



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

**PROJECT NAME:** AVION VENTURES-WAREHOUSE  
**PROJECT NO.:** 24-16  
**PROJECT LOCATION:** SECTION 86, BLOCK 1, LOT 37.222  
**REVIEW DATE:** 25 APRIL 2025  
**MEETING DATE:** 1 MAY 2025  
**PROJECT REPRESENTATIVE:** COLLIERS ENGINEERING AND DESIGN – CONNOR MCCORMACK, PE

1. The project has been submitted to Orange County Planning Department. The Planning Department issued a local determination on 11 March 2025.
2. The City of Newburgh flow acceptance letter has been received dated 1 April 2025.
3. The revised SWPPP is under review by this office.
4. The SWPPP has been prepared with requirements for discharge to Orange Lake at 303D impaired waterway. The applicants have provided a NYS Stream Stats Mapping depicting the wetland area south of South Plank Road discharging to Orange Lake. A field review of the Lakeside Road culvert identifies the flow in a southerly direction towards New York State Route 84. This was the confirmed direction of flow on the day of the field review. No change to the SWPPP is required. The inclusion in the 303D watershed requires additional inspections.
5. The Stormwater Facilities Control Agreement will be required prior to final stamping of the plans.
6. A NYSDEC Article 24 Wetland Permit is required.
7. It is noted that soil testing is required for completion of the SWPPP. The SWPPP has otherwise been revised pursuant to previous comments.
8. A tree inventory has been prepared and in compliance with Chapter 172 of the Town Code. Sample plot areas were previously selected and evaluated by this office.
9. The Tree Preservation Chart should identify the trees in each of the categories identified as specimens significant and protected.
10. The legend of the Tree Preservation Plan identifies XX's trees to be removed. While the legend does not follow the chart identifies TBR for all trees to be removed.

**NEW YORK OFFICE**

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

**PENNSYLVANIA OFFICE**

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

11. Details for tree protection should be added to the plans.
12. Health Department approval for watermain extension with hydrants is required.
13. A lighting plan has been prepared identifying no lighting crossing the property lines with the exception of lighting on the private roadway in the vicinity of Pomarico Drive.
14. The status of the NYSDOT's review of the access drive / Pomarico Drive location should be addressed at the Planning Board.
15. The hydrant T and hydrant detail identifies thrust blocks. Restrained joint pipe is required. Thrust blocks are not permitted. Notes also reference thrust blocks should be removed.
16. Add a specification or detail for the planting soil for the bioretention areas. The notes regarding contractor's submittal of bioretention soil to include an approval by the Design Engineer submitted the Town of Newburgh.
17. NYSDOT turning lane plan and other improvements should be submitted to the Planning Board for review during the DOT concept and permit approval process.
18. Any substantive comments received during the public hearing should be addressed by the applicants' representatives.
19. The detail for the sanitary sewer pump station identifies septic pump and series to pump system detail should be revised as septic tank has been removed from the plans. Notes should be added to the details identifying control panel and alarm system locations.
20. Address locations for sanitary sewer clean out. No sanitary sewer clean outs are depicted on the force main plan.
21. The proposed construction entrance for erosion and sediment located south of several residential parcels. Is residential traffic proposed to cross the proposed stabilized construction entrance.
22. Notes should be added to the plans in order to address access to the residential parcels during construction within the private roadway. Access to all residential parcels must be maintained during construction.

Respectfully submitted,

**MHE Engineering, D.P.C.**

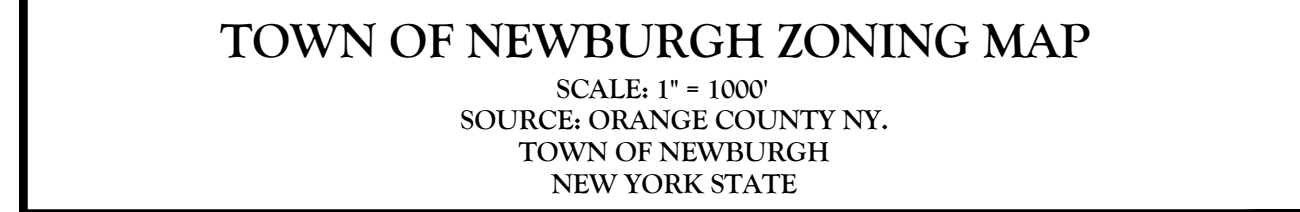


Patrick J. Hines  
Principal  
PJH/kmm



Michael W. Weeks, P.E.  
Principal





PROJECT LOCATION

500 0 500

SCALE : 1" = 500'

Linear scale of measure: US Survey Feet (UTM = 20183987.97)

SOURCE: NEW YORK STATE CLEARINGHOUSE

**Colliers**

[www.colliersengineering.com](http://www.colliersengineering.com)

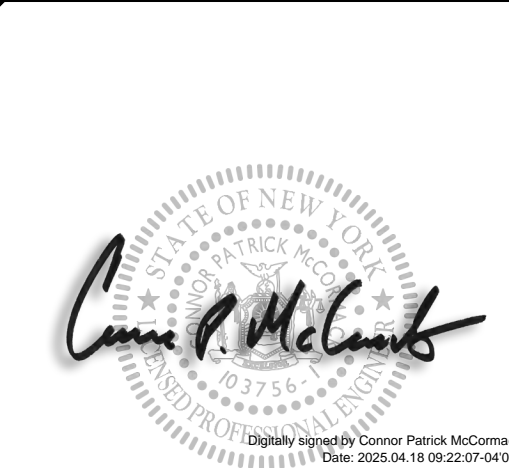
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contacted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as  **MASER**  
CONSULTING



## PROTECT YOURSELF

FOR STATE SPECIFIC DIRECT PHONE NUMBER  
VISIT: [WWW.CALL811.COM](http://WWW.CALL811.COM)

[illegible][illegible]

**Connor Patrick McCormack**  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103756  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A #: 0017609

FOR  
AVION  
POMARICO DRIVE

TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK STATE



**NEWBURGH**  
555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495

SCALE: AS SHOWN	DATE: 06/06/2024	DRAWN BY: KAS	CHECKED BY: CPM
PROJECT NUMBER: 24002169A		DRAWING NAME: C-CVER	

**SHEET TITLE:**

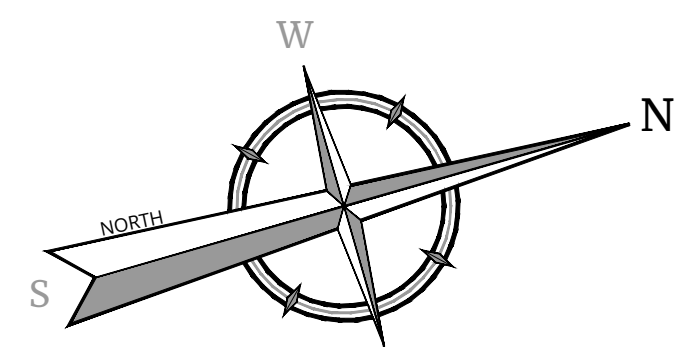
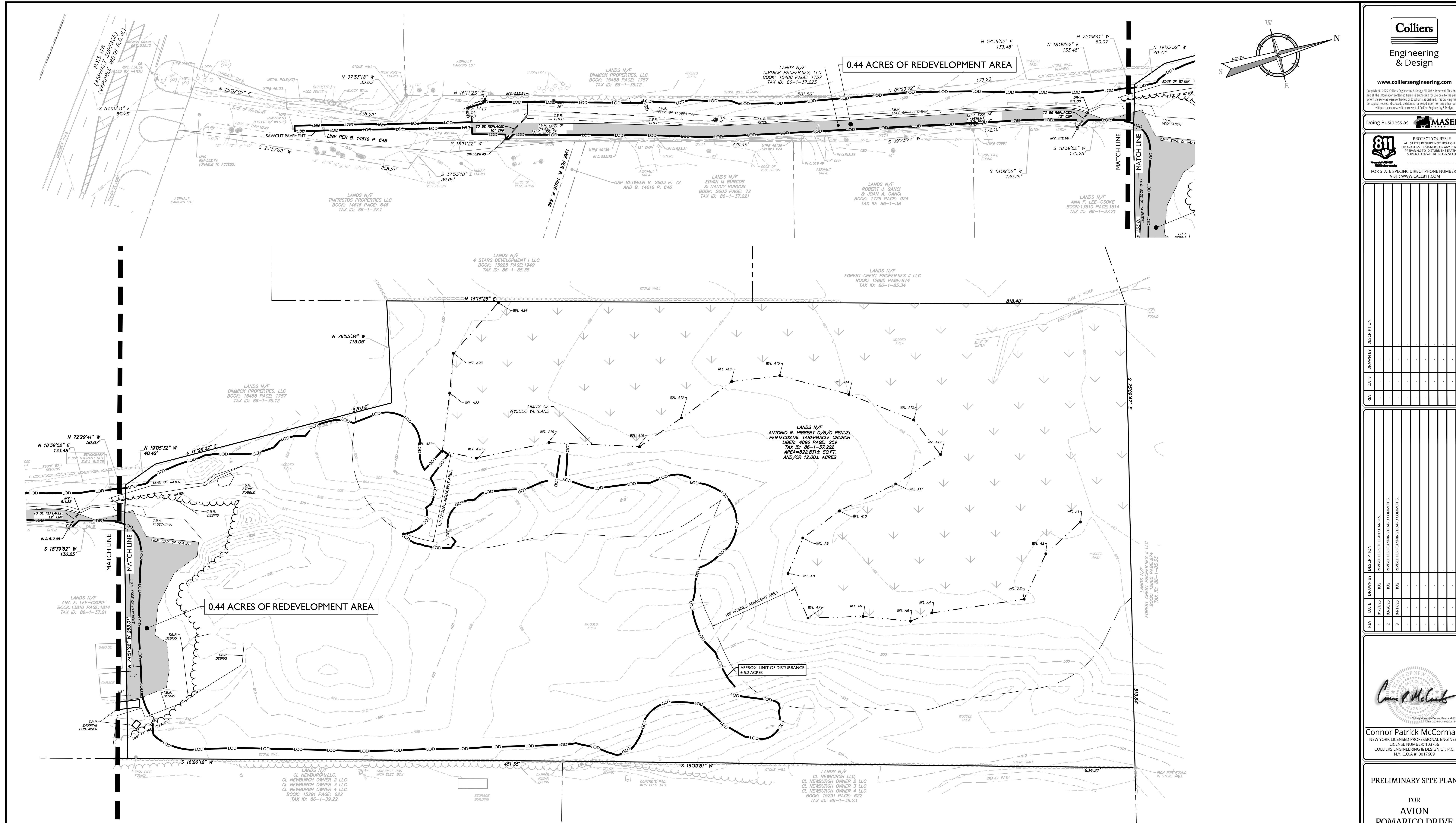
COVER SHEET

SHEET NUMBER

C-100

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**



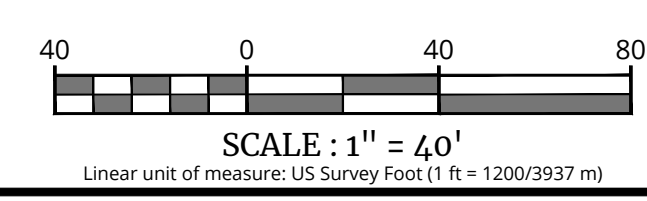


**DEMOLITION NOTES:**

- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UGID NY, 811 OR WWW.UGIDNY.ORG. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH UGID NY AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIER ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
  - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE "EROSION AND SEDIMENT CONTROL PLAN" THIS DRAWING SET).
  - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
  - ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER, OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
  - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
  - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER, AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
  - CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
- COLLIERS ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE O.S.H.A. REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENT AUTHORITY (AS APPLICABLE).
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE, IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
- DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
- PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
- THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICE INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAW AND REGULATIONS.
- TREE CLEARING AND REMOVAL SHALL OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.

DEMOLITION LEGEND	
	TO BE REMOVED (T.B.R.)
	TO BE RELOCATED
	TO REMAIN
	TO BE DEMOLISHED
	SAWCUT LINE



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

**Colliers**  
Engineering & Design  
www.colliersengineering.com  
Copyright © 2025, Colliers Engineering & Design, Inc. All rights reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were rendered or to whom it is issued. This drawing may not be copied, revised, discarded, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**  
PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EROSION, SEDIMENT, OR ANY OTHER PREPARED TO DESTROY THE EARTH'S SURFACE AND/OR IN ANY STATE  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	07/02/25	ISSUED PRELIMINARY PLAN CHANGES	KAS		
2	07/02/25	ISSUED PRELIMINARY PLAN CHANGES	KAS		
3	07/02/25	ISSUED PRELIMINARY PLAN CHANGES	KAS		

**Connor Patrick McCormack**  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103756  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A.# 0017609

**PRELIMINARY SITE PLAN**  
  
FOR  
**AVION**  
**POMARICO DRIVE**  
  
SECTION 86  
BLOCK 1  
LOTS 37.222 & 37.223  
  
TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK STATE  
  
NEWBURGH  
555 Hudson Valley Avenue  
Suite 101  
Newburgh, NY 12553  
Phone: 945.564.4495  
Fax: 945.564.4495  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURAL, ENGINEERING & SURVEYING  
CT, P.C. 12520 ROUTE 945  
NEWBURGH, NY 12553  
NEW YORK STATE  
C-200

SCALE: 1" = 40'  
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



**TREE PRESERVATION NOTES:**

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEVELOPMENT ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL AFTER THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE BUILDING ON THE SITE. TREE PROTECTION FENCING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "TEMPORARY TREE PROTECTION DETAIL". IN ADDITION TO THE TREE PROTECTION FENCING A PROTECTIVE SEDIMENTATION FENCE SHALL BE INSTALLED AT THE DRP LINE OF ALL SIGNIFICANT TREES OR PROTECTED TREES WHICH ARE LOCATED DOWN GRADE OF ANY CLEARING, EXCAVATION AND/OR CONSTRUCTION ACTIVITY. THE PROTECTIVE SEDIMENTATION FENCING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE DETAIL FENCE DETAIL ON THE SOIL EROSION & SEDIMENT CONTROL PLANS. NO ATTACHMENTS, FENCES, OR WIRES OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING SHALL BE ATTACHED TO TREES WITHIN THE AREA FOR TREE PRESERVATION. APPROVED BRACING, GUYING, AND WRAPPING METHODS ARE SPECIFIED ON THE PLANTING DETAILS.
2. NO DEVELOPMENT ACTIVITY SHALL OCCUR WITHIN THE AREA ENCOMPASSED BY THE CRITICAL ROOT ZONE OF ANY TREE THAT IS TO BE PRESERVED, NO EXCESS SOIL, ADDITIONAL FILL LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE AREA ENCOMPASSED BY THE CRITICAL ROOT ZONE OF ANY TREE THAT IS TO BE PRESERVED.
3. PRIOR TO REMOVAL OF ANY TREES AND PRIOR TO ISSUANCE OF ANY PERMIT OR PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES IF NO PERMIT IS REQUIRED, ALL SITES SHALL BE STAKED AND FENCED FOR TREE PRESERVATION PURSUANT TO THE APPROVED TREE PRESERVATION PLAN. A COPY OF THE APPROVED TREE PRESERVATION PLAN AND REFORESTATION PLAN, IF ANY, SHALL BE SUBMITTED TO THE AUTHORIZED OFFICIAL PRIOR TO THE ISSUANCE OF A PERMIT OR COMMENCEMENT OF WORK. UPON STAKING OF THE SITE AND INSTALLATION OF THE TREE PROTECTION FENCING, BUT PRIOR TO ISSUANCE OF ANY PERMITS OR COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES, THE OWNER OR APPLICANT SHALL CONTACT THE AUTHORIZED OFFICIAL TO SCHEDULE AN INSPECTION OF THE STAKING AND FENCE INSTALLATION ON THE SITE BY THE AUTHORIZED OFFICIAL OR DESIGNEE OR BY A TOWN CONSULTANT. NO PERMITS SHALL BE ISSUED NOR SHALL ANY OPERATIONS COMMENCE WITHOUT FIRST RECEIVING AUTHORIZATION BY THE AUTHORIZED OFFICIAL. IN LIEU OF PERFORMING SUCH INSPECTION, THE AUTHORIZED OFFICIAL MAY ACCEPT A CERTIFICATION BY A TREE PROFESSIONAL THAT REQUIREMENTS HAVE BEEN MET.
4. UPON COMPLETION OF THE PRELIMINARY SITE GRADING OPERATIONS, THE OWNER OR APPLICANT SHALL CONTACT AUTHORIZED OFFICIAL ON THE APPROVED TREE PRESERVATION PLAN FOR AN INSPECTION BY THE AUTHORIZED OFFICIAL, A DESIGNEE OR TOWN CONSULTANT. IN THE EVENT ONE OR MORE SIGNIFICANT TREES OR PROTECTED TREES WHICH WERE SHOWN AS PROTECTED ON THE TREE PRESERVATION PLAN HAVE NOT BEEN PROTECTED, NO ADDITIONAL PERMITS SHALL BE ISSUED UNTIL EITHER A REFORESTATION PLAN OR AMENDED REFORESTATION PLAN HAS BEEN SUBMITTED AND APPROVED OR RESTITUTION PAID TO THE TOWN IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 17-24. IN LIEU OF PERFORMING SUCH INSPECTION, THE AUTHORIZED OFFICIAL MAY ACCEPT A CERTIFICATION BY A TREE PROFESSIONAL THAT THE REQUIREMENTS HAVE BEEN MET.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER OR APPLICANT OR BUILDER IF DIFFERENT FROM THE OWNER OR DEVELOPER, SHALL CONTACT THE AUTHORIZED OFFICIAL TO SCHEDULE A FINAL TREE PRESERVATION INSPECTION TO VERIFY THE PRESERVATION OF TREES AND THE PLANTING OF ANY REFORESTATION TREES AS SHOWN ON THE APPROVED TREE PRESERVATION PLAN BY THE AUTHORIZED OFFICIAL, A DESIGNEE OR TOWN CONSULTANT. THIS REQUIRED INSPECTION SHALL BE MADE AT LEAST FIVE (5) WORKING DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS REQUESTED. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, IN THE EVENT ONE OR MORE SIGNIFICANT TREES OR PROTECTED TREES WHICH WERE SHOWN AS PROTECTED ON THE TREE PRESERVATION PLAN HAVE NOT BEEN PROTECTED, RESTITUTION SHALL BE PAID TO THE TOWN IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 17-24. IN LIEU OF PERFORMING SUCH INSPECTION, THE AUTHORIZED OFFICIAL MAY ACCEPT A CERTIFICATION BY A TREE PROFESSIONAL THAT REQUIREMENTS HAVE BEEN MET.
6. IN ADDITION TO THE ABOVE SCHEDULED INSPECTIONS, THE AUTHORIZED OFFICIAL OR HIS DESIGNATED REPRESENTATIVE OR TOWN CONSULTANT SHALL PERIODICALLY VISIT DEVELOPMENT SITES PRIOR TO COMPLETION TO MONITOR COMPLIANCE WITH THE TREE PRESERVATION PLAN AND REFORESTATION PLAN APPROVED FOR A PROJECT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A COMPLETED STRUCTURE BY THE CODE COMPLIANCE DEPARTMENT, THE OWNER OR APPLICANT SHALL SUBMIT A STATEMENT CERTIFIED BY A TREE PROFESSIONAL THAT THE PROPERTY IS IN COMPLIANCE WITH THE APPROVED TREE PRESERVATION PLAN, AND IF APPLICABLE, THE REFORESTATION PLAN. NOTWITHSTANDING THE FOREGOING, IN THE EVENT A DELAYED PLANTING SCHEDULE HAS BEEN APPROVED AS PART OF THE REFORESTATION PLAN DUE TO WEATHER CONDITIONS WHICH WOULD IMPAIR THE HEALTH OF THE TREES, THE CERTIFICATE OF OCCUPANCY MAY BE ISSUED PROVIDED A PERFORMANCE SECURITY IN THE FORM OF A BOND OR LETTER OF CREDIT ACCEPTABLE TO THE TOWN AS TO FORM OR CASH IN AN AMOUNT OF EQUAL TO ONE AND ONE-HALF TIMES THE PROJECTED COST OF THE PLANTING, INCLUDING MATERIALS, LABOR, EQUIPMENT, HAS BEEN FURNISHED TO THE TOWN. ANY TREE DAMAGED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE AUTHORIZED OFFICIAL OR HIS DESIGNEE OR TOWN CONSULTANT AND IN ACCORDANCE WITH ACCEPTED ANSI A300 OR INTERNATIONAL SOCIETY OF ARBORICULTURE PRACTICES. OBSERVED TREE DAMAGE MUST BE REPAIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. WITHIN THREE YEARS OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE AUTHORIZED OFFICIAL OR HIS DESIGNEE OR TOWN CONSULTANT SHALL PERFORM A SITE INSPECTION TO VERIFY THE HEALTH OF TREES WHICH WERE RETAINED TO MEET THE REQUIREMENTS OF THIS CHAPTER WHICH MAY HAVE SUFFERED DAMAGE DUE TO INSUFFICIENT PROTECTIVE MEASURES DURING DEVELOPMENT.
9. EACH REQUIRED TREE THAT IS DETERMINED BY THE AUTHORIZED OFFICIAL OR HIS DESIGNEE OR TOWN CONSULTANT TO BE DISEASED OR INJURED TO THE EXTENT IT IS IRREPARABLY DAMAGED SHALL BE APPROVED FOR REMOVAL. THE BURDEN OF PROOF OF THE EXTENT OF THE DISEASE OR INJURY SHALL REST WITH THE OWNER OR APPLICANT, WHO MUST PROVIDE DOCUMENTATION FROM A TREE PROFESSIONAL.
10. THE OWNER OF A PROPERTY OR PROPERTIES SUBJECT TO THIS CHAPTER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE REQUIRED TREES. NO DEPARTMENT OR AGENT OF THE TOWN IS IN ANY WAY RESPONSIBLE FOR THE MAINTENANCE OF REQUIRED TREES ON PRIVATE PROPERTY.
11. CHARGES FOR INSPECTIONS PERFORMED BY A TOWN CONSULTANT MAY BE REQUIRED AGAINST THE ESCROW ESTABLISHED IN ACCORDANCE WITH CHAPTER 104, REES, OF THE CODE OF THE TOWN OF NEWBURGH.



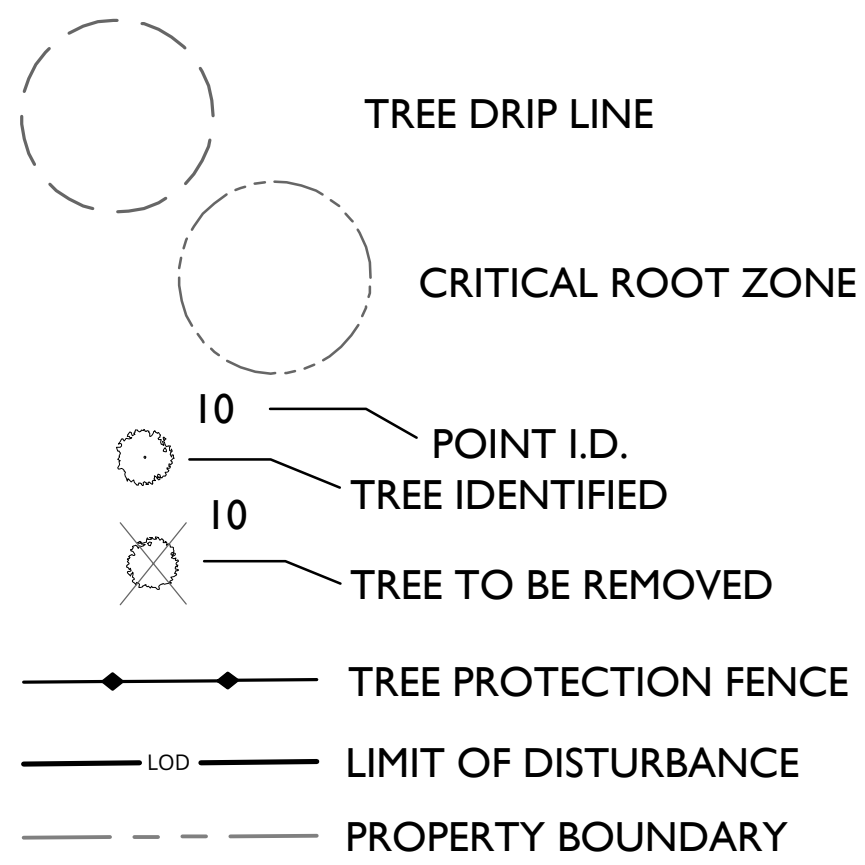
**TREE INVENTORY TABLE**

POINT ID	COMMON NAME	SIZE (INCHES)	MULTI LEADER	MULTI SIZE -1	MULTI SIZE -2	MULTI SIZE -3	QUALITY FORM	REMARKS	ADDITIONAL COMMENTS
1	HICKORY		YES	13	14	16			NAILED PLANK
2	RED OAK	13	NO						
3	BLACK CHERRY		YES	10	10				RIGHT TRUNK DYING
4	HICKORY	10	NO						
5	CHESTNUT OAK		YES	24	17				
6	BLACK CHERRY	22	NO						
7	SUGAR MAPLE	16	NO						
8	HICKORY		YES	10	12				
9	SUGAR MAPLE	18	NO						TBR
10	BLACK OAK	11	NO						
11	HICKORY		YES	17	16			OPEN WOUNDS	TBR
12	HICKORY	13	NO						TBR
13	HICKORY	16	NO					OPEN WOUNDS	TBR
14	CHESTNUT OAK	13	NO						
15	RED OAK	17	NO						
16	HICKORY	12	NO						
17	WHITE OAK	19	NO						
18	RED OAK	12	NO						
19	SUGAR MAPLE	18	NO					OPEN WOUNDS	
20	RED OAK	24	NO						LEANING
21	RED OAK	14	NO						TBR
22	BLACK OAK	16	NO						TBR
23	RED OAK	19	NO						TBR
24	RED OAK	18	NO						TBR
25	SUGAR MAPLE	19	NO						TBR
26	RED OAK	19	NO						TBR
27	RED OAK	21	NO						TBR
28	RED OAK	12	NO						TBR
29	HICKORY	12	NO						TBR
30	WHITE OAK	12	NO						TBR
31	HICKORY	11	NO					VINES	TBR
32	HICKORY	13	NO						TBR
33	RED OAK	14	NO						TBR
34	HICKORY	10	NO						TBR
35	RED OAK	16	NO						TBR
36	SUGAR MAPLE	11	NO						TBR
37	SUGAR MAPLE	12	NO						TBR
38	CHESTNUT OAK	19	NO						TBR
39	CHESTNUT OAK		YES	13	23				TBR
40	WHITE OAK	10	NO						TBR
41	HICKORY	12	NO						TBR
42	HICKORY		YES	16	12	10			
43	CHESTNUT OAK	10	NO						TBR
44	PITCH PINE	13	NO						DEAD, TBR
45	RED OAK	13	NO						TBR
46	RED OAK	10	NO						TBR
47	RED OAK	29	NO						TBR
48	RED OAK	10	NO						TBR
49	RED OAK	19	NO						TBR
50	RED OAK	15	NO						TBR
51	SUGAR MAPLE	11	NO						TBR

POINT ID	COMMON NAME	SIZE (INCHES)	MULTI LEADER	MULTI SIZE -1	MULTI SIZE -2	MULTI SIZE -3	QUALITY FORM	REMARKS	ADDITIONAL COMMENTS
52	OAK SPECIES		YES	16	3				TBR
53	BEECH	13	NO						TBR
54	BLACK CHERRY	11	NO						TBR
55	HICKORY	12	NO						TBR
56	RED OAK	12	NO						TBR
57	WHITE OAK	30	NO						TBR
58	SUGAR MAPLE	10	NO						TBR
59	HICKORY	12	NO						TBR
60	SUGAR MAPLE	16	NO						TBR
61	BLACK OAK	15	NO						TBR
62	SUGAR MAPLE	10	NO					OPEN WOUNDS	TBR
63	WHITE OAK	26	NO						TBR
64	OAK SPECIES	18	NO						TBR
65	SUGAR MAPLE	16	NO						TBR
66	SUGAR MAPLE	12	NO						TBR
67	BLACK CHERRY	11	NO						TBR
68	BLACK CHERRY	12	NO					VINES	TBR
69	SUGAR MAPLE	13	NO						TBR
70	OAK SPECIES	18	NO						TBR
71	BLACK CHERRY	15	NO					OPEN WOUNDS	TBR
72	SUGAR MAPLE	14	NO						DEAD, TBR
73	RED OAK	22	NO						TBR
74	OAK SPECIES	11	NO						TBR
75	HICKORY	13	NO						TBR
76	SUGAR MAPLE		YES	14	6				
77	RED OAK	23	NO						TBR
78	WHITE OAK	25	YES	17	10				TBR
79	WHITE OAK		YES						TBR
80	RED OAK	15	NO						TBR
81	WHITE OAK	15	NO						TBR
82	RED OAK	20	NO						TBR
83	BLACK OAK	13	NO						TBR
84	BLACK CHERRY	12	NO						TBR
85	BLACK OAK	12	NO						TBR
86	BLACK OAK	13	NO						TBR
87	BLACK OAK	23	NO						TBR
88	BEECH	13	NO						TBR
89	OAK SPECIES	11	NO						DEAD, TBR
90	BLACK CHERRY	16	NO						TBR
91	RED OAK	12	NO						TBR
92	SUGAR MAPLE	13	NO						TBR
93	RED OAK	11	NO						TBR
94	HICKORY	10	NO						TBR
95	RED OAK	26	NO						TBR
96	RED OAK	14	NO						TBR
97	RED OAK	10	NO						TBR
98	RED OAK	12	NO						TBR
99	WHITE OAK	28	NO						DEAD, TBR
100	SUGAR MAPLE	10	NO						TBR
101	HICKORY	10	NO						TBR
102	WHITE OAK	14	NO						TBR
103	RED OAK	14	NO						TBR

POINT ID	COMMON NAME	SIZE (INCHES)	MULTI LEADER	MULTI SIZE -1	MULTI SIZE -2	MULTI SIZE -3	QUALITY FORM	REMARKS	ADDITIONAL COMMENTS
104	BLACK CHERRY	11	NO						TBR
105	RED OAK	16	NO						TBR
106	RED OAK	12	NO						TBR
107	RED OAK	11	NO						TBR
108	RED OAK	15	NO						TBR
109	RED OAK	15	NO						TBR
110	RED OAK	13	NO				POOR	VINES	DYING, TBR
111	RED OAK	18	NO						TBR
112	RED OAK	15	NO						TBR
113	RED OAK	20	NO						TBR
114	HICKORY	12	NO						DYING, TBR
115	OAK SPECIES	14	NO						TBR
116	BLACK OAK	16	NO						TBR
117	RED OAK	16	NO						TBR
118	BLACK OAK	20	NO						TBR
119	RED OAK	16	NO						TBR
120	BLACK OAK	22	NO						TBR
121	BLACK OAK	17	NO						TBR
122	BLACK OAK	14	NO						TBR
123	BLACK OAK	15	NO						TBR
124	RED OAK	15	NO						TBR
125	RED OAK	15	NO						TBR
126	WHITE OAK	10	NO						TBR
127	SUGAR MAPLE	13	NO						TBR
128	RED OAK	17	NO						TBR
129	BLACK CHERRY	43	NO						TBR
130	BLACK CHERRY	25	NO						TBR
131	RED OAK	25	NO						TBR
132	RED OAK	27	NO						TBR
133	RED OAK	27	NO				POOR		
134	RED OAK	24	NO						
135	SUGAR MAPLE	28	NO						
136	RED OAK	27	NO						
137	RED OAK	25	NO						
138	RED OAK	27	NO						
139	BEECH	24	NO						
140	RED OAK	32	NO						
141	RED OAK	32	NO						
142	WHITE OAK	24	NO						
143	RED OAK	28	NO				POOR		
144	RED OAK	26	NO						
145	RED OAK	25	NO						
146	WHITE OAK	30	NO					VINES	
147	RED OAK	24	NO						
148	WHITE OAK	24	NO						
149	HICKORY	24	NO						
150	WHITE OAK	48	NO						TBR
151	WHITE OAK	26	NO						TBR
152	HICKORY	27	NO						TBR
153	BLACK CHERRY	26	NO						TBR
154	SUGAR MAPLE	27	NO						TBR

**LEGEND**



NEWBURGH, NY TREE REMOVAL COMPLIANCE CHART:			
PER CODE §172	TO BE REMOVED (GOOD HEALTH)	TO BE REMOVED (DEAD/DYING)	REQUIRED
4.C. REPLACEMENT IF OVER 75% DBH REMOVED (SIGNIFICANT & PROTECTED TREES)	83 TREES (PLOT) 1337' DBH (PLOT)	6 TREES (PLOT) 83' DBH (PLOT)	NO
8.A. TABLE 1 REPLACEMENTS - 2 TREES PER REMOVAL UP TO 8 TREES FOR DBH > 30"			N/A
9.C. (25% OF DBH WITH 15 FT OF DISTURBANCE PLUS 100% OF REMOVED TREE DBH) * \$125			PRESERVED ONLY (\$375 (TREE 41))
TOTAL AMOUNT (ESTIMATED)	N/A FOR REMOVALS 334 TREES 8008' DBH	18 TREES 270' DBH	\$1125 (3 TREES)

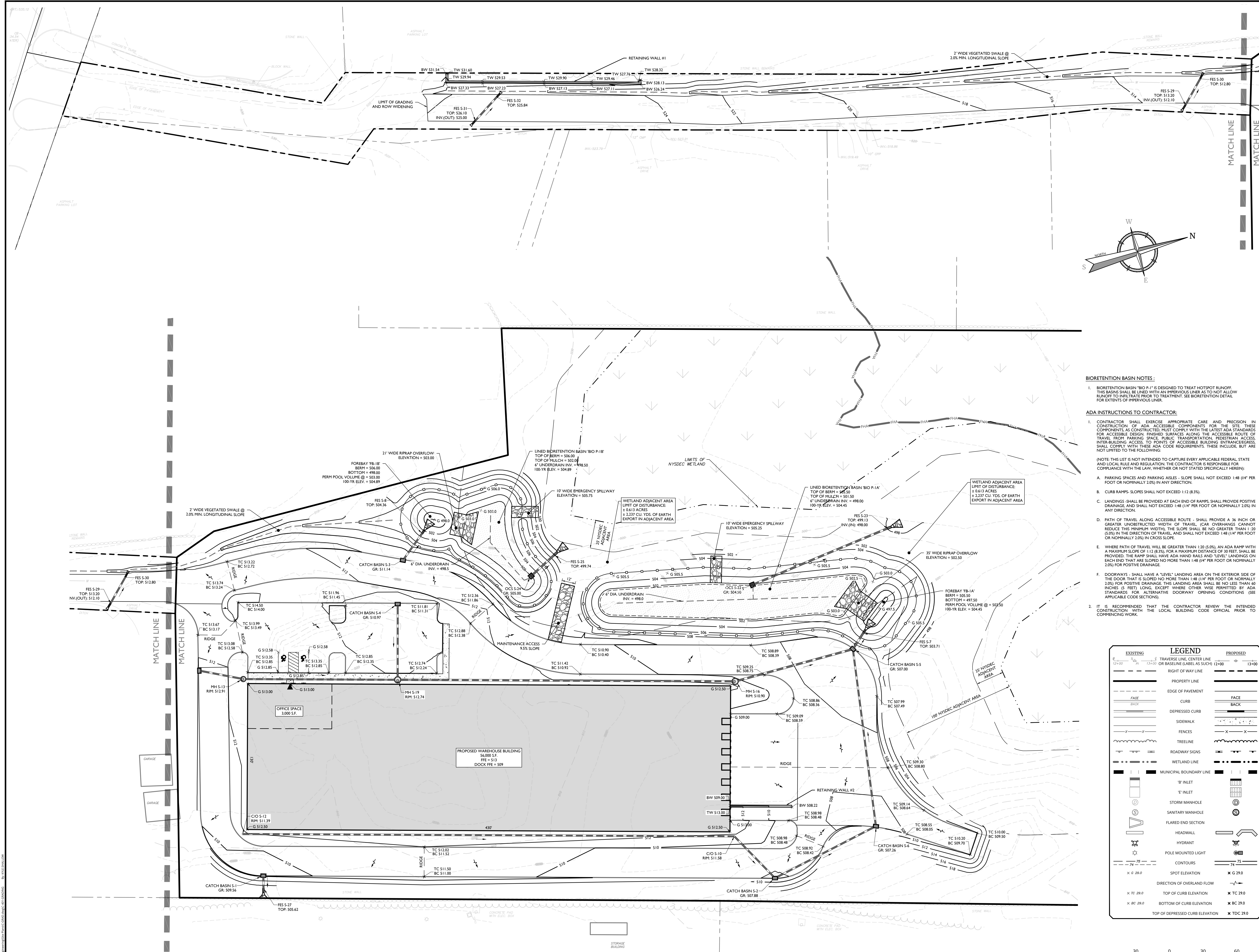
**SAMPLE PLOT CALCULATION**

SITE AREA: 12 AC DISTURBANCE AREA: 4.5 AC TOTAL PLOT AREA: 67,500 SF (-1.56 AC)  
4.5/12 = 37.5% ~ 75%, NO NO TREE REPLACEMENTS ARE REQUIRED.  
4.5/1.56 = 2.9, x <P









**BIORETENTION BASIN NOTES:**

1. BIORETENTION BASIN "BIO P-1" IS DESIGNED TO TREAT HOTSPOT RUNOFF. THIS BASIN SHALL BE LINED WITH AN IMPERVIOUS LINER AS TO NOT ALLOW RUNOFF TO INFILTRATE PRIOR TO TREATMENT. SEE BIORETENTION DETAIL FOR EXTENTS OF IMPERVIOUS LINER.

**ADA INSTRUCTIONS TO CONTRACTOR:**

1. CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS AS CONSTRUCTED MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTERBUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCES/EGRESS SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

(NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

B. CURB RAMP SLOPES SHALL NOT EXCEED 1:12 (8.3%).

C. LANDINGS SHALL BE PROVIDED AT EACH END OF RAMPS. SHALL PROVIDE POSITIVE DRAINAGE AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.

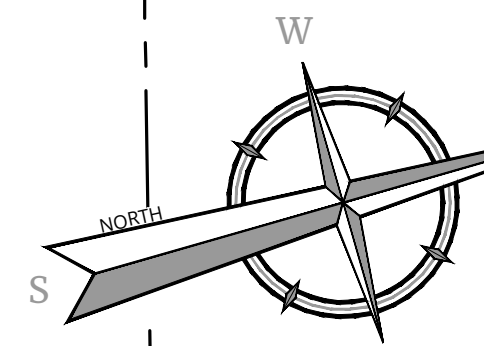
E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

F. DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS. FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

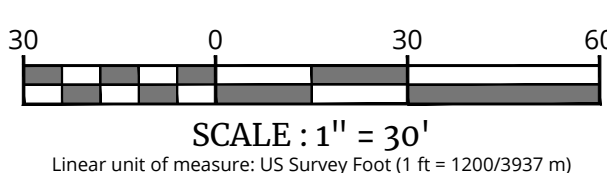
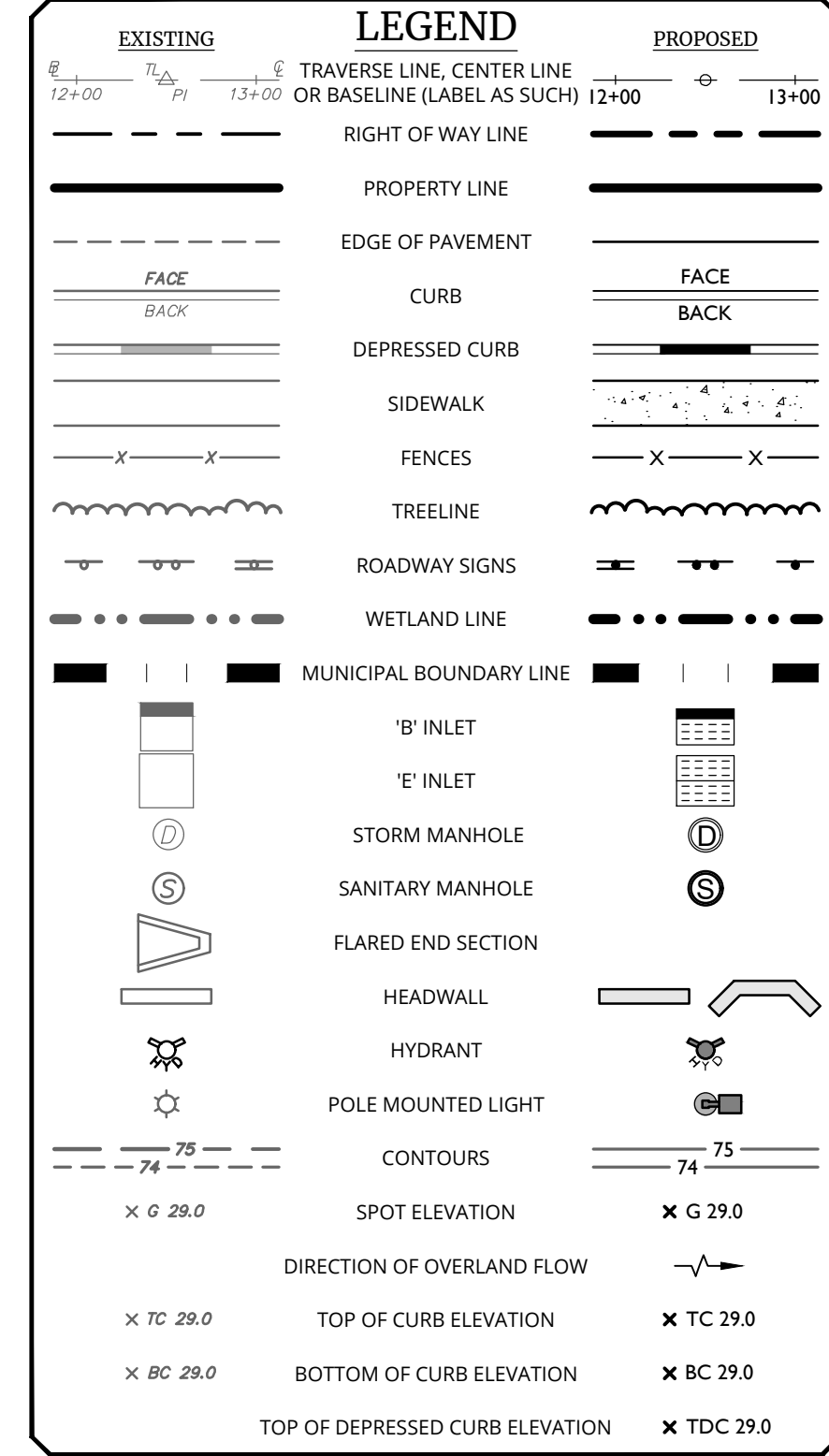
EXISTING		LEGEND		PROPOSED	
E 12+00		E 13+00		E 13+00	
RIGHT OF WAY LINE		RIGHT OF WAY LINE		RIGHT OF WAY LINE	
PROPERTY LINE		PROPERTY LINE		PROPERTY LINE	
EDGE OF PAVEMENT		EDGE OF PAVEMENT		EDGE OF PAVEMENT	
FACE		FACE		FACE	
CURB		CURB		CURB	
DEPRESSED CURB		DEPRESSED CURB		DEPRESSED CURB	
SIDEWALK		SIDEWALK		SIDEWALK	
FENCES		FENCES		FENCES	
TREELINE		TREELINE		TREELINE	
ROADWAY SIGNS		ROADWAY SIGNS		ROADWAY SIGNS	
WETLAND LINE		WETLAND LINE		WETLAND LINE	
MUNICIPAL BOUNDARY LINE		MUNICIPAL BOUNDARY LINE		MUNICIPAL BOUNDARY LINE	
"B" INLET		"B" INLET		"B" INLET	
"E" INLET		"E" INLET		"E" INLET	
STORM MANHOLE		STORM MANHOLE		STORM MANHOLE	
SANITARY MANHOLE		SANITARY MANHOLE		SANITARY MANHOLE	
FLARED END SECTION		FLARED END SECTION		FLARED END SECTION	
HEADWALL		HEADWALL		HEADWALL	
HYDRANT		HYDRANT		HYDRANT	
POLE MOUNTED LIGHT		POLE MOUNTED LIGHT		POLE MOUNTED LIGHT	
CONTOURS		CONTOURS		CONTOURS	
SPOT ELEVATION		SPOT ELEVATION		SPOT ELEVATION	
DIRECTION OF OVERLAND FLOW		DIRECTION OF OVERLAND FLOW		DIRECTION OF OVERLAND FLOW	
TOP OF CURB ELEVATION		TOP OF CURB ELEVATION		TOP OF CURB ELEVATION	
BOTTOM OF CURB ELEVATION		BOTTOM OF CURB ELEVATION		BOTTOM OF CURB ELEVATION	
TOP OF DEPRESSED CURB ELEVATION		TOP OF DEPRESSED CURB ELEVATION		TOP OF DEPRESSED CURB ELEVATION	





1. THE LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES AND ADEQUATE RECORDS MUST BE MAINTAINED. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN FIELD BY CPT RECORDS. LOCATION OF RECORD SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING WITH THE EXISTING MAIN TO THE DOWN GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY CPT FIRST PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL ALL STORMWATER SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
4. ALL NEW UTILITY SERVICES TO BE INSTALLED UNDERGROUND, ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
5. WATER SERVICE IS TO BE PROVIDED FROM THE EXISTING WATER MAIN WITH POMARICO DRIVE, OWNED AND OPERATED BY THE TOWN OF ORANGE. THE PROPOSED MAIN SHALL BE 12" DUCTILE IRON PIPE, 10' DEPT. TRENCHES, CPT RECORDS, PERMITS AND APPROVAL, ACCORDING TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS AND AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINER DUCTILE IRON PIPE, CLASS 52, WITH 10' DEPT. TRENCHES. THE EXISTING WATER MAIN SHALL BE INSTALLED TO PROVIDE A MINIMUM 45 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
6. SANITARY SEWER SERVICE SHALL BE PROVIDED BY PUMP STATION AND FORCE MAIN CONNECTION TO EXISTING SYSTEM AT THE ORANGE PLANT. THE PROPOSED MAIN SHALL BE 12" DUCTILE IRON PIPE, 10' DEPT. TRENCHES, CPT RECORDS, PERMITS AND APPROVAL TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR 35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE DEPT. OF ENVIRONMENTAL CONSERVATION, THE MAIN SHALL BE 12" DUCTILE IRON PIPE AND LATERALS SHALL BE INSTALLED TO PROVIDE A MINIMUM 40 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
7. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES IN SEPARATE TRENCHES (CPT RECORDS, PERMITS AND APPROVAL PROHIBITED), WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
8. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAINS. THE MAINS SHALL BE PROTECTED BY CONCRETE. IF SUCH SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
9. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REGULATIONS.
10. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
11. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.

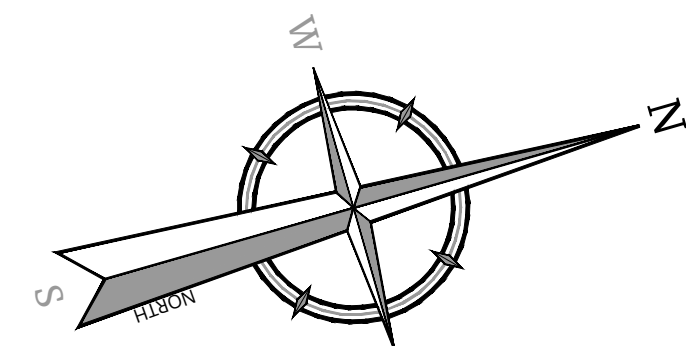
1. CONSTRUCTION OF SANITARY SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SANITARY SEWER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE NYSDSD AND THE TOWN OF NEWBURGH.
2. ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE TOWN OF NEWBURGH SEWER DEPARTMENT IS RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
3. ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4" INCHES IN DIAMETER OR LARGER AND SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELT AND SPOUT CONFIGURATION COMPATIBLE WITH THE PIPE.
4. THE SEWER MAIN SHALL BE TESTED IN ACCORDANCE WITH TOWN OF NEWBURGH REQUIREMENTS. ALL TESTING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
5. THE FINAL LAYOUT OF THE PROPOSED WATER AND/OR SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE AND LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND/OR SEWER DEPARTMENT. NO PERMITS SHALL BE ISSUED FOR A WATER AND/OR SEWER CONNECTION UNTIL A FINAL LAYOUT HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF NEWBURGH SEWER DEPARTMENT.



**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.**

[illegible]





Engineering  
& Design

[www.colliersengineering.com](http://www.colliersengineering.com)

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party whom the services were contacted or to whom it is certified. This drawing may be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

## Doing Business a



## PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: [WWW.CALL811.COM](http://WWW.CALL811.COM)

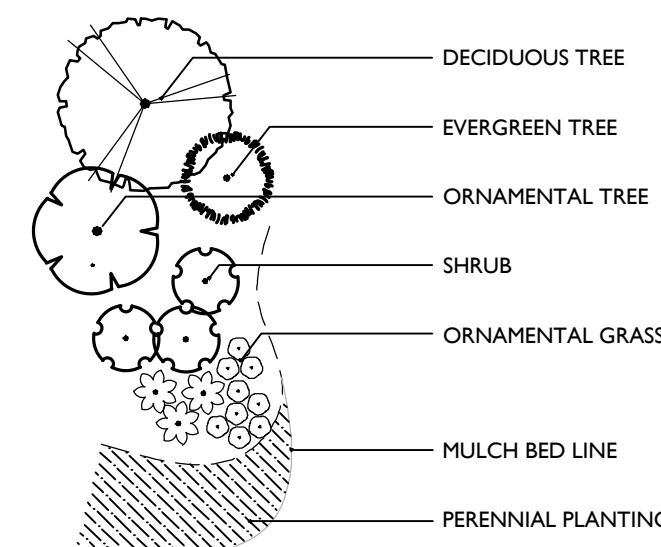


Diagram illustrating the different seed mixture areas:

- NATIVE STEEP SLOPE SEED MIXTURE
- ROADSIDE SEED MIXTURE
- RETENTION BASIN SEED MIXTURE
- LAWN AREA

BIORETENTION AREA PLANTING SCHEDULE

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>	<u>REMARKS</u>
AI	4	Artocarpus leaves	Angkney, Sarawakery	CONT.	6' - 8'	MULTISTEM / TYP. SPECIES HABIT
BN	4	Betula nigra	River birch	CONT.	6' - 8'	MULTISTEM / TYP. SPECIES HABIT
<u>SHRUBS</u>						
AA	40	Aronia arbutifolia	Red Chokeberry	CONT.	24" 30"	TYPICAL SPECIES HABIT
CA	7	Clethra alnifolia	Summersweet	CONT.	18" 24"	TYPICAL SPECIES HABIT
CO	15	Cephaelanthus occidentalis	Button Bush	CONT.	18" 24"	TYPICAL SPECIES HABIT
SC	12	Sambucus canadensis	Elderberry	CONT.	18" 24"	TYPICAL SPECIES HABIT
<u>PERENNIALS</u>						
ANA	400	Aster novae angliae	New England Aster	1 GAL. CONT.		CLUMPS, 24" O.C.
DC	3,400	Deschampsia cespitosa	Tufted Hair Grass	#SP3 CONT.		CLUMPS, 12" O.C.
EP	300	Echinacea purpurea	Coneflower	1 GAL. CONT.		CLUMPS, 24" O.C.
JE	575	Juncus effusus	Common Rush	#SP3 CONT.		CLUMPS, 12" O.C.

PRELIMINARY SITE PLAN

FOR  
AVION  
POMARICO DRIVE

SECTION 86  
BLOCK 1  
LOTS 37.222 & 37.223

TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK STATE

## Colliers

**Engineering & Design**

DATE:	DRAWN BY:	CHECKED BY:
06/06/2024	KAS	CPM
PROJECT NUMBER:		DRAWING NAME:
24002169A		C-LAND

Y TITLE:

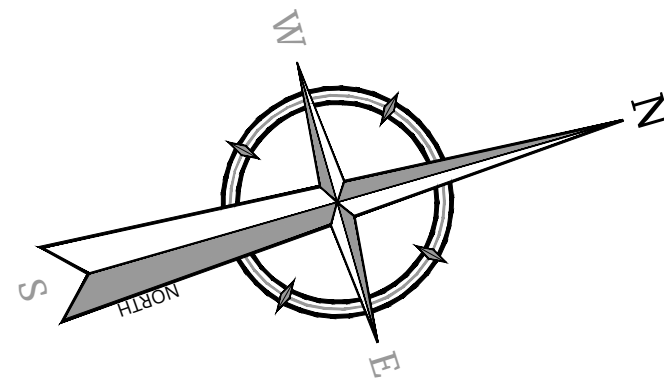
LANDSCAPE PLAN

C-601

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION





\* VOLTAGE TO BE CONFIRMED BY ELECTRICAL CONTRACTOR

## CALCULATION SUMMARY

2. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
3. POLES AND FIXTURES AS SUPPLIED BY:
  - POLE & WALL FIXTURES - HOLLOW-SPAN
  - POLE & WALL FIXTURES - AMERICAN ELECTRIC LIGHTING
4. LAMPS ARE TO BE LED, A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
5. FIXTURES AND POLES ARE TO BE BLACK.
6. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURB, EDGE OF PAVEMENT OR RETAINING WALLS IN CURB PLACING AREAS.
7. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
8. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED ILLUMINANCE LEVELS AT GRADE.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
10. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
11. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUNDING AND WIRE LEAD TO THE MAIN POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
12. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

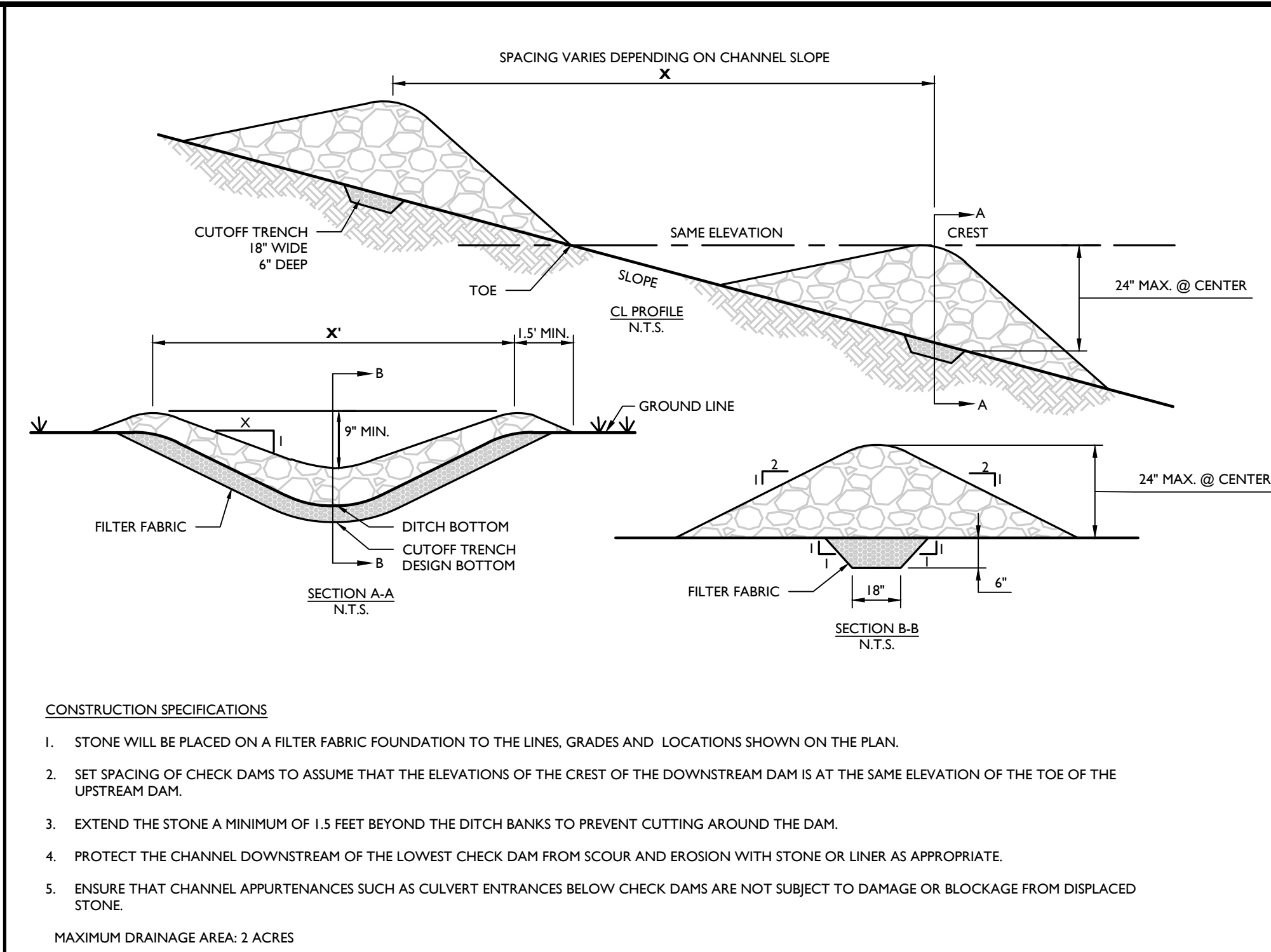
<sup>+</sup>0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**

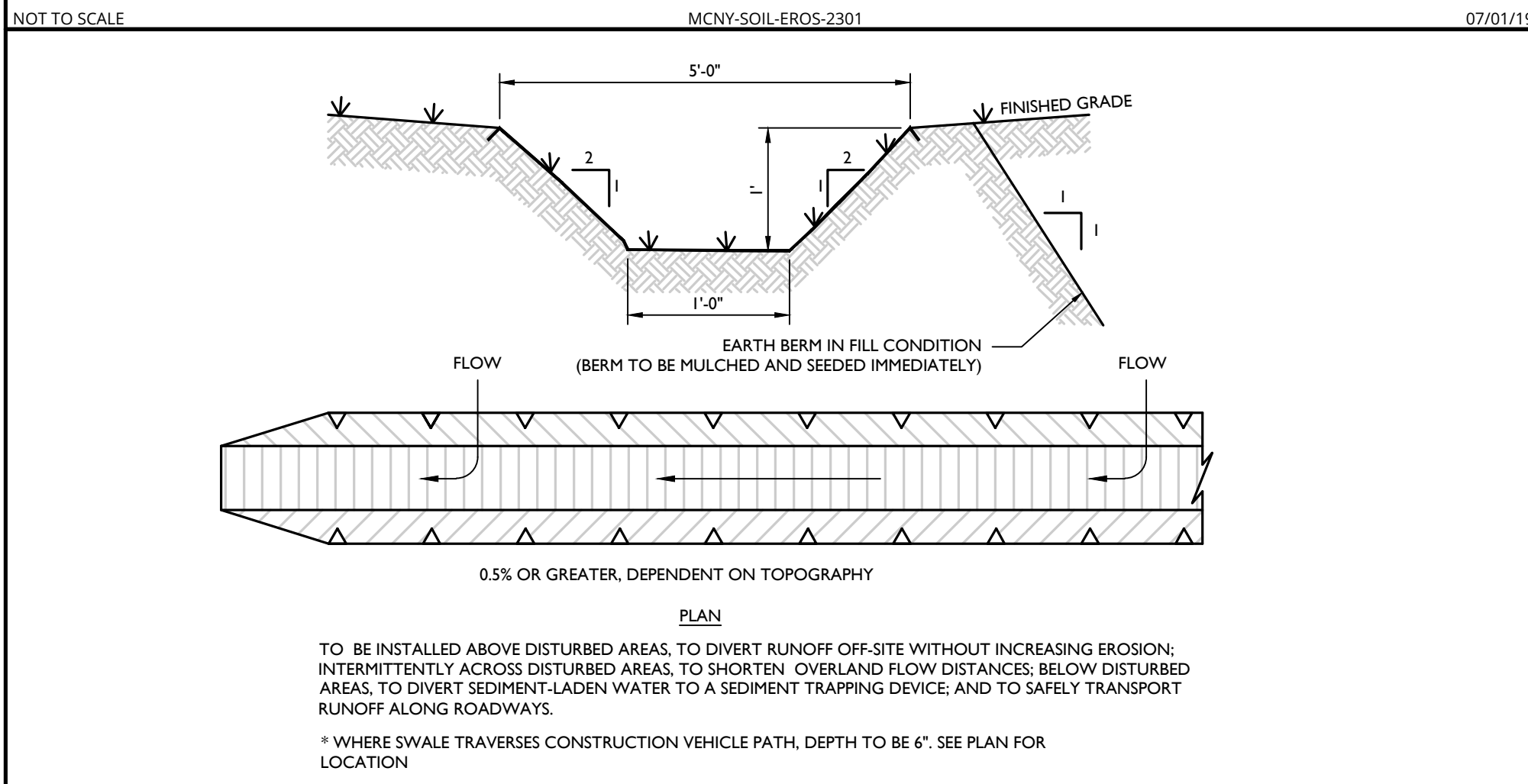




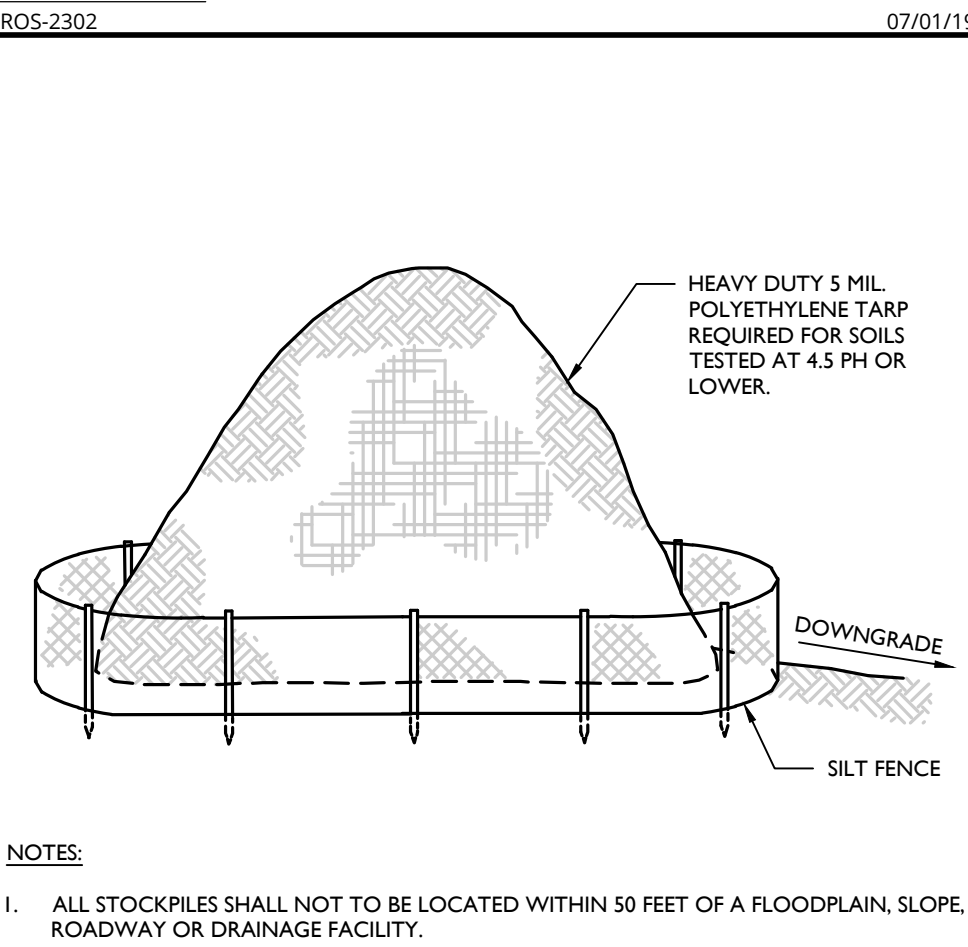




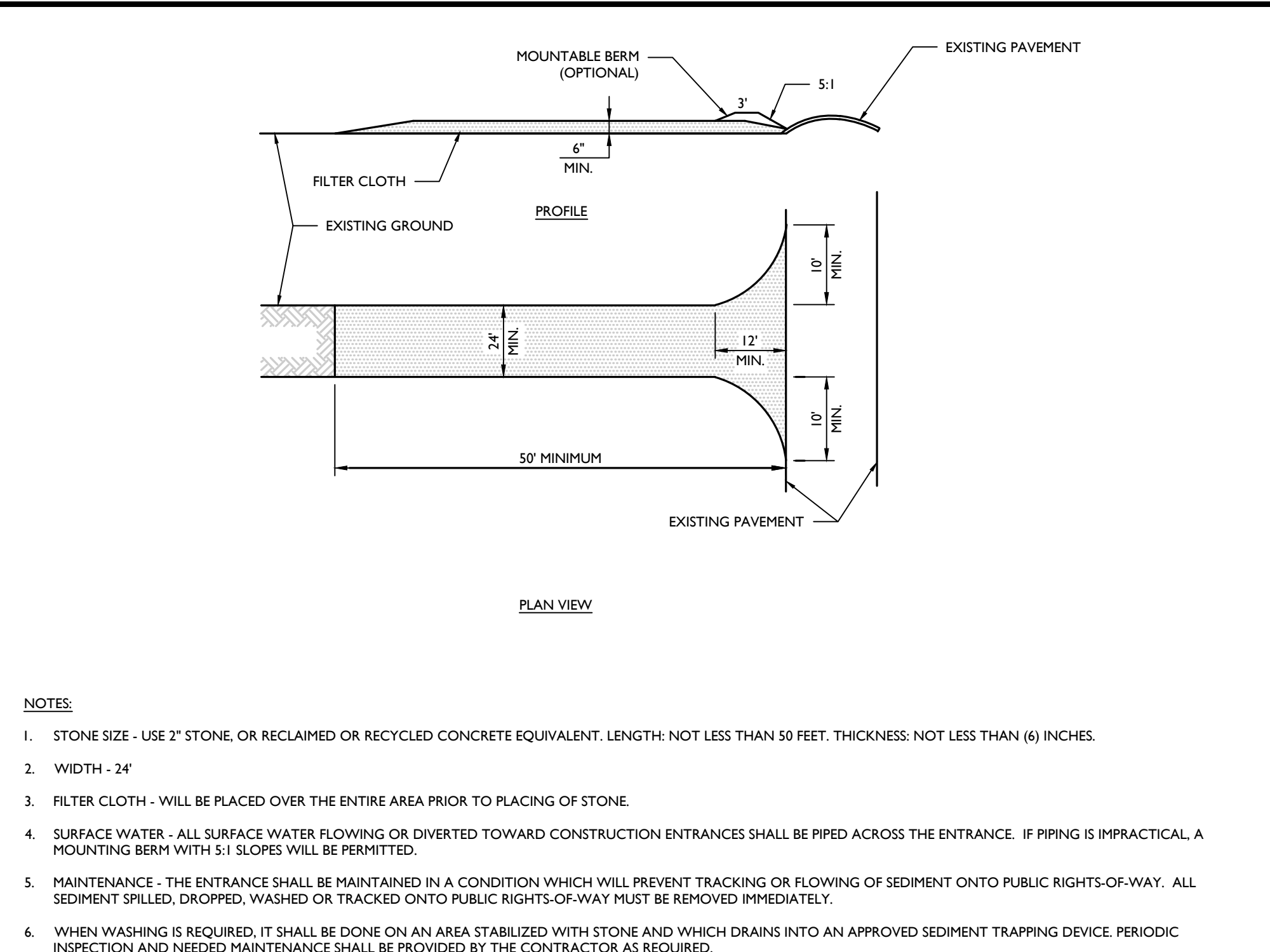
### STONE CHECK DAM DETAIL



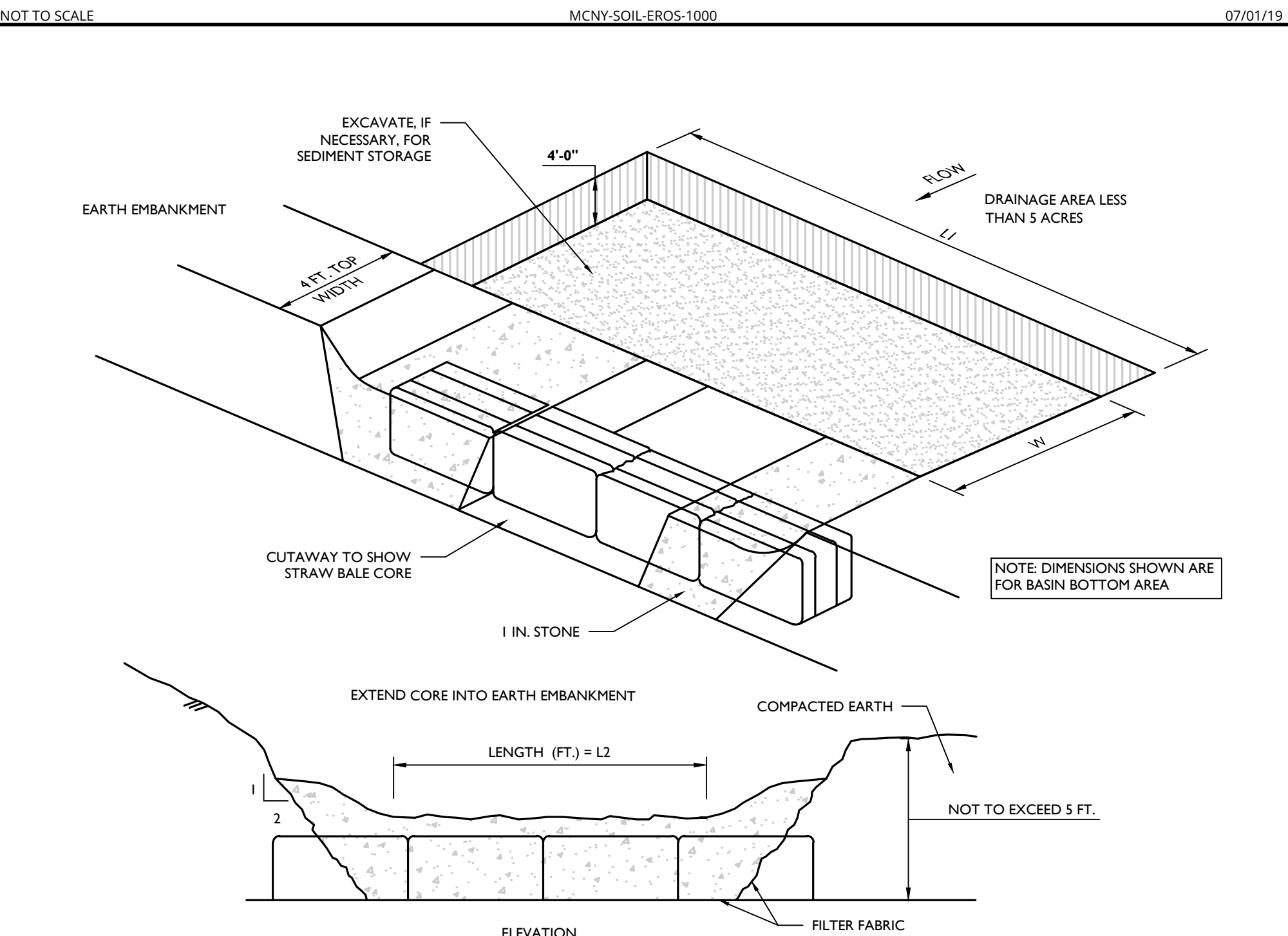
### TEMPORARY SWALE & EARTH BERM DETAIL



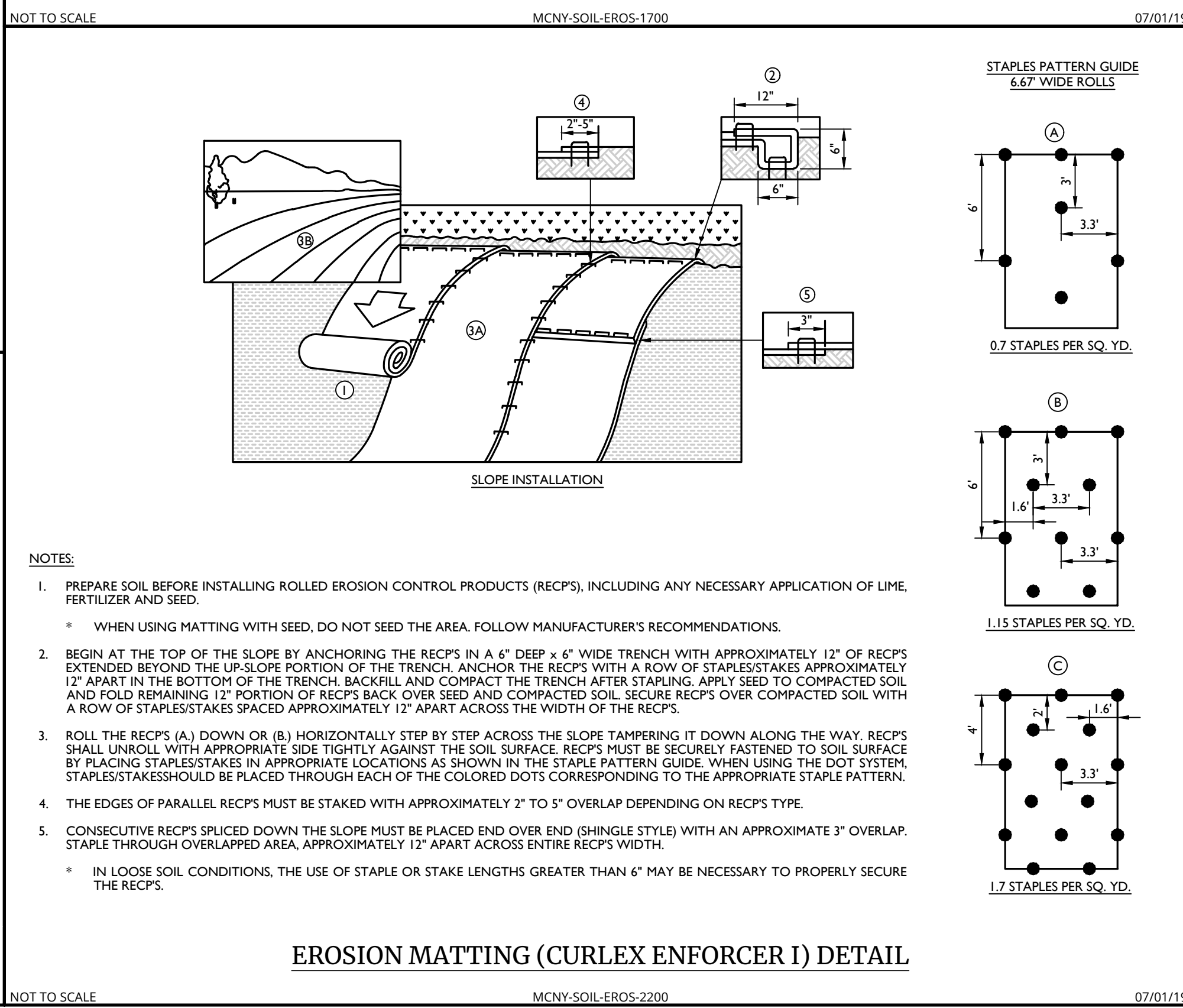
### TOPSOIL STOCKPILE DETAIL



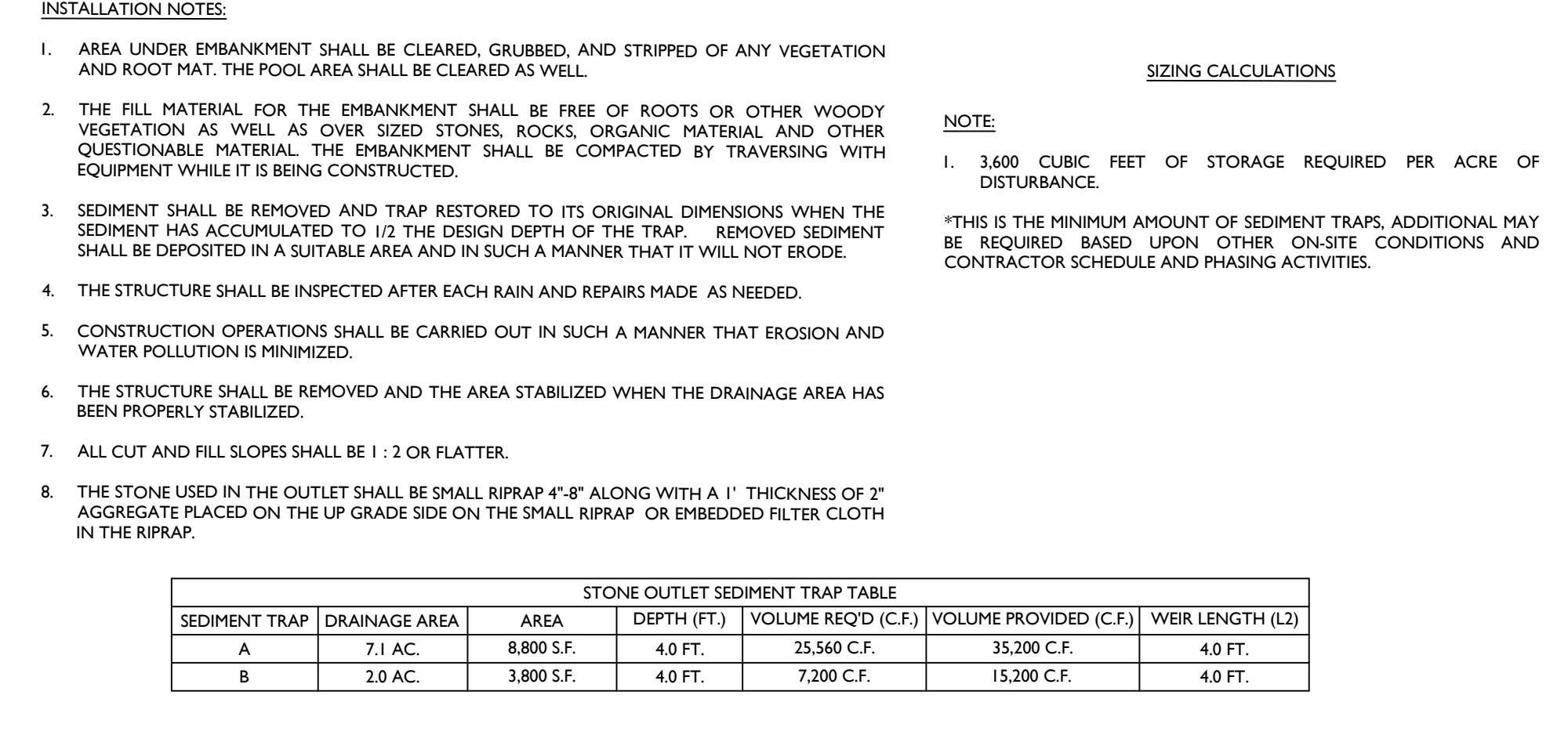
### STABILIZED CONSTRUCTION ENTRANCE DETAIL



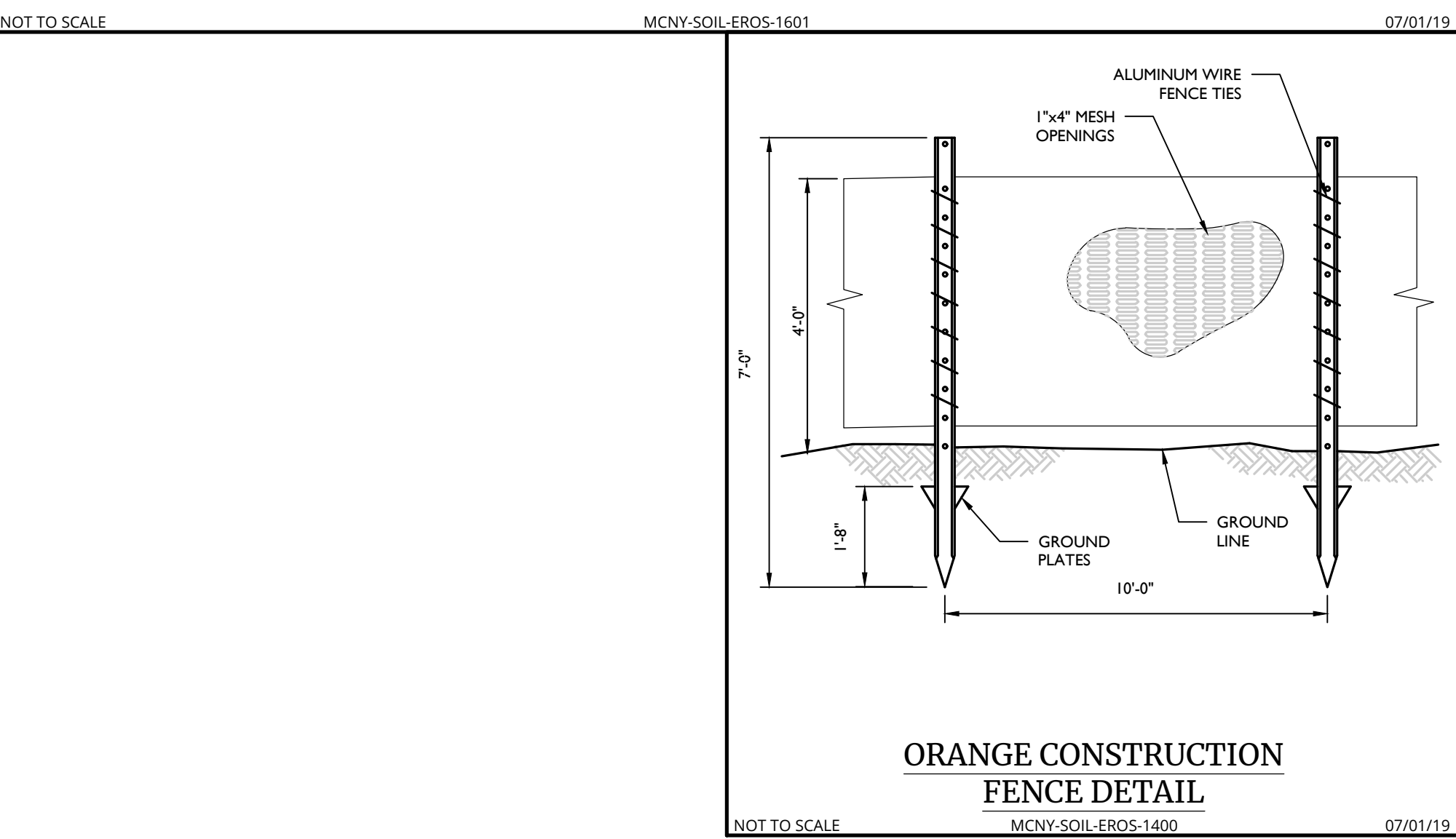
### CONCRETE WASHOUT DETAIL



### EROSION MATTING (CURLEX ENFORCER I) DETAIL



### STONE OUTLET SEDIMENT TRAP DETAIL



### ORANGE CONSTRUCTION FENCE DETAIL

Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is authorized for use only by the party for whom the services were rendered and to whom it is issued. This drawing may not be copied, reused, modified, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

**811** PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF LOCATORS, DEPENDERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION
1	07/01/19	ISSUED FOR PERMITS AND COMMENTS
2	07/01/19	ISSUED FOR PERMITS AND COMMENTS
3	07/01/19	ISSUED FOR PERMITS AND COMMENTS

Connor Patrick McCormack  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 103756  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y.C.O.A.#: 0017609

PRELIMINARY SITE PLAN

FOR  
AVION  
POMARICO DRIVE

SECTION 86  
BLOCK 1  
LOTS 37.222 & 37.223

TOWN OF NEWBURGH  
ORANGE COUNTY  
NEW YORK STATE

Colliers Engineering & Design

555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 945.564.4495

SCALE: AS SHOWN DATE: 06/06/2024 DRAWN BY: KAS CHECKED BY: CPM  
PROJECT NUMBER: 24002169A DRAWING NAME: C-555C

SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: C-802



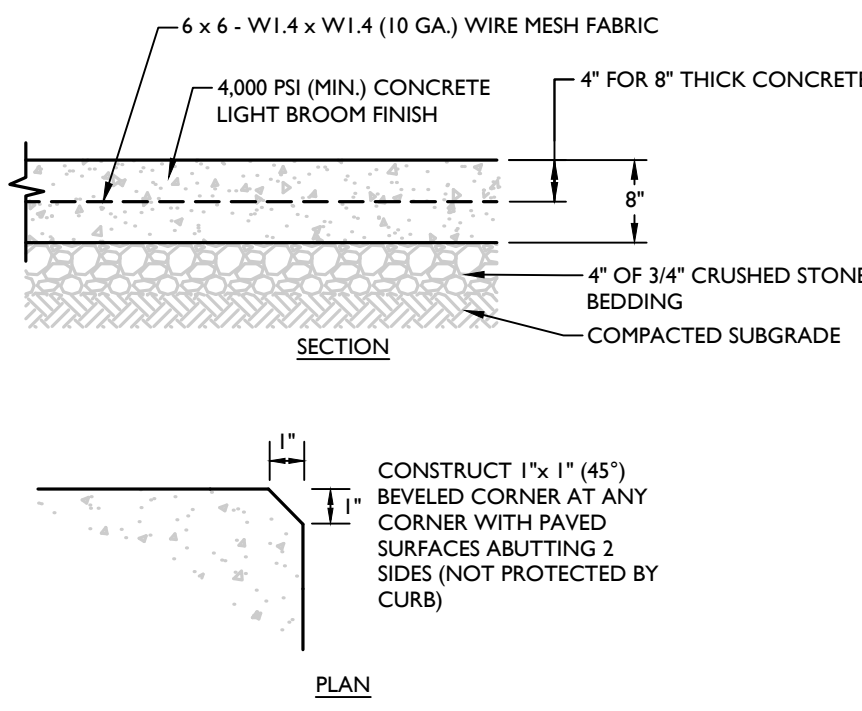
NOTES:

- CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
- LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
- CURB AT RAMP OPENING (FLUSH CURB) TO BE FLUSH WITH ROADWAY PAVEMENT.
- CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.
- MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER. RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON APPROVAL OF THE ENGINEER.
- MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50%. THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPES TO MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.
- ACCESSIBLE RAMP SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.
- DEVIATIONS FROM THE CURB RAMP DETAILS REQUIRE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
- THE RAMP SURFACE SHALL HAVE A NON-SLIP, HAND BROOMED FINISH.
- CONCRETE EXPANSION JOINTS SHALL HAVE A FIRM SURFACE WITH 1/4" BEVELED CONCRETE EDGES. THE JOINT SURFACE SHALL NOT BE MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.
- CURB RAMP MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.
- THE CLEAR SPACE SHALL BE INCREASED TO 5 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
- THE MAXIMUM SEPARATION BETWEEN THE BACK OF CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4'-X-4' CLEAR SPACE.
- SEE SEPARATE DETAILS FOR "DETECTABLE WARNING SURFACE" AND "CURB RAMP SECTIONS".
- WHERE SIDE FLARES ARE NOT REQUIRED, PROVIDE AN 18" CURB TAPER TO THE FLUSH CURB.
- ALL CURB RAMP FLUSH CURB SHALL BE MADE WITH CONCRETE CURB CRADLE, REGARDLESS OF THE CURB MATERIAL USED THROUGHOUT THE SITE.

CURB RAMP  
NOTES

MCNY-SITE-HADA-2500

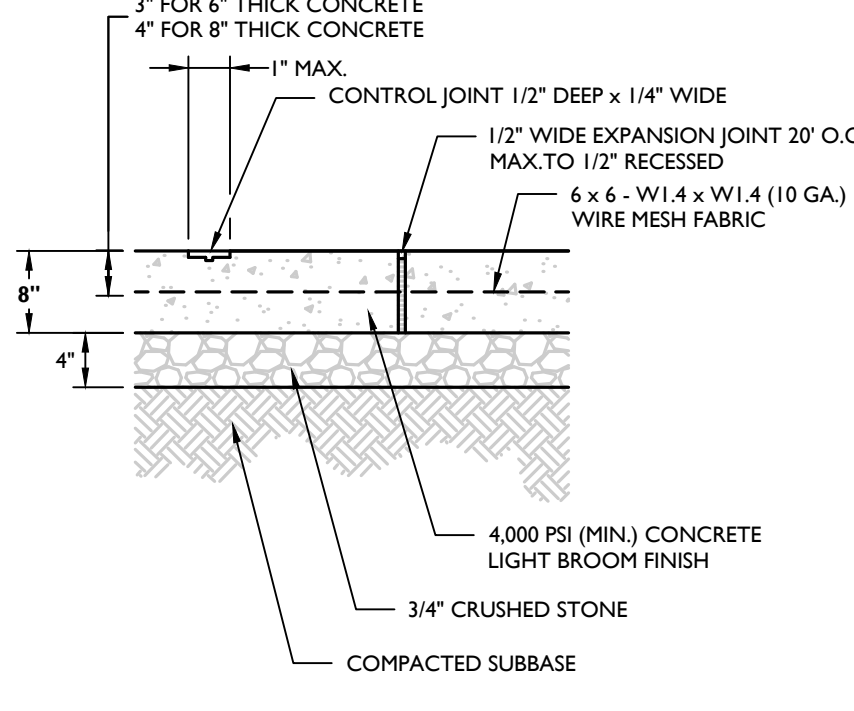
07/01/19



CONCRETE LOADING & DOLLY  
PAD DETAIL

NOT TO SCALE

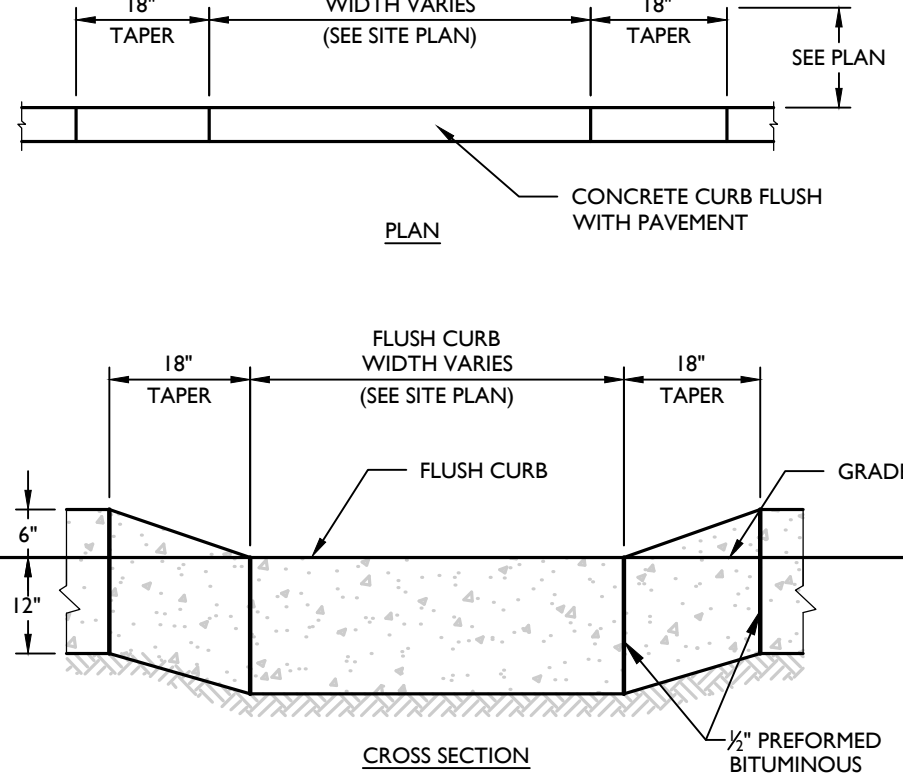
07/01/19



CONCRETE PAVEMENT  
DETAIL

NOT TO SCALE

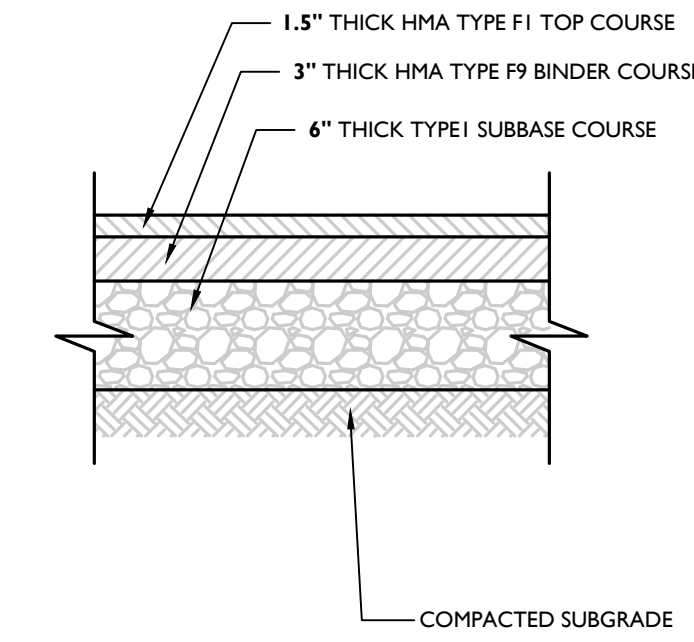
07/01/19



CONCRETE FLUSH CURB DETAIL

NOT TO SCALE

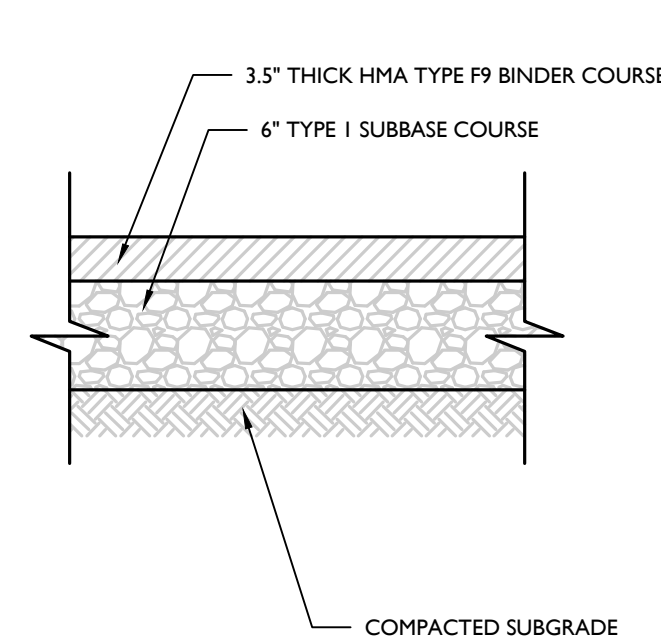
07/01/19



STANDARD ASPHALT PAVEMENT  
DETAIL

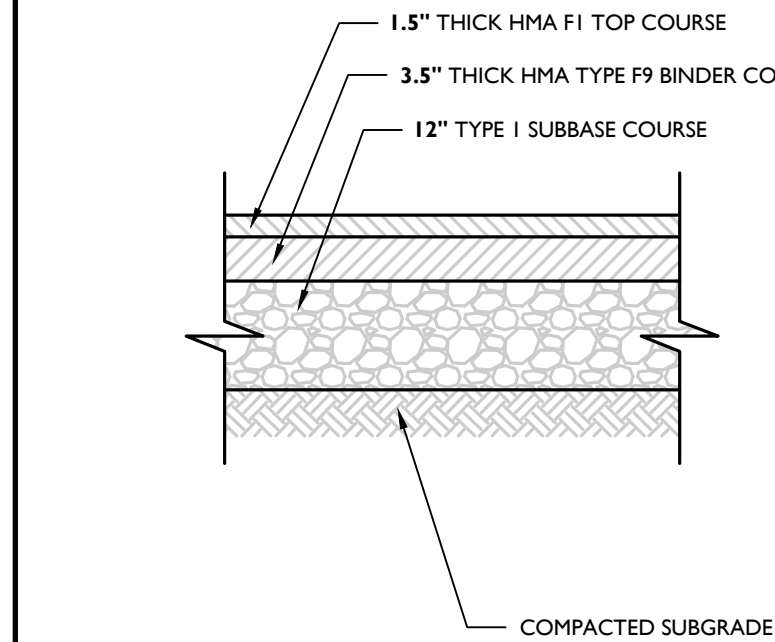
NOT TO SCALE

07/01/19



EMERGENCY ACCESS PAVEMENT  
DETAIL

NOT TO SCALE



HEAVY-DUTY ASPHALT PAVEMENT  
DETAIL

NOT TO SCALE

07/01/19

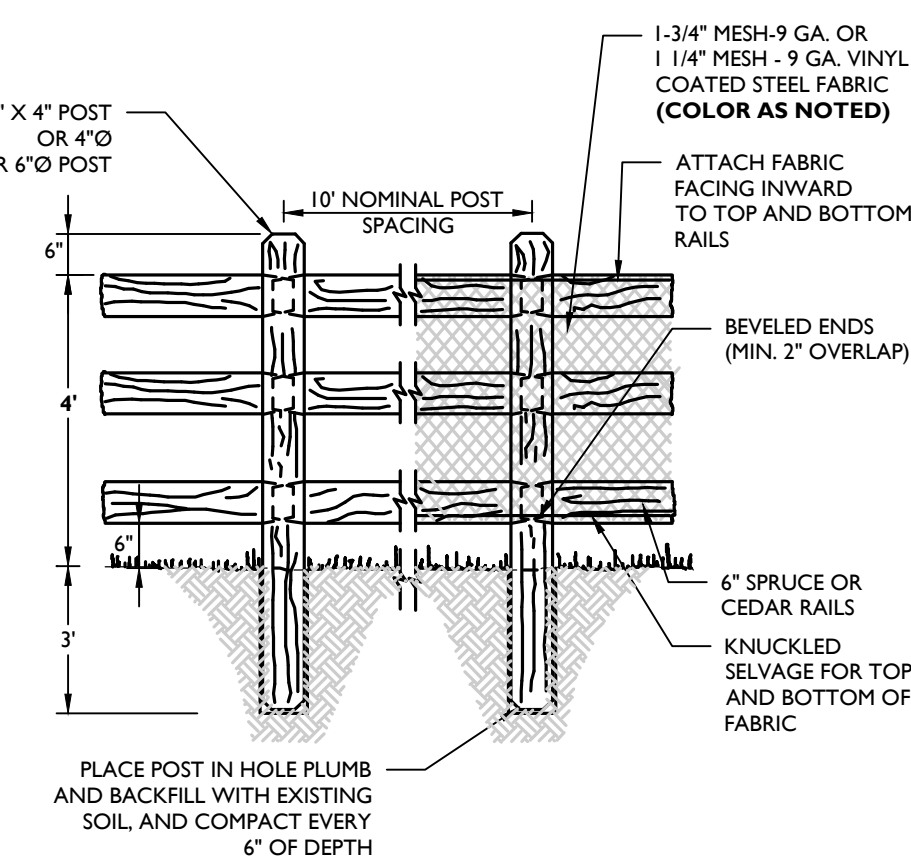
NOTES:

- PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB. PROVIDE CONTROL JOINTS @ 10 FEET MAX. BETWEEN EXPANSION JOINTS.

CONCRETE CURB (ASPHALT  
PAVEMENT) DETAIL

NOT TO SCALE

07/01/19

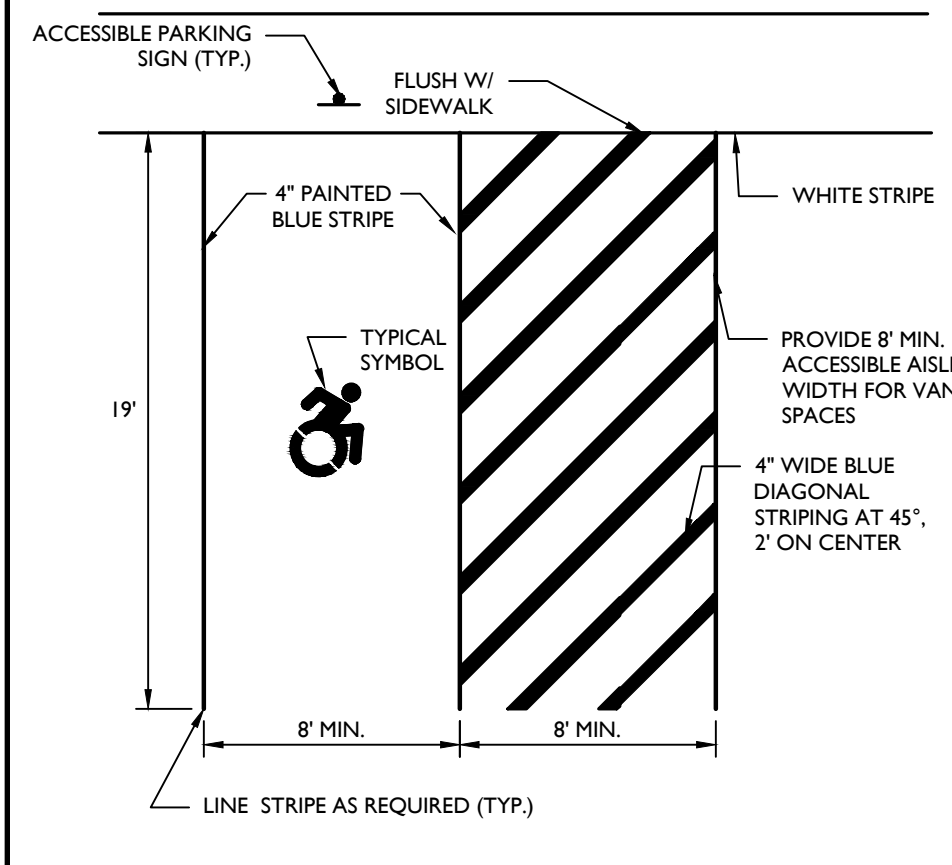


SPLIT RAIL FENCE (3 - RAIL)  
WITH FABRIC DETAIL

NOT TO SCALE

MCNY-SITE-PNCE-1901

07/01/19



ACCESSIBLE PARKING  
LINE STRIPE STALL DETAIL

NOT TO SCALE

MOD: 11/17/20

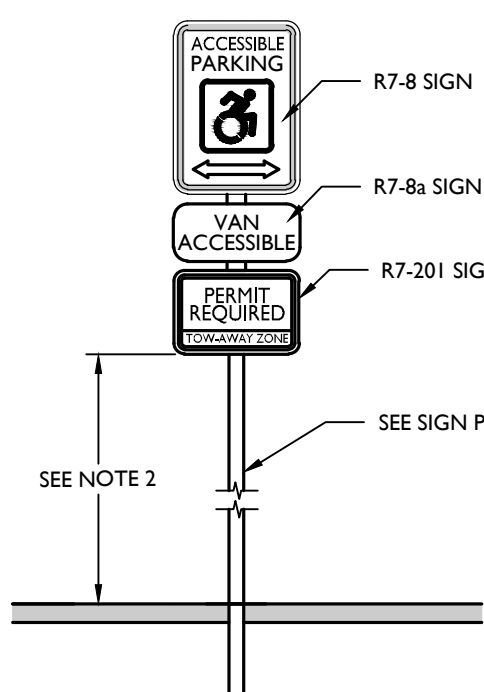
07/01/19

EMERGENCY VEHICLE ACCESS  
SIGN DETAIL

NOT TO SCALE

MCNY-SIGN-REGU-RB-4

07/01/19



NOTES:

- INSTALL SIGN WHERE NOTED ON PLAN.
- THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED 40" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND 72" ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.

ACCESSIBLE PARKING  
SIGN DETAIL

NOT TO SCALE

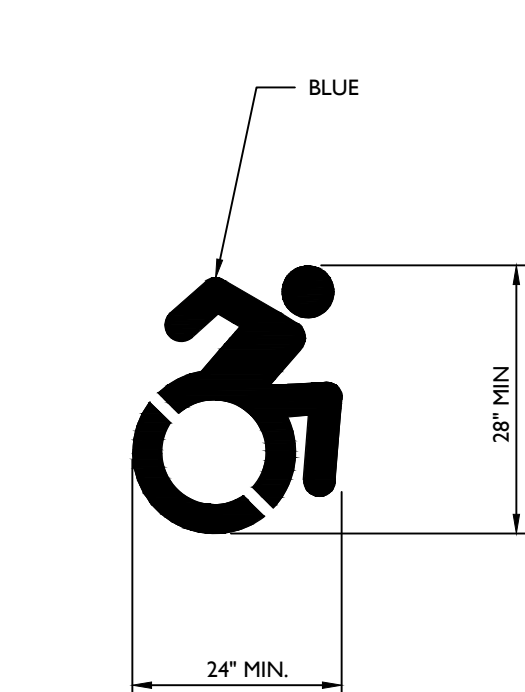
07/01/19

R1-1 SIGN DETAIL

NOT TO SCALE

MCNY-SIGN-REGU-R1-1

12/01/20



STROKE WIDTH: MINIMUM/STANDARD = 3"

ACCESSIBLE SYMBOL DETAIL

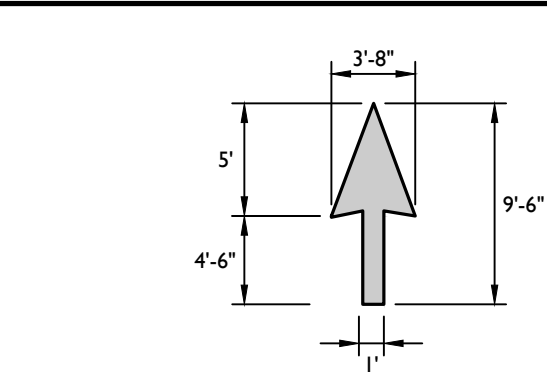
NOT TO SCALE

07/01/19

BREAKAWAY SIGN  
POST DETAIL

NOT TO SCALE

07/01/19



STRAIGHT PAVEMENT  
ARROW DETAIL

NOT TO SCALE

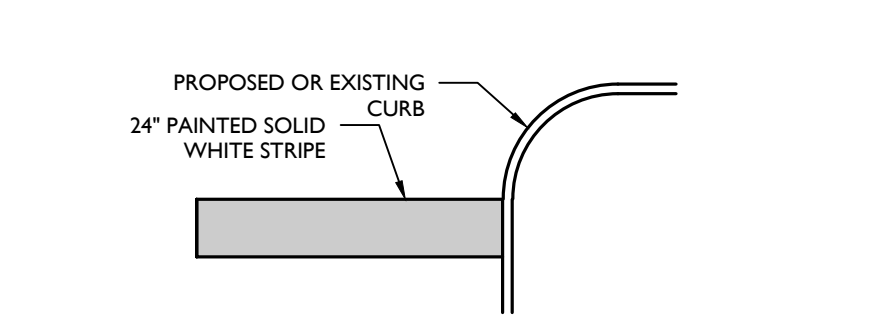
07/01/19

- A PREFORMED, BITUMINOUS EXPANSION JOINT, 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
- 1/2" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF EVERY 5'.
- Joint filler shall conform to ASTM M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
- CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

REINFORCED CONCRETE SIDEWALK  
(NEXT TO CURB) DETAIL

NOT TO SCALE

07/01/19



TYPICAL STOP  
BAR DETAIL

NOT TO SCALE

07/01/19



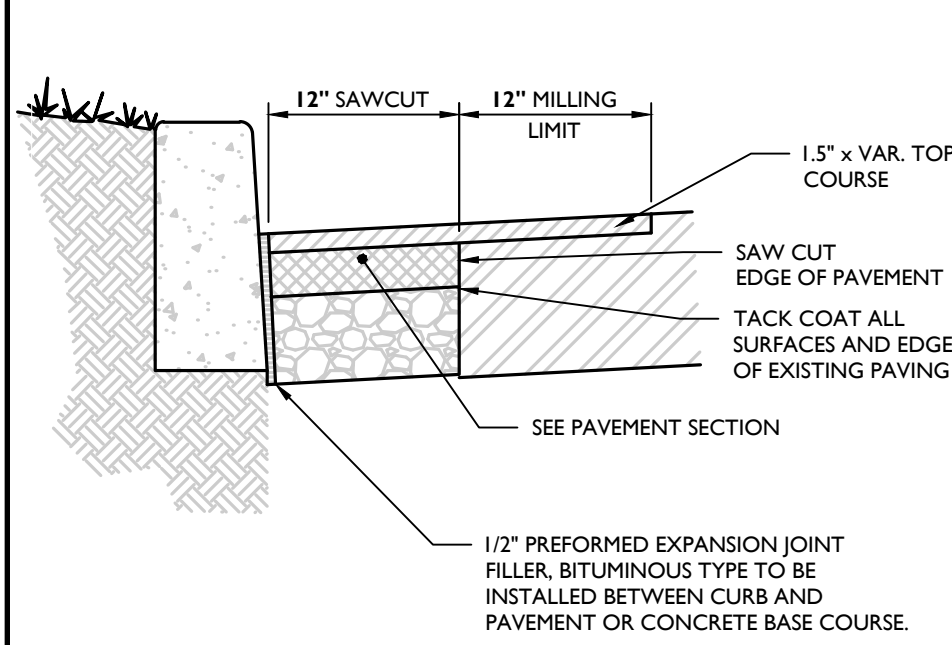
COLORS:  
LEGEND = RED (RETROREFLECTIVE)  
BACKGROUND = WHITE (RETROREFLECTIVE)

R8-3a SIGN DETAIL

NOT TO SCALE

MCNY-SIGN-REGU-RB-3a

01/01/23



SAWCUT AND PAVEMENT  
RESTORATION DETAIL

NOT TO SCALE

07/01/19

NOTES:

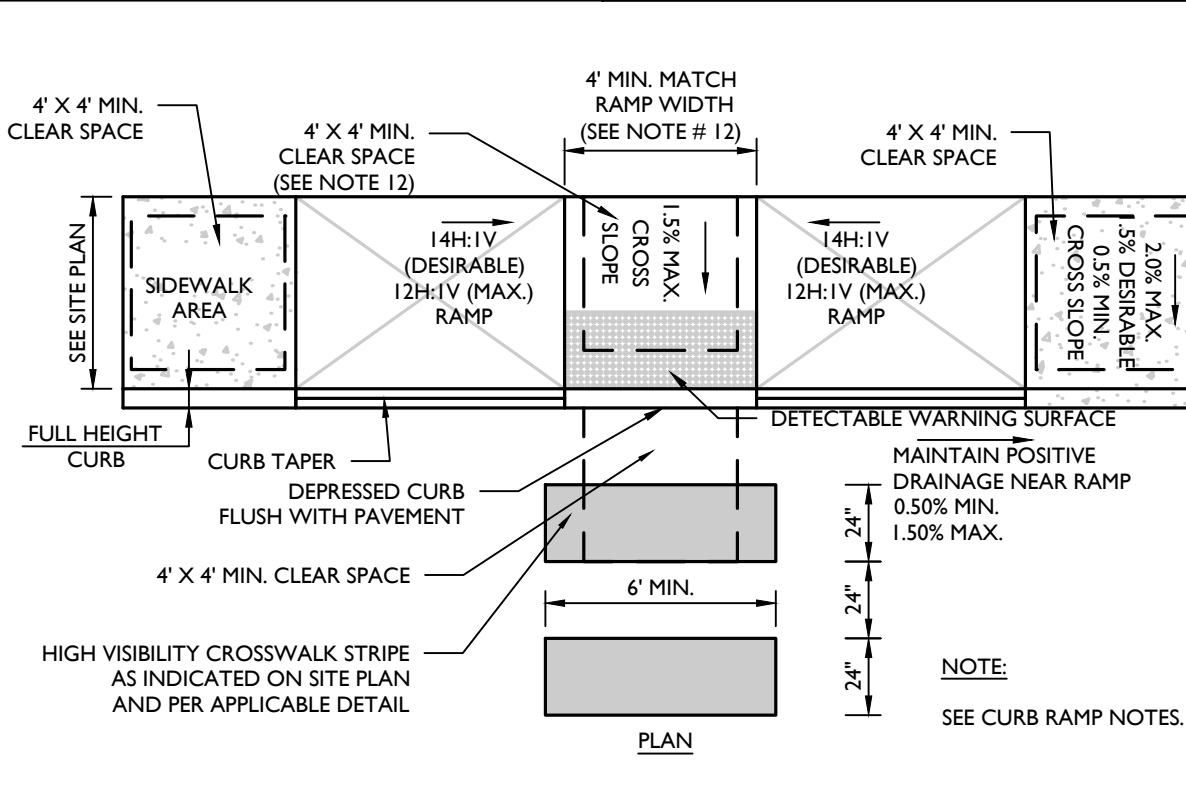
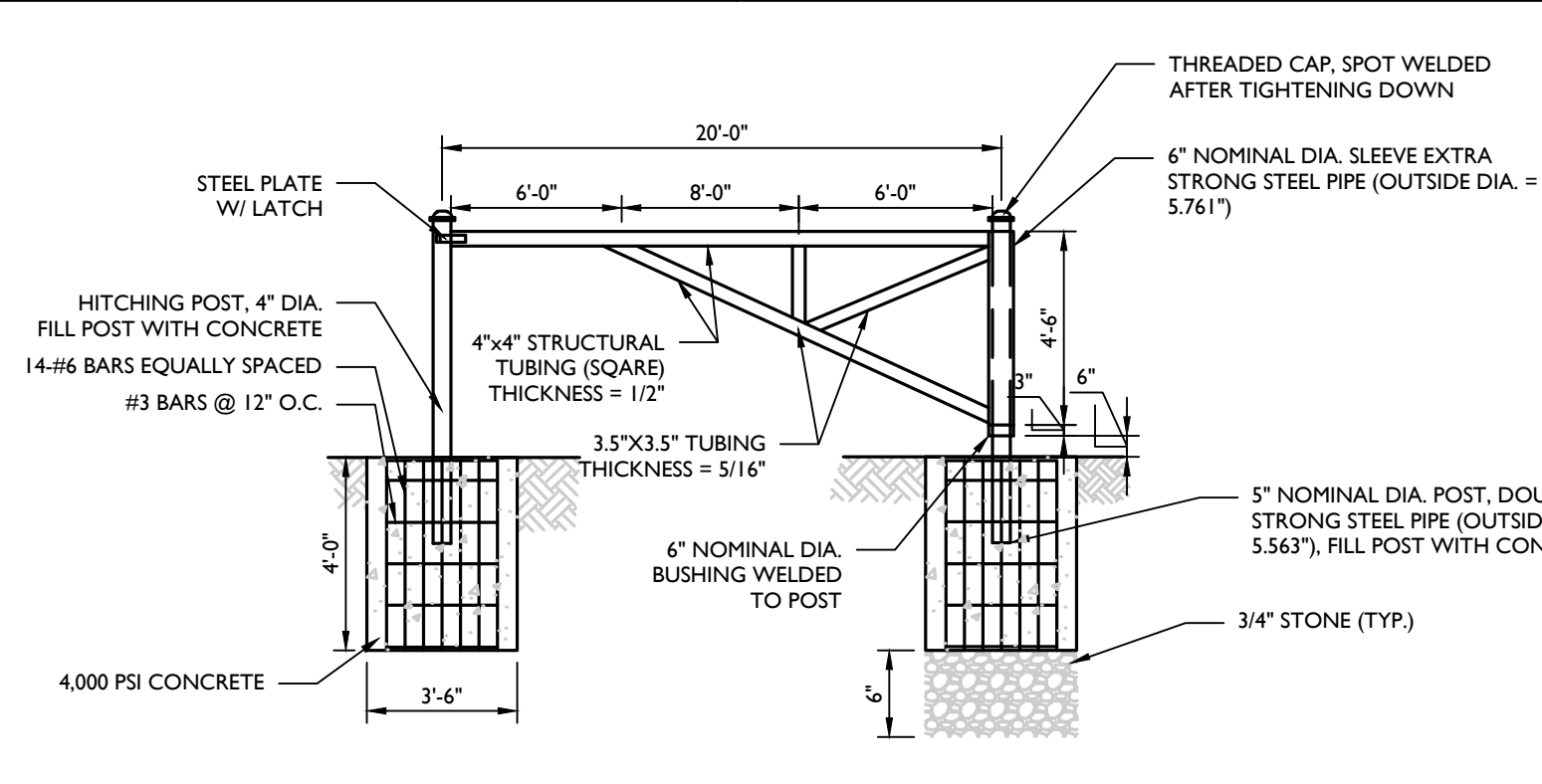
- ALL STEEL SHALL BE HOT DIPPED GALVANIZED.
- GATE SHALL BE USED FOR EMERGENCY ACCESS ONLY.

EMERGENCY ACCESS GATE DETAIL

NOT TO SCALE

MCNY-SITE-PNCE-3100

07/01/19



CURB RAMP  
TYPE 7 DETAIL

NOT TO SCALE

MCNY-SITE-HADA-1600

07/01/19

Colliers

Engineering  
& Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design, all rights reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were rendered and is subject to its control. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

MASER

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF

REGULATORS, DEPOSITORS, OR ANY PERSON

PREPARING TO OBTAIN THE EARTH'S

SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW.CALL811.COM



**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.**



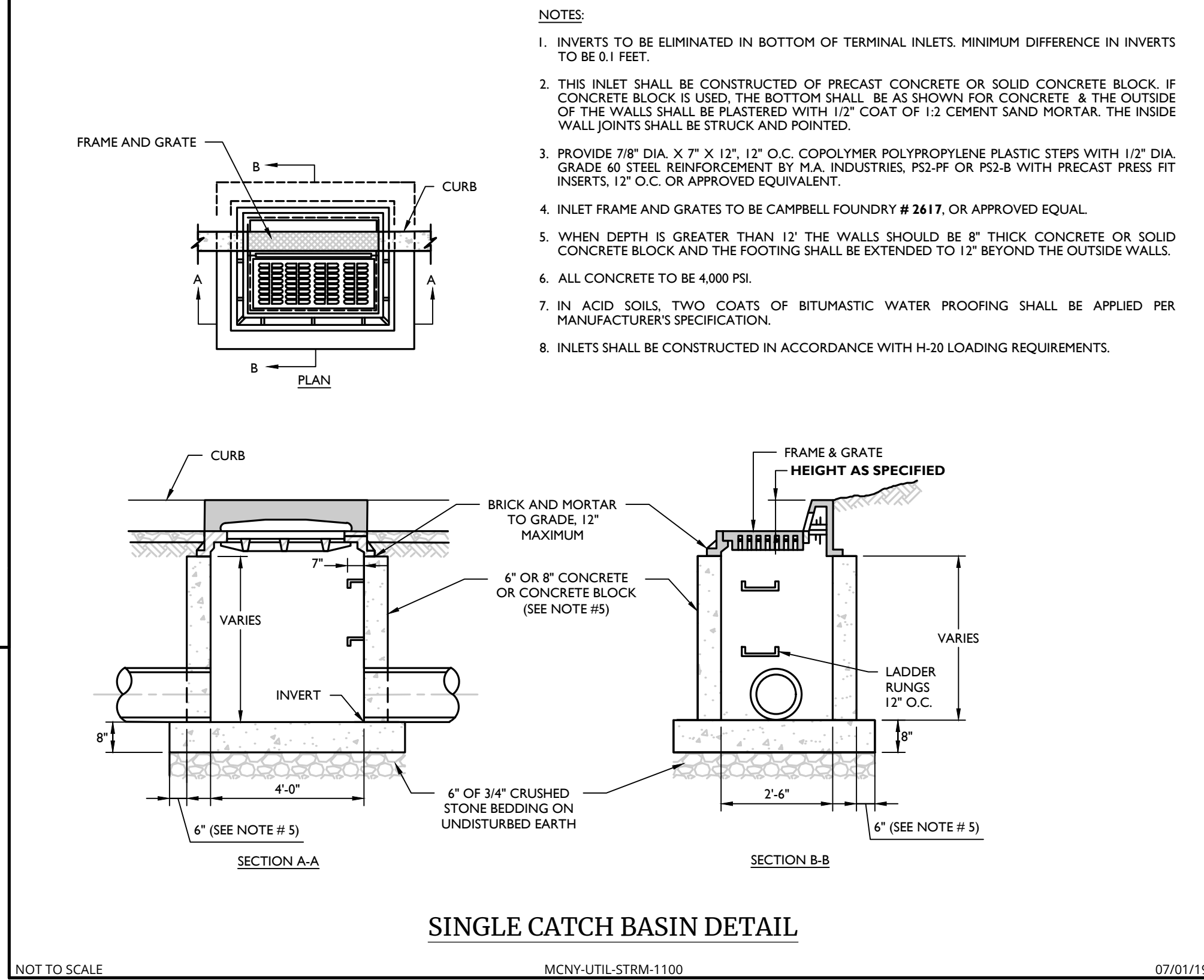
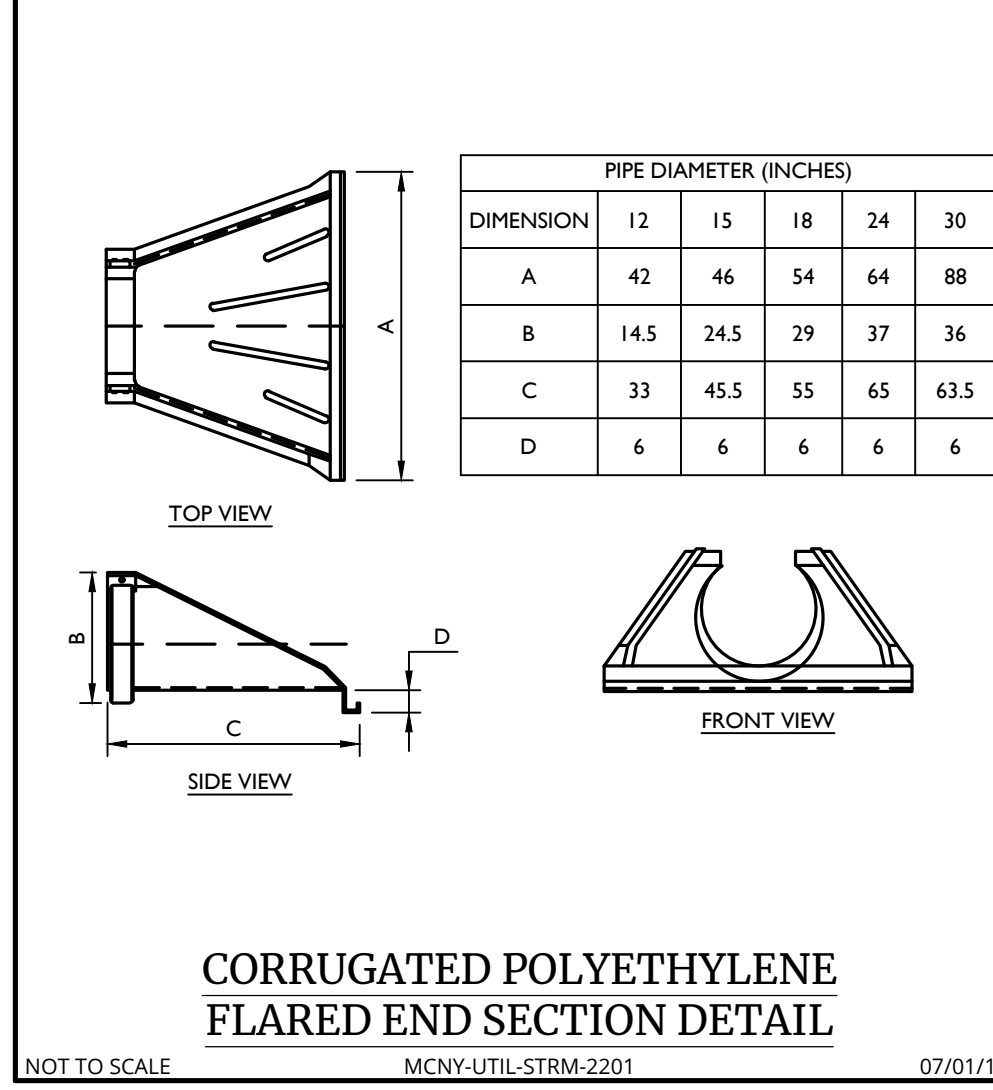
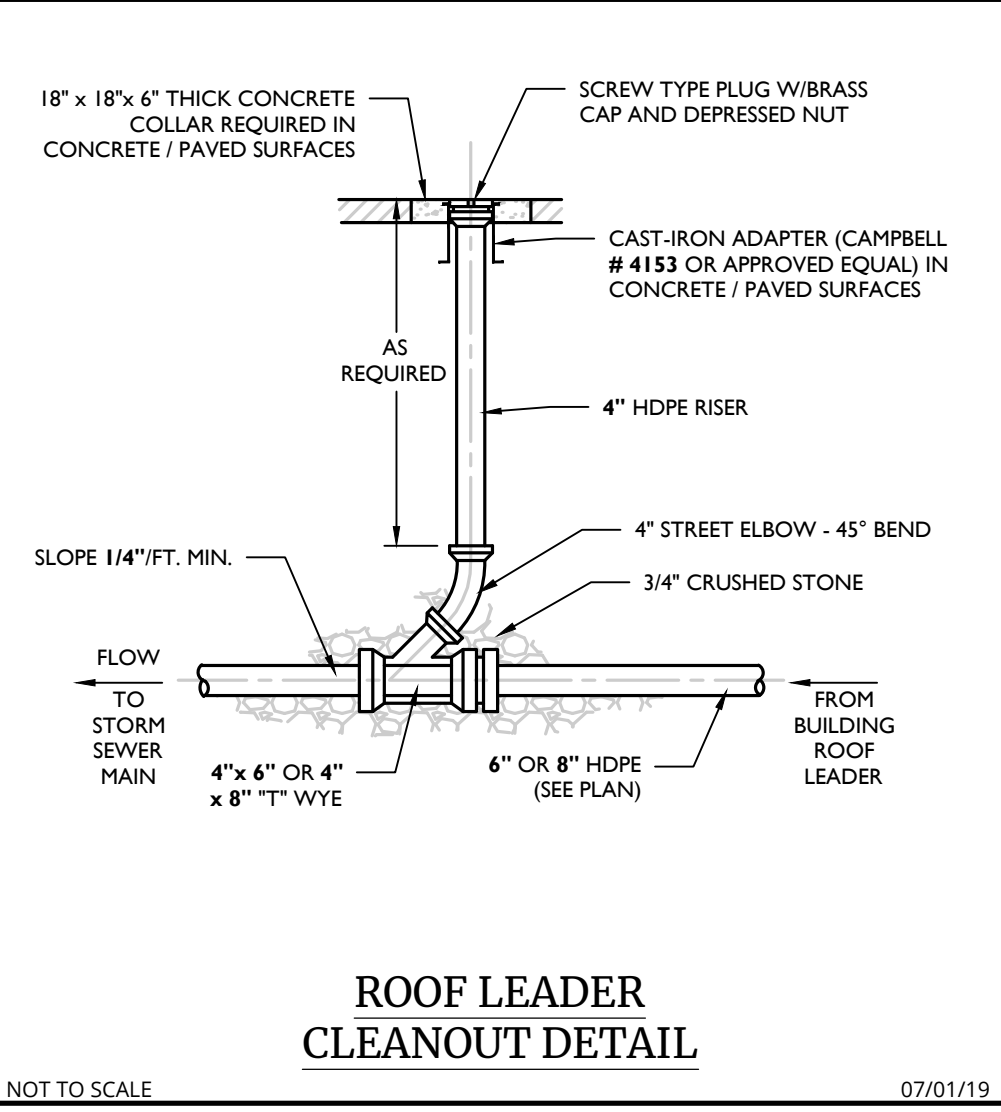
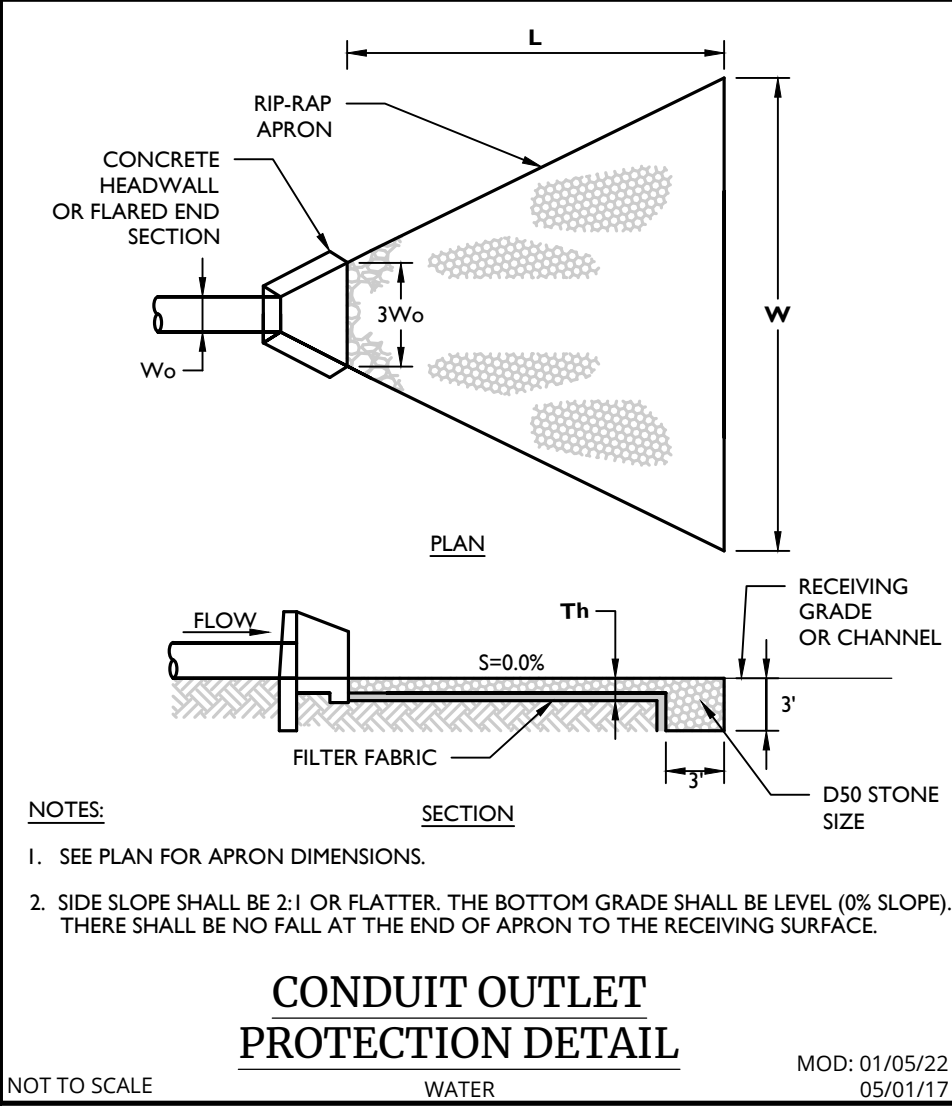
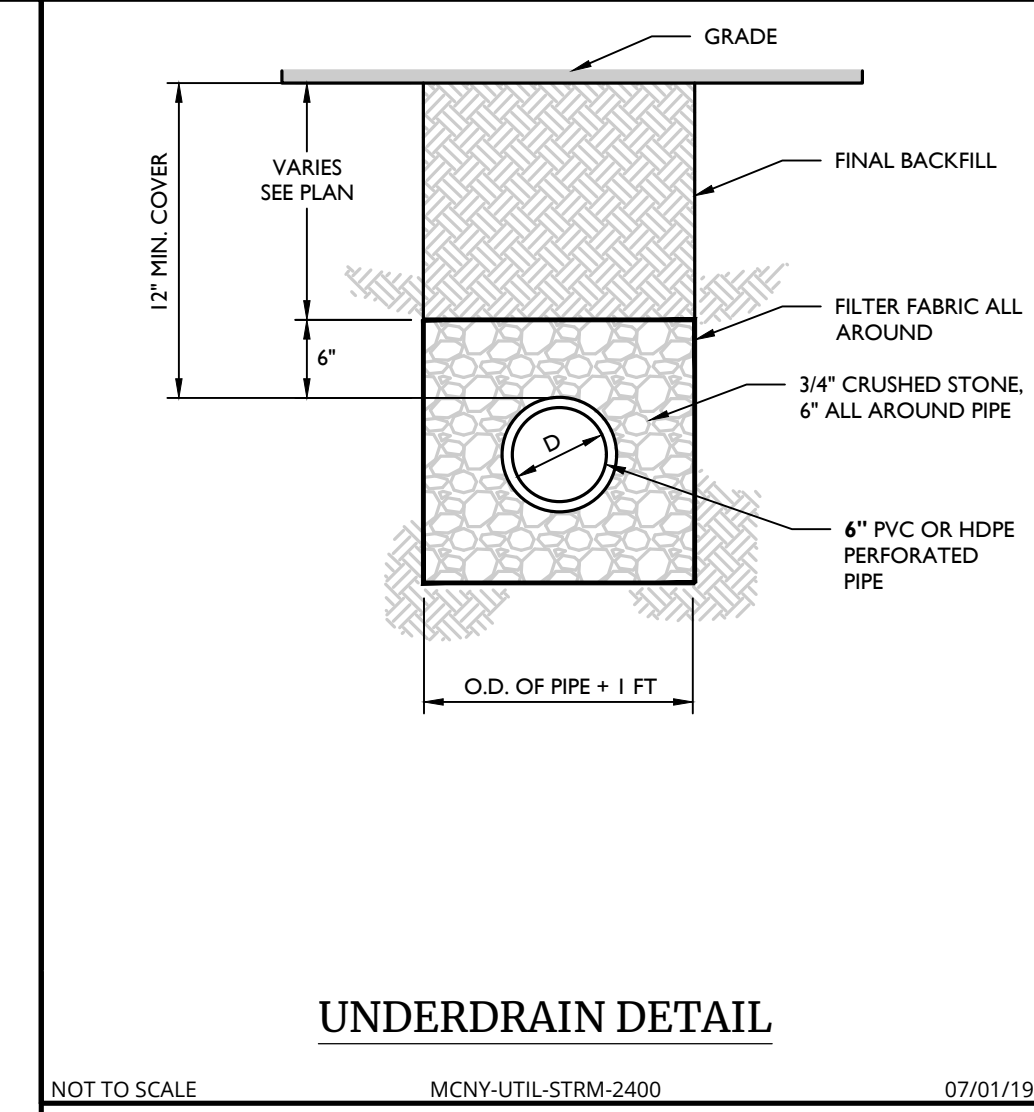
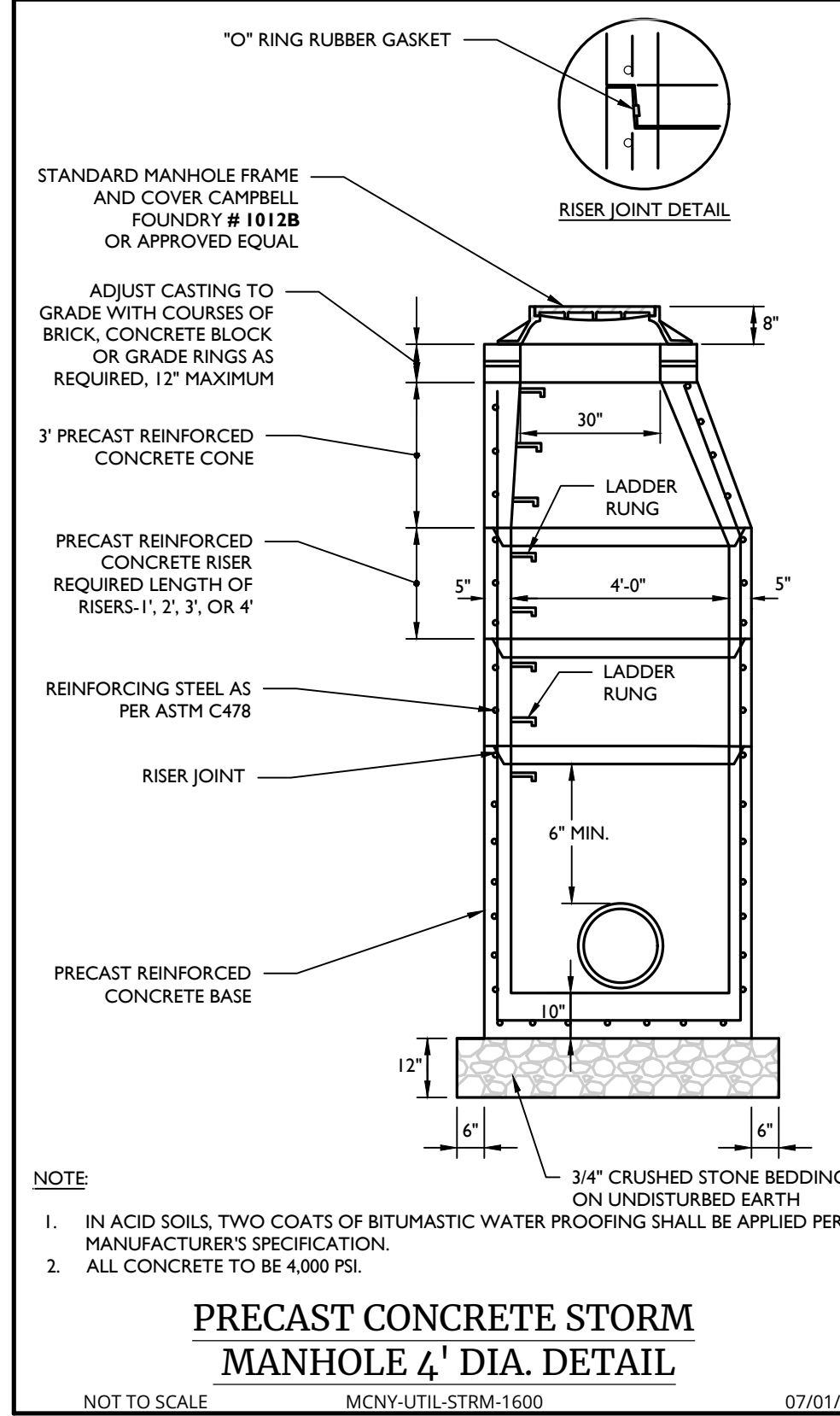
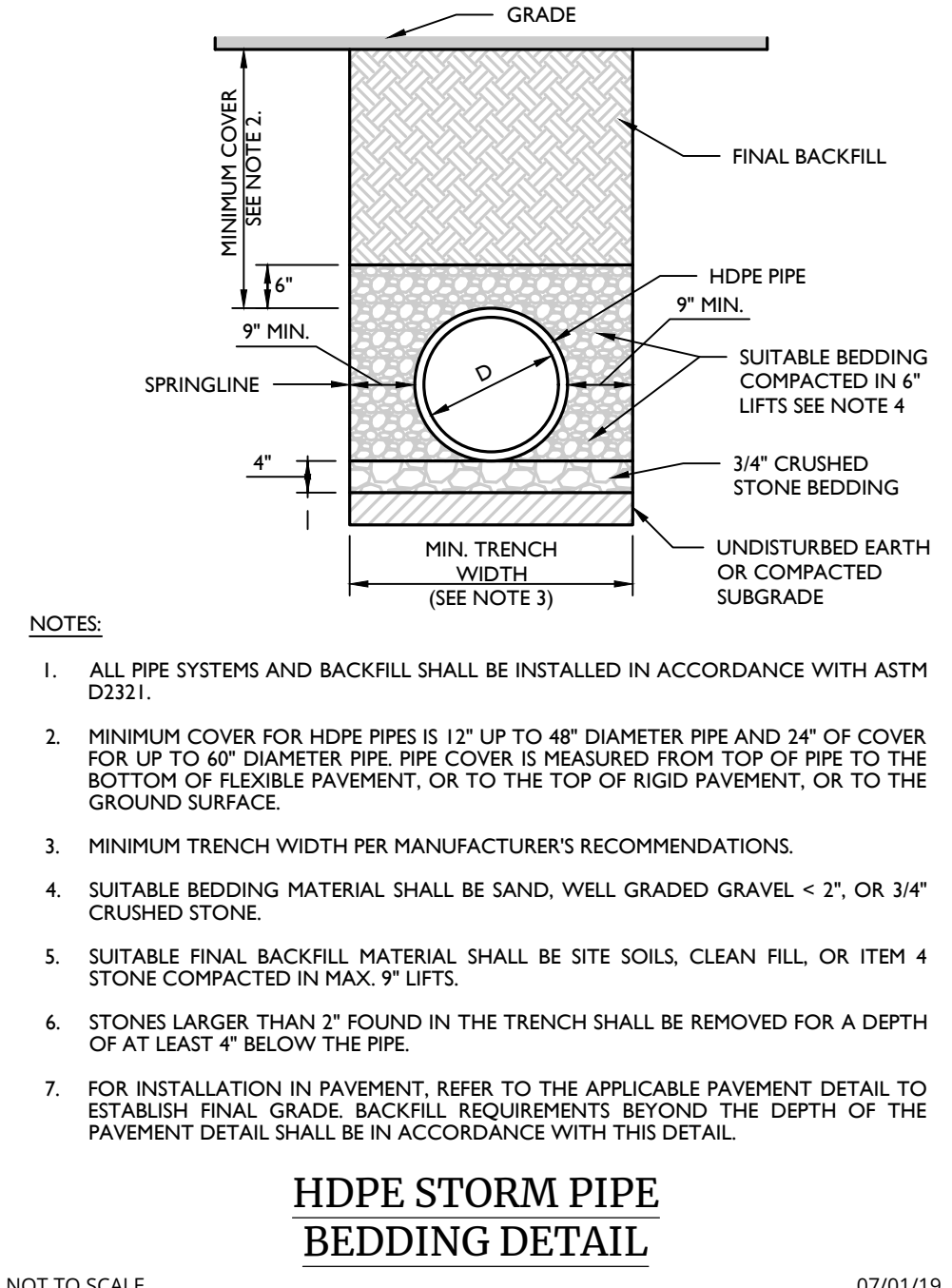
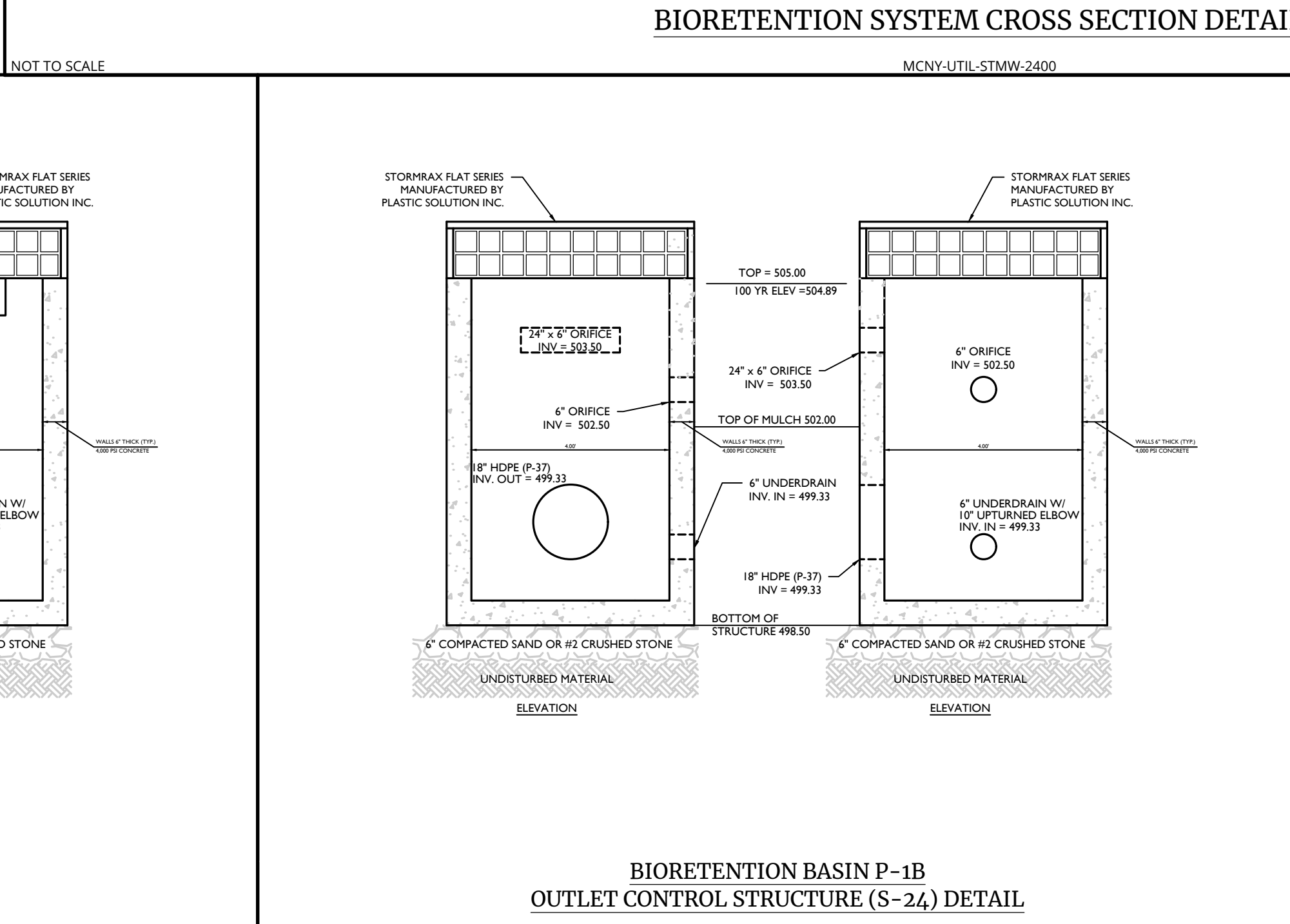
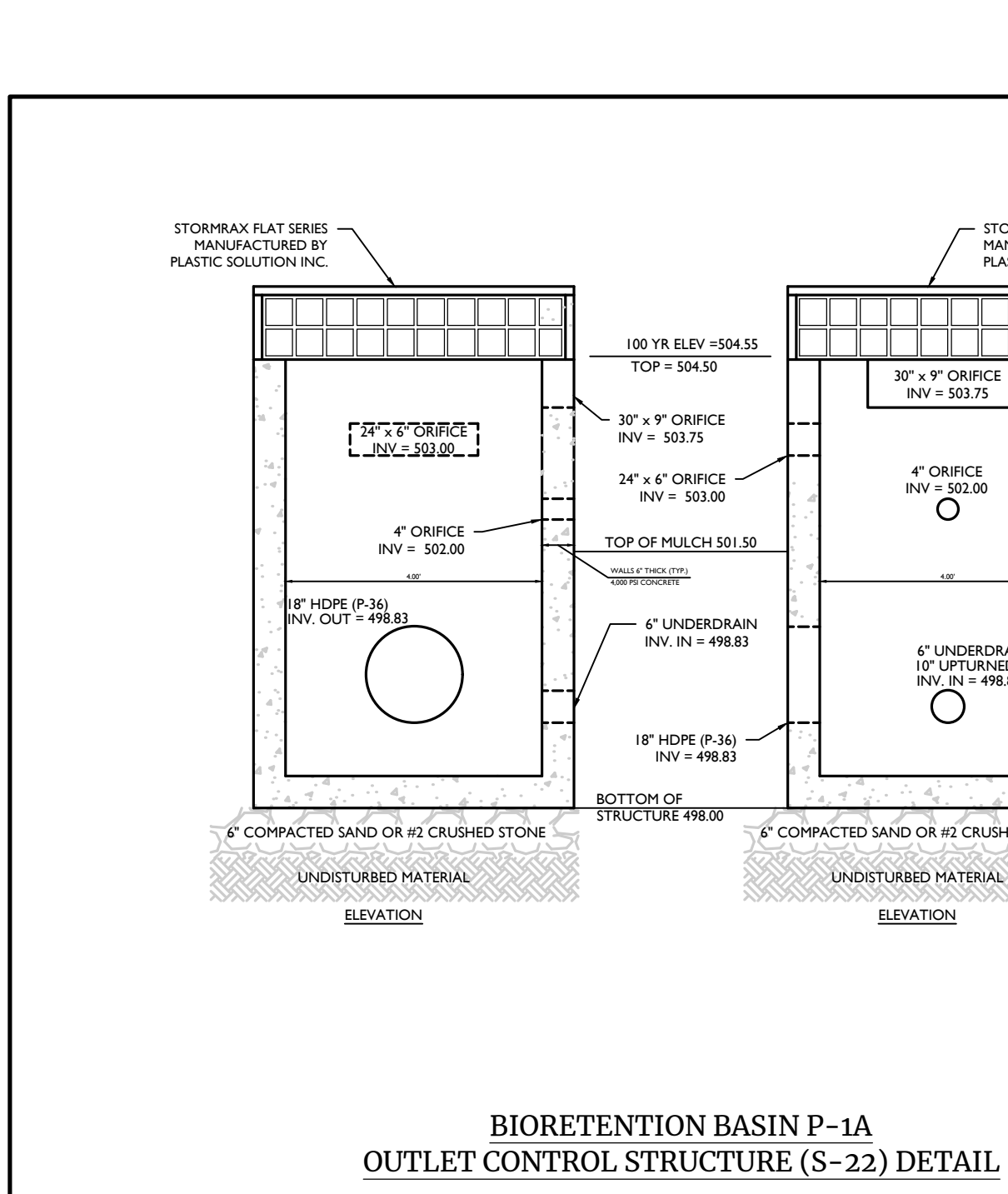
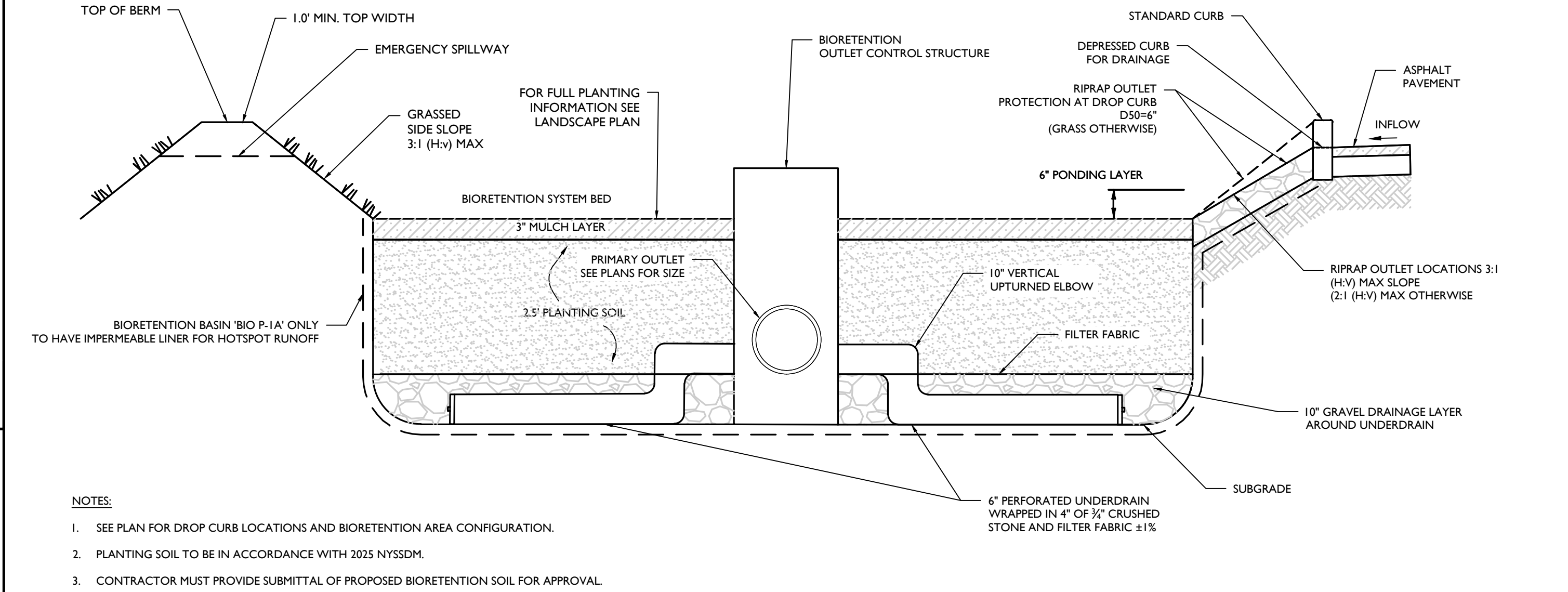


Table showing bioretention elevations for different systems.

SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
BIORETENTION BASIN "BIO P-1A"	OCS S-22	4" X 4"	501.50	505.50	505.25
BIORETENTION BASIN "BIO P-1B"	OCS S-24	4" X 4"	502.00	506.00	505.75



Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is authorized for use only by the party for whom the services were rendered or to whom it is provided. This drawing may not be copied, revised, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as MASER

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF LOCATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DESCRIPTION

DRAWN BY

DATE

REV

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

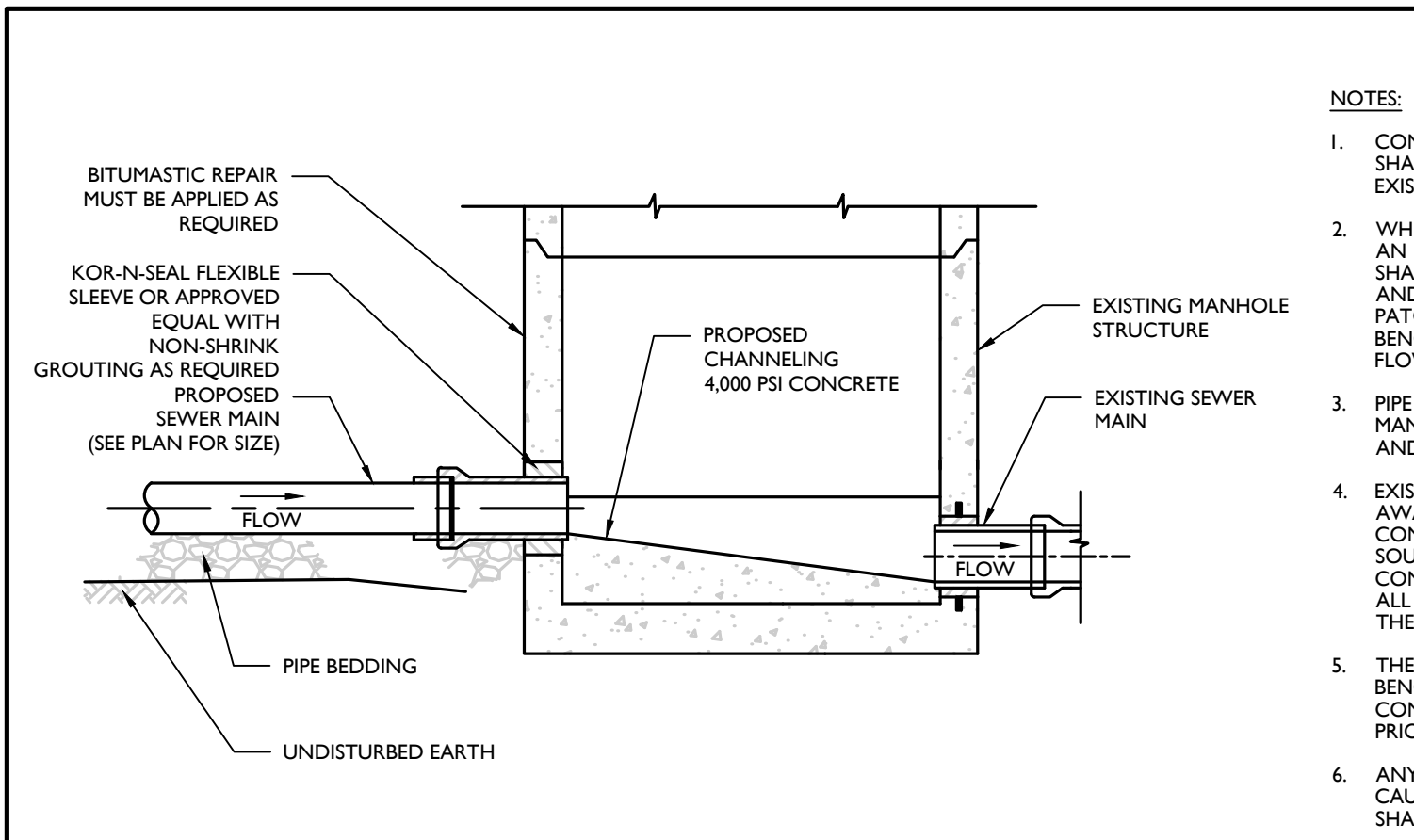
997

998

999

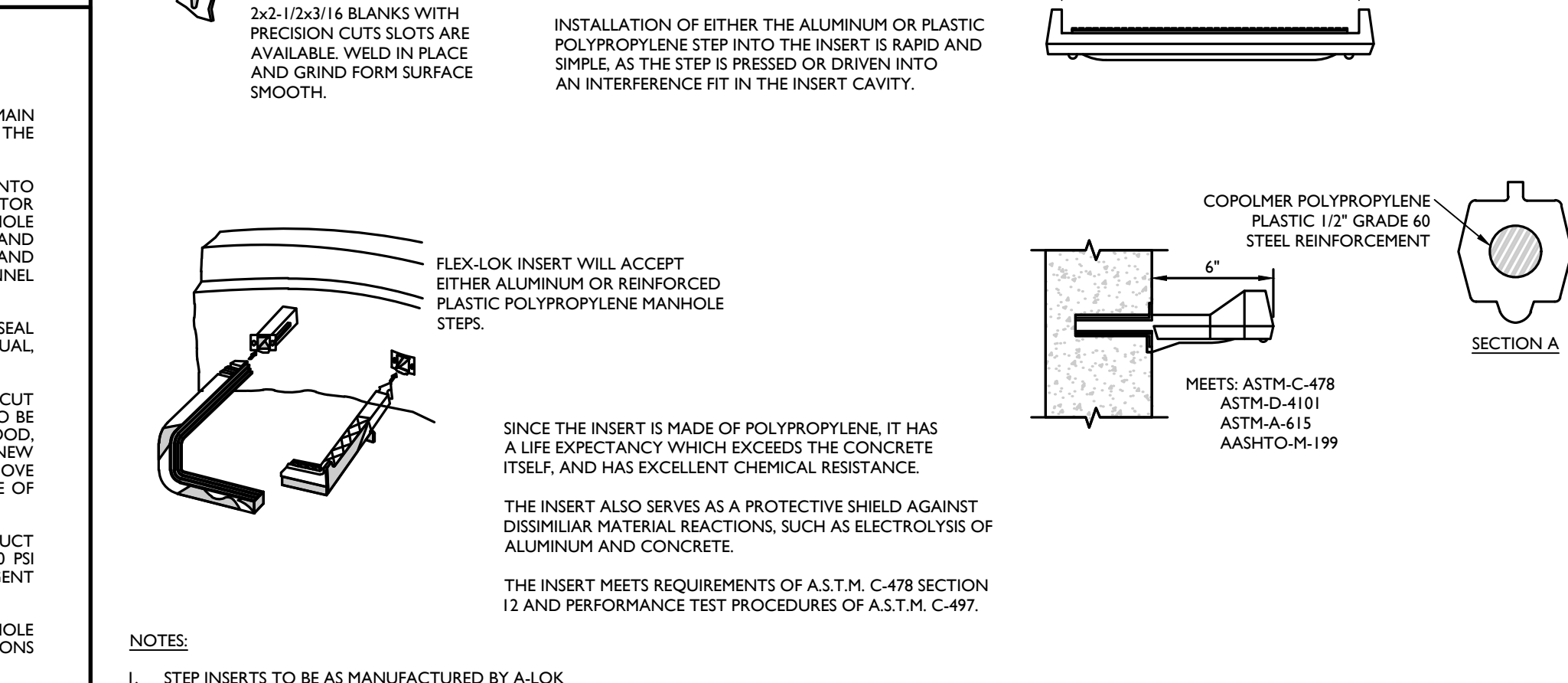
1000





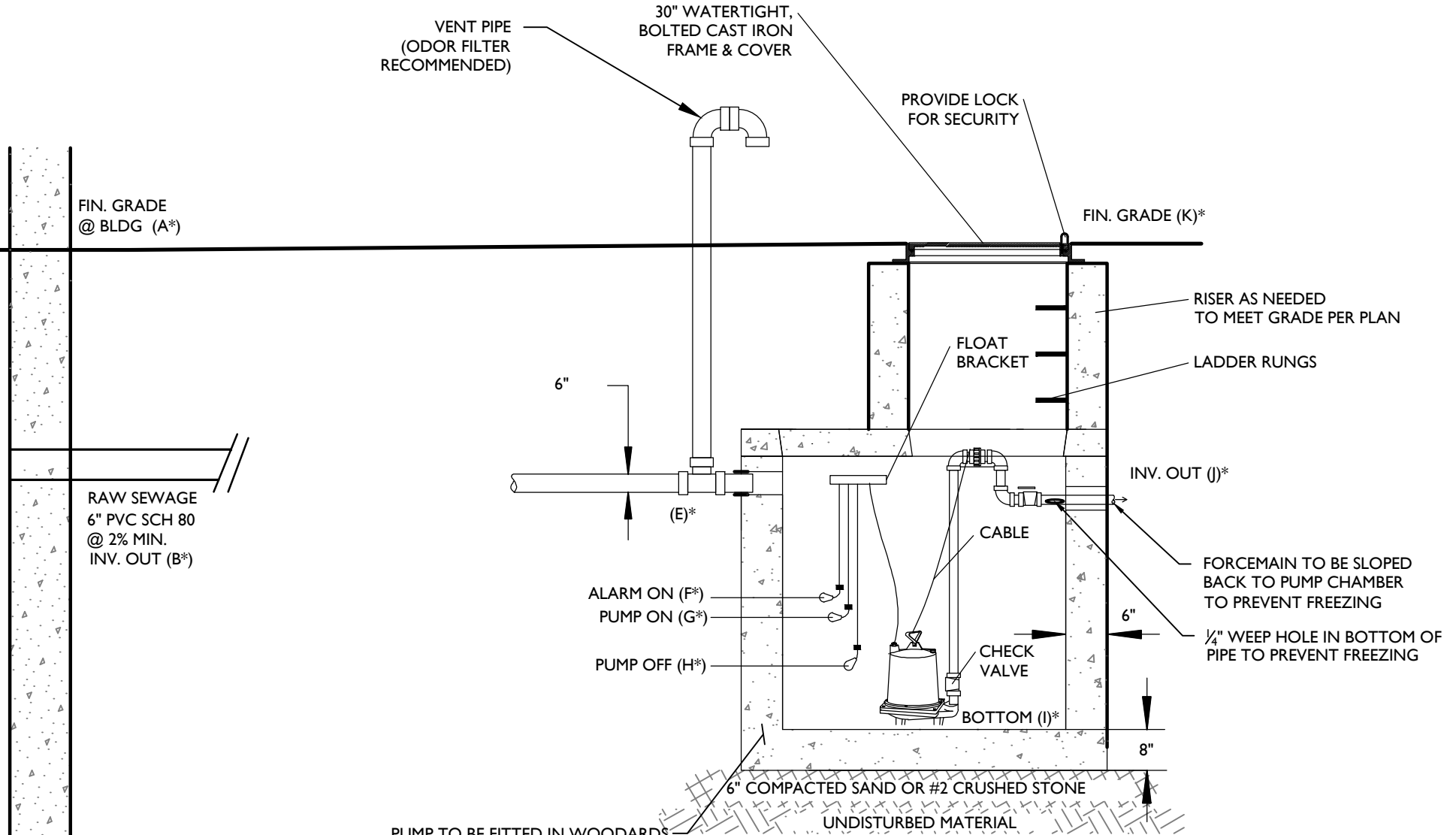
CONNECTION TO EXISTING MANHOLE DETAIL

NOT TO SCALE



LADDER RUNG (COPOLYMER) DETAIL

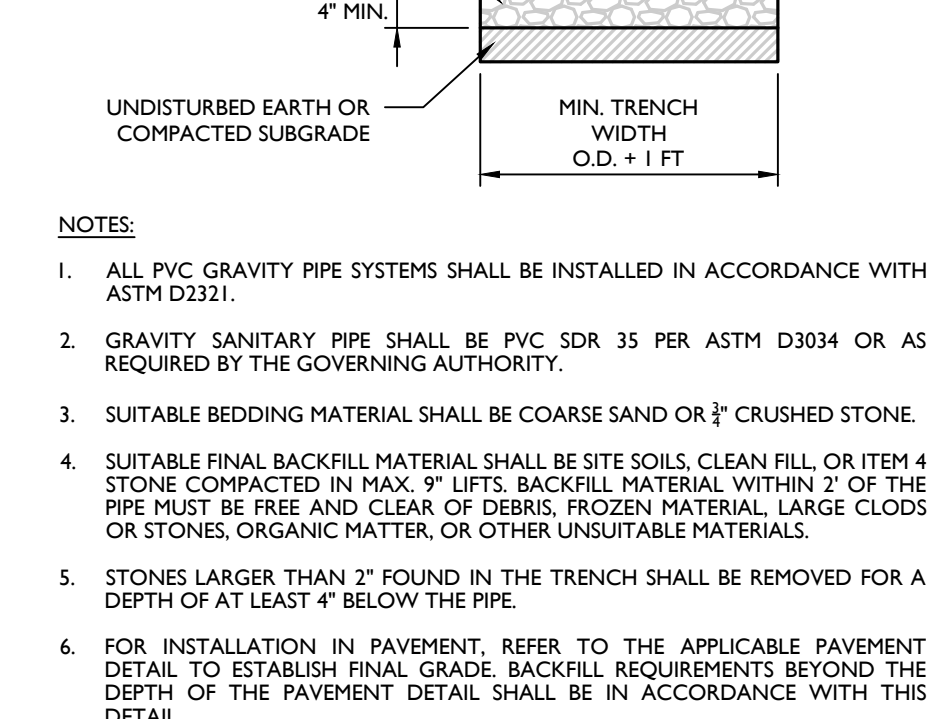
NOT TO SCALE



SEPTIC TANK IN SERIES TO PUMP SYSTEM DETAIL

MOD: 03/19/25

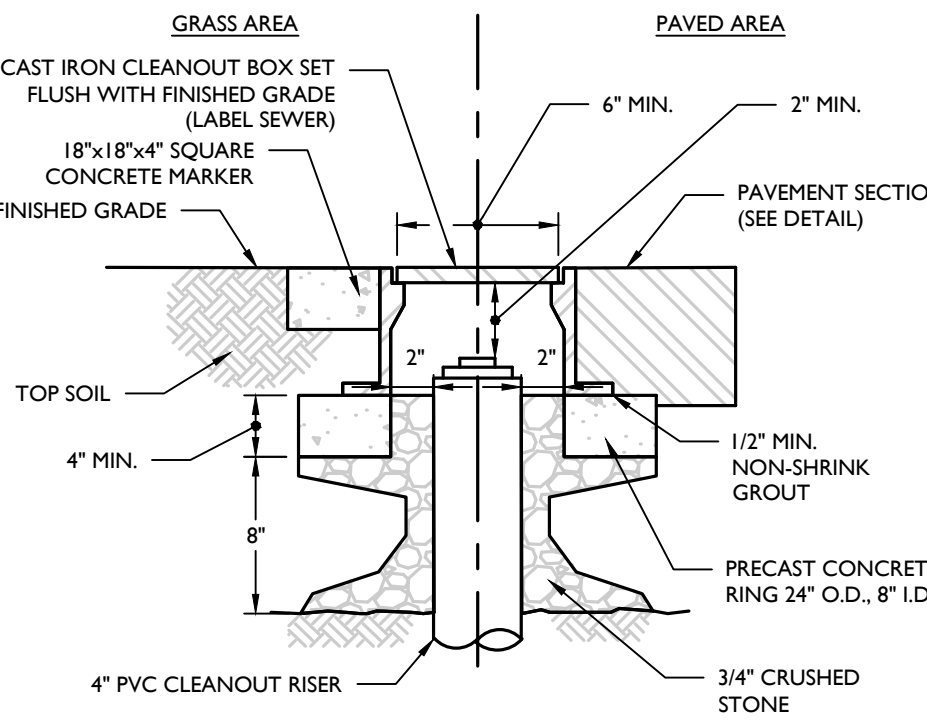
07/01/19



PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE

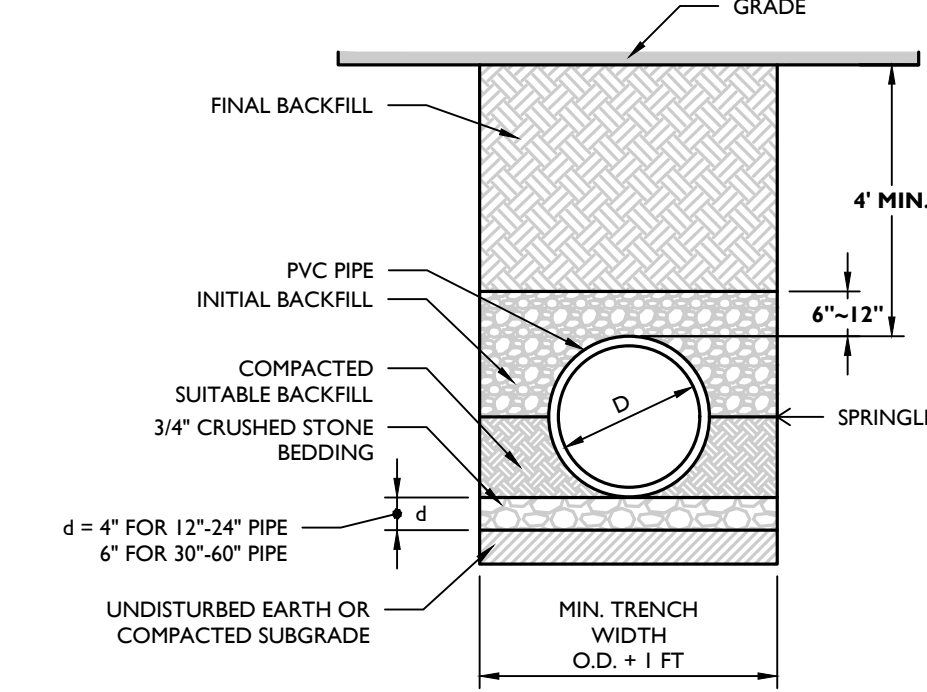
07/01/19



CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE

07/01/19



PVC SANITARY PIPE BEDDING (FORCE MAIN) DETAIL

NOT TO SCALE

07/01/19

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design, Inc. All rights reserved. The drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is provided. This drawing may not be copied, revised, discarded, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as

MASER

811

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF LOCATORS, DEPENDERS, OR ANY PRECISE PREPARING TO DIGITARY THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION	DRAWN BY
1	07/01/25	REVISED PER STATE PLAN CHANGES	KAS			
2	07/01/25	REVISED PER PLANING BOARD COMMENTS	KAS			
3	07/01/25	REVISED PER PLANING BOARD COMMENTS	KAS			

Connor Patrick McCormack

NEW YORK LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: 103756

COLLIERS ENGINEERING & DESIGN CT, P.C.

N.Y.C.O.A.#: 0017609

PRELIMINARY SITE PLAN

FOR

AVION

POMARICO DRIVE

SECTION 86

BLOCK 1

LOTS 37.222 & 37.223

TOWN OF NEWBURGH

ORANGE COUNTY

NEW YORK STATE

NEWBURGH

555 Hudson Valley Avenue

Suite 101

New Windsor, NY 12553

Phone: 845.564.4495

COLLIERS ENGINEERING & DESIGN

ARCHITECTURE, LANDSCAPE ARCHITECTURE

SURVEYING, C.T., P.C. DOING BUSINESS AS MASER

CONSULTING ENGINEERS & DESIGN SERVICES

SCALE: AS SHOWN

DATE: 06/06/2024

DRAWN BY: KAS

CHECKED BY: CPM

PROJECT NUMBER: 24002169A

DRAWING NAME: C-0115

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: C-904

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



