



**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: 30 AUGUST 2023
MEETING DATE: 7 SEPTEMBER 2023
PROJECT REPRESENTATIVE: LANGAN ENGINEERING

1. Certain items on the Site Plan including Guard Houses and directional signs are to be deferred to owner's requirements. Security fencing and gates are also identified as being installed as an option. This seems in conflict with approval language typically utilized which notes that which is shown on the plans is to be constructed.
2. Legal agreements between the adjoining property owner for the emergency access route should be submitted.
3. FAA determination is required.
4. Previous comments requested there be an analysis of the rims and inverts and pipes crossing Route 17K near Toyota of Newburgh for the Stormwater Analysis.
5. Health Department approval for watermains with hydrants is required.
6. The applicants are requesting a Five Acre Waiver from the Town of Newburgh for the MS4 Authorization Letter.
7. The Tree Preservation Law has been modified by the Town Board. Sample plots have been utilized.
8. Design of the water system must take into account water hammer protections for the Town's system. Coordination of filling any fire flow tanks must be undertaken between the applicant and the Town of Newburgh Water Department.
9. The applicant should verify the size of the watermains within Route 17K to complete the design of the water system.
10. Water System Design Report should be submitted.
11. The size of the sanitary sewer force main should be depicted on the plans.

NEW YORK OFFICE

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12. Detail of the connection to the existing sanitary sewer should be identified.
13. Design and Engineering Report for the sanitary sewer pump station should be submitted.
14. We would recommend the emergency access road be completed with asphalt pavement. Small sections of the road are identified as having gravel base.
15. The watermain details should be revised to note that EBBA Iron Meglug retaining glands are required.
16. This office will coordinate a City of Newburgh Flow Acceptance Letter. A Flow Acceptance Request has been received from the applicant's representative.
17. The applicants are requested to discuss with the Planning Board progress with NYSDOT regarding the site access drive and any improvements.
18. The Planning Board may wish to review the Part II of the EAF with regard to making a SEQRA determination.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kbw



Sтивен M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 633-8340
Fax: (845) 69-3533

Alan J. Sorensen, AICP
Commissioner

www.orangeplaning.com/planning
Planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Town of Newburgh Planning Board

Applicant: Matrix Newburgh Route 17K Development LLC

Project Name: Matrix I-84 Distribution Center

Proposed Action: Minor Subdivision to merge three existing lots into one new lot; Site Plan for removal of existing development and new development of 595,900 sq. ft. distribution center on newly-created parcel

Reason for County Review: Within 500 feet of NYS Route 17K and Interstate 84

Date of Full Statement: July 25, 2023

Referral ID #: NBT 23-23M

Tax Map #: 89-1-66, 69.1, and 97

Local File #: PB#22-29

Comments:

The Department has received the above referenced site plan and minor subdivision and has determined that the intended land use has the potential to cause inter-municipal and countywide impacts. Therefore, the following binding comments should be addressed and may not be acted contrary upon except by a majority plus one vote of the members of the Town of Newburgh Planning Board or by disapproving the action.

1. **Flight Interference:** The project is located within the flight path of Stewart International Airport and within the Town of Newburgh Airport Overlay Zone. Although it appears that the flightpath crosses the lower portion of the site that is not developed with any part of the proposed building, it is vital that the applicant consult with the Federal Aviation Administration and determine what, if any mitigation may be necessary. We do note that the roofline of the proposed building will be approximately 130 feet above the street elevation of NYS Route 17K in front of the project site. At the time of project review, the Department was informed that the applicant had contacted the FAA and not yet received a response. When the FAA does respond, the Town and the applicant should work together to incorporate any necessary mitigation into the site design.

Additionally, this Department offers the following **advisory comments** for your consideration.

Lot Line Change: The Department has no objection to the proposed merger of the three existing lots.

Vegetation Management: The applicant has prepared a comprehensive landscaping plan for the project, including an onsite tree inventory; of the 222 trees onsite, 61 will be retained or protected, while 161 will be removed for construction. The landscaping plan proposes to replant 107 trees, which include trees of most of the same species currently onsite. A 1:1 tree replacement is possible on the project site, and that the applicant could include some Shagbark Hickory trees to provide a more welcoming wildlife habitat, should the Town wish to make these changes. We advise the Town however that the hillside on the south side of the building between the onsite easement road and Bioretention Area 10, currently proposed to be stabilized with a stepped retaining wall, should be further stabilized by the planning of woody-stemmed shrubs and small trees in keeping with the height requirements of the FAA, as should the hill south of the onsite road and north of Bioretention Area 20.

Rooftop Solar: The applicant states in their Full EAF that they expect to use approximately 450kW of electricity per year; typical annual usage for a warehouse and distribution facility of this size would be approximately 5.3MW per year. The applicant has, however, designed the structure in a way that rooftop solar panels could be integrated into the building design, which would offset the need to rely on the existing power grid and increase the resilience of the proposed expansion and the energy autonomy of the entire facility. Orange County has adopted the C-PACE Commercial Property Assessed Clean Energy Program that can provide complete financing of the cost of a rooftop solar project. For more information visit www.orangecountygov.com/295/C-PACE.

Lighting: The Board should ensure that any outdoor lighting for the proposed project is designed, located and directed in such a manner as to prevent objectionable light at and across property lines and to prevent direct glare at any location on or off the property. All lighting should be energy efficient and comply with International Dark-Sky Association (IDA) standards. These standards have been met with the proposed lighting design. The Board must also ensure that the FAA has also reviewed the proposed lighting design and has no objections to the proposal. We would encourage the applicant to explore instituting a lighting curfew that reduces lighting levels for areas that are not in use at a particular time, and potentially incorporating motion sensors for areas with infrequent usage. We further encourage the applicant to consider the installation of screening vegetation at the edge of the parking lot to ensure no or minimal offsite light spillage, and the shortening of the proposed light poles from 27' tall with a 3' base to a cumulative height of 20' or less.

Water Sense: At the early stage of the project development, we encourage the Planning Board to request that the applicant incorporate WaterSense fixtures into the Building Design to reduce the use of water. More information can be found at <https://www.epa.gov/watersense/watersense-products>.

Traffic: The proposed truck turning plan and traffic impact analysis provided by the applicant are sufficient for this Department. We advise the Town to meet with representatives of the New York State Department of Transportation to ensure that these documents are also sufficient for their purposes and that the proposed plans meet all necessary safety measures. We would suggest that the Town, applicant, and DOT consider the inclusion of either a right-in or a right-in/right-out turning and stacking lane on Route 17K to keep traffic moving in the vicinity of the project site.

Environmental Constraints: The proposed project is in an area known to contain habitat suitable for endangered or threatened species, including the Northern Long-Eared Bat, the Upland Sandpiper, and the Indiana Bat. We advise the Town and the applicant to ensure that best practices are followed during construction, in order to minimize any accidental takings of these species. Best practices are likely to include times for tree harvesting, among other measures.

Watershed Protection: The project site is crossed by a Class C stream with the federal designation 862-136, and contains several wetlands associated with the stream that are regulated under the jurisdiction of the United States Army Corps of Engineers. This stream drains to Beaver Dam Lake, alternately referred to as Randall Lake in the Stormwater Pollution Prevention Plan prepared by the applicant, which is a drinking water supply for the Beaver Dam Lake residential community in the Town of New Windsor. Given the recent history of water contamination in the Towns of New Windsor and Newburgh and the City of Newburgh drinking water supplies, there are very limited water supply reserves available to replace Beaver Dam Lake in the event of serious contamination from this project site. We therefore advise the Town to require additional filtration between the proposed runoff channels and Wetland C. Inclusion of an additional

Matrix Newburgh Route 17K-Site Plan and Lot Line Change

Referral ID # NBT 23-23M


Page 3 of 3

bioretention basin immediately to the east of Wetland C, even something as relatively low maintenance as the dry ponds proposed elsewhere onsite, will allow for additional contaminant filtration that will protect residents downstream. We also advise the Town to consider additional Green Infrastructure/Runoff Reduction techniques to be incorporated into the project, such as permeable pavement in the employee parking areas, among other techniques.

County Recommendation: Approval subject to modification as per comments # 1

Date: August 21, 2023

Prepared by: Megan Tennermann, AICP, Planner

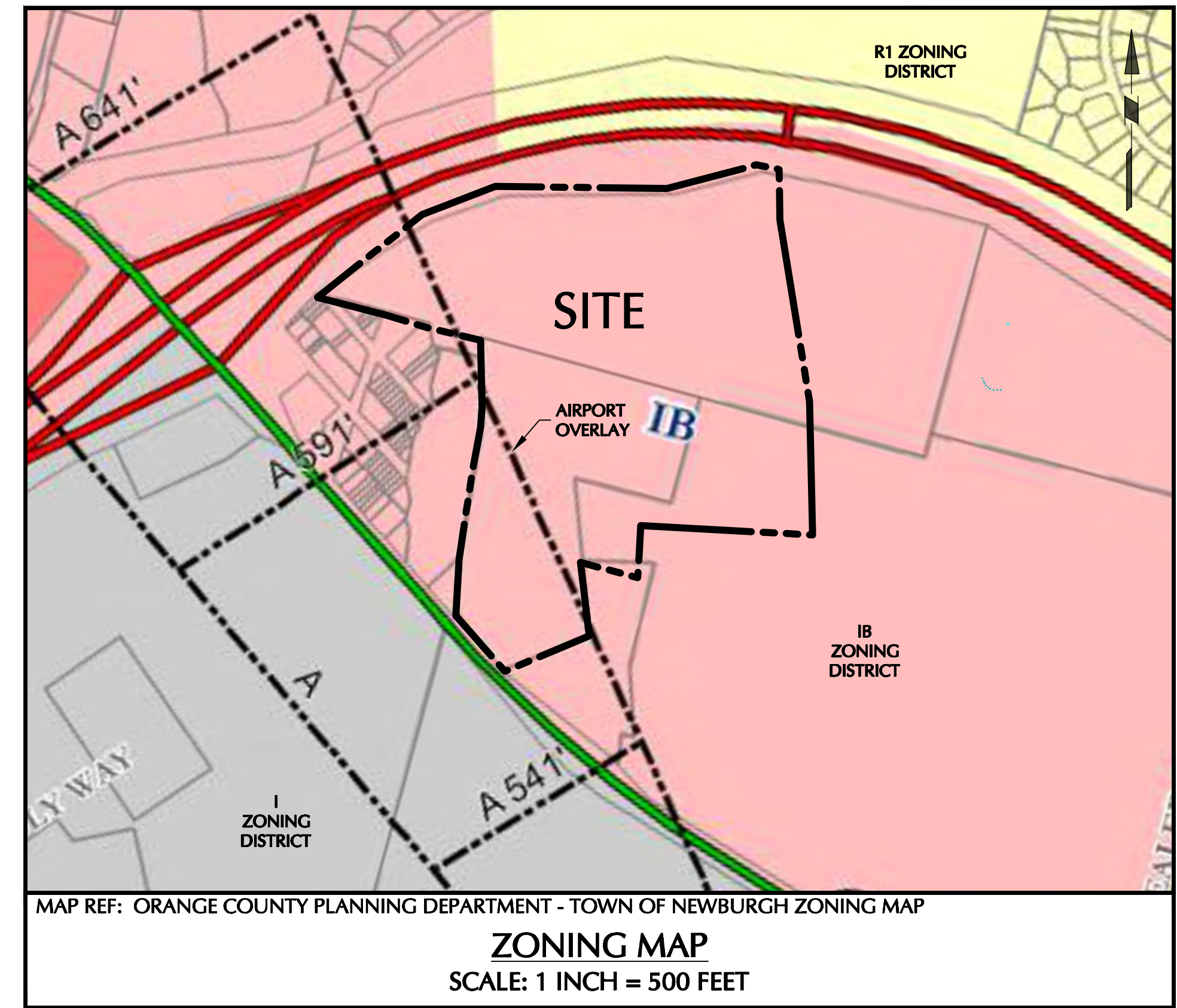
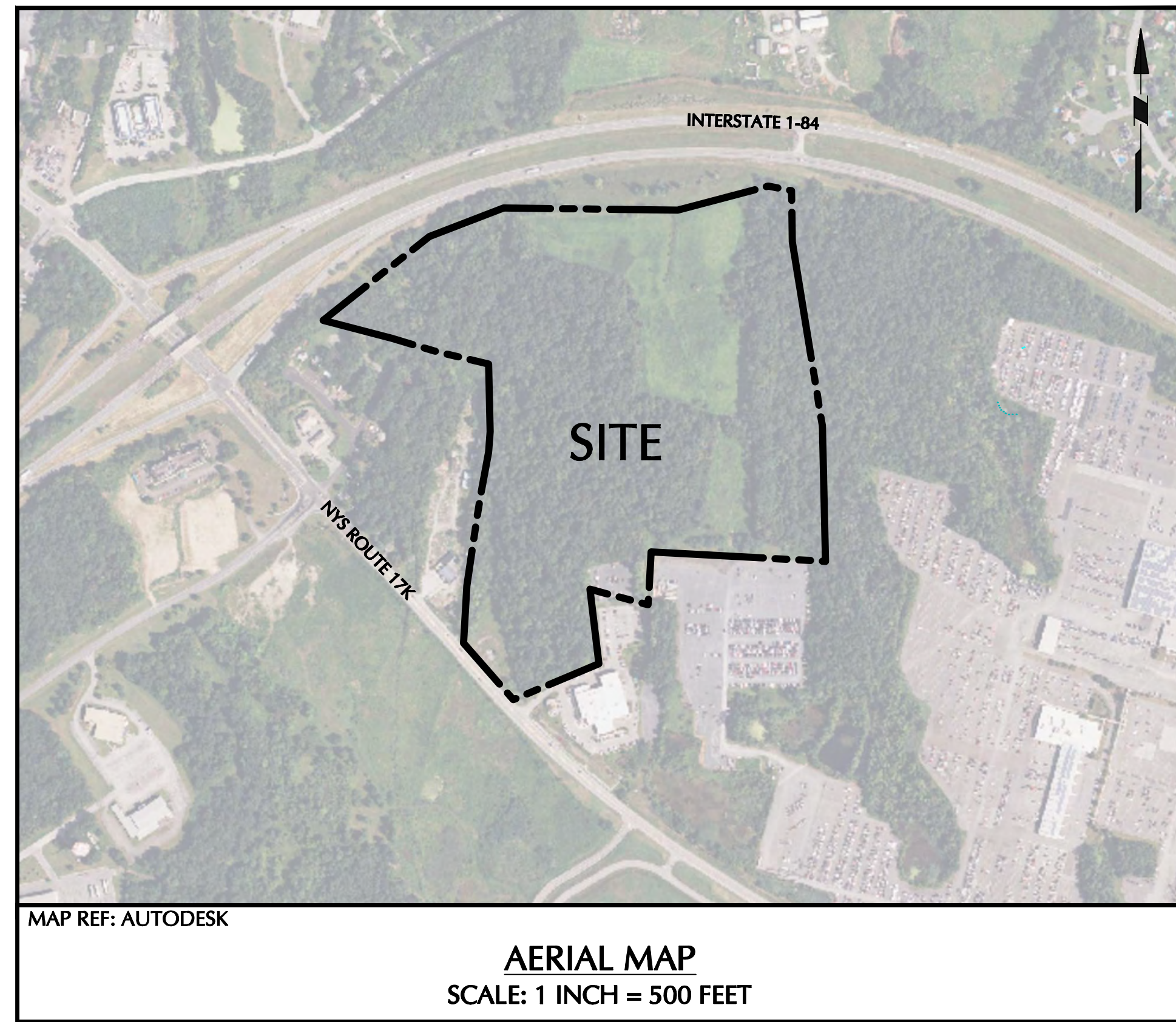
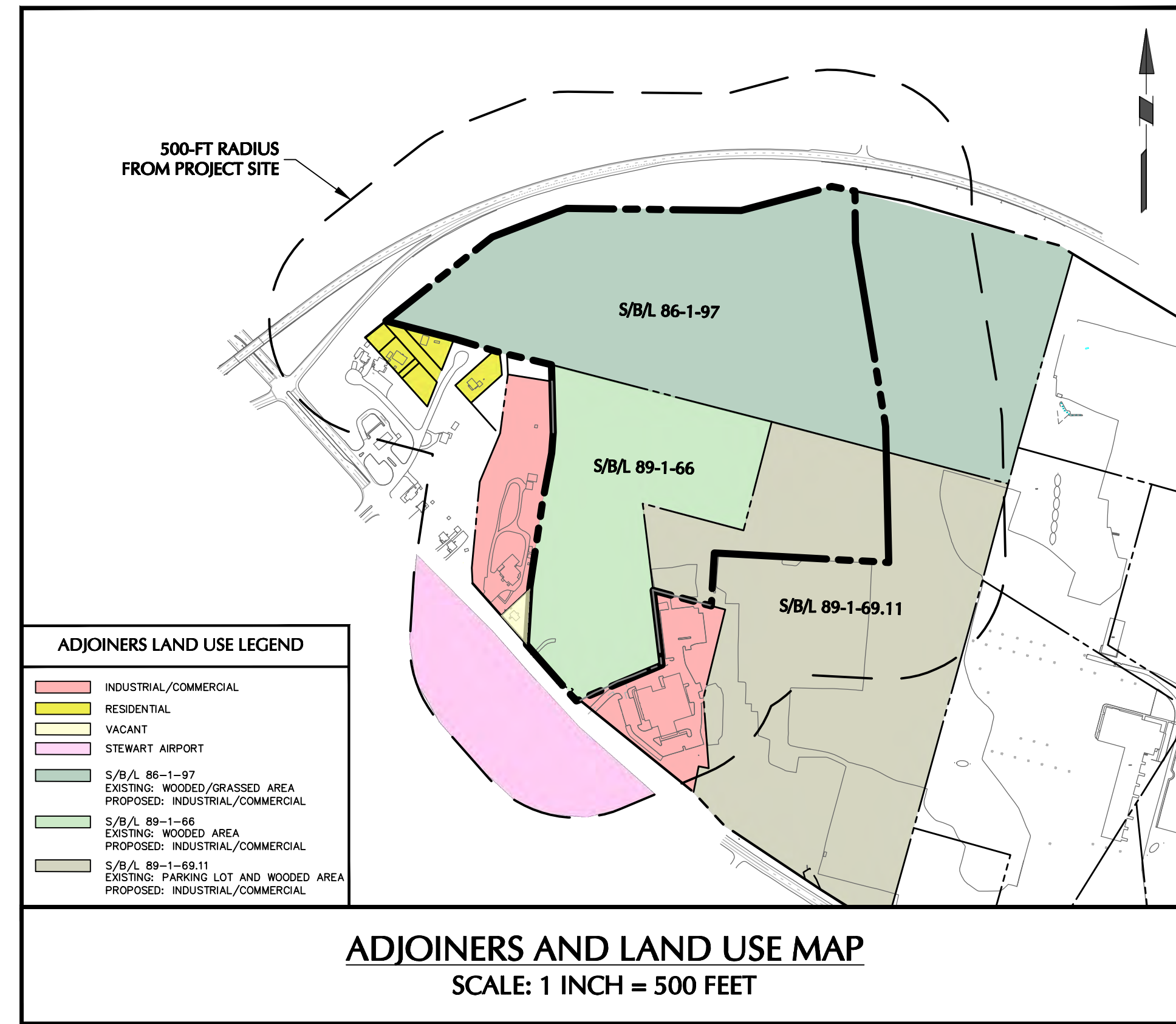


Alan J. Sorensen, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.

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
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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

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 _____
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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.

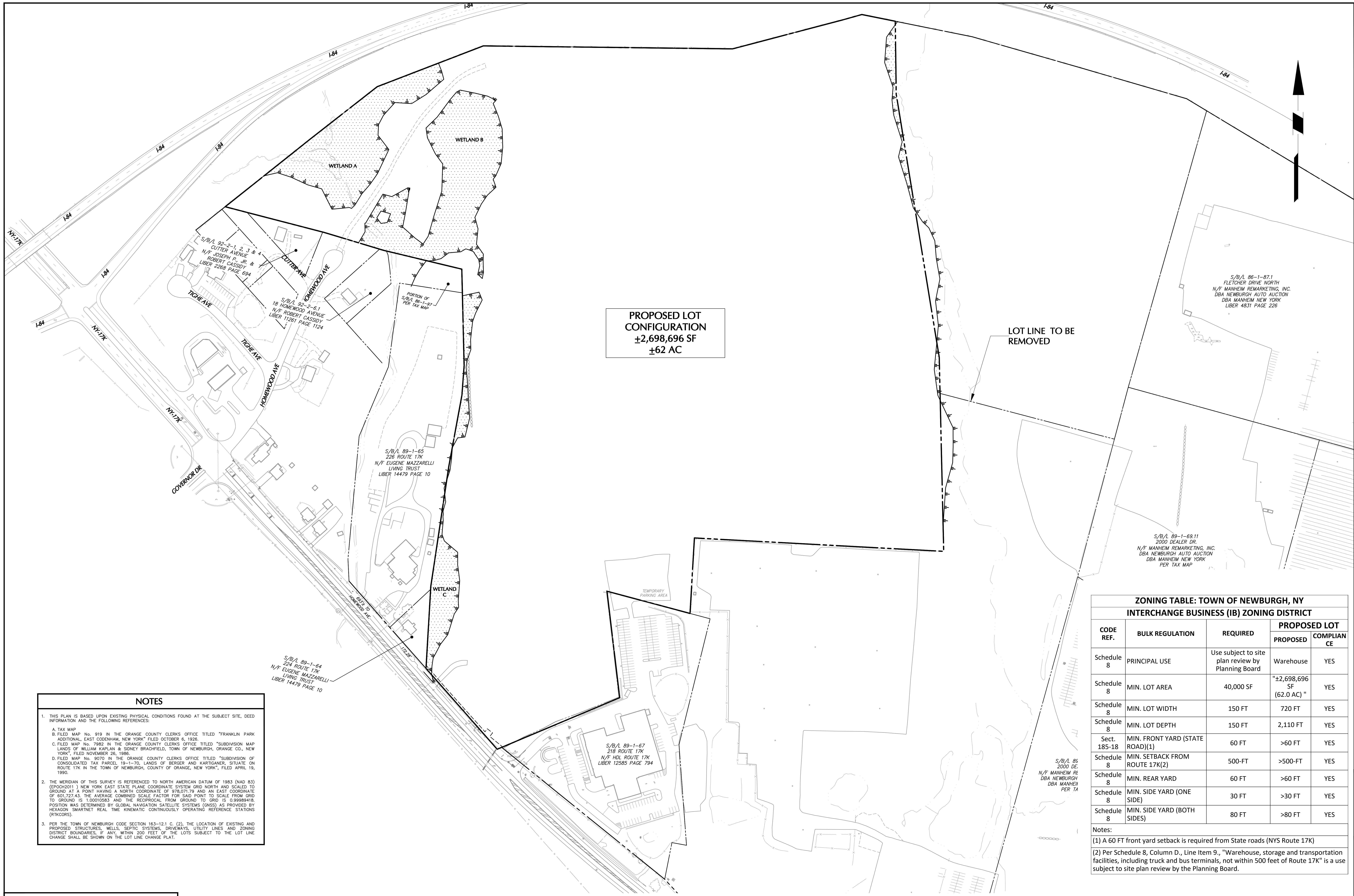
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

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

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

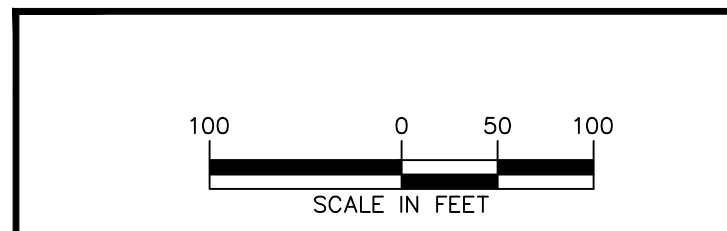
ZONING TABLE: TOWN OF NEWBURGH, NY
INTERCHANGE BUSINESS (IB) ZONING DISTRICT

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

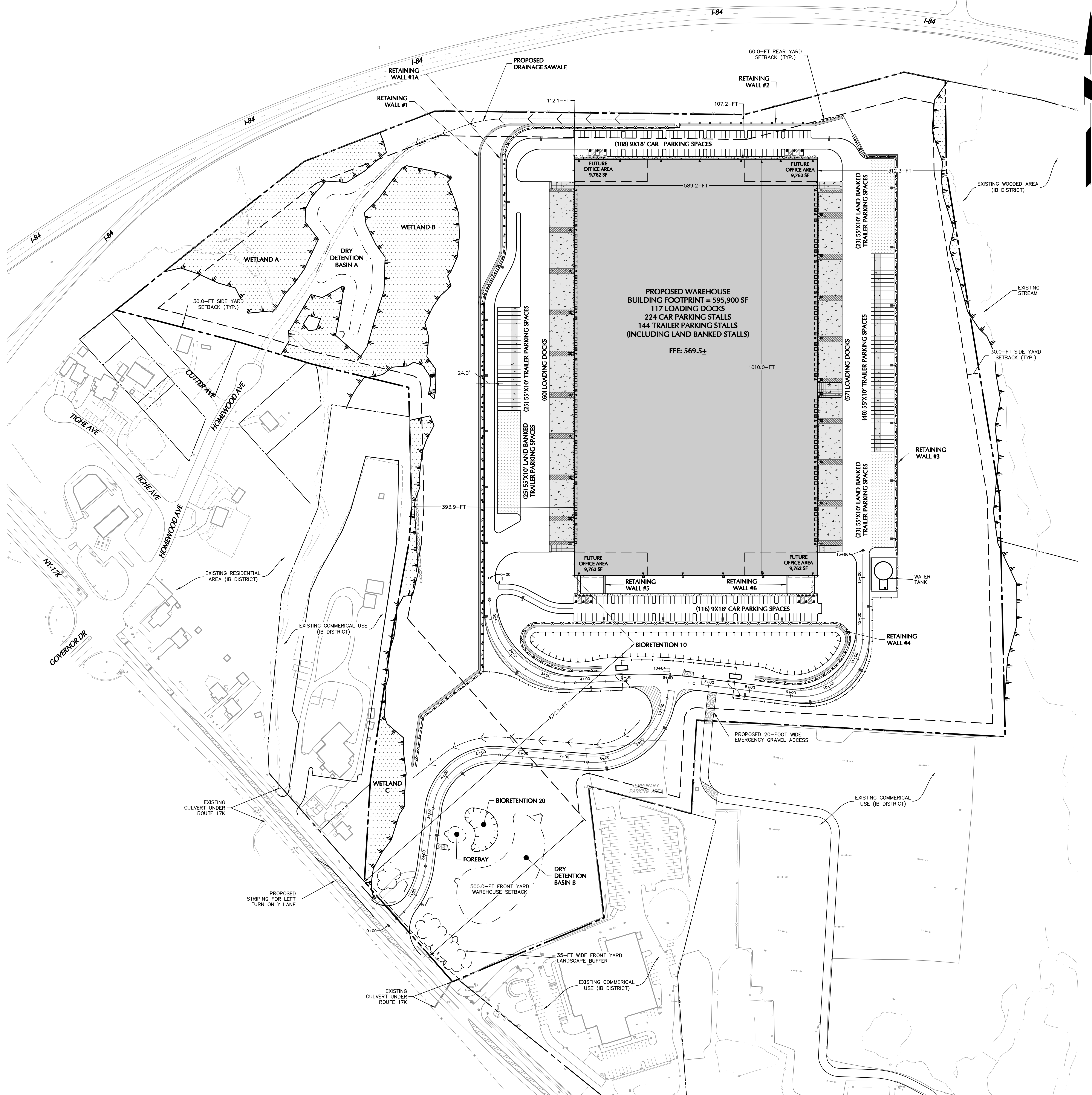
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Project: **MATRIX I-84 DISTRIBUTION CENTER**
 SECTION No. 86, BLOCK No. 1, LOT No. 97
 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

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



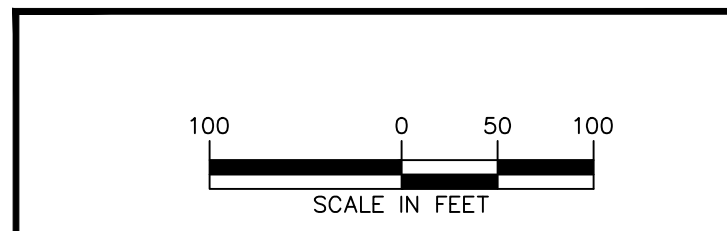
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Schedule 8	MIN. LOT WIDTH	150 FT	720 FT	YES
Schedule 8	MIN. LOT DEPTH	150 FT	2,110 FT	YES
Sect. 185-18	MIN. FRONT YARD (STATE ROAD) ⁽¹⁾	60 FT	872.1 FT	YES
Schedule 8	MIN. SETBACK FROM ROUTE 17K ⁽²⁾	500-FT	872.1 FT	YES
Schedule 8	MIN. REAR YARD	60 FT	107.2 FT	YES
Schedule 8	MIN. SIDE YARD (ONE SIDE)	30 FT	312.3 FT	YES
Schedule 8	MIN. SIDE YARD (BOTH SIDES)	80 FT	706.2 FT	YES
Schedule 8	MAX. LOT BUILDING COVERAGE	40%	22.1%	YES
Schedule 8	MAX. BUILDING HEIGHT	40 FT	< 40 FT	YES
Schedule 8	MAX. LOT SURFACE COVERAGE	80%	< 60%	YES
Sect. 185-18	FRONT YARD LANDSCAPE BUFFER ALONG ROUTE 17K	35 FT	35 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.

LOADING & OFF-STREET PARKING REQUIREMENTS SECTION (185-13)		
Zone: IB (Interchange Business)		
Loading Requirements	Required	Proposed
2 spaces up to initial 40,000 SF and 1 additional space for each 40,000 square feet in addition to the first 40,000 square feet	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: 1/200 SF of building floor area for first 20,000 SF of floor area, then 1/300 SF additional floor area	20,000 SF total office space proposed 20,000 SF office / 200 SF = 100 spaces required	
Warehouse: 2 per 3 employees on duty or on the premises at any one time (minimum 2 spaces)	186 employees per shift / 3 employees = 62 spaces 62 spaces * 2 spaces = 124 spaces required	
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. EWASUTYN
DATE: _____



7/7/2023
DATE SIGNED

SCHIG JR., P.E.
PROFESSIONAL ENGINEER N.Y. Lic. No. 062303

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TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **OVERALL SITE PLAN**

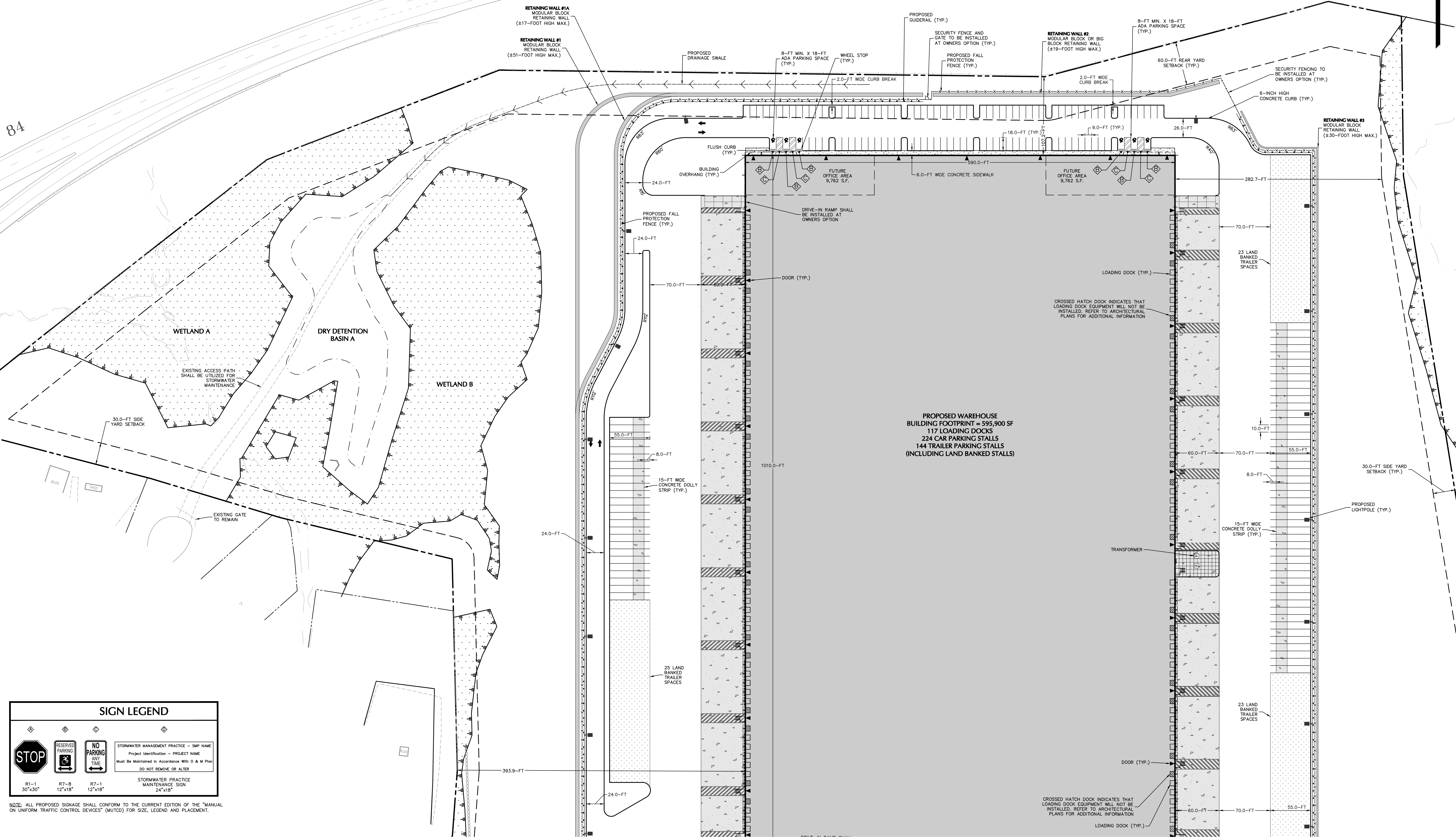
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INTERSTATE 84

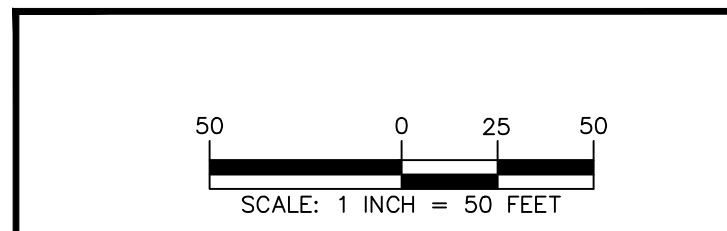
84



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



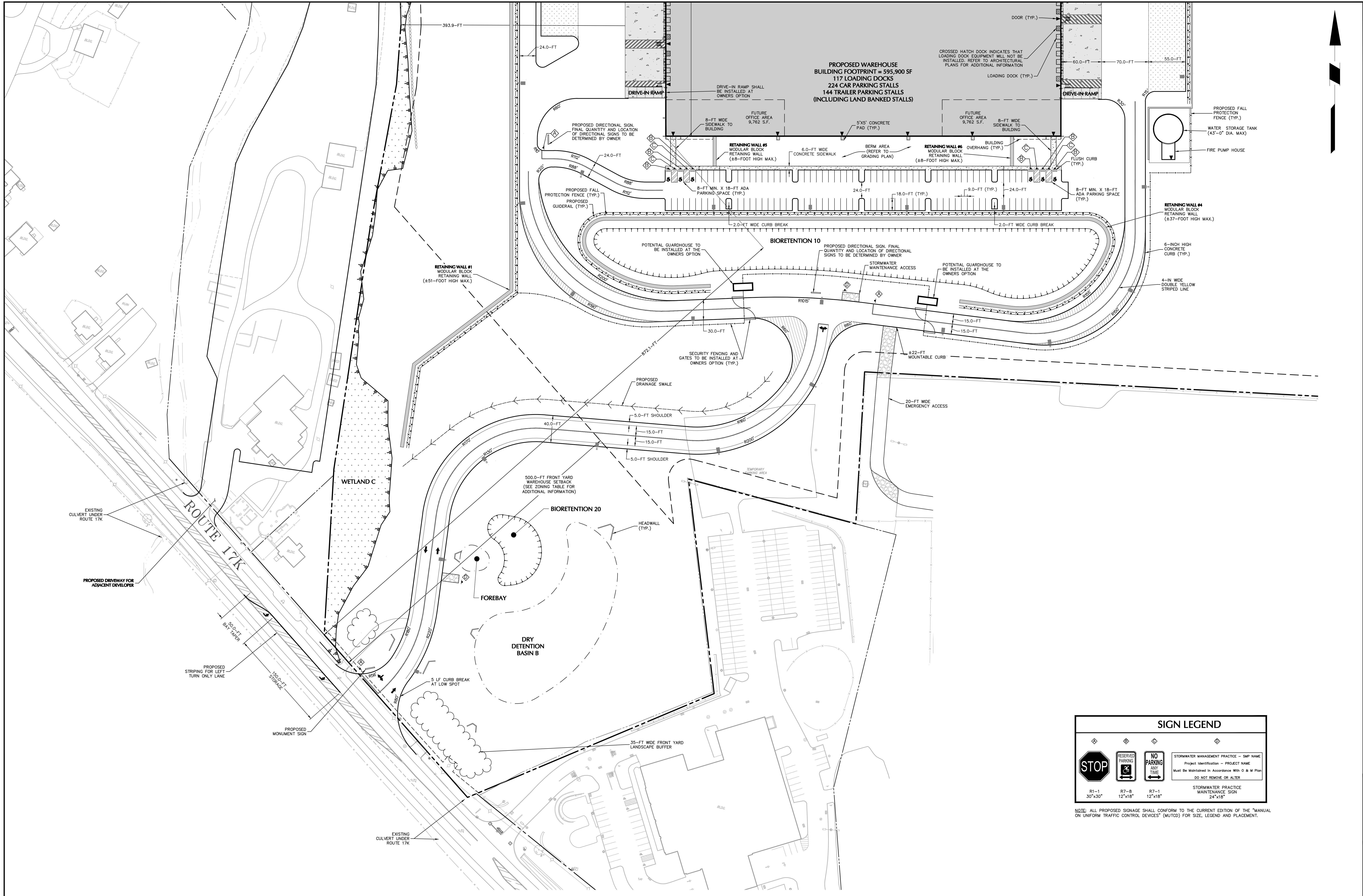
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DATE SIGNED

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Project: **MATRIX I-84 DISTRIBUTION CENTER**
Drawing Title: **SITE PLAN (1 OF 2)**
Project No.: 190063302
Date: JULY 10, 2023
Drawn By: LM
Checked By: CU
ORANGE COUNTY NEW YORK

Drawing No.: CS101
Sheet 7 of 45



SIGN LEGEND

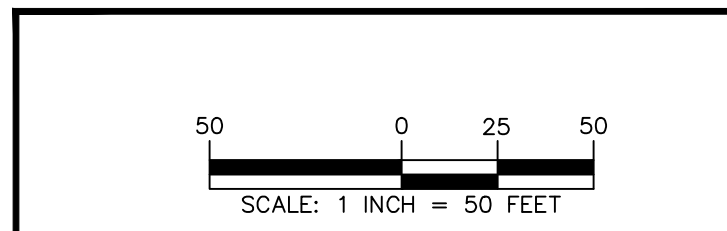
			STORMWATER MANAGEMENT PRACTICE - SHIP NAME Project Identification - PROJECT NAME Must be Maintained in Accordance With O & M Plan DO NOT REMOVE OR ALTER
R1-1 30"x30"	R7-B 12"x18"	R7-1 12"x18"	STORMWATER PRACTICE MAINTENANCE SIGN 24"x18"

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TOWN OF NEWBURGH APPROVAL BOX
 TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
 JOHN P. EWASUTYN

DATE



STATE OF NEW YORK
 PROFESSIONAL ENGINEER

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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 PLAN (2 OF 2)

Project No.
 190063302

Date
 JULY 10, 2023

Drawn By
 LM

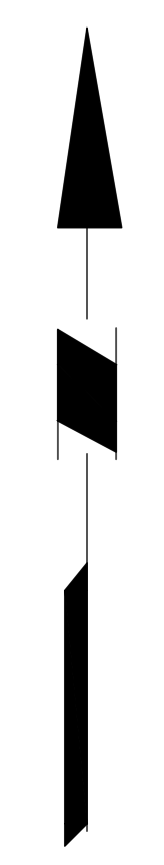
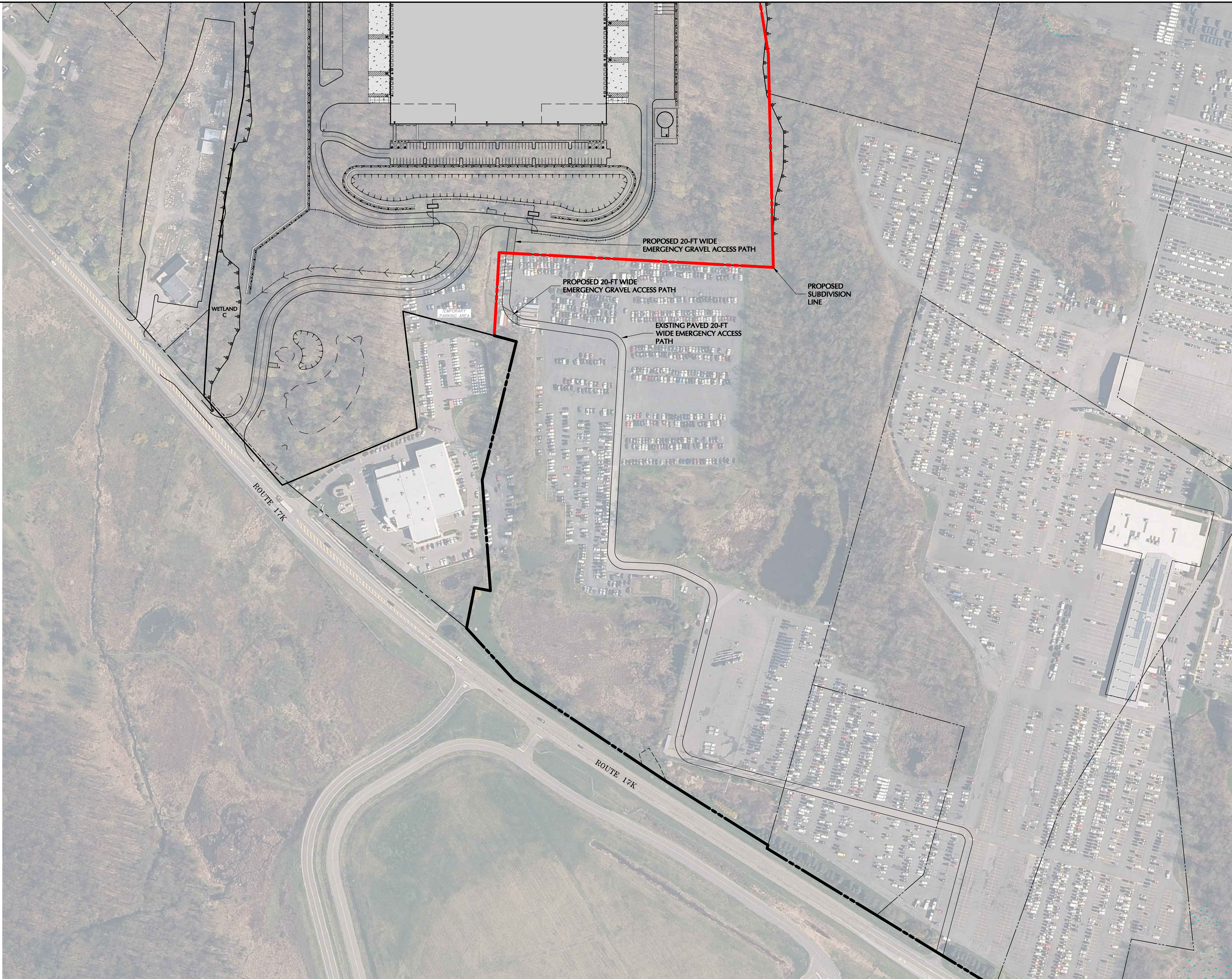
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Drawing No.
CS102

Sheet 8 of 45

Date	Description	No.
	Revisions	

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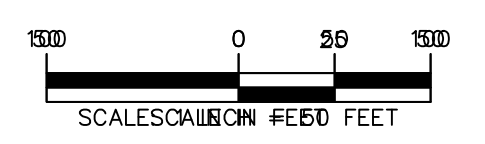
EMERGENCY ACCESS NOTES

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

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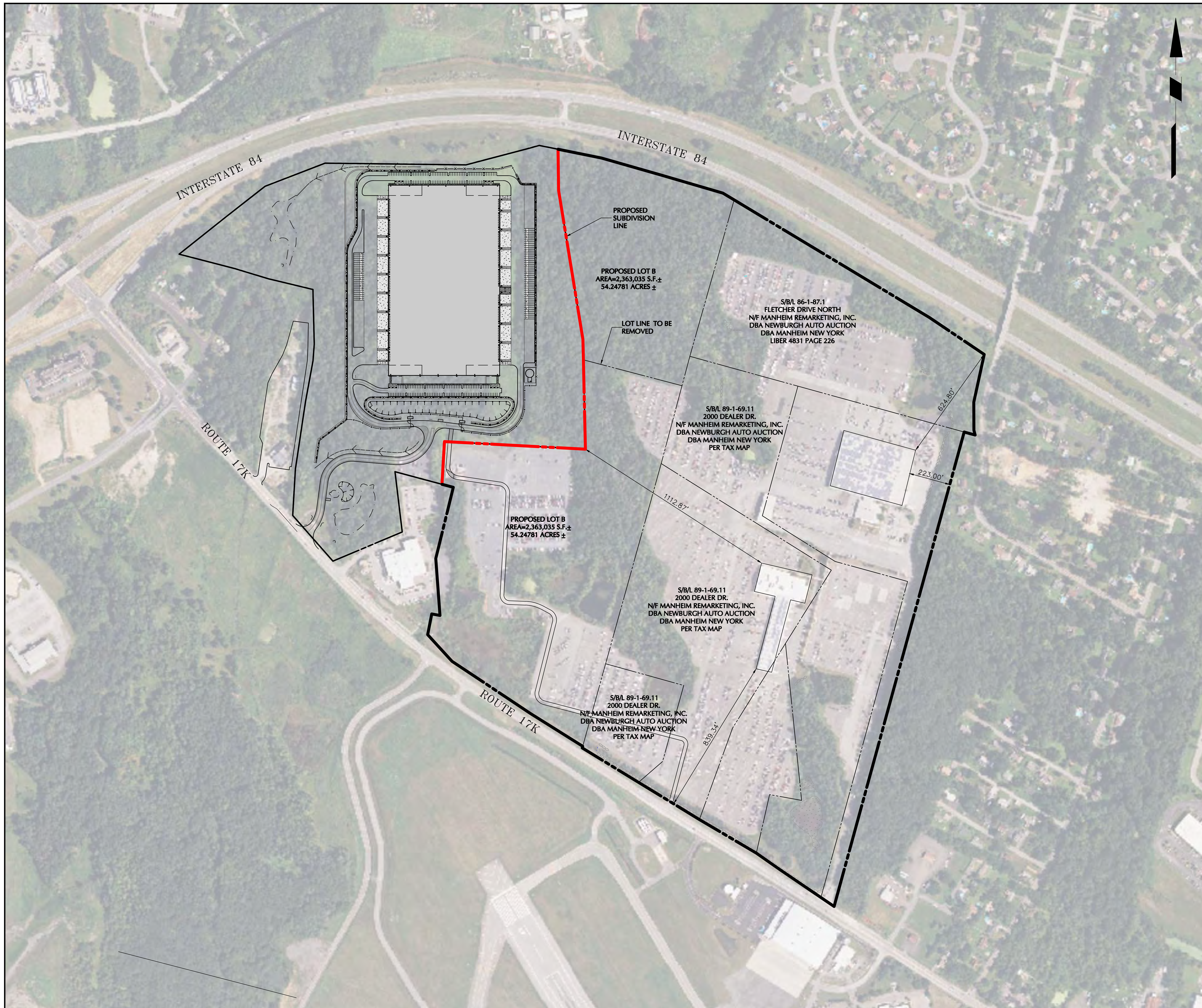
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

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

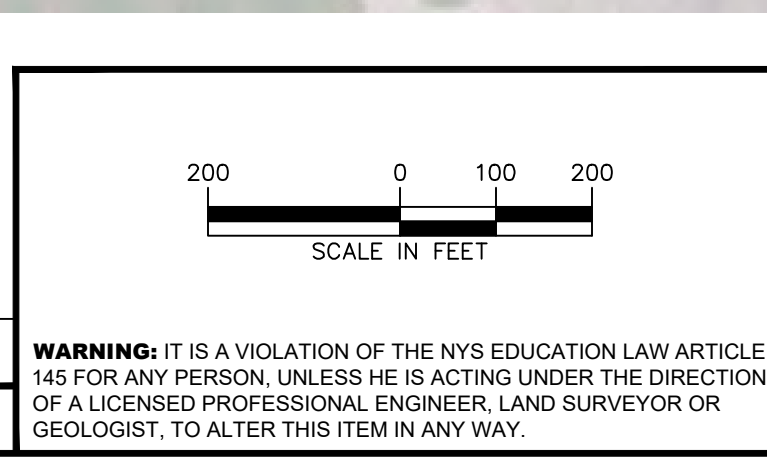
Notes:
 (1) Per code section 185-18C(5)(a), a portion of the eastern boundary of the manheim site is subject to an additional side yard setback based on building area. The proposed subdivision of the lot will not have an effect on the eastern property line or its associated side yard

TOWN OF NEWBURGH APPROVAL BOX
 TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
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 DISTRIBUTION CENTER**
 SECTION No. 86, BLOCK No. 1, LOT No. 97
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 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title
**MANHEIM
 ZONING
 ANALYSIS**

Project No.
 190063302

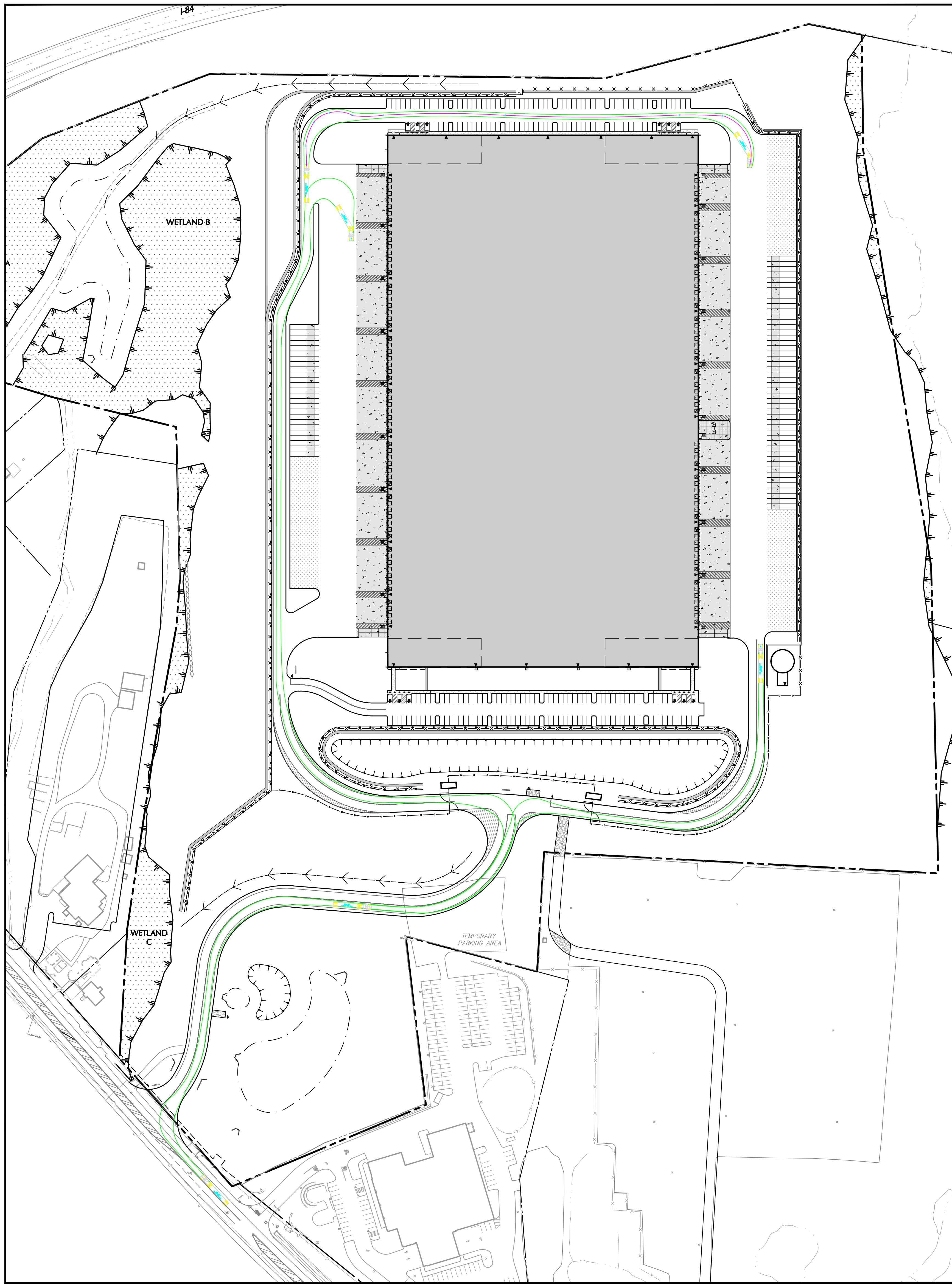
Date
 JULY 10, 2023

Drawn By
 LM

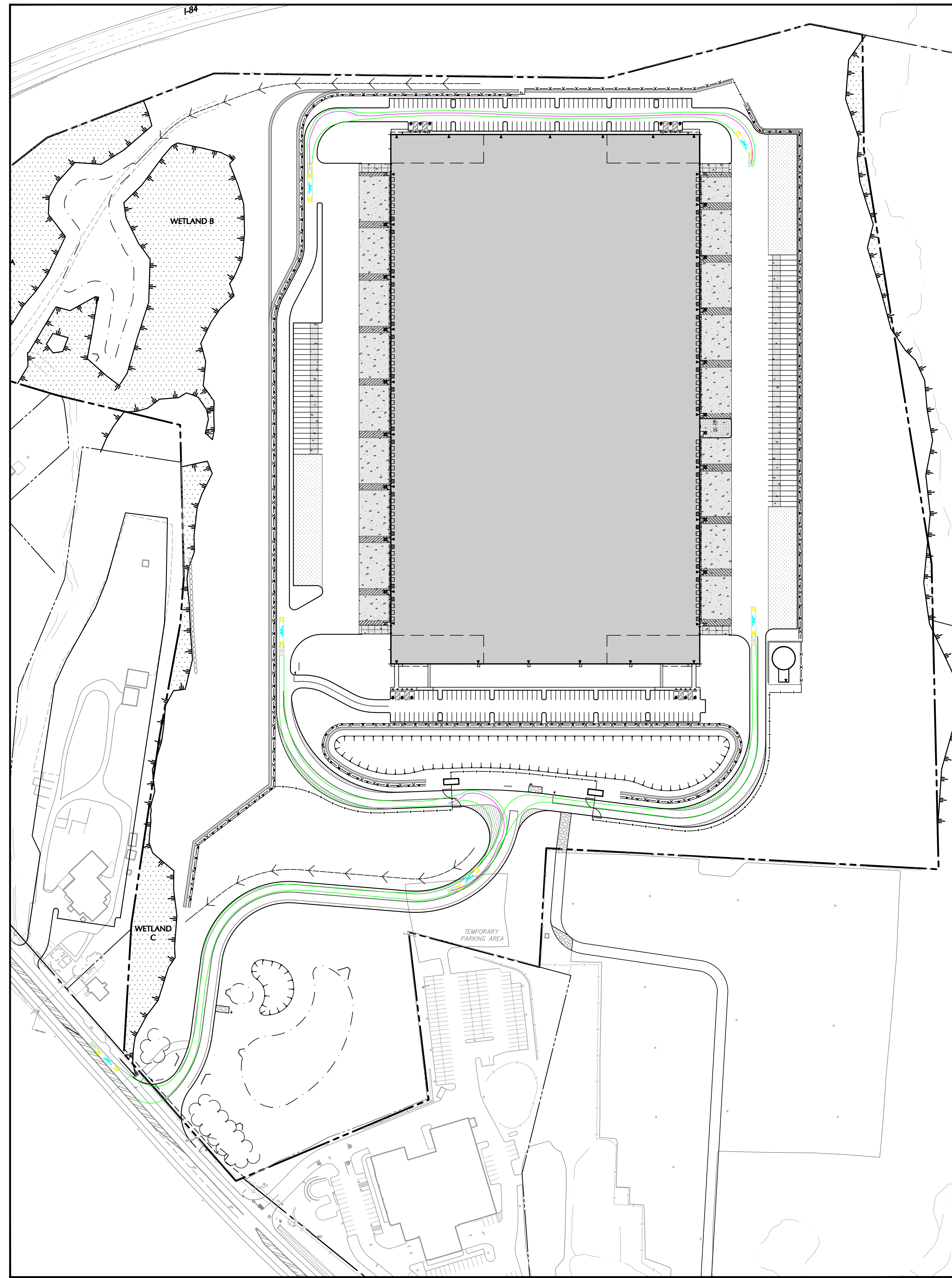
Checked By
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Drawing No.
CS300

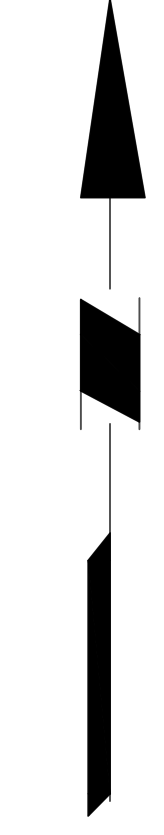
Sheet 10 of 45



TRUCK TURNING MOVEMENTS
ENTERING SITE



TRUCK TURNING MOVEMENTS
EXITING SITE



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
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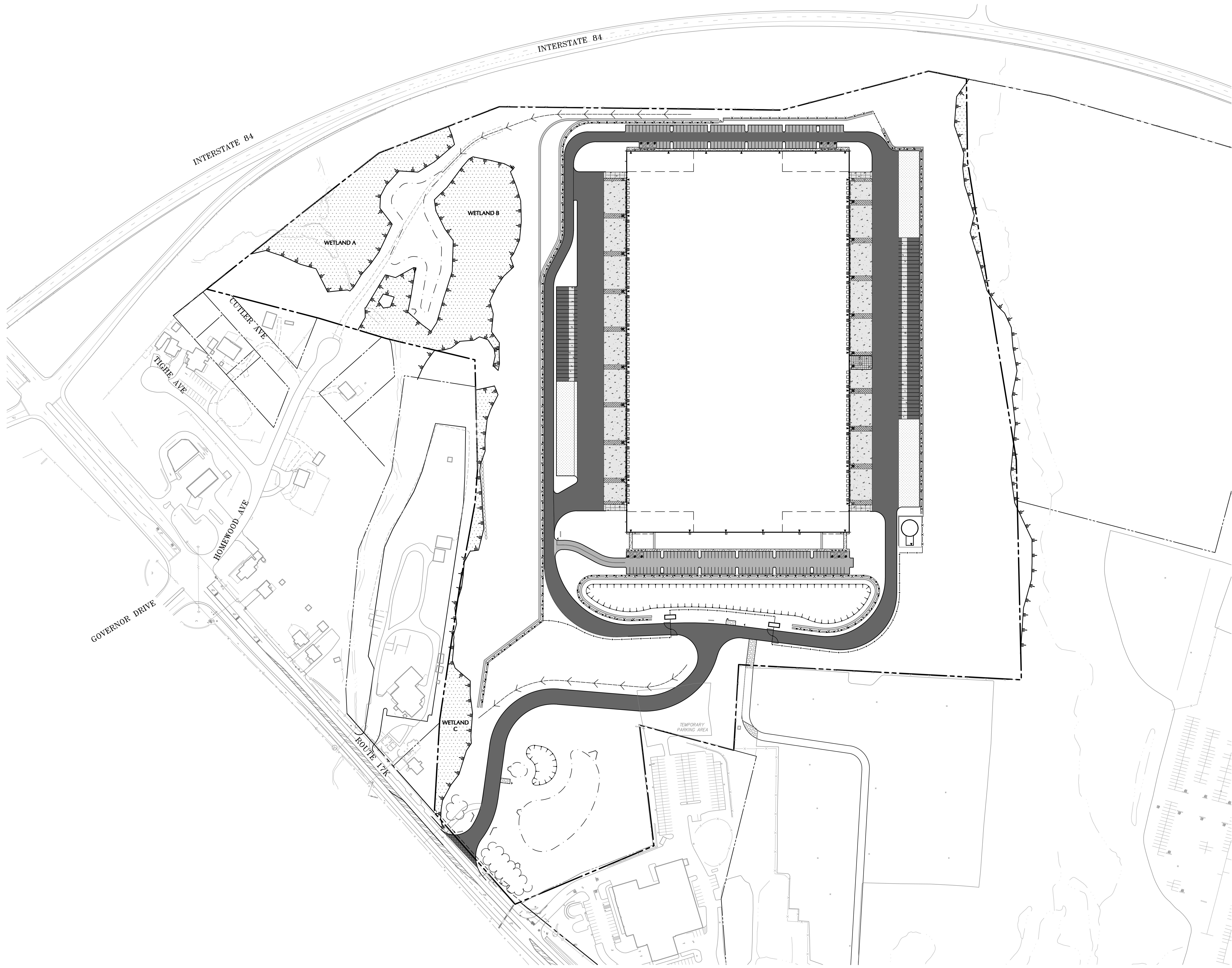
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**MATRIX I-84
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SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**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)

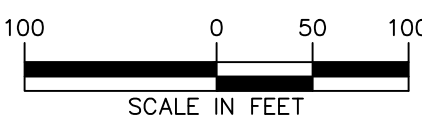
PAVEMENT PLAN NOTES

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 PRE-TREATMENT. 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 _____ DATE _____
JOHN P. EWASUTYN



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Revisions		

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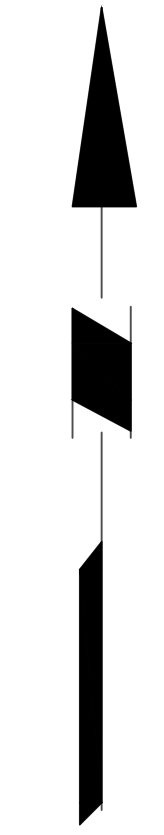
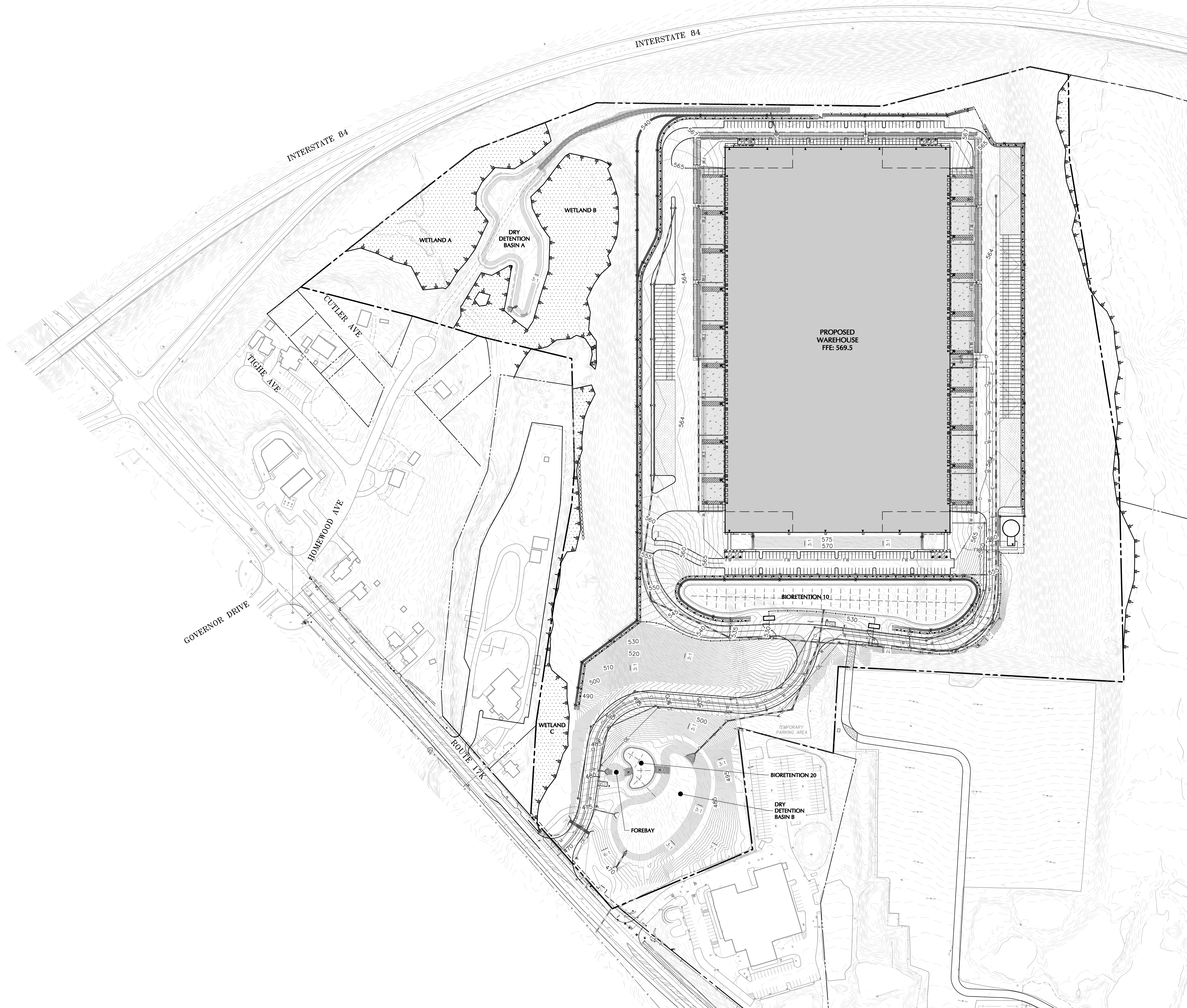
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
PAVEMENT PLAN

Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
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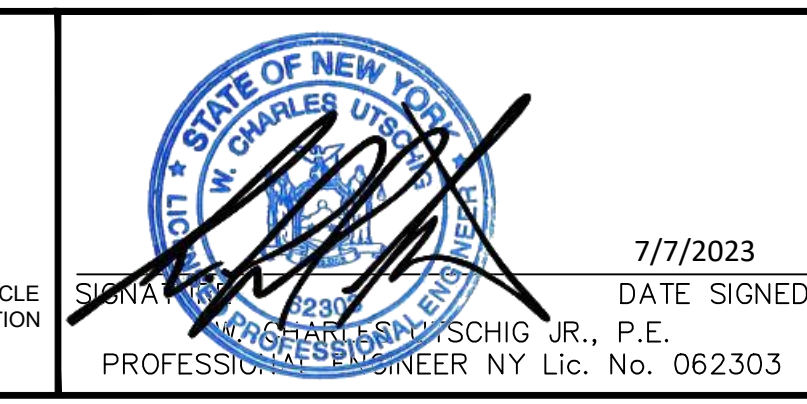
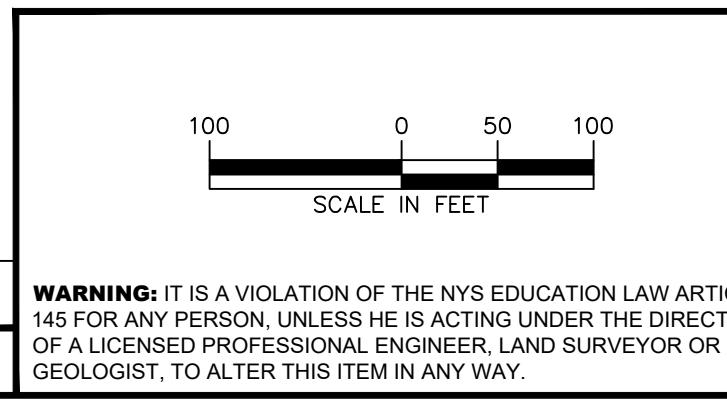
Drawing No.
CP100
Sheet **12** of **45**



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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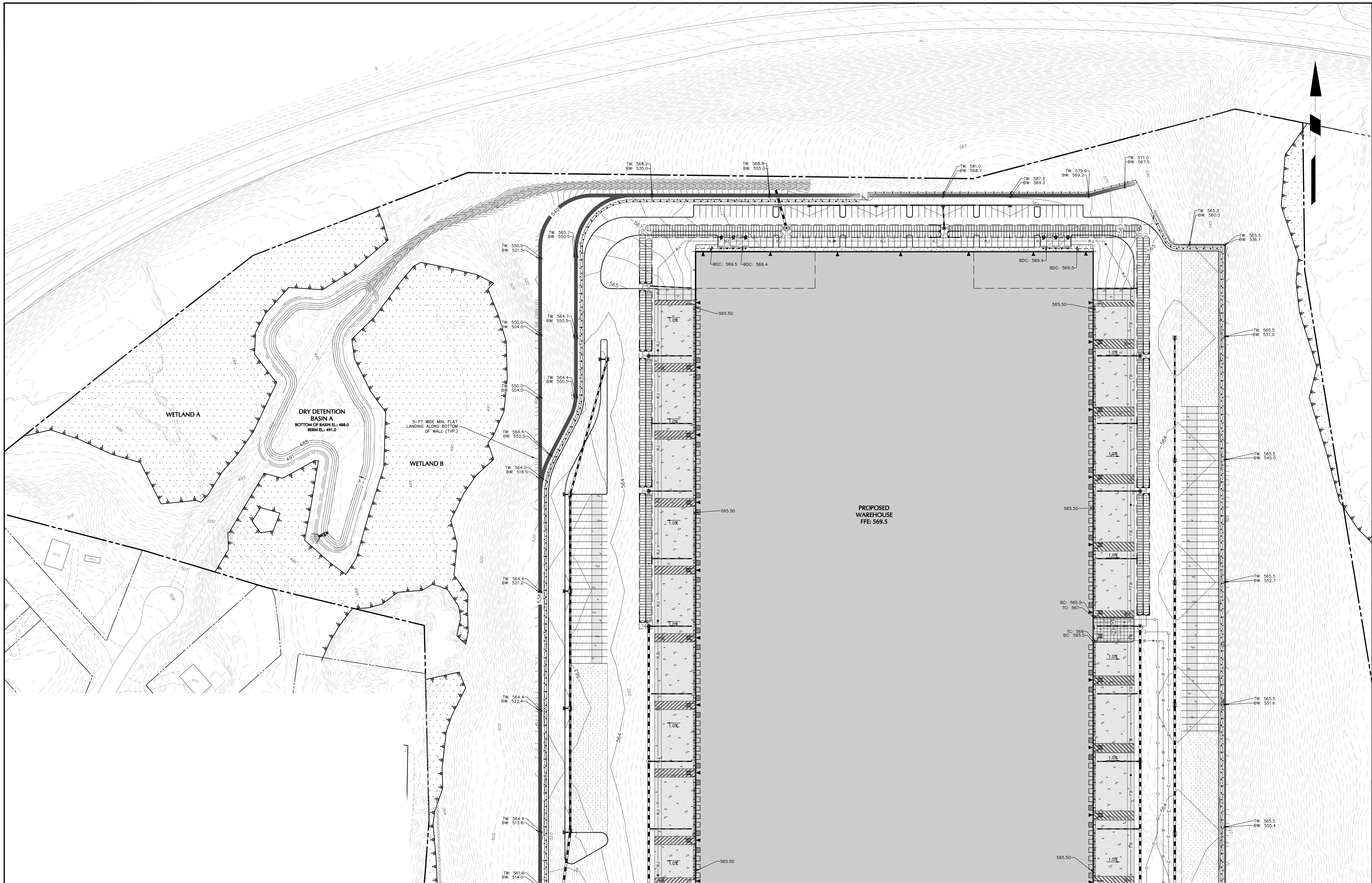


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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

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	



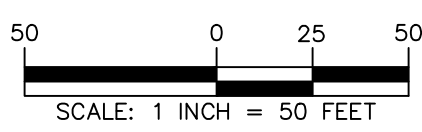
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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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

**GRADING PLAN
(1 OF 2)**

Project No.

190063302

Date

JULY 10, 2023

Drawn By

LM

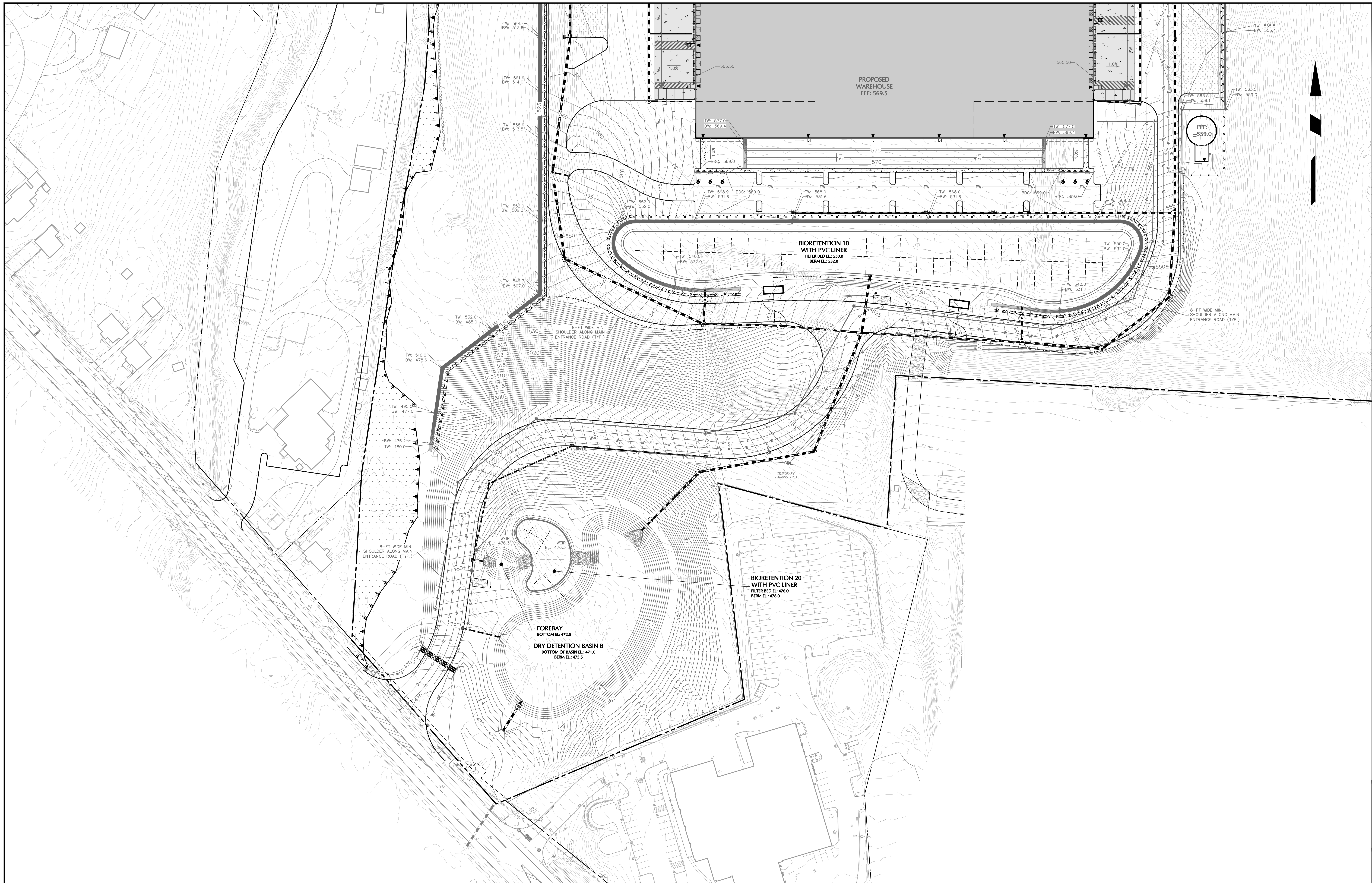
Checked By

CU

Drawing No.

CG101

Sheet 14 of 45

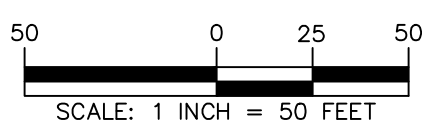


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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JOHN P. EWASUTYN

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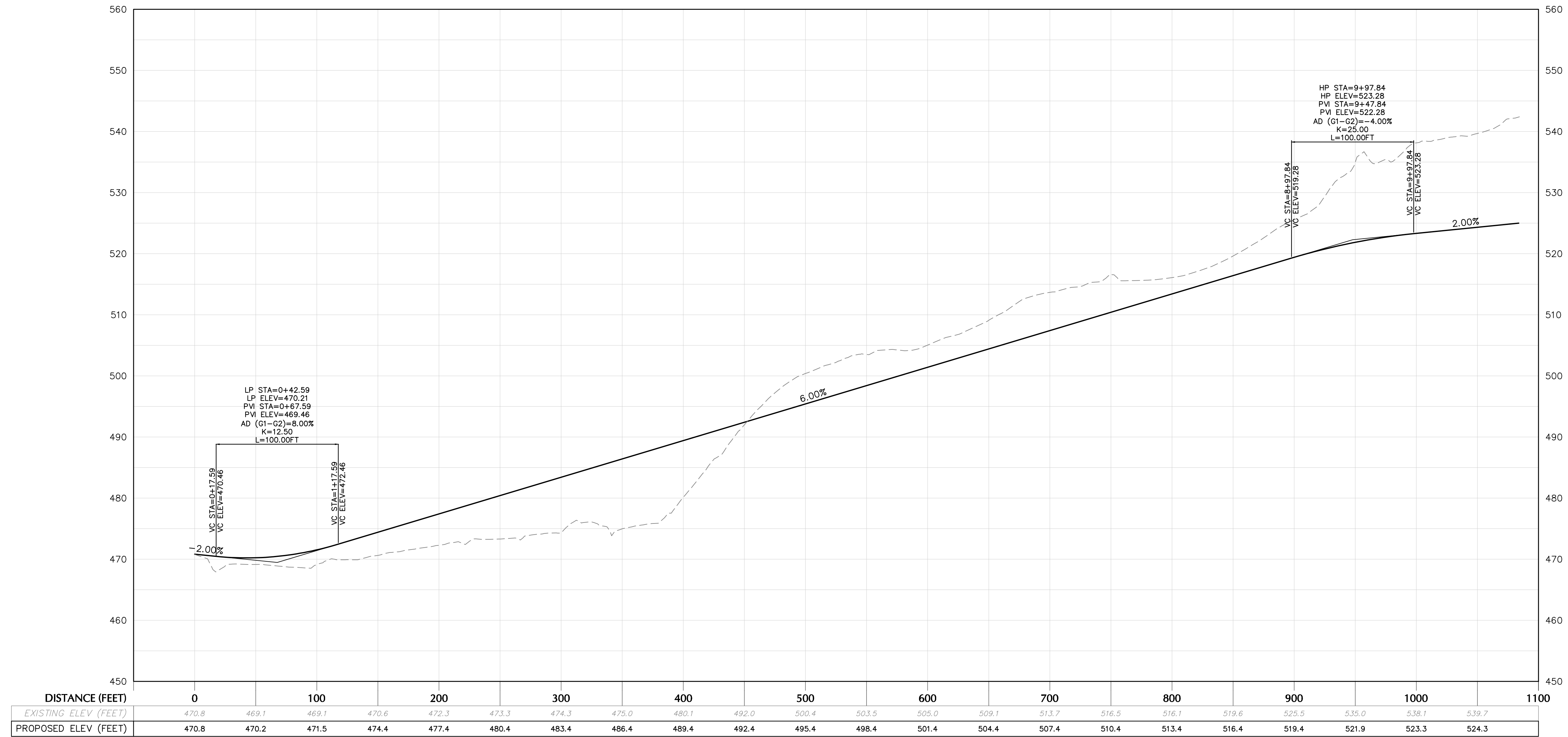
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

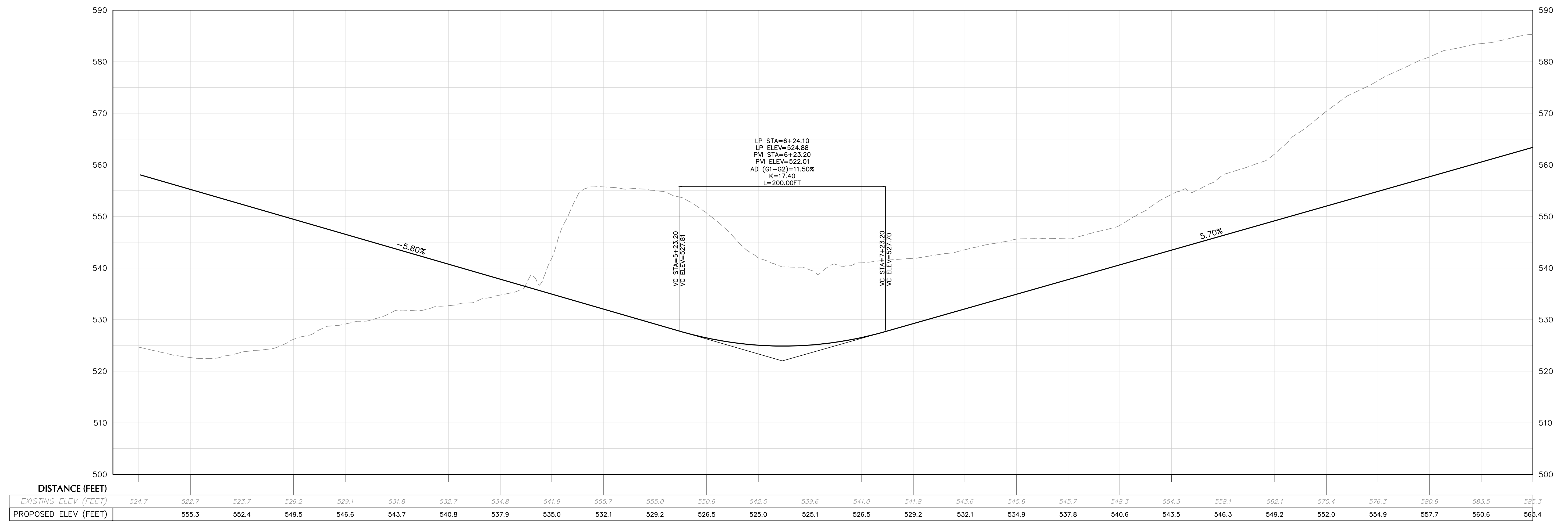
Drawing Title
**GRADING PLAN
(2 OF 2)**

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

Drawing No.
CG102
Sheet 15 of 45



ENTRANCE ROAD PROFILE
SCALE: H: 1"=50'
V: 1'=10'



MAIN ENTRANCE LOOP ROAD
SCALE: H: 1"=50'
V: 1'=10'

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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H: 50
V: 10
0 25 50

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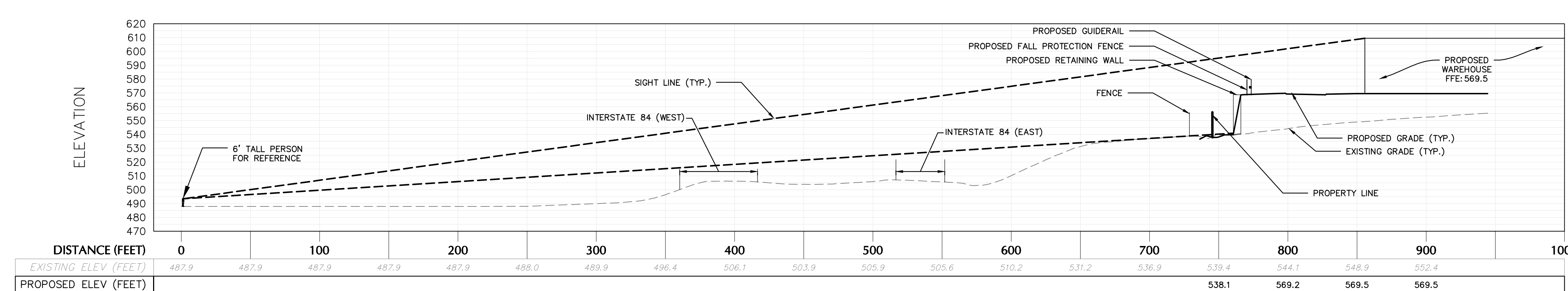
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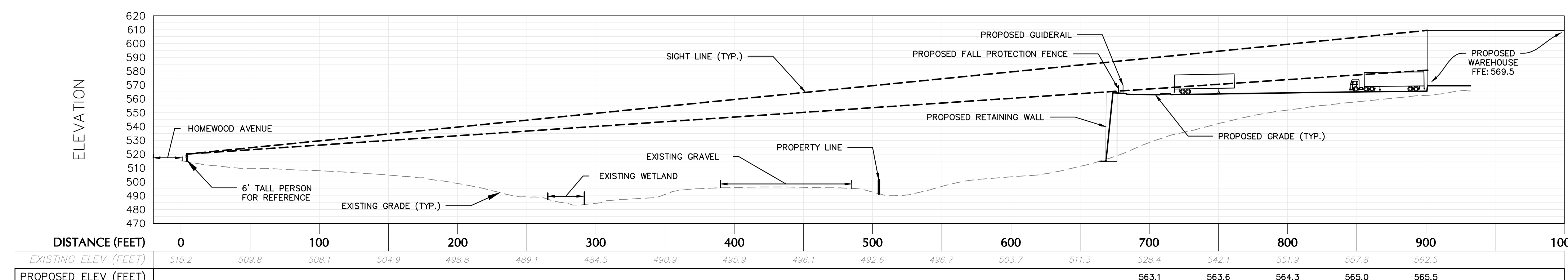
Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**ROADWAY
PROFILE**

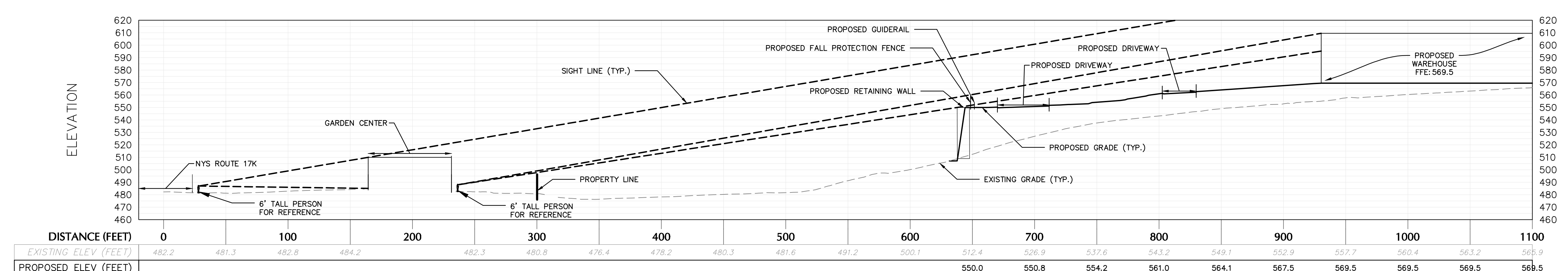
Project No.
190063302
Date
JULY 10, 2023
Drawn By
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Checked By
MF
Drawing No.
CG201
Sheet 16 of 45



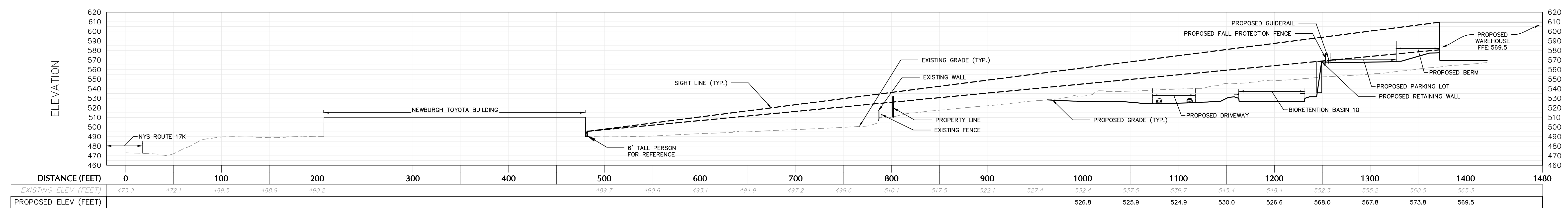
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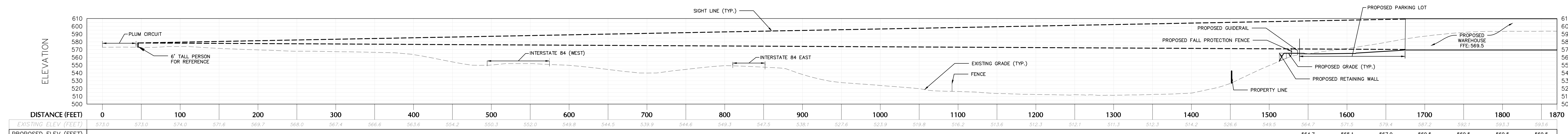
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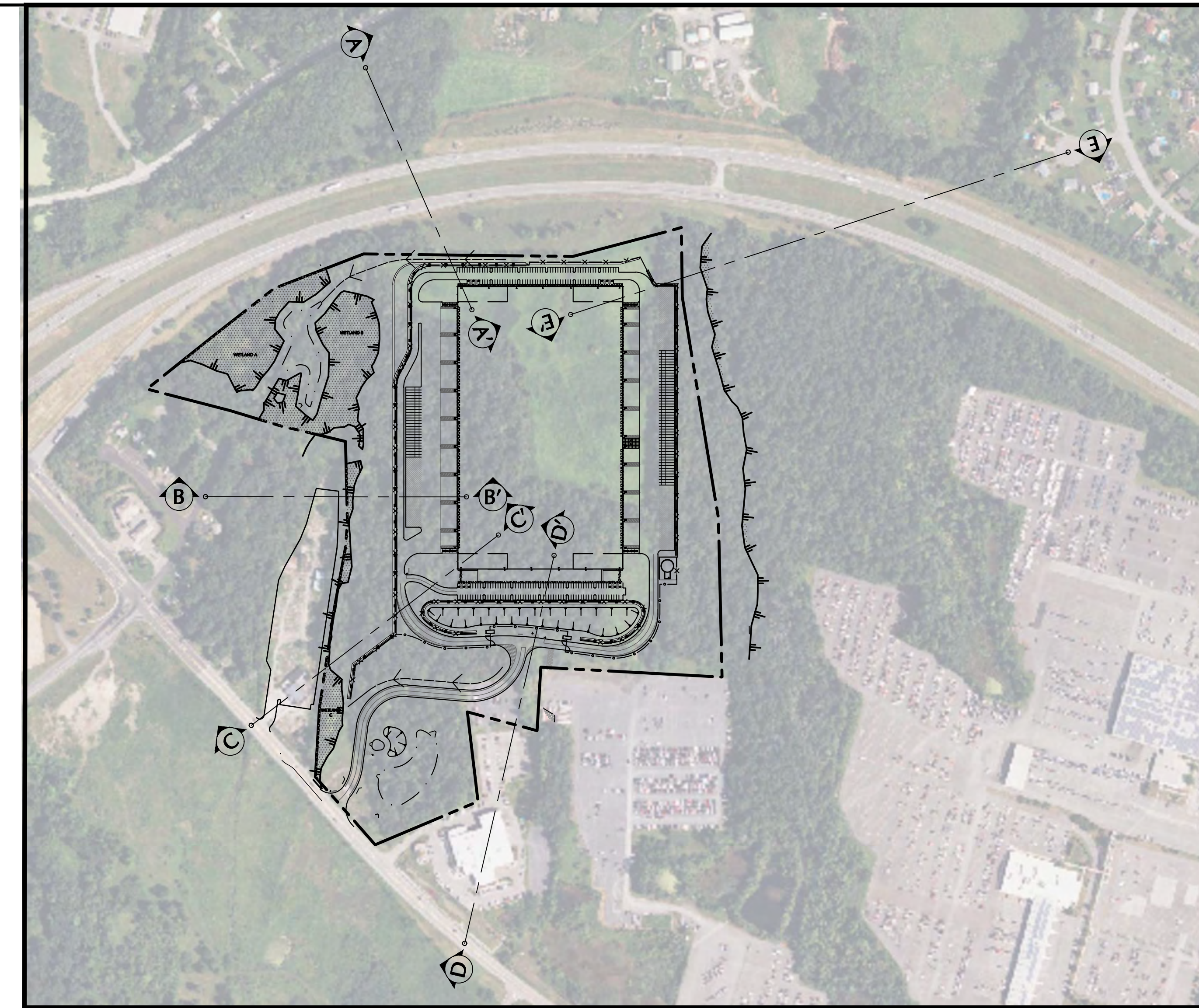
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DD' PROFILE



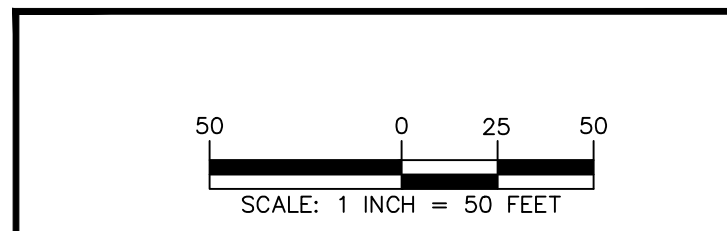
EE' PROFILE



KEY MAP
SCALE: 1"=300

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON: JOHN P. EWASUTYN
DATE: _____



STATE OF NEW YORK
Professional Engineer Seal for Schig Jr., P.E.
DATE SIGNED: 7/7/2023
PROFESSIONAL ENGINEER NY Lic. No. 062303

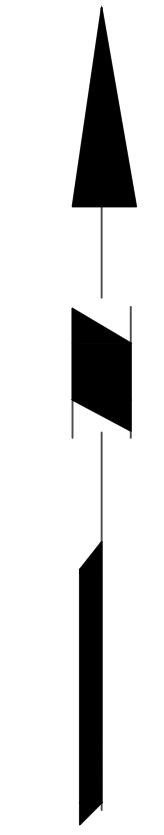
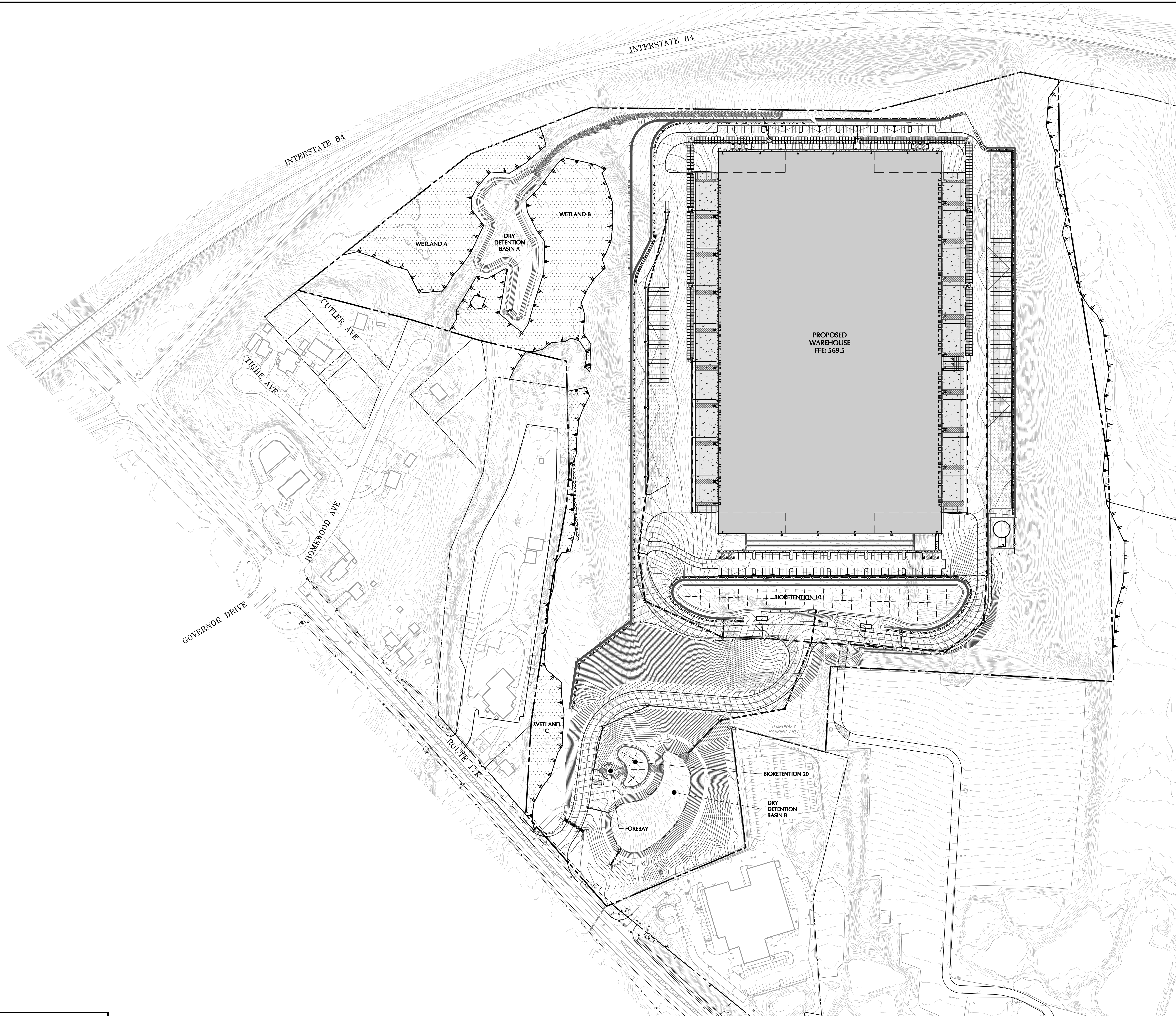
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Project: **MATRIX I-84 DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **SITE SECTION**

Project No.: 190063302
Date: JULY 10, 2023
Drawing No.: CG301
Drawn By: LM
Checked By: MF
Sheet 17 of 45

Date	Description	No.



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON _____ DATE _____
JOHN P. EWASUTYN

Date	Description	No.
Revisions		

100 0 50 100
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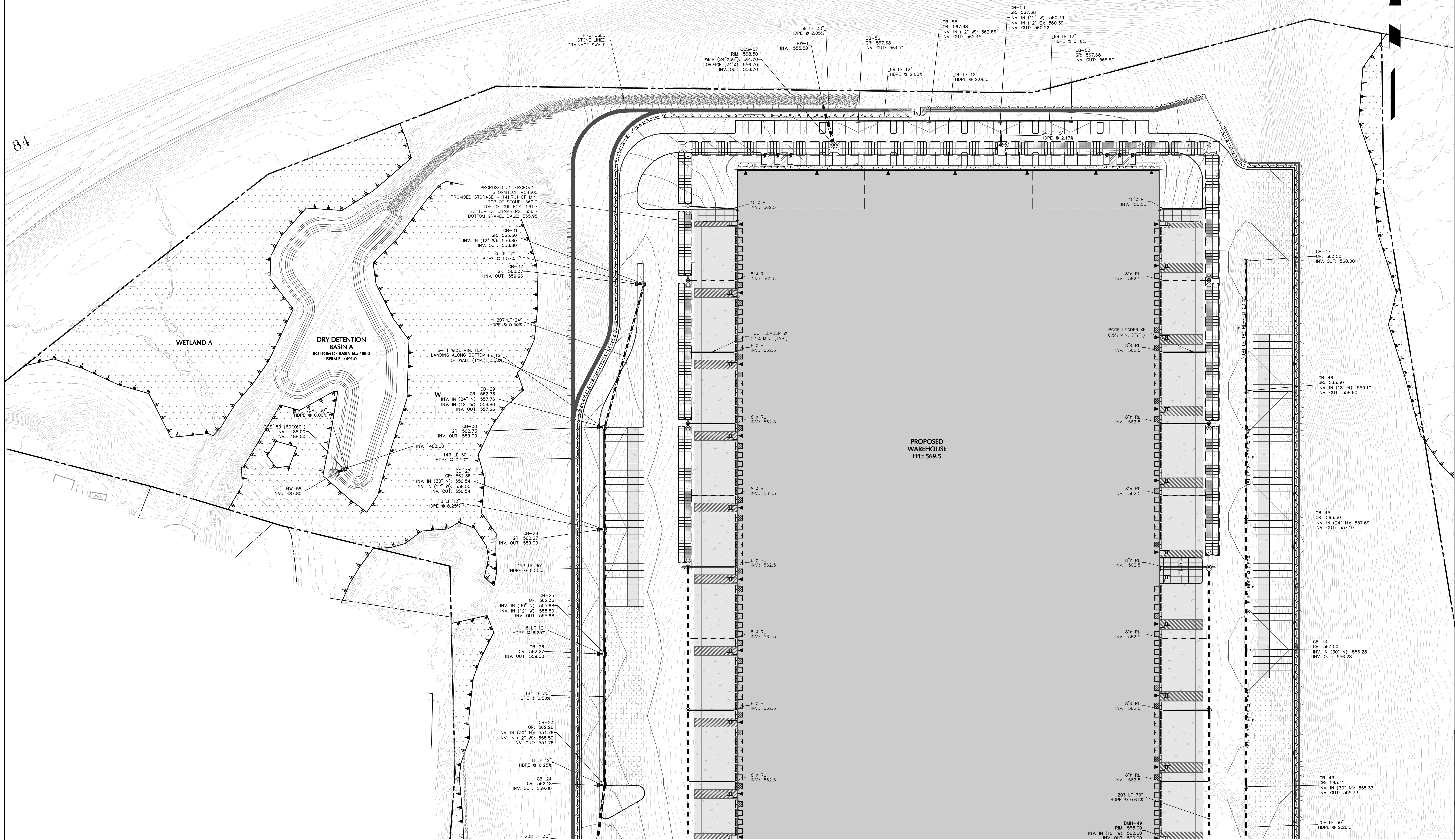
Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**OVERALL
DRAINAGE PLAN**

Project No. 190063302	Drawing No. CG400
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	
Sheet 18 of 45	

INTERSTATE 84

84



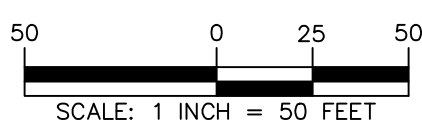
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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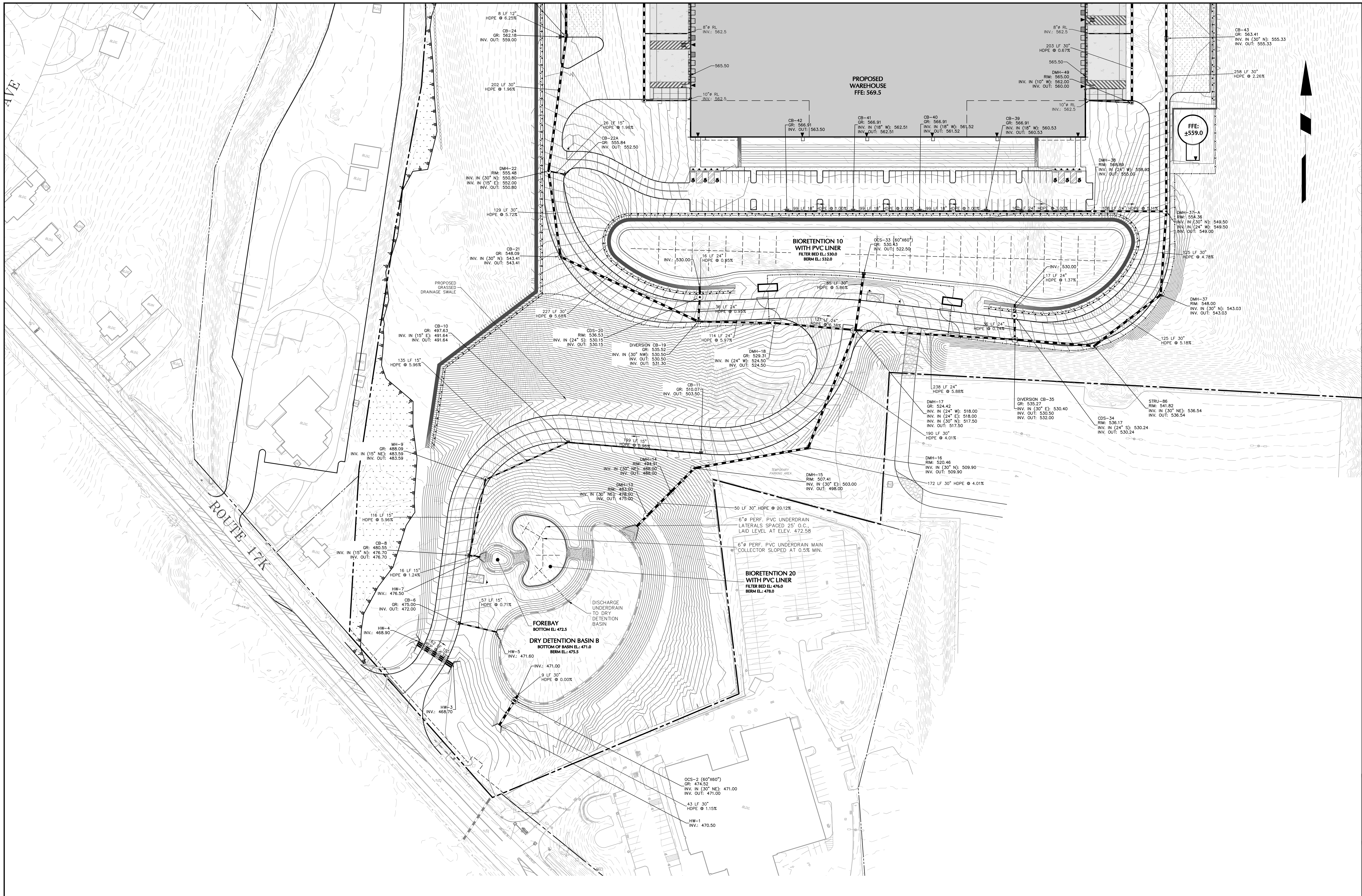
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

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

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

Drawing No.
CG401
Sheet 19 of 45

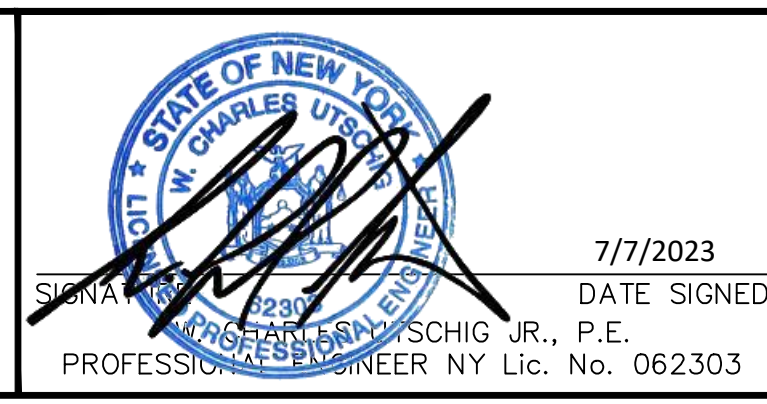
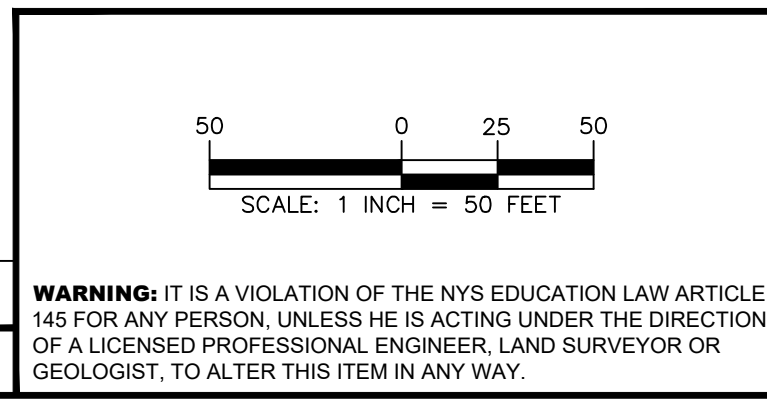


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
	Revisions	



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PROFESSIONAL ENGINEER - NY Lic. No. 062303

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

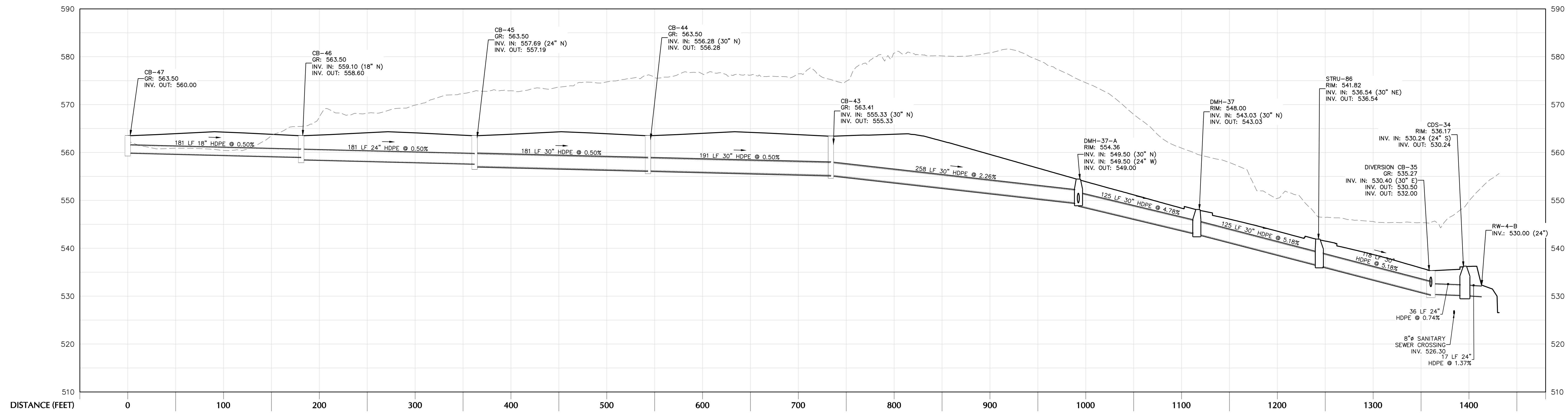
Date
JULY 10, 2023

Drawn By
LM

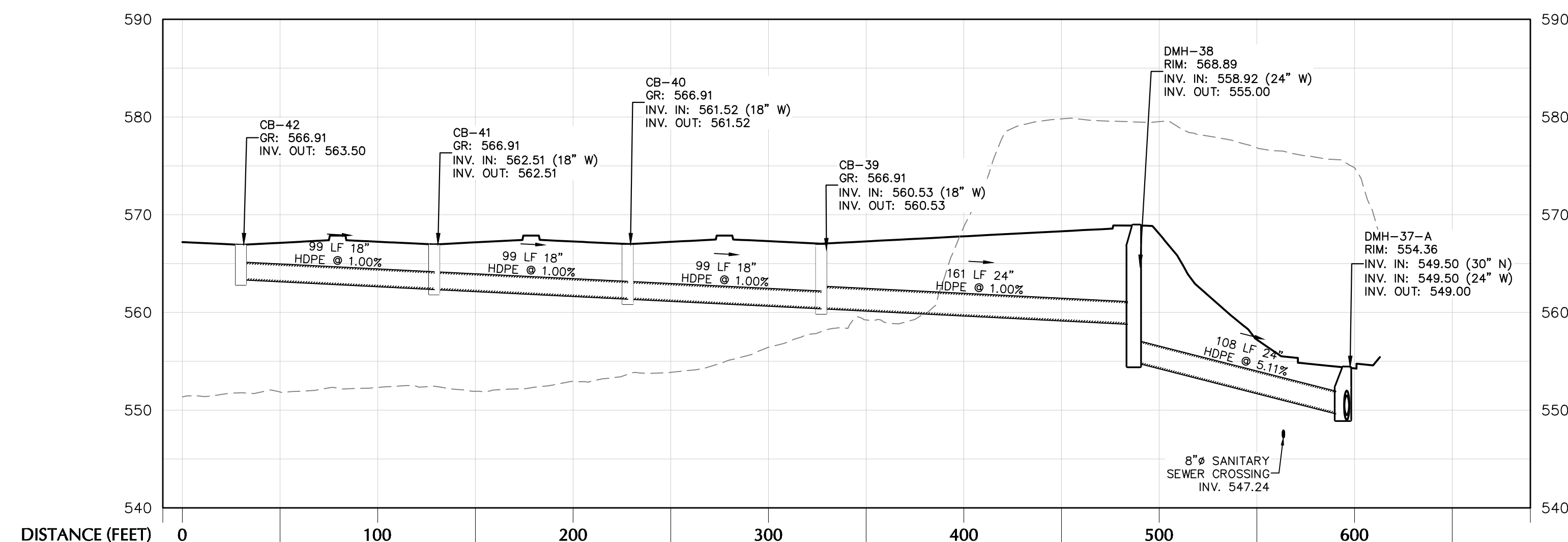
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CU

Drawing No.
CG402

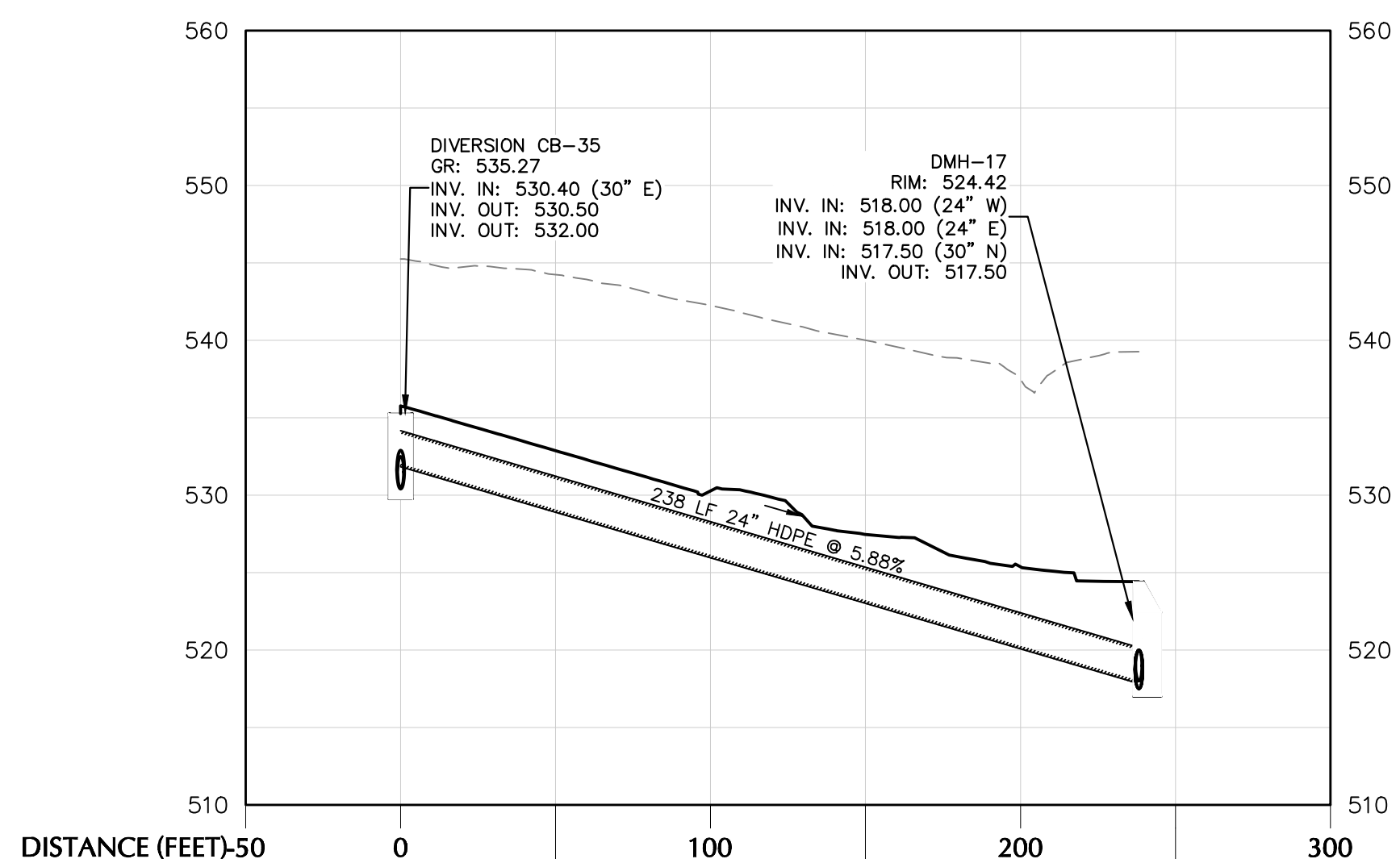
Sheet 20 of 45



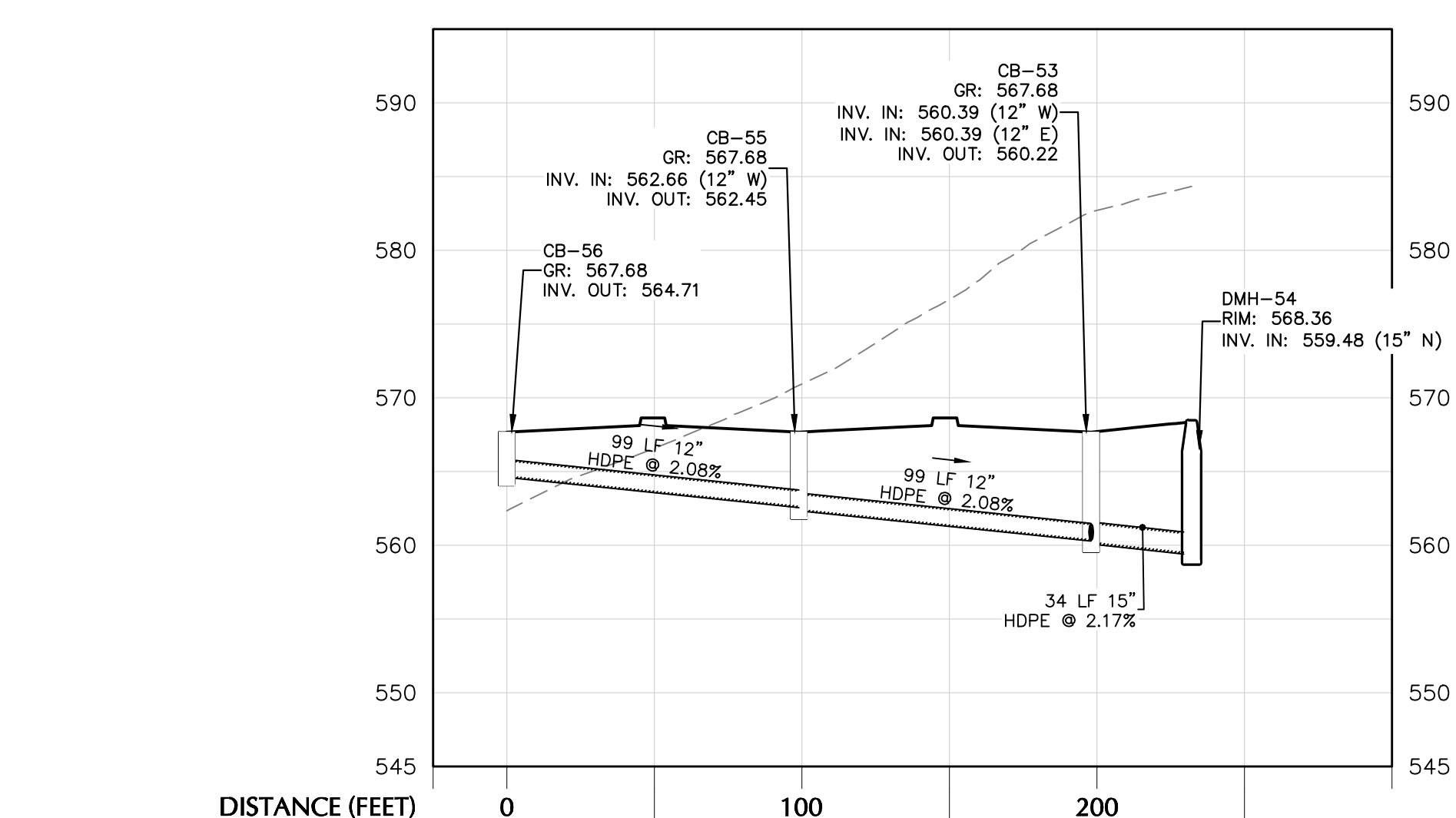
CB-47 TO HW-35



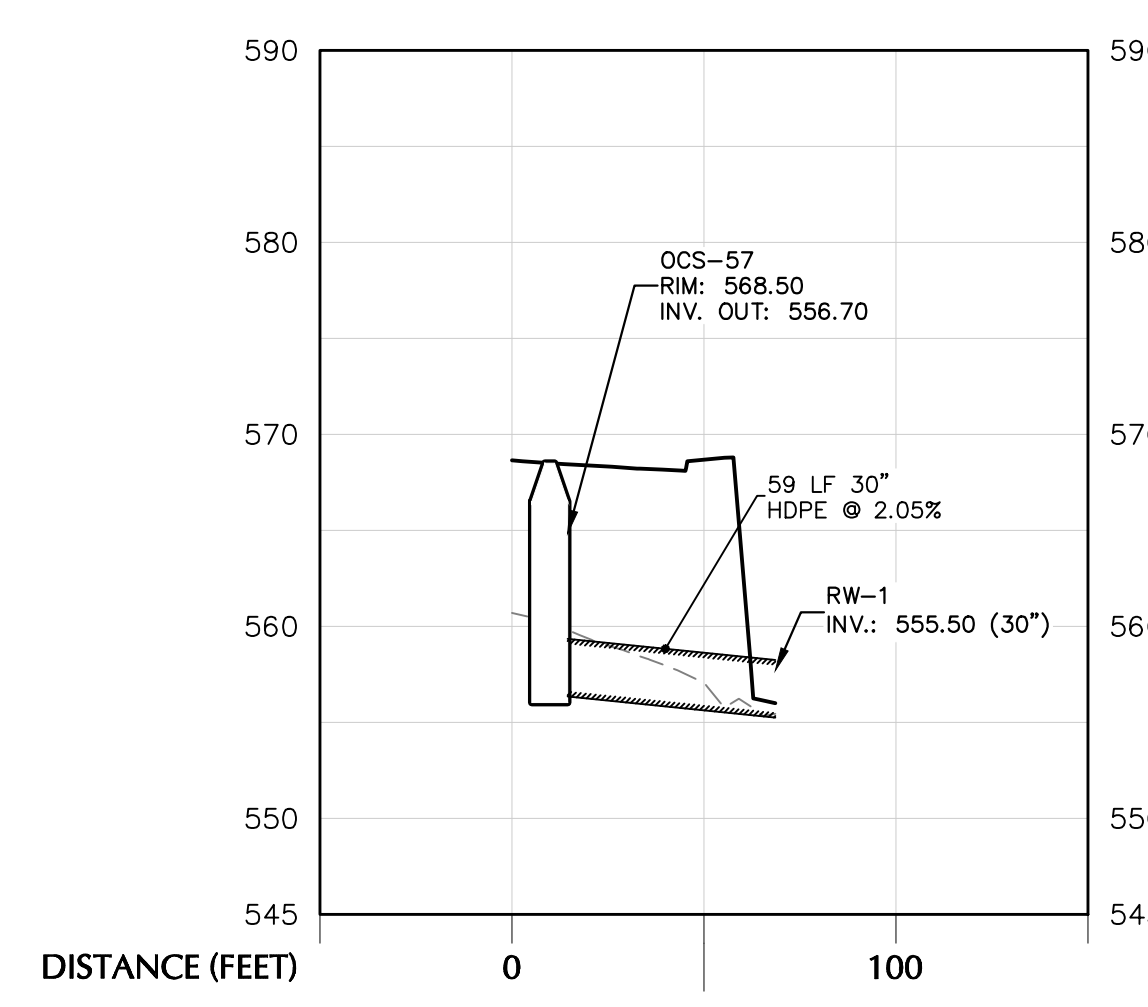
CB-42 TO DMH-37



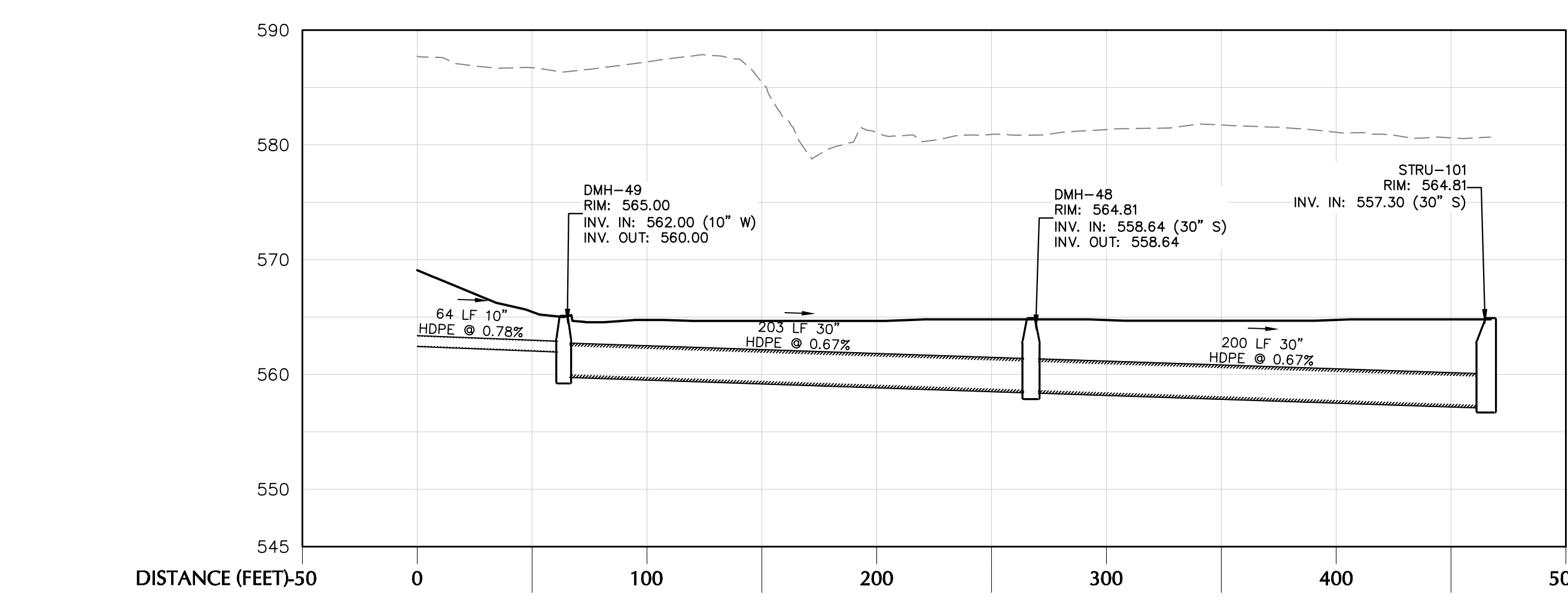
DIVERSION CB-33 TO DMH-15



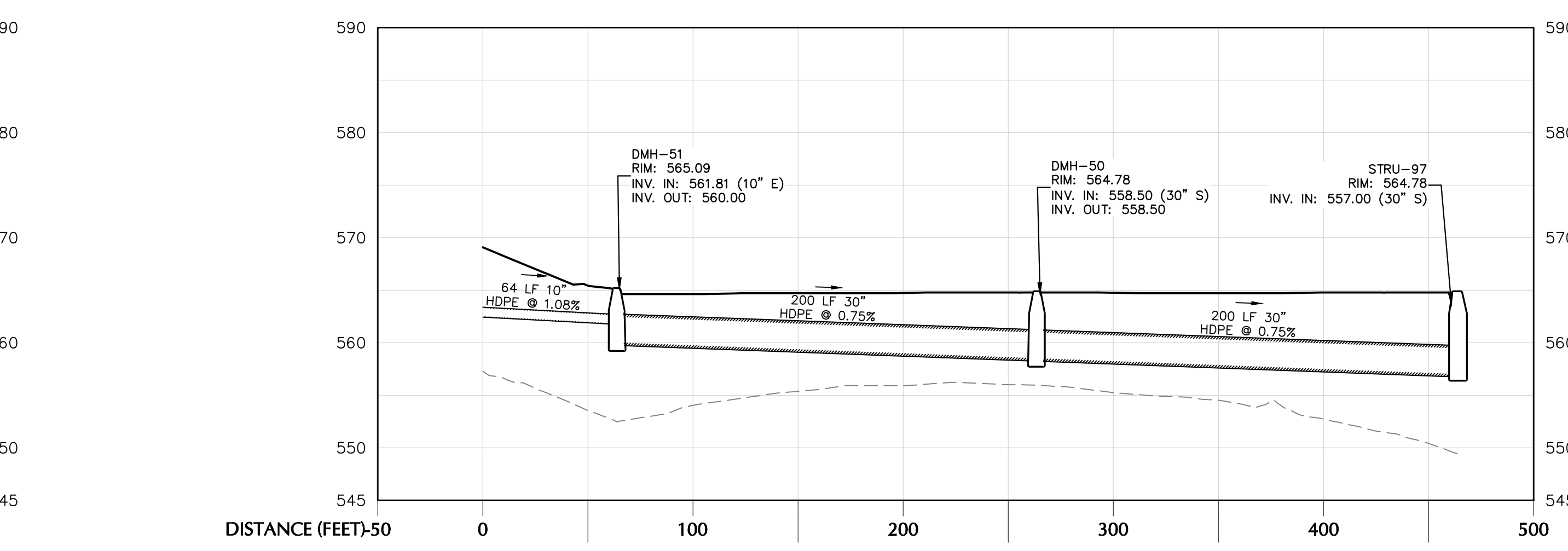
CB-56 TO DMH-54



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	

H: 50
V: 10

0 25 50
0 5 10

SCALE IN FEET

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

**DRAINAGE
PROFILE
(1 OF 2)**

Project No.
190063302

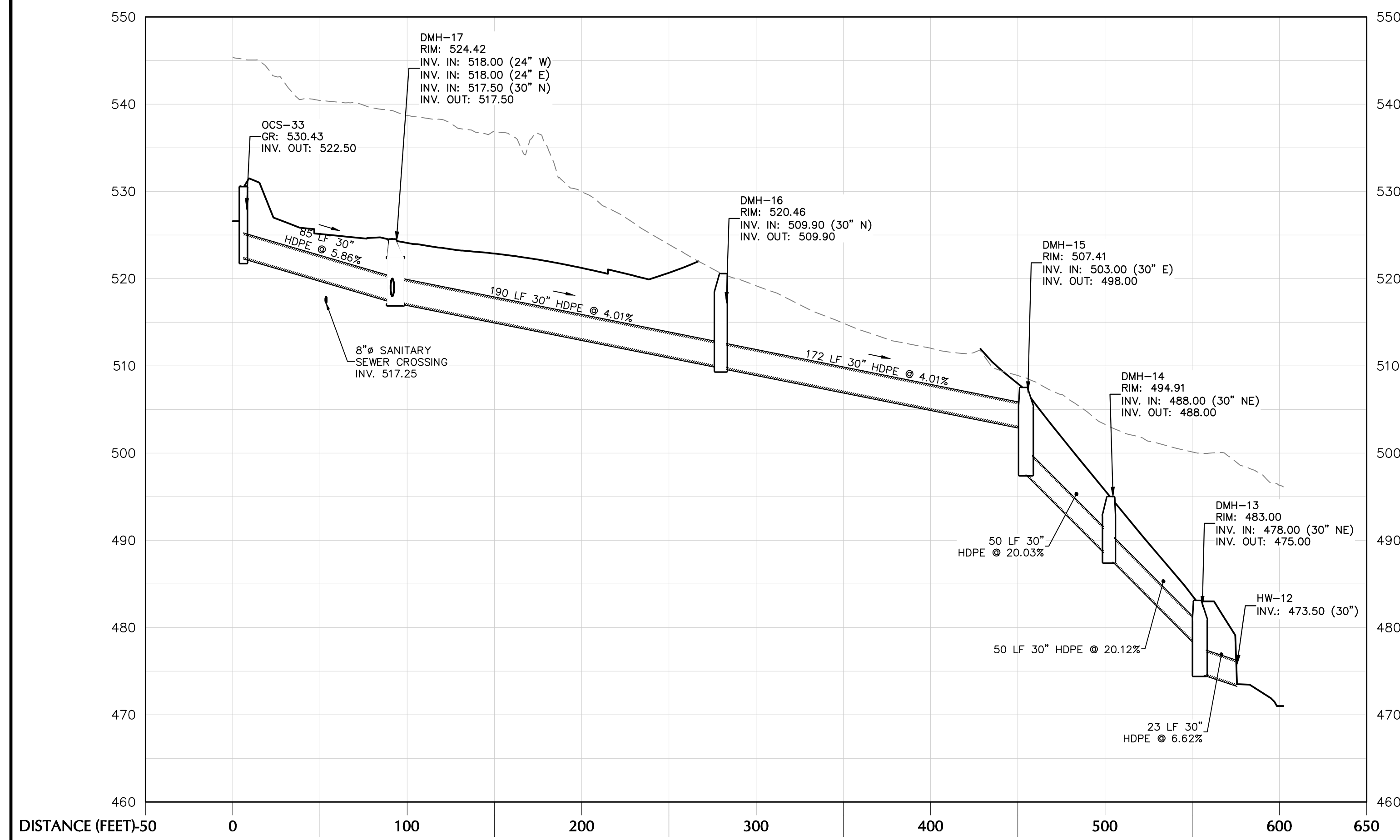
Date
JULY 10, 2023

Drawn By
LM

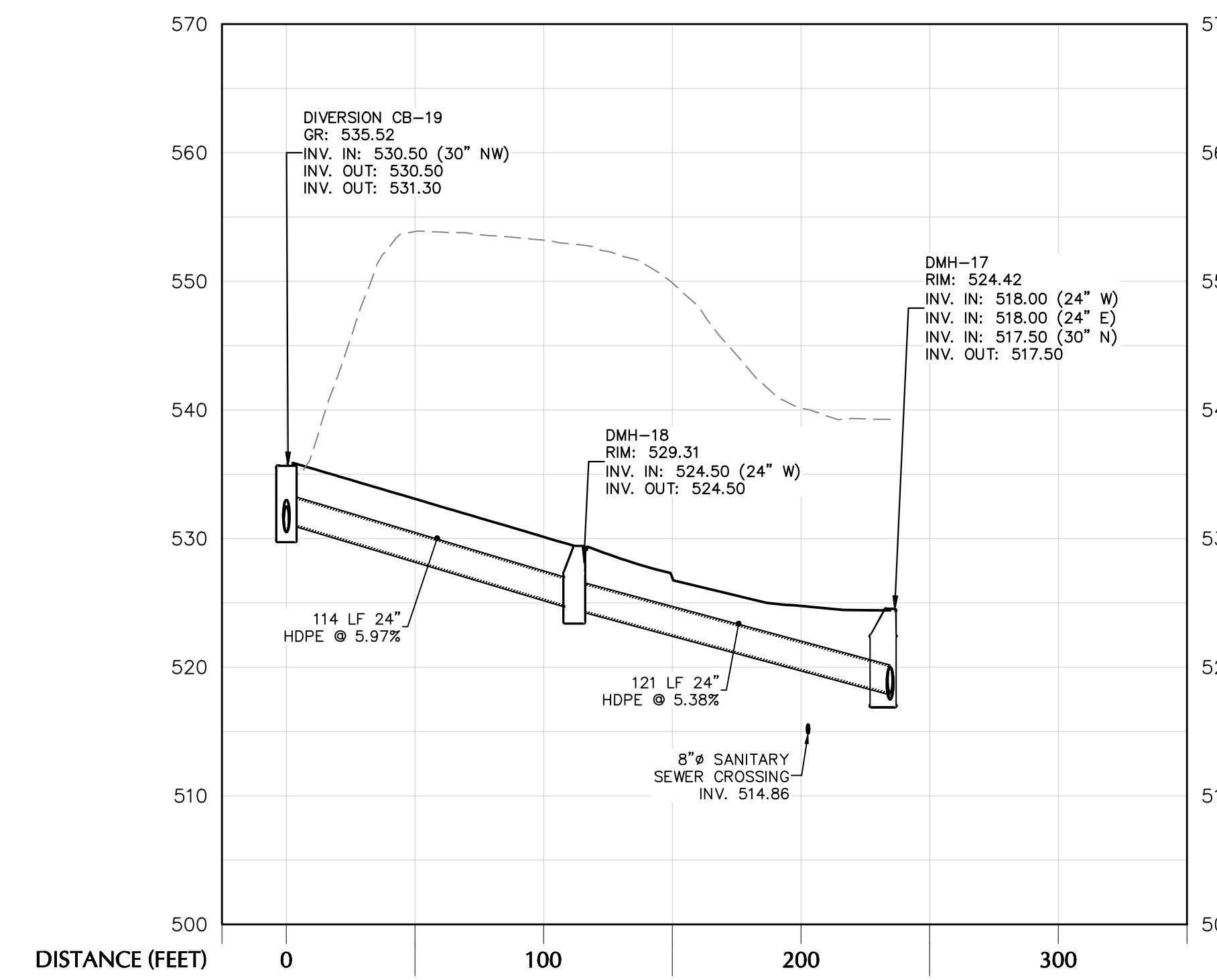
Checked By
MF

Drawing No.
CG501

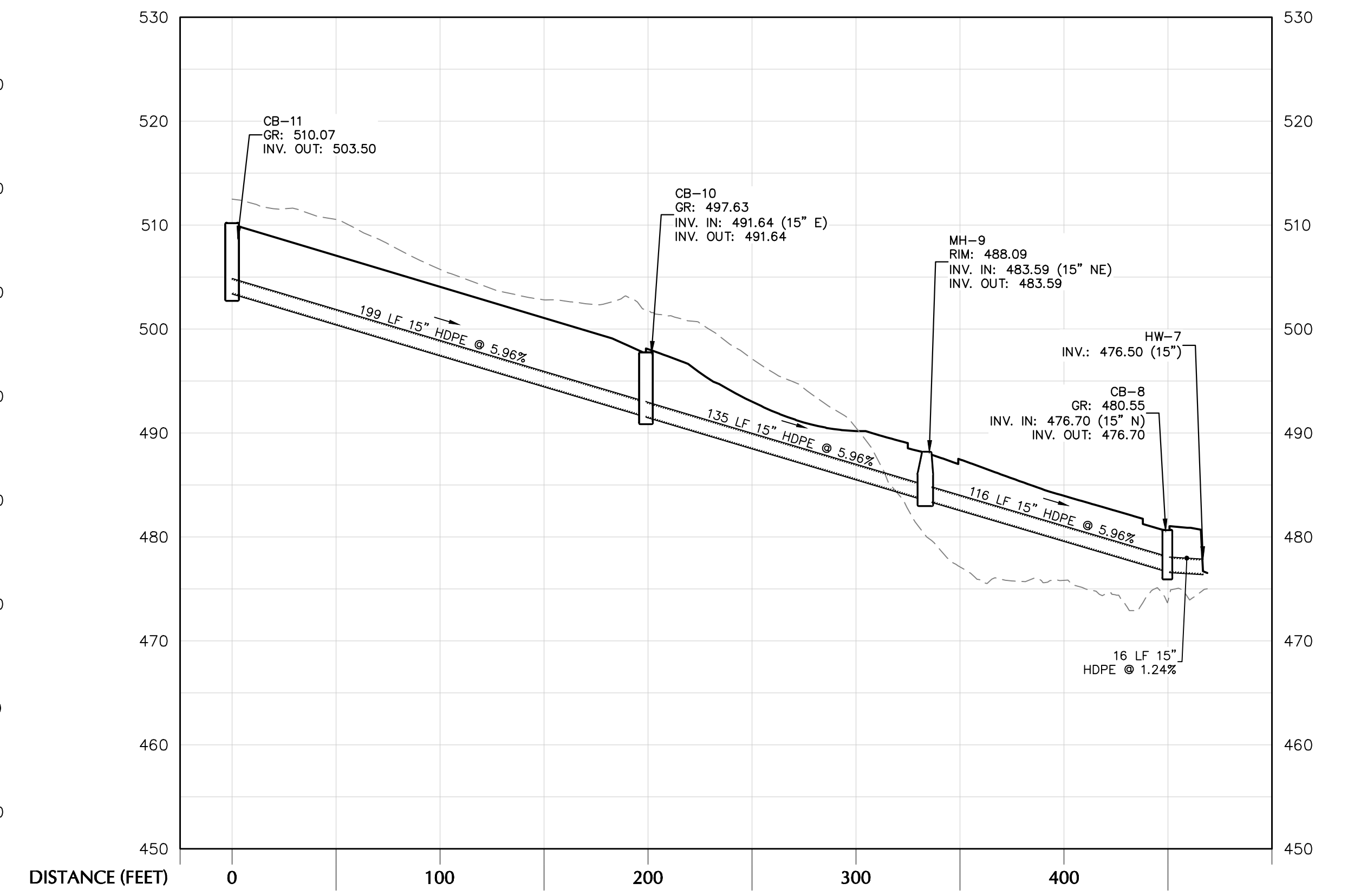
Sheet 21 of 45



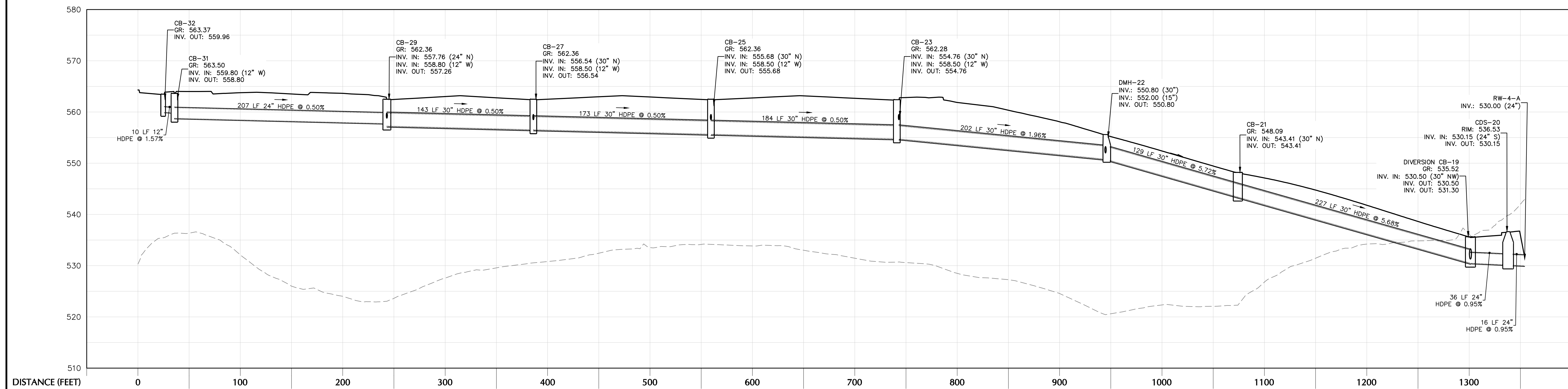
CB-32 TO HW-12



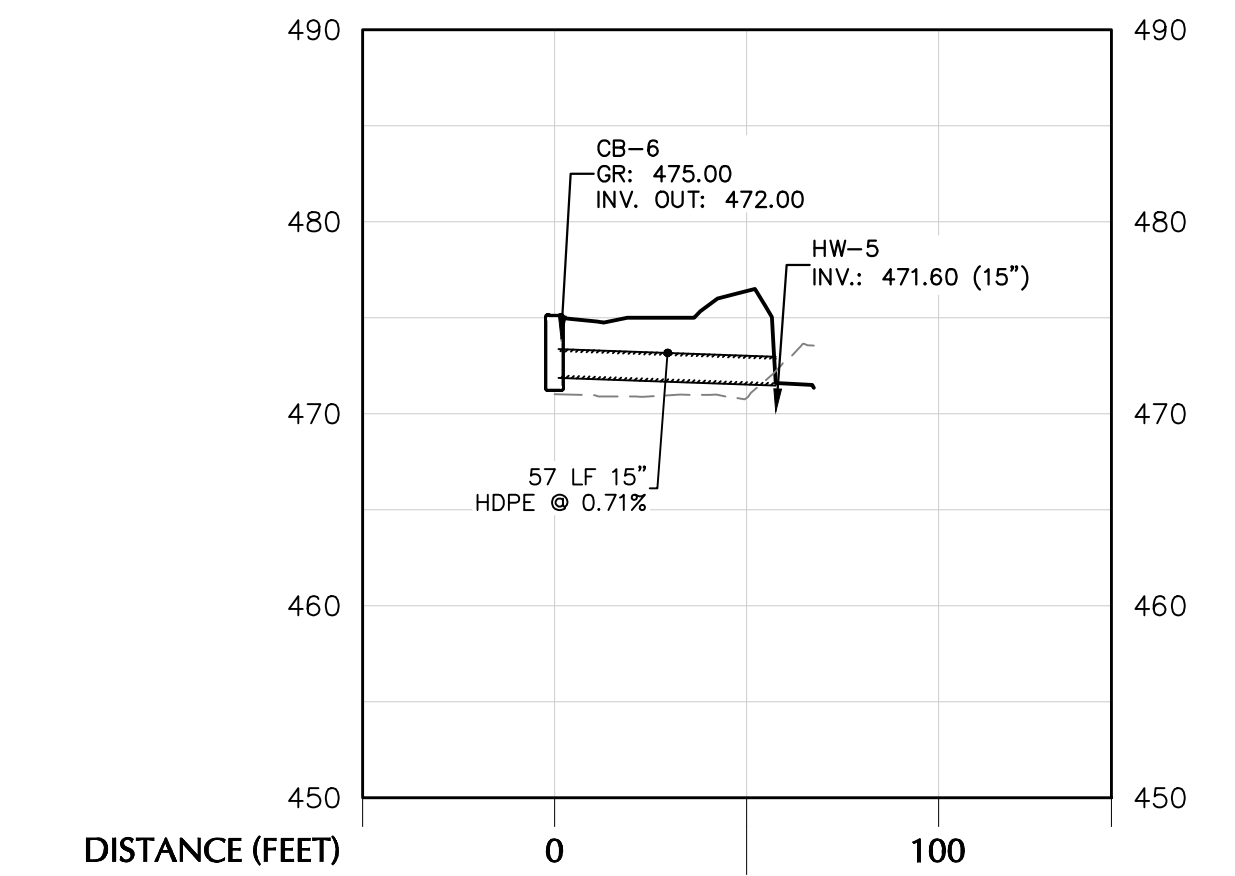
DIVERSION CB-17 TO DMH-15



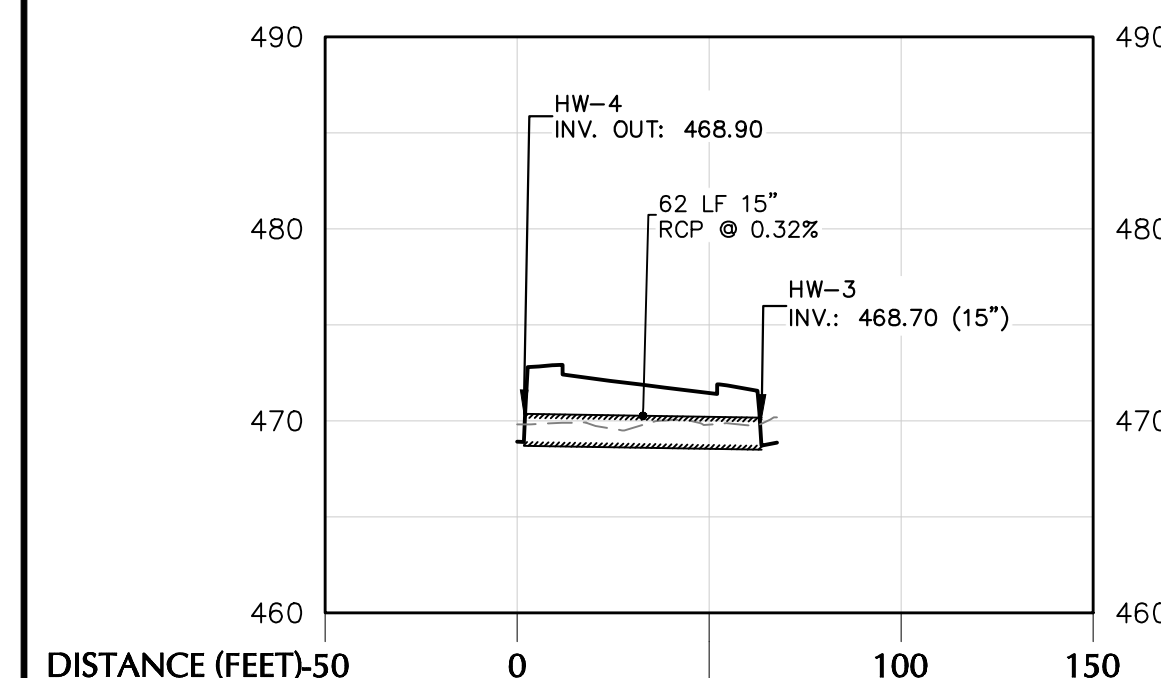
CB-11 TO HW-7



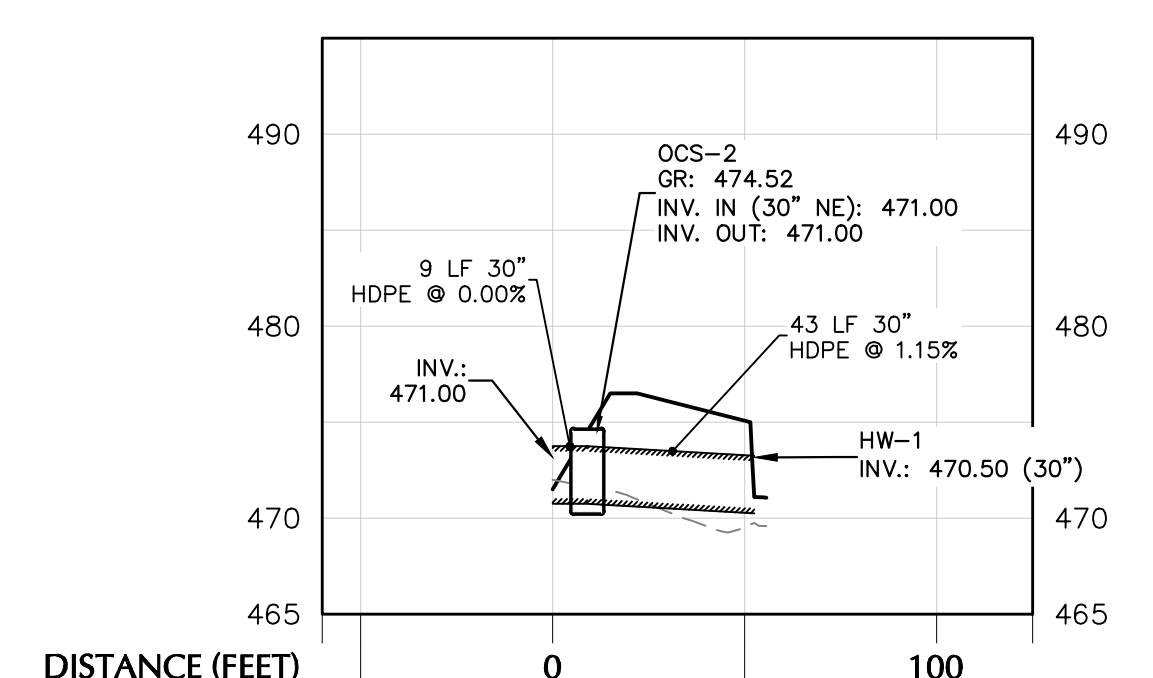
CB-31 TO HW-19



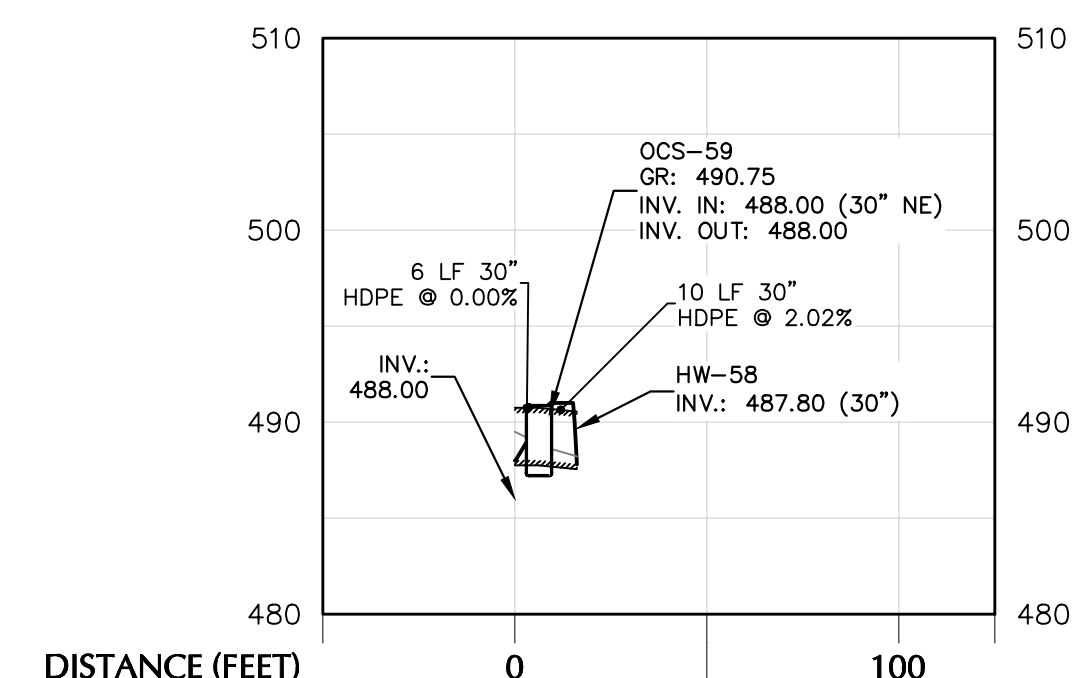
CB-6 TO HW-5



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 _____ DATE _____
JOHN P. EWASUTYN



7/7/2023

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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

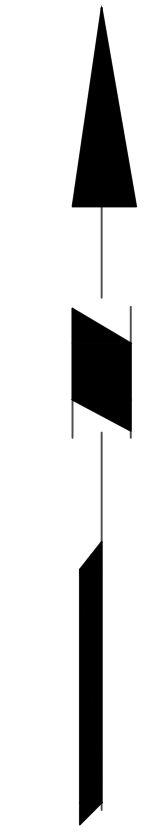
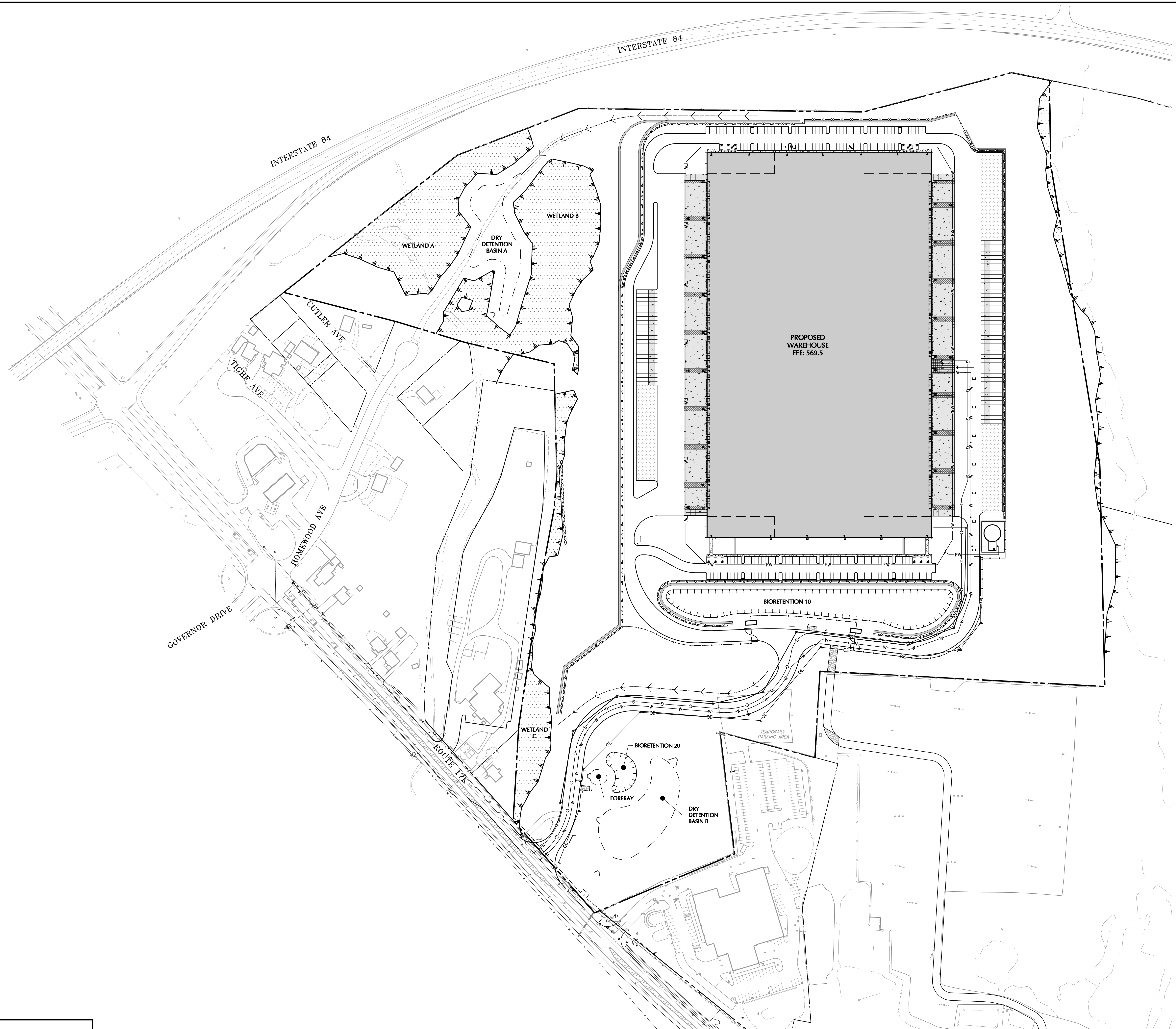
Checked By
MF

Drawing No.
CG502

Sheet 22 of 45

Date	Description	No.
Revisions		

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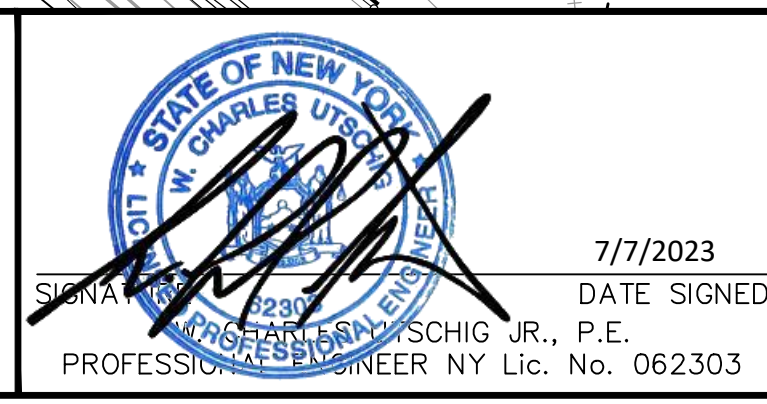
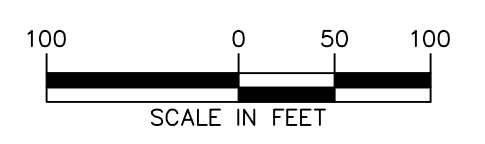
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
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
**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

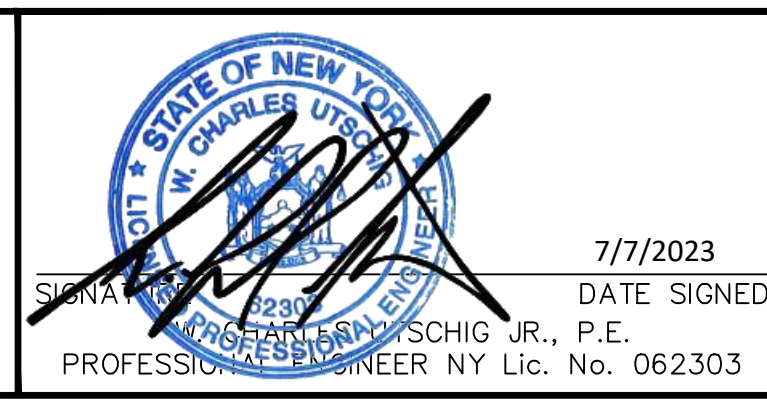
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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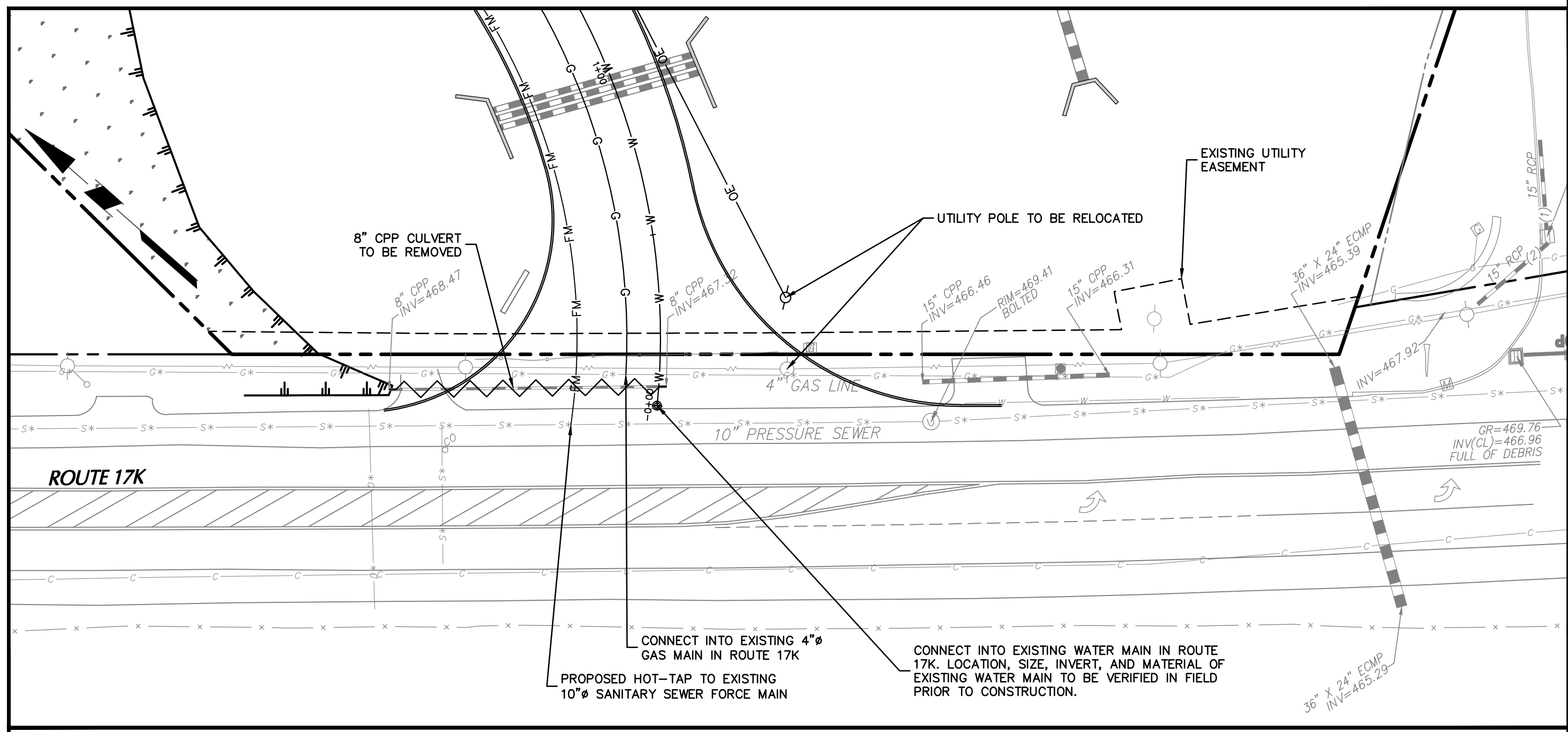
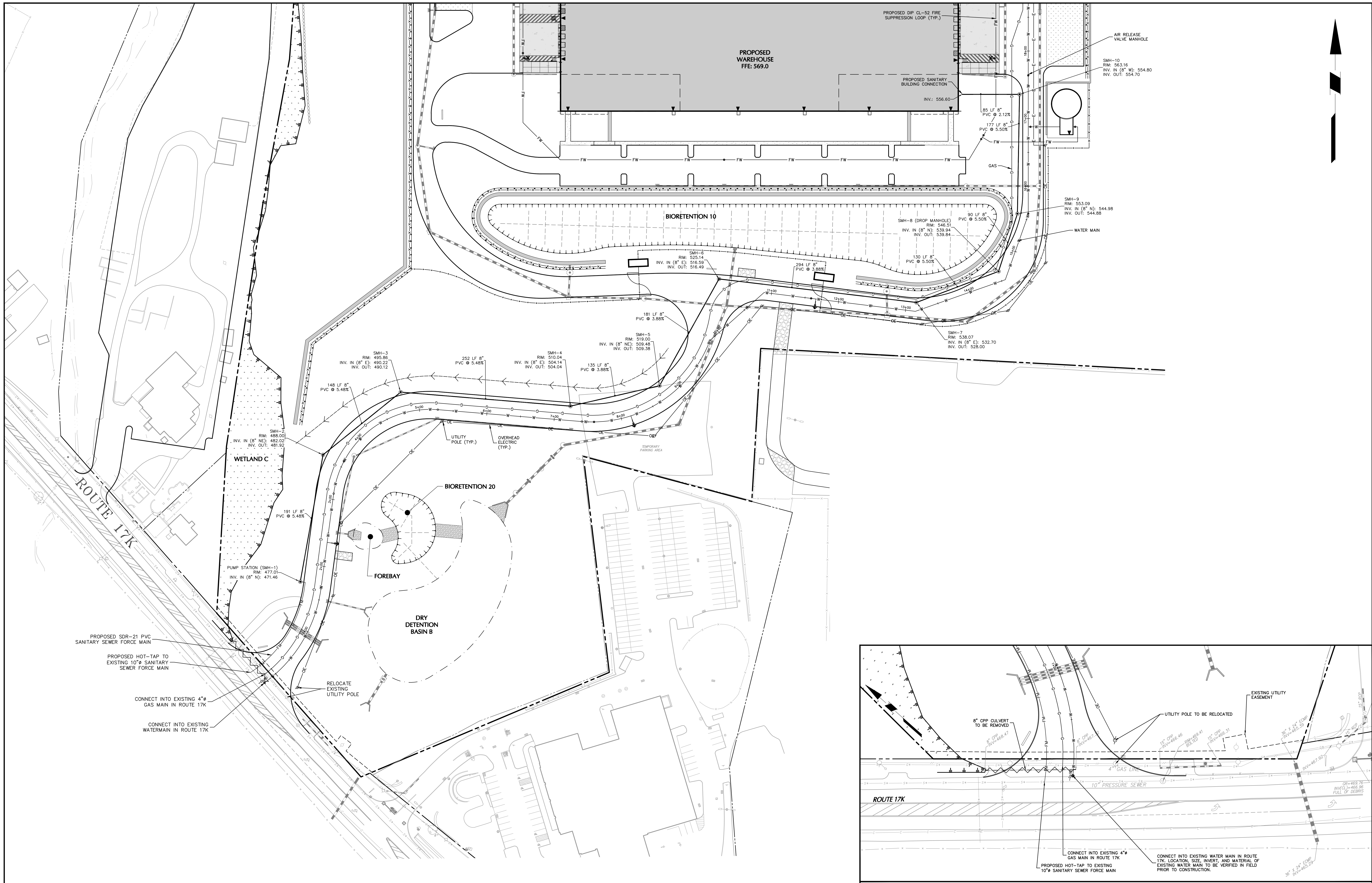


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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

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		

50 0 25 50
SCALE: 1 INCH = 50 FEET

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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

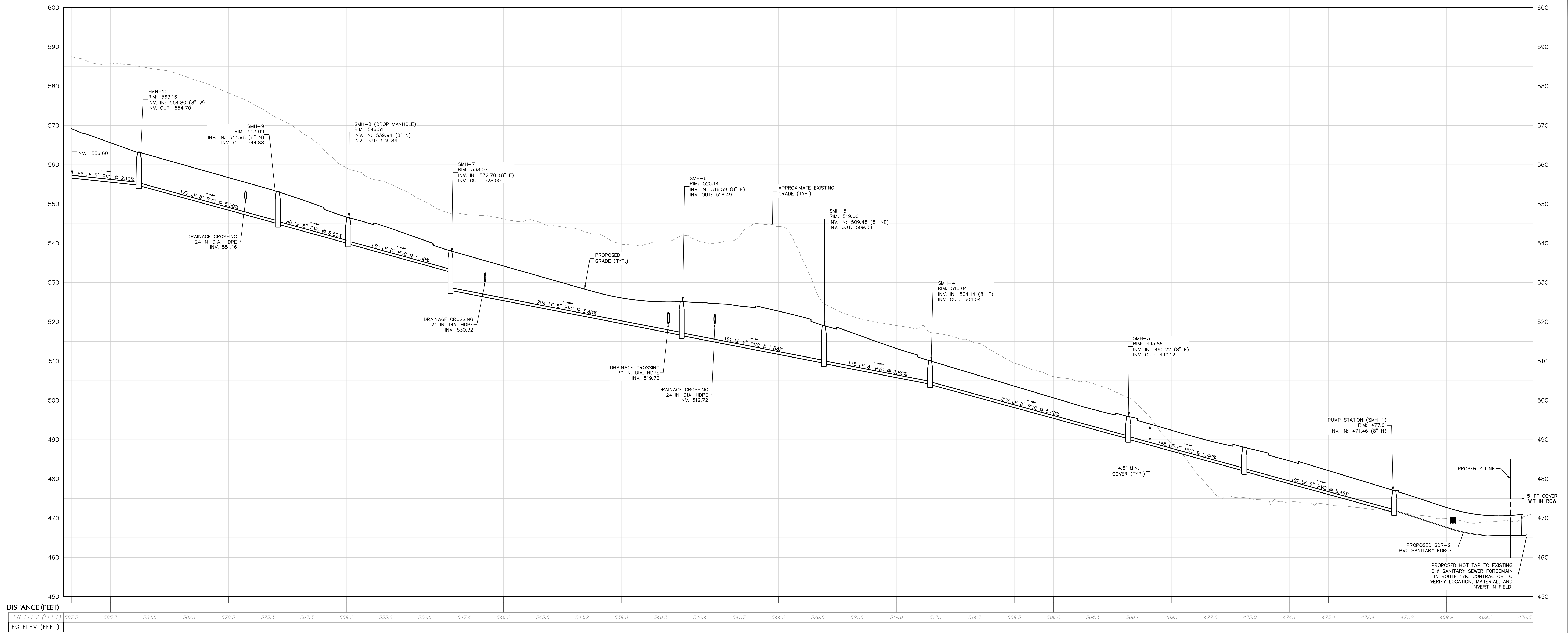
Date
JULY 10, 2023

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 _____
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Date	Description	No.
Revisions		

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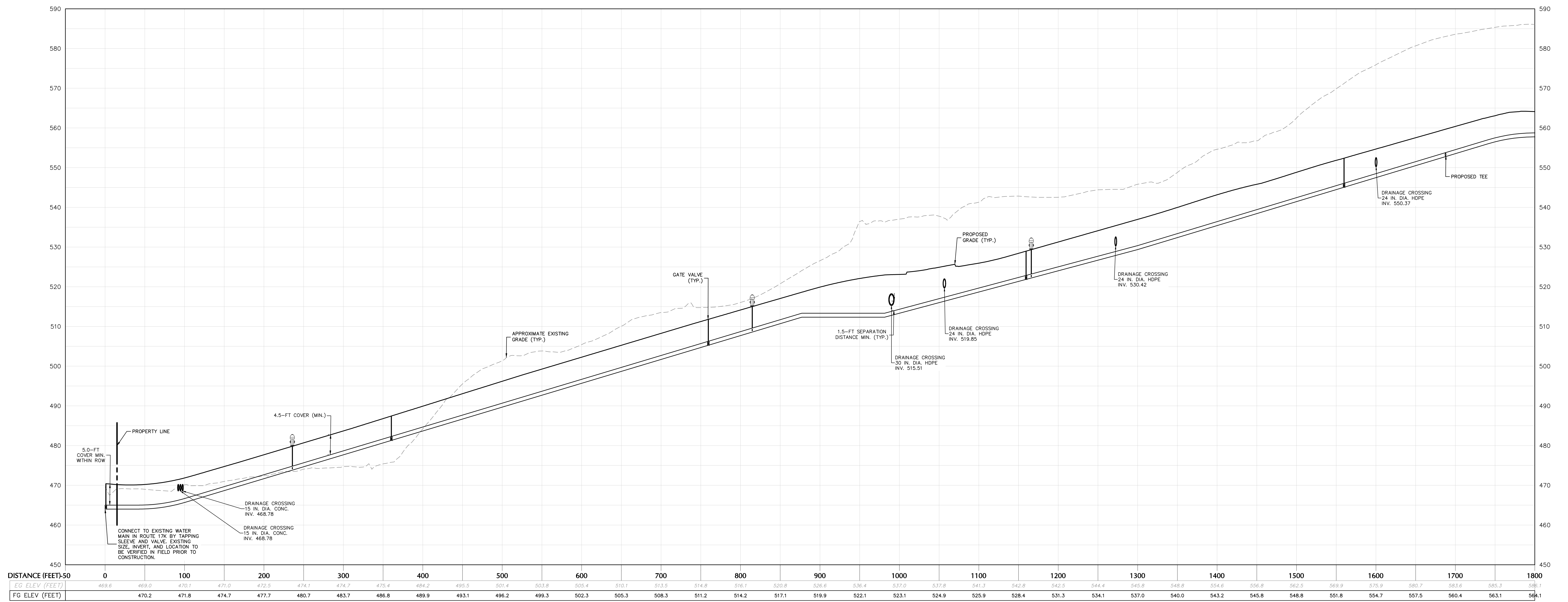
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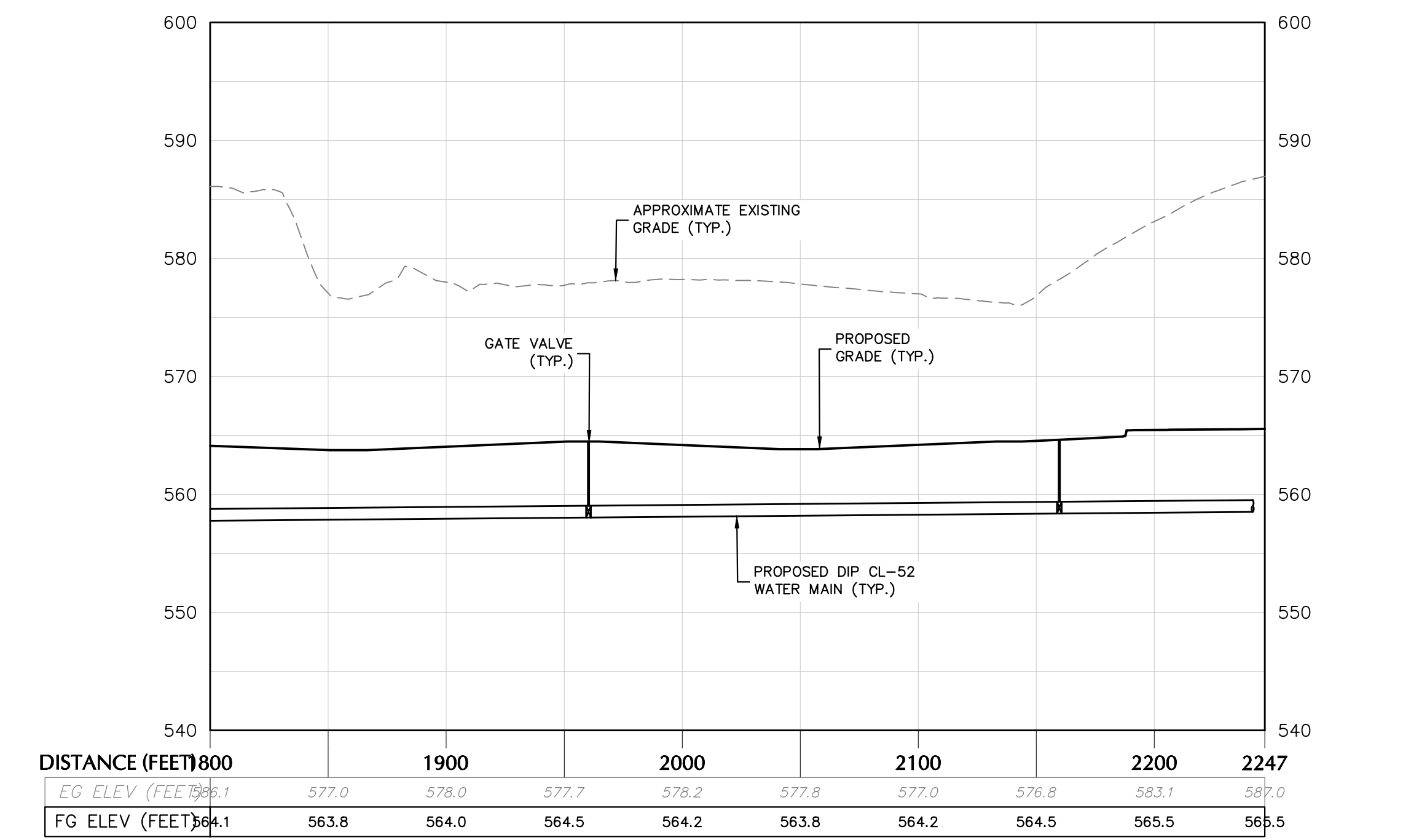
Project
MATRIX I-84
DISTRIBUTION CENTER
 SECTION No. 86, BLOCK No. 1, LOT No. 97
 SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
 TOWN OF NEWBURGH
 ORANGE COUNTY NEW YORK

Drawing Title
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

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
Revisions		

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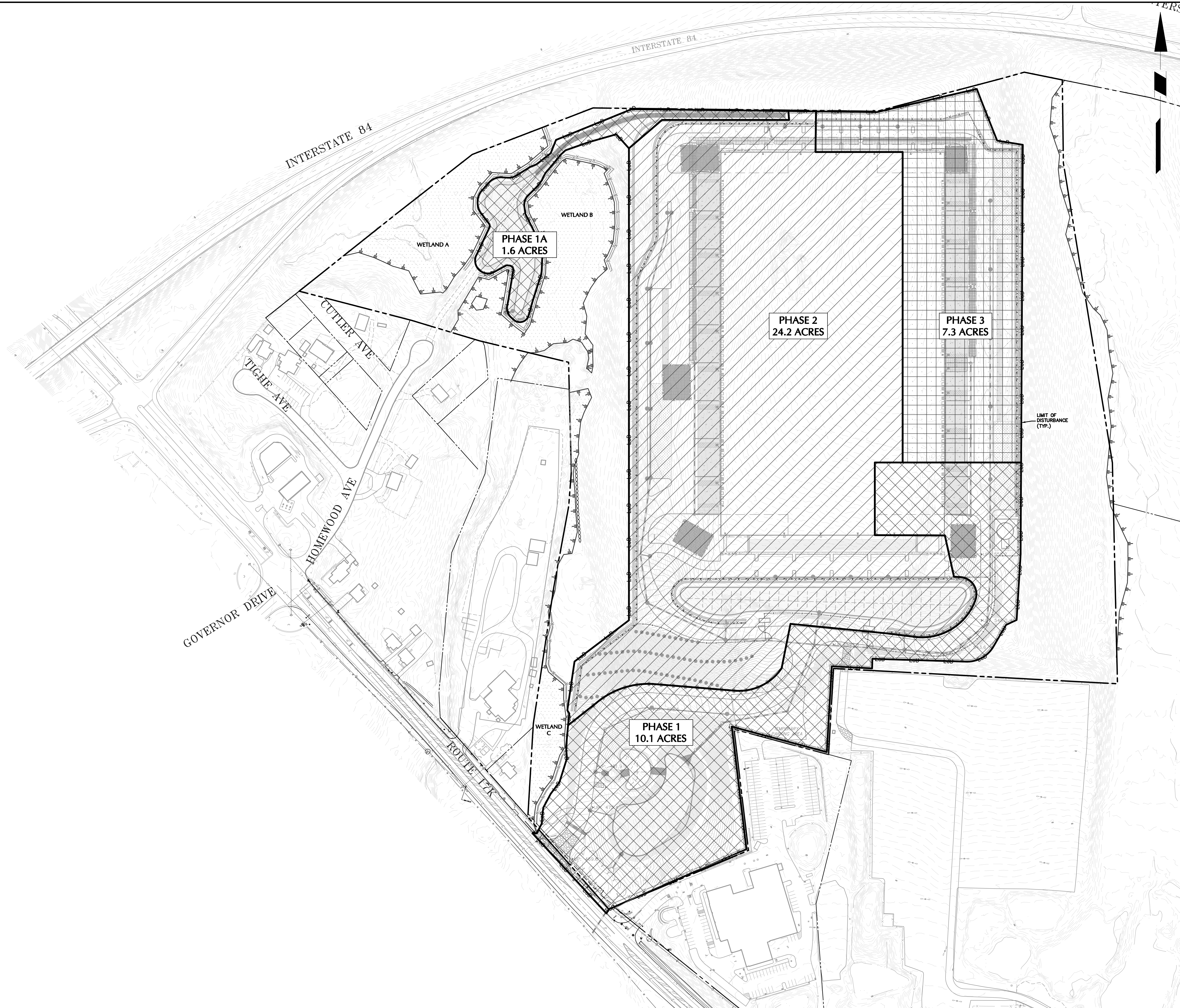
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**WATER
MAIN
PROFILE**

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

Drawing No.
CU202
Sheet **27** of **45**



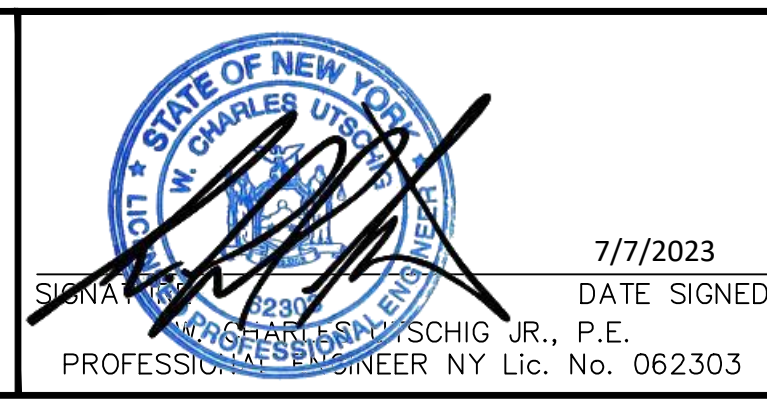
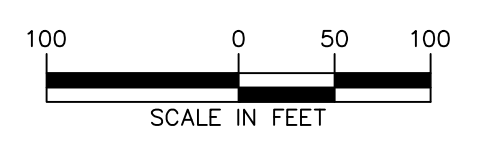
KEY

	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



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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
PHASING PLAN

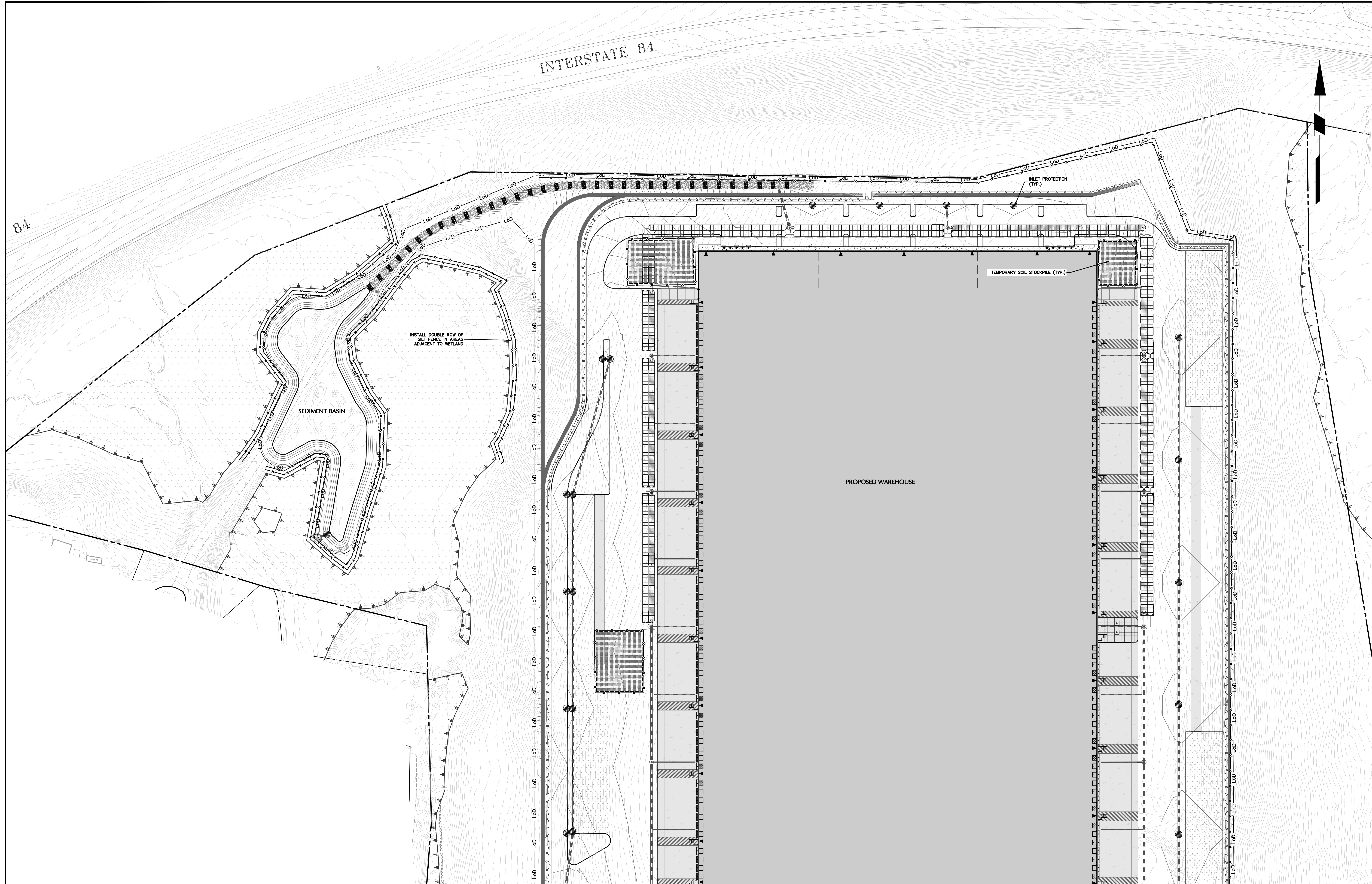
Project No.	190063302	Drawing No.	CE100
Date	JULY 10, 2023	Drawn By	LM
Checked By	CU	Sheet	28 of 45

Date	Description	No.
Revisions		

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INTERSTATE 84

84



INSTALL DOUBLE ROW OF SILT FENCE IN AREAS ADJACENT TO WETLAND

SEDIMENT BASIN

INLET PROTECTION (TYP.)

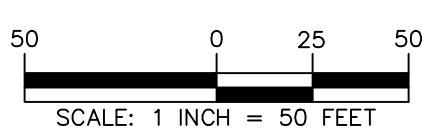
TEMPORARY SOIL STOCKPILE (TYP.)

PROPOSED WAREHOUSE

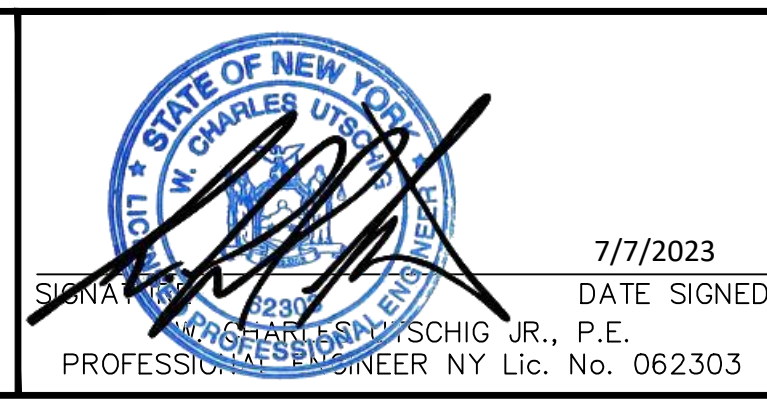
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE



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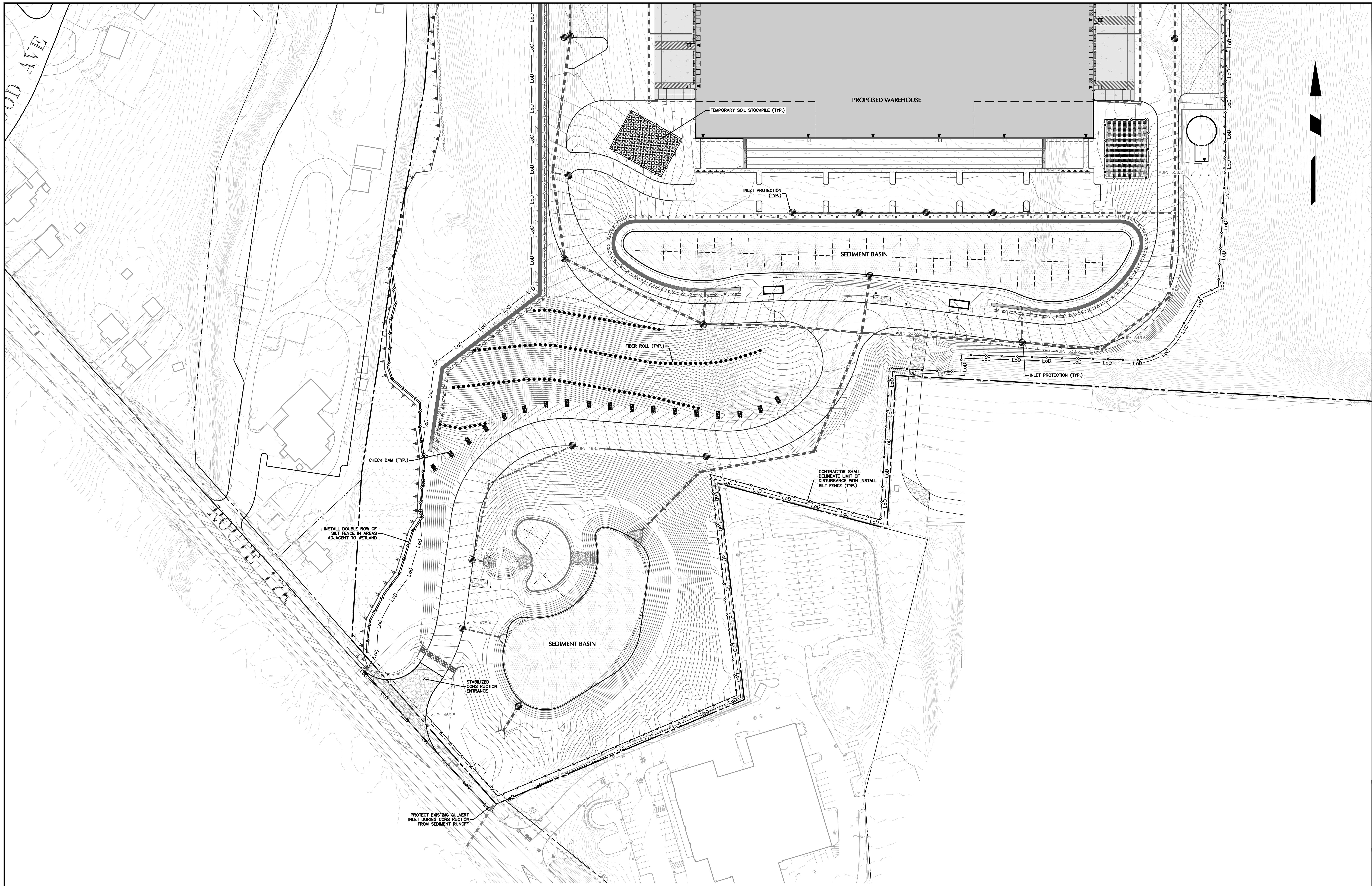
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Project
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DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**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

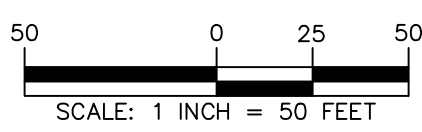


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE

Date	Description	No.
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
JOHN P. SCHIG, JR., P.E.
PROFESSIONAL ENGINEER NY Lic. No. 062303

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

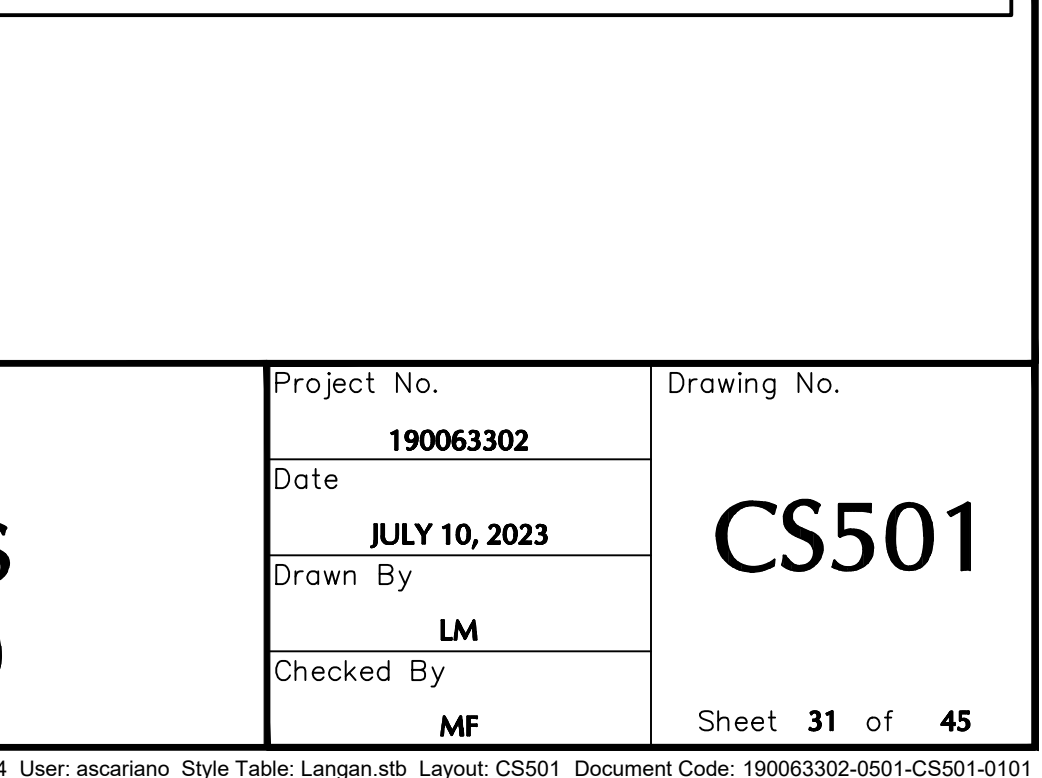
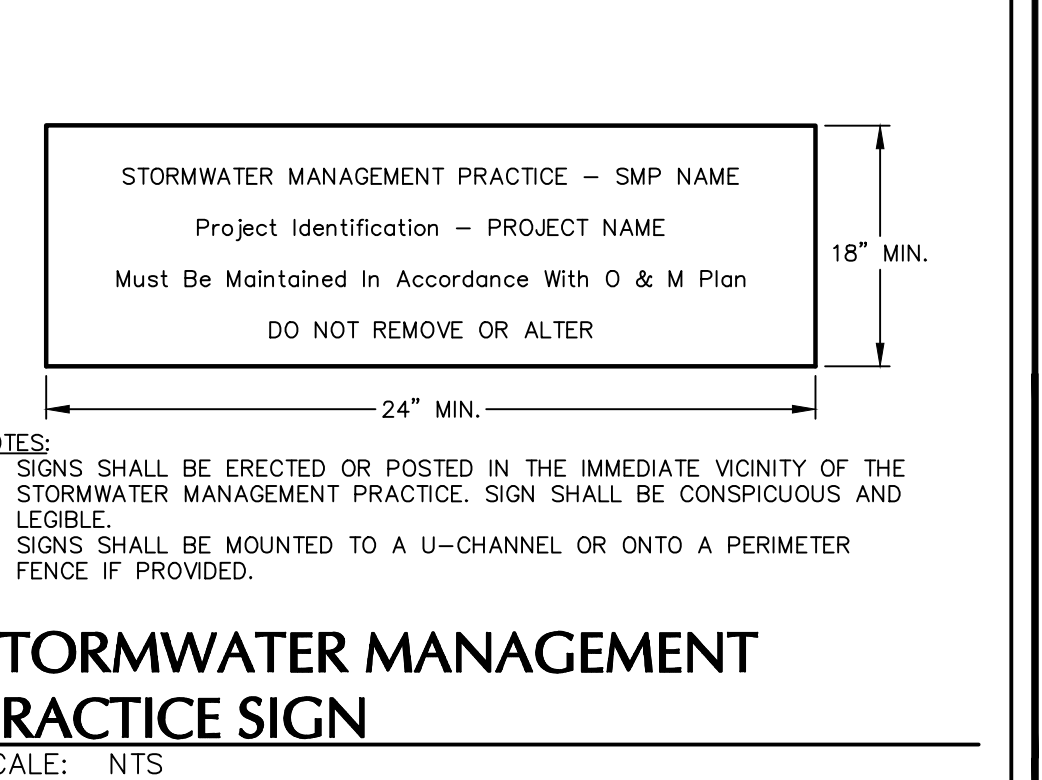
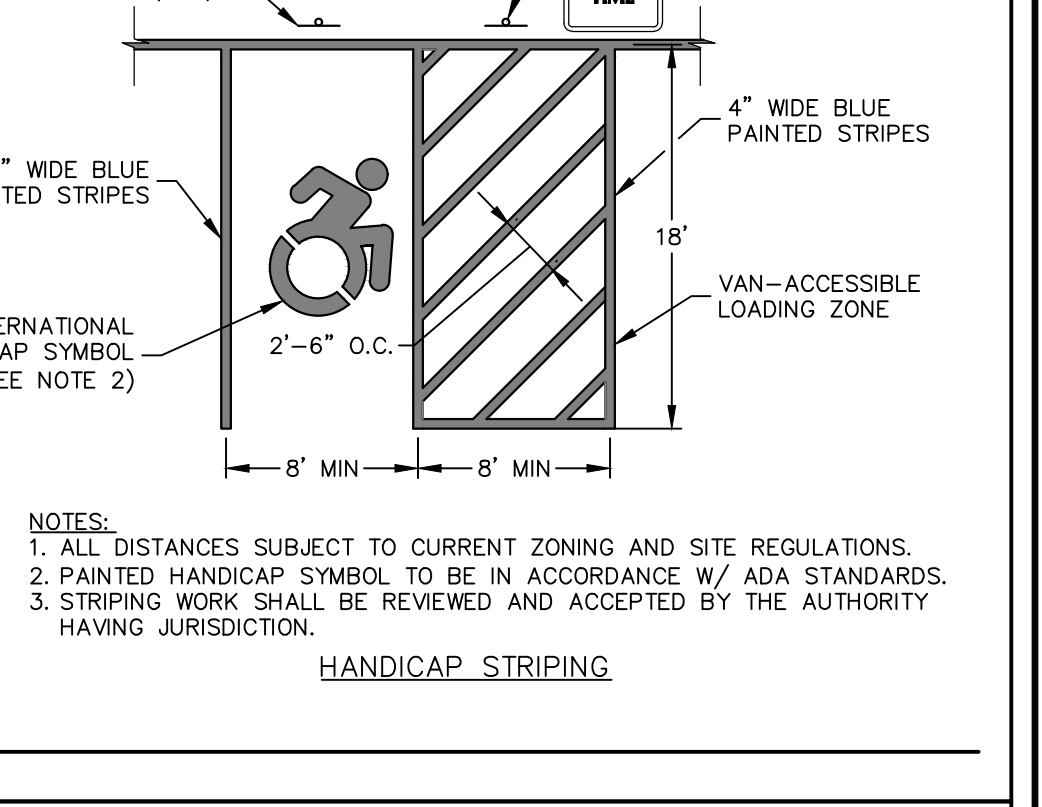
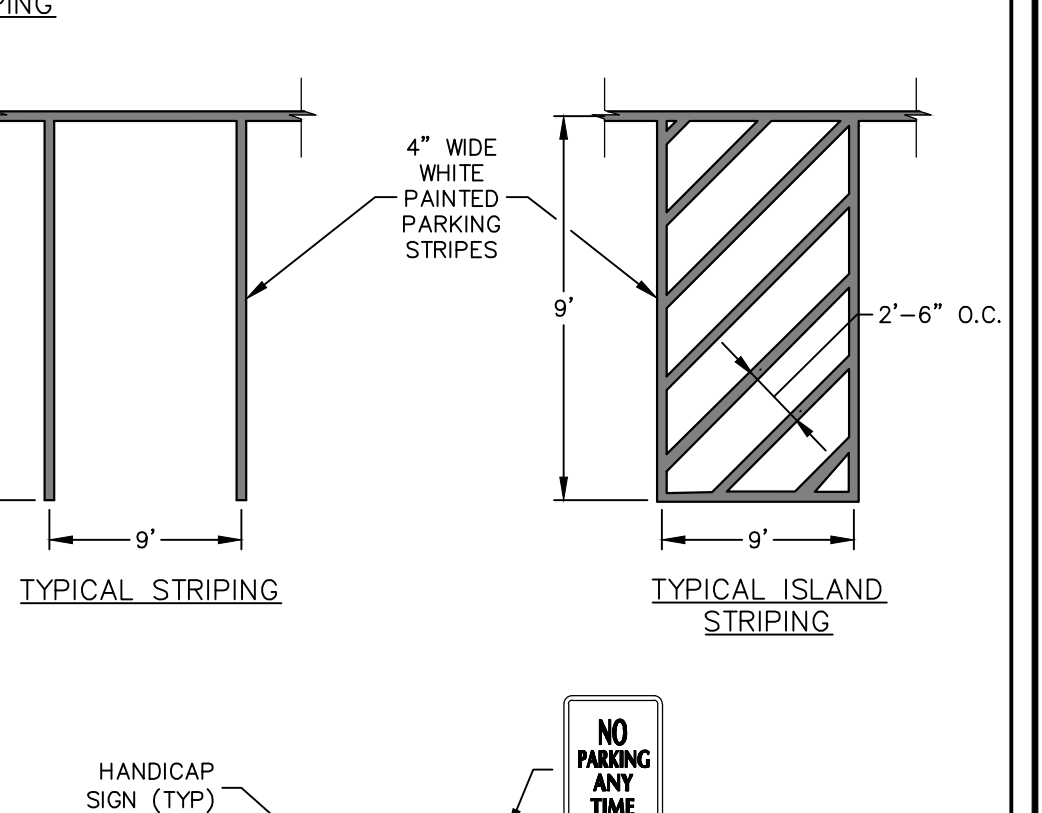
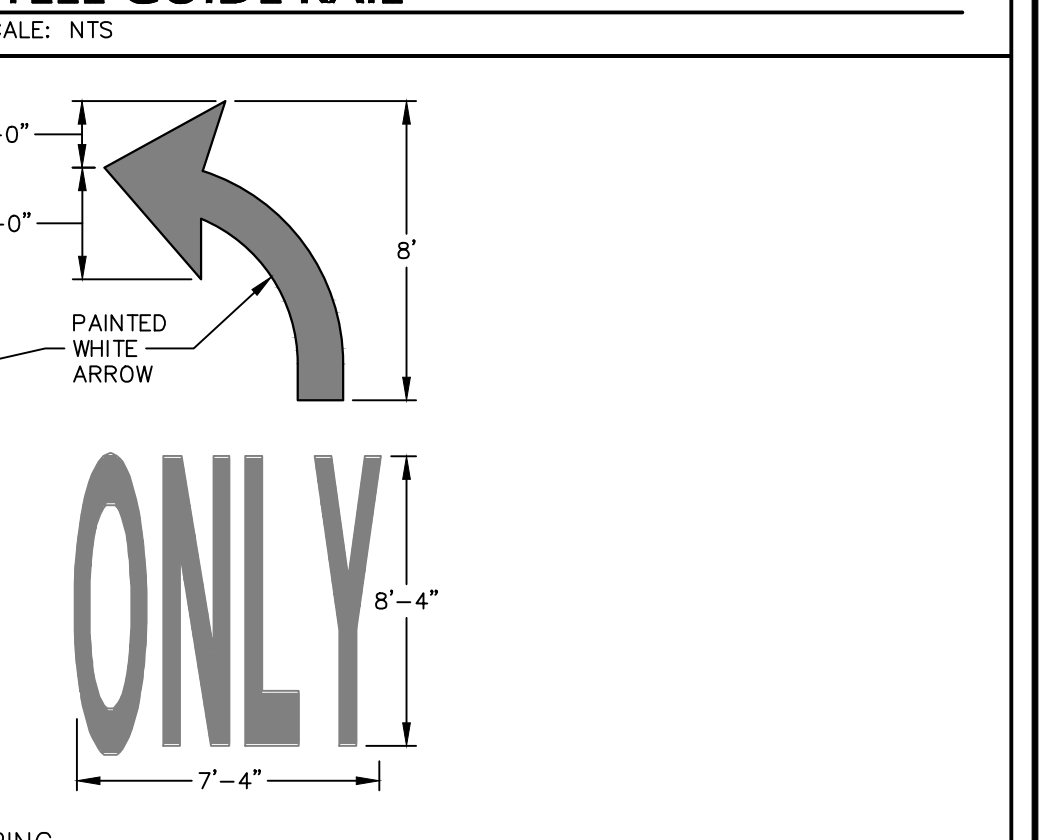
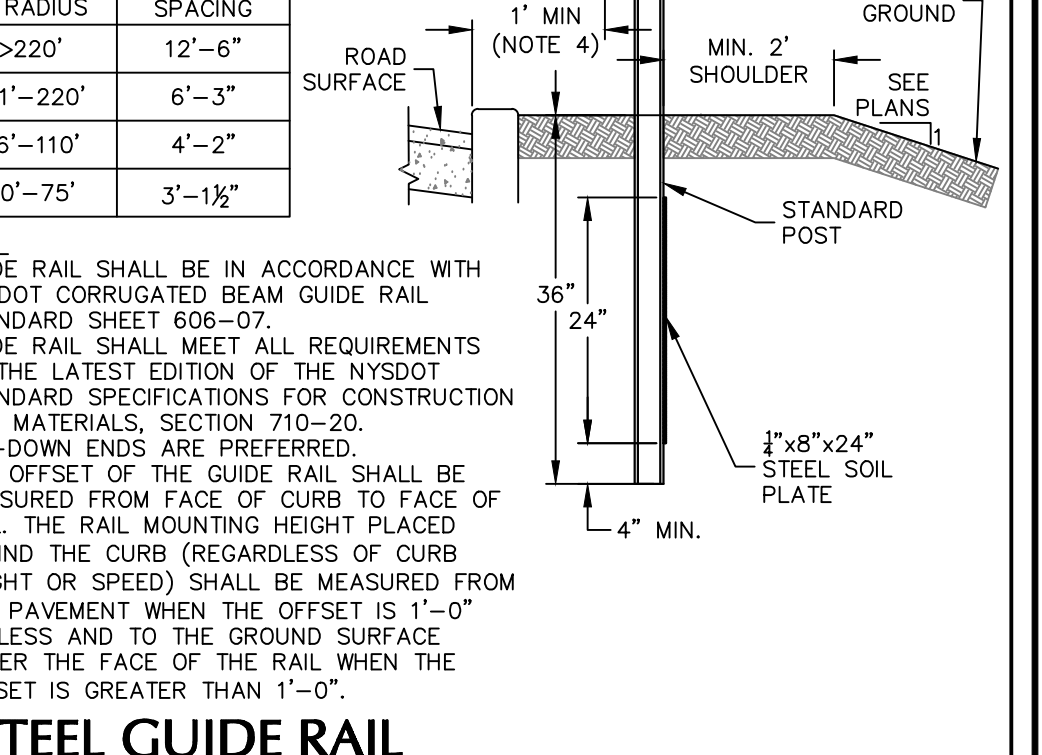
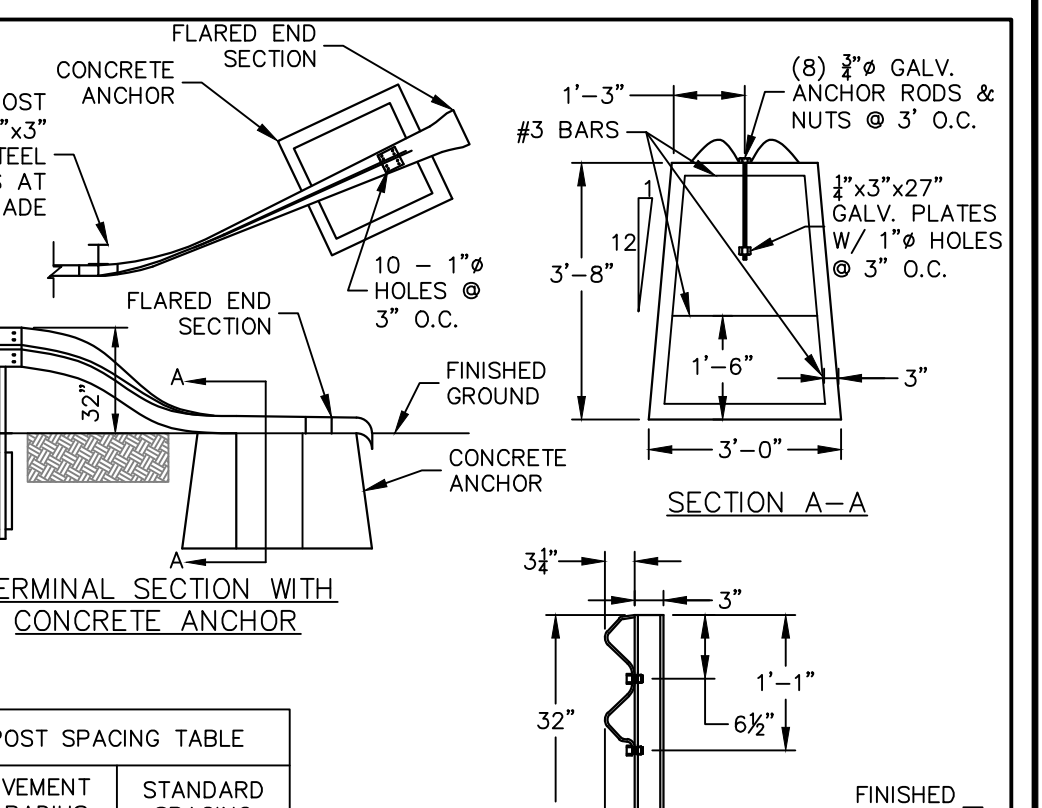
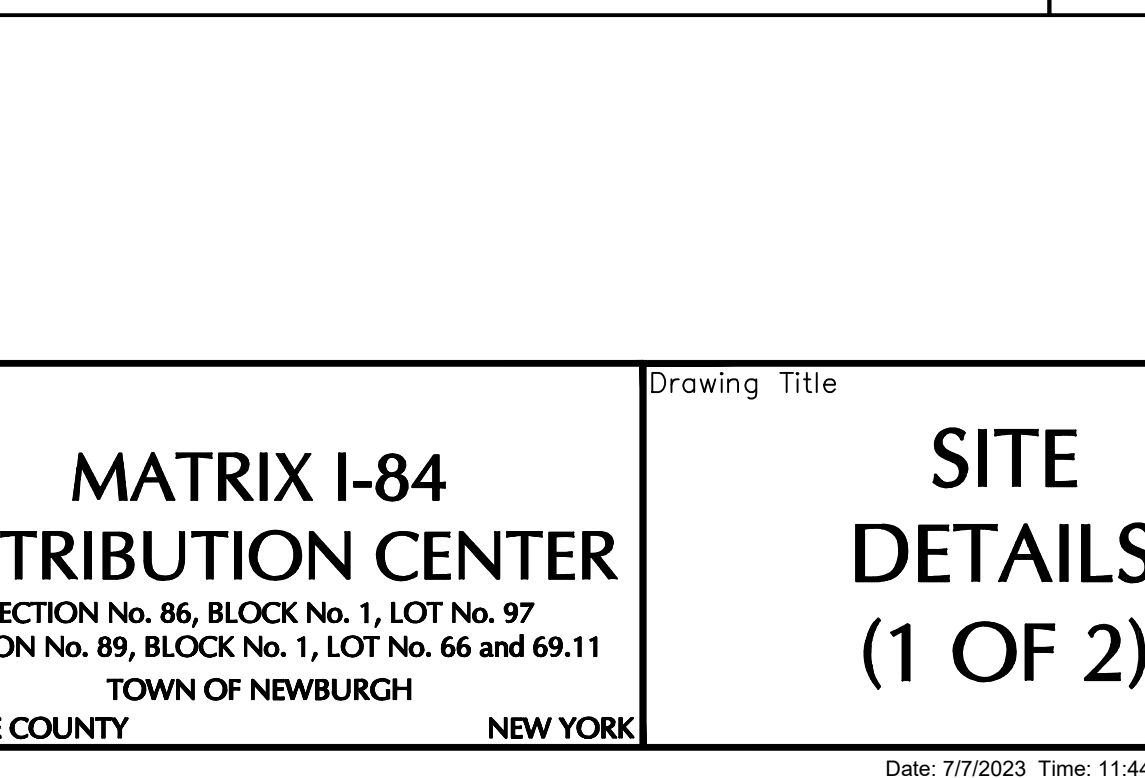
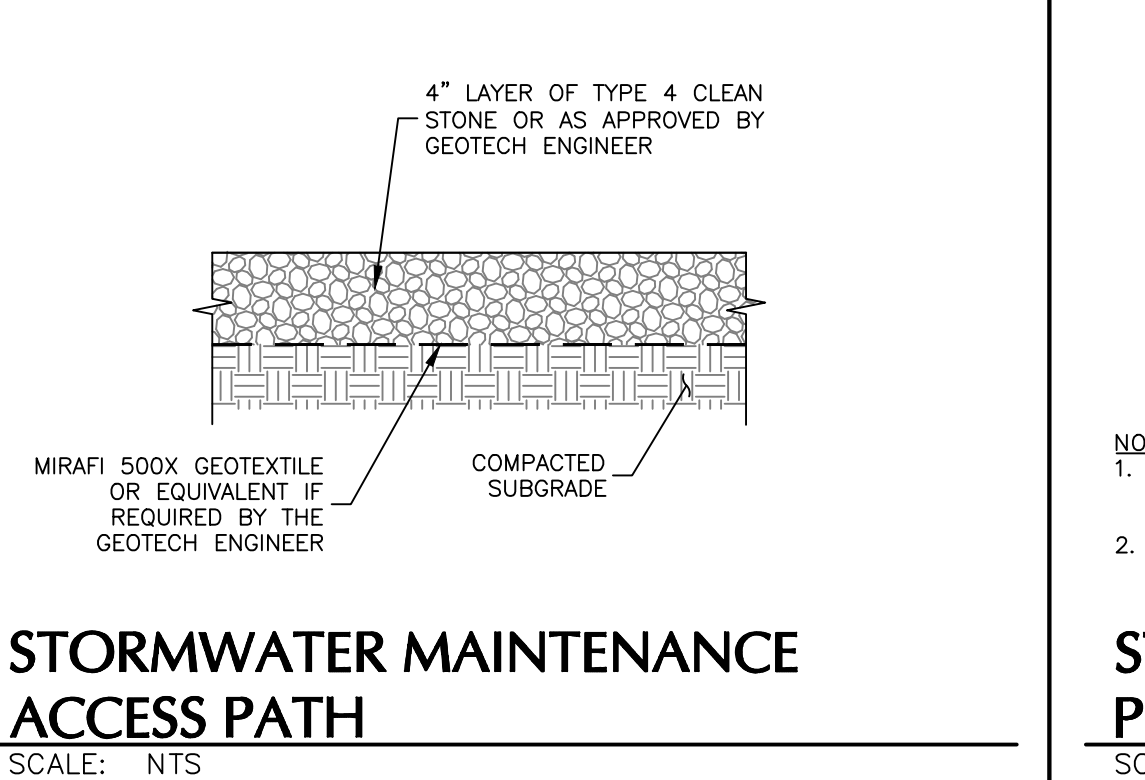
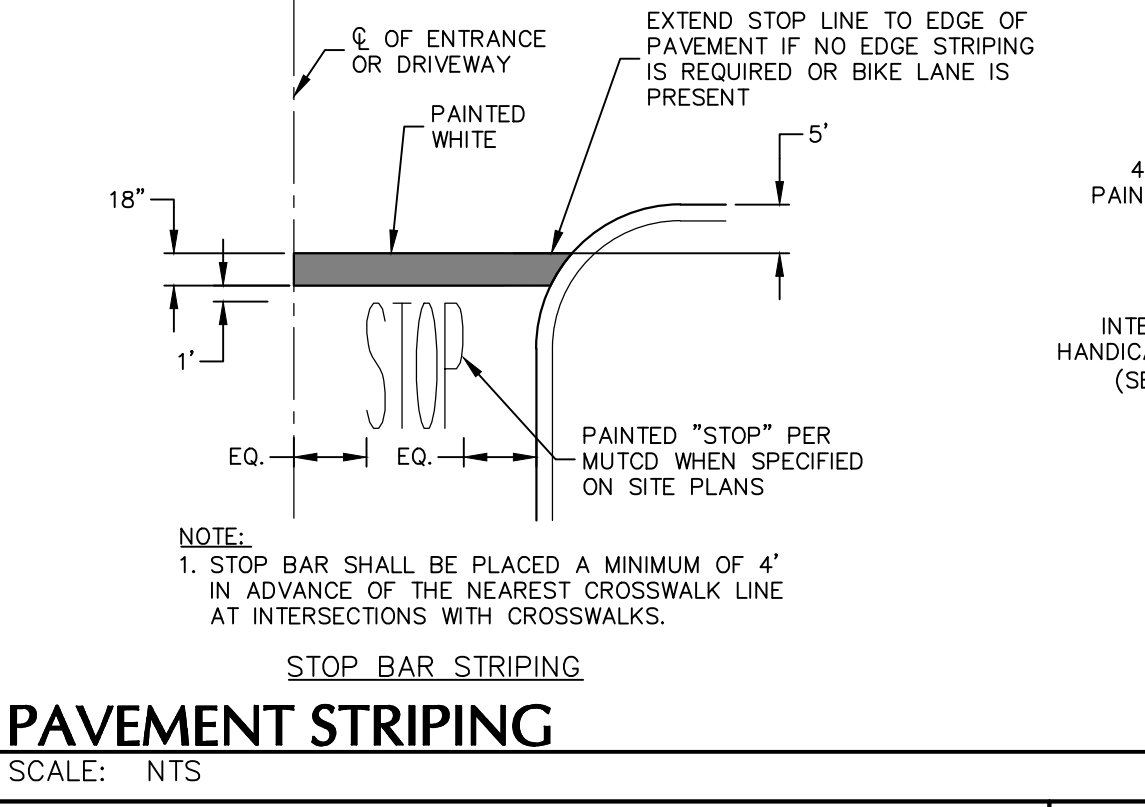
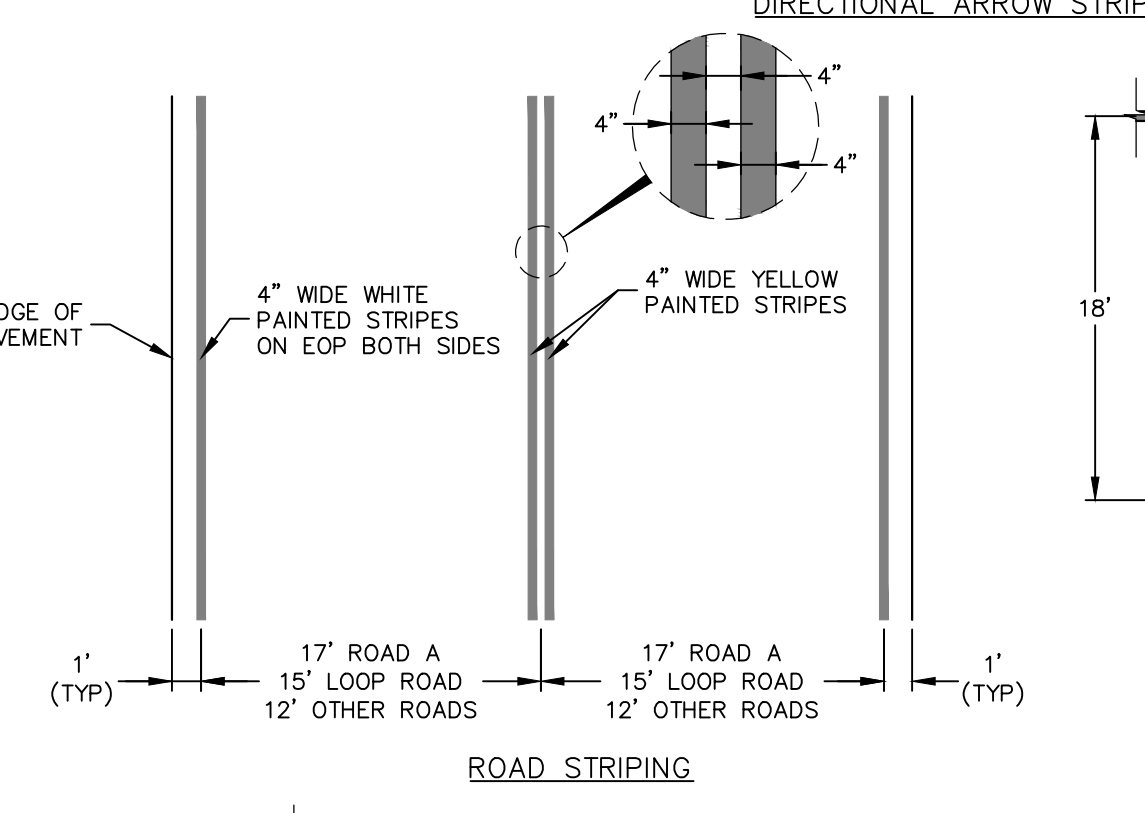
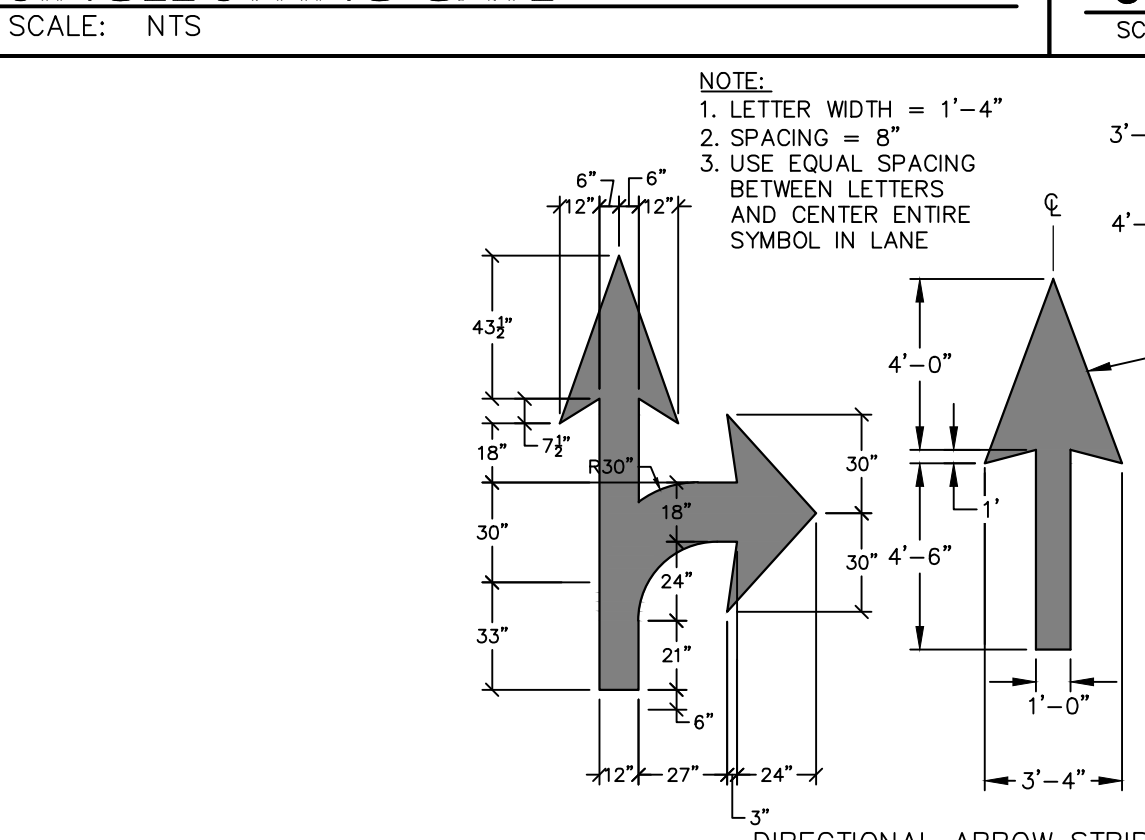
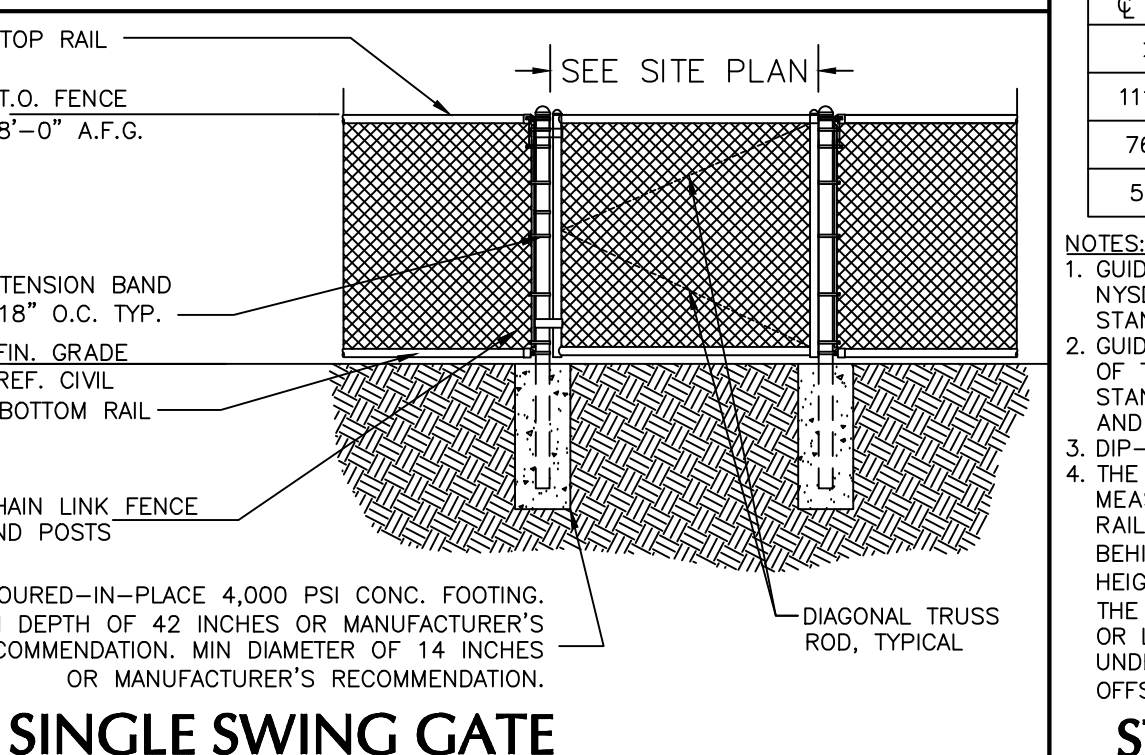
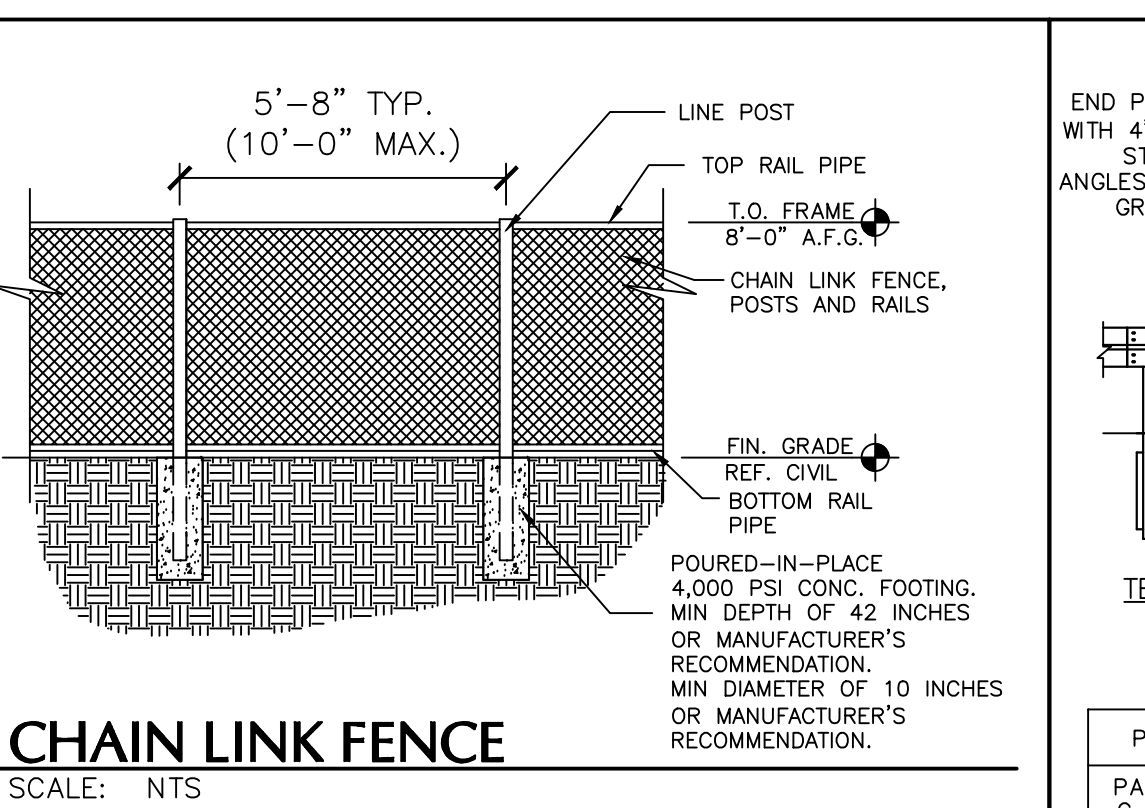
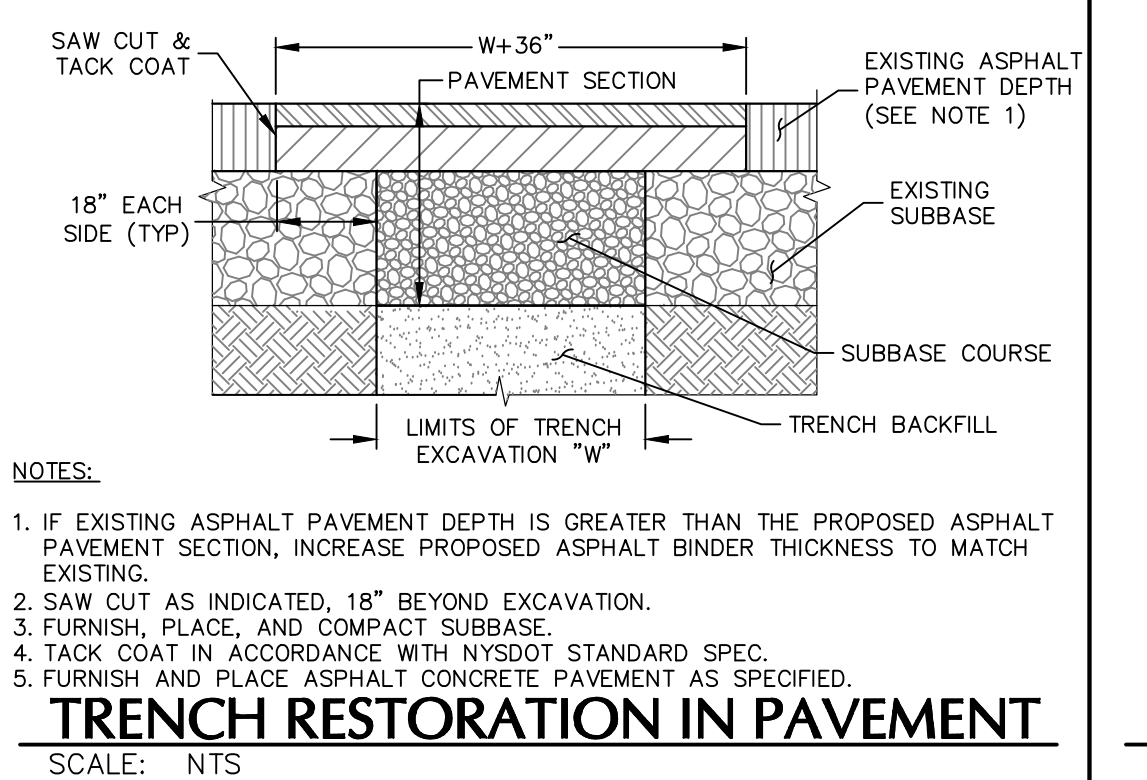
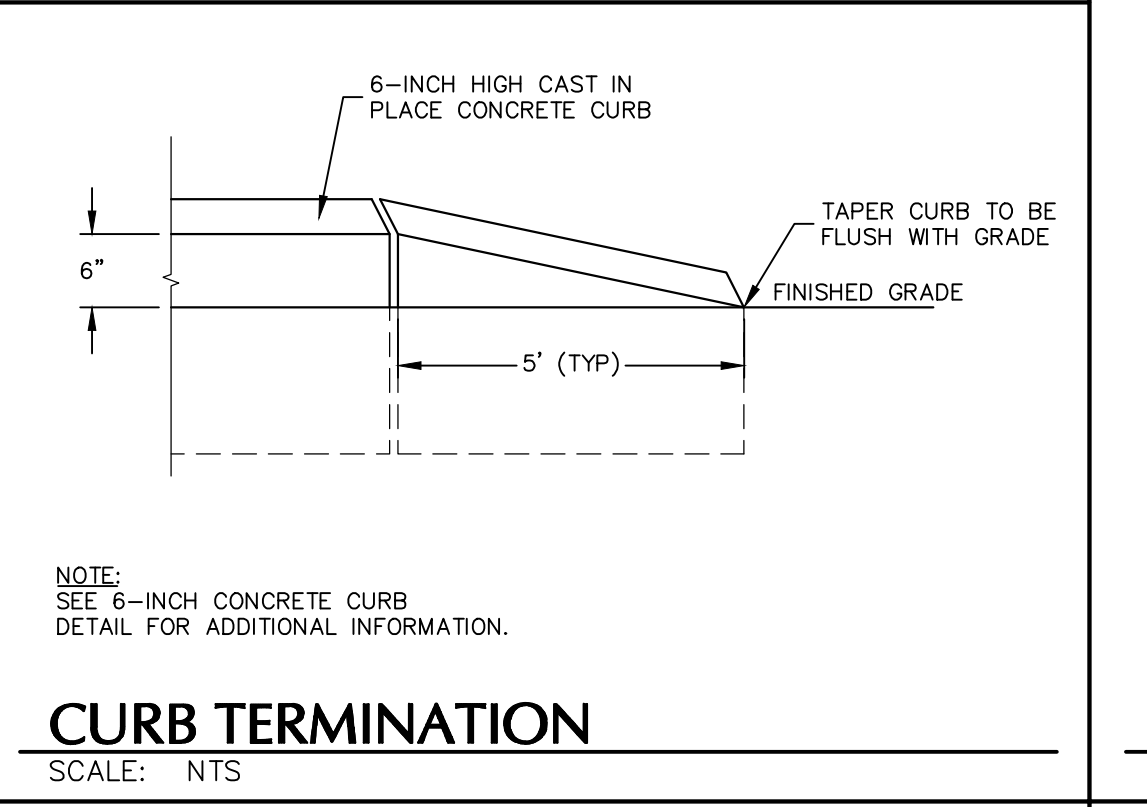
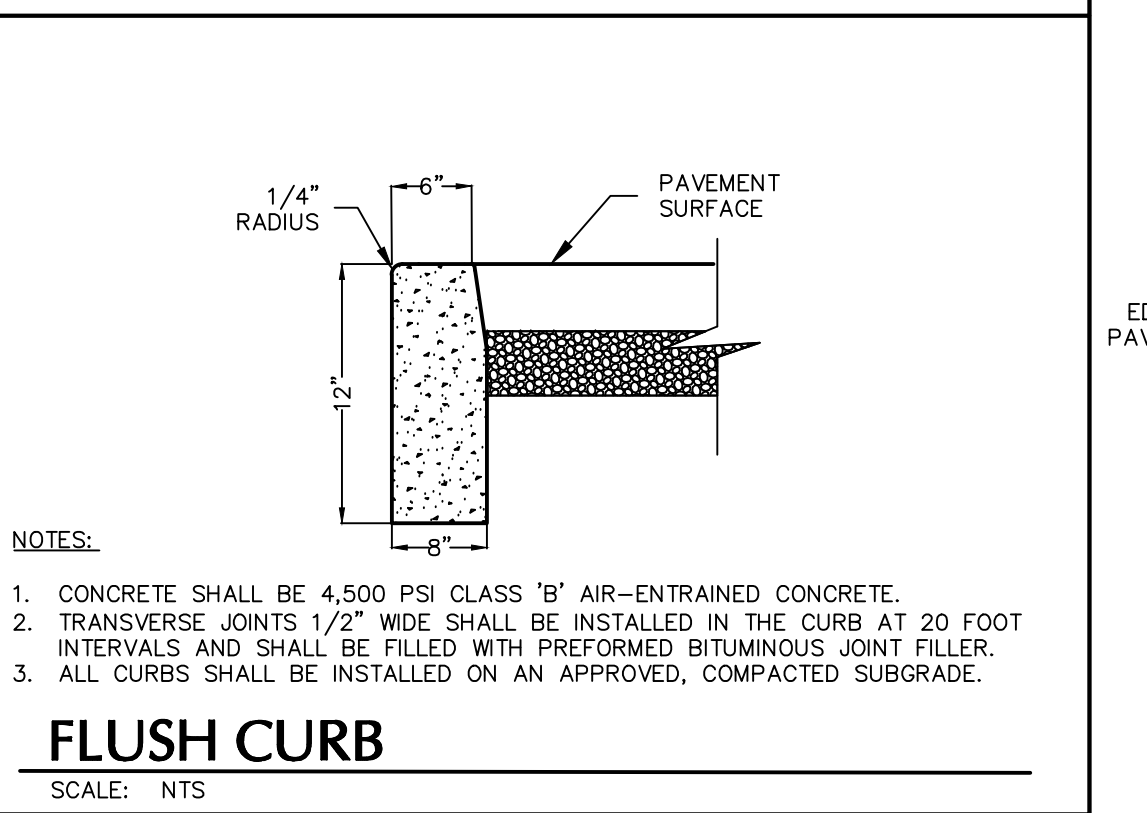
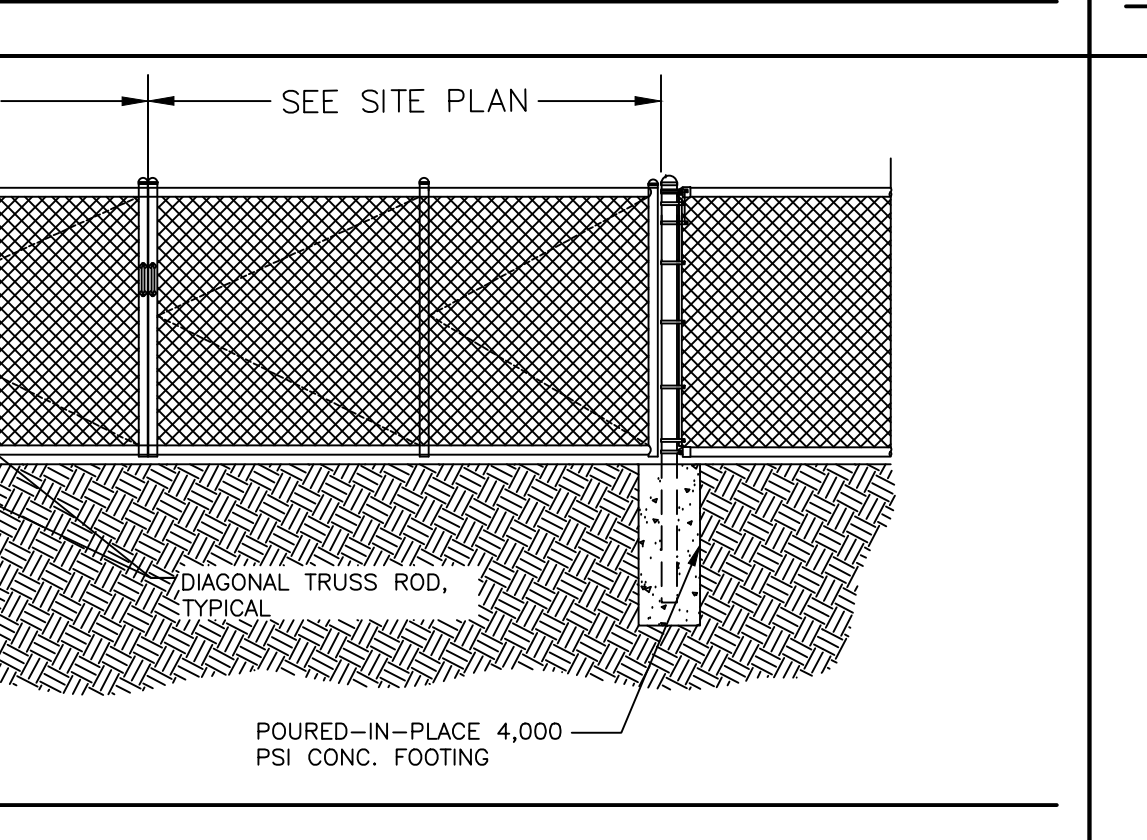
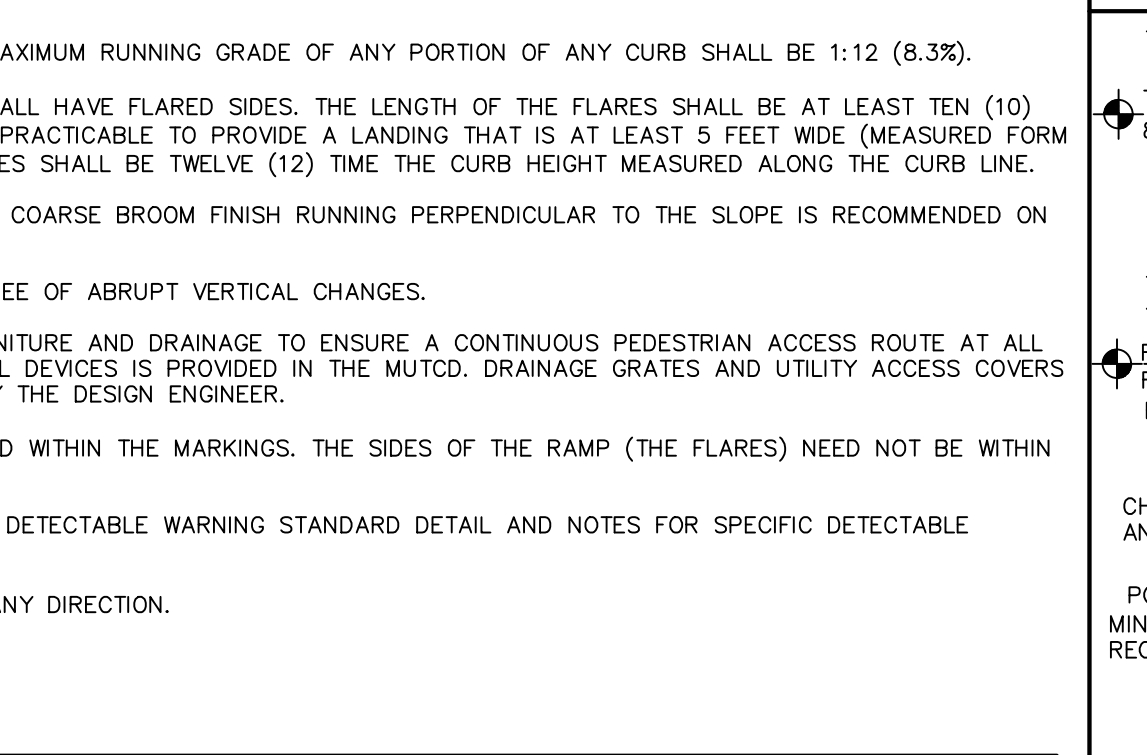
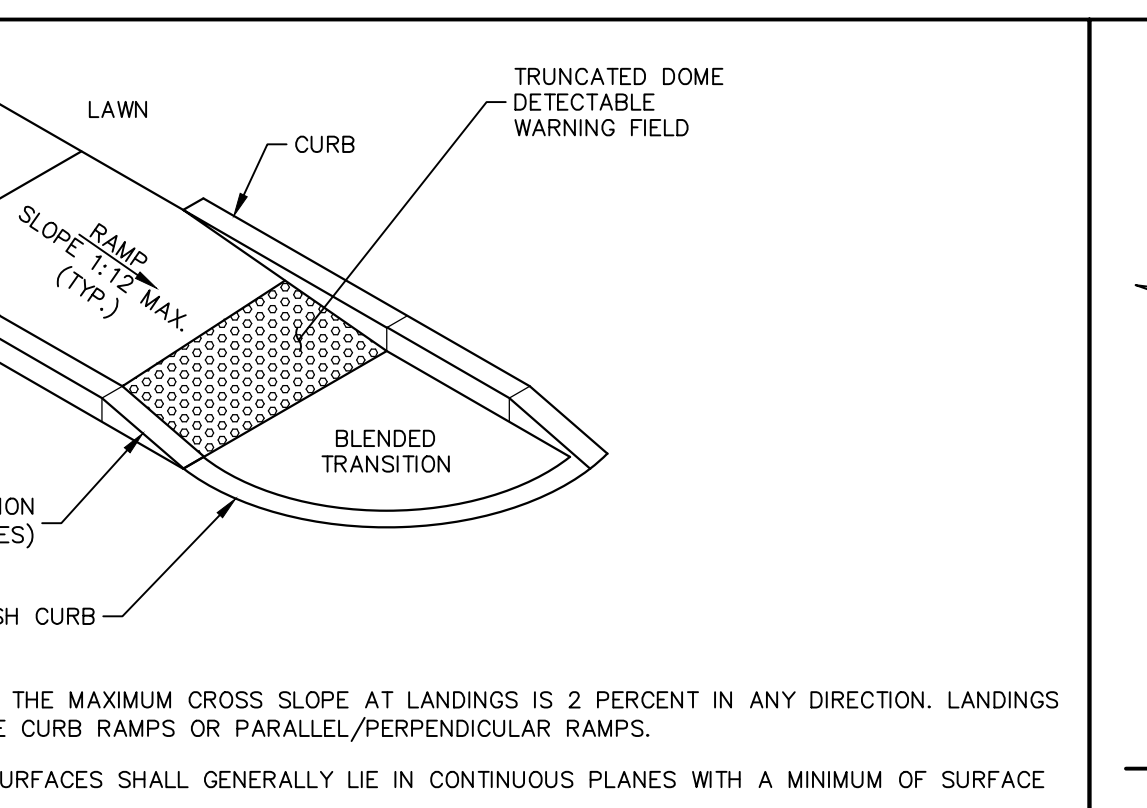
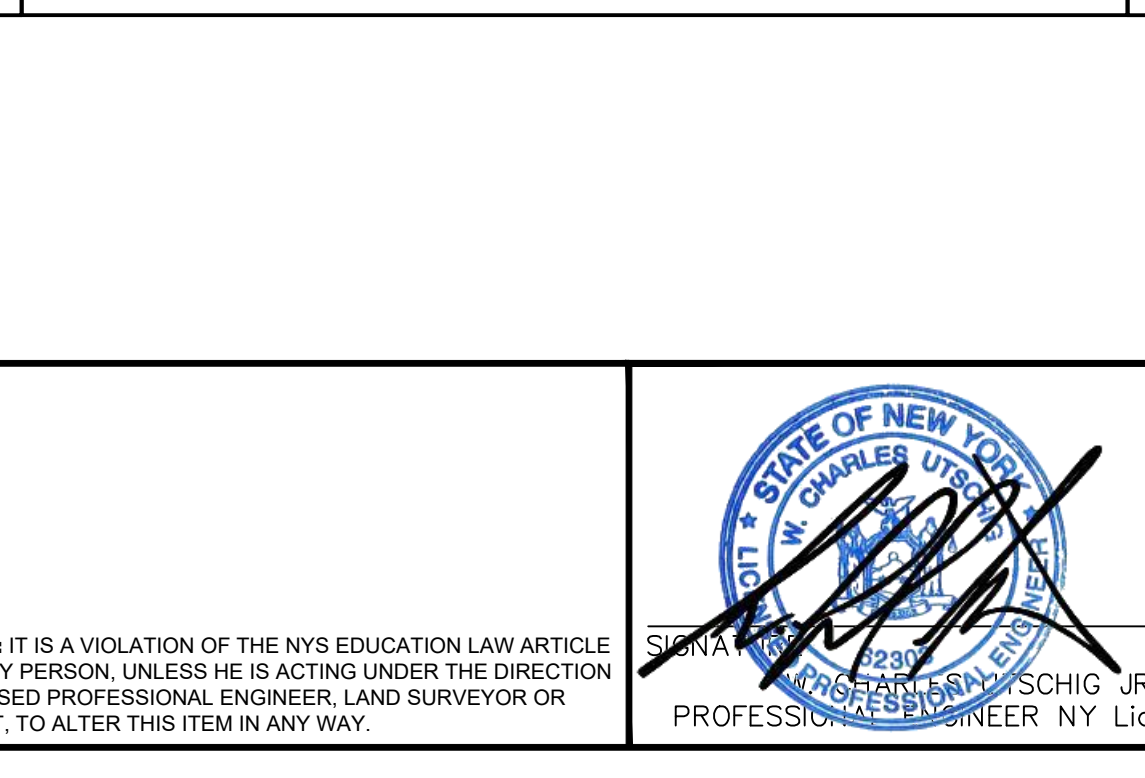
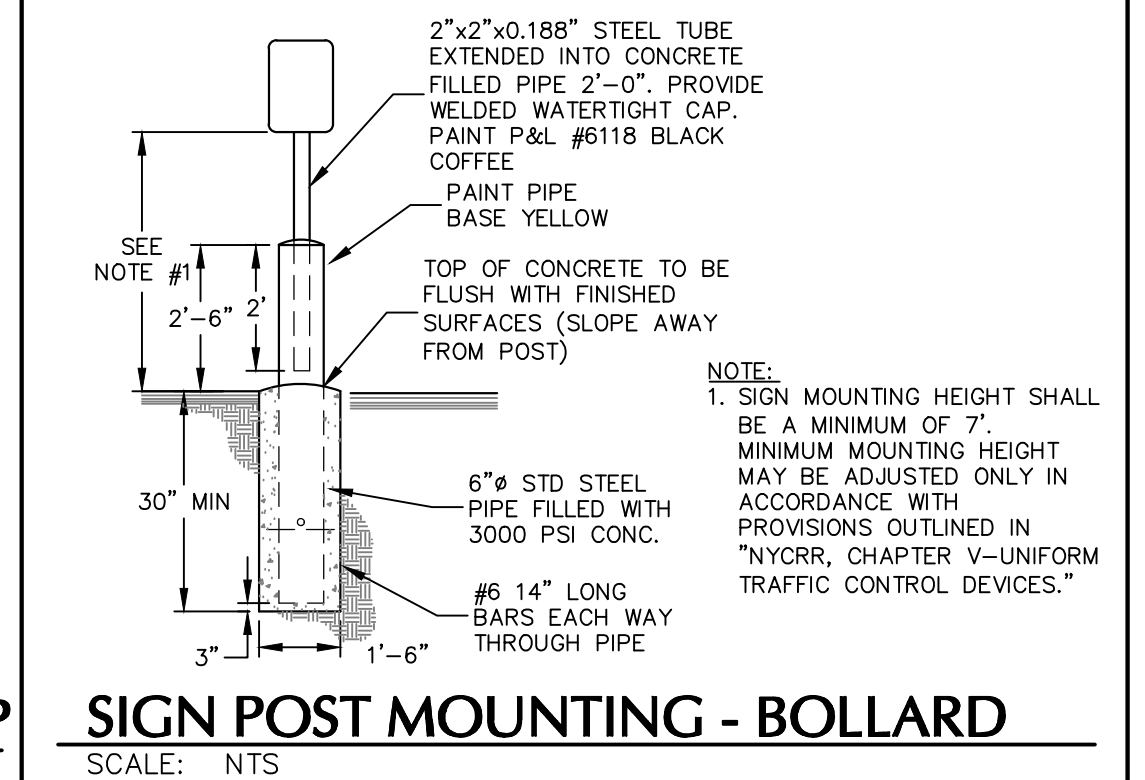
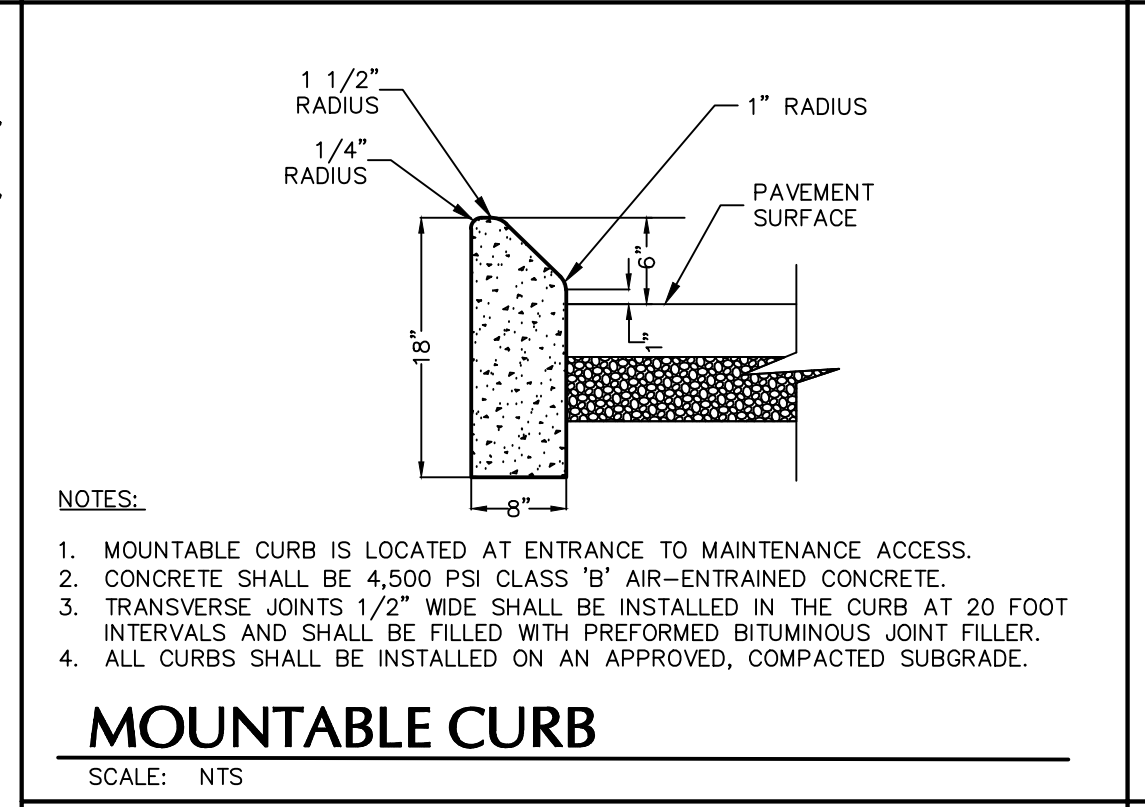
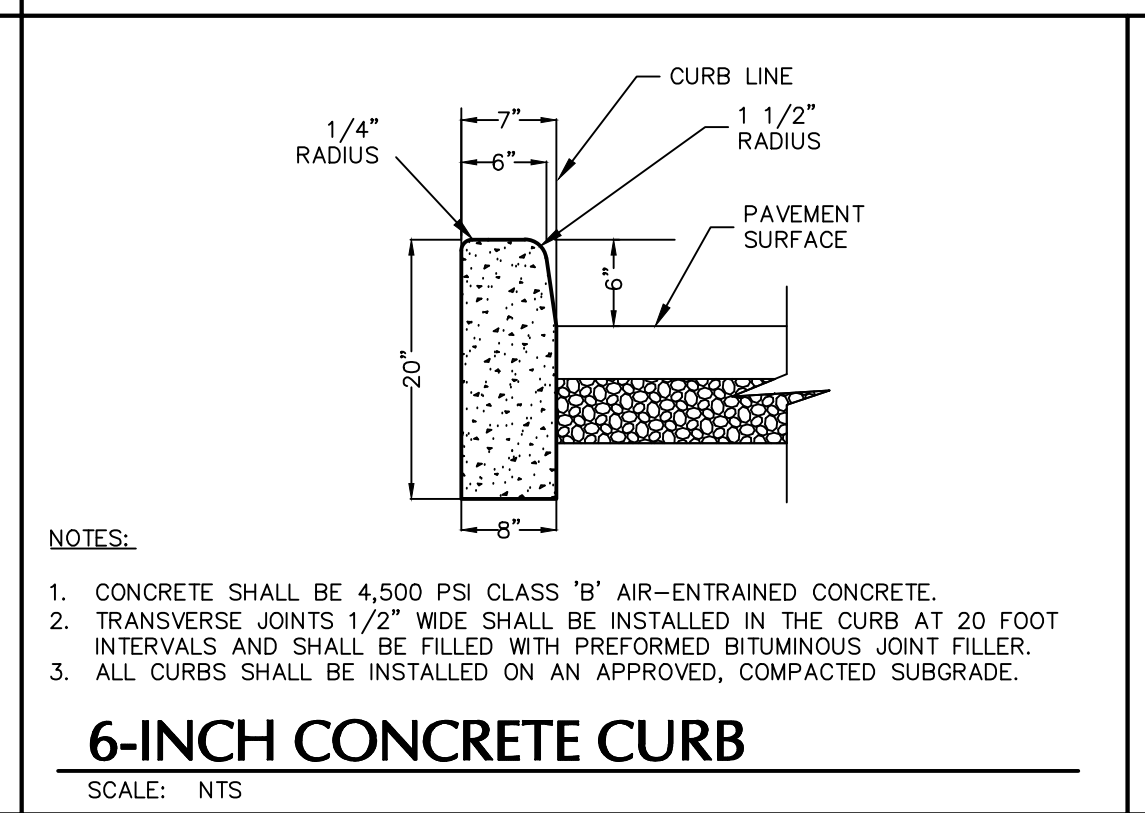
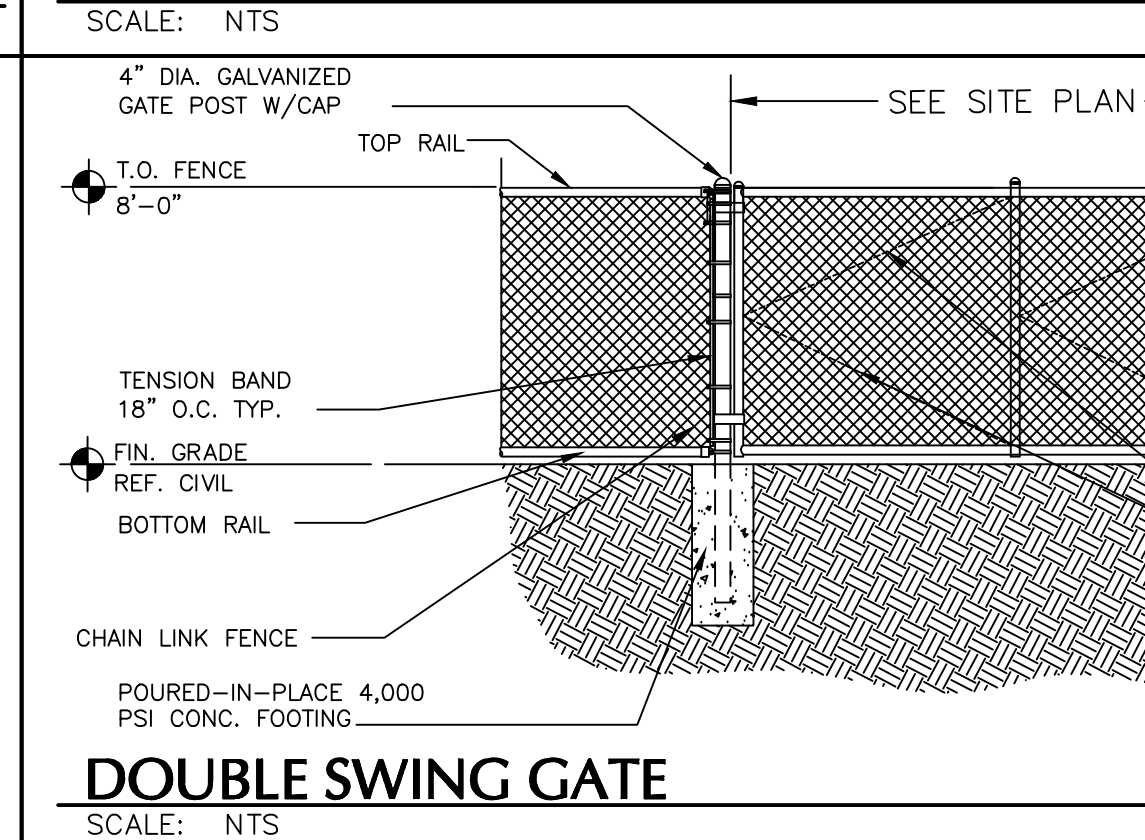
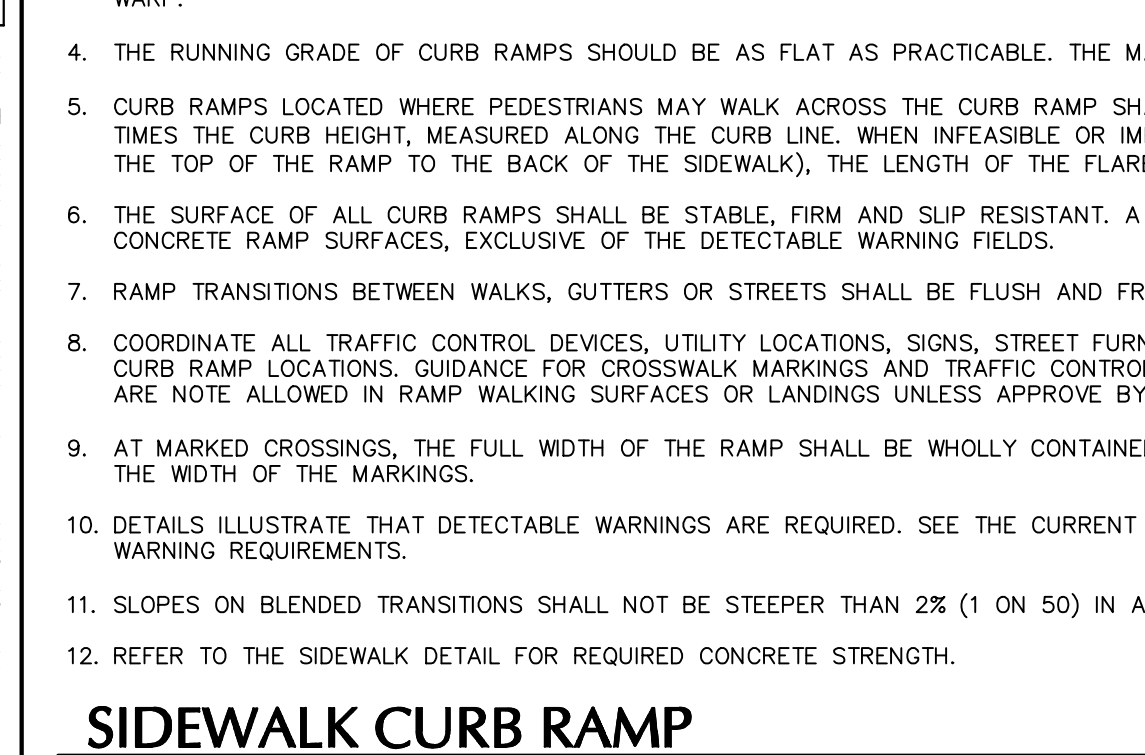
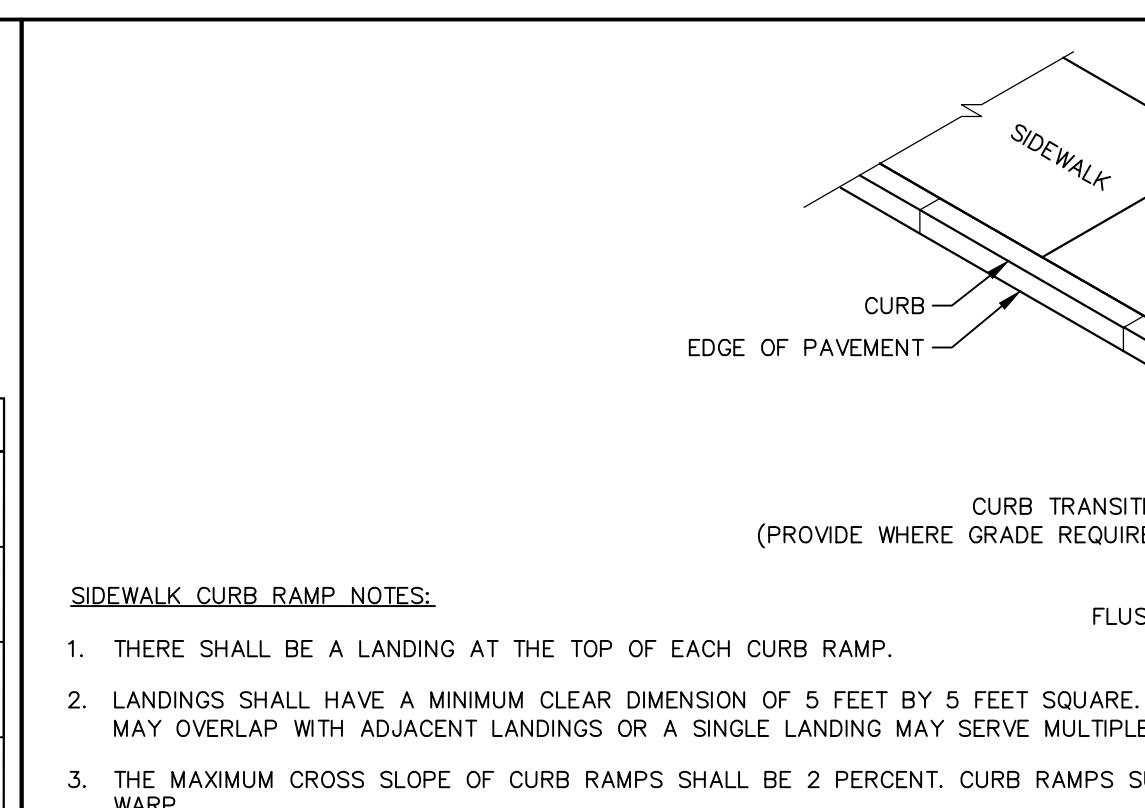
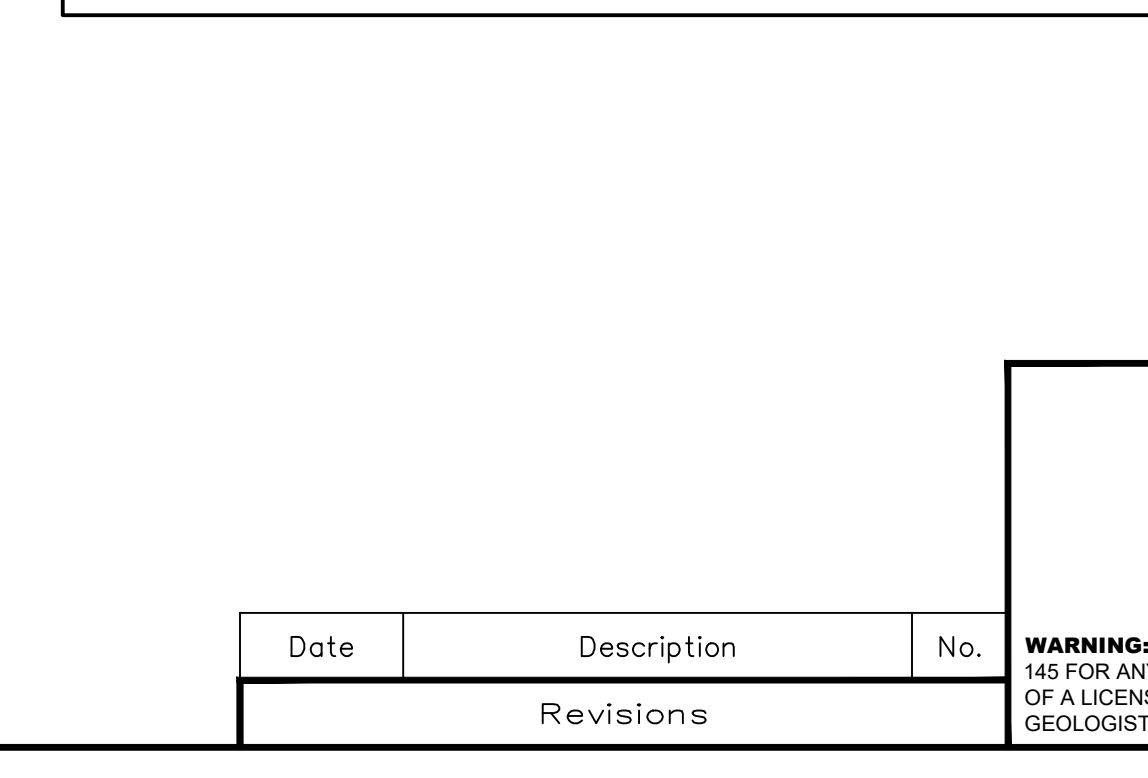
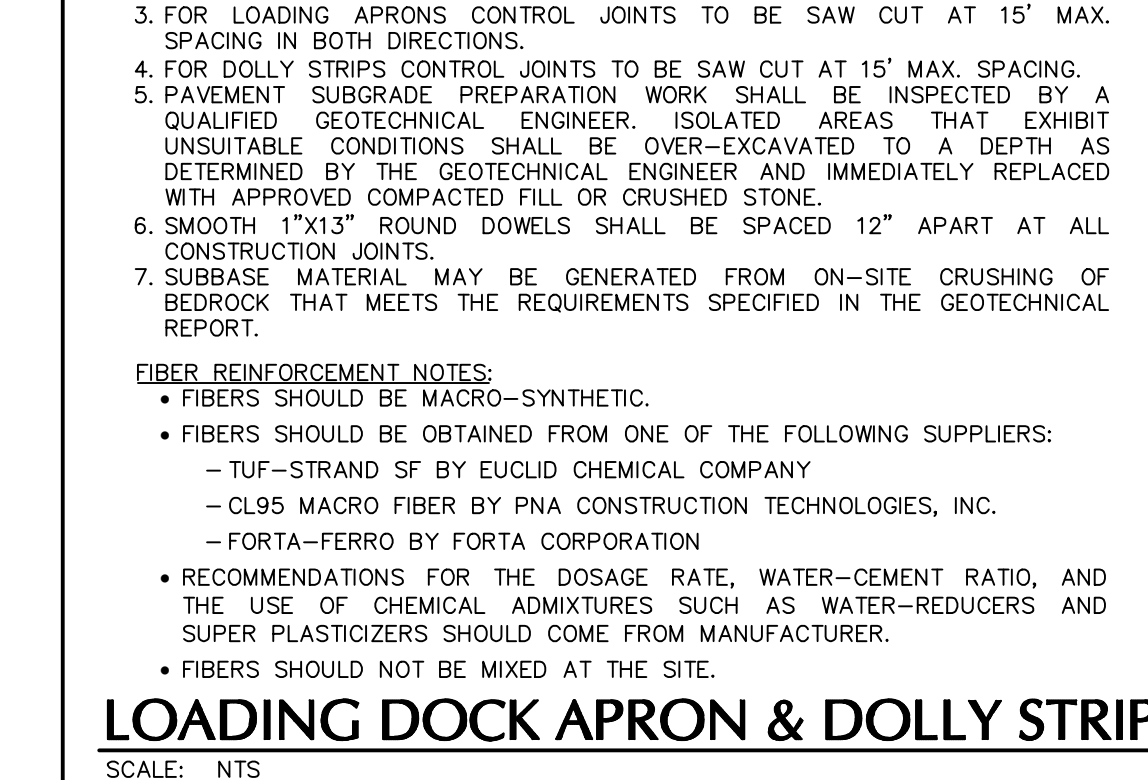
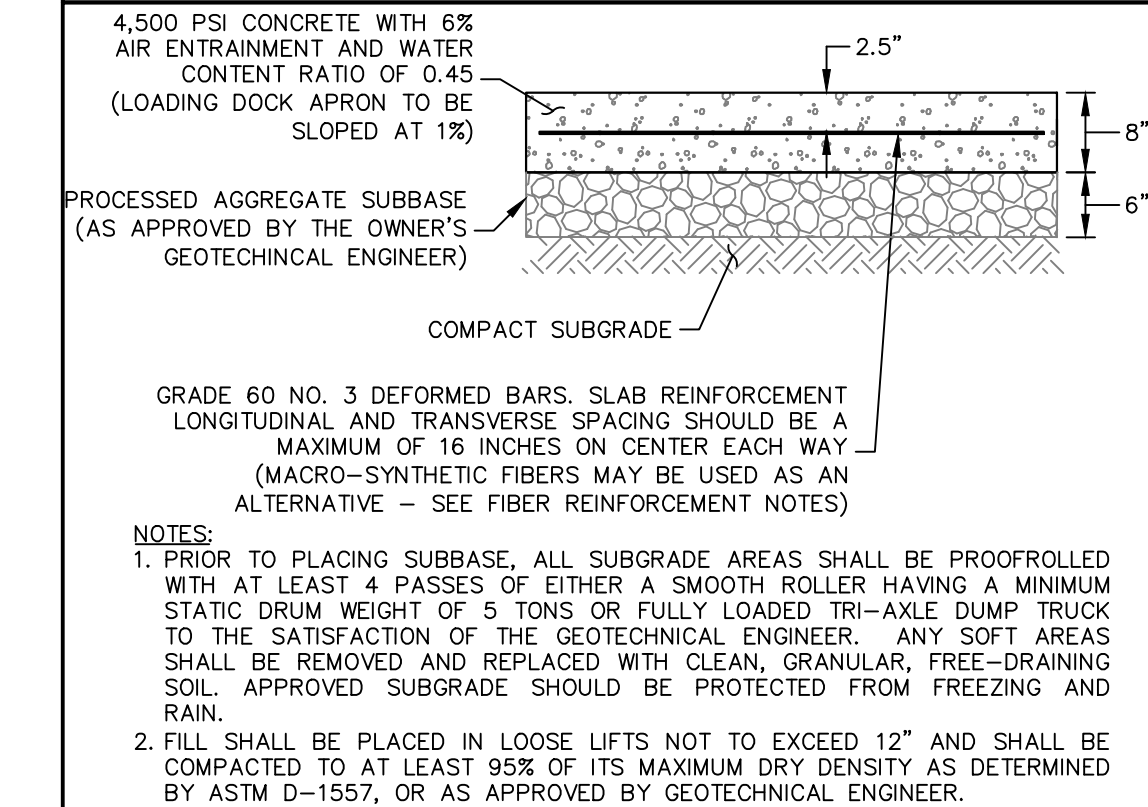
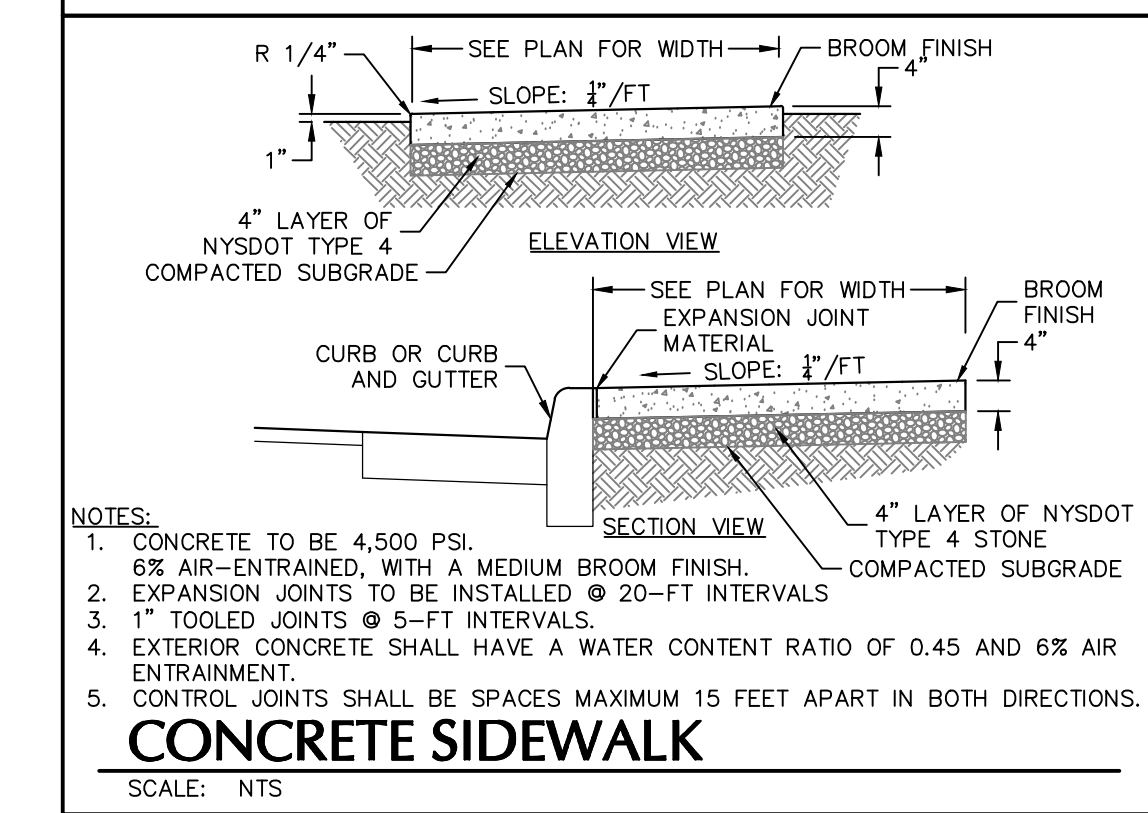
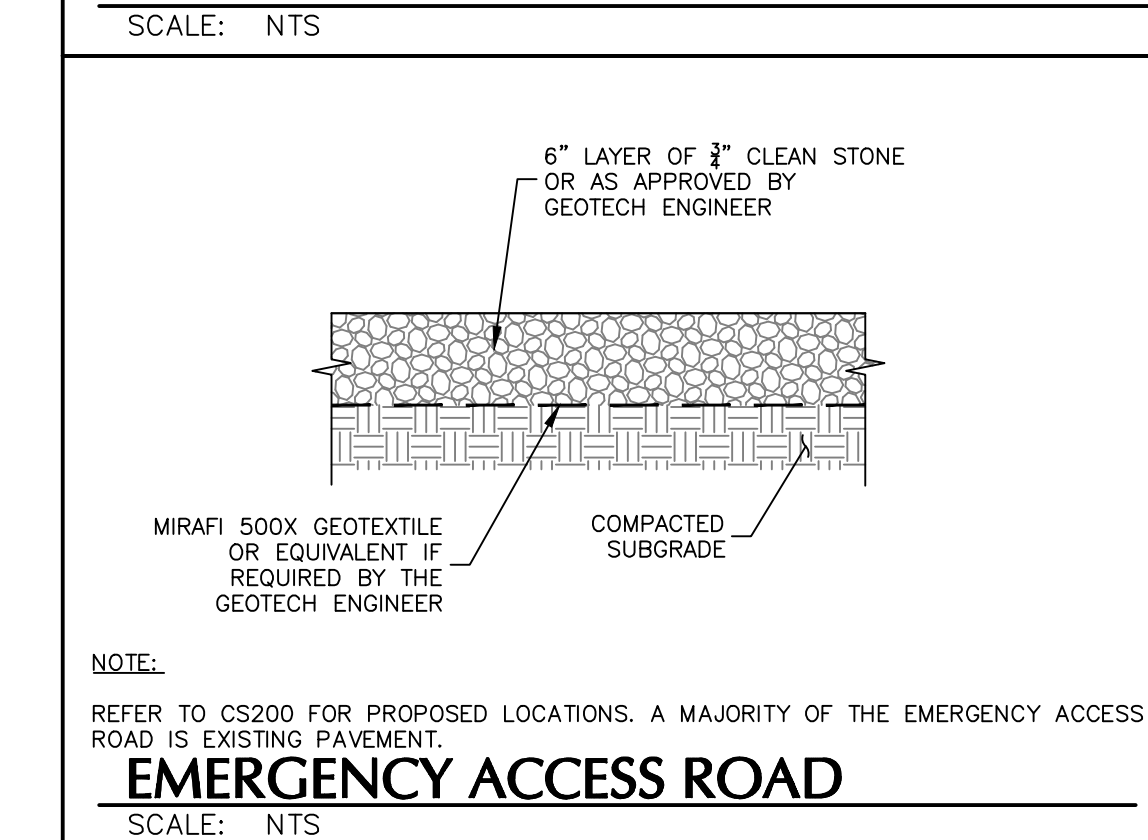
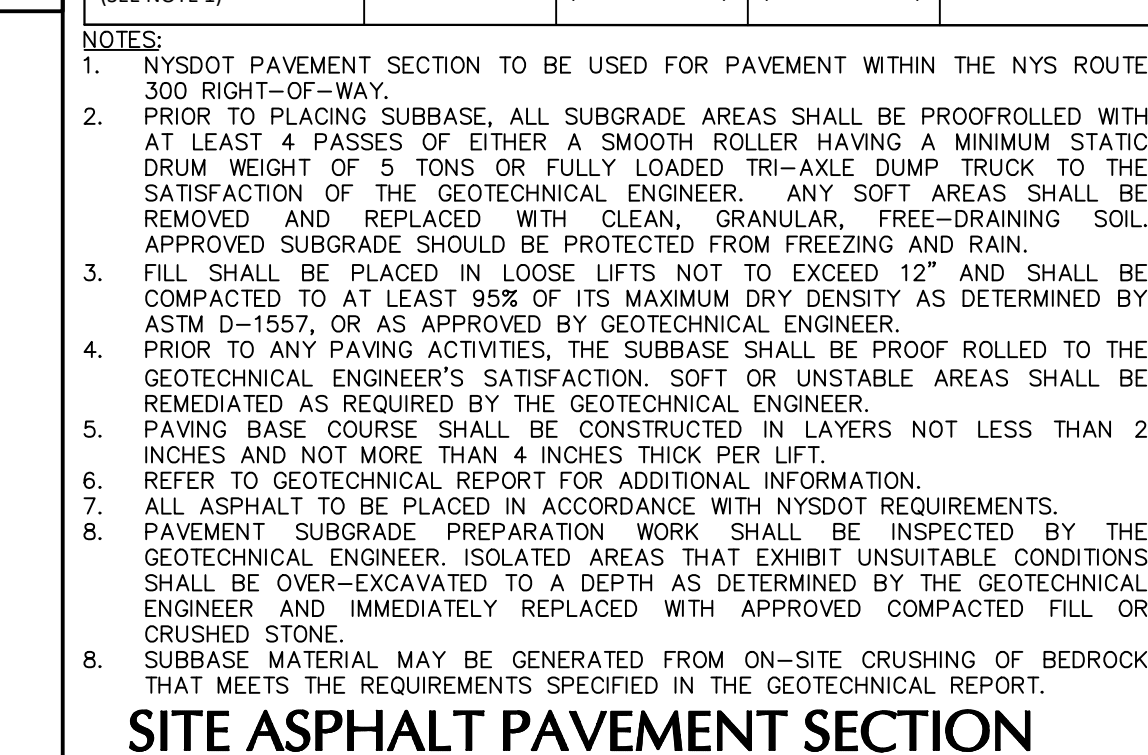
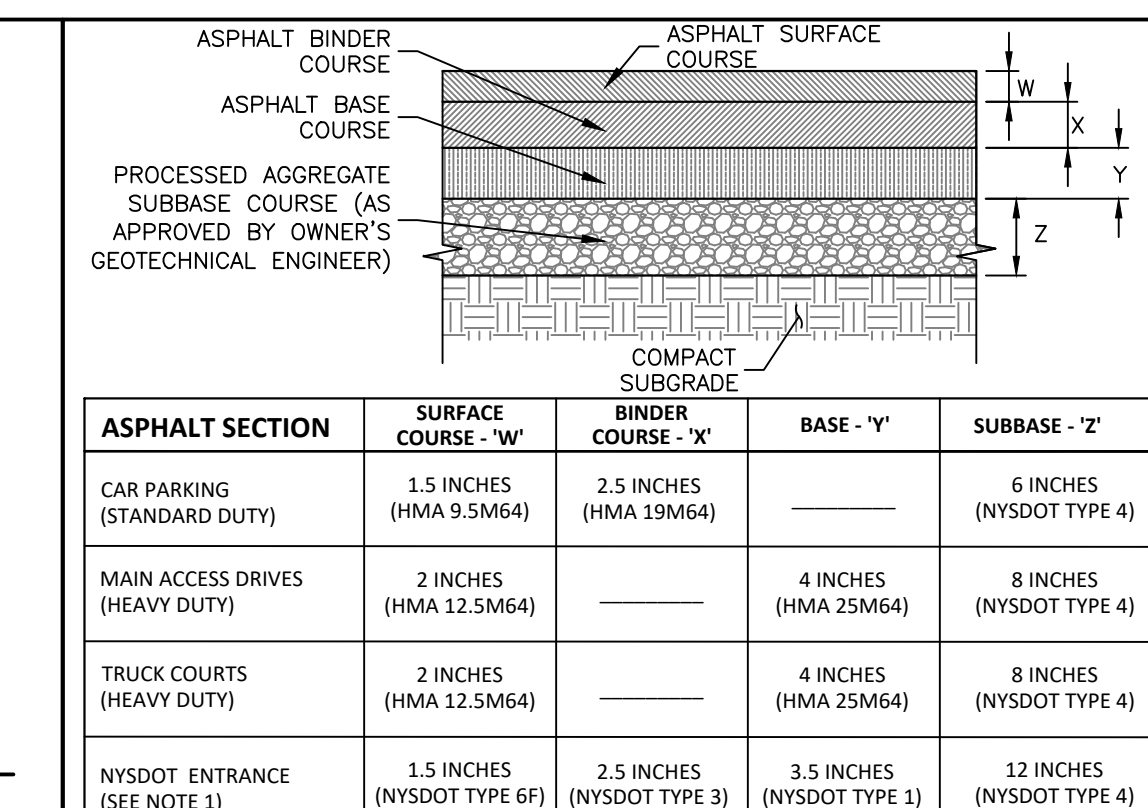
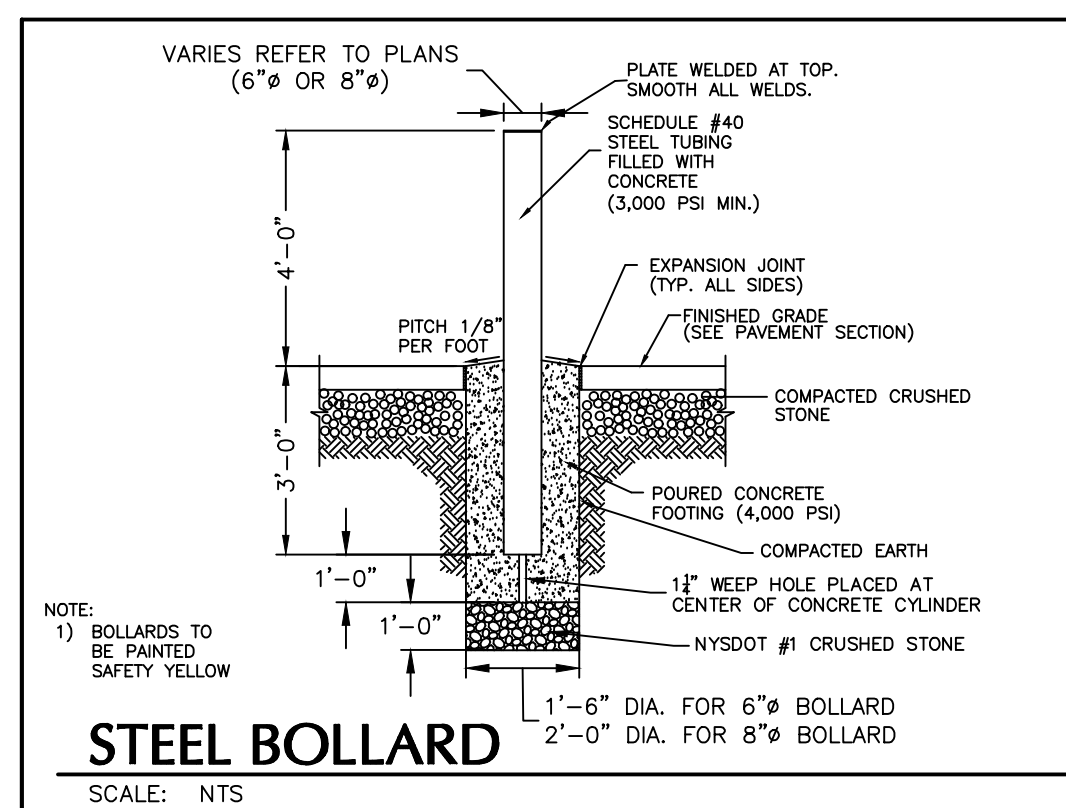
One North Broadway, Suite 910
White Plains, NY 10601
T: 914.323.7400 F: 914.323.7401 www.langan.com

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
**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	

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 148 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.

STATE OF NEW YORK
Professional Engineer
7/7/2023
DATE SIGNED
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
**SITE
DETAILS
(1 OF 2)**

Project No.
190063302

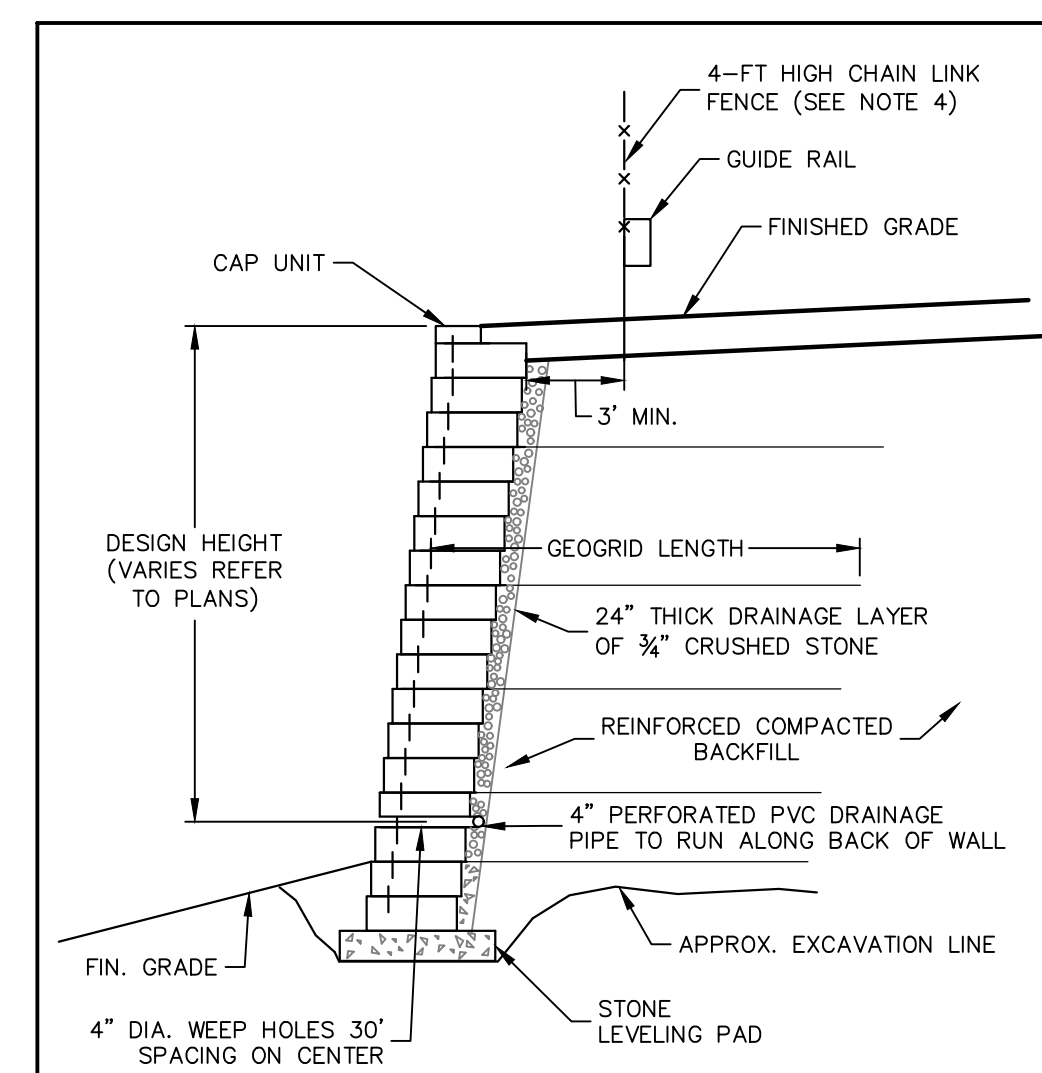
Date
JULY 10, 2023

Drawn By
LM

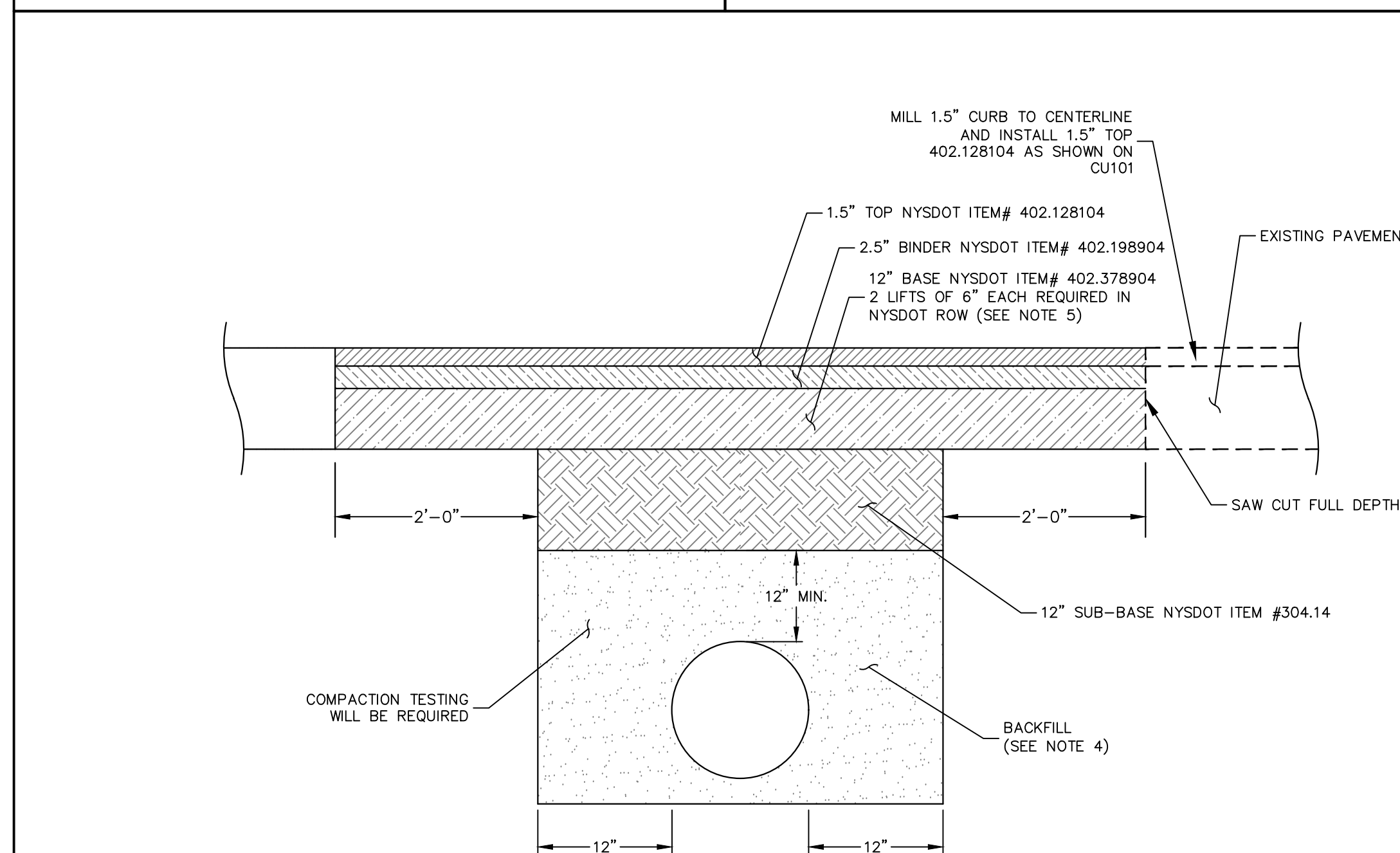
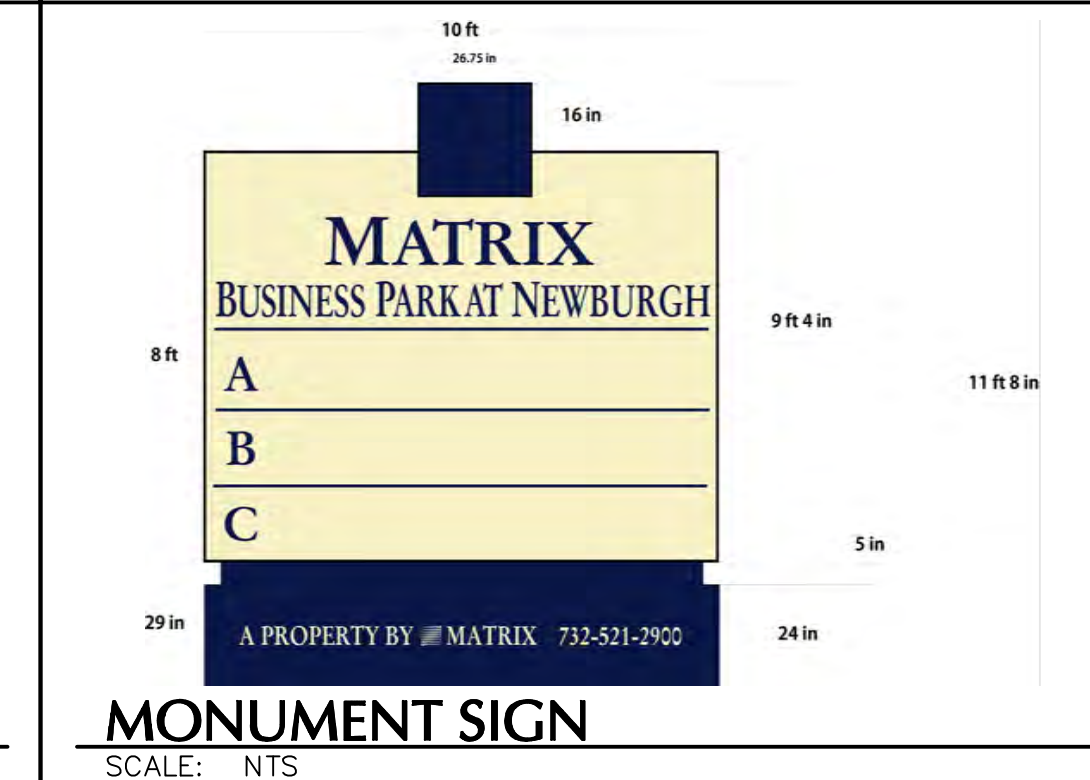
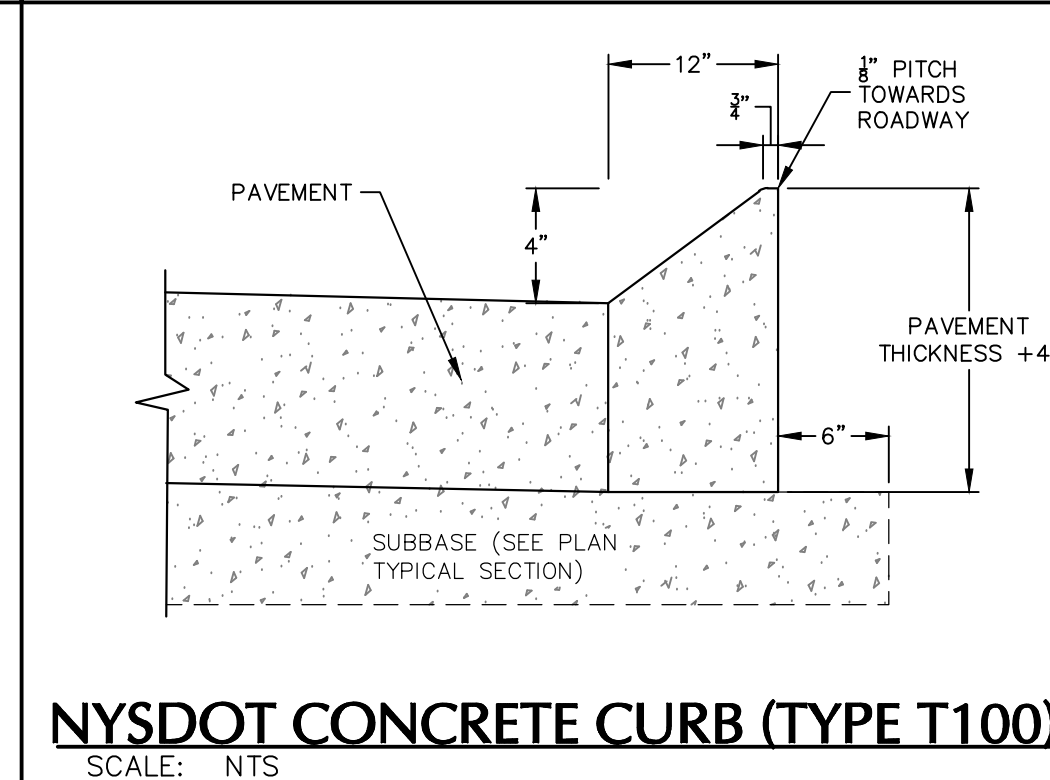
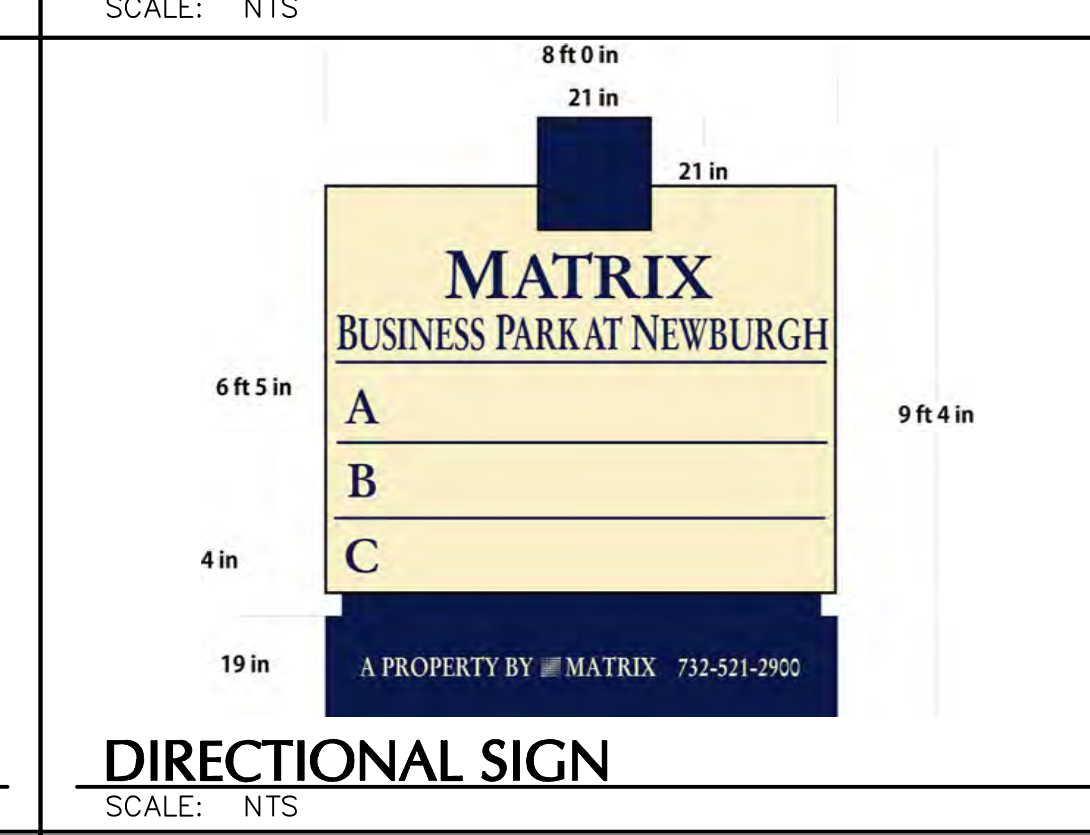
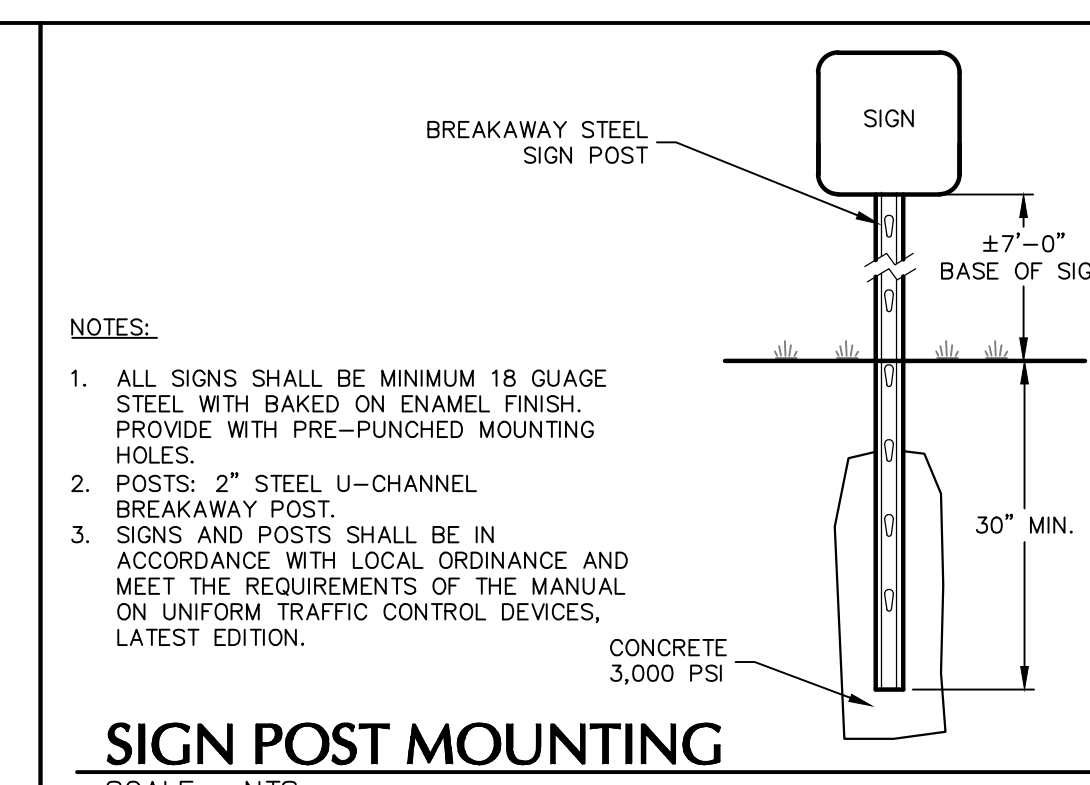
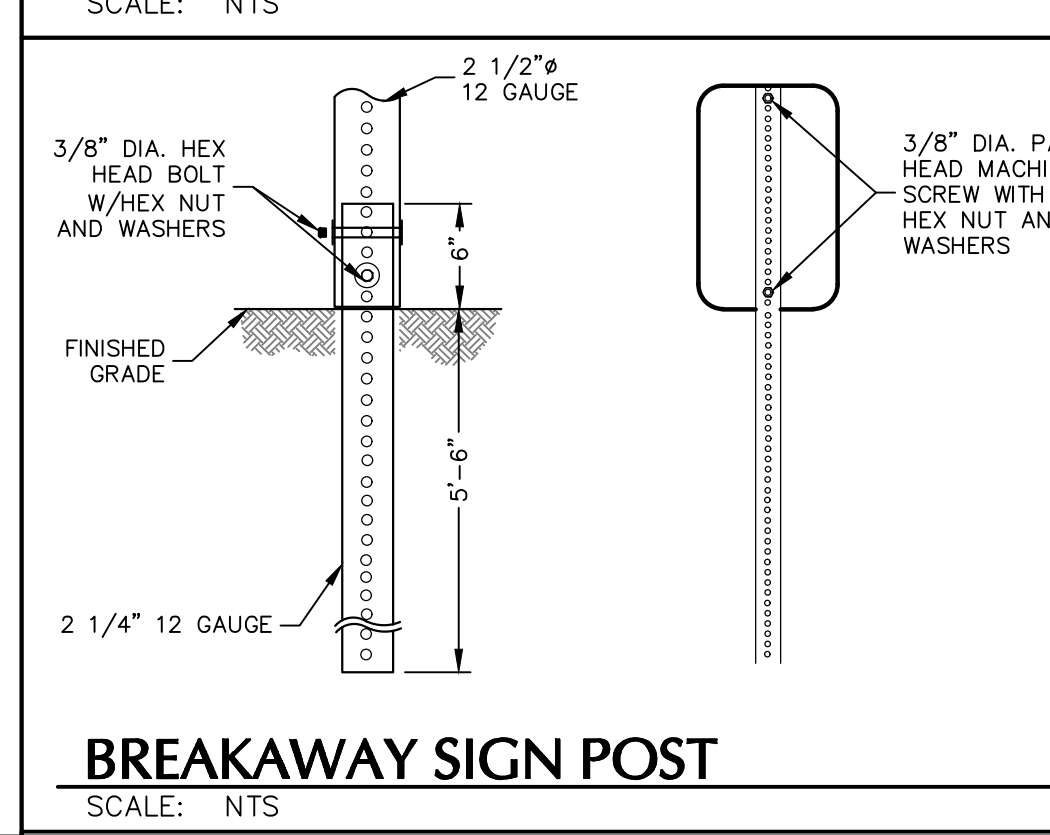
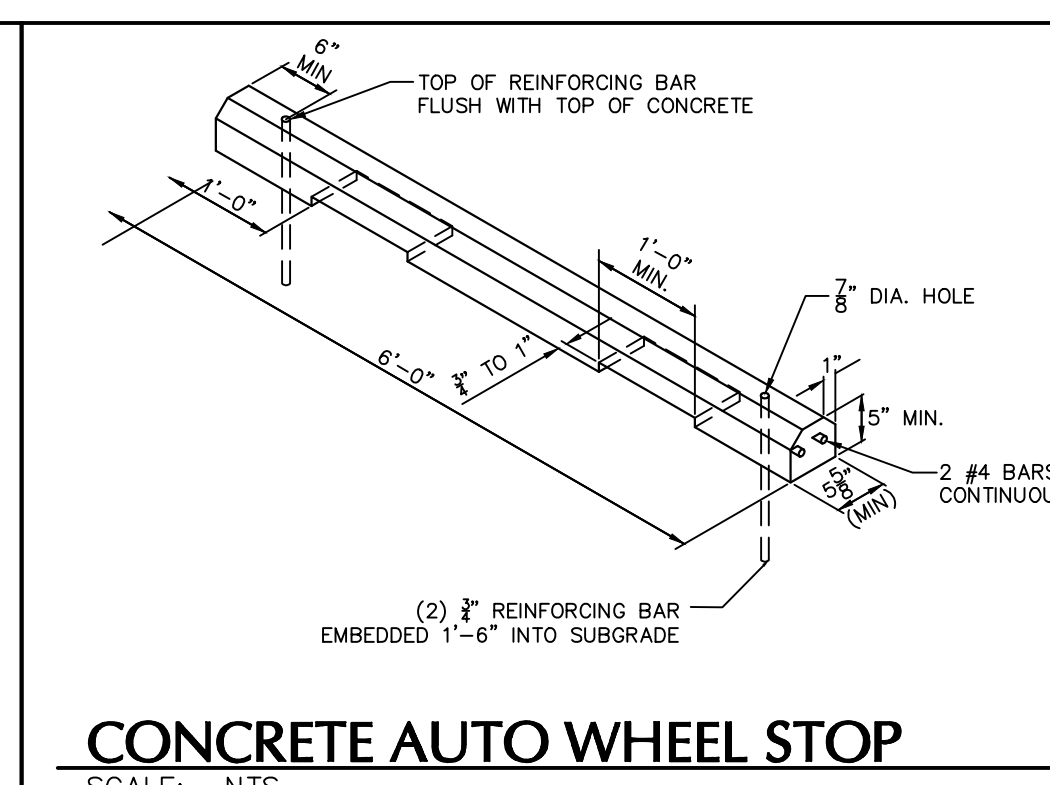
Checked By
MF

Drawing No.
CS501

Sheet 31 of 45



- TYPICAL MODULAR BLOCK RETAINING WALL**
SCALE: NTS
- NOTES:**
- 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.
 - RETAINING WALLS PLANS AND PROFILES TO BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - RETAINING WALL DETAIL PROVIDED HEREIN ARE CONCEPT FOR PRICING.
 - A SAFETY BARRIER (FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30". THE PROPOSED FENCING SHALL BE AFFIXED TO THE CURB/SIDEWALK WHERE APPLICABLE TO MINIMIZE PENETRATIONS IN THE GEOGRID. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF CONNECTION, PLACEMENT, AND INSTALLATION METHOD.



- NYSDOT ROW NOTES:**
- 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.
 - WATER MAIN SHALL BE 5'-0" MIN. FROM TOP OF PIPE TO FINISH GRADE.
 - 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).
 - 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.
 - 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.
 - MILL AND FILL 1 1/2" TOP COURSE 25' ON EACH SIDE OF TRENCH, FROM CURB TO EDGE OF TRAVEL LANE (INCLUDING PAVEMENT MARKINGS).
 - 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.
 - 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.
 - DO NOT PLACE CLSM IN CONTACT WITH ALUMINUM PIPE OR CONNECTIONS UNLESS ALUMINUM IS COATED WITH AN APPROVED PRIMER.
 - DO NOT PLACE CLSM CONTAINING FLY ASH IN CONTACT WITH CAST IRON OR DUCTILE IRON PIPES OR FITTINGS.
 - ALL PAVEMENT JOINTS SHALL BE SEALED.
 - 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

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	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
SITE DETAILS (2 OF 2)

Project No.
190063302

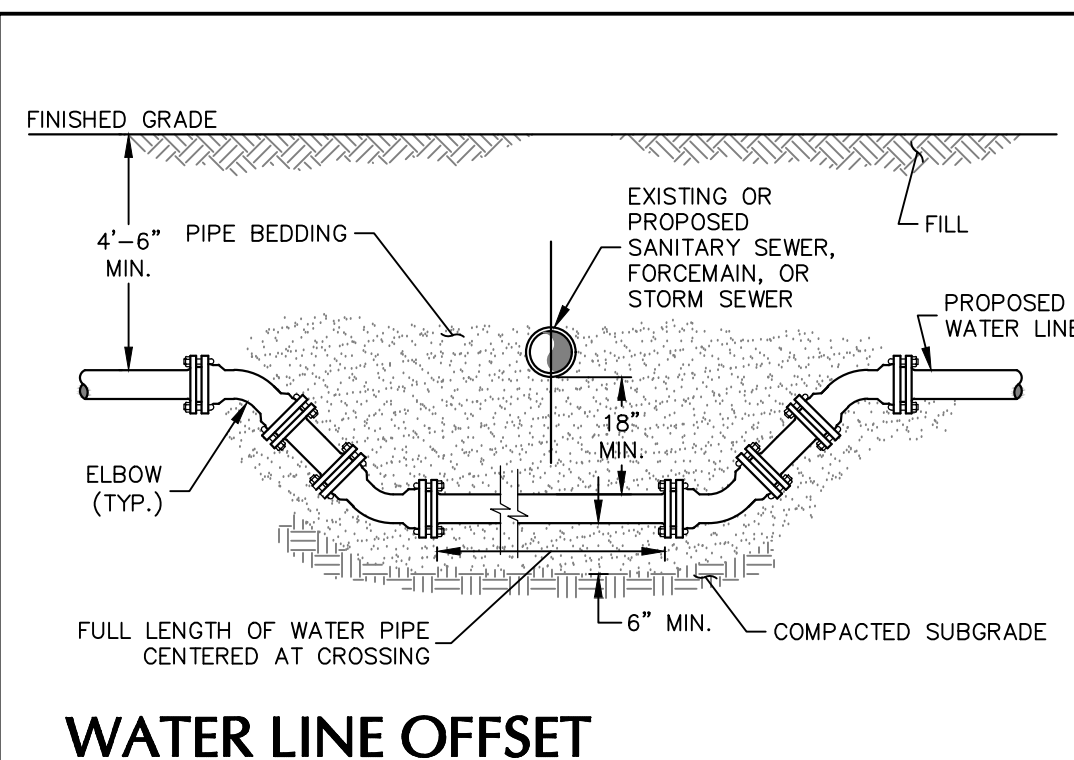
Date
JULY 10, 2023

Drawn By
LM

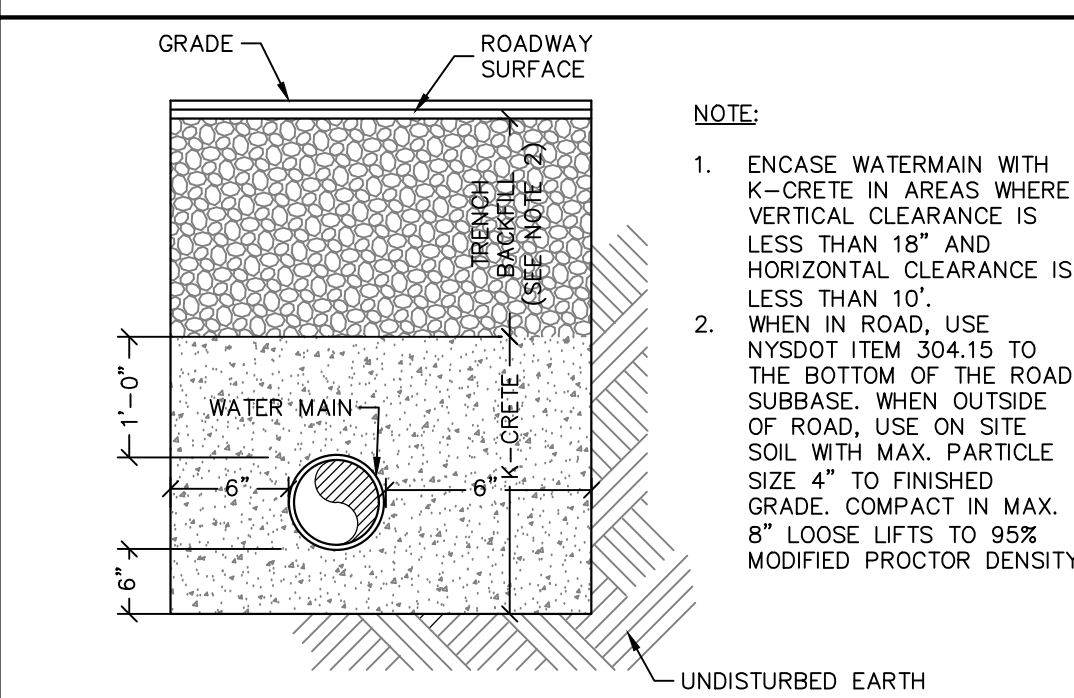
Checked By
MF

Drawing No.
CS502

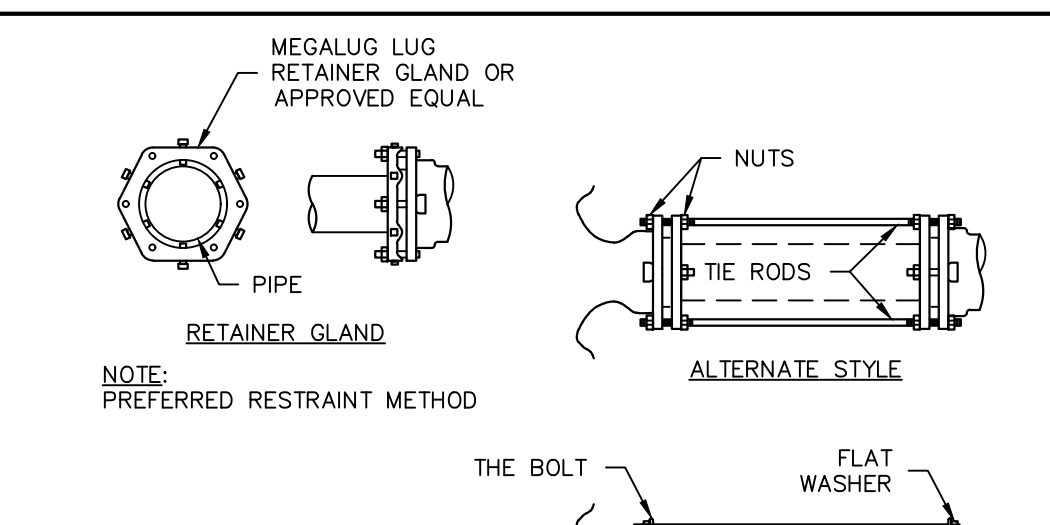
Sheet **32** of **45**



WATER LINE OFFSET
SCALE: NTS



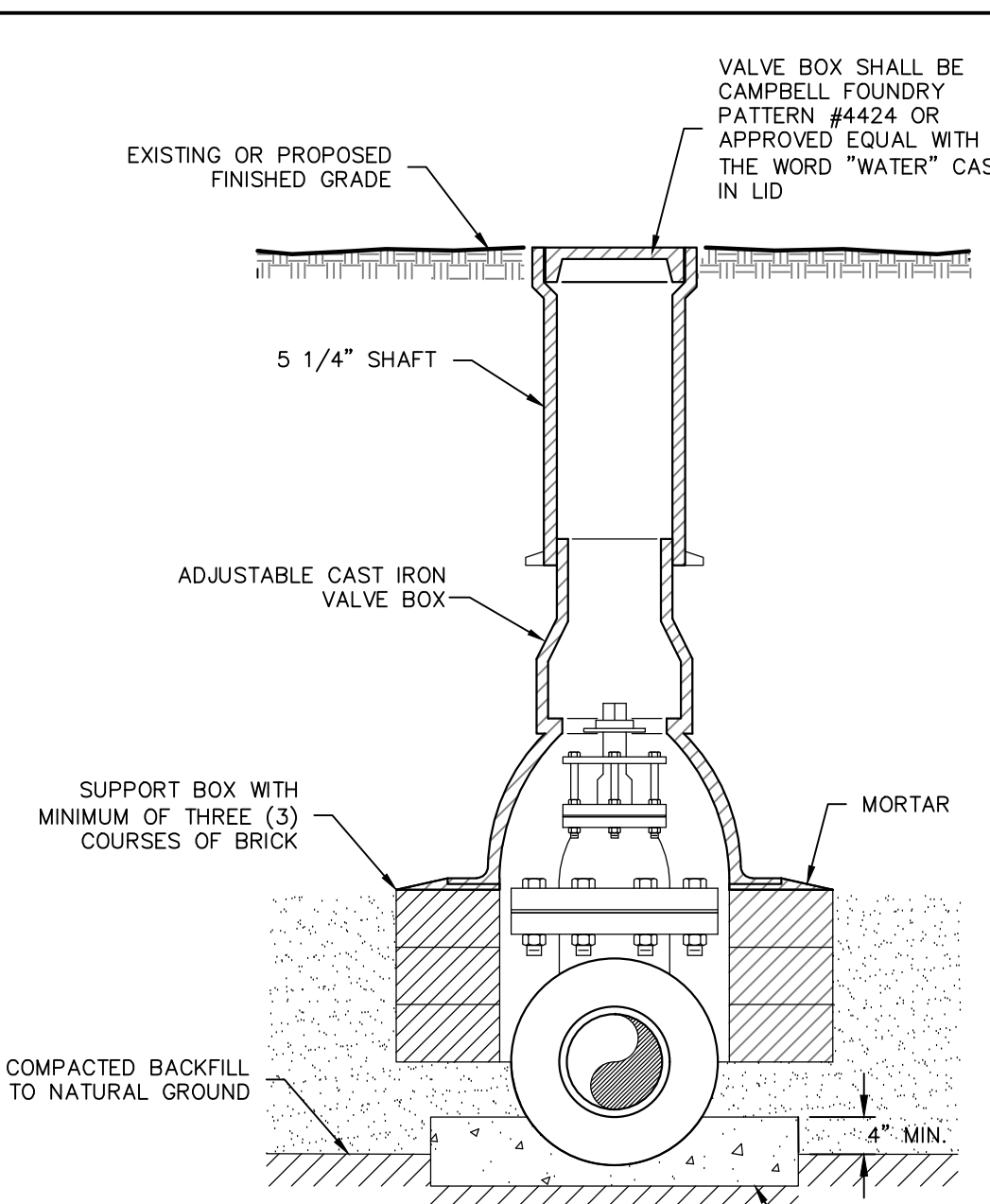
WATER MAIN ENCASEMENT
SCALE: NTS



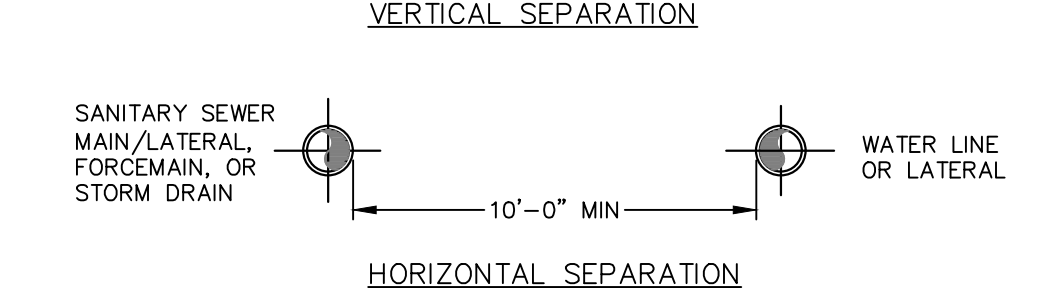
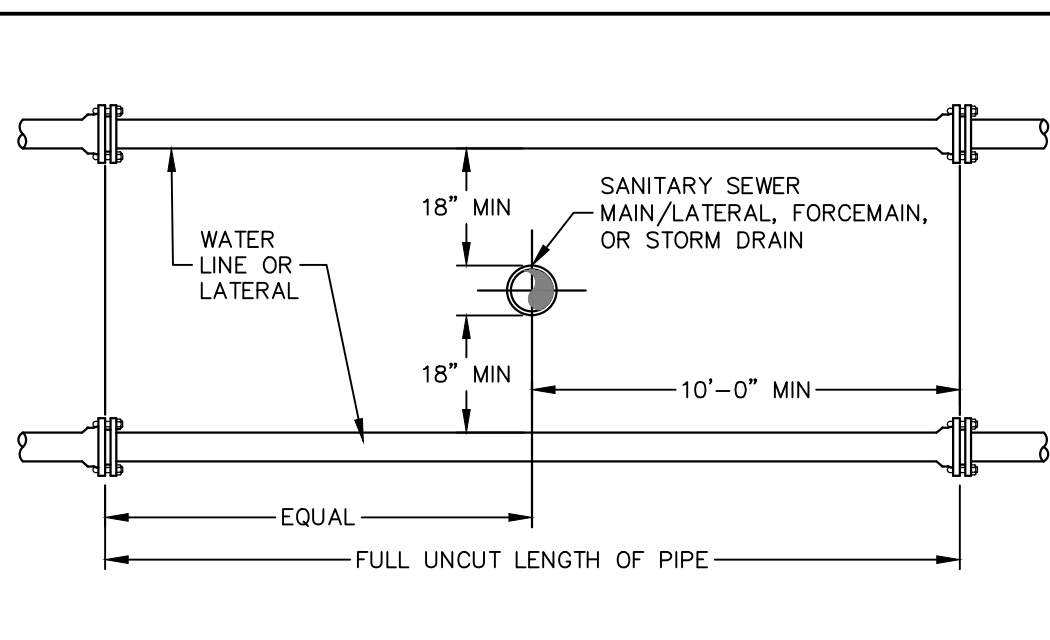
PIPE SIZE INCHES	MIN NO. OF 3/4\"/>
2	2
3	2
4	2
6	2
8	2
10	2
12	2
14	4
16	4
18	6
20	6
24	8
30	14(8)2
36	18(12)2

THRUST RESTRAINT
SCALE: NTS

NOTE: 1. APPLIES TO 8\"/>

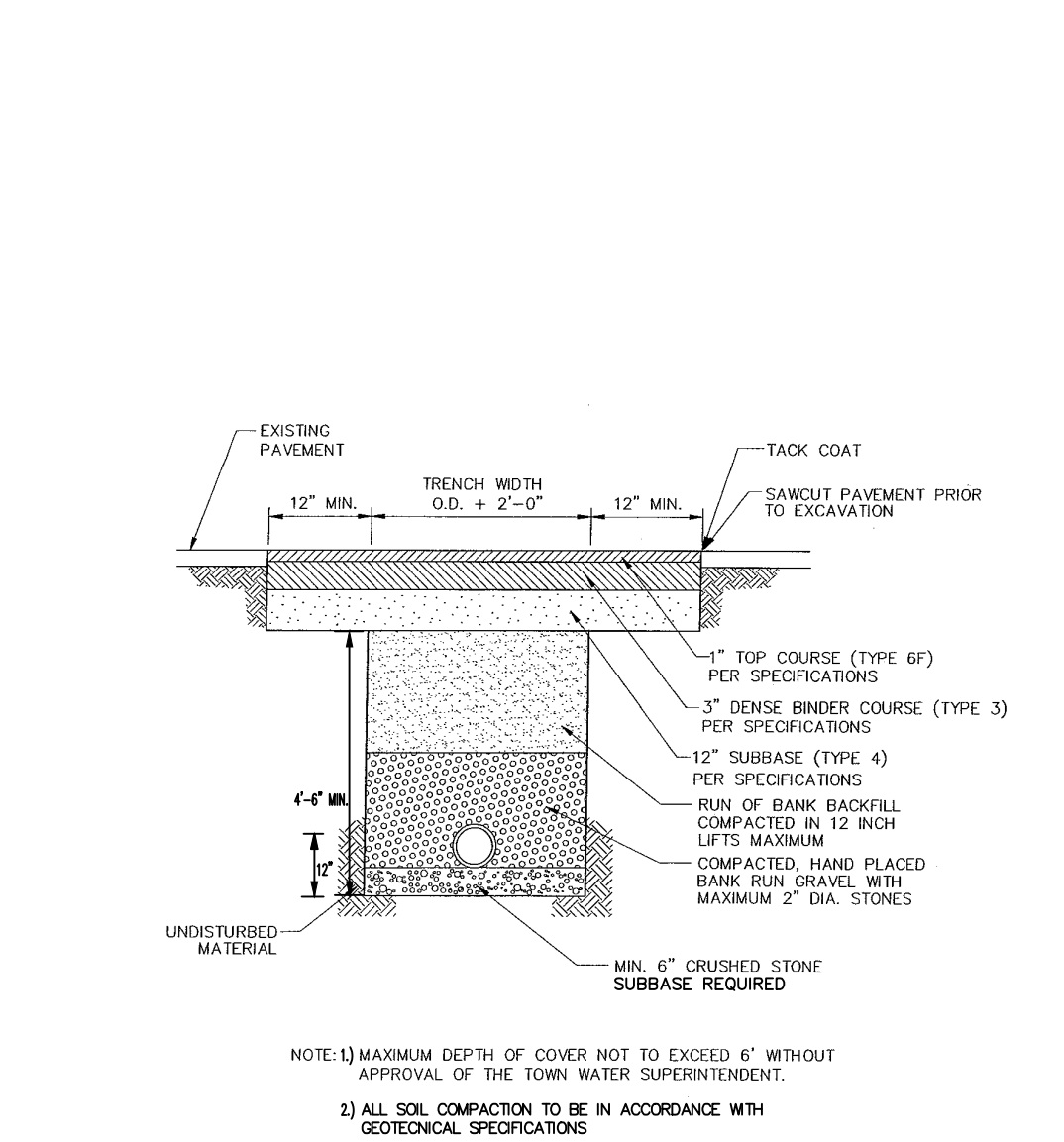


VALVE BOX
SCALE: NTS

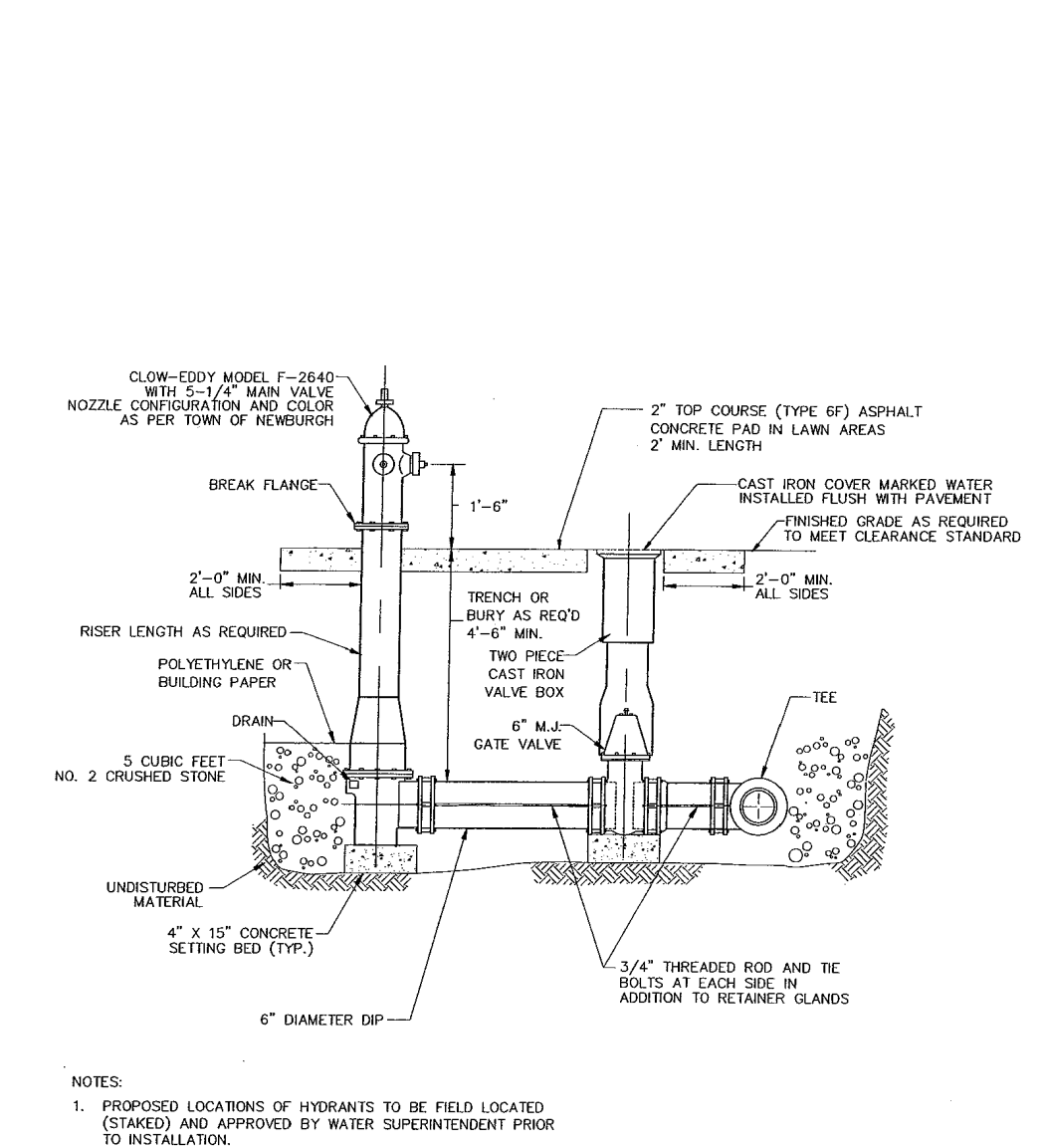


WATER LINE SEPARATION
SCALE: NTS

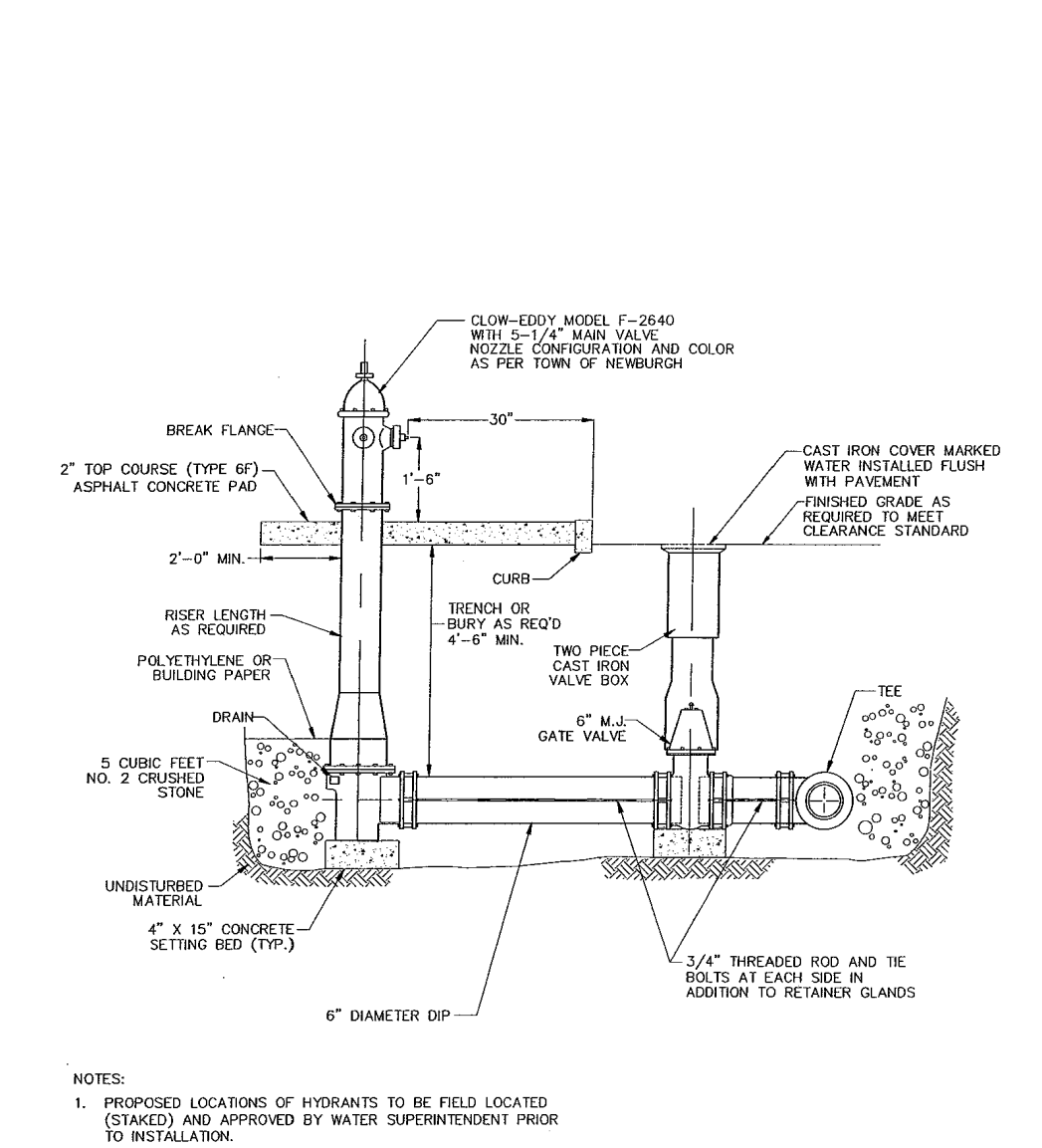
NOTES:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE APPROVAL OF THE HEALTH DEPARTMENT.
2. IF THE MINIMUM SEPARATION REQUIREMENTS CANNOT BE ACHIEVED, ONE OF THE FOLLOWING MUST BE USED:
A. VERTICAL:
• OFFSET THE WATER LINE TO PROVIDE 18\"/>



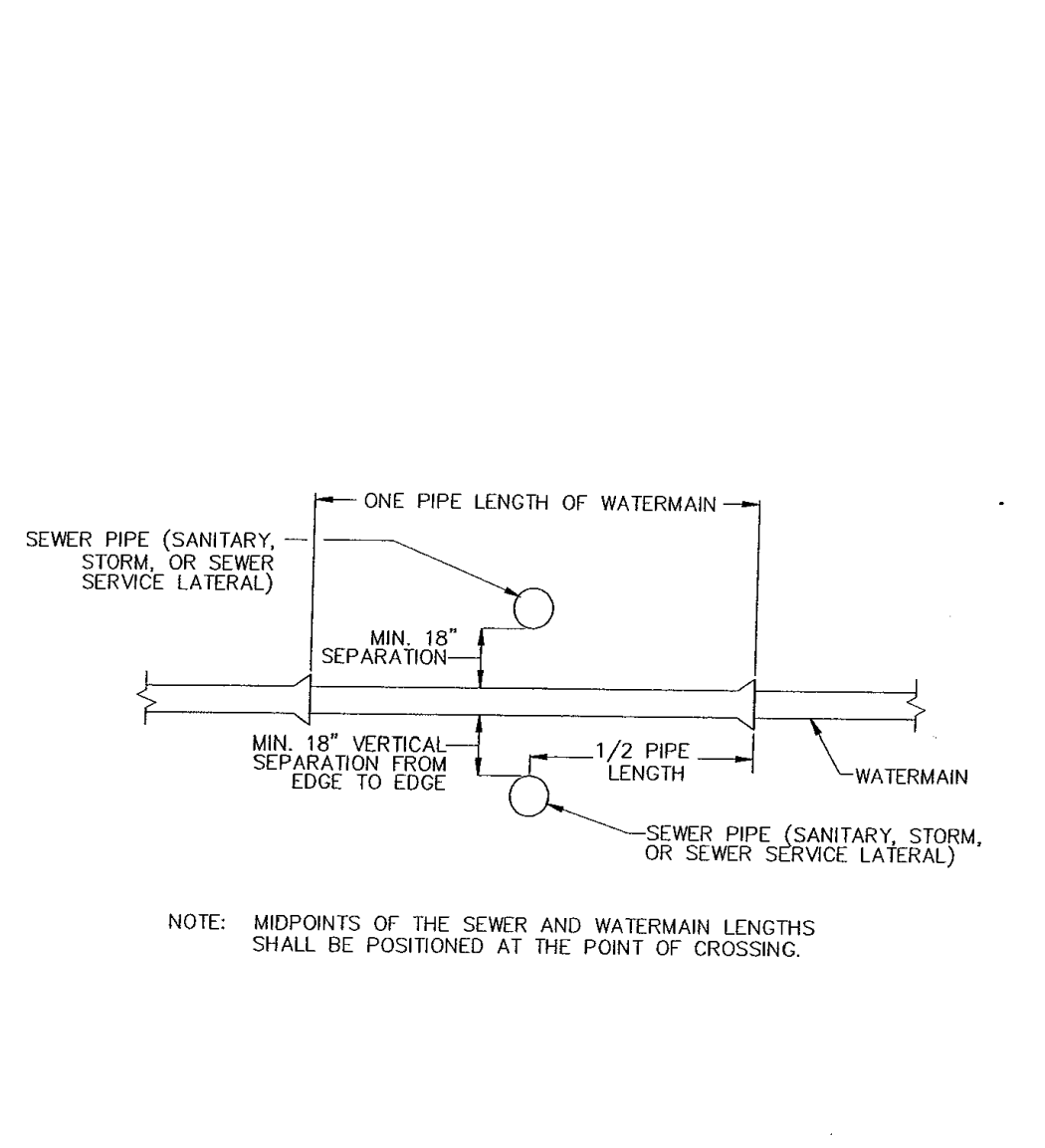
TOWN OF NEWBURGH, NEW YORK CONSOLIDATED WATER DISTRICT STANDARD WATER DISTRIBUTION DETAILS WATERMAIN TRENCH EXCAVATION AND BACKFILL (UNDER PAVEMENT)
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE



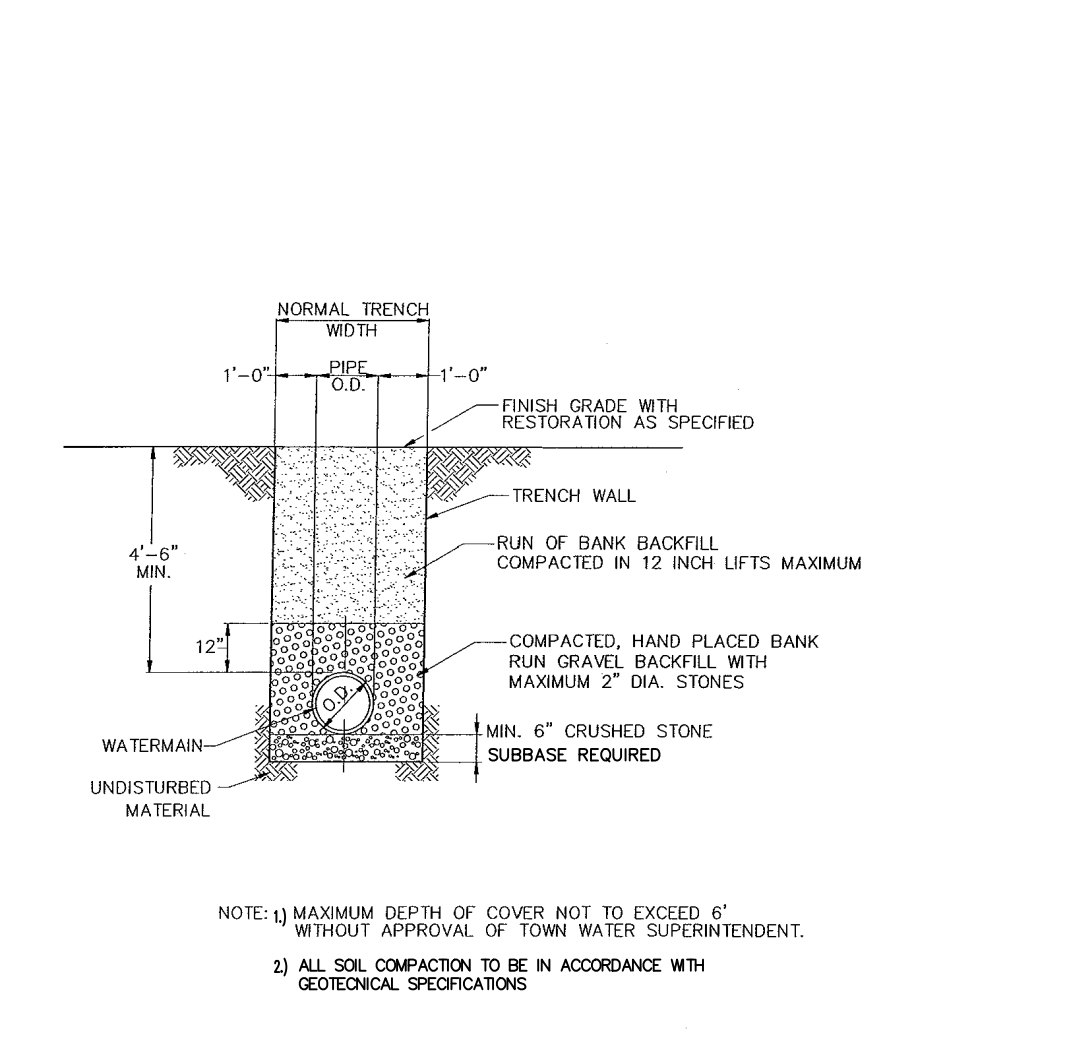
TOWN OF NEWBURGH, NEW YORK CONSOLIDATED WATER DISTRICT STANDARD WATER DISTRIBUTION DETAILS HYDRANT AND VALVE ASSEMBLY INSTALLATION
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE



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



TOWN OF NEWBURGH, NEW YORK CONSOLIDATED WATER DISTRICT STANDARD WATER DISTRIBUTION DETAILS WATERMAIN TRENCH EXCAVATION AND BACKFILL (OUTSIDE OF PAVEMENT)
DATE: NOVEMBER 2001 | BY: CLD | NO SCALE

DUCTILE IRON MI TAPPING SLEEVES

CLOW MECHANICAL JOINT TAPPING SLEEVES
CLOW VALVE COMPANY

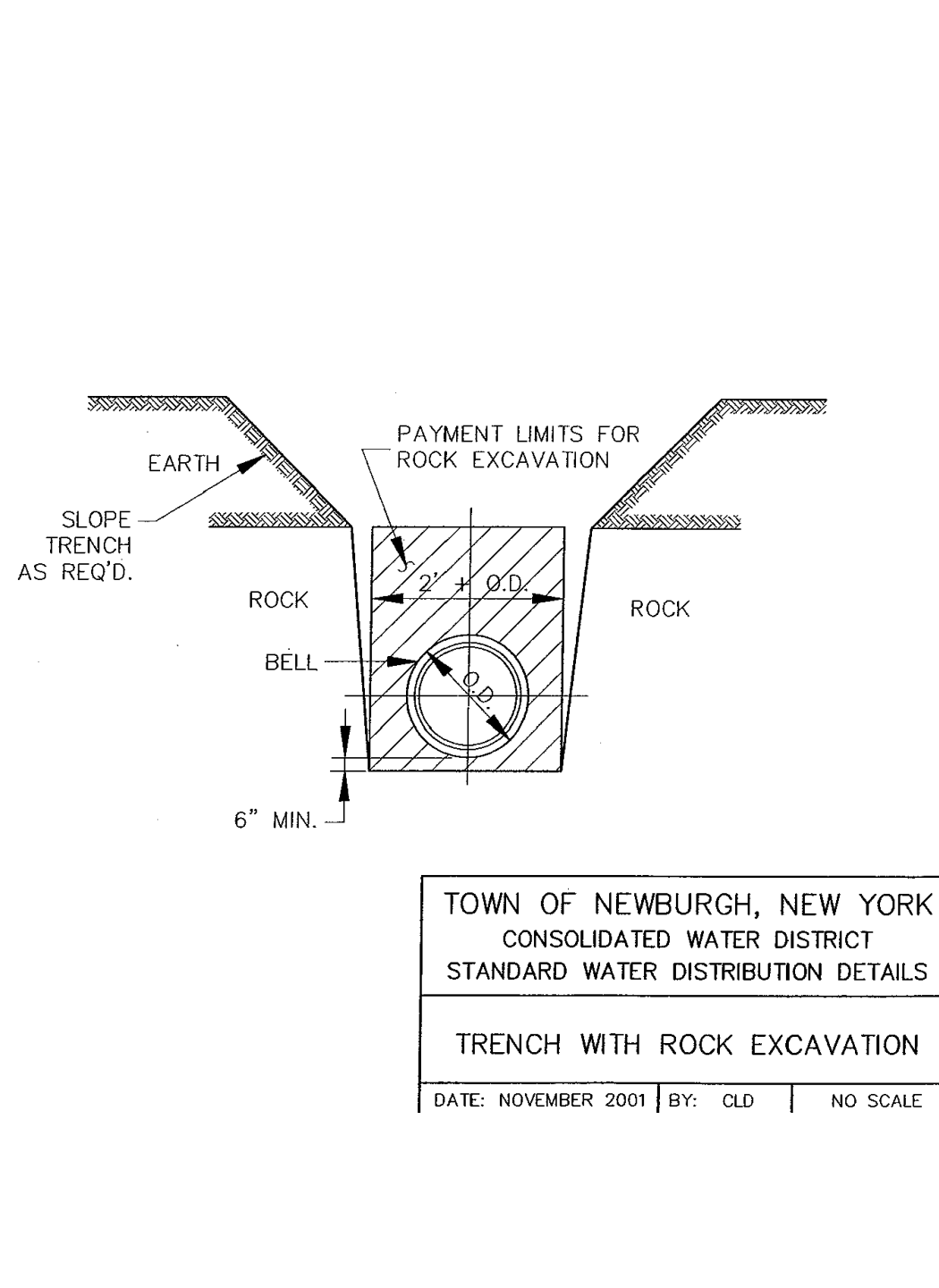
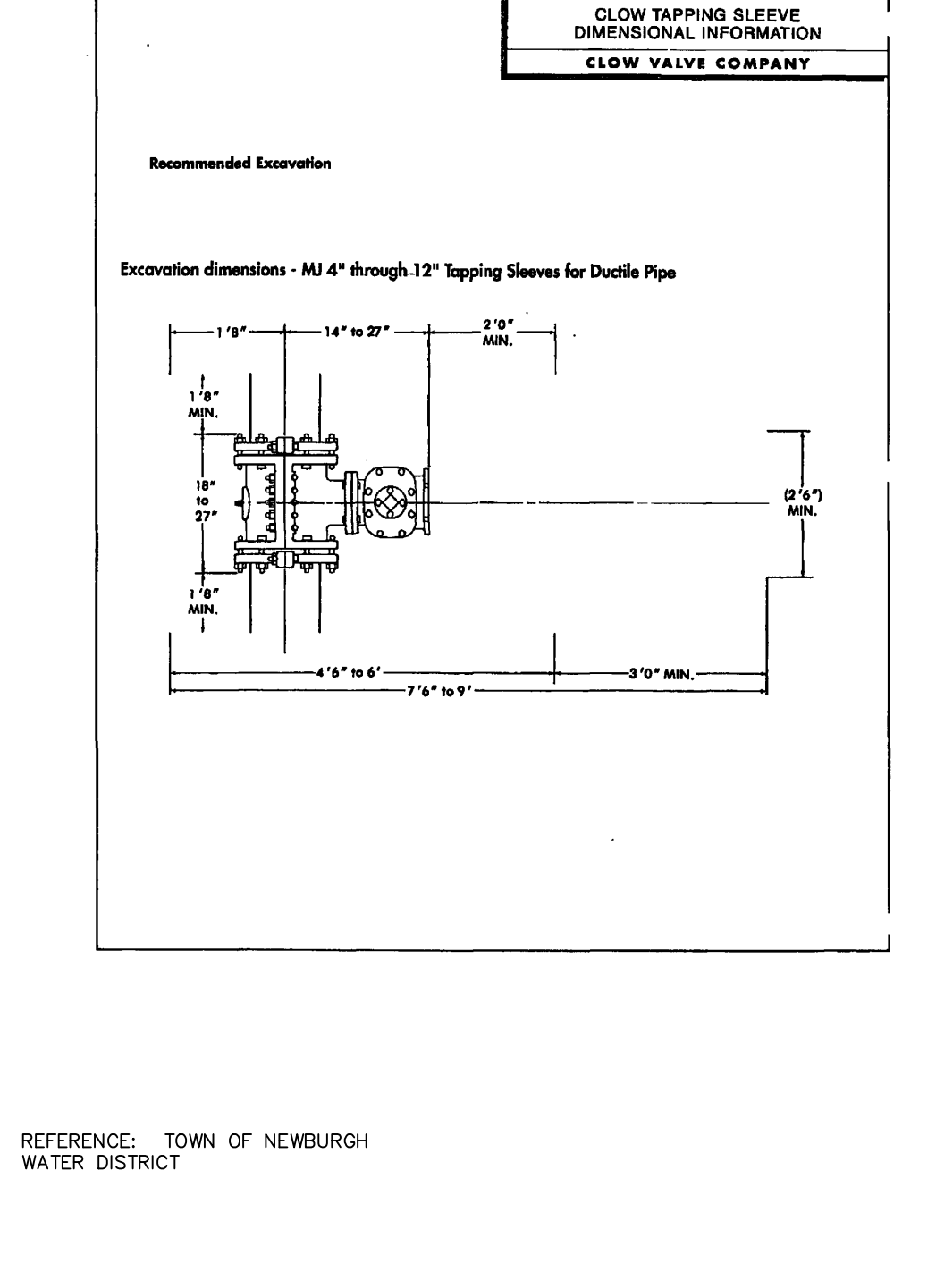
SAMPLE SPECIFICATION
Ductile Iron Mechanical Joint Tapping Sleeves furnished by Clow Valve Company are produced in accordance with manufacturer's standard. Chemical and physical properties of the ductile iron are in accordance with the requirements of ANSI/AWWA C115 (1997) L105.

General Installation Instructions for Clow MI Tapping 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 into side gasket as necessary. MAKE SURE SLEEVE WILL ROTATE FREELY ON PIPE.
3. Lubricate gasket, forcing it into side gasket. (Apply maximum CO₂ thread grease to make certain all ends work well to go in between.)
4. Using ground rod, press sleeve to desired position. Be sure to use 1/2\"/>

For Cast Iron or Ductile Iron Pipe
Minimum tapping sleeve length - for 4\"/>

Installation and Assembly (ANSI/AWWA C115/A21.10)
• Gasket face
• Working pressure - 200 ps.i.

Sleeve	Dimension		Weight					
	Length	Weight	Length	Weight				
4x4	5.50	2.50	7.50	14.00	1.80	7.15	2.70	
4	7.00	3.00	17	8.00	14.00	8.80	7.15	2.70
6x4	5.50	2.50	7.50	16.00	14.00	9.00	9.25	2.70
6x4	7.00	3.00	17	16.00	14.00	9.00	9.25	2.70
8x4	5.50	2.50	7.50	18.00	14.00	9.00	9.25	2.70
8x4	7.00	3.00	17	18.00	14.00	9.00	9.25	2.70
10x4	5.50	2.50	7.50	19.00	14.00	11.00	11.25	2.70
10x4	7.00	3.00	17	19.00	14.00	11.00	11.25	2.70
12x4	5.50	2.50	7.50	21.00	14.00	11.00	11.25	2.70
12x4	7.00	3.00	17	21.00	14.00	11.00	11.25	2.70
14x4	5.50	2.50	7.50	23.00	14.00	11.00	11.25	2.70
14x4	7.00	3.00	17	23.00	14.00	11.00	11.25	2.70
16x4	5.50	2.50	7.50	25.00	14.00	11.00	11.25	2.70
16x4	7.00	3.00	17	25.00	14.00	11.00	11.25	2.70



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.

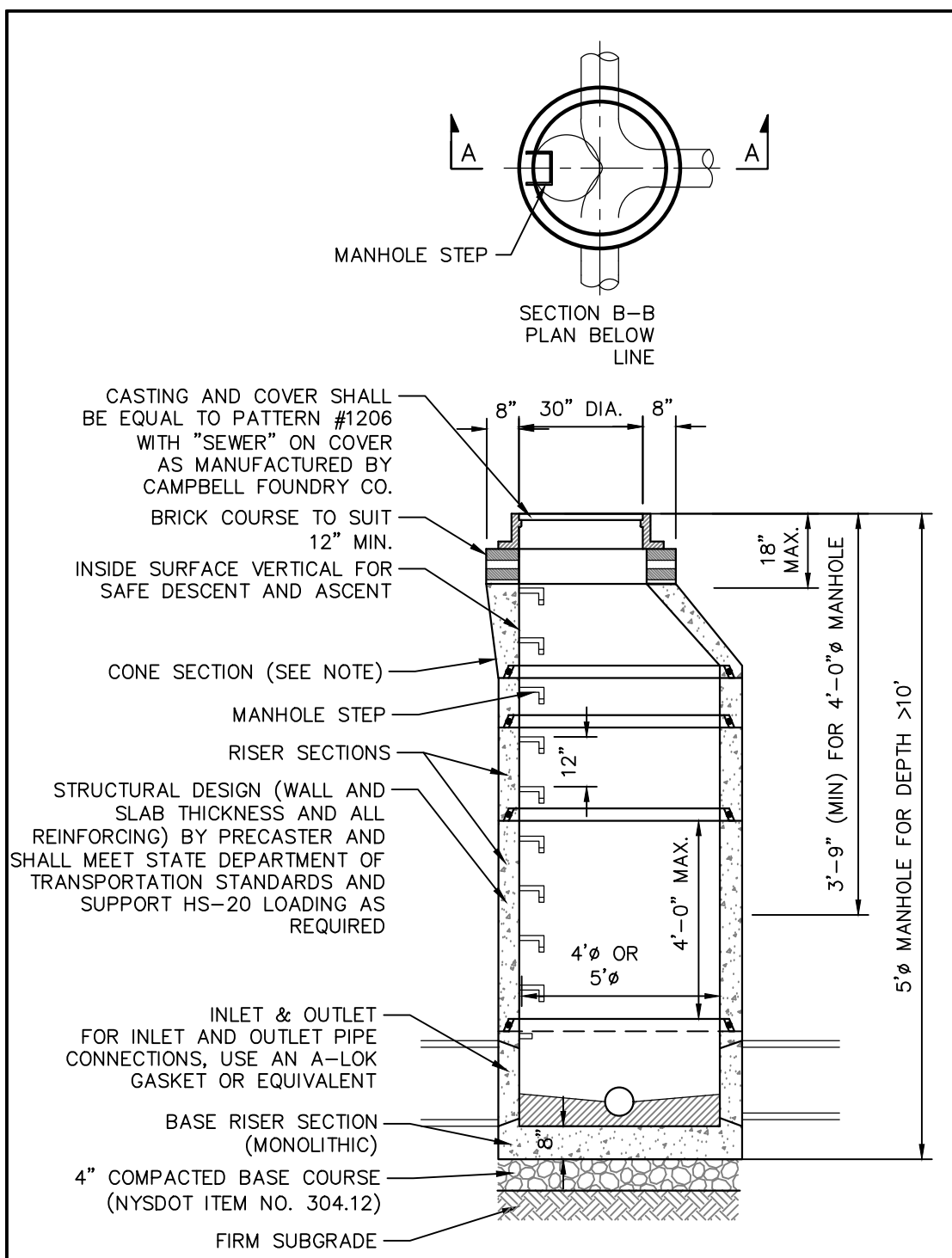
7/7/2023
DATE SIGNED
PROFESSIONAL ENGINEER NY Lic. No. 062303

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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

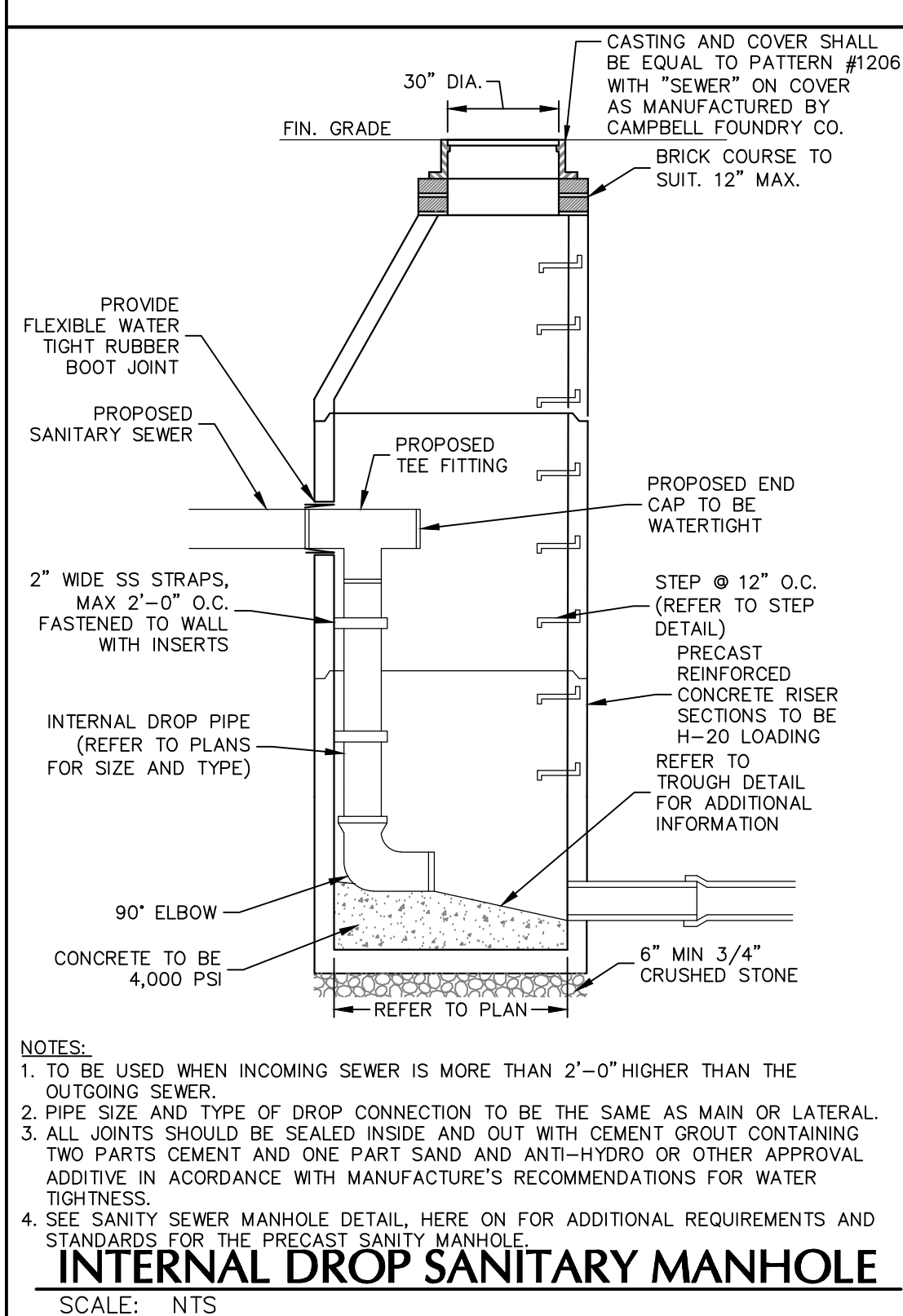
Project No.
190063302
Date
JULY 10, 2023
Drawn By
LM
Checked By
MF
Sheet 33 of 45



- SANITARY MANHOLE NOTES**
1. THE DEPTH OF THE INVERT CHANNEL SHALL BE EQUAL TO 3/4 OF THE DIAMETER OF THE SEWER.
 2. THE SLOPE 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. ENTIRE OUTSIDE SURFACE OF MANHOLE SHALL RECEIVE TWO COATS OF BITUMINOUS COATING, COPPERS 300M PENNYWAY TAR 32-B-4, OR APPROVED EQUAL.
 6. INSTALL 2 LAYERS OF PLASTIC PREFORMED JOINT SEALANT BETWEEN ALL SECTIONS & UNDER FRAME.
 7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MANHOLE IN ACCORDANCE WITH SPECIFICATIONS.
 8. 4" DIA. MANHOLE - FROM 8" TO 30" PIPES.
 9. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" CAST ON THE COVERS.
 10. THE PRECAST CONCRETE STRUCTURE SHALL COMPLY WITH ASTM SPECIFICATIONS C478.
 11. ALL SANITARY SEWER MANHOLES ARE TO BE CONSTRUCTED WITH THE COMPRESSION TYPE RESILIENT SEAL ASSEMBLY EQUAL TO "OMEGA CONCRETE PRODUCTS INC."
 12. 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.
 13. 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"x6"
> 10'-0"	5'-0"x6"

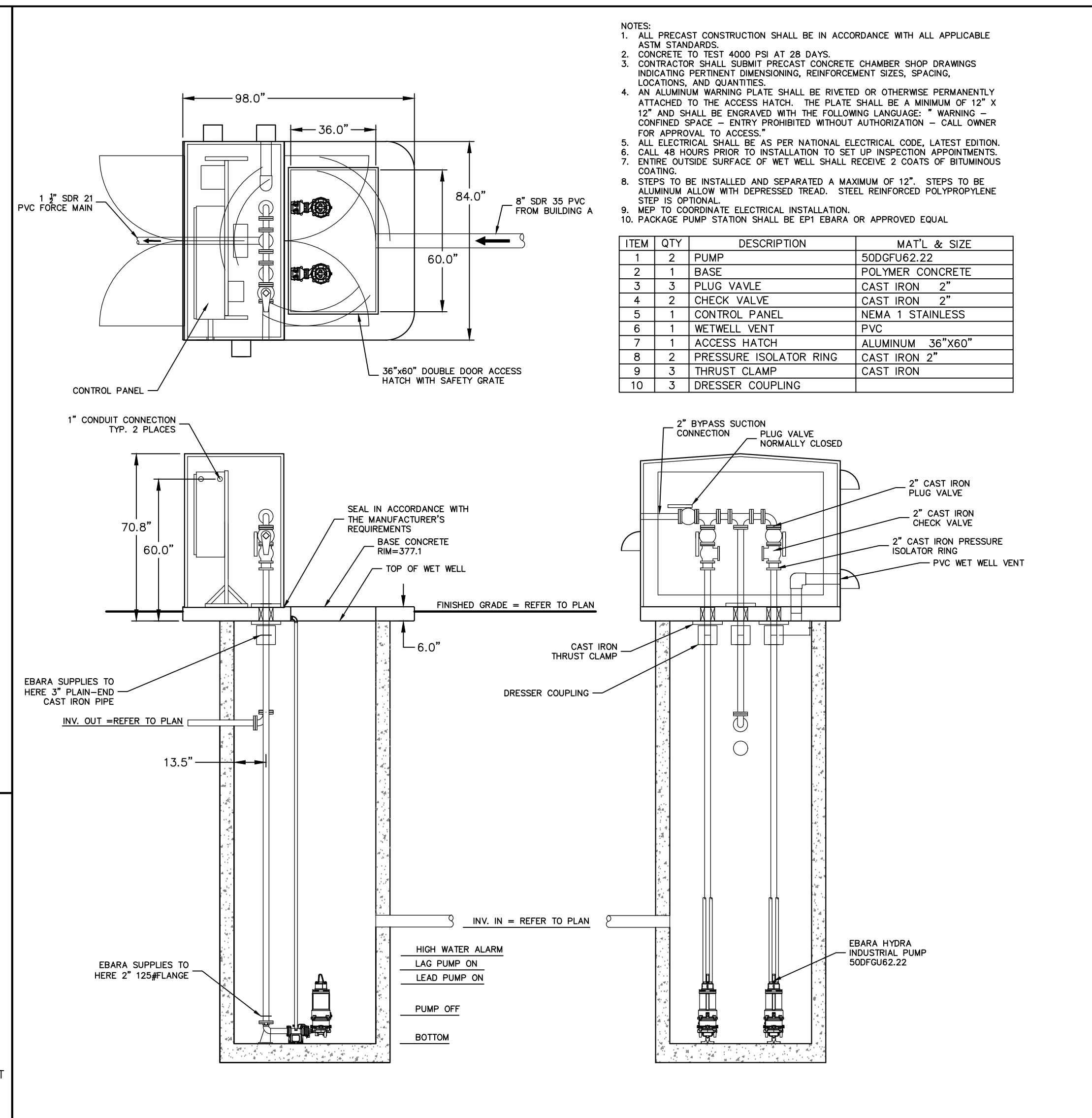
SANITARY MANHOLE
SCALE: NTS



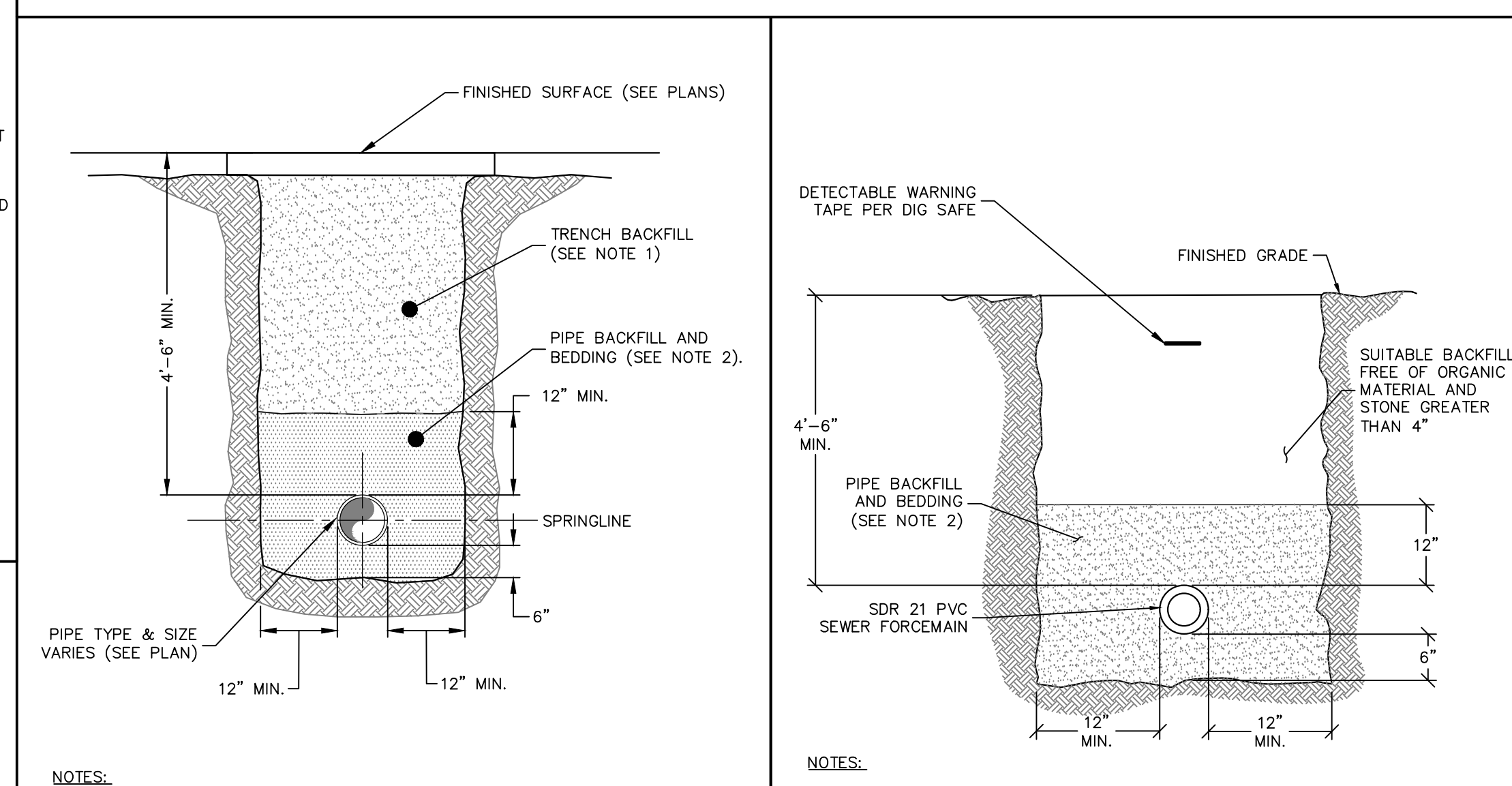
- INTERNAL DROP SANITARY MANHOLE**
SCALE: NTS
- NOTES:**
1. TO BE USED WHEN INCOMING SEWER IS MORE THAN 2'-0" HIGHER THAN THE OUTGOING SEWER.
 2. PIPE SIZE AND TYPE OF DROP CONNECTION TO BE THE SAME AS MAIN OR LATERAL.
 3. ALL JOINTS SHOULD BE SEALED INSIDE AND OUT WITH CEMENT GROUT CONTAINING TWO PARTS 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 FOR ADDITIONAL REQUIREMENTS AND STANDARDS FOR THE PRECAST SANITARY MANHOLE.

INVERT, CHANNEL AND BENCHWALLS
SCALE: NTS

- NOTE:**
1. INLET AND OUTLET OF PIPES SHOWN ON PLAN VIEW OF BASE ARE NOT NECESSARILY TYPICAL OF ALL MANHOLES. REFER TO UTILITY PLAN FOR INLET AND OUTLET DIRECTIONS.



EP1 EBARA FLUID HANDLING PACKAGED PUMP SYSTEM
SCALE: NTS

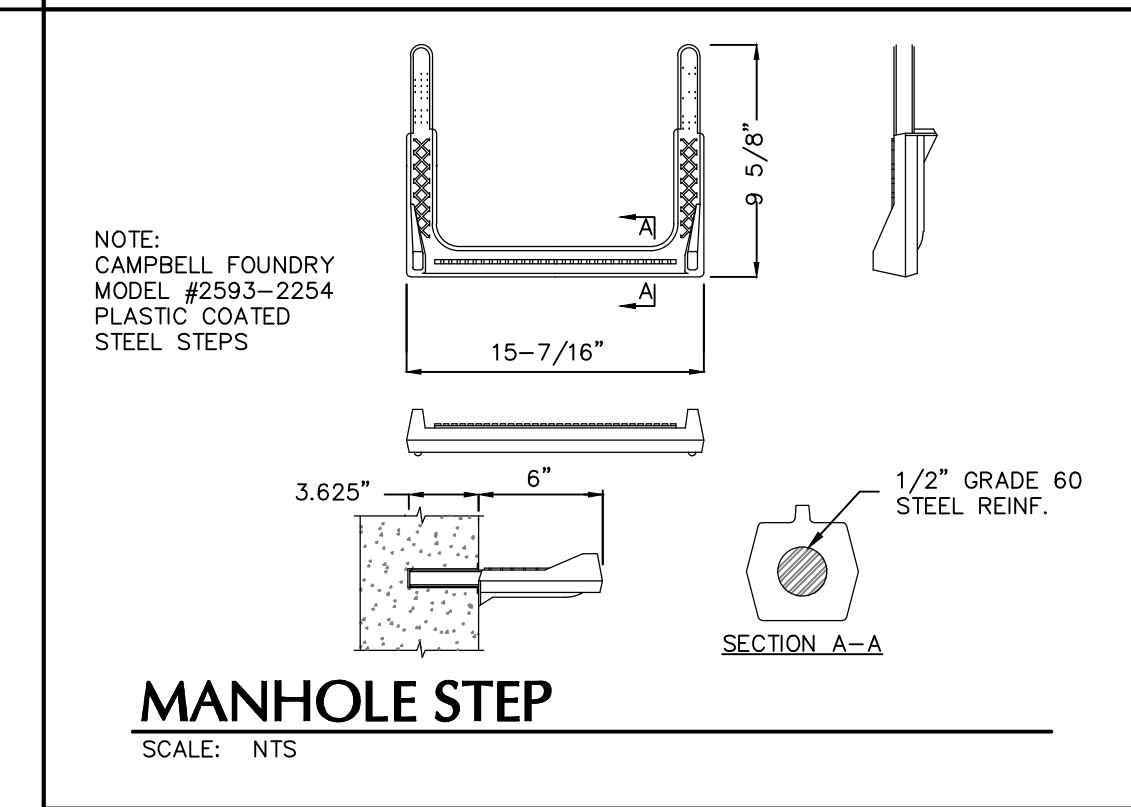


- NOTES:**
1. PREDOMINATELY GRANULAR FILL MATERIAL OR ON SITE MATERIAL HAVING A MAX. PARTICLE SIZE 4", COMPACT IN MAX. 8" LOOSE LIFTS TO 95% (98% IN PAVEMENT) MODIFIED PROCTOR DENSITY.
 2. MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES. 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 PIPE 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.

SEWER FORCEMAIN TRENCH
SCALE: NTS



MANHOLE STEP
SCALE: NTS

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

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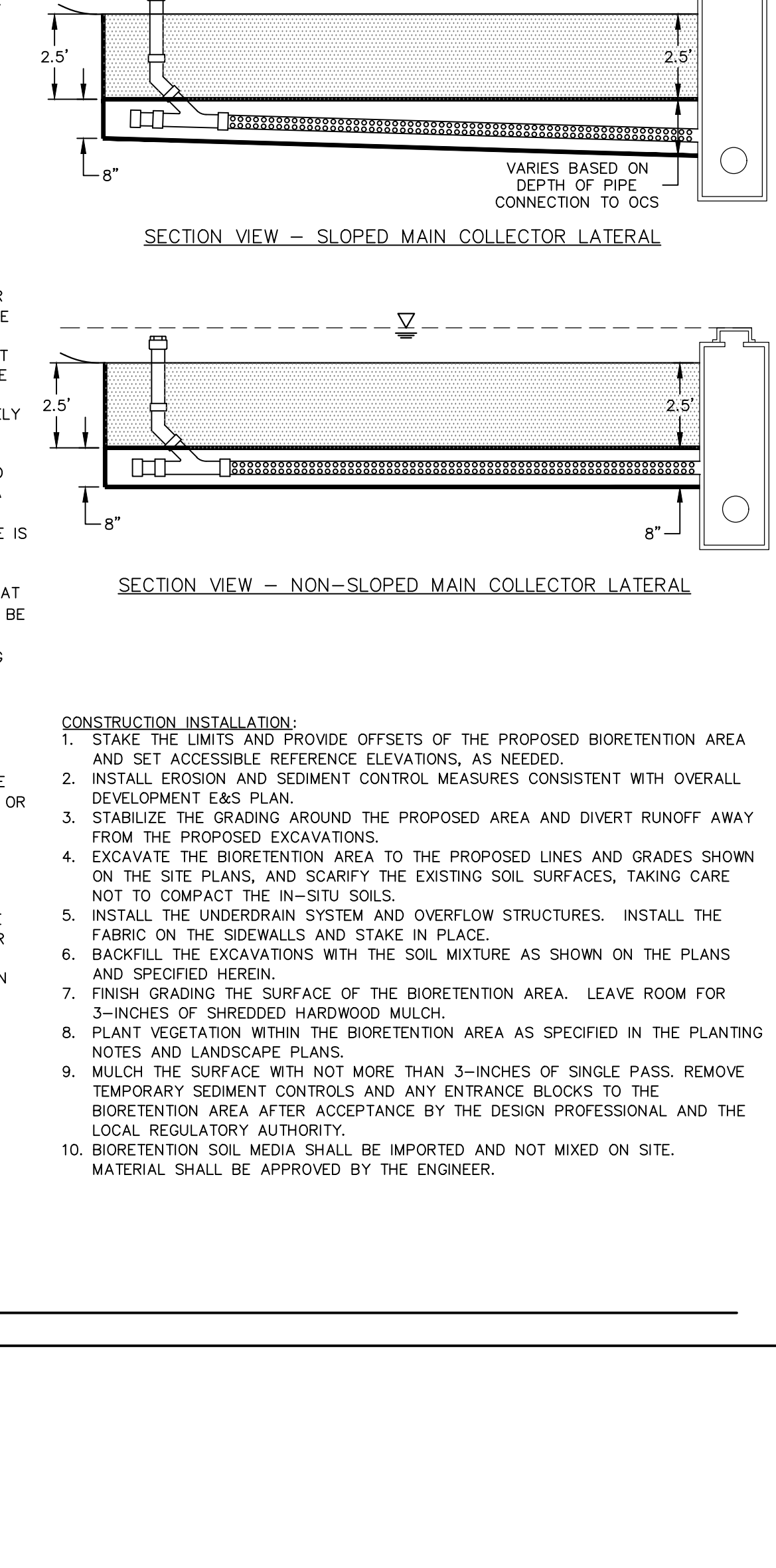
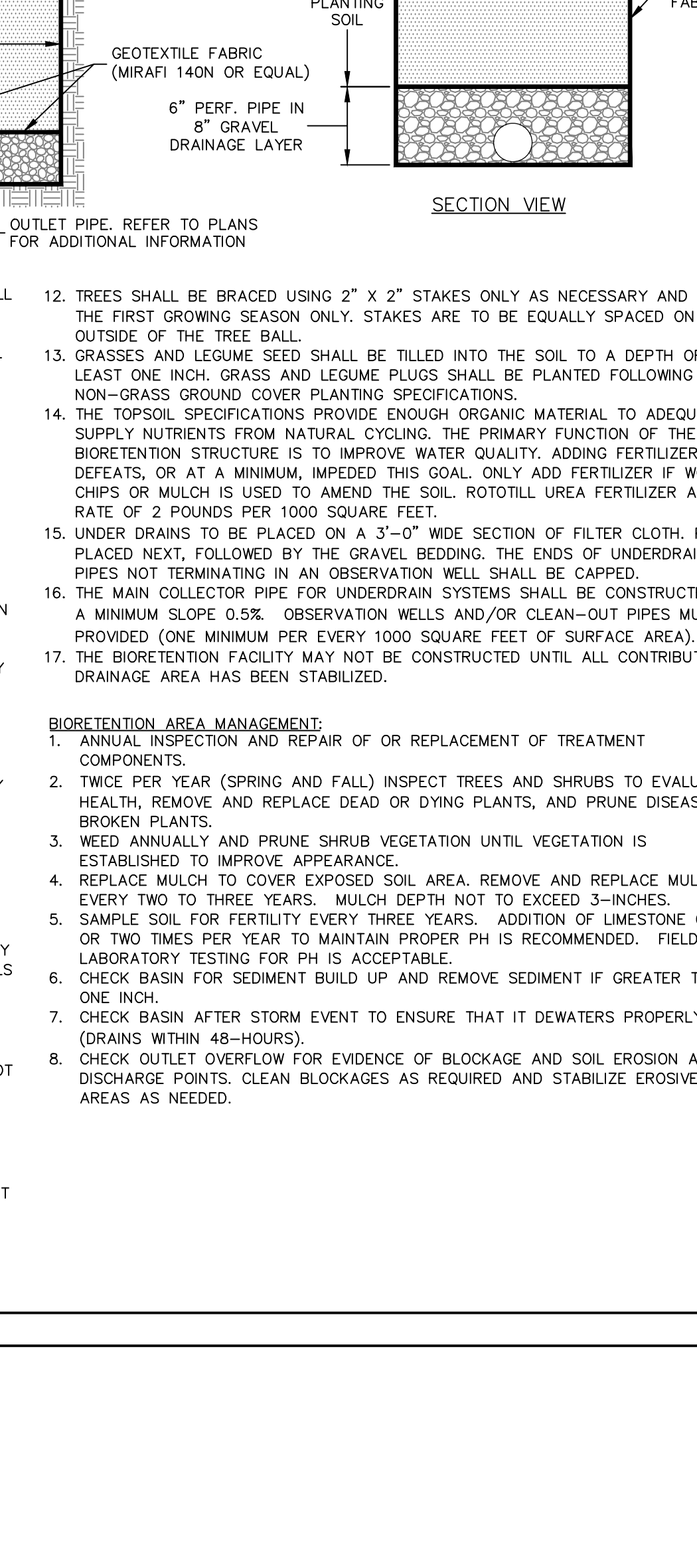
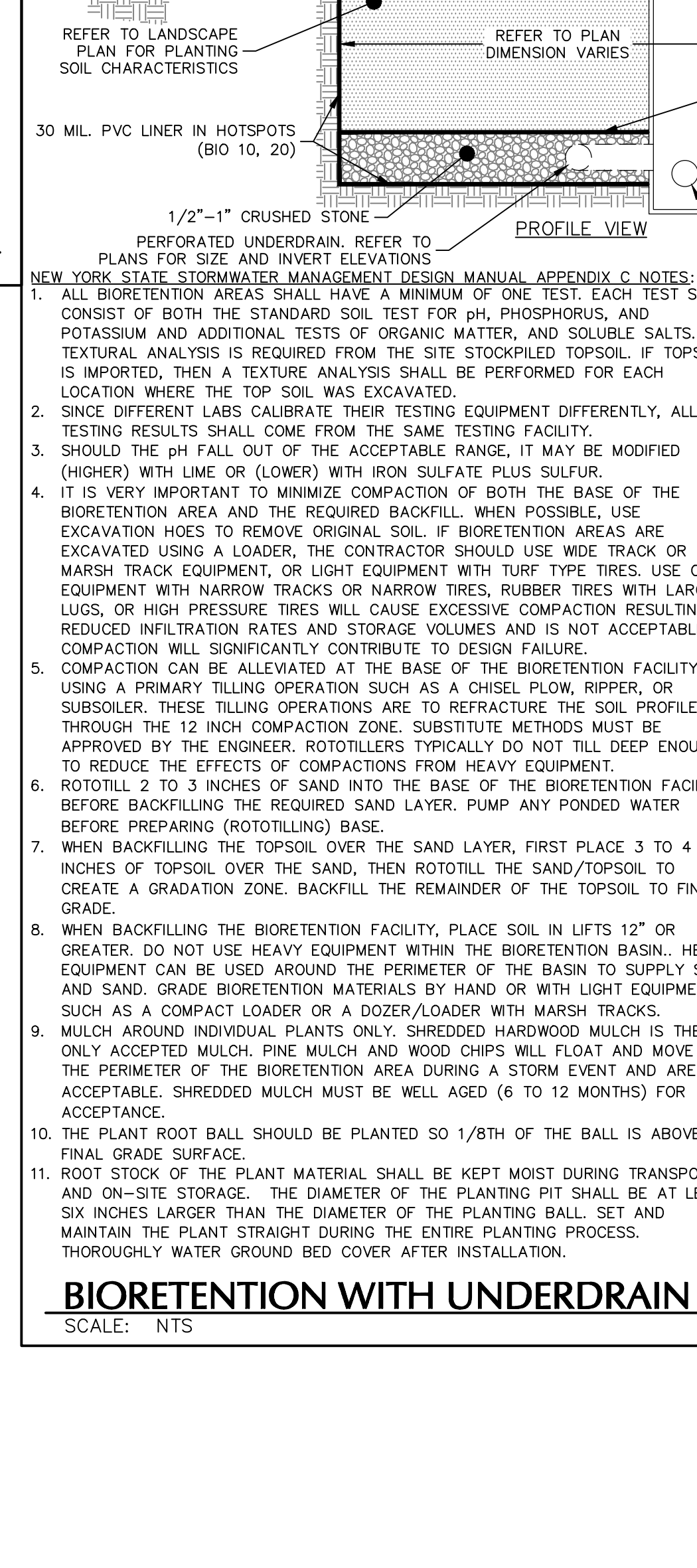
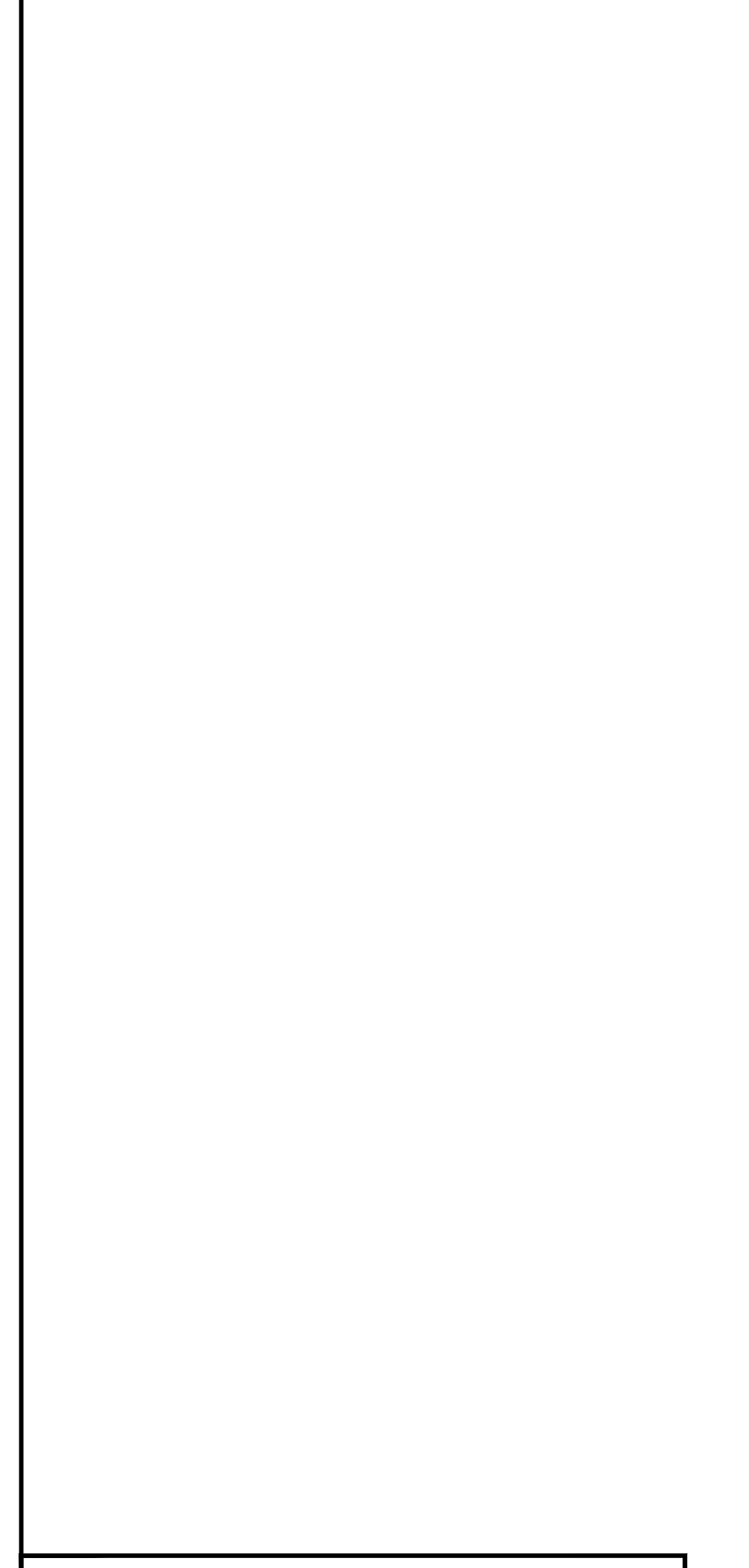
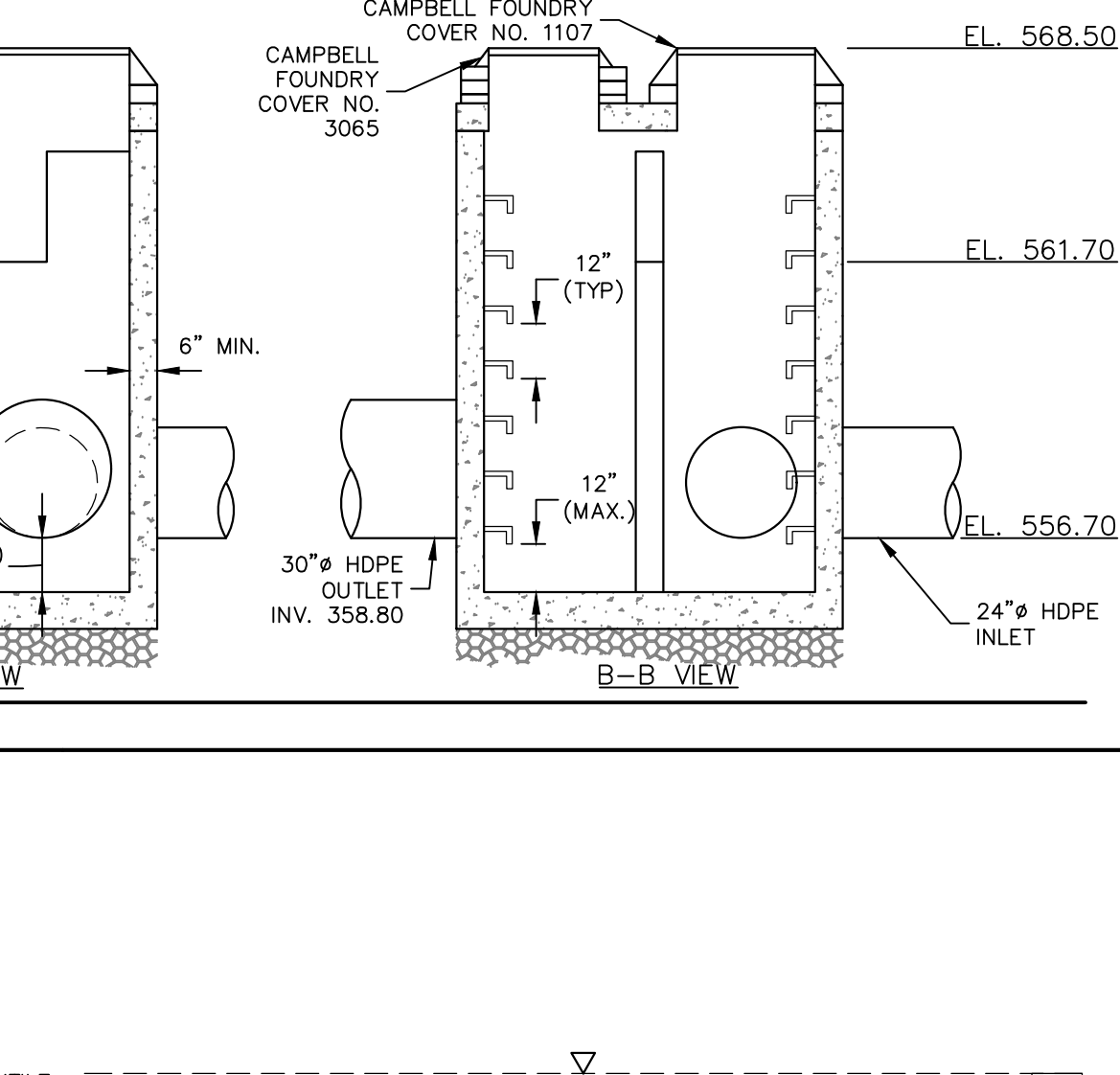
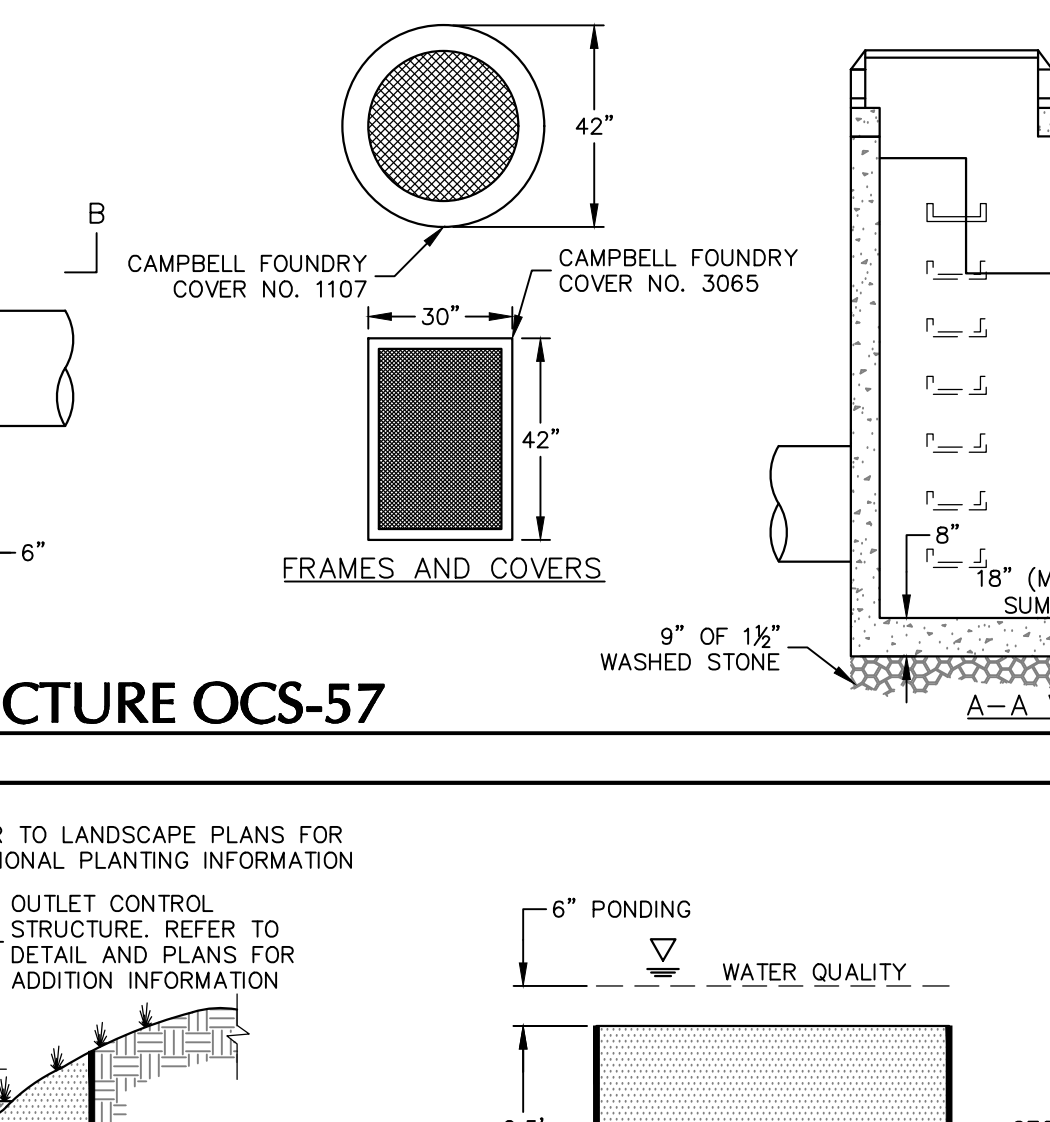
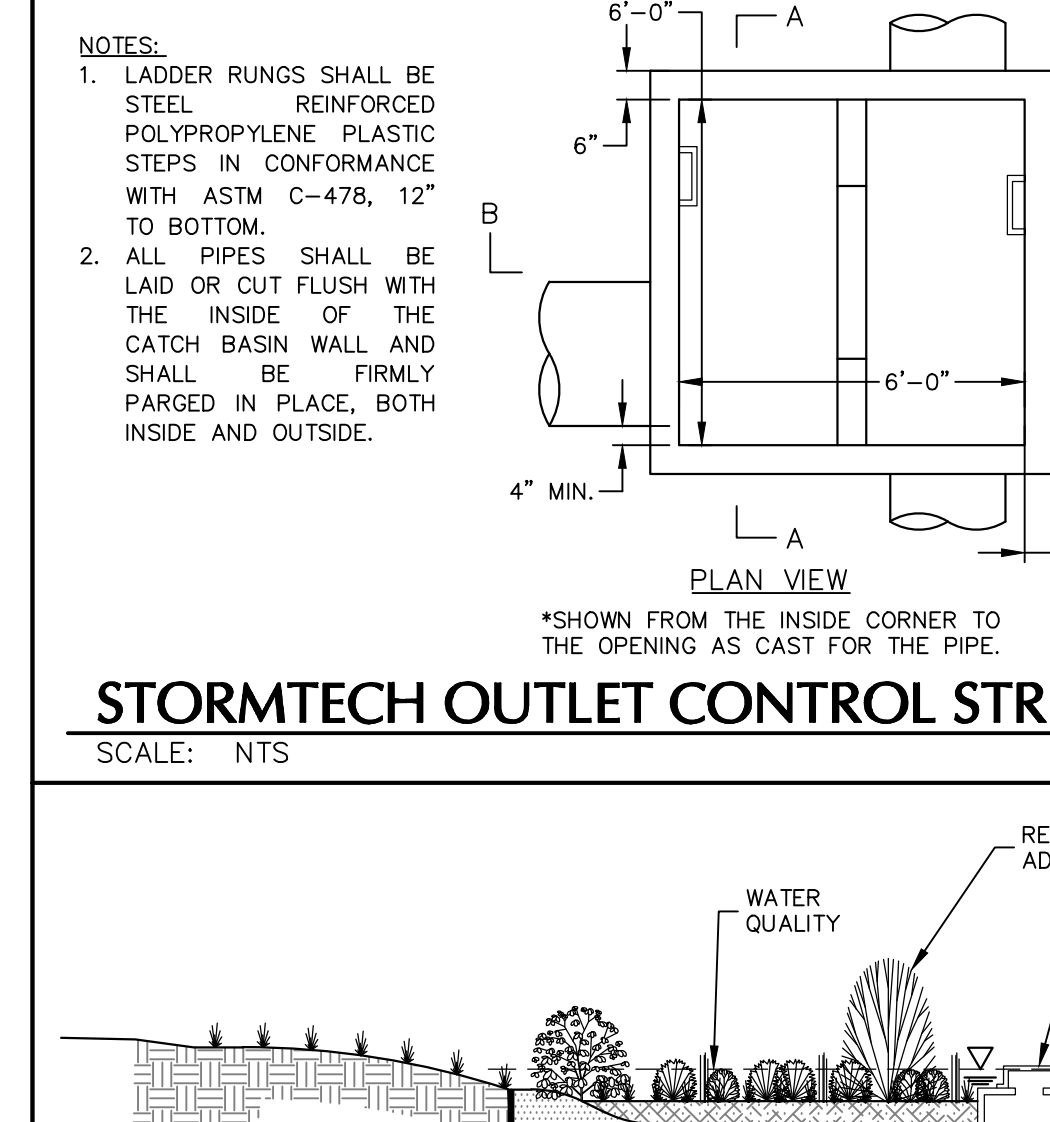
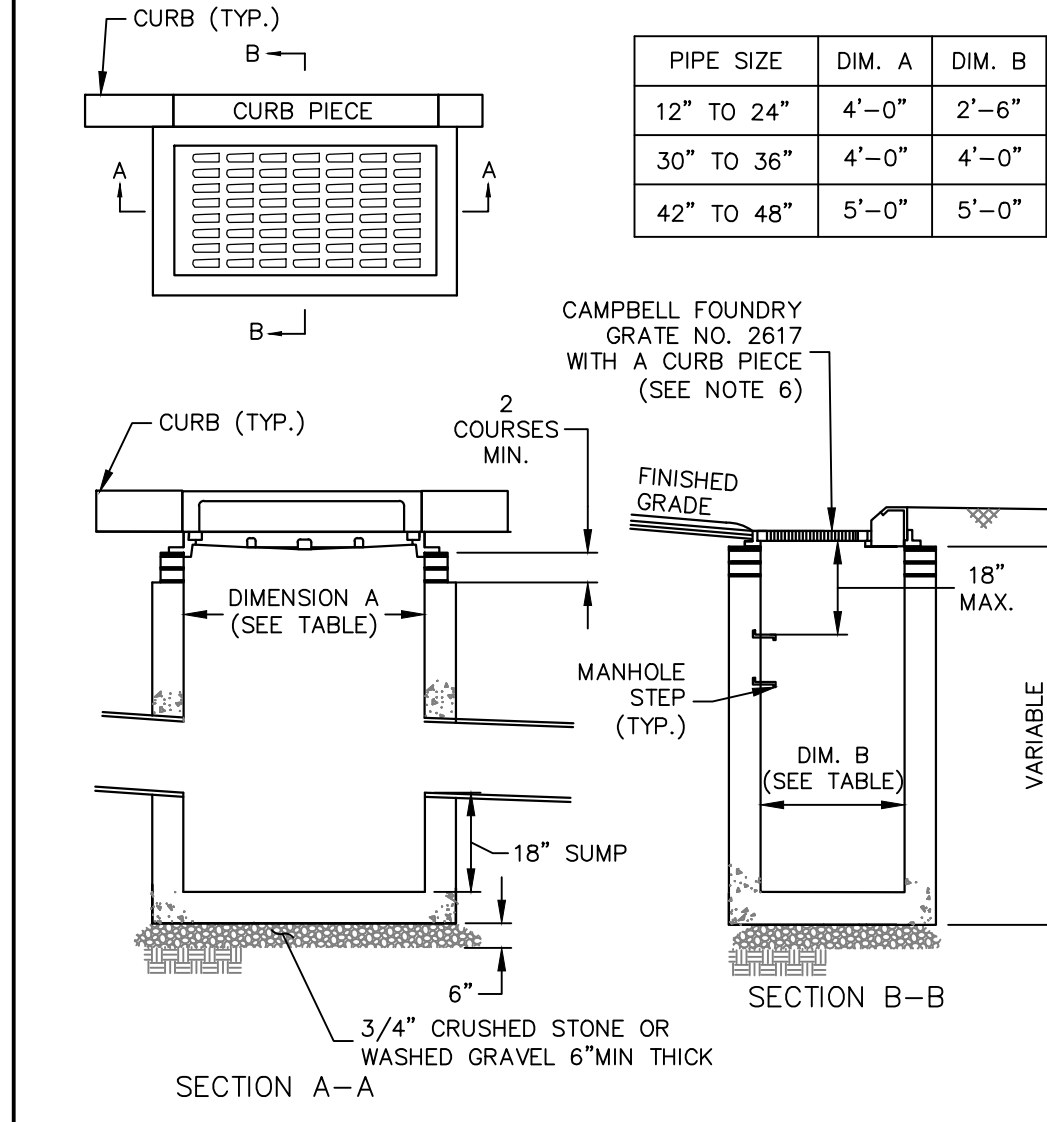
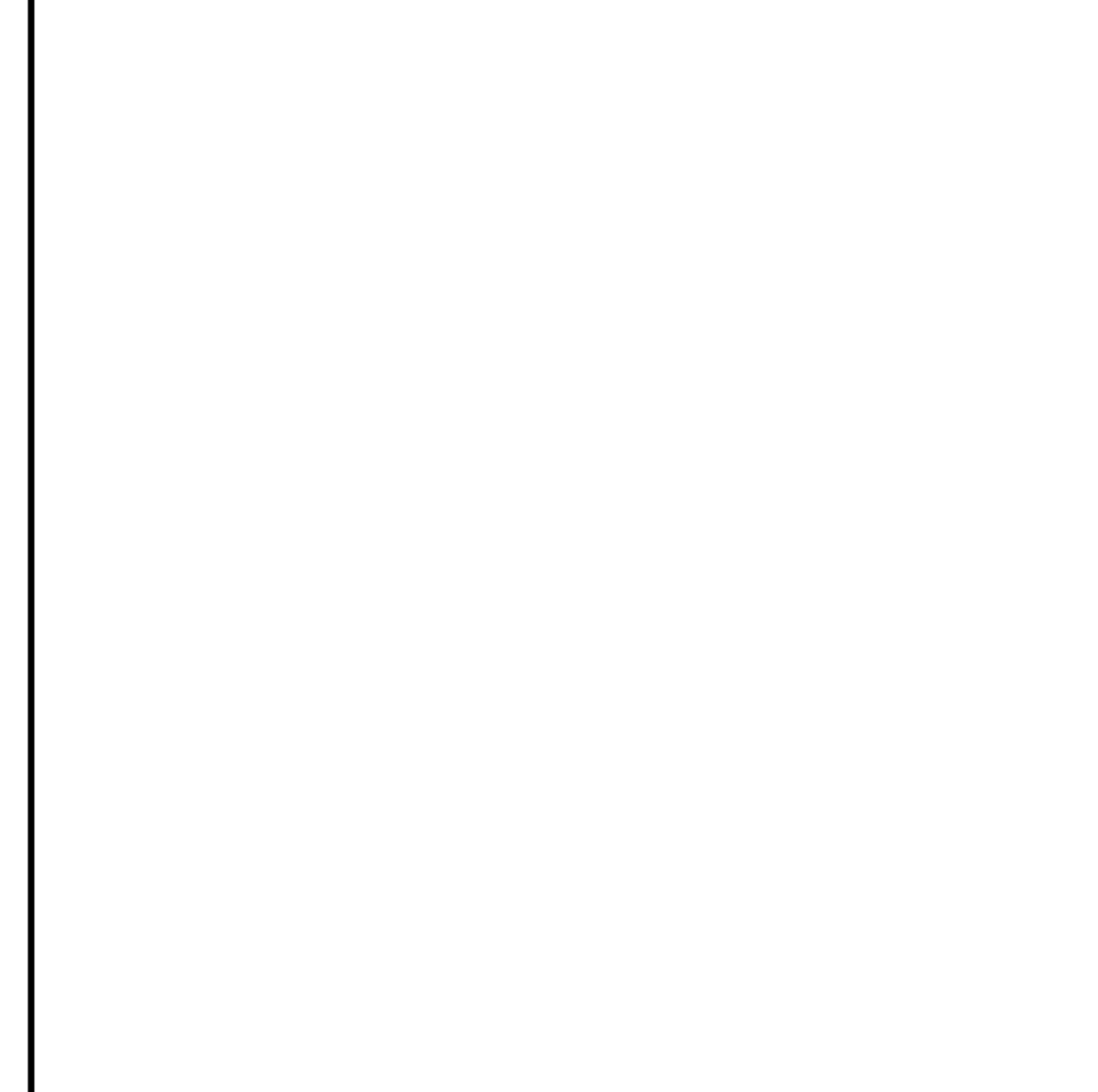
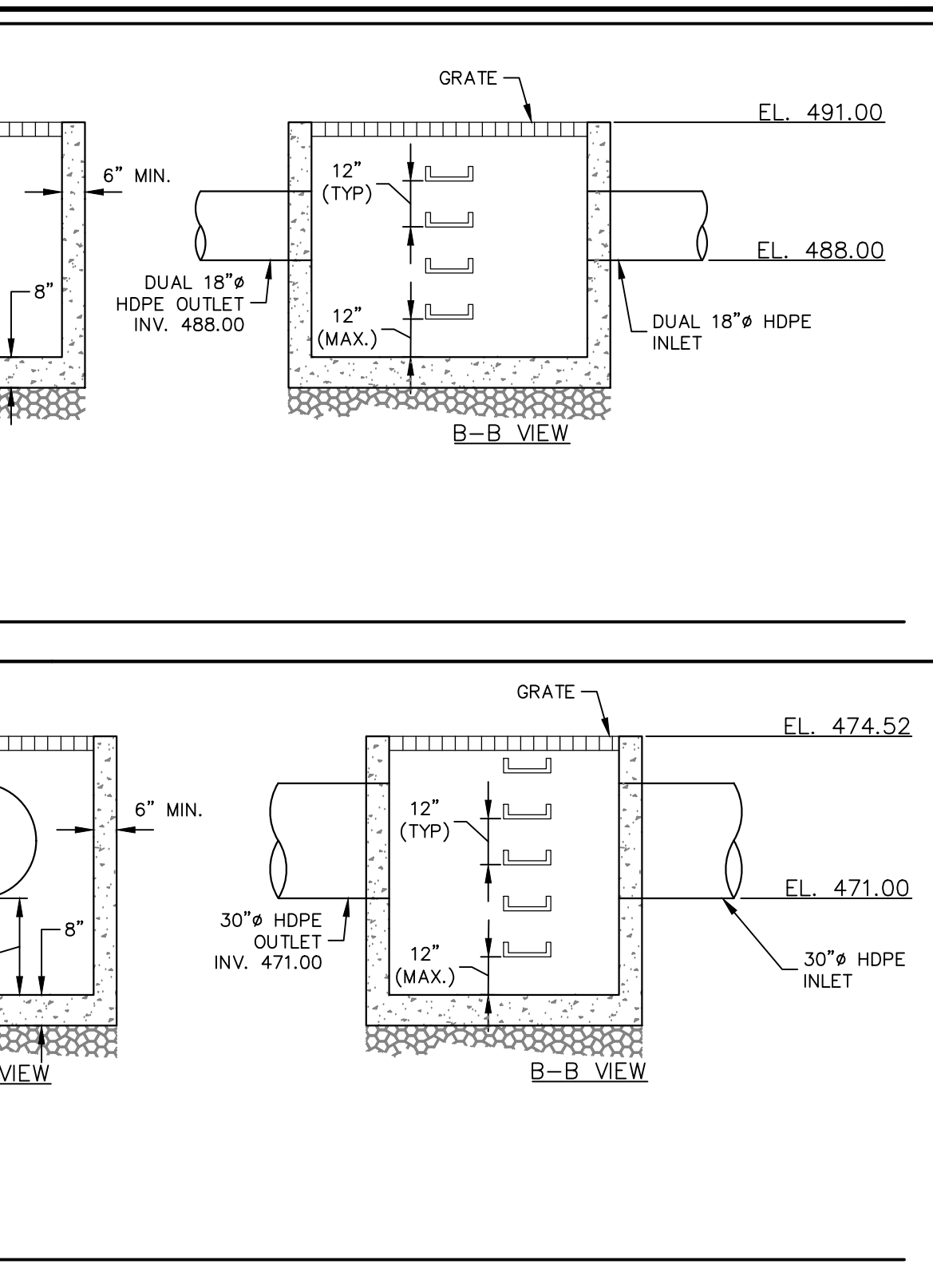
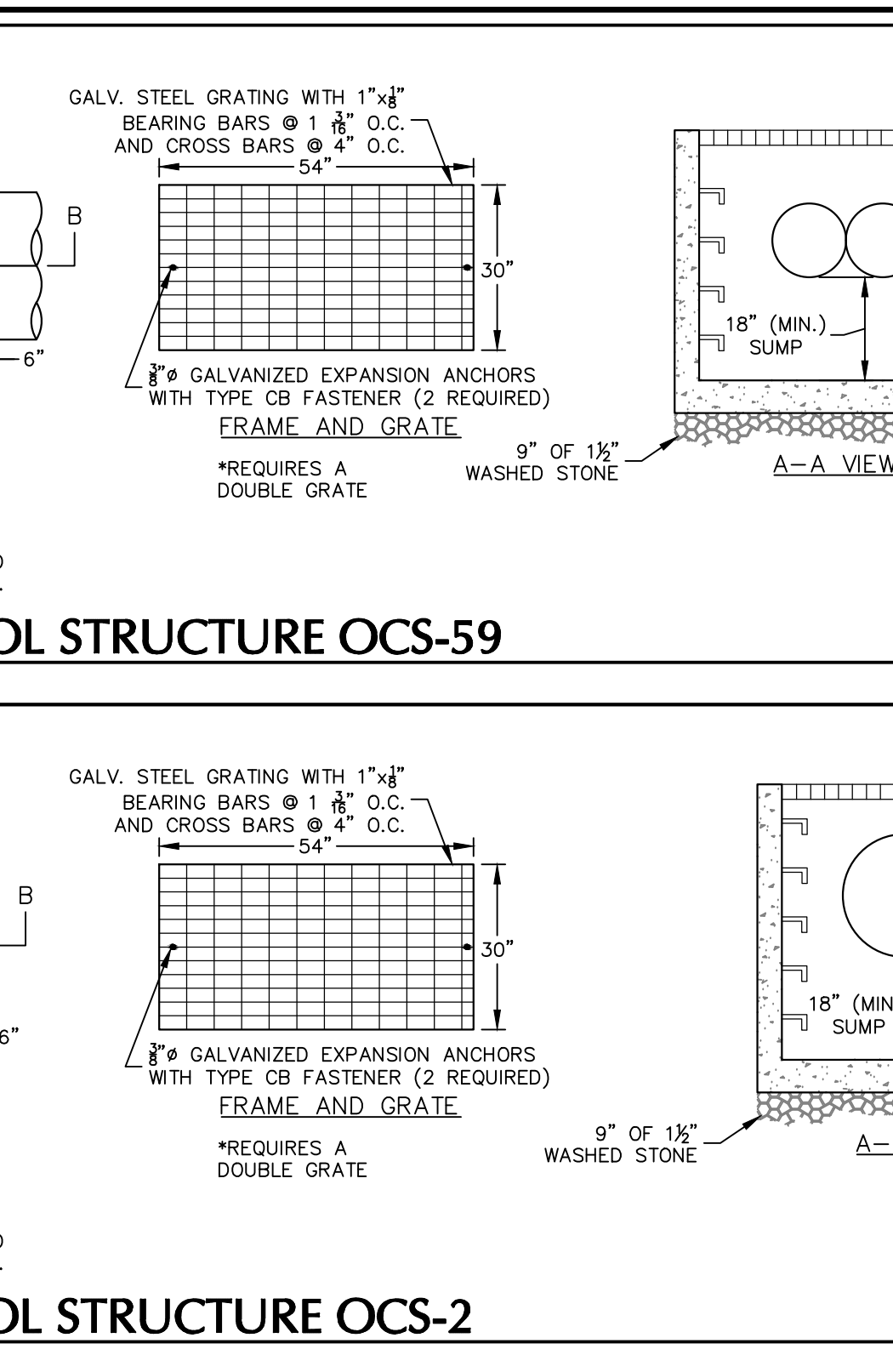
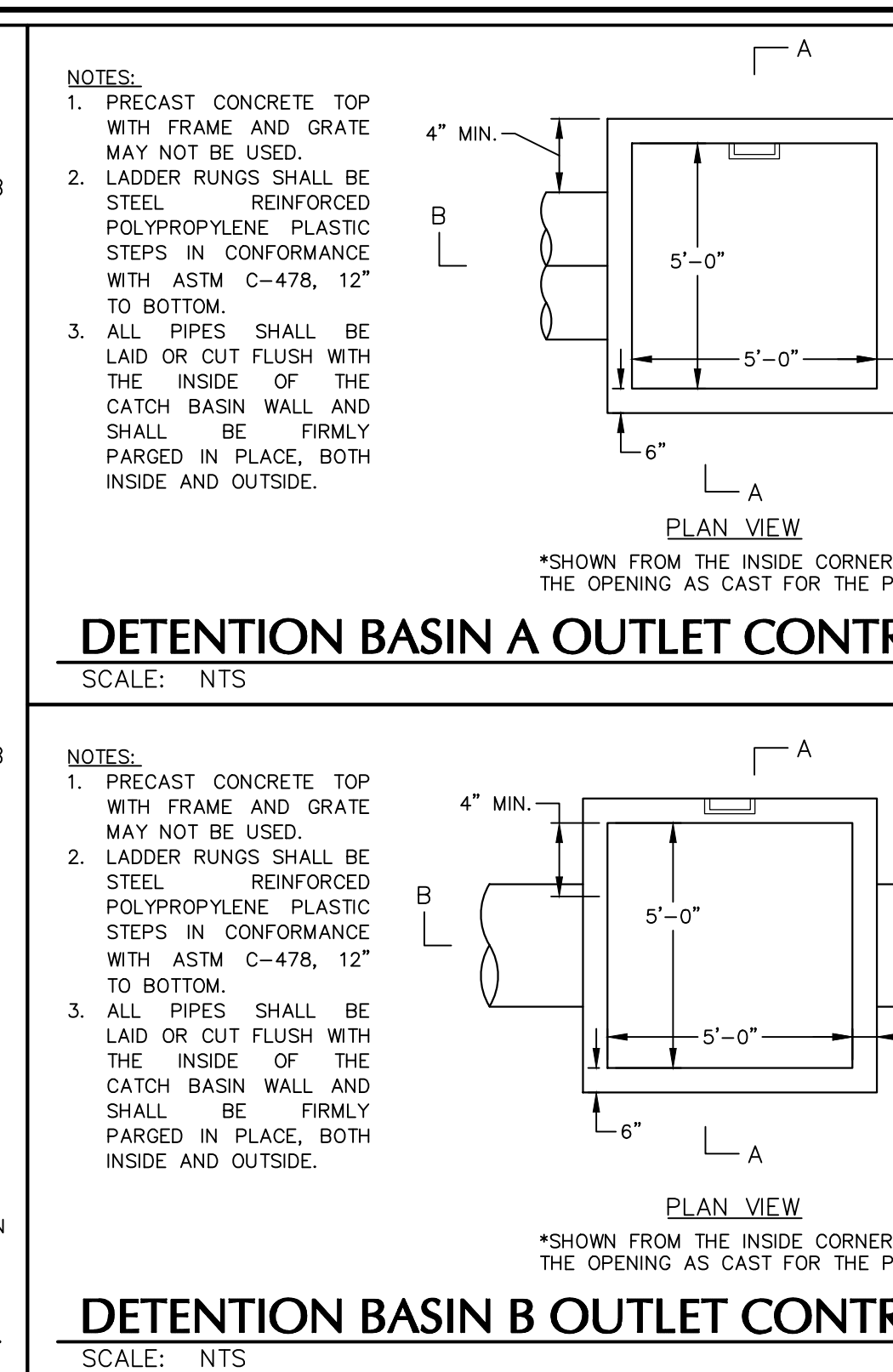
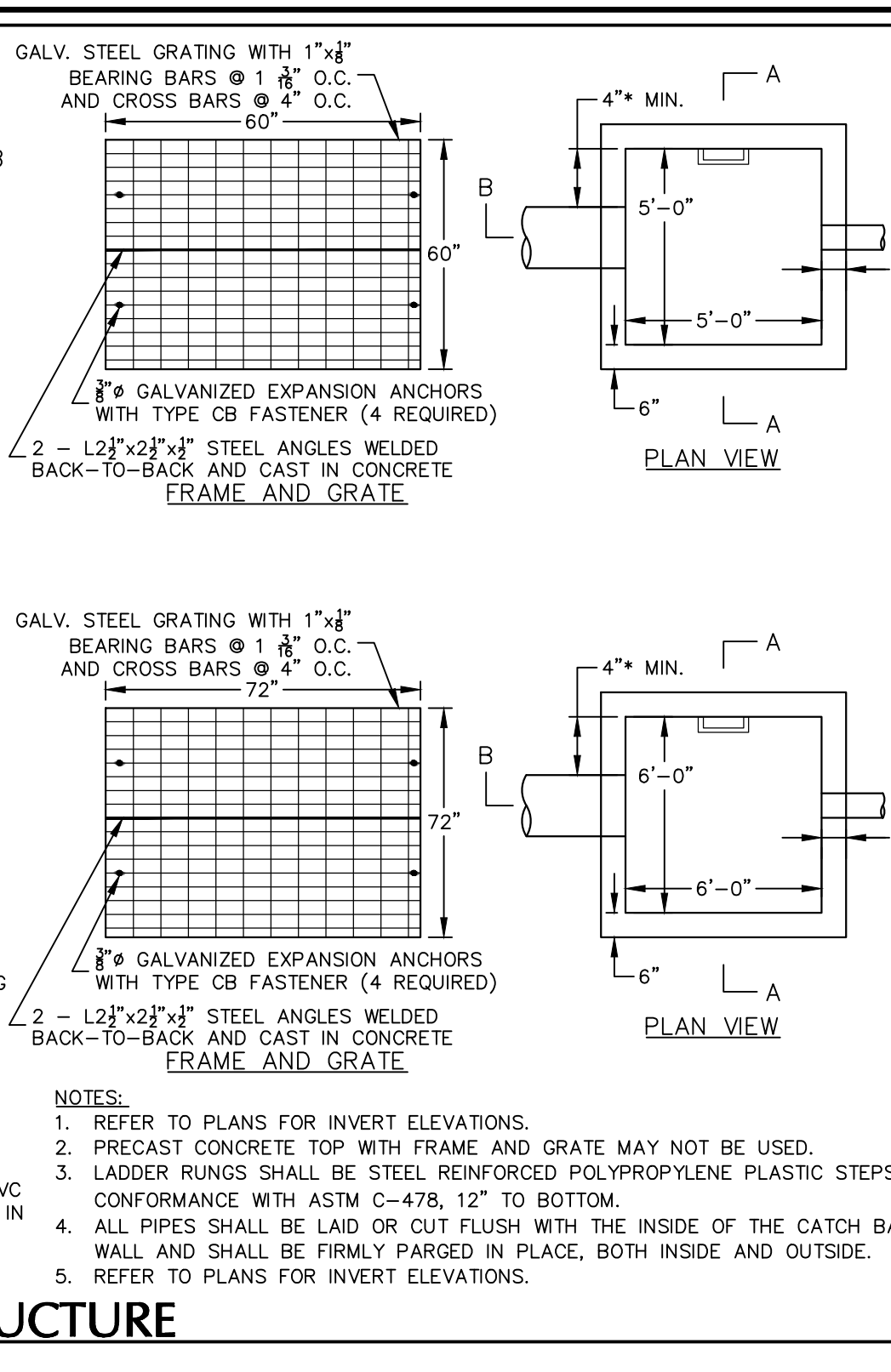
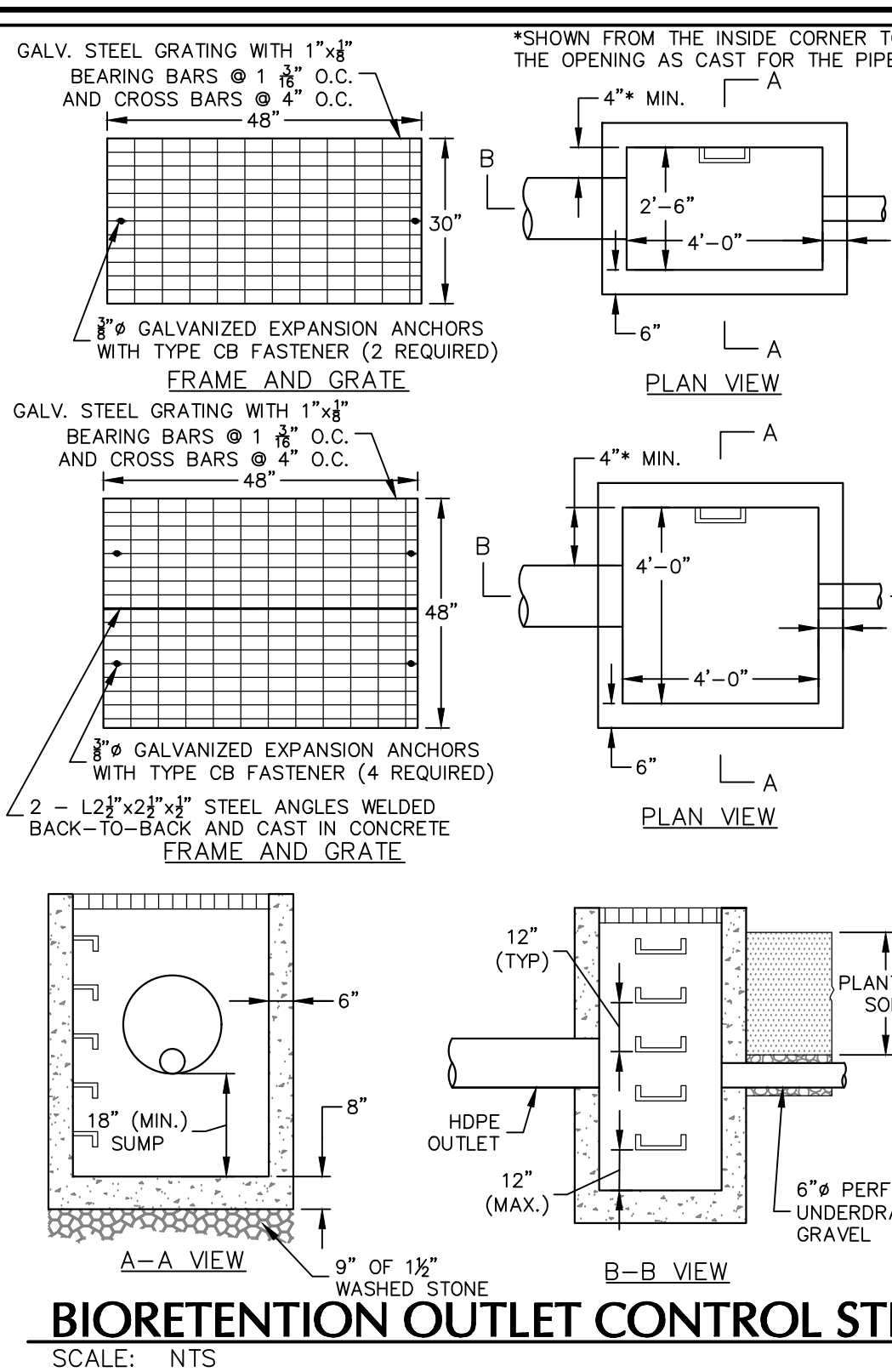
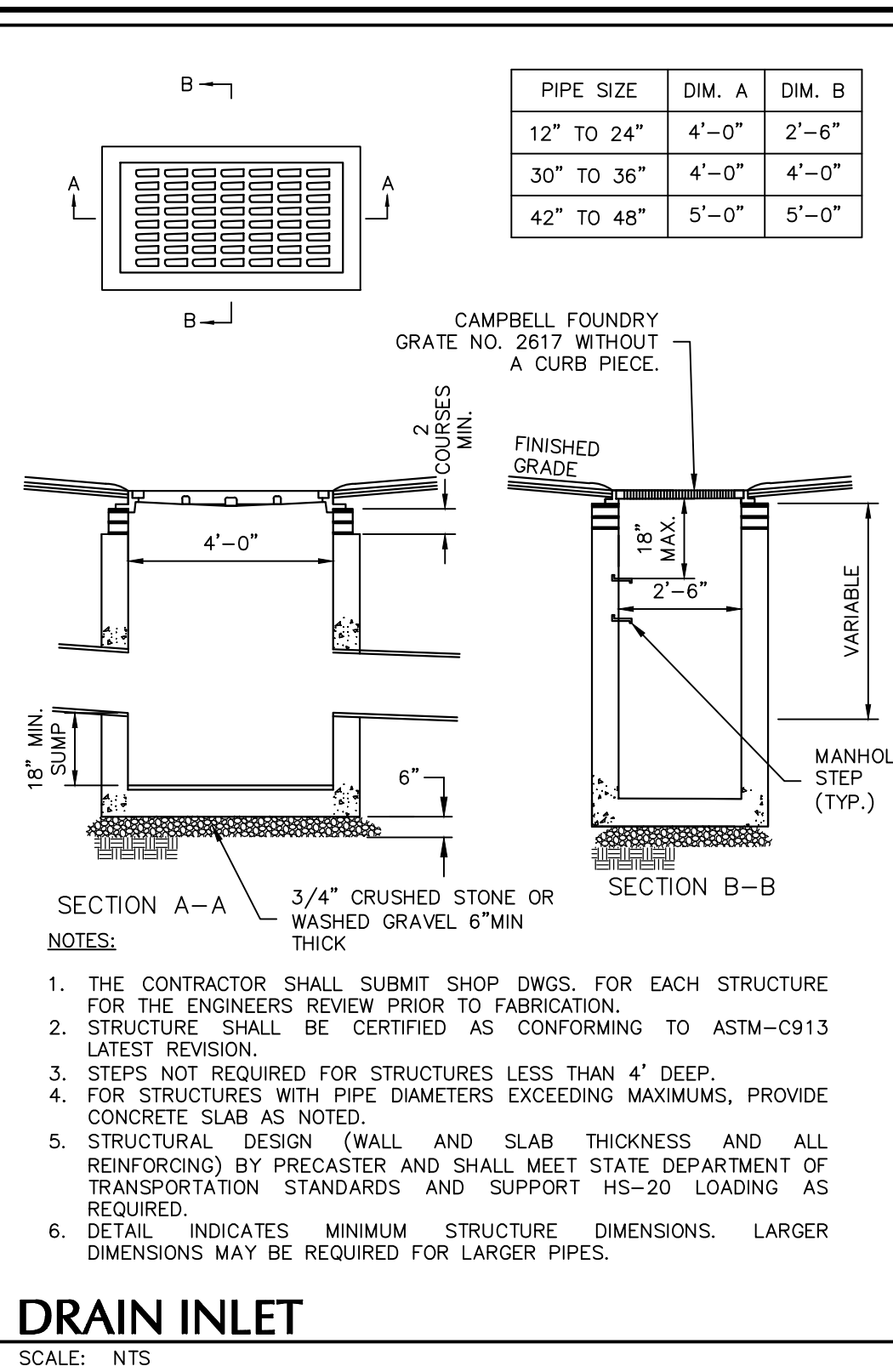
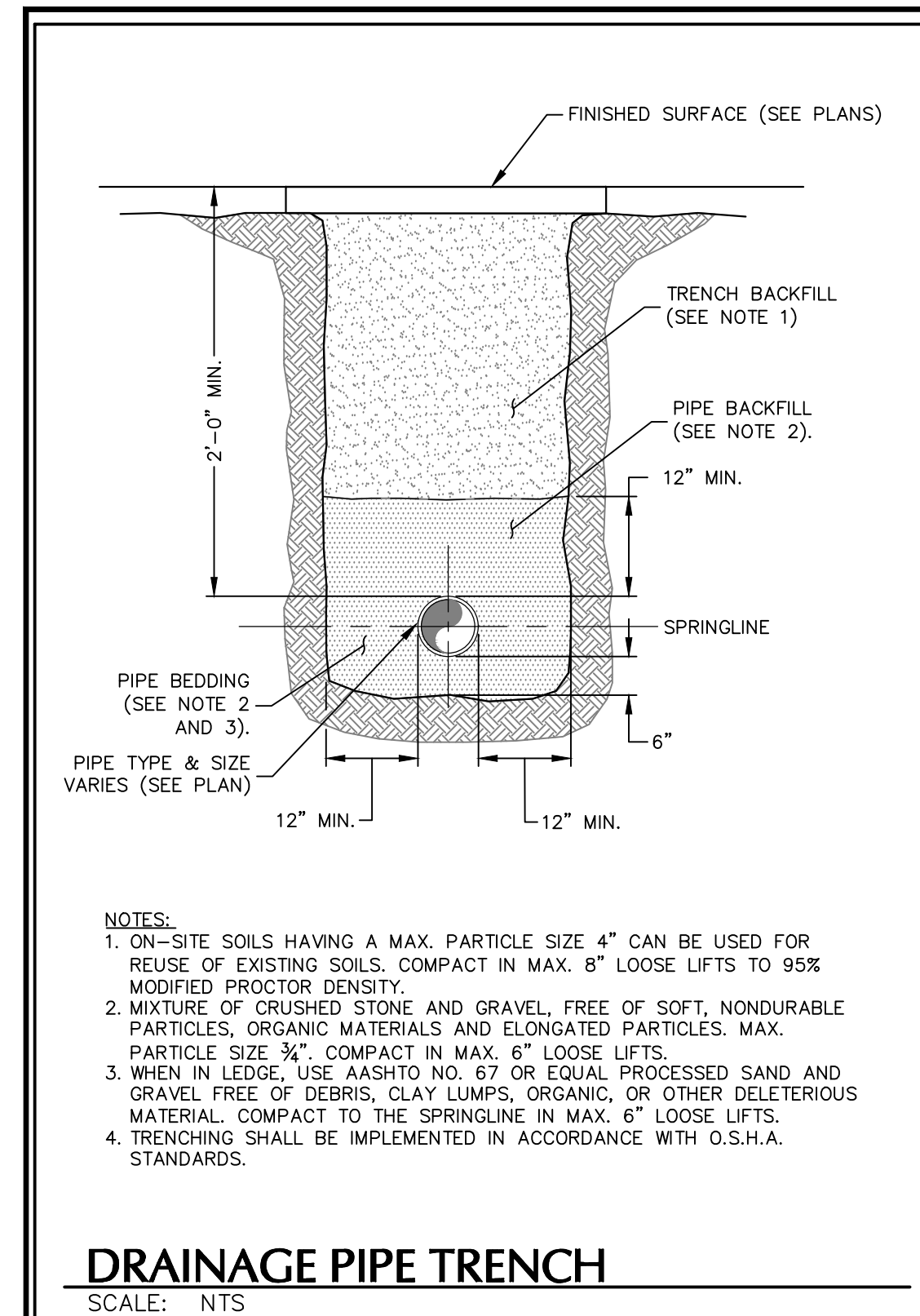
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Project
**MATRIX I-84
DISTRIBUTION CENTER**
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
**SEWER
DETAILS**

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

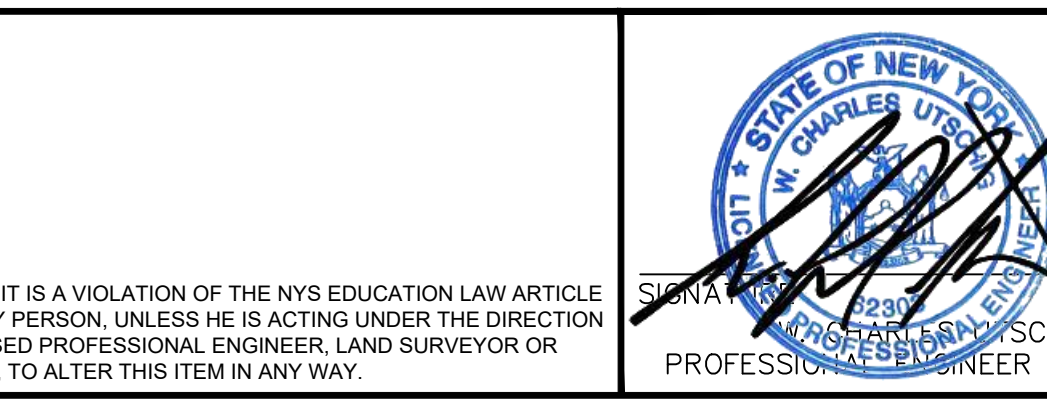


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON JOHN P. DWASUTYN	DATE 7/7/2023
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Drawing Title
DRAINAGE DETAILS (1 OF 2)

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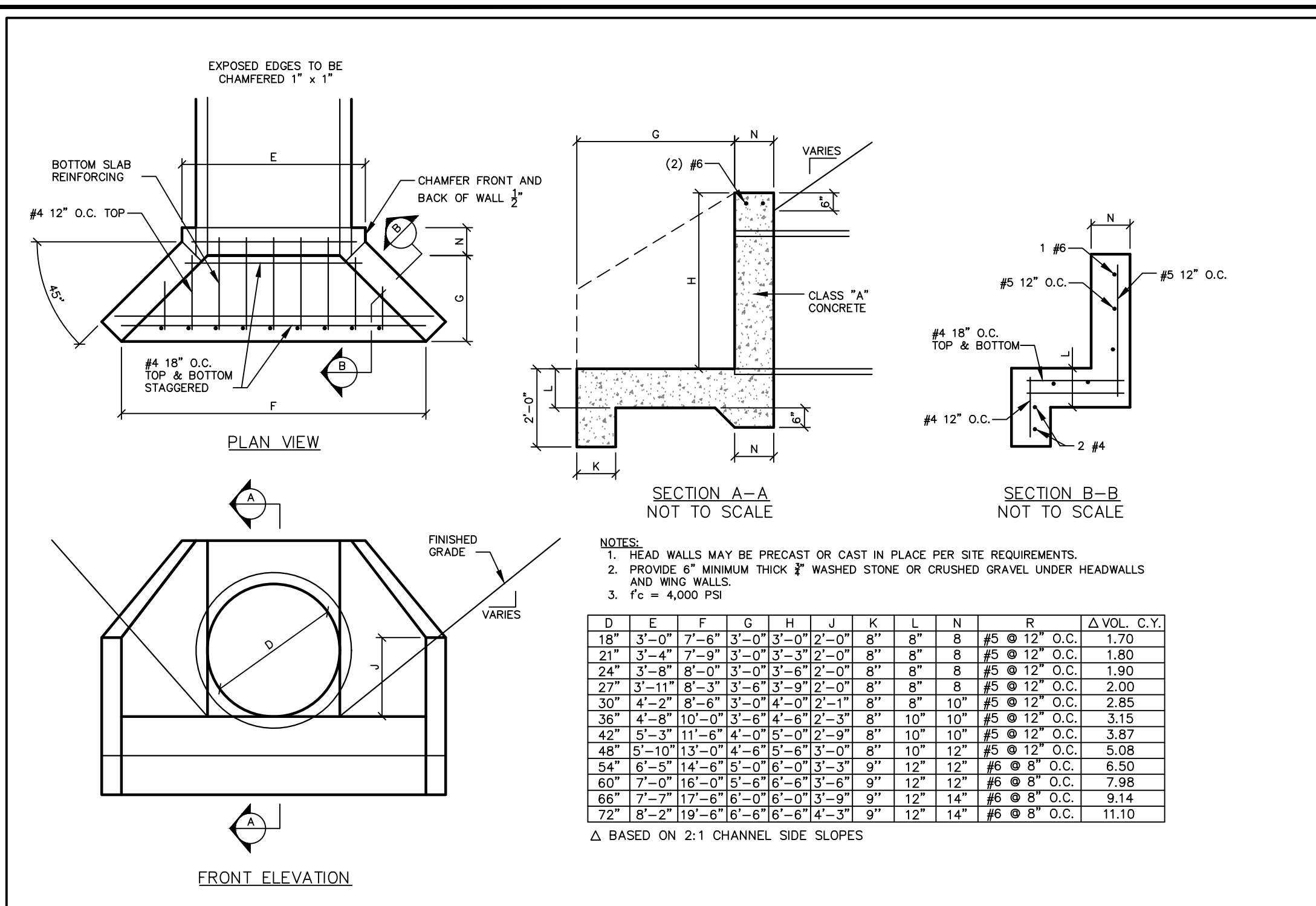
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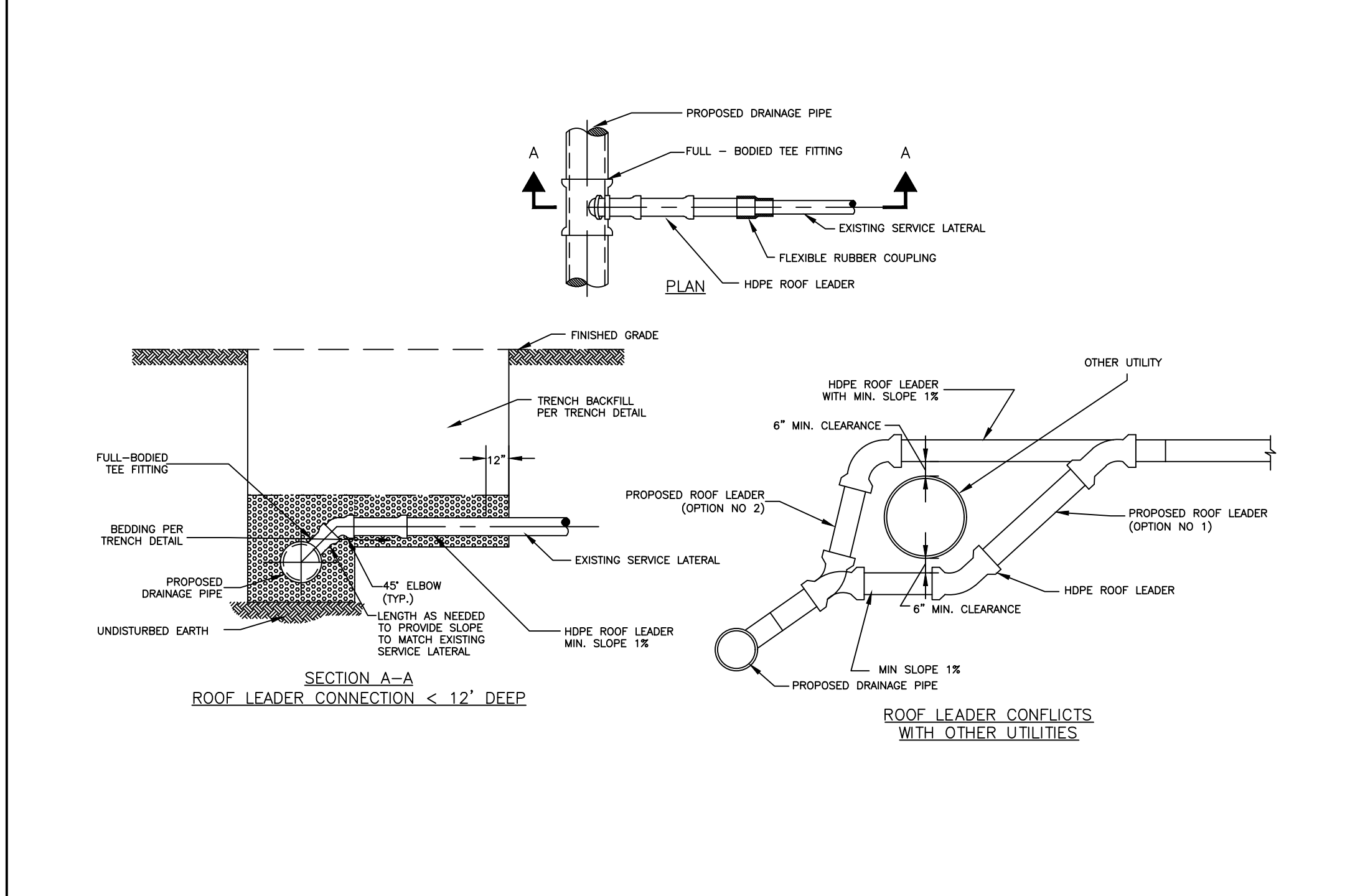
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Drawing No.
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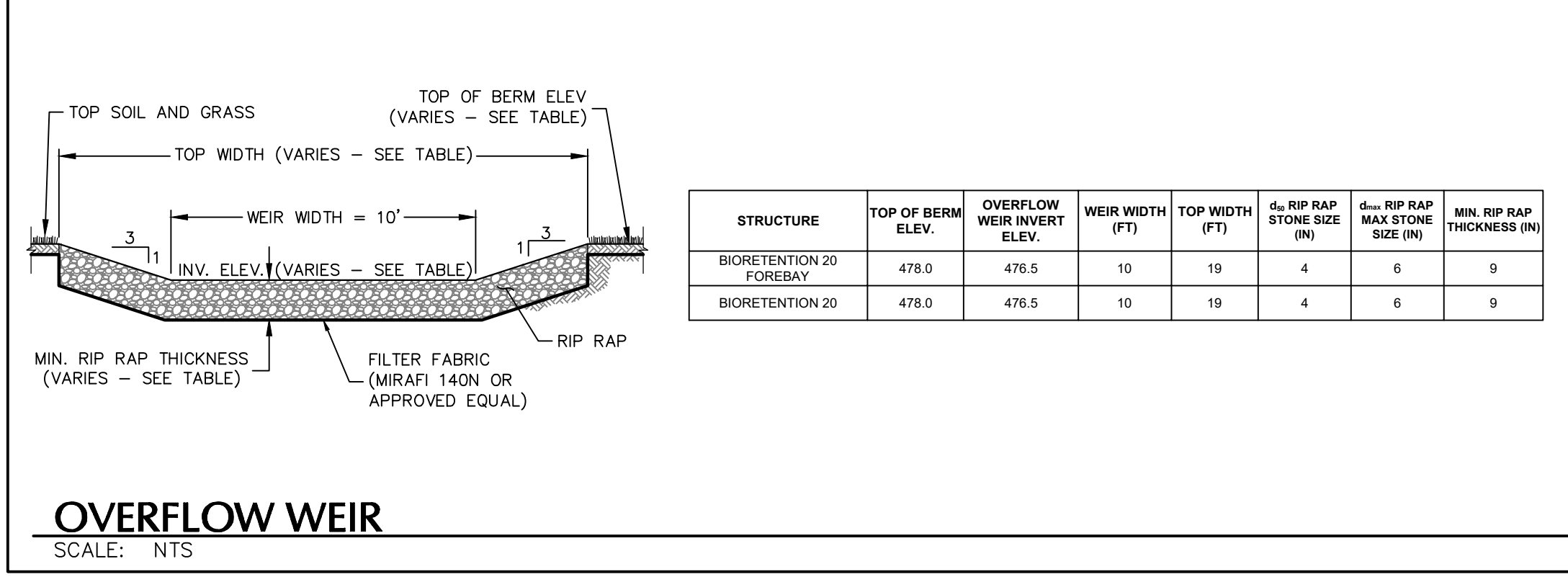
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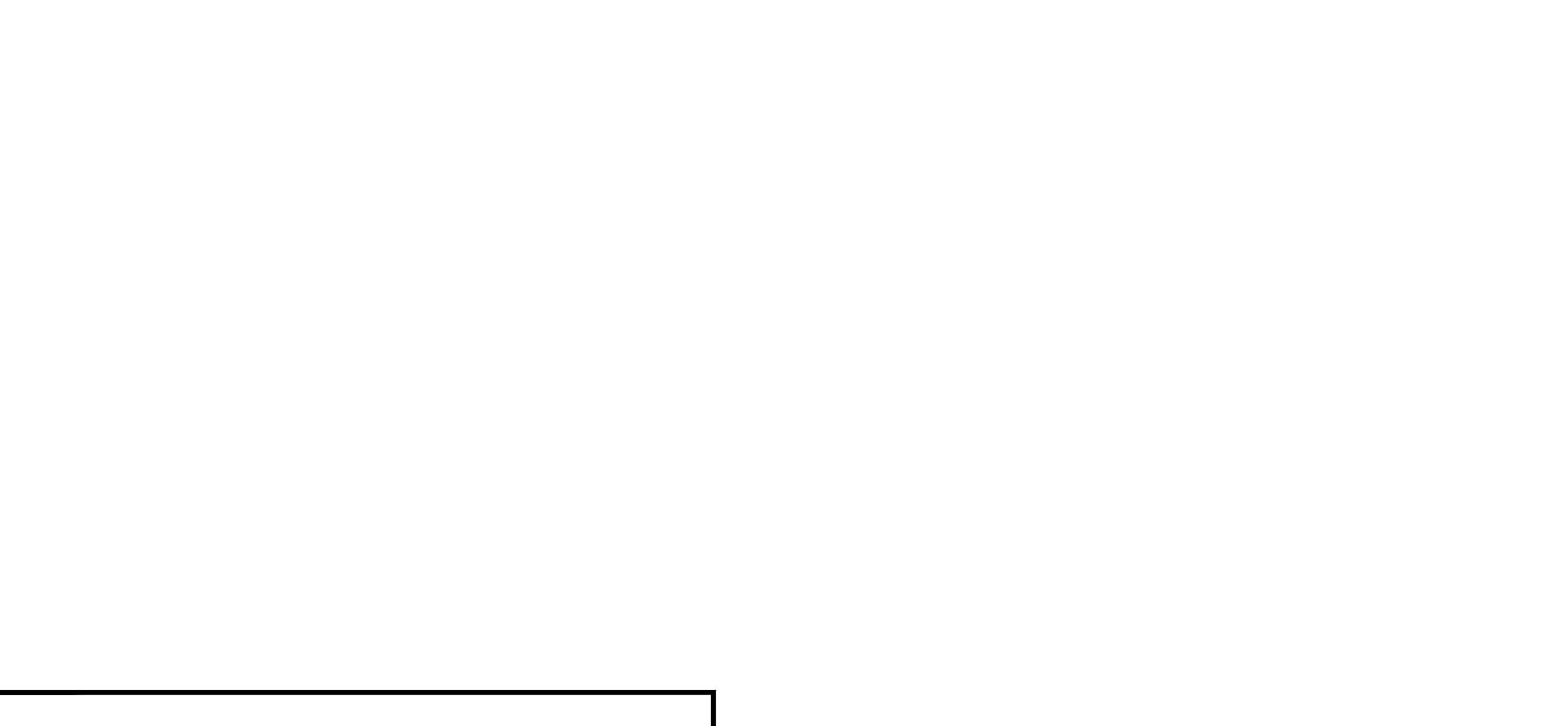
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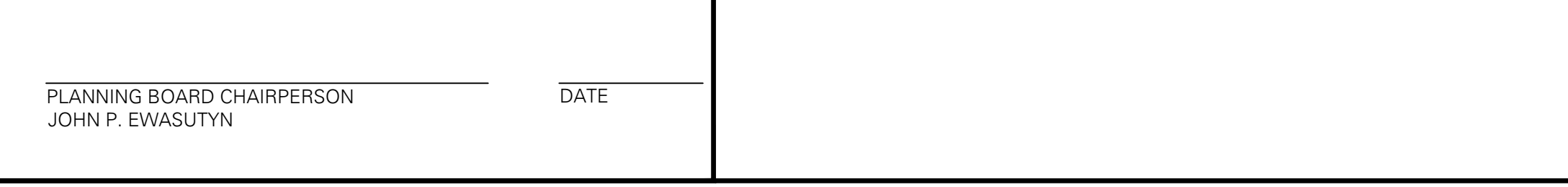
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OVERFLOW WEIR
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STORMTECH MC-4500 STORMWATER CHAMBER
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STORMWATER MANHOLE - SQUARE OR RECTANGULAR
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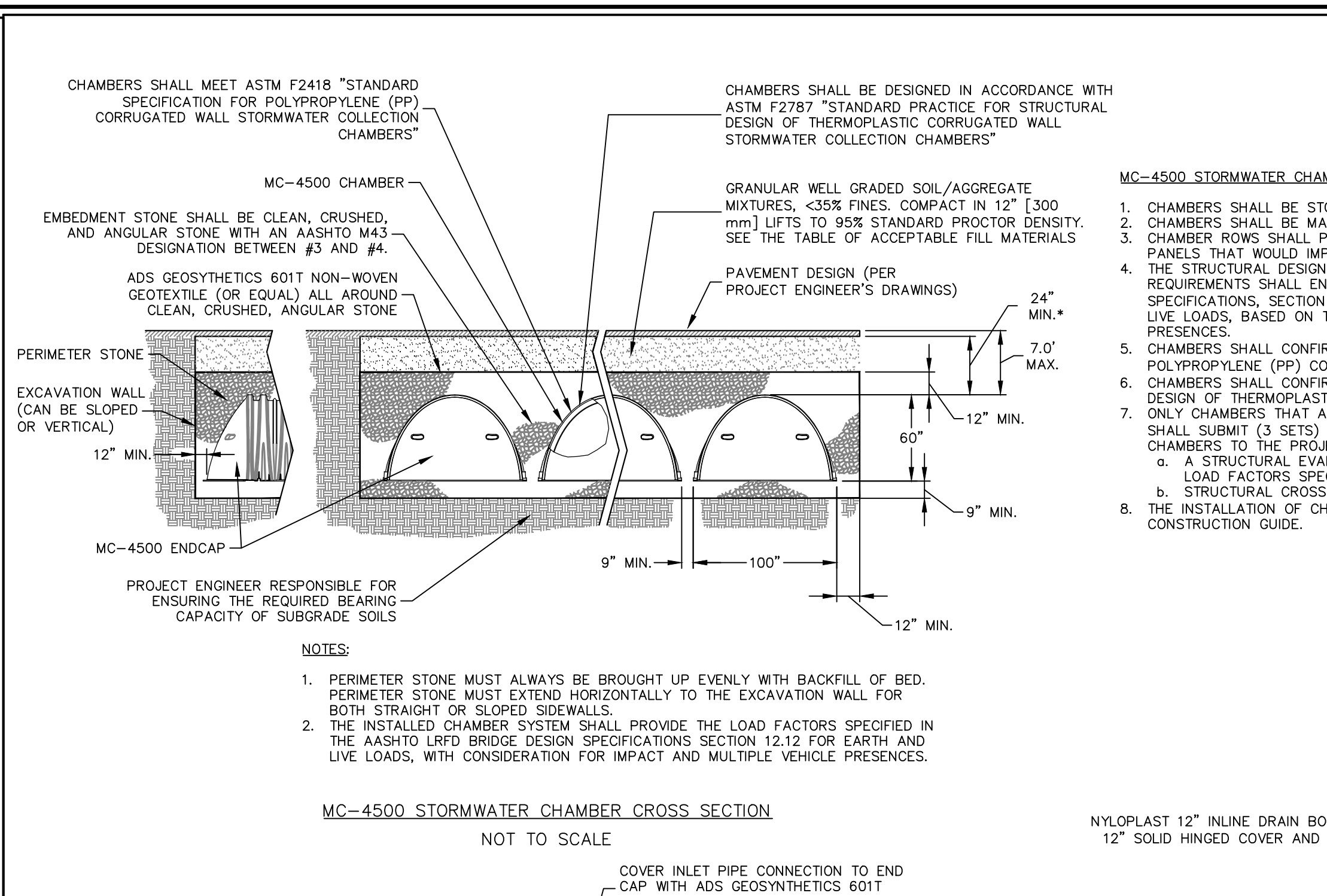
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SCALE: NTS

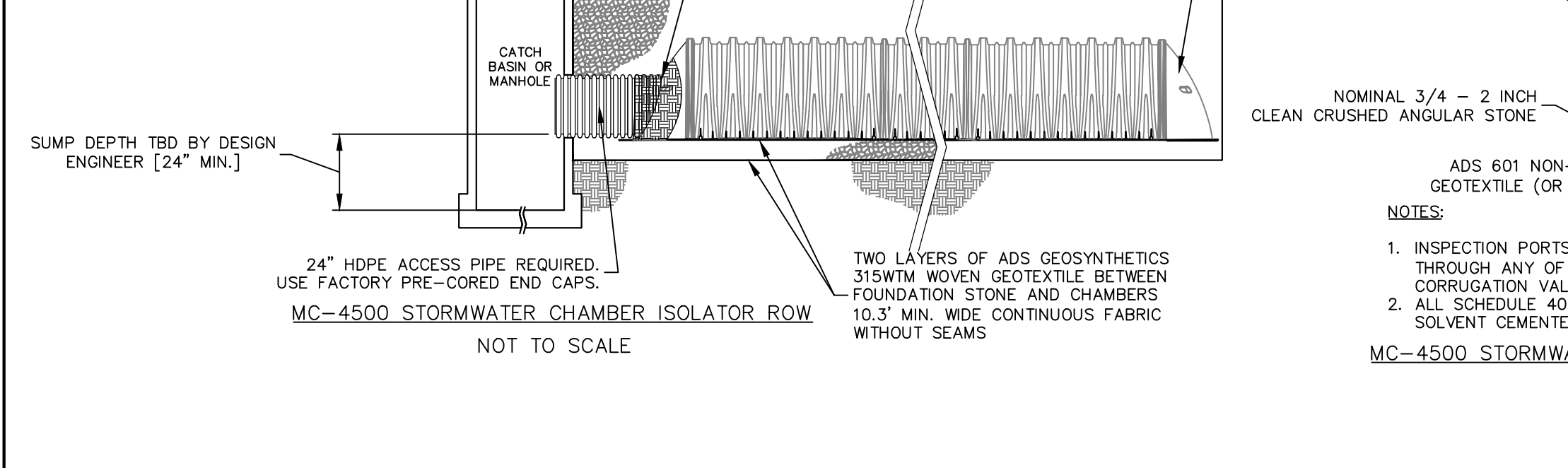
MANHOLE/CATCH BASIN HOOD
SCALE: NTS

MANHOLE STEP
SCALE: NTS

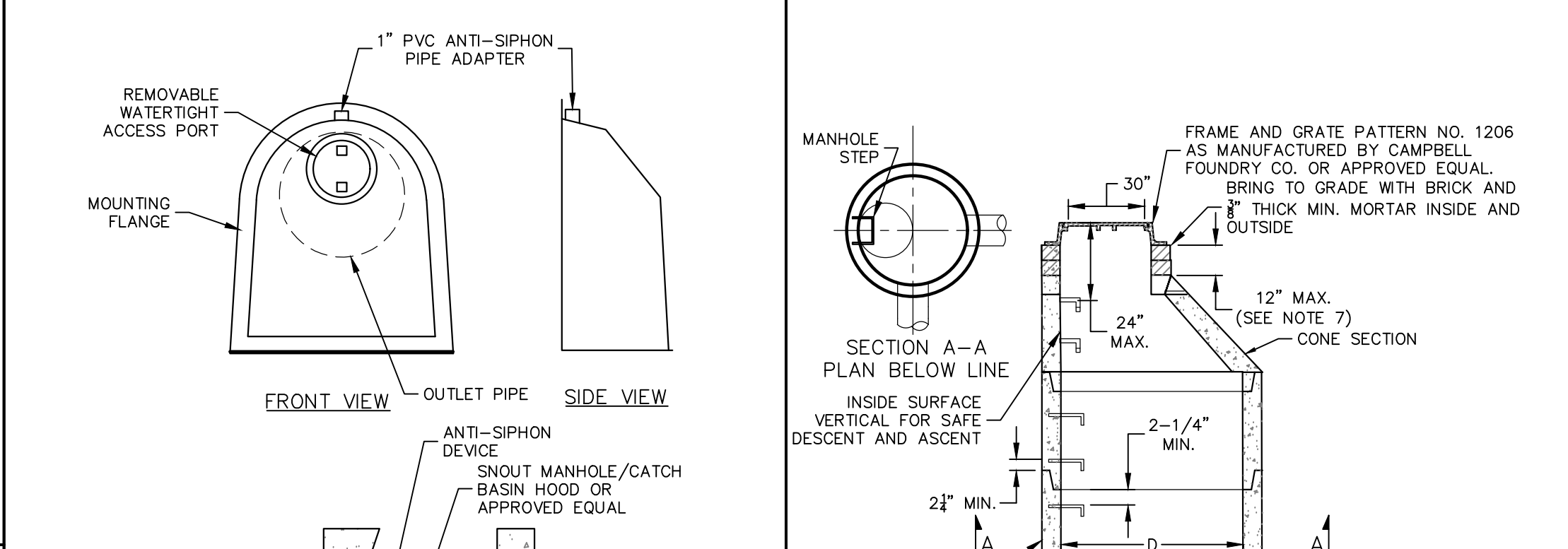
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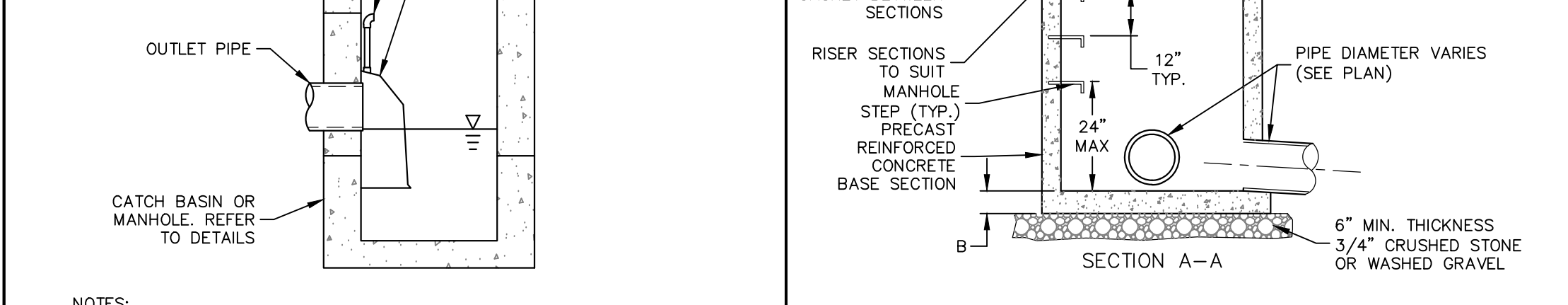
MC-4500 STORMWATER CHAMBER CROSS SECTION
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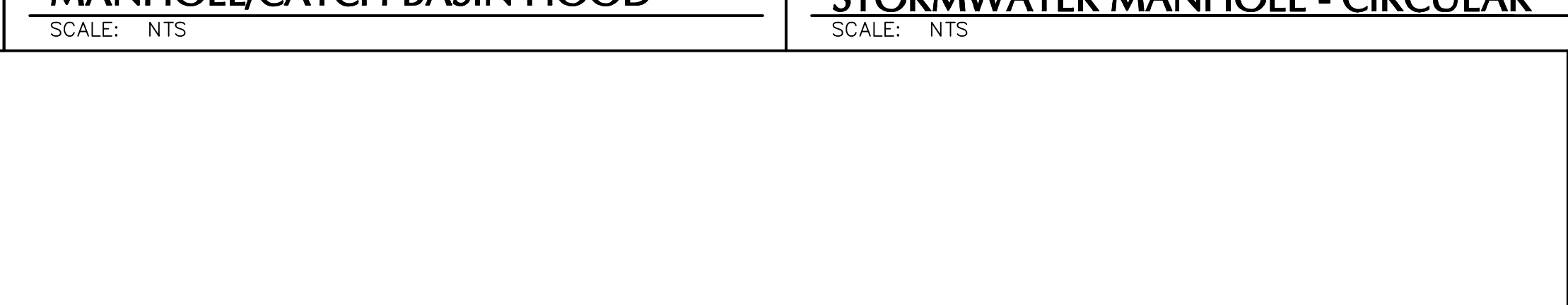
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STORMWATER MANHOLE - SQUARE OR RECTANGULAR
SCALE: NTS



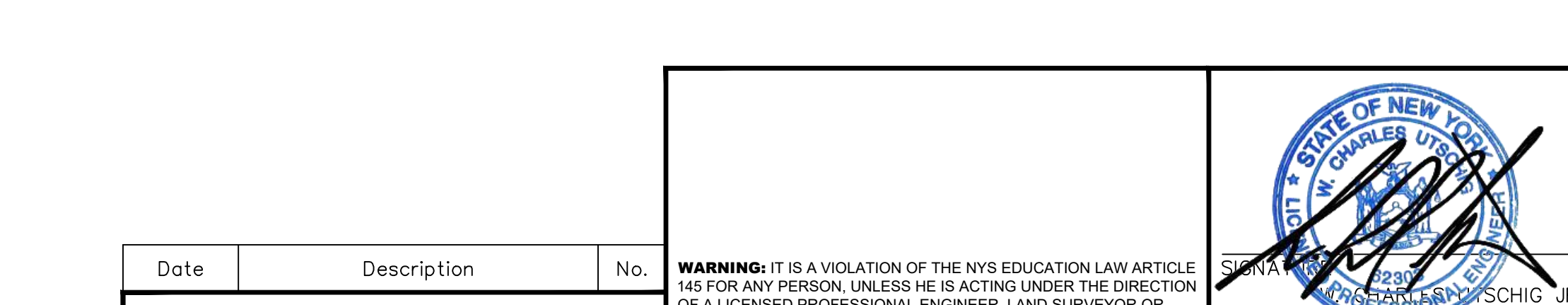
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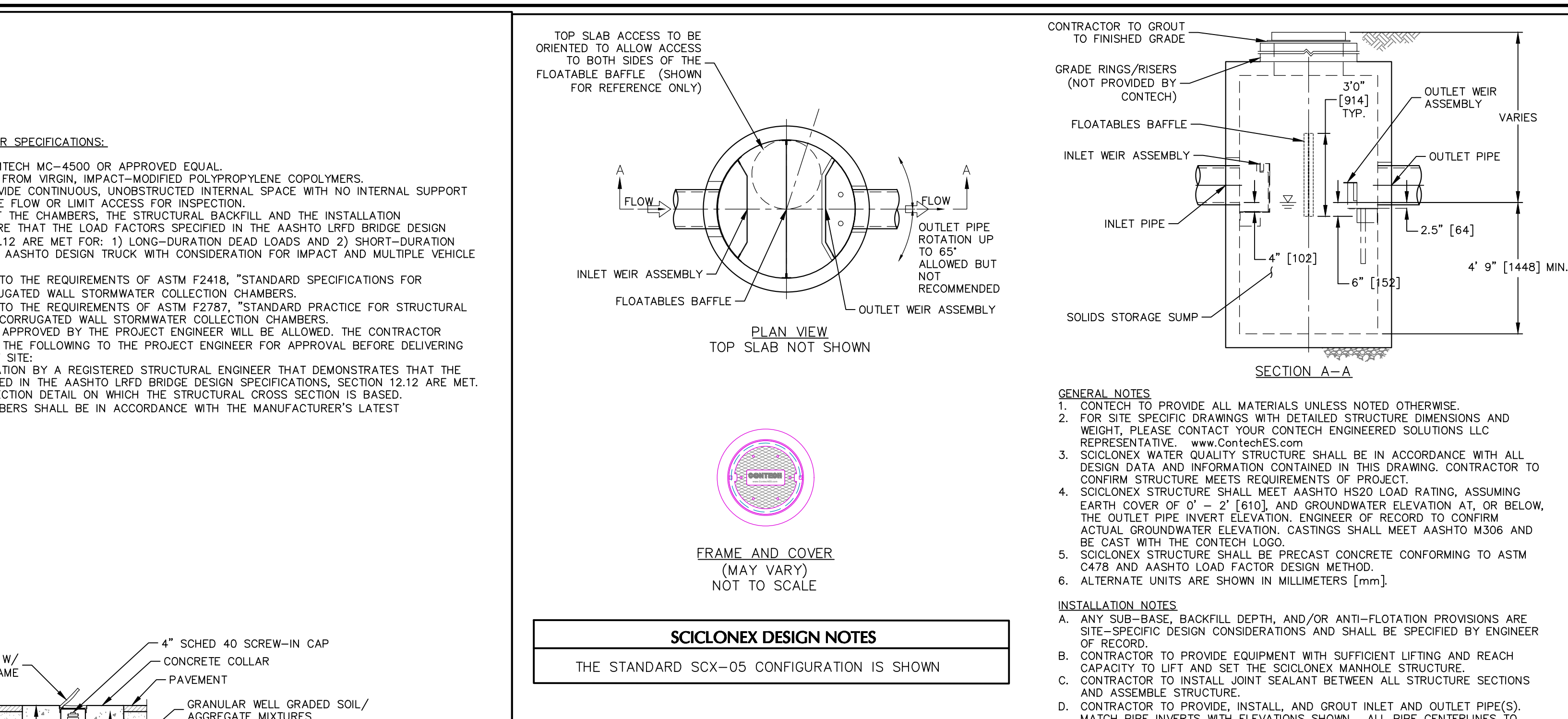


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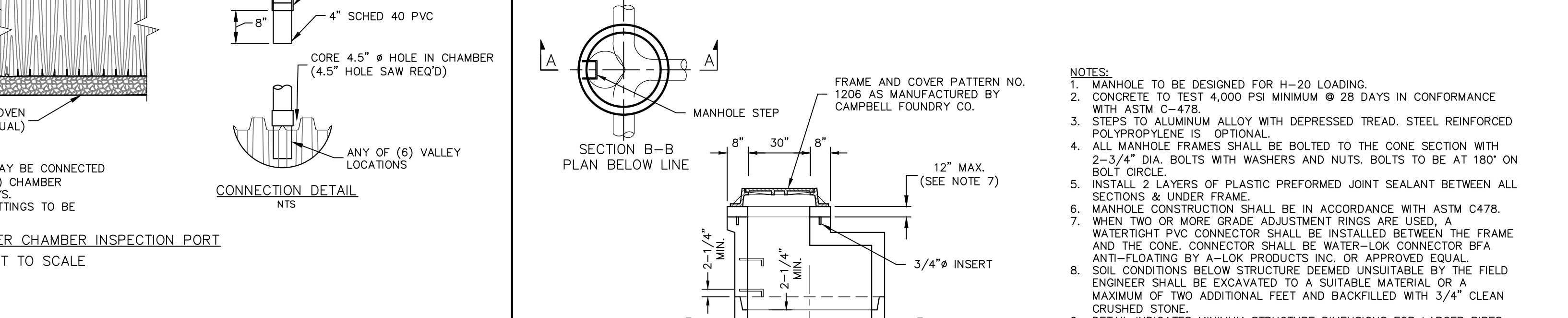


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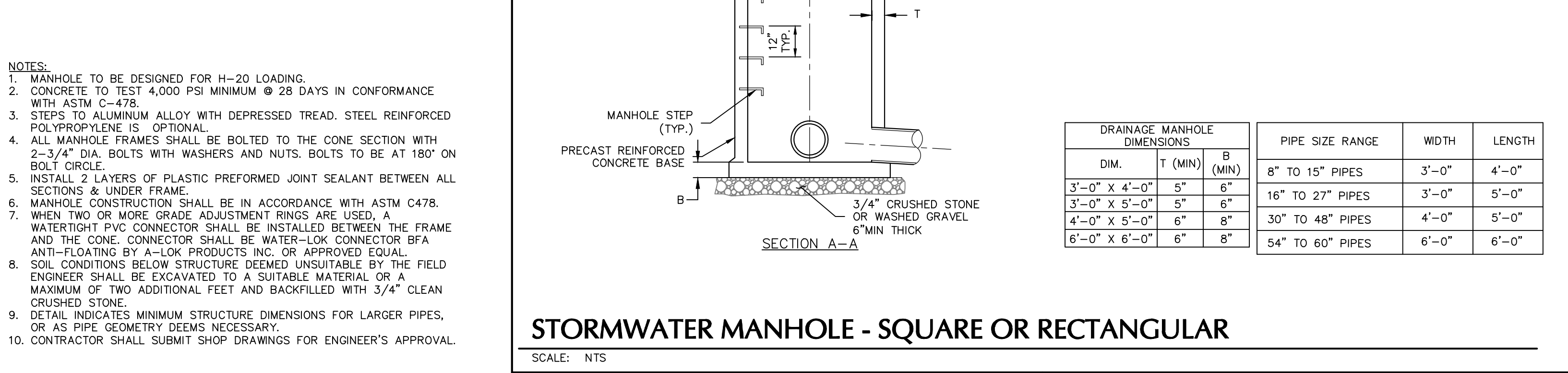
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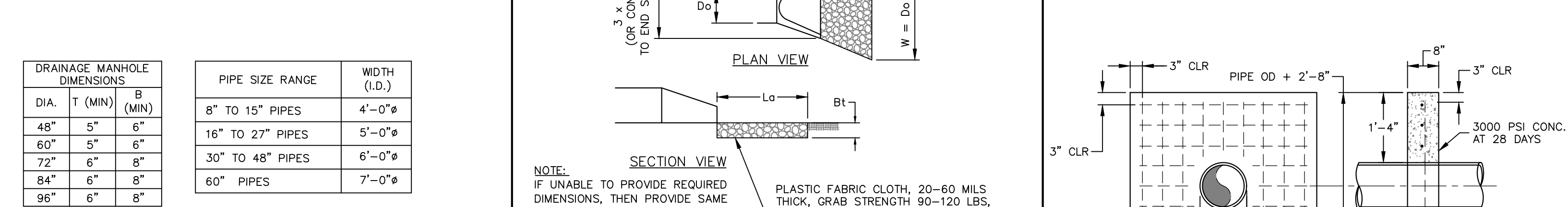
SCICLONEX DESIGN NOTES
THE STANDARD SCX-05 CONFIGURATION IS SHOWN



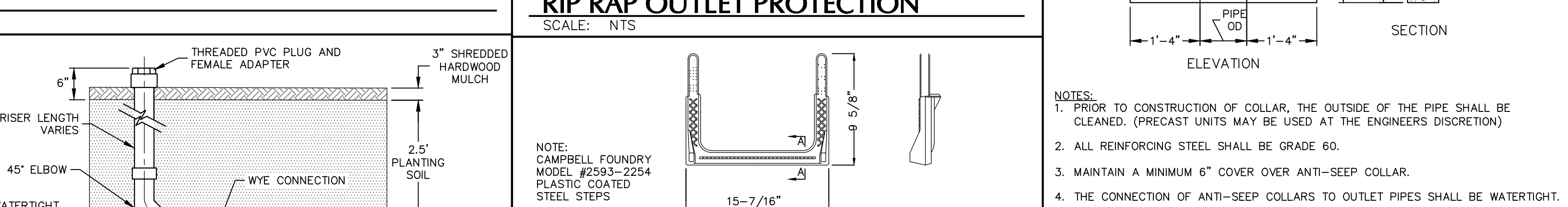
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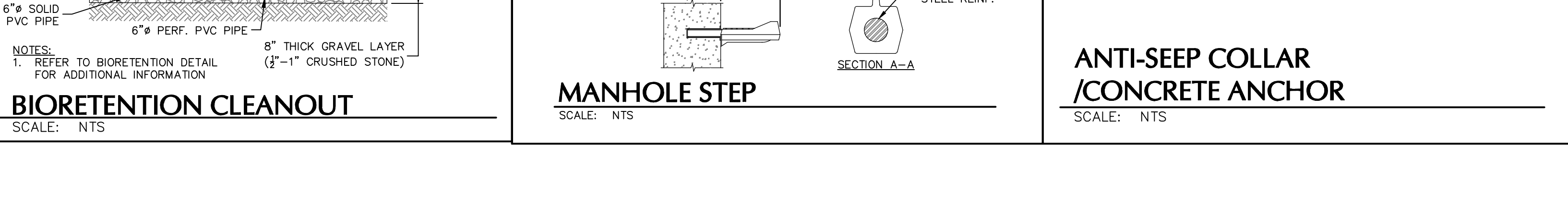
STORMWATER MANHOLE - SQUARE OR RECTANGULAR
SCALE: NTS



RIP RAP OUTLET PROTECTION
SCALE: NTS



MANHOLE STEP
SCALE: NTS



ANTI-SEEP COLLAR / CONCRETE ANCHOR
SCALE: NTS

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

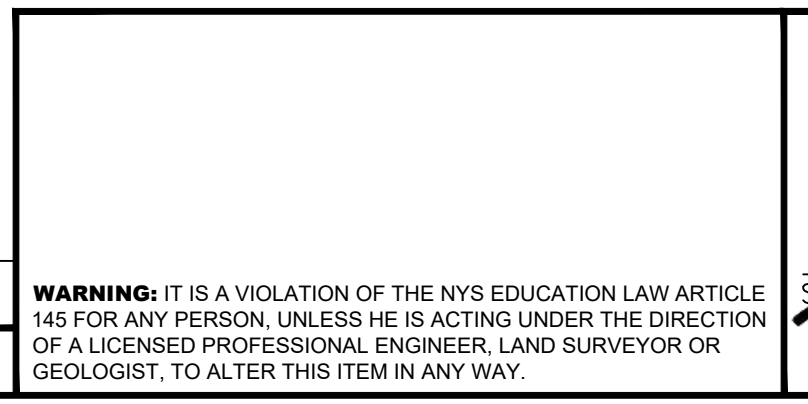
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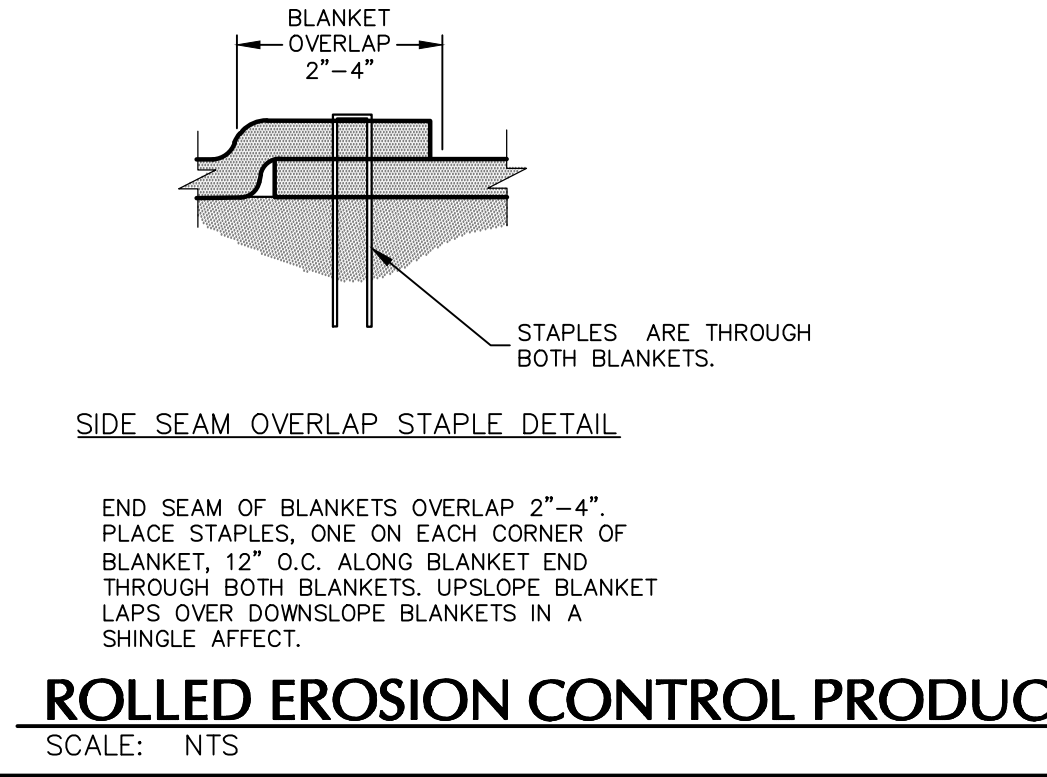
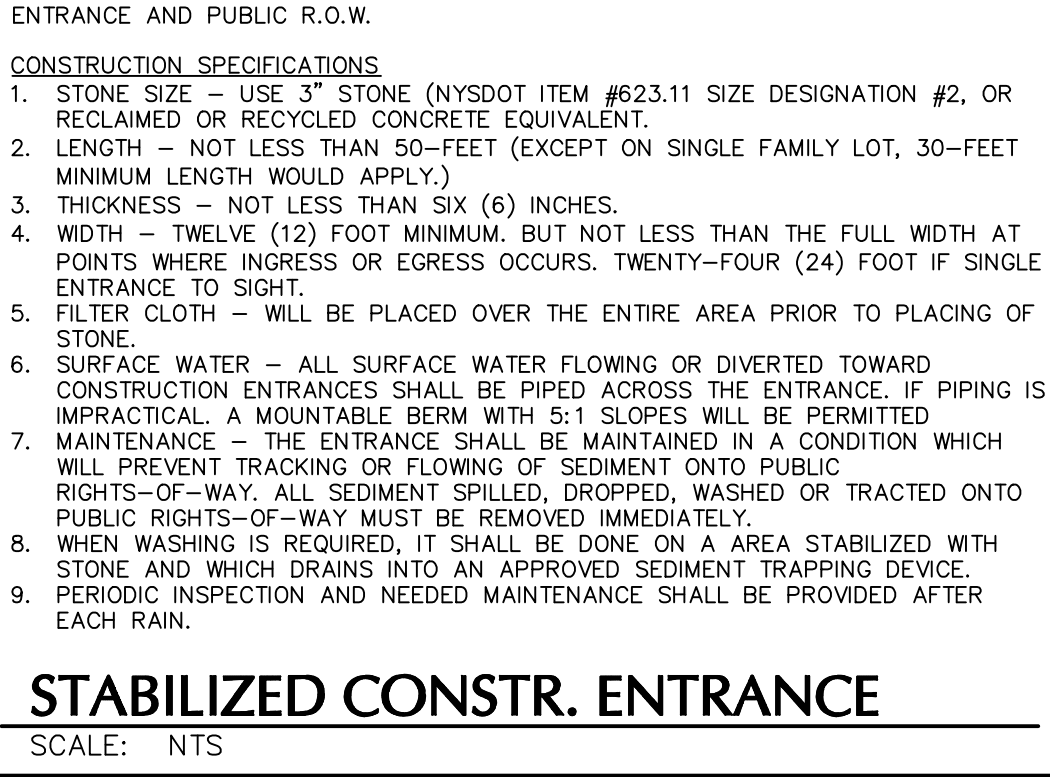
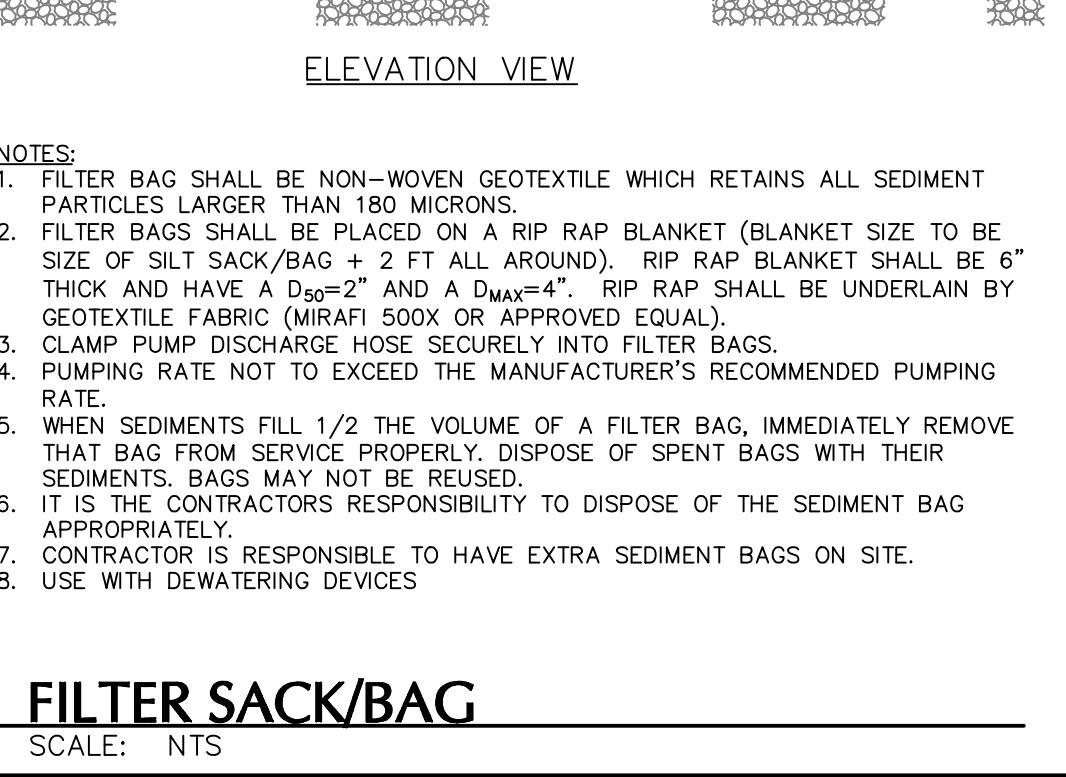
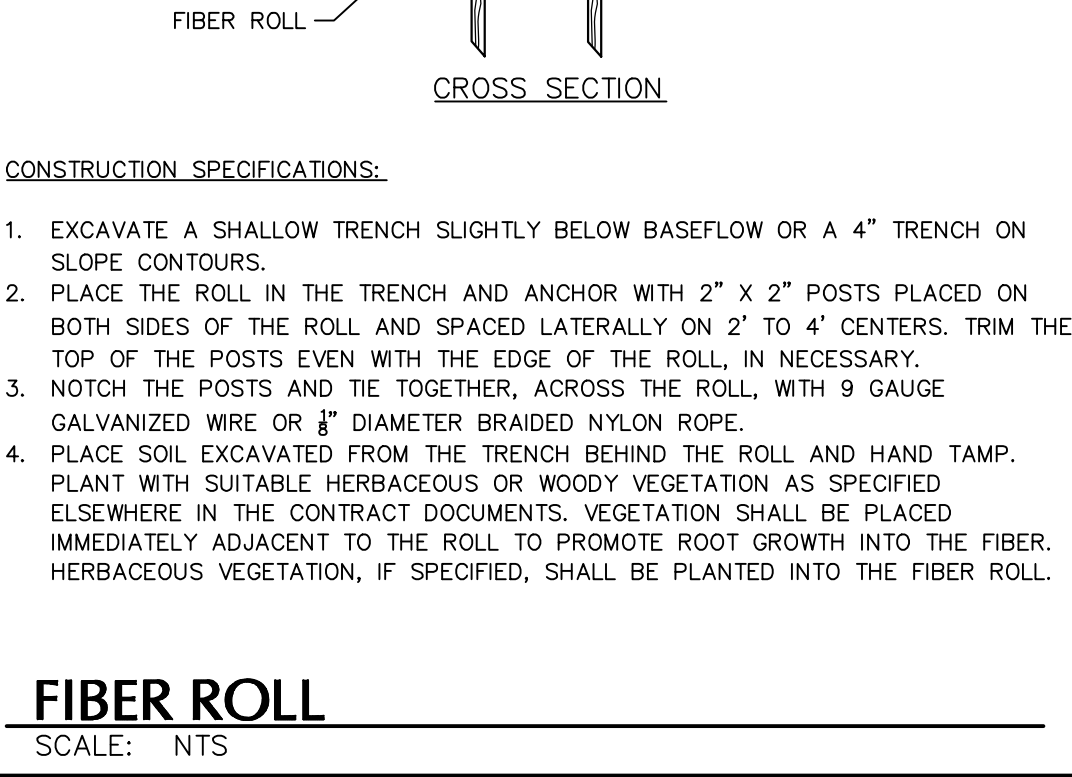
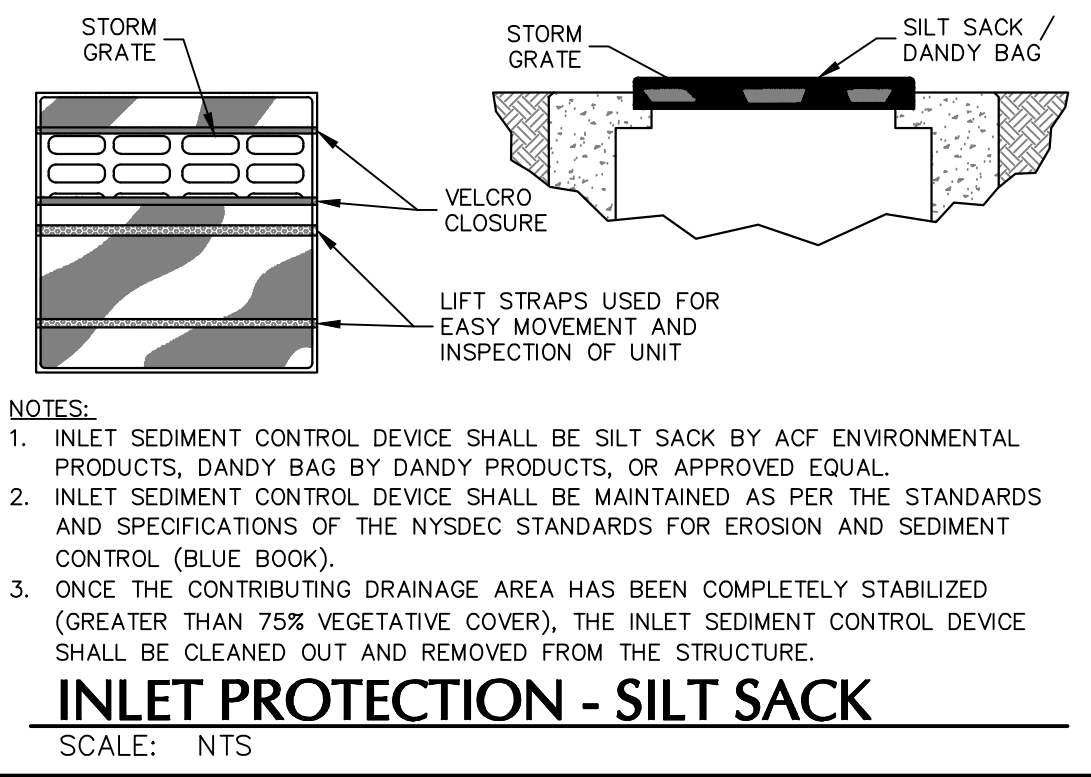
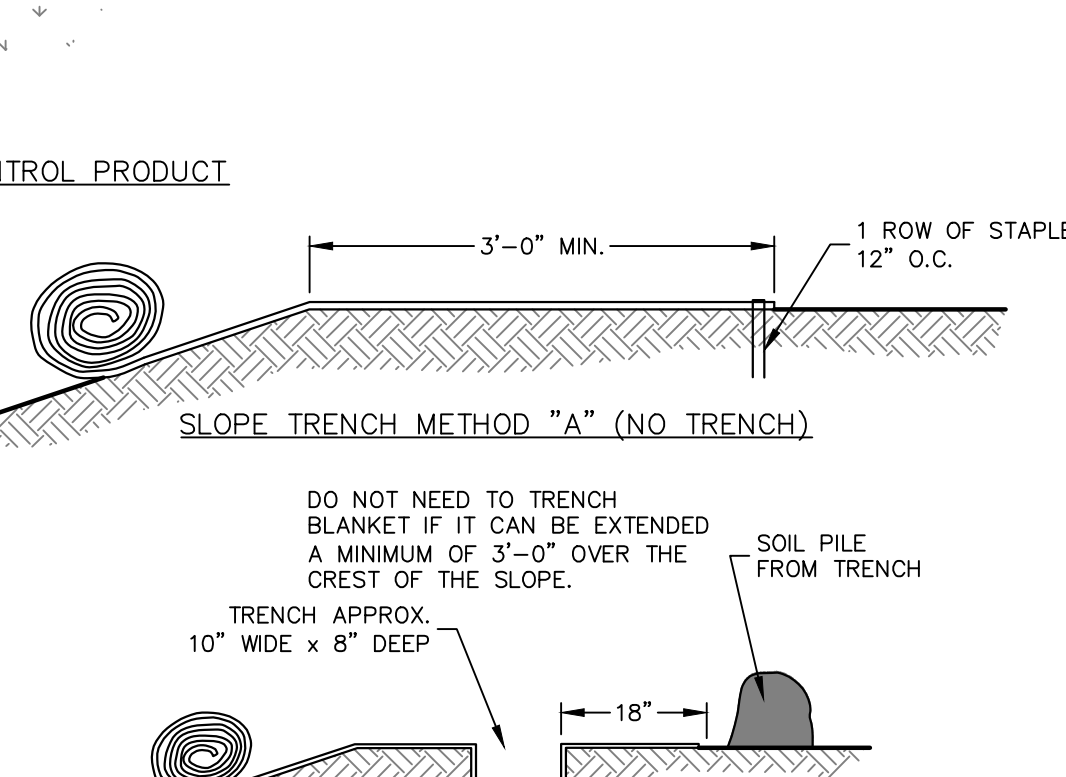
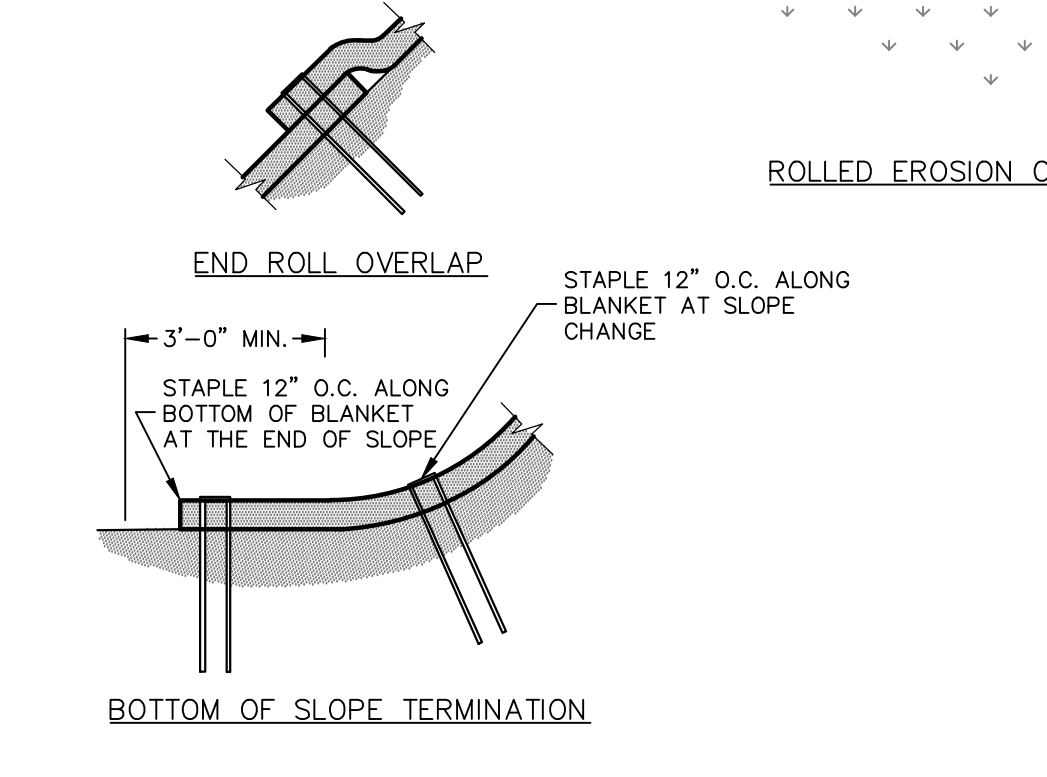
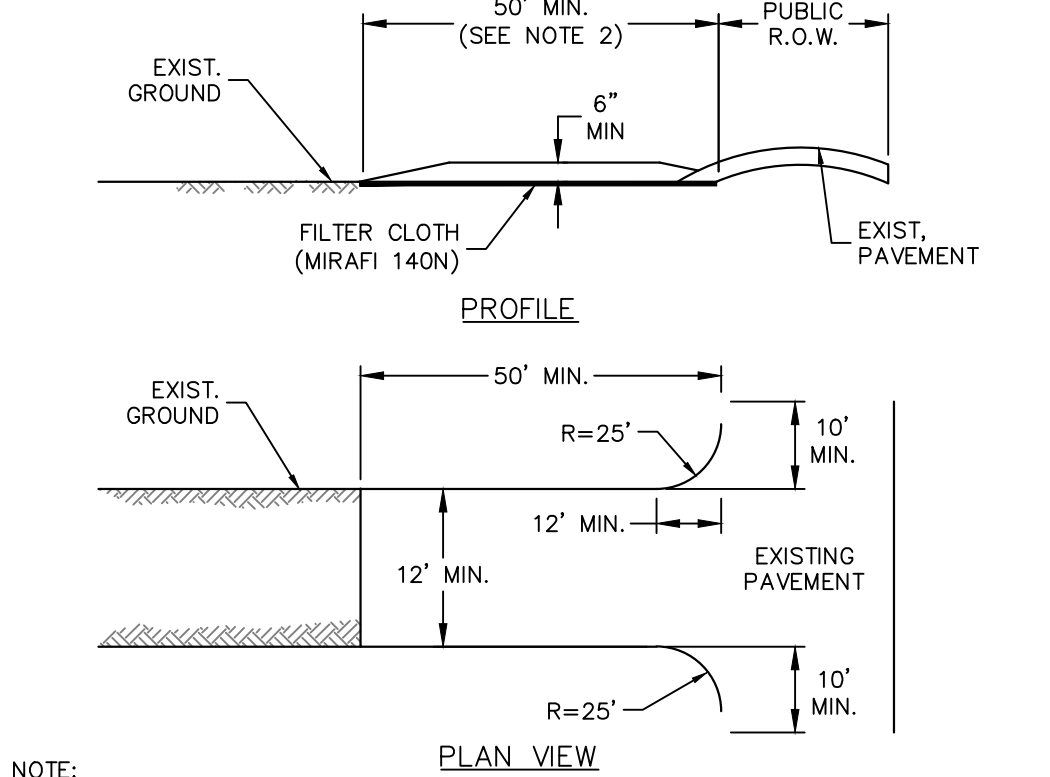
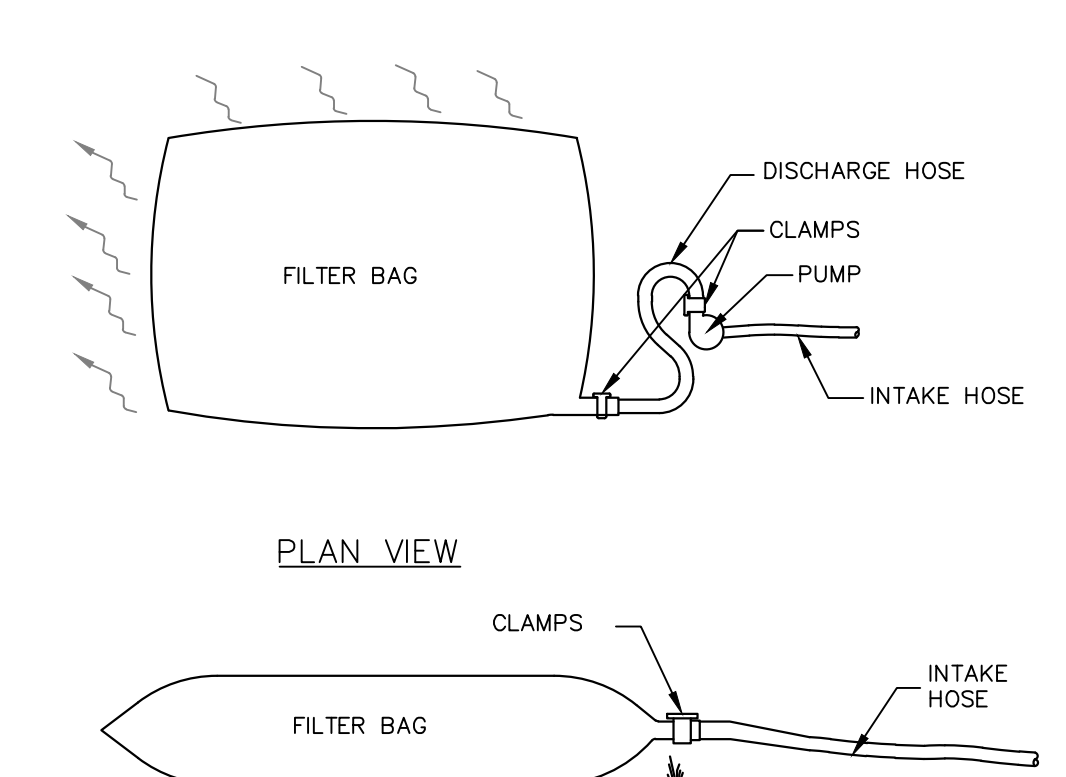
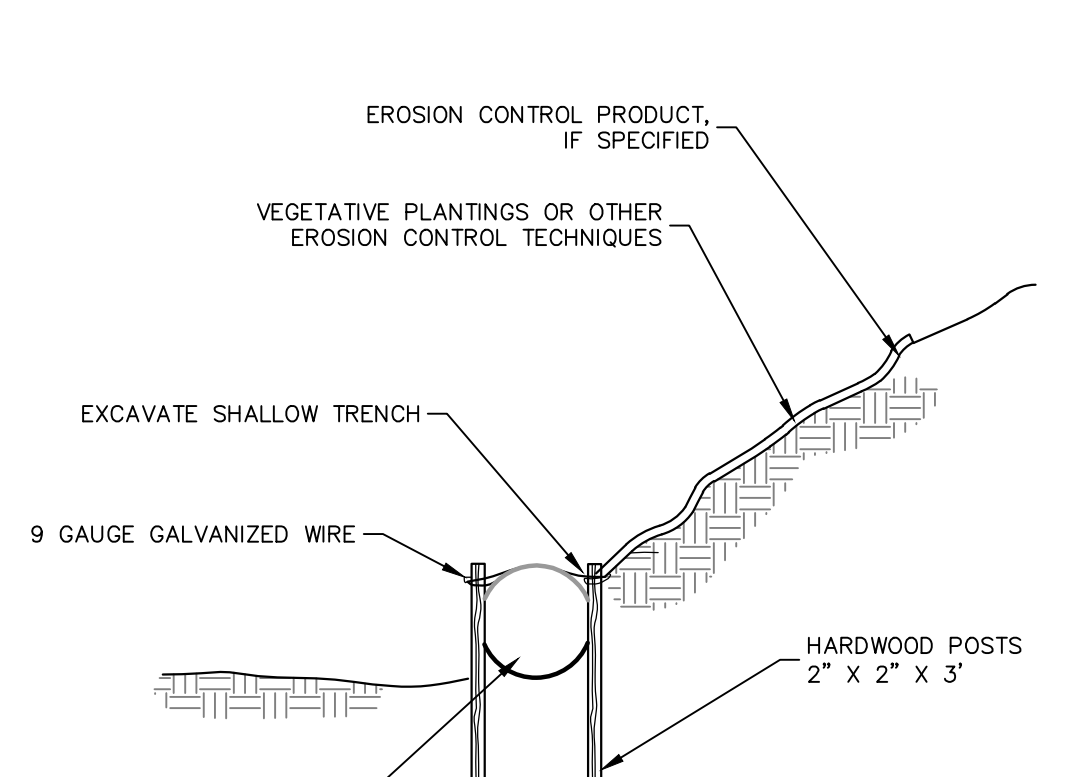
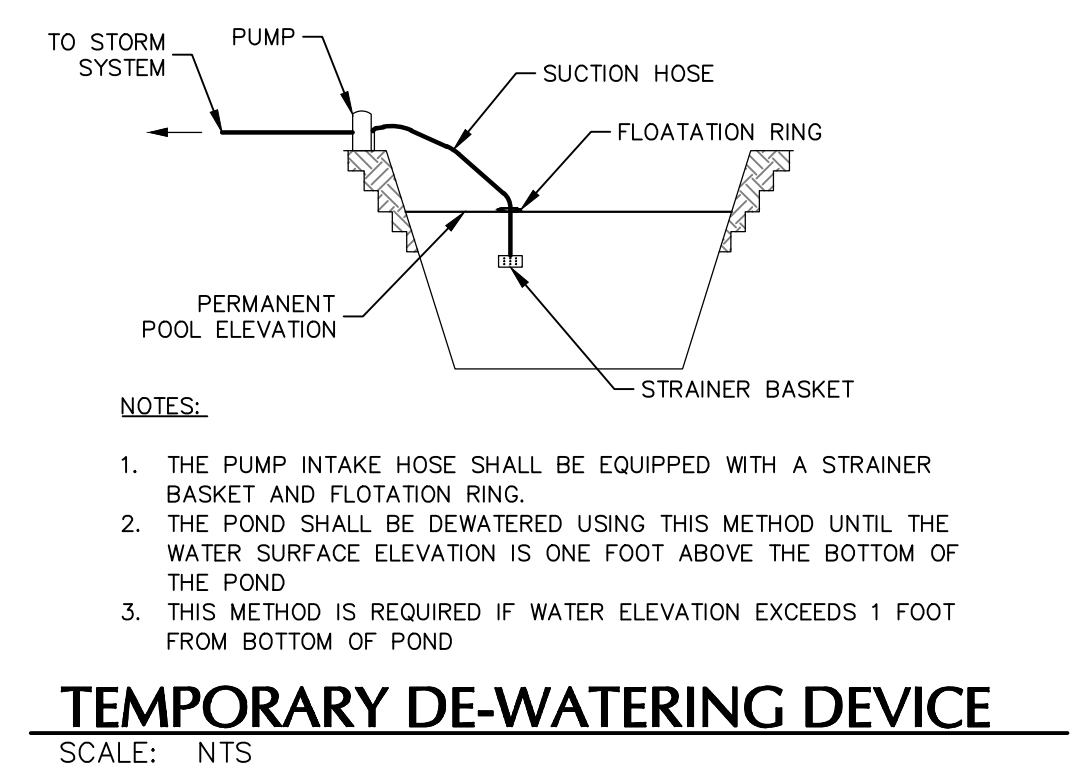
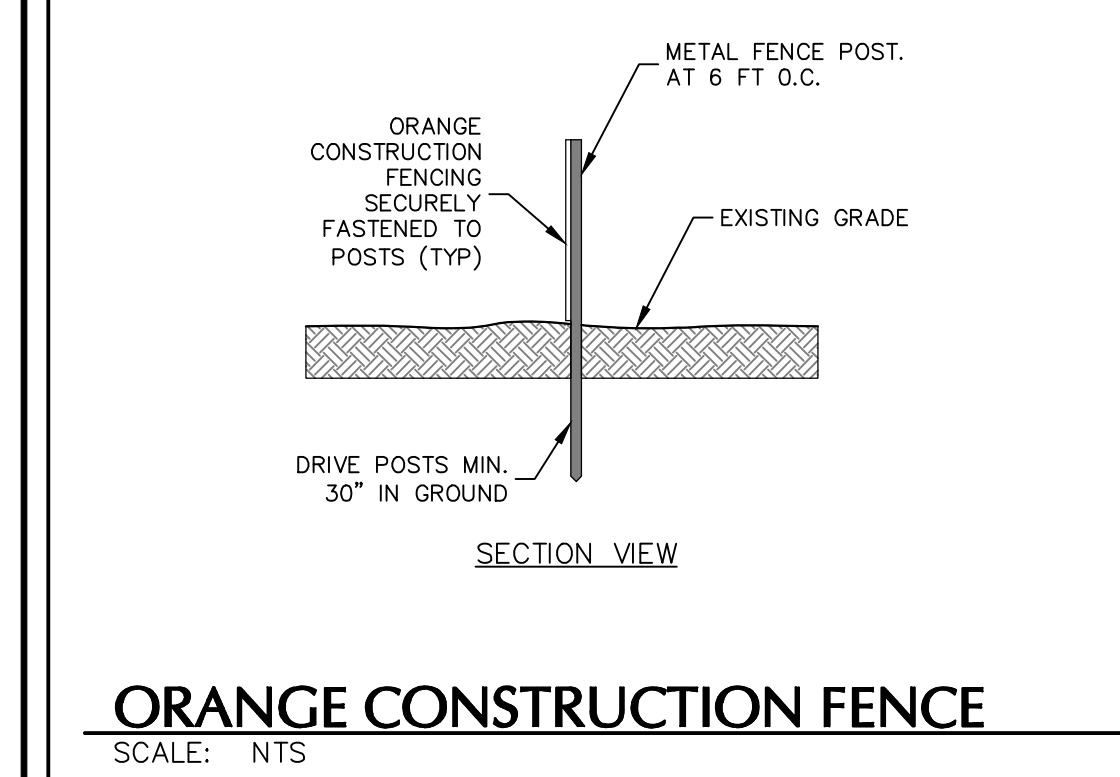
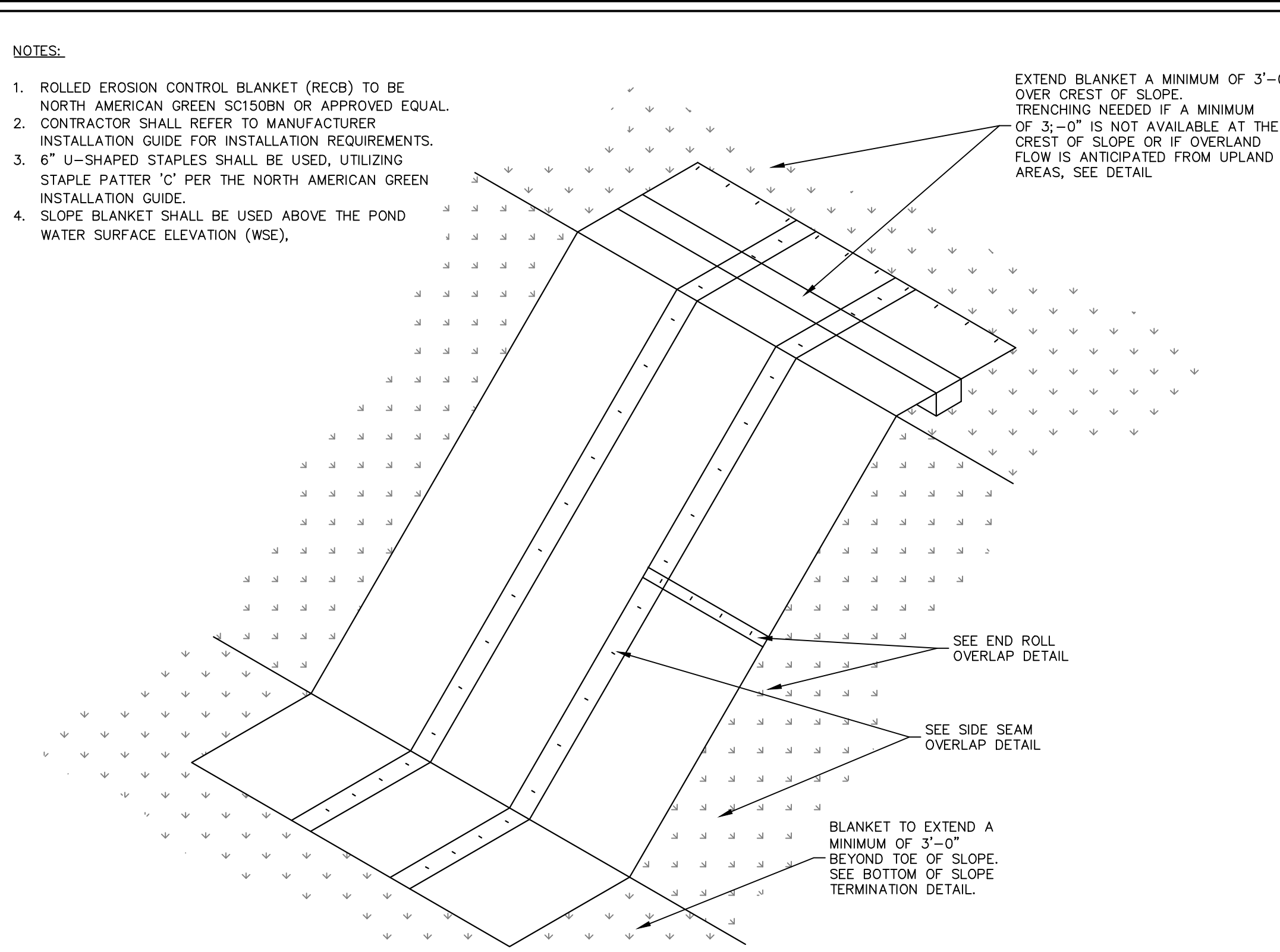
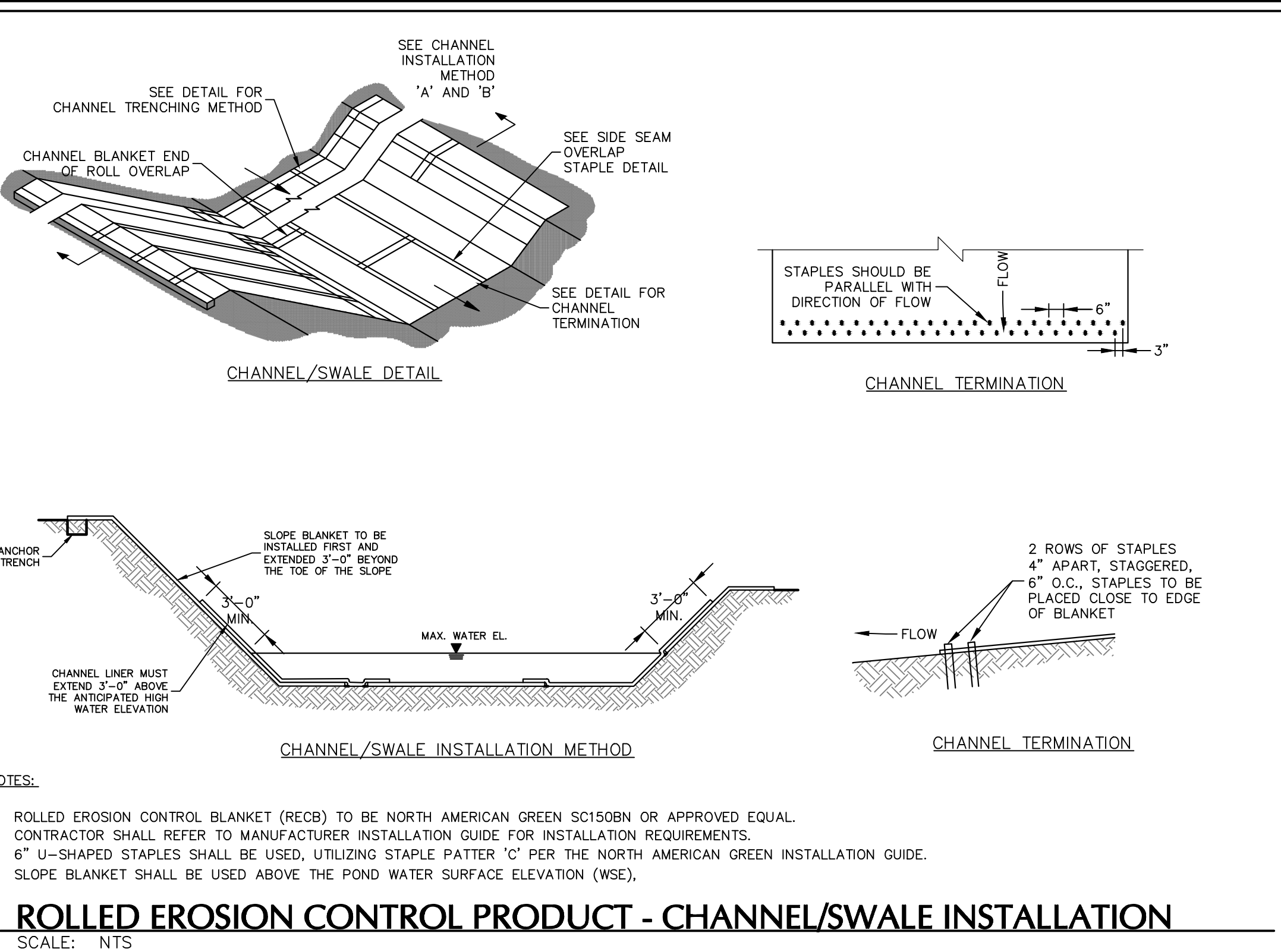
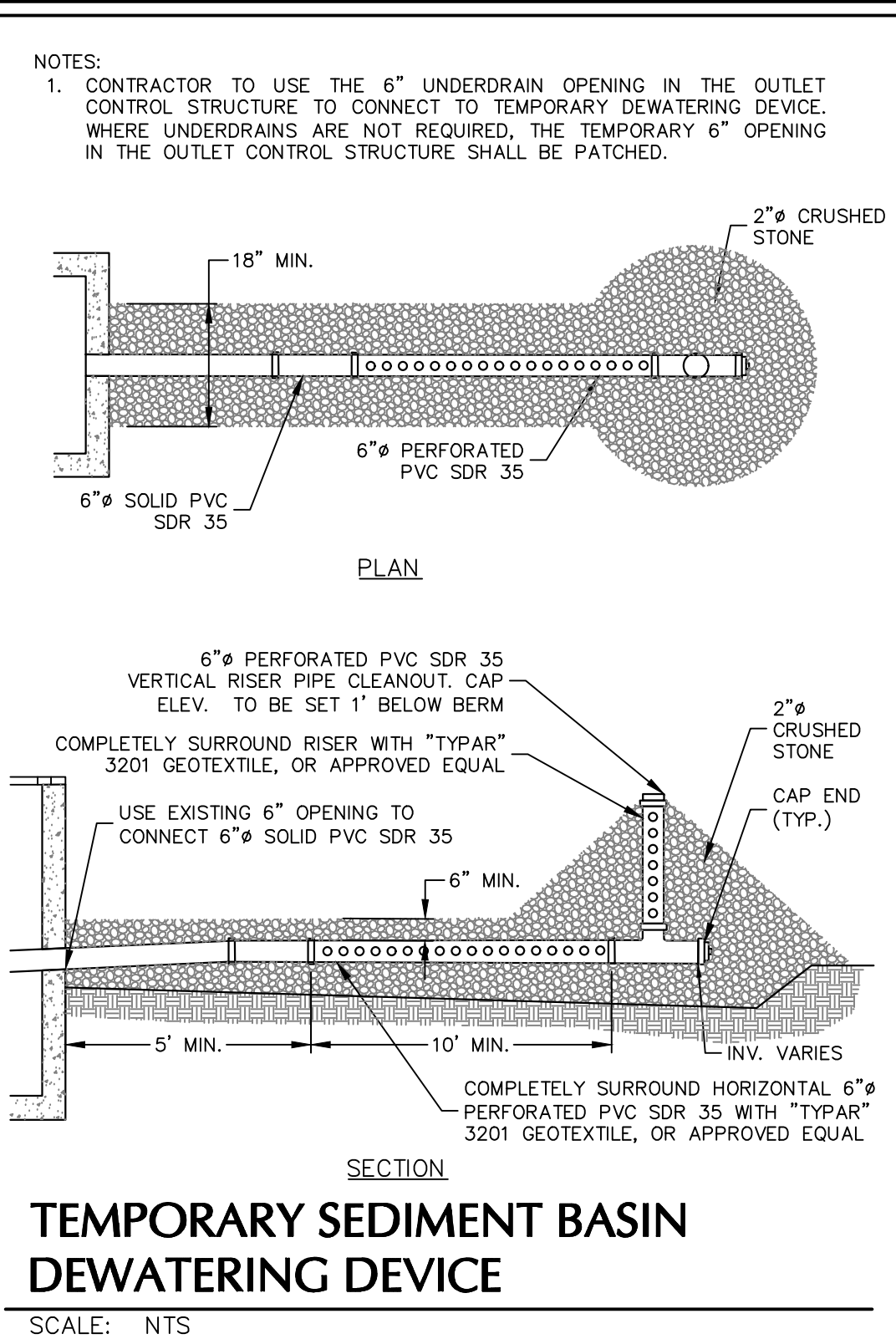
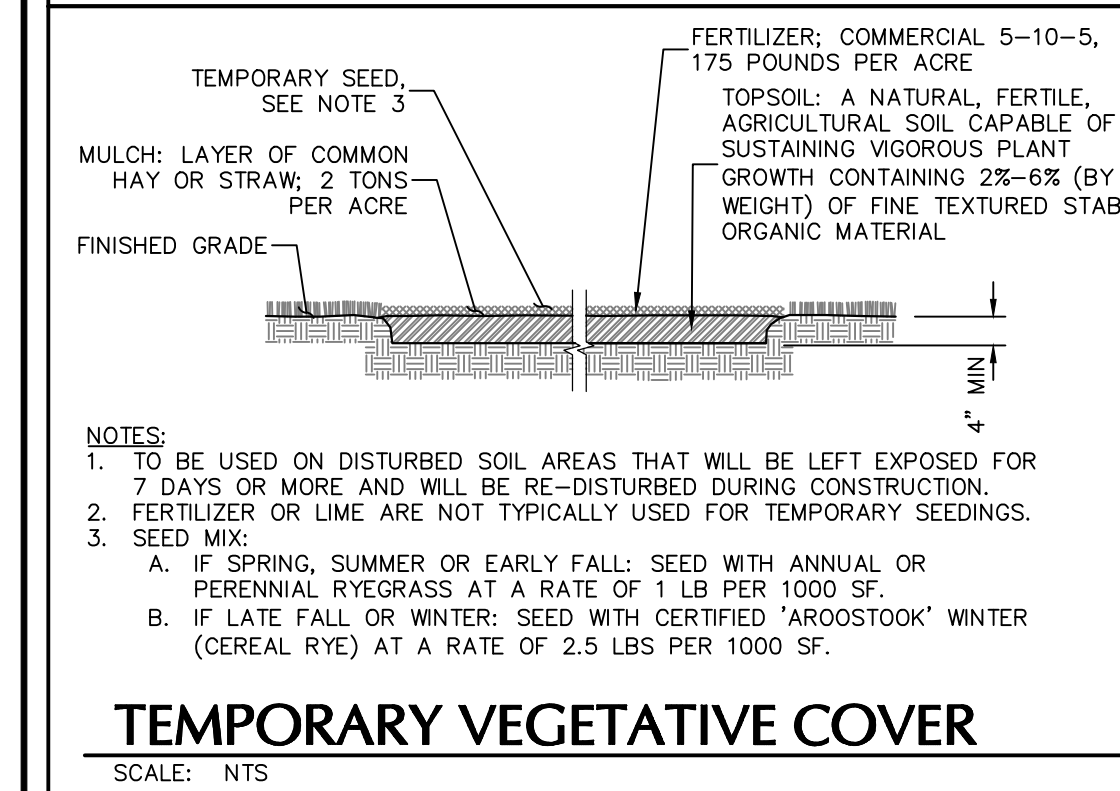
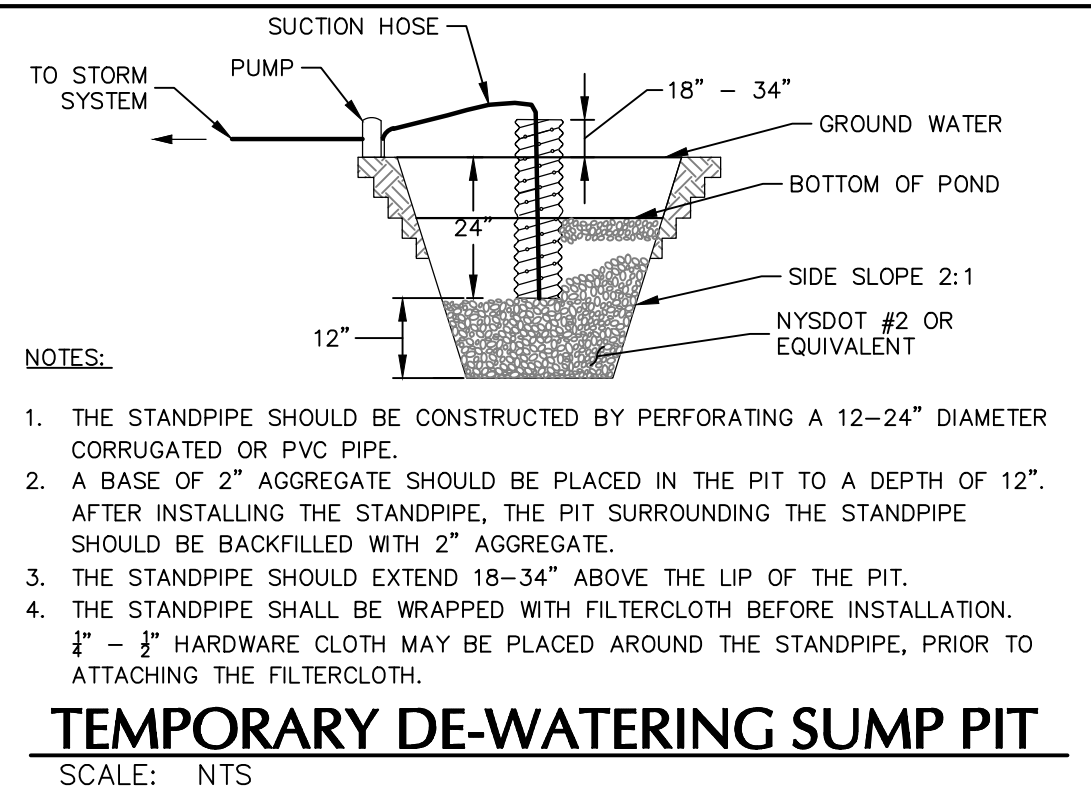
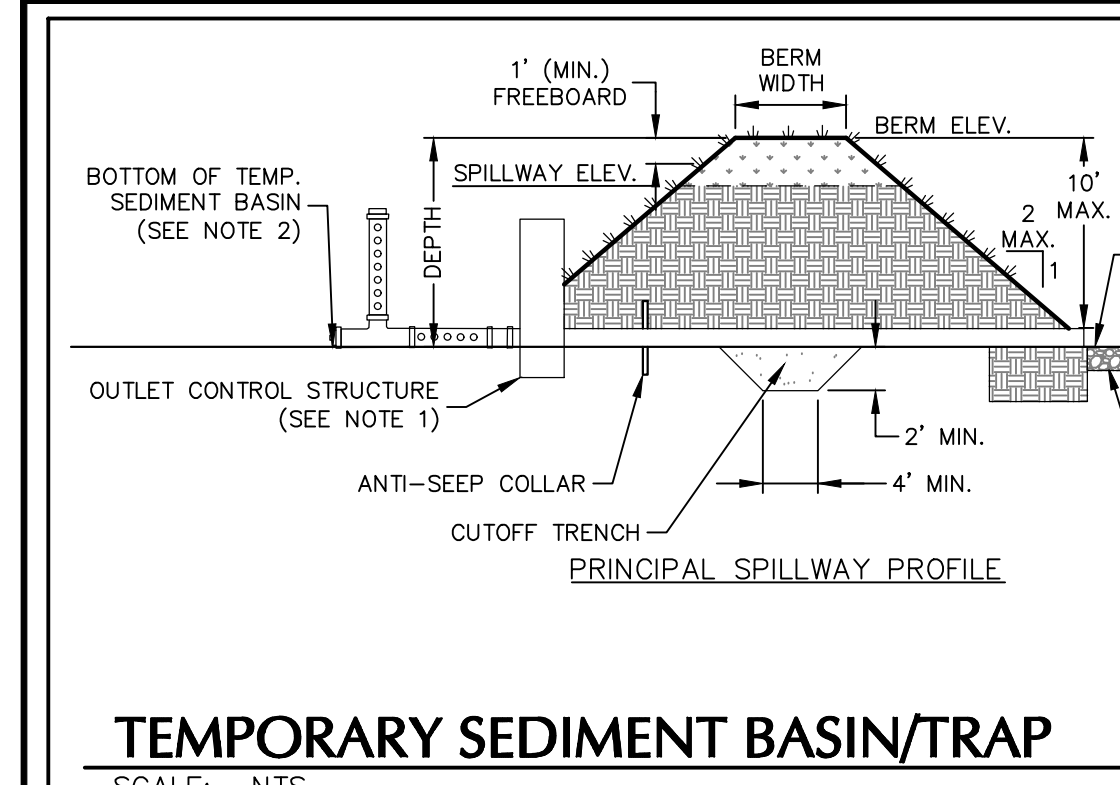
Drawn By
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MF

Project No.
CS506

Drawing No.
CS506

Sheet 36 of 45



SLOPE STEEPNESS			SLOPE LENGTH/FENCE LENGTH (FT.)		
	STANDARD	REINFORCED			SUPER
<2%	<50:1	300/1500	N/A	N/A	N/A
2-10%	50:1 TO 10:1	125/1000	250/2000	300/2500	
10-20%	10:1 TO 5:1	100/750	150/1000	200/1000	
20-33%	5:1 TO 3:1	60/500	80/750	100/1000	
33-50%	3:1 TO 2:1	40/250	70/350	100/500	
>50%	>2:1	20/125	30/175	50/250	

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

PLANNING BOARD CHAIRPERSON: JOHN P. EVASUTYN
DATE: _____

Date	Description	No.
Revisions		

TEMPORARY STOCKPILE

SCALE: NTS

CONSTRUCTION SPECIFICATIONS:

- EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
- PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
- NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1" DIAMETER BRAIDED NYLON ROPE.
- PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS. VEGETATION SHALL BE PLACED IMMEDIATELY ADJACENT TO THE ROLL TO PROMOTE ROOT GROWTH INTO THE FIBER. HERBACEOUS VEGETATION, IF SPECIFIED, SHALL BE PLANTED INTO THE FIBER ROLL.

CONSTRUCTION SPECIFICATIONS:

- EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
- PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
- NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1" DIAMETER BRAIDED NYLON ROPE.
- PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS. VEGETATION SHALL BE PLACED IMMEDIATELY ADJACENT TO THE ROLL TO PROMOTE ROOT GROWTH INTO THE FIBER. HERBACEOUS VEGETATION, IF SPECIFIED, SHALL BE PLANTED INTO THE FIBER ROLL.

CONSTRUCTION SPECIFICATIONS:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE, OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE, OR APPROVED EQUIVALENT THAT MEETS THE MINIMUM REQUIREMENTS SHOWN.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

DETAIL NOTES:

- INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
- THE TYPE OF SILT FENCE SPECIFIED FOR EACH LOCATION ON THE PLAN SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE TABLE BELOW. IF A TYPE SILT FENCE IS NOT SPECIFIED ON THE PLANS, THE CRITERIA FOR STANDARD SILT FENCE CAN BE APPLIED.
- SILT FENCE SHALL BE REMOVED AS SOON AS THE DISTURBED AREA HAS ACHIEVED FINAL STABILIZATION.

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)						
ARG	9	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL	B+B	-
GB	14	GINKGO BILIBA	MAIDENHAIR TREE GINKO	2 1/2-3" CAL	B+B	MALE SPECIES ONLY
GTS	9	QUERUS TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL	B+B	-
LST	10	LIQUIDAMBAR STRYRACFLUA	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
JOHN P. EVASUTYN

DATE

Date	Description	No.
	Revisions	

100 0 50 100
SCALE IN FEET

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

07/07/2023

SIGNATURE: MICHAEL WINTON, R.L.A. DATE SIGNED

NY REGISTERED LANDSCAPE ARCHITECT
Lic. No. 2926

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

One North Broadway, Suite 910
White Plains, NY 10601

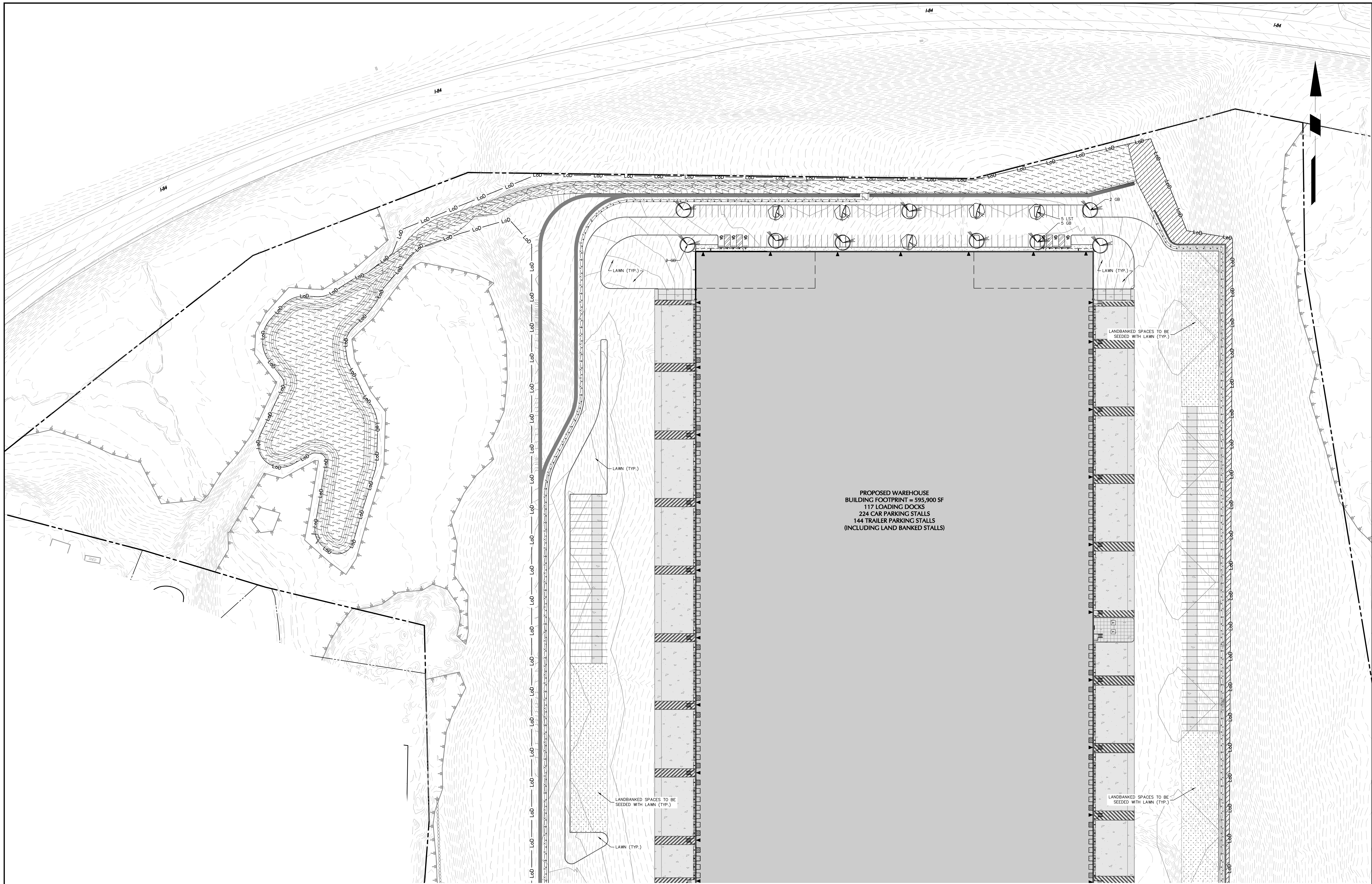
T: 914.323.7400 F: 914.323.7401 www.langan.com

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: **OVERALL PLANTING PLAN**

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

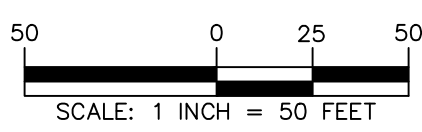
Drawing No. LP100
Sheet 38 of 45



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



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.

REGISTERED LANDSCAPE ARCHITECT

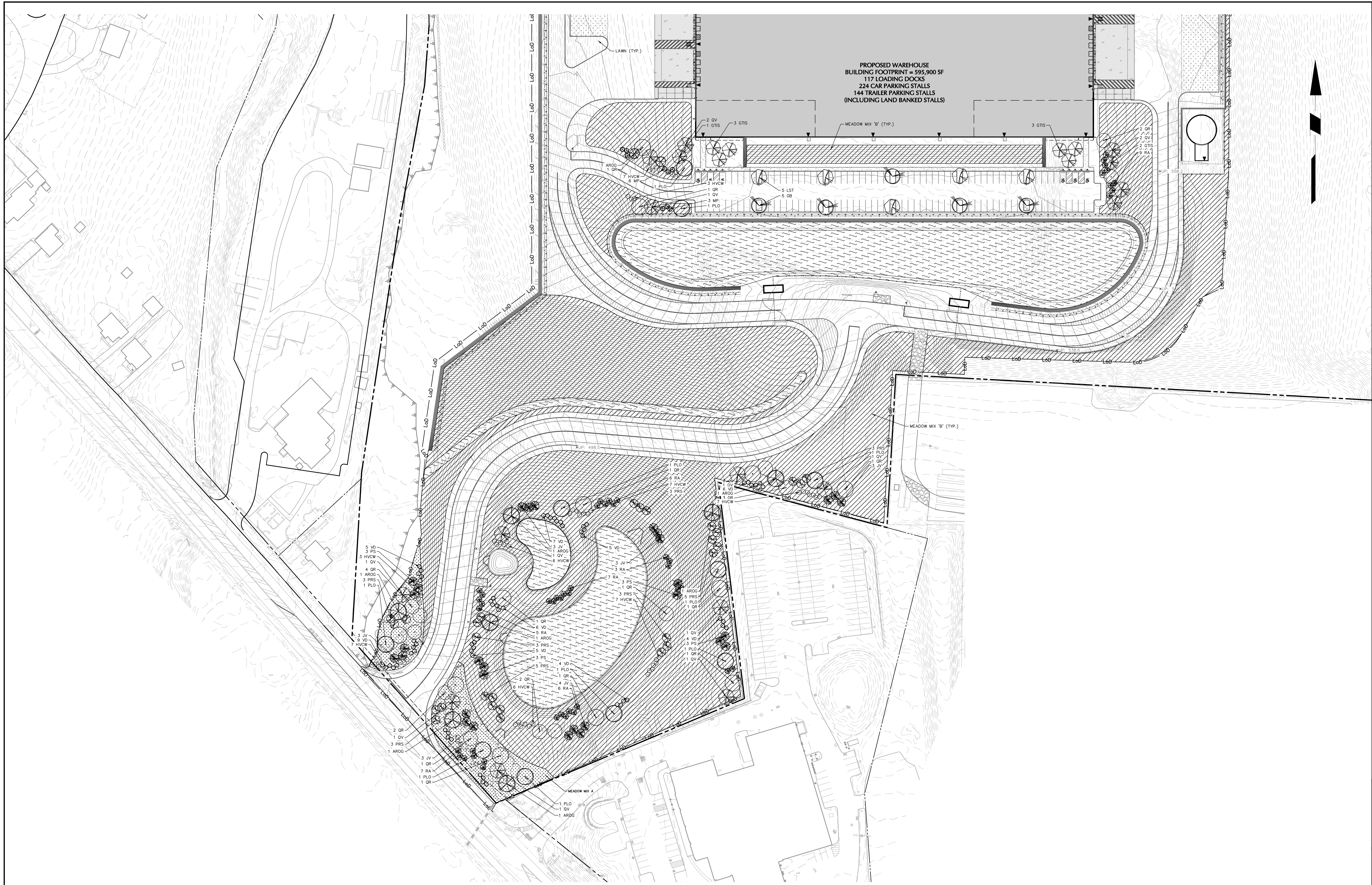
 SIGNATURE: MICHAEL HUNTON, RLA DATE SIGNED: 07/07/2023
 NY REGISTERED LANDSCAPE ARCHITECT Lic. No. 2926

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 Langan Engineering, Environmental, Surveying,
 Landscape Architecture, and Geology, D.P.C.
 One North Broadway, Suite 910
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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 (1
 OF 2)**

Project No. 190063302	Drawing No. LP101
Date JULY 10, 2023	
Drawn By RP	
Checked By MJMH	
	Sheet 39 of 45

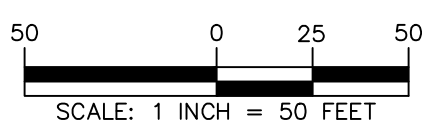


TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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.

REGISTERED LANDSCAPE ARCHITECT
MICHAEL HUNTON
2024
07/07/2023
SIGNATURE: MICHAEL HUNTON, RLA DATE SIGNED
NY REGISTERED LANDSCAPE ARCHITECT
Lic. No. 2926

LANGAN
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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
**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 BIOLOGICAL 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 SPECIFIED OTHERWISE... 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 STARE OUT PLANTING LOCATIONS... 9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE... 10. DELIVERY, STORAGE AND HANDLING... 11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROOFS, SUMPS, TRASH AND OTHER UNSUITABLE DEBRIS... 12. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS... 13. PERM TO TOP LANDSCAPE BOND REQUIREMENTS, NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN GOODER GROWING CONDITION FOR A PERIOD OF TWO YEARS... 14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION... 15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD... 16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS... 17. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL THREE HOLDING ROOT BALL... 18. MULCH SHOULD BE APPLIED TO THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR... 19. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING... 20. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN... 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 OCTOBER 15 - NOVEMBER 1...

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: REUSE SURFACE SOILS STOCKPILED ON SITE... 3. BOREHOLE TOP SOIL MIX: BOREHOLE TOP SOIL MIX IS TO BE USED IN ALL DETENTION BASINS AND RAIN GARDENS... 4. SOIL AMENDMENT FOR PLANTING: IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE WEED FREE ORGANIC MATTER... 5. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS... 6. CLEAN SOIL FILL IN LANDSCAPE AREAS... 7. SOIL-BLACKEAD: A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS... B. SCARCITY AND/OR TILL COMPACTED SUBSTRATS TO A MINIMUM DEPTH OF 6 INCHES... C. PLANTING SOIL PRESENT AT THE SITE... 8. SOIL CONDITIONING: A. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM... C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS): a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING AREAS... b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK... c. MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDED CLAY-LAMM UP TO 30% OF THE TOTAL MIX.

MEADOW SEED NOTES

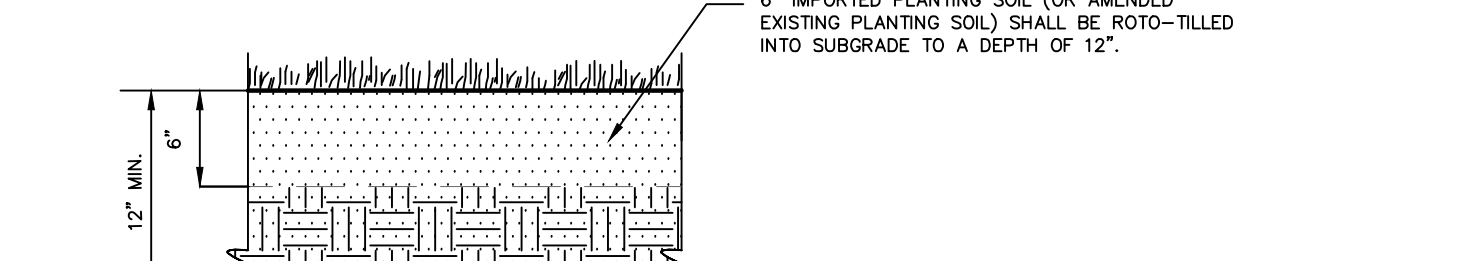
- 1. MEADOW SEED MIX A - ERNST SEED MIX ERMAK-123... 2. MEADOW SEED MIX B - ERNST SEED MIX ERMAK-183... 3. MEADOW SEED MIX C - ERNST SEED MIX ERMAK-181... 4. GENERAL SEEDING NOTES: 1. FINAL SEED MIXTURES, RATES & SPECIES TO BE DETERMINED BASED ON SOI REVIEW... 2. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS... 5. WEED CONTROL / MAINTENANCE: 1. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT... 2. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED... 6. MAINTENANCE OPERATIONS BEFORE APPROVAL: 1. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED... 2. MAINTENANCE DURING CONSTRUCTION: A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTS SHALL BE WATERED, MULCHED, WEEDED, SPRIAYED, PRUNED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE... 7. LAWN MAINTENANCE: A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED... B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL... C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS): a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING AREAS...

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 BROCKAGED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE... 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 AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT... 7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.

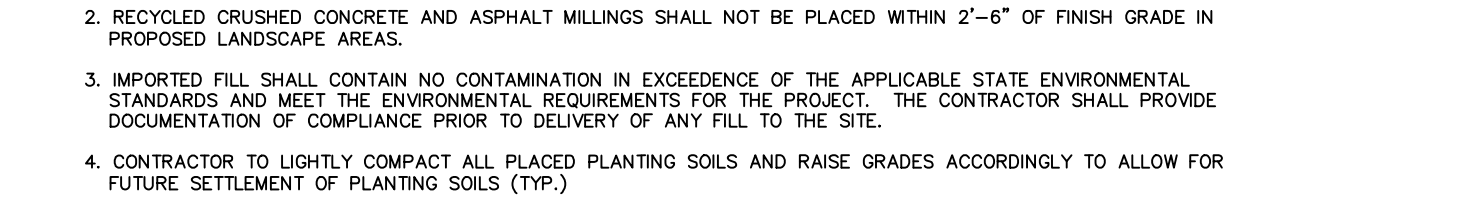


- GENERAL NOTE: DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTED REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TO BE REMOVED HEAVILY COMPACTED... 6" IMPROVED PLANTING SOIL (OR AMENDED EXISTING PLANTING SOIL) SHALL BE ROTOTILLED INTO SUBGRADE TO A DEPTH OF 12".



SHRUB AND ORNAMENTAL GRASS PLANTING

- 1. ALL SHRUBS TO BE SET PLANTED: 2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS... 3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING... 4. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL... 5. SET ROOT BALL ON UNCAVKAWEED OR TAMPED SOIL... 6. 3" MULCH LAYER, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK... 7. SET TOP OF ROOTBALL FLUSH TO GRADE OR 20-30MM (1-2") HIGHER IN SLOELY DRAINING SOILS... 8. SET ROOT BALL ON UNCAVKAWEED OR TAMPED SOIL... 9. SET ROOT BALL ON UNCAVKAWEED OR TAMPED SOIL... 10. SET ROOT BALL ON UNCAVKAWEED OR TAMPED SOIL...



PLANTING SOIL

- 1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS... 2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS... 3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCESS OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT... 4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDING TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)... 5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITH PLANTING AREAS.

LAWN WATERING SCHEDULE

THE FOLLOWING WATERING SCHEDULE PROVIDES ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY AREAS OF SOIL OR GRASS AREAS IN THE LAWN SHALL BE PREPARED, RESEED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, OPTIMAL SPRINKLING FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

- 1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
- 2. AFTER THE SEEDING IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
- 3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
- 4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
- 5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2-3 INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

LAWN SEED MIX

- 1. LAWN SEED MIX: LESCO GRASS SEED - ALL PRO TRANSITION MIX (3 TURF-TYPE TALL-FESCUE GRASSES) NOTES: a) SEED RATE: 1) NEW ESTABLISHMENT: SEED AT A RATE OF 6-8 LBS/1000 SQ FT 2) RENOVATOR: 20-50# EXISTING COVER: 6-7 LBS/1000 SQ FT 50-75# EXISTING COVER: 4-6 LBS/1000 SQ FT

GENERAL SEED NOTES:

- a) FINAL SEED MIXTURES, RATES, AND SPECIES TO BE DETERMINED BASED ON PROJECT LANDSCAPE ARCHITECT REVIEW. b) SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15). c) ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A GLYPHOSATE-BASED HERBICIDE PER MANUFACTURER'S SPECIFICATIONS. d) IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRIAX-TYPE DRILL SEEDER WHERE APPLICABLE. e) THERE MUST BE CONTINUOUS SOIL MOISTURE FOR 4-6 WEEKS TO ALLOW FOR PROPER GERMINATION.

TOWN OF NEWBURGH APPROVAL BOX TOWN PROJECT # 2022-29

Table with columns for Planning Board Chairperson, Date, and other administrative details.

Table with columns for Date, Description, and No. for Revisions.

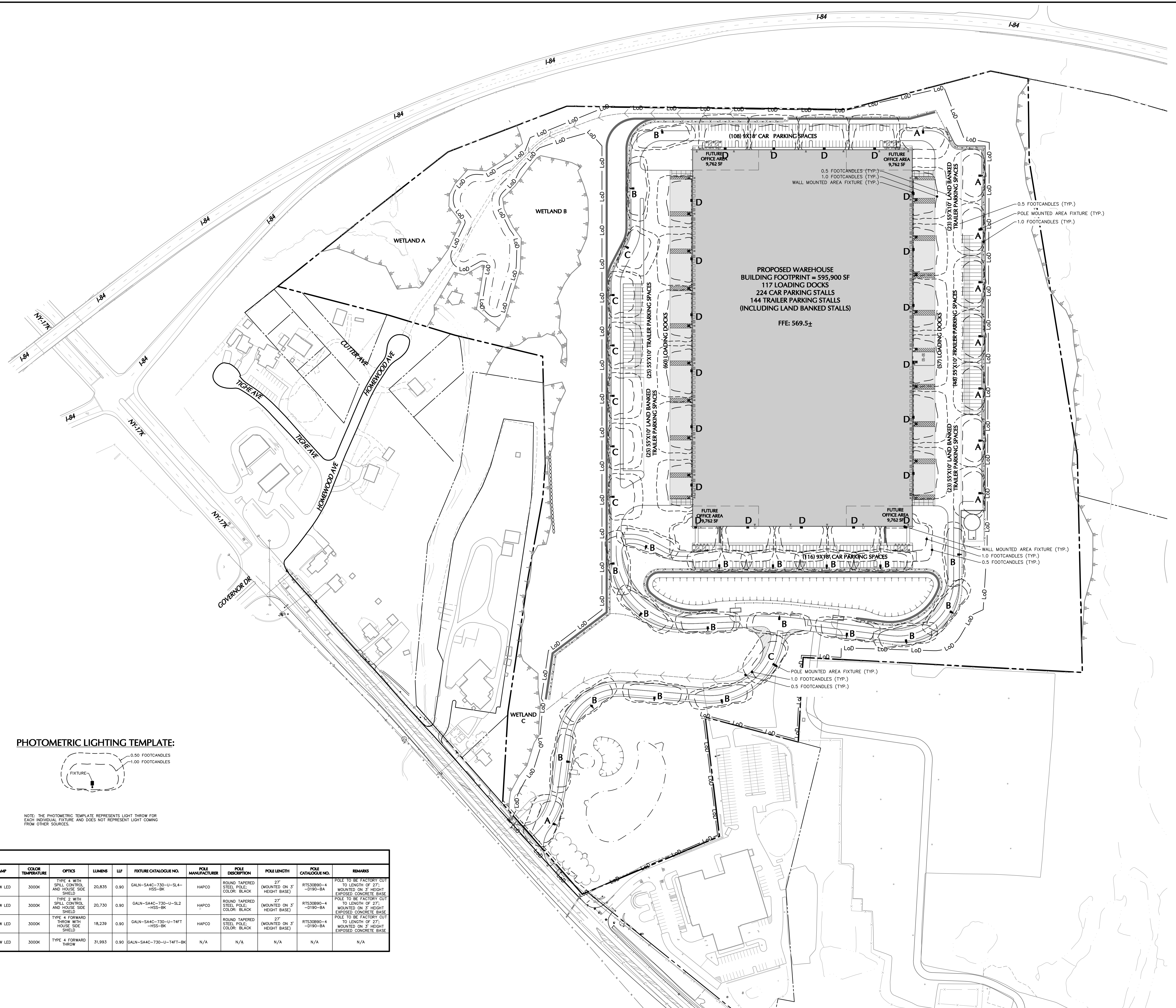
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

Signature and date of Michael Winston, NY Registered Landscape Architect.

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

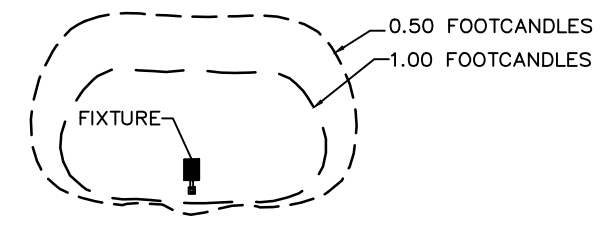
Project: MATRIX I-84 DISTRIBUTION CENTER. Drawing Title: PLANTING NOTES & DETAILS.

Project No.: 190063302. Drawing No.: LP501. Date: JULY 10, 2023.



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

PHOTOMETRIC LIGHTING TEMPLATE:



NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE AND DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

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

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

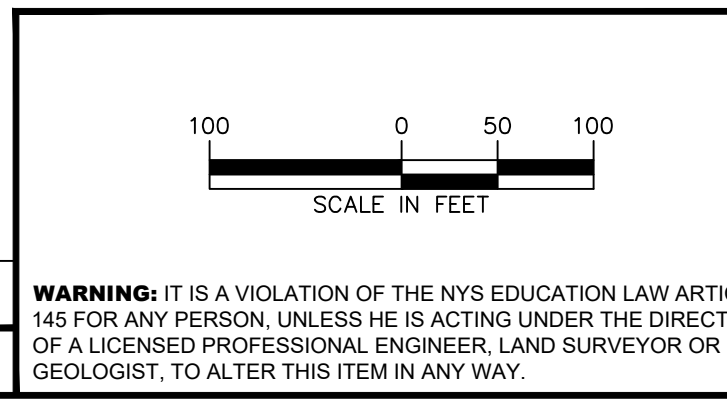
TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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	



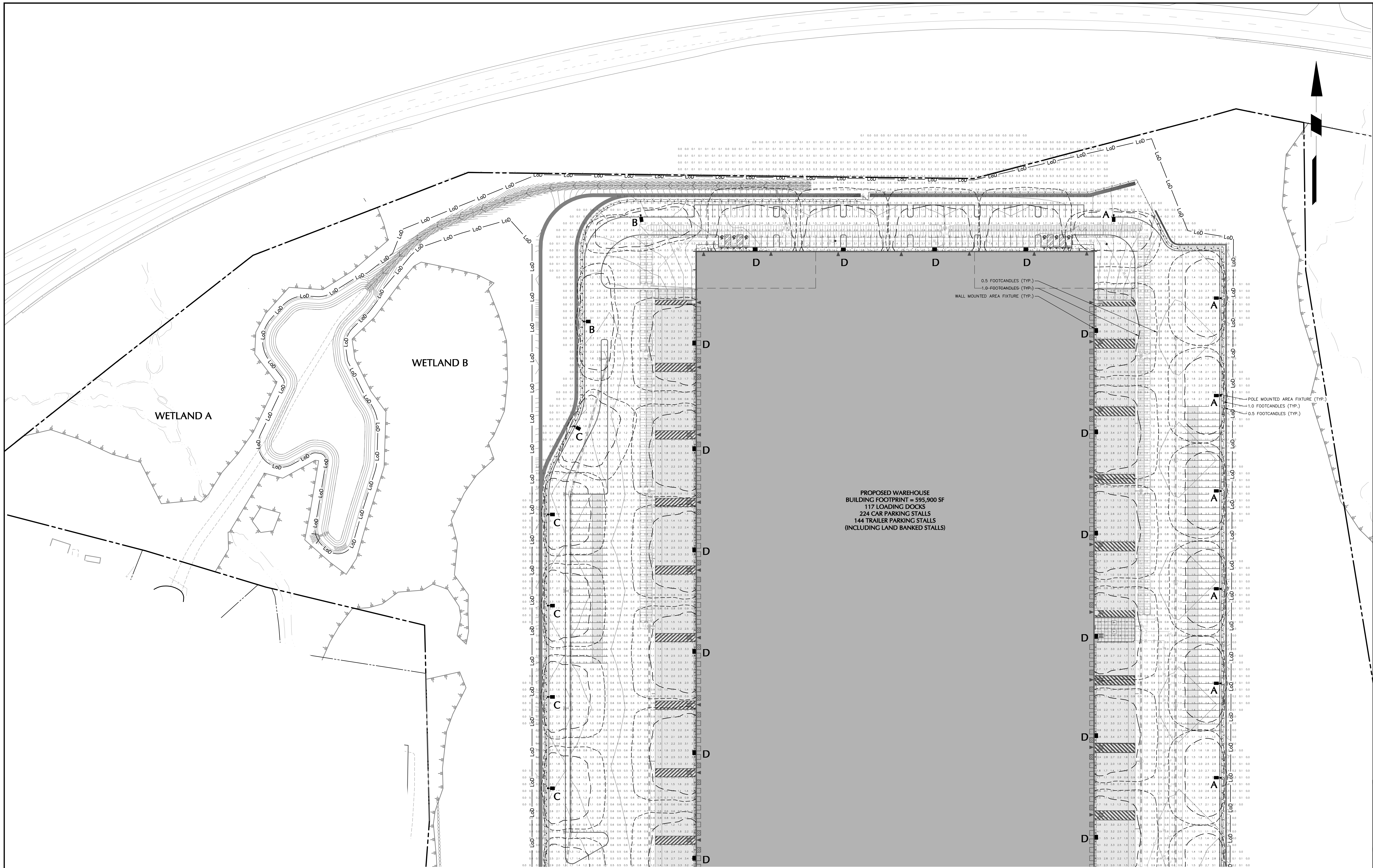
REGISTERED LANDSCAPE ARCHITECT
MICHAEL WINTON, RLA
DATE SIGNED 07/07/2023
NY REGISTERED LANDSCAPE ARCHITECT
Lic. No. 2926

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
OVERALL SITE LIGHTING PLAN

Project No. 190063302
Date JULY 10, 2023
Drawn By LL
Checked By MJMH
Drawing No. LL100
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		



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.

REGISTERED LANDSCAPE ARCHITECT

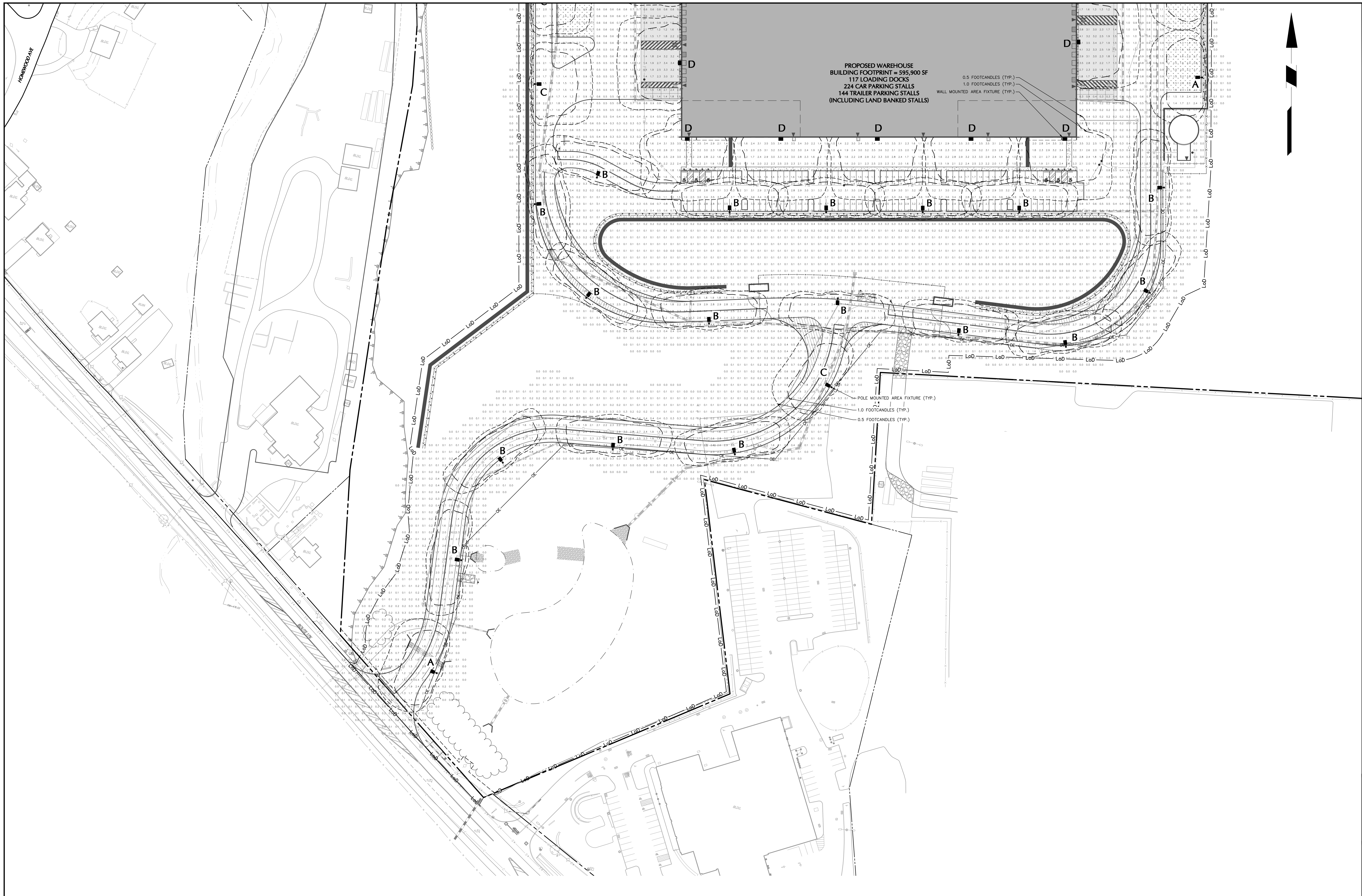
 SIGNATURE: MICHAEL WINTON, RLA DATE SIGNED: 07/07/2023
 NY REGISTERED LANDSCAPE ARCHITECT Lic. No. 2926

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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: **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.)

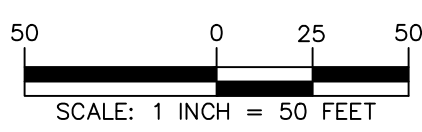
TOWN OF NEWBURGH APPROVAL BOX
 TOWN PROJECT # 2022-29

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
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 NOTES AND DETAILS

Date	Description	No.
Revisions		



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07/07/2023
 SIGNATURE: MICHAEL WINSTON, P.L.A. 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
**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 COMPLETES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.
- 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

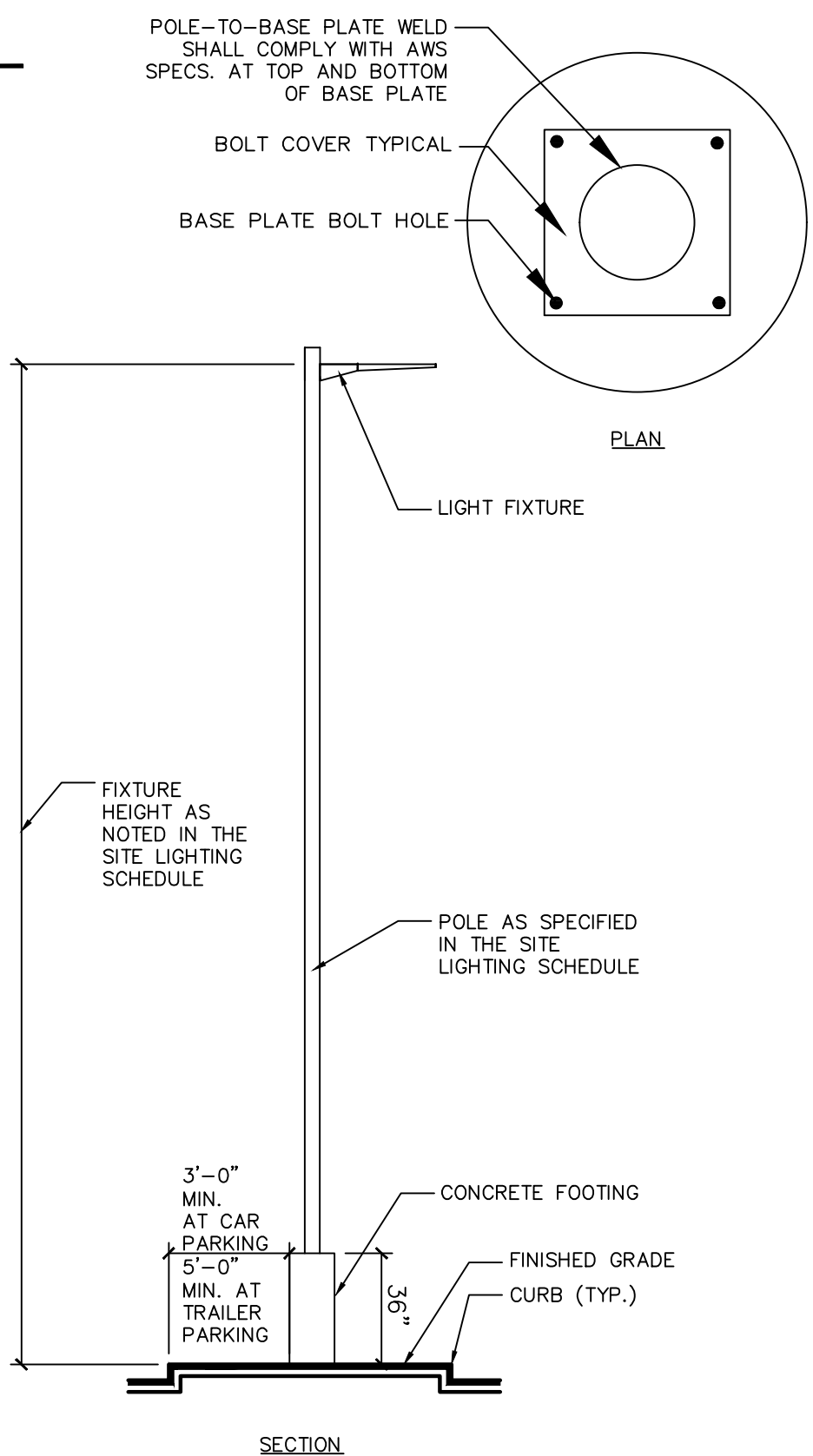
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURES WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
- INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS 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 ISOPHOTOCANDLE, 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 ASSTO 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

McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Product Features

- Ordering Information page 1
- Mounting Details page 1
- Optical Distribution page 1
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 4

Product Certifications

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 420W)
- Efficacy up to 156 lumens per watt
- Options to meet Bay Area and other domestic preference requirements

Dimensional Details

Mounting Height	Footings Spacing	Footings	Footings	Footings	Footings
14	15x12"	7"	10"	10.50"	16.00"
56	21x60"	7"	10"	10.50"	16.00"
74	27x60"	7"	10"	10.50"	16.00"
90	33x60"	7"	10"	10.50"	16.00"



RTS Round Tapered Steel Pole
No Arm — 4-Bolt Base

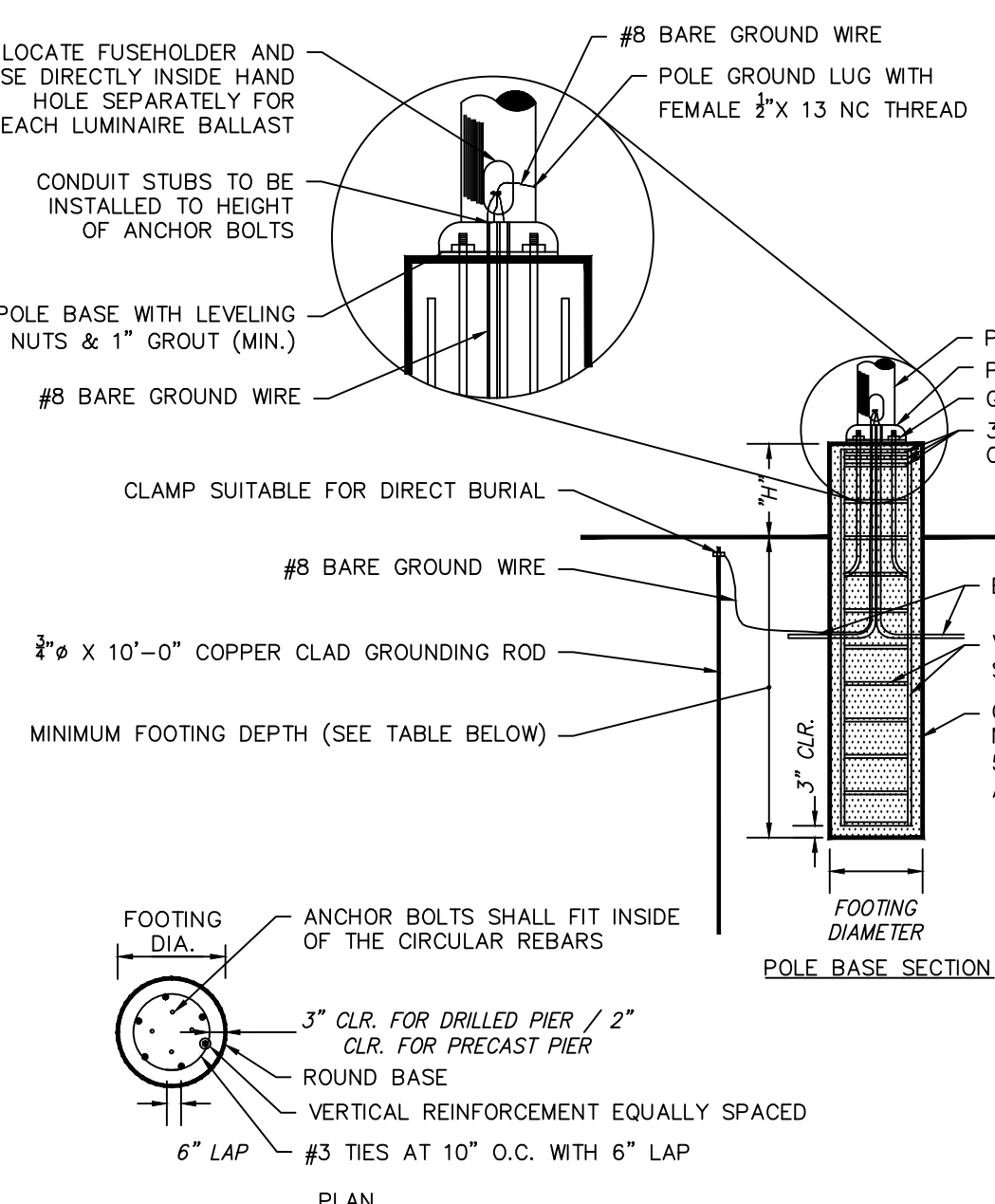
Base Style

Anchorages

Handhole

Vibration Damper

WARNING: Do not install light pole without brackets.

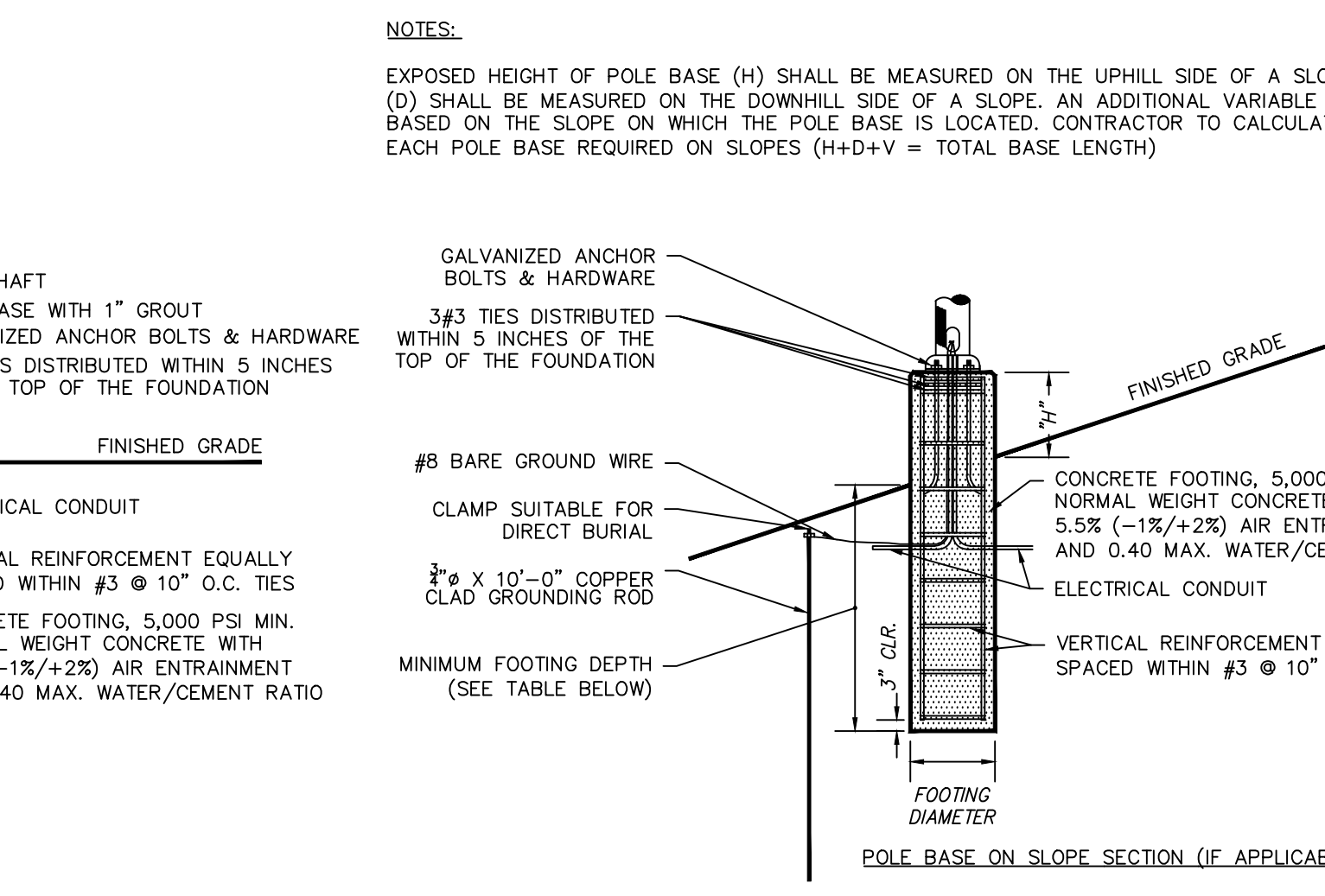


NOTES:

- 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 200-85, 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 A615, 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 MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.

MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	"H"
30'-0"	6'-0"	2'-0"	6 #5 BARS	3'-0" EXPOSED CONCRETE BASE

4 LIGHT POLE BASE NTS



NOTES:

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- CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.

NTS

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

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		

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REGISTERED LANDSCAPE ARCHITECT

MICHAEL WINTON, R.L.A.

DATE SIGNED: 07/07/2023

NY REGISTERED LANDSCAPE ARCHITECT Lic. No. 2926

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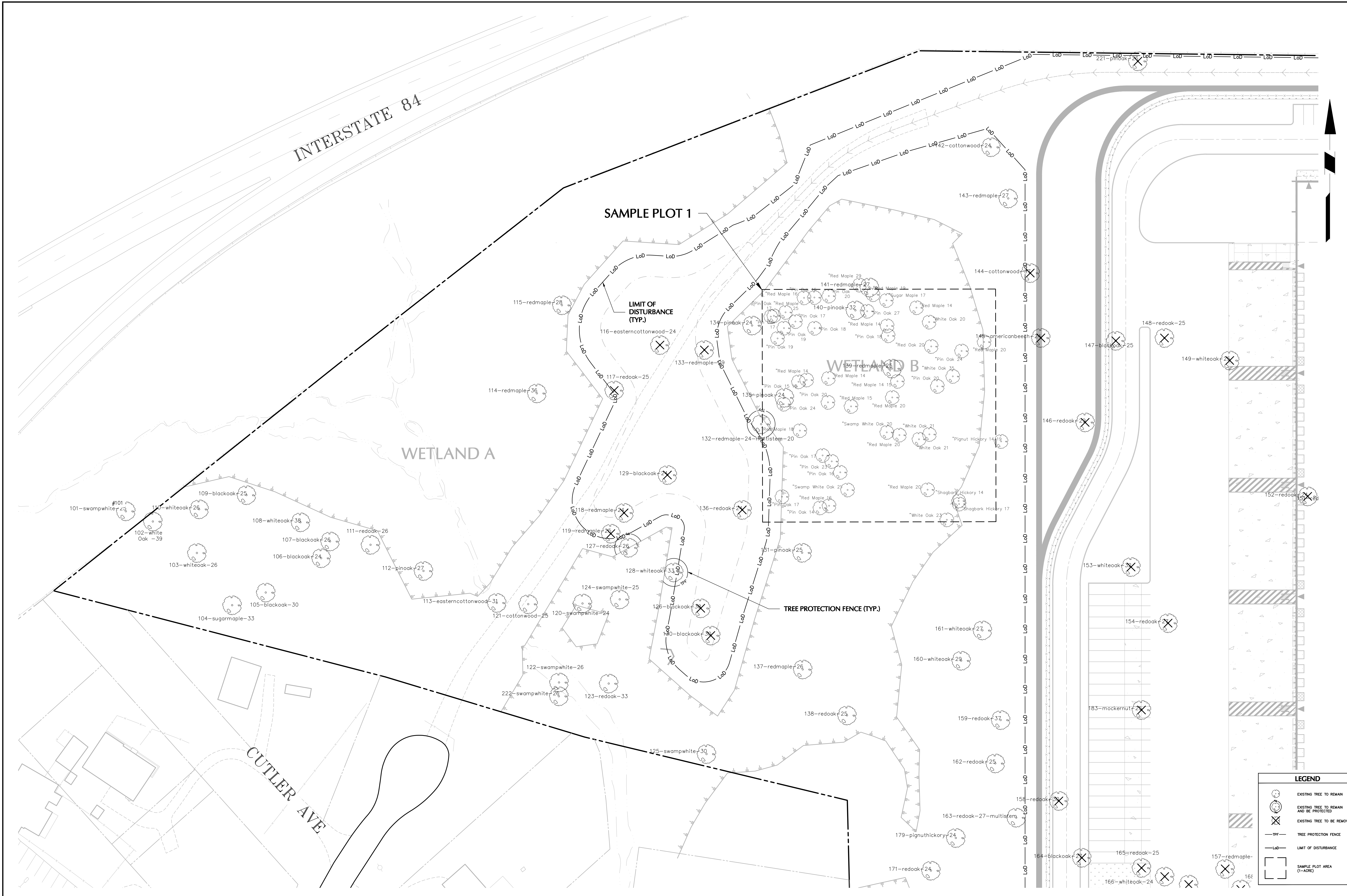
Project: **MATRIX I-84 DISTRIBUTION CENTER**
SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title: **SITE LIGHTING NOTES & DETAILS**

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

Drawing No.: **LL501**

Sheet 45 of 45



TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EVASUTYN

DATE

Date	Description	No.
Revisions		

SCALE: 1 INCH = 30 FEET

7/7/2023

DATE SIGNED

PROFESSIONAL ENGINEER NY Lic. No. 062303

LANGAN

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

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

**TREE
PRESERVATION
PLAN - TILE 1**

Project No.
190063302

Date
JULY 10, 2023

Drawn By
LM

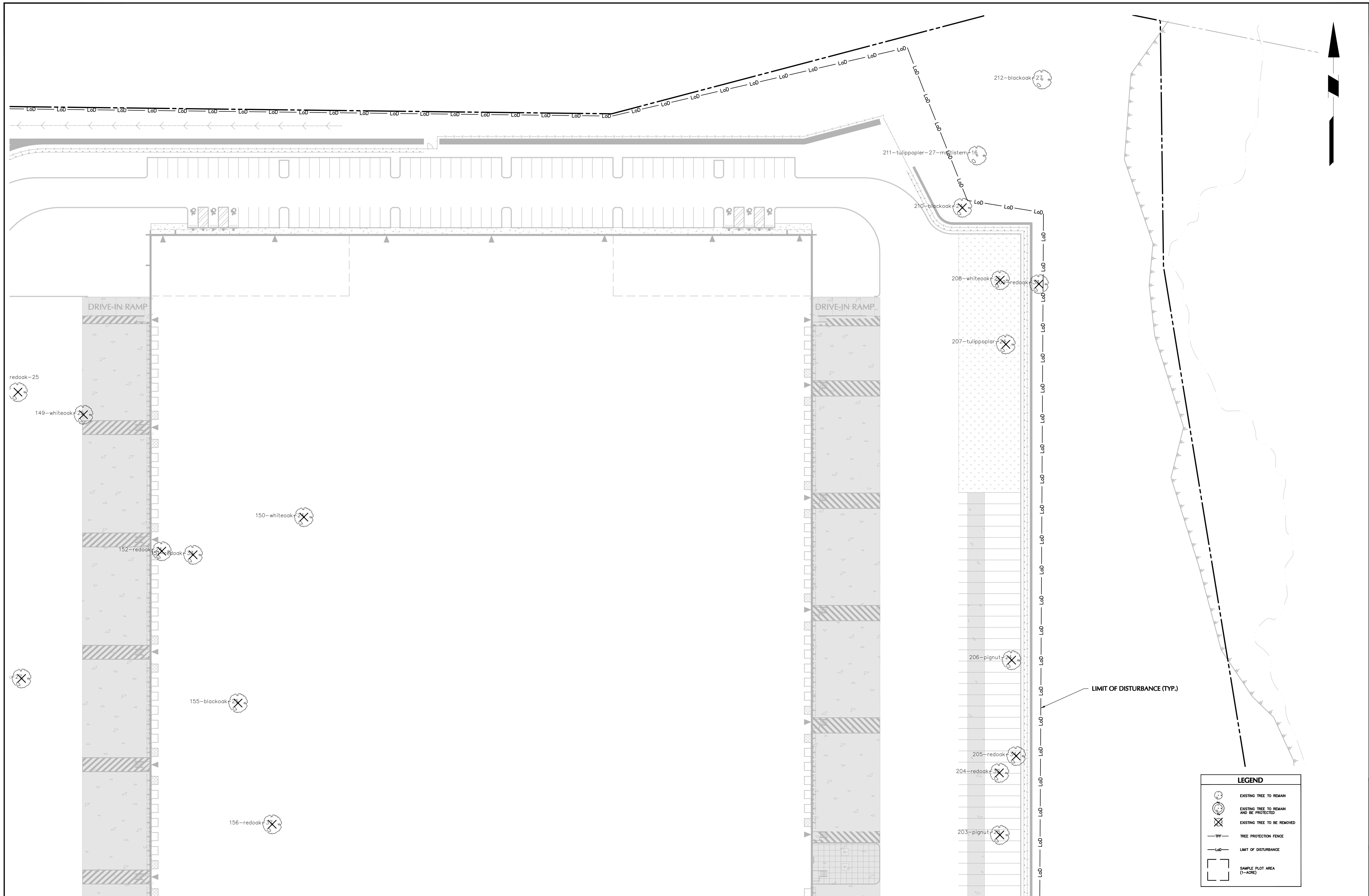
Checked By
CU

Drawing No.
TP101

Sheet 1 of 6

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

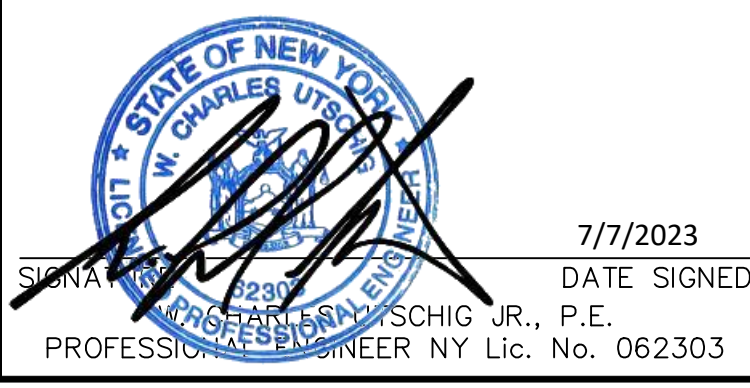
Date	Description	No.
Revisions		

SCALE: 1 INCH = 30 FEET

7/7/2023

DATE SIGNED

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DISTRIBUTION CENTER**
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TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

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

Project No.
190063302

Date
JULY 10, 2023

Drawn By
LM

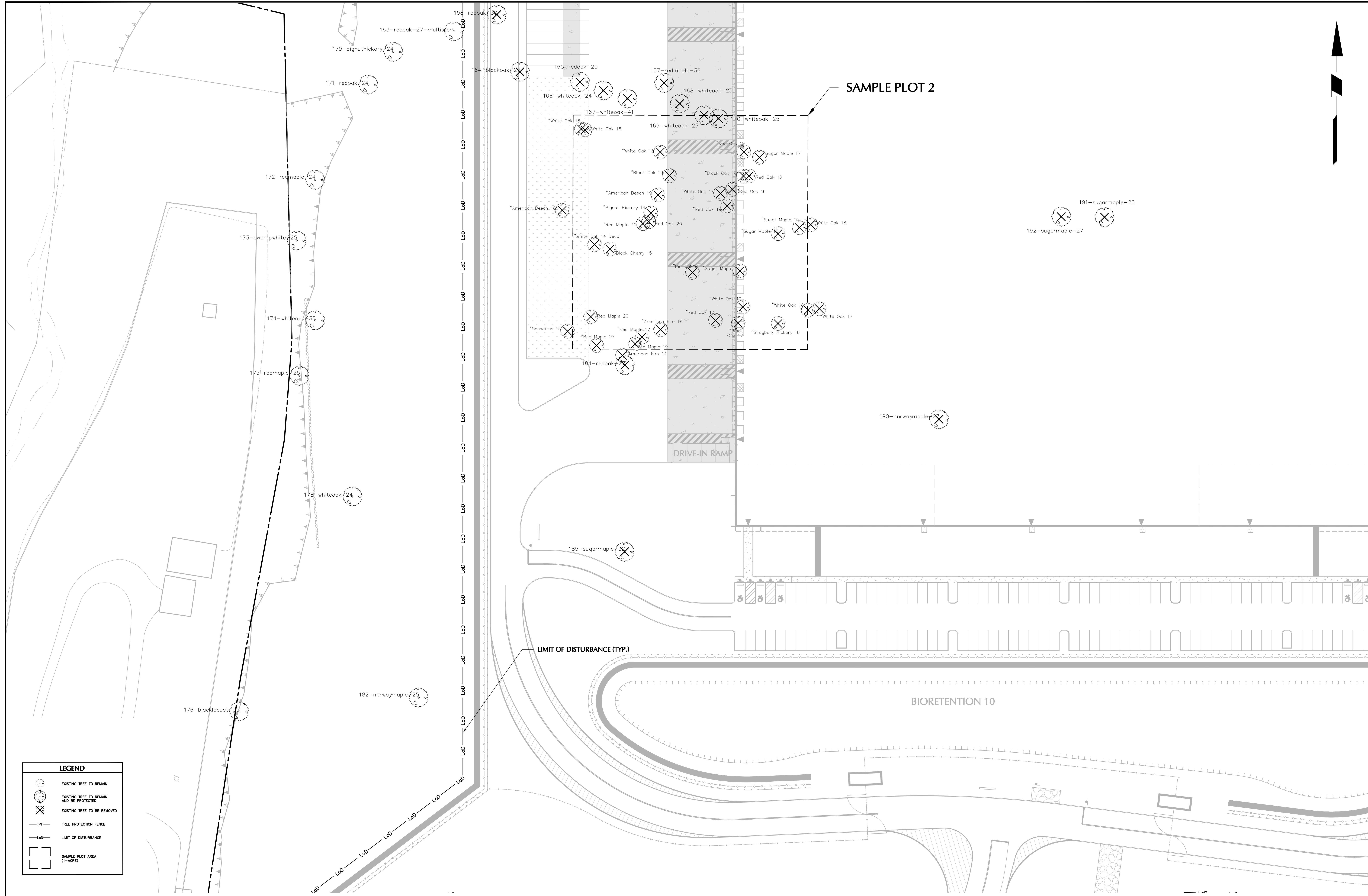
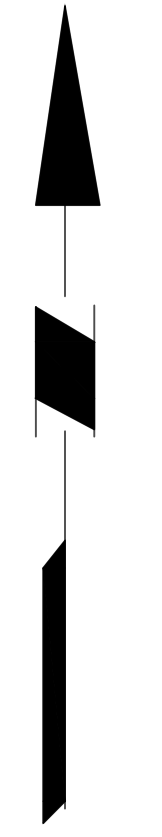
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Drawing No.
TP102

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		

SCALE: 1 INCH = 30 FEET

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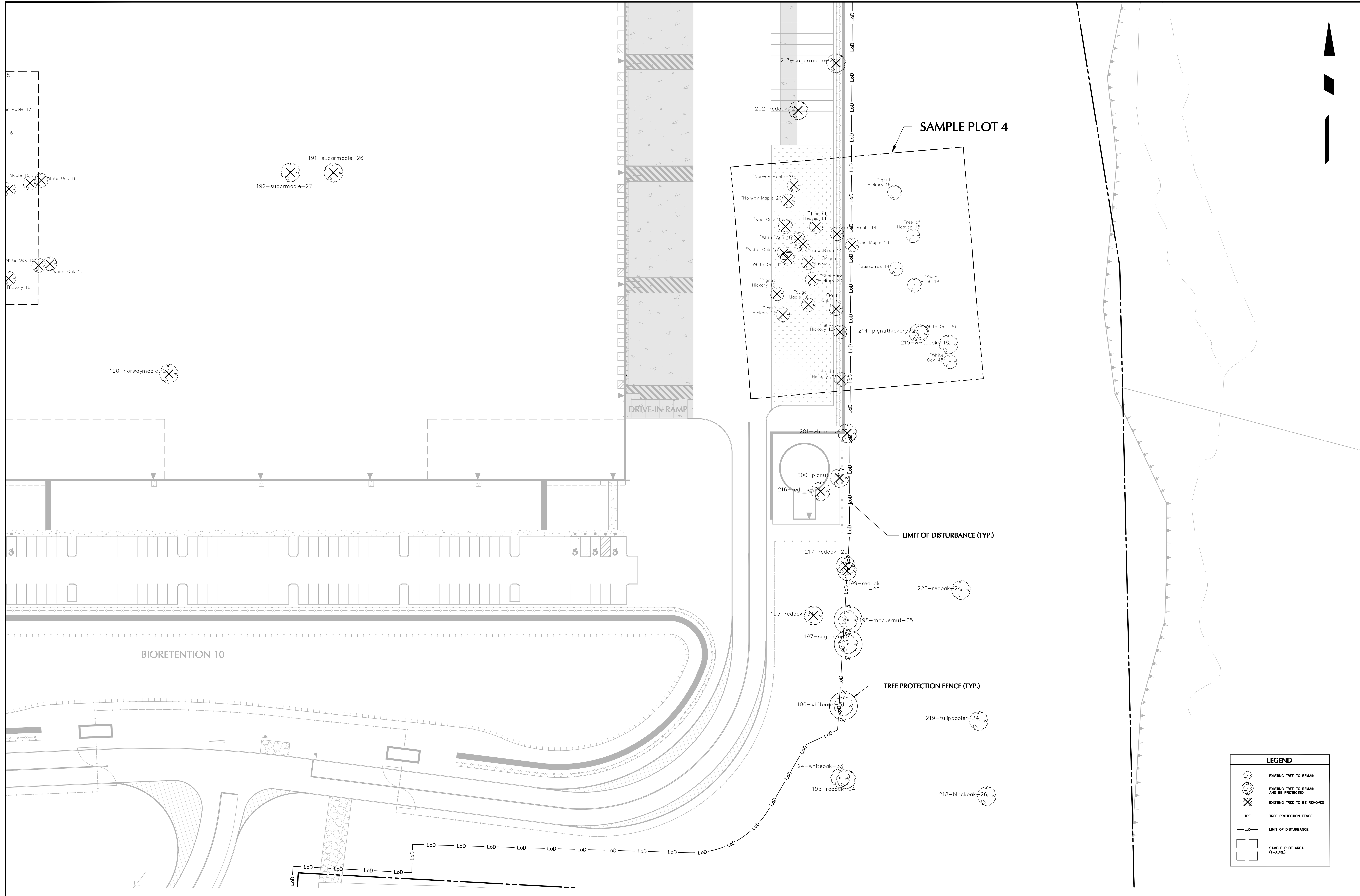
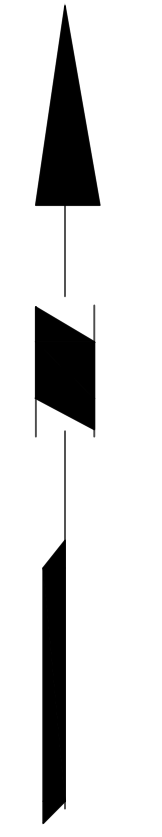
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Project
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SECTION No. 86, BLOCK No. 1, LOT No. 97
SECTION No. 89, BLOCK No. 1, LOT No. 66 and 69.11
TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

Drawing Title
TREE PRESERVATION PLAN - TILE 3

Project No. 190063302	Drawing No. TP103
Date JULY 10, 2023	
Drawn By LM	
Checked By CU	
Sheet 4 of 6	

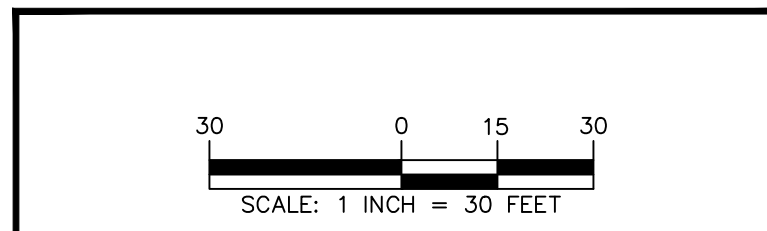


LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMAIN AND BE PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	LIMIT OF DISTURBANCE
	SAMPLE PLOT AREA (1-ACRE)

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

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DISTRIBUTION CENTER**

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TOWN OF NEWBURGH

ORANGE COUNTY NEW YORK

Drawing Title

**TREE
PRESERVATION
PLAN - TILE 4**

Project No.
190063302

Date
JULY 10, 2023

Drawn By
LM

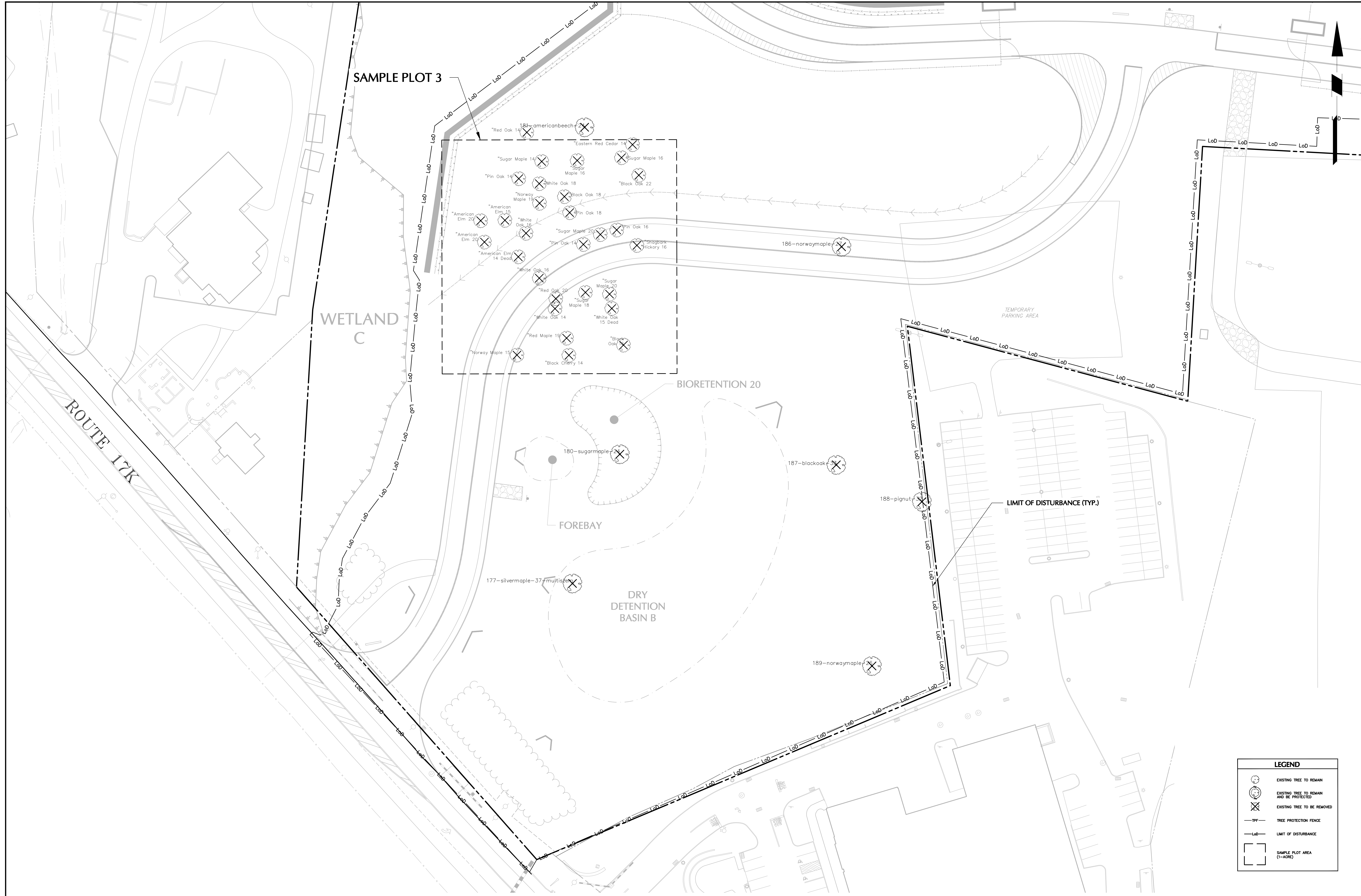
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Drawing No.
TP104

Sheet 5 of 6

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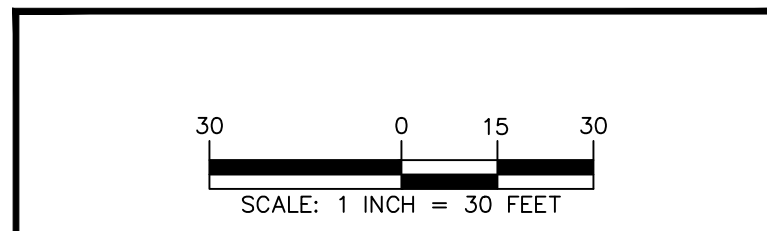


LEGEND	
	EXISTING TREE TO REMAIN AND BE PROTECTED
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	LIMIT OF DISTURBANCE
	SAMPLE PLOT AREA (1-ACRE)

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT # 2022-29

PLANNING BOARD CHAIRPERSON
JOHN P. EWASUTYN

DATE



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DISTRIBUTION CENTER**
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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

Date	Description	No.
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