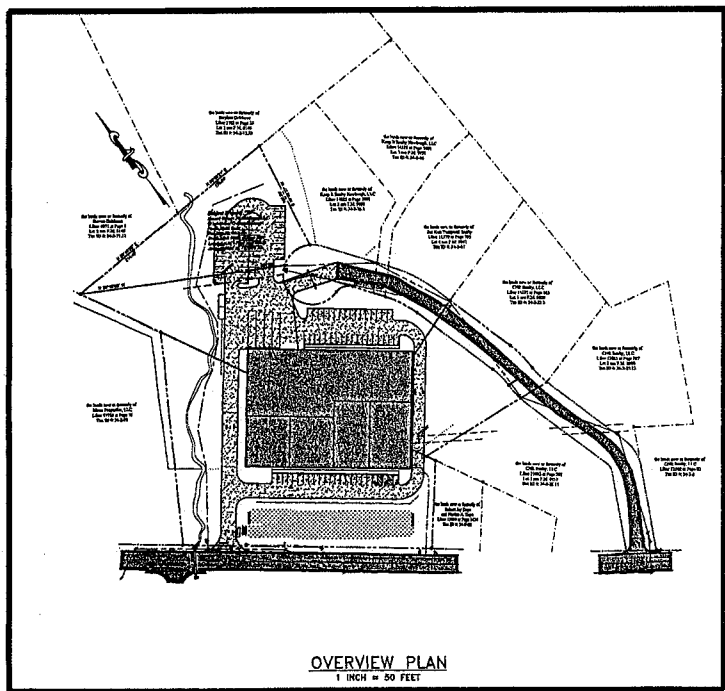


SITE PLAN FOR FABULOUS EVENTS, INC

TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK



OVERVIEW PLAN
1 INCH = 50 FEET

SITE PLAN SHEET INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. GRADING AND UTILITY PLAN
5. NYS DOT ENTRANCE PLAN AND DETAILS
6. SEWAGE DISPOSAL SYSTEM DESIGN AND DETAILS
7. EROSION AND SEDIMENT CONTROL PLAN
8. EROSION AND SEDIMENT CONTROL DETAILS
9. TREE REMOVAL PLAN
10. LANDSCAPING PLAN
11. LIGHTING PLAN
12. LANDSCAPING AND LIGHTING DETAILS
13. CONSTRUCTION DETAILS 1
14. CONSTRUCTION DETAILS 2
15. CONSTRUCTION DETAILS 3

PARKING REQUIREMENTS

REQUIREMENTS
OFFICE: 1 PARKING SPACE PER 200 SF UP TO 20,000 GFA
THEN 1 SPACE PER 300 SF OF ADDITIONAL FLOOR AREA
8,000 SF OFFICE / 200 SF = 40 SPACES REQUIRED FOR OFFICE AREA
RETAIL: 1 PARKING SPACE PER 150 SF UP TO 25,000 GFA
2,000 SF OFFICE / 150 SF = 47 SPACES REQUIRED FOR RETAIL AREA
ACCESSORY USES
STORAGE, REPAIR AND STAGING: 2 PARKING SPACES PER 3 EMPLOYEES
41,000 SF - 18 EMPLOYEES = 12 SPACES REQUIRED

TOTAL = 99 PARKING SPACES REQUIRED
TOTAL = 99 PARKING SPACES PROVIDED
INCLUDING 3 HANDICAP SPACES

EACH SHEET SHALL BE CONSIDERED INVALID IF NOT ACCOMPANIED BY ALL OTHER SHEETS IN THE SET.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMPLOYED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



CONSTRUCTION NOTES:

1. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
2. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEWER SYSTEMS) SHALL ONLY BE CHANGED BY A LICENSED PROFESSIONAL ENGINEER WITH THE NECESSARY APPROVALS FROM THE BOARD OF HEALTH (BOROHEALTH) CONTROL.
3. ALL NEW YORK STATE LICENSED PROFESSIONAL ENGINEER (OR OTHER LICENSED PROFESSIONAL AS ALLOWED BY THE NYS EDUCATION DEPARTMENT) SHALL INSPECT THE SANITARY FACILITIES AT THE TIME OF CONSTRUCTION. THE ENGINEER SHALL CERTIFY TO THE LOCAL LOCAL EMPLOYMENT OFFICER THAT THE FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
4. NO SITE PREPARATION OR CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND THE APPROVED CLEARANCE STATEMENT HAS BEEN DELIVERED WITH CONSTRUCTION BEGINS THROUGHOUT THE SITE.
5. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS" 2008, AS SUPPLEMENTED BY CURRENT FEDERAL HIGHWAY ADMINISTRATION SPECIFICATIONS, STANDARDS, AND REQUIREMENTS. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
6. GAS, 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 THE SPECIFIC REQUIREMENTS OF EACH UTILITY COMPANY.
7. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNOCCUPANCY OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT TOP COURSE.
8. UTILITY RELOCATION SHALL BE DONE WHENEVER, 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/AGENCIES.
9. STORM SEWER PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) 12-18 OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE PER MANUFACTURER'S SPECIFICATIONS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
10. WATERMAIN AND SERVICE PIPES SHALL BE CLASS 20 DUCTILE IRON PIPE.
11. TRAFFIC SIGNALS AND SIGNALS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL SIGNALS (MUTCD), LATEST EDITION.
12. 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 FROM RESPECTIVE INVOLVED AGENCIES HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.
13. 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 FOR THEIR ACCURACY PRIOR TO CONSTRUCTION. WHERE EXISTING UTILITIES ARE TO BE DELETED, TEST PITS SHALL BE SLOD BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING UTILITY MATERIAL AND SIZE. TEST PIT INFORMATION SHALL BE OBTAINED AND SUBMITTED TO THE TOWN OF NEWBURGH PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS NECESSARY TO AVOID COLLISIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RESULT IN THE NECESSARY REVISIONS OF THESE PLANS.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
15. LANC & TULLY ENGINEERING AND SURVEYING, P.C. WILL REVIEW AND APPROVE ON TAKE OTHER APPROPRIATE ACTION AS THE CONTRACTOR SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA. UNLESS THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT NOT LIMITED TO THE LIMITED NUMBER OF DAYS AND METHODS, COORDINATION OF THE WORK WITH OTHER UTILITIES AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. LANC & TULLY ENGINEERING AND SURVEYING, P.C. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. LANC & TULLY ENGINEERING AND SURVEYING, P.C. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. LANC & TULLY ENGINEERING AND SURVEYING, P.C. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. LANC & TULLY ENGINEERING AND SURVEYING, P.C. DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON.
16. THE PROFESSIONAL AGENT OF LANC & TULLY ENGINEERING AND SURVEYING, P.C. FOR THE PRESENCE OF LANC & TULLY ENGINEERING AND SURVEYING, P.C. OR THE PRESENCE OF LANC & TULLY ENGINEERING AND SURVEYING, P.C. SHALL BE THE GENERAL CONTRACTOR OF HIS OBLIGATIONS, DUTIES AND RESPONSIBILITIES RELATING TO THE CONSTRUCTION PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NEWBURGH AND THE BOARD OF HEALTH AND ALL NECESSARY SAFETY PRECAUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NEWBURGH AND THE BOARD OF HEALTH AND ALL NECESSARY SAFETY PRECAUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NEWBURGH AND THE BOARD OF HEALTH AND ALL NECESSARY SAFETY PRECAUTIONS.
17. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREON, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER AND TOWN BOARD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NEWBURGH AND THE BOARD OF HEALTH AND ALL NECESSARY SAFETY PRECAUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF NEWBURGH AND THE BOARD OF HEALTH AND ALL NECESSARY SAFETY PRECAUTIONS.
18. IN ACCORDANCE WITH THE BOARD OF HEALTH COUNTY SANITARY CODE, EROSION AND SEDIMENT CONTROL SHALL BE IMPLEMENTED, WHERE AND WHEN NEEDED IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE BOARD OF HEALTH COUNTY SANITARY CODE, EROSION AND SEDIMENT CONTROL DISTRICT.
19. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE BEGINNING OF CONSTRUCTION. THESE PERMITS SHALL BE SUBMITTED TO THE TOWN OF NEWBURGH AND THE BOARD OF HEALTH AND ALL NECESSARY SAFETY PRECAUTIONS SHALL BE OBTAINED PRIOR TO THE BEGINNING OF CONSTRUCTION.
20. THE LOCATION OF ALL EXISTING UTILITIES MUST BE VERIFIED.
21. NO OTHER WORKING DURING CONSTRUCTION WITHOUT EXPLICIT PERMISSION FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
22. EXISTING AND NEW UTILITIES ARE TO BE LAID IN ACCORDANCE WITH THE BOARD OF HEALTH COUNTY SANITARY CODE, EROSION AND SEDIMENT CONTROL DISTRICT.
23. DURING THE COURSE OF CONSTRUCTION, THE OWNER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DAMAGE, EROSION AND SLURRY PROBLEMS (IN COORDINATION WITH APPROPRIATE AGENCIES) TO THE TOWN ENGINEER'S INSPECTION.
24. UNDESIRABLE AREAS SHALL BE KEPT UNOCCUPIED FOR MORE THAN FORTY DAYS AND SHALL BE TEMPORARILY REVEALED AS PART OF THE EROSION CONTROL PLAN.
25. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND WOODED GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT MAINTAINED SHALL BE REPLACED WITH NEW COMPATIBLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
26. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR FENCED SO AS TO PRECLUDE OBSCURABLE GLARE FROM BEING OBSERVABLE FROM ADJACENT STREETS AND PROPERTIES.
27. THESE CONSTRUCTION NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

NYS DOT NOTES:

1. ALL WORK AND IMPROVEMENTS WITHIN THE NYS DOT RIGHT OF WAY FOR ROUTE 22 SHALL CONFORM TO THE FOLLOWING NYS DOT STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED ON THE PLAN:
A. NYS DOT STANDARD SHEETS 803 FOR DRIVEWAYS
B. NYS DOT STANDARD SHEETS 804
C. NYS DOT STANDARD SHEETS 804-03
D. NYS DOT STANDARD SPECIFICATIONS 818 FOR WORK ZONE TRAFFIC CONTROL

OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON STATES THAT HE IS FAMILIAR WITH THIS SITE PLAN MAP, ITS CONTENTS, LEGENDS AND NOTATIONS, AND HEREBY AGREES AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

RECORD OWNER:

PJ HOLDINGS, LLC
142 ROUTE 17K
NEWBURGH, NY 12550
34-2-252.54.70 & 77
L 14518 P.1907

APPLICANT:

FABULOUS EVENTS, INC
149 BURD STREET
NYACK, NY 10960

AREAS:

TAX LOT 34-2-252 0.914 AC.
TAX LOT 34-2-04 2.574 AC.
TAX LOT 34-2-74 0.944 AC.
TAX LOT 34-2-76 0.844 AC.
TAX LOT 34-2-77 0.924 AC.

TOTAL AREA:

6.196 AC.

TABLE OF ZONING REQUIREMENTS

TOWN OF NEWBURGH B ZONE
BUSINESS, PROFESSIONAL AND RESEARCH OFFICE USE

MINIMUM	REQUIRED	PROVIDED
LOT AREA	15,000 SF	6.18 ACRES
LOT WIDTH	100 FT.	114.25 FT.
LOT DEPTH	125 FT.	125.77 FT.
FRONT YARD	80 FT./40 FT.	94 FT.
ONE SIDE YARD/BOTH	15/30 FT.	59/157 FT.
REAR YARD	30 FT.	188 FT.
MAXIMUM ALLOWED COVERED	35 FT.	PROVIDED
BUILDING HEIGHT	35 FT.	35 FT.
BUILDING COVERAGE	40%	24.8%
DEVELOPMENT COVERAGE	80%	85.8%

*-80 FT FRONT SETBACK REQUIRED ALONG STATE HIGHWAY



LOCATION PLAN
1 INCH = 1,000 FEET

GENERAL NOTES:

1. TAX MAP DESIGNATION: SECTION 34, BLOCK 2, LOT 242, 54, 74, 75, 77
2. TOTAL AREA: 6.196 ACRES
3. DEED REFERENCE: LIBER 13084 PAGE 157 OF DEEDS AS RECORDED IN THE ORANGE COUNTY CLERK'S OFFICE.
4. ZONING DISTRICT: B - BUSINESS
5. FILE DISTRICT: CHRONIKER VALLEY PD
6. SCHOOL DISTRICT: NEWBURGH SCHOOL DISTRICT
7. ALL HORIZONTAL AND VERTICAL CONTROL DATA ON THE PROJECT SHALL BE PROVIDED BY A LICENSED SURVEYOR.
8. ALL PROPERTY CORNERS SHALL BE MARKED WITH 2" IRON RODS.
9. ALL NEW UTILITIES SHALL BE INSTALLED UNOCCUPANCY.
10. THIS PLAN IS SUBJECT TO CONFORMANCE WITH ALL LAWS, REGULATIONS AND OPERATIONS OF THE TOWN OF NEWBURGH AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SPEC PLANS ON FILE WITH THE TOWN OF NEWBURGH.
11. THIS PLAN DOES NOT CONFORM WITH THE TOWN OF NEWBURGH ZONING MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY ARTICLE 12A AND 23B OF THE GENERAL MUNICIPAL LAW.
12. ALL FEES SHALL BE PAID TO THE TOWN OF NEWBURGH PRIOR TO PLAN SIGNATURE.
13. A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED AND INCLUDED WITHIN THE PLAN SET. NO WORK OR CLEARING SHALL OCCUR ON THE PROPERTY BEFORE APPROVAL BY THE PLANNING BOARD, EROSION CONTROL, PRACTICES SHALL BE REVIEWED BY THE TOWN OF NEWBURGH ENGINEER AND/OR BUILDING INSPECTOR DURING THE SITE WORK AND CONSTRUCTION PROCESS AND CHANGES MADE TO ACHIEVE PROPER EROSION CONTROL PRACTICES.
14. A WAREHOUSE USE IS PROHIBITED BASED UPON THE CURRENT ZONING REGULATIONS.

SURVEY NOTES:

1. REFERENCES:
MAP ENTITLED "BOUNDARY SURVEY OF THE LANDS OF PJ HOLDINGS LLC AND MICO PROPERTIES, LLC" DATED JUNE 16, 2022 AS PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING.
MAP ENTITLED "TOPOGRAPHIC SURVEY OF THE LANDS OF PJ HOLDINGS LLC AND MICO PROPERTIES, LLC" DATED JUNE 16, 2022 AS PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING.
2. LANC & TULLY, P.C. DOES NOT TAKE ANY RESPONSIBILITY FOR THE REFERENCED SURVEY AND TOPOGRAPHIC MAPPING AS PROVIDED BY THE APPLICANT.

OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON STATES THAT HE IS FAMILIAR WITH THIS SITE PLAN MAP, ITS CONTENTS, LEGENDS AND NOTATIONS, AND HEREBY AGREES AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

RECORD OWNER:

PJ HOLDINGS, LLC
142 ROUTE 17K
NEWBURGH, NY 12550
34-2-252.54.70 & 77
L 14518 P.1907

APPLICANT:

FABULOUS EVENTS, INC
149 BURD STREET
NYACK, NY 10960

AREAS:

TAX LOT 34-2-252 0.914 AC.
TAX LOT 34-2-04 2.574 AC.
TAX LOT 34-2-74 0.944 AC.
TAX LOT 34-2-76 0.844 AC.
TAX LOT 34-2-77 0.924 AC.

TOTAL AREA:

6.196 AC.

TABLE OF ZONING REQUIREMENTS

TOWN OF NEWBURGH B ZONE
BUSINESS, PROFESSIONAL AND RESEARCH OFFICE USE

MINIMUM	REQUIRED	PROVIDED
LOT AREA	15,000 SF	6.18 ACRES
LOT WIDTH	100 FT.	114.25 FT.
LOT DEPTH	125 FT.	125.77 FT.
FRONT YARD	80 FT./40 FT.	94 FT.
ONE SIDE YARD/BOTH	15/30 FT.	59/157 FT.
REAR YARD	30 FT.	188 FT.
MAXIMUM ALLOWED COVERED	35 FT.	PROVIDED
BUILDING HEIGHT	35 FT.	35 FT.
BUILDING COVERAGE	40%	24.8%
DEVELOPMENT COVERAGE	80%	85.8%

*-80 FT FRONT SETBACK REQUIRED ALONG STATE HIGHWAY

OWNER: PJ HOLDINGS, LLC
142 ROUTE 17K
NEWBURGH, NY 12550
34-2-252.54.70 & 77
L 14518 P.1907

APPLICANT: FABULOUS EVENTS, INC
149 BURD STREET
NYACK, NY 10960

AREAS:
TAX LOT 34-2-252 0.914 AC.
TAX LOT 34-2-04 2.574 AC.
TAX LOT 34-2-74 0.944 AC.
TAX LOT 34-2-76 0.844 AC.
TAX LOT 34-2-77 0.924 AC.

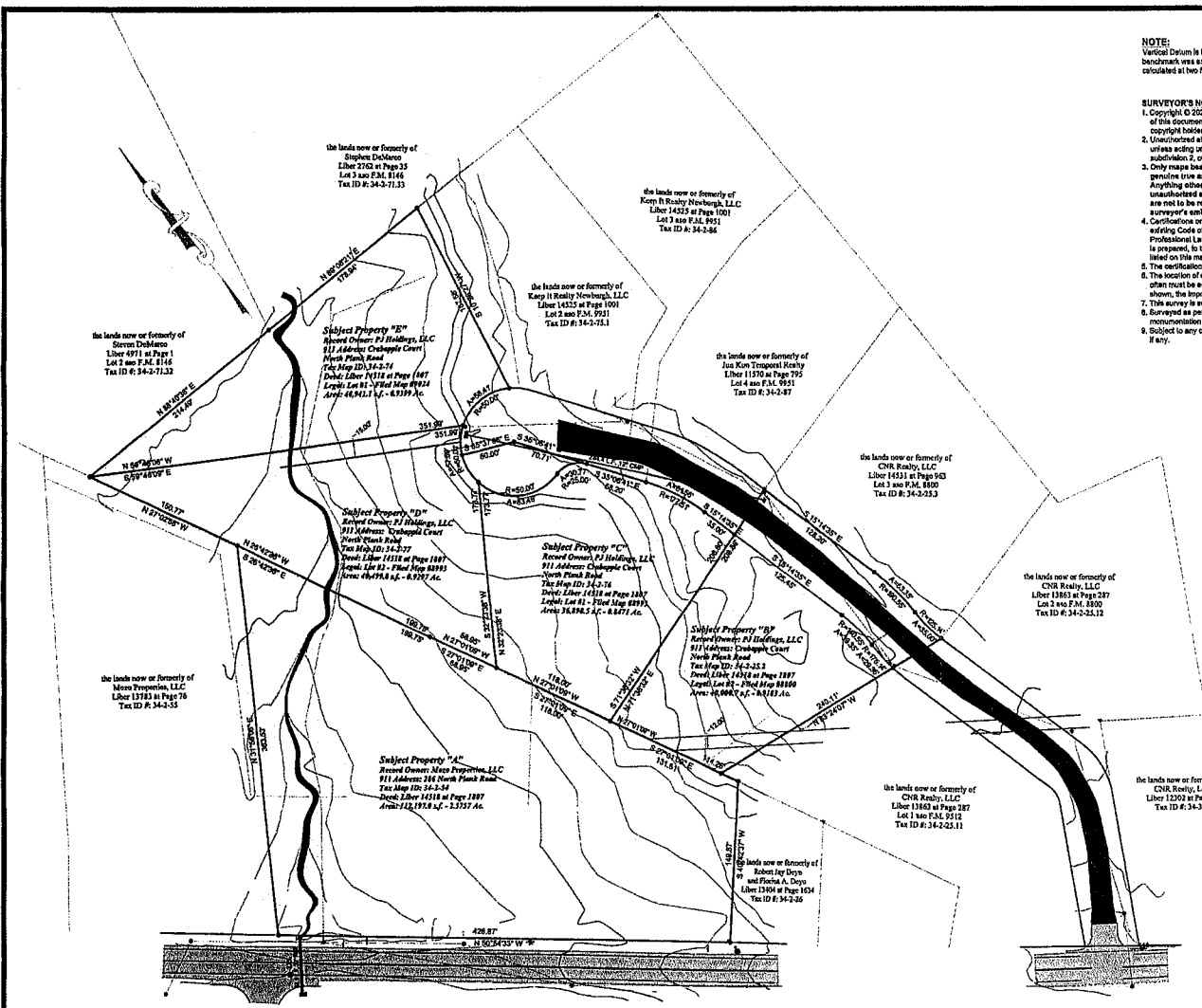
TOTAL AREA: 6.196 AC.

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

COVER SHEET PREPARED FOR
FABULOUS EVENTS, INC.

DATE: FEBRUARY 1, 2022
REVISION: FEBRUARY 14, 2022
REVISION: FEBRUARY 28, 2023
REVISION: APRIL 28, 2023
REVISION: AUGUST 24, 2023

SCALE: 1 OF 15
SHEET NO: 053
DATE: 02-01-2022



NOTE:
Vertical Datum in the North American Vertical Datum of 1988 (NAVD83). The project benchmark was established by GPS observation performed on June 3, 2018. Contours were calculated at two foot intervals as depicted hereon.

SURVEYOR'S NOTES:
1. Copyright © 2022, Jonathan N. Miller, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright, law unless permission of the author and/or copyright holder is obtained.
2. Unintentional alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7200, subdivision 2, of the New York State Education Law.
3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, omissions, additions, and changes, and are to be relied upon. A copy of this document without a proper signature of the surveyor's embossed seal should be assumed to be an unauthorized copy.
4. Certification on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certification.
7. This survey is subject to the findings of a Title Report and of Title Search.
8. Surveyed as per deeds, prior survey maps, field maps, physical evidence and existing monuments found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of-way/assessments of record, if any.

REFERENCES:
1. The Official Tax Assessor's Maps for the Town of Newburgh, Orange County, New York.
2. The books Index of Records - Liber and Page or Document ID as shown:
3. Subject parcels being Lot 2 as shown on a map entitled, "Subdivision Lands of Land Investment Group of Newburgh", filed in the Orange County Clerk's Office on 03-01-1984 as Filed Map No. 8500, Lot 1 as shown on a map entitled, "Subdivision Plan of Yale Management Corp.", filed in the Orange County Clerk's Office on 07-26-1983 as Filed Map No. 0024, and Lot 1 and 2 as shown on a map entitled, "Subdivision Plan - Lands of Mohawk Enterprises, Inc.", filed in the Orange County Clerk's Office on 07-21-1985 as Filed Map No. 8995.
4. A map entitled, "Virginia Pl.", dated 10-22-2014, prepared by Tenon Engineering Design PLLC.

CERTIFIED TO:
Healy Realty, LLC
142 ROUTE 17N
NEWBURGH, NY 12550

CERTIFICATION NOTES:
This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey efficient, resale of property, or to any other person not listed in certification, when directed or tolerated, the selling of houses and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

SURVEYOR'S CERTIFICATION:
I hereby certify to the honor field parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 8 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown herein, located at 288 North Plank Road and Crabapple Court North Plank Road in the Town of Newburgh, County of Orange, State of New York. Completed on June 16th, 2022, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon, there are no encroachments either way across property lines; line lines and lines of actual possession are the same.

Signature: Jonathan N. Miller, L.L.S.
Date: 12/28/2022
1228 Route 300 - Box 3
Newburgh, NY 12550

RECORD OWNER:

PJ HOLDINGS, LLC
142 ROUTE 17N
NEWBURGH, NY 12550
34-2-282.64, 64.6, 77
L 14518 P 1807

APPLICANT:
FABULOUS EVENTS, INC
149 BURD STREET
HYACK, NY 10960

AREAS:
TAX LOT 34-2-282 0.918 AC.
TAX LOT 34-2-64 2.574 AC.
TAX LOT 34-2-76 0.845 AC.
TAX LOT 34-2-77 0.924 AC.

TOTAL AREA:
6.261 AC.



Jonathan N. Miller, L.L.S.
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
NY LIC. NO. 180776

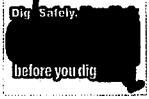
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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 0074, Rt. 207
Catskill, NY 11923
(815) 291-0700

EXISTING CONDITIONS PREPARED FOR

FABULOUS EVENTS, INC.

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

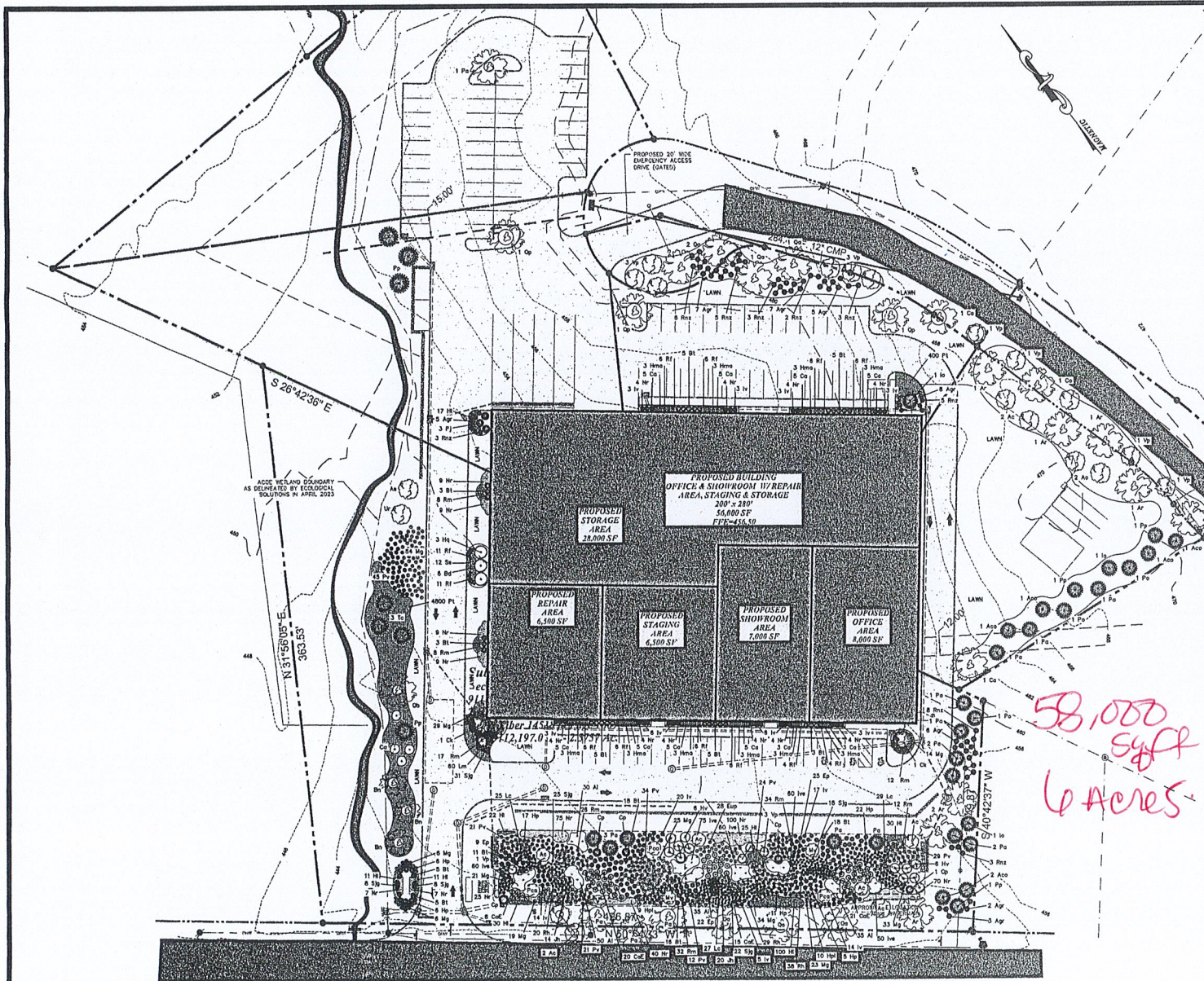
KEEP FROM THE ORIGINAL OF THIS INSTRUMENT THAT MARKED WITH AN ORIGINAL OR THE PROFESSIONAL SURVEYOR'S SEAL OR SIGNATURE. ANY COPIES MADE OF THIS INSTRUMENT SHALL BE UNLAWFUL.



LEGEND:

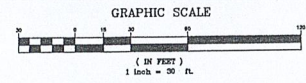
- EXISTING PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

UNLAWFUL TO ALTER OR ANNOTATE IN ANY MANNER OR TO REPRODUCE IN ANY MANNER OR TO TRANSMIT IN ANY MANNER THE NEW YORK STATE SURVEYING LAW.



SITE PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE NOTES
DECIDUOUS TREES				
Ar	7	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	25" CAL MIM, 8.8B
Ca	4	CARYA OVATA	SHAGBARK HICKORY	25" CAL MIM, 8.8B
Pa	4	PARQUUS ALCERIFOLIA	LONGLEAF PLANTAIN TREE	25" CAL MIM, 8.8B
Qa	7	QUERCUS ALBA	WHITE OAK	25" CAL MIM, 8.8B
Qb	3	QUERCUS BICOLOR	PIN OAK	25" CAL MIM, 8.8B
Qc	3	QUERCUS PALustris	SWAMP WHITE OAK	25" CAL MIM, 8.8B
EVERGREEN TREES				
Ac	6	ABIES CONCOLOR	WHITE FIR	6-7' HGT, 8.8B
W	3	REX GLAZIA	AMERICAN HOLLY	6-7' HGT, 8.8B
Pa	9	PICEA ABIES	NORWAY SPRUCE	6-7' HGT, 8.8B
Pr	3	PICEA ORIENTALIS	ORIENTAL SPRUCE	6-7' HGT, 8.8B
Pp	5	PICEA PUNGENS	BLUE SPRUCE	6-7' HGT, 8.8B
Tc	3	THUSA CANADENSIS	EASTERN HEMLOCK	6-7' HGT, 8.8B
ORNAMENTAL TREES				
Ac	7	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	3 GAL CONTAINER
Al	1	ALNUS SEBULARIA	SMOOTH ALDER	5 GAL CONTAINER
Bc	3	BETULA NIDA	RIVER BIRCH	1-3/4" x 2" CAL, 8.8B
Ca	4	CORNUS AMOMIUM	SILKY DOGWOOD	1-3/4" x 2" CAL, 8.8B
Cs	2	CORNUS KUSA	KOLSA DOGWOOD	1-3/4" x 2" CAL, 8.8B
Lp	1	LIGULUM RUBRA	RUFFLET LILIA	5 GAL CONTAINER
* RIVER BIRCHES IN LAWN AREAS ARE TO BE SELECTED FOR UPRIGHT BRANCHING, AND LIMBED UP TO ALLOW LAWN MAINTENANCE UNDERMATH				
SHRUBS				
Ar	16	AZALEA x GRANDIS ROSE	GIRARDS ROSE AZALEA	3 GAL CONTAINER
Bd	6	BUDLEIA DAVIDII	BUTTERFLY BUSH	3 GAL CONTAINER
Bs	19	BENNETTS THORNLEIGH 'SENTRY'	NOVA BURNINGBYE BARBERY	3 GAL CONTAINER
Hy	3	HYDRANGEA QUERCIFOLIA	DAKOTA HYDRANGEA	5 GAL CONTAINER
Pj	3	PIERIS JAPONICA	ANDROMEDA	14" x 20" HGT, CONTAINER
Rz	38	RHOODOENDRON x NOVA ZEMBLA'	NOVA ZEMBLA RHOODOENDRON	5 GAL CONTAINER
W	18	WEX VERTICILLATA	WINTERBERRY HOLLY	2 GAL CONTAINER
Vp	10	VIORNIUM FLUKATUM TOMENTOSUM	DOUBLELEAF VIBURNUM	5 GAL CONTAINER
GRASSES				
Ca	25	CALAMAGROSTIS ALPITRELLA	KARL FOESTER GRASS	3 GAL CONTAINER
Hm	18	HARONDELDON MACRA 'ALIREKA'	HARON/ROSET GRASS	2 GAL CONTAINER
Mg	83	MISCANTHUS SINENSIS GRACILLIMUS	MAIDENHAIR GRASS	3 GAL CONTAINER
GROUNDCOVER				
Lm	400	LIRIOPE MUSCARI	LILY TURF	1 GAL CONTAINER
Tr	400	TRICHANDERA TERMINALIS	JAPANESE SPURGE	1 GAL CONTAINER
PERENNIALS				
Hr	39	HEMEROCALLIS LUCASPHOENIX	YELLOW DAY LILY	1 GAL CONTAINER
Hv	74	HEPATA RACEMOSA	WALKERS LOW CATMINT	2 GAL CONTAINER
Pv	45	PANICUM VIRGATUM	SWITCHGRASS	2 GAL CONTAINER
Rh	54	RHOISYRIS FLORIDA	BEACH PINK SUEAN WAX FLOGIDA	2 GAL CONTAINER
Rn	45	ROSA MEMORABILIS	ARNDT DRIFT ROSE	2 GAL CONTAINER
Ss	12	SAUVA x DIVERTIS	WOODS SAGE	18" x 24" HGT, CONTAINER
Sp	47	SPHAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	2 GAL CONTAINER
STORMWATER AREA				
Al	100	ASSCEPIAS INCANATA	MILKWEED	3 GAL CONTAINER
Bs	83	BENNETTS THORNLEIGH 'SENTRY'	NOVA BURNINGBYE BARBERY	3 GAL CONTAINER
Cm	62	CORNUS ALBA 'LEGANTISSIMA'	VARIEGATED REDTWO DOGWOOD	3 GAL CONTAINER
Cp	2	CHAMAECYPARIS FISIFERA 'TUHERA JAVICA'	SOLOTHREAD CYPRESS	6-7' HGT, 8.8B
Ep	56	EQUINACEA PURPUREA	PURPLE CONEFLOWER	3 GAL CONTAINER
Ewp	28	EUTROCHIA PURPUREA	JOE PEE WEE	3 GAL CONTAINER
Hr	207	HEMEROCALLIS LUCASPHOENIX	YELLOW DAY LILY	1 GAL CONTAINER
Hp	55	HYDRANGEA PANNICULATA	PANICLE HYDRANGEA	5 GAL CONTAINER
Hr	19	HYDRANGEA PANNICULATA 'LAMELIGHT'	LAMELIGHT HYDRANGEA	5 GAL CONTAINER
Hs	12	HAMAMELIS VIRGINIANA	WITCH HAZEL	3 GAL CONTAINER
Ms	305	MIS VESICOLOR	BLUE FLAG IRR	1 GAL CONTAINER
Jr	70	REX VERTICILLATA	WINTERBERRY HOLLY	2 GAL CONTAINER
Jv	34	JUNPERUS HORIZONTALIS	CREEPING JUNPER	2 GAL CONTAINER
Lc	81	LOCUELLA CARDINALIS	CARDINAL FLOWER	2 GAL CONTAINER
Mg	155	MISCANTHUS GRACILLIMUS	MAIDENHAIR GRASS	3 GAL CONTAINER
Hv	102	HEPATA RACEMOSA	WALKERS LOW CATMINT	2 GAL CONTAINER
Pa	5	PICEA ABIES	NORWAY SPRUCE	6-7' HGT, 8.8B
Pc	3	PANICUM VIRGATUM	SWITCHGRASS	2 GAL CONTAINER
Pv	141	PANICUM VIRGATUM	SWITCHGRASS	2 GAL CONTAINER
Rh	87	RHOISYRIS FLORIDA	BEACH PINK SUEAN WAX FLOGIDA	2 GAL CONTAINER
Rn	104	ROSA MEMORABILIS	ARNDT DRIFT ROSE	2 GAL CONTAINER
Ss	65	SAUVA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	2 GAL CONTAINER
Vp	4	VIORNIUM FLUKATUM TOMENTOSUM	DOUBLELEAF VIBURNUM	5 GAL CONTAINER

58,000 sq ft
6 Acres



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LANC & TULLY
Engineering and Surveying, P.C.

P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 594-3700

LANDSCAPE PLAN PREPARED FOR

FABULOUS EVENTS, INC.

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: SEPTEMBER 1, 2022
REVISED: FEBRUARY 28, 2023
APRIL 24, 2023
AUGUST 24, 2023

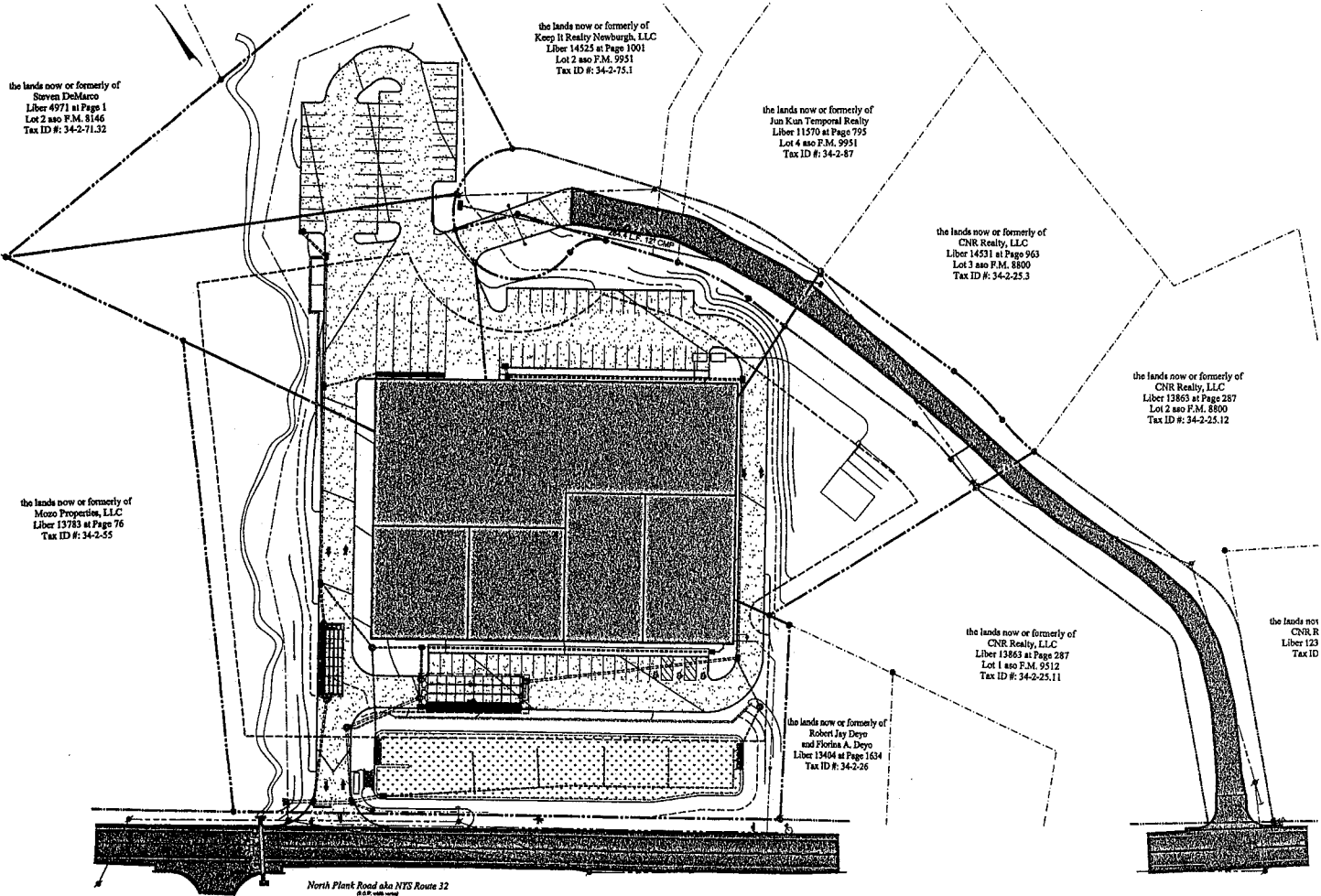
SCALE: 1" = 30'

DATE: SEP 1, 2022
SCALE: 1" = 30'

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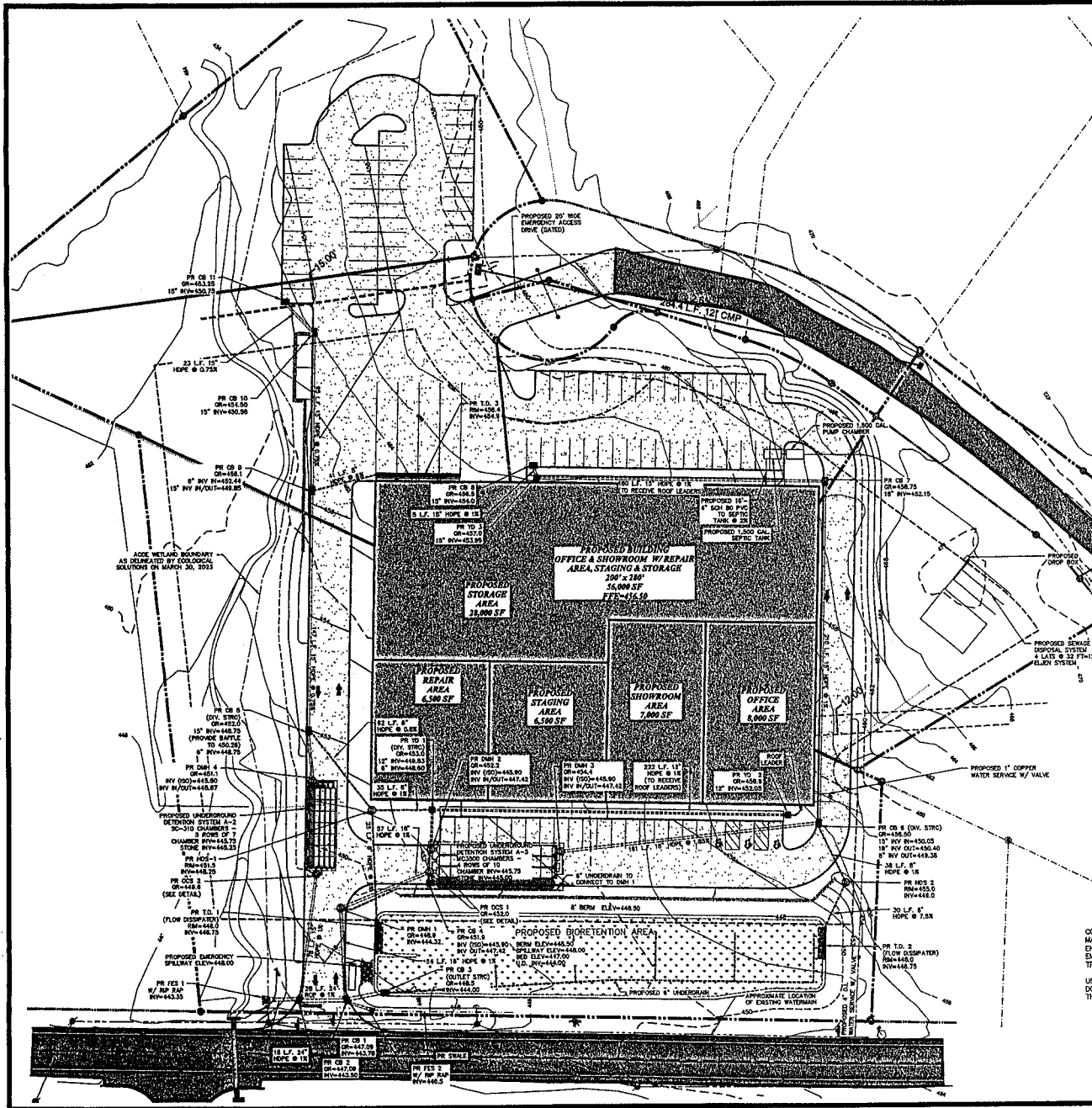
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LANC & TULLY ENGINEERING AND SURVEYING, P.C.	P.O. Box 897, Rt. 207 Goshen, N.Y. 10924 (845) 294-3700
	DATE: SEPTEMBER 1, 2022 REVIEWED: FEBRUARY 28, 2023 APRIL 26, 2023 AUGUST 21, 2023
LIGHTING PLAN FOR FABULOUS EVENTS, INC.	
TOWN OF NEWBURGH ORANGE COUNTY, NEW YORK	
SHEET NO. 20 CHECKED BY: [] DATE: []	SCALE: 1" = 40' DRAWING NO. 24.14.17 SHEET NO. 22 OF 25



TOWN OF NEWBURGH WATER SYSTEM NOTES

- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
- ALL WATER SERVICE LINES FOR 6 INCHES AND LARGER IN DIAMETER SHALL BE DECENT LINED, CLASS 52, CONCRETE PIPE OR APPROVED EQUAL. ALL WATER SERVICE LINES FOR 4 INCHES AND SMALLER SHALL BE EITHER PUSH-IN OR MECHANICAL JOINT AS REQUIRED.
- THOSE RESTRICTIONS TO THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT. THOSE RESTRICTIONS ARE NOT OCCURABLE. JOINT RESTRAINT SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RESTRAINT GLANDS. ALL FITTINGS AND VALVES SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RESTRAINT GLANDS. RESTRAINT GLANDS SHALL BE EDNA FOR BRASS AND SHALL BE APPROVED EQUAL. THE USE OF A MECHANICAL JOINT RESTRAINT JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL OF THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C151 OR LATEST REVISION FOR 4 INCH AND GREATER FITTINGS AND CLASS 151.53 FOR DUCTILE IRON COMPACT FITTING, LATEST REVISION.
- ALL VALVES TO 12 INCHES SHALL BE REESTER HOSES CONFORMING TO ANSI/AWWA C209 OR LATEST REVISION. BUSH AND MULLER A-330-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER-CLOCKWISE).
- TAPPING IRON SHALL BE MECHANICAL JOINT SUCH AS MULLER 14-16 OR EQUAL. TAPPING VALVES TO 12 INCHES SHALL BE REESTER HOSES DATE VALVES CONFORMING TO ANSI/AWWA C209 SUCH AS MULLER MODEL T-250-13 OR APPROVED EQUAL. ALL TAPPING BLEEDS AND VALVES SHALL BE TESTED TO 100 PSI PER ANSI/AWWA. TESTS OF THE TAPPING BLEEDS AND VALVES MUST BE WITHIN 24 HOURS AND ACCEPTED BY THE TOWN OF NEWBURGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL HYDRANTS SHALL BE CLOSURE TYPE CONFORMING TO ANSI STANDARD C400 LATEST REVISION. ALL HYDRANTS SHALL INCLUDE A 2" MAIN VALVE OPERATING, TWO 2" JAWMETER HOME HOZZLES, ONE 4" HOSE HPT STEAMER HOZZLE, A 1/2" DIAMETER HPT CONNECTION AND A 1" PRODUCTION OPERATING HPT. ALL HYDRANTS SHALL OPEN LEFT (COUNTER-CLOCKWISE). HYDRANTS ON MAINS TO BE DEDICATED TO THE TOWN SHALL BE EQUIPPED WITH HPT. HYDRANTS LOCATED ON PRIVATE PROPERTY SHALL BE REE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. COPPER PIPE SHALL BE MULLER 14-16 FOR 3/4" AND 1" INCH, MULLER 14-16 FOR 1 1/8" AND 1 1/2" INCH, AND MULLER 14-16 FOR 1 3/4" AND 2" INCH. COPPER VALVES SHALL BE MULLER 14-16 FOR 3/4" AND 1" INCH AND MULLER 14-16 FOR 1 1/8" AND 1 1/2" INCH.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL TESTING, DISINFECTING AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT. PRIOR TO CUTTING INTO THE WATER MAIN, THE CONTRACTOR SHALL OBTAIN THE SANITARY RESULTS FROM A CERTIFIED LABORATORY THAT IS SUBMITTED TO THE TOWN OF NEWBURGH WATER DEPARTMENT. THE TEST RESULTS MUST BE COLLECTED BY A PROFESSIONAL LABORATORY.
- THE FINAL LAYOUT OF THE UNDERGROUND SEWER CONNECTION, INCLUDING ALL MATERIALS, SIZE, LOCATION OF SERVICE AND ALL APPURTENANCES, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF NEWBURGH WATER AND SEWER DEPARTMENT. NO PARTS SHALL BE USED FOR A WATER AND/OR SEWER CONNECTION UNLESS A FINAL LAYOUT IS APPROVED BY THE RESPECTIVE DEPARTMENT.

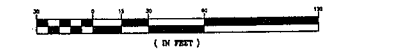
TOWN OF NEWBURGH SEWER SYSTEM NOTES

- CONSTRUCTION OF SEWER FACILITIES AND CONNECTION TO THE TOWN OF NEWBURGH SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF NEWBURGH SEWER DEPARTMENT. ALL CONSTRUCTION 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.
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LEGEND:

- EXISTING PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SWALE
- PROPOSED DRAINAGE CULVERT
- PROPOSED SEWER
- PROPOSED WATER MAIN
- PROPOSED CONCRETE CURBING
- PROPOSED CONCRETE SIDEWALK WITH RAMP

GRAPHIC SCALE



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GRADING AND UTILITY PLAN FOR

FABULOUS EVENTS, INC.

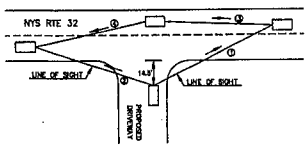
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: SEPTEMBER 1, 2022
REVISION: FEBRUARY 28, 2023
APPROVED: APRIL 18, 2023
DATE: AUGUST 24, 2023

SCALE: 1" = 30'

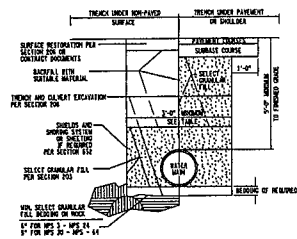
DATE: APRIL 18, 2023
SCALE: 1" = 30'





NOTES
 POSTED SPEED LIMIT IS 45 MPH
 DESIGN SPEED FOR CALCULATIONS BELOW IS 45 MPH
 THE D.P.S. COORDINATES FOR THE DRIVEWAY ENTRANCE IS 41527.91' - 740321.6'

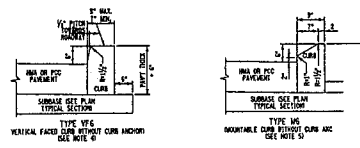
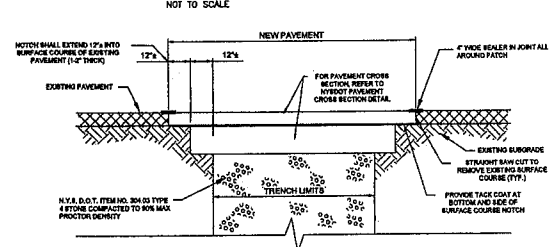
DESCRIPTION	RECOMMENDED STOPPING SHORT DISTANCE	RECOMMENDED INTERSECTION SHORT DISTANCE	PROPOSED ENTRANCE
1) EXISTING SHORT DISTANCE LOOKING RIGHT TO APPROACHING VEHICLE	300'	300'	1000'+
2) EXISTING SHORT DISTANCE LOOKING LEFT TO APPROACHING VEHICLE FOR LEFT TURN	300'	300'	750'
3) REAR END SHORT LINE FROM THE LEFT TURN EXISTING VEHICLE TO A VEHICLE APPROACHING FROM THE SAME DIRECTION	300'	---	350'+
4) SHORT LINE FROM THE LEFT TURN EXISTING VEHICLE TO A VEHICLE APPROACHING FROM THE OPPOSITE DIRECTION	300'	---	350'+



UTILITY TRENCH DETAIL

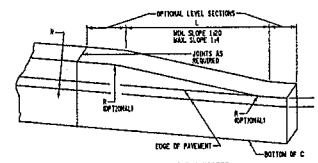
NOTES
 1) CALCULATED AND RECOMMENDED SHORT DISTANCE MEASUREMENTS SHOWN PER AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

SIGHT DISTANCE MEASUREMENTS
 NOT TO SCALE



CAST-IN-PLACE CONCRETE CURB

- NOTES
- USE CURB AND CURB AND GUTTER DETAILING MATERIAL AND CONSTRUCTION REQUIREMENTS OF SECTION 404 OF THE STANDARD SPECIFICATIONS.
 - CURB ANCHOR AND CONSTRUCTION THIS DETAIL SHOWS PLACEMENT OF CURB ANCHORS. PUSH-IN TYPE ANCHORS MAY BE USED SHOWN ON THE STANDARD SHEET FOR LONGITUDINAL TIES.
 - CURB TYPES IFA, IFB AND IFC REQUIRE CURB JOINTS, CURB AND BUTTER TYPES IFB AND IFC AND REBAR ANCHORS WHEN PLACED ADJACENT TO CONCRETE PAVEMENT OR SHOULDER.
 - WHEN VERTICAL FACED CURB LESS THAN 1' HIGH IS USED WITH CURB BOXES CH1, L10, AND C10 CONCRETE JOINTS IS PLACED ADJACENT TO THIS CURB. SEE STANDARD SHEET (RECELLAS) CURB DETAILS FOR CURB JOINTS.
 - USE WITH CURB BOXES, CH1, CH2, AND CH3.

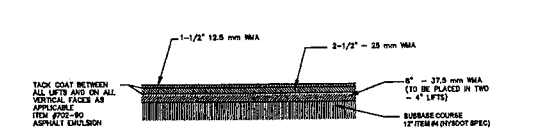


CAST-IN-PLACE CONCRETE CURB TRANSITIONS
 (SEE NOTE #1)

CURB TRANSITION LENGTHS (L)	SLOPE		
	1:4	1:12	1:20
6"	16"	48"	80"
6"	24"	72"	120"

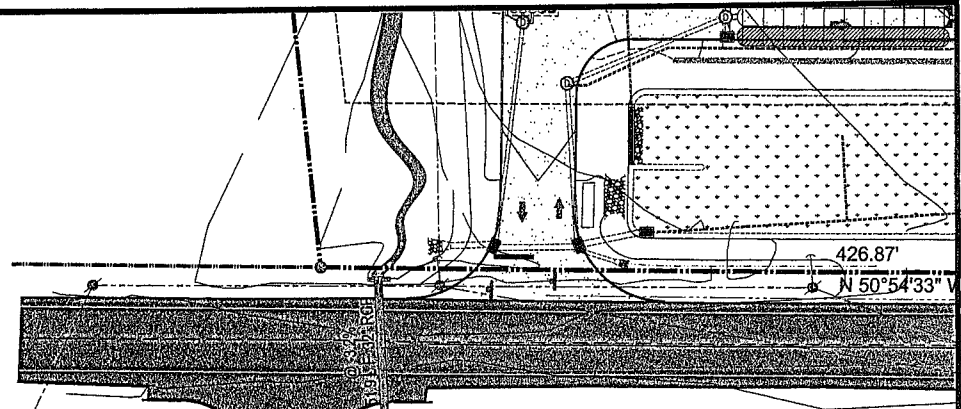
- NOTES
- USE 1" REVEAL AND CONTINUE CURB ACROSS DRIVEWAY ENTRANCES ONLY IF SHOWN IN THE CONTRACT DOCUMENTS, OR DIRECTED BY THE ENGINEER AS A FIELD CONDITION.
 - TERMINATE CURB, CURB AND GUTTER BY TRANSITIONING ON A MAXIMUM SLOPE OF 1:12 TO PAVEMENT SURFACE.
 - EXISTING JOINT FILLER 6" MINIMUM BEHIND CURB ON BOTH SIDES OF CURB BOX. 703-07 NOT NEEDED WHEN VERTICAL FACED CURB WIDTH EQUAL TO WIDTH OF CURB BOX.

PAVEMENT RESTORATION DETAIL
 NOT TO SCALE



- NOTES
- THROUGH PAVEMENT SPECIFICATION SHALL BE UTILIZED TO RIGHT-OF-WAY LINE.
 - REFER TO SECTION 404 FOR ALL REQUIRED WMA MIX ASPHALT (WMA) SPECIFICATIONS AND REQUIREMENTS.

NYS DOT PAVEMENT CROSS SECTION
 NOT TO SCALE



North Plank Road aka NYS Route 32
 (R.O.W. width worse)

LEGEND:

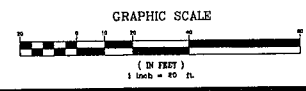
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- PROPOSED CONCRETE SIDEWALK WITH RAMP

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1. ALL WORK AND IMPROVEMENTS WITHIN THE NYS DOT RIGHT OF WAY FOR ROUTE 308 SHALL CONFORM TO THE FOLLOWING NYS DOT STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED ON THE PLAN.
- NYS DOT STANDARD SHEETS 803 FOR DRIVEWAYS
 - NYS DOT STANDARD SHEETS 805-01
 - NYS DOT STANDARD SHEETS 805-03
 - NYS DOT STANDARD SPECIFICATIONS 619 FOR WORK ZONE TRAFFIC CONTROL.



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 Greenvale, N.Y. 11548
 (646) 294-0700

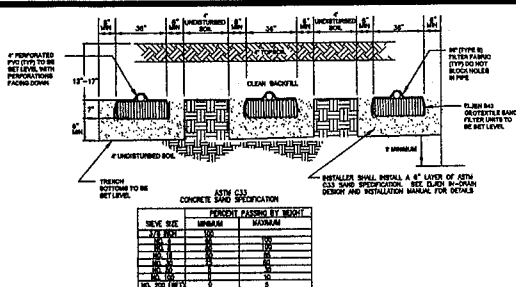
NYS DOT ENTRANCE PLAN & DETAILS FOR

FABULOUS EVENTS, INC.

TOWN OF NEWBURGH
 ORANGE COUNTY, NEW YORK

DATE: FEBRUARY 1, 2023
 DATE: FEBRUARY 28, 2023
 DATE: APRIL 30, 2023
 DATE: AUGUST 24, 2023

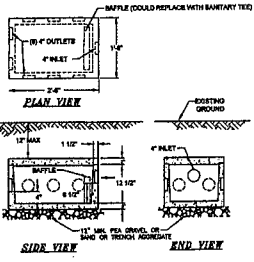
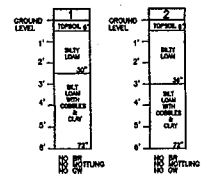
Scale: 3 OF 15
 Drawing No.: 22-0138-01



TYPICAL "EIJEN" TRENCH CROSS SECTION DETAIL
NOT TO SCALE

DEEP TEST RESULTS

1 & 2 - SITE INSPECTION PERFORMED ON MARCH 21, 2023 BY LANC & TULLY ENGINEERING, P.C.



PRE-CAST DISTRIBUTION BOX
NOT TO SCALE

NOTES:
 1. PIPE JOINTS TO BE SEALED WITH APPROPRIATE MATERIAL OF EQUAL OR BETTER QUALITY.
 2. OUTLET PIPE LENGTH SHALL BE AS SPECIFIED ON A BLOPE OF 1% PER FOOT AND TO LANDING CHAMBER.
 3. PRECAST DISTRIBUTION BOX BY WOODWARD'S CONCRETE PRODUCTS, INC. NO. 100-100-100-100.
 4. 6" OUTLET PIPES TO BE PVC 4030-24.
 5. CONCRETE TO BE MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS.
 6. SPEED LEVELERS TO BE LINED ON ALL OUTLETS TO ENSURE EQUAL DISTRIBUTION.

PERCOLATION TEST RESULTS:

PERCOLATION TESTS 1" & 2" HOLES PERFORMED ON MARCH 20, 2023, BY LANC & TULLY ENGINEERING AND SURVEYING, P.C.

PERC. TEST HOLE	DEPTH	SEASON	DATE (MO)	SPG (GPD)	LENGTH OF FIELD (FEET)	TYPE OF TEST
032023-1	1"	SPRING	03	328	112	CLERK
032023-2	2"	SPRING	03	128	128	CLERK

SYSTEM DESIGN

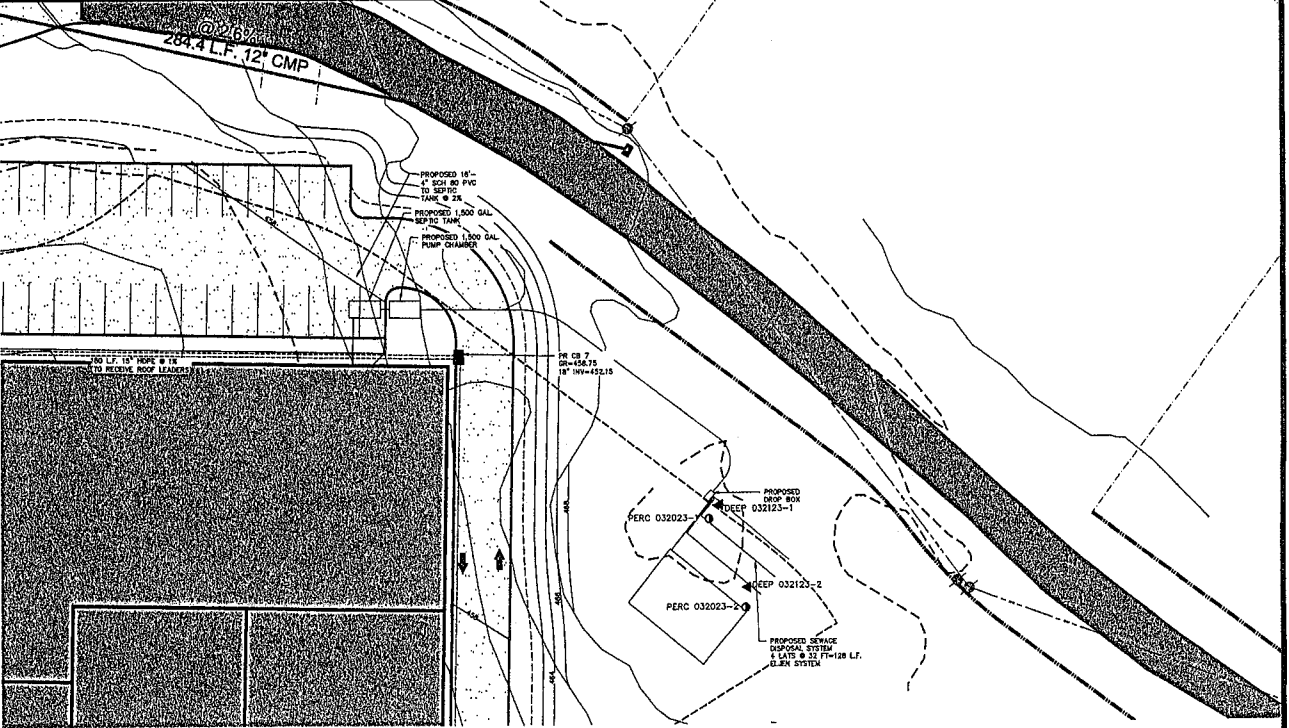
SYSTEM FLOWS AND DESIGN FOR NEW 500:
 FLOW RATE FOR OFFICE/STORAGE = 370 GPD (18 EMPLOYEES * 15 GPD/EMPLOYEE)
 FLOW RATE FOR SHOWROOM AREA = 150 GPD (10 CUSTOMERS * 15 GPD/CUSTOMER)
 2000 WATER SAVINGS = 54 GPD
 420 GPD = 84 GPD = 336 GPD (DESIGN FLOW)
 DESIGN PERCOLATION RATE: 31-100 MINUTES/FOOT
 DESIGN APPLICATION RATE: 0.5 GAL/SQ/INCH/FOOT
 APPLICATION RATE (GPD) = 50 FT/IN. FT. OF TRENCH
 SQUARE FOOTAGE REQ'D: 336 GPD / 0.5 GPD/50 FT = 672 SQ. FT.
 ABSORPTION FIELD TRENCH LENGTH REQUIRED: 672 SQ. FT. / 50 FT/IN. FT. = 13.44 IN. FT. OF TRENCH
 ABSORPTION FIELD TRENCH PROVIDED: 4 LATERALS @ 30 FEET = 120 LINEAR FEET
 SEPTIC TANK SIZING: 336 GPD x 1.5 = 504 GPD - USE 1,500 GAL TANK

DOING CALCULATIONS:
 TOTAL PIPE VOLUME (FORCE MAIN): 810 LINEAR FEET x 0.521 GALLONS/FOOT = 422 GALLONS
 DOSE VOLUME: 61 GALLONS x 1.00 = 61 GALLONS
 TOTAL PIPE VOLUME (DISTRIBUTION): 44 LINEAR FEET x 0.521 GALLONS/FOOT = 23 GALLONS
 DOSE VOLUME: 29 GALLONS x 1.00 = 29 GALLONS
 TOTAL PIPE VOLUME (ABSORPTION FIELD): 128 LINEAR FEET x 0.521 GALLONS/FOOT = 67 GALLONS
 DOSE VOLUME: 67 GALLONS x 0.75 = 50 GALLONS
 TOTAL DOSEING VOLUME: 61 GALLONS + 29 GALLONS + 67 GALLONS = 157 GALLONS

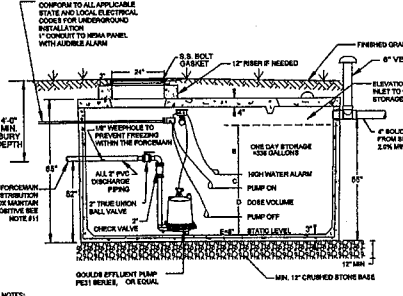
- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
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 - PROPOSED CONTOUR MINOR
 - PROPOSED RETAINING WALL
 - PROPOSED FENCE
 - PROPOSED SIDEWALK
 - PROPOSED DRAINAGE CULVERT
 - PROPOSED SEWER
 - PROPOSED WATER MAIN
 - PROPOSED CONCRETE CURBING
 - PROPOSED CONCRETE SIDEWALK WITH RAMP

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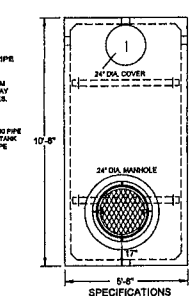


SEPTIC PLAN
SCALE: 1"=20'



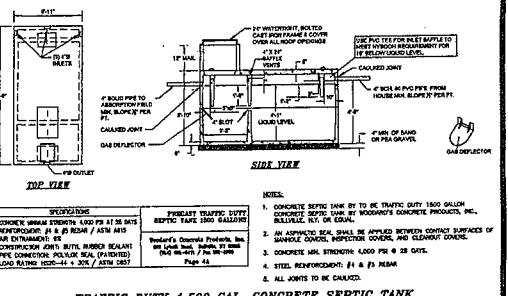
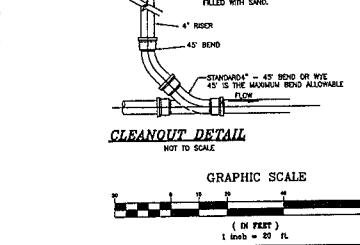
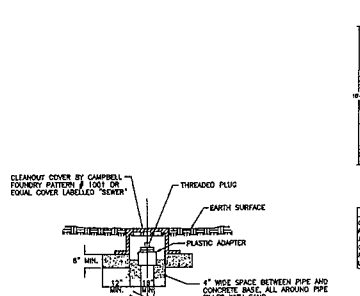
PRECAST PUMP CHAMBER TANK (1,500 GAL.)
NOT TO SCALE

NOTES:
 1. CONCRETE PRECAST PUMP CHAMBER BY WOODWARD'S CONCRETE PRODUCTS, INC., BALLVILLE, N.Y. OR EQUAL.
 2. PRECAST CHAMBER TO MEET H-200 LOADING SPECIFICATIONS.
 3. CONTROL PANEL TO BE AUTOMATED CONTROL SYSTEMS SFI1 NEMA 1 ENCLOSURE OR EQUAL.
 4. ELECTRICAL EQUIPMENT IN WELLS OR IN ENCLOSED SPACES WHERE EXPLOSIVE GASES MAY ACCUMULATE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE FOR CLASS 1, DIVISION 2, GROUPS C AND E LOCATIONS. THERE SHALL BE NO ELECTRICAL SPACES, JUNCTION BOXES OR CONNECTIONS OF ANY KIND IN SERVICE WELL OF ANY HET RATING.
 5. ALL JOINTS SHALL BE CAULKED.
 6. AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF BASE AND PUMP CHAMBERS, WHERE APPLICABLE.
 7. THE REQUIRED DOSE VOLUME = SEE PUMP CHAMBER DESIGN CHART.
 8. STEPS TO BE COMPOUND POLYPROPYLENE PLASTIC WITH 1/2" GADE 90 STEEL REINFORCEMENT.
 9. ALL COVERS SHALL BE LOCKABLE AND WATERPROOF.
 10. ALL NEED REQUIREMENTS SHALL BE MET FOR THE PUMP STATION CONSTRUCTION.
 11. THE FORCE MAIN MUST MAINTAIN A POSITIVE SLOPE BACK TO THE PUMP STATION TO ALLOW THE EFFLUENT TO DRAM BACK INTO THE PUMP CHAMBER AFTER EACH PUMPING CYCLE.



CONCRETE MIN. STRENGTH: 4,000 PSI AT 28 DAYS
 REINFORCEMENT: #3 REBAR, MAXIMUMS W/AM AM ENTRAPMENT: 6"
 CONSTRUCTION JOINT: BUTYL RUBBER BEARANT PIPE CONNECTION: POLYLOK SEAL (PATENTED) WEIGHT: VARIES LOAD PATTERN: 500 PMP

PUMP DETAIL ITEM	DEPTH OF PUMP FLOAT (IN INCHES)
ONE DAY STORAGE	B=30" MIN.
HIGH WATER ALARM	C=3"
PUMP ON	D=5"
PUMP OFF	E=6"
DOSE VOLUME	153 GAL



TRAFFIC DUTY 1,500 GAL. CONCRETE SEPTIC TANK
NOT TO SCALE

NOTES:
 1. CONCRETE SEPTIC TANK BY TO BE TRAFFIC DUTY 1500 GALLON CONCRETE SEPTIC TANK BY WOODWARD'S CONCRETE PRODUCTS, INC., BALLVILLE, N.Y. OR EQUAL.
 2. AN ASPHALTIC SEAL SHALL BE APPLIED BETWEEN CONTACT SURFACES OF MANHOLE COVER, INSPECTOR COVER, AND CLEANOUT CHAMBER.
 3. CONCRETE MIN. STRENGTH: 4,000 PSI AT 28 DAYS.
 4. STEEL REINFORCEMENT: #1 & #3 REBAR

ALL JOINTS TO BE CAULKED.

TRAFFIC DUTY 1,500 GAL. CONCRETE SEPTIC TANK
NOT TO SCALE

STANDARD: 42" RHD OR WEE 42" IS THE MAXIMUM BOND ALLOWABLE FLOW

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

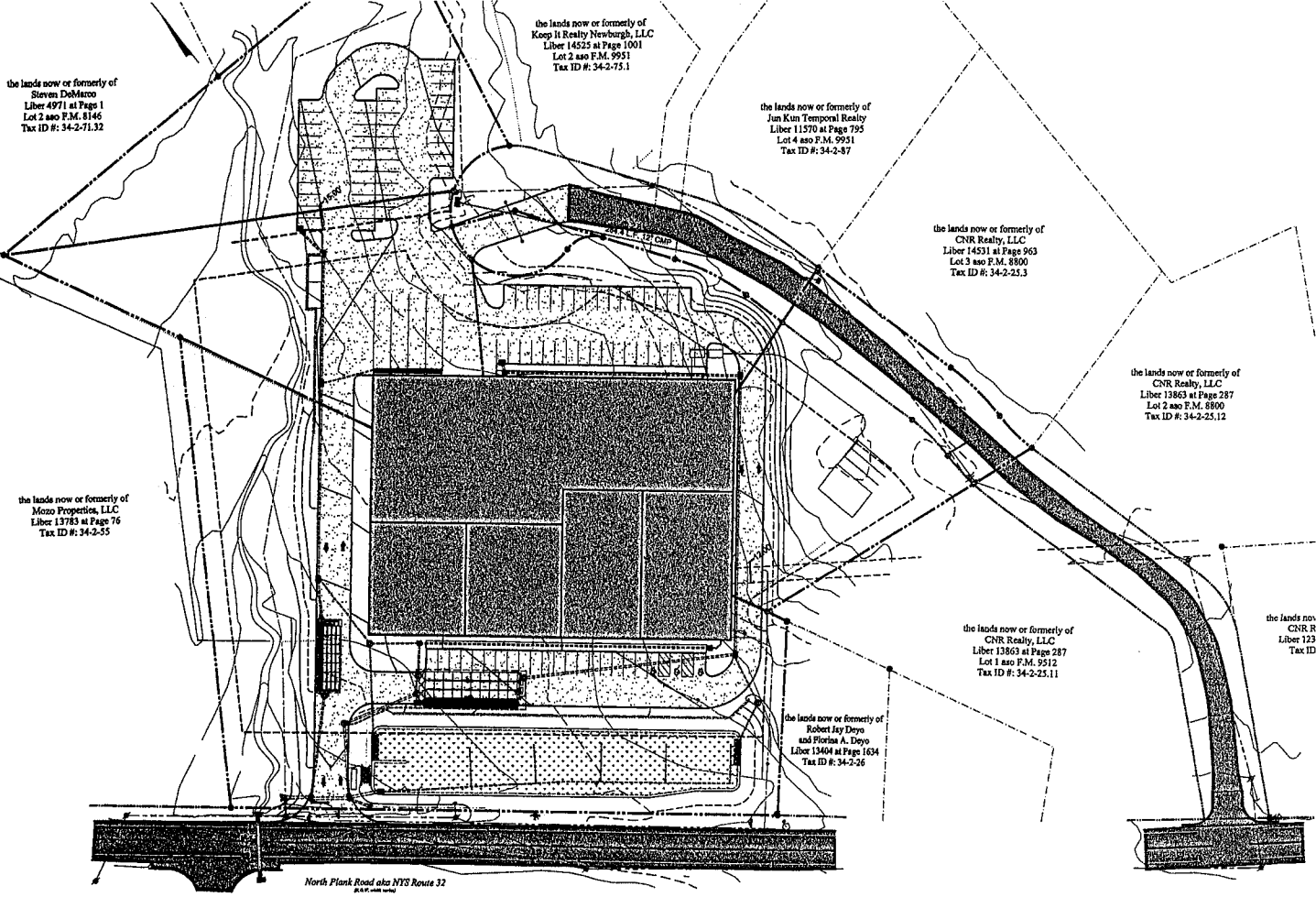
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ENGINEERING AND SURVEYING, P.C.
P.O. Box 837, Rt. 207
Galesburg, N.Y. 10924
(845) 284-3700

FABULOUS EVENTS, INC.
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: 8-21-2023
 DRAWN: [Signature]
 CHECKED: [Signature]
 DATE: FEBRUARY 28, 2023
 DATE: APRIL 26, 2023
 DATE: AUGUST 24, 2023

Sheet No. 8 OF 10
 Project No. 22-0138 - 01

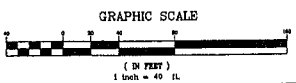


LEGEND:

EXISTING PROPERTY LINE	---
EXISTING CONTOUR MAJOR	-----
EXISTING CONTOUR MINOR	-----
PROPOSED CONTOUR MAJOR	-----
PROPOSED CONTOUR MINOR	-----
PROPOSED RETAINING WALL	=====
PROPOSED FENCE	-----
PROPOSED SWALE	-----
PROPOSED DRAINAGE CULVERT	=====
PROPOSED SEWER	-----
PROPOSED WATER MAIN	-----
PROPOSED CONCRETE CURBING	=====
PROPOSED CONCRETE SIDEWALK WITH RAMP	=====
PROPOSED SILT FENCE	-----
PROPOSED DIVERSION SWALE	-----

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EROSION AND SEDIMENT CONTROL PLAN FOR

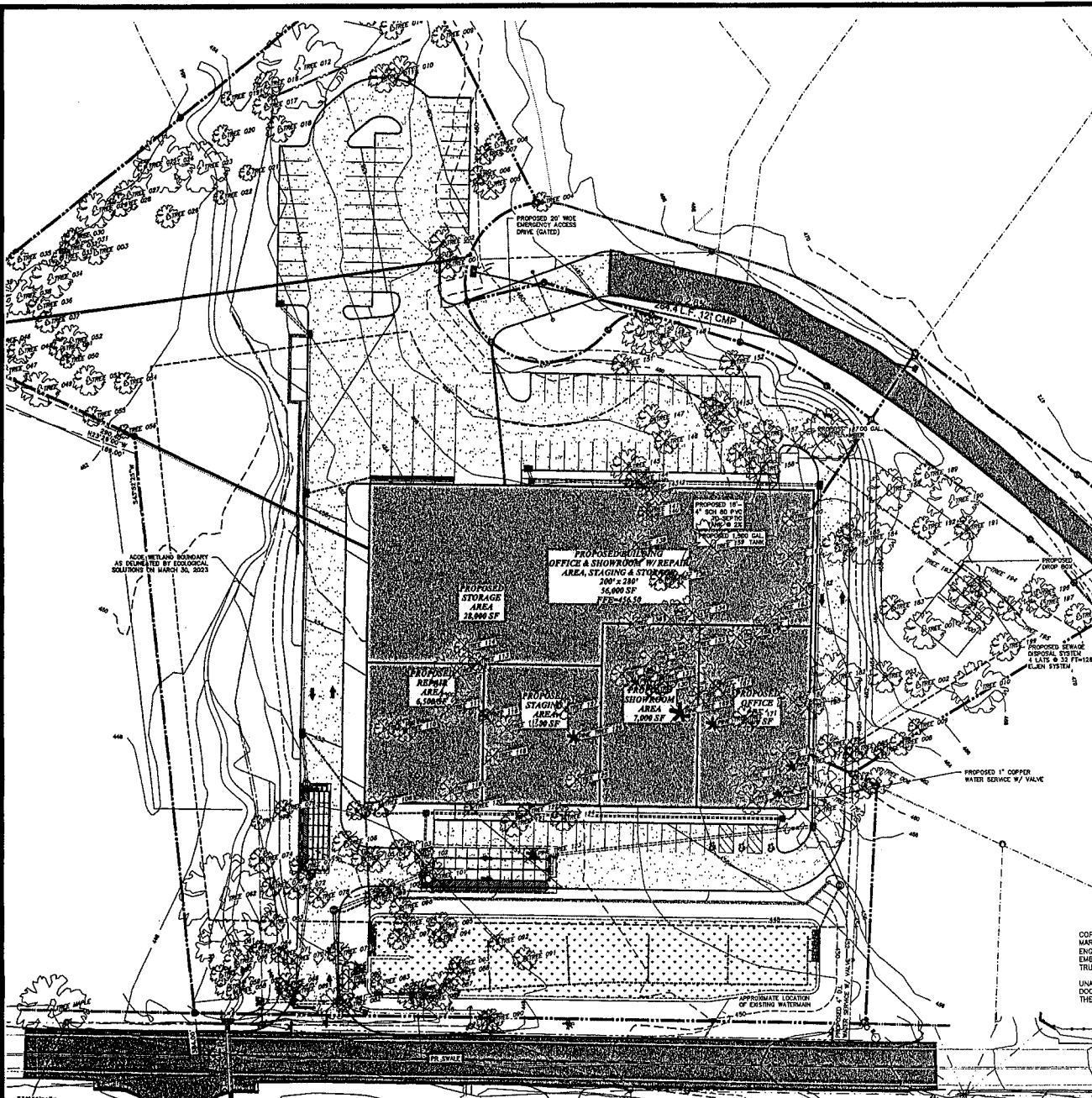
FABULOUS EVENTS, INC.

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: FEBRUARY 18, 2023
APPROVED: APRIL 26, 2023
REVISION: AUGUST 24, 2023

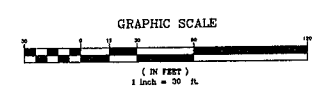
Scale: 1" = 40'

Sheet No: 20 of 20



TAG NO.	TYPE	SIZE (INCHES)	TO BE REMOVED	TAG NO.	TYPE	SIZE (INCHES)	TO BE REMOVED	TAG NO.	TYPE	SIZE (INCHES)	TO BE REMOVED	TAG NO.	TYPE	SIZE (INCHES)	TO BE REMOVED
001	TREE	15	YES	080	TRUNK	6.1x11.1	NO	120	TRUNK	8	YES	178	TRUNK	13	YES
002	TRUNK	16	NO	081	TRUNK	20	NO	121	TRUNK	8	YES	179	TRUNK	13	YES
003	TRUNK	14	NO	082	TRUNK	31	NO	122	TRUNK	35	YES	180	TRUNK	15	YES
004	TRUNK	21	NO	083	TRUNK	20	NO	123	TRUNK	25.14	YES	181	TRUNK	16	YES
005	TRUNK	17	YES	084	TRUNK	9	NO	124	TRUNK	13	YES	182	TRUNK	18	YES
006	TRUNK	11	YES	085	TRUNK	11	NO	125	TRUNK	26.14	YES	183	TRUNK	24	YES
007	TRUNK	11	YES	086	TRUNK	16	NO	126	TRUNK	15	YES	184	TRUNK	14	YES
008	TRUNK	13	NO	087	TRUNK	15	YES	127	TRUNK	12	YES	185	TRUNK	13	NO
009	TRUNK	17	YES	088	TRUNK	12.14	YES	128	TRUNK	18	YES	186	TRUNK	18	NO
010	TRUNK	16	YES	089	TRUNK	10	YES	129	TRUNK	15	YES	187	TRUNK	13	YES
011	TRUNK	16	YES	090	TRUNK	10	YES	130	TRUNK	8	YES	188	TRUNK	14	NO
012	TRUNK	16	NO	091	TRUNK	9	YES	131	TRUNK	13.14	YES	189	TRUNK	27	NO
013	TRUNK	15	NO	092	TRUNK	12	YES	132	TRUNK	22	YES	190	TRUNK	14	NO
014	TRUNK	15	NO	093	TRUNK	12.14	YES	133	TRUNK	22	YES	191	TRUNK	13	NO
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059	TRUNK	15	NO	138	TRUNK	10	YES	178	TRUNK	10	YES	236	TRUNK	13	NO

- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - PROPOSED CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR
 - PROPOSED RETAINING WALL
 - PROPOSED SWALE
 - PROPOSED DRAINAGE CULVERT
 - PROPOSED SEWER
 - PROPOSED WATER MAIN
 - PROPOSED CONCRETE CURBING
 - PROPOSED CONCRETE SIDEWALK WITH RAMP



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TREE REMOVAL PLAN FOR

FABULOUS EVENTS, INC.

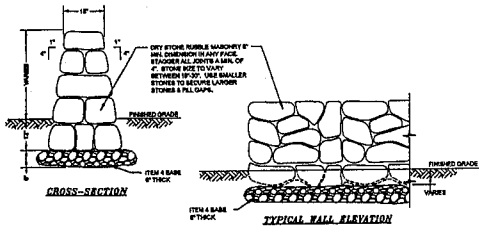
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: FEBRUARY 28, 2023
APPROVED: APRIL 18, 2023
EXPIRES: AUGUST 24, 2023

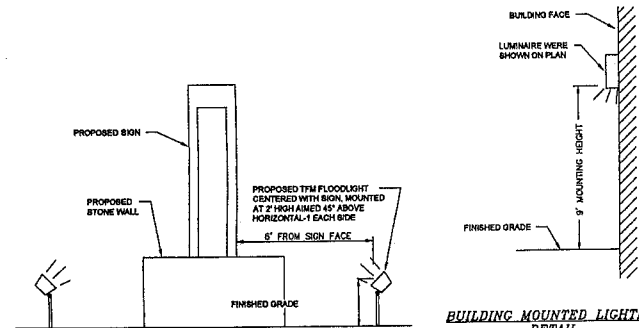
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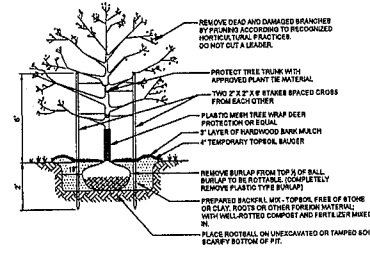


LANDSCAPING DRY-SET STONE RETAINING WALL DETAIL
NOT TO SCALE

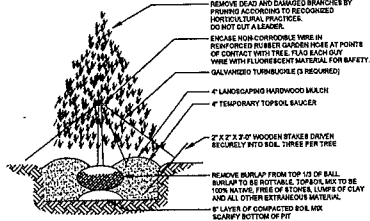


BUILDING MOUNTED LIGHTING DETAIL
NOT TO SCALE

PROPOSED SIGN LIGHTING DETAIL
NOT TO SCALE

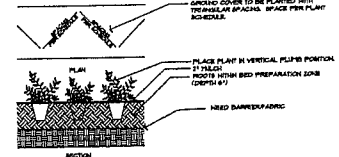


DECIDUOUS TREE PLANTING DETAIL
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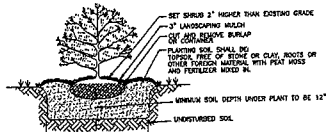


EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
1. ALL DISTURBED AREAS TO BE TOPSOILED AT A DEPTH OF 8" AND SEEDED.
 2. ALL PLANTS SHALL CONFORM TO SPECIFICATIONS AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
 3. ALL PLANTS SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE MISSING, MORE THAN ONE YEAR, WHICH DO NOT DEVELOP FROM PLANTING STOCK THAT APPEAR UNHEALTHY OR UNSOUND AND/OR HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES. ANY TREE THAT LOSES TWO MAIN LEAVES SHALL BE REPLACED. PLANT MATERIAL SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECTURAL CONSULTANT FOR THE TOWN OF NEWBURGH UPON COMPLETION OF WORK AND DURING EVERY GROWING SEASON FOR TWO YEARS. PLANTS THAT NEED REPLACEMENT SHALL BE NOTED ON AN INSPECTION REPORT AND MUST BE REPLACED WITHIN TWO MONTHS OF RECEIPT OF THE INSPECTION REPORT OR WITHIN TWO MONTHS FROM THE NEXT FOLLOWING GROWING SEASON.
 4. A MINIMUM OF 2" OF SOIL SHALL BE PLACED IN THE PLANTING AREA BETWEEN THE BUILDING AND THE HANGING AREA AND IN THE PARKING ISLAND. LAY 4" OF TOPSOIL WITH THIS 2" OF SOIL, AND ADD AN ADDITIONAL 4" OF TOPSOIL, ON TOP.
 5. UNDER THE CANOPY OVERHANG, IN AREAS WHERE THERE IS NO SIDEWALK PROVIDE GRAVEL, SUCH AS RIVER JAX OR THUNDER LITE STONE OVER LANDSCAPE FABRIC.



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

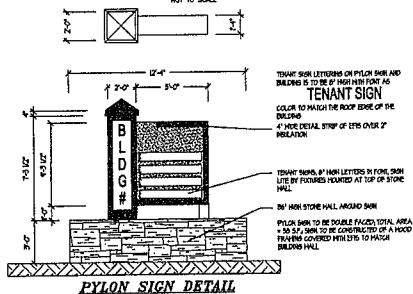
TEMPORARY SEEDINGS FOR CRITICAL AREAS

TYPE OF COVER & SPECIES OF MIXTURES	SEEDING RATES IN LBS/1000 SQ YD	LBS PER ACRE
ANNUAL RYEGRASS	10	45.4

FINAL SEEDING RATES

TYPE OF COVER & SPECIES OF MIXTURES	PERCENT OF MIXTURES	SEEDING RATES IN LBS/1000 SQ YD	LBS PER ACRE
KY 31 TALL FESCUE	70	13	73
CREeping RED FESCUE	30	6	28

SEEDING AREA TO BE PREPARED WITH THE APPLICATION OF LIMESTONE AT THE RATE OF 800 LBS. PER 1000 SQ YD AND FERTILIZER WITH 10-20-20 AT THE RATE OF 140 LBS. PER 1000 SQ YD AFTER SEEDING, MAY EXCEPT TO BE APPLIED AT A RATE OF 2 1/2 TO 3 TONS PER ACRE.



PYLON SIGN DETAIL

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Goshen, N.Y. 10924
(845) 294-3700

DATE: FEBRUARY 1, 2022

REVISION: FEBRUARY 28, 2023
APRIL 28, 2023
AUGUST 24, 2023

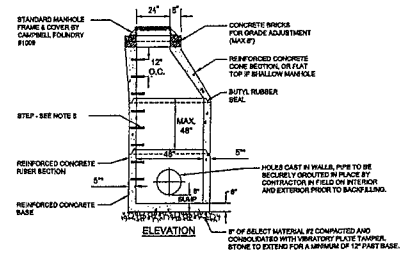
LANDSCAPING AND LIGHTING DETAILS FOR

FABULOUS EVENTS, INC.

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

Drawn by: JG
Checked by: [blank]
Scale: N.T.S.
100' = 1" (1/4" = 10')

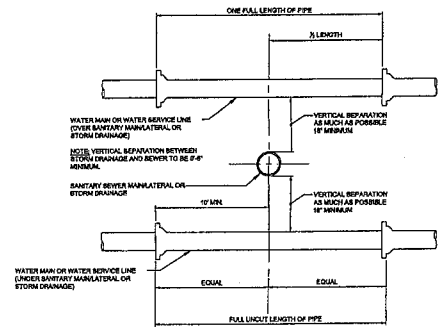
Project No.: 21-138-006
Sheet No.: 13 OF 15
Date: 02/01/23
DWG: 21-138-006-13.dwg
PLOT: 21-138-006-13.dwg
JOB: 21-138-006



- NOTES:
- PIPE TO EXTEND INTO THE MANHOLE ONLY TO A POINT WHERE OUTSIDE OF PIPE MEETS INSIDE WALL OF MANHOLE.
 - GRADING FOR PIPES SHALL BE PRE-CAST.
 - MANHOLE COVERS TO BE BRANDED "STURDY".
 - PRE-CAST REINFORCED CONCRETE MANHOLE SHALL BE DESIGNED FOR 150 LBS. LOAD.
 - "HALL THROUGHS" TO BE 8" IF MANHOLE HEIGHT EXCEEDS 8'.
 - STEPS SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH 1/2" GRADE 60 STEEL REINFORCEMENT.
 - PIPS SHALL BE PAINTED AROUND EXTERIOR AND INTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
 - BULLWOUND MANHOLE SHALL BE ACCEPTABLE ONLY FOR 8" DIA. OR SMALLER PIPES OF ANY SIZES LARGER THAN 12" DIA. COMPACTED BY 1" MAX. LIFTS, USING JAMMING JACK COMPACTOR, ACHIEVING 95% COMPACTION.

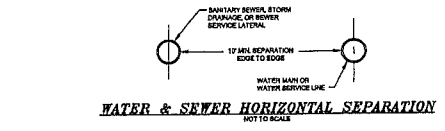
PRE-CAST DRAINAGE MANHOLE

NOT TO SCALE

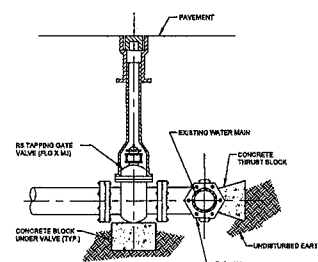


WATER & SEWER CROSSING DETAIL

NOT TO SCALE

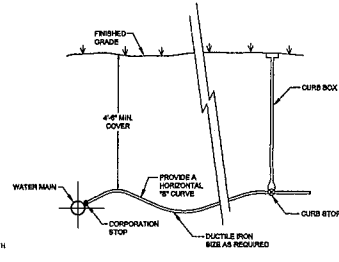


WATER & SEWER HORIZONTAL SEPARATION



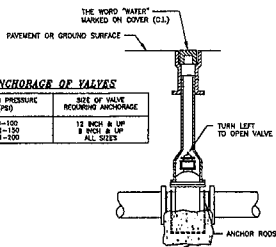
WET TAP DETAIL

NOT TO SCALE



WATER SERVICE DETAIL

NOT TO SCALE

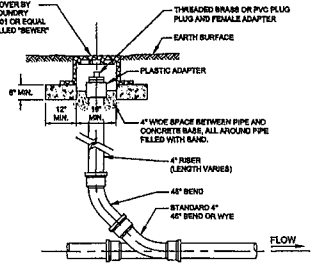


VALVE DETAIL

NOT TO SCALE

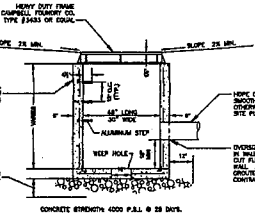
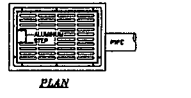
ANCHORAGE OF VALVES

WORKING PRESSURE (PSI)	SIZE OF VALVE REQUIRING ANCHORAGE
30-100	12 INCH & UP
101-150	8 INCH & UP
151-200	ALL SIZES



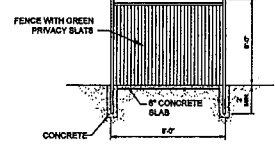
CLEANOUT DETAIL

NOT TO SCALE

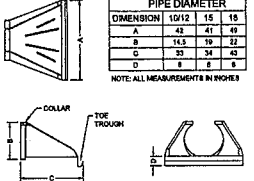


FLAT GRATE-CATCH BASIN

NOT TO SCALE

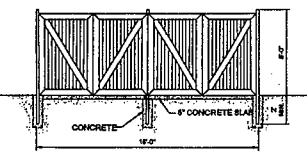


ENCLOSED SIDES



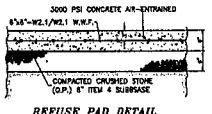
HDPE FLARED END SECTION

NOT TO SCALE



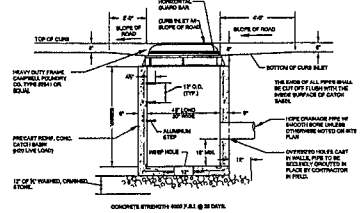
REFUSE STORAGE ENCLOSURE DETAIL

NOT TO SCALE



REBASE PAD DETAIL

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CURB INLET-CATCH BASIN

NOT TO SCALE

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CONSTRUCTION DETAILS 2 FOR

FABULOUS EVENTS, INC

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

DATE: 11-13-2021
ISSUE: 14 OF 15
REVISED: 14 OF 15
REVISED: 14 OF 15

THIS SET HAS 2 SHEETS
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