



**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: 26 NOVEMBER 2025
MEETING DATE: 4 DECEMBER 2025
PROJECT REPRESENTATIVE: COLLIERS ENGINEERING AND DESIGN – CONNOR MCCORMACK, PE

1. Project is subject to architectural review.
2. The applicant should discuss the status of approvals with the New York State Department of Transportation for modifications within the 17K right-of-way. Ken Wersted's comments on the status of DOT should be received.
3. Status of the NYSDEC Wetland Permit should be addressed.
4. Several outside agency permits are required, which cannot be issued until after the Planning Board as lead agency has made a SEQRA determination. This office has prepared Part II of the EAF for use by the Board in making a SEQRA determination.
5. Securities for roadway improvements, stormwater erosion and sediment control and tree preservation security will be required. Cost estimates should be provided for review. Securities are established through the Town Boad.
6. A lighting plan has been prepared identifying no lighting leading to the site with the exception of private road access point. Minimal lighting is provided at private road access point.
7. Notes have been added to the plans requiring the contractor to maintain access to all residential properties.
8. Confirmation that the jurisdictional Fire Department has reviewed the proposed hydrant locations and access should be received.
9. The force main connection to existing manhole identifies the manhole as "filled with waste". Confirmation of the inverts should be provided for the gravity sewer within Pomarico Drive. The next down gradient manhole also noted as unable to access.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
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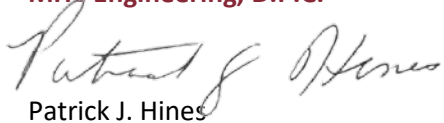
PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
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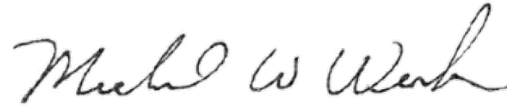
10. The connection point to the Towns water system should be identified.

Respectfully submitted,

MHE Engineering, D.P.C.



Patrick J. Hines
Principal
PJH/kmm



Michael W. Weeks, P.E.
Principal

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

DATE: 9/30/25

NAME OF PROJECT: Avion Pomarico Drive Warehouse

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Steel (pre-fab. steel building) Standard Profile Metal Sheeting

COLOR OF THE EXTERIOR OF BUILDING:

Combination of: Fox Gray, & Polar White

ACCENT TRIM:

Location: 9' Tall Horizontal Stripe, Starting @ 22'3" & Ending @ 31'3"

Color: Slate Gray

Type (material): Standard Profile Metal Sheeting

PARAPET (all roof top mechanicals are to be screened on all four sides):

Yes

ROOF:

Type (gabled, flat, etc.): Single Slope, 0.25":12"

Material (shingles, metal, tar & sand, etc.): CFR Standing Seam Roof System

Color: Galvalume

WINDOWS/SHUTTERS:

Color (also trim if different): Dark Bronze

Type: Aluminum Storefront

DOORS:

Color: Dark Bronze

Type (if different than standard door entrée): flush metal walkdoor (back & side)

SIGN:

Color: Sign to be determined

Material:

Square footage of signage of site:

Height:

Avion- Agent

Name and Title (owner, agent, builder, superintendent of job, etc.)- Printed

Avigder Samet

Applicant's Signature

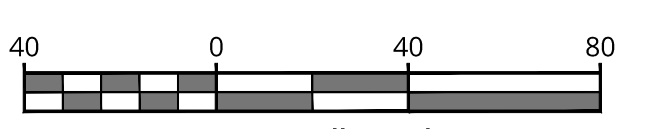


**NOTE
SCALE REDUCTION**
ALL INDICATED SCALES ARE
REDUCED TO HALF SIZE.
ORIGINAL DRAWING SIZE: 22"X34"

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.

LEGEND

- EXISTING SIGNAL HEAD
- EXISTING OVERHEAD SIGN
- SIGNAL HEAD TO BE MODIFIED/REPLACED
- EXISTING OVERHEAD SIGN TO BE REMOVED
- PROPOSED OVERHEAD SIGN



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

REV	DATE	DESCRIPTION
1	8/17/25	REVISED PER NYSDOT 8875 COMMENTS.
2	8/27/25	REVISED PER NYSDOT 8875 COMMENTS.

PRELIMINARY CONCEPTUAL PLAN
FOR
AVION - POMARICO DRIVE NEWBURGH

NYS ROUTE 17K
TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK

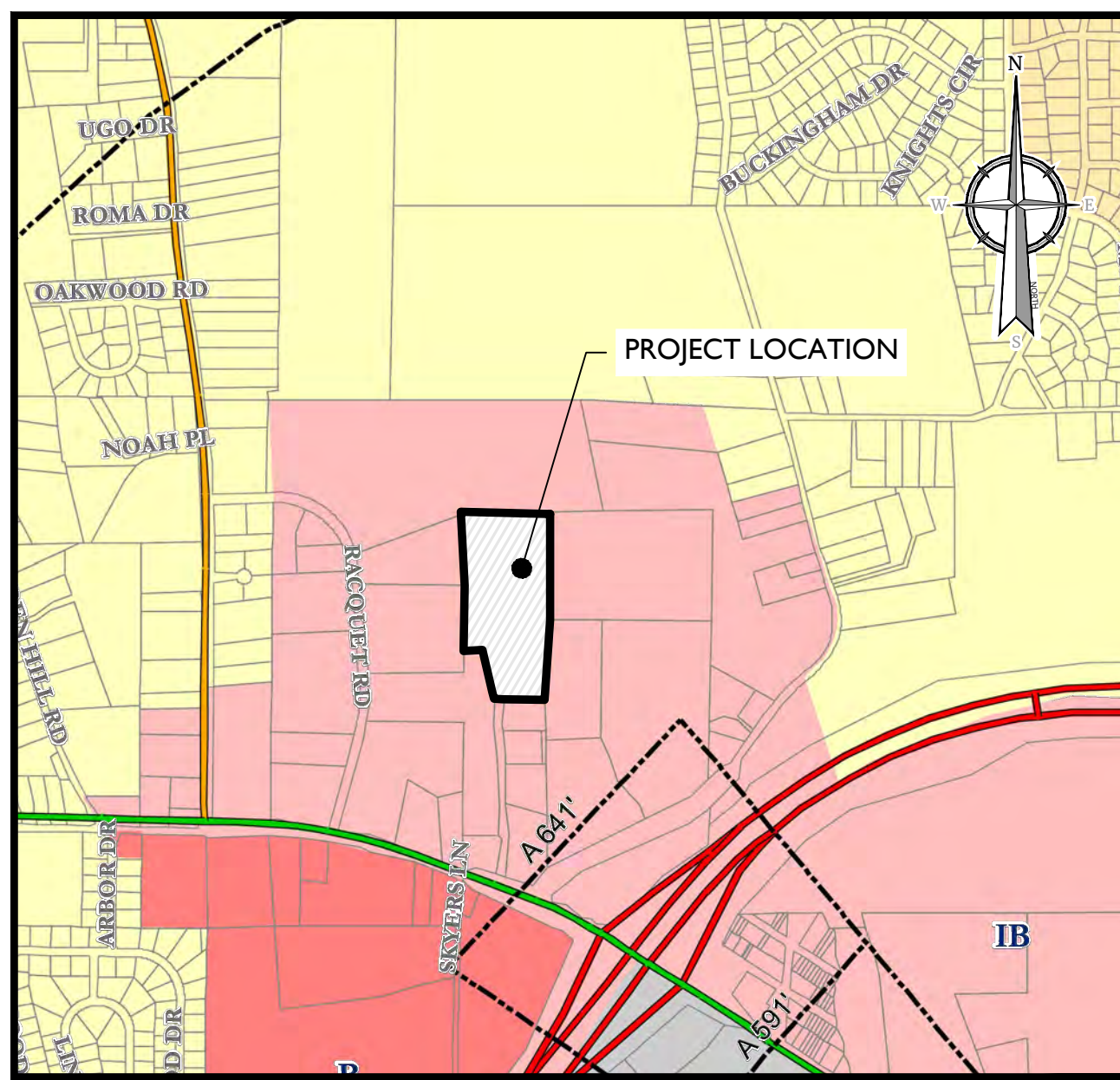
Colliers
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Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, P.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	2/22/25	J.F.M.	P.J.G.
PROJECT NUMBER:	DRAWING NAME:		
24002169A	R-CNPT		

CONCEPT PLAN

SHEET NUMBER:
CP-01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



TOWN OF NEWBURGH ZONING MAP

SCALE: 1" = 1000'
SOURCE: ORANGE COUNTY NY,
TOWN OF NEWBURGH
NEW YORK STATE



LOCATION MAP

SOURCE: NEW YORK STATE CLEARINGHOUSE

INDEX OF SHEETS	
SHT. No.	DESCRIPTION
C-100	COVER SHEET
C-200	SITE DEMOLITION PLAN
C-201	TREE INVENTORY
C-300	OVERALL DIMENSION PLAN
C-401	GRADING PLAN
C-501	UTILITY PLAN
C-601	LANDSCAPE PLAN
C-701	LIGHTING PLAN
C-801	SOIL EROSION & SEDIMENT CONTROL PLAN
C-802	SOIL EROSION & SEDIMENT CONTROL DETAILS
C-901-905	CONSTRUCTION DETAILS

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING DOCUMENT BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY DOCUMENTS 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.

SITE PLAN FOR AVION POMARICO DRIVE

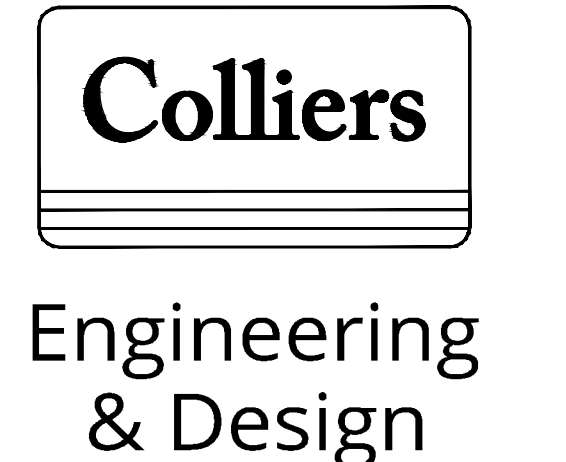
SECTION 86, BLOCK 1
LOTS 37.222 & 37.223
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK STATE

GENERAL INFORMATION

- THE SUBJECT PROPERTIES ARE KNOWN AS SECTION 86, BLOCK 1, LOT 37.222 AND SECTION 86, BLOCK 1, LOT 37.223 IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK.
 - THE PROPERTY IS LOCATED IN THE IB (INTERCHANGE BUSINESS) ZONING DISTRICT. THE TAX LOTS CONTAINS A TRACT AREA OF 4576.342 SQ. FT., ±13.23 ACRES.
- OWNERS
(86-1-37.222)
PENTECOSTAL TABERNACLE CHURCH
P.O. BOX 10694
NEWBURGH, NY 12552
- (86-1-37.223)
DIMICK PROPERTIES, LLC
402 VT. 107
SOUTH ROYALTON, VT 05068
- APPLICANT
AVION
ATTN: SUZIE TAUBER
491 NY 308, SUITE 112
MONROE, NY 10950
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR LANDS NOW OR FORMERLY OF ANTONIO R. HIBBERT 'D'BO' PENECOSTAL TABERNACLE CHURCH", PREPARED BY COLLIER ENGINEERING & DESIGN, DATED APRIL 23, 2024.
 - THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
 - THE LIMITS OF FRESHWATER WETLANDS N8-21 SHOWN HEREON WERE FIELD DELINEATED BY ECOLOGICAL SOLUTIONS, LLC ON 03/20/2024. 1248 SOUTH FORD ROAD, SOUTH BURY, CT 06488 BY MICHAEL NOWICKI.
 - NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36071 C0138E DATED 08/03/2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - 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 LABORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, 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 LAWS AND REGULATIONS.
 - THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
 - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
 - PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
 - INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
 - "TRAFFIC IMPACT STUDY" PREPARED FOR AVION AND PREPARED BY COLLIER ENGINEERING & DESIGN DATED JANUARY 15, 2025.
 - "PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN" PREPARED FOR AVION AND PREPARED BY COLLIER ENGINEERING & DESIGN DATED JANUARY 31, 2025.

- SITE NOTES**
- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
 - CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT AND ADA ACCESSIBLE CURB RAMPS SHALL BE INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON ADA ACCESSIBLE CURB RAMPS.
 - TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
 - REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS AND PICKED UP BY A PRIVATE WASTE DISPOSAL HAULER.
 - THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
 - MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2020; AS SUPPLEMENTED.
 - CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

- UTILITY NOTES**
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING SIZES, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGN HEREON INAPPROPRIATE OR INEFFECTIVE.
 - UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
 - STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PNEUMATICALLY GASKET (T) FLOX SUPERSEAL OR EQUIVALENT. ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 - WATER SERVICE TO BE PROVIDED BY A MUNICIPAL WATER CONNECTION WITHIN POMARICO DRIVE. PROPOSED WATER MAIN AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL AND ORANGE COUNTY DEPARTMENT OF HEALTH REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPIC COATING OR HIGH DENSITY POLYETHYLENE (HDPE) SDR-11 PIPE AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM OF 4.5 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
 - SANITARY SEWER SERVICE SHALL BE PROVIDED BY PUMP STATION & FORCE MAIN CONNECTION TO THE EXISTING SYSTEM AT THE INTERSECTION OF POMARICO DRIVE AND NY16 ROUTE 116. ON-SITE GRAVITY PIPE MATERIALS SHALL BE PVC SDR-35 EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
 - ALL WATER PIPES SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE 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 DEPARTMENT OF HEALTH.
 - AT THE CROSSINGS OF ALL SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
 - 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 OR LOCAL UTILITY COMPANIES REQUIREMENTS.
 - TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.



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REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS.
4	11/20/25	REVISED PER PLANNING BOARD COMMENTS.

AVION

SITE PLAN

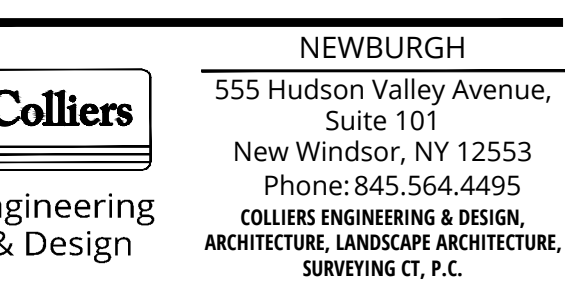
POMARICO DRIVE

SECTION 86
BLOCK 1
LOTS 37.222 & 37.223

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE



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



SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
KAS	CPM
DATE ISSUED:	PROJECT NUMBER:
06/06/2024	24002169A
SHEET NAME:	

COVER SHEET

DRAWING NUMBER:
C-100

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
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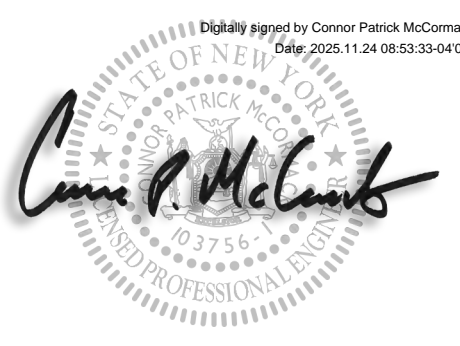
AVION

SITE PLAN

POMARICO DRIVE

SECTION 86
BLOCK 1
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TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE



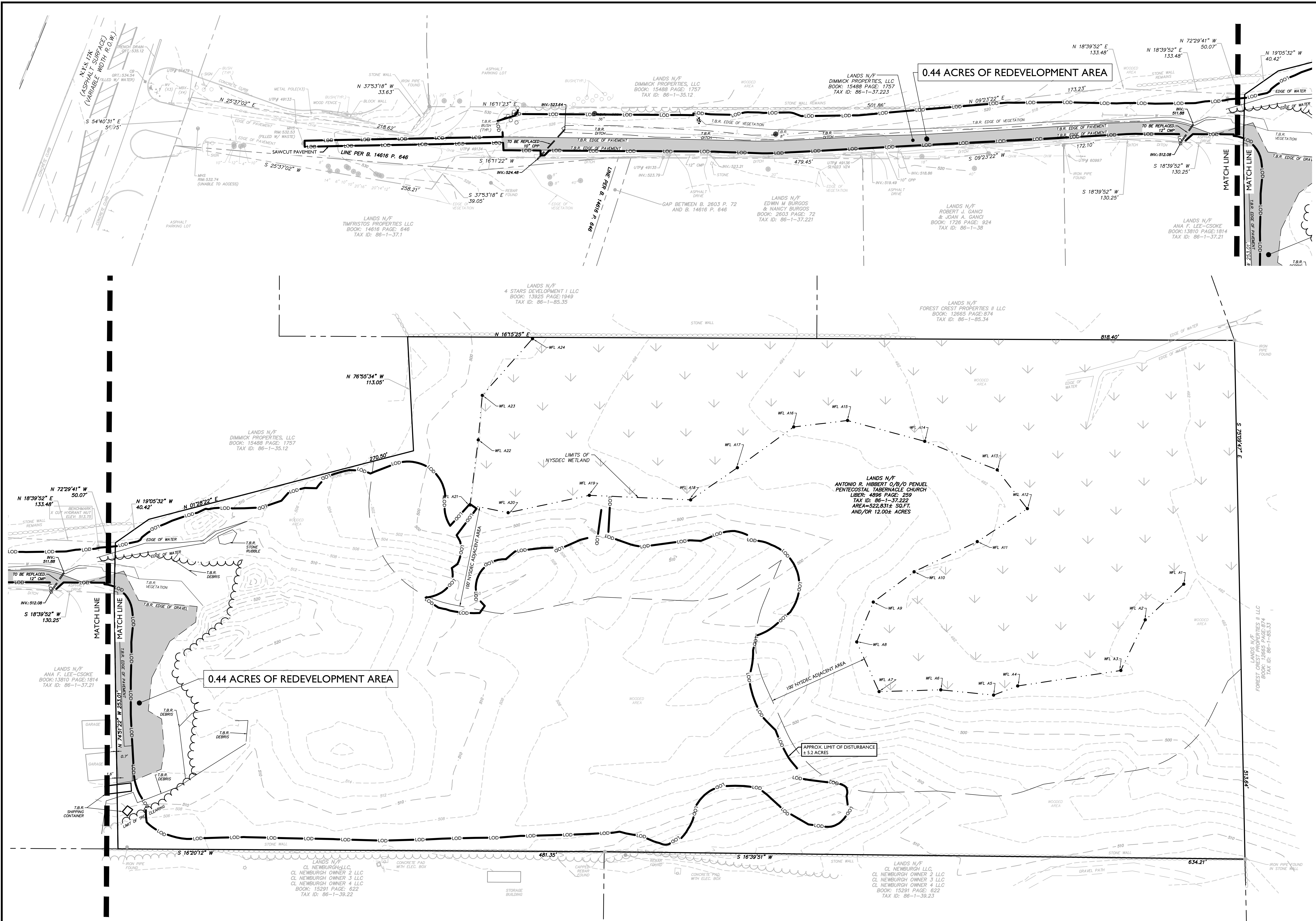
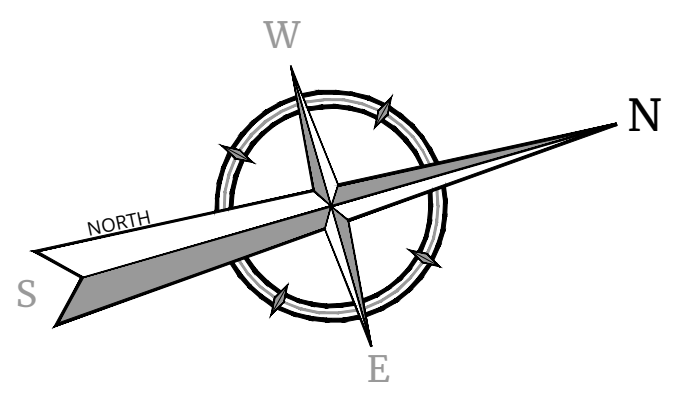
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SCALE: AS SHOWN
DESIGNED BY: KAS
DATE ISSUED: 06/06/2024
DRAWN BY: KAS
REVIEWED BY: CPM
PROJECT NUMBER: 24002169A

SITE DEMOLITION PLAN

DRAWING NUMBER: **C-200**

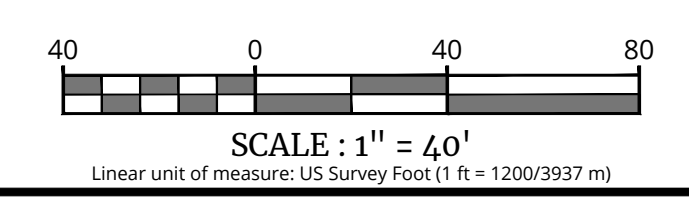


- DEMOLITION NOTES:**
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION. UDIG NY, 811 OR WWW.UDIGNY.ORG. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH UDIG NY AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
 - 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 COLLIERS 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 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 ENSURE 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 MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL 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. 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.
- 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



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 DRY 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, CUTTING OR WRAPPING SHALL BE ATTACHED TO TREES WITHIN THE AREA FOR TREE PRESERVATION. APPROVED BRACING, CUTTING, 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 FILL 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 WITH TREE PRESERVATION FENCING. 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 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 17-4. 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 17-4. 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 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 SUBMITTED 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 PRACTICE. 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 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 OR PRIVATE PROPERTY.
- CHANGES FOR INSPECTIONS PERFORMED BY A TOWN CONSULTANT MAY BE REQUIRED AGAINST THE ESCROW ESTABLISHED IN ACCORDANCE WITH CHAPTER 104, REE. OF THE CODE OF THE TOWN OF NEWBURGH.

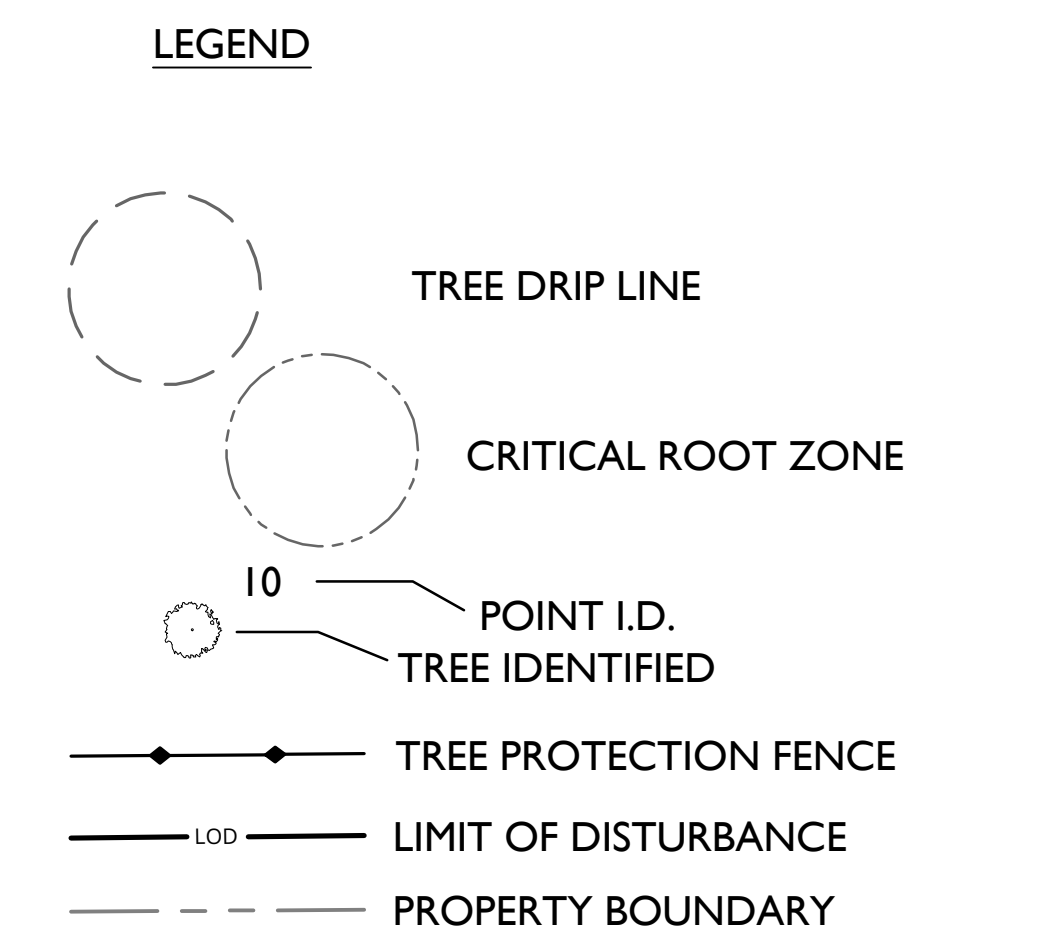


POINT ID	COMMON NAME	DBH(SIZE) (INCHES)	TOWN TREE TYPES	MULTI LEADER	MULTI SIZE-1	MULTI SIZE-2	MULTI SIZE-3	QUALITY FORM	REMARKS
1	HICKORY		SIGNIFICANT	YES	13	14	16		
2	RED OAK	13		YES	10	10			
3	BLACK CHERRY			NO					
4	HICKORY	10		NO					
5	CHESTNUT OAK		SPECIMEN	YES	24	17			
6	BLACK CHERRY	22		SPECIMEN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

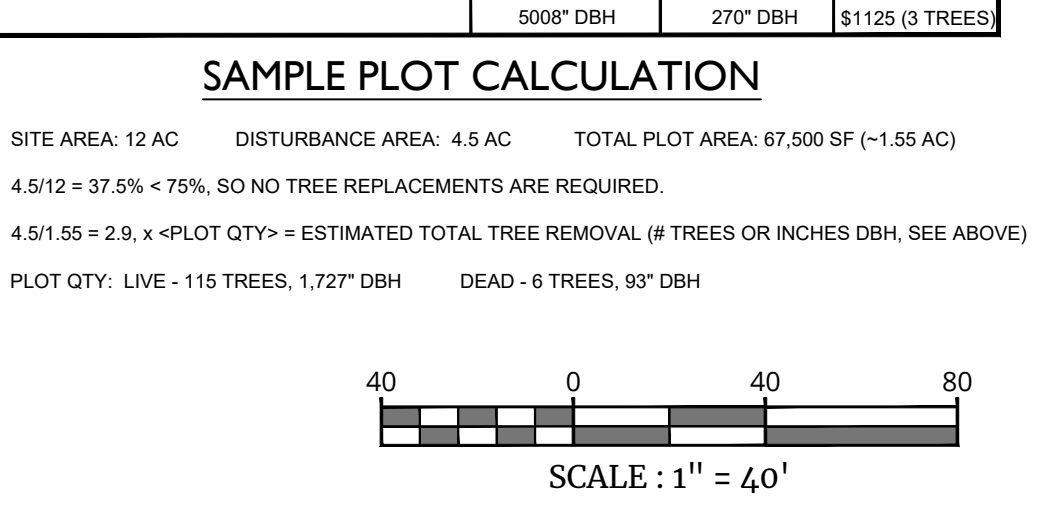
TREE INVENTORY TABLE

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

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



NEWBURGH, NY TREE REMOVAL COMPLIANCE CHART:			
PER CODE §172	TO BE REMOVED (GOOD HEALTH)	TO BE REMOVED (DEAD/DYING)	REQUIRED
8.C. REPLACEMENT IF OVER 75% DBH REMOVED (SIGNIFICANT & PROTECTED TREES)	93 TREES (PLOT)	6 TREES (PLOT)	NO
8.A. TABLE 1 REPLACEMENTS - 2 TREES PER REMOVAL UP TO 8 TREES FOR DBH > 36"	1337 DBH (PLOT)	87 DBH (PLOT)	N/A
8.C. (25% OF DBH WITH 15 FT OF DISTURBANCE PLUS 100% OF REMOVED TREE DBH) * §172	N/A FOR REMOVALS	N/A	PREPARED ONLY (5375 TREES 41)
TOTAL AMOUNT (ESTIMATED)	334 TREES 5008' DBH	19 TREES 270' DBH	\$1125 (3 TREES)



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REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS
4	11/20/25	REVISED PER PLANNING BOARD COMMENTS

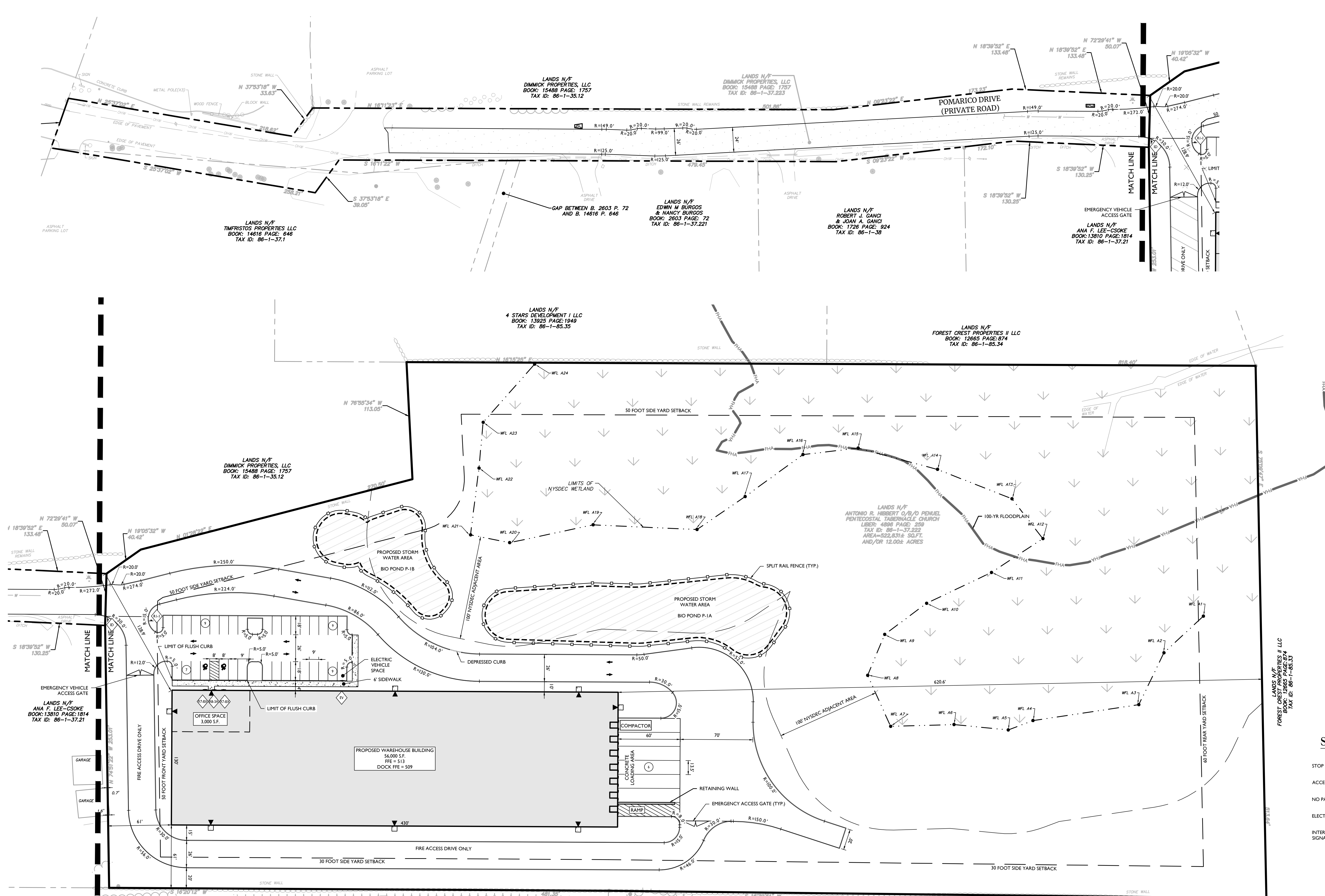
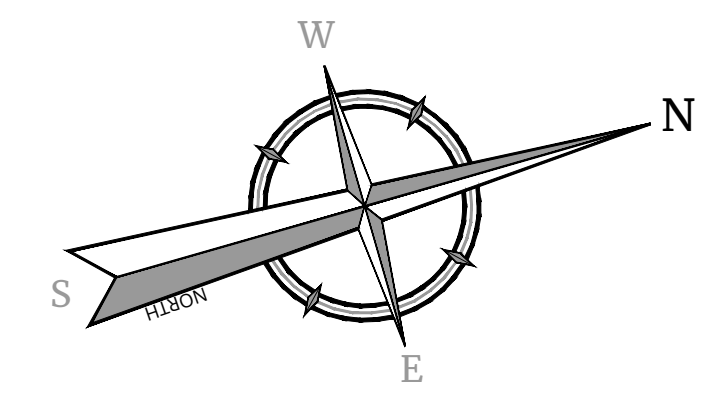
AVION

SITE PLAN

POMARICO DRIVE

SECTION 86
BLOCK 1
LOTS 37.222 & 37.223

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE



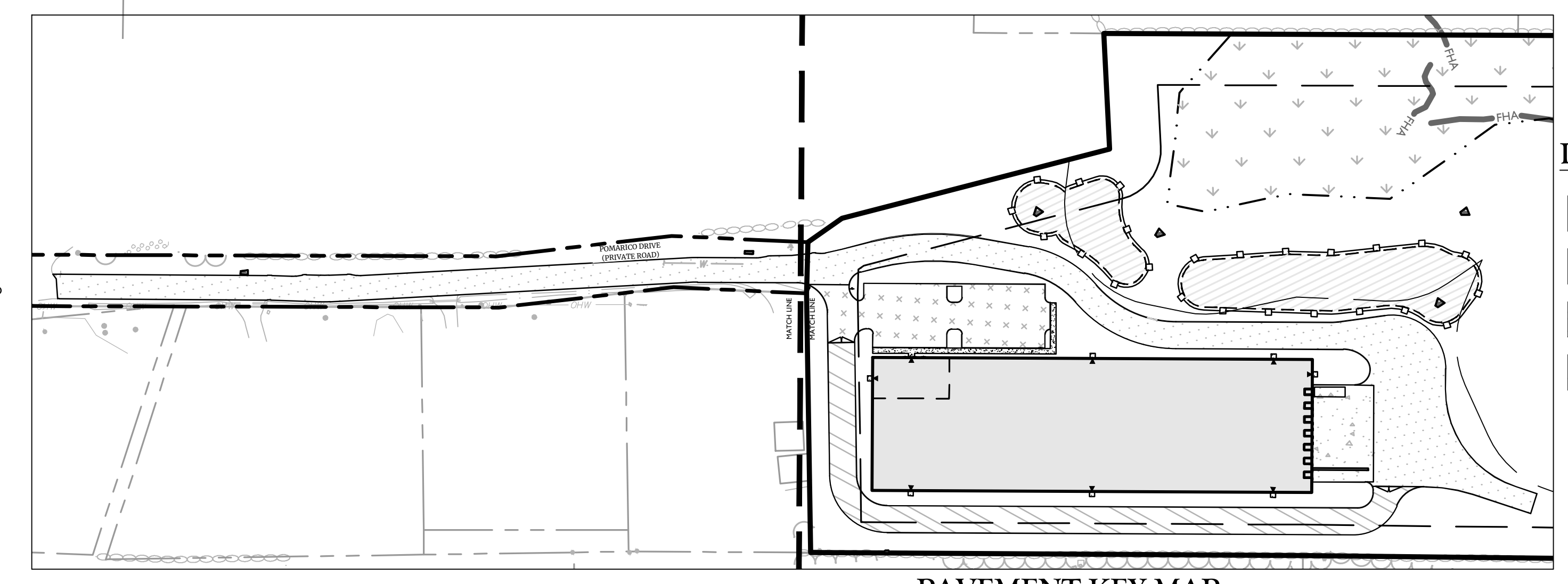
SIGN LEGEND:

STOP		(R-1)
ACCESSIBLE PARKING		(7-8)
NO PARKING		(8-3)
ELECTRIC VEHICLE CHARGING		(E)
INTERNAL DIRECTIONAL SIGNAGE		(D)

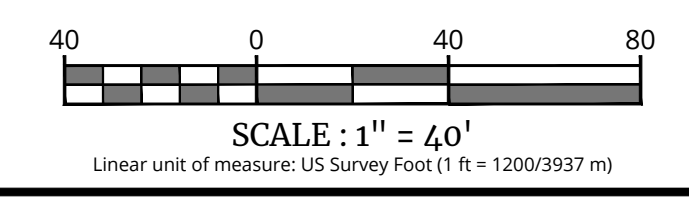
EXISTING	LEGEND	PROPOSED
	TRAVELER LINE, CENTER LINE	
	OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	

PAVEMENT LEGEND:

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



PAVEMENT KEY MAP
SCALE: 1" = 100'



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

OWNER:
(86-1-37.222) PENTECOSTAL TABERNACLE CHURCH
P.O. BOX 19014
NEWBURGH, NY 12552

(86-1-37.223) DIMMICK PROPERTIES, LLC
402 FT ROUTE 107
SOUTH ROYALTON, VT, 05068

APPLICANT:
AVION
491 RT. 208
MONROE, NY 10950

TAX LOT:
SBL: 86-1-37.222 SBL: 86-1-37.223
#522,831 S.F. #513,114 S.F.
#1.13 ACRES #1.13 ACRES

PARKING REQUIREMENTS:
OFFICE BUILDING: 1 PER 200 S.F. OF FLOOR AREA FOR THE FIRST 20,000 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

ZONING INFORMATION:

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

TABLE OF BULK REQUIREMENTS			
MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	40,000 S.F.	1522,811 S.F.	OK
LOT WIDTH	150 FEET	2331 FEET	OK
LOT DEPTH	150 FEET	811.14 FEET	OK
FRONT YARD	50 FEET	241.0 FEET	OK
REAR YARD	40 FEET	2420.48 FEET	OK
1 SIDE YARD	30 FEET	241.0 FEET	OK
BOTH SIDE YARDS	80 FEET	8189.37 FEET	OK
MAXIMUM LOT BUILDING COVERAGE	40%	11%	OK
BUILDING HEIGHT	40 FEET	40 FEET	OK
LOT SURFACE COVERAGE	60%	23.5%	OK

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 = 4 SPACES
TOTAL PROVIDED LOADING = 4 SPACES

SITE NOTES:

- THE PROPERTY IS WITHIN A ONE-HUNDRED-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 3601C0138E DATED AUGUST 3, 2009.
- SCHOOL DISTRICT: VALLEY CENTRAL SCHOOL DISTRICT
- FIRE DEPARTMENT: COLDENHAM FIRE
- NO PROPOSED WORK WITHIN THE NEW YORK STATE RIGHT-OF-WAY AT THIS TIME.
- BUILDING ROOFS SHALL BE DESIGNED TO SUPPORT THE INSTALLATION OF SOLAR PANELS TO BE INSTALLED AT A LATER DATE.

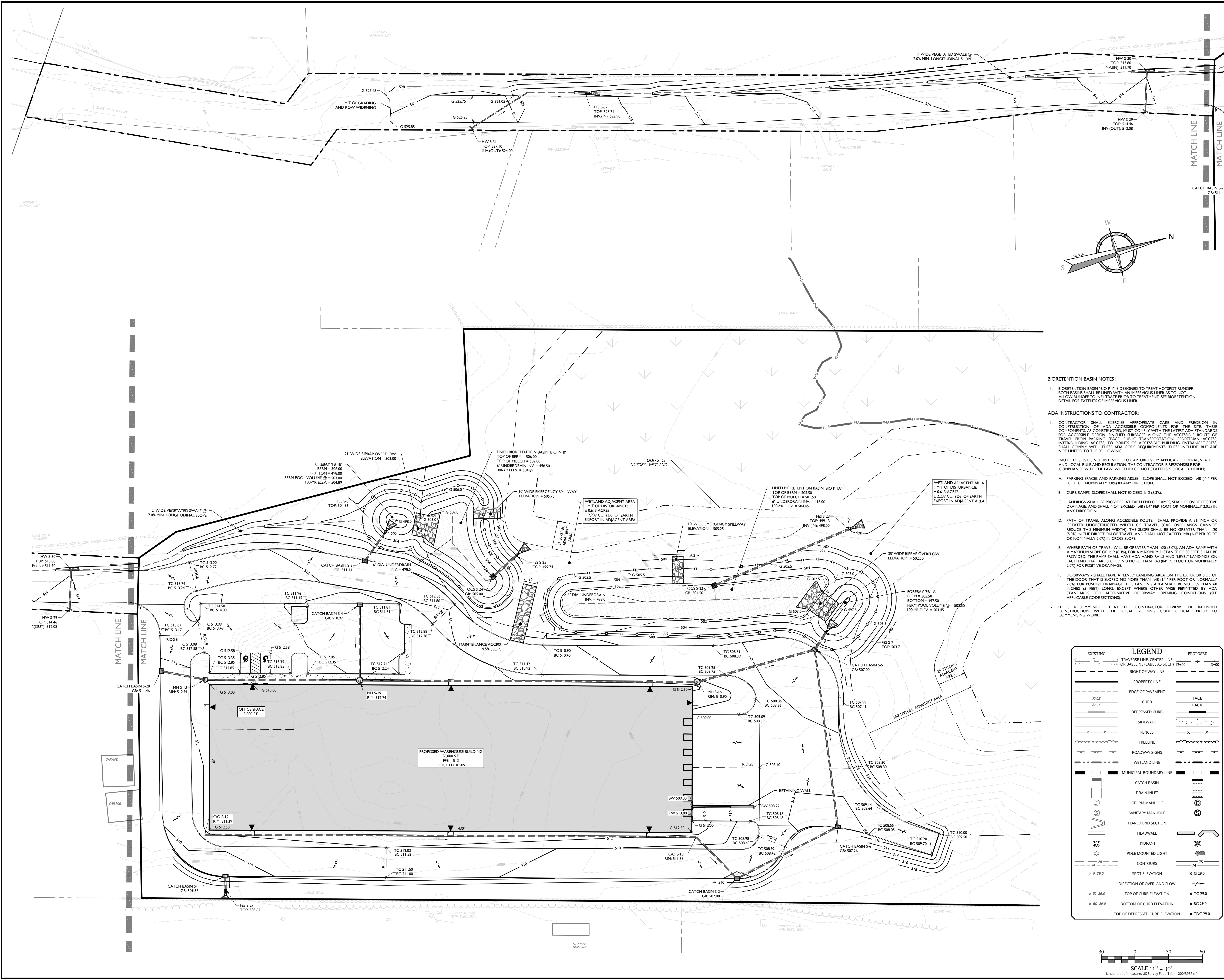
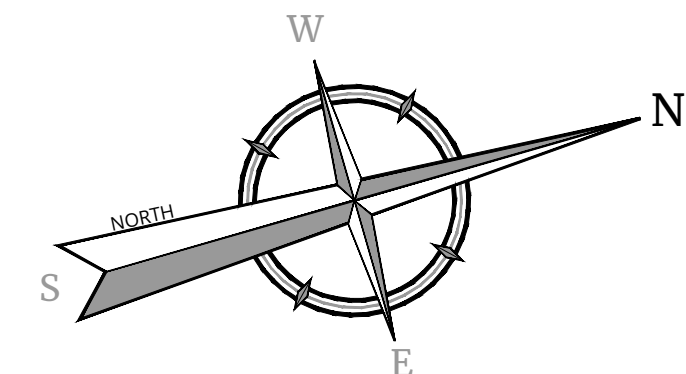
OVERALL DIMENSION PLAN

DRAWING NUMBER: C-300

DATE ISSUED: 06/06/2024 PROJECT NUMBER: 24002169A

DESIGNED BY: KAS REVIEWED BY: CPM
SHEET NAME:

REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS.
4	11/20/25	REVISED PER PLANNING BOARD COMMENTS.



BIORETENTION BASIN NOTES:

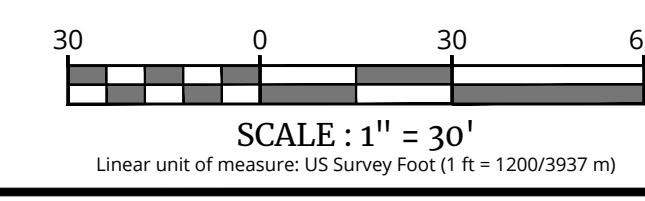
1. BIORETENTION BASIN "BIO P-1" IS DESIGNED TO TREAT HOTSPOT RUNOFF. BOTH BASINS SHALL BE LINED WITH AN IMPERVIOUS LINER AS TO NOT ALLOW RUNOFF TO INFILTRATE PRIOR TO TREATMENT. SEE BIORETENTION DETAIL FOR EXTENTS OF IMPERVIOUS LINER.

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, INTER-BUILDING 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 (0.4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 - B. CURB RAMPS - 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 120 (3.0%), 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 OTHERWISE 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
12+00	TRANSVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	CATCH BASIN	---
---	DRAIN INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	HEADWALL	---
---	HYDRANT	---
---	POLE MOUNTED LIGHT	---
---	CONTOURS	---
---	SPOT ELEVATION	---
---	DIRECTION OF OVERLAND FLOW	---
---	TOP OF CURB ELEVATION	---
---	BOTTOM OF CURB ELEVATION	---
---	TOP OF DEPRESSED CURB ELEVATION	---



AVION

SITE PLAN

POMARICO DRIVE

SECTION 86
BLOCK 1
LOTS 37.222 & 37.223

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE



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

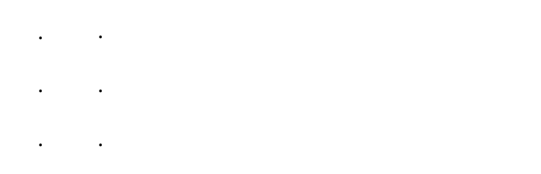
Colliers
Engineering & Design

DESIGNED BY: KAS
DATE ISSUED: 06/06/2024
SHEET NAME:

GRADING PLAN

DRAWING NUMBER:
C-401

REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS.
4	11/20/25	REVISED PER PLANNING BOARD COMMENTS.



UTILITY NOTES

- LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION.
- 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.
- THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- ALL NEW UTILITIES/SERVICES TO BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY/SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
- WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN WITHIN POMARICO DRIVE. OWNED AND OPERATED BY THE TOWN OF NEWBURGH. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. ACCORDING TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS AND AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPoxy TYPE COATING. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY PUMP STATION AND FORCEMAIN CONNECTION TO EXISTING SYSTEM AT THE INTERSECTION OF POMARICO DRIVE AND NYS ROUTE 17K. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. ACCORDING TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS AND AMERICAN WATERWORKS ASSOCIATION STANDARDS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY. SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
- ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE 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.
- 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 MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
- 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 REQUIREMENTS.
- TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
- UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES/AUTHORITIES.

TOWN OF NEWBURGH WATER & SEWER NOTES:

- 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 NYSDEC AND THE TOWN OF NEWBURGH.
- ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
- 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-IN WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3212. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPOT CONFIGURATION COMPATIBLE WITH THE PIPE.
- 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.
- 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 IS APPROVED BY THE RESPECTIVE DEPARTMENT.

AVION

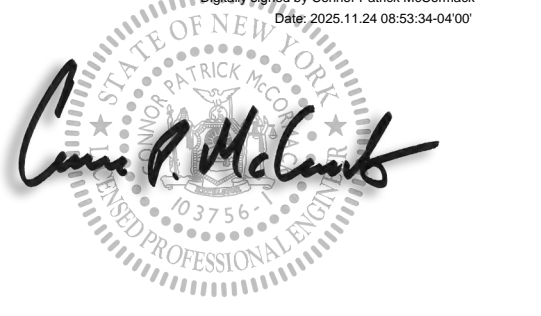
SITE PLAN

POMARICO DRIVE

**SECTION 86
BLOCK 1
LOTS 37.222 & 37.223**

**TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE**

EXISTING	LEGEND	PROPOSED
12' DIA. (N) 511.70 (P-43)	TRANSVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12' DIA	13' DIA
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
	CONTOURS	
x @ 2.0	SPOT ELEVATION	x @ 2.0
x TC 2.0	DIRECTION OF OVERLAND FLOW	x TC 2.0
x BC 2.0	TOP OF CURB ELEVATION	x BC 2.0
	BOTTOM OF CURB ELEVATION	x BC 2.0
	TOP OF DEPRESSED CURB ELEVATION	x TDC 2.0



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NEWBURGH
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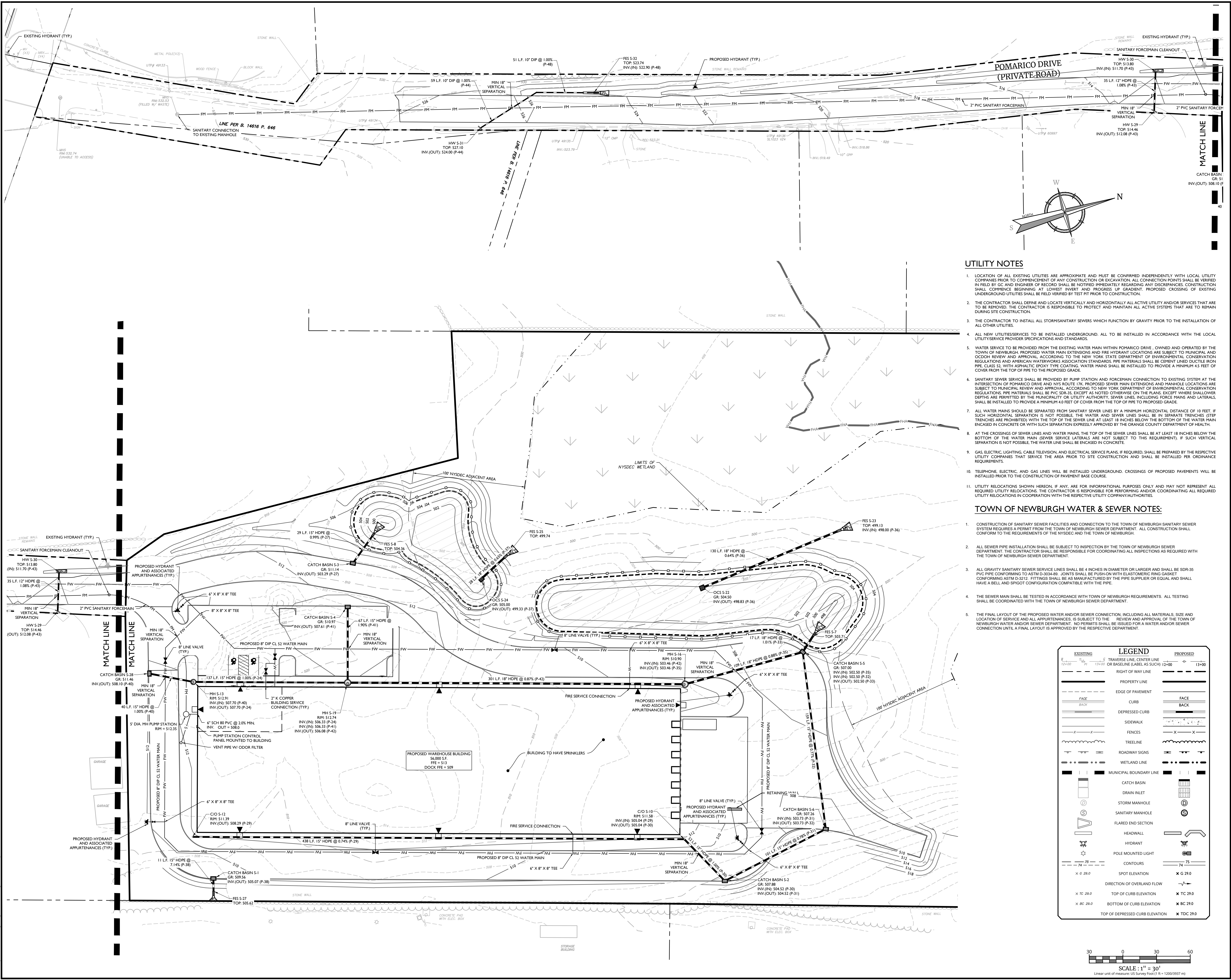
SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
KAS	CPM
DATE ISSUED:	PROJECT NUMBER:
06/06/2024	24002169A
SHEET NAME:	

UTILITY PLAN

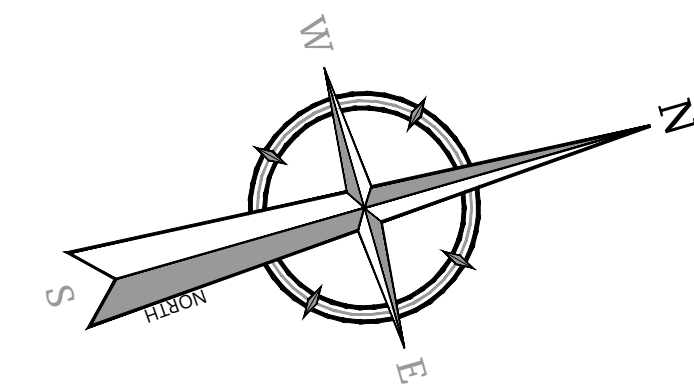
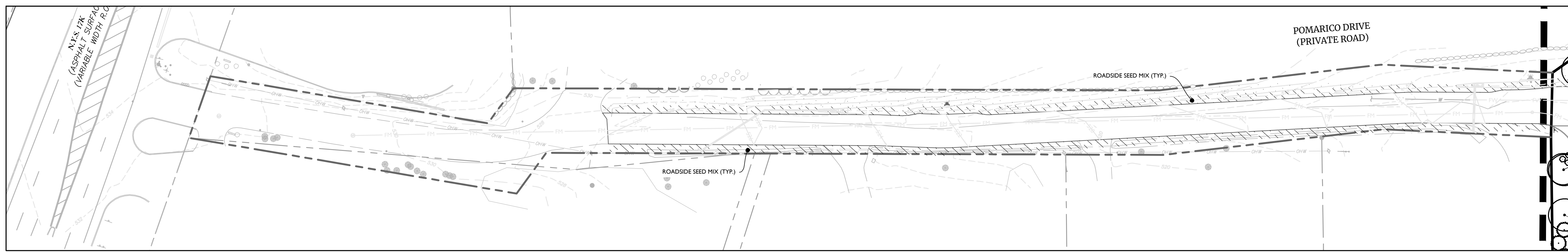
DRAWING NUMBER:

C-501

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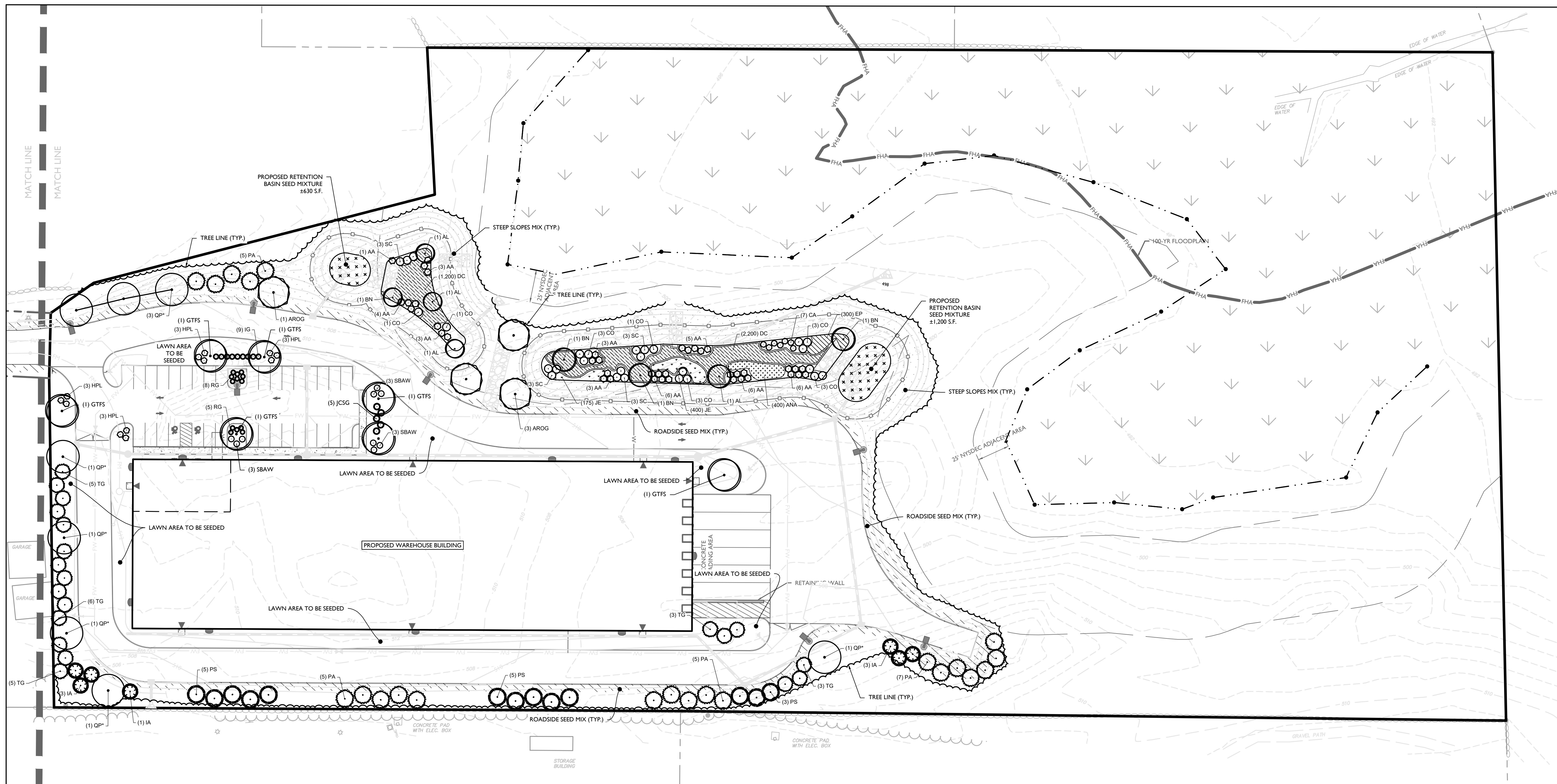


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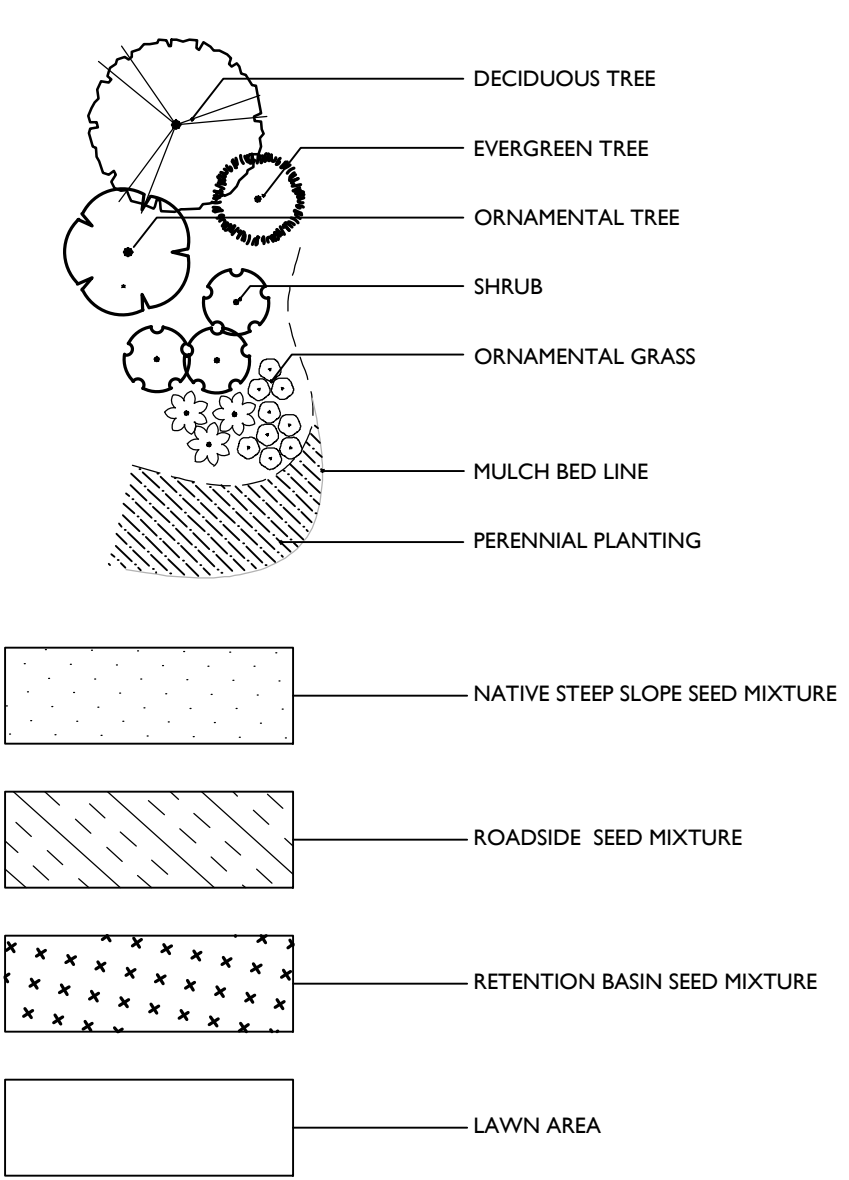
AVION

SITE PLAN

POMARICO DRIVE

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

LANDSCAPE LEGEND



SITE PLANTING SCHEDULE						
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS	
AROG	4	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2-2 1/2"	STRAIGHT LEADER/SYM. BRANCHING
GTFS	6	Gleditsia tricanthos 'Skyline'	Skyline Honey Locust	B & B	2-2 1/2"	STRAIGHT LEADER/SYM. BRANCHING
QP*	8	Quercus palustris	Pin Oak	B & B	2-2 1/2"	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS	
IA	7	Ilex opaca	American Holly	B & B	6-8" Ht.	DENSE / TYP. SPECIES HABIT
PA	22	Picea abies	Norway Spruce	B & B	6-8" Ht.	DENSE / TYP. SPECIES HABIT
PS	13	Pinus strobus	White Pine	B & B	6-8" Ht.	DENSE / TYP. SPECIES HABIT
TG	22	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	B & B	6-8" Ht.	DENSE / TYP. SPECIES HABIT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS	
HPL	12	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	CONT.	24" - 30"	TYPICAL SPECIES HABIT
IG	9	Ilex glabra 'Shamrock'	Inkberry	CONT.	24" - 30"	TYPICAL SPECIES HABIT
RG	13	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT.	18" - 24"	TYPICAL SPECIES HABIT
SBAW	9	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	CONT.	30" - 36"	TYPICAL SPECIES HABIT

* FALL DIGGING HAZARD

BIORETENTION AREA PLANTING SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS	
AL	4	Amandier laevis	Allegheny Serviceberry	CONT.	6" - 8"	MULTISTEM / TYP. SPECIES HABIT
BN	4	Betula nigra	River birch	CONT.	6" - 8"	MULTISTEM / TYP. SPECIES HABIT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS	
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	Cephalanthus occidentalis	Button Bush	CONT.	18" - 24"	TYPICAL SPECIES HABIT
SC	12	Sambucus canadensis	Elderberry	CONT.	18" - 24"	TYPICAL SPECIES HABIT
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS	
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.	



Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
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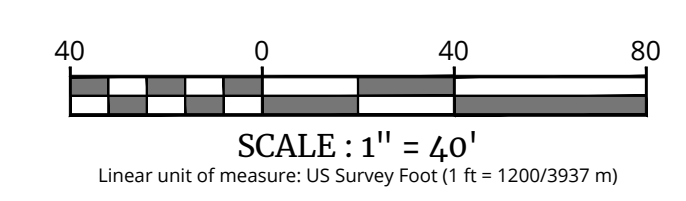
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SCALE: AS SHOWN
DESIGNED BY: KAS
DATE ISSUED: 06/06/2024
SHEET NAME:

DRAWN BY: KAS
REVIEWED BY: CPM
PROJECT NUMBER: 24002169A

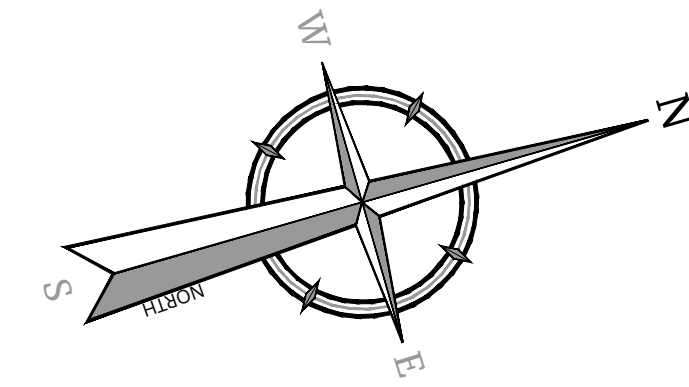
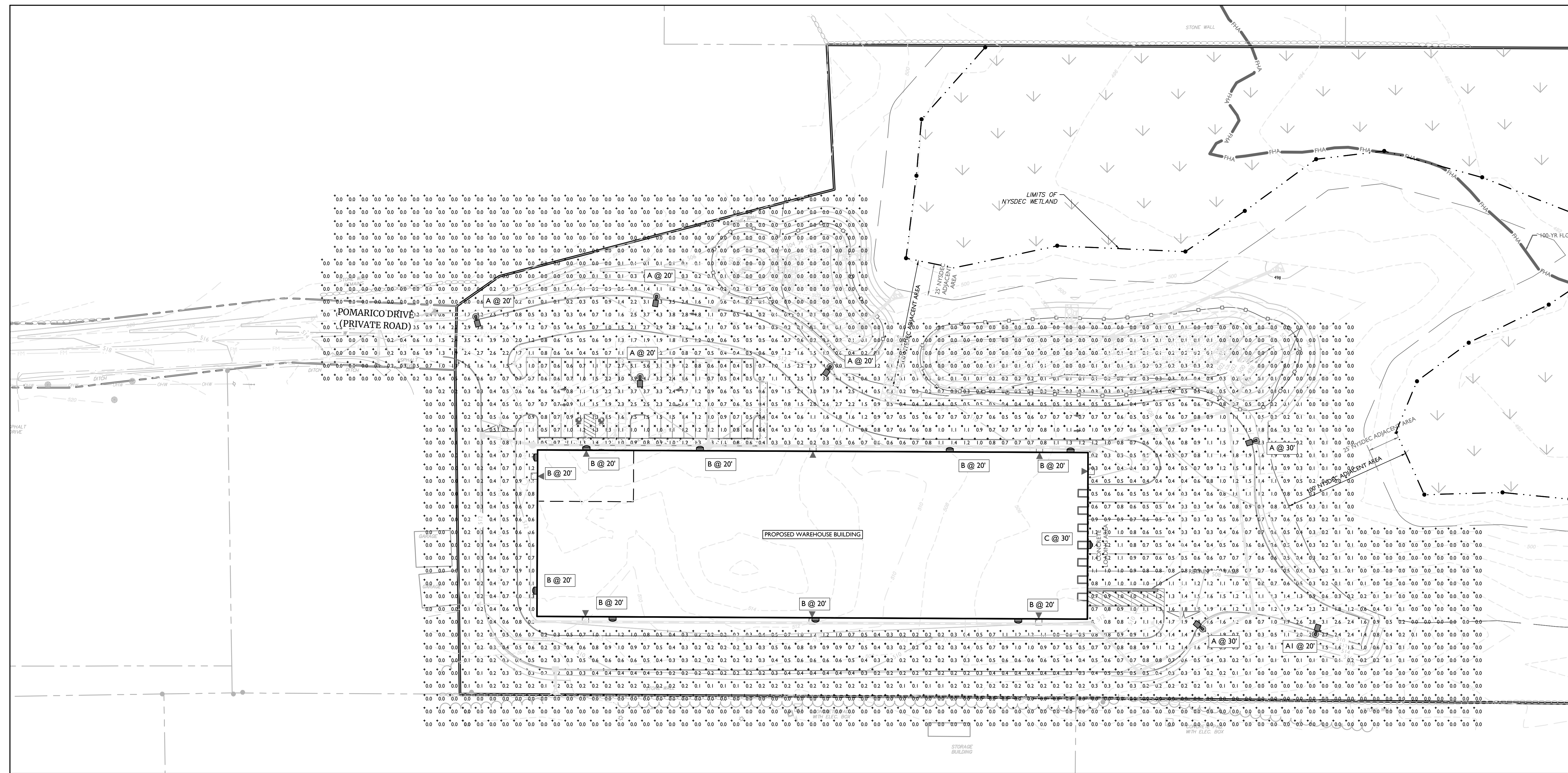
LANDSCAPE PLAN

DRAWING NUMBER: C-601



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REV	DATE	DESCRIPTION
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2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
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AVION

SITE PLAN

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

LUMINAIRE SCHEDULE							
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	6	AMERICAN ELECTRIC LIGHTING - ACM SERIES LED	SINGLE	20' / 30'	11,920	0.9	ACM-P609-MVOLT*-R4-3K-HS-BK-P7
AI	1	AMERICAN ELECTRIC LIGHTING - ACM SERIES LED	SINGLE	20'	7,677	0.9	ACM-P604-MVOLT*-R3-3K-HS-BK-P7
B	9	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	20'	5,219	0.9	HLWPC2-P20-30K-MVOLT*-T4M-BKSDP-P7
C	1	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	30'	10,582	0.9	HLWPC2-P50-30K-MVOLT*-T3M-BKSDP-P7

* VOLTAGE TO BE CONFIRMED BY ELECTRICAL CONTRACTOR

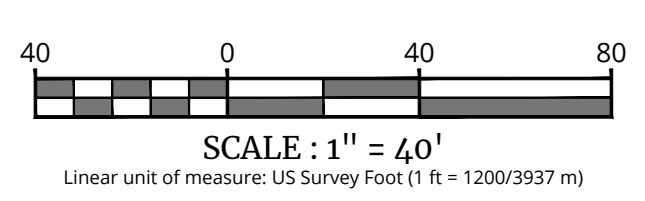
CALCULATION SUMMARY					
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN. / AVG. / MIN.
PARKING AREA	ILLUMINANCE	FC	1.4	5.1	0.4 / 3.5 / 1
LOADING DOCK AREA	ILLUMINANCE	FC	0.9	1.4	0.4 / 2.3 / 1

LIGHTING NOTES:

- THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
- POLES AND FIXTURES AS SUPPLIED BY: POLES & WALL FIXTURES - HOLOPHANE POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
- LAMPS ARE TO BE LED. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
- FIXTURES AND POLES ARE TO BE BLACK.
- POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
- 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 IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
- POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
- ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

LIGHTING LEGEND:

- SINGLE FIXTURE POLE LIGHT
- WALLPACK
- LIGHT LEVEL AT GRADE (IN FOOTCANDLES)



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NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
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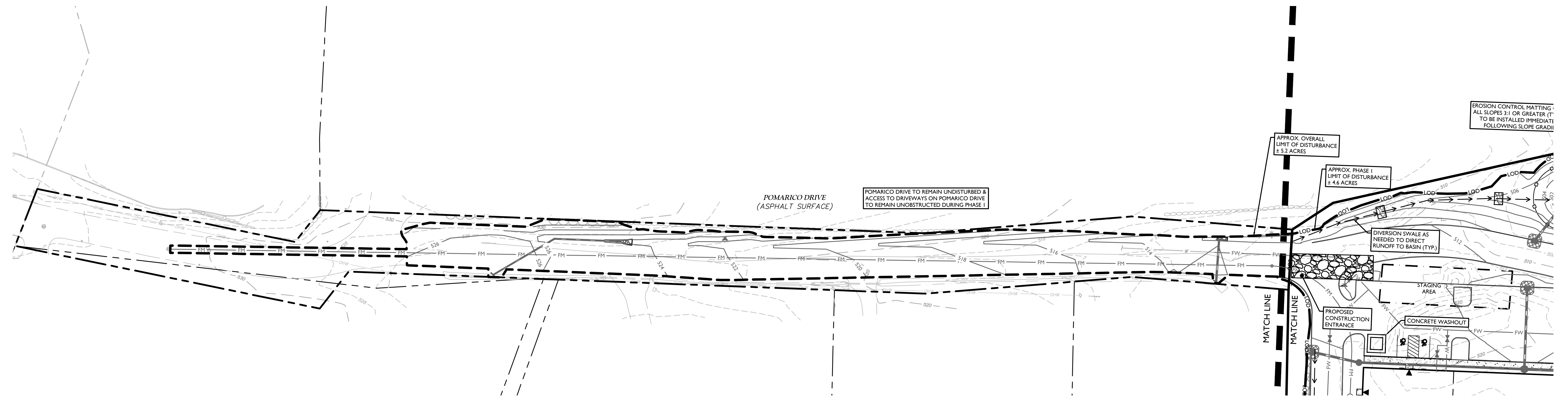
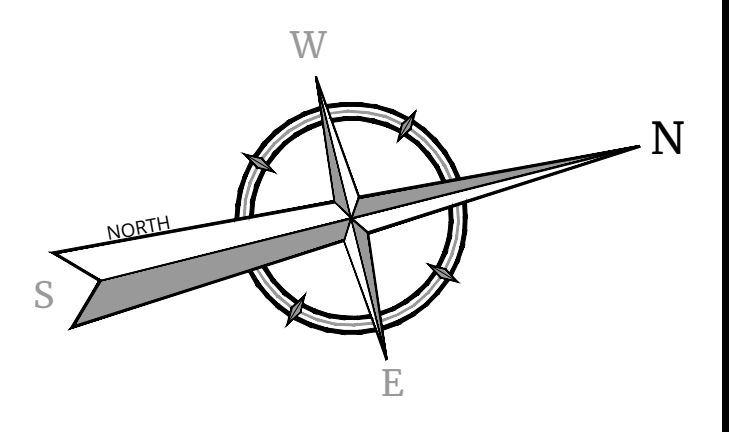
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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, E.T.C.

SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
KAS	CPM
DATE ISSUED:	PROJECT NUMBER:
06/06/2024	24002169A
SHEET NAME:	

LIGHTING PLAN

DRAWING NUMBER:
C-701

REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS.
4	11/20/25	REVISED PER PLANNING BOARD COMMENTS.



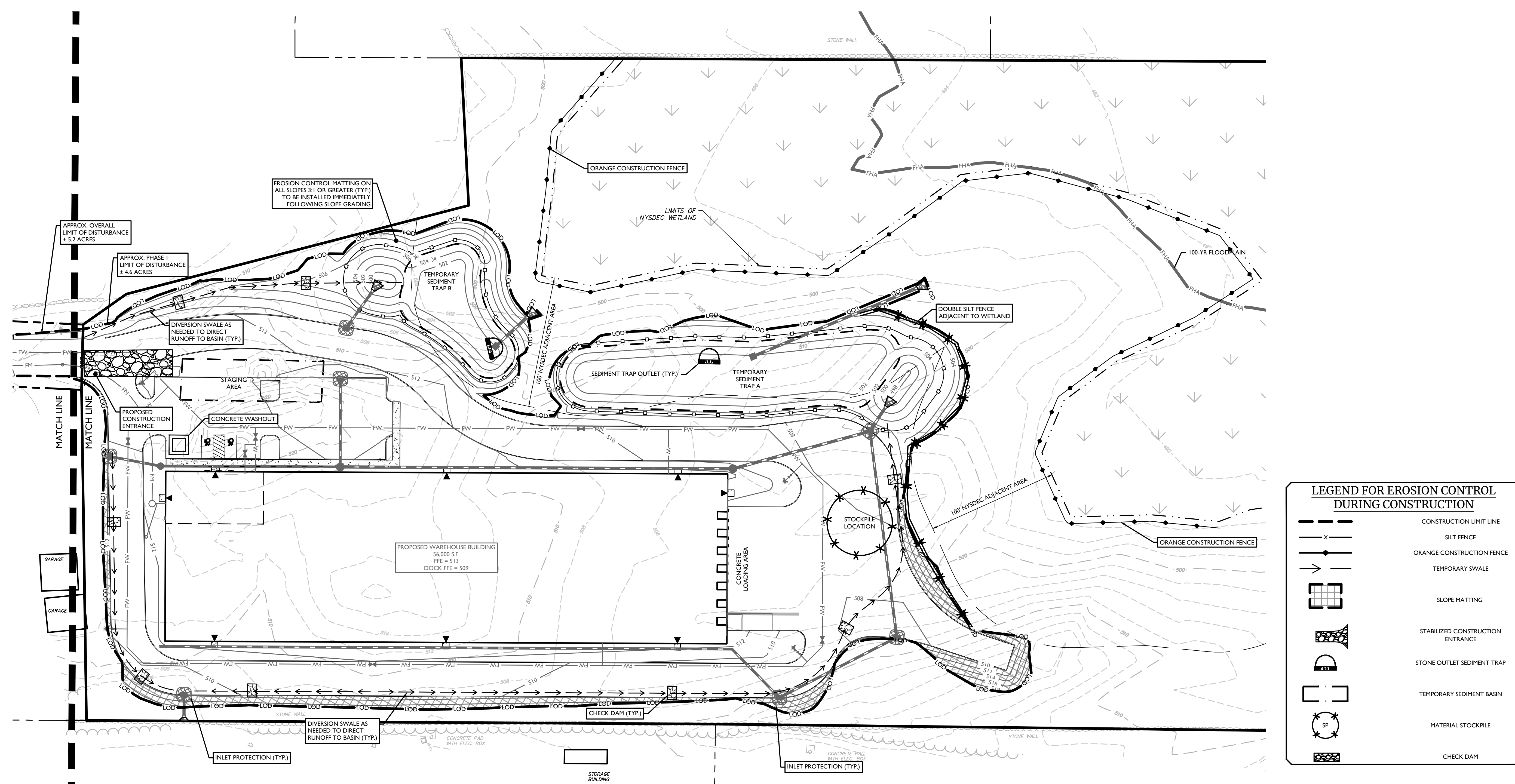
GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEED OR SOODED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SLUDGES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
13. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
14. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
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16. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCTION MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
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19. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
20. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
21. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.

FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERMANENT VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERTINENT SURFACE HAS BEEN ESTABLISHED, OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

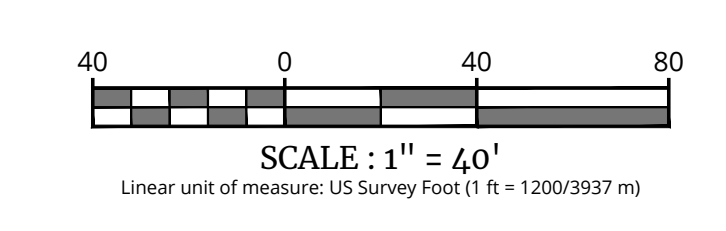
MAINTENANCE PLAN DURING CONSTRUCTION:
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NOTE: DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

	CONSTRUCTION LIMIT LINE
	SILT FENCE
	ORANGE CONSTRUCTION FENCE
	TEMPORARY SWALE
	SLOPE MATTING
	STABILIZED CONSTRUCTION ENTRANCE
	STONE OUTLET SEDIMENT TRAP
	TEMPORARY SEDIMENT BASIN
	MATERIAL STOCKPILE
	CHECK DAM



AVION

SITE PLAN

POMARICO DRIVE

SECTION 86
BLOCK 1
LOTS 37.222 & 37.223

TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE



Connor Patrick McCormack
NEW YORK LICENSED PROFESSIONAL ENGINEER
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SCALE: AS SHOWN DESIGNED BY: KAS DRAWN BY: KAS
DESIGNED BY: KAS REVIEWED BY: CPM
DATE ISSUED: 06/06/2024 PROJECT NUMBER: 24002169A
SHEET NAME:

SOIL EROSION & SEDIMENT CONTROL PLAN PHASE 1

DRAWING NUMBER: C-801

REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS.
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AVION

SITE PLAN

POMARICO DRIVE

SECTION 86
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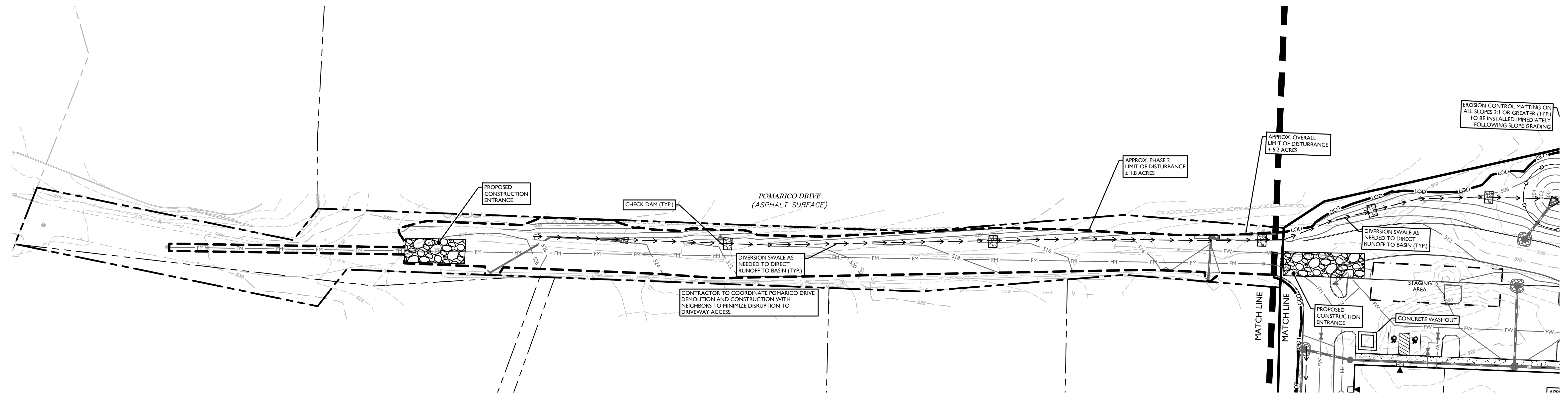
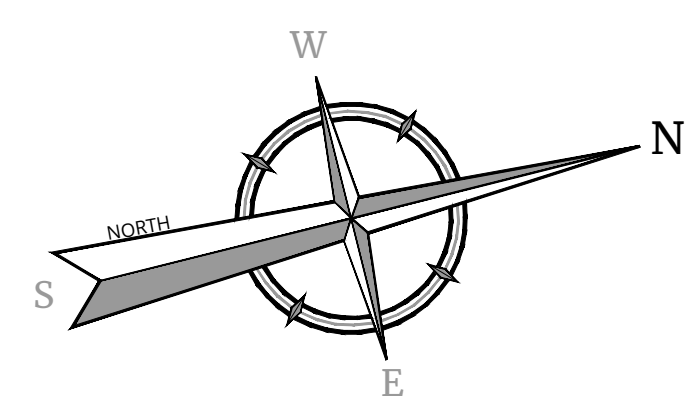
11/28/2019 (revised) by Connor Patrick McCormack
Date: 2025.11.28 09:53:38 -0400
Connor P. McCormack
Connor Patrick McCormack
NEW YORK LICENSED PROFESSIONAL ENGINEER
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SCALE: AS SHOWN DRAWN BY: KAS
DESIGNED BY: KAS REVIEWED BY:
DATE ISSUED: 06/06/2024 PROJECT NUMBER: 24002169A
SHEET NAME:

SOIL EROSION & SEDIMENT CONTROL PLAN PHASE 2

DRAWING NUMBER: C-802



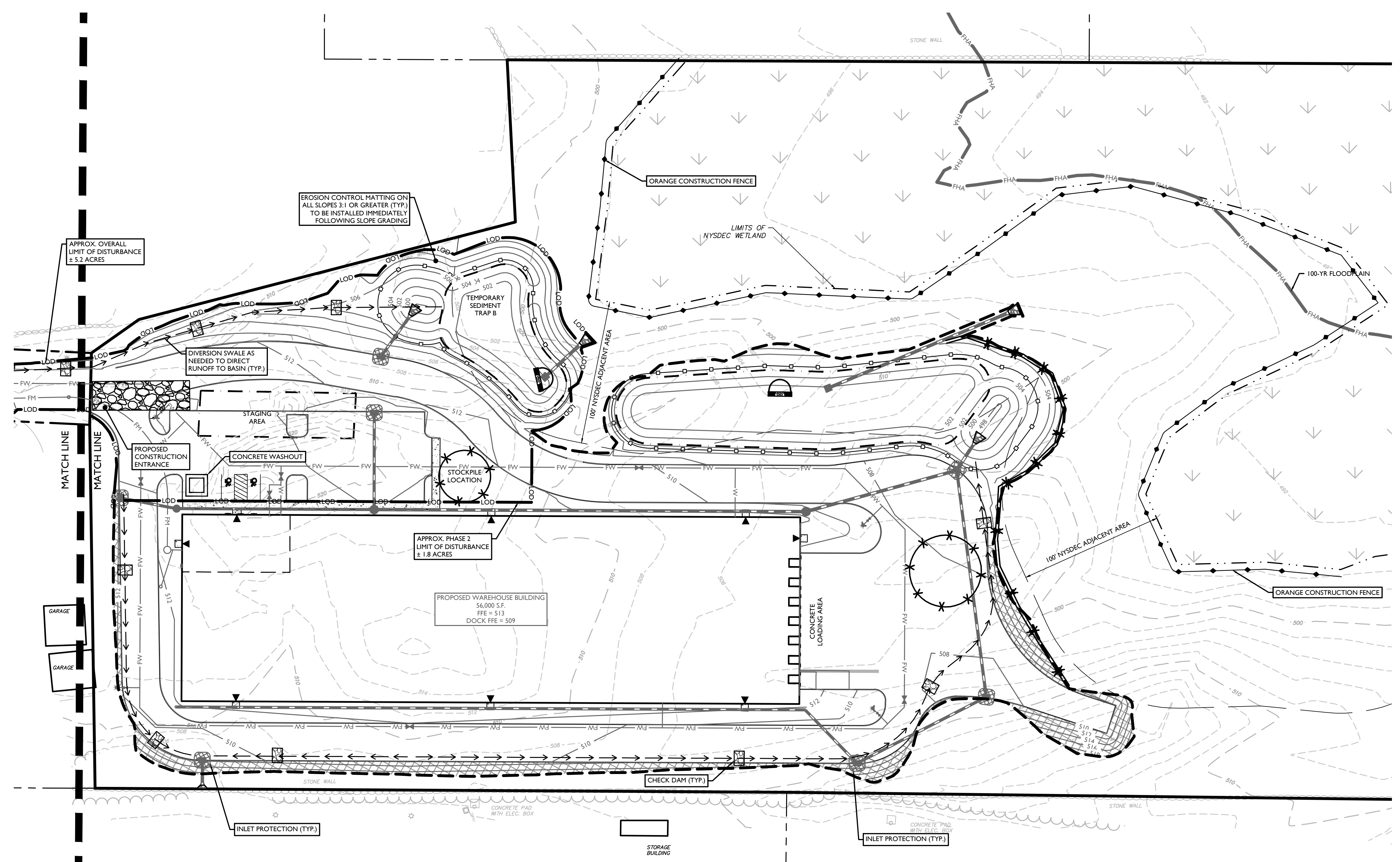
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FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM PERMANENT VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED, OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

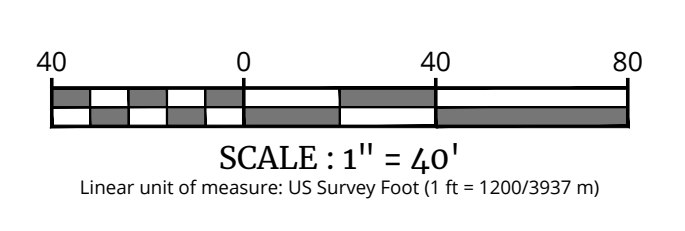
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NOTE: DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- CONSTRUCTION LIMIT LINE
- SILT FENCE
- ORANGE CONSTRUCTION FENCE
- TEMPORARY SWALE
- SLOPE MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- STONE OUTLET SEDIMENT TRAP
- TEMPORARY SEDIMENT BASIN
- MATERIAL STOCKPILE
- CHECK DAM

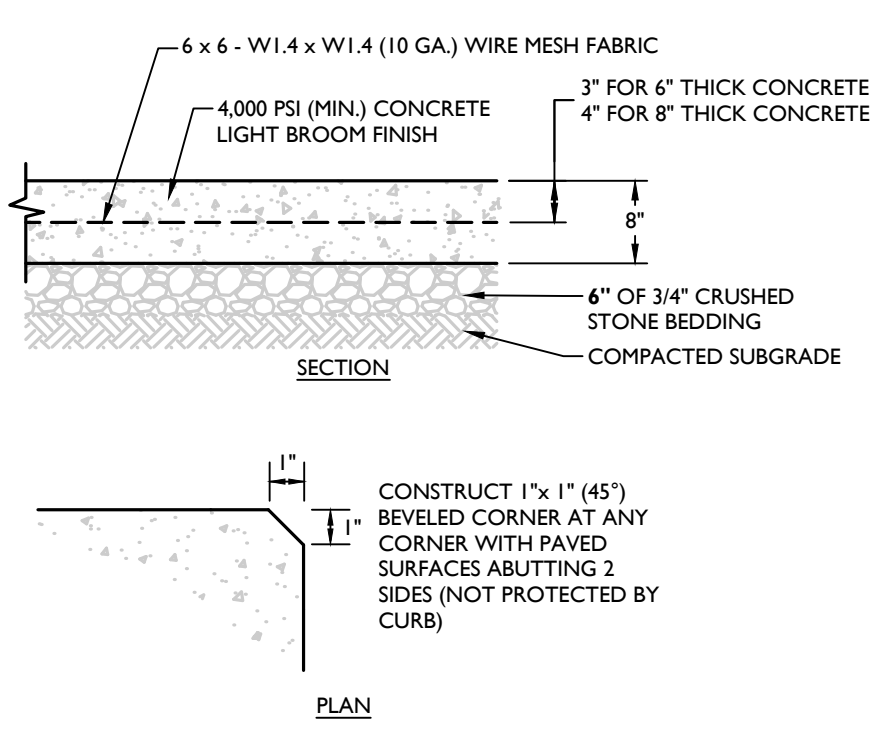


NOTES:

- 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 RAMPS 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" BEVELLED 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.

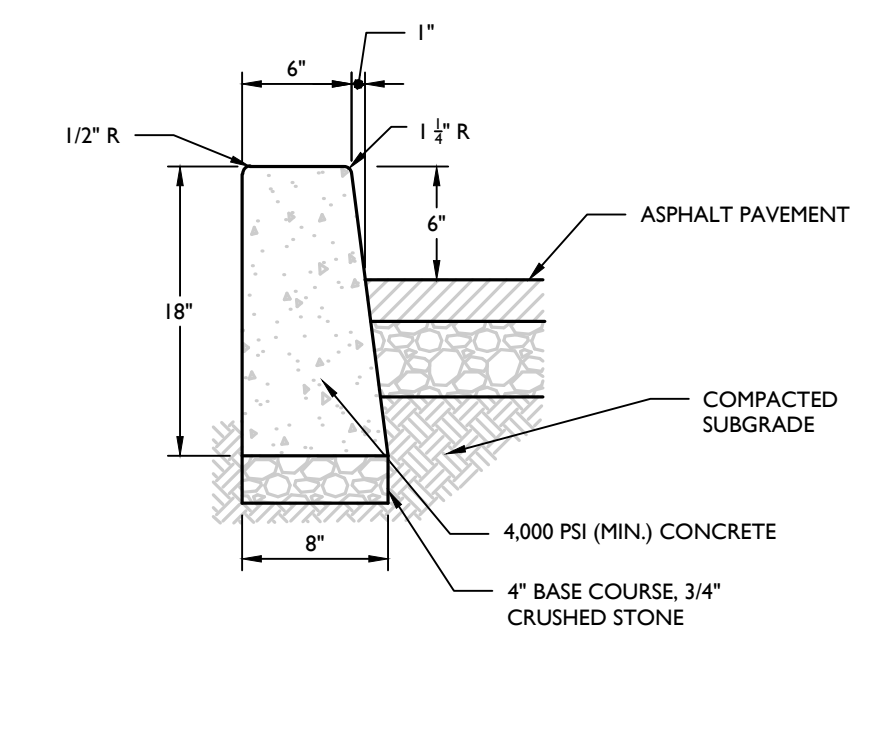
CURB RAMP NOTES

MCNY-SITE-HADA-2500 07/01/19



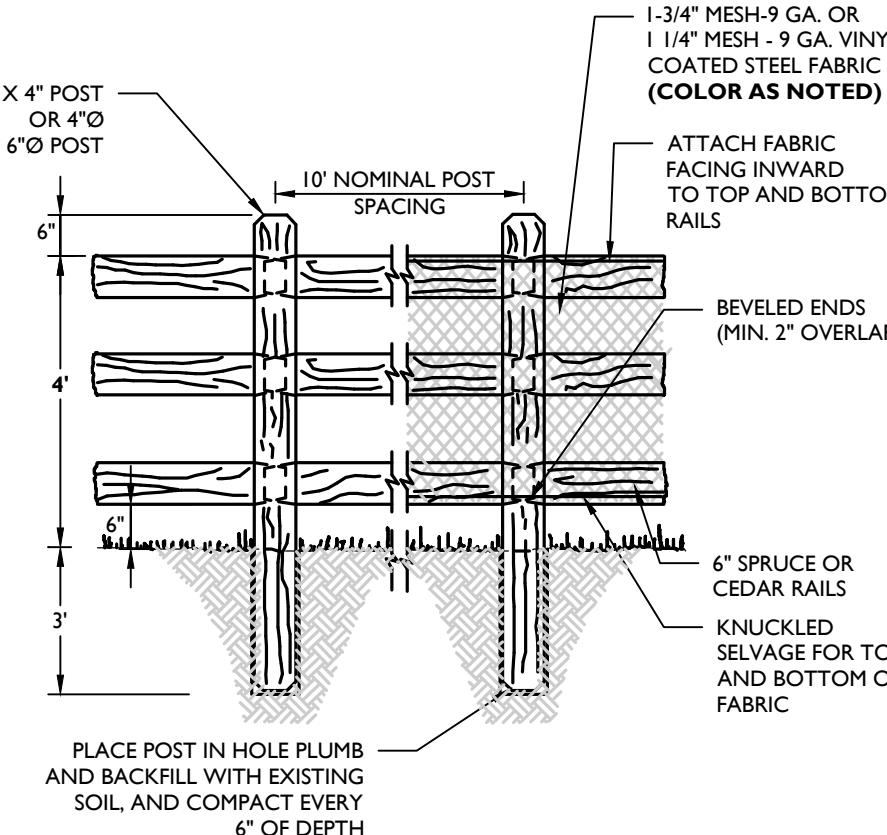
CONCRETE LOADING PAD DETAIL

NOT TO SCALE MCNY-SITE-PWMT-1600 07/01/19



CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

NOT TO SCALE MCNY-SITE-CURB-1000 07/01/19



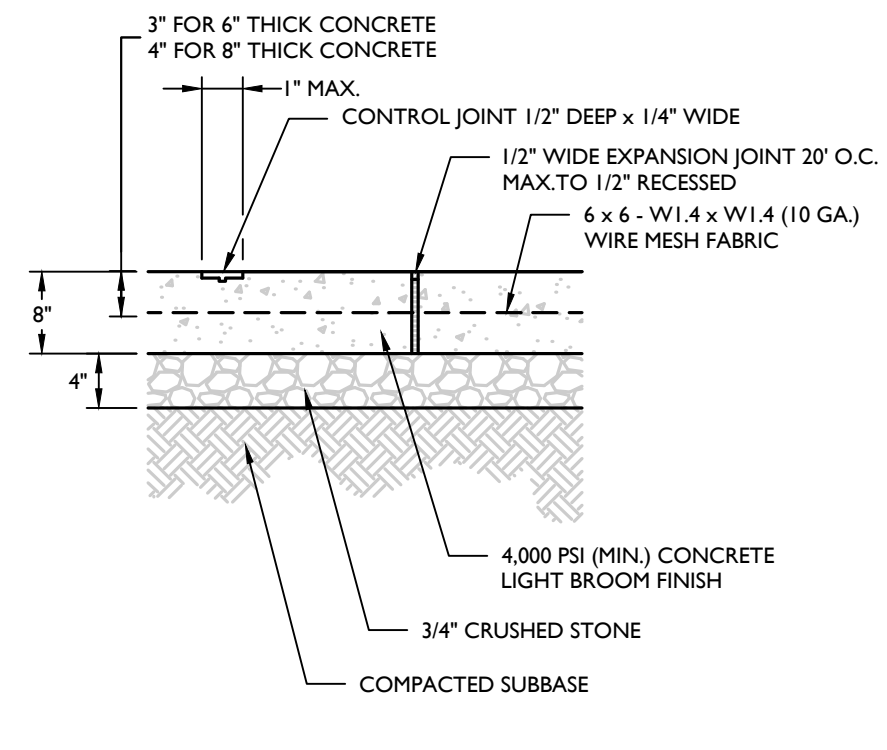
SPLIT RAIL FENCE (3 - RAIL) WITH FABRIC DETAIL

NOT TO SCALE MCCM-SITE-FNCE-1901 07/01/19



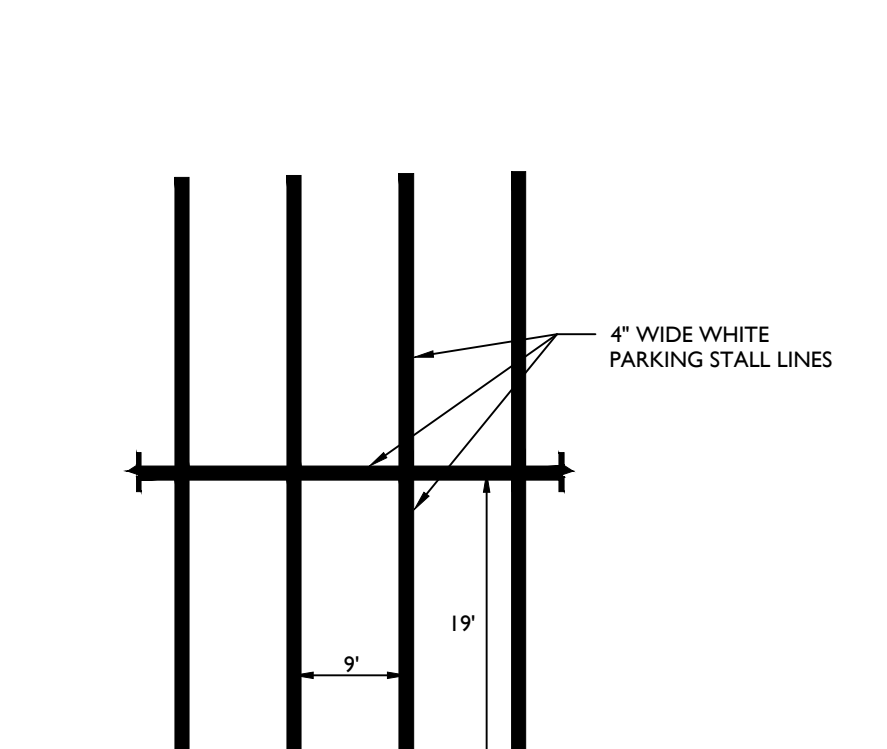
R8-3a SIGN DETAIL

NOT TO SCALE MCCM-SIGN-REGU-8B-3A 01/01/23



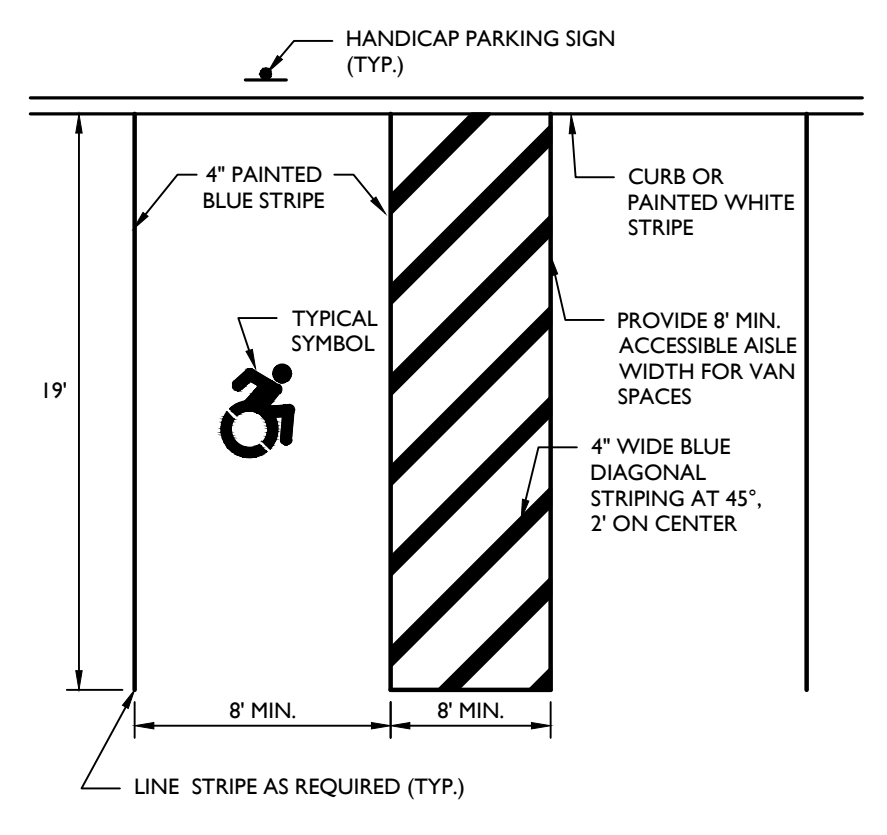
CONCRETE PAVEMENT DETAIL

NOT TO SCALE MCNY-SITE-PWMT-1500 07/01/19



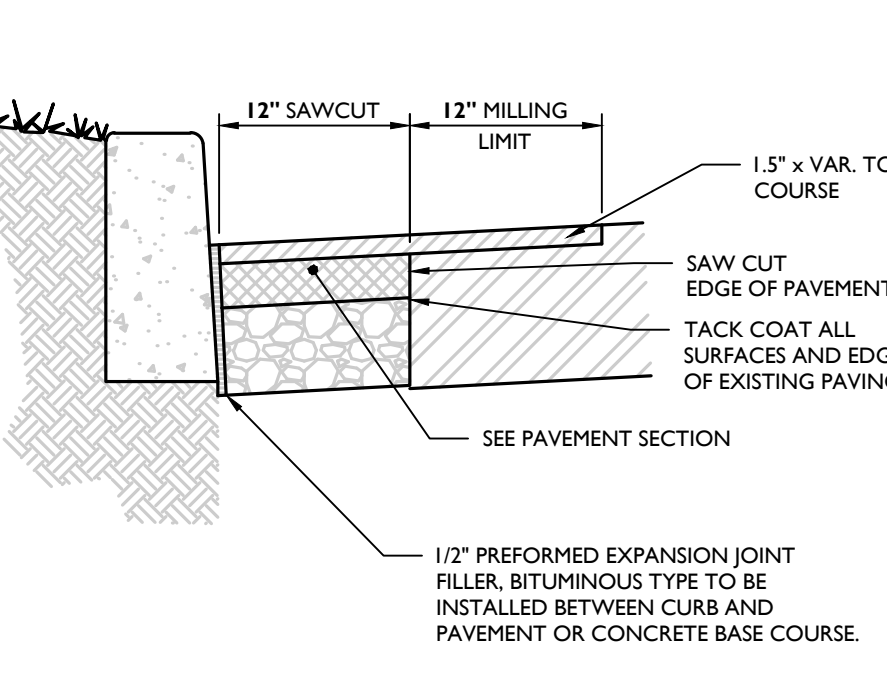
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NOT TO SCALE MCNY-SITE-MRKG-1000 07/01/19



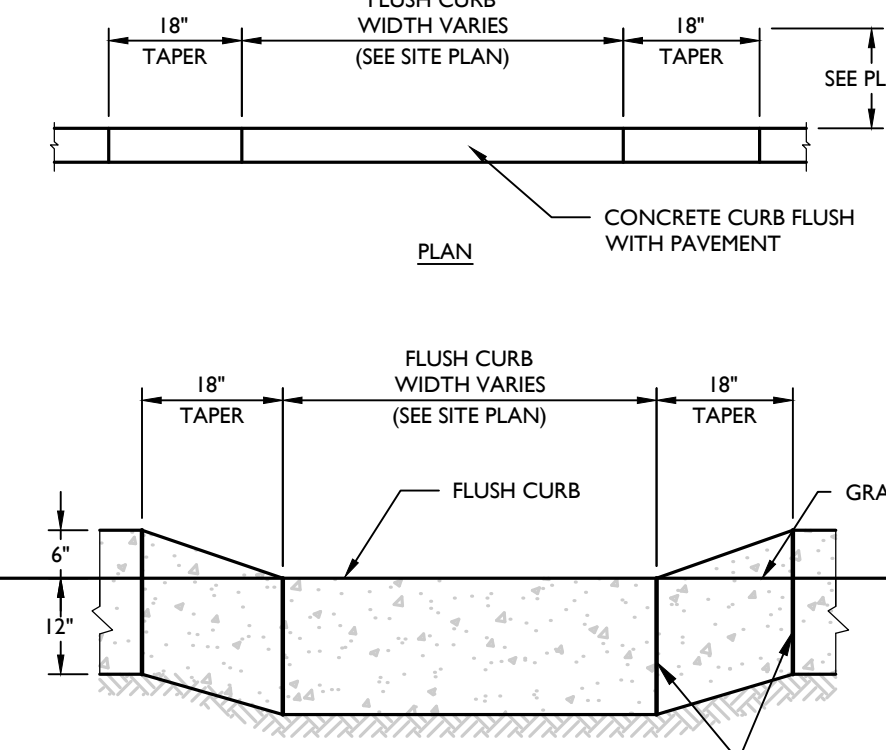
ACCESSIBLE PARKING LINE STRIPE STALL DETAIL

NOT TO SCALE MCNY-SITE-MRKG-1801 07/01/19



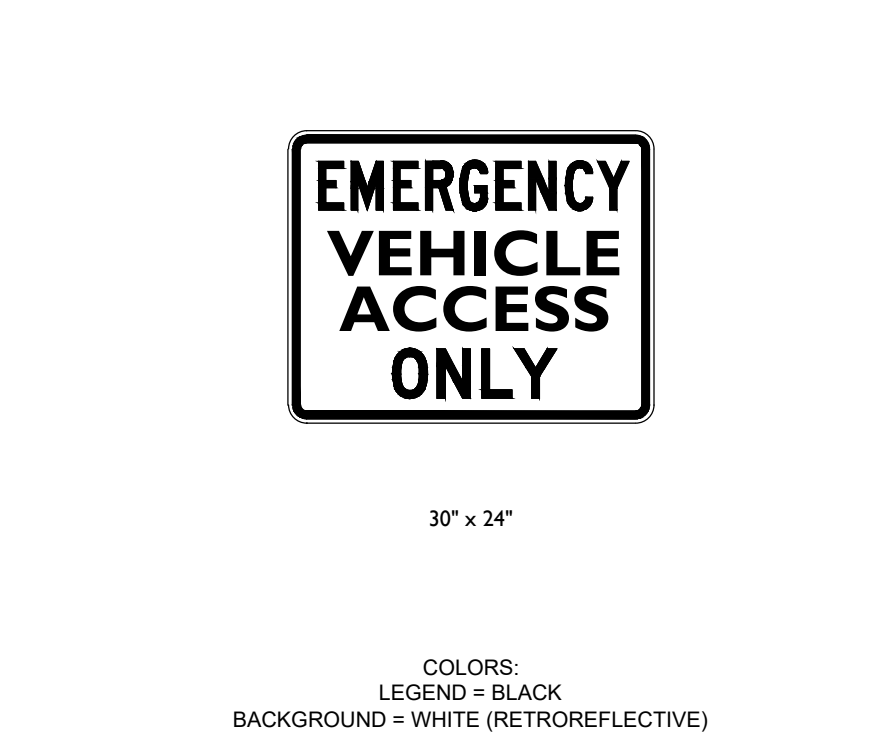
SAWCUT AND PAVEMENT RESTORATION DETAIL

NOT TO SCALE MCNY-SITE-PWMT-2800 07/01/19



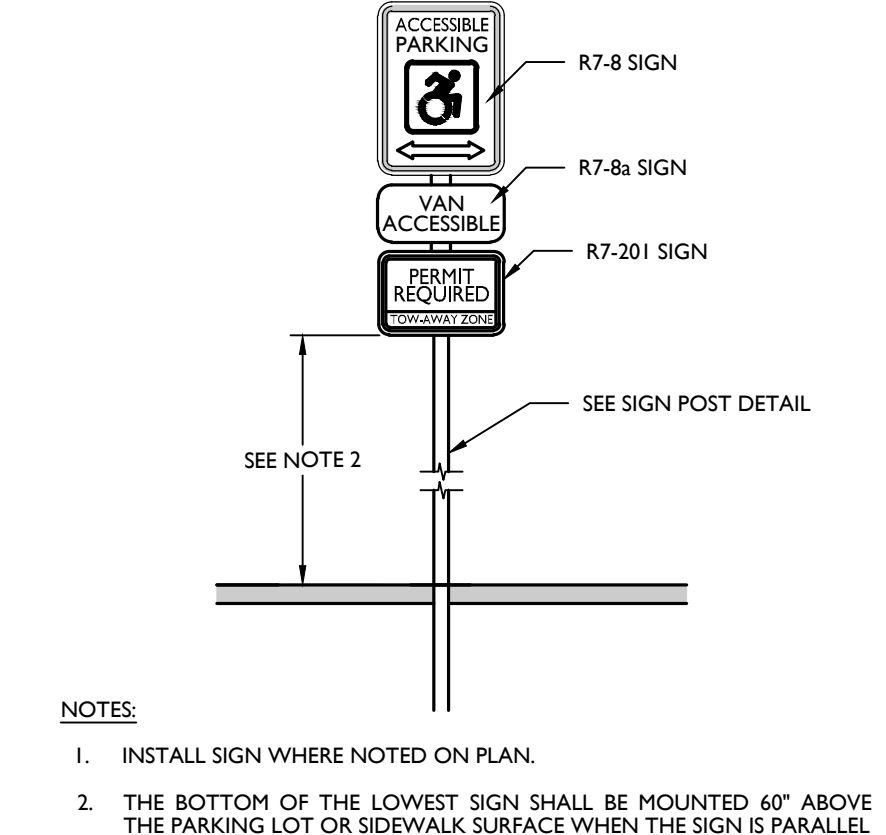
CONCRETE FLUSH CURB DETAIL

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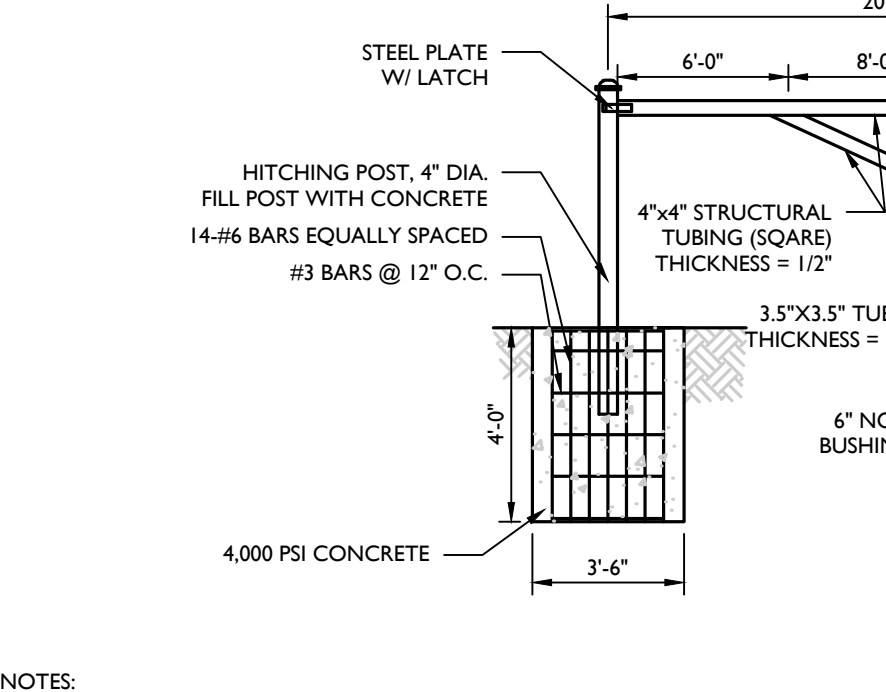
EMERGENCY VEHICLE ACCESS SIGN DETAIL

NOT TO SCALE MCCM-SIGN-REGU-RB-4 07/01/21



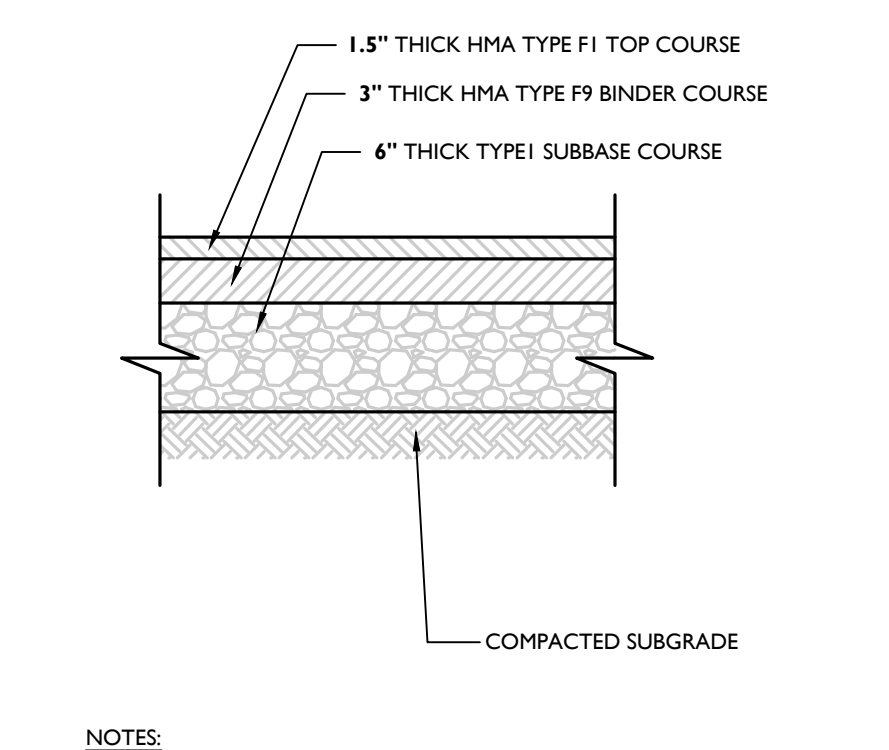
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE MCNY-SITE-MRKG-2200 07/01/19



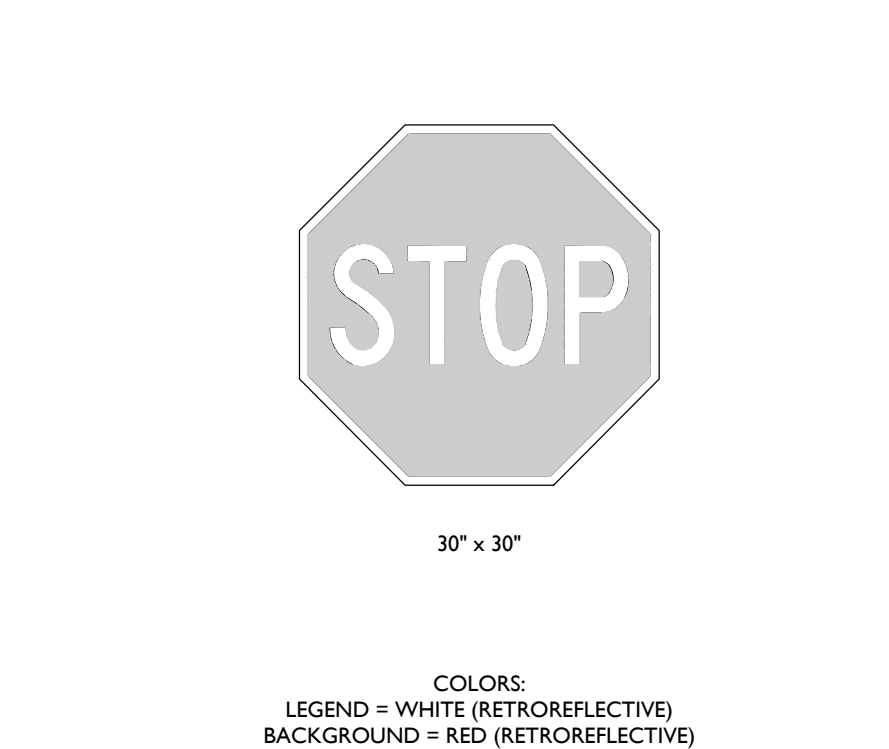
EMERGENCY ACCESS GATE DETAIL

NOT TO SCALE MCCM-SITE-FNCE-3100 07/01/19



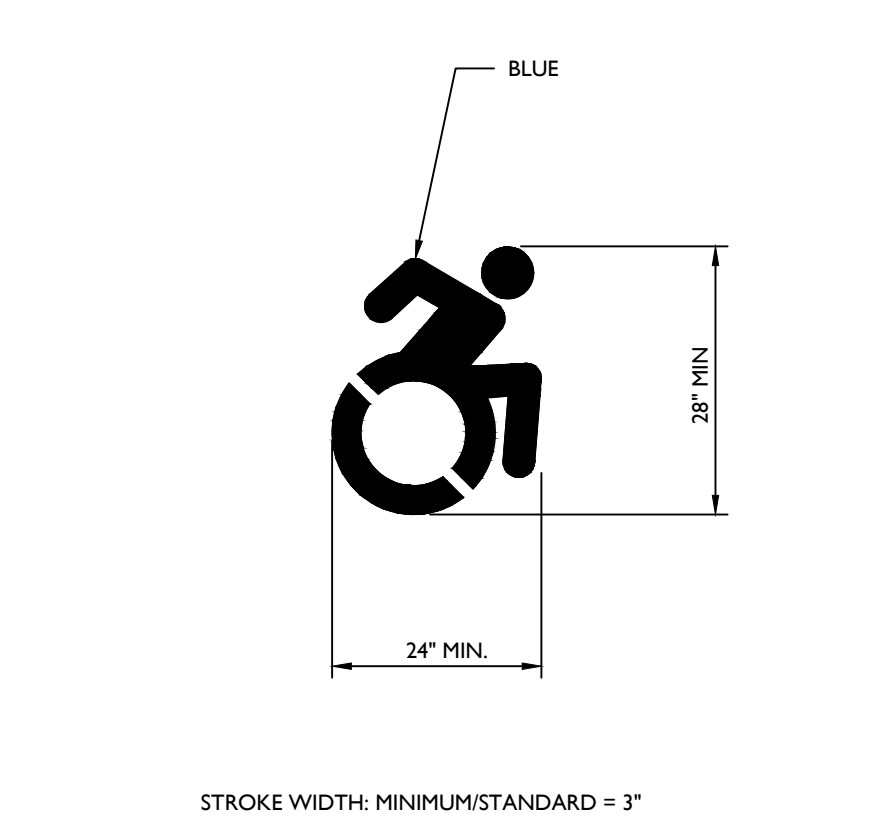
STANDARD ASPHALT PAVEMENT DETAIL

NOT TO SCALE MCNY-SITE-PWMT-1000 07/01/19



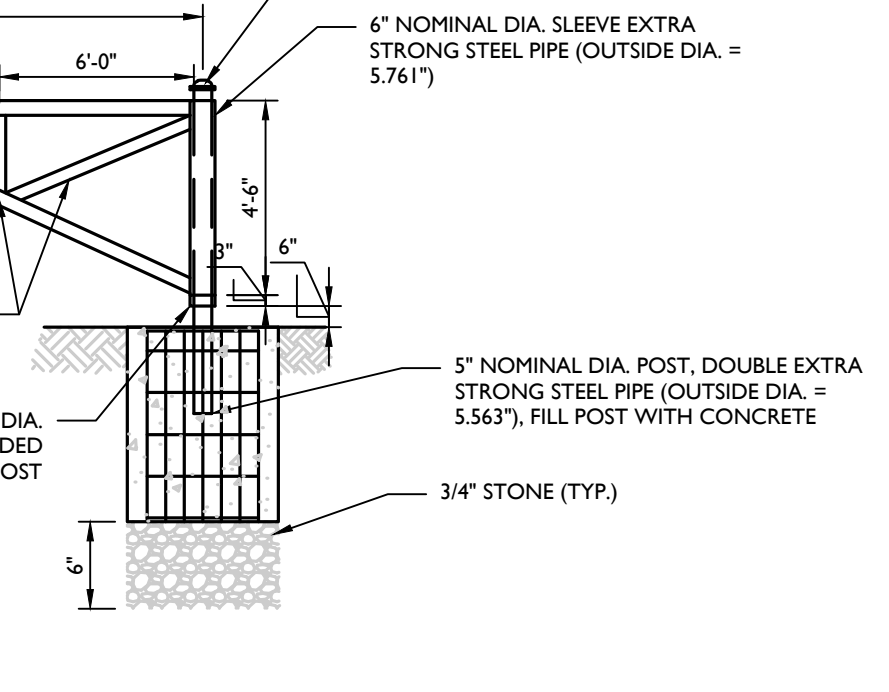
R1-1 SIGN DETAIL

NOT TO SCALE MCCM-SIGN-REGU-R1-1 12/01/20



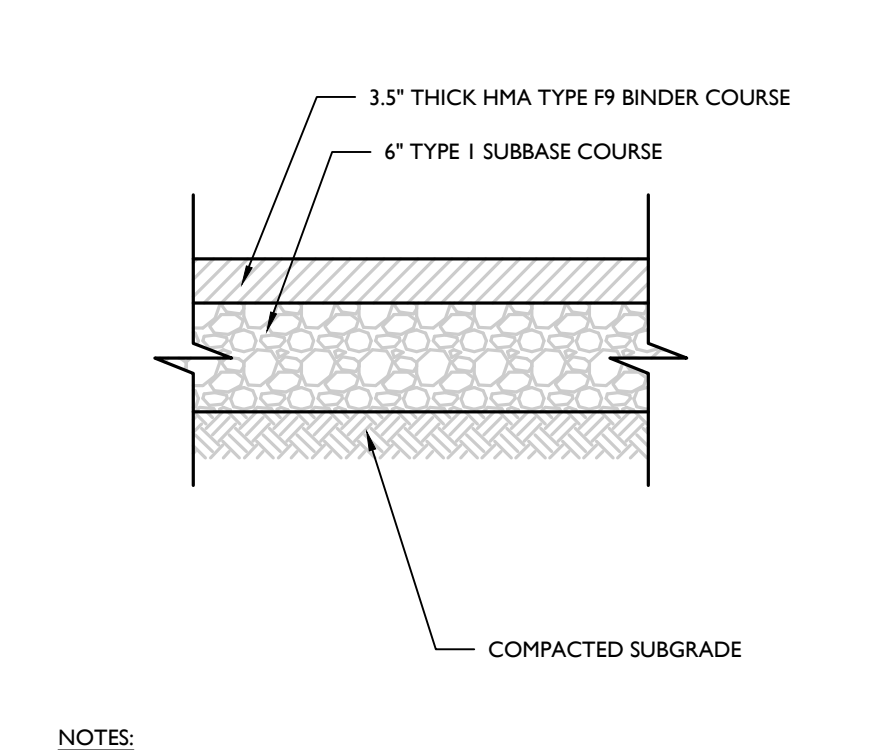
ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE MCNY-SITE-MRKG-2000 07/01/19



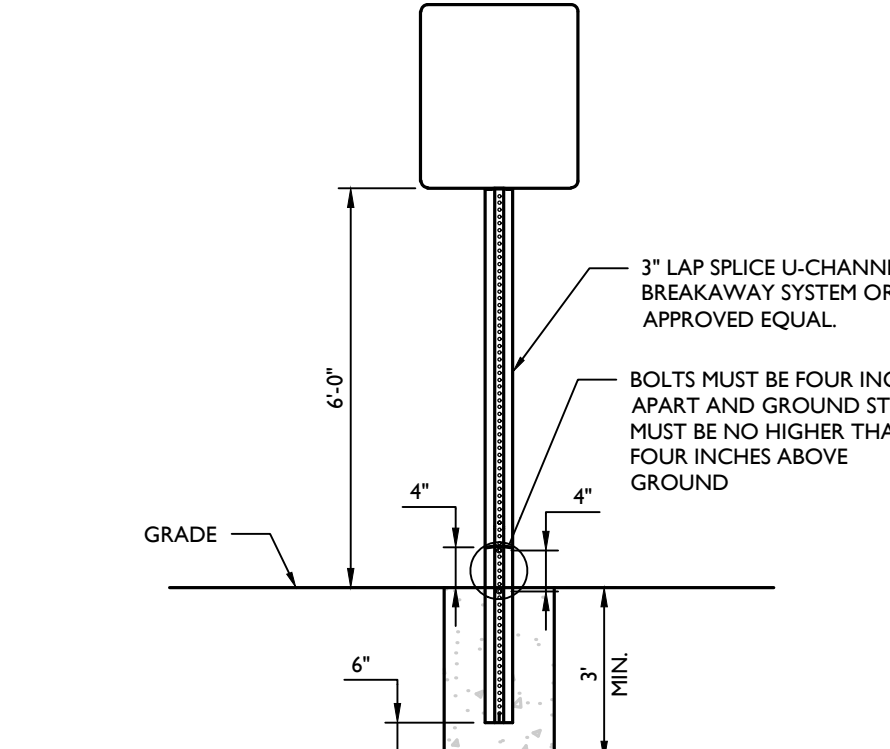
EMERGENCY ACCESS GATE DETAIL

NOT TO SCALE MCCM-SITE-FNCE-3100 07/01/19



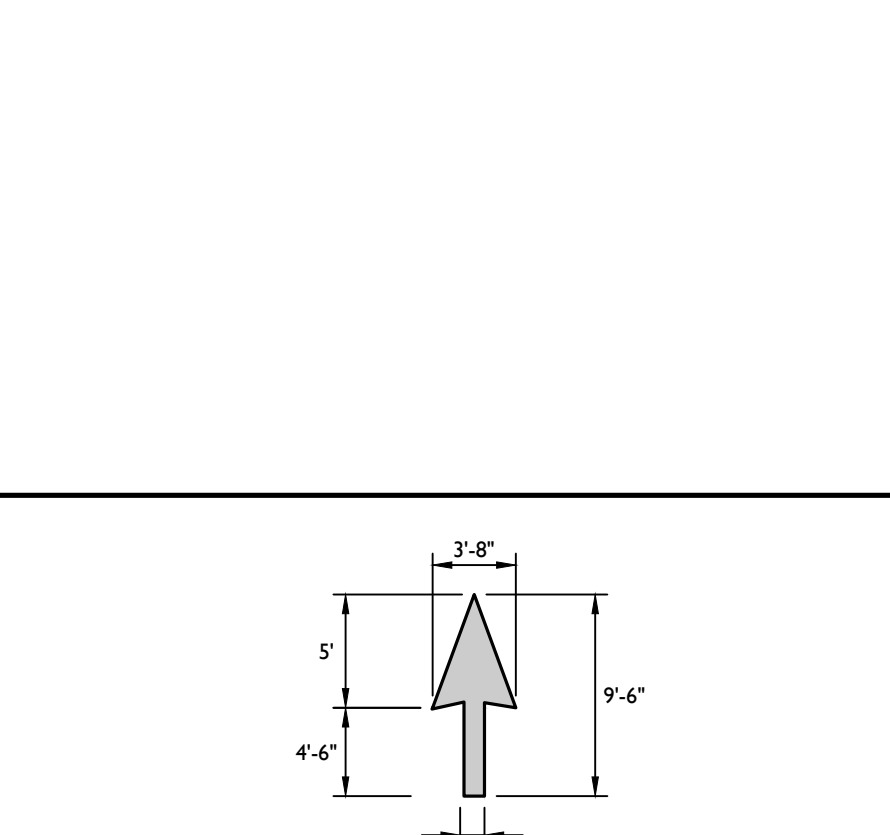
EMERGENCY ACCESS PAVEMENT DETAIL

NOT TO SCALE MCNY-SITE-PWMT-1100 07/01/19



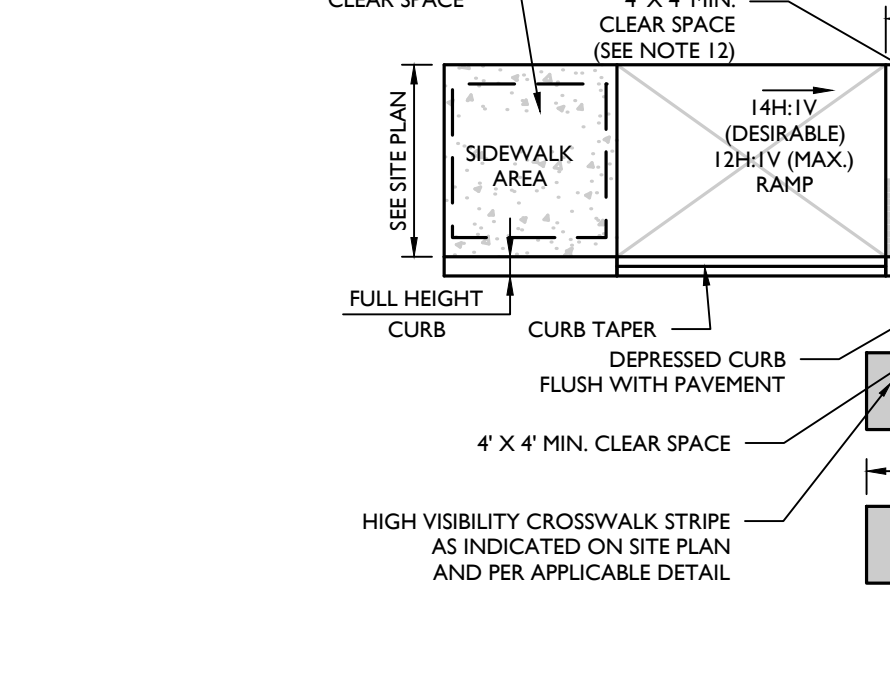
BREAKAWAY SIGN POST DETAIL

NOT TO SCALE MCCM-SIGN-POST-1102 07/01/19



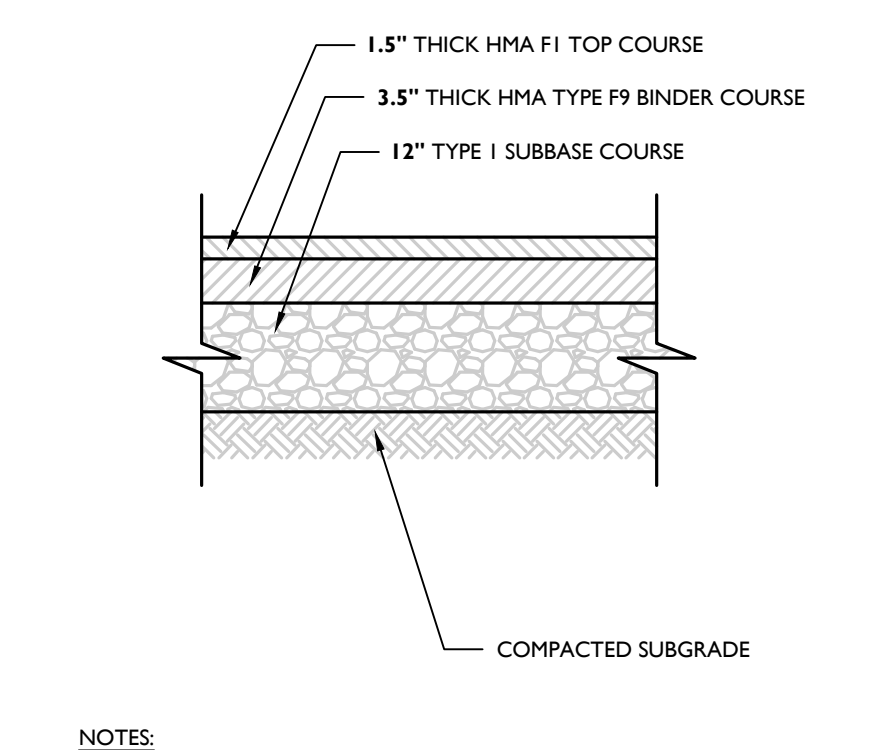
STRAIGHT PAVEMENT ARROW DETAIL

NOT TO SCALE MCNY-SITE-MRKG-1200 07/01/19



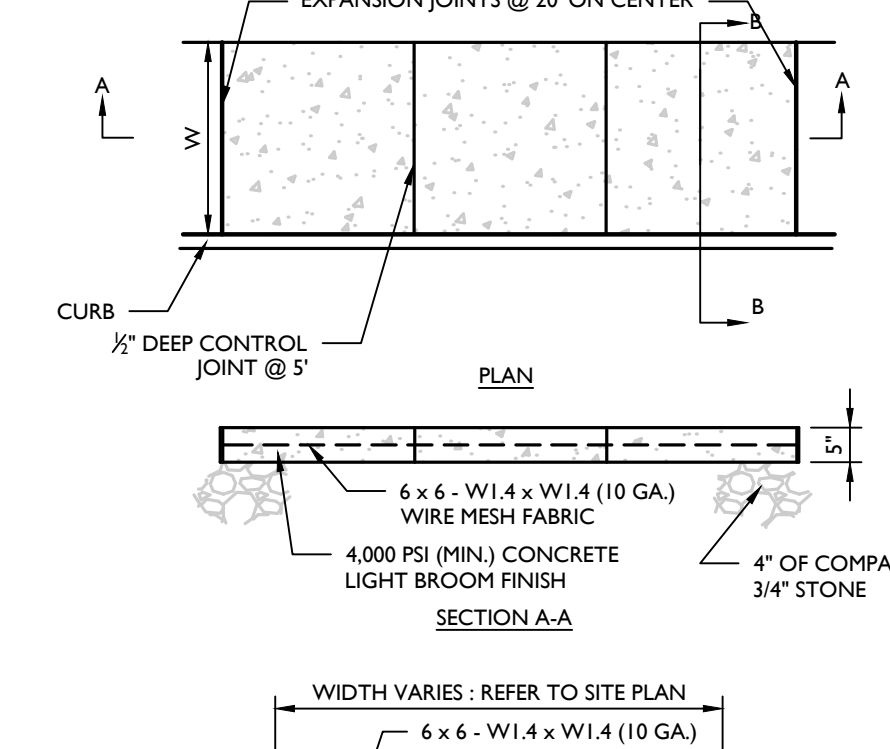
CURB RAMP TYPE 7 DETAIL

NOT TO SCALE MCNY-SITE-HADA-1600 07/01/19



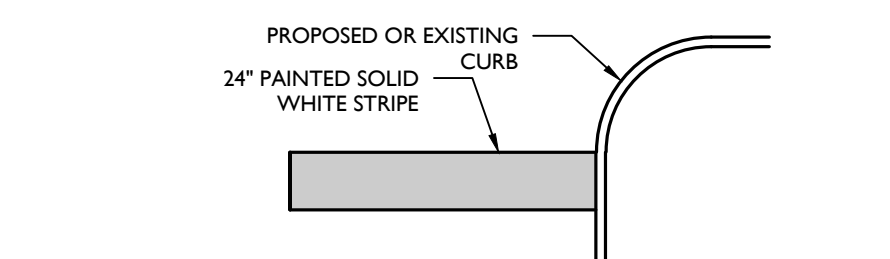
HEAVY-DUTY ASPHALT PAVEMENT DETAIL

NOT TO SCALE MCNY-SITE-PWMT-1100 07/01/19



REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

NOT TO SCALE MCNY-SITE-PWMT-1800 07/01/19



TYPICAL STOP BAR DETAIL

NOT TO SCALE MCNY-SITE-MRKG-1100 07/01/19

REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS.
4	11/20/25	REVISED PER PLANNING BOARD COMMENTS.

AVION

SITE PLAN

POMARICO DRIVE

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



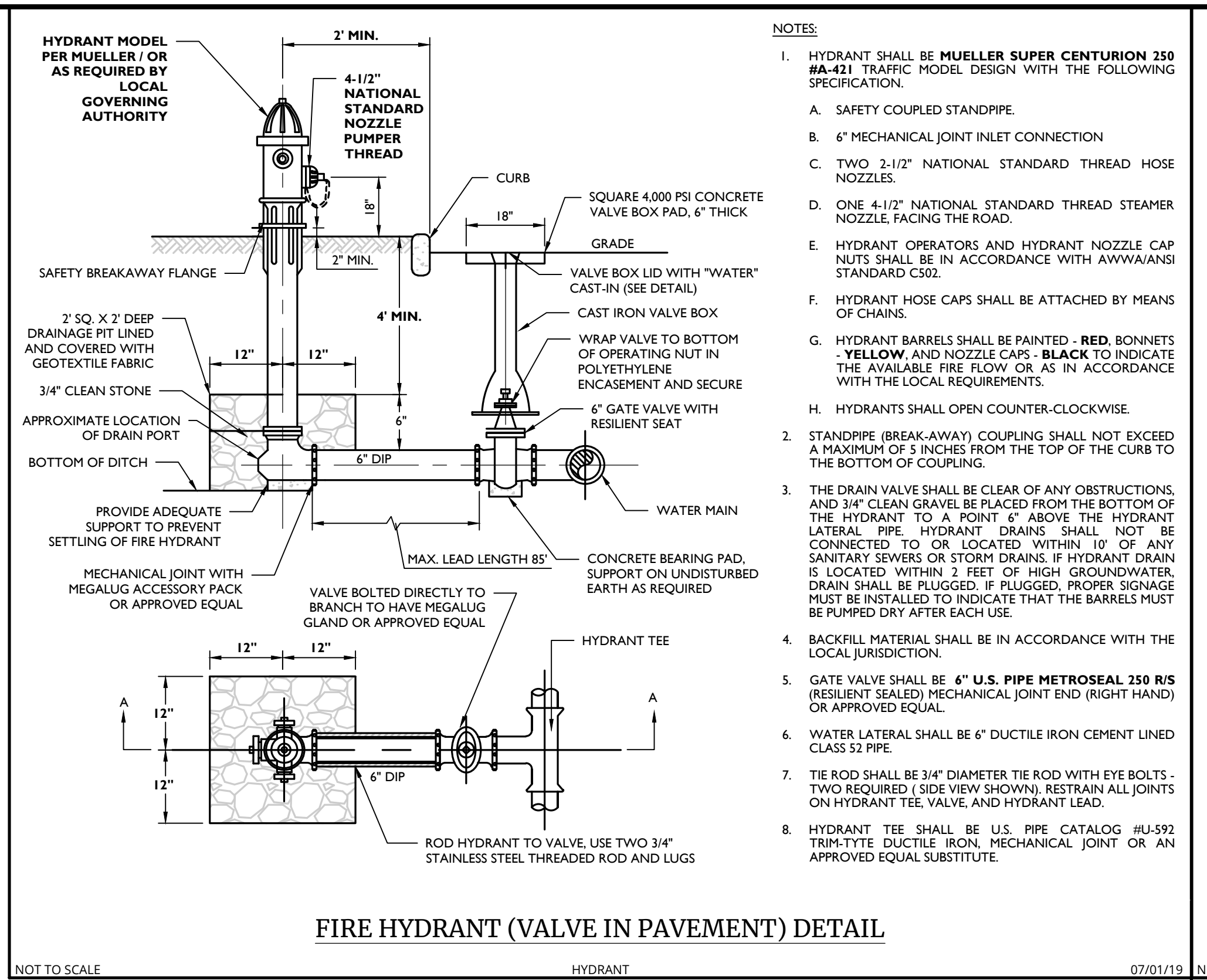
Connor Patrick McCormack
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103756
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A. # 0017609

Colliers Engineering & Design
555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, E.T.C.

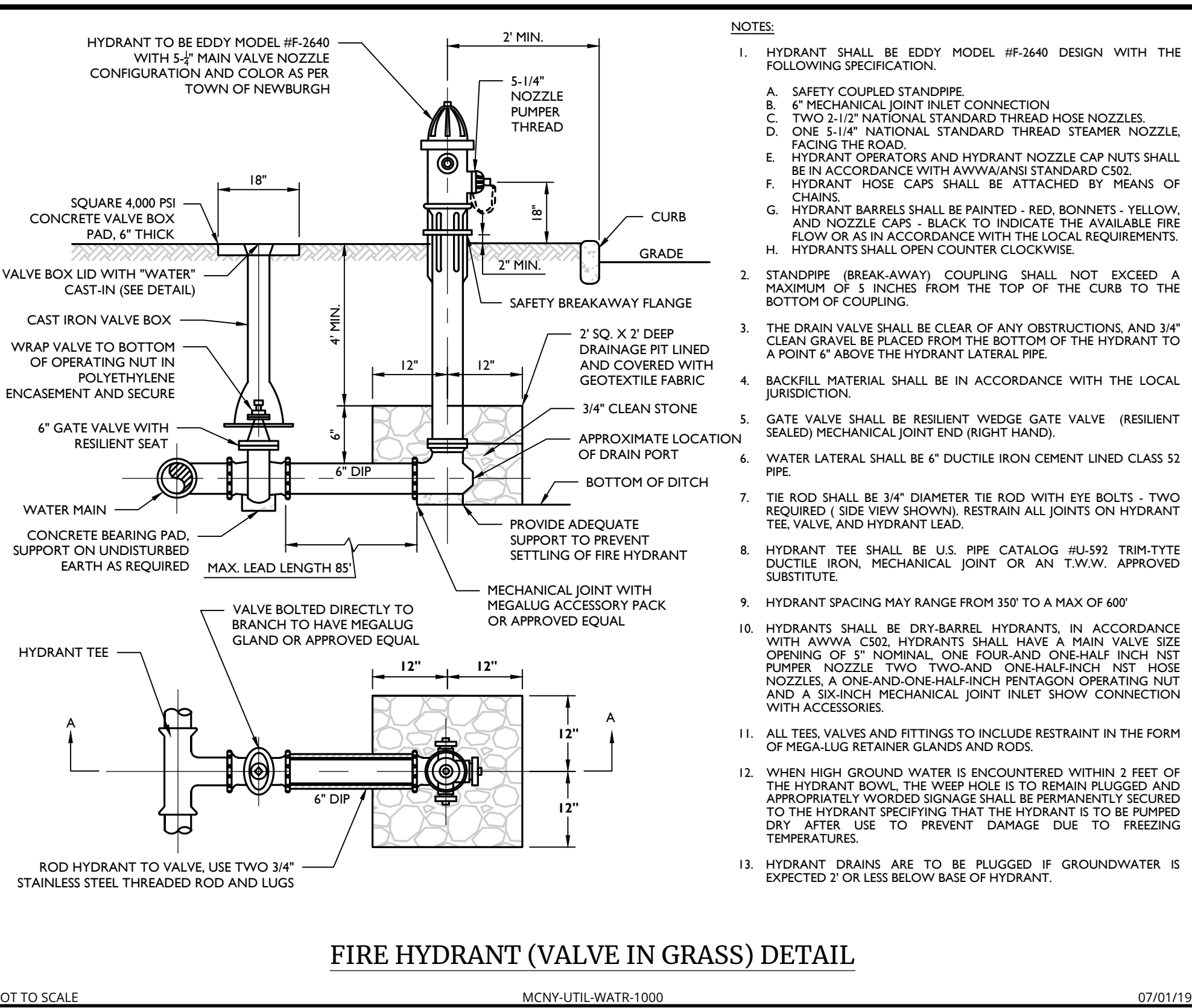
SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
KAS	CPM
DATE ISSUED:	PROJECT NUMBER:
06/06/2024	24002169A
SHEET NAME:	

CONSTRUCTION DETAILS

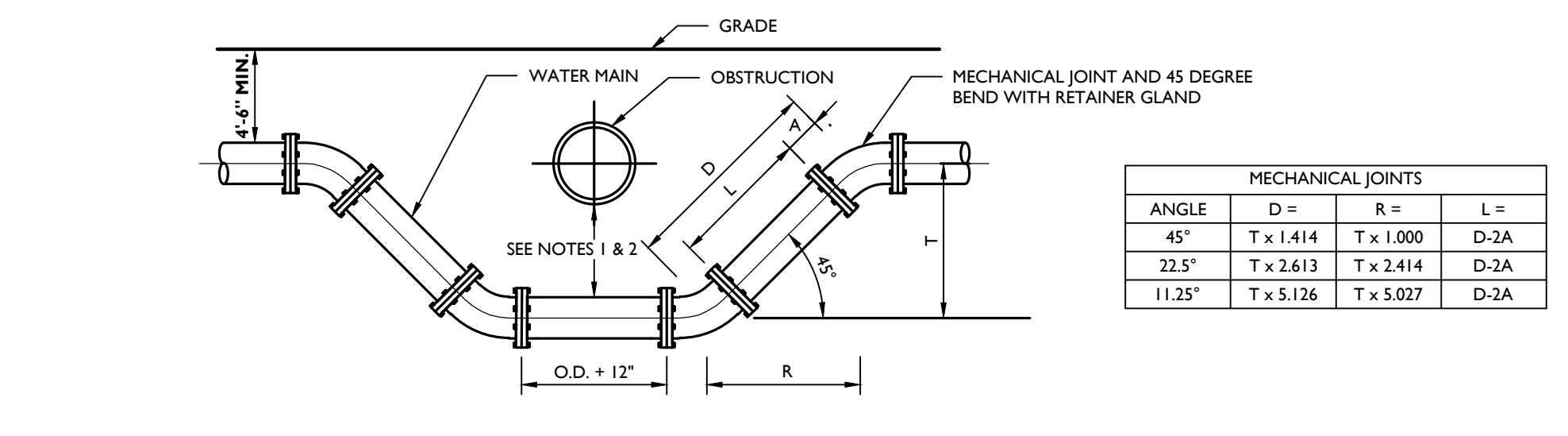
DRAWING NUMBER: **C-901**



FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL

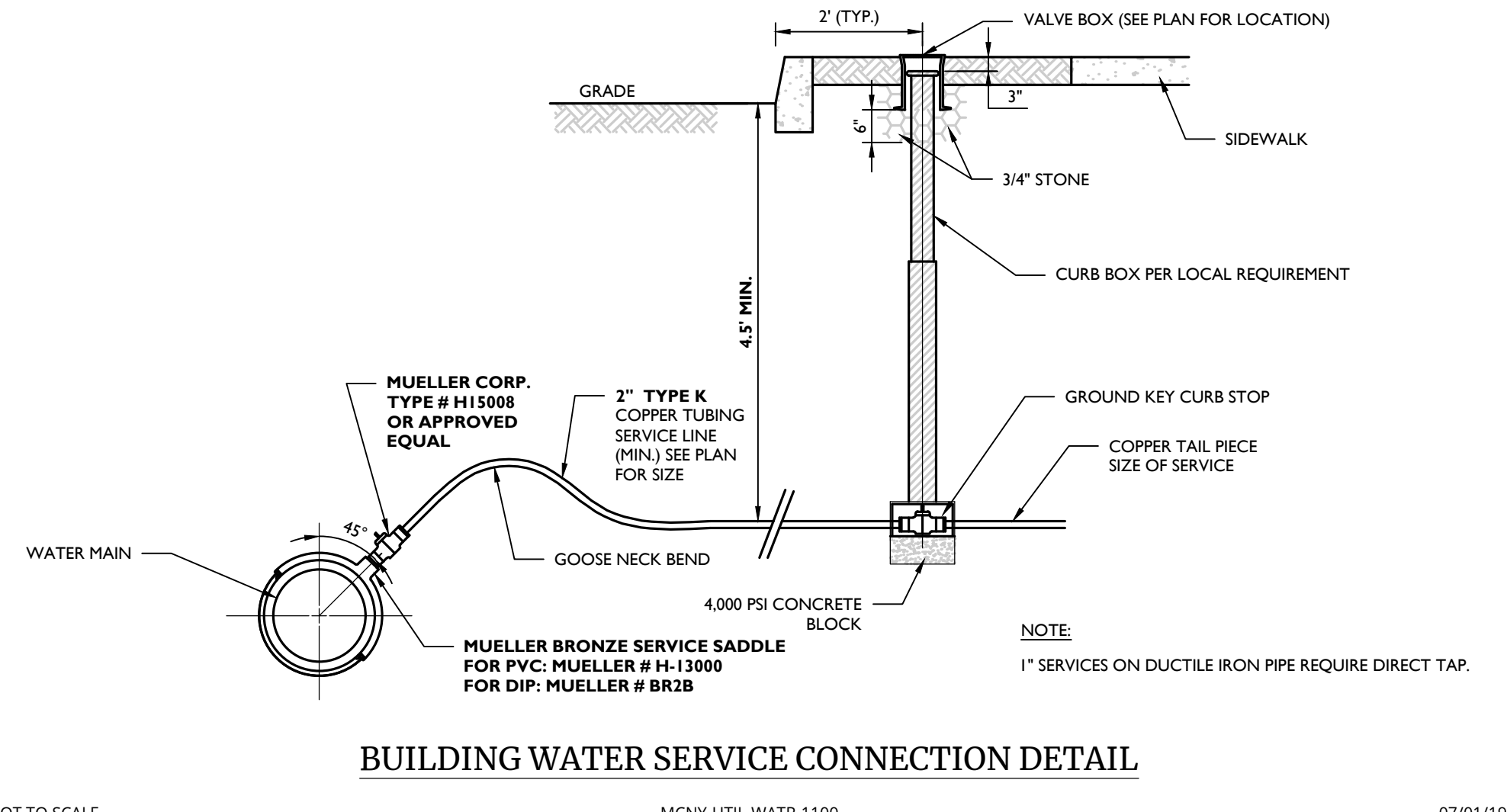


FIRE HYDRANT (VALVE IN GRASS) DETAIL

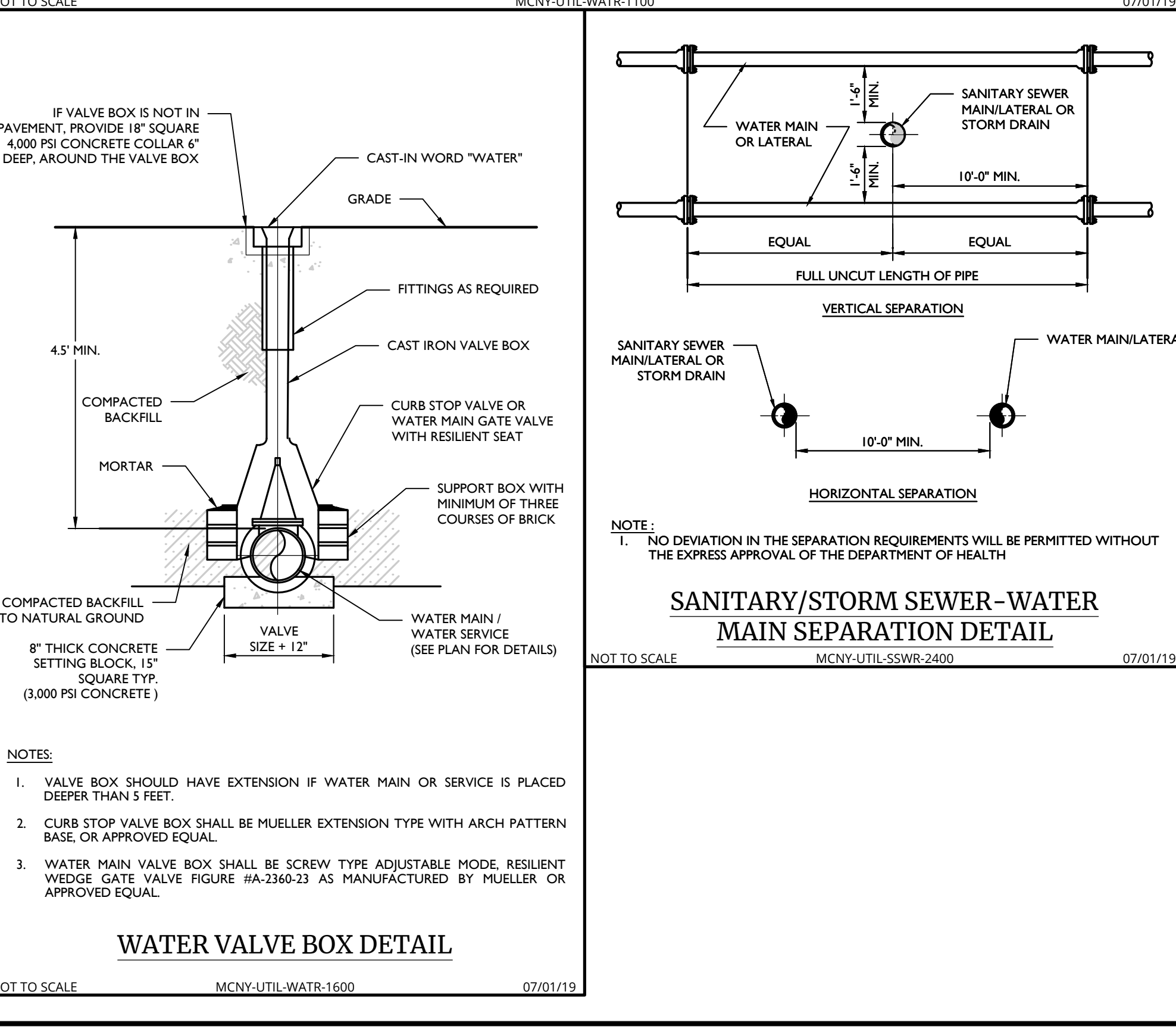


- NOTES:
1. WATER MAIN MAY CROSS ABOVE OBSTRUCTION IF 4" MINIMUM COVER IS MAINTAINED ABOVE THE WATER MAIN AND FINISH GRADE.
 2. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY OR STORM SEWER TO WATER MAIN SHALL BE 18" IF THE HORIZONTAL SEPARATION IS LESS THAN 10". BETWEEN WATER MAIN AND OTHER UTILITIES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12".
 3. WATER MAIN SHALL BE SIZE AND MATERIAL SPECIFIED ON THE PLAN, WITH MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE CAST IRON MECHANICALLY JOINT.
 4. OFFSETS MAY BE SUBSTITUTED FOR A "T" OF UP TO 24" IF APPROVED BY THE ENGINEER.
 5. TIE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS. DETAILS OF THE TIE ROD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. THE RODS SHALL BE SUFFICIENT TO RESTRAIN THE THRUST DEVELOPED AT 100 PSI WORKING PRESSURE. MEGALUG RESTRAINT ALSO ACCEPTABLE IN PLACE OF THE RODS.

WATER CROSSING UNDER UTILITY DETAIL

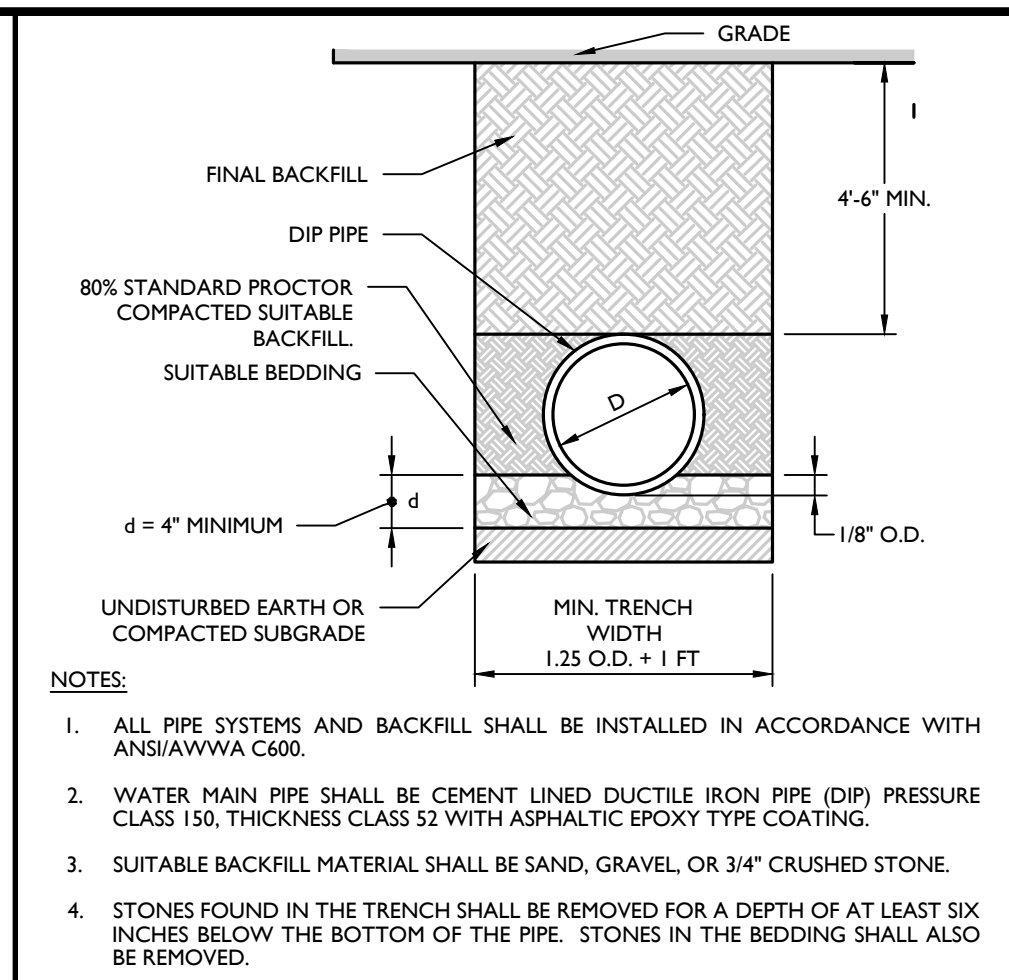


BUILDING WATER SERVICE CONNECTION DETAIL

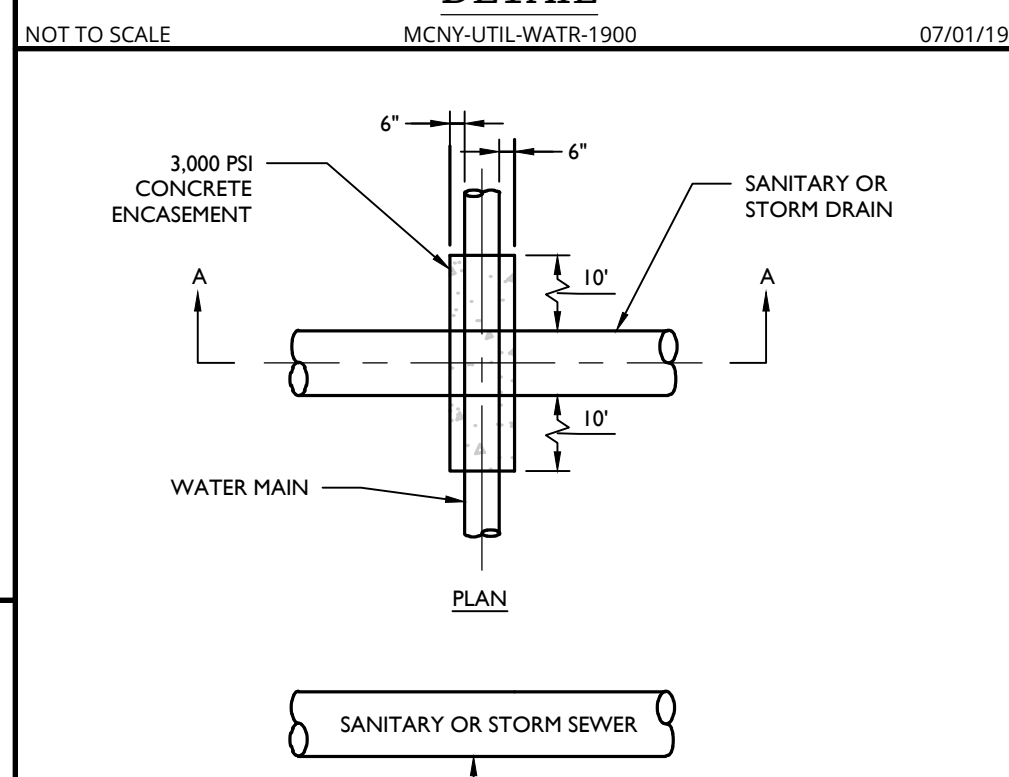


WATER VALVE BOX DETAIL

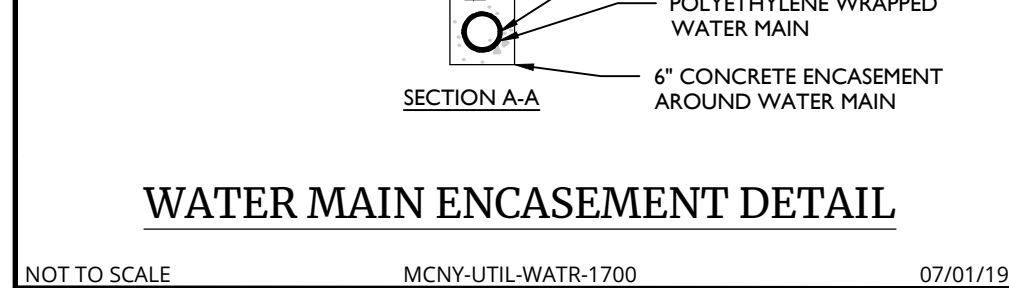
- NOTES:
1. VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED DEEPER THAN 5 FEET.
 2. CURB STOP VALVE BOX SHALL BE MUELLER EXTENSION TYPE WITH ARCH PATTERN BASE OR APPROVED EQUAL.
 3. WATER MAIN VALVE BOX SHALL BE SCREW TYPE ADJUSTABLE MODE, RESILIENT WEDGE GATE VALVE FIGURE #A-2360-23 AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.



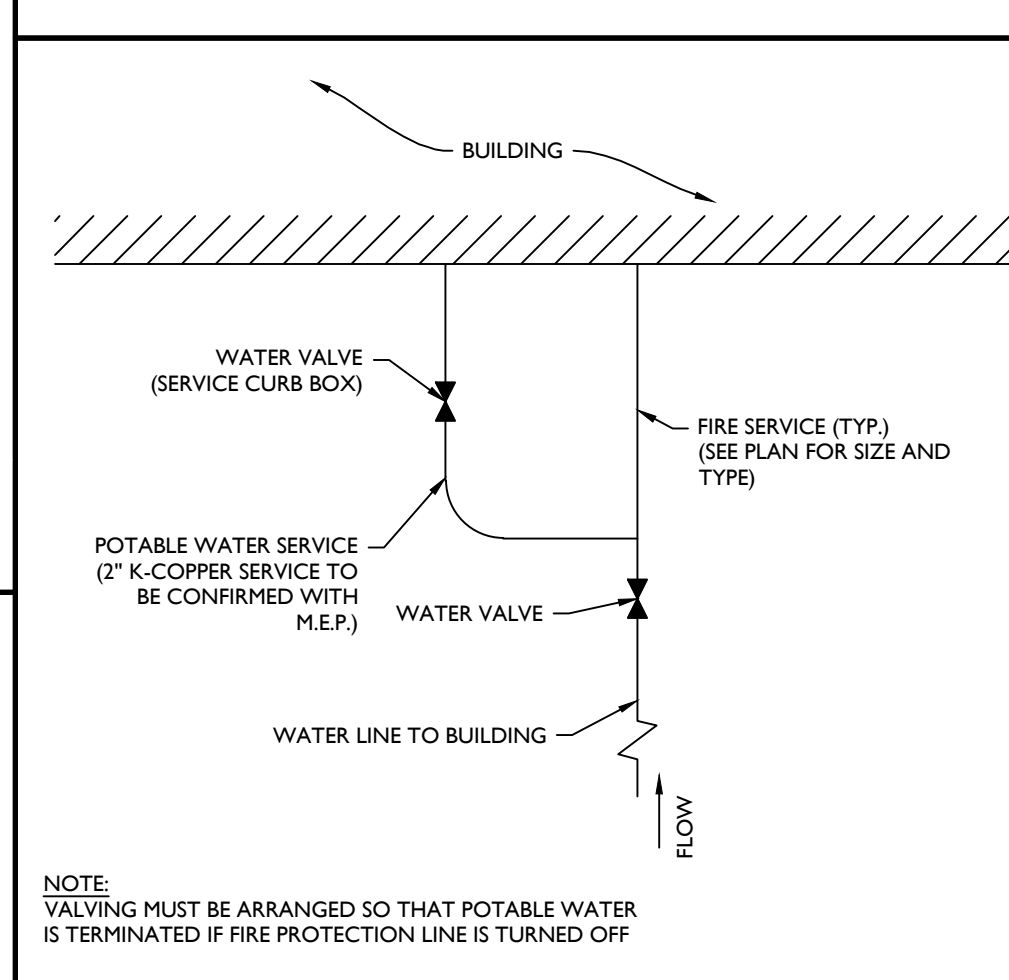
DIP WATER PIPE BEDDING DETAIL



WATER MAIN ENCASEMENT DETAIL



- TOWN OF NEWBURGH WATER & SEWER NOTES:
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 NYSDEC AND THE TOWN OF NEWBURGH.
 2. ALL SEWER PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH SEWER DEPARTMENT.
 3. ALL GRAVITY SANITARY SEWER SERVICE LINES SHALL BE 4 INCHES IN DIAMETER OR LARGER AND SHALL BE 50% PVC PIPE CONFORMING TO ASTM D-3034-89. JOINTS SHALL BE PUSH-ON WITH ELASTOMERIC RING GASKET CONFORMING TO ASTM D-3112. FITTINGS SHALL BE AS MANUFACTURED BY THE PIPE SUPPLIER OR EQUAL AND SHALL HAVE A BELL AND SPIGOT 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 IS APPROVED BY THE RESPECTIVE DEPARTMENT.



TOWN OF NEWBURGH FIRE PROTECTION FLOW TO BLDG. CONNECTION DETAIL



- WATER NOTES:
1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE MUNICIPALITY OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
 2. ALL WATER MAIN PIPE SHALL BE AWWA C151/A21.51-02 THICKNESS CLASS FIFTY-TWO (52) CEMENT LINED DUCTILE IRON PUSH-ON (RUBBER GASKET) TYPE AND INSTALLED WITH THREE (3) BRONZE WEDGES PER JOINT. JOINT INSTALLATION SHALL BE TYPE 2, AS PRESCRIBED IN THE LATEST REVISION OF AWWA C600. MECHANICAL JOINTS SHALL HAVE RETAINER GLANDS.
 3. ALL PIPE FITTINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE AWWA SPECIFICATION C151/A21.51-02.
 4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL, RESILIENT-SEATED GATE VALVES WITH MECHANICAL JOINT CONNECTIONS. OPENING SHALL BE LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 250 PSI. GATE VALVES ARE TO BE IN ACCORDANCE WITH LATEST REVISION OF AWWA SPECIFICATION C509.
 5. ALL VALVE BOXES SHALL BE EXTENSION TYPE BY MUELLER SET ON BRICKS AND POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL.
 6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-RODDED AGAINST UNDISTURBED EARTH AS DIRECTED BY THE ENGINEER.
 7. A PRELIMINARY HYDROSTATIC TEST PRESSURE OF 150 PSI SHALL BE MAINTAINED IN THE WATER MAIN FOR A PERIOD OF THIRTY (30) MINUTES AND A FINAL HYDROSTATIC TEST PRESSURE OF 150 PSI SHALL BE MAINTAINED IN THE WATER MAIN ONCE WATER SERVICES ARE INSTALLED FOR A MINIMUM PERIOD OF TWO (2) HOURS. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY AND THE ORANGE COUNTY DEPARTMENT OF HEALTH.
 8. THE MUNICIPAL ENGINEER MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
 9. ALL WATER LINES AND APPURTENANCES SHALL BE DISINFECTED TO THE SATISFACTION OF THE MUNICIPALITY, AND IN ACCORDANCE WITH THE STANDARDS OF THE OGDH. THIS SHALL ALSO BE DONE IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C651. A MINIMUM OF TWO (2) BACTERIAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY. AS PER AWWA C651, LATEST REVISION, WATER MAIN DISINFECTION PROCEDURE SHALL GENERALLY BE AS FOLLOWS, EXCLUDING THE TABLE METHOD:
 - A. INSPECTING MATERIALS TO BE USED TO ENSURE THEIR INTEGRITY.
 - B. PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR AND NOTING POTENTIAL CONTAMINATION AT THE CONSTRUCTION SITE.
 - C. REMOVING, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAIN.
 - D. CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER FROM THE MAIN.
 - E. PROTECTING THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW CAUSED BY HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
 - F. DOCUMENTING THAT AN ADEQUATE LEVEL OF CHLORINE CONTACTED EACH PIPE TO PROVIDE DISINFECTION.
 - G. DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
 - H. FINAL CONNECTION OF THE APPROVED NEW WATER SERVICE TO THE ACTIVE DISTRIBUTION SYSTEM.
 - I. THE CONTINUOUS-FEED METHOD SHALL BE IMPLEMENTED FOR CHLORINATION, AS DESCRIBED IN AWWA C651, LATEST REVISION. AFTER CHLORINATION, THE CONTRACTOR SHALL FLUSH THE MAINS TO THE SATISFACTION OF THE MUNICIPALITY. AFTER FLUSHING INTO OR REPAIRING EXISTING MAINS OF AWWA C651, LATEST REVISION.
 - J. VERIFICATION SHALL BE ACCOMPLISHED VIA BACTERIOLOGICAL TESTS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HRS. APART, SHALL BE COLLECTED FROM THE NEW MAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FT. OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE MAIN AND AT LEAST ONE SET FROM EACH BRANCH. SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL, (CHEMICAL AND PHYSICAL) QUALITY IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS AND THE PRESENCE OF A CHLORINE RESIDUAL. SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED IN STERILE BOTTLES TREATED WITH SODIUM THIOSULFATE, AS REQUIRED BY STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER. NO HOSE OR FIRE HYDRANT SHALL BE USED IN THE COLLECTION OF SAMPLES. THERE SHOULD BE NO WATER IN THE TRENCH UP TO THE CONNECTION FOR SAMPLING. THE SAMPLING PIPE MUST BE DEDICATED AND CLEAN AND DISINFECTED AND FLUSHED PRIOR TO SAMPLING. A CORPORATION COCK MAY BE INSTALLED IN THE MAIN WITH A COPPER-TUBE GOOSENECK ASSEMBLY. AFTER SAMPLES HAVE BEEN COLLECTED, THE GOOSENECK ASSEMBLY MAY BE REMOVED AND RETAINED FOR FUTURE USE. IF SAMPLES FROM THE LAB INDICATE A MEASURED HPC GREATER THAN 500 COLONY-FORMING UNITS (CFU) PER ML, FLUSHING SHOULD BE RESUMED AND ANOTHER COLIFORM AND HPC SET OF SAMPLES SHOULD BE TAKEN UNTIL NO COLIFORMS ARE PRESENT AND THE HPC IS LESS THAN 500 CFU/ML. THE RECORD OF COMPLIANCE SHALL BE THE BACTERIOLOGICAL TEST RESULTS CERTIFYING THAT THE WATER SAMPLED FROM THE NEW WATER MAIN IS FREE OF COLIFORM BACTERIA CONTAMINATION AND IS EQUAL TO OR BETTER THAN THE BACTERIOLOGICAL WATER QUALITY IN THE DISTRIBUTION SYSTEM.
 - K. ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.

- ALL RESULTS OF THE BACTERIAL TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY AND ORANGE COUNTY DEPARTMENT OF HEALTH.
10. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE 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.
 11. 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 MAIN. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
 12. WATER TIGHT PLUGS ARE TO BE INSTALLED IN THE ENDS OF PIPES WHEN WORK IS NOT IN PROGRESS.
 13. LEAKAGE AND HYDROSTATIC PRESSURE TESTING SHALL BE PERFORMED AT 1.5 TIMES THE WORKING PRESSURE OR A MINIMUM TEST PRESSURE OF 150 PSI.
 14. THE MAXIMUM DEFLECTION ALLOWED ALLOWED AT PIPE JOINTS SHALL BE LIMITED TO 8% OF THAT ALLOWED BY AWWA OR IN ACCORDANCE WITH THE MUNICIPALITY. FOR AWWA ALLOWABLE JOINT DEFLECTIONS SEE LATEST REVISION OF AWWA SPECIFICATION C600.
 15. CONSTRUCTION MUST CONFORM TO ALL ORDINANCES.
 16. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND OTHER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 17. UDIG NY MUST BE CONTACTED PRIOR TO ANY EXCAVATION OR DEMOLITION DIAL 811 OR WWW.UDIGNY.ORG.
 18. CONTRACTOR TO CONTACT MUNICIPAL WATER DEPARTMENT AND ORANGE COUNTY HEALTH DEPARTMENT AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
 19. ALL IMPROVEMENTS SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK AND CERTIFICATION SHALL BE PROVIDED TO THE MUNICIPALITY AND THE ORANGE COUNTY HEALTH DEPARTMENT THAT THE SUBJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
 20. CONTRACTOR TO NOTIFY ENGINEER OF ANY DEVIATION FROM THE HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES.
 21. ANY BACKFLOW PREVENTION DEVICE(S) DETERMINED TO BE REQUIRED BY THE WATER SUPPLIER WILL BE DESIGNED BY OTHERS IN ACCORDANCE WITH OGDH REQUIREMENTS AND THAT APPLICATION FOR ANY SUCH BACKFLOW PREVENTION DEVICE SHALL BE SUBMITTED TO THE OGDH FOR REVIEW AND APPROVAL UNDER SEPARATE COVER.
 22. A CERTIFIED AS-BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO THE MUNICIPALITY'S WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL.

CONOR PATRICK MCCORMACK
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103756
COLLIERS ENGINEERING & DESIGN CT, P.C.
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SURVEYING, E.T.C.

SCALE: AS SHOWN DRAWN BY: KAS
DESIGNED BY: KAS REVIEWED BY: CPM
DATE ISSUED: 06/06/2024 PROJECT NUMBER: 24002169A
SHEET NAME:

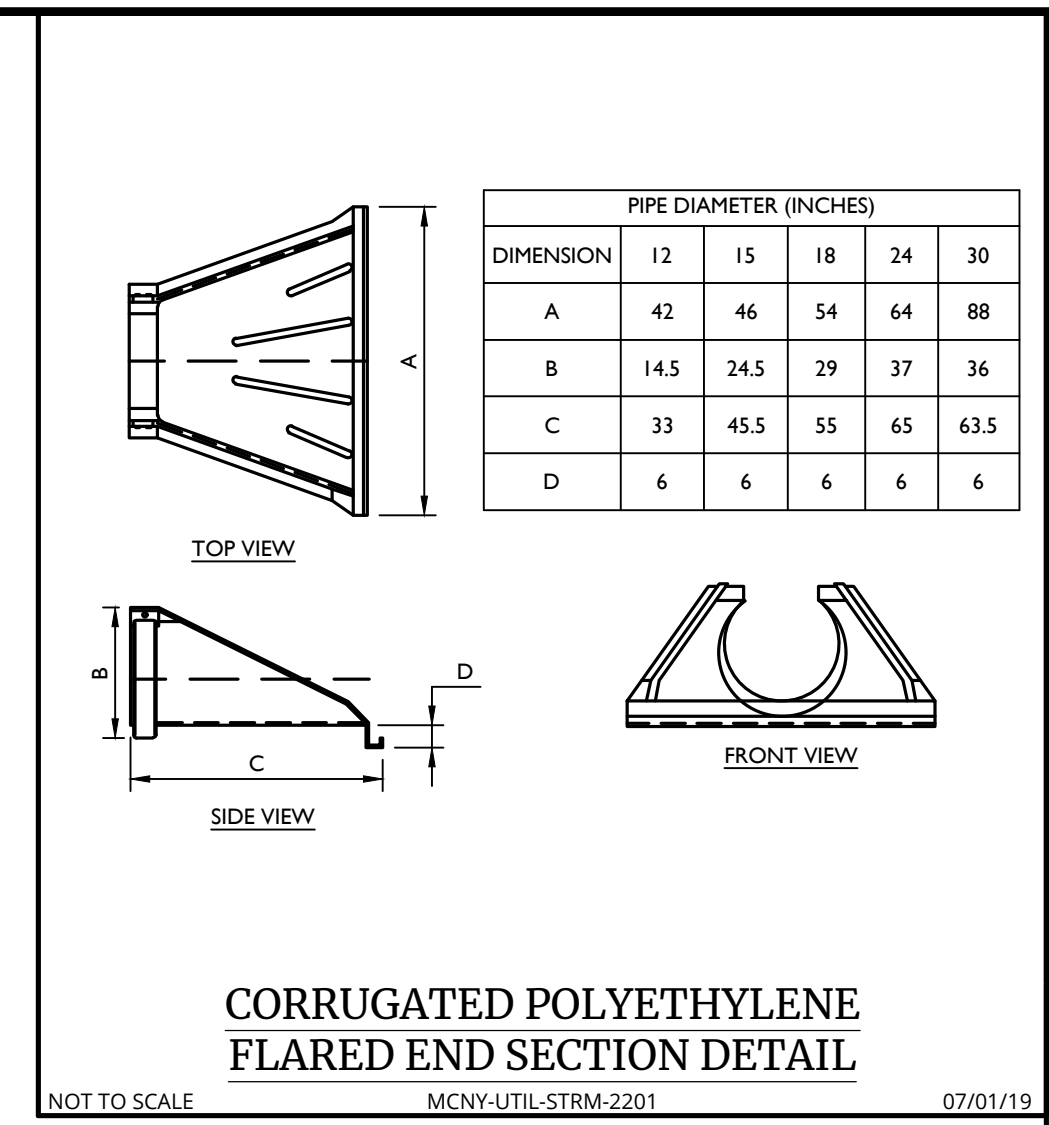
CONSTRUCTION DETAILS
DRAWING NUMBER: C-902

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

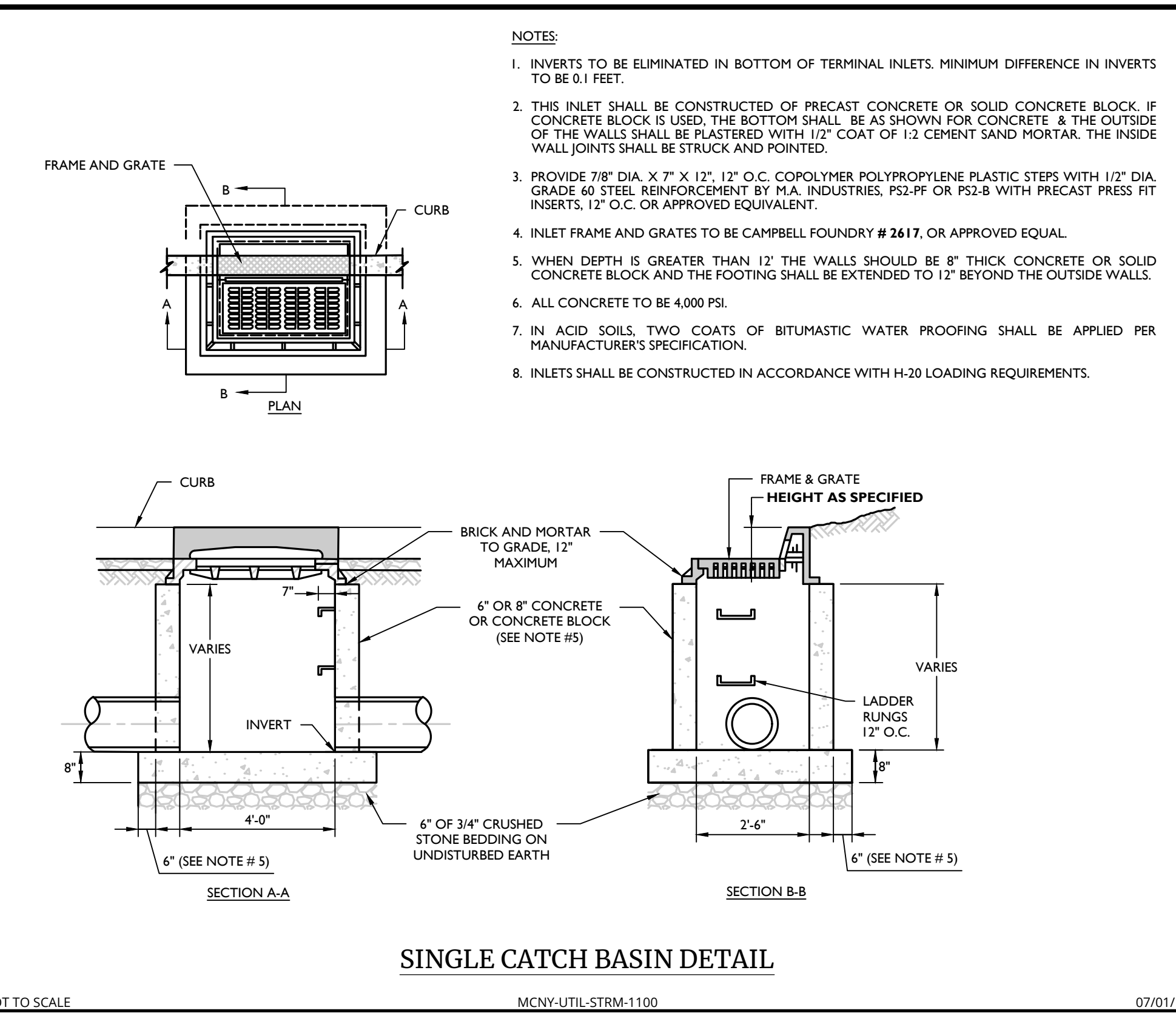
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REV | DATE | DESCRIPTION
1 01/13/25 REVISION PER SITE PLAN CHANGES.
2 03/20/25 REVISION PER PLANNING BOARD COMMENTS.
3 04/17/25 REVISION PER PLANNING BOARD COMMENTS.
4 11/20/25 REVISION PER PLANNING BOARD COMMENTS.

AVION
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POMARICO DRIVE
SECTION 86
BLOCK 1
LOTS 37.222 & 37.223
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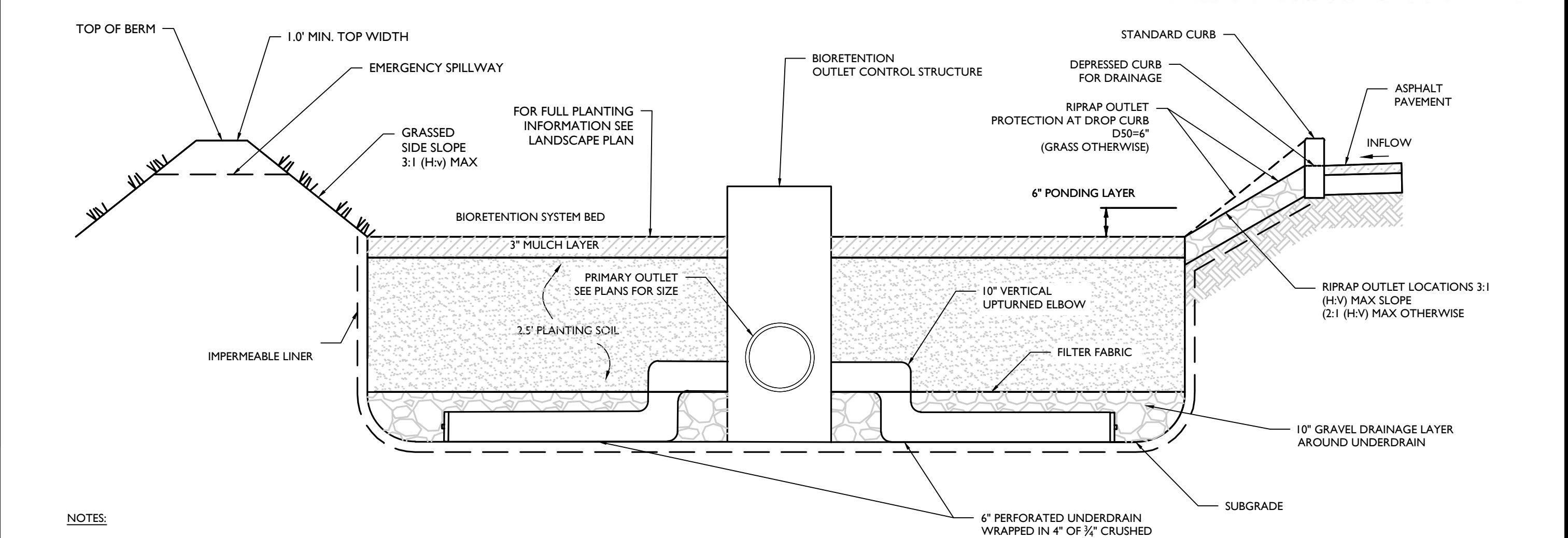
DIMENSION	PIPE DIAMETER (INCHES)				
	12	15	18	24	30
A	42	46	54	64	88
B	14.5	24.5	29	37	36
C	33	45.5	55	65	63.5
D	6	6	6	6	6



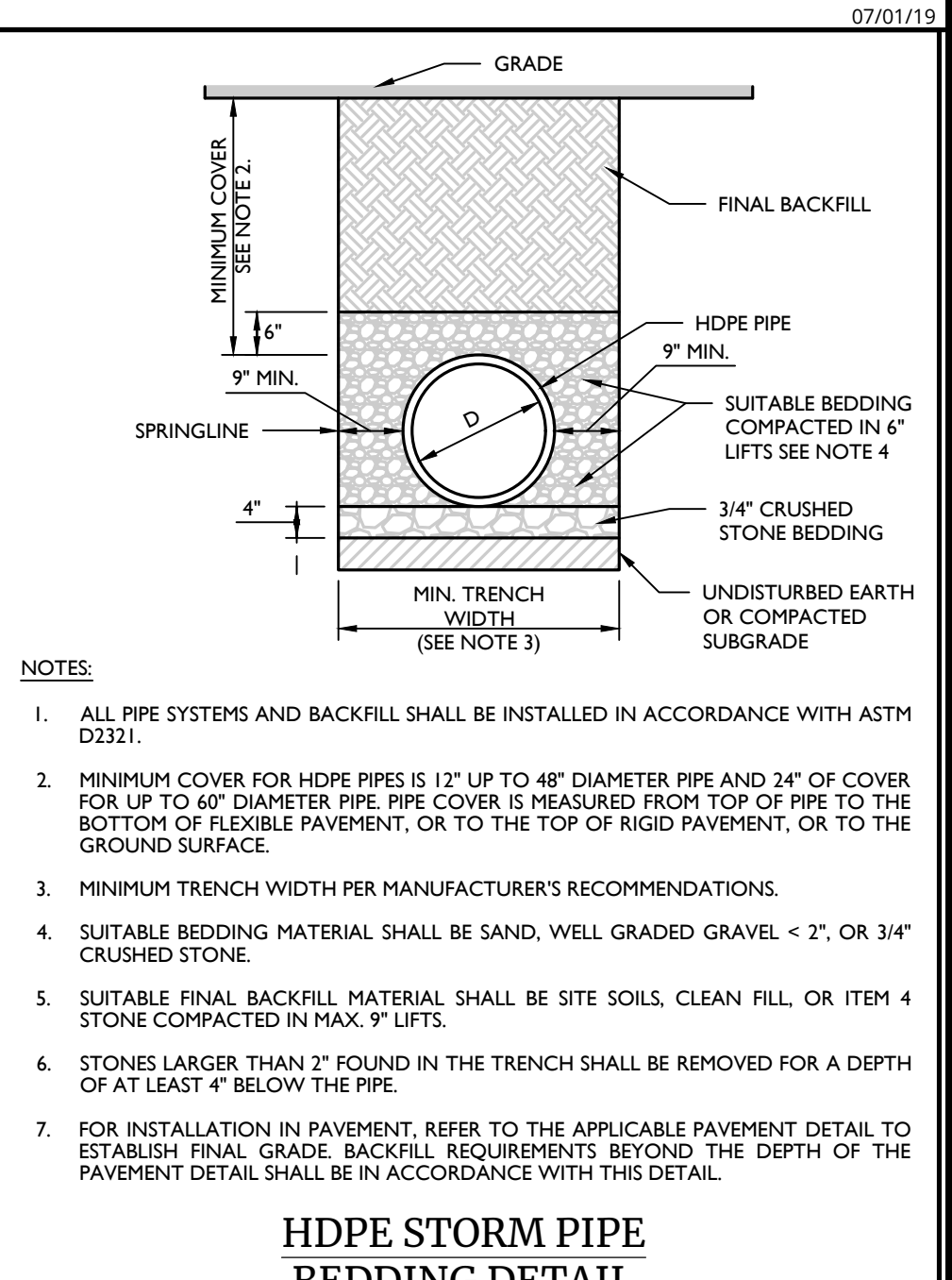
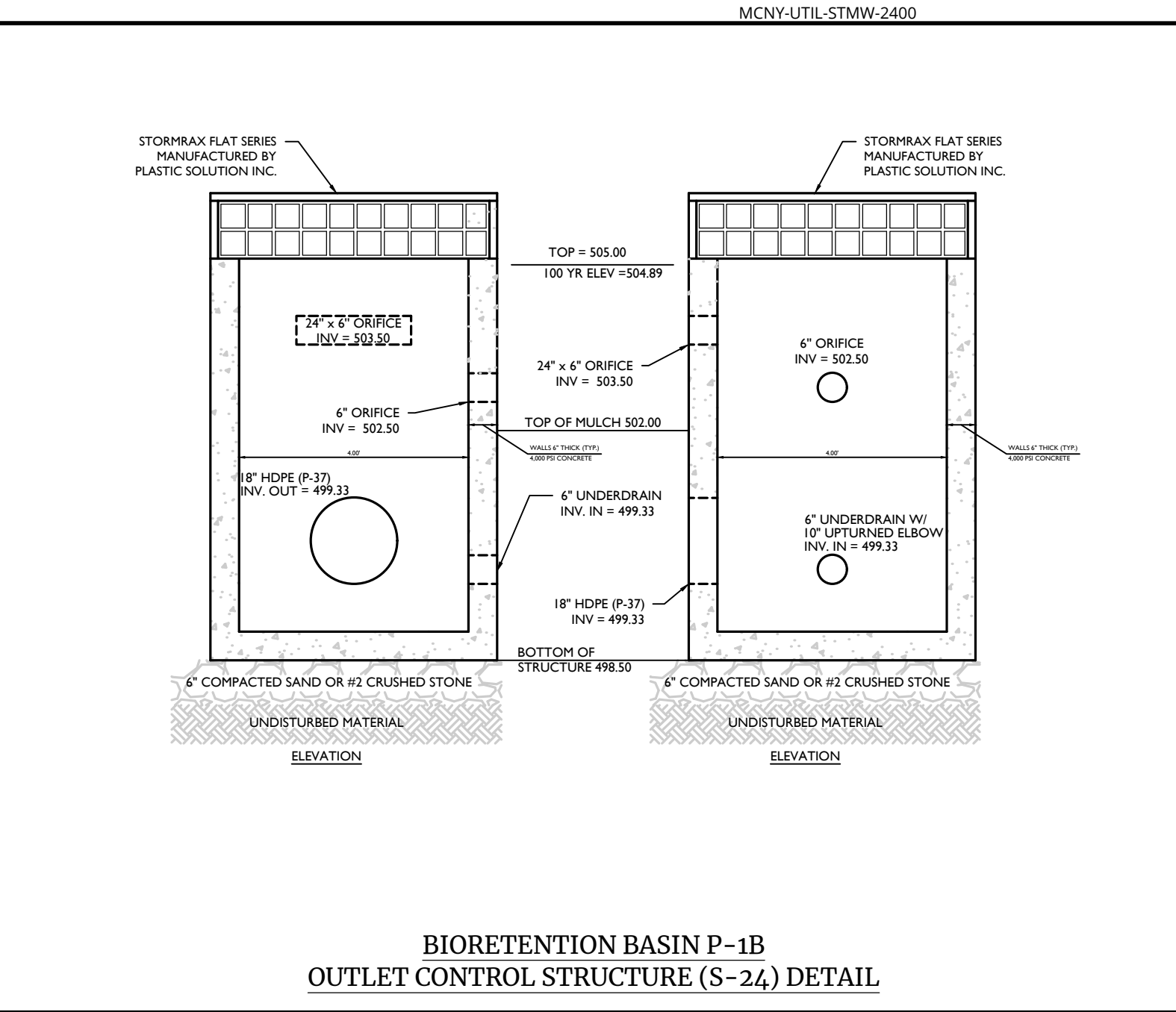
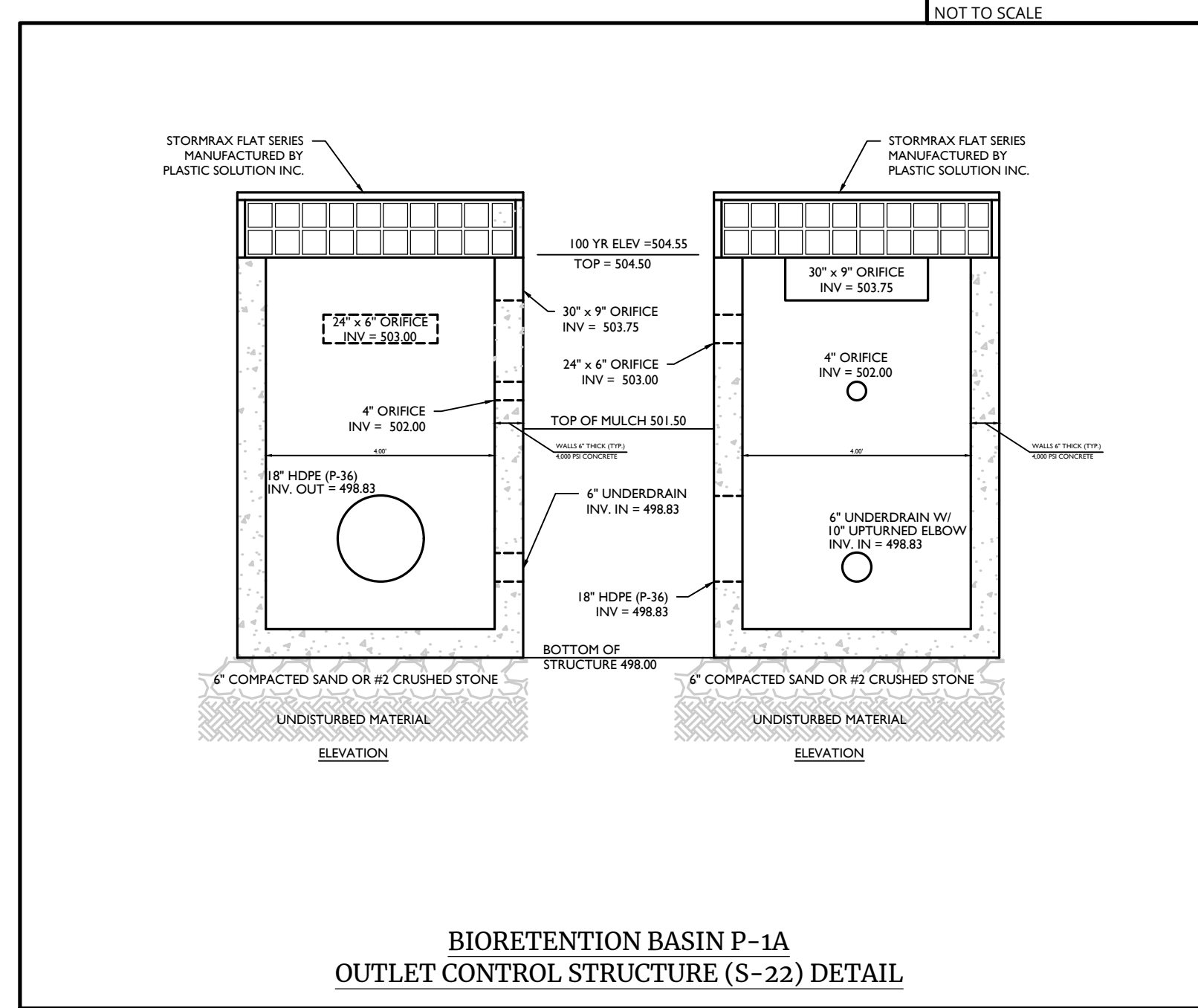
- NOTES:**
- INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
 - THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALL JOINTS SHALL BE STRUCK AND POINTED.
 - PROVIDE 7/8" DIA. X 7" X 12", 1 1/2" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, P52-PF OR P52-B WITH PRECAST PRESS FIT INSERTS, 12" O.C. OR APPROVED EQUIVALENT.
 - INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY # 2617, OR APPROVED EQUAL.
 - WHEN DEPTH IS GREATER THAN 12" THE WALLS SHOULD BE 8" THICK CONCRETE OR SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
 - ALL CONCRETE TO BE 4,000 PSI.
 - IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
 - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.

BIORETENTION ELEVATIONS

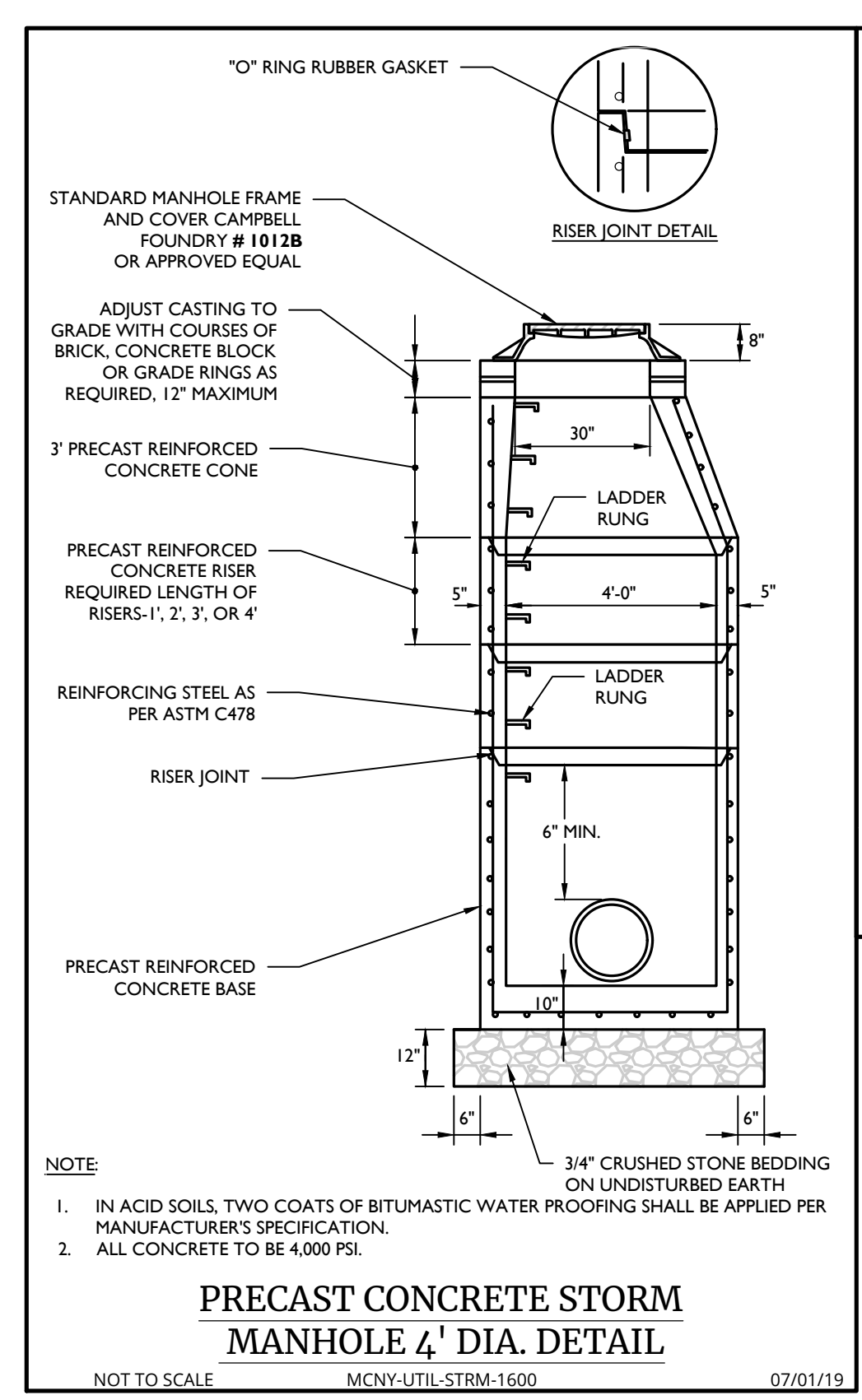
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
BIORETENTION BASIN "BIO P-1A"	OCS S-22	4" X 4"	501.50	505.50	505.25
BIORETENTION BASIN "BIO P-1B"	OCS S-24	4" X 4"	502.00	506.00	505.75



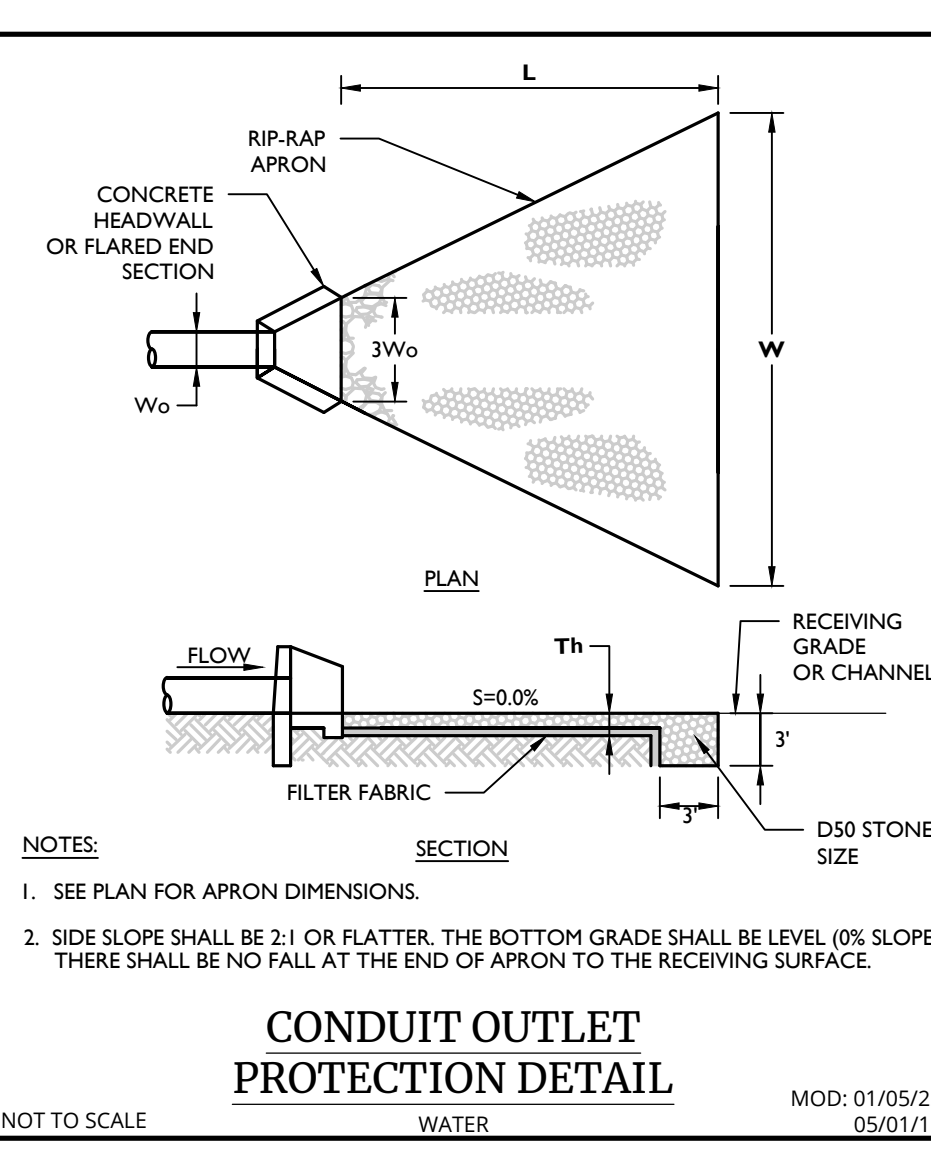
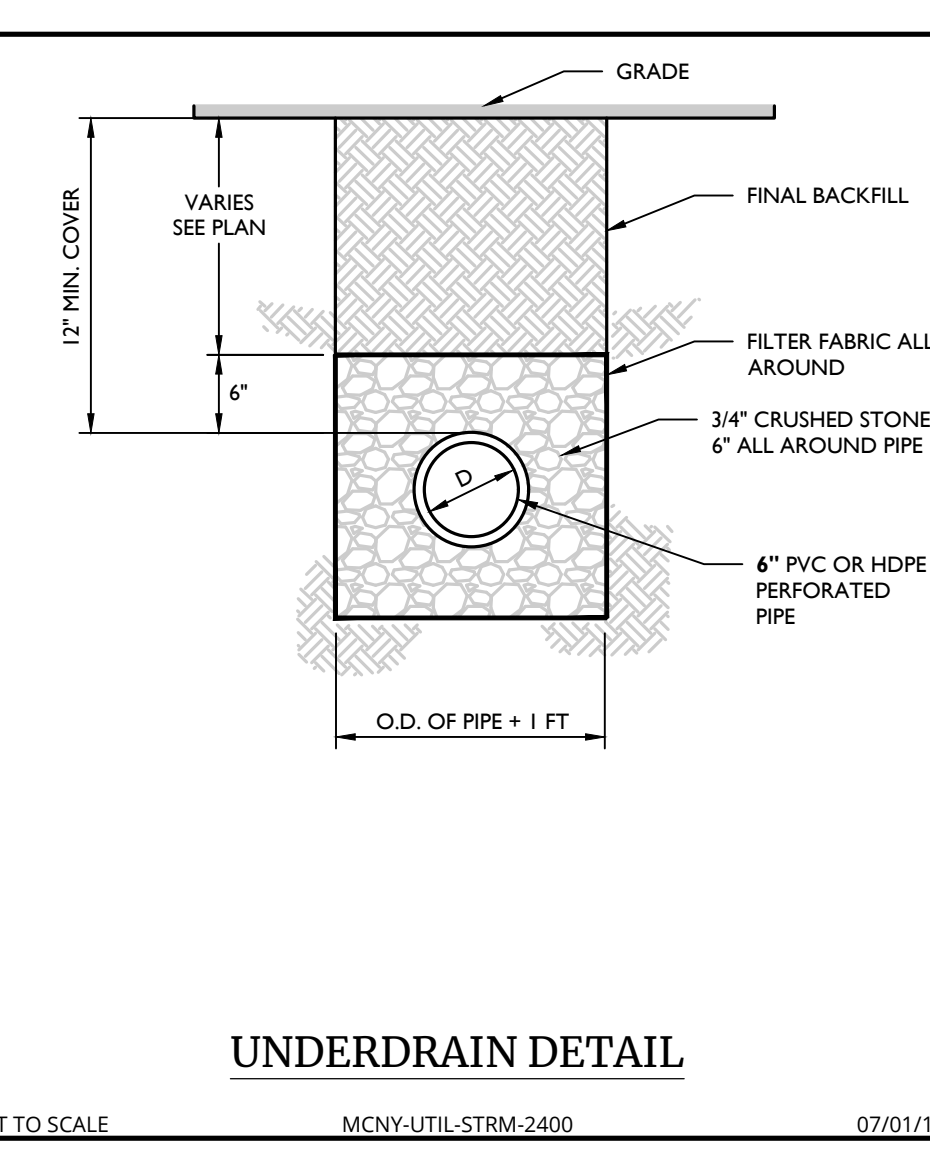
- NOTES:**
- SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
 - PLANTING SOIL TO BE 60% 20-ASTM E-33 SAND AND 20% 40-400 TOPSOIL. THE TOPSOIL SHALL CONFORM TO NYSDOT STANDARD SPECIFICATION 713-91 FOR ROADSIDE MIX OR SPECIALTY PLANTING MIX.
 - CONTRACTOR MUST PROVIDE SUBMITTAL OF PROPOSED BIORETENTION SOIL FOR APPROVAL.
 - CONTRACTOR MUST SUBMIT BIORETENTION SOIL TO TOWNSHIP OF NEWBURGH ENGINEER AFTER APPROVAL BY DESIGN ENGINEER.



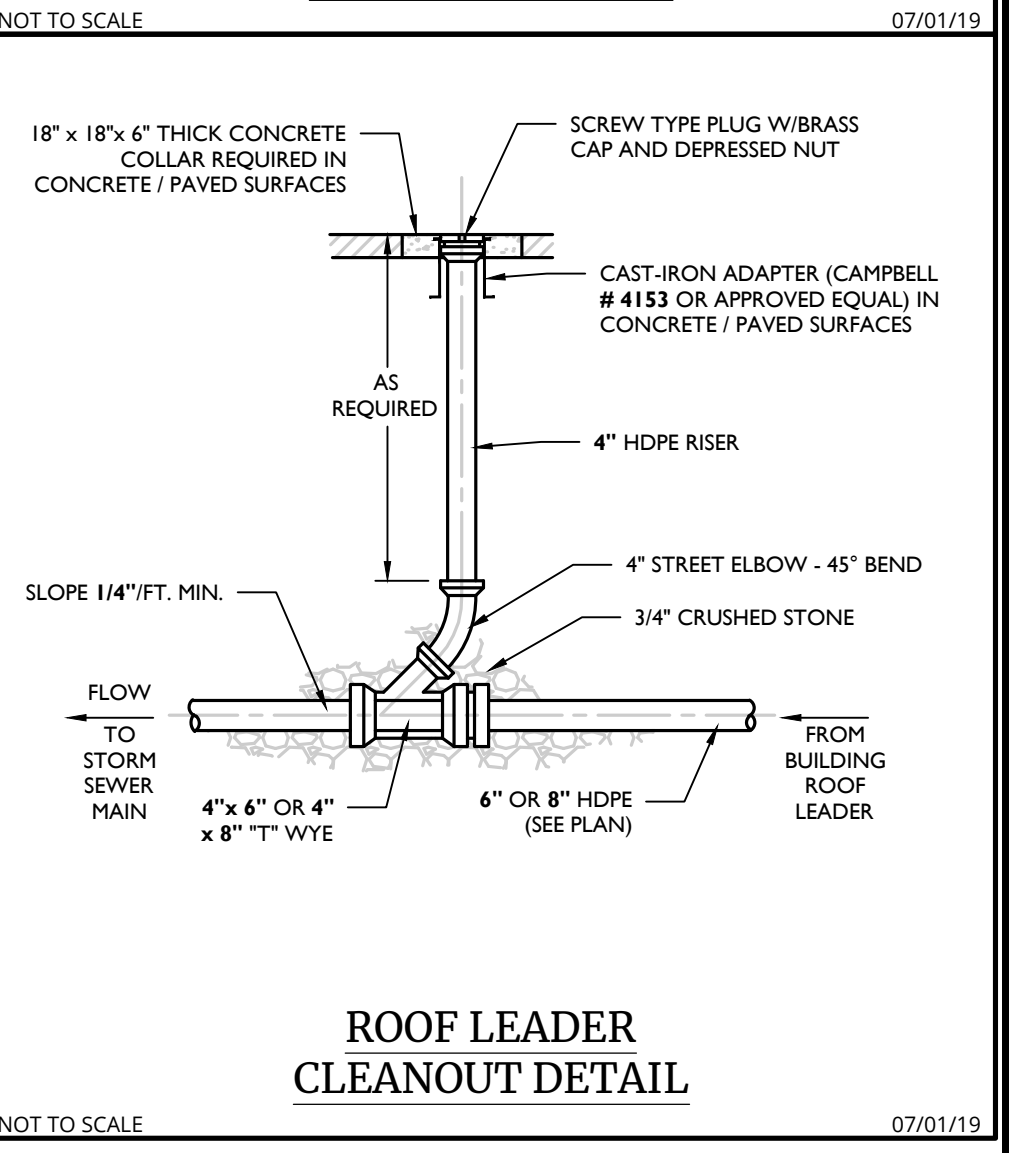
- NOTES:**
- ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
 - MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
 - MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.
 - SUITABLE BEDDING MATERIAL SHALL BE SAND, WELL GRADED GRAVEL < 2", OR 3/4" CRUSHED STONE.
 - SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL OR ITEM 4 STONE COMPACTED IN MAX. 9" LIFTS.
 - STONES LARGER THAN 2" FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 4" BELOW THE PIPE.
 - FOR INSTALLATION IN PAVEMENT, REFER TO THE APPLICABLE PAVEMENT DETAIL TO ESTABLISH FINAL GRADE. BACKFILL REQUIREMENTS BEYOND THE DEPTH OF THE PAVEMENT DETAIL SHALL BE IN ACCORDANCE WITH THIS DETAIL.



- NOTE:**
- IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
 - ALL CONCRETE TO BE 4,000 PSI.



- NOTES:**
- SEE PLAN FOR APRON DIMENSIONS.
 - SIDE SLOPE SHALL BE 2:1 OR FLATTER. THE BOTTOM GRADE SHALL BE LEVEL (0% SLOPE). THERE SHALL BE NO FALL AT THE END OF APRON TO THE RECEIVING SURFACE.



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REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS.
4	11/20/25	REVISED PER PLANNING BOARD COMMENTS.

AVION
SITE PLAN
POMARICO DRIVE
**SECTION 86
BLOCK 1**
LOTS 37.222 & 37.223
**TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE**

11/28/2019 (updated by Connor Patrick McCormack)
Date: 2025.11.28 08:53:38 04:07
Connor P. McCormack
Connor Patrick McCormack
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103756
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.#. 0017909

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ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, ETC.
SCALE: AS SHOWN
DRAWN BY: KAS
DESIGNED BY: KAS
REVIEWED BY: CPM
DATE ISSUED: 06/06/2024
PROJECT NUMBER: 24002169A
SHEET NAME:

CONSTRUCTION DETAILS
DRAWING NUMBER:
C-903
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

REV	DATE	DESCRIPTION
1	01/13/25	REVISED PER SITE PLAN CHANGES.
2	03/20/25	REVISED PER PLANNING BOARD COMMENTS.
3	04/17/25	REVISED PER PLANNING BOARD COMMENTS.
4	11/20/25	REVISED PER PLANNING BOARD COMMENTS.
5		
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9		
10		

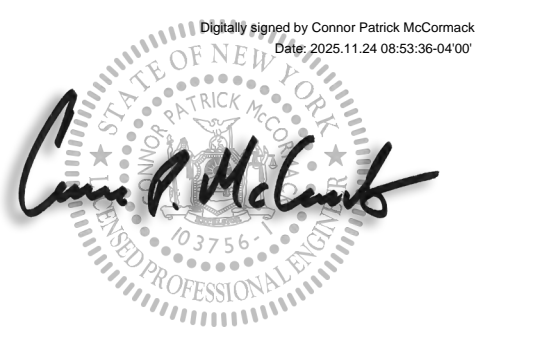
AVION

SITE PLAN

POMARICO DRIVE

**SECTION 86
BLOCK 1
LOTS 37.222 & 37.223**

**TOWN OF NEWBURGH
ORANGE COUNTY
NEW YORK STATE**



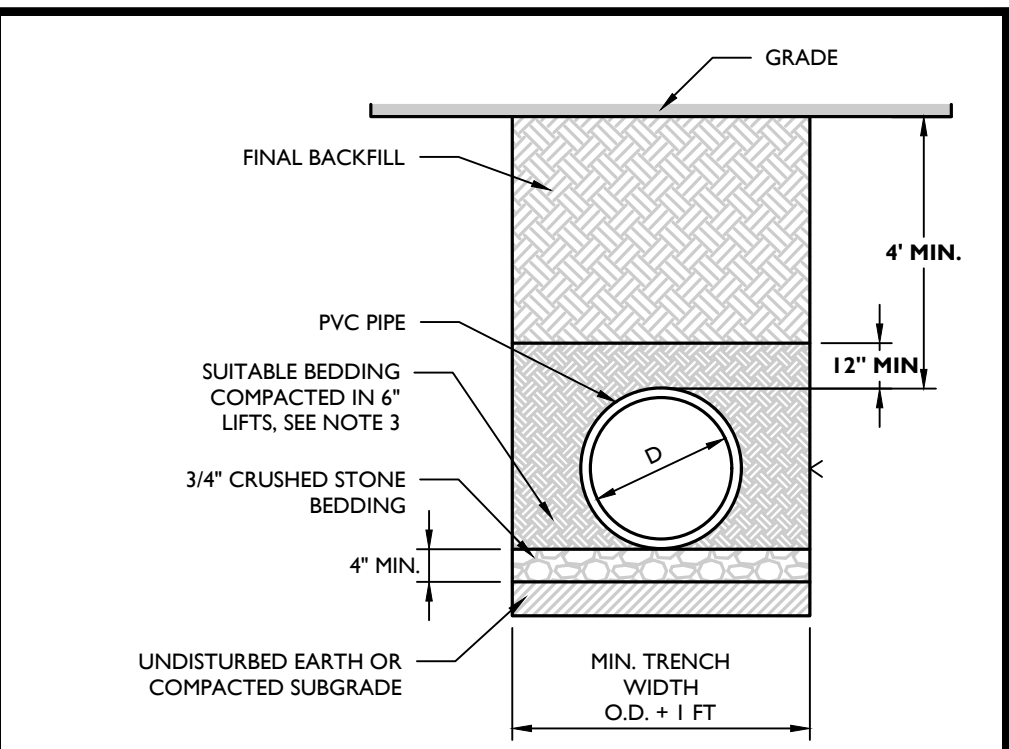
Connor Patrick McCormack
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 103756
 COLLIER'S ENGINEERING & DESIGN CT, P.C.
 N.Y. C.O.A.#. 0017600

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SCALE:	DRAWN BY:
AS SHOWN	KAS
DESIGNED BY:	REVIEWED BY:
KAS	CPM
DATE ISSUED:	PROJECT NUMBER:
06/06/2024	24002169A
SHEET NAME:	

CONSTRUCTION DETAILS

DRAWING NUMBER:
C-904

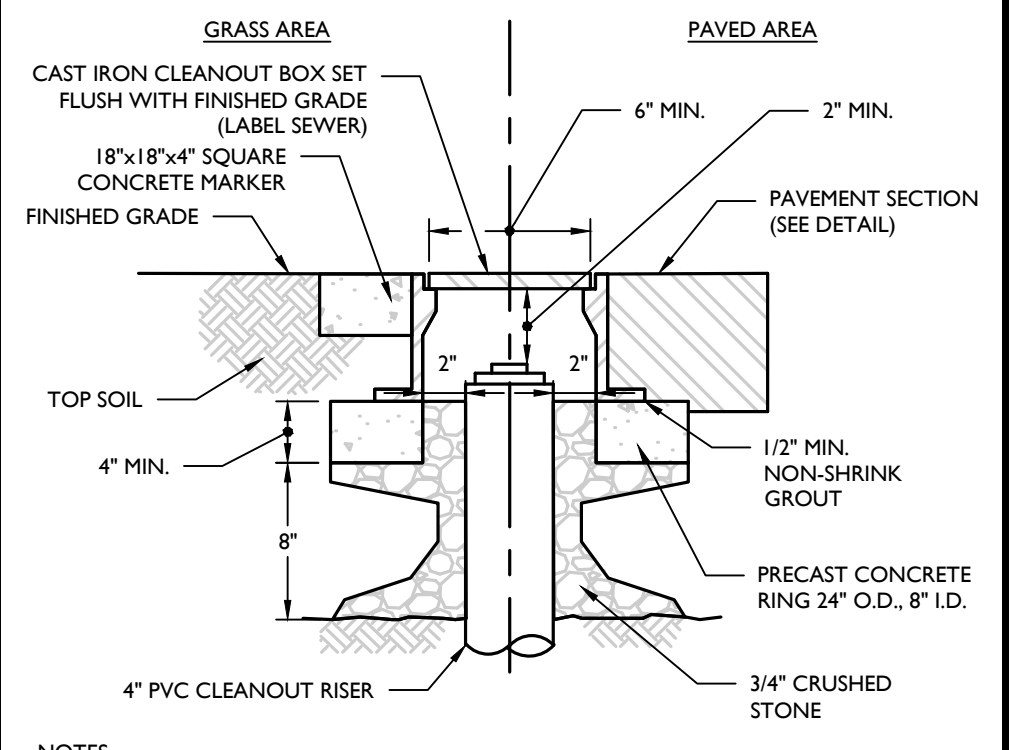


NOTES:
 1. ALL PVC SANITARY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
 2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.
 3. SUITABLE BEDDING MATERIAL SHALL BE COARSE SAND OR 3/4\"/>

4. SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL OR ITEM 4 STONE COMPACTED IN MAX. 9\"/>

PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

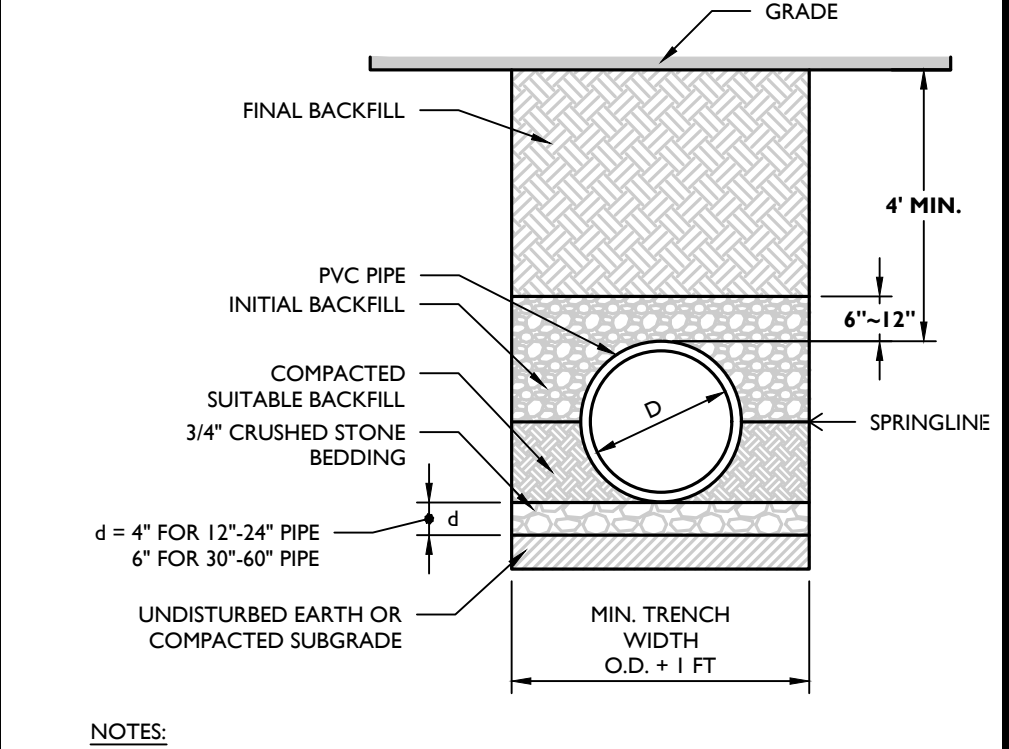
NOT TO SCALE 07/01/19



NOTES:
 1. ALL PVC CLEANOUTS TO HAVE CAST IRON FRAME AND COVER PROTECTION BOX DESIGN FOR H20 LOADING.

CLEANOUT PROTECTION BOX DETAIL

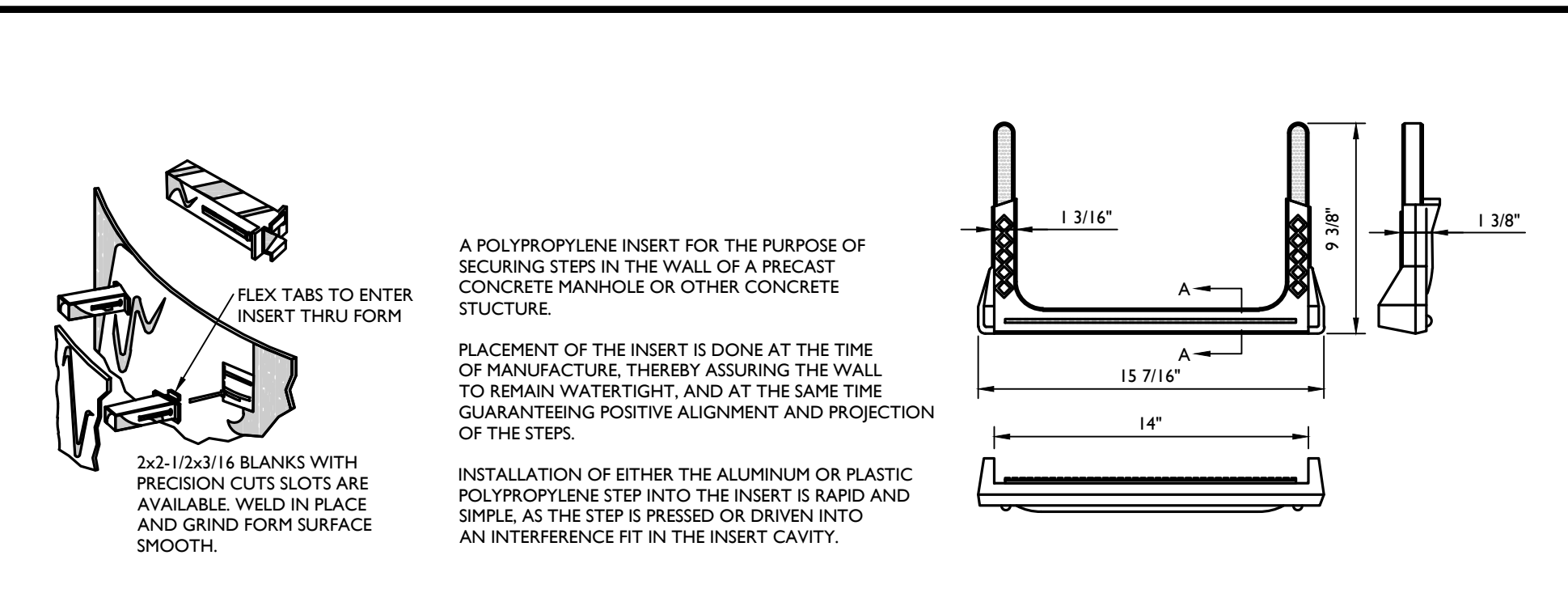
NOT TO SCALE 07/01/19



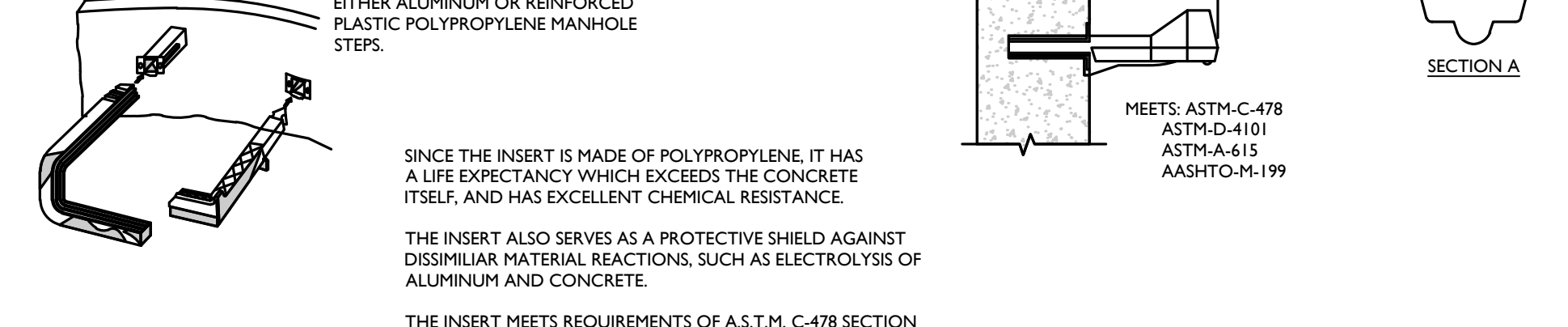
NOTES:
 1. ALL PVC FORCE MAIN SHALL BE INSTALLED PER AWWA C605.
 2. FORCE MAIN PVC PIPE SHALL BE CLASS 165 DR25 PER ASTM C609-16 OR AS REQUIRED BY THE GOVERNING AUTHORITY.

PVC SANITARY PIPE BEDDING (FORCE MAIN) DETAIL

NOT TO SCALE MCNY-UTL-SSWB-2804 07/01/19



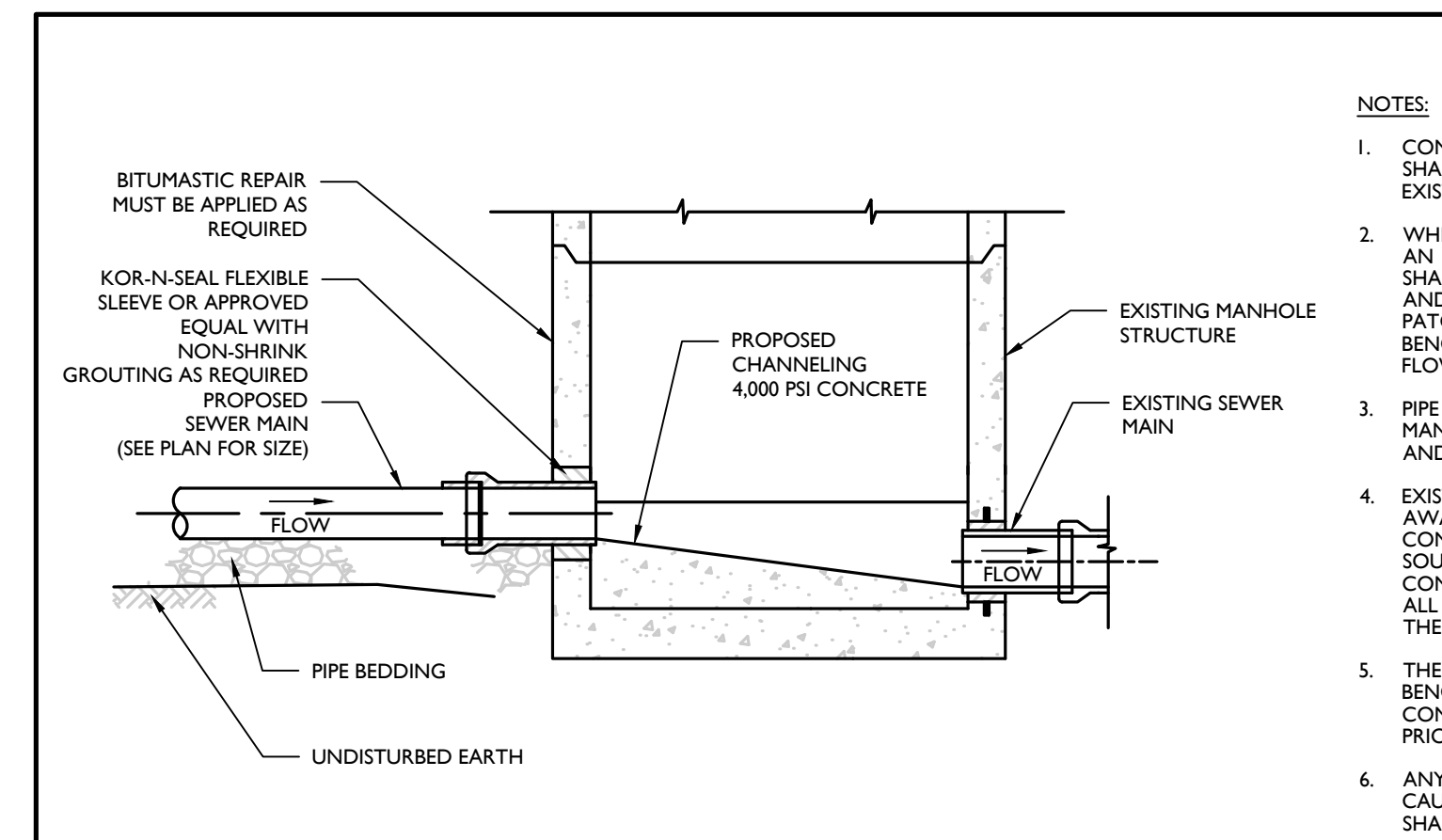
A POLYPROPYLENE INSERT FOR THE PURPOSE OF SECURING STEPS IN THE WALL OF A PRECAST CONCRETE MANHOLE OR OTHER CONCRETE STRUCTURE.
 PLACEMENT OF THE INSERT IS DONE AT THE TIME OF MANUFACTURE, THEREBY ASSURING THE WALL TO REMAIN WATER-TIGHT, AND AT THE SAME TIME GUARANTEEING POSITIVE ALIGNMENT AND PROJECTION OF THE STEPS.
 INSTALLATION OF EITHER THE ALUMINUM OR PLASTIC POLYPROPYLENE STEP INTO THE INSERT IS SIMPLE AND SIMPLE AS THE STEP IS PRESSED OR DRIVEN INTO AN INTERFERENCE FIT IN THE INSERT CAVITY.



NOTES:
 1. STEP INSERTS TO BE AS MANUFACTURED BY A-LOK PRODUCTS OR APPROVED EQUAL.

LADDER RUNG (COPOLYMER) DETAIL

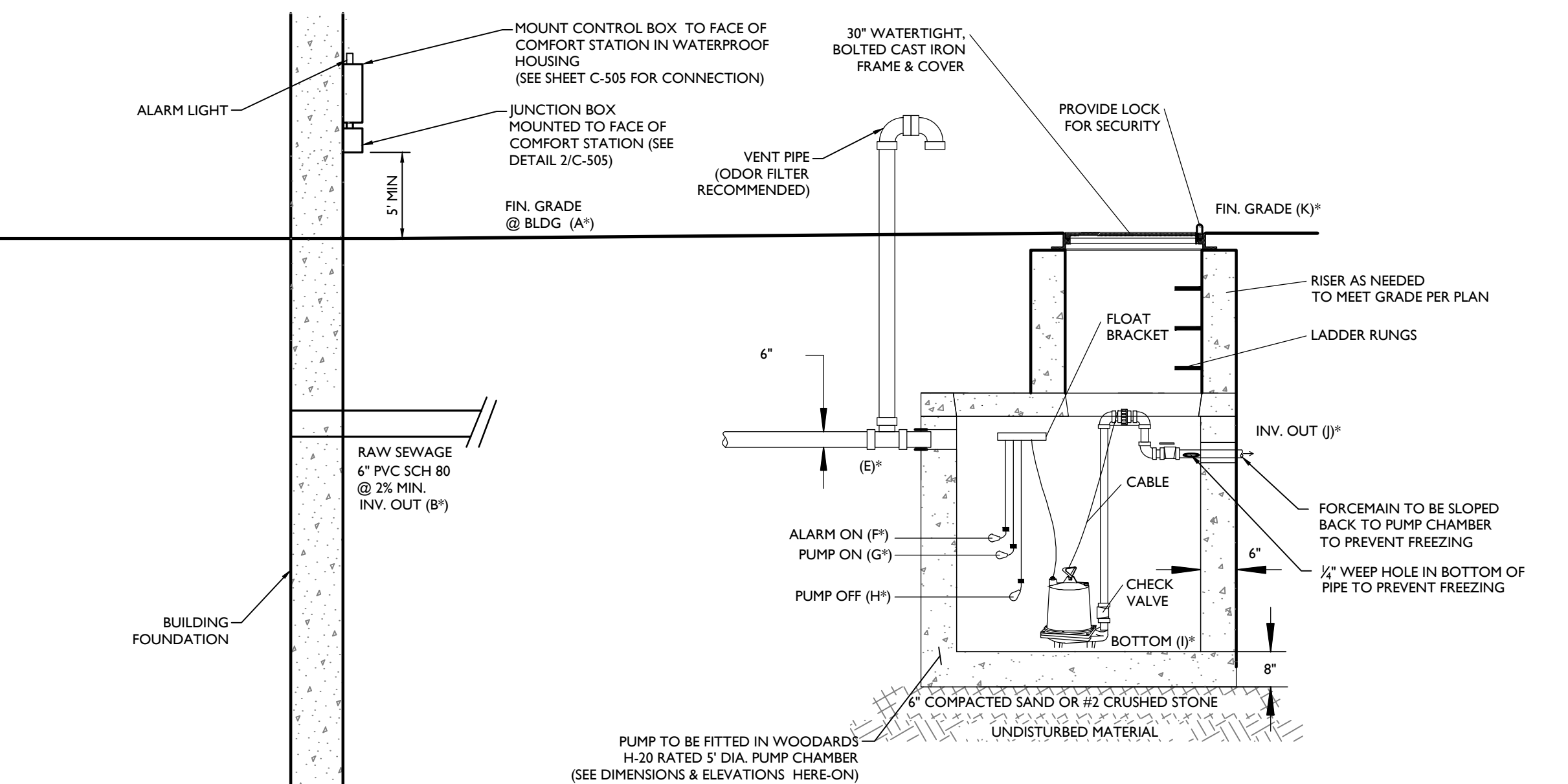
NOT TO SCALE 07/01/19



NOTES:
 1. CONSTRUCTION OF THE NEW SEWER MAIN SHALL NOT IMPEDE THE OPERATION OF THE EXISTING SEWER.
 2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW INTO EXISTING SEWER.
 3. PIPE SHALL BE SEALED USING KOR-N-SEAL MANHOLE ADAPTERS OR APPROVED EQUAL, AND NON-SHINK GROUT.
 4. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE GOOD, SOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH. REMOVE ALL LOOSE MATERIALS AND CLEAN INSIDE OF THE STRUCTURE.
 5. THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL BE 4000 PSI CONCRETE APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE.
 6. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR.

CONNECTION TO EXISTING MANHOLE DETAIL

NOT TO SCALE 07/01/19



COMMERCIAL PUMP CHAMBER:
 PUMP CHAMBER NOTES:
 1. PUMP CHAMBER TO BE WOODWARD'S 3' DIA. CONCRETE COMMERCIAL PUMP CHAMBER OR APPROVED EQUAL.
 2. NO ELECTRICAL SPLICES, JUNCTION BOXES, OR CONNECTIONS OF ANY KIND SHALL BE WITHIN THE PUMP CHAMBER INTERIOR.
 3. CONCRETE MIN. STRENGTH = 4000 PSI.
 4. PIPE CONNECTION: POLYLOK SEAL OR PIPE BOOTS.
 5. LOAD RATING: HS-20

PUMP PIT ELEVATIONS:

A	B	E	F	G	H	I	J	K
\$13.00	\$08.00	\$07.75	\$05.75	\$05.25	\$03.50	\$02.50	\$07.75	\$12.35

NOTES: FLOAT DISTANCES FROM INTERIOR OF CHAMBER FLOOR ARE FOR INITIAL SYSTEM DESIGN ONLY. FLOAT ELEVATIONS FOR SYSTEMS OTHER THAN INITIAL DESIGN FOR THIS PROJECT IS TO BE CALCULATED BY A LICENSED NEW YORK STATE P.E.

SANITARY SEWER PUMP STATION DETAIL

MOD: 03/19/25 07/01/19

