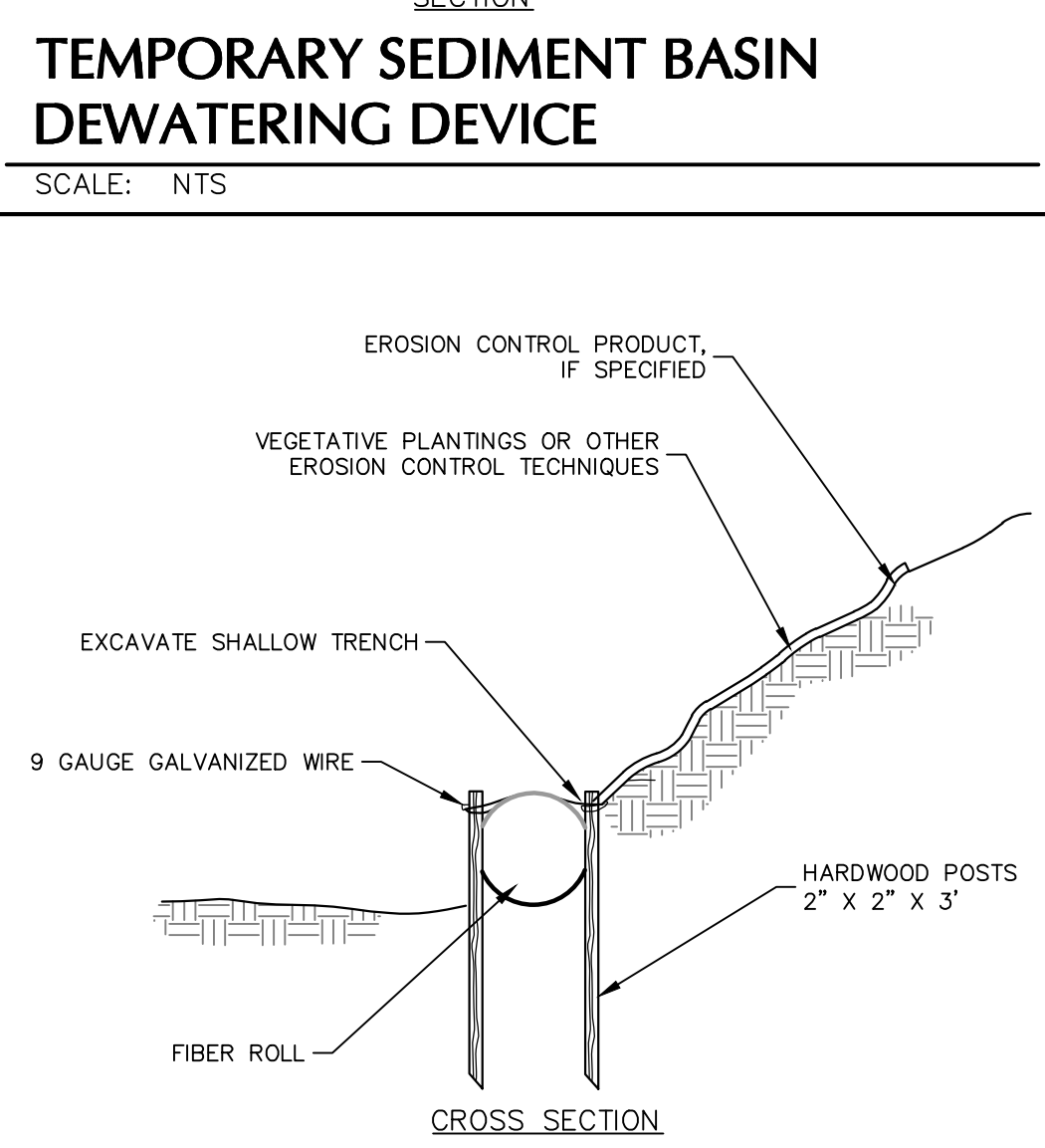
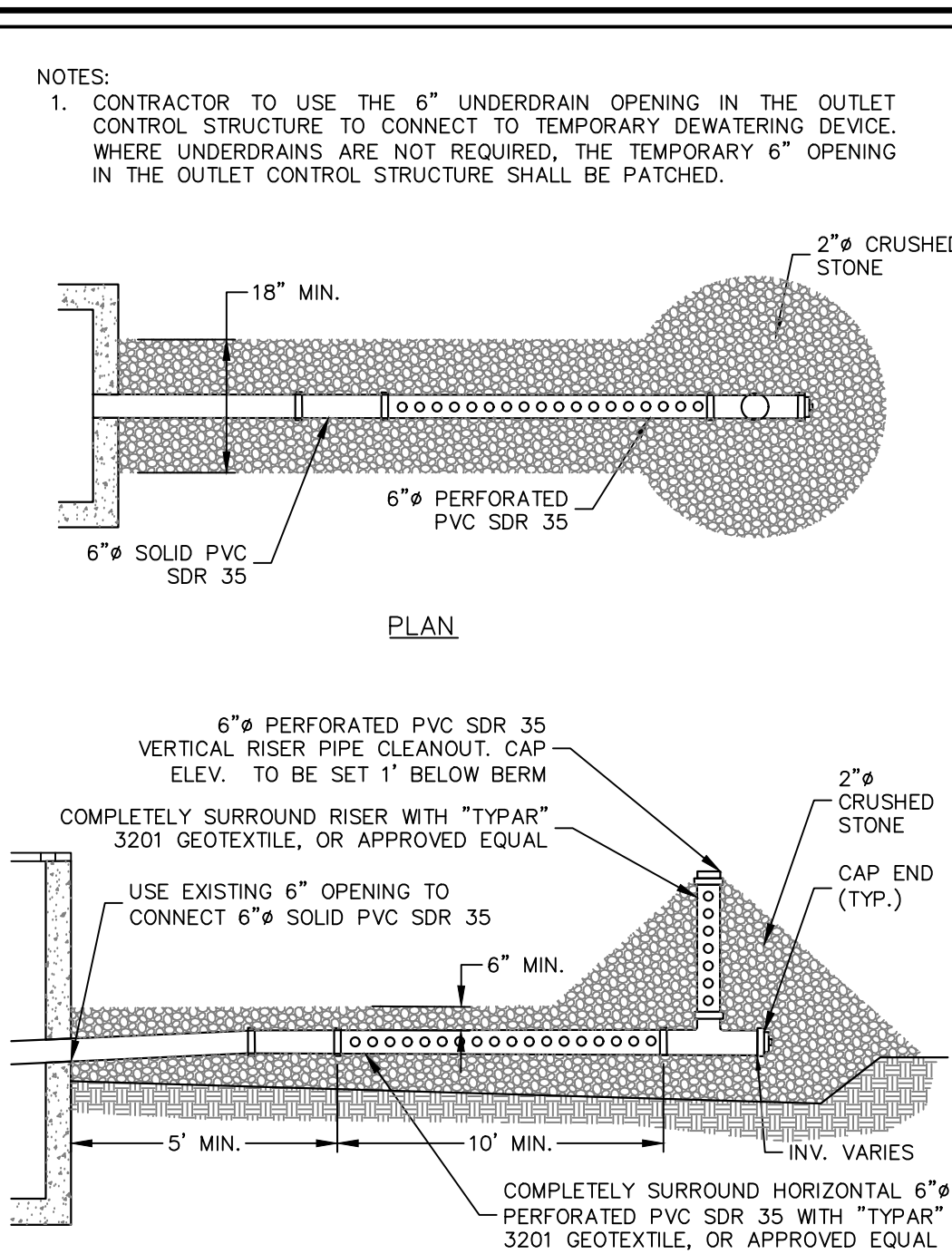
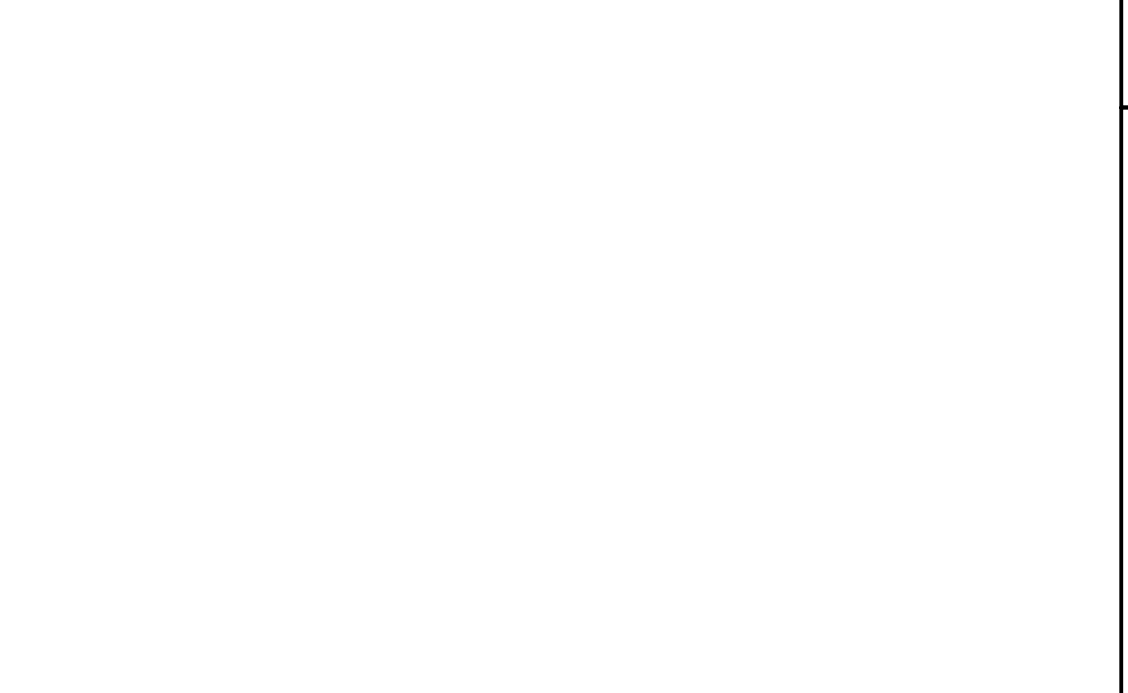
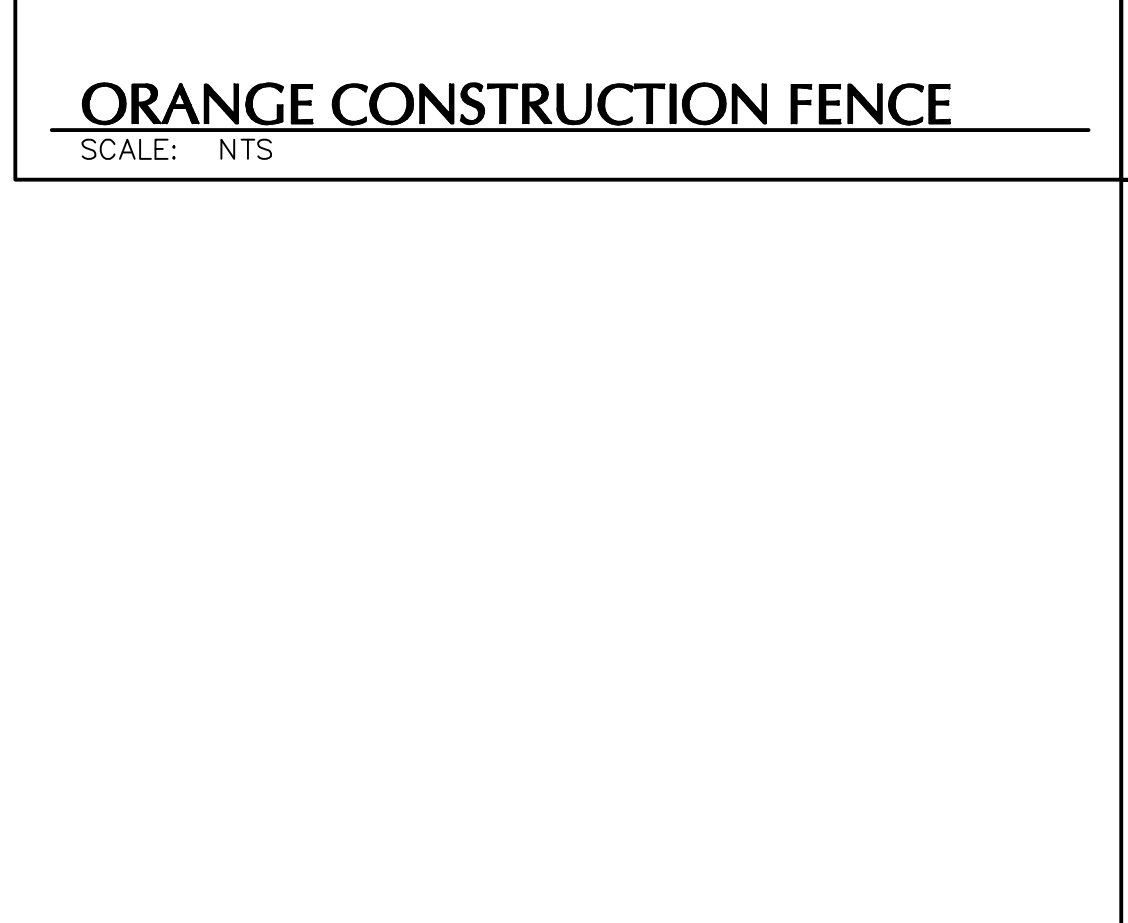
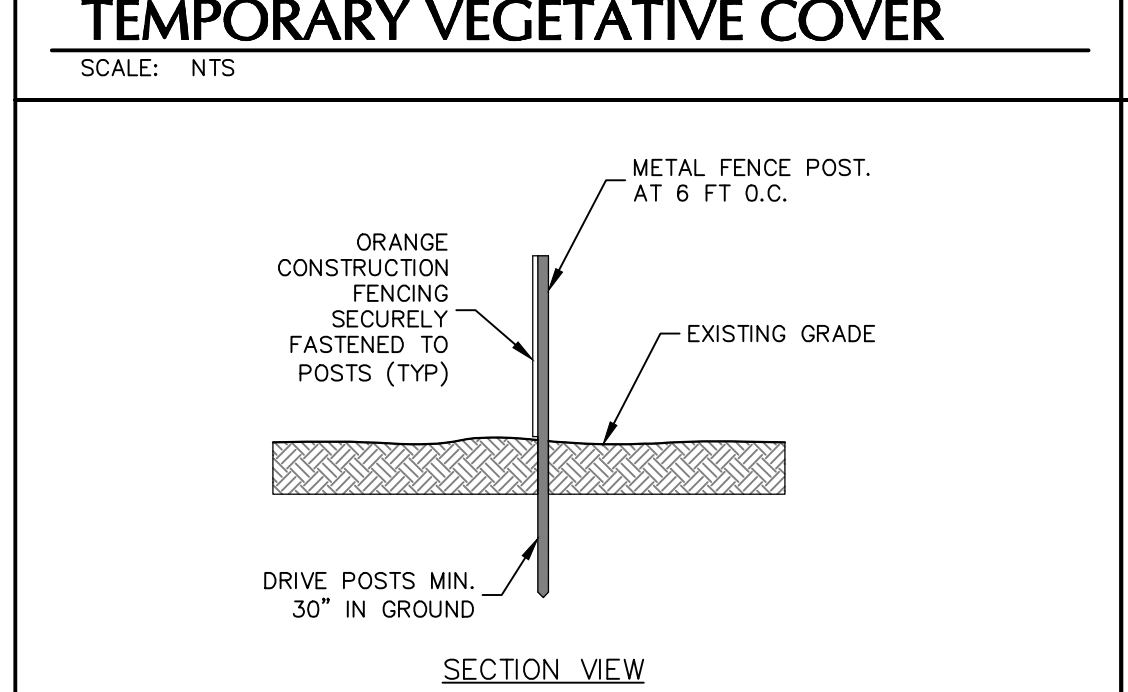
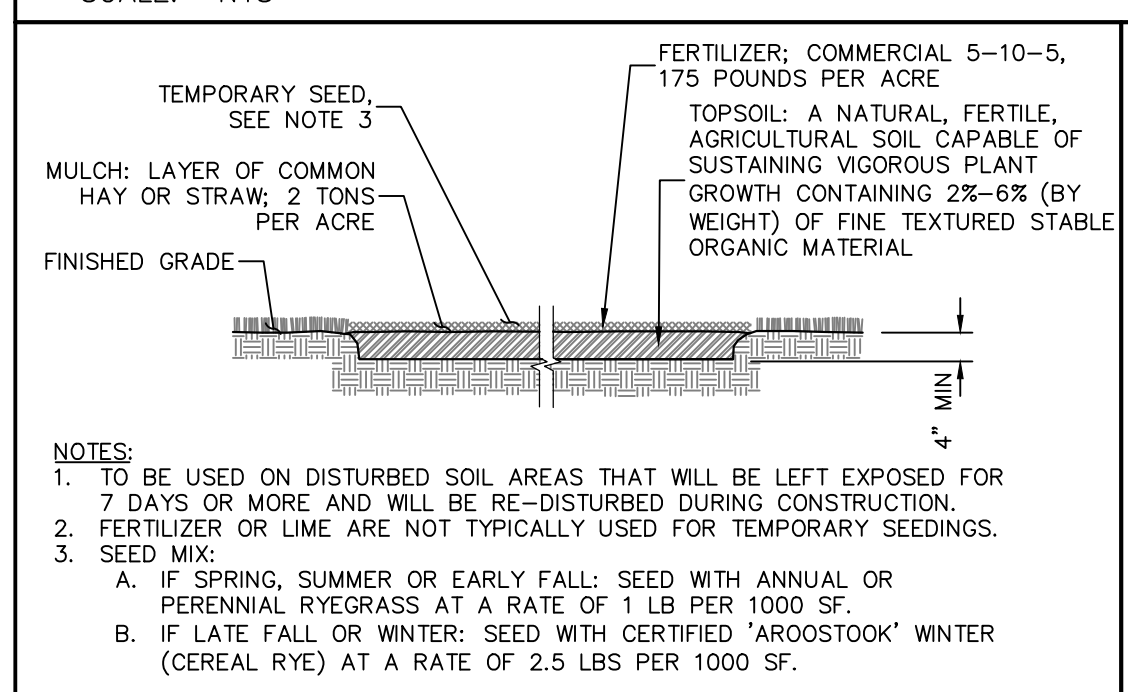
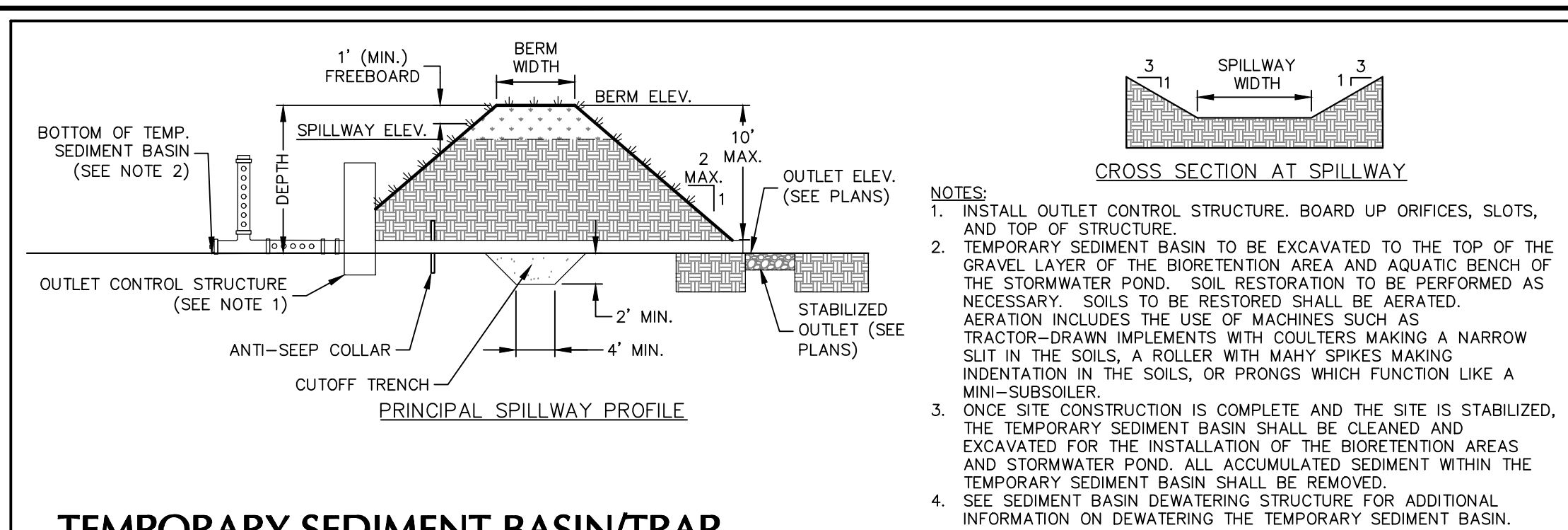
Drawn By
LM

Checked By
MF

Project No.
CS506

Drawing No.
CS506

Sheet 36 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
	Revisions	

7/7/2023

DATE SIGNED

PROFESSIONAL ENGINEER SCHIG JR., P.E.

NY Lic. No. 062303

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Project

MATRIX I-84 DISTRIBUTION CENTER

SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH

Drawing Title

EROSION & SEDIMENT CONTROL DETAILS

Project No. 190063302

Date JULY 10, 2023

Drawn By LM

Checked By MF

Project No. CS507

Sheet 37 of 45

ORDINANCE COMPLIANCE CHART			
SECTION	REQUIRED/ PERMITTED	PROVIDED/ PROPOSED	COMPLIANCE
185-13(D.9)(A)	ALL OPEN PARKING AREAS SHALL BE SUITABLY LANDSCAPED. IN PARKING LOTS WITH MORE THAN 20 SPACES, AT LEAST 5% OF THE AREA OF THE PARKING LOT SHALL BE DEVOTED TO LANDSCAPING WITHIN THE INTERIOR OF THE PARKING LOT.	TOTAL PARKING LOT AREA = 191,617 SF TOTAL LANDSCAPE AREA WITHIN PARKING LOT = 98,107 SF 98,107/191,617 = .512 = 5%	COMPLIES
	IN ALL PARKING LOTS PROVIDING 8 OR MORE OFF-STREET PARKING SPACES, ONE SHADE TREE SHALL BE PLANTED FOR EACH OF THE 8 PARKING SPACES.	224 PARKING SPACES PROVIDED 224/8 = 28 PARKING TREES REQUIRED 43 PARKING TREES PROVIDED	COMPLIES
185-21(C.1)	A BUFFER MUST BE PROVIDED BETWEEN ANY NONRESIDENTIAL AND RESIDENTIAL USE	EXISTING TREES PROVIDE A BUFFER BETWEEN USES	COMPLIES

PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
ARGG	9	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL	B+B	
GB	14	GINKGO BILOBA	MAIDENHAIR TREE GINKO	2 1/2-3" CAL	B+B	MALE SPECIES ONLY
GTIS	9	QUERUS TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL	B+B	
LST	10	LIQUIDAMBAR STRYFOFLIA	AMERICAN SWEETGUM	2 1/2-3" CAL	B+B	
PLD	10	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2-3" CAL	B+B	
QR	24	QUERUS RUBRA	RED OAK	2 1/2-3" CAL	B+B	
EVERGREEN TREE(S)						
JV	19	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10'	B+B	
PS	12	PINUS STROBUS	EASTERN WHITE PINE	8-10'	B+B	
EVERGREEN SHRUB(S)						
MP	9	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER	
DECIDUOUS SHRUB(S)						
IVCW	55	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	30-36"	CONTAINER	
RA	45	RHUS AROMATICA	SUMAC	30-36"	CONTAINER	
VD	59	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30-36"	CONTAINER	

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

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EVASUTYN

Date	Description	No.
	Revisions	

100 0 50 100
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SIGNATURE: MICHAEL WINTON, R.L.A. DATE SIGNED

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Lic. No. 2926

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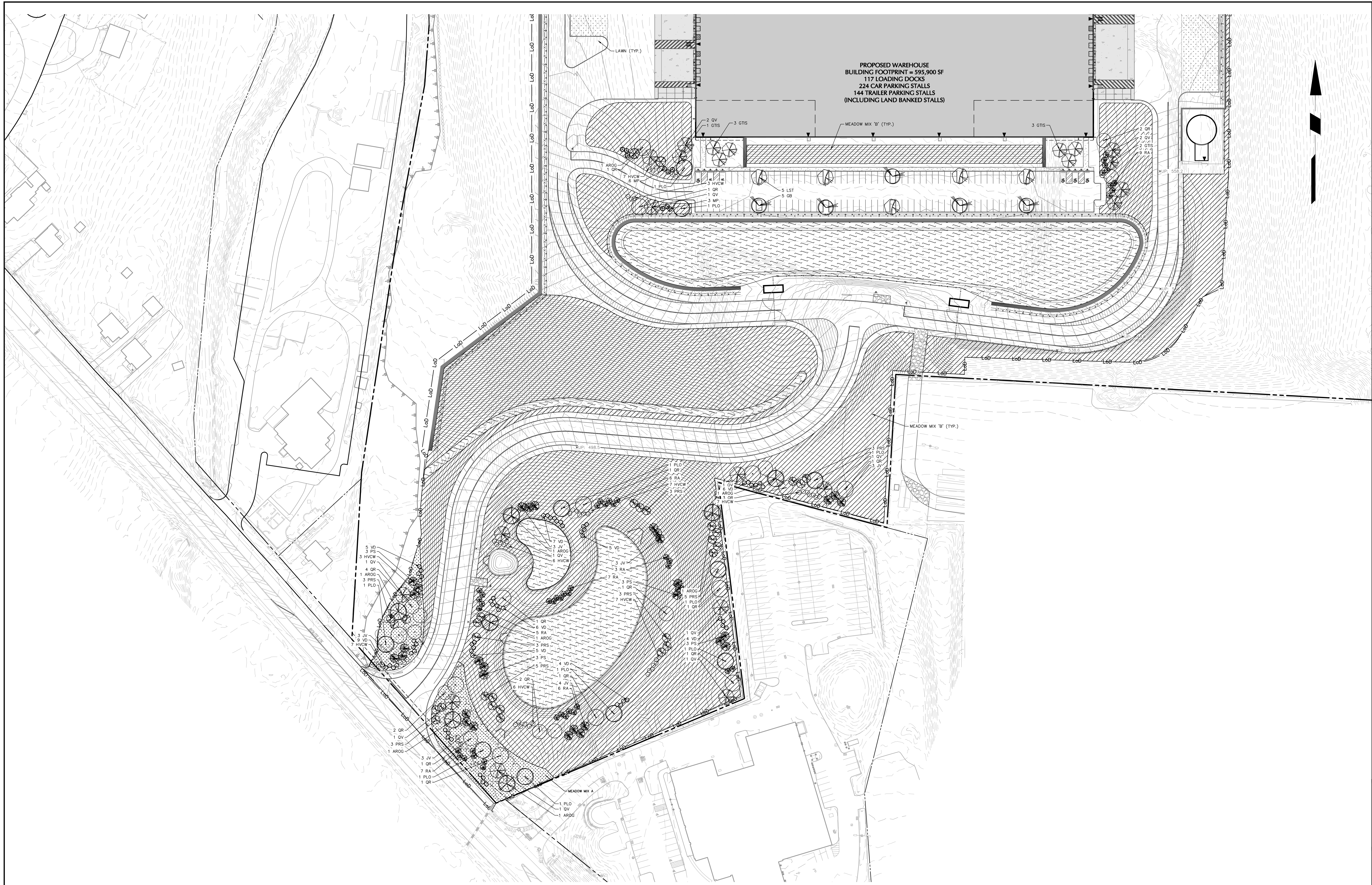
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Project: **MATRIX I-84 DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **OVERALL PLANTING PLAN**

Project No. 190063302
Date: JULY 10, 2023
Drawn By: RP
Checked By: MJMH

Drawing No. LP100
Sheet 38 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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JOHN P. EWASUTYN

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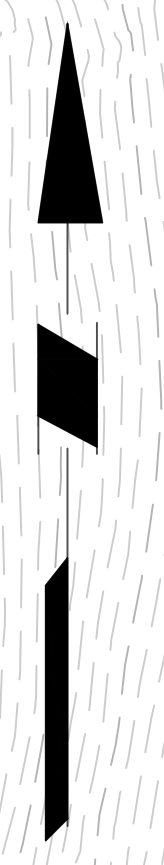
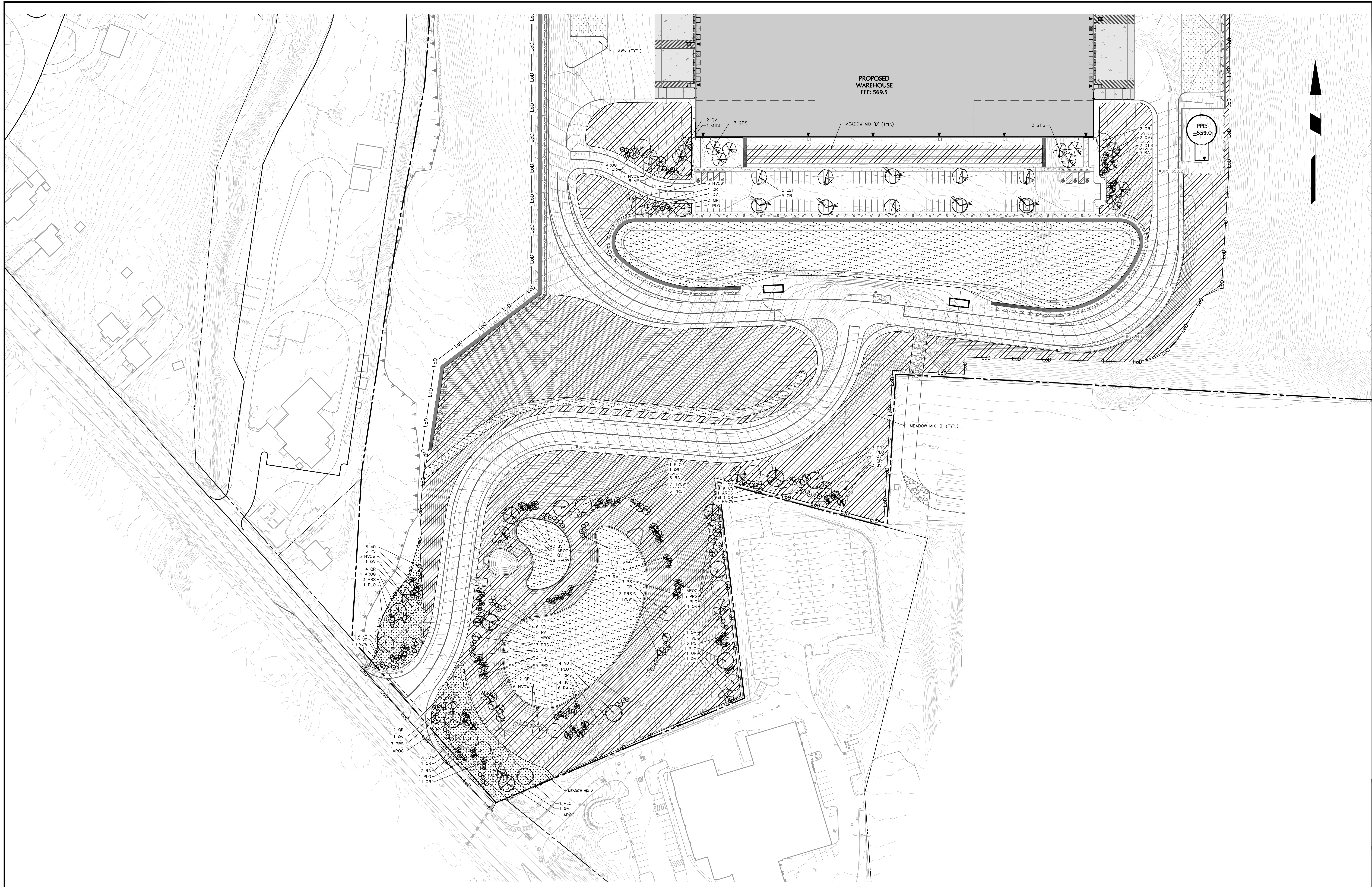
REGISTERED LANDSCAPE ARCHITECT
MICHAEL HUNTON
2024
07/07/2023
SIGNATURE: MICHAEL HUNTON, RLA DATE SIGNED
NY REGISTERED LANDSCAPE ARCHITECT
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**PLANTING PLAN
(2 OF 2)**

Project No. 190063302	Drawing No. LP102
Date JULY 10, 2023	
Drawn By RP	
Checked By MJMH	Sheet 40 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**PLANTING PLAN
(2 OF 2)**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
RP
Checked By
MJMH
Drawing No.
LP102
Sheet 40 of 45

GENERAL LANDSCAPE PLANTING NOTES

- 1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION...
2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE...
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER...
4. STANDARDS FOR THE PHYSICAL, CHEMICAL, AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN "THE AMERICAN STANDARDS FOR NURSERY STOCK"...
5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED...
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES...
7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS...
8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS...
9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR PLANTING WORK BEGINS...
10. DELIVERY, STORAGE, AND HANDLING...
11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSUITABLE DEBRIS...
12. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS...
13. PERMITS TO LANDSCAPE BOND REQUIREMENTS...
14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS...
15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING...
16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS...
17. AFTER PLANT IS PLACED IN TREE PIT LOCATION...
18. MULCH SHALL BE APPLIED TO 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. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN...
21. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED...
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.

PLANTING SOIL SPECIFICATIONS

- 1. PLANTING SOIL, ALTERNATIVELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOWNS, TRASH AND STONES OVER 1/2" DIA...
2. PLANTING SOIL...
3. BOREHOLE TOPSOIL MIX...
4. COARSE SAND...
5. PARTICLE SIZE ANALYSIS...
6. CHEMICAL ANALYSIS...
7. FINAL BOREHOLE MIX...
8. PARTICLE SIZE ANALYSIS...
9. CHEMICAL ANALYSIS...
10. CONTRACTOR TO SUBMIT TOXIC SUBSTANCE ANALYSIS...
11. SOIL AMENDMENT FOR PLANT MATERIAL...
12. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL...
13. AMENDMENTS FOR BACK FILL...
14. SOIL AMENDMENT FOR PLANTING AREAS...
15. SOIL PLACEMENT...
16. SOIL CONDITIONING...
17. SOIL AMENDMENT MATERIALS...
18. THROUGHLY TILL ORGANIC MATTER...
19. MODIFY HEAVY CLAY OR SILT...
20. MODIFY EXTREMELY SANDY SOILS...
21. FINAL SEED MIXTURES, RATES, AND SPECIES TO BE DETERMINED BASED ON SOI REVIEW...
22. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15)...

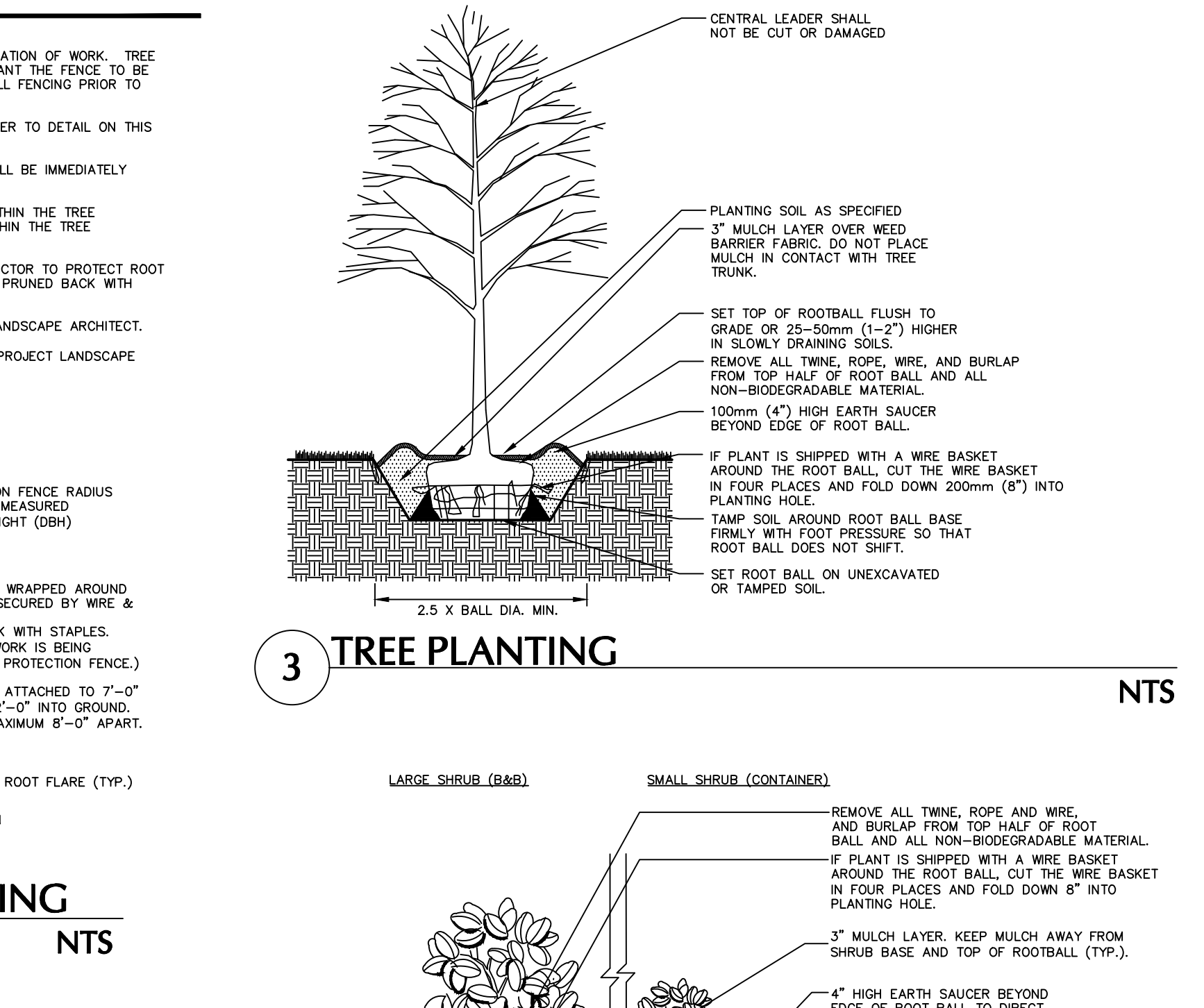
MEADOW SEED MIX NOTES

- 1. MEADOW SEED MIX A - ERPIST SEED MIX ERMAK-123...
2. MEADOW SEED MIX B - ERPIST SEED MIX ERMAK-183...
3. MEADOW SEED MIX C - ERPIST SEED MIX ERMAK-184...
GENERAL SEEDING NOTES...
1. FINAL SEED MIXTURES, RATES & SPECIES TO BE DETERMINED BASED ON SOI REVIEW...
2. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15)...

TREE PROTECTION NOTES:

- 1. ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK...
2. TREE PROTECTION FENCING SHALL BE INSTALLED AROUND ALL EXISTING TREES AS NOTED ON THIS DRAWING...
3. TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES...
4. IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BRACED DUE TO TEMPORARY CONSTRUCTION ACTIVITY...
5. DEMOLITION WORK ADJACENT TO PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS...
6. ALL EXPOSED TREE ROOTS SHALL BE THOROUGHLY IRRIGATED ON A DAILY BASIS...
7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT...
TREE PRESERVATION AREA (TYP.)...
10'-0" OR 12' BELOW BOTTOM TREE BRANCH WHICH IS LESS (TYP.)...
LIMIT OF TREE PROTECTION FENCE RADIUS SHALL BE 19 TIMES THE MEASURED DIAMETER AT BREAST HEIGHT (DBH)...
2' X 4' WOOD PLANKING WRAPPED AROUND TREE TRUNK...
12" TO BOTTOM OF BRANCH COLLAR OF LOWEST BRANCH (TYP.)...
PLANKS 12" TO TOP OF ROOT FLAKE (TYP.)...
TREE PRESERVATION SIGN...
GENERAL NOTE...
DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTED REQUIREMENTS...

3 TREE PLANTING



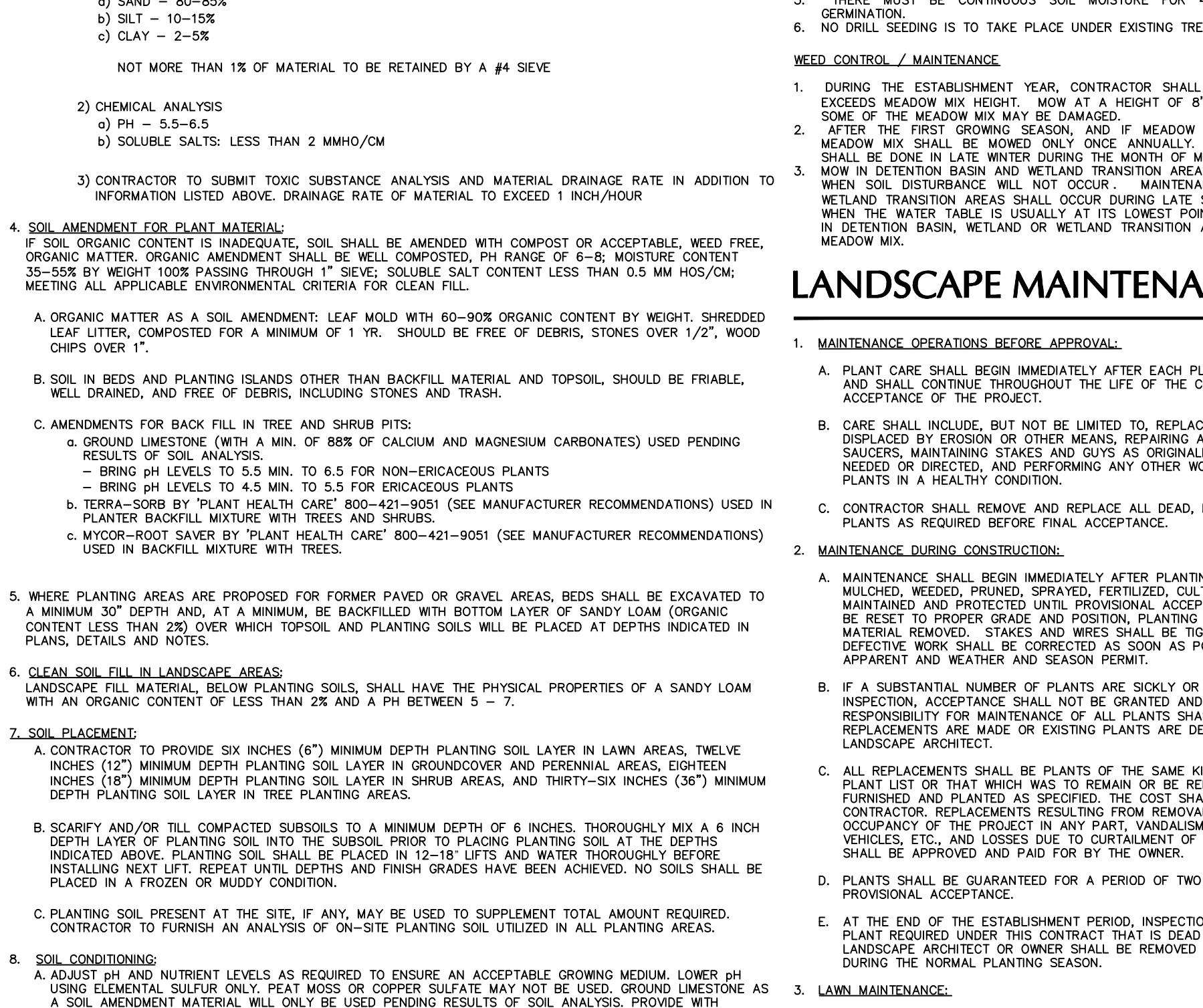
LAWN WATERING SCHEDULE

- 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...
1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS...
2. AFTER THE SEEDING IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED...
3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR...
4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS...
5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT...
6. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED...
7. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15)...

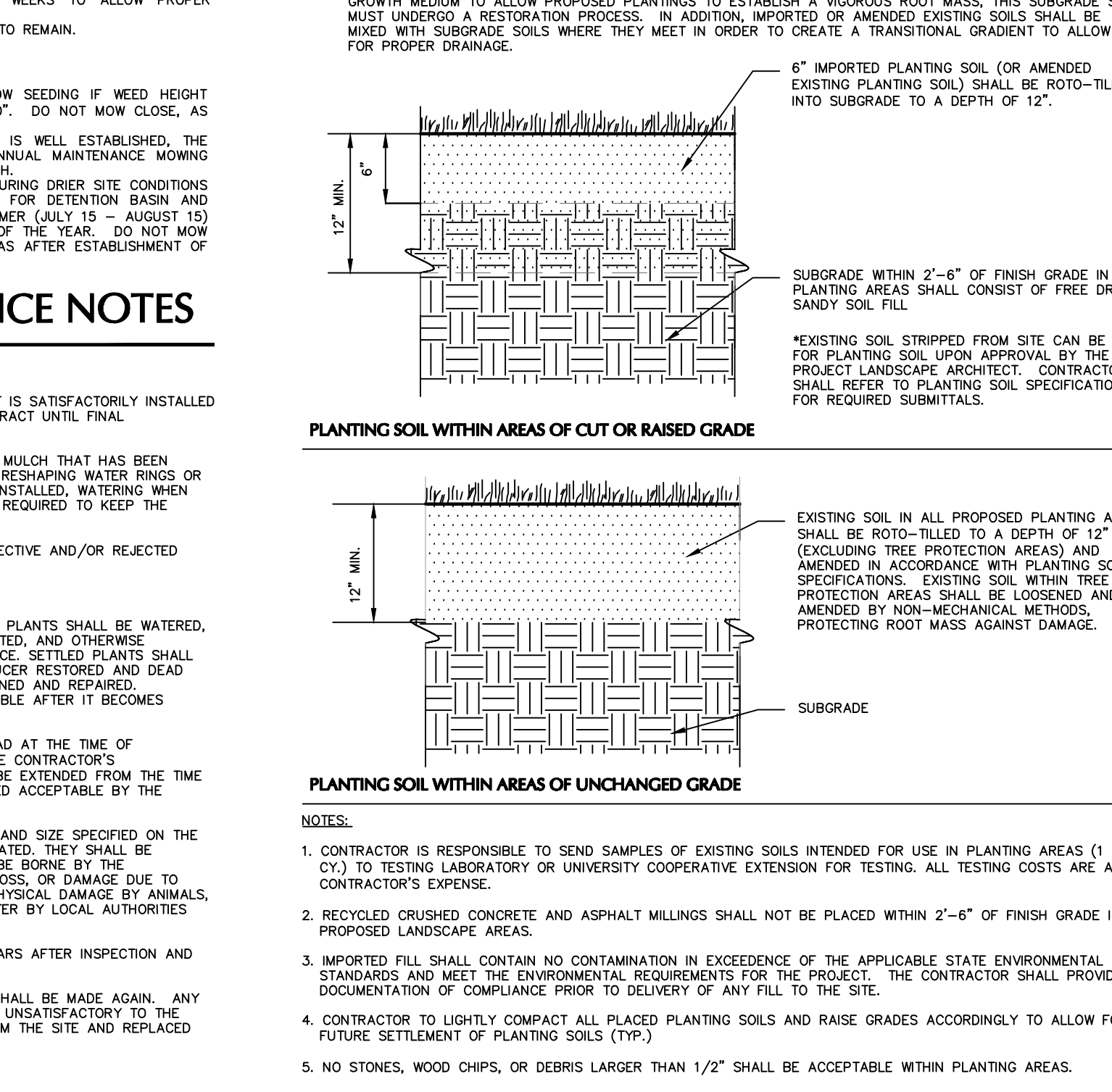
LAWN SEED MIX

- 1. LAWN SEED MIX LESCO GRASS SEED - ALL PRO TRANSITION MIX (3 TURF-TYPE TALL-FESCUE GRASSES)...
2. GENERAL SEED NOTES...
3. LAWN MAINTENANCE...
4. BGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED...
5. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL...
6. GRASS READIES 3 1/2 INCHES IN HEIGHT, MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES WEAR BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

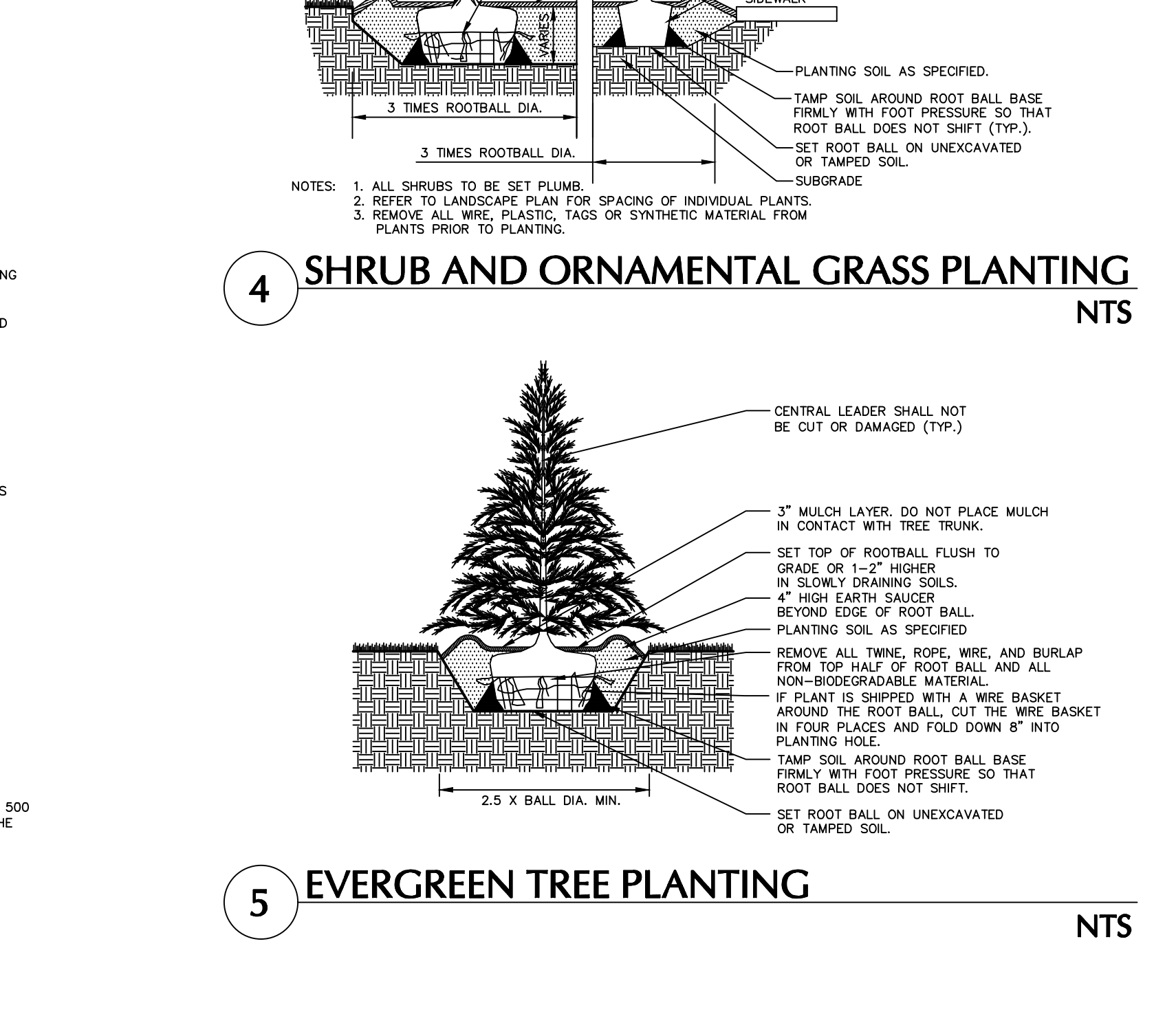
4 SHRUB AND ORNAMENTAL GRASS PLANTING



5 PLANTING SOIL



6 EVERGREEN TREE PLANTING



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29
PLANNING BOARD CHAIRPERSON: JOHN P. EVASUYTN
DATE: _____

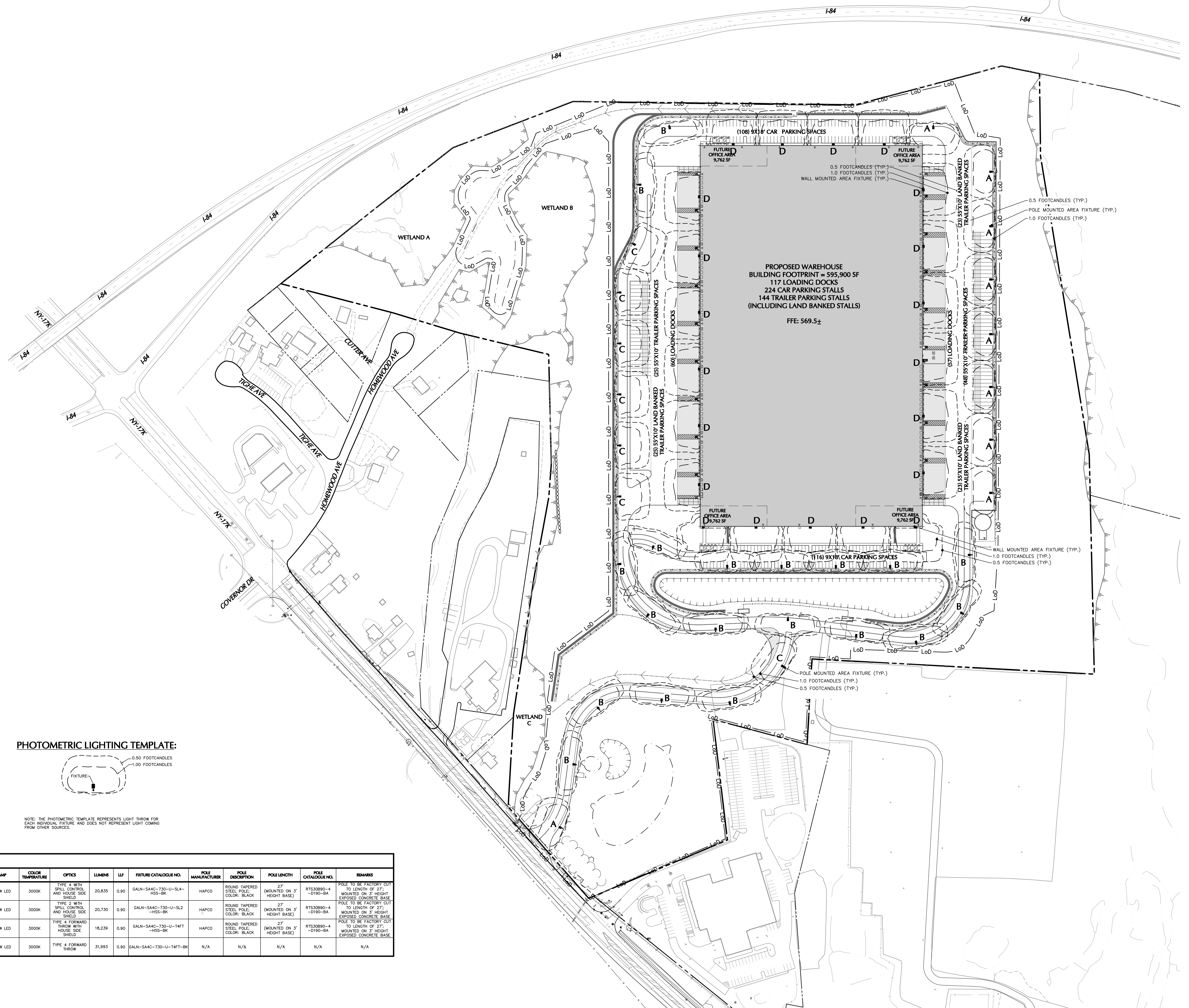
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Header: Revisions

Signature and Date: MICHAEL WINSTON, 07/07/2023
NY REGISTERED LANDSCAPE ARCHITECT Lic. No. 2926

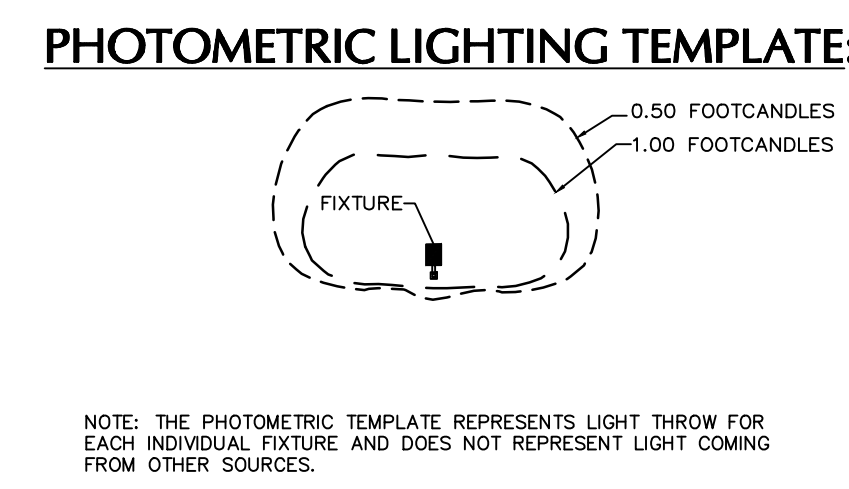
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Project: MATRIX I-84 DISTRIBUTION CENTER
Section No. 86, BLOCK No. 1, LOT No. 97
Drawing Title: PLANTING NOTES & DETAILS

Project No: 190063302
Date: JULY 10, 2023
Drawing No: LP501
Checked By: RP
Sheet 41 of 45



DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
CAR PARKING NORTH	1.77 fc	3.5 fc	0.5 fc	7.00:1	3.54:1
CAR PARKING SOUTH	2.55 fc	4.7 fc	0.9 fc	5.22:1	2.83:1
DRIVEWAY	1.37 fc	0.2 fc	0.5 fc	10.40:1	2.74:1
SIDEWALK	2.52 fc	4.6 fc	1.0 fc	4.60:1	2.52:1
TRUCK LOADING EAST	1.86 fc	4.2 fc	0.5 fc	8.40:1	3.72:1
TRUCK LOADING WEST	1.85 fc	4.1 fc	0.5 fc	8.20:1	3.70:1
TRUCK STORAGE EAST	1.73 fc	3.8 fc	0.5 fc	7.60:1	3.46:1
TRUCK STORAGE WEST	0.95 fc	1.5 fc	0.6 fc	2.50:1	1.58:1



SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	COLOR TEMPERATURE	OPTICS	LUMENS	LF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS	
■	A	10	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE WITH HOUSE SIDE SHIELD COLOR: BLACK	30'-0"	213W LED	3000K	TYPE 4 WITH SPILL CONTROL AND HOUSE SIDE SHIELD	20,835	0.90	GALN-SA4C-730-U-SL4-HSS-BK	HAPCO	ROUND TAPERED STEEL POLE, COLOR: BLACK	27' (MOUNTED ON 3' HEIGHT BASE)	RTS330B9-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 27'; MOUNTED ON 3' HEIGHT EXPOSED CONCRETE BASE.	
■	B	19	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE WITH HOUSE SIDE SHIELD COLOR: BLACK	30'-0"	213W LED	3000K	TYPE 2 WITH SPILL CONTROL AND HOUSE SIDE SHIELD	20,730	0.90	GALN-SA4C-730-U-SL2-HSS-BK	HAPCO	ROUND TAPERED STEEL POLE, COLOR: BLACK	27' (MOUNTED ON 3' HEIGHT BASE)	RTS330B9-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 27'; MOUNTED ON 3' HEIGHT EXPOSED CONCRETE BASE.	
■	C	6	COOPER	GALLEON II	SINGLE POLE MOUNTED AREA FIXTURE WITH HOUSE SIDE SHIELD COLOR: BLACK	30'-0"	213W LED	3000K	TYPE 4 FORWARD THROW WITH HOUSE SIDE SHIELD	18,239	0.90	GALN-SA4C-730-U-T4FT-HSS-BK	HAPCO	ROUND TAPERED STEEL POLE, COLOR: BLACK	27' (MOUNTED ON 3' HEIGHT BASE)	RTS330B9-4-D190-BA	POLE TO BE FACTORY CUT TO LENGTH OF 27'; MOUNTED ON 3' HEIGHT EXPOSED CONCRETE BASE.	
■	D	21	COOPER	GALLEON II	WALL MOUNTED AREA FIXTURE COLOR: BLACK	30'-0"	269W LED	3000K	TYPE 4 FORWARD THROW	31,993	0.90	GALN-SA4C-730-U-T4FT-BK	N/A	N/A	N/A	N/A	N/A	N/A

NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.
2. ALL POLE MOUNTED FIXTURES OVER 20' ARE TO RECEIVE VIBRATION DAMPENERS.

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

NOTE: SEE SHEET LL101 AND LL102 FOR ENLARGED LIGHTING PLANS. SEE SHEET LL501 FOR LIGHTING NOTES AND DETAILS

Date	Description	No.
	Revisions	

SCALE IN FEET
100 0 50 100

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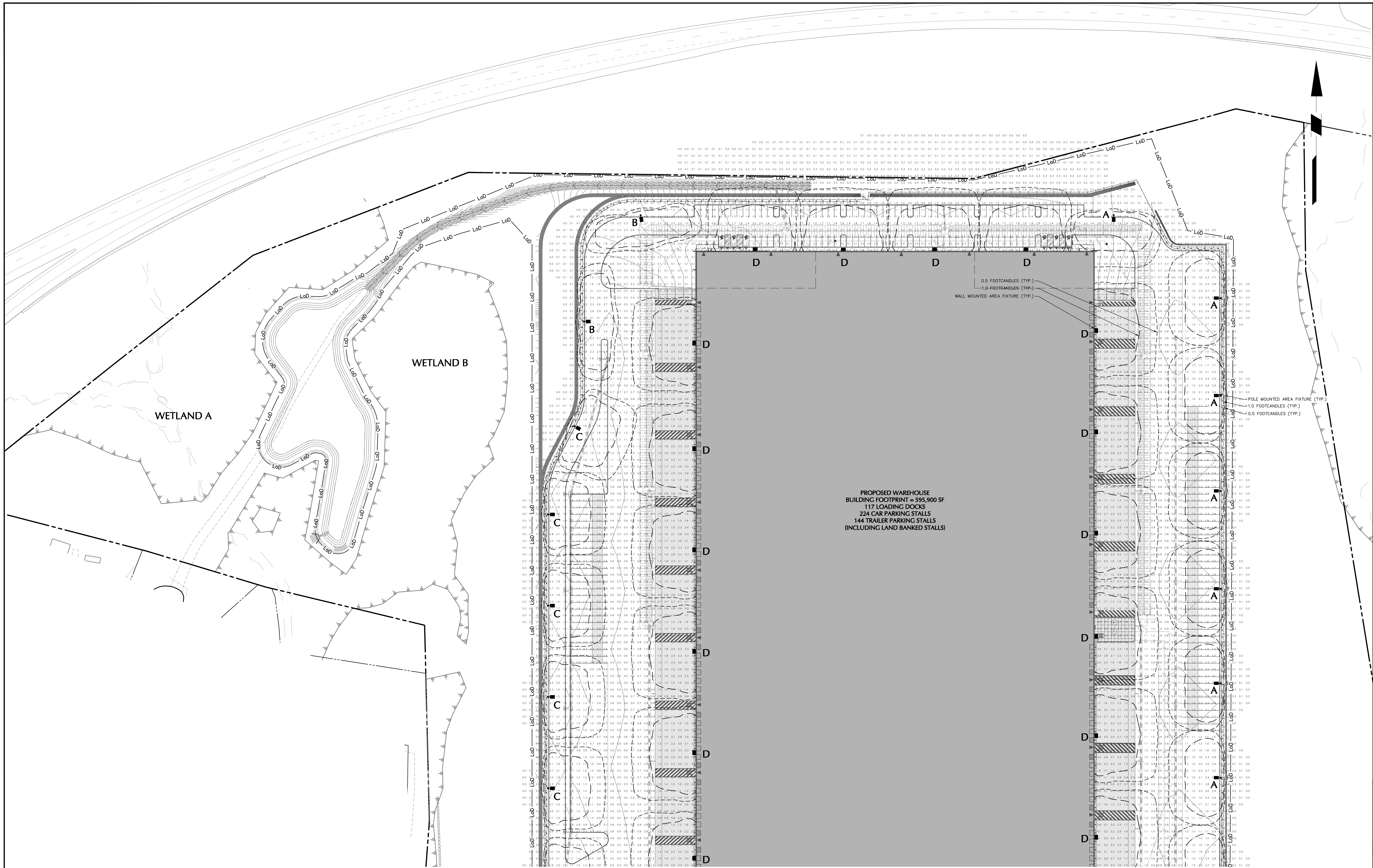
SIGNATURE: MICHAEL WINTON, RLA DATE SIGNED: 07/07/2023
NY REGISTERED LANDSCAPE ARCHITECT Lic. No. 2926

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Project: **MATRIX I-84 DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **OVERALL SITE LIGHTING PLAN**

Project No. 190063302
Date: JULY 10, 2023
Drawn By: LL
Checked By: MJMH
Sheet 42 of 45



PROPOSED WAREHOUSE
 BUILDING FOOTPRINT = 595,900 SF
 117 LOADING DOCKS
 224 CAR PARKING STALLS
 144 TRAILER PARKING STALLS
 (INCLUDING LAND BANKED STALLS)

TOWN OF NEWBURGH APPROVAL BOX
 TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
 JOHN P. EWASUTYN

NOTE: SEE SHEET LL100 FOR OVERALL LIGHTING PLAN, FIXTURE SCHEDULE AND STATISTICS. SEE SHEET LL101 AND LL102 FOR ENLARGED LIGHTING PLANS. SEE SHEET LL501 FOR LIGHTING NOTES AND DETAILS

Date	Description	No.
Revisions		

50 0 25 50
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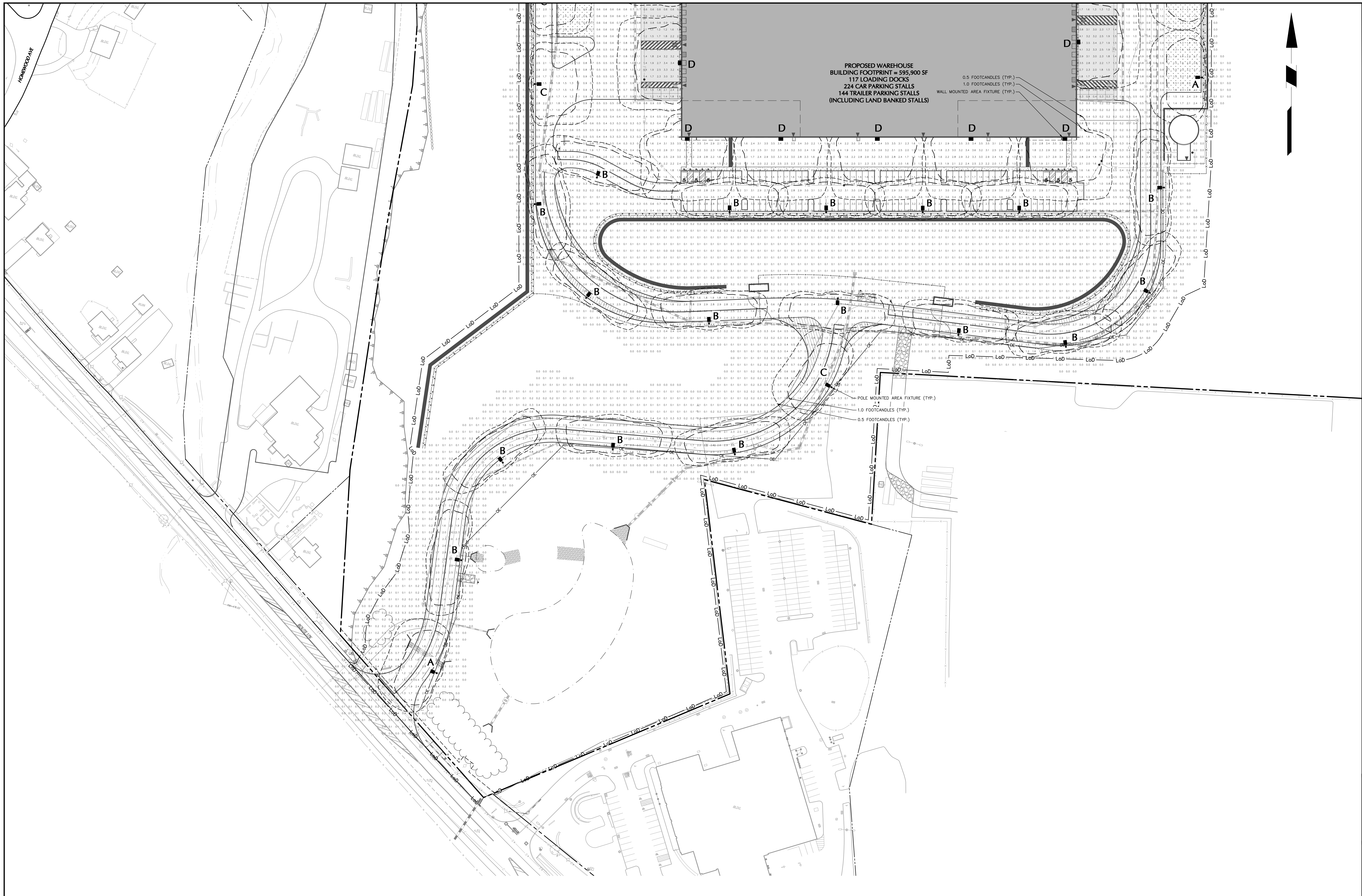
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Project
**MATRIX I-84
 DISTRIBUTION CENTER**
 SECTION No. 86, BLOCK No. 1, LOT No. 97
 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title
**SITE LIGHTING
 PLAN (1 of 2)**

Project No.
 190063302
 Date
 JULY 10, 2023
 Drawn By
 LL
 Checked By
 MJMH
 Drawing No.
LL101
 Sheet 43 of 45



PROPOSED WAREHOUSE
 BUILDING FOOTPRINT = 595,900 SF
 117 LOADING DOCKS
 224 CAR PARKING STALLS
 144 TRAILER PARKING STALLS
 (INCLUDING LAND BANKED STALLS)

0.5 FOOTCANDLES (TYP.)
 1.0 FOOTCANDLES (TYP.)
 WALL MOUNTED AREA FIXTURE (TYP.)

POLE MOUNTED AREA FIXTURE (TYP.)
 1.0 FOOTCANDLES (TYP.)
 0.5 FOOTCANDLES (TYP.)

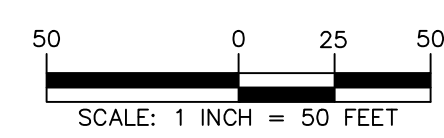
TOWN OF NEWBURGH APPROVAL BOX
 TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
 JOHN P. EWASUTYN

DATE

NOTE: SEE SHEET LL100 FOR OVERALL LIGHTING PLAN, FIXTURE
 SCHEDULE AND STATISTICS. SEE SHEET LL101 AND LL102 FOR
 ENLARGED LIGHTING PLANS. SEE SHEET LL501 FOR LIGHTING
 NOTES AND DETAILS

Date	Description	No.
Revisions		



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07/07/2023
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Project
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 DISTRIBUTION CENTER**
 SECTION No. 86, BLOCK No. 1, LOT No. 97
 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title
**SITE LIGHTING
 PLAN (2 OF 2)**

Project No.
 190063302
 Date
 JULY 10, 2023
 Drawn By
 LL
 Checked By
 MJMH

Drawing No.
LL102
 Sheet 44 of 45

SITE LIGHTING NOTES:

GENERAL

- 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 STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP / DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. 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. NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
- LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.

COMPLIANCE

- ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
- LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

- CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
- REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
- CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
- 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.
- 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.

POLES AND FOOTINGS

- PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.
- CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
- POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
- ALL POLES HIGHER THAN 25 FT. SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.

WALL MOUNTED FIXTURES

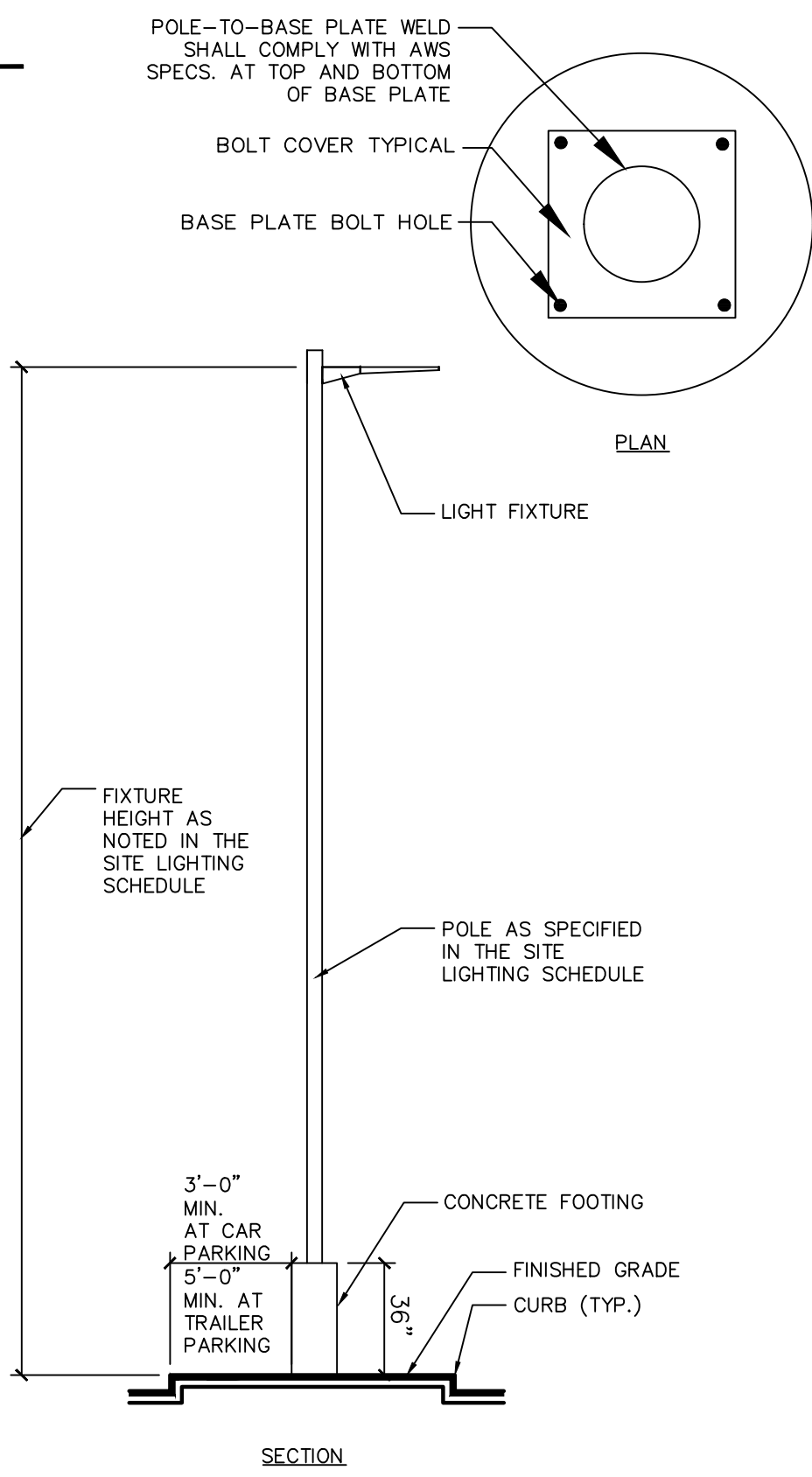
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURES WITH BUILDING MFR, ARCHITECT, AND/OR OWNER.
- INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ADJUSTMENT AND INSPECTION

- CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
- CONTRACTOR TO 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.
- CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

REQUIREMENTS FOR ALTERNATES

- ALL LIGHTING 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:
 - ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
 - COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISODOT/CANDLE, THE SYSTEM'S PERFORMANCE.
 - A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH, HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
 - POLE MANUFACTURER ASSISTO 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.
 - THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
 - A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.



NOTES:

- ALL LIGHT POLES TO RECEIVE FACTORY INSTALLED VIBRATION DAMPENERS.
- REFER TO THE PLANS FOR THE DIMENSION FROM FACE OF CURB TO FOOTING AT TRAILER PARKING.

1 LIGHT FIXTURE AND POLE NTS

Project	Contract #	Type
Prepared by	Revised	Date

McGraw-Edison

GLEON Gallion

Area / Site Luminaire

Product Features

Product Certifications

Quick Facts

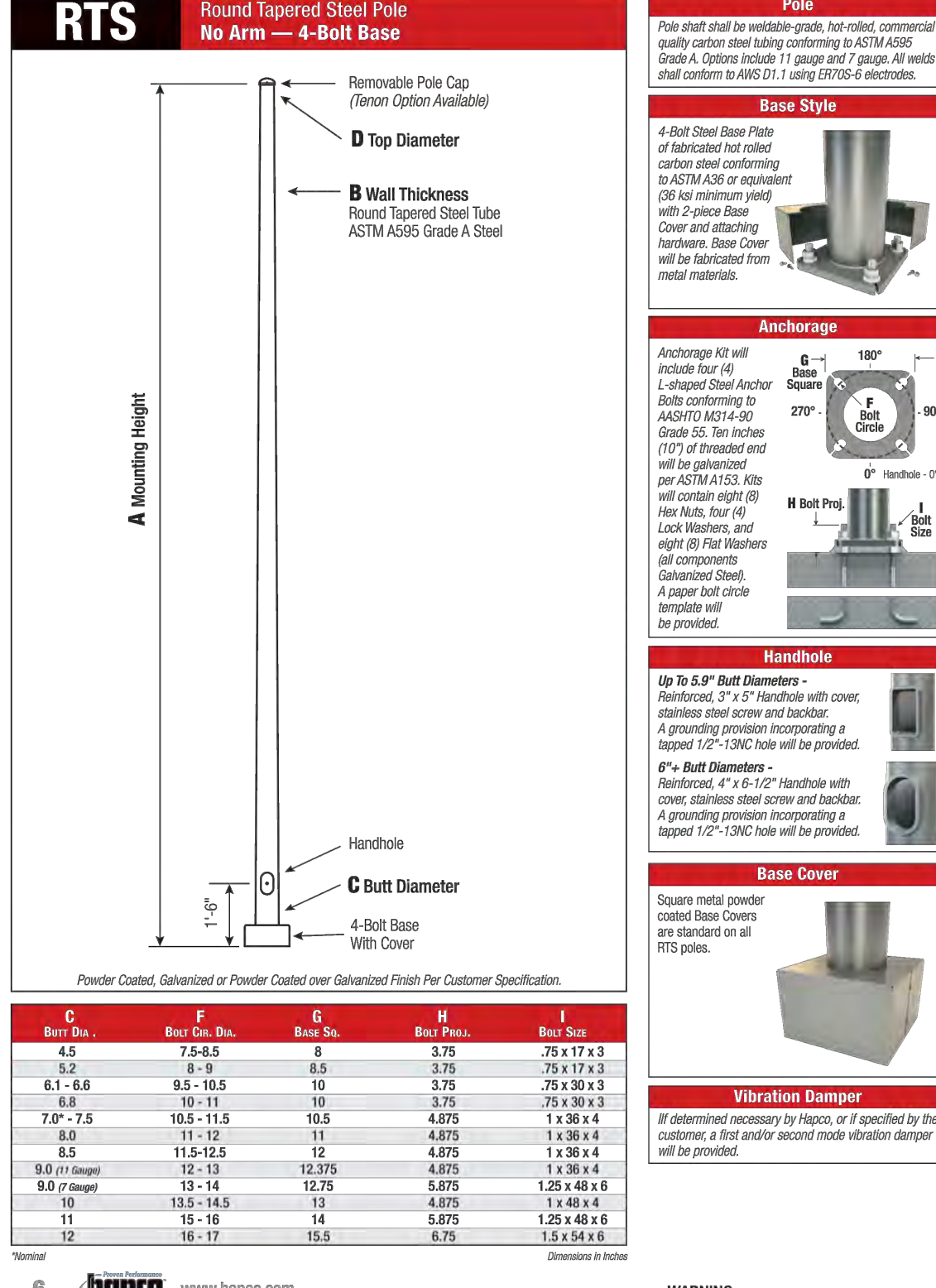
Dimensional Details

Number of Light Fixtures	Height	Footings	Vertical Reinforcement	Exposed Concrete Base
14	15'-1 1/2"	7"	10"	10'-6 1/2"
56	21'-6 1/2"	7"	10"	10'-6 1/2"
74	27'-6 1/2"	7"	10"	10'-6 1/2"
910	33'-0 1/2"	7"	10"	-

COOPER Lighting Solutions

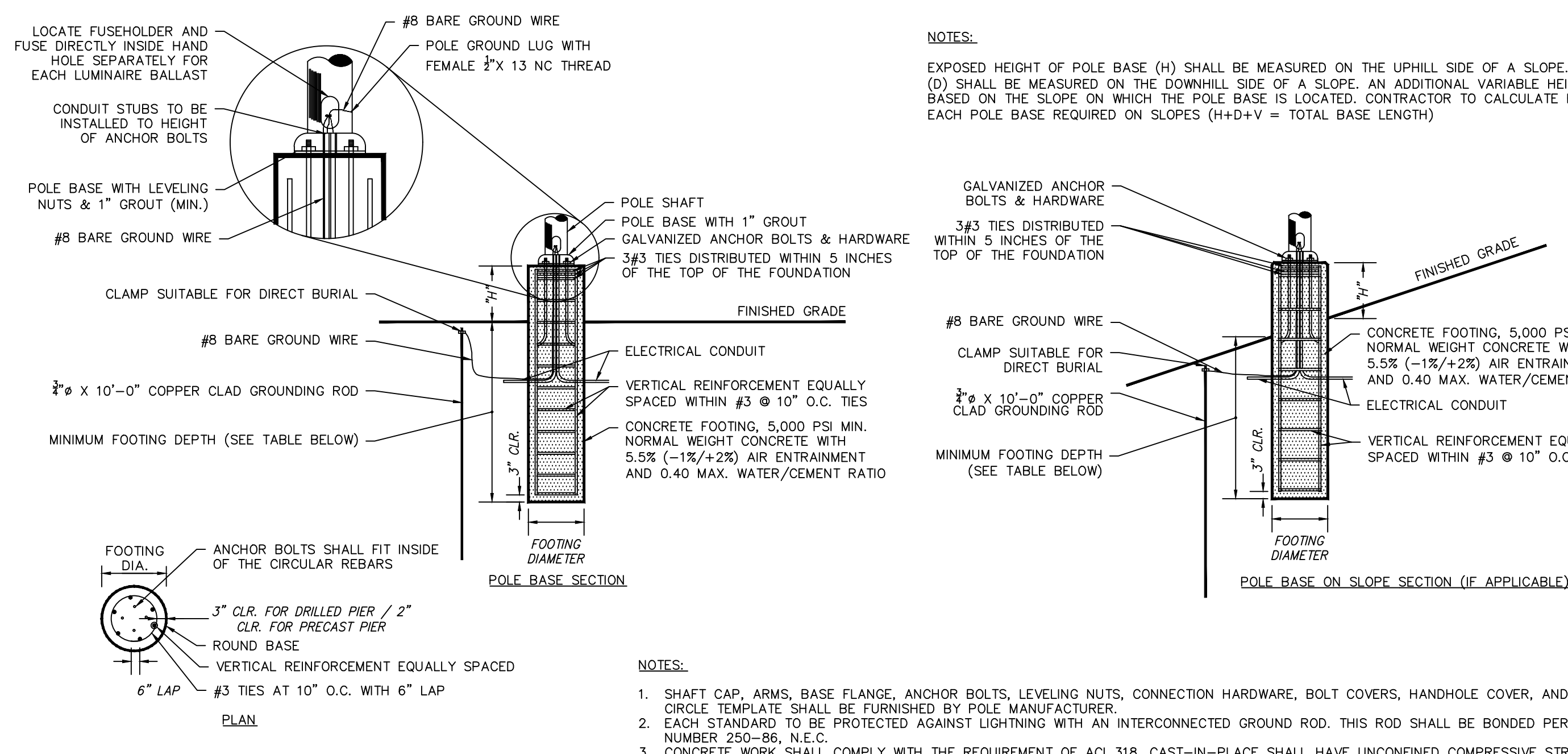
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2 LIGHT FIXTURE NTS



C	F	G	H	I
4.5	7.6-8.5	8	3.75	20 x 17 x 3
6.5	8.5 - 9.5	8	3.75	20 x 17 x 3
8.5	9.5 - 10.5	10	3.75	20 x 17 x 3
10.5	10.5 - 11.5	10	3.75	20 x 17 x 3
12.5	11.5 - 12.5	12	4.0	1 x 30 x 4
14.5	12.5 - 13.5	12	4.0	1 x 30 x 4
16.5	13.5 - 14.5	12	4.0	1 x 30 x 4
18.5	14.5 - 15.5	12	4.0	1 x 30 x 4
20.5	15.5 - 16.5	12	4.0	1 x 30 x 4
22.5	16.5 - 17.5	12	4.0	1 x 30 x 4

3 LIGHT POLE NTS



Mounting Height	Footing Depth	Footing Diameter	Vertical Reinforcement	HF
30'-0"	8'-0"	2'-0"	6 #5 BARS	3'-0" EXPOSED CONCRETE BASE

4 LIGHT POLE BASE NTS

- NOTES:**
- SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
 - EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 2100-86, N.E.C.
 - CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318. CAST-IN-PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI AT 28-DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A631, GRADE 60.
 - CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
 - IF POLE BASE IS CAST-IN-PLACE, POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.
 - CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.
 - THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
 - CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MFR.

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PLANNING BOARD CHAIRPERSON JOHN P. EVANSUTYN DATE

NOTE: SEE SHEET LL100 FOR OVERALL LIGHTING PLAN, FIXTURE SCHEDULE AND STATISTICS. SEE SHEET LL101 AND LL102 FOR ENLARGED LIGHTING PLANS.

Date	Description	No.
	Revisions	

DATE 07/07/2023

SIGNATURE MICHAEL WINSTON, R.L.A. DATE SIGNED NY REGISTERED LANDSCAPE ARCHITECT Lic. No. 2926

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Project MATRIX I-84 DISTRIBUTION CENTER SECTION No. 86, BLOCK No. 1, LOT No. 97 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11 TOWN OF NEWBURGH ORANGE COUNTY NEW YORK

Drawing Title SITE LIGHTING NOTES & DETAILS

Project No. 190063302 Date JULY 10, 2023 Drawing No. LL501

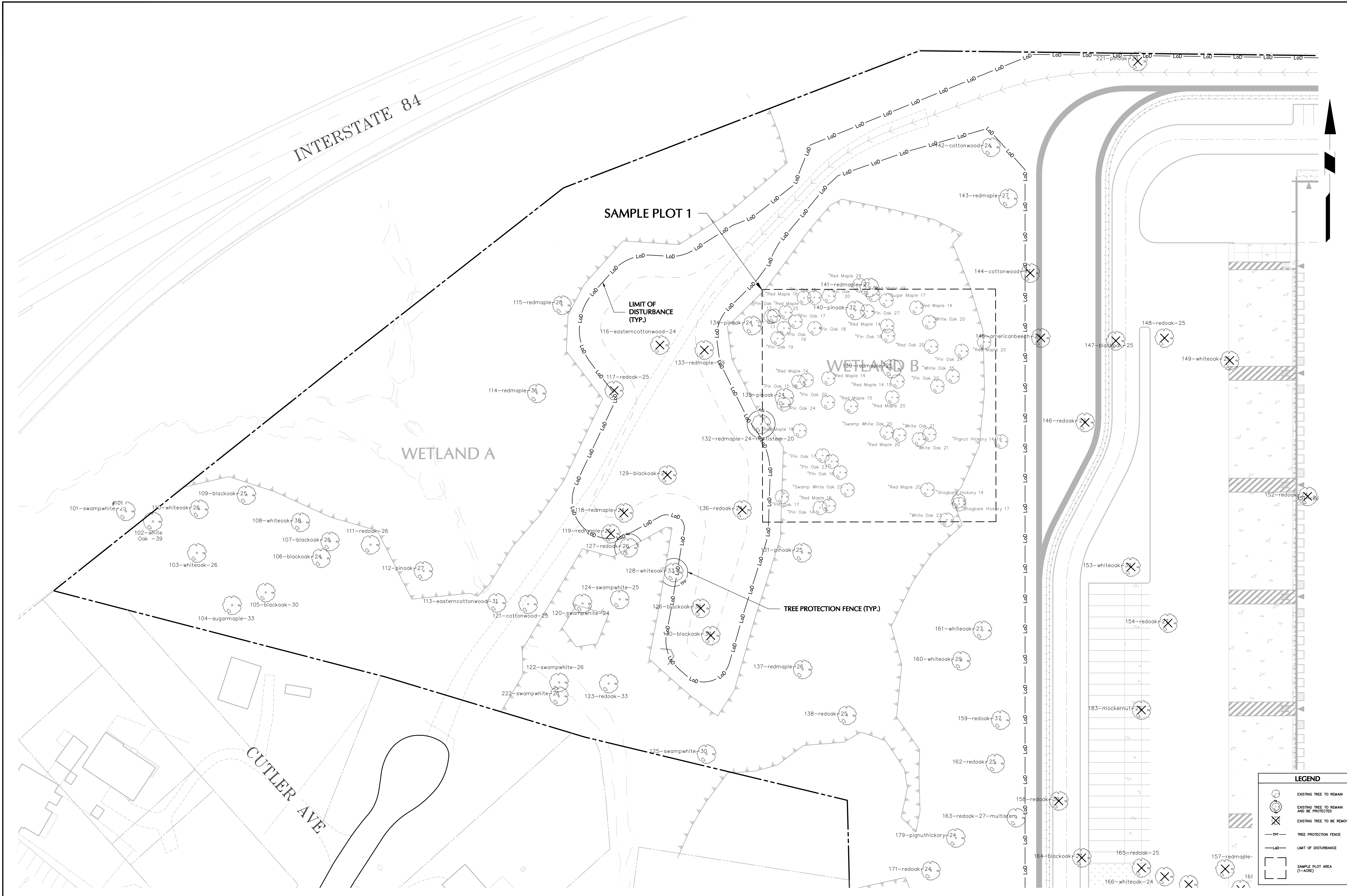
Drawn By LL Checked By MJMH Sheet 45 of 45

Project No. 190063302 Date JULY 10, 2023 Drawing No. LL501

Drawn By LL Checked By MJMH Sheet 45 of 45

Project No. 190063302 Date JULY 10, 2023 Drawing No. LL501

Drawn By LL Checked By MJMH Sheet 45 of 45

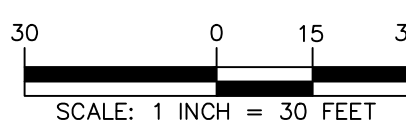


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		



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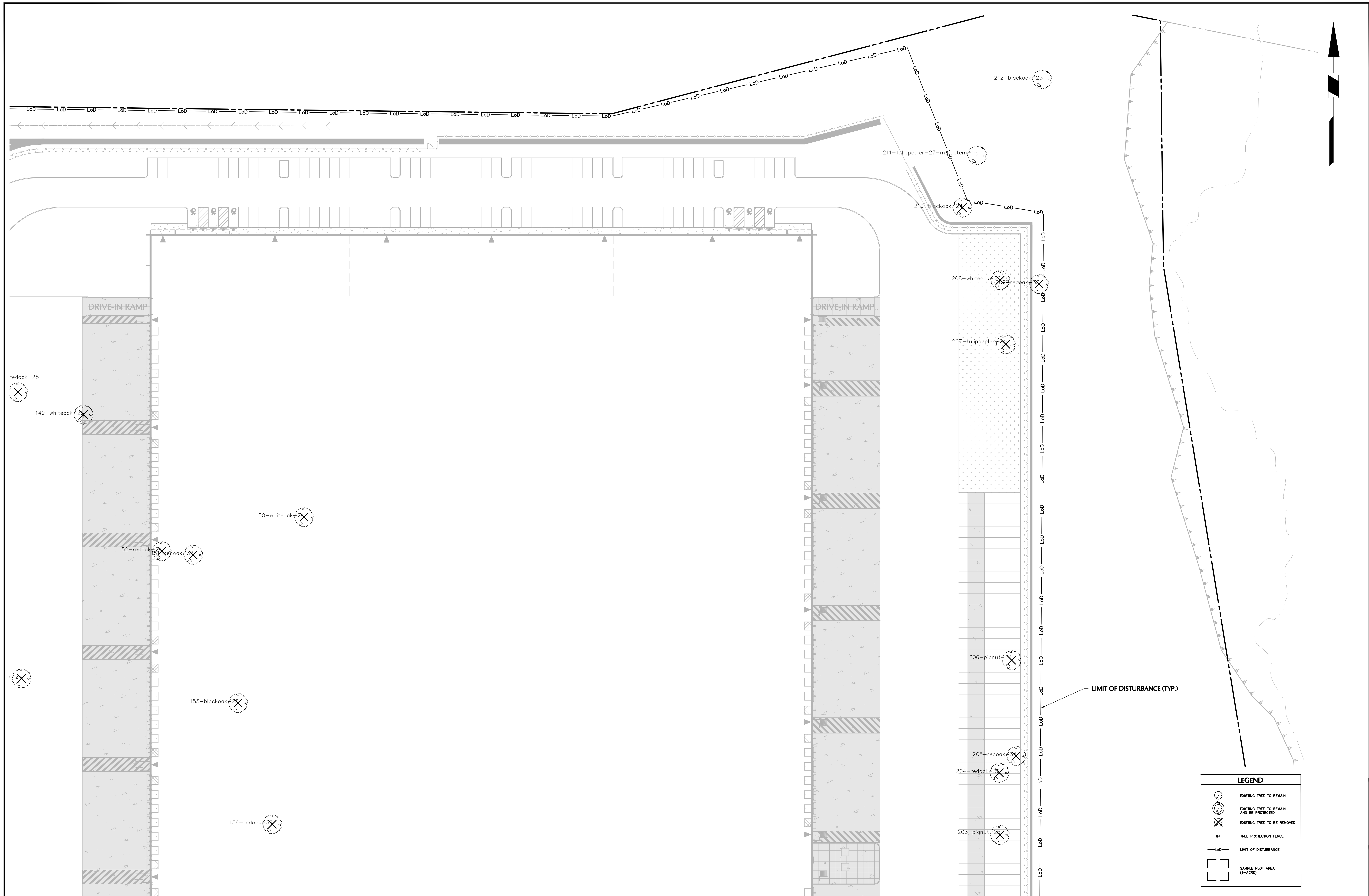
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**TREE
PRESERVATION
PLAN - TILE 1**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU

Drawing No.
TP101
Sheet 1 of 6



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

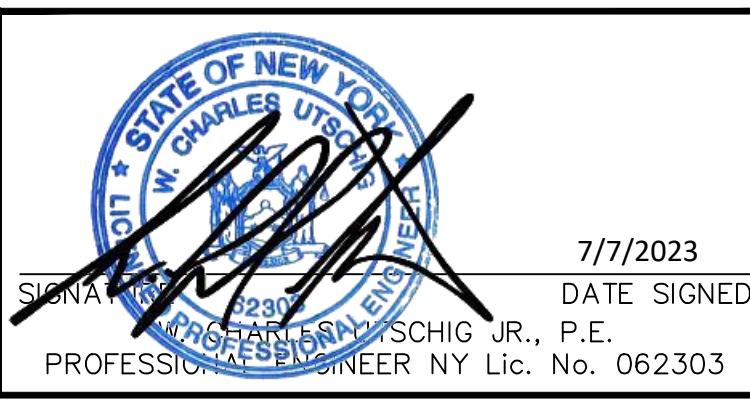
Date	Description	No.
Revisions		

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7/7/2023

DATE SIGNED

PROFESSIONAL ENGINEER NY Lic. No. 062303



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Project
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DISTRIBUTION CENTER**
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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**TREE
PRESERVATION
PLAN - TILE 2**

Project No.
190063302

Date
JULY 10, 2023

Drawn By
LM

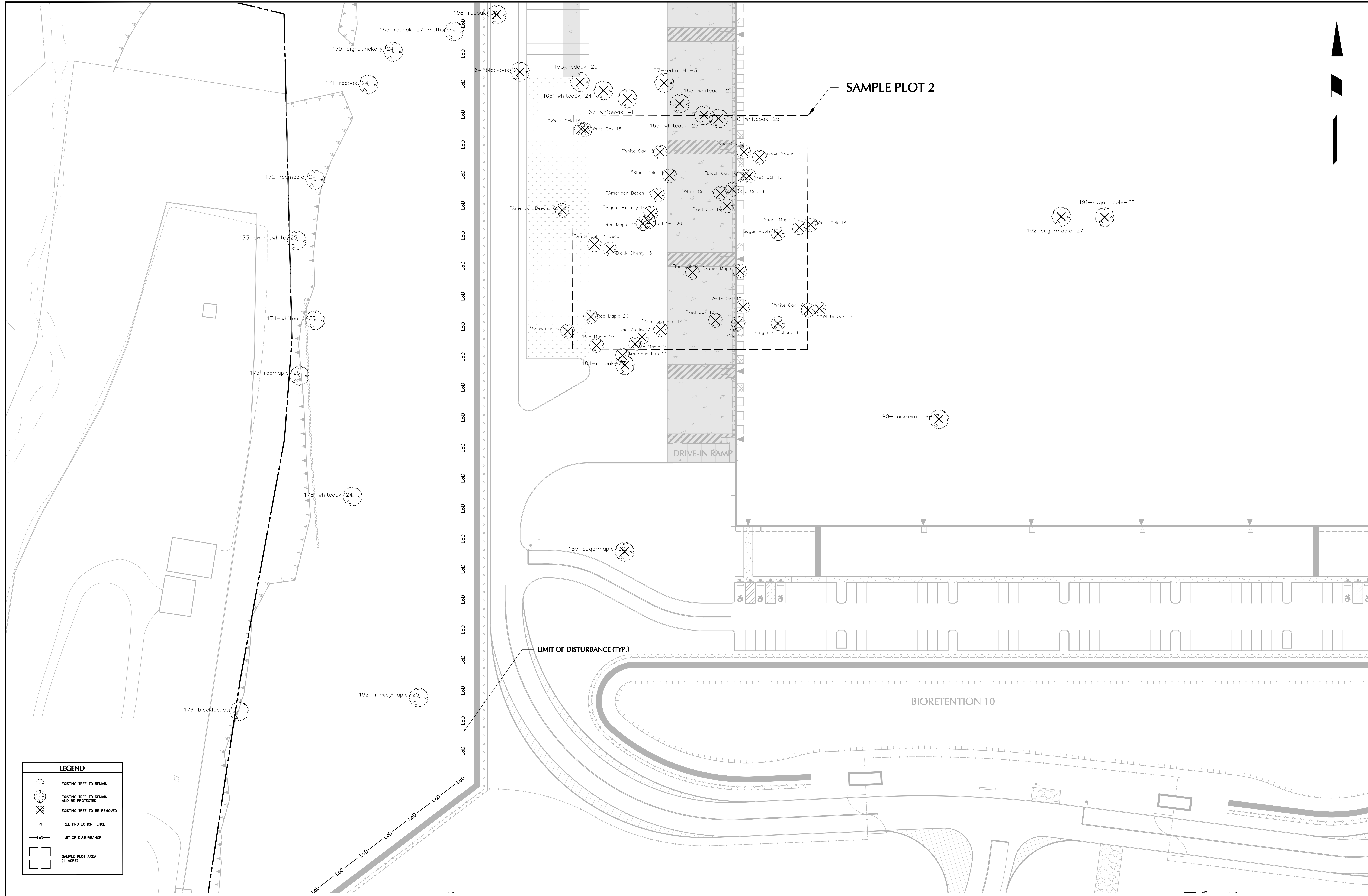
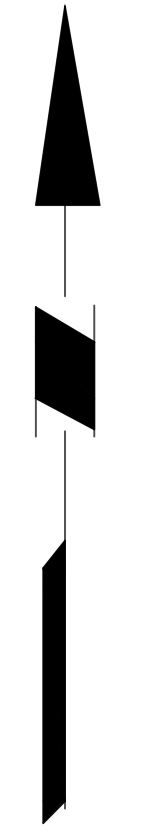
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CU

Drawing No.
TP102

Sheet 3 of 6

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN AND BE PROTECTED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- SAMPLE PLOT AREA (1+ACRES)



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN AND BE PROTECTED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- SAMPLE PLOT AREA (1-ACRE)

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EWASUTYN

Date	Description	No.
Revisions		

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7/7/2023 DATE SIGNED

SIGNATURE OF PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN

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

One North Broadway, Suite 910
White Plains, NY 10601

T: 914.323.7400 F: 914.323.7401 www.langan.com

Project

**MATRIX I-84
DISTRIBUTION CENTER**

SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title

**TREE
PRESERVATION
PLAN - TILE 3**

Project No. 190063302

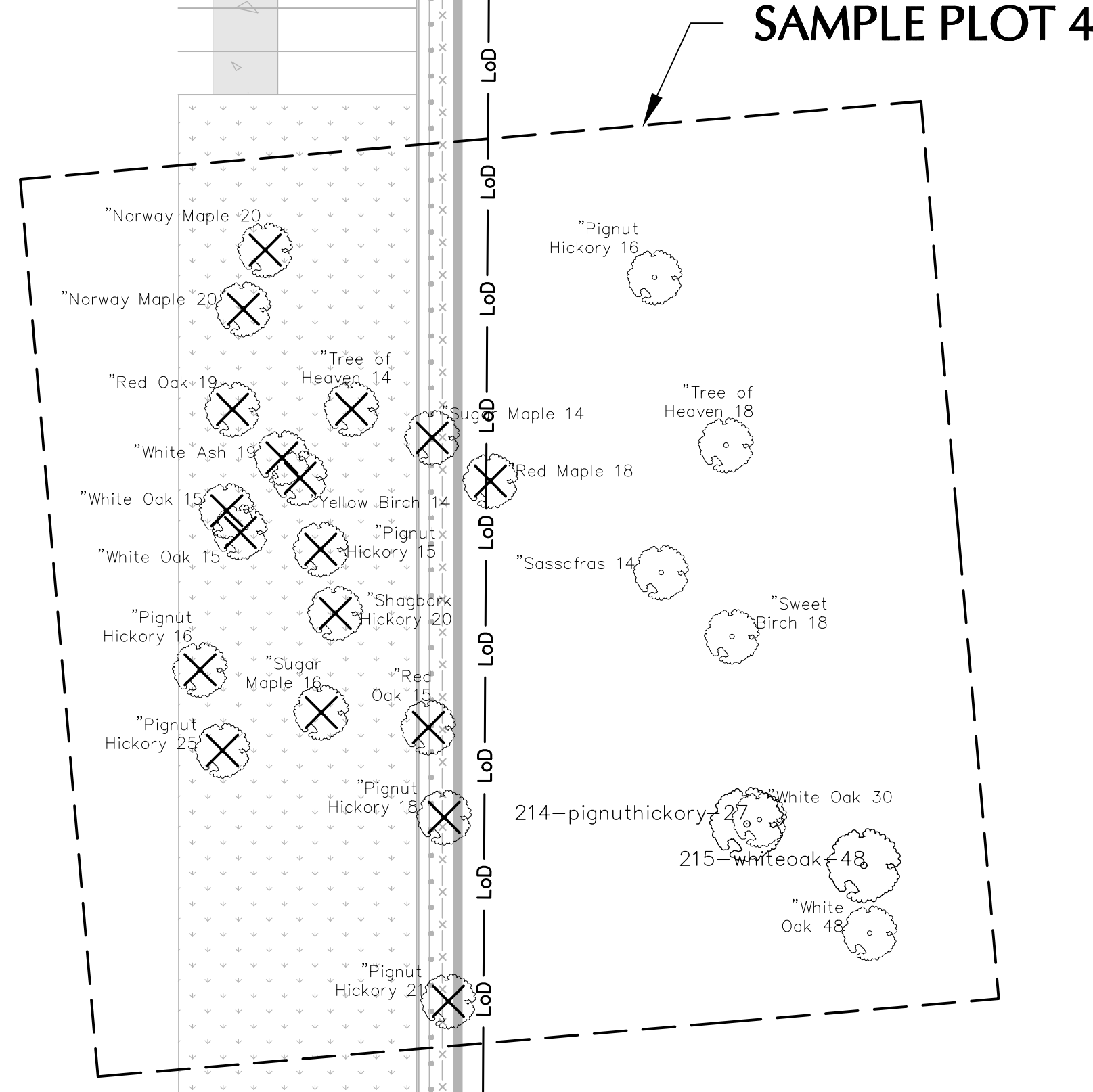
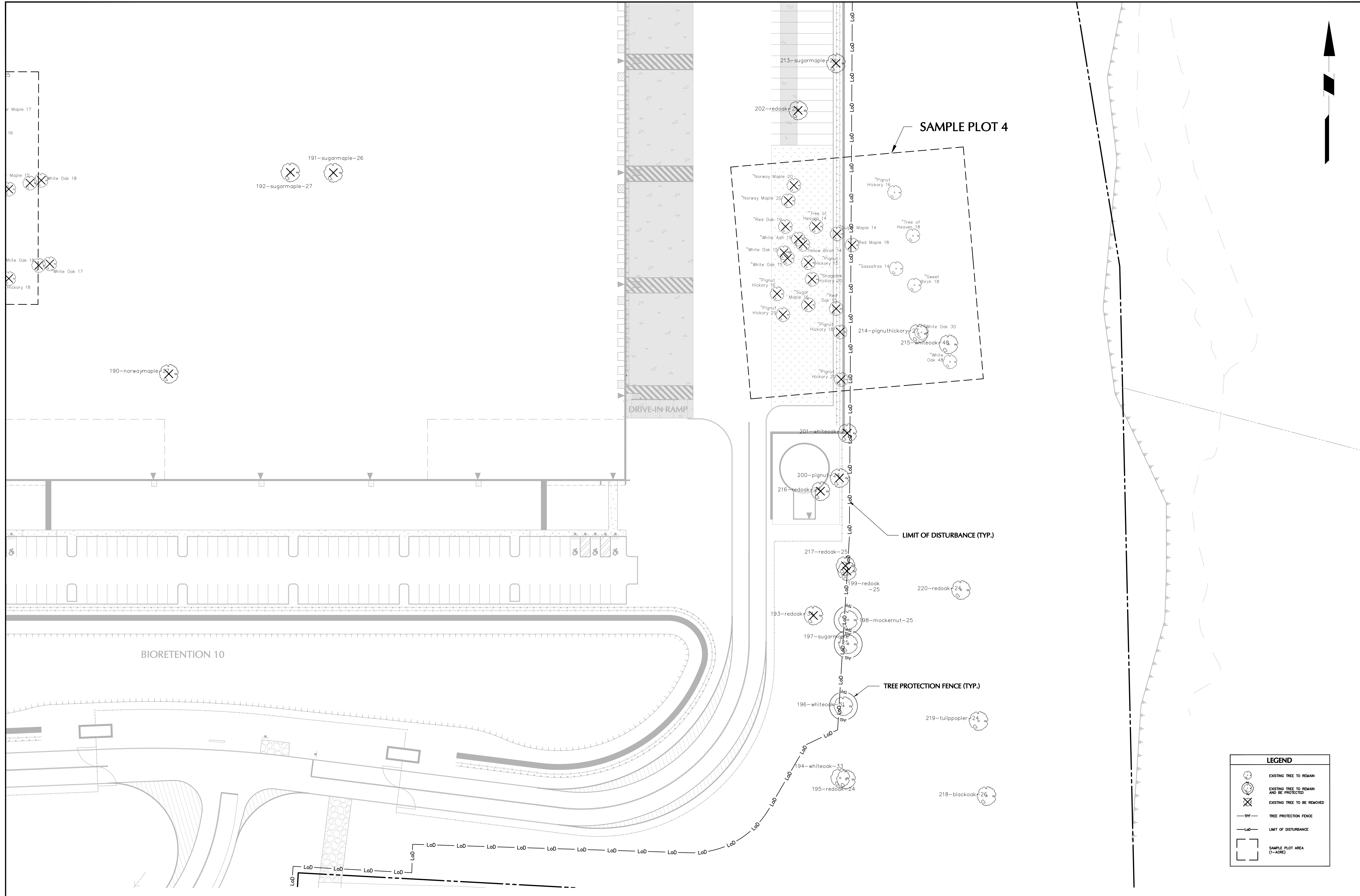
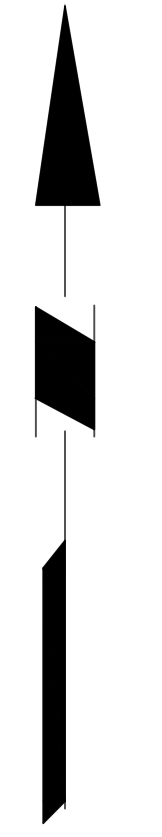
Date JULY 10, 2023

Drawn By LM

Checked By CU

Drawing No. TP103

Sheet 4 of 6

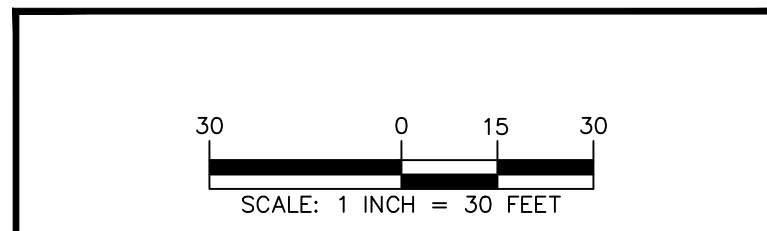


LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMAIN AND BE PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	LIMIT OF DISTURBANCE
	SAMPLE PLOT AREA (1-ACRE)

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE



7/7/2023

DATE SIGNED

SIGNATURE OF PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN

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Project

**MATRIX I-84
DISTRIBUTION CENTER**

SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH

ORANGE COUNTY NEW YORK

Drawing Title

**TREE
PRESERVATION
PLAN - TILE 4**

Project No.
190063302

Date
JULY 10, 2023

Drawn By
LM

Checked By
CU

Drawing No.
TP104

Sheet 5 of 6

Date	Description	No.
Revisions		

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 14c FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

SAMPLE PLOT 3

WETLAND
C

BIORETENTION 20

FOREBAY

DRY
DETENTION
BASIN B

TEMPORARY
PARKING AREA

LIMIT OF DISTURBANCE (TYP.)

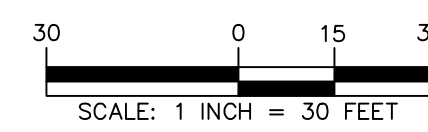
ROUTE 17K

LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMAIN AND BE PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	LIMIT OF DISTURBANCE
	SAMPLE PLOT AREA (1-ACRE)

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 14c FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



7/7/2023

DATE SIGNED

PROFESSIONAL ENGINEER NY Lic. No. 062303

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Landscape Architecture, and Geology, D.P.C.

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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**TREE
PRESERVATION
PLAN - TILE 5**

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
CU

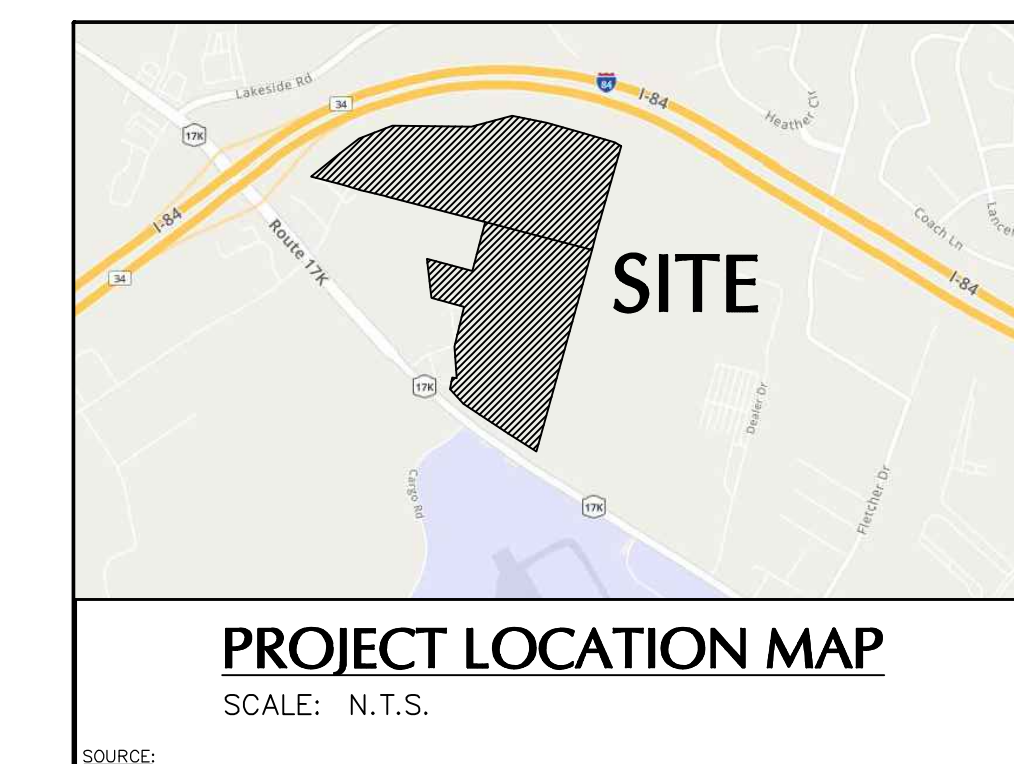
Drawing No.
TP105
Sheet 6 of 6

NOTES

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - TAX MAP
 - FLEET MAP No. 919 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "FRANKLIN PARK ADDITIONAL EAST COENHAM, NEW YORK, FILED OCTOBER 6, 1926.
 - FLEET MAP No. 7882 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION MAP LANDS OF WILLIAM KARLAN & SONS, BRACKETT, TOWN OF NEWBURGH, ORANGE CO., NEW YORK" FILED NOVEMBER 26, 1986.
 - FLEET MAP No. 9070 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION OF CONSOLIDATED TAX PARCEL 19-1-70, LANDS OF BERGER AND KARTIGANER, SITUATE ON ROUTE 17K IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK, FILED APRIL 19, 1990.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE MERIDIAN 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.
 - TITLE REPORT FROM STEWART TITLE INSURANCE COMPANY, ISSUED BY SMPR TITLE AGENCY, INC. TITLE No. M-284152, EFFECTIVE DATE AUGUST 9, 2022.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH2011) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO PROJECS AT A POINT HAVING A NORTH COORDINATE OF 978,077.79 AND AN EAST COORDINATE OF 601,727.43. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.0000885 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.99991148. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEIKON SMARTNET REAL TIME KINEMATIC CONTINUOUSLY OPERATING REFERENCE STATIONS (RTKCORDS).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID18) AS DETERMINED BY GNSS.
- STREET NAMES, SECTION, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.A.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM REMOTE SENSING DATA AND AERIAL PHOTOGRAPHS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C., DURING AUGUST AND SEPTEMBER OF 2022. AERIAL IMAGERY WAS CAPTURED DURING JANUARY OF 2022.
- AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED FOR ORANGE COUNTY, NEW YORK (ALL JURISDICTIONS), PANEL 138 OF 630, MAP NUMBER 3607100138E, EFFECTIVE DATE AUGUST 3, 2009," THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, MAINTAINED OR SUITABLE FOR USE. NOR ARE THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
 - (NONE PROVIDED)
- 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 THE NEW YORK STATE EDUCATION LAW.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

SCHEDULE B-II EXCEPTIONS

- THE FOLLOWING EXCEPTIONS APPLY TO ALL PARCELS:
 - NOT SURVEY RELATED
 - SUBJECT TO ANY STATE OF FACTS THAT AN ACCURATE SURVEY WOULD SHOW - SEE SURVEY.
 - EXACT LOCATION, COURSES AND DISTANCES OF THE PREMISES DESCRIBED IN SCHEDULE A* CANNOT BE GUARANTEED WITHOUT AN ACCURATE SURVEY - SEE SURVEY.
 - POLICY EXCEPTS RIPARIAN RIGHTS AND EASEMENTS OF OTHERS IN, TO AND OVER CREEKS AND STREAMS BUT POLICY DOES NOT INSURE ANY RIPARIAN RIGHTS OR EASEMENTS IN FAVOR OF THE OWNER OF THE PREMISES HEREIN - SEE SURVEY.
 - POLICY EXCEPTS RIGHTS AND EASEMENTS OF OTHERS TO DRAIN THROUGH OR OTHERWISE USE THE CREEKS AND STREAMS ADJUTING OR RUNNING THROUGH THE PREMISES HEREIN, BUT POLICY DOES NOT INSURE THAT THE OWNER OF THE PREMISES HEREIN HAS ANY RIGHTS OR EASEMENTS TO DRAIN THROUGH OR OTHERWISE USE SAID CREEKS AND STREAMS ACROSS ADJACENT LAND - SEE SURVEY.
 - RIGHTS AND EASEMENTS, IF ANY, OF PUBLIC UTILITY COMPANIES AND MUNICIPALITIES TO MAINTAIN AND OPERATE INSTALLATIONS ON THE PREMISES HEREIN AND STREETS ADJACENT THERETO - SEE SURVEY.
 - PREMISES ARE AN INTERIOR PARCEL AND HAVE NO FRONTAGE ON ANY LEGALLY OPENED STREET OR HIGHWAY. ACCESS BETWEEN THE PREMISES AND A PUBLIC STREET OR HIGHWAY IS NOT INSURED, UNLESS AN EASEMENT IS ENTERED INTO BETWEEN THE PARTIES. - SEE SURVEY. APPLIES TO LOT 97, LOT 69.11 HAS ACCESS TO NEW YORK ROUTE 17K.
 - NOT SURVEY RELATED.
 - THE FOLLOWING EXCEPTIONS APPLY TO PARCEL 2 (SECTION 89 BLOCK 1 LOT 97):
 - ACCESS BETWEEN THE PREMISES AND INTERSTATE HIGHWAY 84 IS NOT INSURED - SEE SURVEY.
 - APPROPRIATION MAP NO. 703 - IT IS NOT ON THE SURVEYED PROPERTY. ACQUISITION BY THE STATE FOR HIGHWAY PURPOSES (INTERSTATE 84) DEFINE THE NORTHERLY LINE OF SAID PROPERTY.
 - UTILITY EASEMENTS - BOOK 1342 PAGE 11 - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT. THERE WAS NO OBSERVED EVIDENCE AT THE TIME OF THE FIELDWORK.

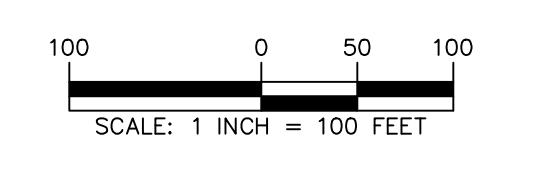


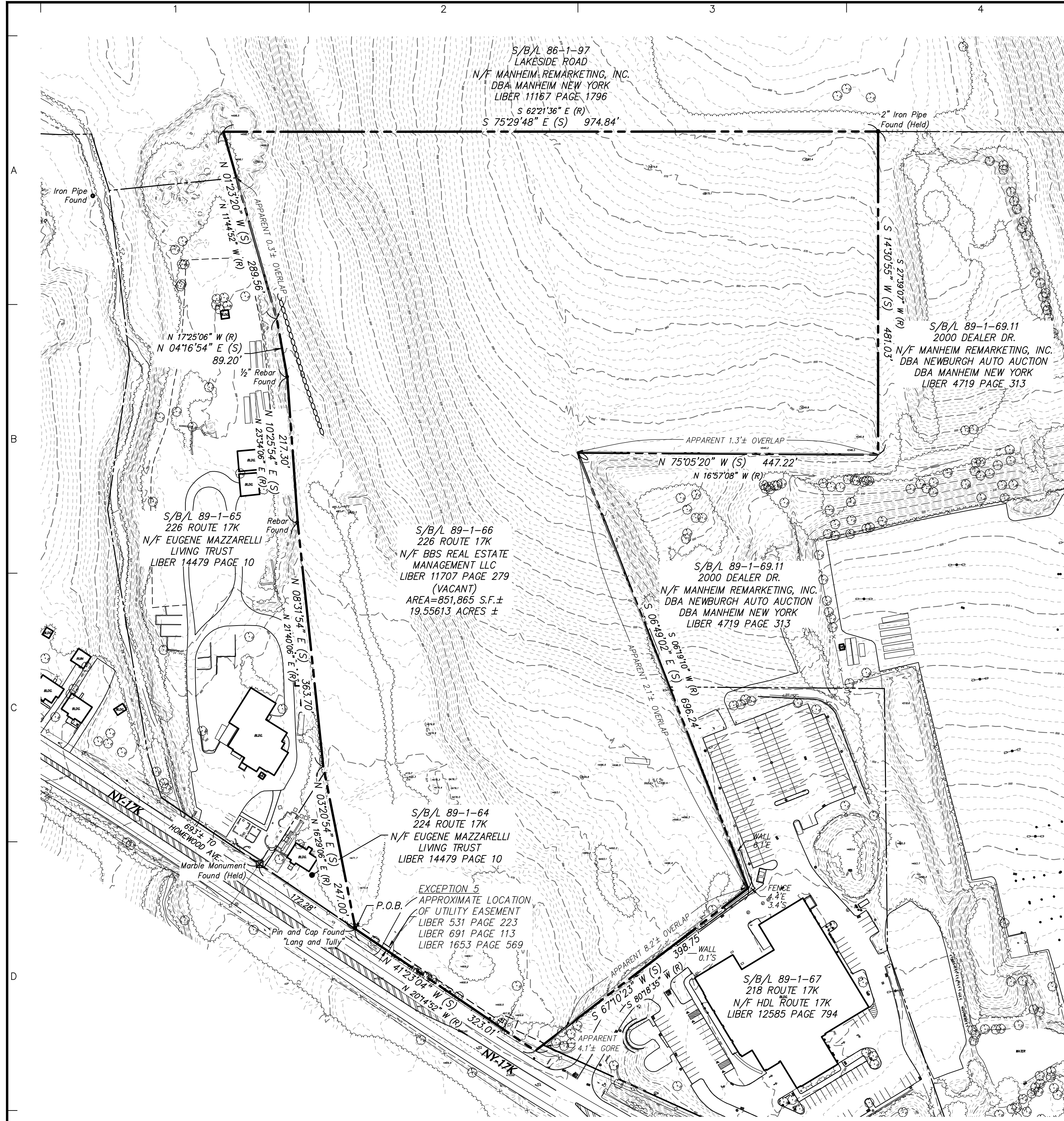
LEGEND (NOT SHOWN TO SCALE)

•	BOLLARD	—	TRAFFIC SIGNAL POLE
○	FLAG POLE	—	UNDERGROUND VAULT
□	HANDICAP SYMBOL	—	VALVE UNKNOWN
■	MAILBOX	—	WATER METER
+	SIGN	—	WATER VALVE
⊙	SHRUB	•••••	SPOT ELEVATION
⊙	TREE	•••••	BITUMINOUS
⊙	WETLAND FLAG	—	CONCRETE
⊙	CATCH BASIN	—	CONCRETE PAD
⊙	CLEANOUT	—	BUILDING OUTLINE
⊙	ELECTRIC BOX	—	BUILDING OVERHANG
⊙	ELECTRIC METER	—	LANDSCAPED AREA
⊙	FIRE HYDRANT	—	EASEMENT LINE
⊙	FLARED END SECTION	—	DETECTABLE WARNING
⊙	GAS METER	—	METAL GUARD RAIL
⊙	GUY VALVE	—	WOOD GUARD RAIL
⊙	GUY POLE	—	STOCKADE FENCE
⊙	GUY WIRE	—	CHAINLINK FENCE
⊙	LIGHT POLE	—	IRON FENCE
⊙	MANHOLE (TYPE AS LABELED)	—	TREE LINE
⊙	POST INDICATOR VALVE	—	OVERHEAD WIRE
⊙	POWER POLE	—	WETLAND LINE
⊙	TELEPHONE BOX	—	EASEMENT LINE
⊙	TRAFFIC BOX	—	PROPERTY LINE
⊙	TRAFFIC SIGNAL	—	RIGHT-OF-WAY LINE
⊙	TRAFFIC SIGNAL ARM	—	CONTOUR LINE



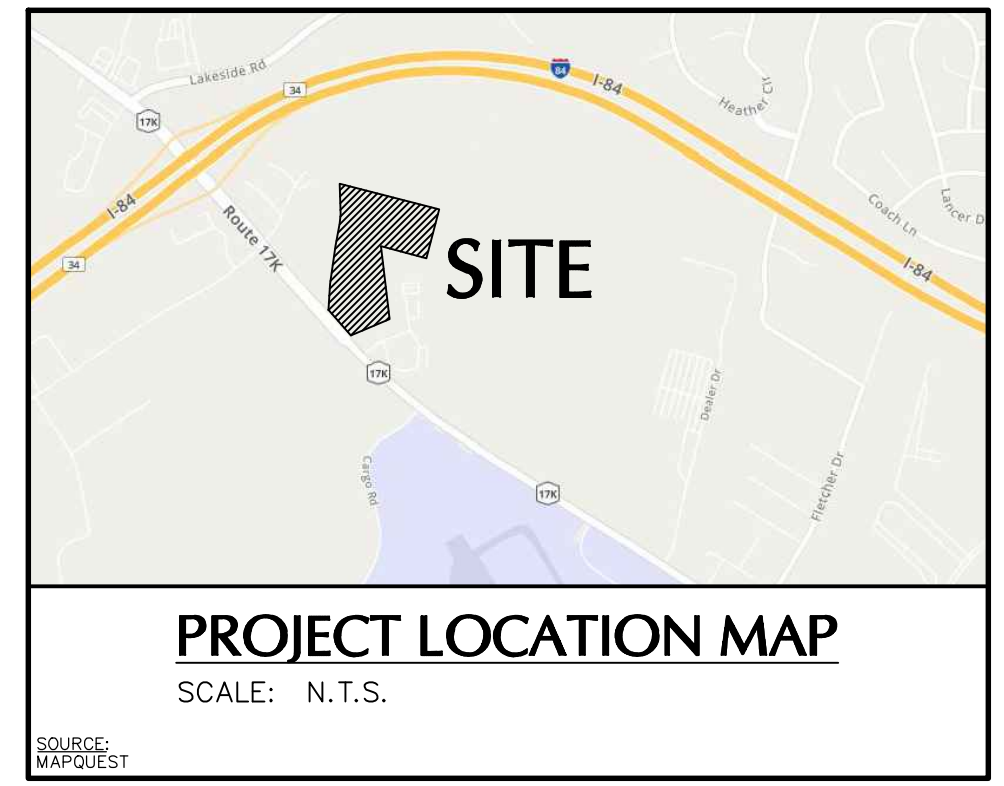
05/09/2023	Updated Proposed Sub-Division Line	1
Date	Description	No.
REVISIONS		
I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSESS professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey of the subject property.		
SIGNATURE		DATE SIGNED
ANDREW IVES		5/15/2023
PROFESSIONAL LAND SURVEYOR		
NY Lic. No. 50794		
LANGAN		
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.		
One North Broadway, Suite 910		
White Plains, NY 10601		
T: 914.323.7400 F: 914.323.7401 www.langan.com		
Project		
MANHEIM PROPERTIES		
SECTION No. 86, BLOCK No. 1, LOT No. 97		
SECTION No. 89, BLOCK No. 1, LOT No. 69.11		
TOWN OF NEWBURGH		
ORANGE COUNTY NEW YORK		
BOUNDARY & TOPOGRAPHIC SURVEY		
Project No.	Drawing No.	
190063302	VB102	
Date	October 19, 2022	
Drawn By	SLW	
Checked By	ACI	
Sheet 1 of 1		





- ### NOTES
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - TAX MAP
 - FILED MAP No. 919 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "FRANKLIN PARK ADDITIONAL, EAST CODENHAM, NEW YORK", FILED OCTOBER 6, 1926.
 - FILED MAP No. 7982 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION MAP LANDS OF WILLIAM KAPLAN & SIDNEY BRACHFELD, TOWN OF NEWBURGH, ORANGE CO., NEW YORK", FILED NOVEMBER 26, 1986.
 - FILED MAP No. 9070 IN THE ORANGE COUNTY CLERKS OFFICE TITLED "SUBDIVISION OF CONSOLIDATED TAX PARCEL 19-1-70, LANDS OF BERGER AND KARTIGANER, SITUATE ON ROUTE 17K IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, NEW YORK", FILED APRIL 19, 1990.
 - THE SURVEYED PROPERTY IS SUBJECT 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.
 - A. TITLE REPORT FROM STEWART TITLE INSURANCE COMPANY, ISSUED BY SMPR TITLE AGENCY, INC., TITLE No. M-079768, EFFECTIVE DATE AUGUST 1, 2022.
 - THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH2011) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 978,071.79 AND AN EAST COORDINATE OF 601,727.43. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.0000583 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.9999418. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HEXAGON SMARTNET REAL TIME KINEMATIC CONTINUOUSLY OPERATING REFERENCE STATIONS (RTKCORDS).
 - ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID18) AS DETERMINED BY GNSS.
 - STREET NAMES, SECTION, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.A.
 - PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM ROBINSON AERIAL SURVEYS, INC. AND GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, SAID SURVEYS WERE CONDUCTED IN MEMBER OF 2022. AERIAL IMAGERY WAS CAPTURED DURING JANUARY OF 2022.

- AS PER THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED FOR ORANGE COUNTY, NEW YORK (ALL JURISDICTIONS), PANEL 138 OF 630, MAP NUMBER 36071C0138E, EFFECTIVE DATE AUGUST 3, 2009." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED). AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
 - (NONE PROVIDED)
- 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 THE NEW YORK STATE EDUCATION LAW.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.



RECORD DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, ERIGED, SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, DESIGNATED ON THE ORANGE COUNTY TAX MAP AS SECTION 89, BLOCK 1, LOT 66.

ALSO DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

SURVEY DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FROM A POINT ON THE NORTHERLY LINE OF NEW YORK ROUTE 17K AND THE EASTERLY LINE OF LANDS NOW OR FORMERLY OWNED BY EUGENE MAZZARELLI LIVING TRUST, BEING DISTANT 172.28 FEET SOUTHEASTERLY FROM A MARBLE MONUMENT ON THE NORTHERLY LINE OF NEW YORK ROUTE 17K, AND RUNNING THENCE;

- NORTHERLY ALONG PREVIOUSLY SAID DIVISION LINE, A COURSE OF NORTH 03°20'54" EAST, A DISTANCE OF 247.00 FEET TO A POINT; THENCE
- NORTH 21°-40'-06" EAST 363.70' TO A REBAR TO BE SET;
- NORTH 23°-34'-06" EAST 217.30' TO A REBAR TO BE SET;
- NORTH 17°-25'-06" EAST 89.20' TO A REBAR TO BE SET;
- NORTH 11°-44'-52" EAST 289.56', PARTIALLY ON OR ALONG A STONE WALL TO A REBAR TO BE SET;
- THENCE ALONG LANDS NOW OR FORMERLY OF DARRIGO, LIBER 880, PAGE 183 AND ON OR ALONG A STONE WALL, SOUTH 62°-21'-36" EAST 974.84' TO A FOUND IRON PIPE; THENCE ALONG LANDS NOW OR FORMERLY OF ROWELL, LIBER 1754, PAGE 11 AND ON OR ALONG A STONE WALL THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 - SOUTH 27°-39'-07" WEST 481.03' TO A FOUND IRON PIPE;
 - NORTH 61°-57'-08" WEST 447.22' TO A FOUND PAINTED ROCK;
- THENCE ALONG SAID LANDS NOW OR FORMERLY OF KASINSKI AND LANDS NOW OR FORMERLY O'DELL, LIBER 1714, PAGE 81 AND ON OR ALONG A STONE WALL, PASSING THROUGH A FOUND IRON PIPE AND A FOUND REBAR ON LINE, SOUTH 08°-19'-10" WEST 696.24' TO A FOUND X-CUT IN ROCK; THENCE ALONG SAID LANDS NOW OR FORMERLY OF O'DELL AND PARTIALLY ON OR ALONG A STONE WALL, SOUTH 80°-18'-35" WEST 398.75' TO A REBAR TO BE SET IN SAID EASTERLY LINE OF NEW YORK STATE ROUTE 17K, THENCE ALONG SAID ROAD LINE, NORTH 20°-14'-52" WEST 323.01' TO THE POINT OR PLACE OF BEGINNING.

- NORTH 14°30'55" WEST, A DISTANCE OF 481.03 FEET TO A POINT; THENCE
- NORTH 75°05'20" WEST, A DISTANCE OF 447.22 FEET TO A POINT; THENCE
- SOUTH 08°49'02" EAST, A DISTANCE OF 696.24 FEET TO A POINT ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OWNED BY HDL ROUTE 17K; THENCE
- RUNNING SOUTHERLY AND WESTERLY ALONG PREVIOUSLY SAID DIVISION LINE THE FOLLOWING THREE COURSES:
 - SOUTH 14°30'55" WEST, A DISTANCE OF 481.03 FEET TO A POINT; THENCE
 - NORTH 75°05'20" WEST, A DISTANCE OF 447.22 FEET TO A POINT; THENCE
 - SOUTH 08°49'02" EAST, A DISTANCE OF 696.24 FEET TO A POINT ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OWNED BY HDL ROUTE 17K; THENCE
- RUNNING NORTHERLY ALONG THE NORTHERLY LINE OF NEW YORK ROUTE 17K, A COURSE OF NORTH 41°23'04" WEST, A DISTANCE OF 323.01 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGEND (NOT SHOWN TO SCALE)

	BOLLARD		UNDERGROUND VAULT
	FLAG POLE		VALVE UNKNOWN
	HANDICAP SYMBOL		WATER METER
	MAILBOX		WATER VALVE
	SIGN		SPOT ELEVATION
	SHRUB		BITUMINOUS
	TREE		CONCRETE
	WETLAND FLAG		CONCRETE PAD
	CATCH BASIN		BUILDING OUTLINE
	CLEANOUT		BUILDING OVERHANG
	ELECTRIC BOX		LANDSCAPED AREA
	ELECTRIC METER		DETECTABLE WARNING
	FIRE HYDRANT		METAL GUARD RAIL
	FLARED END SECTION		WOOD GUARD RAIL
	GAS METER		STOCKADE FENCE
	GAS VALVE		CHAINLINK FENCE
	GUY POLE		IRON FENCE
	GUY WIRE		TREE LINE
	LIGHT POLE		OVERHEAD WIRE
	MANHOLE (TYPE AS LABELED)		WETLAND LINE
	POST INDICATOR VALVE		EASEMENT LINE
	POWER POLE		PROPERTY LINE
	TELEPHONE BOX		RIGHT-OF-WAY LINE
	TRAFFIC BOX		CONTOUR LINE
	TRAFFIC SIGNAL		
	TRAFFIC SIGNAL ARM		
	TRAFFIC SIGNAL POLE		

TABLE A REQUIREMENTS

- ADDRESSES SHOWN ON THE SURVEY.
- FLOOD ZONE CLASSIFICATION SHOWN ON SURVEY. SEE NOTE 7 FOR DETAILS.
- GROSS LAND AREA SHOWN ON SURVEY.
- VERTICAL RELIEF SHOWN ON SURVEY. SEE NOTES 3 AND 4 FOR DETAILS.
- SUBSTANTIAL FEATURES SHOWN ON SURVEY
- LOCATION OF UTILITIES SHOWN ON SURVEY BASED UPON FIELD LOCATED SURFACE FEATURES. RECORD DATA WAS NOT PROVIDED, NOR WAS UTILITY MARK-OUT PERFORMED.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN ON SURVEY.
- DISTANCE TO NEAREST INTERSECTING STREET SHOWN ON SURVEY.
- RECTIFIED ORTHOPHOTOGRAPHY AND PHOTOGRAMMETRIC MAPPING WERE USED FOR THE BASIS OF THE SURVEY.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED ON THE SUBJECT PREMISES.
- NO EVIDENCE OF STREET RIGHT OF WAY LINE CHANGES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
- PLOTTABLE OFFSITE EASEMENTS AND SERVITUDES DISCLOSED IN DOCUMENTS SHOWN ON SURVEY.

SCHEDULE BII EXCEPTIONS

TITLE REPORT FROM STEWART TITLE INSURANCE COMPANY, ISSUED BY SMPR TITLE AGENCY, INC., TITLE NO. M-079768, EFFECTIVE DATE AUGUST 1, 2022.

1-2. NOT SURVEY RELATED.

- SUBJECT TO ANY STATE OF FACTS THAT AN ACCURATE SURVEY WOULD SHOW - SEE SURVEY.
- EXACT LOCATION, COURSES AND DISTANCES OF THE PREMISES DESCRIBED IN SCHEDULE "A" CANNOT BE GUARANTEED WITHOUT AN ACCURATE SURVEY. - SEE SURVEY.
- UTILITY EASEMENTS IN LIBER 531 PAGE 223, LIBER 691 PAGE 113 AND LIBER 720 PAGE 210 - APPROXIMATE LOCATION PLOTTED.
- NOTICE OF APPROPRIATION IN LIBER 1653 PAGE 569. - LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT. INCOMPLETE APPROPRIATIONS DOCUMENT.

ALTA CERTIFICATION

TO:

- MATRIX NEWBURGH ROUTE 17K DEVELOPMENT, LLC;
- WHITEMAN OSTERMAN & HANNA LLP;
- STEWART TITLE INSURANCE COMPANY AND
- BBS REAL ESTATE MANAGEMENT LLC.

"I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPLS CODE OF PRACTICE FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY" AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 11(a), 13, 14, 15, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 28, 2022.

MAP IS CURRENT AS OF OCTOBER 10, 2022.

Date: 10/11/2022

Signature: Andrew G. Ives

ANDREW G. IVES
PROFESSIONAL LAND SURVEYOR
NY LIC. NO. 050794

ZONING TABLE: TOWN OF NEWBURGH, NY

INTERCHANGE BUSINESS (IB) ZONING DISTRICT

CODE REF.	BULK REGULATION	REQUIRED
Schedule 8	PRINCIPAL USE	Use subject to site plan review by Planning Board
Schedule 8	MIN. LOT AREA	40,000 SF
Schedule 8	MIN. LOT WIDTH	150 FT
Schedule 8	MIN. LOT DEPTH	150 FT
Schedule 8	MIN. FRONT YARD	50 FT
Sect. 185-18	MIN. FRONT YARD (STATE ROAD) ⁽¹⁾	60 FT
Schedule 8	MIN. SETBACK FROM ROUTE 17K ⁽²⁾	500-FT
Schedule 8	MIN. REAR YARD	60 FT
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT
Schedule 8	MAX. LOT BUILDING COVERAGE	40%
Schedule 8	MAX. BUILDING HEIGHT	40 FT
Schedule 8	MAX. LOT SURFACE COVERAGE	80%
Sect. 185-15	ACCESSORY STRUCTURE SETBACK ⁽³⁾	5 FT
Sect. 185-15	ACCESSORY STRUCTURE HEIGHT	15 FT
Sect. 185-21	MIN. RESIDENTIAL BUFFER WIDTH	75 FT

Note:
 (1) A 60 FT front yard setback is required from State roads (NYS Route 17K)
 (2) Per Schedule 8, Column D, Line Item 9, "Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K" is a use subject to site plan review by the Planning Board.
 (3) A permitted accessory building may be located in any required side or rear yard provided that such building shall be setback at least 5 feet from any side or rear lot line and at least 10 feet from the main building.

Date	Description	No.
10/11/2022	UPDATED TITLE REPORT & ADDRESS COMMENTS	3
9/29/2022	UPDATED SURVEY INFORMATION	2
9/28/2022	UPDATED SURVEY INFORMATION	1

LANGAN

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

Project: MATRIX CENTER 17K

SECTION No. 89, BLOCK No. 1, LOT No. 66
TOWN OF NEWBURGH NEW YORK

ALTA/NSPS LAND TITLE SURVEY

Date: 10/11/2022

Project No. 190063302 Drawing No. VL101

Date: SEPTEMBER 19, 2022

Drawn By: SLW

Checked By: AGI

Sheet 1 of 1

APPENDIX 4

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Matrix I-84 Distribution Center		
Project Location (describe, and attach a general location map): The site is located on Route 17K in the Town of Newburgh. It is located 0.75 miles east of the intersection of I-84. S/B/L: 89-1-66; 89-1-69.11; 86-1-97		
Brief Description of Proposed Action (include purpose or need): The proposed development is a +/- 595,900-square foot warehouse that meets the requirements of the zoning code. The proposed action will also include associated loading and parking spaces, utilities, and stormwater management practices. Access to the project site will be from Route 17K. Additional detail is included in the project narrative.		
Name of Applicant/Sponsor: Matrix Newburgh Route 17K Development, LLC		Telephone: 732-521-2900 E-Mail: kgiffin@matrixcompanies.com
Address: 3 Center Drive		
City/PO: Monroe Township	State: New Jersey	Zip Code: 08831
Project Contact (if not same as sponsor; give name and title/role): W. Charles Utschig Jr., Senior Associate		Telephone: 914-323-7410 E-Mail: cutschig@langan.com
Address: 1 North Broadway		
City/PO: White Plains	State: New York	Zip Code: 10601
Property Owner (if not same as sponsor): * See note at bottom of page Manheim Remarketing, Inc.		Telephone: E-Mail:
Address: 6205 Peachtree Dunwoody Road		
City/PO: Atlanta	State: GA	Zip Code: 30328

* The applicant is the owner of S/B/L: 89-1-66. Manheim Remarketing, Inc. is the current owner of S/B/L: 89-1-69.11 and 86-1-97.

* See note at bottom of page for

B. Government Approvals additional approvals/permits

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Newburgh Planning Board - Site Plan Approval, SEQR Determination	Projected date: July 2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Engineer and Health Department - Water Main Approval	Projected date: July 2023
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Dept of Planning- Site Plan Review Department of Health - Water Connection	Projected date: July 2023
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT - Highway Work Permit, NYS DEC - SPDES	Projected date: July 2023
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA Notice of Construction/Hazard to Air Nav. Determination	Projected date: July 2023
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Priority Growth Area as identified in the Orange County, New York Comprehensive Plan

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

Additional City, Town or Village Planning Board or Commission Approvals Required: Architectural Review Board Approval, NYSDEC 5-acre Erosion Control Waiver, Clearing and Grading Permit, City of Newburgh Sewer Connection & Approval of Developers Agreement

Additional Other Local Agencies Approvals Required: Code Compliance, Town Blasting Permit, Town Building Department Building Permit & Approval of Newburgh Sewer Connection

Additional County Agencies Approvals: OCDOH Sewer and Water Main

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
IB - Interchange Business District; Stewart Airport Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Valley Central School District

b. What police or other public protection forces serve the project site?
Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?
Orange Lake Fire District; Town of Newburgh Emergency Medical Services

d. What parks serve the project site?
Stewart State Forest (2 miles west), Algonquin Park (2.3 miles east), Cronomer Hill Park (2.7 miles east), San Giacomo Park (3.7 miles south east)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial - Warehouse building

b. a. Total acreage of the site of the proposed action? _____ ±62.4 acres
 b. Total acreage to be physically disturbed? _____ ±44 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±62.0 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Industrial subdivision/lot merge
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 18 months * See note at bottom of page
 ii. If Yes:
 • Total number of phases anticipated _____ 3
 • Anticipated commencement date of phase I (including demolition) _____ 11 month _____ 2023 year
 • Anticipated completion date of final phase _____ 3 month _____ 2025 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

* A 5 acre waiver will be requested for this project

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 1

ii. Dimensions (in feet) of largest proposed structure: <40 feet height; _____ 590 width; and _____ 1,010 length

iii. Approximate extent of building space to be heated or cooled: _____ 595,900 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Stormwater Management Basin -Dry detention basins will temporarily impound water during storm events

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

Drainage from site _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 N/A

iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ TBD acres

v. Dimensions of the proposed dam or impounding structure: _____ N/A height; _____ N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
 earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 9,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Town of Newburgh consolidated water district
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 9,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: City of Newburgh - Renwick Street wastewater treatment plant
- Name of district: Town of Newburgh Sewer District (Crossroads Sewer District in the Joint Sewer District Consolidation Agreement)
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
+/- 360 trucks/day

iii. Parking spaces: Existing _____ 0 spaces Proposed 224 spaces Net increase/decrease _____ 224 spaces

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Access to the route will be provided from NYS route 17K. Modifications to NYS Route 17K will be required to allow for access into the site.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
450 KW

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Grid/ local utility (Central Hudson Gas and Electric - Coldenham substation)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am to 7 pm • Saturday: _____ 7 am to 7 pm • Sunday: _____ Will comply with local regulations • Holidays: _____ Will comply with local regulations 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours • Saturday: _____ 24 hours • Sunday: _____ 24 hours • Holidays: _____ 24 hours
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Full cut-off lighting will be installed to provide light along driveways, walkways and parking areas to ensure clear and safe circulation, while avoiding adverse impacts on surrounding areas. The lighting plan will be submitted with future submissions and will include standard pole-mount and wall fixtures.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ Approximately 125 tons per _____ N/A (unit of time)
 • Operation : _____ Approximately 90 tons per _____ year (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: On-site recycling will be provided and privately hauled to a recycling facility.

 • Operation: On-site recycling will be provided and privately hauled to a recycling facility.

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Solid waste will be handled by a private contractor.

 • Operation: Solid waste will be handled by a private contractor.

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Stewart International Airport, Army National Guard Base

ii. If mix of uses, generally describe:

The general mix of uses is characterized by uses associated with a transportation corridor including transportation, industrial and commercial uses, with scattered residential uses.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.55	±26	+25.45
• Forested	39.25	±13.15	-26.1
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	17.0	±17.65	+0.65
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	5.2	5.2	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 336088, 336002, 336057

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

Site code 336088 is Stewart International Airport (South of the Proposed Development), which was previously used as an Air National Guard Base. Aqueous film-forming foam (AFFF), in which perfluorooctanesulfonic acid (PFOS) is a key ingredient, has been used over the years at the airport to put out fires and in training exercises. PFOS was detected in groundwater, surface water and catch basins at the airport and in Lake Washington and its tributaries.

Site code 336002 and 336057 are in reference to the F&T Darrigo site located at 84 Lakeside Road (750 North of the Proposed Development). Hazardous wastes including spent cleaning solution from metal finishing, furniture stripping waste, battery waste containing lead, and septic waste were disposed of in the on-site lagoons from 1948 to 1985. Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were chromium, copper, lead, nickel, and zinc in soil. Remedial actions have successfully achieved soil cleanup objectives for commercial use. Remaining contamination at the site is being managed under a Site Management Plan.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 15 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ESB - Erie extremely stony soils	_____	20 %
MdB - Mardin gravelly silt loam	_____	24 %
SXC - Swartswood and Mardin soils	_____	34 %

d. What is the average depth to the water table on the project site? Average: _____ n/a feet * Groundwater not encountered

e. Drainage status of project site soils: Well Drained: _____ 0 % of site
 Moderately Well Drained: _____ 100 % of site
 Poorly Drained _____ 0 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ ±% of site
 10-15%: _____ ±% of site
 15% or greater: _____ ±% of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features. *See note at bottom of page

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-136 Classification C
- Lakes or Ponds: Name n/a Classification +
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) n/a +

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:
 i. Name of aquifer: _____

* Section E.2.h is automatically filled out through the NYSDEC EAF Mapper Generator. A wetland delineation is in the process of being complete. The proposed development shall not disturb any existing on-site wetlands. Any existing on-site wetlands will be protected during construction. Page 11 of 13

m.	Identify the predominant wildlife species that occupy or use the project site:	
	white-tailed deer _____	grey squirrel _____
	eastern cottontail _____	chipmunk _____
	various songbirds _____	groundhog _____
		wild turkey _____
n.	Does the project site contain a designated significant natural community?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If Yes:	
	i. Describe the habitat/community (composition, function, and basis for designation): _____	
	Red Maple-Hardwood Swamp	
	ii. Source(s) of description or evaluation: Regulatory map: NYSDEC EAF Mapper Generator	
	iii. Extent of community/habitat:	
	• Currently: _____	1460.0 acres
	• Following completion of project as proposed: _____	acres
	• Gain or loss (indicate + or -): _____	acres
o.	Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	If Yes:	
	i. Species and listing (endangered or threatened): _____	
	Indiana Bat, Upland Sandpiper	
p.	Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If Yes:	
	i. Species and listing: _____	
q.	Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site		
a.	Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If Yes, provide county plus district name/number: _____	
b.	Are agricultural lands consisting of highly productive soils present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	i. If Yes: acreage(s) on project site: _____	
	ii. Source(s) of soil rating(s): _____	
c.	Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If Yes:	
	i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
	ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d.	Is the project site located in or does it adjoin a state listed Critical Environmental Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If Yes:	
	i. CEA name: _____	
	ii. Basis for designation: _____	
	iii. Designating agency and date: _____	

* Section E.2.n is automatically filled out through the NYSDEC EAF Mapper Generator, which looks at significant natural communities, as well as a 1/2 mile buffer. The significant natural community that was flagged through the EAF Generator, is the Red Maple-Hardwood Swamp, which is located 1,000 ft North of the project site (North of I-84). There are no significant natural communities located within the project site.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No * See note at the bottom of the page

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: Stewart State Forest; Newburgh-Beacon Bridge/Hudson River

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State forest land; State Scenic Road

iii. Distance between project and resource: _____ 3-6 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

* Section E.3.f is automatically filled out through the NYSDEC EAF Mapper Generator. SHPO identifies an isolated archaeological sensitive area surrounding the adjacent Newburgh Toyota property.

F. Additional Information

Attach any additional information which may be needed to clarify your project.

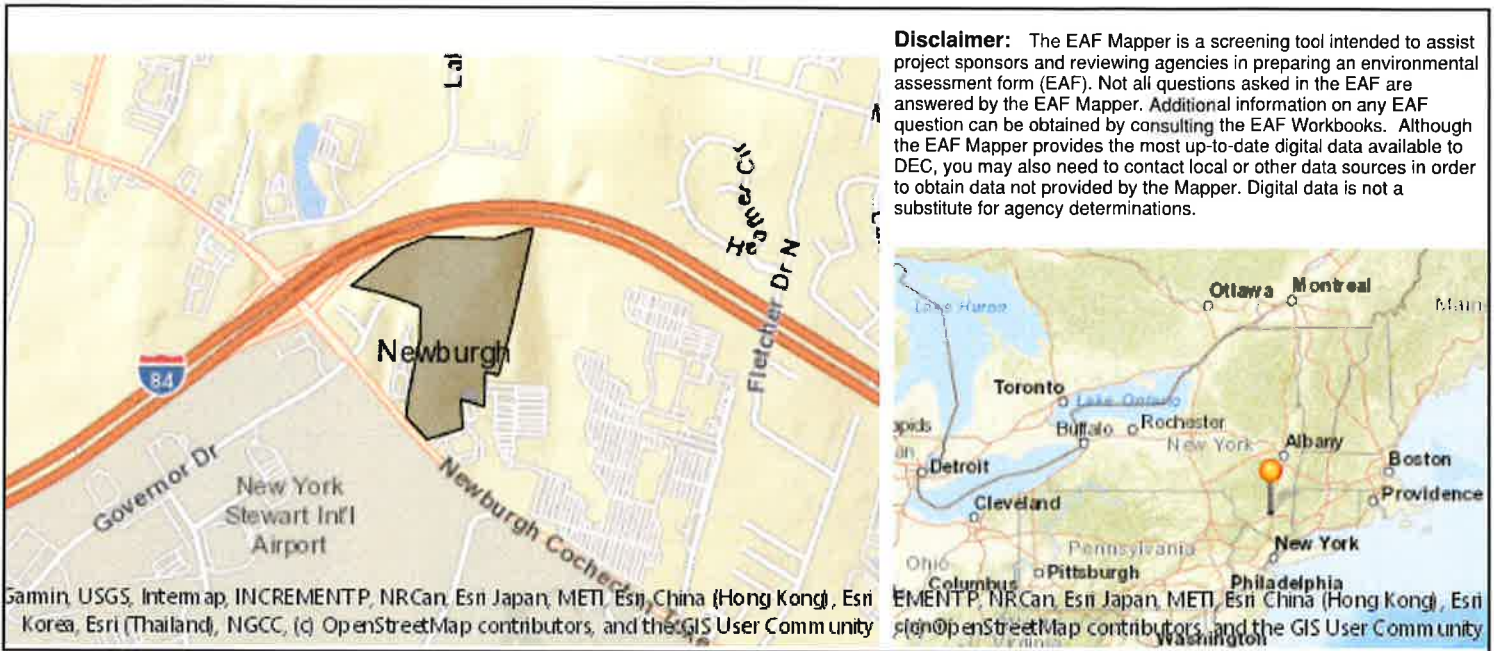
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Matrix Newburgh Route 17K Development, LLC Date July 7, 2023

Signature  Title Senior Associate - Project Engineer



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336088, 336002, 336057
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-136
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Upland Sandpiper
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No