

**FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (FGEIS)
DOLSONTOWN CORRIDOR
Town of Wawayanda, Orange County, New York**

Lead Agency: Planning Board, Town of Wawayanda

Lead Agency Contact: John Razzano, Chairperson
80 Ridgebury Hill Road
Slate Hill, NY 10973
(845) 355-5700

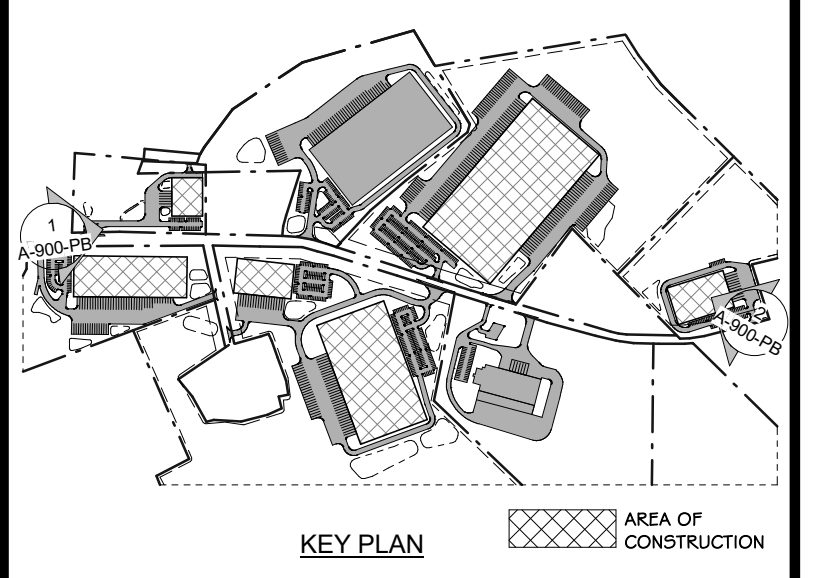
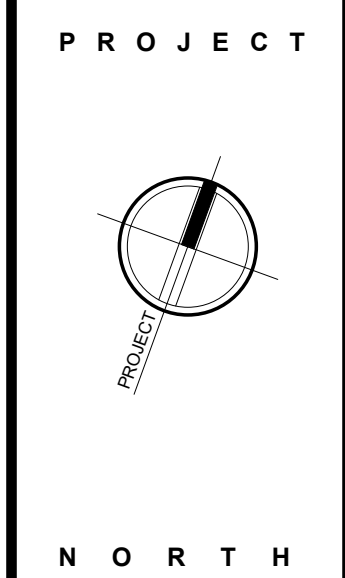
**APPENDIX O: DOLSONTOWN
ROAD VIEWSHED STUDY AND
FLOOR PLAN ELEVATIONS**



① EXTERIOR RENDERINGS (DOLSONTOWN NORTH)



② EXTERIOR RENDERINGS (DOLSONTOWN EAST)



100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

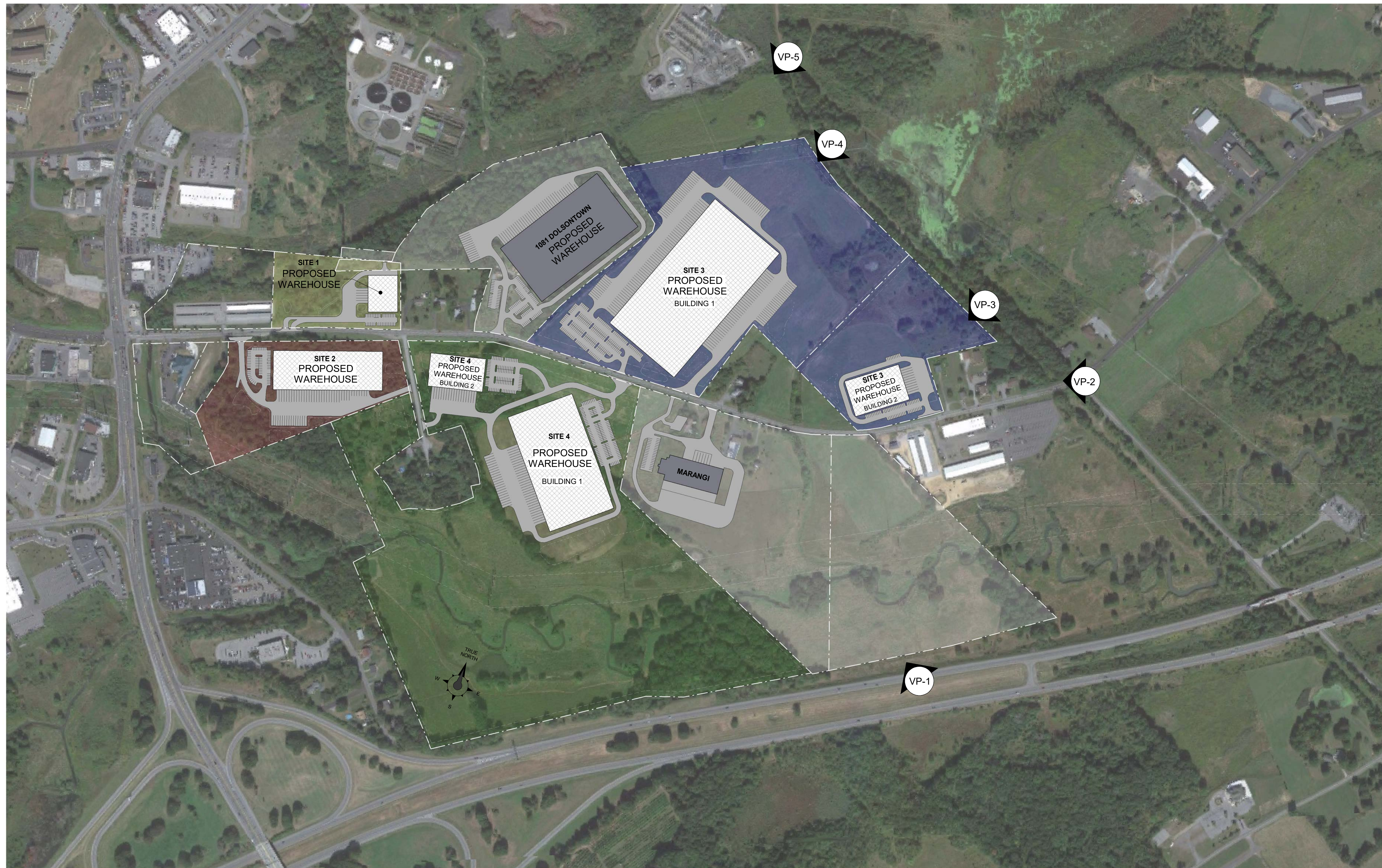
<p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
	<p>25 WALLKILL AVE • MONTGOMERY • NY 12549 O. 845. 294.2724 F. 888.305.6442</p>

Project: RDM DOLSONTOWN ROAD VIEWSHED STUDY
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK

Drawing Name: EXTERIOR RENDERINGS

Drawn: IDEA Scale: AS NOTED Project: 22134 Date: 11/22/22

Drawing Number:
A-900-PB

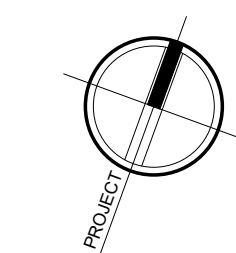


1 SITE MAP WITH VANTAGE POINT LOCATIONS
1" = 300'-0"

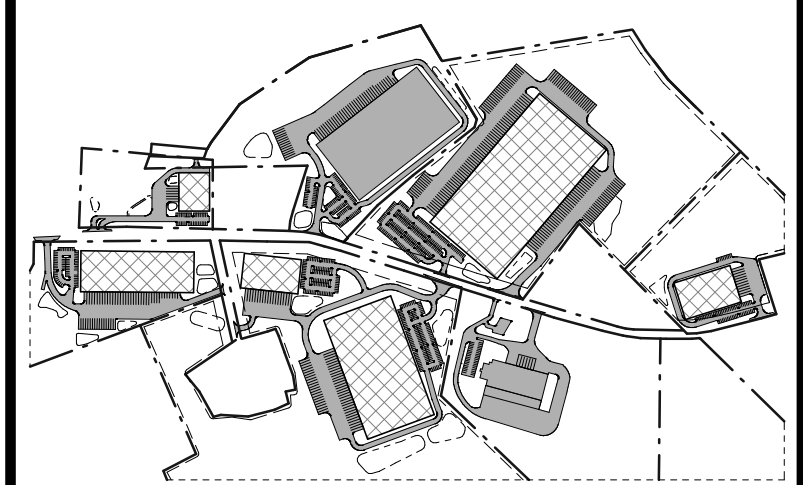
SITE COLOR LEGEND:

	SITE 1 - DEWPOINT NORTH
	SITE 2 - DEWPOINT SOUTH
	SITE 3 - DOLSONTOWN EAST
	SITE 4 - MID DOLSONTOWN
	OTHER SITE

PROJECT



NORTH



KEY PLAN AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

ANDERSON
DESIGN
GROUP

ARCHITECTURE
PLANNING
INTERIORS

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Project: RDM DOLSONTOWN ROAD VIEWSHED STUDY
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK

Drawing Name: SITE MAP WITH VANTAGE POINT LOCATIONS

Drawn: IDEA Scale: AS NOTED Project: 22134 Date: 11/22/22

Drawing Number:

VP-0



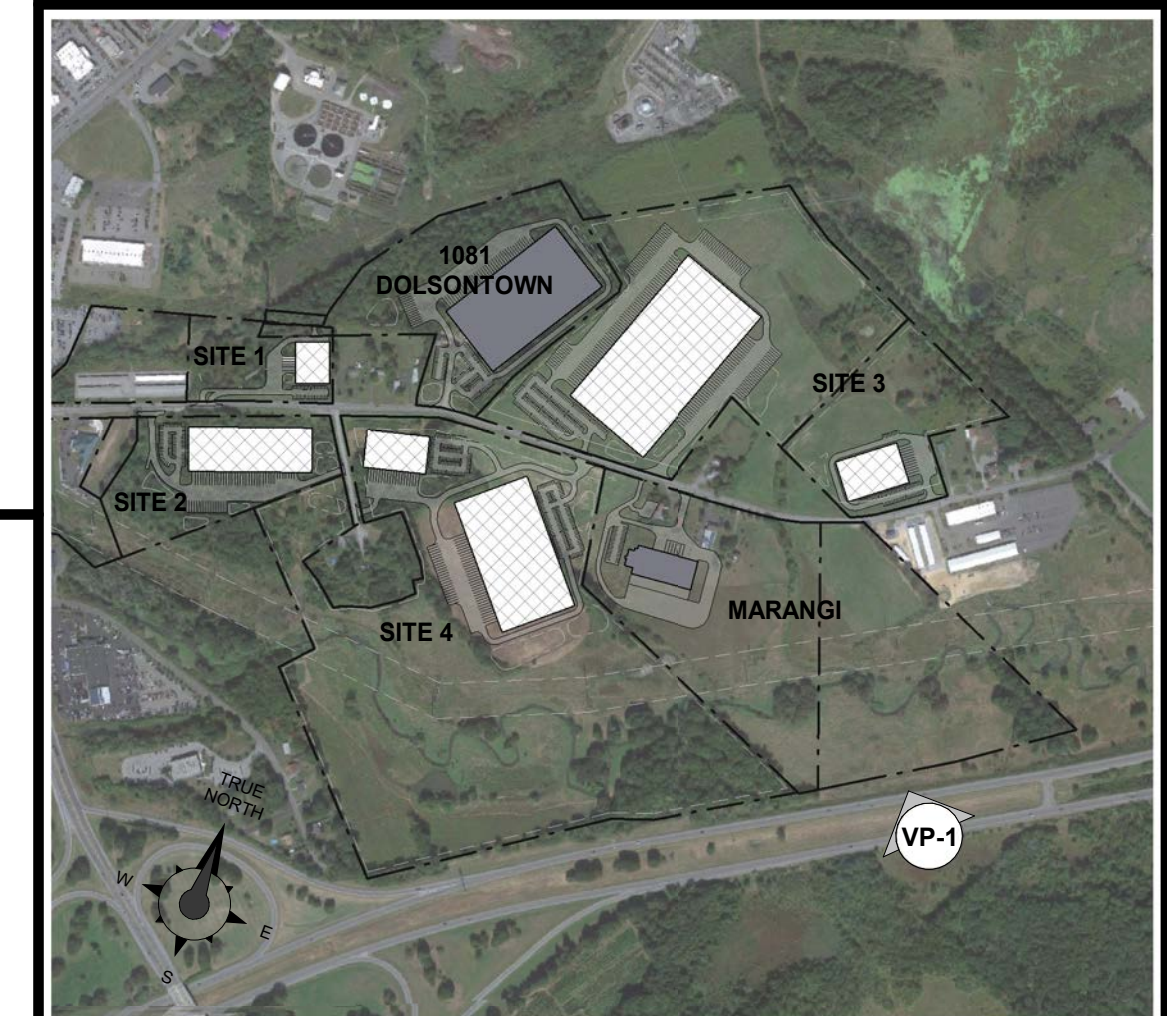
① EXISTING VIEWSHED FROM I-84 NEW HAMPTON ROAD (VANTAGE POINT-1)



② PROPOSED VIEWSHED FROM I-84 NEW HAMPTON ROAD (VANTAGE POINT-1)



④ SECTION LOCATION PLAN VP-1
1 : 11000



⑤ VANTAGE LOCATION PLAN VP-1
1 : 11000

PROJECT	<p>KEY PLAN</p> <p>AREA OF CONSTRUCTION</p>
NORTH	

100% PLANNING BOARD SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

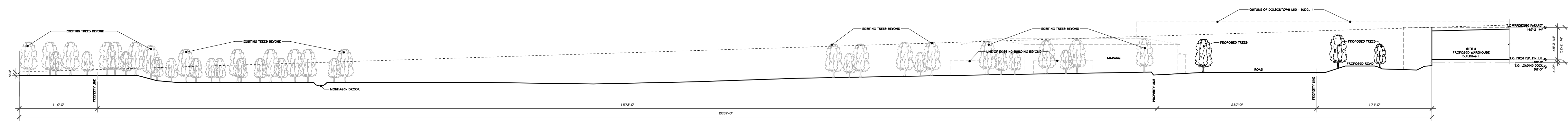
<p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
25 WALLKILL AVE • MONTGOMERY • NY 12549 O. 845. 294.2724 F. 888. 305.6442	WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM

Project: RDM DOLSONTOWN ROAD VIEWSHED STUDY
TOWN OF WAYAYANDA ORANGE COUNTY NEW YORK

Drawing Name: VIEWSHED RENDERING - I-84 NEW HAMPTON ROAD (VANTAGE POINT 1)

Drawn: IDEA Scale: AS NOTED Project: 22134 Date: 11/22/22

Drawing Number:
VP-1



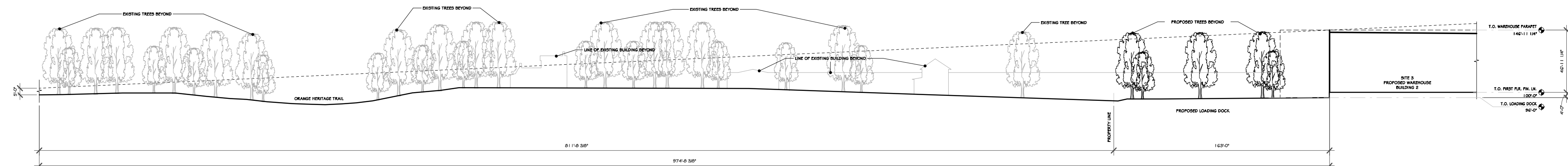
① SITE SECTION (VANTAGE POINT-1)
1 : 1100



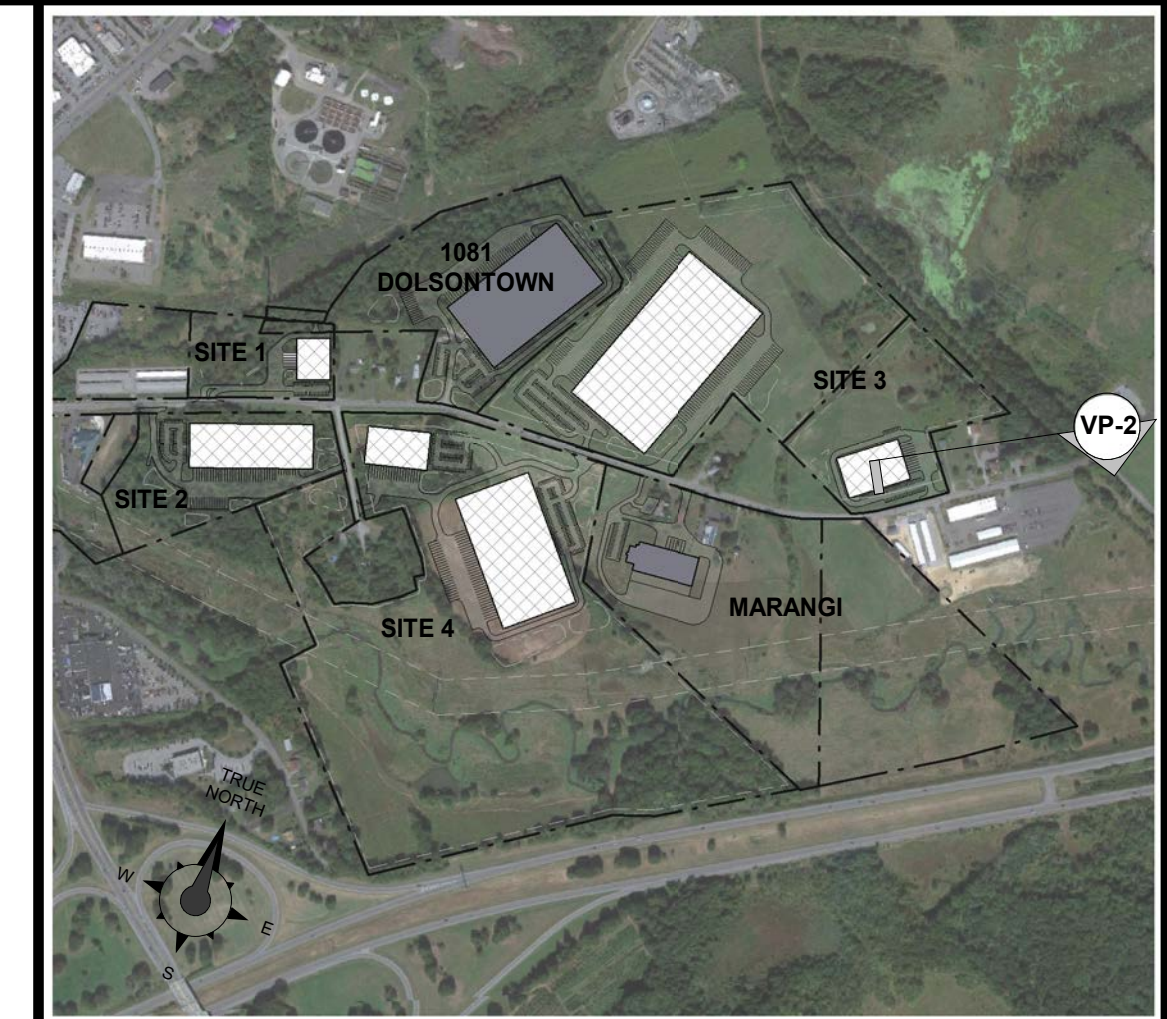
1 EXISTING VIEWSHED FROM DOLSONTOWN ROAD CROSSING (VANTAGE POINT-2)



2 PROPOSED VIEWSHED FROM DOLSONTOWN ROAD CROSSING (VANTAGE POINT-2)



3 SITE SECTION (VANTAGE POINT-2)
1" = 60'-0"



4 SECTION LOCATION PLAN VP-2
1 : 11000



5 VANTAGE LOCATION PLAN VP-2
1 : 11000

PROJECT	<p>KEY PLAN</p> <p>AREA OF CONSTRUCTION</p>
<p>NORTH</p>	

100% PLANNING BOARD SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

<p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
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Project: RDM DOLSONTOWN ROAD VIEWSHED STUDY
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK

Drawing Name: VIEWSHED RENDERING - DOLSONTOWN ROAD CROSSING (VANTAGE POINT 2)

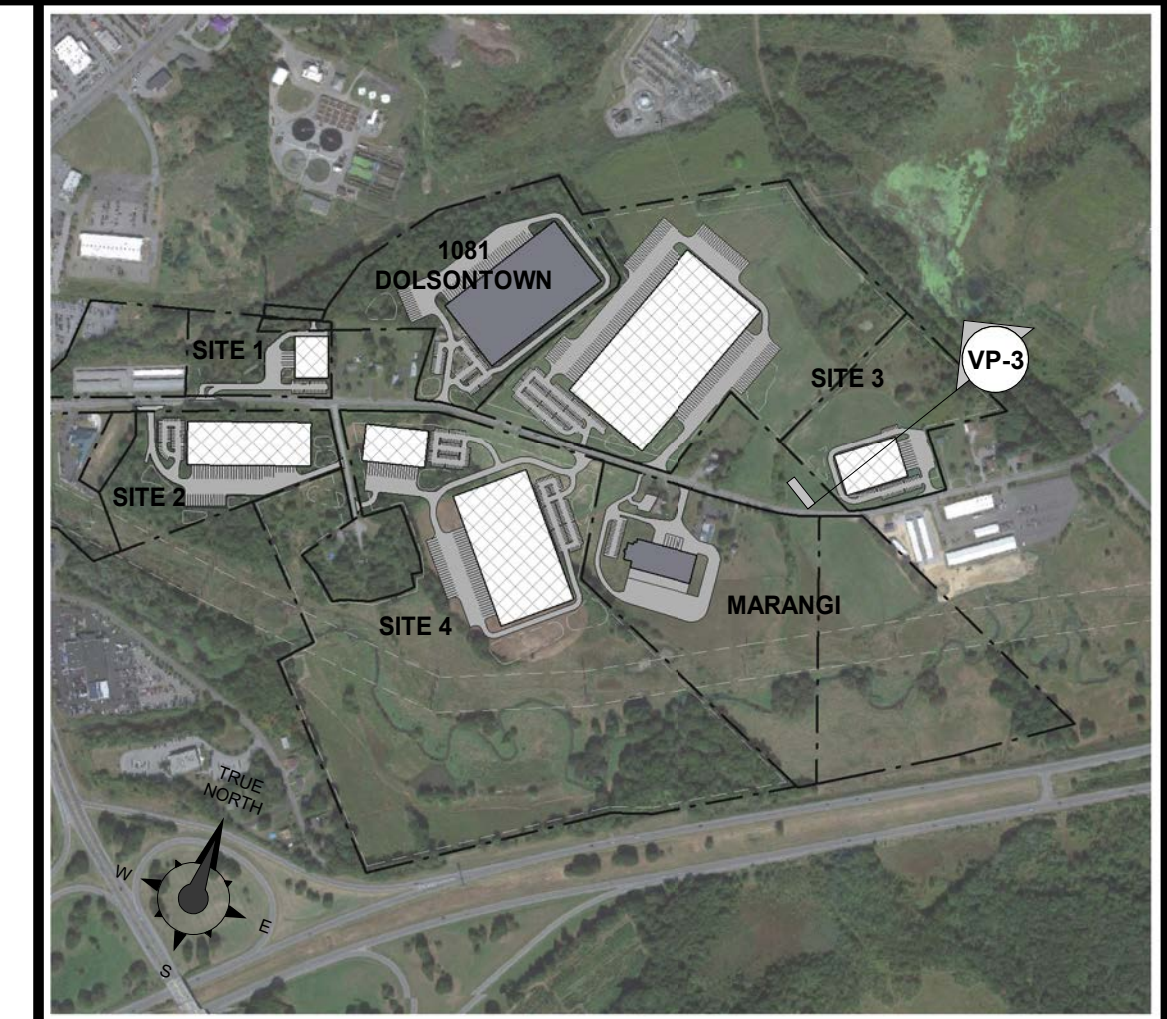
Drawn: IDEA Scale: AS NOTED Project: 22134 Date: 11/22/22

Drawing Number:
VP-2

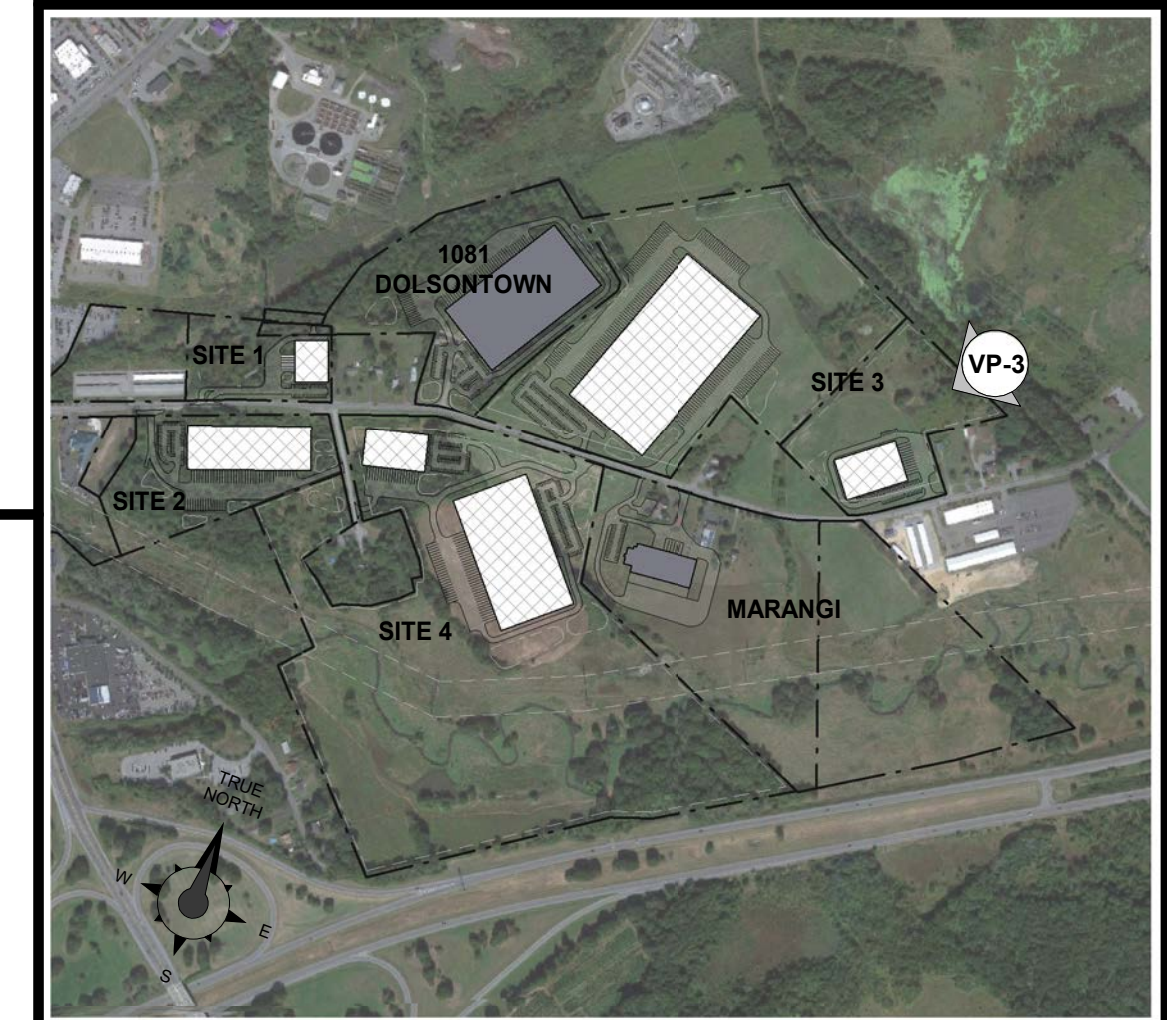


1 EXISTING VIEWSHED FROM ORANGE HERITAGE TRAIL SOUTH (VANTAGE POINT-3)

ANDERSON
DESIGN
GROUP



4 SECTION LOCATION PLAN VP-3
1 : 11000



5 VANTAGE LOCATION PLAN VP-3
1 : 11000



2 PROPOSED VIEWSHED FROM ORANGE HERITAGE TRAIL SOUTH (VANTAGE POINT-3)

ANDERSON
DESIGN
GROUP

PROJECT

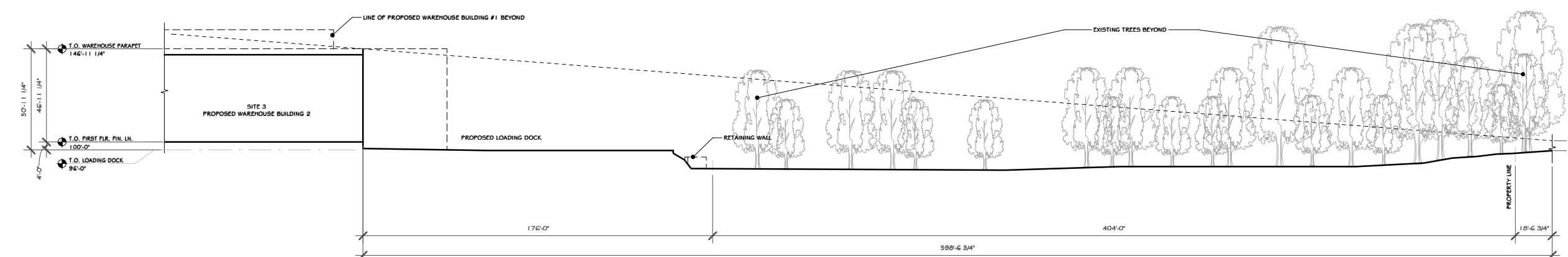
NORTH

KEY PLAN AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION



3 SITE SECTION (VANTAGE POINT-3)
1" = 60'-0"

**ANDERSON
DESIGN
GROUP**

ARCHITECTURE
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Project: RDM DOLSONTOWN ROAD VIEWSHED STUDY
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK

Drawing Name:
VIEWSHED RENDERING - ORANGE HERITAGE TRAIL
SOUTH (VANTAGE POINT 3)

Drawn: IDEA Scale: AS NOTED Project: 22134 Date: 11/22/22

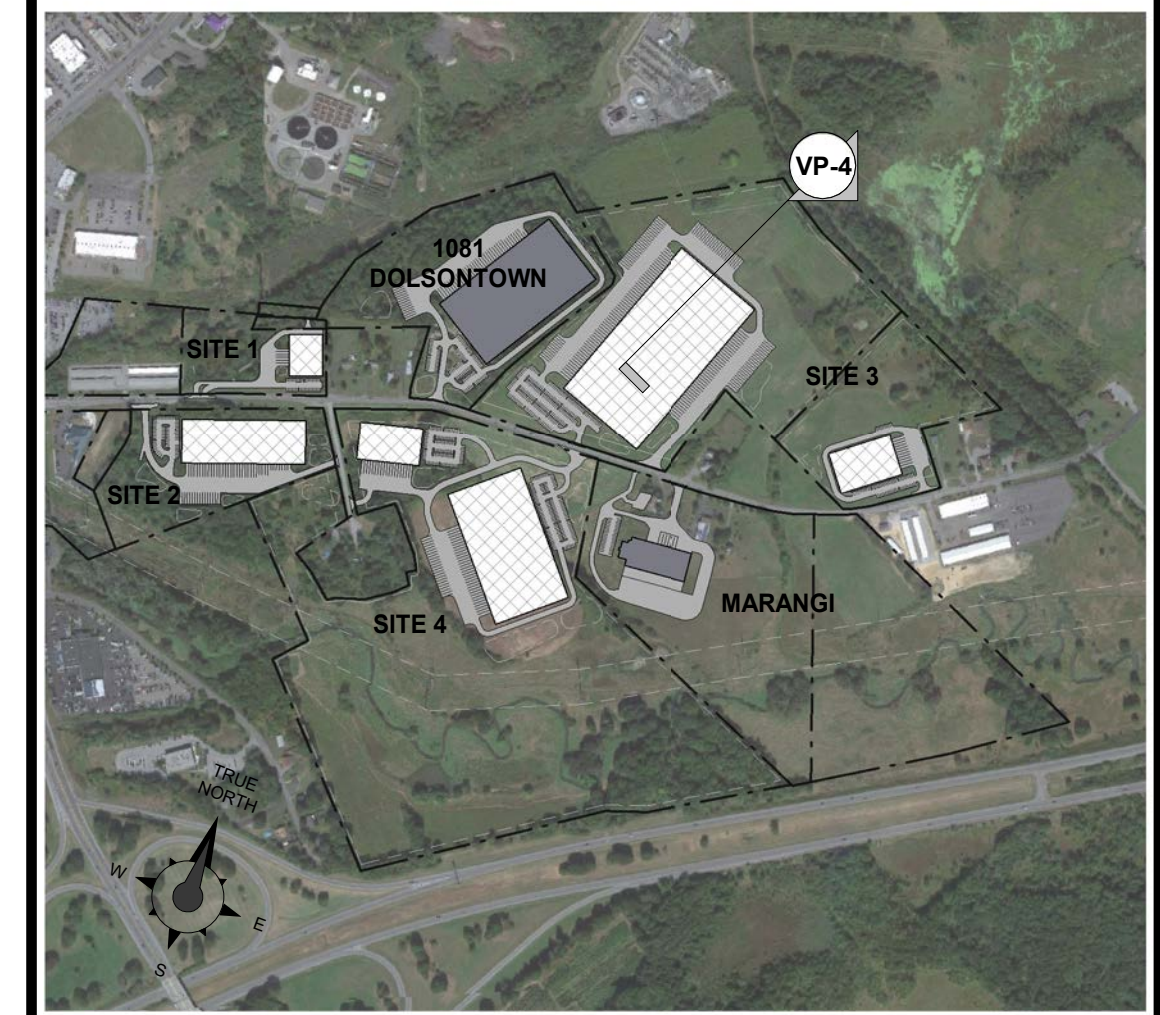
Drawing Number:

VP-3

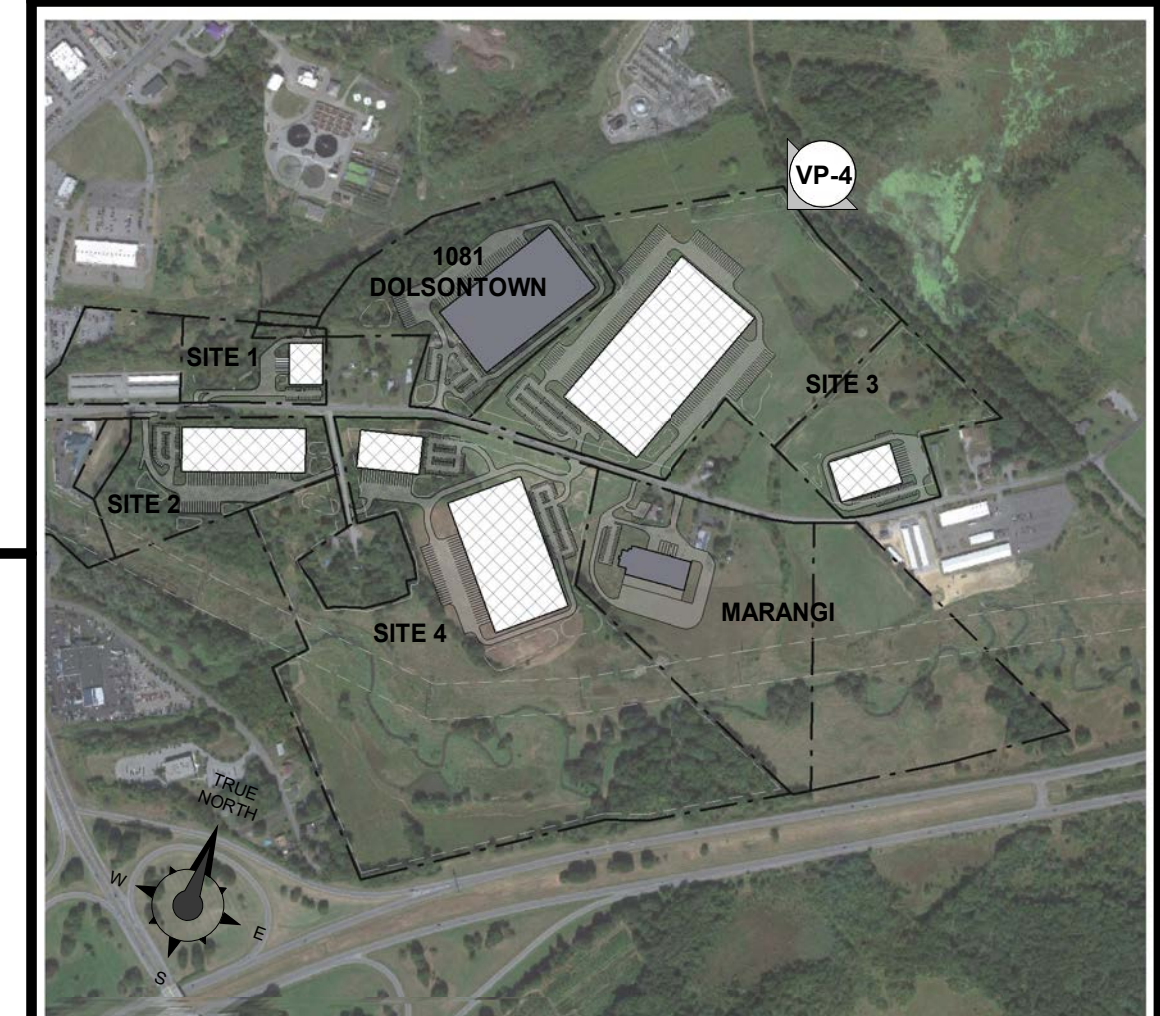


① EXISTING VIEWSHED FROM ORANGE HERITAGE TRAIL MID (VANTAGE POINT-4)

ANDERSON
DESIGN
GROUP



④ SECTION LOCATION PLAN VP-4
1 : 11000



⑤ VANTAGE LOCATION PLAN VP-4
1 : 11000



② PROPOSED VIEWSHED FROM ORANGE HERITAGE TRAIL MID (VANTAGE POINT-4)

ANDERSON
DESIGN
GROUP

PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

ANDERSON DESIGN GROUP

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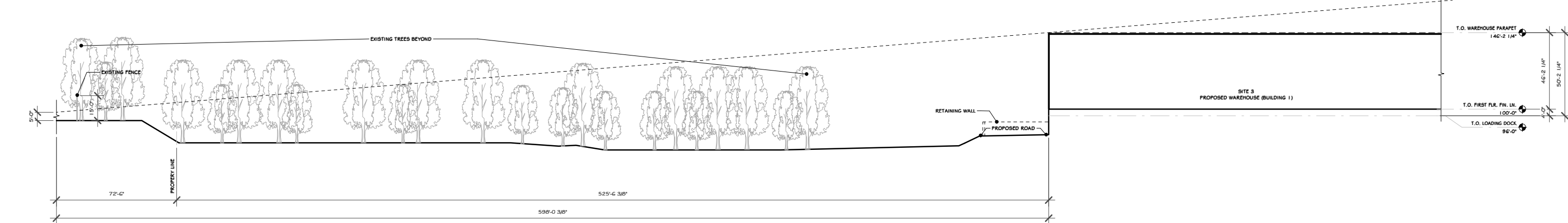
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Project: RDM DOLSONTOWN ROAD VIEWSHED STUDY
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK

Drawing Name: VIEWSHED RENDERING - ORANGE HERITAGE TRAIL MID (VANTAGE POINT 4)

Drawn: IDEA Scale: AS NOTED Project: 22134 Date: 11/22/22

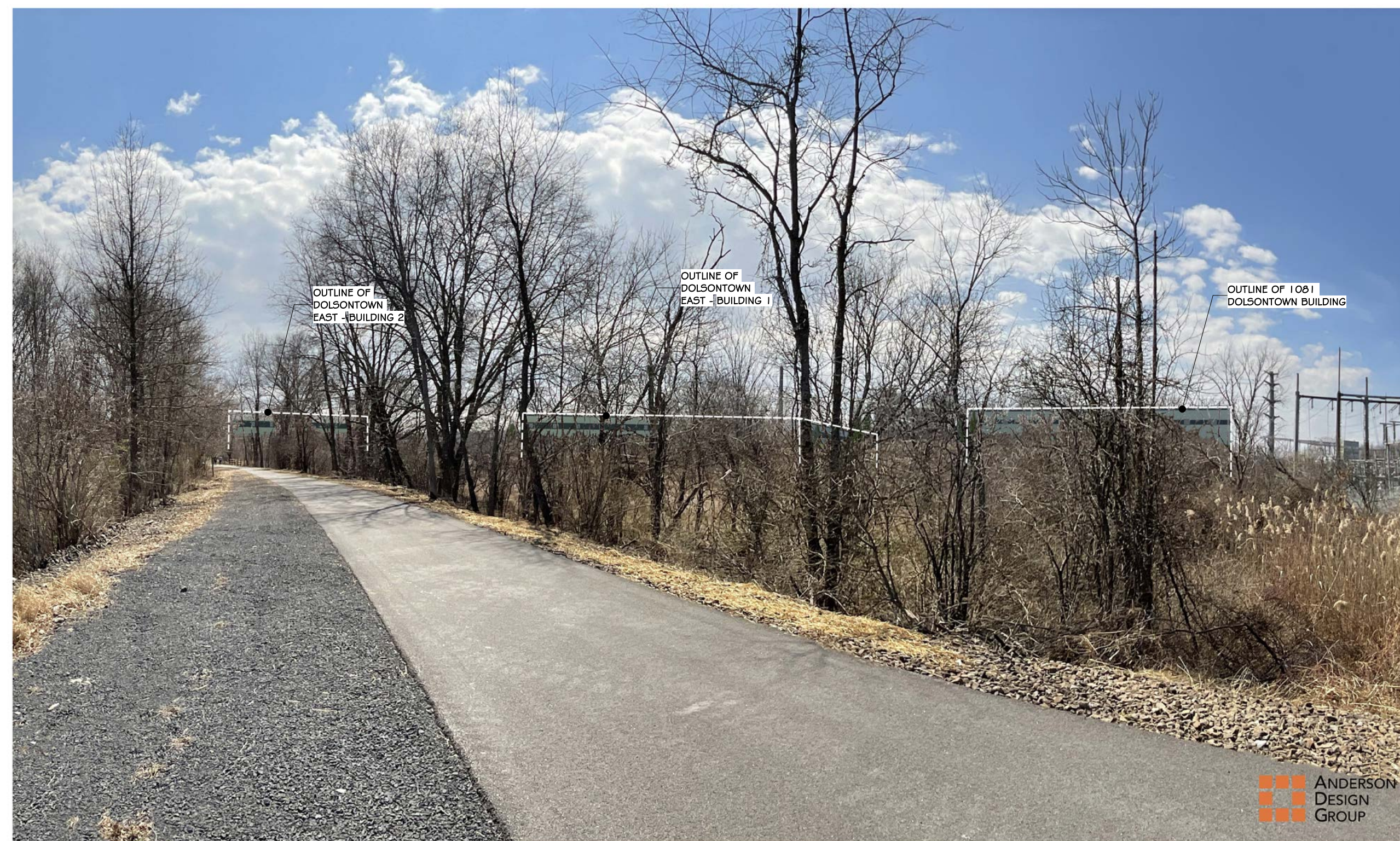
Drawing Number:
VP-4



③ SITE SECTION (VANTAGE POINT-4)
1" = 60'-0"



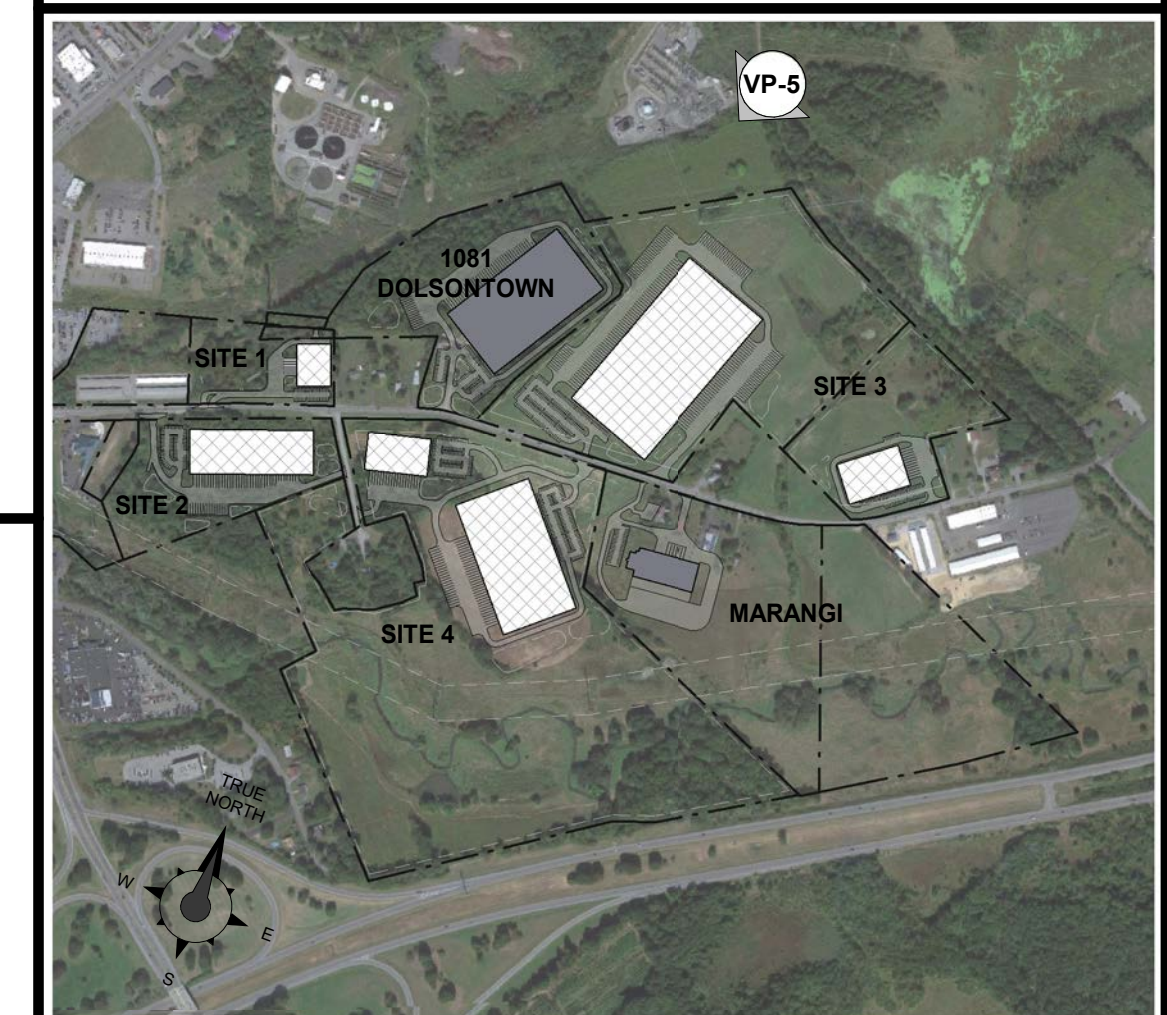
1 EXISTING VIEWSHED FROM ORANGE HERITAGE TRAIL NORTH (VANTAGE POINT-5)



2 PROPOSED VIEWSHED FROM ORANGE HERITAGE TRAIL NORTH (VANTAGE POINT-5)



4 SECTION LOCATION PLAN VP-5
1 : 11000



5 VANTAGE LOCATION PLAN VP-5
1 : 11000

PROJECT

NORTH

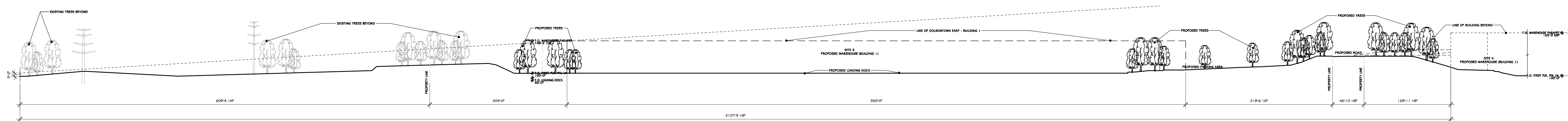
KEY PLAN

AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION



3 SITE SECTION (VANTAGE POINT 5)
1 : 1100

ANDERSON DESIGN GROUP

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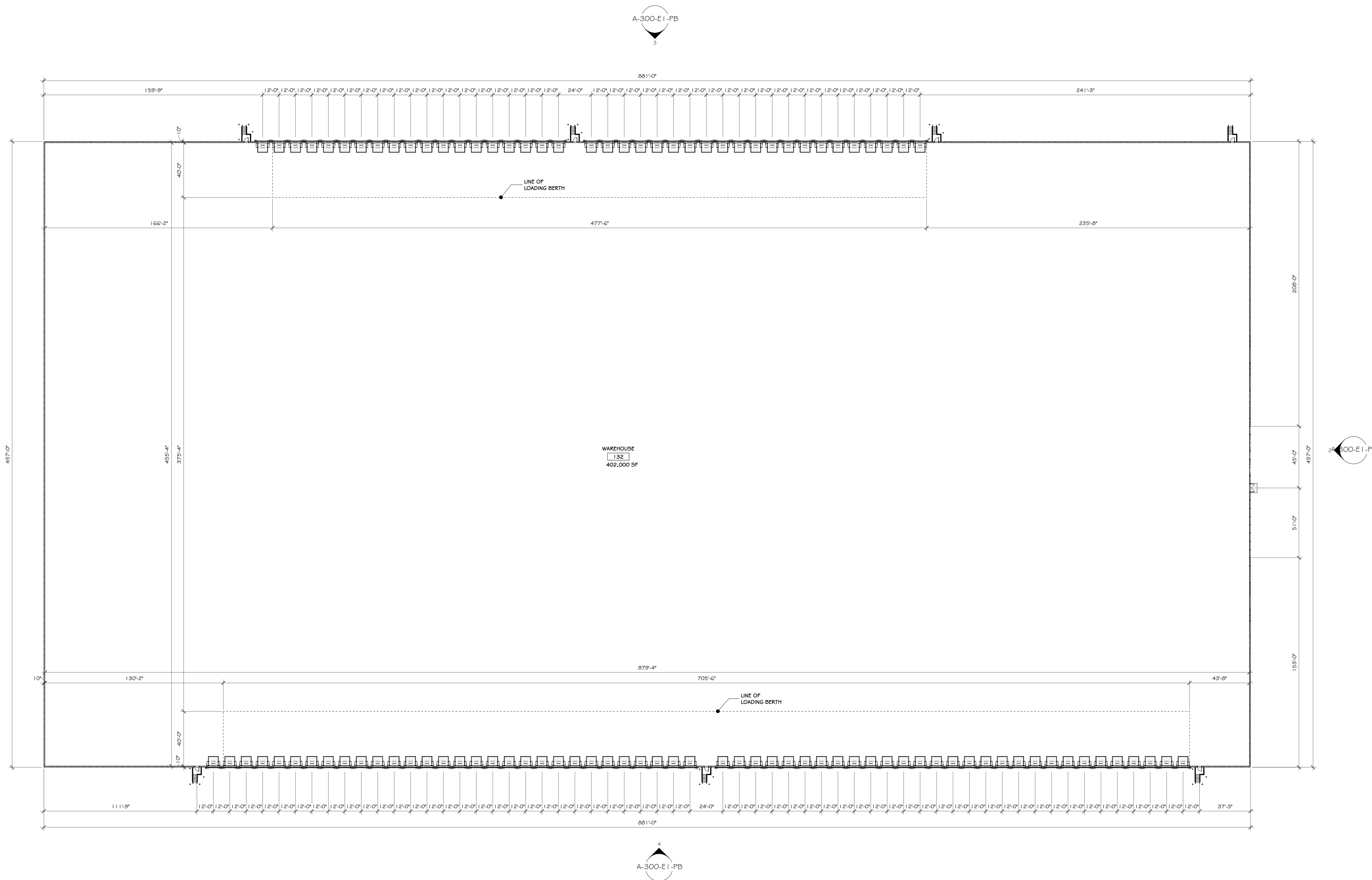
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Project: RDM DOLSONTOWN ROAD VIEWSHED STUDY
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK

Drawing Name: VIEWSHED RENDERING - ORANGE HERITAGE TRAIL NORTH (VANTAGE POINT 5)

Drawn: IDEA Scale: AS NOTED Project: 22134 Date: 11/22/22

Drawing Number:
VP-5



1 OVERALL FLOOR PLAN (BUILDING 1)
1" = 40'-0"

PROJECT	 KEY PLAN
 NORTH	 AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

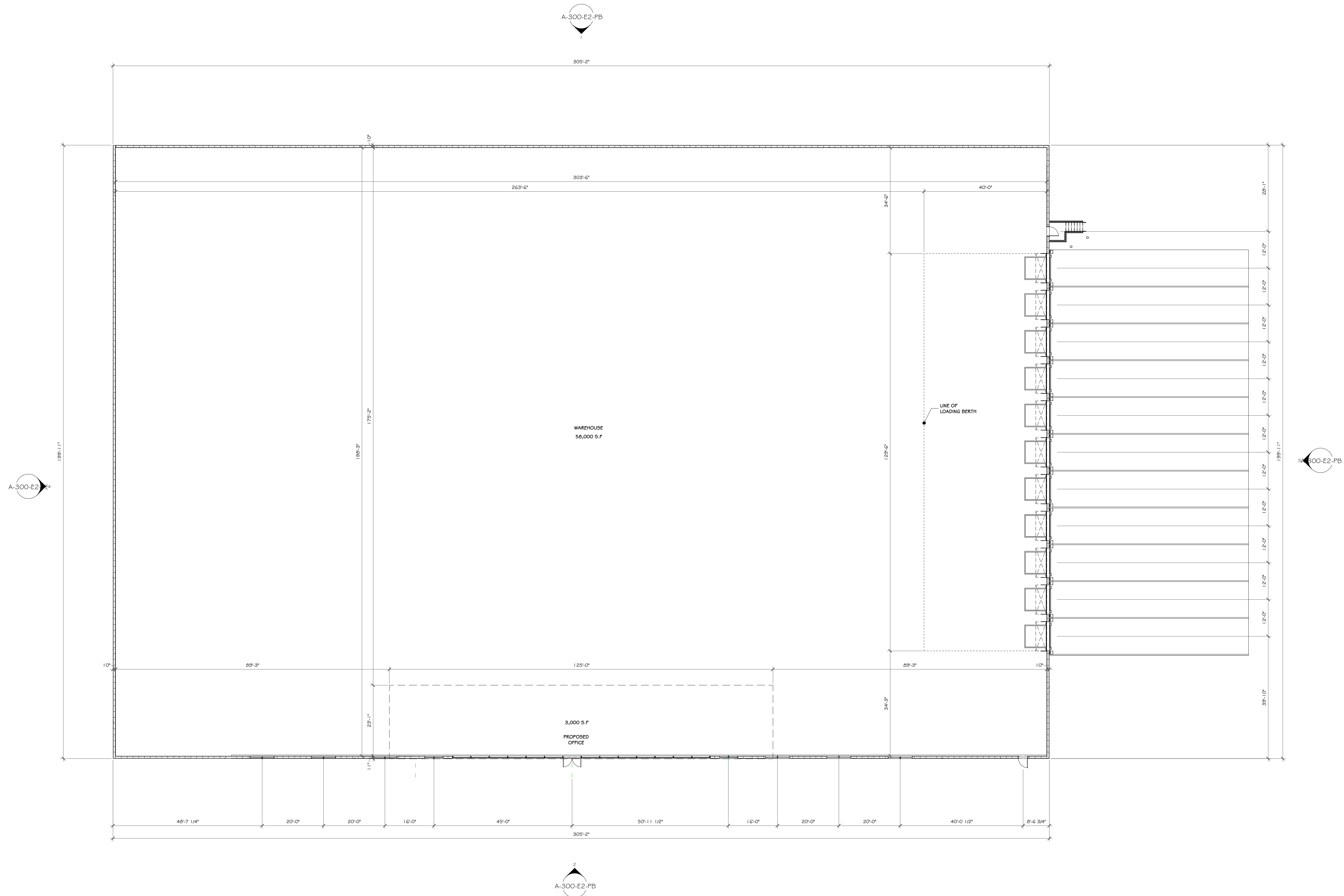
	ANDERSON DESIGN GROUP	ARCHITECTURE PLANNING INTERIORS
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Project: **RDM DOLSONTOWN - DEWPOINT EAST BLDG. 1**
SECTION 4, BLOCK 1 LOT 50.2
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

Drawing Name: **FLOOR PLAN (BUILDING 1)**

Drawn: **IDEA** | Scale: **AS NOTED** | Project: **22134** | Date: **10/22/22**

Drawing Number:
A-201-E1-PB



1 OVERALL FLOOR PLAN
1/16" = 1'-0"

PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

**ANDERSON
DESIGN
GROUP**

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INTERIORS

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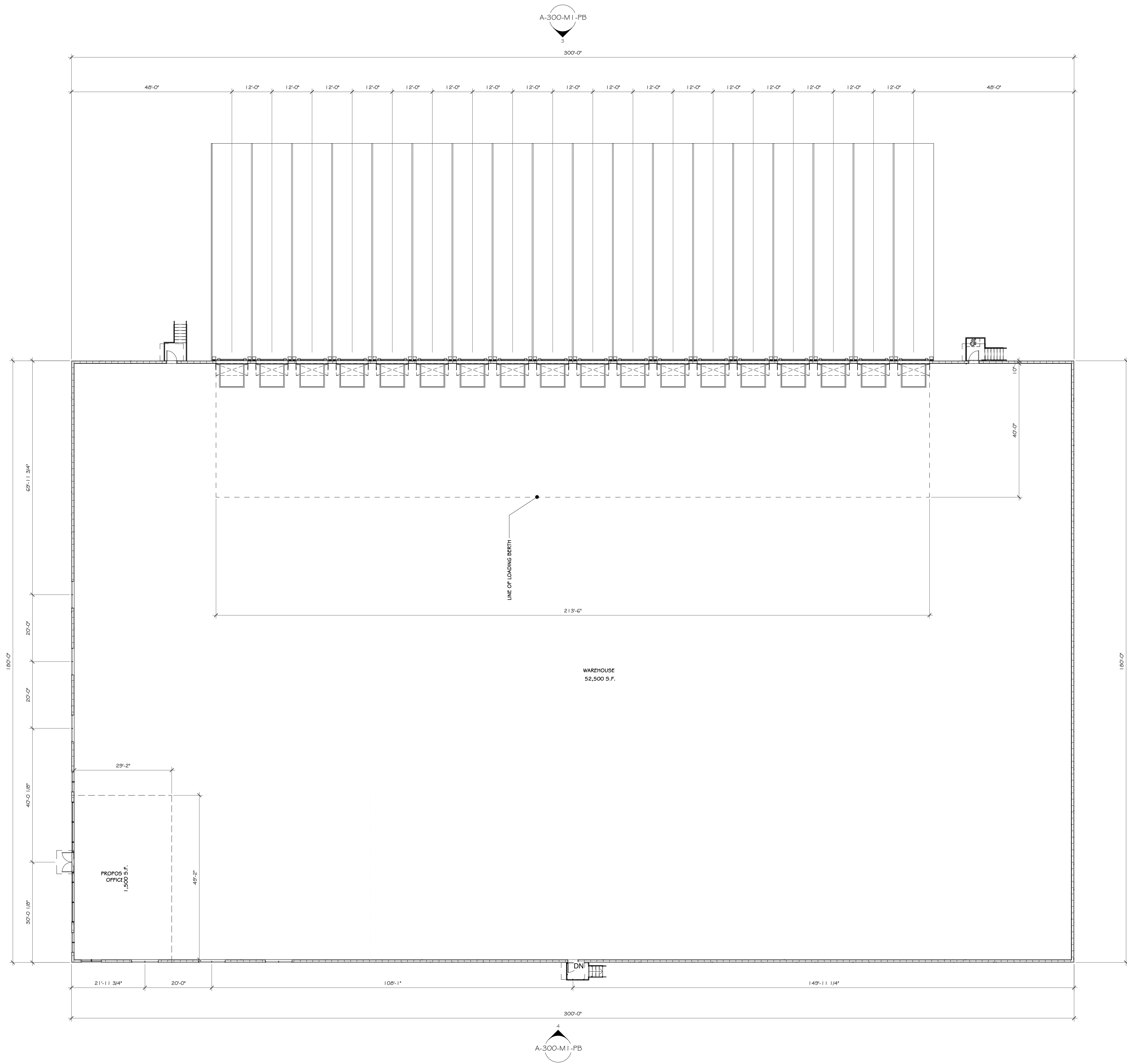
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Project: **RDM DOLSONTOWN - DEWPOINT EAST BLDG. 2**
SECTION 4, BLOCK 1 LOT 50.2
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

Drawing Name:
FLOOR PLAN (BUILDING 2)

Drawn: **IDEA** Scale: **AS NOTED** Project: **22134** Date: **10/22/22**

Drawing Number:
A-201-E2-PB



1 FIRST FLOOR PLAN
1/16" = 1'-0"

WAREHOUSE FLOOR GROSS S.F.	
NAME	AREA
PROPOSED OFFICE	1,500 S.F.
WAREHOUSE	52,500 S.F.
TOTAL	54,000 S.F.

<p>PROJECT</p> <p>NORTH</p>	<p>KEY PLAN</p>

100% PLANNING BOARD SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

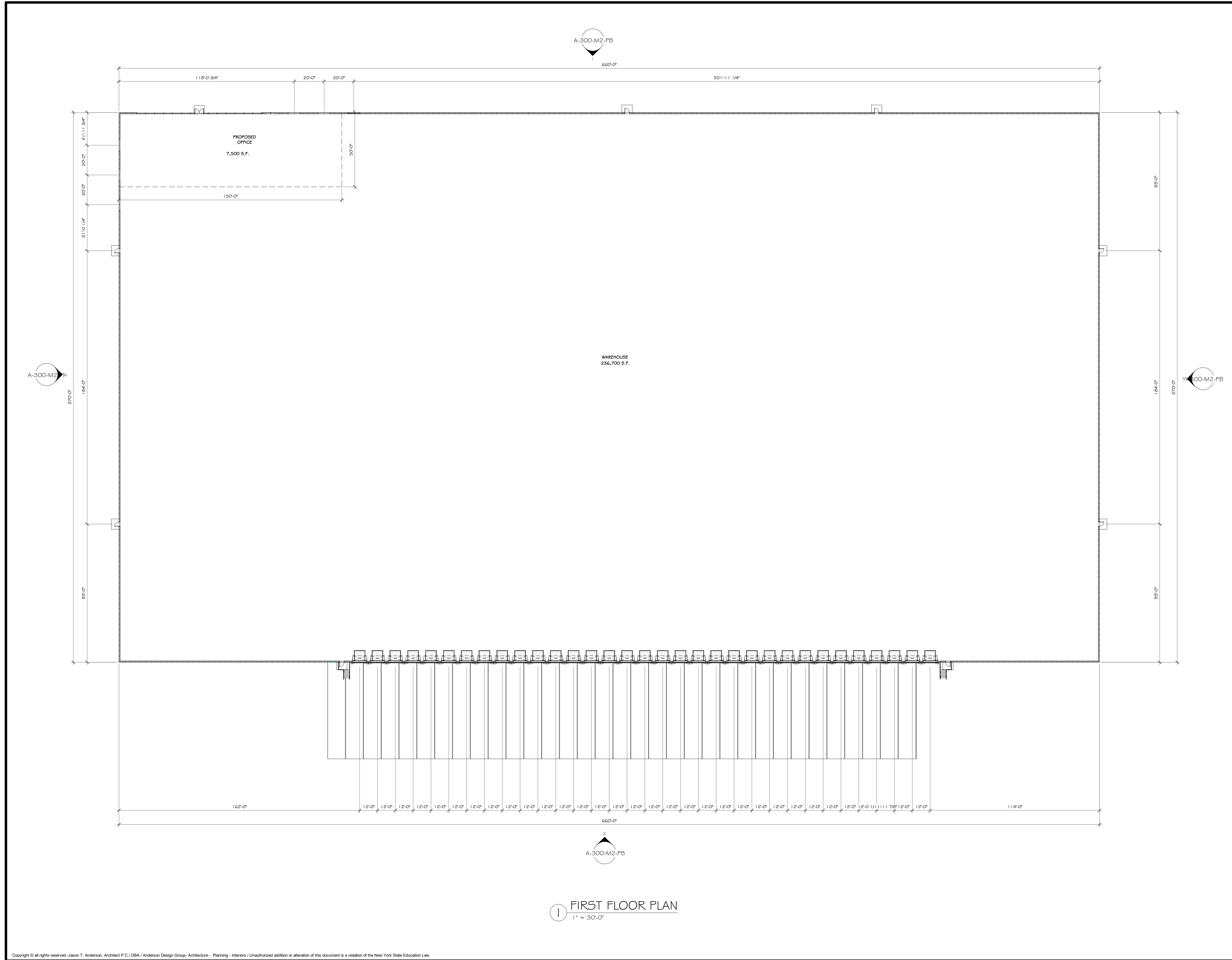
<p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
<p>25 WALKILL AVE • MONTGOMERY • NY 12549 O. 845.294.2724 F.888.305.6442</p>	<p>WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM</p>

Project: RDM DOLSONTOWN - DEWPOINT MID BLDG.1
SECTION 4, BLOCK 1 LOT 50.2 TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

Drawing Name:
FIRST FLOOR PLAN (BUILDING 1)

Drawn: IDEA	Scale: As Noted	Project: 22134-04	Date: 11-22-22
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Drawing Number:
A-201-M1-PB



WAREHOUSE FLOOR GROSS S.F.

NAME	AREA
PROPOSED OFFICE	7,500 S.F.
WAREHOUSE	236,700 S.F.
TOTAL	244,200 S.F.

PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

100% PANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

ANDERSON DESIGN GROUP

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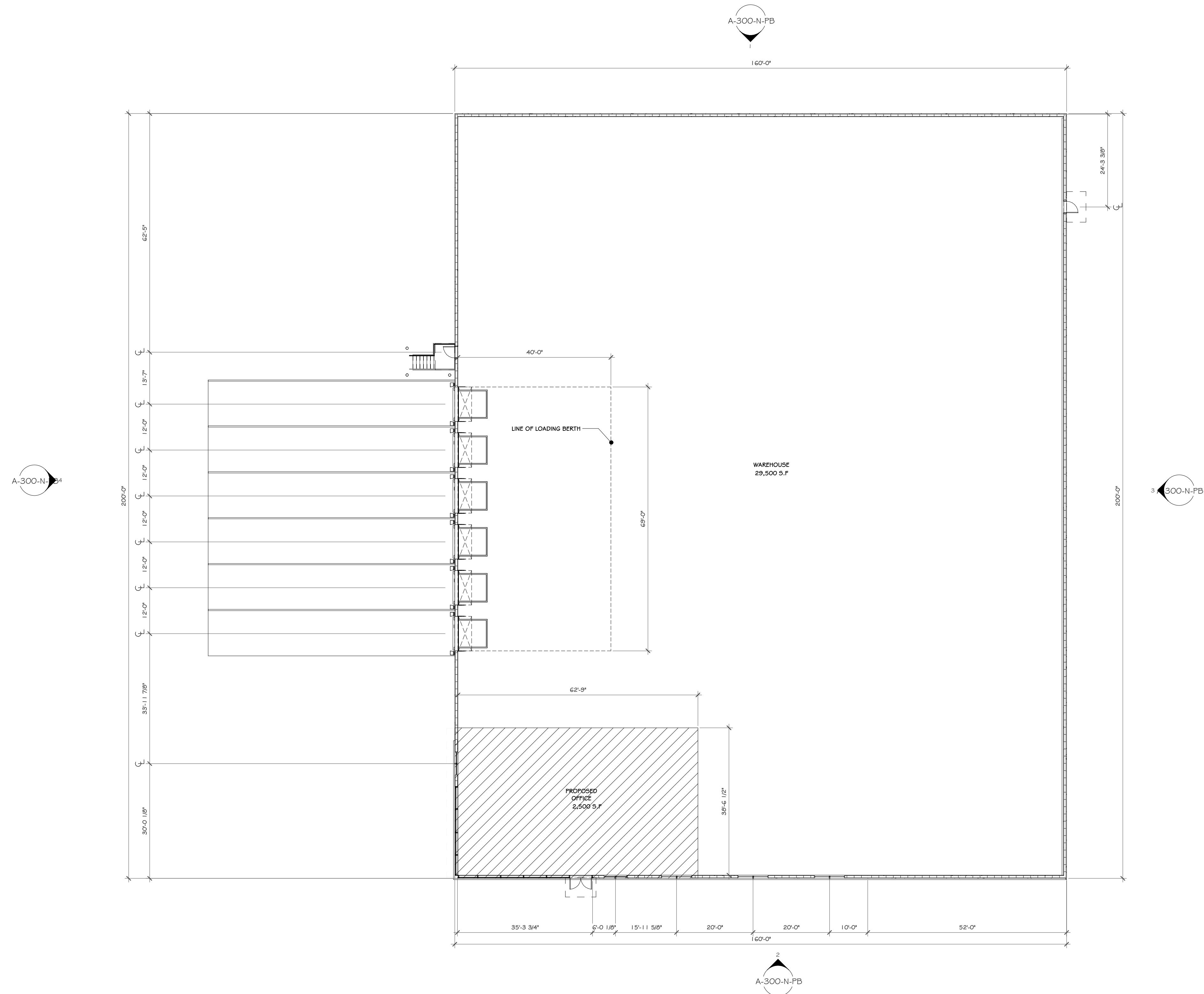
Project: RDM DOLSONTOWN - DEWPOINT MID BLDG.2
SECTION 4, BLOCK 1 LOT 50.2 TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

Drawing Name:
FIRST FLOOR PLAN (BUILDING 2)

Drawn: IDEA | Scale: As Noted | Project: 22134-04 | Date: 11/22/22

Drawing Number:
A-201-M2-PB

1 FIRST FLOOR PLAN
1" = 30'-0"



1 FLOOR PLAN
1/16" = 1'-0"

WAREHOUSE FLOOR GROSS S.F.

NAME	AREA
PROPOSED OFFICE	2500 SF
WAREHOUSE	28500 SF
TOTAL	32000 SF

PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

**ANDERSON
DESIGN
GROUP**

ARCHITECTURE
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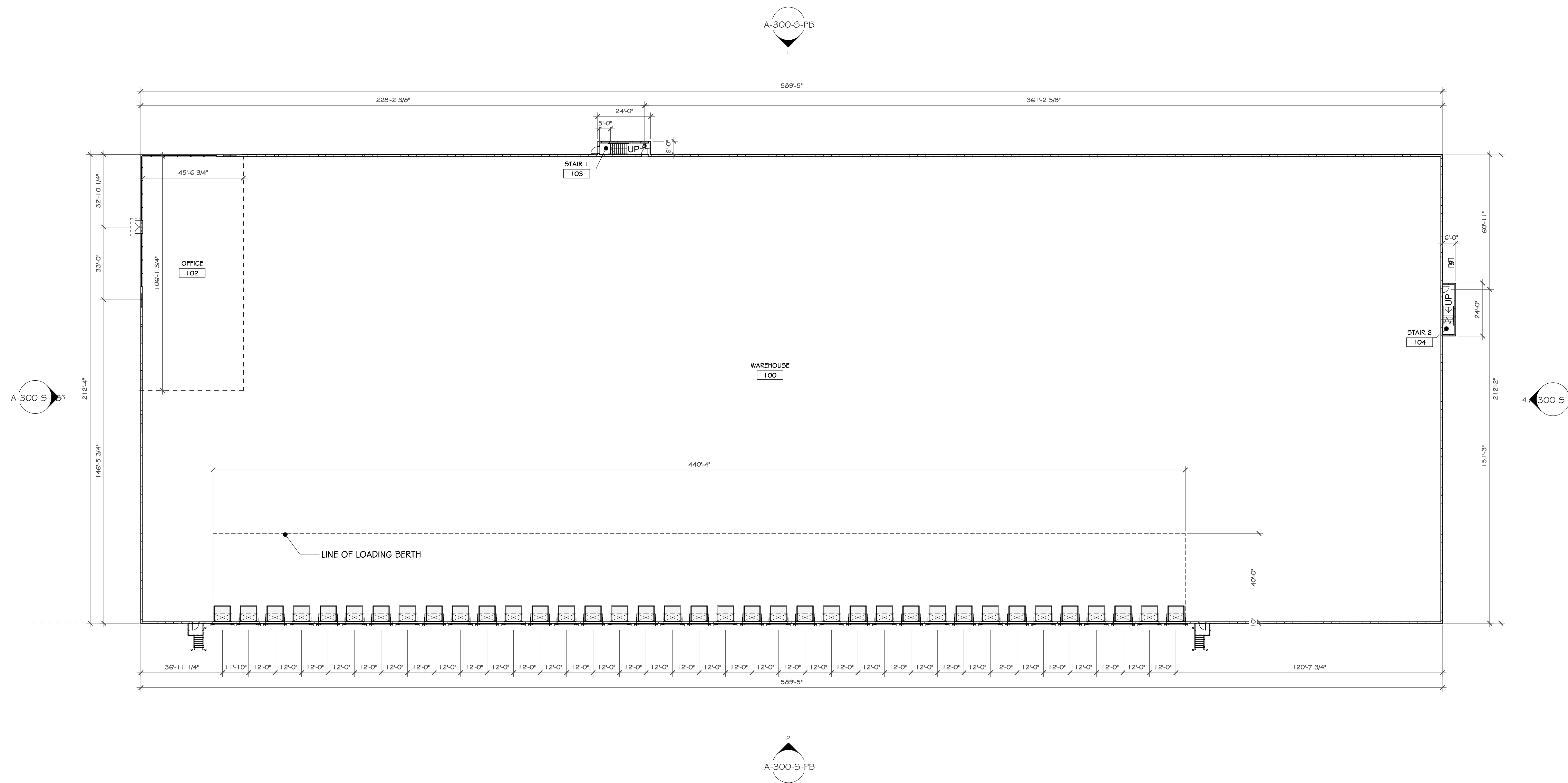
WWW.ADGARCHITECT.COM
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Project: RDM DOLSONTOWN - DEWPOINT NORTH
SECTION 4, BLOCK 1 LOT 50.2 TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

Drawing Name:
FLOOR PLAN

Drawn: IDEA Scale: As Noted Project: 22134 Date: 11/22/21

Drawing Number:
A-201-N-PB



1 FIRST FLOOR PLAN
1" = 30'-0"

WAREHOUSE FLOOR GROSS S.F.

NAME	AREA
STAIR 1	144 SF
STAIR 2	144 SF
OFFICE	5000 SF
WAREHOUSE	120000 SF
TOTAL	125288 SF

PROJECT

NORTH

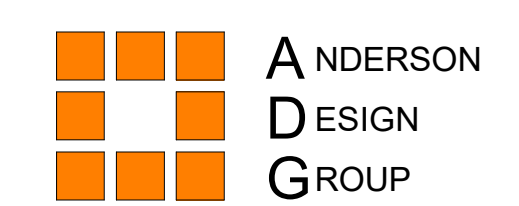
KEY PLAN

AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION



ANDERSON
DESIGN
GROUP

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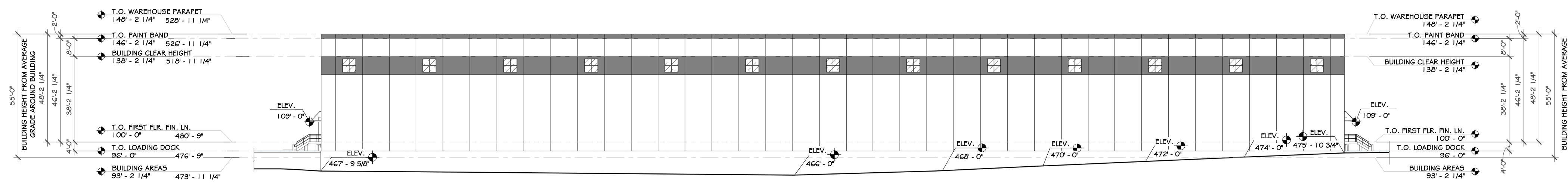
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CONTACT@ADGARCHITECT.COM

Project: RDM DOLSONTOWN-DEWPOINT SOUTH
SECTION 4, BLOCK 1 LOT 50.2 TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

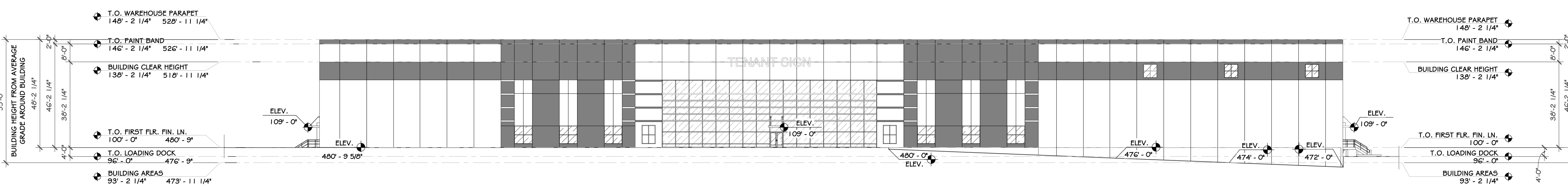
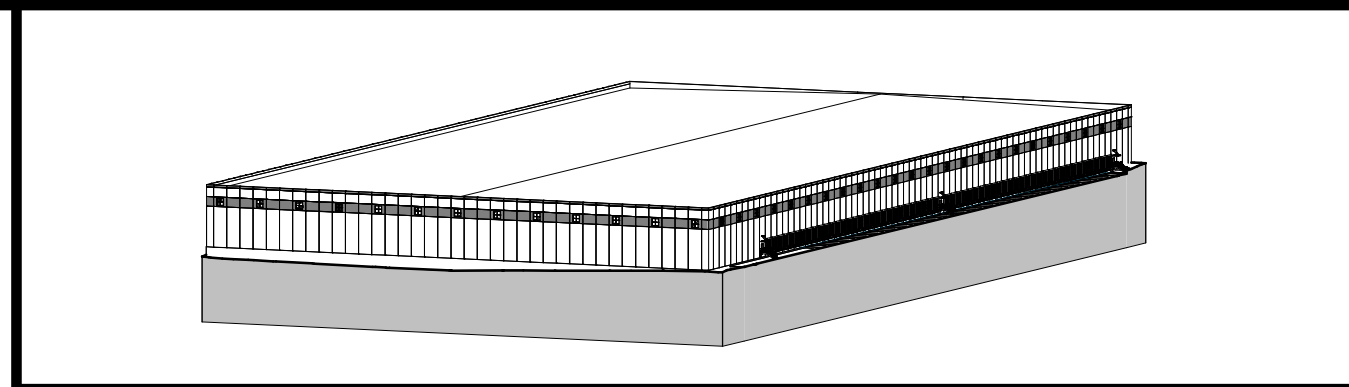
Drawing Name:
FLOOR PLAN

Drawn: IDEA | Scale: As Noted | Project: 22134 | Date: 11-22-22

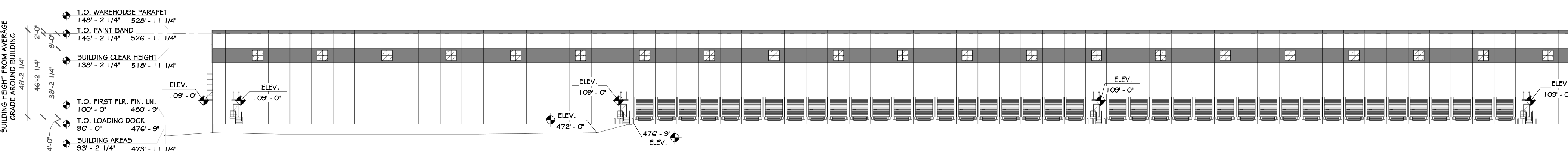
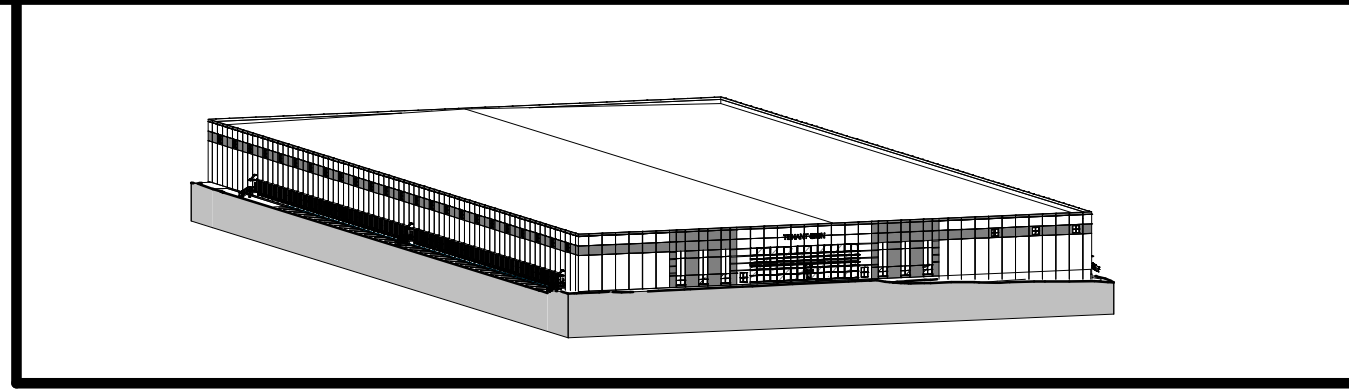
Drawing Number:
A-201-S-PB



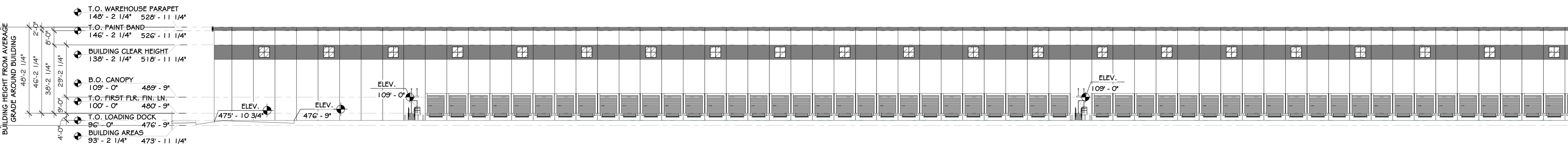
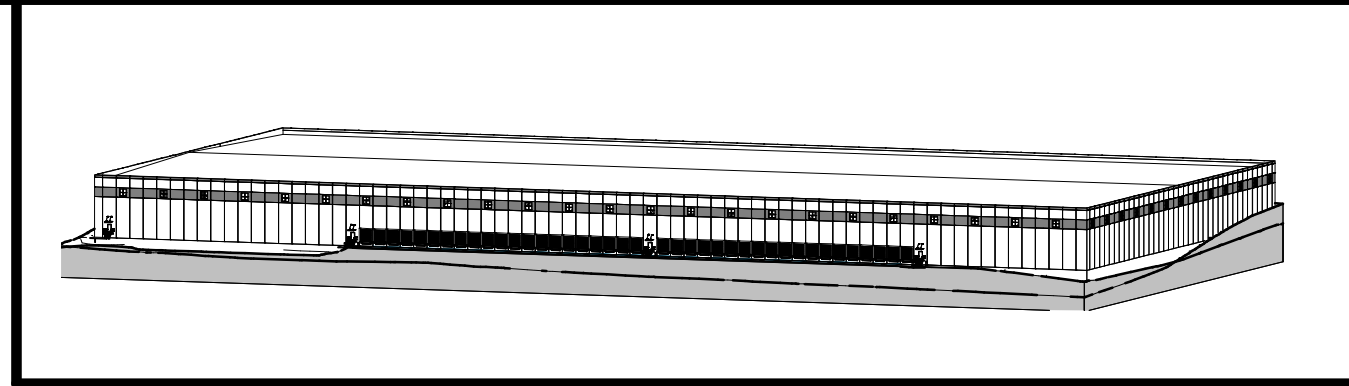
1 NORTH ELEVATION
1/32" = 1'-0"



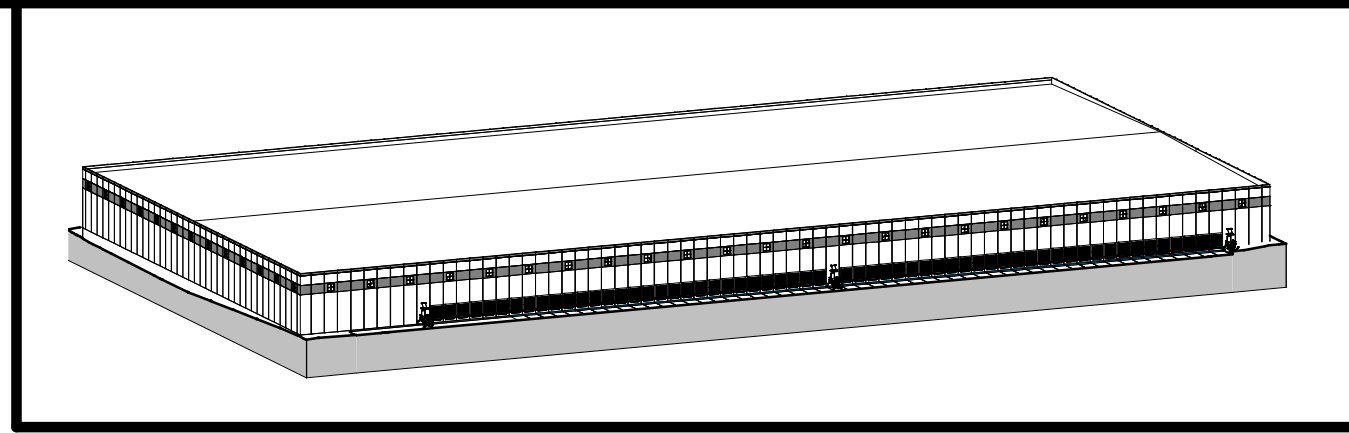
2 SOUTH ELEVATION
1/32" = 1'-0"



3 EAST ELEVATION
1" = 40'-0"



4 WEST ELEVATION
1" = 40'-0"



PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

**ANDERSON
DESIGN
GROUP**

ARCHITECTURE
PLANNING
INTERIORS

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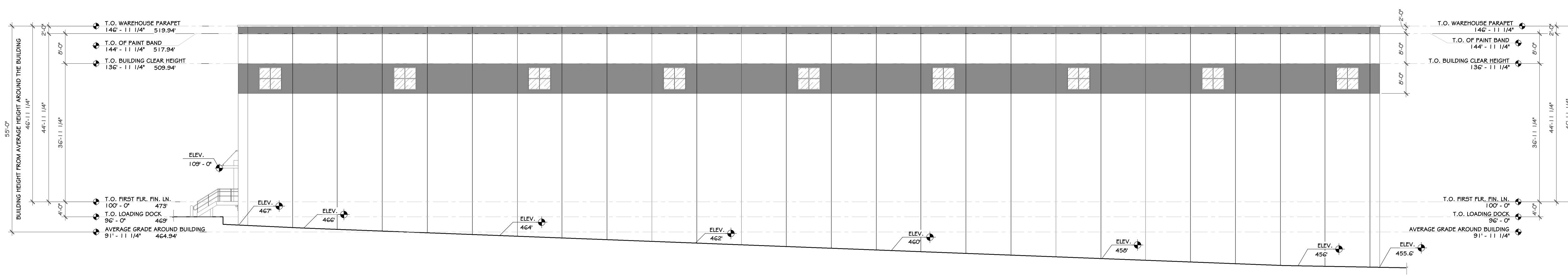
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Project: **RDM DOLSONTOWN - DEWPOINT EAST BLDG. 1**
SECTION 4, BLOCK 1 LOT 50.2
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

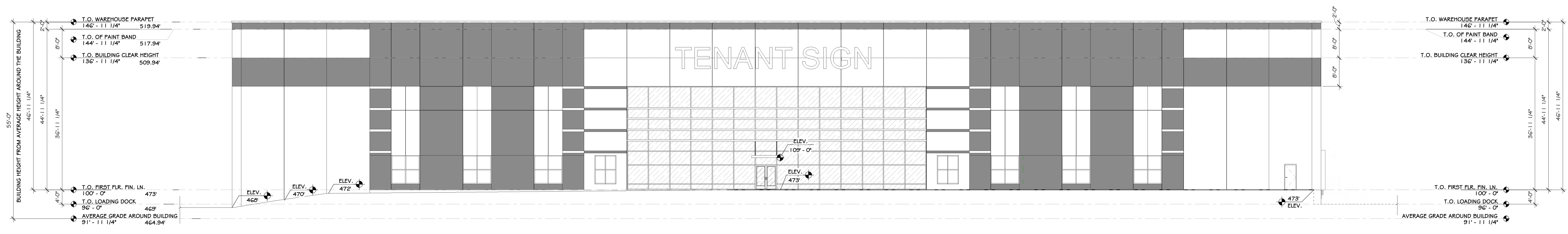
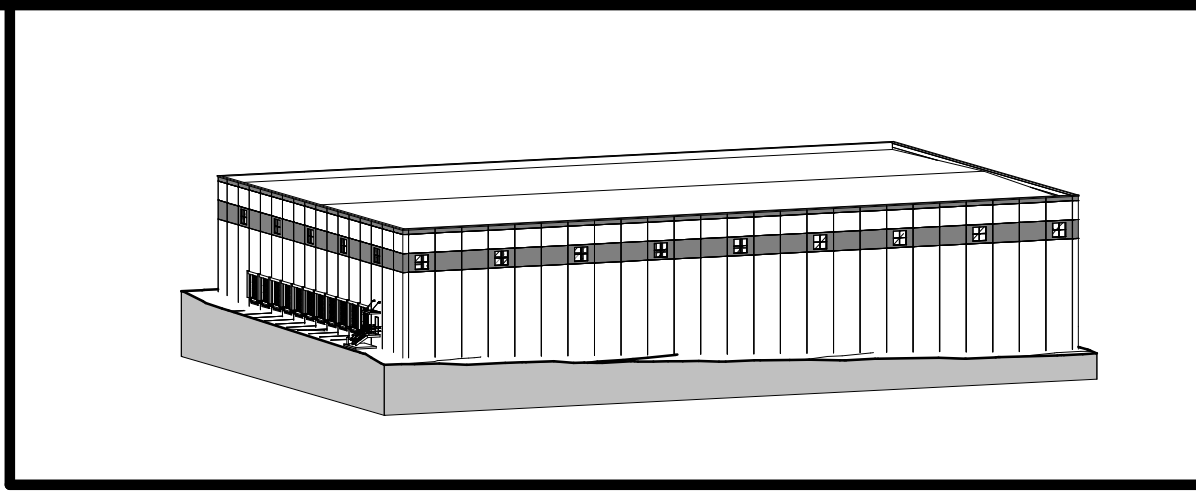
Drawing Name: **EXTERIOR ELEVATIONS (BUILDING 1)**

Drawn: **IDEA** Scale: **AS NOTED** Project: **22134** Date: **11/22/22**

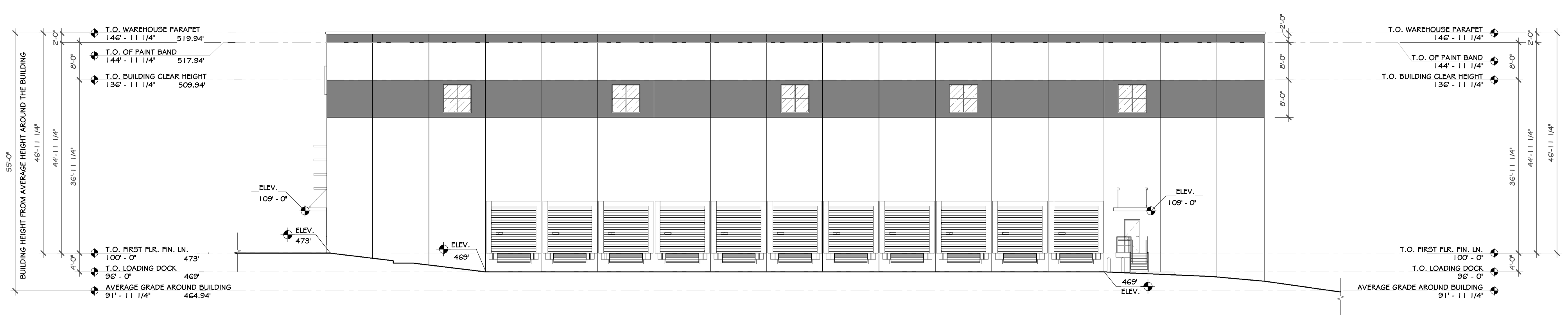
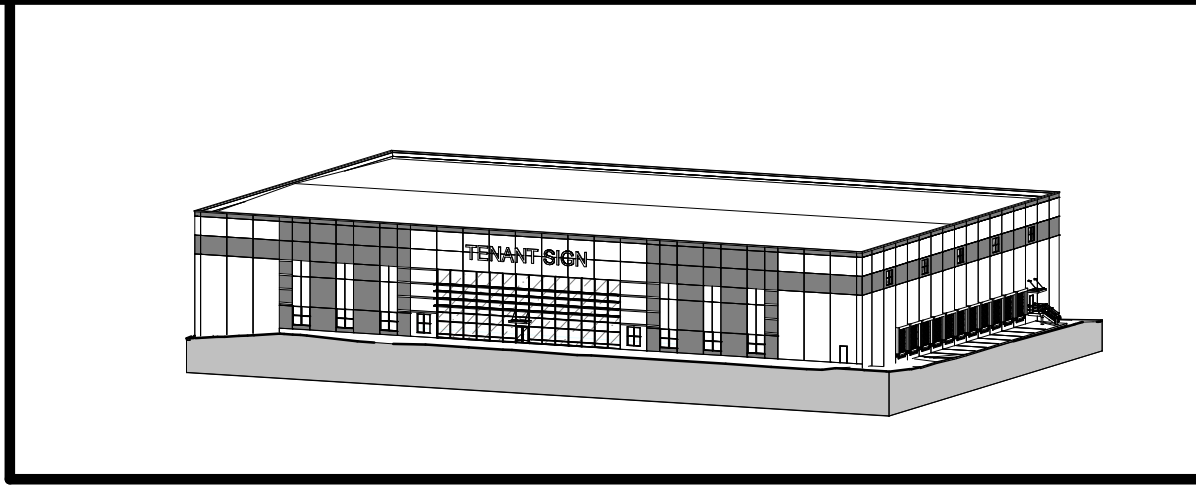
Drawing Number:
A-300-E1-PB



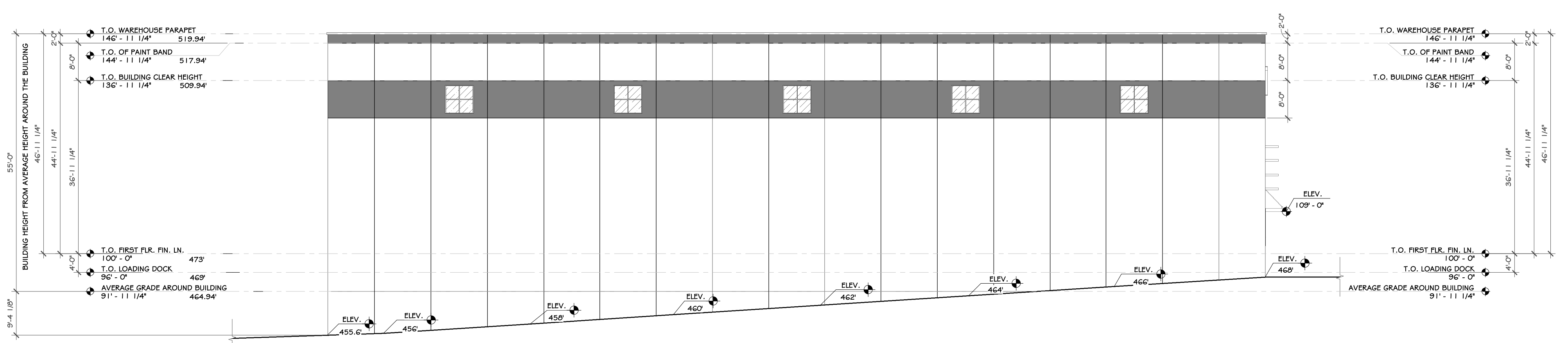
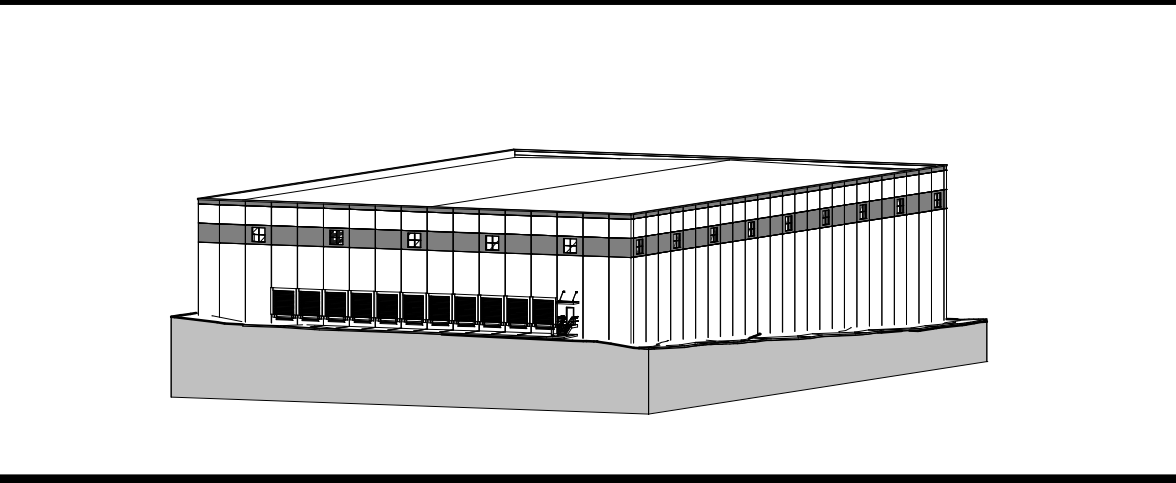
1 NORTH ELEVATION
1/16" = 1'-0"



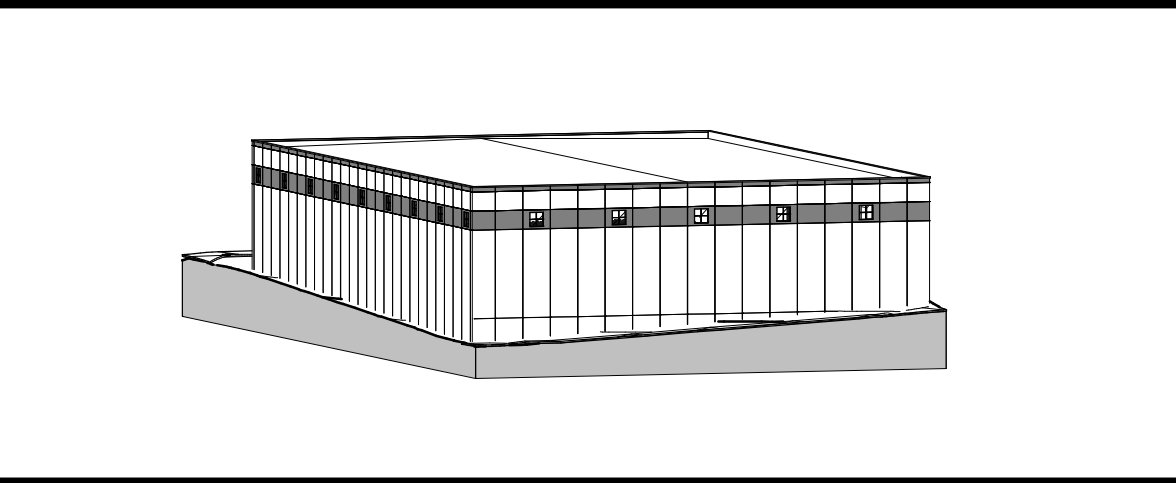
2 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"



PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

ANDERSON DESIGN GROUP

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE • MONTGOMERY • NY 12549
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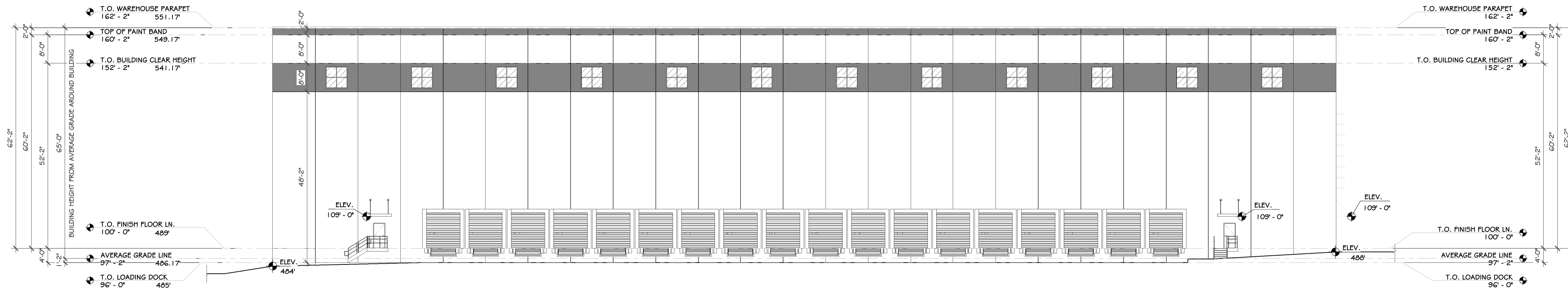
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

Project: **RDM DOLSONTOWN - DEWPOINT EAST BLDG. 2**
SECTION 4, BLOCK 1 LOT 50.2
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

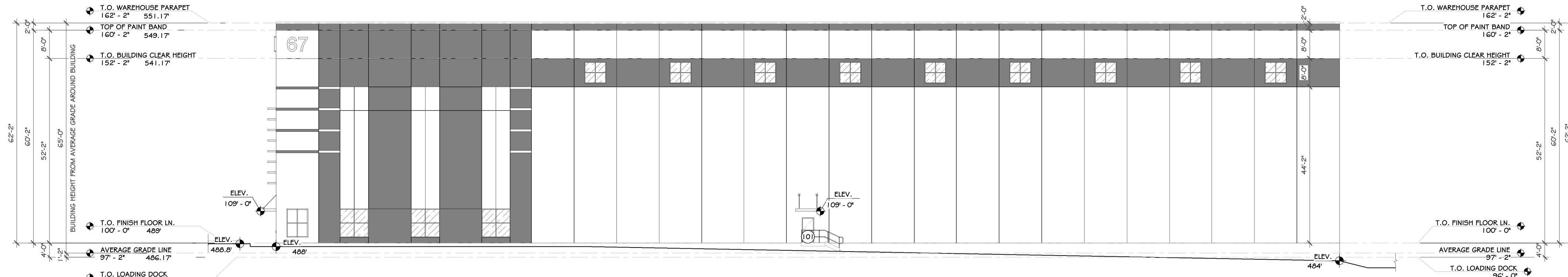
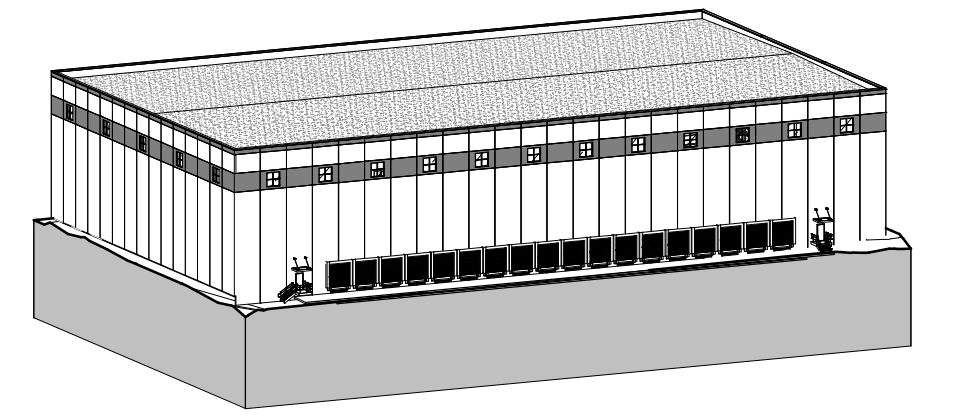
Drawing Name: **EXTERIOR ELEVATIONS (BUILDING 2)**

Drawn: **IDEA** Scale: **AS NOTED** Project: **22134** Date: **10/22/22**

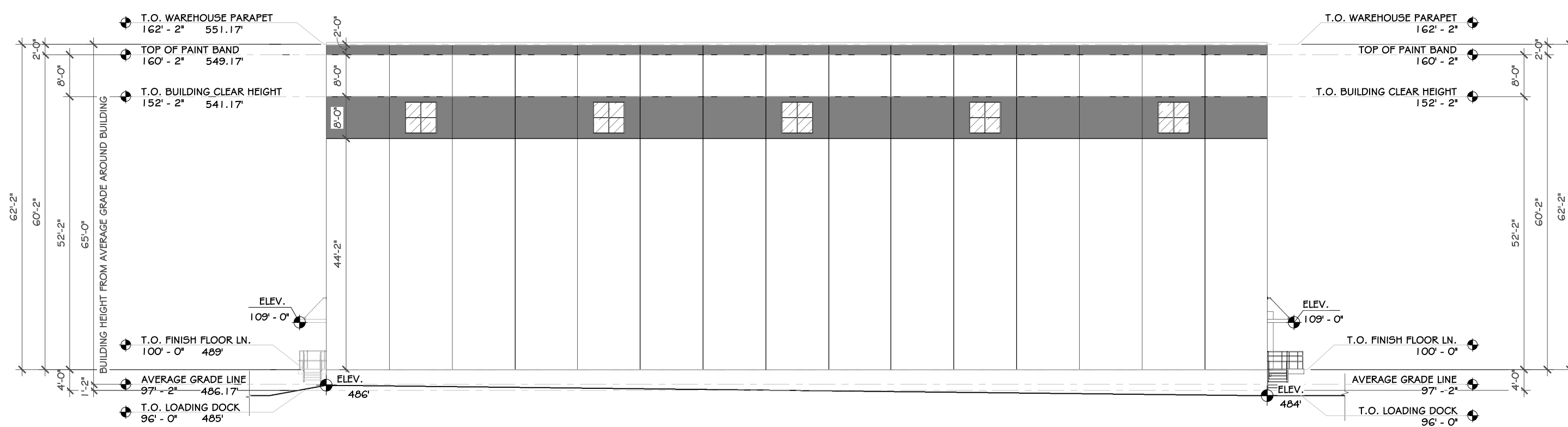
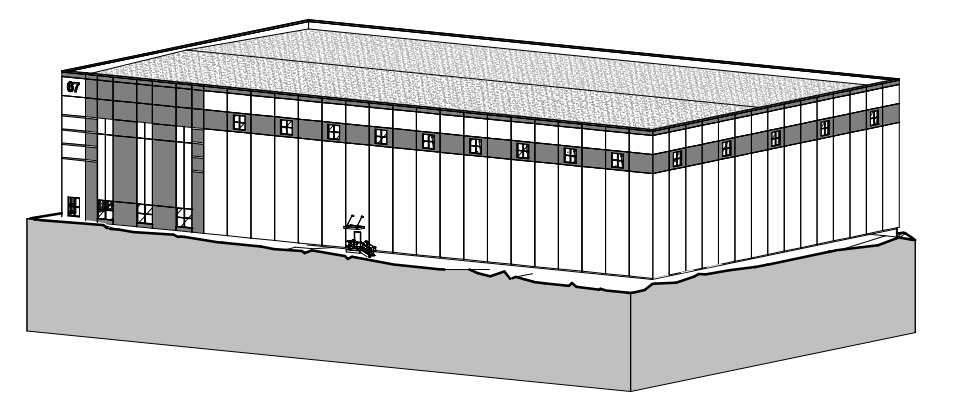
Drawing Number:
A-300-E2-PB



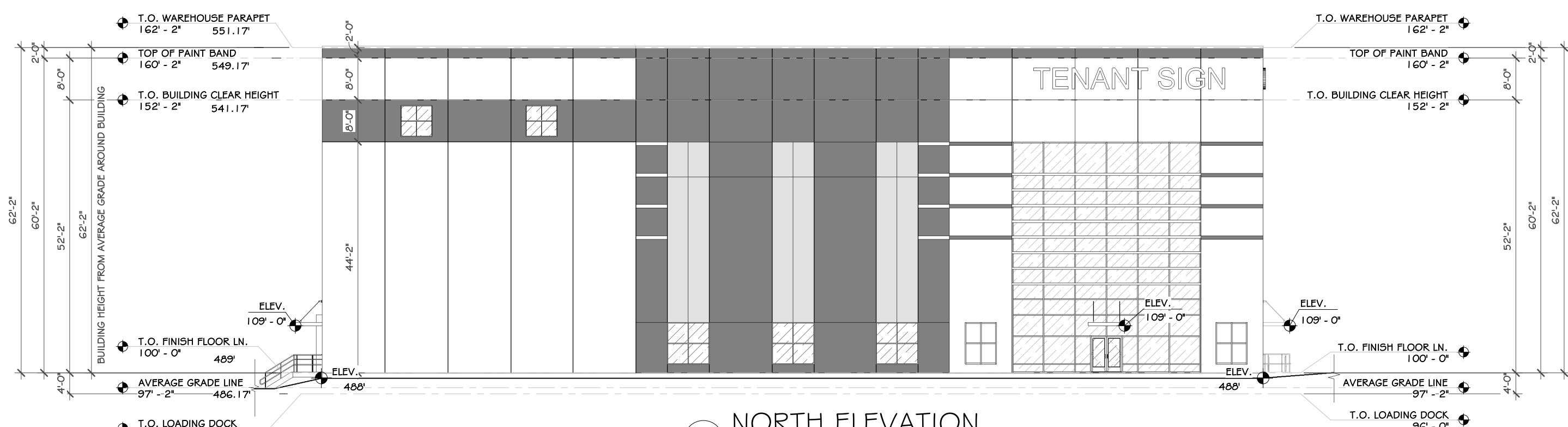
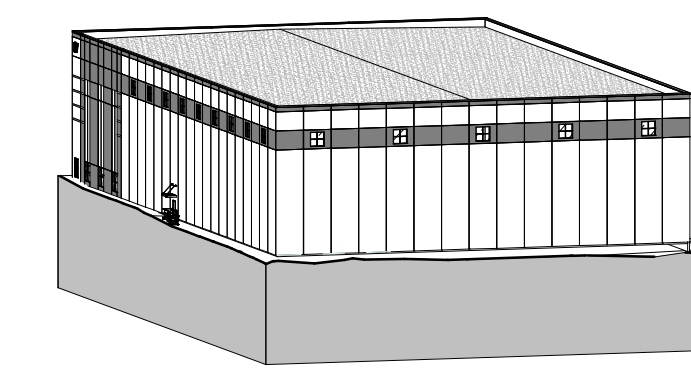
3 EAST ELEVATION
1" = 20'-0"



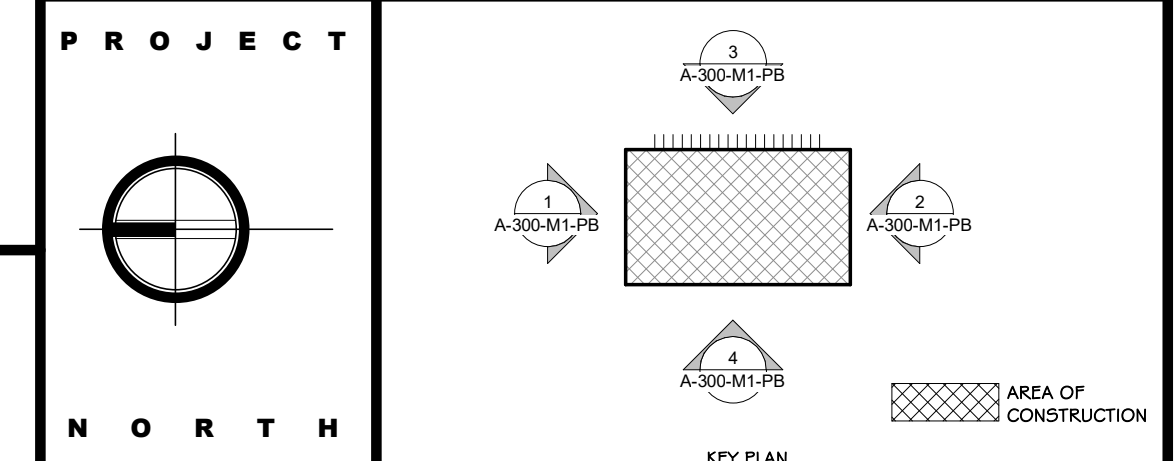
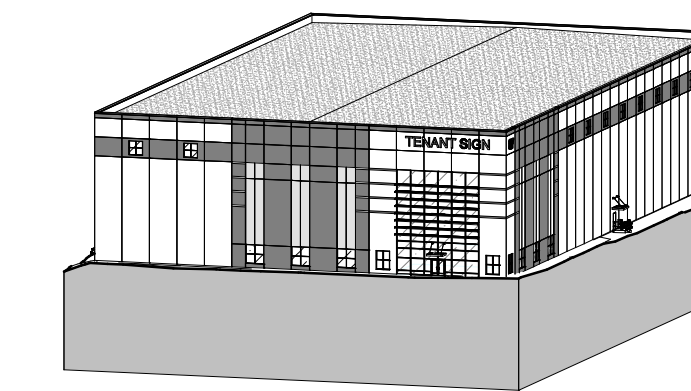
4 WEST ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION
1" = 20'-0"



1 NORTH ELEVATION
1" = 20'-0"



100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

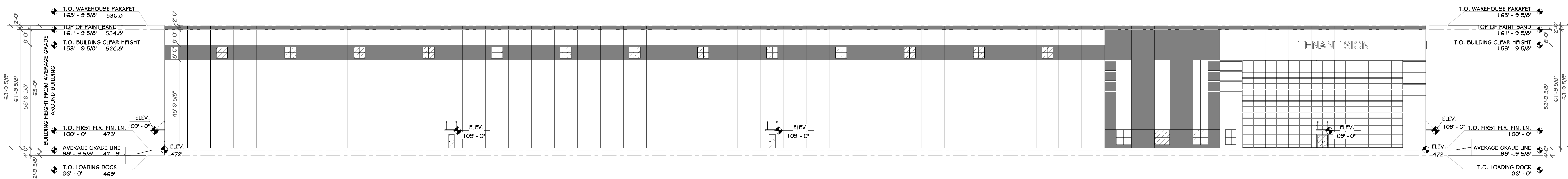
ANDERSON DESIGN GROUP ARCHITECTURE PLANNING INTERIORS
 25 WALKILL AVE • MONTGOMERY • NY 12549
 O. 845.294.2724 | F. 888.305.6442
 WWW.ADGARCHITECT.COM
 CONTACT@ADGARCHITECT.COM

Project: RDM DOLSONTOWN - DEWPOINT MID BLDG. 1
 SECTION 4, BLOCK 1 LOT 50.2 TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

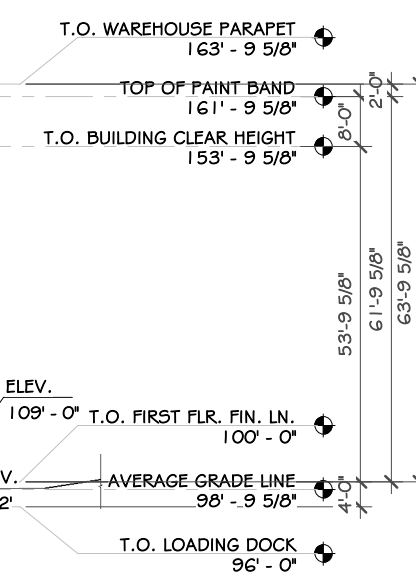
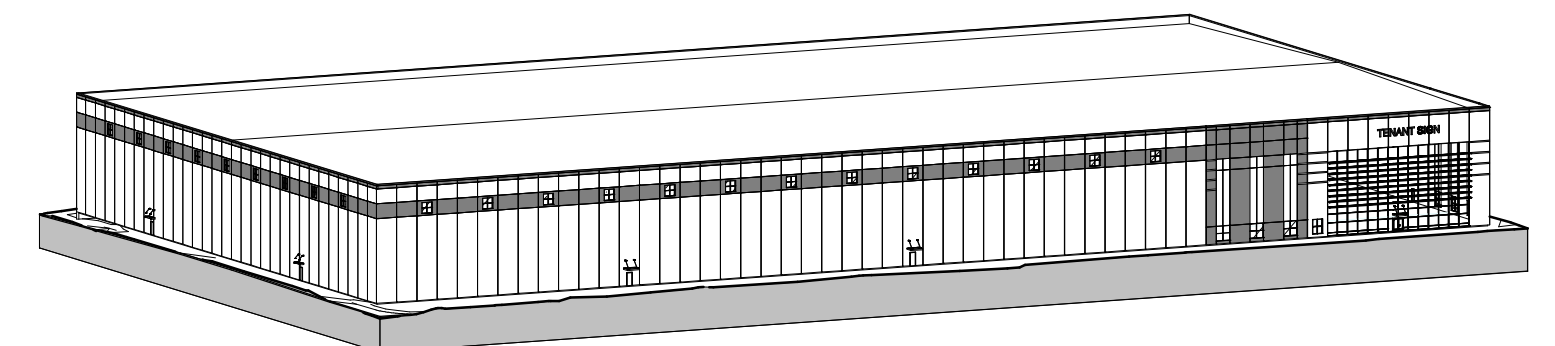
Drawing Name: EXTERIOR ELEVATIONS (BUILDING 1)

Drawn: IDEA Scale: As Noted Project: 22134-04 Date: 11-22-22

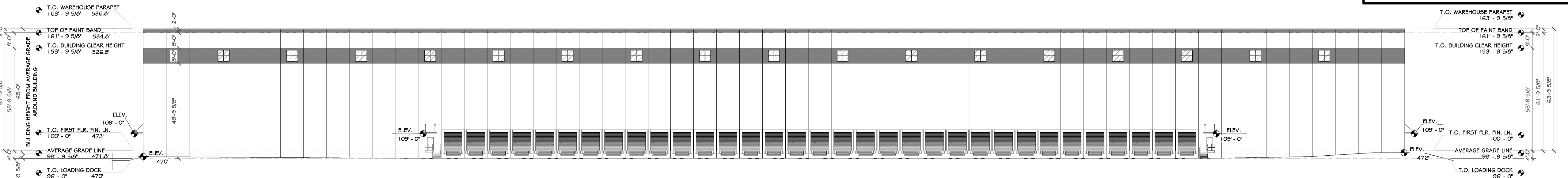
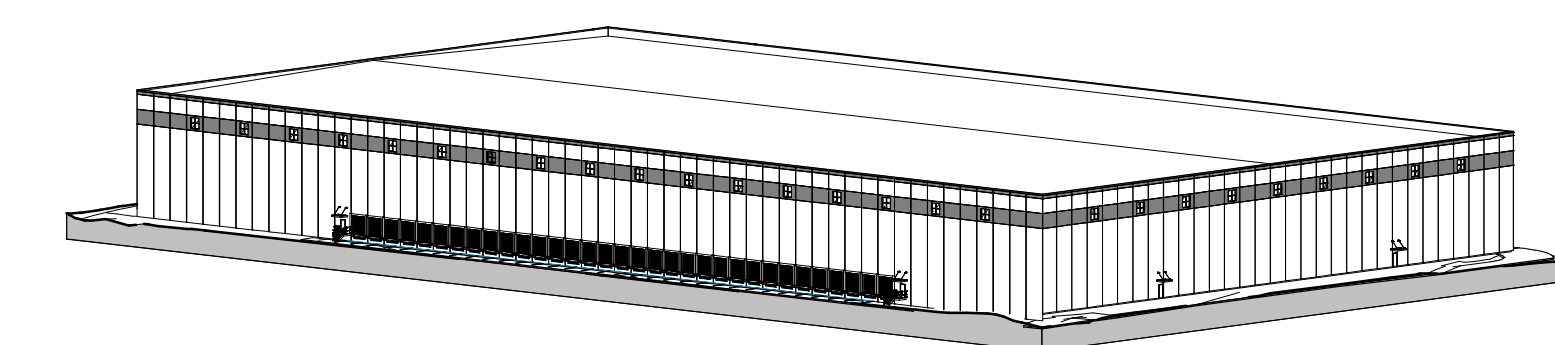
Drawing Number: **A-300-M1-PB**



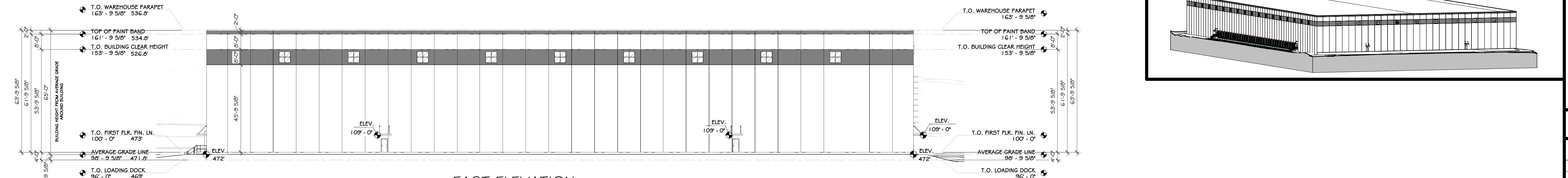
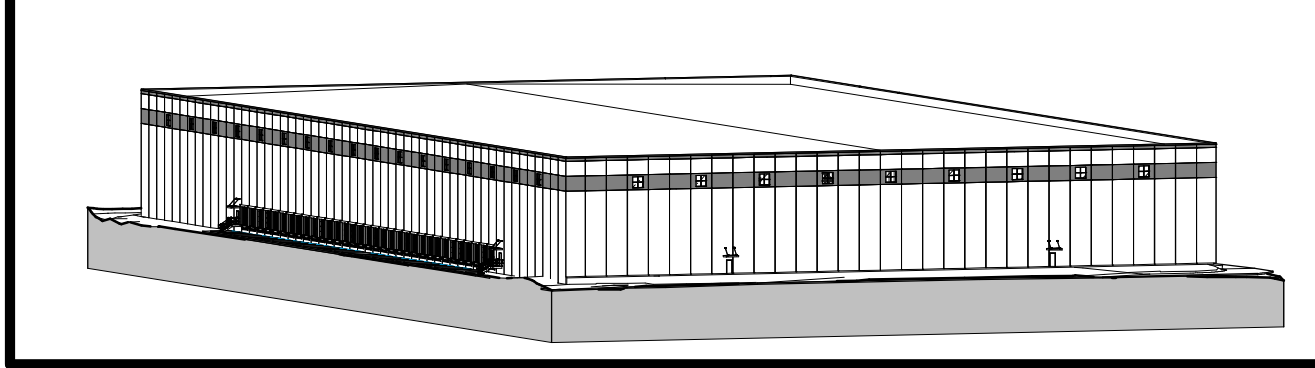
1 NORTH ELEVATION
1" = 30'-0"



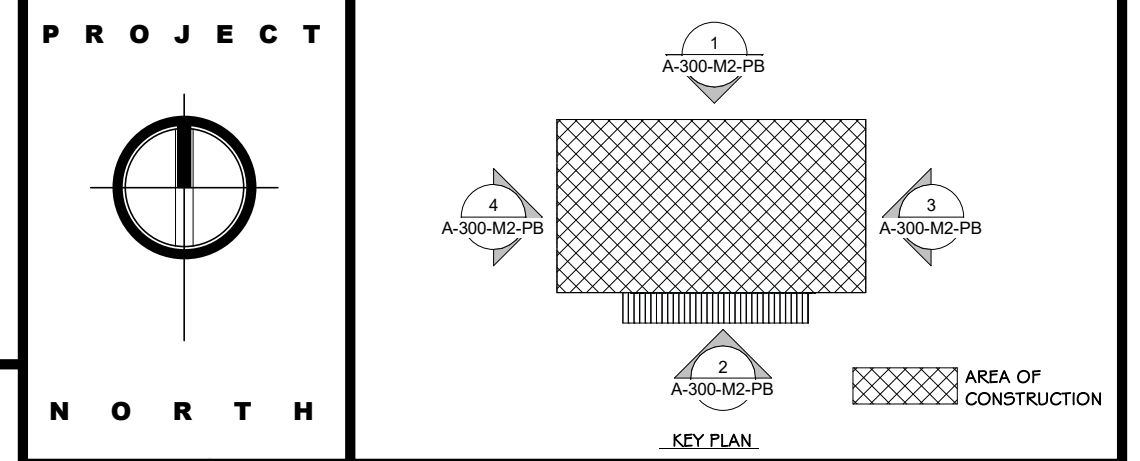
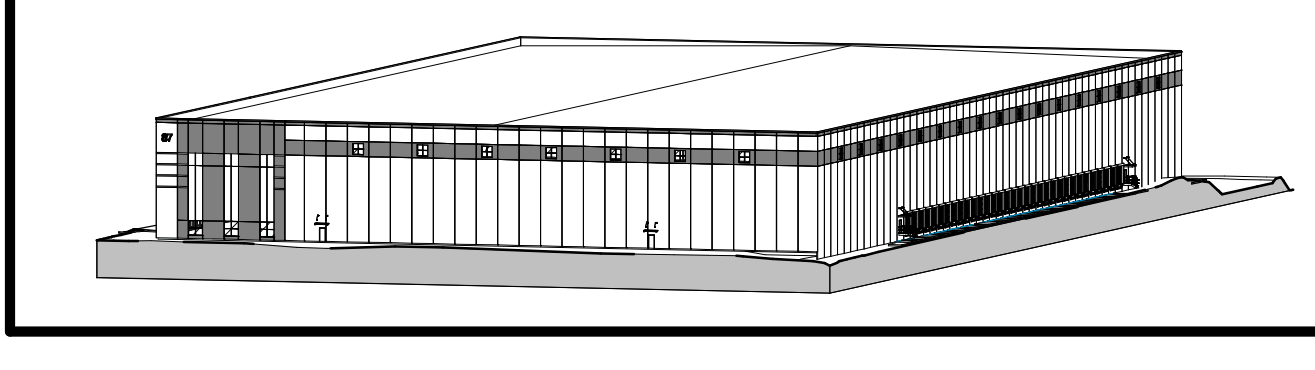
2 SOUTH ELEVATION
1" = 30'-0"



5 EAST ELEVATION
1" = 30'-0"



6 WEST ELEVATION
1" = 30'-0"



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REVISIONS:		
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ANDERSON DESIGN GROUP ARCHITECTURE
PLANNING
INTERIORS

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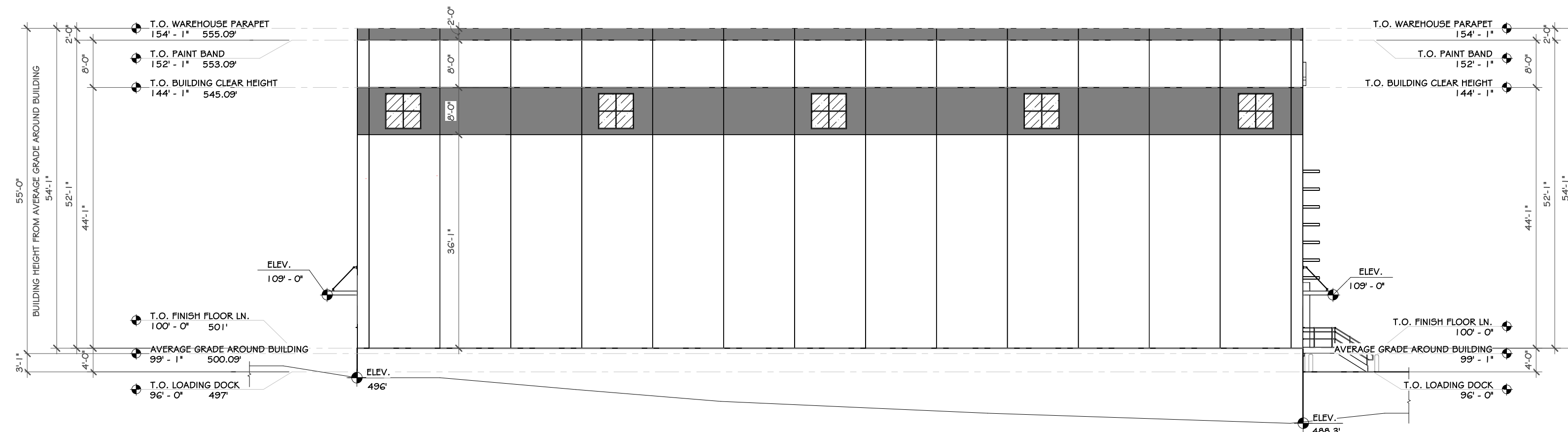
WWW.ADGARCHITECT.COM
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Project: RDM DOLSONTOWN - DEWPOINT MID BLDG.2
SECTION 4, BLOCK 1 LOT 50.2 TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

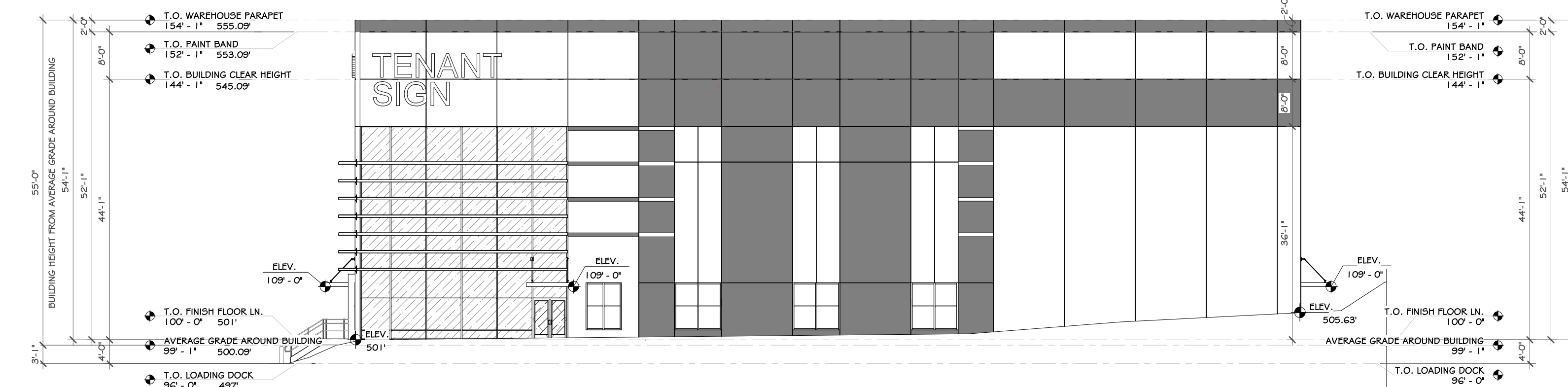
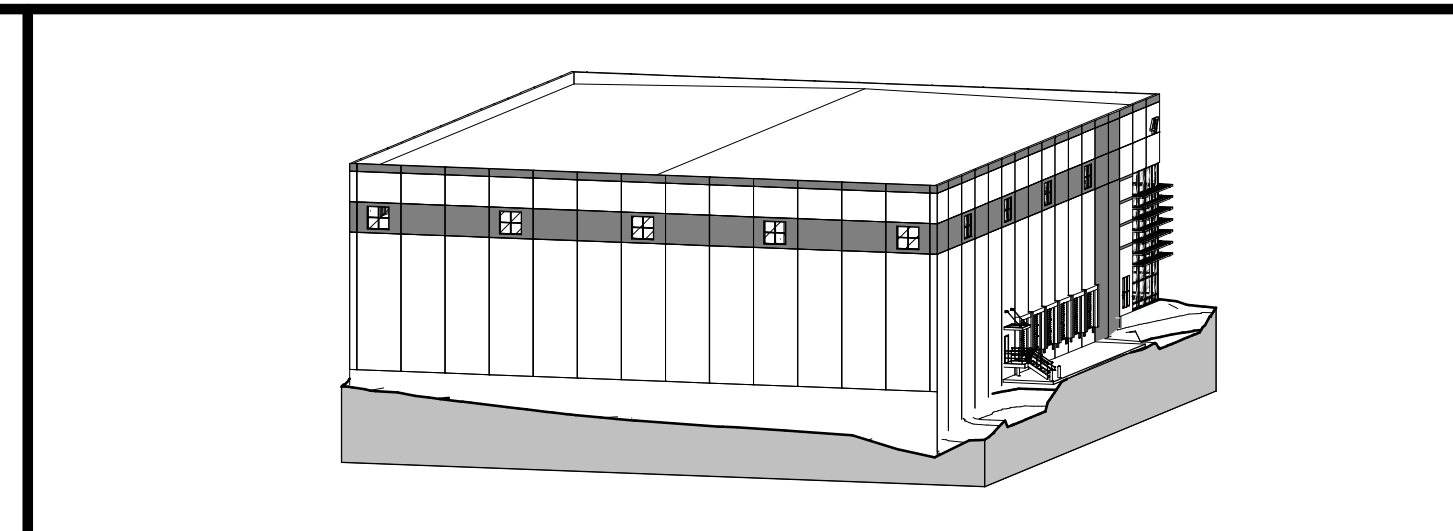
Drawing Name: EXTERIOR ELEVATIONS (BUILDING 2)

Drawn: IDEA Scale: As Noted Project: 22134-04 Date: 11/22/22

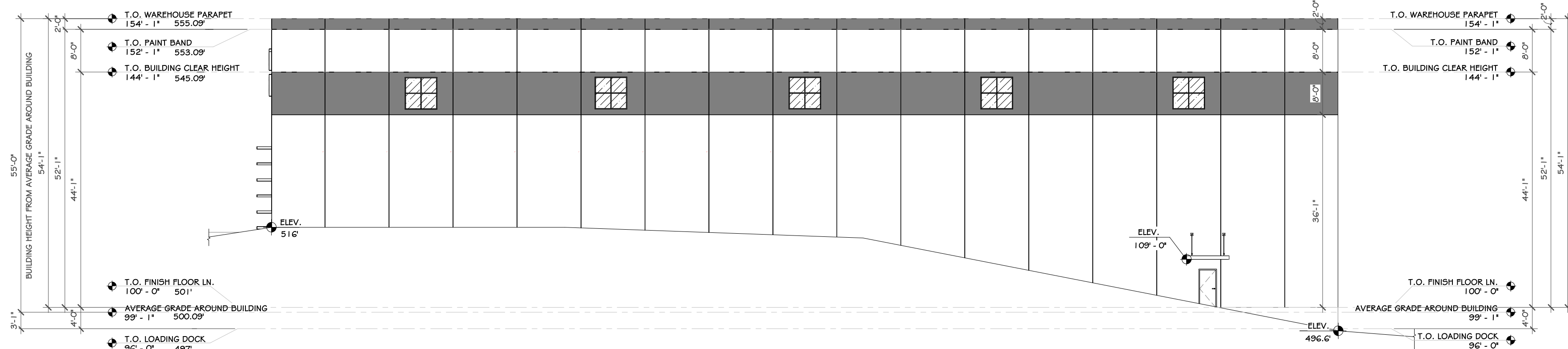
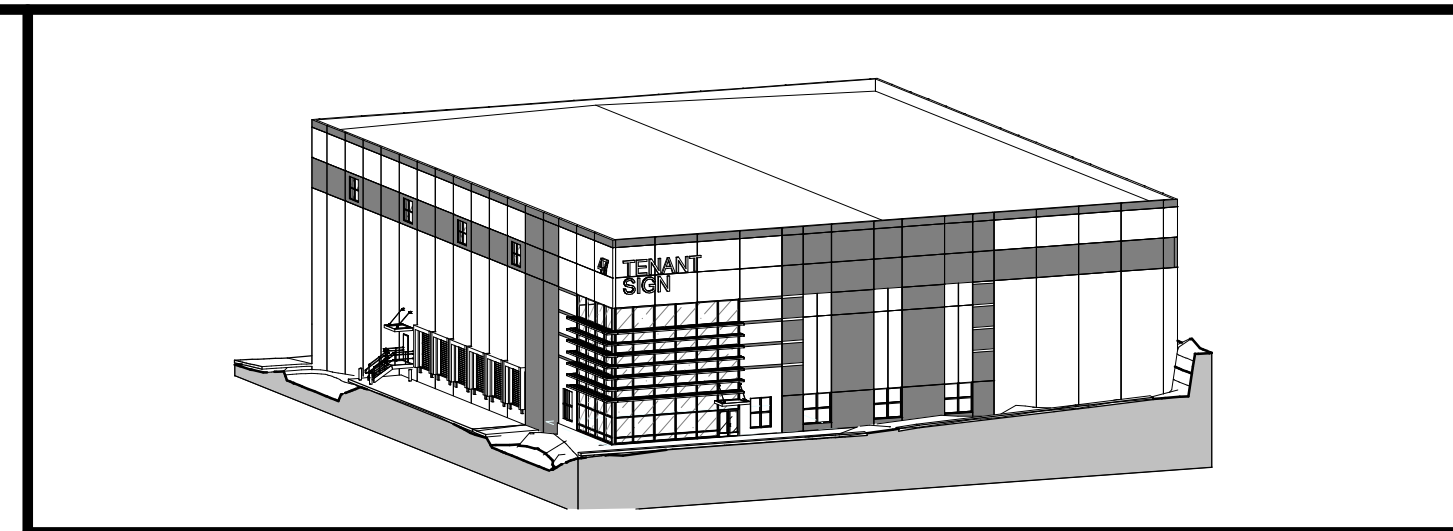
Drawing Number: A-300-M2-PB



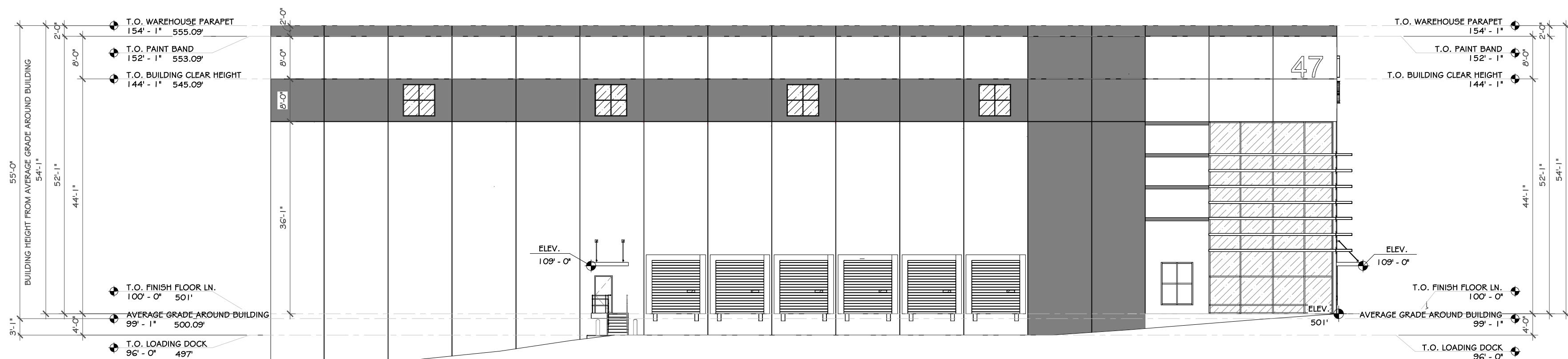
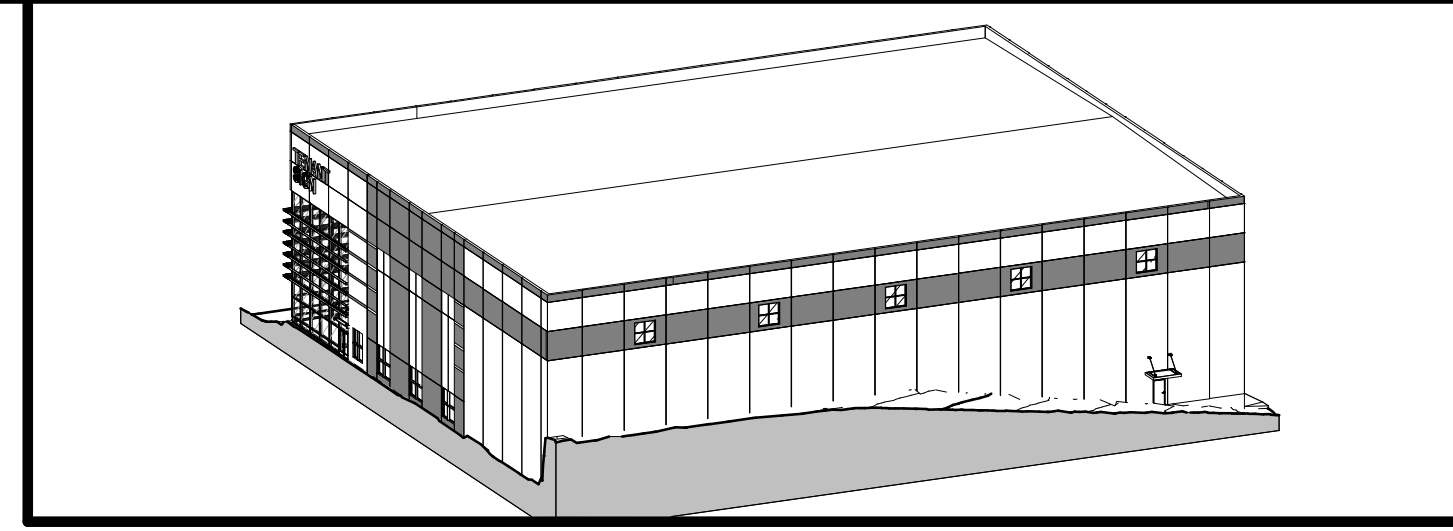
1 NORTH ELEVATION
1/16" = 1'-0"



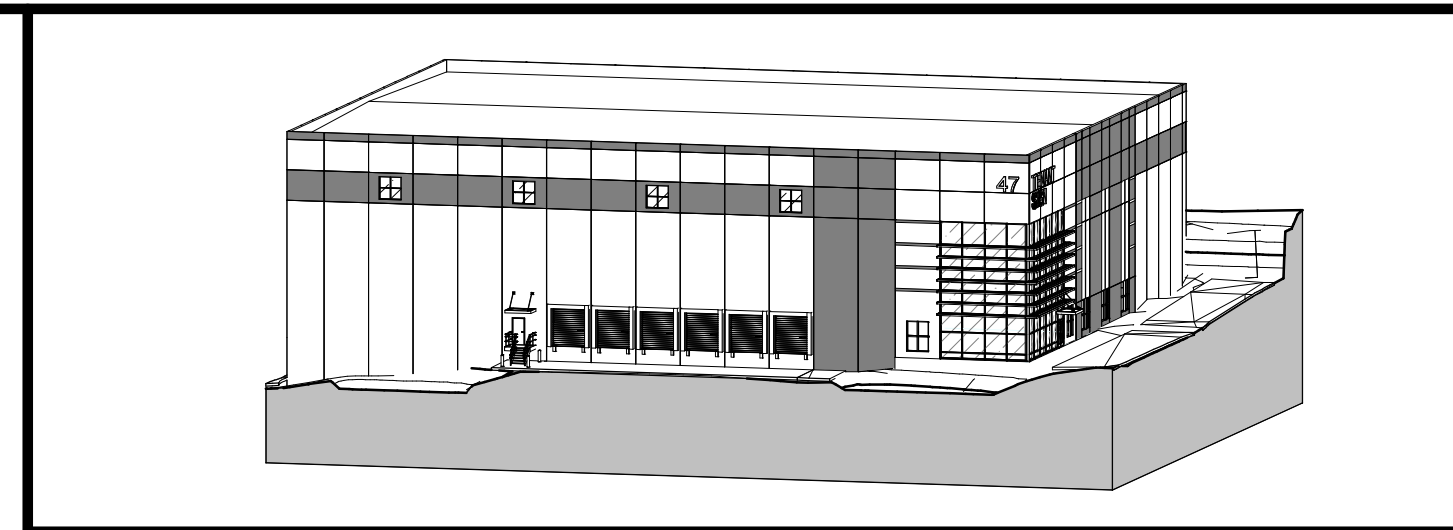
2 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"



PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

**ANDERSON
DESIGN
GROUP**

ARCHITECTURE
PLANNING
INTERIORS

25 WALKILL AVE • MONTGOMERY • NY 12549
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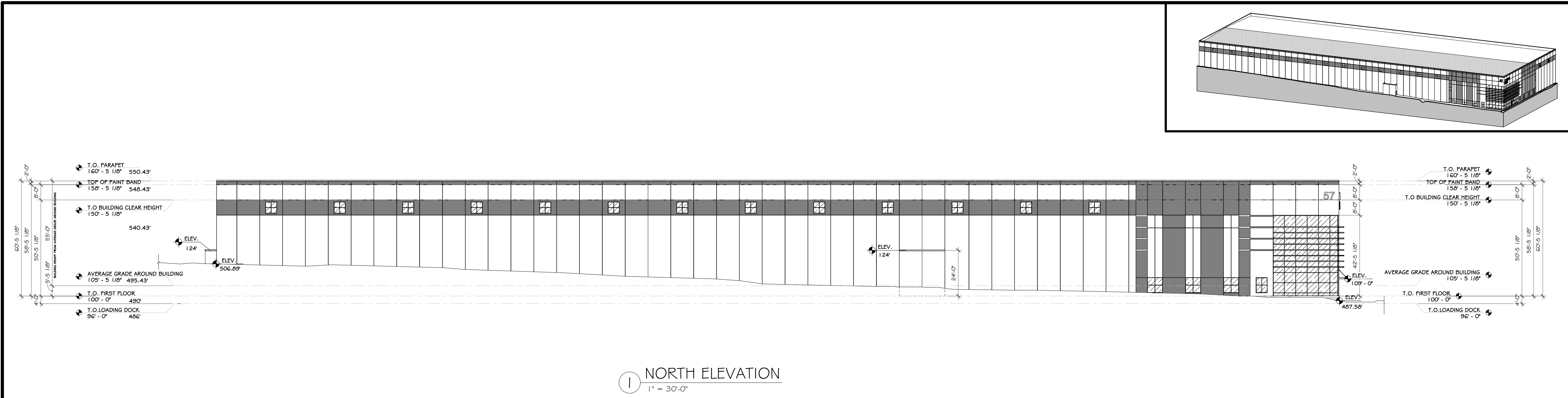
WWW.ADGARCHITECT.COM
CONTACT@ADGARCHITECT.COM

Project: **RDM DOLSONTOWN - DEWPOINT NORTH**
SECTION 4, BLOCK 1 LOT 50.2 TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

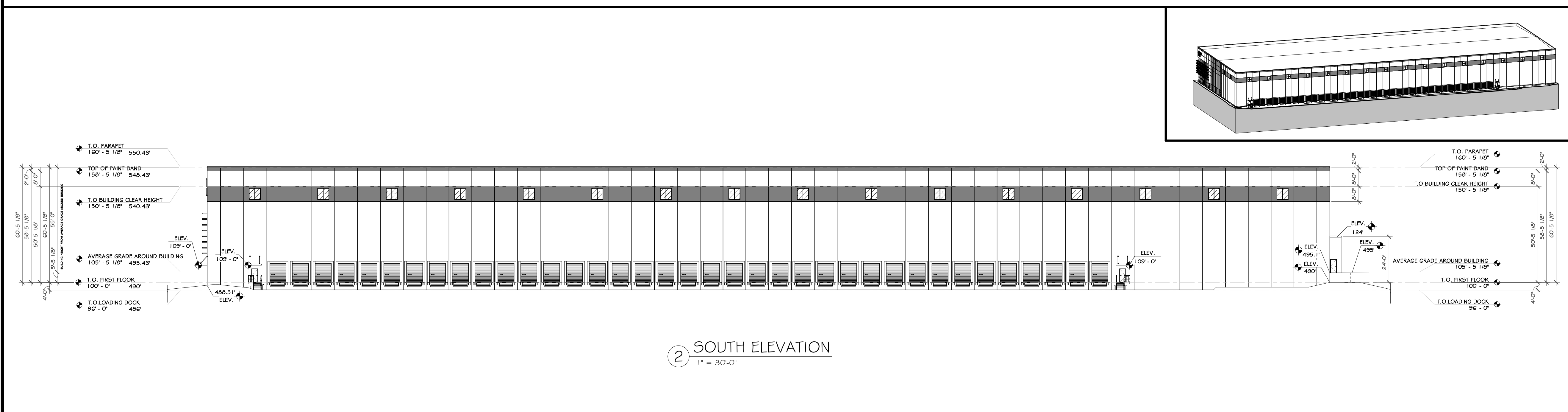
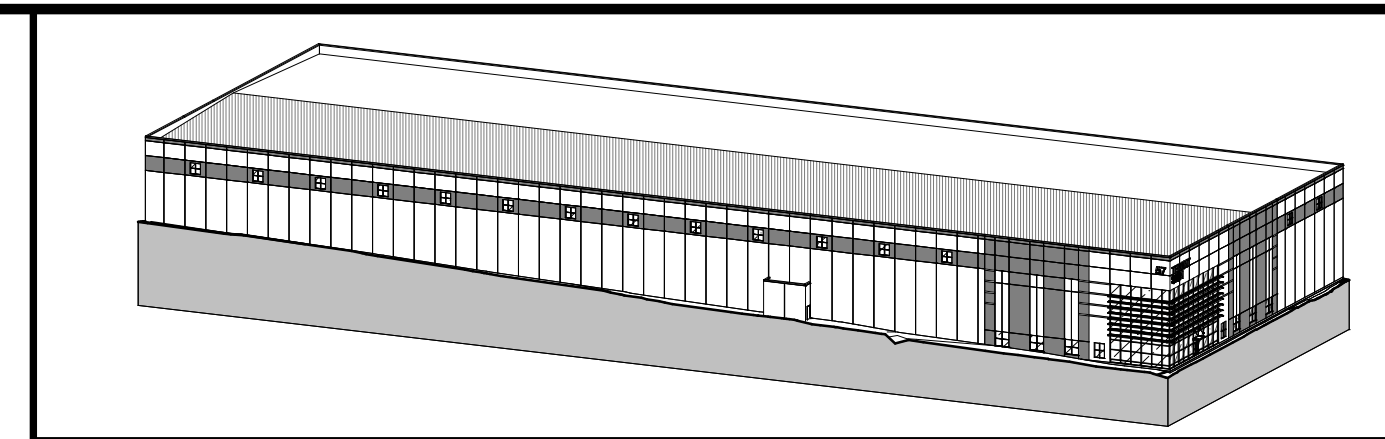
Drawing Name: **EXTERIOR ELEVATIONS**

Drawn: IDEA | Scale: As Noted | Project: 22134 | Date: 11/22/21

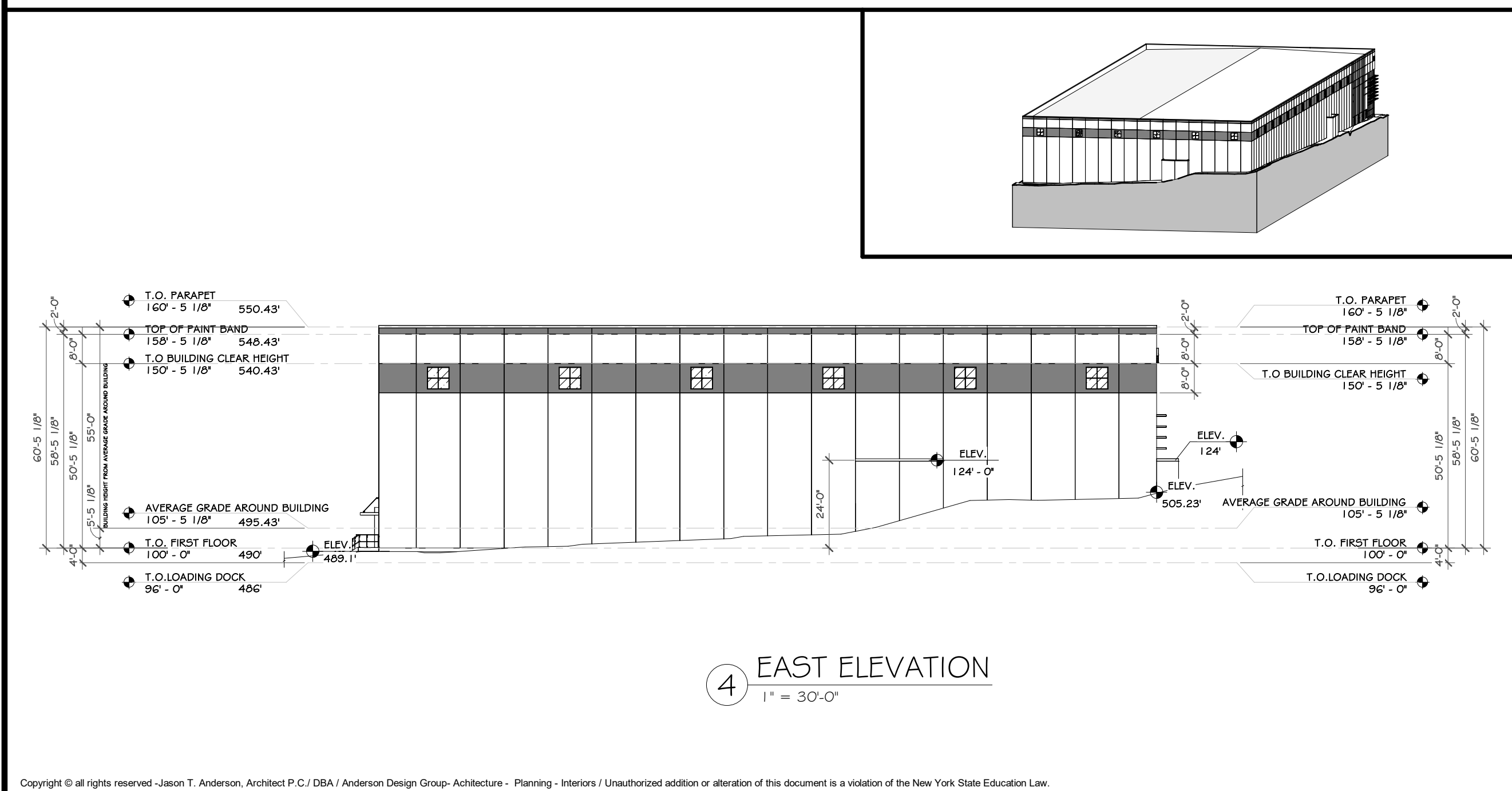
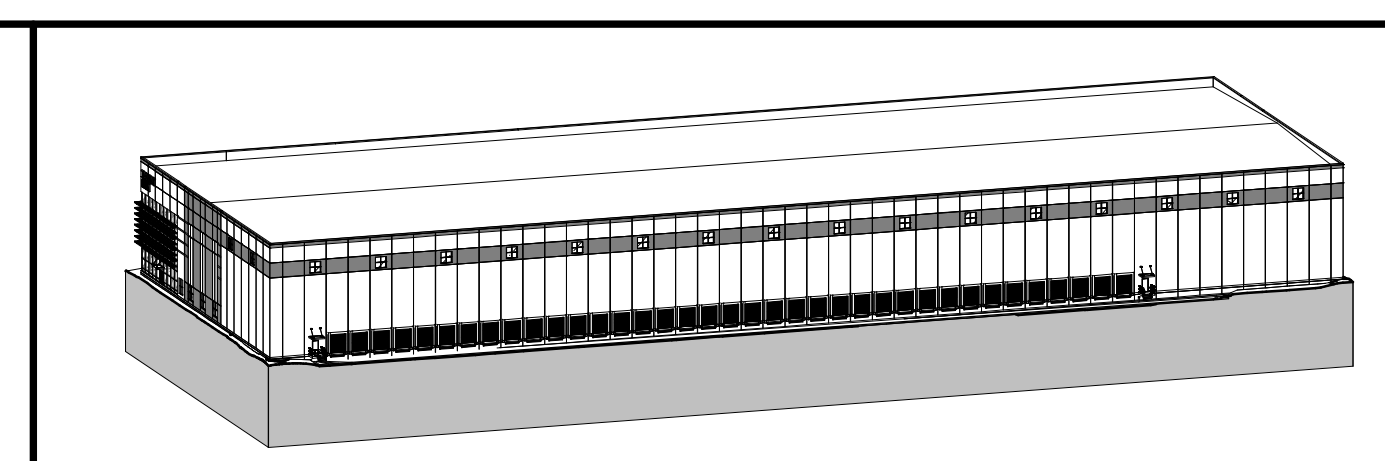
Drawing Number: **A-300-N-PB**



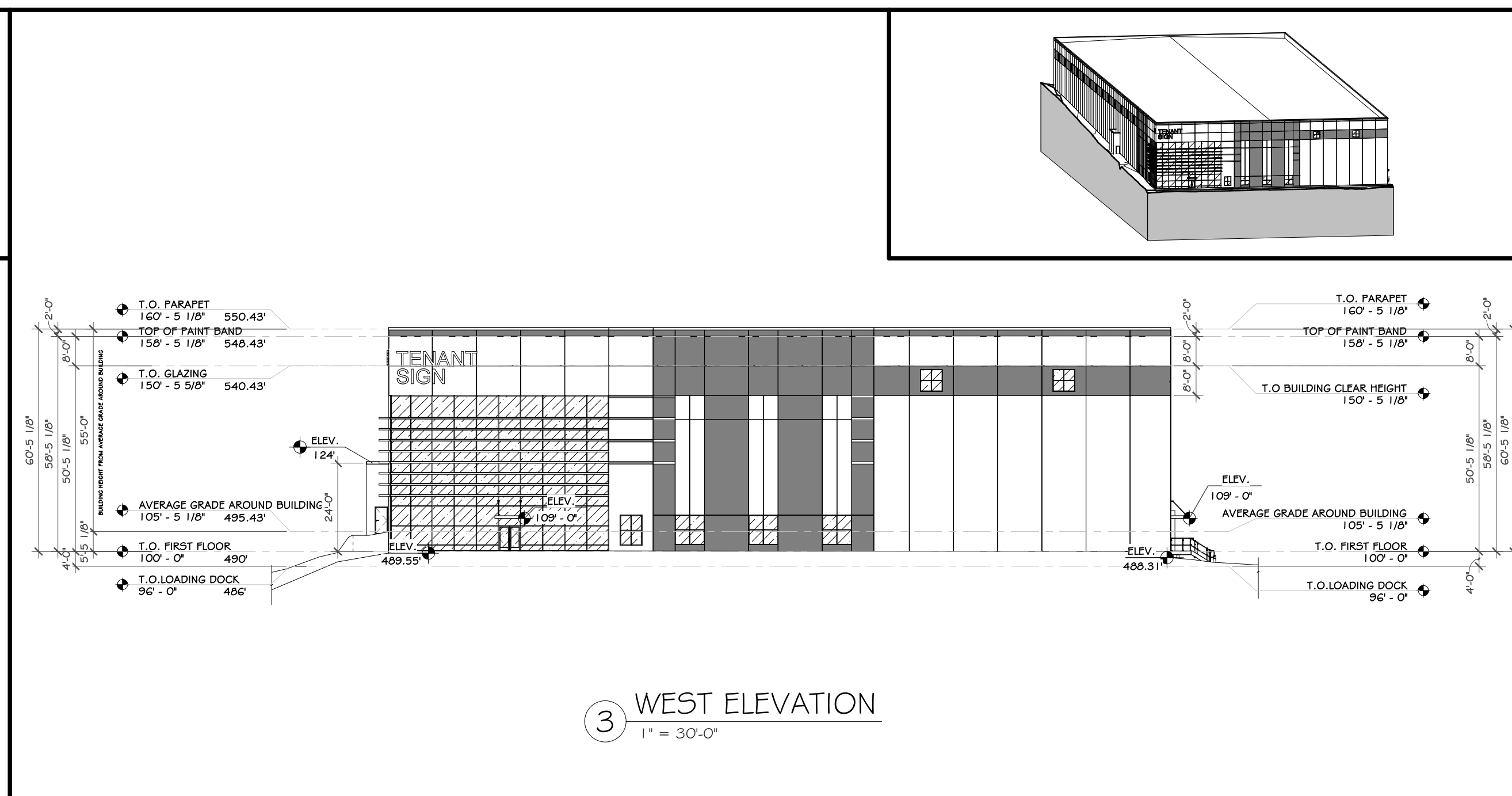
1 NORTH ELEVATION
1" = 30'-0"



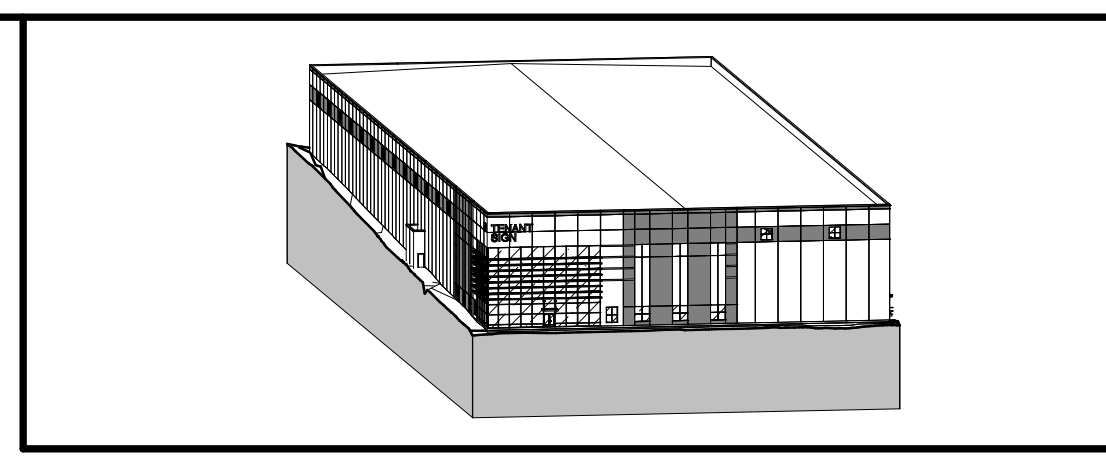
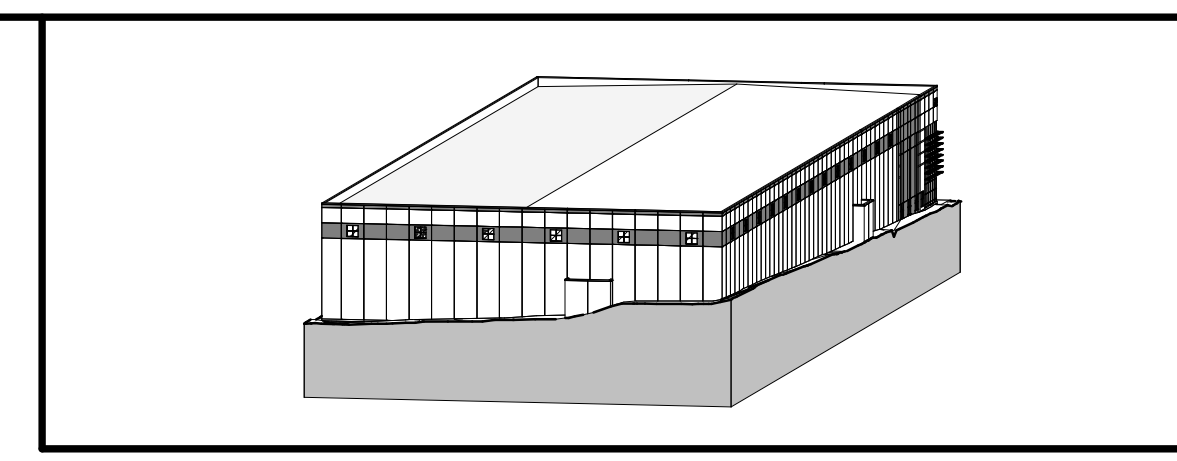
2 SOUTH ELEVATION
1" = 30'-0"



4 EAST ELEVATION
1" = 30'-0"



3 WEST ELEVATION
1" = 30'-0"



PROJECT

NORTH

KEY PLAN

100% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

**ANDERSON
DESIGN
GROUP**

ARCHITECTURE
PLANNING
INTERIORS

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CONTACT@ADGARCHITECT.COM

Project: **RDM DOLSONTOWN-DEWPOINT SOUTH**
SECTION 4, BLOCK 1 LOT 50.2 TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

Drawing Name: **EXTERIOR ELEVATIONS**

Drawn: IDEA | Scale: As Noted | Project: 22134 | Date: 11-22-22

Drawing Number: **A-300-S-PB**