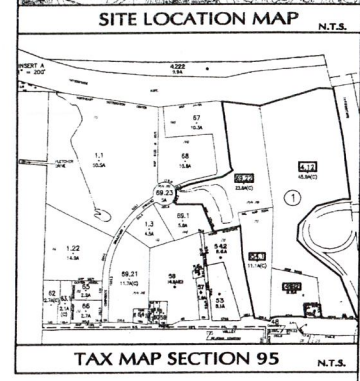
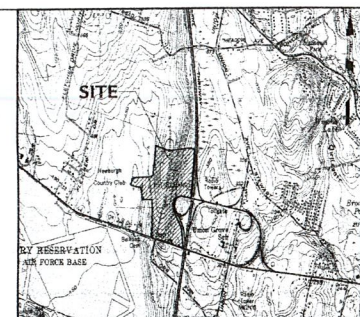


NOTES:

1. THE SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE AND THE FOLLOWING REFERENCES:
2. THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION: THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION HAS BEEN OBTAINED BY THE SURVEYOR FROM THE SUBJECT AND ADJACENT PARCELS AS REFLECTED BY AN ACCURATE AND CURRENT TITLE REPORT (SEE EASEMENT TABLE - SHEET CB-101)
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED BY GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 AS ESTABLISHED BY GPS METHODS.
5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM AERIAL PHOTOGRAPHS AND ENVIRONMENTAL SERVICES COMPLETED SEPTEMBER 2015 AND UPDATED AS PER VISUAL INSPECTION JULY 2017 AND AERIAL DATA SUPPLIED BY THE SURVEYOR.
7. CONTIGUOUS AND SPOT GRADES LABELED TO THIS SPECIAL PLACE HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHS DATA IS SPOT HERE-IN SPOT GRADES SHOWN TO TWO DECIMAL PLACES WITH THE RESULTS OF SPOT GRADES OBTAINED BY LANDINGS ENGINEERING AND ENVIRONMENTAL SERVICES BASED ON THE ORIGINAL MAPPING CRITERIA (SCALE, ETC.). THIS DATA SHOWS MEETS NATIONAL MAP ACCURACY STANDARDS.
8. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP (FIRM) TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK (FIRM) PANEL 13-01-01-A, CONVEYANCE NUMBER 300277, DATED 01/11/2011, THE SUBJECT PROPERTY IS LOCATED WITHIN A 0.25 ANNUAL CHANCE FLOODPLAIN.
9. ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
10. STORM AND SANITARY SEWER INFORMATION WAS MEASURED AT FIELD LOCATED MANHOLES/CATCH BASINS AND RUNS WERE ASSUMED TO BE STRAIGHT BETWEEN LOCATED MANHOLES/CATCH BASINS.
11. ALL SURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NO INFORMATION WAS OBTAINED FROM UNDERGROUND UTILITIES COMPANIES FOR ALL UTILITIES IN THE AREA. THE LOCATION OF MANHOLES AND CATCH BASINS LOCATED IN THE AREA IS FOR INFORMATION PURPOSES ONLY. THE LOCATION OF UTILITIES IN THE AREA IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
12. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR LOCATION OF UTILITIES IN THE AREA AND NO FIELD LOCATIONS.
13. THIS IS TO CERTIFY THAT THERE ARE NO NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
14. THIS PLAN NOT VALID UNLESS IN ACCORD WITH THE SEAL OF THE PROFESSIONAL LAND SURVEYOR.
15. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7219, SUB-DIVISION 2 OF N.Y. STATE SURVEY LAW.

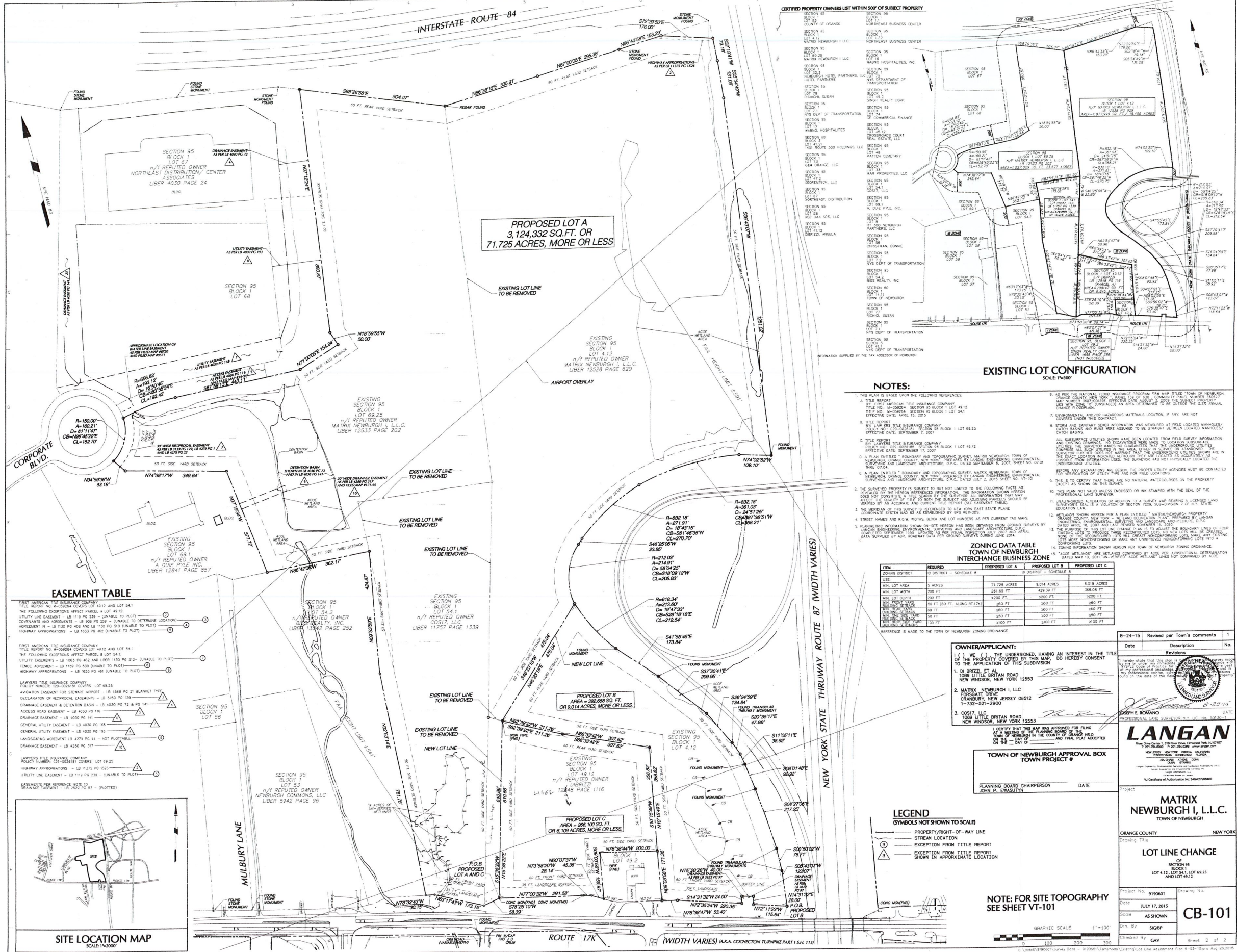
- LEGEND**
SYMBOLS NOT SHOWN TO SCALE
- HYDRANT
 - STREET LIGHT
 - SIGNAL POLE
 - MANHOLE
 - WATER VALVE
 - GAS VALVE
 - UNKNOWN VALVE
 - CATCH BASIN
 - METAL COVER
 - ELECTRIC BOX
 - DOOR
 - DOUBLE DOOR
 - GARAGE DOOR
 - PARKING METER
 - SPOT ELEVATION
 - CLEAN OUT
 - TREE
 - BENCH MARK
 - SIGN
 - POLE
 - ANCHOR POLE
 - BOLLARD
 - STORM DRAIN
 - SANITARY
 - COMBINED SEWER
 - CABLE TV TONE OUT
 - GAS TONE OUT
 - WATER TONE OUT
 - ELECTRIC TONE OUT
 - TELEPHONE TONE OUT
 - STEAM TONE OUT
 - UNKNOWN UTILITY TONE OUT
 - FENCE (TYPE AS NOTED)
 - OVERHEAD WIRE
 - GUIDE RAIL (TYPE AS NOTED)
 - TREE LINE
 - PROPERTY/RIGHT-OF-WAY LINE
 - REFERENCED UTILITY LINE (TYPE AS NOTED)-PLOTTED FROM EXISTING MAPPING



8/24/15	Revised per Town's comments	1
Date	Description	No.
Reasons		
LANGAN		
100 West Street, 8th Floor, Newburgh, NY 12550 NEWBURGH, NEW YORK, USA, CALIFORNIA, ILLINOIS, INDIANA, IOWA, KANSAS, MISSOURI, NEBRASKA, NEVADA, OHIO, PENNSYLVANIA, TEXAS, VIRGINIA, WISCONSIN, WYOMING LICENSE NO. 2475		
Project: MATRIX/DIBRIZZI		
TOWN OF NEWBURGH		
ORANGE COUNTY NEW YORK		
Drawing Title: TOPOGRAPHIC AND BOUNDARY SURVEY		
SECTION 95		
LOT 49.12, LOT 49.25, LOT 54.1 AND LOT 54.2		
Project No.	9190601	Drawing No.
Date	JULY 17, 2015	
Scale	1"=100'	VT-101
Drawn By	PM	
Checked By	JR	Sheet 1 of 2

NOTE: FOR LOT LINE CHANGE CONFIGURATION SEE SHEET CB-101

LANGAN
 SUBMISSION DATE: AUGUST 24, 2015
 PROJECT NO. 9190601



PROPOSED LOT A
3,124,332 SQ.FT. OR
71.725 ACRES, MORE OR LESS

PROPOSED LOT B
AREA = 382,658 SQ. FT.
OR 8.914 ACRES, MORE OR LESS

PROPOSED LOT C
AREA = 266,100 SQ. FT.
OR 6.109 ACRES, MORE OR LESS

CERTIFIED PROPERTY OWNERS LIST WITHIN 500' OF SUBJECT PROPERTY

SECTION 95 BLOCK 1 LOT 87	SECTION 95 BLOCK 1 LOT 87
SECTION 95 BLOCK 1 LOT 86	SECTION 95 BLOCK 1 LOT 86
SECTION 95 BLOCK 1 LOT 85	SECTION 95 BLOCK 1 LOT 85
SECTION 95 BLOCK 1 LOT 84	SECTION 95 BLOCK 1 LOT 84
SECTION 95 BLOCK 1 LOT 83	SECTION 95 BLOCK 1 LOT 83
SECTION 95 BLOCK 1 LOT 82	SECTION 95 BLOCK 1 LOT 82
SECTION 95 BLOCK 1 LOT 81	SECTION 95 BLOCK 1 LOT 81
SECTION 95 BLOCK 1 LOT 80	SECTION 95 BLOCK 1 LOT 80
SECTION 95 BLOCK 1 LOT 79	SECTION 95 BLOCK 1 LOT 79
SECTION 95 BLOCK 1 LOT 78	SECTION 95 BLOCK 1 LOT 78
SECTION 95 BLOCK 1 LOT 77	SECTION 95 BLOCK 1 LOT 77
SECTION 95 BLOCK 1 LOT 76	SECTION 95 BLOCK 1 LOT 76
SECTION 95 BLOCK 1 LOT 75	SECTION 95 BLOCK 1 LOT 75
SECTION 95 BLOCK 1 LOT 74	SECTION 95 BLOCK 1 LOT 74
SECTION 95 BLOCK 1 LOT 73	SECTION 95 BLOCK 1 LOT 73
SECTION 95 BLOCK 1 LOT 72	SECTION 95 BLOCK 1 LOT 72
SECTION 95 BLOCK 1 LOT 71	SECTION 95 BLOCK 1 LOT 71
SECTION 95 BLOCK 1 LOT 70	SECTION 95 BLOCK 1 LOT 70
SECTION 95 BLOCK 1 LOT 69	SECTION 95 BLOCK 1 LOT 69
SECTION 95 BLOCK 1 LOT 68	SECTION 95 BLOCK 1 LOT 68
SECTION 95 BLOCK 1 LOT 67	SECTION 95 BLOCK 1 LOT 67
SECTION 95 BLOCK 1 LOT 66	SECTION 95 BLOCK 1 LOT 66
SECTION 95 BLOCK 1 LOT 65	SECTION 95 BLOCK 1 LOT 65
SECTION 95 BLOCK 1 LOT 64	SECTION 95 BLOCK 1 LOT 64
SECTION 95 BLOCK 1 LOT 63	SECTION 95 BLOCK 1 LOT 63
SECTION 95 BLOCK 1 LOT 62	SECTION 95 BLOCK 1 LOT 62
SECTION 95 BLOCK 1 LOT 61	SECTION 95 BLOCK 1 LOT 61
SECTION 95 BLOCK 1 LOT 60	SECTION 95 BLOCK 1 LOT 60
SECTION 95 BLOCK 1 LOT 59	SECTION 95 BLOCK 1 LOT 59
SECTION 95 BLOCK 1 LOT 58	SECTION 95 BLOCK 1 LOT 58
SECTION 95 BLOCK 1 LOT 57	SECTION 95 BLOCK 1 LOT 57
SECTION 95 BLOCK 1 LOT 56	SECTION 95 BLOCK 1 LOT 56
SECTION 95 BLOCK 1 LOT 55	SECTION 95 BLOCK 1 LOT 55
SECTION 95 BLOCK 1 LOT 54	SECTION 95 BLOCK 1 LOT 54
SECTION 95 BLOCK 1 LOT 53	SECTION 95 BLOCK 1 LOT 53
SECTION 95 BLOCK 1 LOT 52	SECTION 95 BLOCK 1 LOT 52
SECTION 95 BLOCK 1 LOT 51	SECTION 95 BLOCK 1 LOT 51
SECTION 95 BLOCK 1 LOT 50	SECTION 95 BLOCK 1 LOT 50
SECTION 95 BLOCK 1 LOT 49	SECTION 95 BLOCK 1 LOT 49
SECTION 95 BLOCK 1 LOT 48	SECTION 95 BLOCK 1 LOT 48
SECTION 95 BLOCK 1 LOT 47	SECTION 95 BLOCK 1 LOT 47
SECTION 95 BLOCK 1 LOT 46	SECTION 95 BLOCK 1 LOT 46
SECTION 95 BLOCK 1 LOT 45	SECTION 95 BLOCK 1 LOT 45
SECTION 95 BLOCK 1 LOT 44	SECTION 95 BLOCK 1 LOT 44
SECTION 95 BLOCK 1 LOT 43	SECTION 95 BLOCK 1 LOT 43
SECTION 95 BLOCK 1 LOT 42	SECTION 95 BLOCK 1 LOT 42
SECTION 95 BLOCK 1 LOT 41	SECTION 95 BLOCK 1 LOT 41
SECTION 95 BLOCK 1 LOT 40	SECTION 95 BLOCK 1 LOT 40
SECTION 95 BLOCK 1 LOT 39	SECTION 95 BLOCK 1 LOT 39
SECTION 95 BLOCK 1 LOT 38	SECTION 95 BLOCK 1 LOT 38
SECTION 95 BLOCK 1 LOT 37	SECTION 95 BLOCK 1 LOT 37
SECTION 95 BLOCK 1 LOT 36	SECTION 95 BLOCK 1 LOT 36
SECTION 95 BLOCK 1 LOT 35	SECTION 95 BLOCK 1 LOT 35
SECTION 95 BLOCK 1 LOT 34	SECTION 95 BLOCK 1 LOT 34
SECTION 95 BLOCK 1 LOT 33	SECTION 95 BLOCK 1 LOT 33
SECTION 95 BLOCK 1 LOT 32	SECTION 95 BLOCK 1 LOT 32
SECTION 95 BLOCK 1 LOT 31	SECTION 95 BLOCK 1 LOT 31
SECTION 95 BLOCK 1 LOT 30	SECTION 95 BLOCK 1 LOT 30
SECTION 95 BLOCK 1 LOT 29	SECTION 95 BLOCK 1 LOT 29
SECTION 95 BLOCK 1 LOT 28	SECTION 95 BLOCK 1 LOT 28
SECTION 95 BLOCK 1 LOT 27	SECTION 95 BLOCK 1 LOT 27
SECTION 95 BLOCK 1 LOT 26	SECTION 95 BLOCK 1 LOT 26
SECTION 95 BLOCK 1 LOT 25	SECTION 95 BLOCK 1 LOT 25
SECTION 95 BLOCK 1 LOT 24	SECTION 95 BLOCK 1 LOT 24
SECTION 95 BLOCK 1 LOT 23	SECTION 95 BLOCK 1 LOT 23
SECTION 95 BLOCK 1 LOT 22	SECTION 95 BLOCK 1 LOT 22
SECTION 95 BLOCK 1 LOT 21	SECTION 95 BLOCK 1 LOT 21
SECTION 95 BLOCK 1 LOT 20	SECTION 95 BLOCK 1 LOT 20
SECTION 95 BLOCK 1 LOT 19	SECTION 95 BLOCK 1 LOT 19
SECTION 95 BLOCK 1 LOT 18	SECTION 95 BLOCK 1 LOT 18
SECTION 95 BLOCK 1 LOT 17	SECTION 95 BLOCK 1 LOT 17
SECTION 95 BLOCK 1 LOT 16	SECTION 95 BLOCK 1 LOT 16
SECTION 95 BLOCK 1 LOT 15	SECTION 95 BLOCK 1 LOT 15
SECTION 95 BLOCK 1 LOT 14	SECTION 95 BLOCK 1 LOT 14
SECTION 95 BLOCK 1 LOT 13	SECTION 95 BLOCK 1 LOT 13
SECTION 95 BLOCK 1 LOT 12	SECTION 95 BLOCK 1 LOT 12
SECTION 95 BLOCK 1 LOT 11	SECTION 95 BLOCK 1 LOT 11
SECTION 95 BLOCK 1 LOT 10	SECTION 95 BLOCK 1 LOT 10
SECTION 95 BLOCK 1 LOT 9	SECTION 95 BLOCK 1 LOT 9
SECTION 95 BLOCK 1 LOT 8	SECTION 95 BLOCK 1 LOT 8
SECTION 95 BLOCK 1 LOT 7	SECTION 95 BLOCK 1 LOT 7
SECTION 95 BLOCK 1 LOT 6	SECTION 95 BLOCK 1 LOT 6
SECTION 95 BLOCK 1 LOT 5	SECTION 95 BLOCK 1 LOT 5
SECTION 95 BLOCK 1 LOT 4	SECTION 95 BLOCK 1 LOT 4
SECTION 95 BLOCK 1 LOT 3	SECTION 95 BLOCK 1 LOT 3
SECTION 95 BLOCK 1 LOT 2	SECTION 95 BLOCK 1 LOT 2
SECTION 95 BLOCK 1 LOT 1	SECTION 95 BLOCK 1 LOT 1

- NOTES:**
- THIS PLAN IS BASED UPON THE FOLLOWING REFERENCES:
 - STATE OF NEW YORK TITLE INSURANCE COMPANY TITLE REPORT NO. W-259264 COVERS LOT 4912 AND LOT 5417 THE FOLLOWING EXCEPTIONS AFFECT PARCELS A, LOT 5417, UTILITY LINE EASEMENT - LB 1119 PG 239 - (UNABLE TO PLOT) COVENANTS AND AGREEMENTS - LB 1136 PG 239 - (UNABLE TO PLOT) FENCE AGREEMENT - LB 1136 PG 239 - (UNABLE TO PLOT) HIGHWAY APPROPRIATIONS - LB 1653 PG 481 - (UNABLE TO PLOT)
 - STATE OF NEW YORK TITLE INSURANCE COMPANY TITLE REPORT NO. W-259264 COVERS LOT 4912 AND LOT 5417 THE FOLLOWING EXCEPTIONS AFFECT PARCELS A, LOT 5417, UTILITY LINE EASEMENT - LB 1119 PG 239 - (UNABLE TO PLOT) COVENANTS AND AGREEMENTS - LB 1136 PG 239 - (UNABLE TO PLOT) FENCE AGREEMENT - LB 1136 PG 239 - (UNABLE TO PLOT) HIGHWAY APPROPRIATIONS - LB 1653 PG 481 - (UNABLE TO PLOT)
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 - THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE RECORD REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND ASSUMING PARCELS SHOULD BE CHECKED BY AN ACCURATE AND CURRENT TITLE REPORT (SEE CATEGORY 1).
 - THE MERRIMAN OF THIS SURVEY IS REFERENCED TO NEW YORK STATE PLANNING BOARD SYSTEM NO. 83 AS ESTABLISHED BY 019 METERS.
 - A STREET NAMES AND ROAD WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT PLAT MAPS.
 - LANDSCAPE INFORMATION SHOWN ON-SITE HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING ENVIRONMENTAL SURVEYING AND ARCHITECTURE, D.P.C. ALL OTHER DATA SUPPLIED BY OTHER SOURCES IS NOT GUARANTEED BY THE SURVEYOR.

EXISTING LOT CONFIGURATION
SCALE 1"=300'

ZONING DATA TABLE
TOWN OF NEWBURGH
INTERCHANGE BUSINESS ZONE

ITEM	REQUIRED	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C
ZONING DISTRICT	B DISTRICT - SCHEDULE B	B DISTRICT - SCHEDULE B	B DISTRICT - SCHEDULE B	B DISTRICT - SCHEDULE B
MIN. LOT AREA	5 ACRES	71.725 ACRES	9.014 ACRES	6.109 ACRES
MIN. LOT WIDTH	200 FT.	281.69 FT.	429.39 FT.	365.98 FT.
MIN. LOT DEPTH	200 FT.	320.00 FT.	320.00 FT.	360.00 FT.
MIN. FRONT YARD SETBACK	50 FT. (60 FT. ALONG RT.17K)	260 FT.	260 FT.	260 FT.
MIN. SIDE YARD SETBACK	50 FT.	250 FT.	250 FT.	250 FT.
MIN. REAR YARD SETBACK	50 FT.	200 FT.	200 FT.	200 FT.

EASEMENT TABLE

DESCRIPTION	LIBER	PAGE	STATUS
FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT NO. W-259264 COVERS LOT 4912 AND LOT 5417 THE FOLLOWING EXCEPTIONS AFFECT PARCELS A, LOT 5417, UTILITY LINE EASEMENT - LB 1119 PG 239 - (UNABLE TO PLOT) COVENANTS AND AGREEMENTS - LB 1136 PG 239 - (UNABLE TO PLOT) FENCE AGREEMENT - LB 1136 PG 239 - (UNABLE TO PLOT) HIGHWAY APPROPRIATIONS - LB 1653 PG 481 - (UNABLE TO PLOT)	W-259264	4912 AND 5417	EXISTS
LAMPSON TITLE INSURANCE COMPANY POLICY NUMBER: 259-252781 COVERS LOT 69.25	259-252781	69.25	EXISTS
AVIGATION EASEMENT FOR STREET AIRPORT - LB 1368 PG 21 - (BLANKET THIS DECLARATION OF RECORD EASEMENTS - LB 1358 PG 129)	1368	21	EXISTS
DRAINAGE EASEMENT AND DETENTION BASIN - LB 4030 PG 72 & PG 141	4030	72 & 141	EXISTS
ACCESS ROAD EASEMENT - LB 4030 PG 116	4030	116	EXISTS
DRAINAGE EASEMENT - LB 4030 PG 141	4030	141	EXISTS
GENERAL UTILITY EASEMENT - LB 4030 PG 18	4030	18	EXISTS
GENERAL UTILITY EASEMENT - LB 4030 PG 193	4030	193	EXISTS
LANDSCAPE AGREEMENT LB 4279 PG 14 - NOT PLOTTABLE	4279	14	NOT PLOTTABLE
DRAINAGE EASEMENT - LB 4280 PG 317	4280	317	EXISTS
LAMPSON TITLE INSURANCE COMPANY POLICY NUMBER: 259-2528181 COVERS LOT 69.25	259-2528181	69.25	EXISTS
HIGHWAY APPROPRIATIONS - LB 1133 PG 239 - (UNABLE TO PLOT)	1133	239	EXISTS
UTILITY LINE EASEMENT - LB 1119 PG 239 - (UNABLE TO PLOT)	1119	239	EXISTS
EASEMENTS FOR REFERENCE NOTED			NOT PLOTTED
DRAINAGE EASEMENT - LB 3222 PG 87 - (PLOTTED)	3222	87	EXISTS



OWNER/APPLICANT:
I, J. D. BRIZZI, ET AL., THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS MAP, DO HEREBY CONSENT TO THE APPLICATION OF THIS SUBDIVISION.

1. J. D. BRIZZI, ET AL.
1089 LITTLE BRITAIN ROAD
NEW WINDSOR, NEW YORK 12553

2. MATRIX NEWBURGH I, L.L.C.
FORGATE DRIVE
CRANFORD, NEW JERSEY 08512
1-732-521-2900

3. COSTI, LLC
1089 LITTLE BRITAIN ROAD
NEW WINDSOR, NEW YORK 12553

TOWN OF NEWBURGH APPROVAL BOX
TOWN PROJECT #

PLANNING BOARD CHAIRPERSON: JOHN D. EWASZUK
DATE: _____

LEGEND
SYMBOLS NOT SHOWN TO SCALE

- PROPERTY RIGHT-OF-WAY LINE
- STREAM LOCATION
- EXCEPTION FROM TITLE REPORT
- SHOWN IN APPROXIMATE LOCATION

NOTE: FOR SITE TOPOGRAPHY
SEE SHEET VT-101

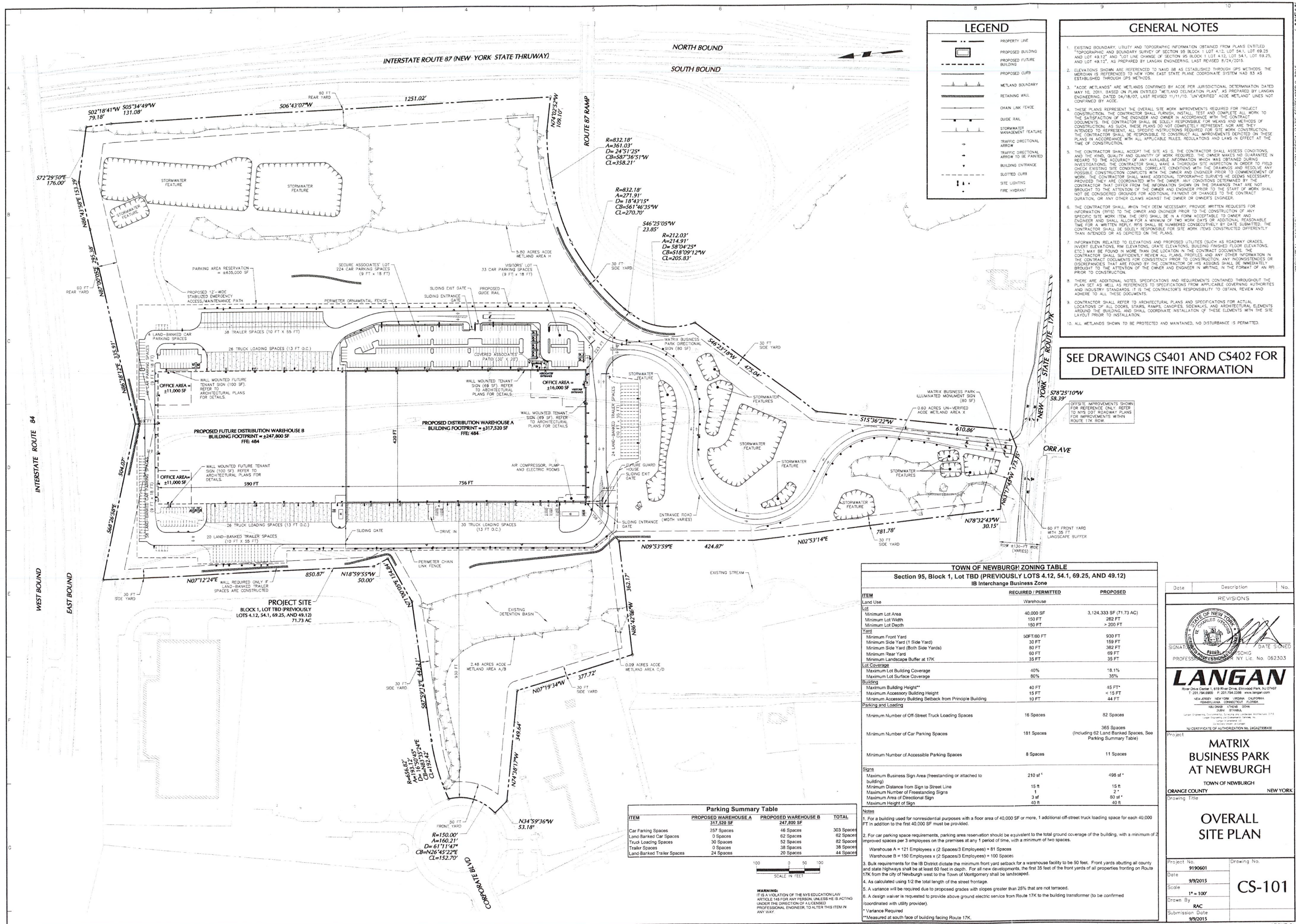
GRAPHIC SCALE 1"=100'

LANGAN
LANGAN ENGINEERING ENVIRONMENTAL SURVEYING AND ARCHITECTURE, D.P.C.
300 WINDSOR ROAD, NEW WINDSOR, NEW YORK 12553
PHONE: 518-537-8800
WWW.LANGAN-ENR.COM

MATRIX NEWBURGH I, L.L.C.
TOWN OF NEWBURGH

LOT LINE CHANGE
SECTION 95
LOT 412, LOT 541, LOT 69.25
AND LOT 4812

Project No. 919001 Drawing No. _____
Date: JULY 17, 2015
Scale: AS SHOWN
Drawn By: SCBP
Checked By: GAV
Sheet 2 of 2



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED FUTURE BUILDING
[Symbol]	PROPOSED CURB
[Symbol]	WETLAND BOUNDARY
[Symbol]	RETAINING WALL
[Symbol]	CHAIN LINK FENCE
[Symbol]	GUIDE RAIL
[Symbol]	STORMWATER MANAGEMENT FEATURE
[Symbol]	TRAFFIC DIRECTIONAL ARROW
[Symbol]	TRAFFIC DIRECTIONAL ARROW TO BE PAINTED
[Symbol]	BUILDING ENTRANCE
[Symbol]	SLOTTED CURB
[Symbol]	SITE LIGHTING
[Symbol]	FIRE HYDRANT

- ### GENERAL NOTES
- EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION OBTAINED FROM PLANS ENTITLED "TOPOGRAPHIC AND BOUNDARY SURVEY OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25 AND LOT 49.12" AND "LOT LINE CHANGE OF SECTION 95 BLOCK 1 LOT 4.12, LOT 54.1, LOT 69.25 AND LOT 49.12" AS PREPARED BY LANGAN ENGINEERING, LAST REVISED 8/24/2015.
 - ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 AS ESTABLISHED THROUGH GPS METHODS, THE MERIDIAN IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
 - "ACCE WETLANDS" ARE WETLANDS DETERMINED BY ACCE PER JURISDICTIONAL DETERMINATION DATED MAY 10, 2011, BASED ON PLAN ENTITLED "WETLAND DELINEATION PLAN" AS PREPARED BY LANGAN ENGINEERING, DATED 04/18/07, LAST REVISED 11/11/10. "UNVERIFIED" ACCE WETLAND LINES NOT CONFIRMED BY ACCE.
 - THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
 - THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
 - THE CONTRACTOR SHALL, WHEN THEY BECOME NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
 - INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS AGENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
 - THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMP, CANOPIES, SIDEWALKS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.
 - ALL WETLANDS SHOWN TO BE PROTECTED AND MAINTAINED, NO DISTURBANCE IS PERMITTED.

SEE DRAWINGS CS401 AND CS402 FOR DETAILED SITE INFORMATION

TOWN OF NEWBURGH ZONING TABLE

Section 95, Block 1, Lot TBD (PREVIOUSLY LOTS 4.12, 54.1, 69.25, AND 49.12)
IB Interchange Business Zone

ITEM	REQUIRED / PERMITTED	PROPOSED
Land Use	Warehouse	
Lot	40,000 SF	3,124,333 SF (71.73 AC)
Minimum Lot Area	150 FT	262 FT
Minimum Lot Width	150 FT	> 200 FT
Minimum Lot Depth	150 FT	
Yard		
Minimum Front Yard	50 FT/60 FT	930 FT
Minimum Side Yard (1 Side Yard)	30 FT	159 FT
Minimum Side Yard (Both Side Yards)	30 FT	362 FT
Minimum Rear Yard	60 FT	69 FT
Minimum Landscape Buffer at 17K	35 FT	35 FT
Lot Coverage		
Maximum Lot Building Coverage	40%	18.1%
Maximum Lot Surface Coverage	80%	35%
Building		
Maximum Building Height*	43 FT	15 FT*
Maximum Accessory Building Height	15 FT	< 15 FT
Minimum Accessory Building Setback from Principle Building	10 FT	44 FT
Parking and Loading		
Minimum Number of Off-Street Truck Loading Spaces	16 Spaces	82 Spaces
Minimum Number of Car Parking Spaces	181 Spaces	365 Spaces (Including 82 Land Banked Spaces, See Parking Summary Table)
Minimum Number of Accessible Parking Spaces	8 Spaces	11 Spaces
Signs		
Maximum Business Sign Area (freestanding or attached to building)	210 sq ft	498 sq ft
Minimum Distance from Sign to Street Line	15 ft	15 ft
Maximum Number of Freestanding Signs	1	2*
Maximum Area of Directional Sign	3 sq ft	80 sq ft
Maximum Height of Sign	40 ft	40 ft

Parking Summary Table

ITEM	PROPOSED WAREHOUSE A	PROPOSED WAREHOUSE B	TOTAL
Car Parking Spaces	287 Spaces	46 Spaces	303 Spaces
Land Banked Car Spaces	0 Spaces	62 Spaces	62 Spaces
Truck Loading Spaces	30 Spaces	52 Spaces	82 Spaces
Trailer Spaces	0 Spaces	38 Spaces	38 Spaces
Land Banked Trailer Spaces	24 Spaces	20 Spaces	44 Spaces



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

Date Description No.

REVISIONS

PRASAD SCHIG
PROFESSIONAL ENGINEER N.Y. Lic. No. 082303

LANGAN
Newburgh Office: 619 River Drive, Newburgh, NY 12550
Tel: 845.562.1100 Fax: 845.562.1101 www.langan.com
NEW YORK NEW JERSEY VIRGINIA CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA
NEW MEXICO TEXAS ARIZONA
ILLINOIS MISSOURI

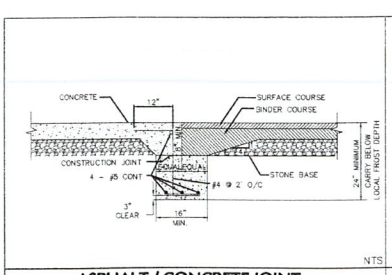
Project: **MATRIX BUSINESS PARK AT NEWBURGH**

TOWN OF NEWBURGH
ORANGE COUNTY NEW YORK

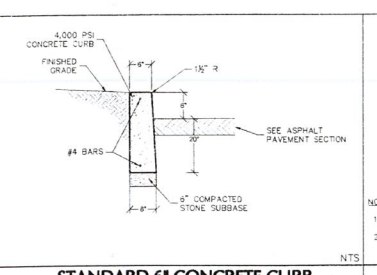
Drawing Title: **OVERALL SITE PLAN**

Project No: 9190601
Date: 9/20/15
Scale: 1" = 100'
Drawn By: RAC
Submission Date: 9/20/15

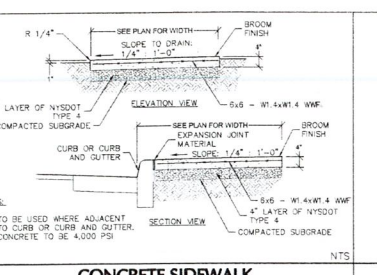
Drawing No: **CS-101**



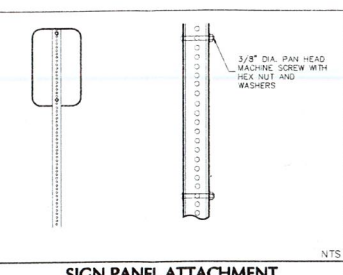
ASPHALT / CONCRETE JOINT NTS



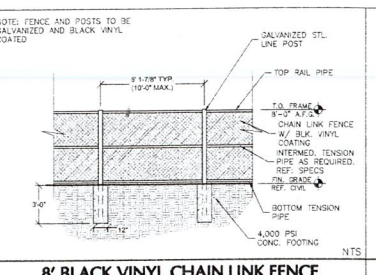
STANDARD 6" CONCRETE CURB NTS



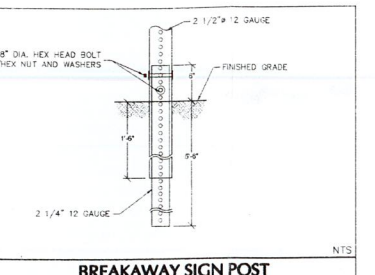
CONCRETE SIDEWALK NTS



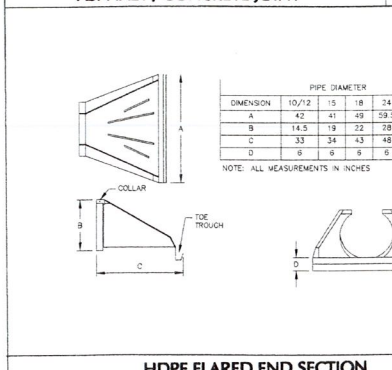
SIGN PANEL ATTACHMENT NTS



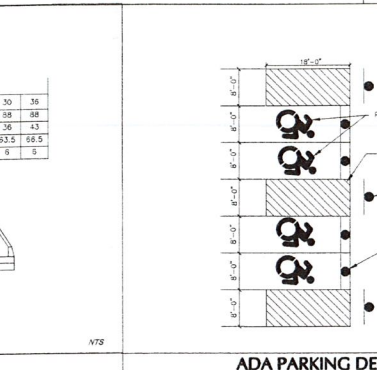
8" BLACK VINYL CHAIN LINK FENCE NTS



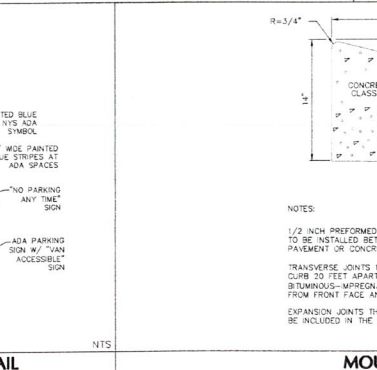
BREAKAWAY SIGN POST NTS



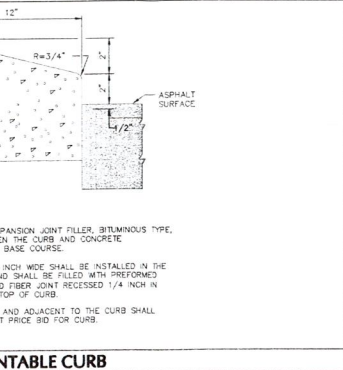
HDPE FLARED END SECTION NTS



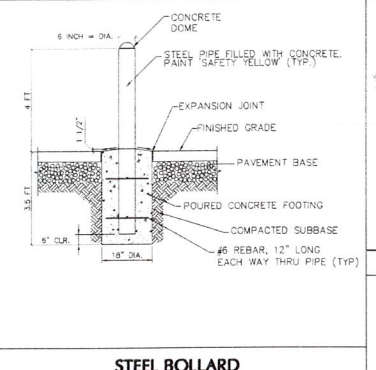
ADA PARKING DETAIL NTS



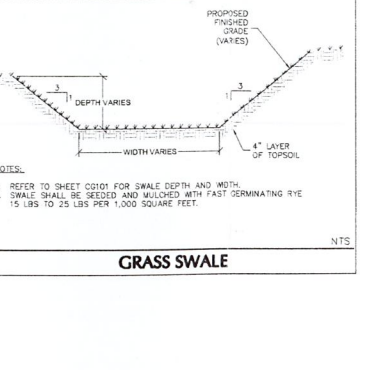
MOUNTABLE CURB NTS



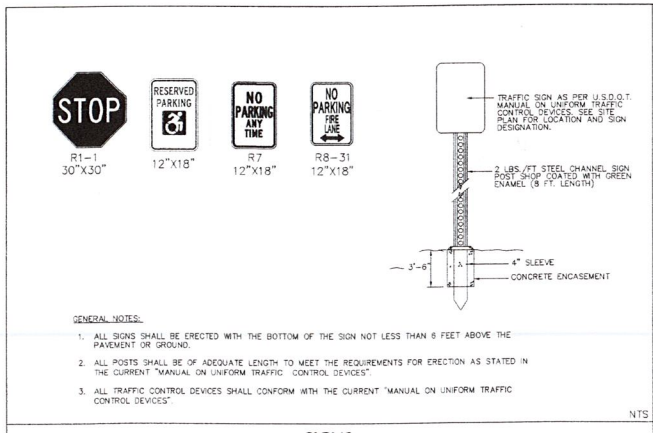
STEEL BOLLARD NTS



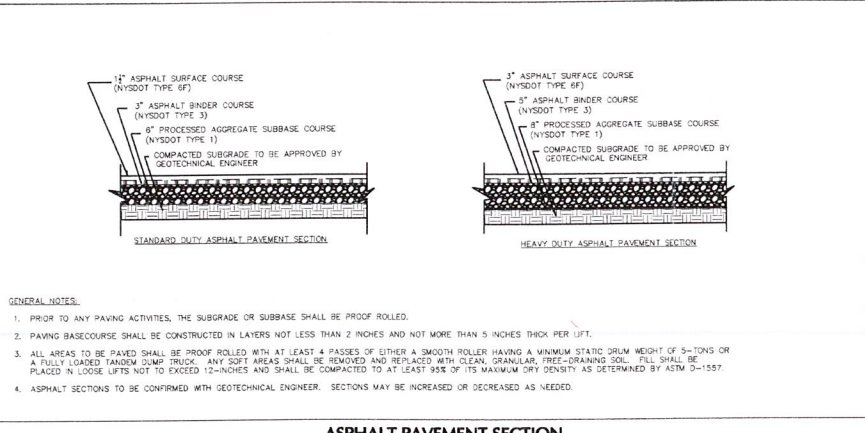
6" STANDARD CHAIN LINK FENCE NTS



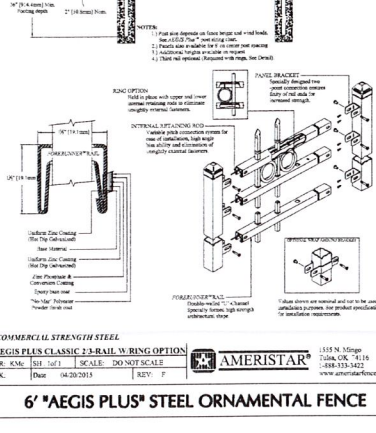
GRASS SWALE NTS



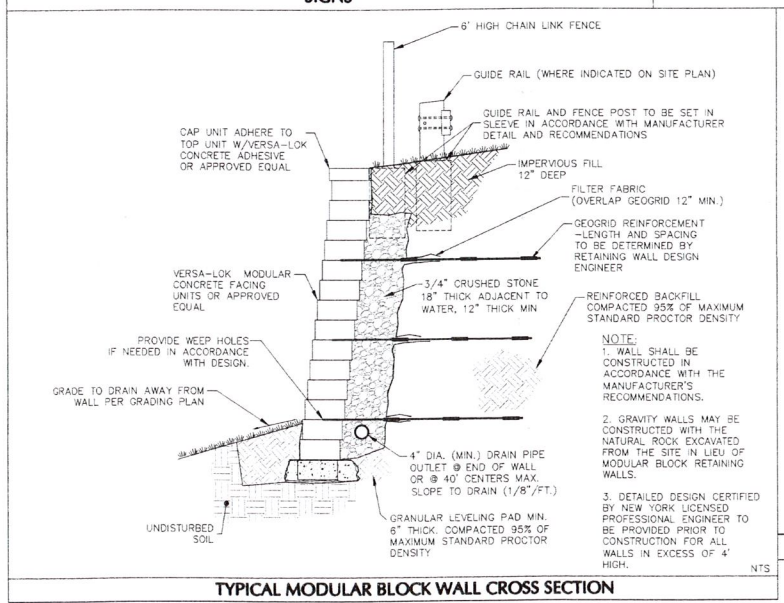
SIGNS NTS



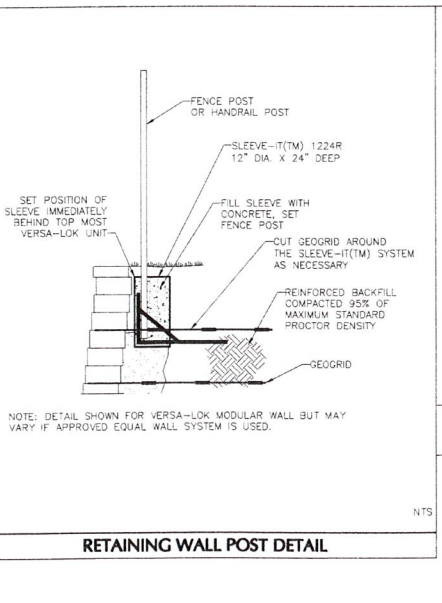
ASPHALT PAVEMENT SECTION NTS



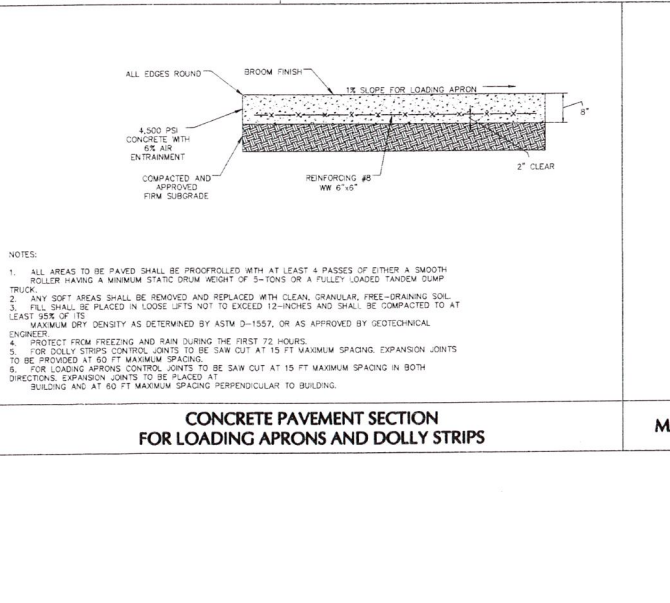
6" AEGIS PLUS STEEL ORNAMENTAL FENCE NTS



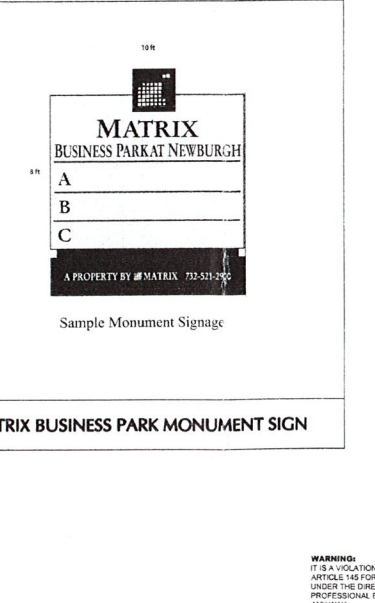
TYPICAL MODULAR BLOCK WALL CROSS SECTION NTS



RETAINING WALL POST DETAIL NTS



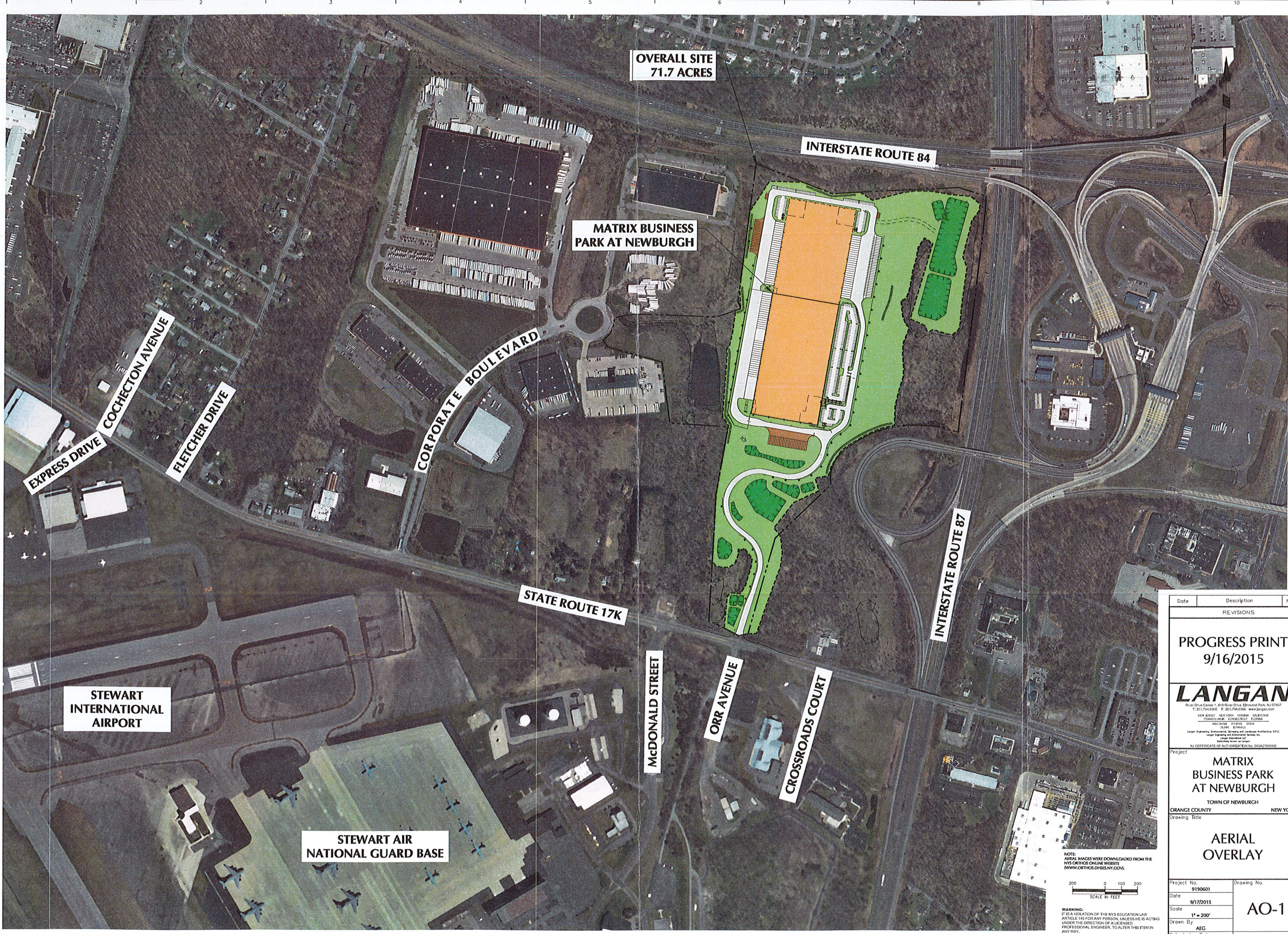
CONCRETE PAVEMENT SECTION FOR LOADING APRONS AND DOLLY STRIPS NTS



MATRIX BUSINESS PARK MONUMENT SIGN NTS

Date	Description	No.
REVISIONS		
LANGAN River Drive Center 1, 619 River Drive, Elmwood Park, NJ 07407 T: 201-261-6900 F: 201-261-6906 www.langan.com NEW JERSEY NEW YORK VIRGINIA CALIFORNIA PENNSYLVANIA CONNECTICUT FLORIDA MI CHINA SOUTH AFRICA Langan Engineering, Construction, Services and Technology, Inc. Langan Corporation is an Equal Opportunity Employer NO CERTIFICATE OF AUTHORIZATION NO. 0624279460		
Project: MATRIX BUSINESS PARK AT NEWBURGH TOWN OF NEWBURGH ORANGE COUNTY NEW YORK Drawing Title:		
DETAIL SHEET		
Project No.	Drawing No.	
Date	9/9/2015	
Scale	AS SHOWN	CS-501
Drawn By		
Submission Date	9/9/2015	

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



OVERALL SITE
71.7 ACRES

MATRIX BUSINESS
PARK AT NEWBURGH

INTERSTATE ROUTE 84

CORPORATE BOULEVARD

COCHECTON AVENUE

FLETCHER DRIVE

EXPRESS DRIVE

INTERSTATE ROUTE 87

STATE ROUTE 17K

STEWART
INTERNATIONAL
AIRPORT

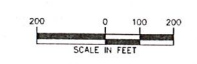
STEWART AIR
NATIONAL GUARD BASE

MCDONALD STREET

ORR AVENUE

CROSSROADS COURT

NOTE:
AERIAL IMAGES WERE DOWNLOADED FROM THE
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ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING
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PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN
ANY WAY.

Date	Description	No.
REVISIONS		
PROGRESS PRINT 9/16/2015		
LANGAN <small> 619 River Drive, Elmwood Park, NJ 07007 T: 201.794.8300 F: 201.794.0398 www.langan.com NEW JERSEY: NEW YORK: VIRGINIA: COLORADO: CONNECTICUT: CALIFORNIA: ARCHITECTS ENGINEERS PLANNERS LANDSCAPE ARCHITECTS INTERIORS SURVEYORS ENVIRONMENTAL SCIENTISTS GEOTECHNICAL ENGINEERS REGISTERED PROFESSIONAL ENGINEERS REGISTERED PROFESSIONAL ARCHITECTS REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS REGISTERED PROFESSIONAL PLANNERS REGISTERED PROFESSIONAL SURVEYORS REGISTERED PROFESSIONAL ENVIRONMENTAL SCIENTISTS REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEERS REGISTERED PROFESSIONAL INTERIORS DESIGNERS REGISTERED PROFESSIONAL ARCHITECTS </small>		
Project		
MATRIX BUSINESS PARK AT NEWBURGH <small>TOWN OF NEWBURGH ORANGE COUNTY NEW YORK</small>		
Drawing Title		
AERIAL OVERLAY		
Project No.	Drawing No.	
9190601	AO-1	
Date	Scale	
9/17/2015	1" = 200'	
Scale	Drawn By	
1" = 200'	AEG	
Drawn By	Submission Date	
AEG	9/8/2015	
Submission Date		
9/8/2015		

SUBMISSION DATE: SEPTEMBER 9, 2015 PROJECT No. 9190601 LANGEAN