



**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.**

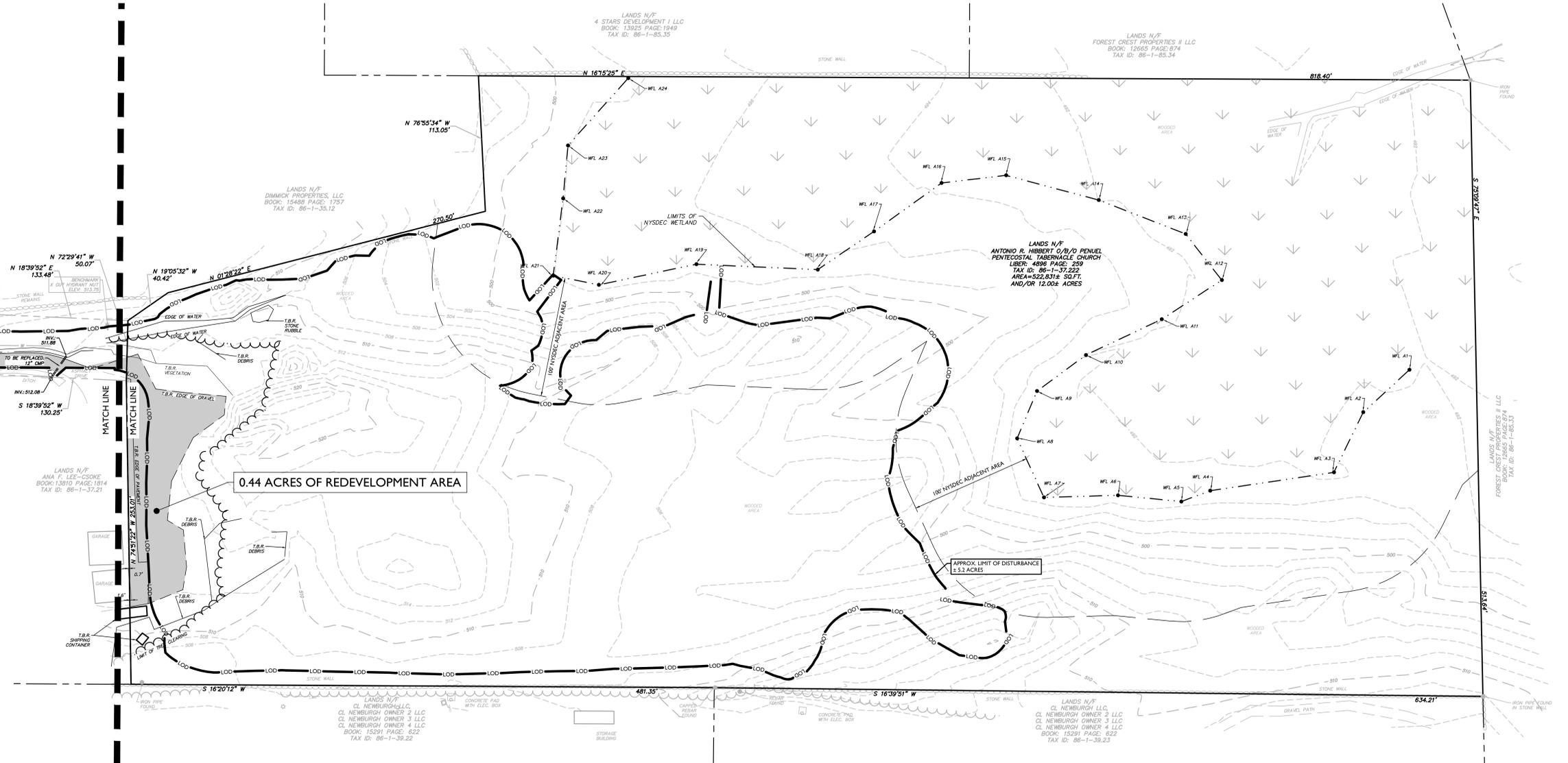
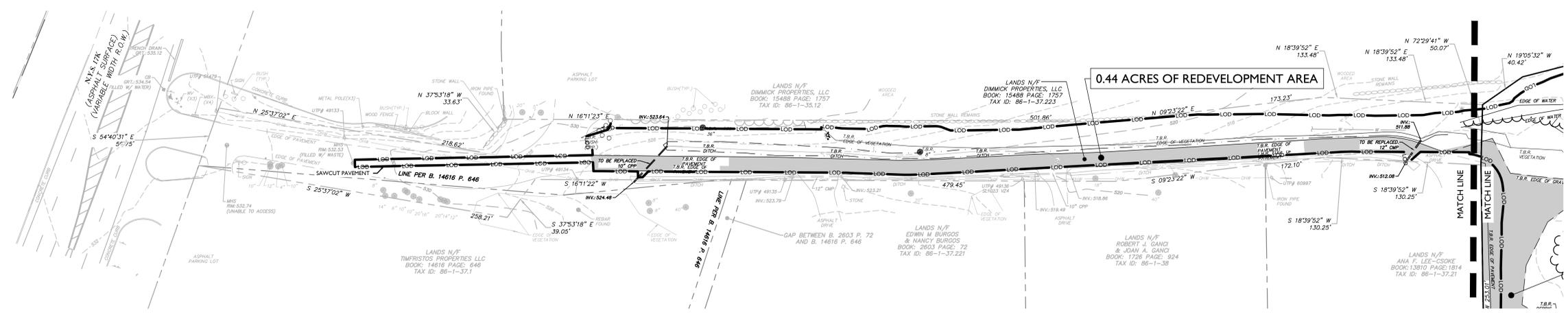
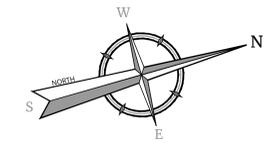


Patrick J. Hines  
Principal  
PJH/kmm



Michael W. Weeks, P.E.  
Principal



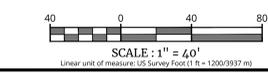


DEMOLITION NOTES:

- 1. 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, UDIG NY, 811 OR WWW.UDIGNY.ORG. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH UDIG NY AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
4. 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 COLLIERS ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE 'E' SECTION AND SEDIMENT CONTROL PLAN). THIS DRAWING SET.
B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
C. 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.
D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
E. 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.
F. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
6. 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.
7. 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.
8. 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.

- 9. 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 GOVERNMENTAL AUTHORITY (AS APPLICABLE).
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. 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.
12. 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.
13. 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.
14. 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.
15. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS 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.
16. TREE CLEARING AND REMOVAL SHALL OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.

DEMOLITION LEGEND table with columns for symbols and descriptions: TO BE REMOVED (T.B.R.), TO BE RELOCATED, TO REMAIN, SAWCUT LINE.



Revision table with columns: REV, DATE, DRAWN BY, DESCRIPTION.

Revision table with columns: REV, DATE, DRAWN BY, DESCRIPTION.

Professional Engineer signature and stamp for Connor Patrick McCormack, License Number: 109756, State of New York.

PRELIMINARY SITE PLAN FOR AVION POMARICO DRIVE

SECTION 86 BLOCK 1 LOTS 37.222 & 37.223 TOWN OF NEWBURGH ORANGE COUNTY NEW YORK STATE

Project information including Colliers Engineering & Design logo, project name 'SITE DEMOLITION PLAN', and sheet number 'C-200'.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

**TREE PRESERVATION NOTES:**

- 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 DRILL 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, AND ATTACHMENTS, FENCES OR WIRING 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 PLANNING DETAILS.
- 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 LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE THAT IS TO BE PRESERVED.
- 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 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 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 DESIGNER 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.
- 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 DESIGNER 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 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.
- 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 DESIGNER 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.
- 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 HINDER 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 WRITTEN 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 DESIGNER 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.
- WITHIN THREE YEARS OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE AUTHORIZED OFFICIAL OR HIS DESIGNER 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.
- EACH REQUIRED TREE THAT IS DETERMINED BY THE AUTHORIZED OFFICIAL OR HIS DESIGNER OR TOWN CONSULTANT TO BE DISEASED OR INJURED TO THE EXTENT IT IS IRREPARABLY DAMAGED SHALL BE APPROVED FOR REMOVAL. THE BURDEN OF PROOF ON THE EXTENT OF THE DISEASE OR INJURY SHALL REST WITH THE OWNER OR APPLICANT, WHO MUST PROVIDE DOCUMENTATION FROM A TREE PROFESSIONAL.
- THE OWNER OF A PROPERTY IS 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.
- CHANGES 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.



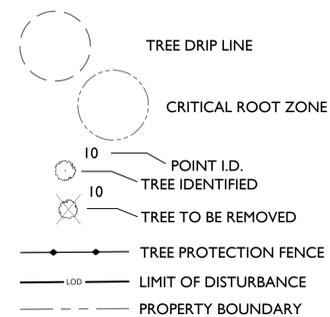
**TREE INVENTORY TABLE**

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
12	HICKORY	13	NO						TBR
13	HICKORY	16	NO						OPEN WOUNDS
14	CHESTNUT OAK	13	NO						
15	RED OAK	17	NO						
16	HICKORY	12	NO						
17	WHITE OAK	19	NO						
18	RED OAK	12	NO						OPEN WOUNDS
19	SUGAR MAPLE	13	NO						LEANING
20	RED OAK	24	NO						
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						TBR
32	HICKORY	13	NO						VINES
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						POOR
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
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
69	SUGAR MAPLE	13	NO						TBR
70	OAK SPECIES	18	NO						TBR
71	BLACK CHERRY	15	NO						OPEN WOUNDS
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	NO						TBR
79	WHITE OAK	25	YES	17	10				TBR
80	RED OAK	15	NO						TBR
81	WHITE OAK	15	NO						POOR
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	25	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	DYING, TBR
111	RED OAK	18	NO						VINES
112	RED OAK	15	NO						TBR
113	RED OAK	20	NO						TBR
114	HICKORY	12	NO						TBR
115	OAK SPECIES	14	NO						DYING, 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						TBR
135	SUGAR MAPLE	28	NO						TBR
136	BLACK OAK	16	NO						TBR
137	RED OAK	25	NO						TBR
138	RED OAK	27	NO						TBR
139	BEECH	24	NO						TBR
140	RED OAK	32	NO						TBR
141	RED OAK	25	NO						TBR
142	WHITE OAK	24	NO						TBR
143	RED OAK	28	NO						POOR
144	RED OAK	26	NO						TBR
145	RED OAK	25	NO						TBR
146	WHITE OAK	30	NO						TBR
147	RED OAK	24	NO						TBR
148	WHITE OAK	24	NO						VINES
149	HICKORY	24	NO						TBR
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**

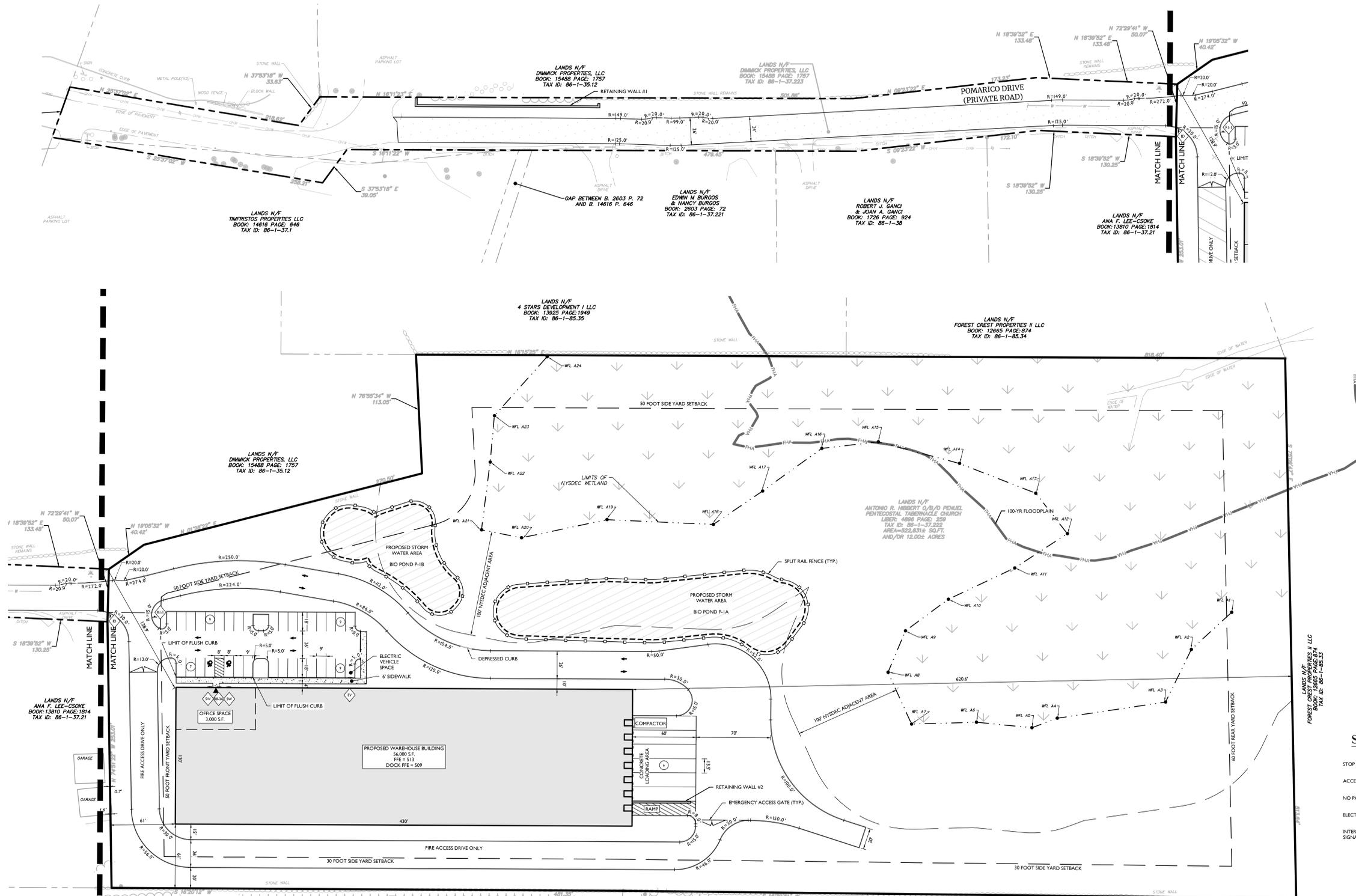
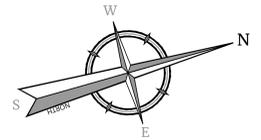


**NEWBURGH, NY TREE REMOVAL COMPLIANCE CHART:**

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)	93 TREES (PLOT) 1337' DBH (PLOT)	8 TREES (PLOT) 83' DBH (PLOT)	NO
8.A. TABLE 1 REPLACEMENTS - 2 TREES PER REMOVAL UP TO 8 TREES FOR DBH > 30"	N/A FOR REMOVALS	N/A	RESERVED ONLY (SEE 41)
9.C. (25% OF DBH WITH 15 FT OF DISTURBANCE PLUS 100% OF REMOVED TREE DBH) * \$125	334 TREES 800' DBH	18 TREES 27' DBH	\$1125 (3 TREES)
TOTAL AMOUNT (ESTIMATED)			

**SAMPLE PLOT CALCULATION**

SITE AREA: 12 AC DISTURBANCE AREA: 4.5 AC TOTAL PLOT AREA: 67,500 SF (-1.56 AC)  
 4.5



LANDS N/F ANA F. LEE-COSKE BOOK: 13910 PAGE: 1814 TAX ID: 86-1-37.21

LANDS N/F DIMMICK PROPERTIES, LLC BOOK: 15488 PAGE: 1757 TAX ID: 86-1-35.12

LANDS N/F EDWIN M. BURGOS & NANCY BURGOS BOOK: 2603 PAGE: 72 TAX ID: 86-1-37.221

LANDS N/F ANTONIO R. HEBERT O/R/D FENEL PENTECOSTAL TABERNACLE CHURCH LIBER: 4898 PAGE: 209 TAX ID: 86-1-37.222 AREA=522,831± SQ.FT. AND/OR 12.00± ACRES

LANDS N/F ANA F. LEE-COSKE BOOK: 13910 PAGE: 1814 TAX ID: 86-1-37.21

LANDS N/F DIMMICK PROPERTIES, LLC BOOK: 15488 PAGE: 1757 TAX ID: 86-1-35.12

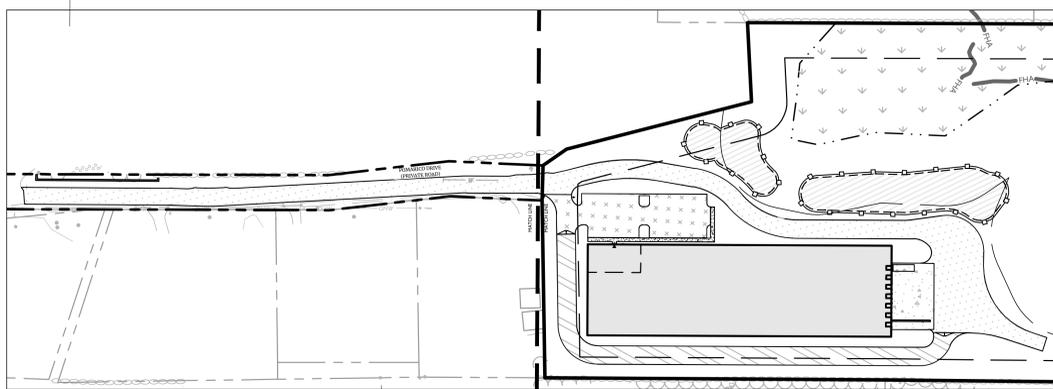
SIGN LEGEND:

- STOP (R-1)
ACCESSIBLE PARKING (R-2)
NO PARKING (R-3)
ELECTRIC VEHICLE CHARGING (E)
INTERNAL DIRECTIONAL SIGNAGE (ID)

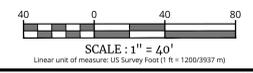
LEGEND table with columns for EXISTING, TRAVEL LINE CENTER LINE, PROPOSED, and various line types for property, edge of pavement, curb, etc.

PAVEMENT LEGEND:

- CONCRETE LOADING AREA
HEAVY DUTY ASPHALT PAVEMENT
EMERGENCY ASPHALT PAVEMENT
STANDARD DUTY ASPHALT PAVEMENT



PAVEMENT KEY MAP



SCALE: 1" = 40'

ZONING INFORMATION:

ZONING DISTRICT: IB (INTERCHANGE BUSINESS)
WAREHOUSE USE SUBJECT TO SITE PLAN REVIEW BY THE PLANNING BOARD

TABLE OF BULK REQUIREMENTS

Table with 4 columns: MINIMUM, REQUIRED, PROPOSED, REMARKS. Rows include LOT AREA, LOT WIDTH, LOT DEPTH, FRONT YARD, REAR YARD, SIDE YARD, BOTH SIDE YARDS, MAXIMUM LOT BUILDING COVERAGE, BUILDING HEIGHT, LOT SURFACE COVERAGE.

LOADING REQUIREMENTS:

2 SPACES UP TO THE FIRST 40,000 S.F. OF BUILDING SPACE AND 1 EXTRA SPACE FOR EACH ADDITIONAL 40,000 S.F.
INITIAL 40,000 S.F. = 3 SPACES
REMAINING 16,000 S.F. = 1 SPACE
TOTAL REQUIRED LOADING = 3 SPACES
TOTAL PROVIDED LOADING = 4 SPACES

SITE NOTES:

- 1. THE PROPERTY IS WITHIN A ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 3607(C)138 DATED AUGUST 3, 2009.
2. SCHOOL DISTRICT: VALLEY CENTRAL SCHOOL DISTRICT
3. FIRE DEPARTMENT: COLDENHAM FIRE
4. NO PROPOSED WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY AT THIS TIME.
5. BUILDING ROOFS SHALL BE DESIGNED TO SUPPORT THE INSTALLATION OF SOLAR PANELS TO BE INSTALLED AT A LATER DATE.

OWNER:

(86-1-37-222)
PENTECOSTAL TABERNACLE CHURCH
P.O. BOX 10694
NEWBURGH, NY 12552

APPLICANT:

AVION
491 RT. 208
MONROE, NY 10950

TAX LOT:

SBL 86-1-37-222 SBL 86-1-37-223
±522,831 S.F. ±123 ACRES

PARKING REQUIREMENTS:

OFFICE BUILDING: 1 PER 200 S.F. OF FLOOR AREA FOR THE FIRST 2000 S.F. OF FLOOR AREA, THEN 1 PER 300 S.F. OF ADDITIONAL FLOOR AREA
WAREHOUSE: 2 PER 3 EMPLOYEES ON THE PREMISES AT ANY ONE TIME
3,000 S.F. OFFICE SPACE PROPOSED
3,000 / 200 = 15 SPACES REQUIRED
17 EMPLOYEES PER SHIFT / 3 EMPLOYEES X 2 = 12 SPACES REQUIRED
TOTAL REQUIRED SPACES = 27 PARKING SPACES
TOTAL SPACES PROVIDED 34 PARKING SPACES

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.

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, INTERIOR DESIGN, SURVEYING, CIVIL, ENVIRONMENTAL, CONSTRUCTION ENGINEERING & PROJECT MANAGEMENT

SCALE: 1" = 40'
Linear Unit of Measure: US Survey Feet (1 ft = 1200/9937 m)

OVERALL DIMENSION PLAN
C-300
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.











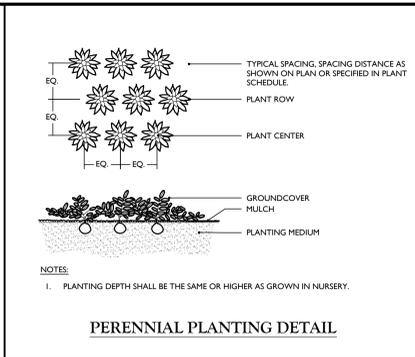






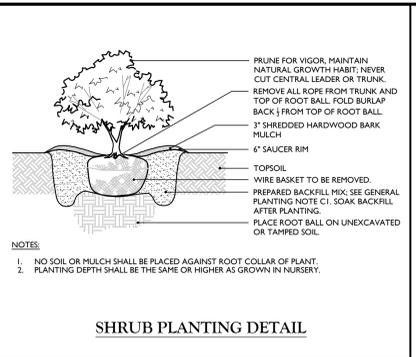






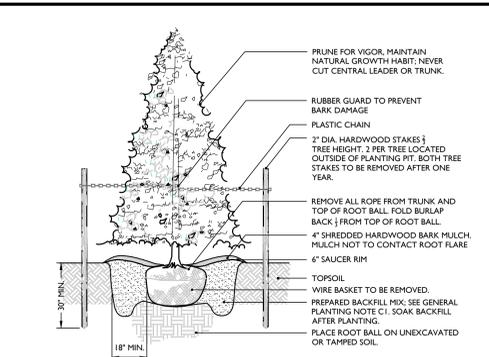
**GENERAL PLANTING NOTES**

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERIES STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVE THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'0".
7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULES SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.
11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
12. OPTIMUM PLANTING TIME: DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30; CONIFERUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1. PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.
13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR. WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT OF THE DAY.
14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS IS RECOMMENDED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLAN. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH THE GENERAL SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.



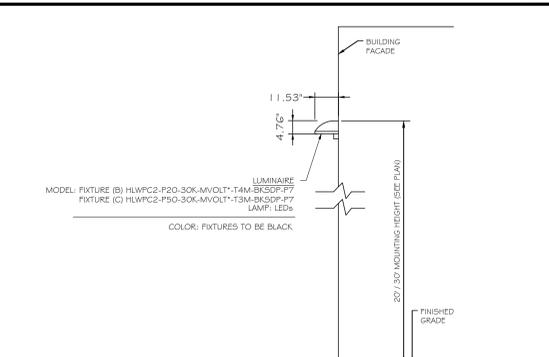
**GENERAL SEEDING NOTES**

1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
  2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES: ARE BETWEEN APRIL 1 AND MAY 31; AND AUGUST 15 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITHOUT PRIOR APPROVAL.
- LAWN AREA SEED MIXTURE**  
 PFT 789 BAR ECO-TURF MIX W/ MICRO-CLOVER  
 SEEDING RATE: 300 LBS/ACRE
- RETENTION BASIN SEED MIXTURE - LOW MAINTENANCE**  
 (ERINX) ERINX-114 BY ERNST SEEDS OR APPROVED EQUAL  
 SEEDING RATE: 20-40 LBS PER ACRE, OR 0.5 LBS/100 SQ. FT. WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRAMIN RYE (1 MAY TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG; 10 LBS/ACRE).
- SPECIES LIST:**
- 20% DEERTONGUE (PANICUM CLANDESTINUM TIQOA)
  - 20% ALKALIGRASS (FULTS PUCINELLIA DISTANS FULTS)
  - 18% VIRGINIA WILDRYE (ELYMUS VIRGINICUS)
  - 18% BOTTLEBRUSH GRASS (ELYMUS HYSTRIC)
  - 6.8% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
  - 3.0% BLACKEYED SUSAN (RUDEBECKIA HIRTA)
  - 3.0% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
  - 2.0% GOLDEN ALEXANDER (ZEA AUREA)
  - 1.7% WILD BERGAMOT (MONARDA FISTULOSA)
  - 1.2% MARSH BLAZING STAR (LITRIS SPICATA)
  - 1.0% TALL WHITE BEARDTONGUE (PENSTEMON DIGITALIS)
  - 0.6% BLUE FALSE INDIGO (BAPTISIA AUSTRALIS)
  - 0.6% THIMBLEWEED (ANEMONE VIRGINIANA)
  - 0.5% BIENNIAL BEEBLOSSOM (GAURA BIENNIS)
  - 0.5% BROWNHEATED SUSAN (RUDEBECKIA TRILOBIA)
  - 0.4% BUTTERNUT MILKWEED (ASCLEPIAS TUBEROSA)
  - 0.4% BIGLEAF ASTER (ASTER MACROPHYLLUS)
  - 0.4% HEATH ASTER (ASTER FILLOIDES)
  - 0.4% HOARY MOUNTAINPINK (PINCANNATHUM INCANUM)
  - 0.3% COMMON MILKWEED (ASCLEPIAS STRIGATA)
  - 0.3% WHITE GOLDENROD (SOLIDAGO BICOLOR)
  - 0.2% EASTERN COLUMBINE (ASTER NOVAE-ANGLIAE)
  - 0.2% NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
  - 0.2% ZIGZAG ASTER (ASTER PRENANTHOIDES)
  - 0.2% APPALACHIAN BEARDTONGUE (PENSTEMON LAEPIGATUS)
  - 0.2% GRAY GOLDENROD (SOLIDAGO NEMORALIS)
  - 0.1% HARTY BEARDTONGUE (PENSTEMON HISPIDUS)
  - 0.1% EARLY GOLDENROD (SOLIDAGO LINGEA)
  - 0.1% LICORICE SCENTED GOLDENROD (SOLIDAGO ODORA)
- SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS PER ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAMIN OATS (1 JAN TO 31 JUL) OR GRAMIN RYE (1 AUG TO 31 DEC).
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES: ARE IN THE SPRING AND SUMMER (UNTIL SEPT/15).
- NATIVE STEEP SLOPE MIX WITH GRAMIN OATS**  
 (ERINX) ERINX-181-I BY ERNST SEEDS OR APPROVED EQUAL  
 SEEDING RATE: 75 LBS PER ACRE
- SPECIES LIST:**
- 40.0% OATS (AVENA SATIVA)
  - 20.8% INDIANGRASS, PA ECOTYPE (SORGHASTRUM NUTANS, PA ECOTYPE)
  - 11.2% BIG BULLESTEM, NADARAKA (ANDROPOGON GERARDI, NADARAKA)
  - 8.0% CANADA WILDRYE (ELYMUS CANADENSIS)
  - 5.8% VIRGINIA WILDRYE, MADISONIAN ECOTYPE (ELYMUS VIRGINICUS)
  - 3.1% KUTLIPIN BENTGRASS (AGROSTIS TRIFIDENS)
  - 3.1% SWITZGRASS (PANICUM VIRGATUM)
  - 2.4% DEERTONGUE (PANICUM CLANDESTINUM)
  - 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
  - 1.1% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
  - 0.9% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
  - 0.8% LANCELEAF CORNOPSIS (CORNOPSIS)
  - 0.8% BLACKEYED SUSAN (RUDEBECKIA HIRTA)
  - 0.3% WILD BERGAMOT (MONARDA FISTULOSA)
  - 0.2% COMMON MILKWEED (ASCLEPIAS SYRIACA)
  - 0.2% WRINKLELEAF GOLDENROD (SOLIDAGO RUGOSA)
  - 0.1% CALICA ASTER (ASTER LATERIFLORUS)
  - 0.1% HEATH ASTER (ASTER FILLOIDES)
3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
  4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDC REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO:
    1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
    2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
    3. ONLY LAWN FERTILIZER WITH LESS THAN 0.6% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.
 (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
  5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
  6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
  7. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
  8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
  9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.



**GENERAL SEEDING NOTES**

1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
  2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES: ARE BETWEEN APRIL 1 AND MAY 31; AND AUGUST 15 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITHOUT PRIOR APPROVAL.
- LAWN AREA SEED MIXTURE**  
 PFT 789 BAR ECO-TURF MIX W/ MICRO-CLOVER  
 SEEDING RATE: 300 LBS/ACRE
- RETENTION BASIN SEED MIXTURE - LOW MAINTENANCE**  
 (ERINX) ERINX-114 BY ERNST SEEDS OR APPROVED EQUAL  
 SEEDING RATE: 20-40 LBS PER ACRE, OR 0.5 LBS/100 SQ. FT. WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRAMIN RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG; 10 LBS/ACRE).
- SPECIES LIST:**
- 20% DEERTONGUE (PANICUM CLANDESTINUM TIQOA)
  - 20% ALKALIGRASS (FULTS PUCINELLIA DISTANS FULTS)
  - 18% VIRGINIA WILDRYE (ELYMUS VIRGINICUS)
  - 18% BOTTLEBRUSH GRASS (ELYMUS HYSTRIC)
  - 6.8% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
  - 3.0% BLACKEYED SUSAN (RUDEBECKIA HIRTA)
  - 3.0% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
  - 2.0% GOLDEN ALEXANDER (ZEA AUREA)
  - 1.7% WILD BERGAMOT (MONARDA FISTULOSA)
  - 1.2% MARSH BLAZING STAR (LITRIS SPICATA)
  - 1.0% TALL WHITE BEARDTONGUE (PENSTEMON DIGITALIS)
  - 0.6% BLUE FALSE INDIGO (BAPTISIA AUSTRALIS)
  - 0.6% THIMBLEWEED (ANEMONE VIRGINIANA)
  - 0.5% BIENNIAL BEEBLOSSOM (GAURA BIENNIS)
  - 0.5% BROWNHEATED SUSAN (RUDEBECKIA TRILOBIA)
  - 0.4% BUTTERNUT MILKWEED (ASCLEPIAS TUBEROSA)
  - 0.4% BIGLEAF ASTER (ASTER MACROPHYLLUS)
  - 0.4% HEATH ASTER (ASTER FILLOIDES)
  - 0.4% HOARY MOUNTAINPINK (PINCANNATHUM INCANUM)
  - 0.3% COMMON MILKWEED (ASCLEPIAS STRIGATA)
  - 0.3% WHITE GOLDENROD (SOLIDAGO BICOLOR)
  - 0.2% EASTERN COLUMBINE (ASTER NOVAE-ANGLIAE)
  - 0.2% NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
  - 0.2% ZIGZAG ASTER (ASTER PRENANTHOIDES)
  - 0.2% APPALACHIAN BEARDTONGUE (PENSTEMON LAEPIGATUS)
  - 0.2% GRAY GOLDENROD (SOLIDAGO NEMORALIS)
  - 0.1% HARTY BEARDTONGUE (PENSTEMON HISPIDUS)
  - 0.1% EARLY GOLDENROD (SOLIDAGO LINGEA)
  - 0.1% LICORICE SCENTED GOLDENROD (SOLIDAGO ODORA)
- SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS PER ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAMIN OATS (1 JAN TO 31 JUL) OR GRAMIN RYE (1 AUG TO 31 DEC).
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES: ARE IN THE SPRING AND SUMMER (UNTIL SEPT/15).
- NATIVE STEEP SLOPE MIX WITH GRAMIN OATS**  
 (ERINX) ERINX-181-I BY ERNST SEEDS OR APPROVED EQUAL  
 SEEDING RATE: 75 LBS PER ACRE
- SPECIES LIST:**
- 40.0% OATS (AVENA SATIVA)
  - 20.8% INDIANGRASS, PA ECOTYPE (SORGHASTRUM NUTANS, PA ECOTYPE)
  - 11.2% BIG BULLESTEM, NADARAKA (ANDROPOGON GERARDI, NADARAKA)
  - 8.0% CANADA WILDRYE (ELYMUS CANADENSIS)
  - 5.8% VIRGINIA WILDRYE, MADISONIAN ECOTYPE (ELYMUS VIRGINICUS)
  - 3.1% KUTLIPIN BENTGRASS (AGROSTIS TRIFIDENS)
  - 3.1% SWITZGRASS (PANICUM VIRGATUM)
  - 2.4% DEERTONGUE (PANICUM CLANDESTINUM)
  - 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
  - 1.1% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
  - 0.9% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
  - 0.8% LANCELEAF CORNOPSIS (CORNOPSIS)
  - 0.8% BLACKEYED SUSAN (RUDEBECKIA HIRTA)
  - 0.3% WILD BERGAMOT (MONARDA FISTULOSA)
  - 0.2% COMMON MILKWEED (ASCLEPIAS SYRIACA)
  - 0.2% WRINKLELEAF GOLDENROD (SOLIDAGO RUGOSA)
  - 0.1% CALICA ASTER (ASTER LATERIFLORUS)
  - 0.1% HEATH ASTER (ASTER FILLOIDES)
3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
  4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDC REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO:
    1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
    2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
    3. ONLY LAWN FERTILIZER WITH LESS THAN 0.6% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.
 (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
  5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
  6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
  7. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
  8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
  9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.



**GENERAL SEEDING NOTES**

1. LUMINAIRES TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. \*VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

**GENERAL SEEDING NOTES**

1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
  2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES: ARE BETWEEN APRIL 1 AND MAY 31; AND AUGUST 15 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITHOUT PRIOR APPROVAL.
- LAWN AREA SEED MIXTURE**  
 PFT 789 BAR ECO-TURF MIX W/ MICRO-CLOVER  
 SEEDING RATE: 300 LBS/ACRE
- RETENTION BASIN SEED MIXTURE - LOW MAINTENANCE**  
 (ERINX) ERINX-114 BY ERNST SEEDS OR APPROVED EQUAL  
 SEEDING RATE: 20-40 LBS PER ACRE, OR 0.5 LBS/100 SQ. FT. WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRAMIN RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG; 10 LBS/ACRE).
- SPECIES LIST:**
- 20% DEERTONGUE (PANICUM CLANDESTINUM TIQOA)
  - 20% ALKALIGRASS (FULTS PUCINELLIA DISTANS FULTS)
  - 18% VIRGINIA WILDRYE (ELYMUS VIRGINICUS)
  - 18% BOTTLEBRUSH GRASS (ELYMUS HYSTRIC)
  - 6.8% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
  - 3.0% BLACKEYED SUSAN (RUDEBECKIA HIRTA)
  - 3.0% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
  - 2.0% GOLDEN ALEXANDER (ZEA AUREA)
  - 1.7% WILD BERGAMOT (MONARDA FISTULOSA)
  - 1.2% MARSH BLAZING STAR (LITRIS SPICATA)
  - 1.0% TALL WHITE BEARDTONGUE (PENSTEMON DIGITALIS)
  - 0.6% BLUE FALSE INDIGO (BAPTISIA AUSTRALIS)
  - 0.6% THIMBLEWEED (ANEMONE VIRGINIANA)
  - 0.5% BIENNIAL BEEBLOSSOM (GAURA BIENNIS)
  - 0.5% BROWNHEATED SUSAN (RUDEBECKIA TRILOBIA)
  - 0.4% BUTTERNUT MILKWEED (ASCLEPIAS TUBEROSA)
  - 0.4% BIGLEAF ASTER (ASTER MACROPHYLLUS)
  - 0.4% HEATH ASTER (ASTER FILLOIDES)
  - 0.4% HOARY MOUNTAINPINK (PINCANNATHUM INCANUM)
  - 0.3% COMMON MILKWEED (ASCLEPIAS STRIGATA)
  - 0.3% WHITE GOLDENROD (SOLIDAGO BICOLOR)
  - 0.2% EASTERN COLUMBINE (ASTER NOVAE-ANGLIAE)
  - 0.2% NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
  - 0.2% ZIGZAG ASTER (ASTER PRENANTHOIDES)
  - 0.2% APPALACHIAN BEARDTONGUE (PENSTEMON LAEPIGATUS)
  - 0.2% GRAY GOLDENROD (SOLIDAGO NEMORALIS)
  - 0.1% HARTY BEARDTONGUE (PENSTEMON HISPIDUS)
  - 0.1% EARLY GOLDENROD (SOLIDAGO LINGEA)
  - 0.1% LICORICE SCENTED GOLDENROD (SOLIDAGO ODORA)
- SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS PER ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAMIN OATS (1 JAN TO 31 JUL) OR GRAMIN RYE (1 AUG TO 31 DEC).
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES: ARE IN THE SPRING AND SUMMER (UNTIL SEPT/15).
- NATIVE STEEP SLOPE MIX WITH GRAMIN OATS**  
 (ERINX) ERINX-181-I BY ERNST SEEDS OR APPROVED EQUAL  
 SEEDING RATE: 75 LBS PER ACRE
- SPECIES LIST:**
- 40.0% OATS (AVENA SATIVA)
  - 20.8% INDIANGRASS, PA ECOTYPE (SORGHASTRUM NUTANS, PA ECOTYPE)
  - 11.2% BIG BULLESTEM, NADARAKA (ANDROPOGON GERARDI, NADARAKA)
  - 8.0% CANADA WILDRYE (ELYMUS CANADENSIS)
  - 5.8% VIRGINIA WILDRYE, MADISONIAN ECOTYPE (ELYMUS VIRGINICUS)
  - 3.1% KUTLIPIN BENTGRASS (AGROSTIS TRIFIDENS)
  - 3.1% SWITZGRASS (PANICUM VIRGATUM)
  - 2.4% DEERTONGUE (PANICUM CLANDESTINUM)
  - 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
  - 1.1% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
  - 0.9% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
  - 0.8% LANCELEAF CORNOPSIS (CORNOPSIS)
  - 0.8% BLACKEYED SUSAN (RUDEBECKIA HIRTA)
  - 0.3% WILD BERGAMOT (MONARDA FISTULOSA)
  - 0.2% COMMON MILKWEED (ASCLEPIAS SYRIACA)
  - 0.2% WRINKLELEAF GOLDENROD (SOLIDAGO RUGOSA)
  - 0.1% CALICA ASTER (ASTER LATERIFLORUS)
  - 0.1% HEATH ASTER (ASTER FILLOIDES)
3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
  4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDC REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO:
    1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
    2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
    3. ONLY LAWN FERTILIZER WITH LESS THAN 0.6% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.
 (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
  5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
  6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
  7. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
  8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLOUDS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
  9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

**GENERAL SEEDING NOTES**

1. LUMINAIRES TO BE MANUFACTURED BY AMERICAN LIGHTING AND HOLOPHANE. POLES BY HOLOPHANE MANUFACTURER TO COORDINATE POLE SIZES OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES AND POLES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
4. \*VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.
5. PROPOSED POLES HEIGHT TO BE MODIFIED (AS NEEDED) IN FIELD TO MEET DESIGN.

**GENERAL SEEDING NOTES**

1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
  2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES: ARE BETWEEN APRIL 1 AND MAY 31; AND AUGUST 15 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITHOUT PRIOR APPROVAL.
- LAWN AREA SEED MIXTURE**  
 PFT 789 BAR ECO-TURF MIX W/ MICRO-CLOVER  
 SEEDING RATE: 300 LBS/ACRE
- RETENTION BASIN SEED MIXTURE - LOW MAINTENANCE**  
 (ERINX) ERINX-114 BY ERNST SEEDS OR APPROVED EQUAL  
 SEEDING RATE: 20-40 LBS PER ACRE, OR 0.5 LBS/100 SQ. FT. WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRAMIN RYE (1 SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG; 10 LBS/ACRE).
- SPECIES LIST:**
- 20% DEERTONGUE (PANICUM CLANDESTINUM TIQOA)
  - 20% ALKALIGRASS (FULTS PUCINELLIA DISTANS FULTS)
  - 18% VIRGINIA WILDRYE (ELYMUS VIRGINICUS)
  - 18% BOTTLEBRUSH GRASS (ELYMUS HYSTRIC)
  - 6.8% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
  - 3.0% BLACKEYED SUSAN (RUDEBECKIA HIRTA)
  - 3.0% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
  - 2.0% GOLDEN ALEXANDER (ZEA AUREA)
  - 1.7% WILD BERGAMOT (MONARDA FISTULOSA)
  - 1.2% MARSH BLAZING STAR (LITRIS SPICATA)
  - 1.0% TALL WHITE BEARDTONGUE (PENSTEMON DIGITALIS)
  - 0.6% BLUE FALSE INDIGO (BAPTISIA AUSTRALIS)
  - 0.6% THIMBLEWEED (ANEMONE VIRGINIANA)
  - 0.5% BIENNIAL BEEBLOSSOM (GAURA BIENNIS)
  - 0.5% BROWNHEATED SUSAN (RUDEBECKIA TRILOBIA)
  - 0.4% BUTTERNUT MILKWEED (ASCLEPIAS TUBEROSA)
  - 0.4% BIGLEAF ASTER (ASTER MACROPHYLLUS)
  - 0.4% HEATH ASTER (ASTER FILLOIDES)
  - 0.4% HOARY MOUNTAINPINK (PINCANNATHUM INCANUM)
  - 0.3% COMMON MILKWEED (ASCLEPIAS STRIGATA)
  - 0.3% WHITE GOLDENROD (SOLIDAGO BICOLOR)
  - 0.2% EASTERN COLUMBINE (ASTER NOVAE-ANGLIAE)
  - 0.2% NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
  - 0.2% ZIGZAG ASTER (ASTER PRENANTHOIDES)
  - 0.2% APPALACHIAN BEARDTONGUE (PENSTEMON LAEPIGATUS)
  - 0.2% GRAY GOLDENROD (SOLIDAGO NEMORALIS)
  - 0.1% HARTY BEARDTONGUE (PENSTEMON HISPIDUS)
  - 0.1% EARLY GOLDENROD (SOLIDAGO LINGEA)
  - 0.1% LICORICE SCENTED GOLDENROD (SOLIDAGO ODORA)
- SEEDING RATE: 20 LBS PER ACRE WITH 30 LBS PER ACRE OF A COVER CROP. FOR A COVER CROP USE EITHER GRAMIN OATS (1 JAN TO 31 JUL) OR GRAMIN RYE (1 AUG TO 31 DEC).
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES: ARE IN THE SPRING AND SUMMER (UNTIL SEPT/15).
- NATIVE STEEP SLOPE MIX WITH GRAMIN OATS**  
 (ERINX) ERINX-181-I BY ERNST SEEDS OR APPROVED EQUAL  
 SEEDING RATE: 75 LBS PER ACRE
- SPECIES LIST:**
- 40.0% OATS (AVENA SATIVA)
  - 20.8% INDIANGRASS, PA ECOTYPE (SORGHASTRUM NUTANS, PA ECOTYPE)
  - 11.2% BIG BULLESTEM, NADARAKA (ANDROPOGON GERARDI, NADARAKA)
  - 8.0% CANADA WILDRYE (ELYMUS CANADENSIS)
  - 5.8% VIRGINIA WILDRYE, MADISONIAN ECOTYPE (ELYMUS VIRGINICUS)
  - 3.1% KUTLIPIN BENTGRASS (AGROSTIS TRIFIDENS)
  - 3.1% SWITZGRASS (PANICUM VIRGATUM)
  - 2.4% DEERTONGUE (PANICUM CLANDESTINUM)
  - 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
  - 1.1% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)
  - 0.9% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
  - 0.8% LANCELEAF CORNOPSIS (CORNOPSIS)
  - 0.8% BLACKEYED SUSAN (RUDEBECKIA HIRTA)
  - 0.3% WILD BERGAMOT (MONARDA FISTULOSA)
  - 0.2% COMMON MILKWEED (ASCLEPIAS SYRIACA)
  - 0.2% WRINKLELEAF GOLDENROD (SOLIDAGO RUGOSA)
  - 0.1% CALICA ASTER (ASTER LATERIFLORUS)
  - 0.1% HEATH ASTER (ASTER FILLOIDES)
3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
  4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDC REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO:
    1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
    2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
    3. ONLY LAWN FERTILIZER WITH LESS THAN 0.6% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.
 (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)