

**RECORD OWNERS:**  
 REGINA C. FLANNERY, INDIVIDUALLY  
 REGINA C. FLANNERY, AS EXECUTOR OF  
 THE ESTATE OF REGINA C. FLANNERY  
 NEWBURGH, NY 12550

**THE OLD BRITAIN GROUP, LLC**  
 FRANKLIN LAKES, NJ 07417  
 97 - 3 - 1  
 L. 13482 P. 370  
 NEWBURGH TOWN CENTER, LLC  
 104 GARDEN COURT  
 FRANKLIN LAKES, NJ 07417  
 97 - 3 - 8  
 L. 12109 P. 731

**EXISTING AREAS:**  
 TAX LOT 97 - 3 - 1 0.2824 AC.  
 TAX LOT 97 - 3 - 2 0.2824 AC.  
 TAX LOT 97 - 3 - 3 0.2824 AC.  
 TAX LOT 97 - 3 - 4 0.2824 AC.  
 TAX LOT 97 - 3 - 5 0.2824 AC.  
 TAX LOT 97 - 3 - 6 0.2824 AC.  
 TAX LOT 97 - 3 - 7 0.2824 AC.  
 TAX LOT 97 - 3 - 8 0.2824 AC.  
 TAX LOT 97 - 3 - 9 0.2824 AC.  
 TAX LOT 97 - 3 - 10 0.2824 AC.  
 TOTAL: 2.824 AC.

**LOT LINE CHANGE AREAS:**  
 PART OF TAX LOT 97 - 3 - 2 TO BECOME PART OF TAX LOT 97 - 3 - 1  
 TAX LOT 97 - 3 - 1 0.2824 AC.  
 TAX LOT 97 - 3 - 2 0.2824 AC.  
 TAX LOT 97 - 3 - 3 0.2824 AC.  
 TAX LOT 97 - 3 - 4 0.2824 AC.  
 TAX LOT 97 - 3 - 5 0.2824 AC.  
 TAX LOT 97 - 3 - 6 0.2824 AC.  
 TAX LOT 97 - 3 - 7 0.2824 AC.  
 TAX LOT 97 - 3 - 8 0.2824 AC.  
 TAX LOT 97 - 3 - 9 0.2824 AC.  
 TAX LOT 97 - 3 - 10 0.2824 AC.  
 TOTAL: 2.824 AC.

**TAX LOT 97 - 3 - 7, 8, 9, 10**  
 AND PART OF 97 - 3 - 2, 6 TO BE CONSOLIDATED  
 P/O TAX LOT 97 - 3 - 1 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 2 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 3 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 4 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 5 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 6 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 7 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 8 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 9 0.2824 AC.  
 P/O TAX LOT 97 - 3 - 10 0.2824 AC.  
 TOTAL: 2.824 AC.

**GRAPHIC SCALE**  
 1" = 40' FT.

**LANC & TULLY**  
 ENGINEERS AND SURVEYORS, P.C.  
 P.O. Box 687, Rt. 207  
 Goshen, N.Y. 10924  
 (845) 594-0700

**CRH REALTY VIII, LLC**  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK  
 MEDICAL OFFICE BUILDING  
 PLANNING BOARD NO. 2013-18

**TABLE OF ZONING REQUIREMENTS**  
 B9 DISTRICT (INTERCHANGE BUSINESS)

MINIMUM	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	318,119 S.F.
LOT WIDTH	150 FT.	800 FT.
FRONT YARD SETBACK	50 FT.	50 FT.
SIDE YARD SETBACK (SOUTH)	80 FT.	80 FT.
REAR YARD SETBACK	60 FT.	80 FT.

REQUIRED	PROVIDED
MAXIMUM LOT BUILDING COVERAGE	40%
MAXIMUM BUILDING HEIGHT	40 FT.

**REQUIRED PARKING**  
 65,390 SF OFFICE BUILDING

PARKING TYPE	REQUIRED RATIO	SPACES PROVIDED
ON-SITE	1/750 SF/GA (EST. 20,000 SF)	251.3
HANDICAPPED	201-400 SPACES	8
MIN. REQUIREMENT	MIN. REQUIREMENT	12

**SURVEY NOTES:**

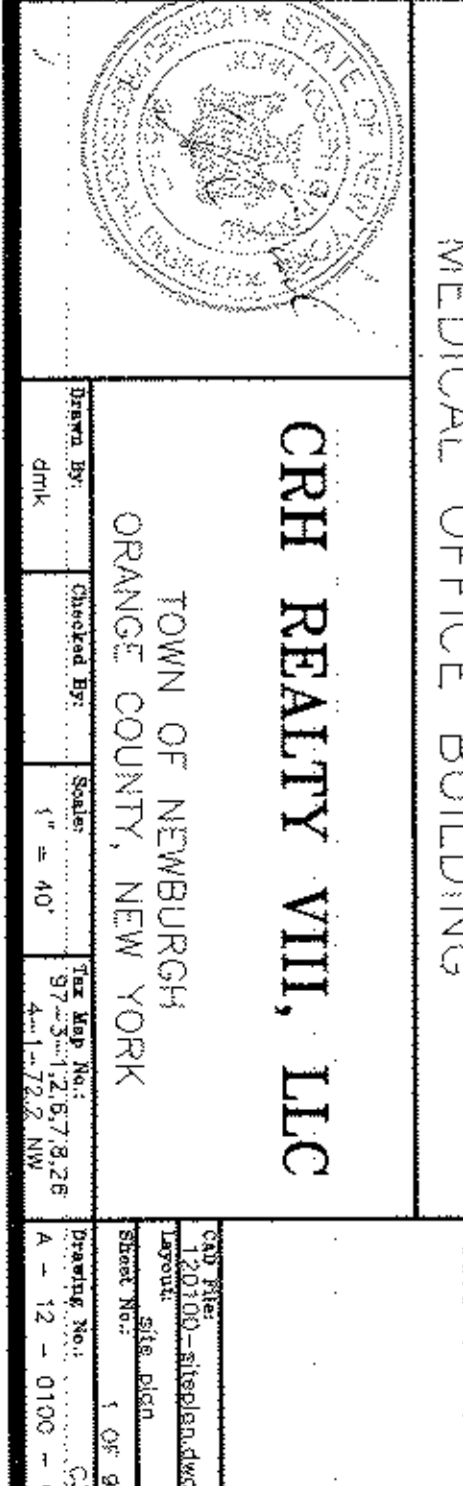
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCE:
  - MAP ENTITLED "COMPOSITE SITE PLAN, SOUTH UNION PLAZA, TOWN OF NEWBURGH, NEW YORK, DATED OCTOBER 2008 AS PREPARED BY SHM ENGINEERING, CONSULTING ENGINEERS"
  - TITLE REPORT NUMBER 730-0-2897, PREPARED BY HARDENBURGH TITLE AGENCY, DATED AUGUST 30, 2013.
  - TAX LOT 97 - 3 - 2 IS SUBJECT TO A RIGHT OF WAY GRANTED TO THE HUDSON RIVER TELEPHONE COMPANY BY ITS SUCCESSORS AND/OR ASSIGNS, FOR THE LAYING AND SPACING OF ALONG WITH THE RIGHT TO TRIM TREES, AS MENTIONED IN LIBER 491 OF DEEDS AT PAGE 589.
- UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-a-2 OF THE NEW YORK STATE EDUCATION LAW.

**LEGEND:**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BASE CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB BREAK
- PROPOSED CONCRETE CURB BREAK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WATER SERVICE
- PROPOSED WATER MAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED CATCH BASIN
- PROPOSED 80 RETENTION AREA
- PROPOSED POROUS ASPHALT

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DATE: DECEMBER 10, 2013  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 2

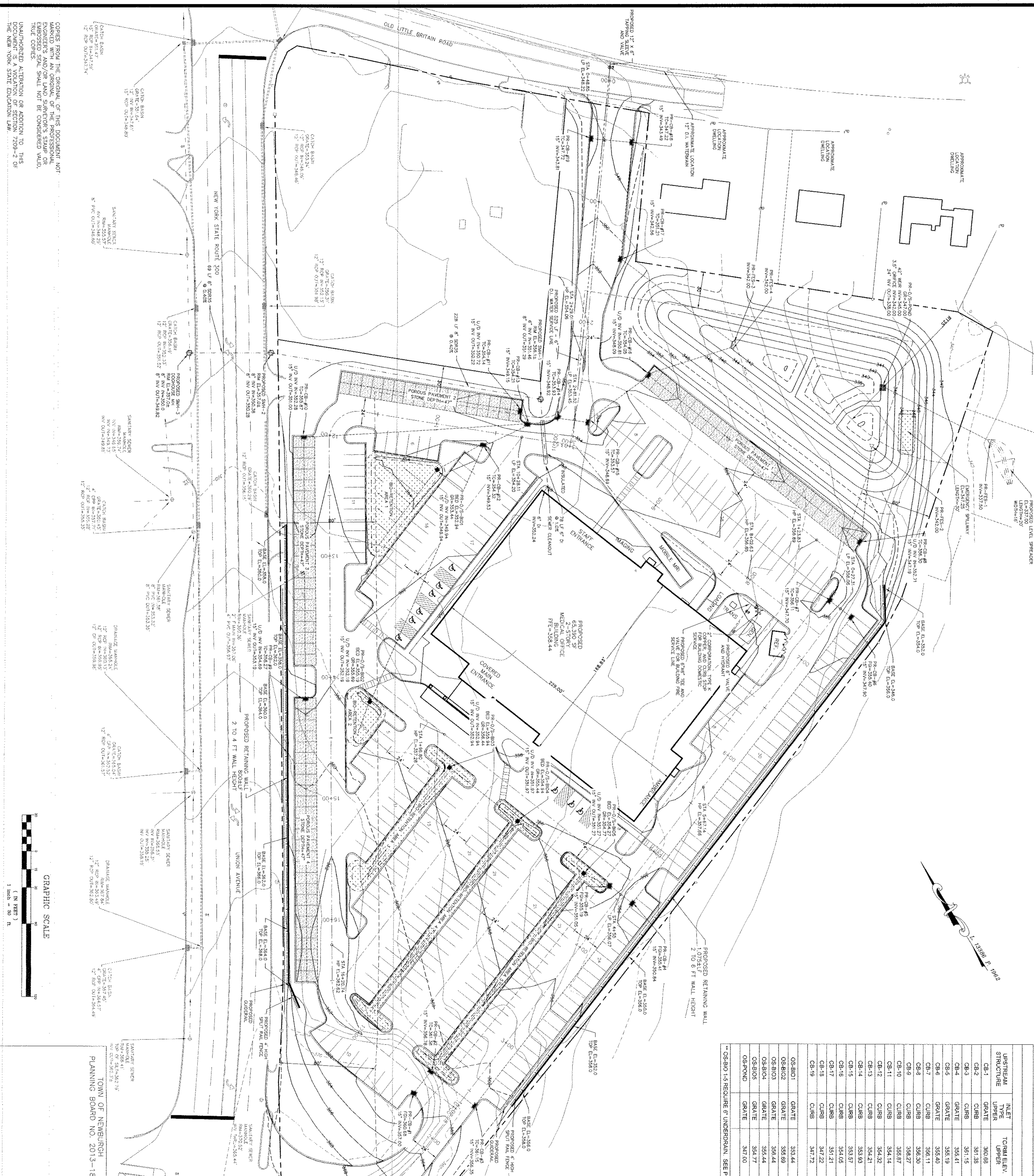


PROPOSED STORM DRAINAGE INFORMATION

UPSTREAM STRUCTURE	INLET TYPE	TO/RM ELEV. UPPER	UPSTREAM INVERT	DOWNSTREAM STRUCTURE	DOWNSTREAM INVERT	LENGTH (L.F.)	SLOPE (%)	FALL (FT.)	PIPE SIZE (IN.)
CB-1	GRATE	360.68	357.00	CB-2	356.78	22	1.00%	0.22	15
CB-2	CURB	361.35	358.78	CB-3	356.35	43	1.00%	0.43	15
CB-3	CURB	361.15	358.35	CB-4	350.84	207	2.65%	6.51	15
CB-4	GRATE	355.41	350.84	CB-6	347.90	284	1.00%	2.94	15
CB-5	GRATE	355.19	351.05	CB-4	350.84	21	1.00%	0.21	15
CB-6	GRATE	355.40	347.90	CB-7	347.70	20	1.00%	0.20	15
CB-7	CURB	356.30	347.70	CB-8	347.19	51	1.00%	0.51	18
CB-8	CURB	356.27	347.19	FB-2	342.00	77	6.74%	5.19	24
CB-9	CURB	356.87	351.00	CB-10	351.00	216	1.01%	2.16	15
CB-10	CURB	354.14	350.22	CB-13	349.15	183	1.01%	1.86	15
CB-11	CURB	354.14	350.22	CB-13	349.15	11	9.73%	1.07	15
CB-12	CURB	354.32	348.53	CB-13	349.15	38	1.00%	0.38	15
CB-13	CURB	354.32	348.53	CB-14	348.92	23	1.00%	0.23	15
CB-14	CURB	353.93	348.92	CB-15	348.69	23	1.00%	0.23	15
CB-15	CURB	353.97	348.69	CB-16	348.09	60	1.00%	0.60	15
CB-16	CURB	354.05	348.09	FB-3	342.00	70	8.70%	6.09	15
CB-17	CURB	351.21	342.56	FB-3	342.00	114	0.49%	0.56	15
CB-18	CURB	347.22	343.49	CB-17	342.56	33	1.00%	0.33	15
CB-19	CURB	347.72	343.81	CB-18	343.49	32	1.00%	0.32	15
OS-B01	GRATE	353.44	348.94	CB-12	348.53	41	1.00%	0.41	15
OS-B02	GRATE	355.69	352.19	CB-12	348.53	230	1.06%	2.66	15
OS-B03	GRATE	356.44	351.97	OS-B04	351.27	70	1.39%	0.97	15
OS-B04	GRATE	355.44	351.97	OS-B05	351.05	22	1.00%	0.22	15
OS-B05	GRATE	354.77	351.27	CB-5	351.05	22	1.00%	0.22	15
OS-POND	GRATE	347.00	330.00	FB-1	337.50	96	0.52%	0.50	24

\*\* OS-B01-13 REQUIRE 6' UNDERDRAIN. SEE PLAN FOR INVERTS.

- LEGEND
- PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT LINE
  - PROPOSED EXISTING CURB
  - EXISTING MINOR CONTOUR
  - YARD SETBACKS
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED CONCRETE CURB BREAK
  - PROPOSED SIDEWALK
  - PROPOSED MINOR CONTOUR
  - PROPOSED SWIRL SERVICE
  - PROPOSED WATER SERVICE
  - PROPOSED DRAINAGE PIPE
  - PROPOSED HYDRANT
  - PROPOSED CATCH BASIN
  - PROPOSED BIO RETENTION AREA
  - PROPOSED POROUS ASPHALT

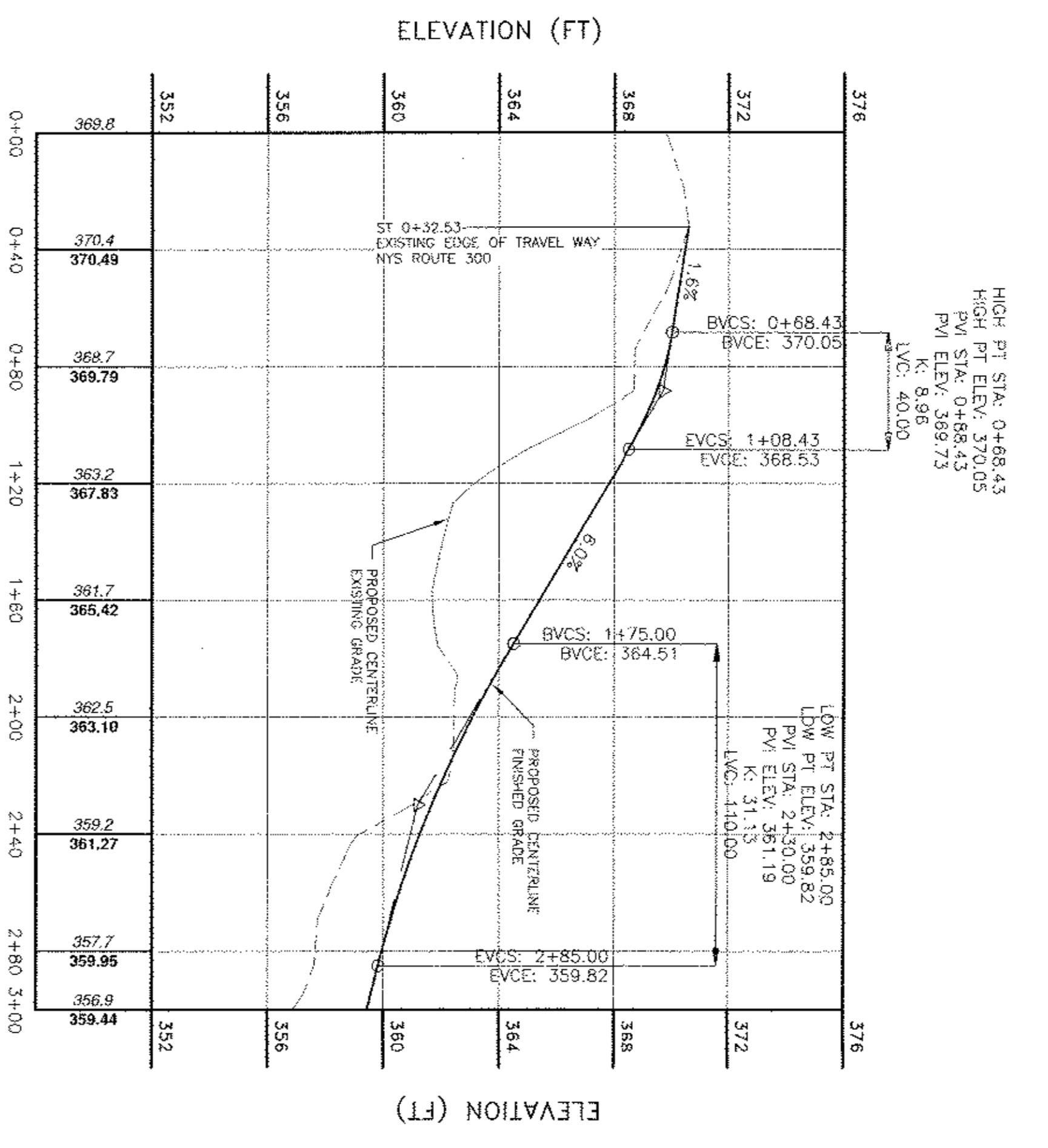


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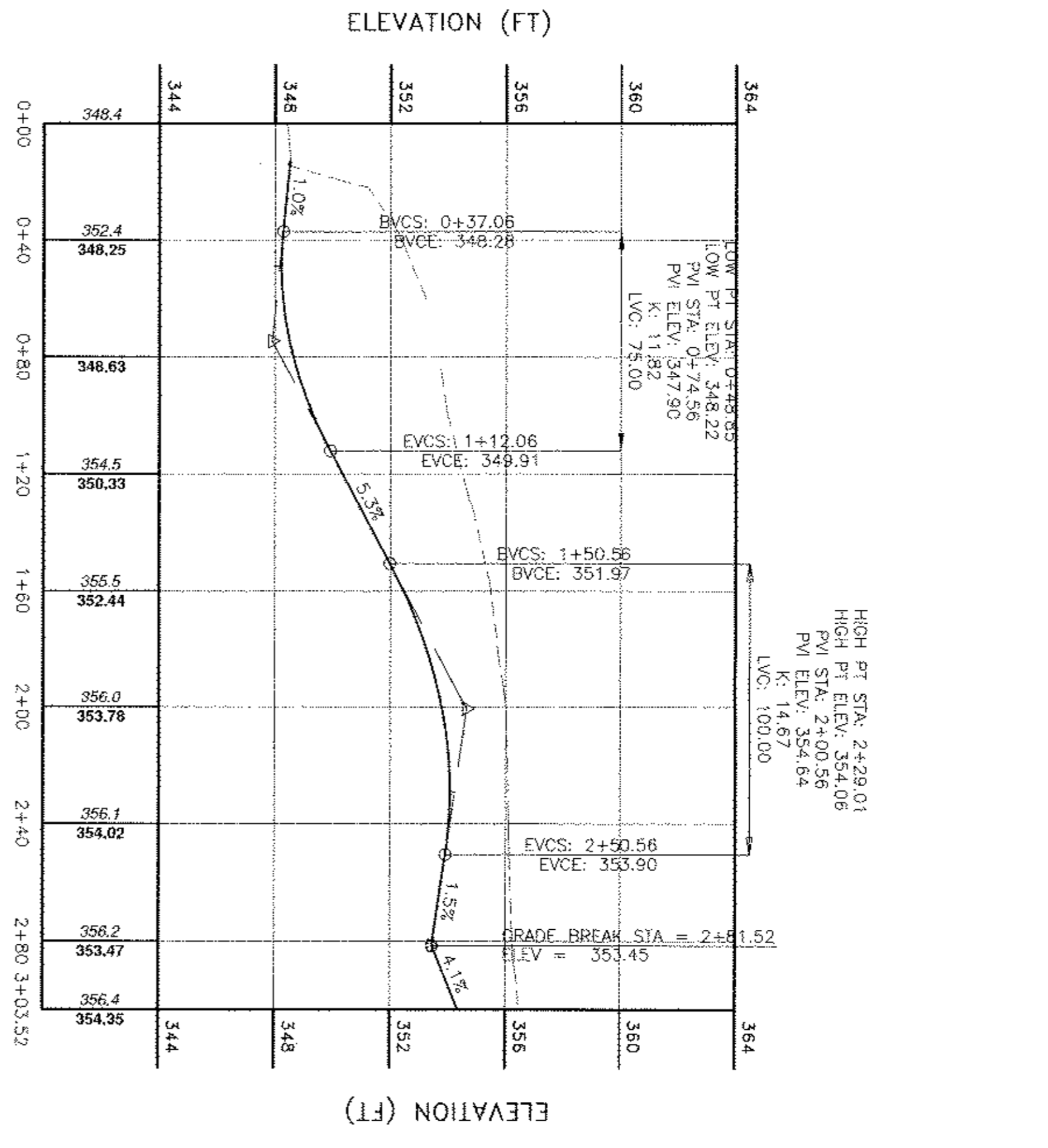
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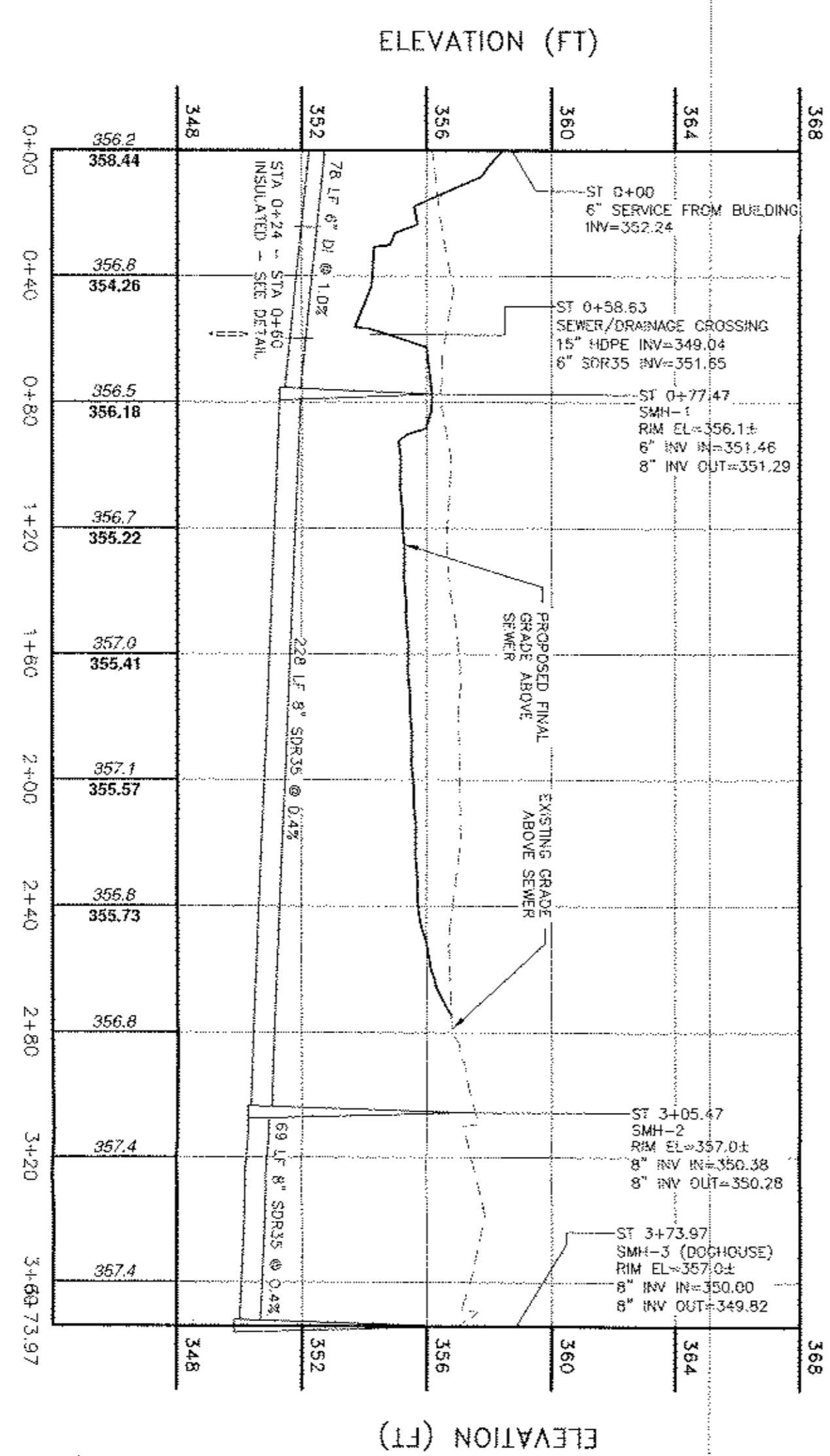
GRADING AND UTILITY PLAN  
 PLANNING BOARD NO. 2013-18  
 DECEMBER 10, 2013  
 DECEMBER 13, 2013



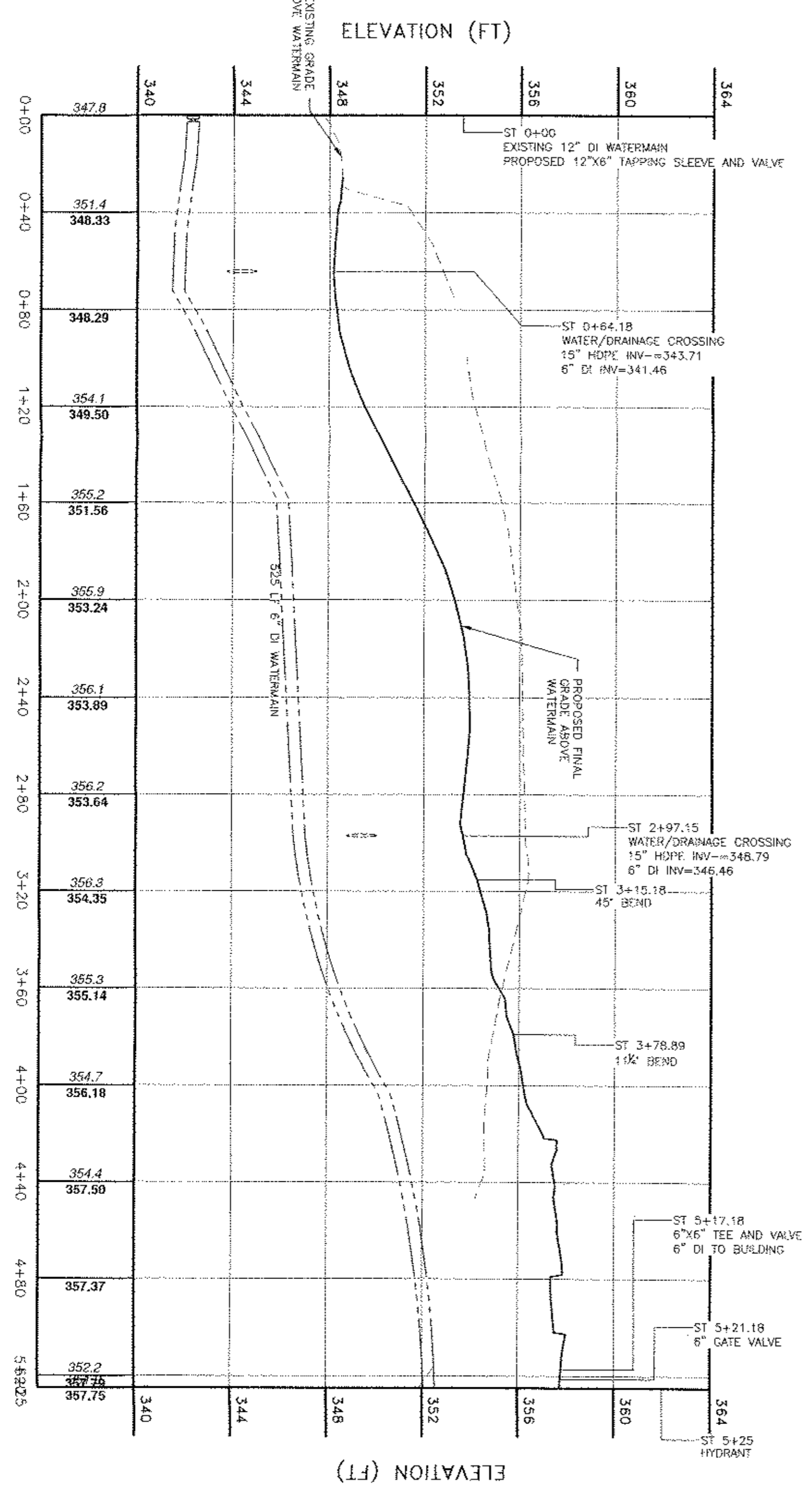
MAIN ENTRANCE - ROUTE 300  
 ST 0+00 THRU ST 3+00  
 SCALE: HORIZONTAL 1"=40'  
 VERTICAL 1"=4'



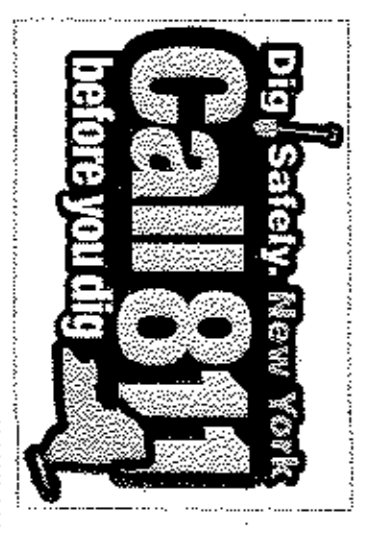
ENTRANCE - OLD LITTLE BRITAIN ROAD  
 ST 0+00 THRU ST 3+03.52  
 SCALE: HORIZONTAL 1"=40'  
 VERTICAL 1"=4'



SANITARY SEWER  
 ST 0+00 THRU ST 3+73.97  
 SCALE: HORIZONTAL 1"=40'  
 VERTICAL 1"=4'



WATERMAIN  
 ST 0+00 THRU ST 5+25  
 SCALE: HORIZONTAL 1"=40'  
 VERTICAL 1"=4'

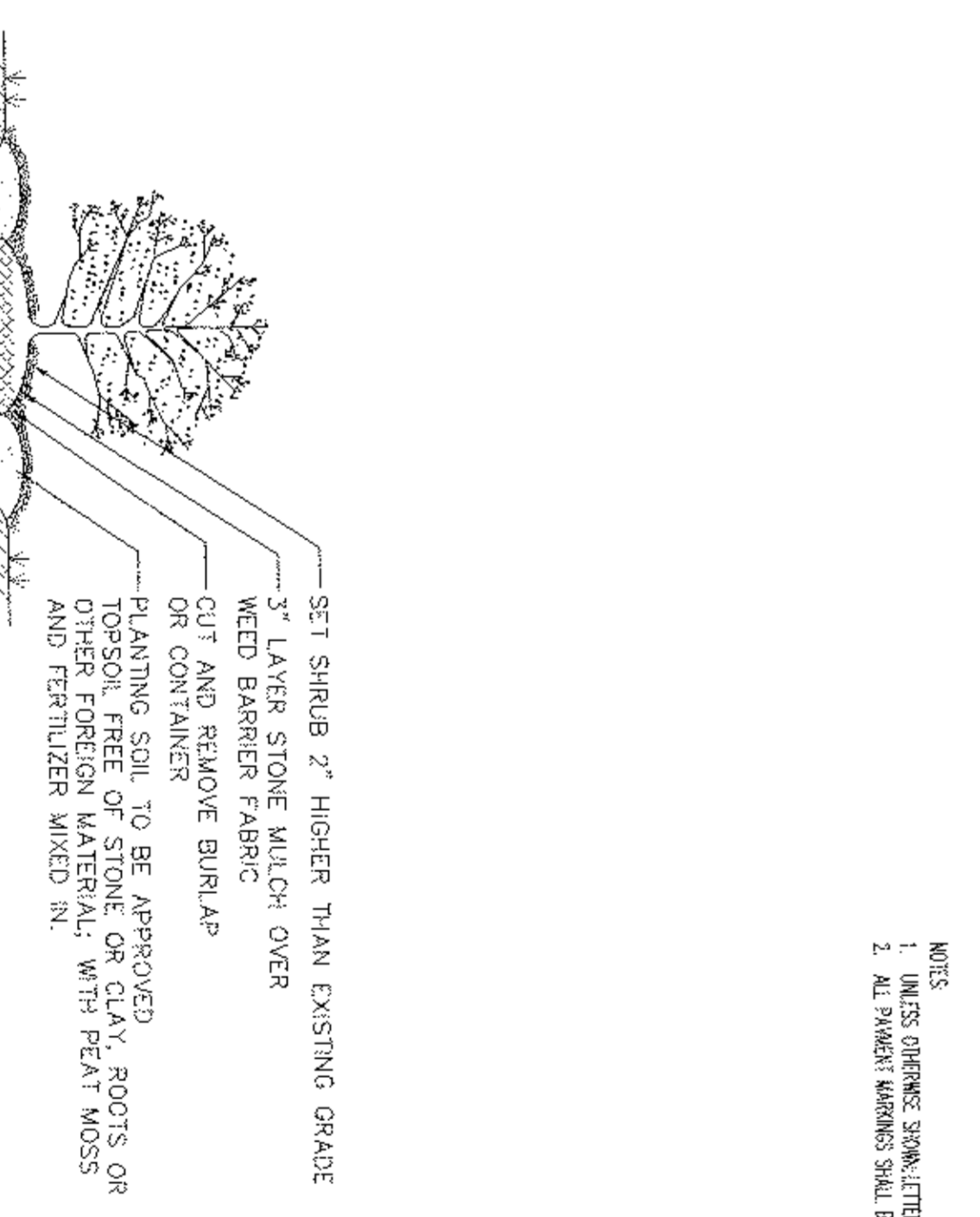
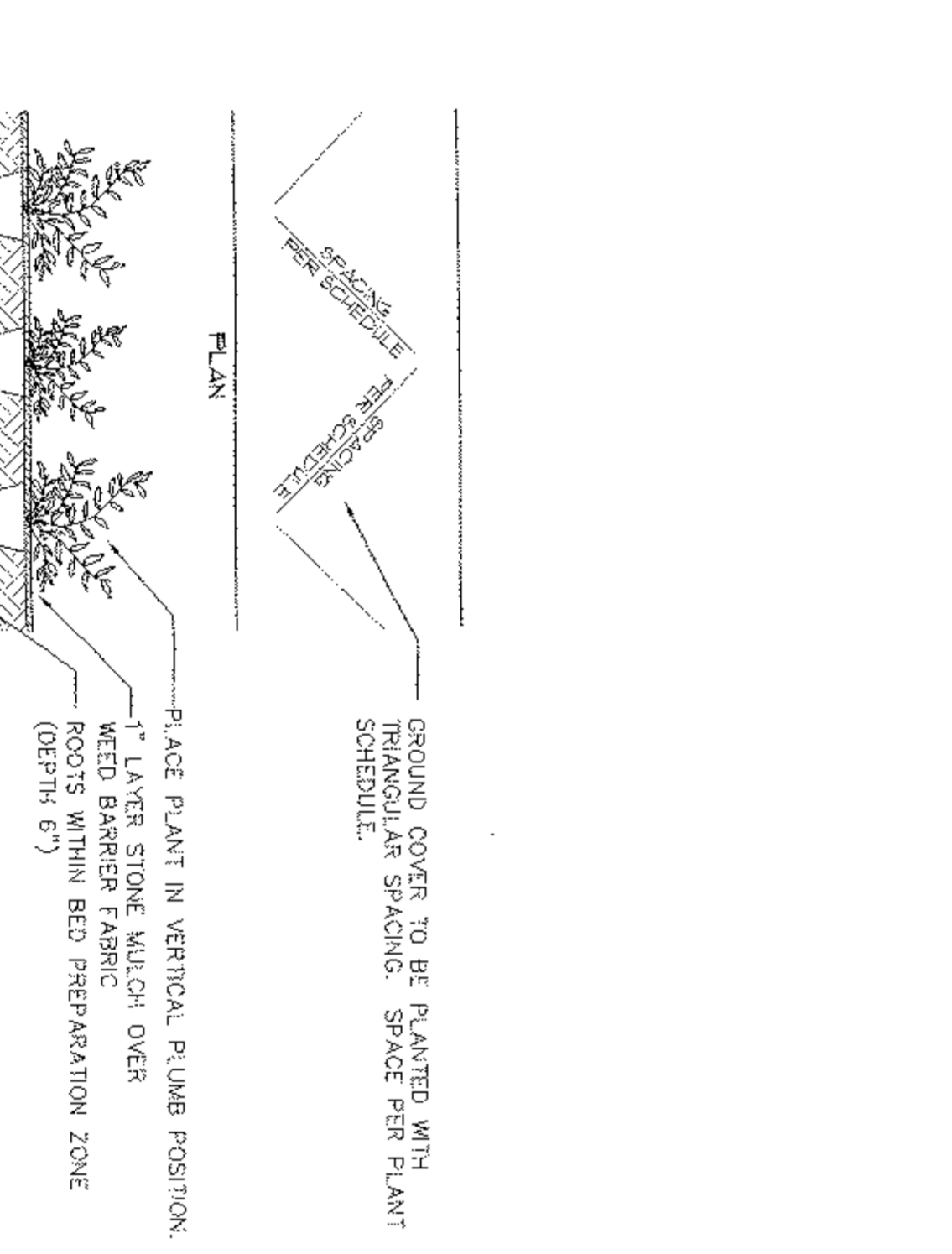
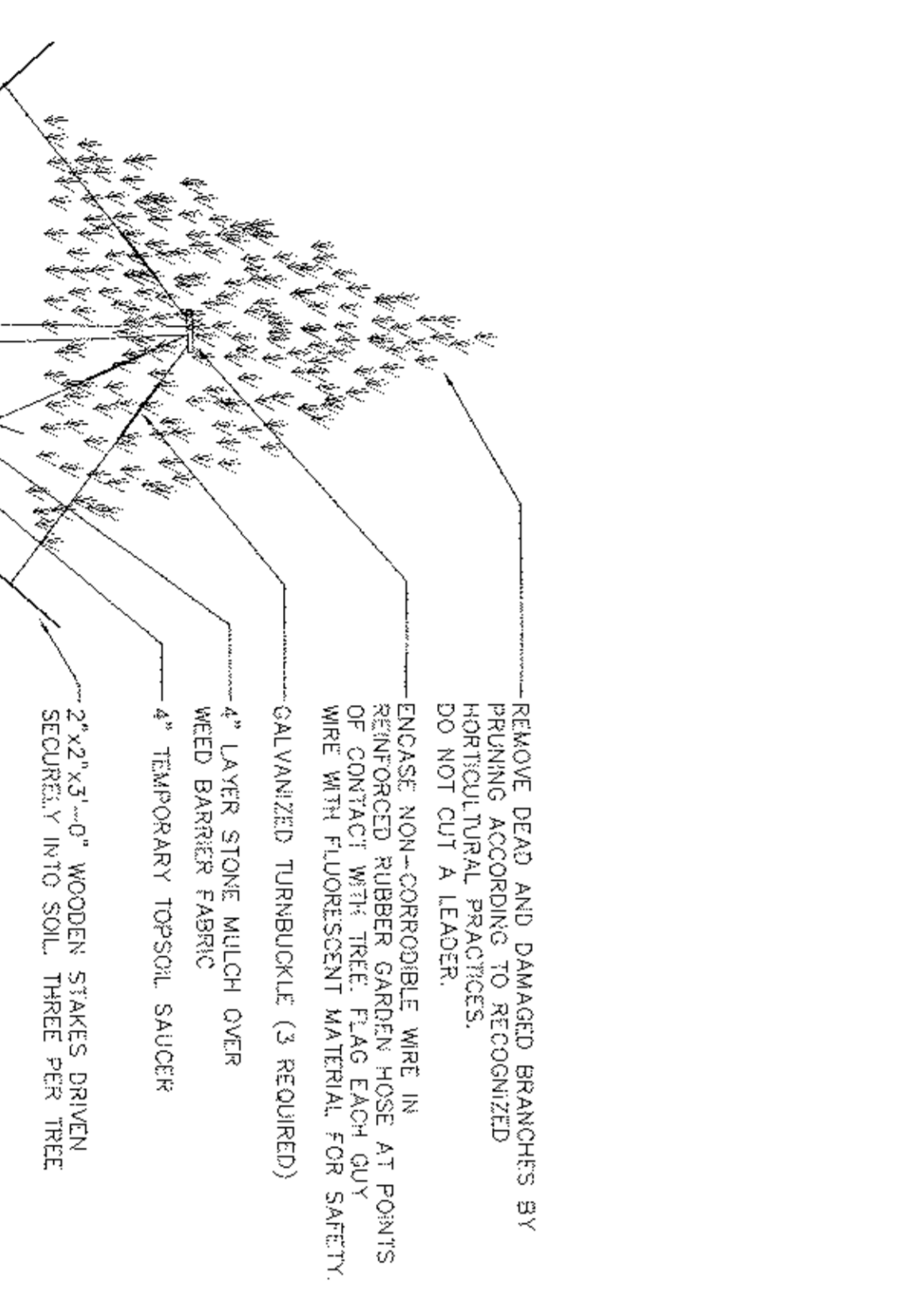
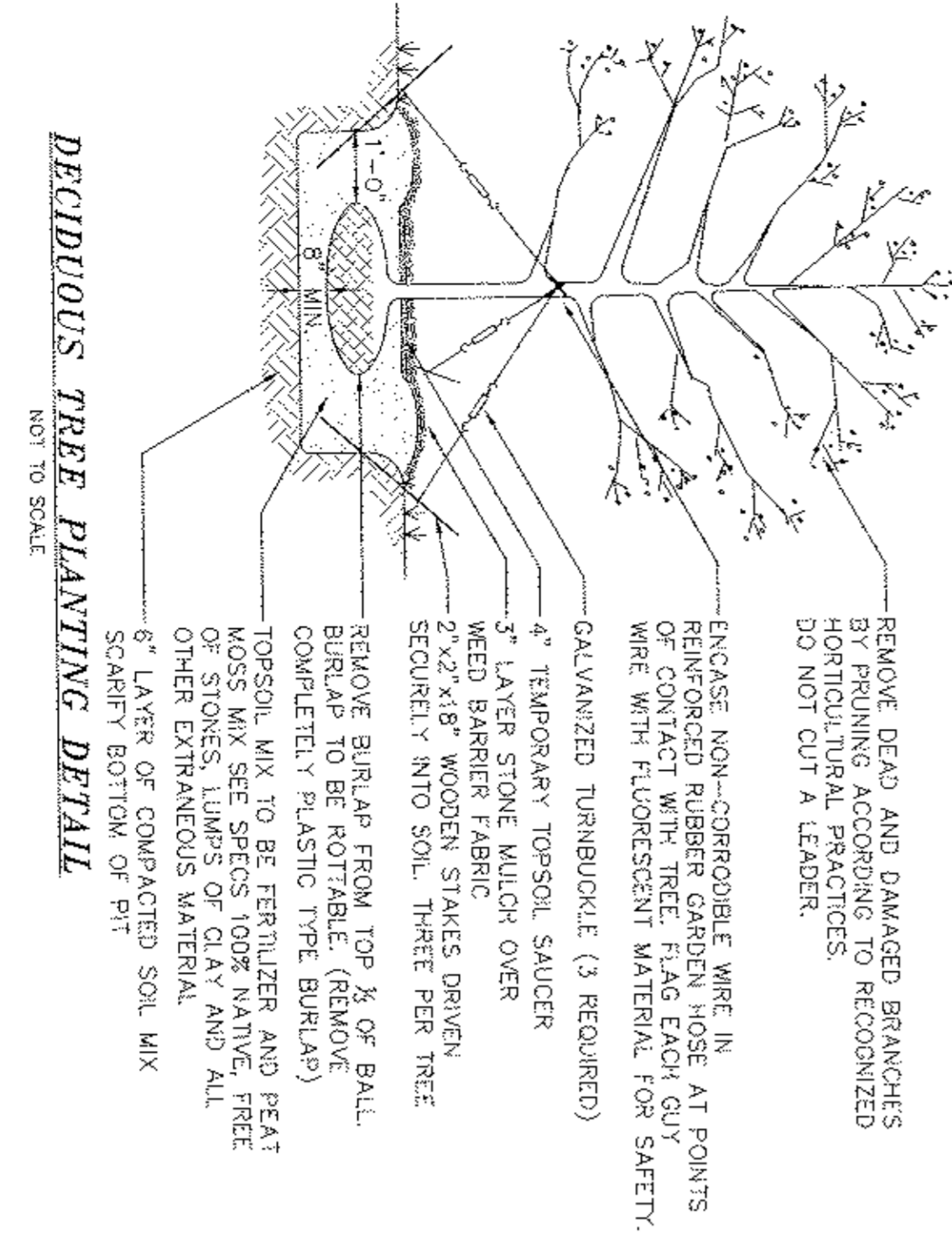
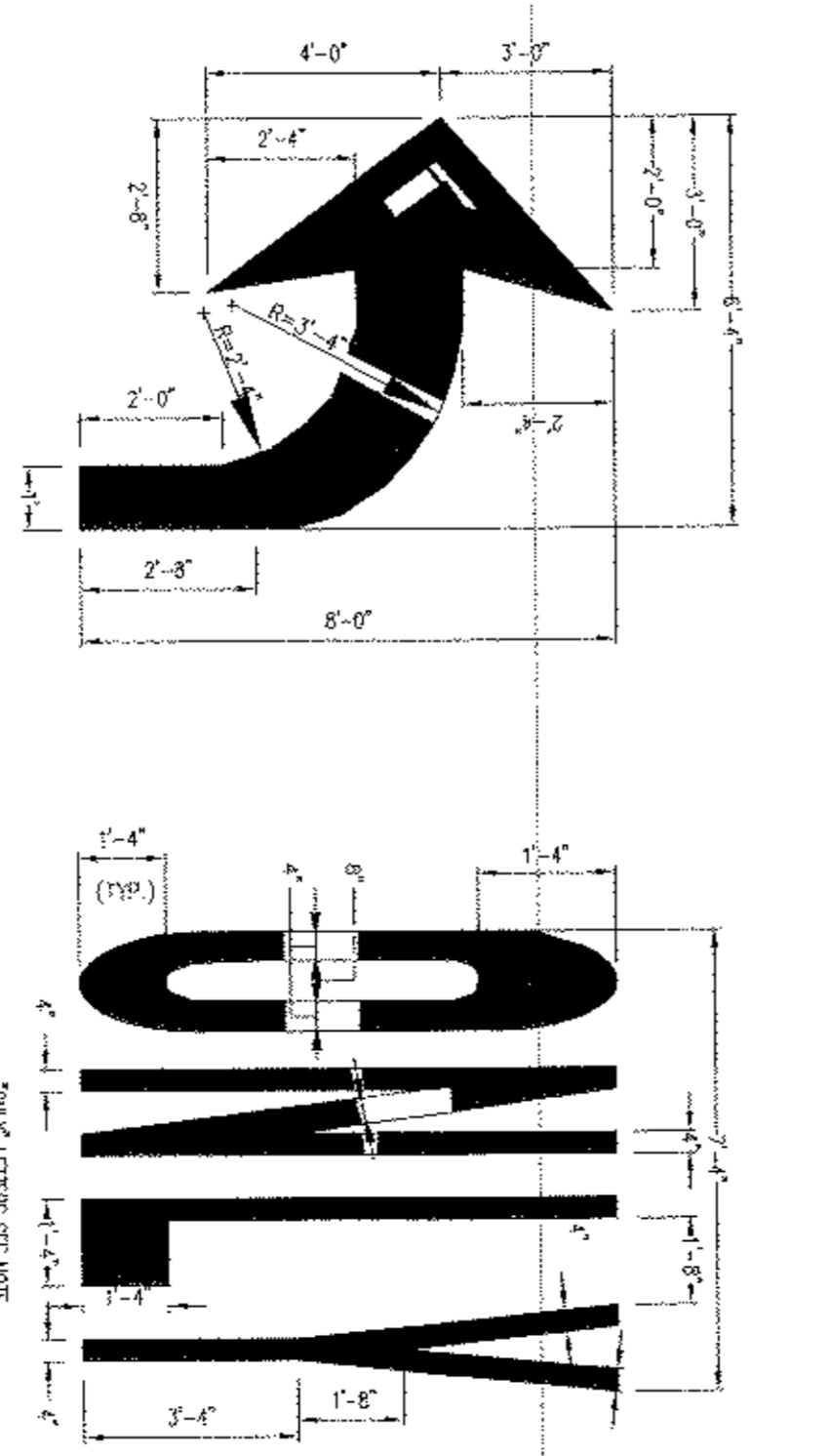
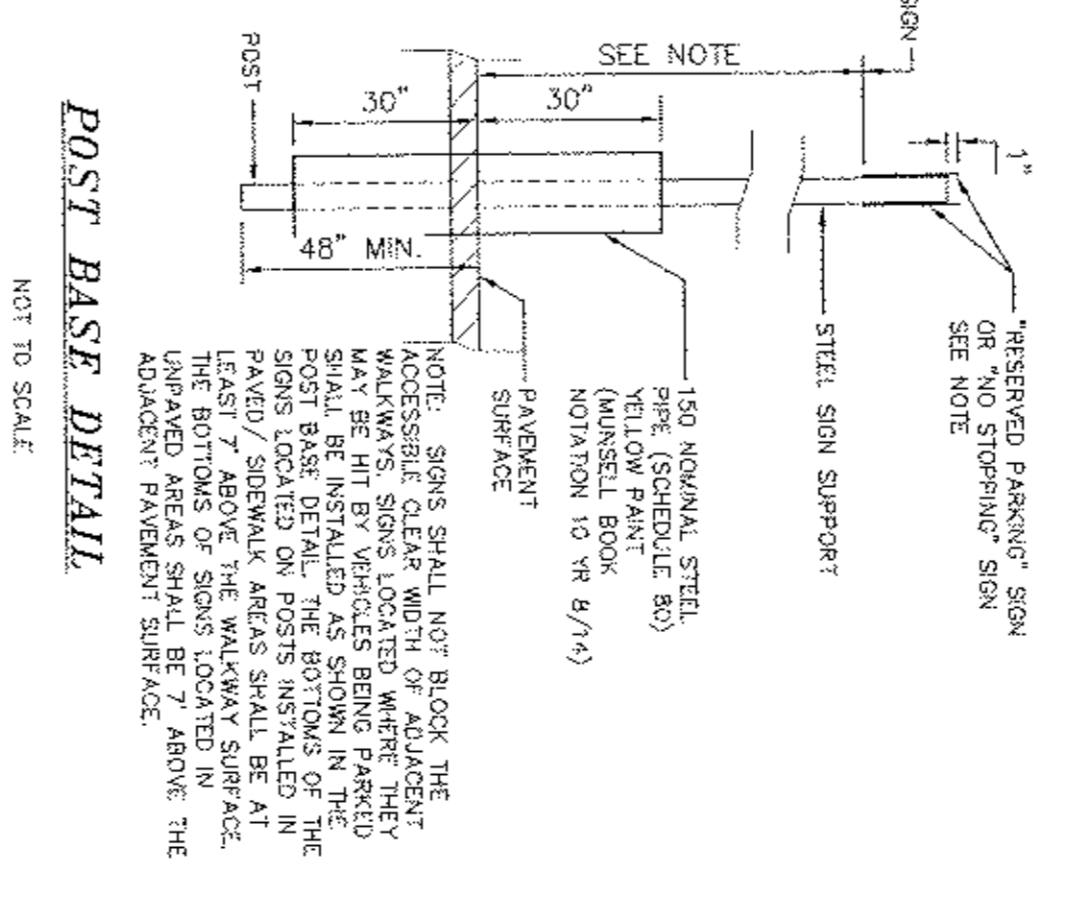
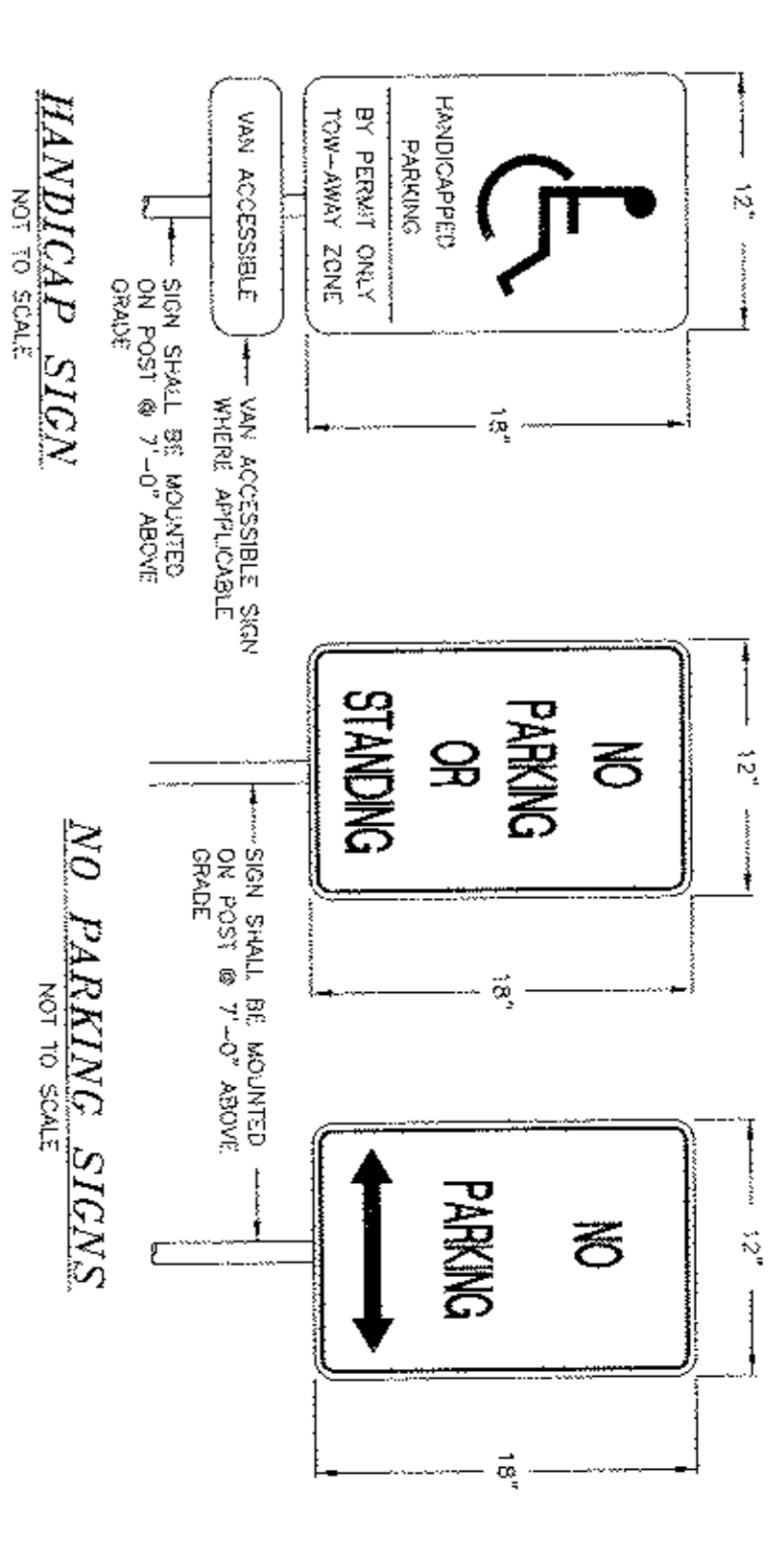
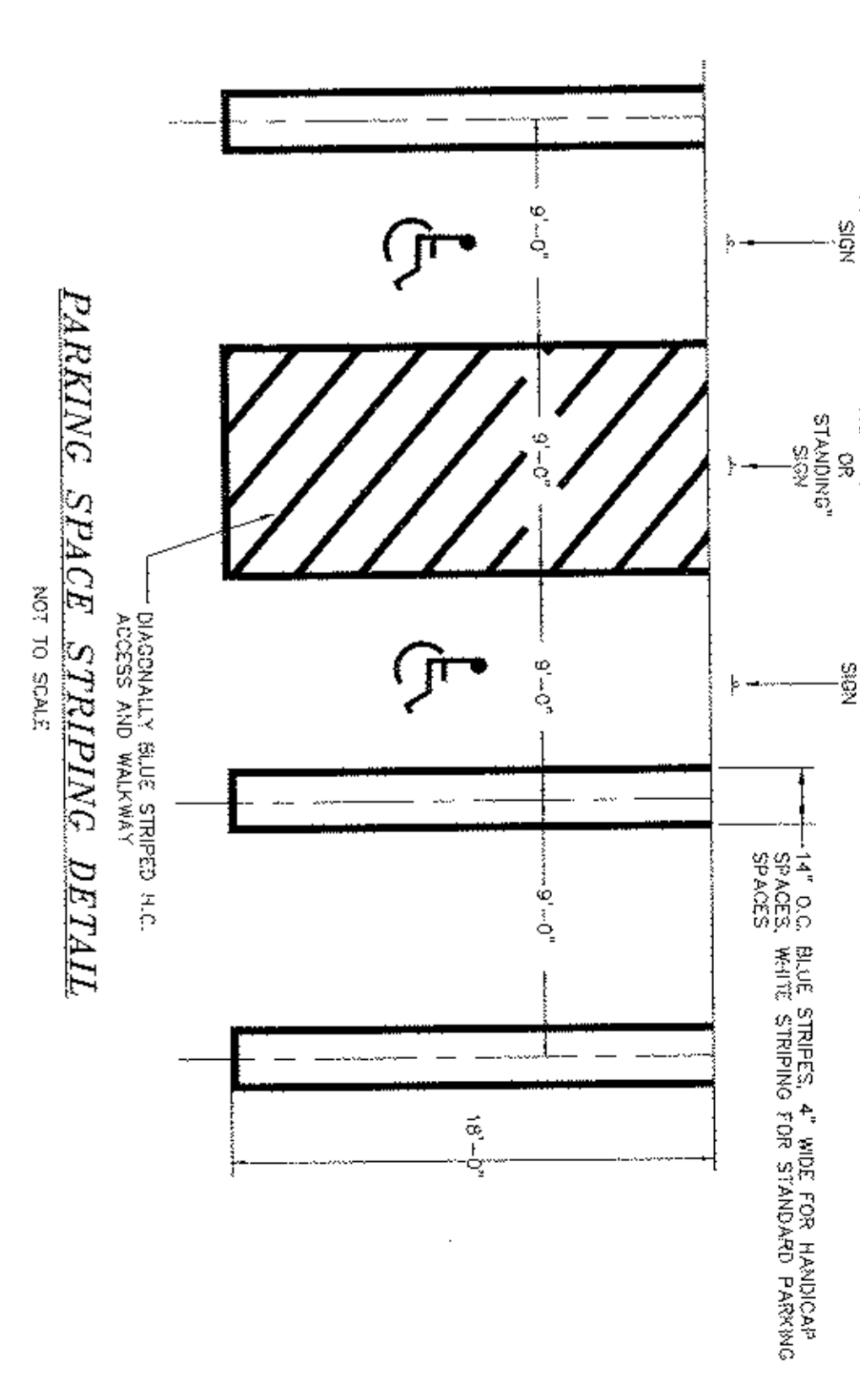
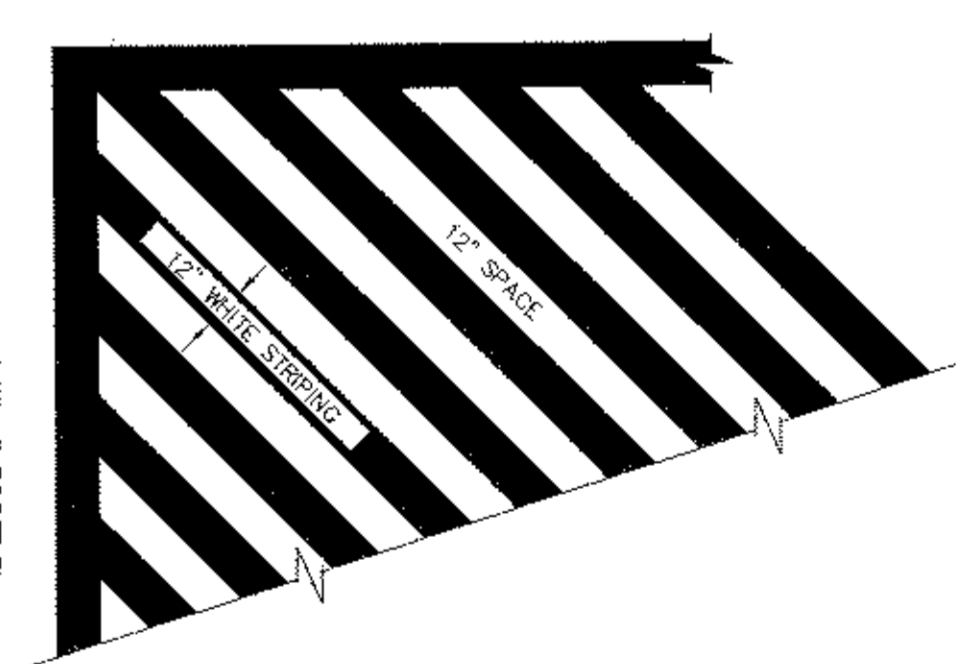
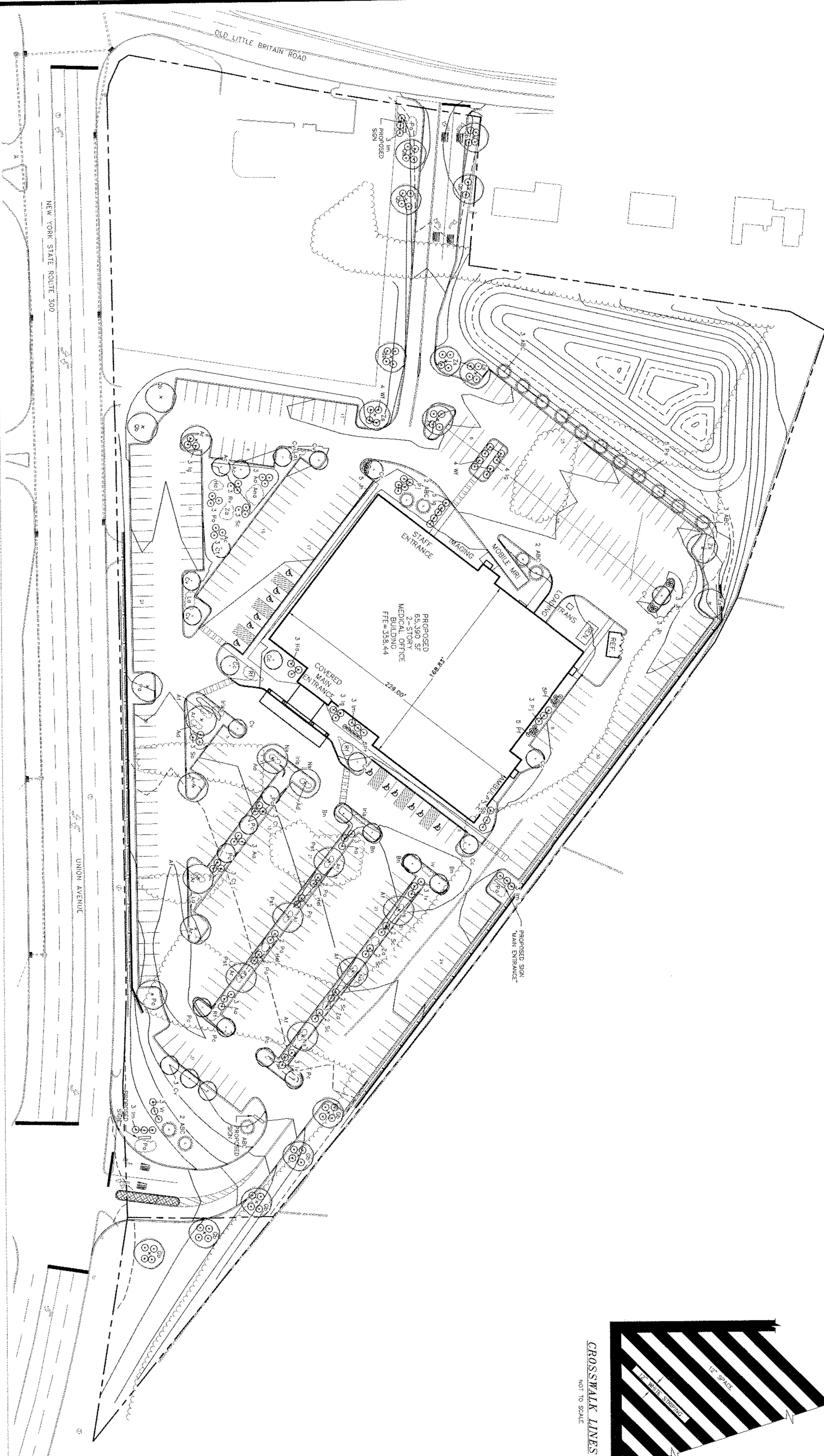


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CRH REALTY VIII, LLC  
 TOWN OF NEWBURGH  
 ORANGE COUNTY, NEW YORK

PROFILES  
 DECEMBER 13, 2013



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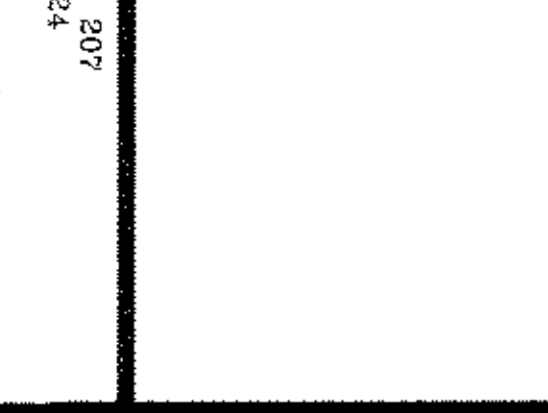
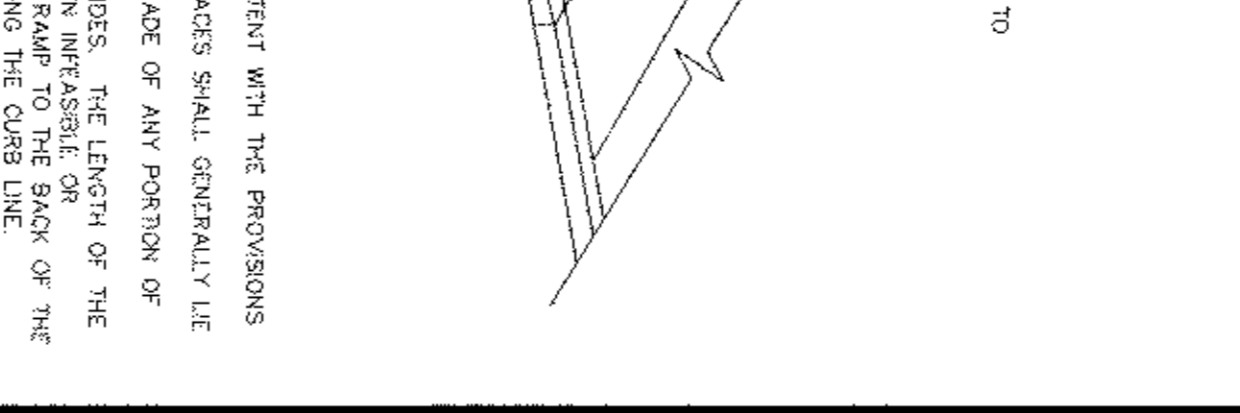
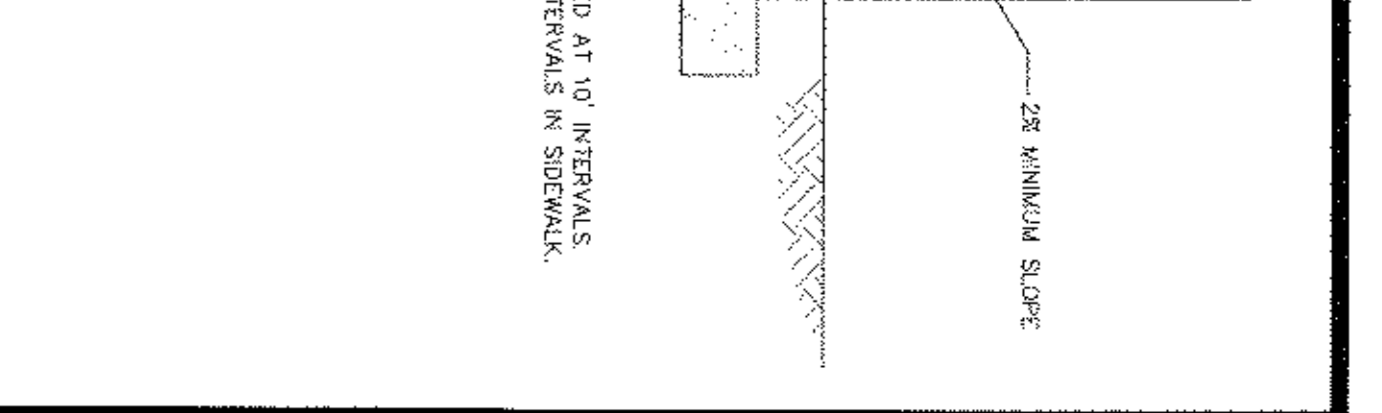
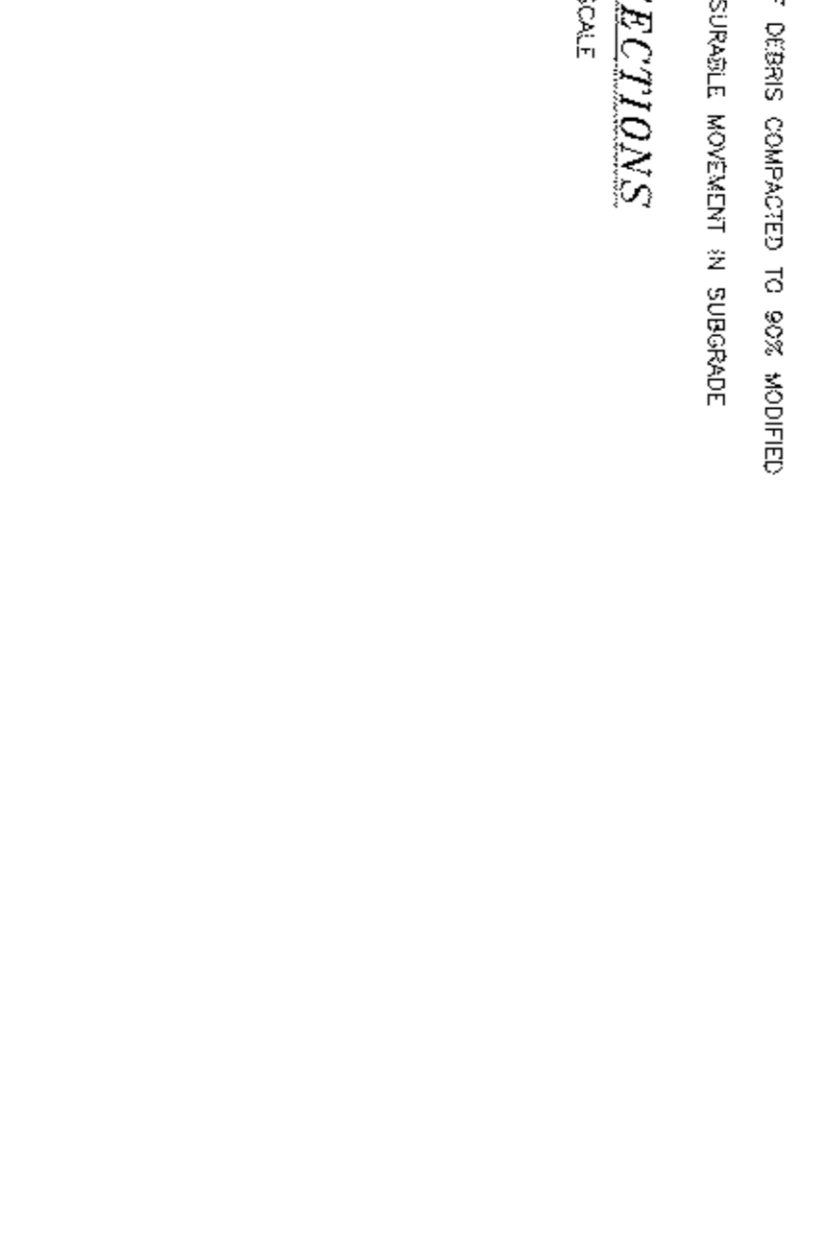
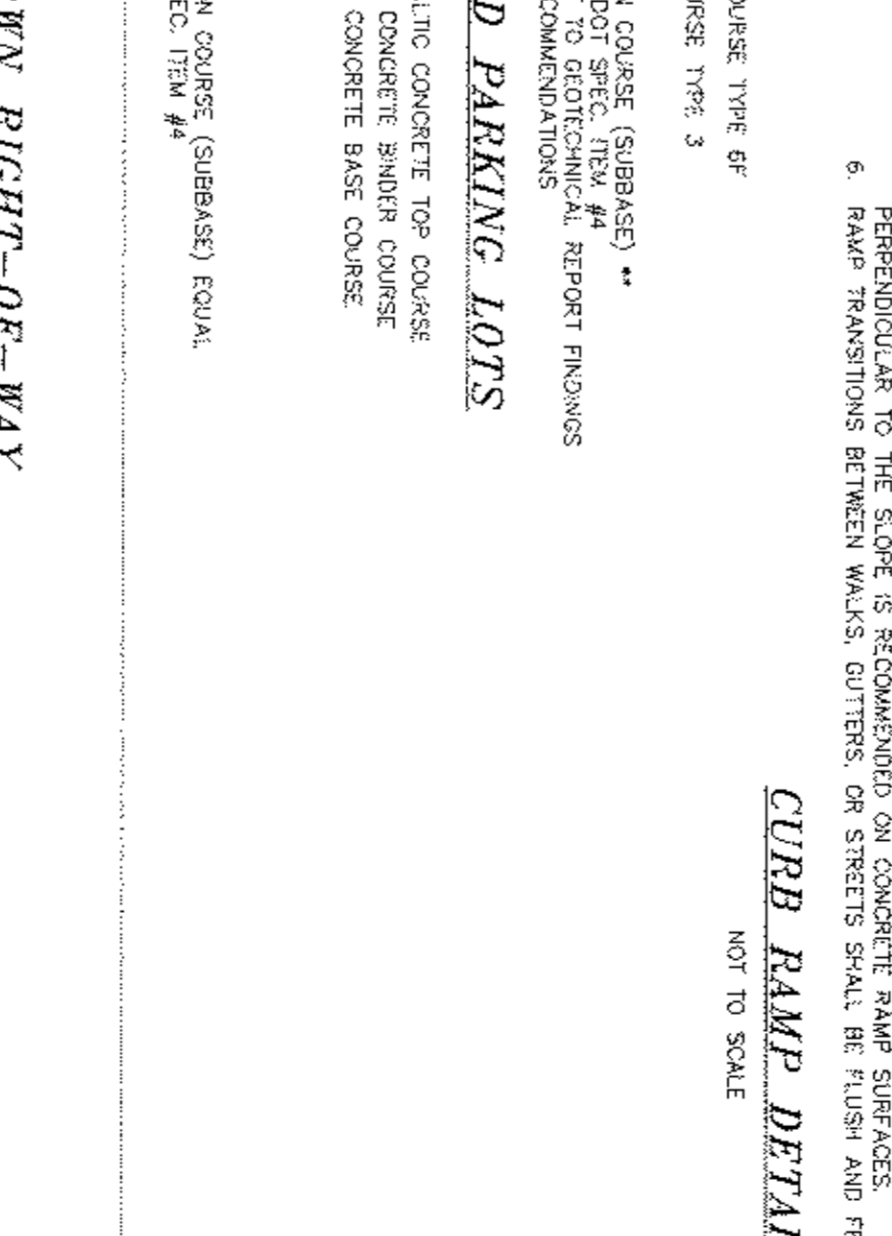
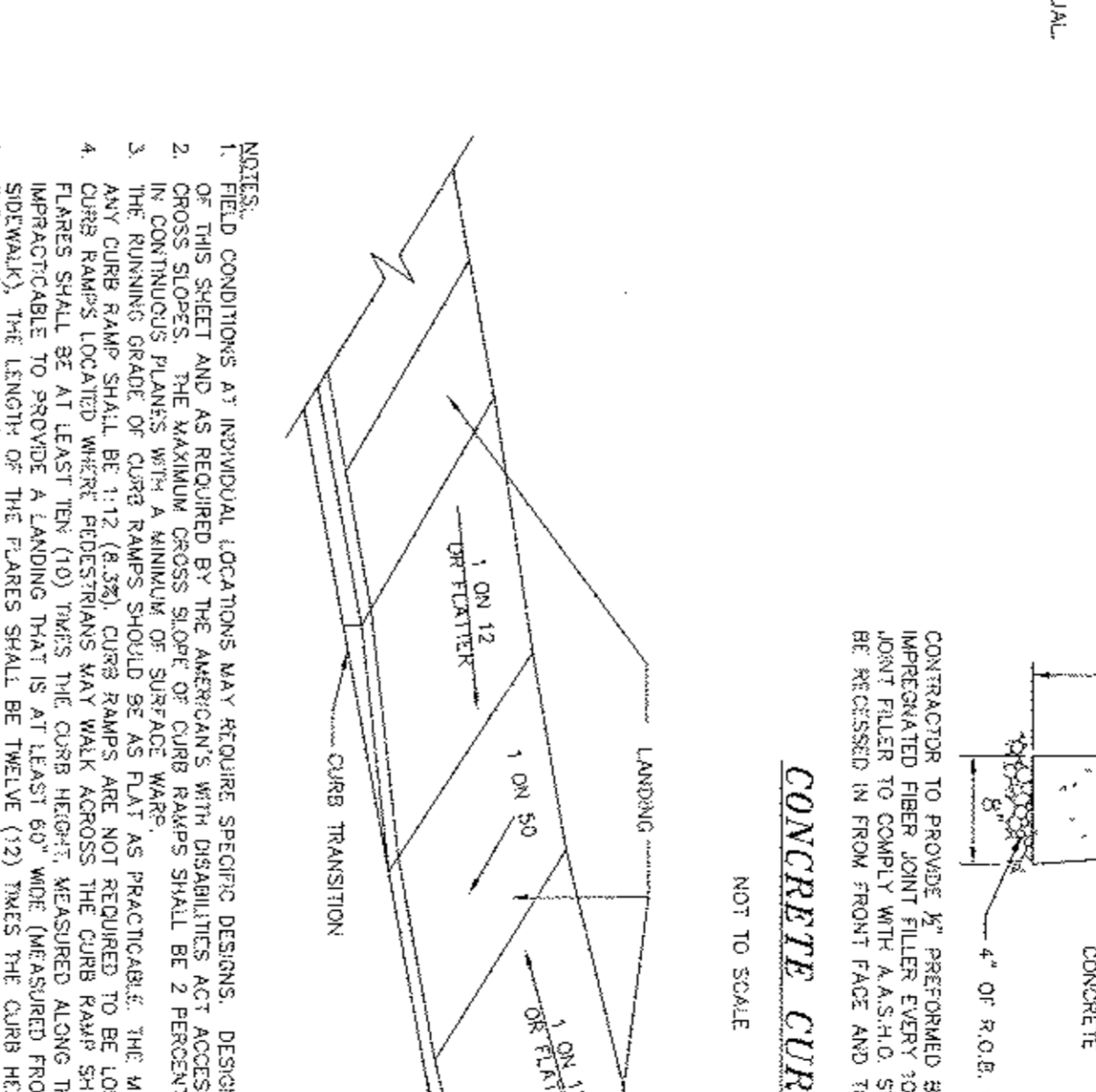
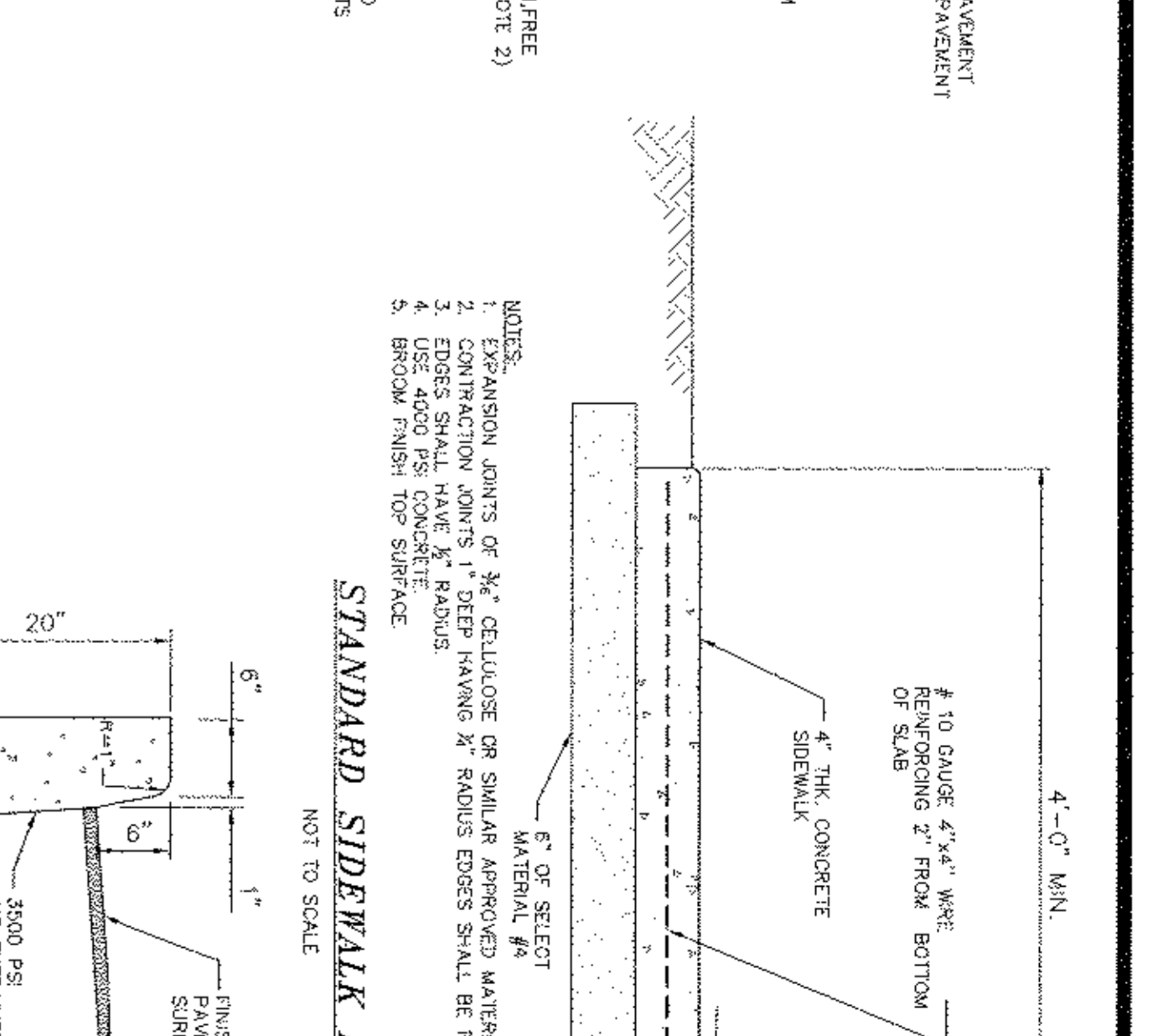
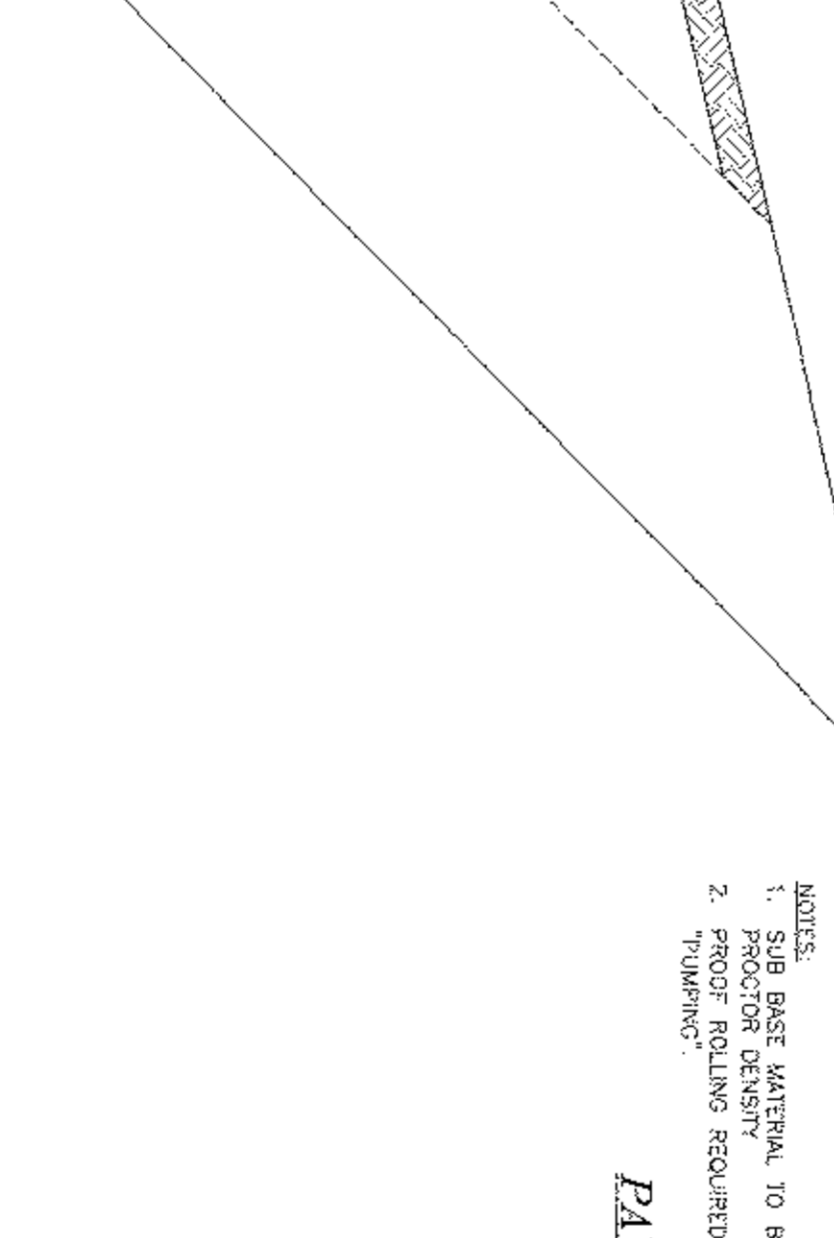
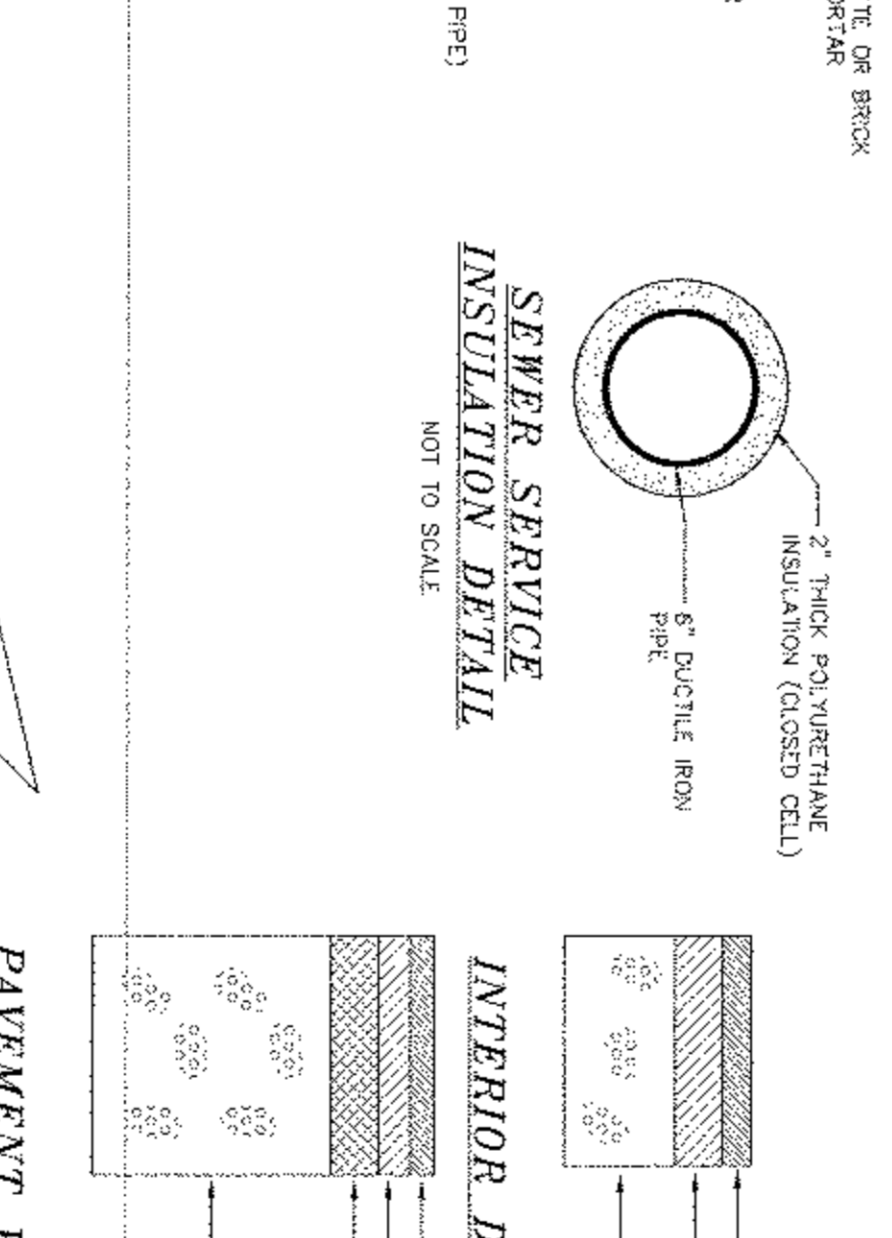
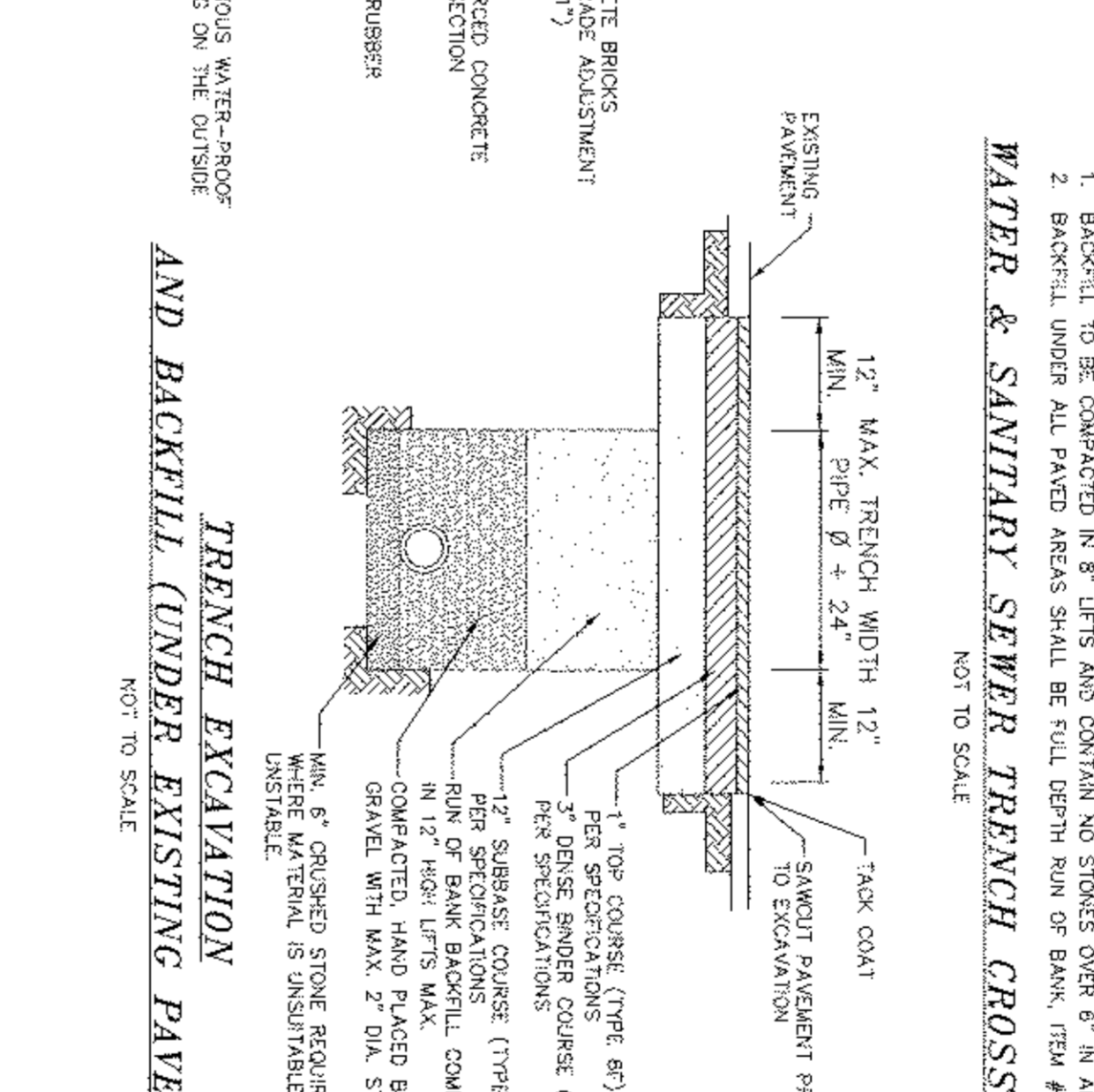
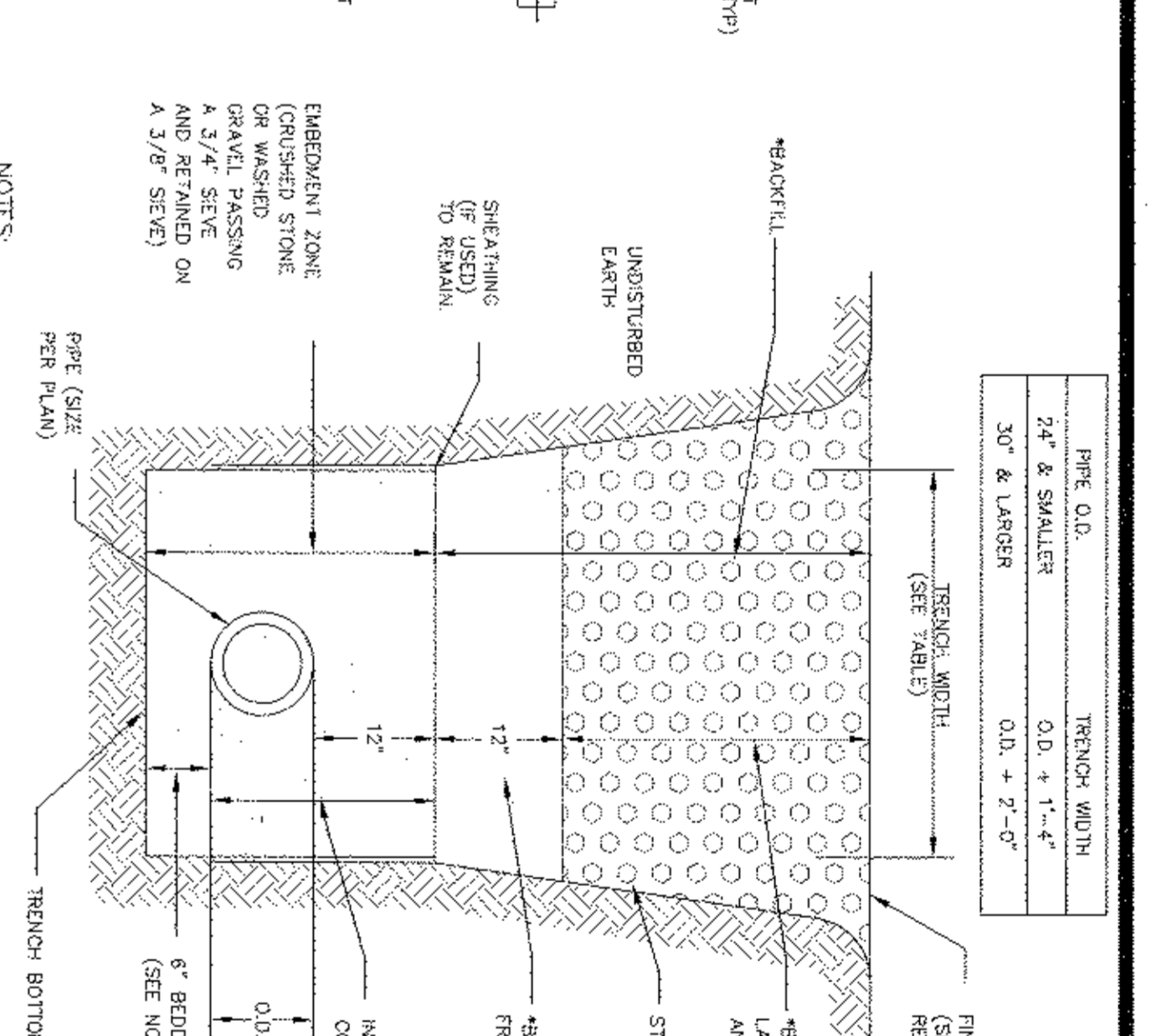
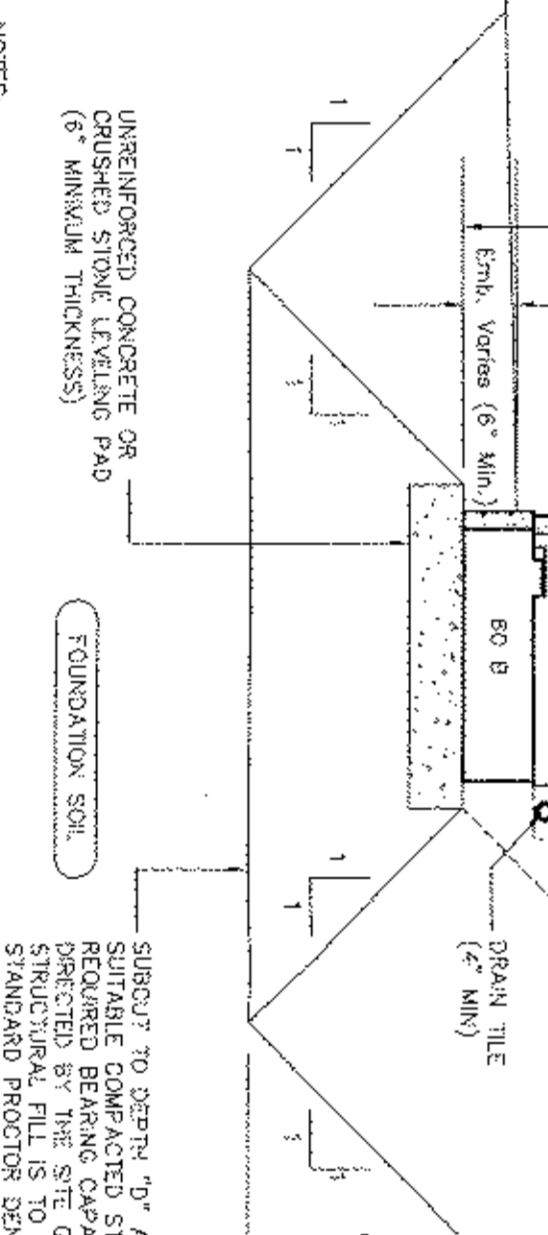
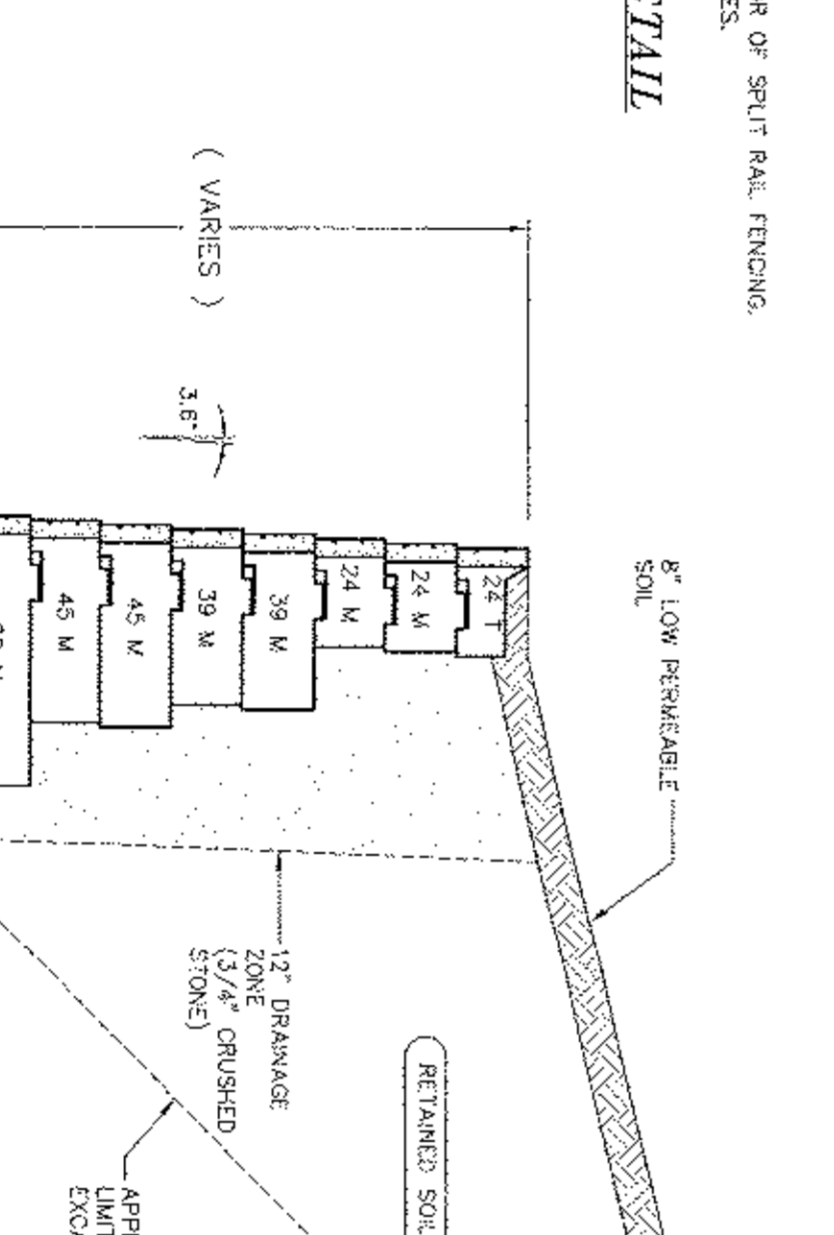
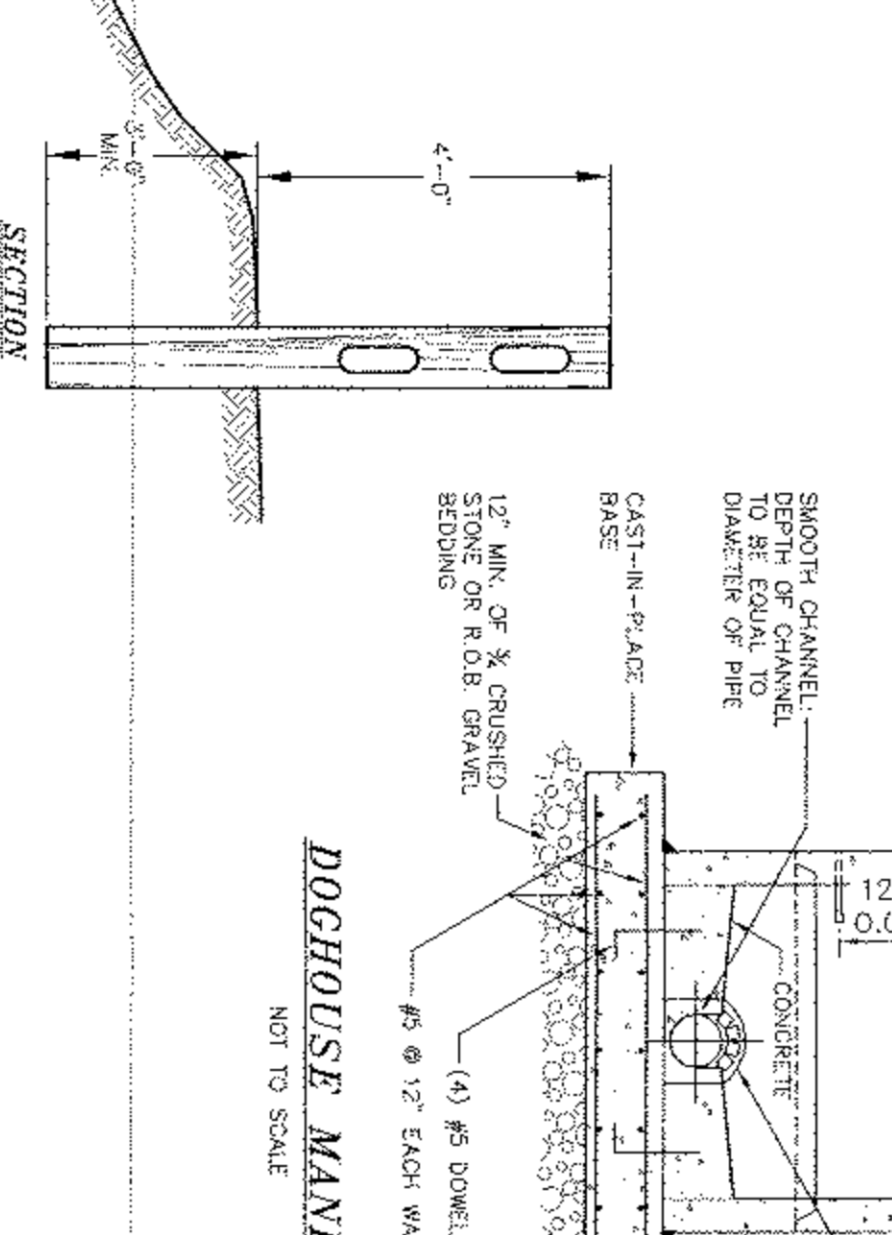
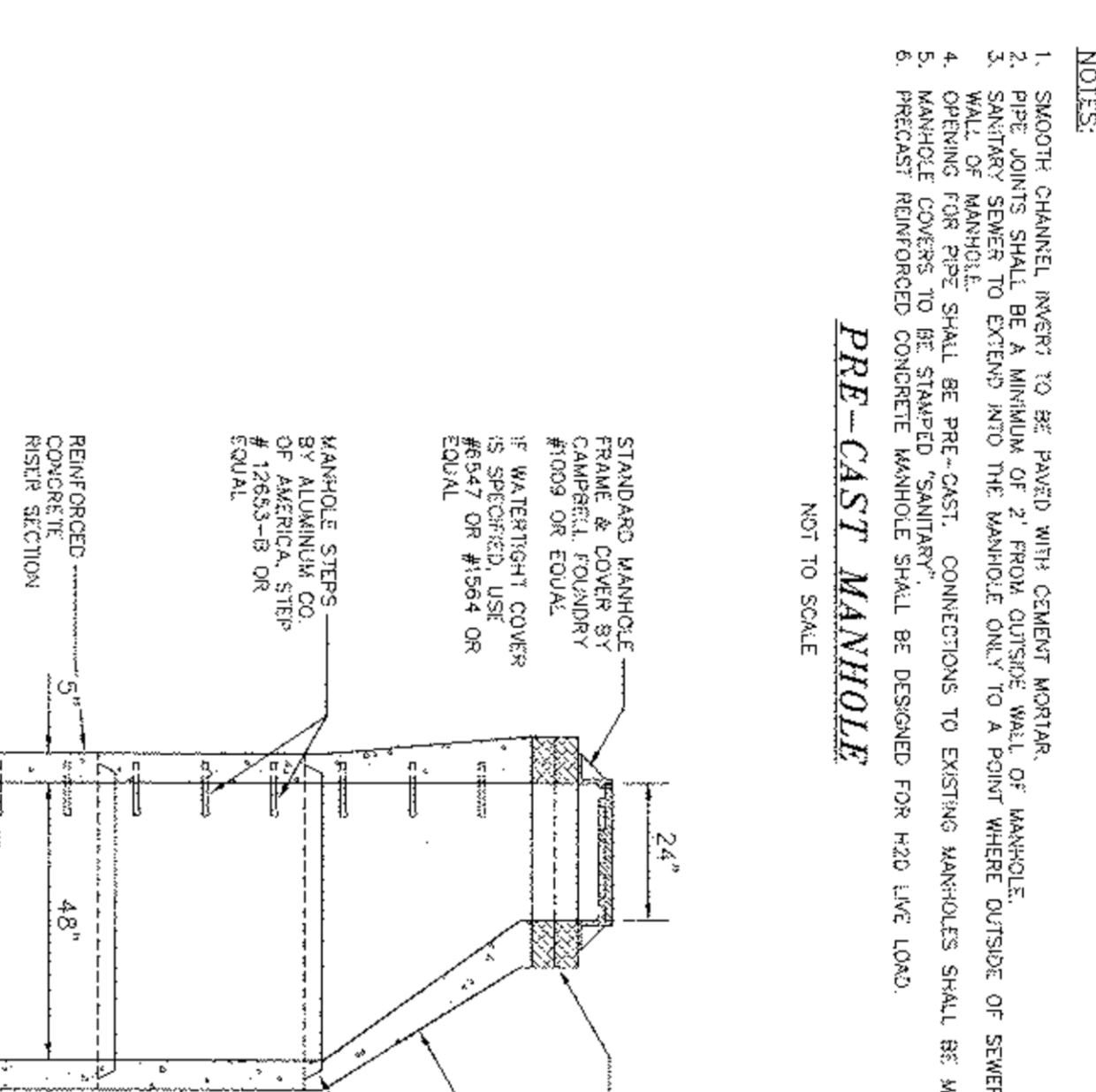
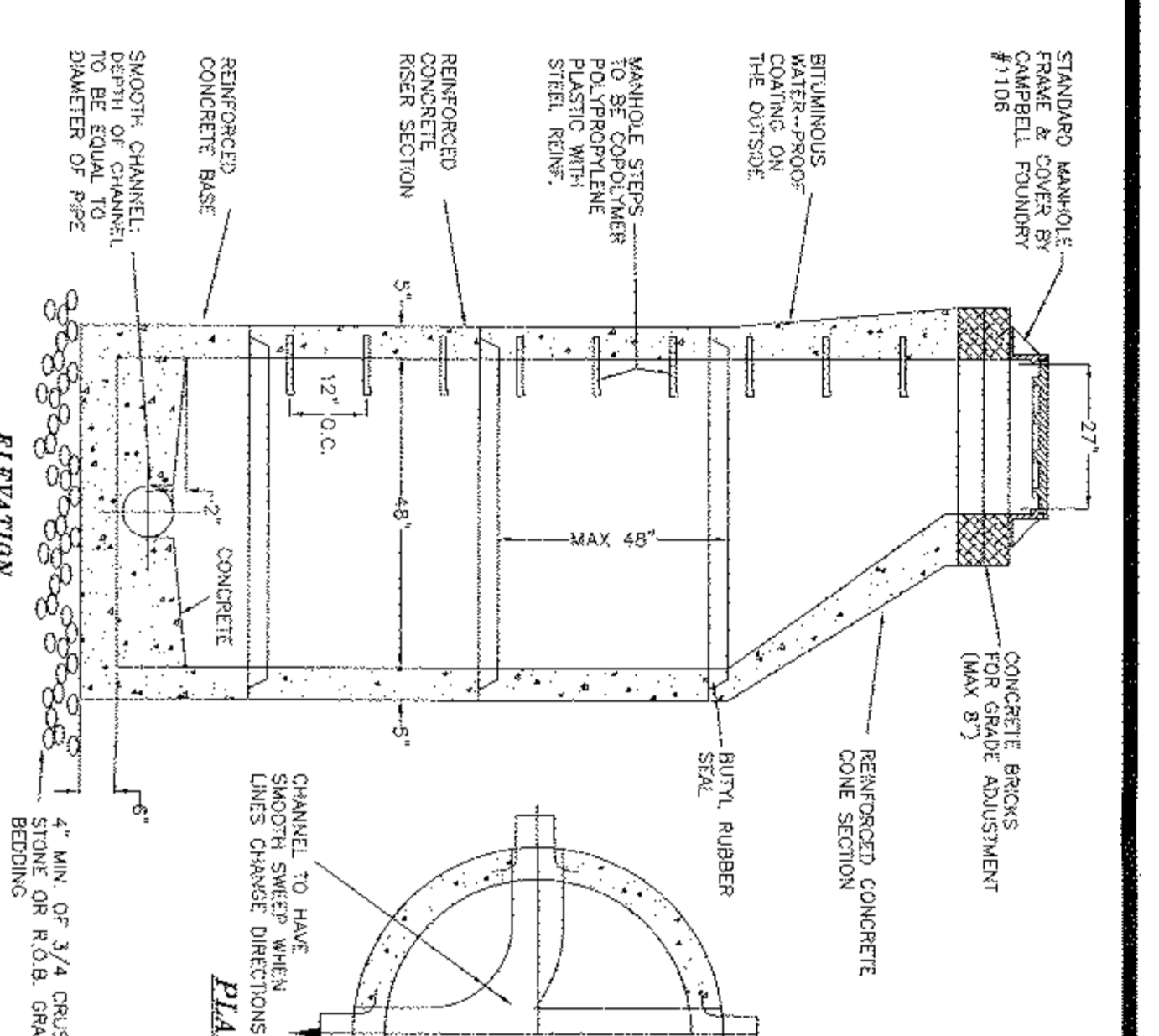
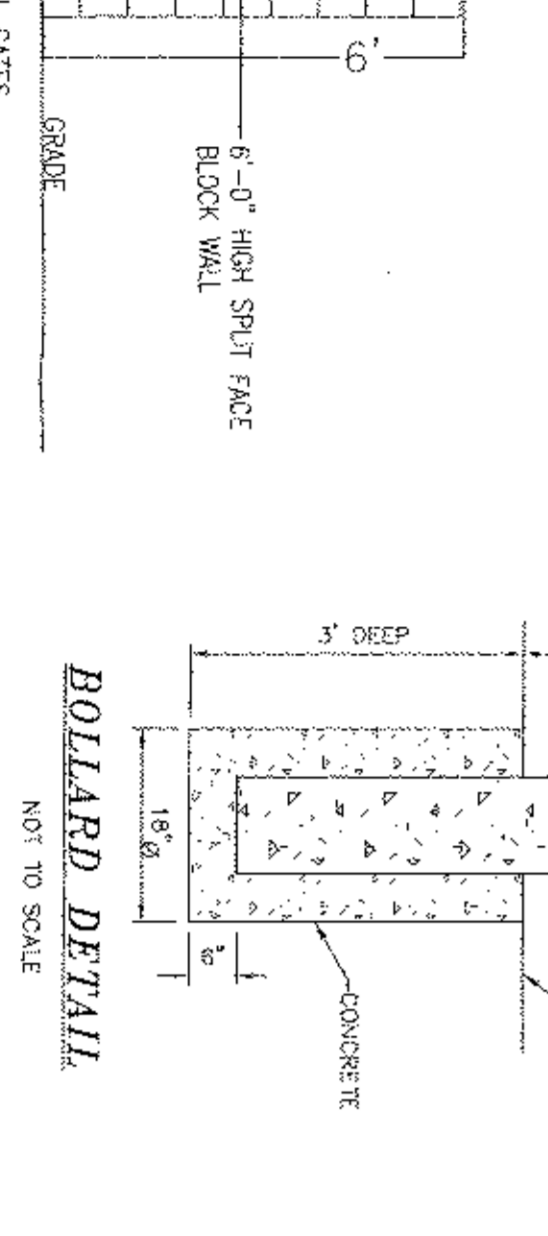
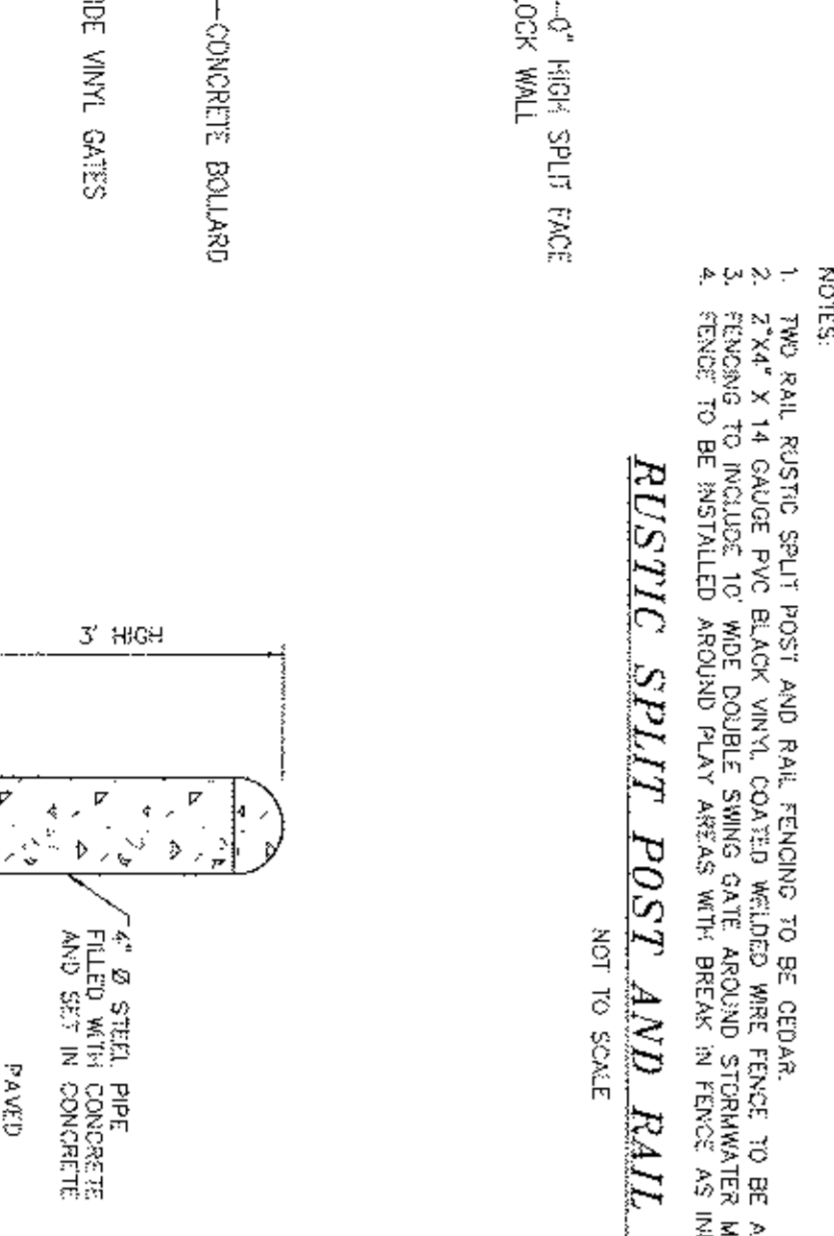
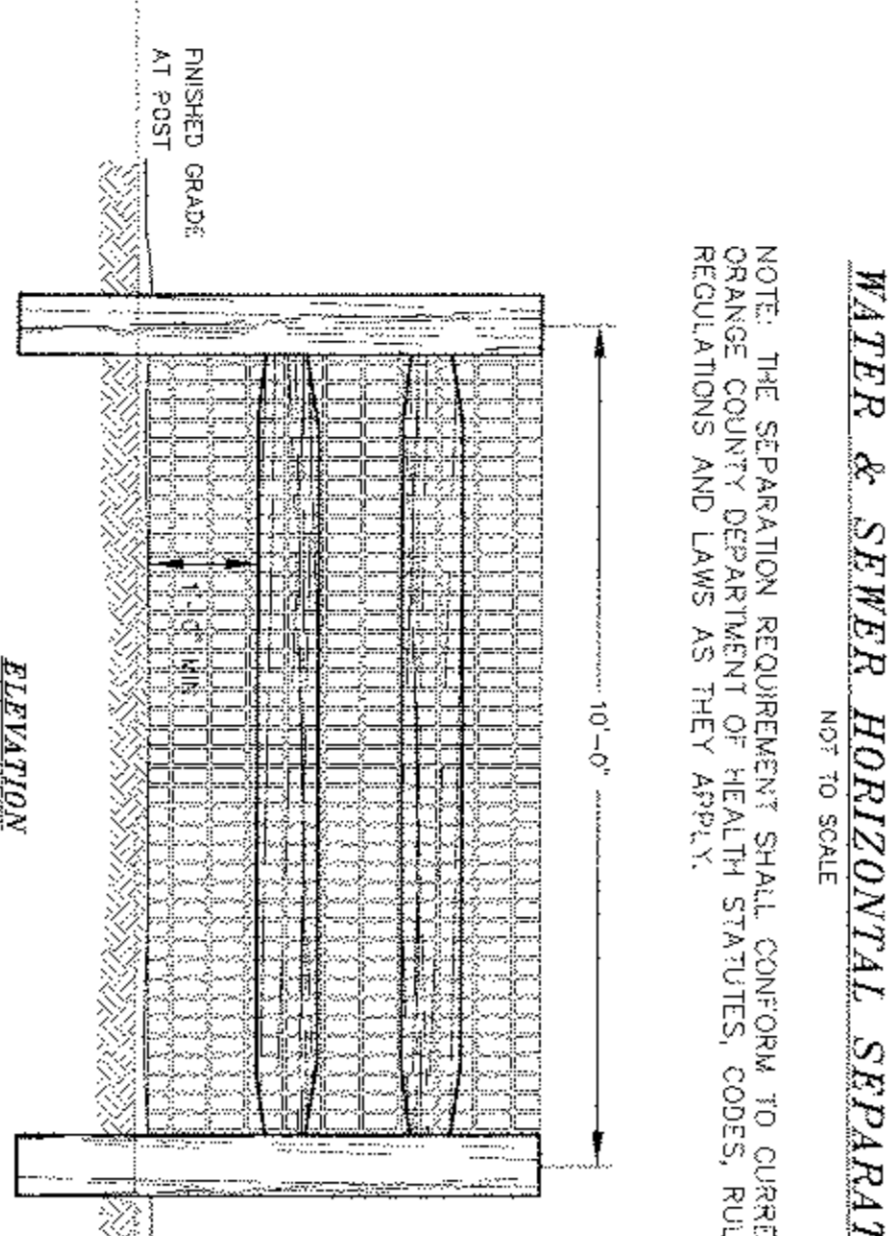
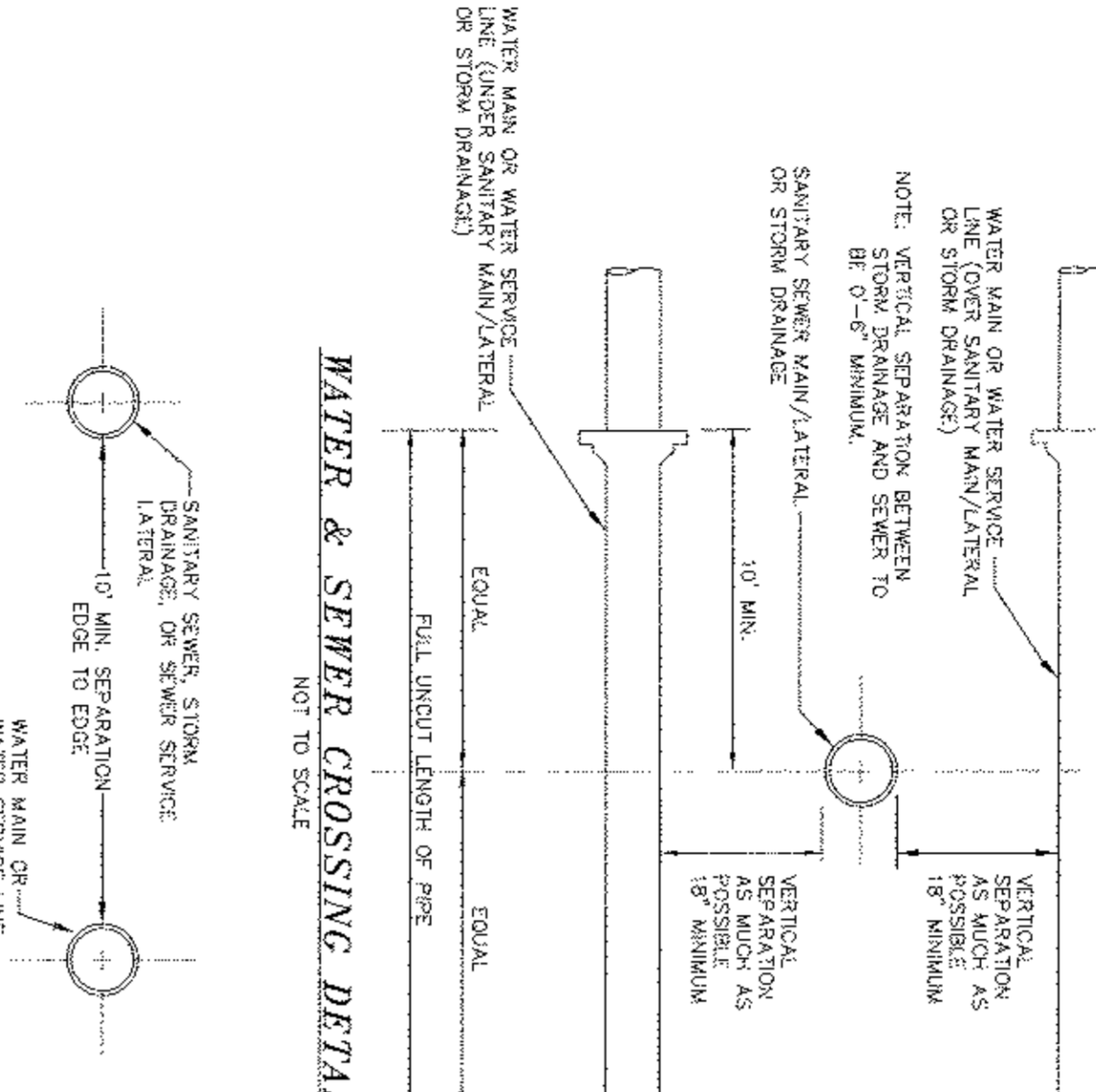
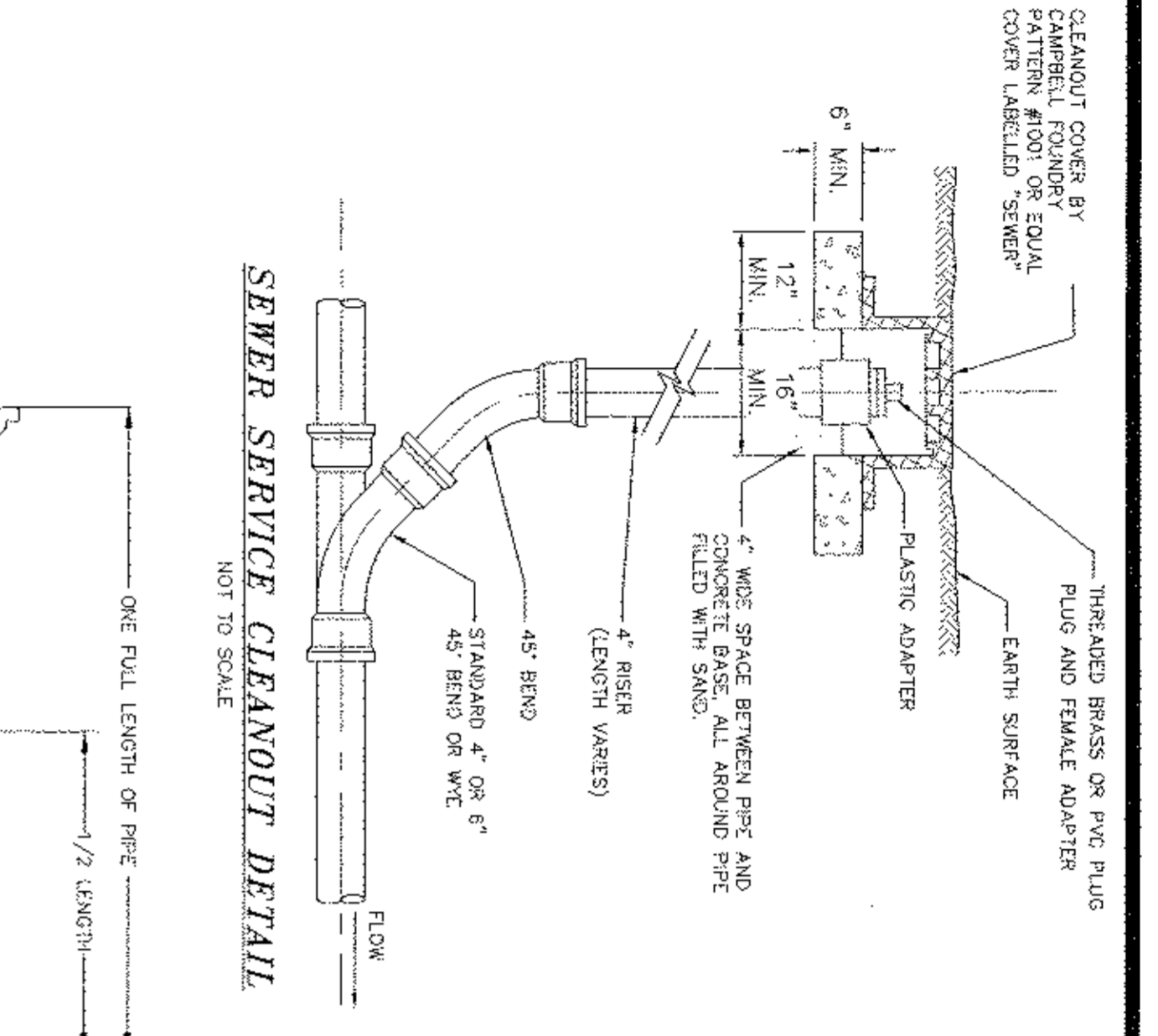
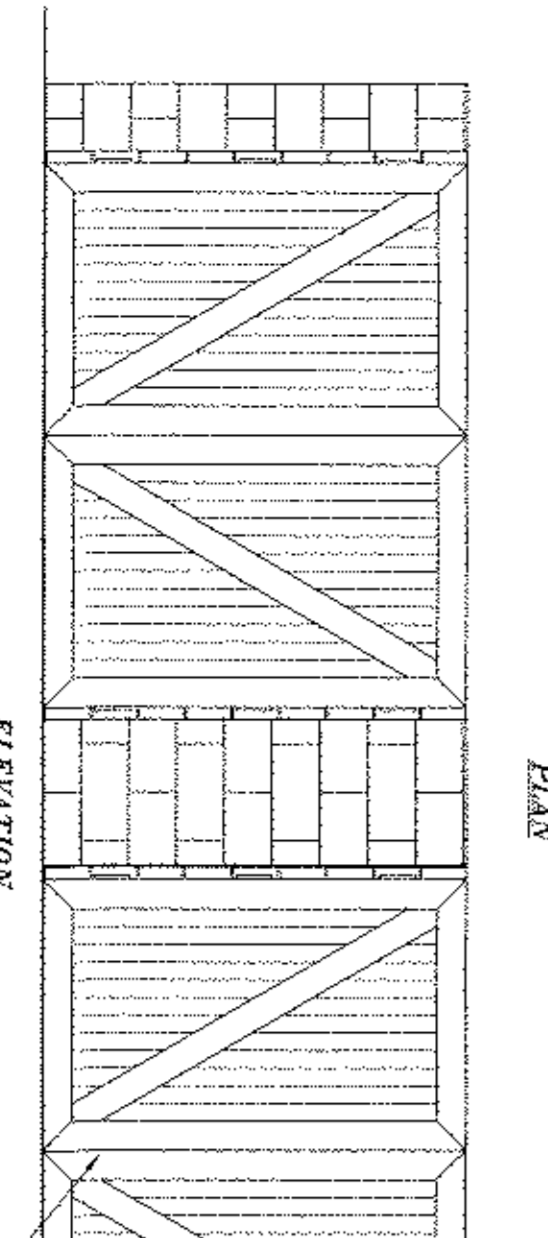
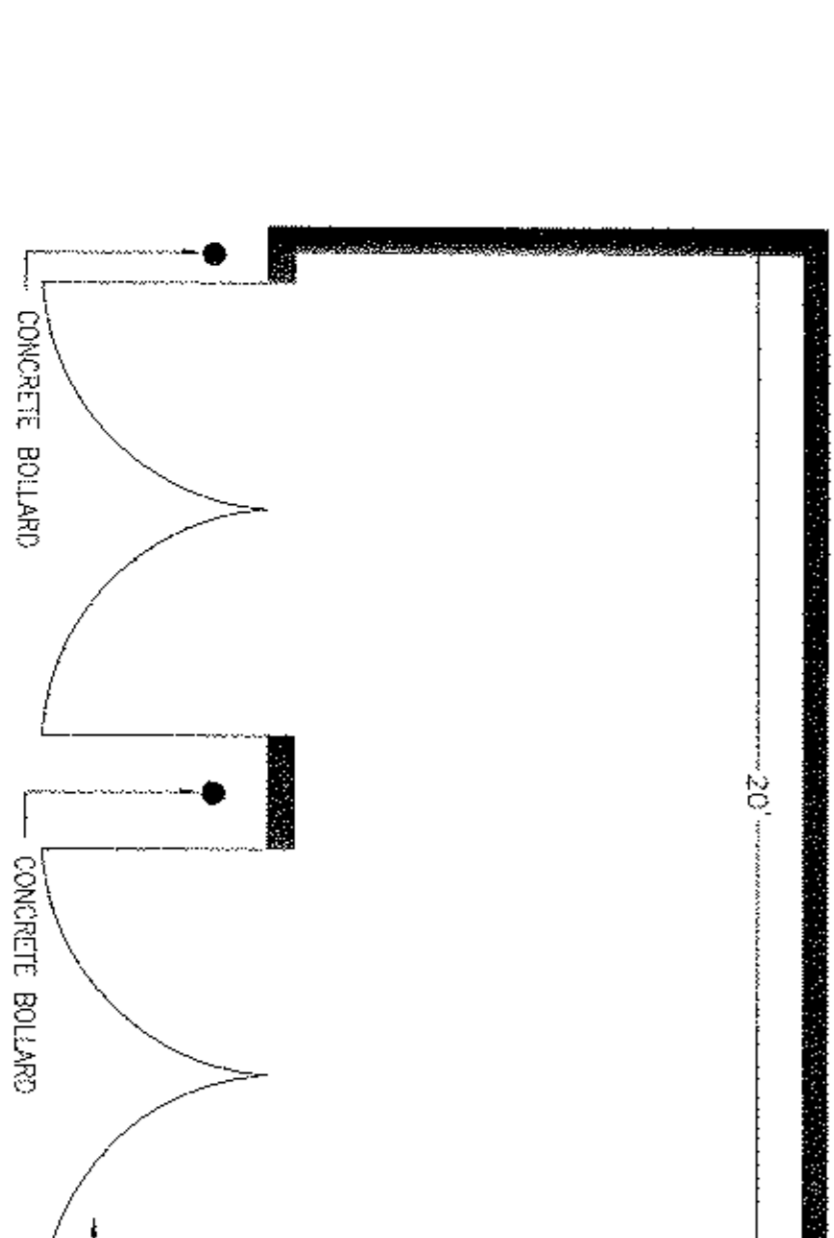
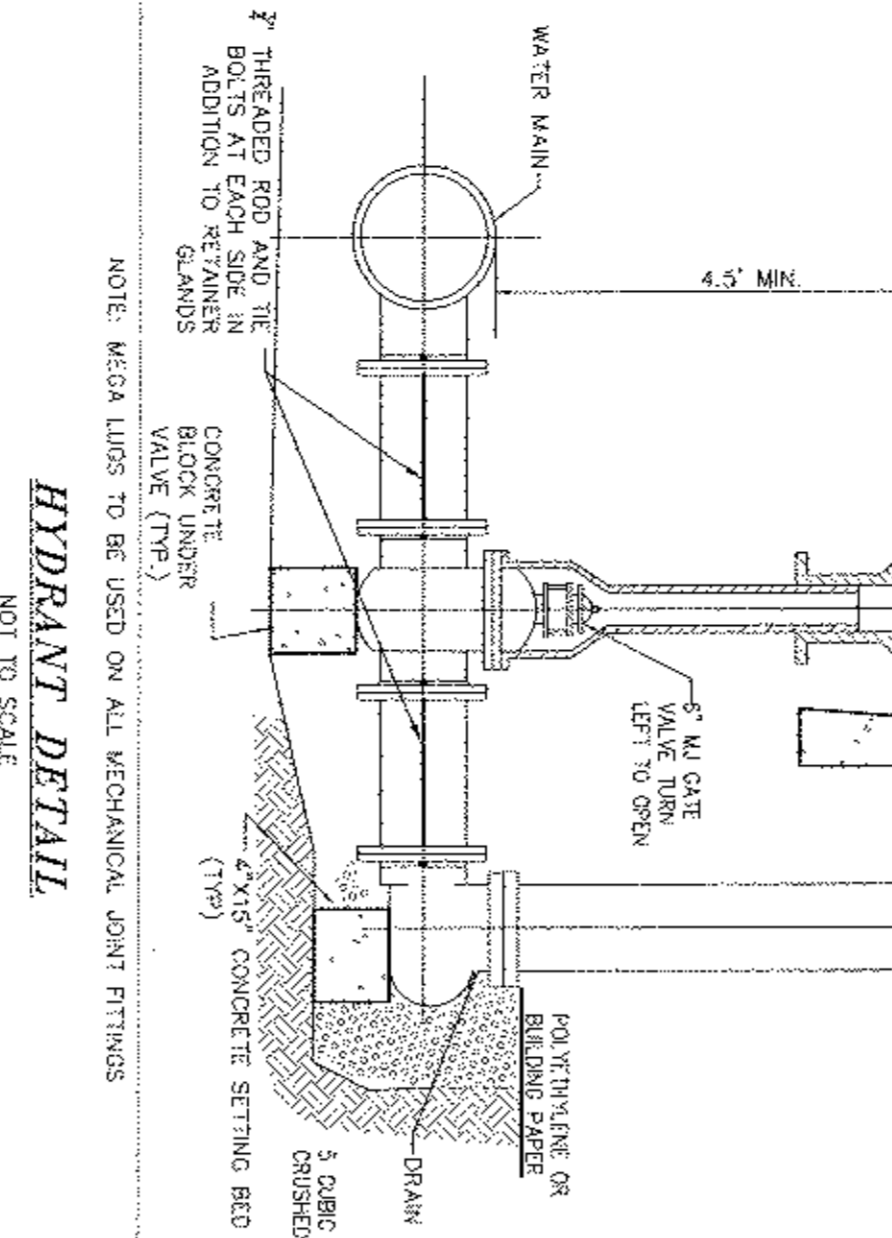
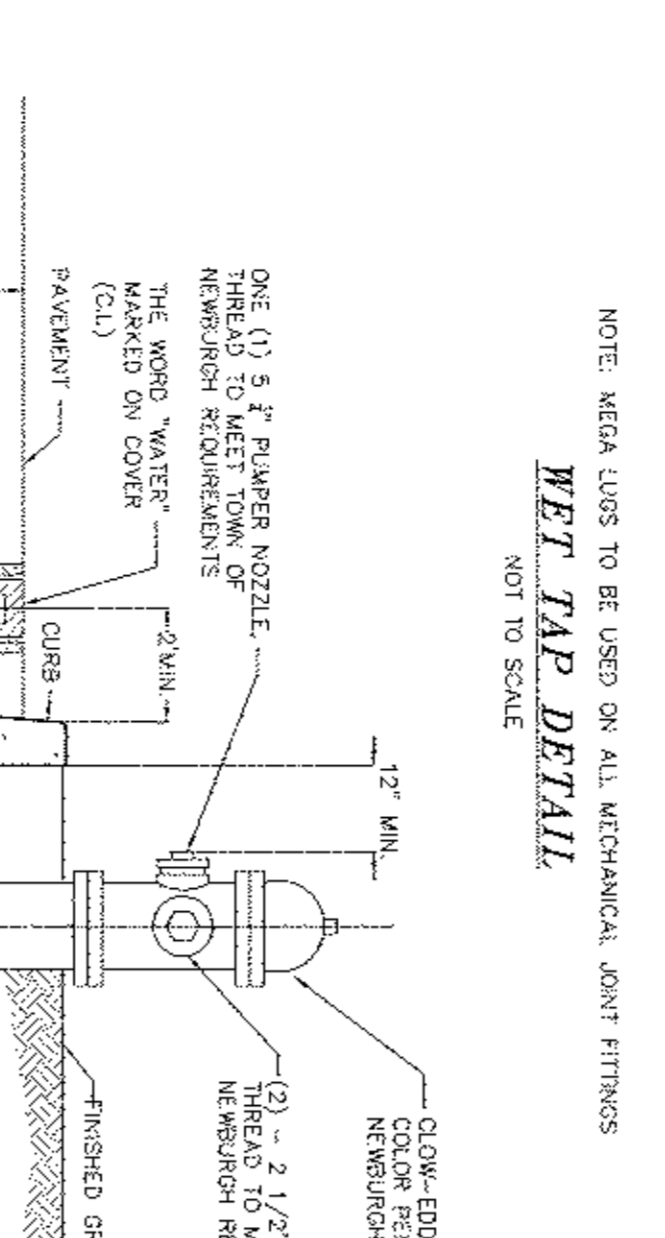
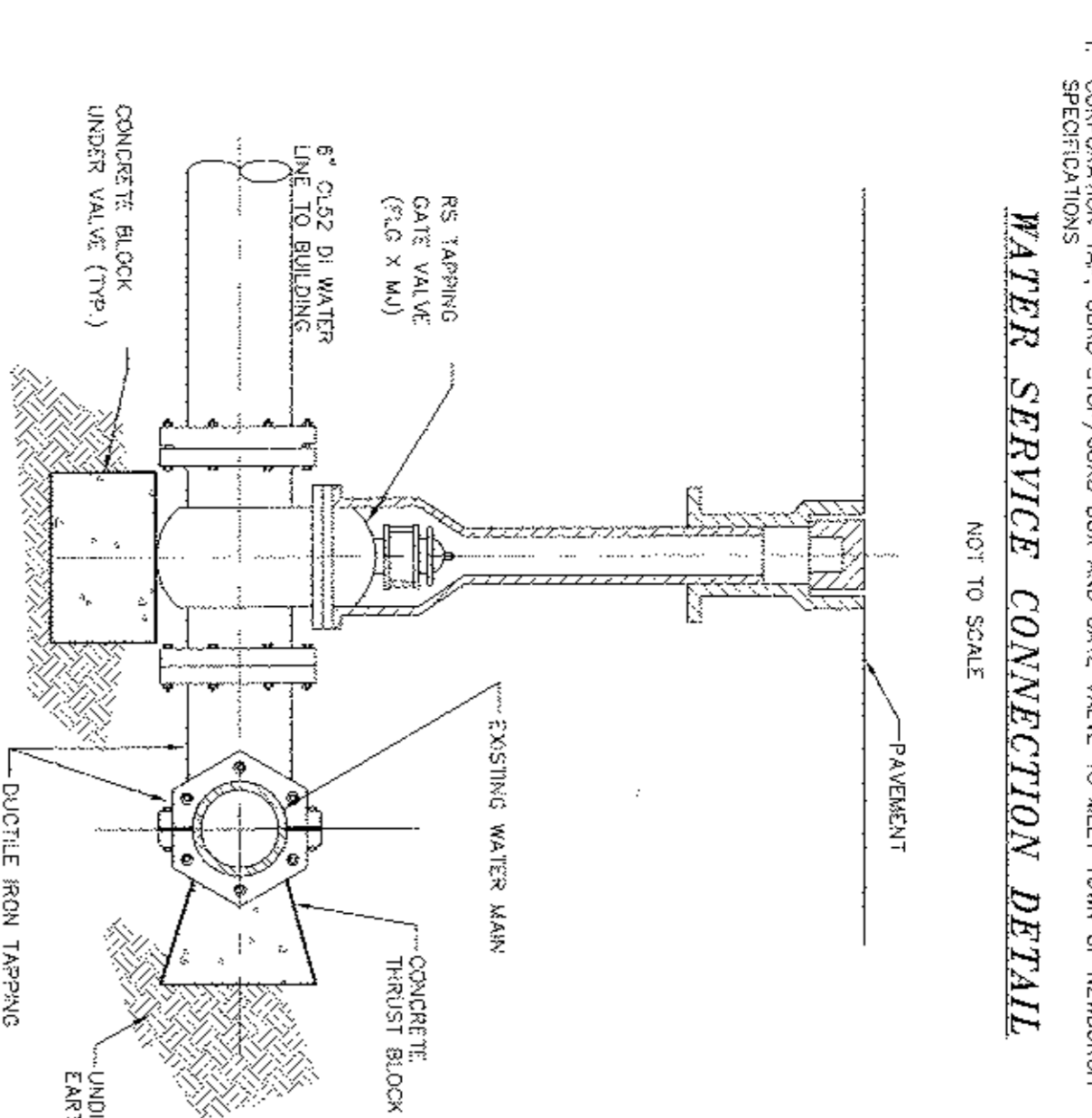
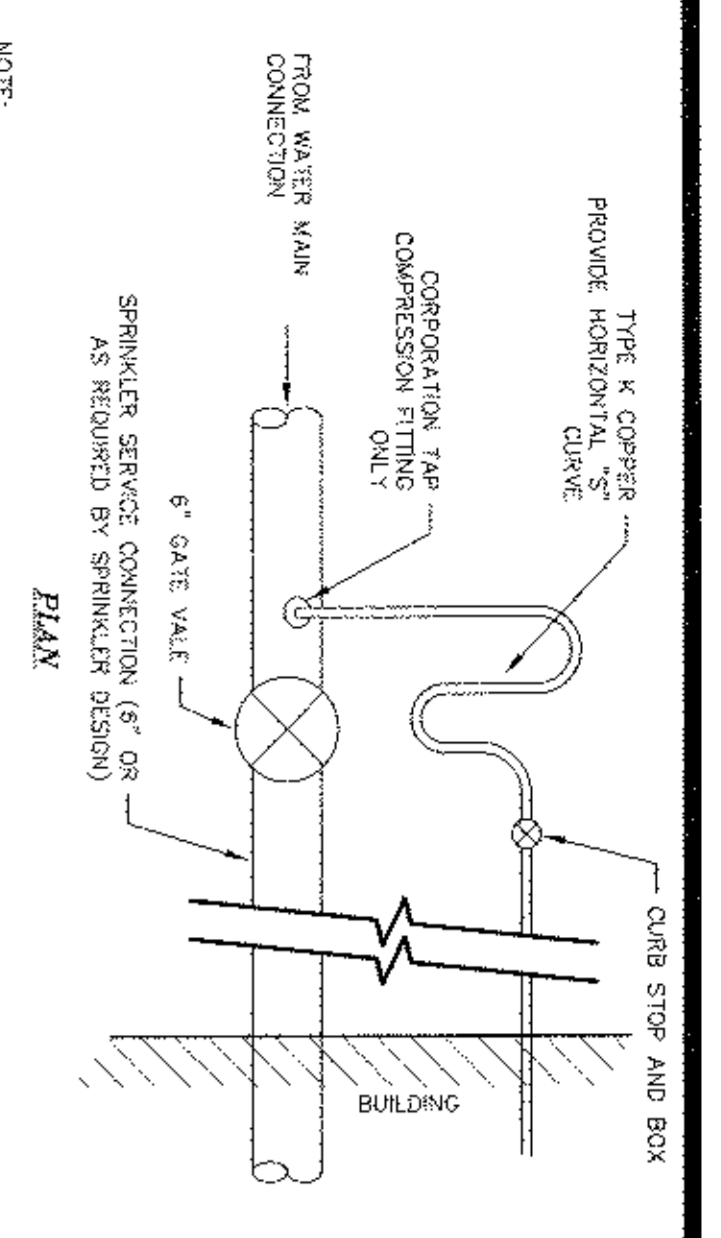
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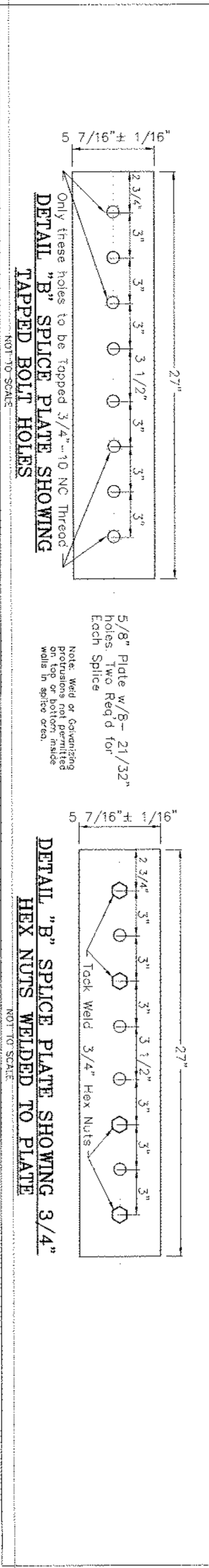
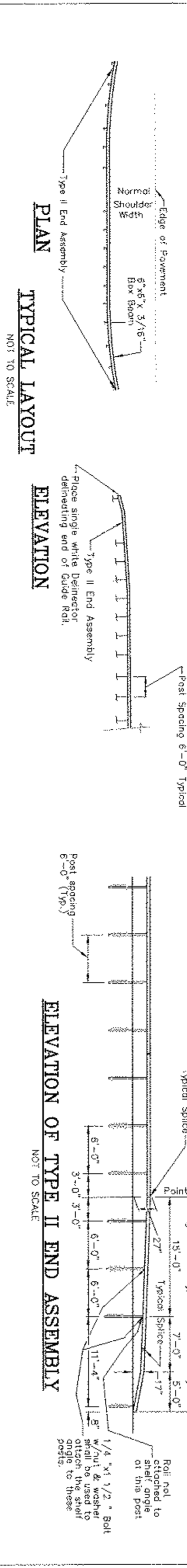
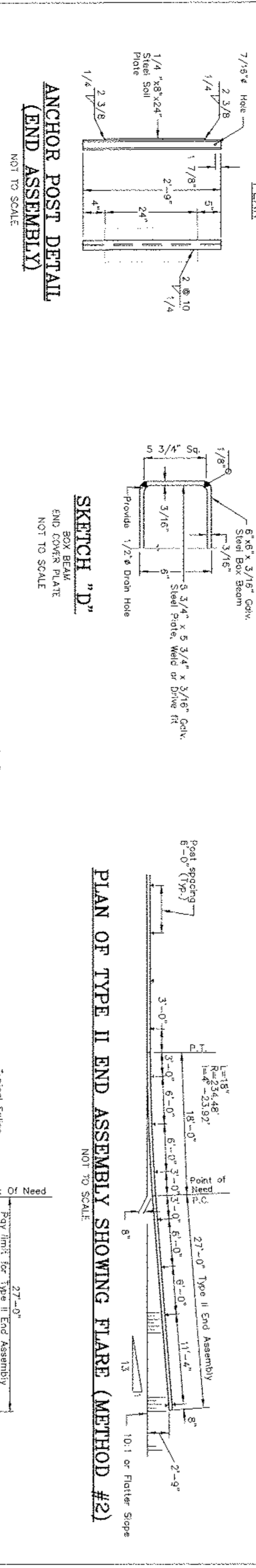
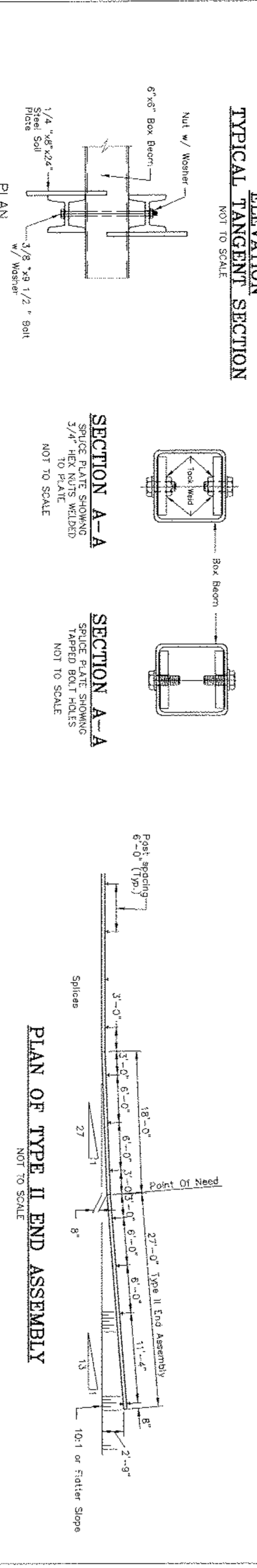
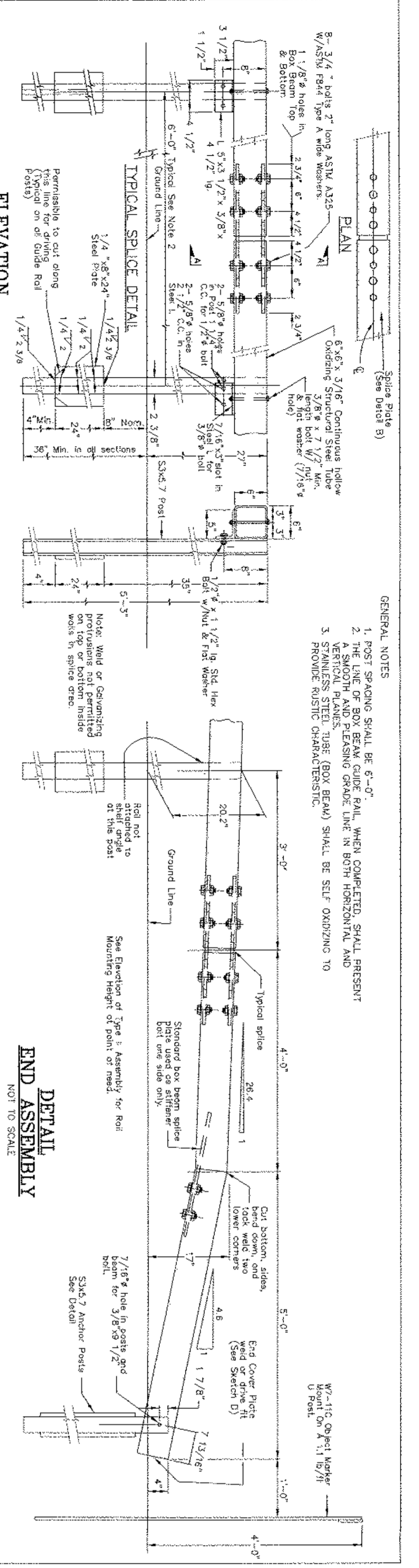
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CONSTRUCTION DETAILS  
SHEET 1 OF 2

DATE: 10/10/2013  
TIME: 10:00 AM

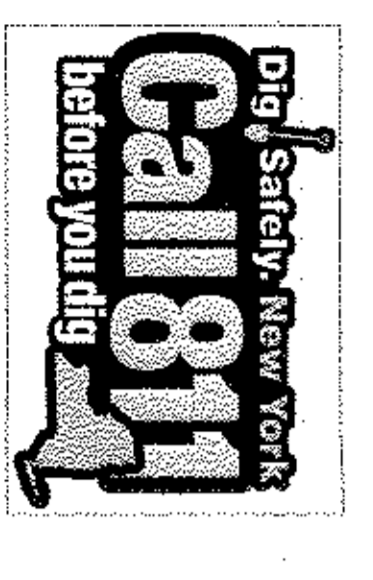
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**BOX BEAM GUIDERAIL DETAILS**  
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