

"LOT 2" PER LOT LINE CHANGE PLANS BY OTHERS (SOUTH) 878,681.55 S.F. 20.17 ACRES (FM 114-14) S-B-1 4-1-50.32 (TM)

LOT 6-1-90.24 TO BE DISSOLVED

PROPOSED LOT LINE (SEE REFERENCE NOTE FOR LOT LINE CHANGES PLANS BY OTHERS)

DRAWING LEGEND

- PROPERTY BOUNDARY
EXISTING CURB
PAVEMENT STRIPING
OVERHEAD WIRES
EASEMENTS
MAJOR CONTOUR
MINOR CONTOUR
STORMWATER PIPES
TREEROW / HEDGE
TREELINE
BOUNDARY EVIDENCE
SIGN
POST / BOLLARD
UTILITY POLE
GLY WIRE
LIGHT POLE
ROOF LEADER / OPEN ROOF DRAIN
TREE PROTECTION FENCING
SANITARY MANHOLE
SANITARY CLEANOUT
DRAINAGE MANHOLE
CATCH BASIN
TBR = TO BE REMOVED
UTP = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR = GRATE
CO = CLEANOUT
TREE CLEARING LINE
WETLANDS AREA

DEMOLITION NOTES:

- 1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION...
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES...
3. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS...
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS...
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE...
B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE...
C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE...
6. COLLIER ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION...
7. THE CONTRACTOR SHALL PROVIDE ALL THE MEANS AND METHODS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES...
8. ROCK EXCAVATIONS (AS APPLICABLE) WILL BE PERFORMED BY MECHANICAL MEANS ONLY...
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES...
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE...
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE...
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED...
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE...
14. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED...
15. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION...
16. PROTECT ALL EXISTING UTILITIES TO REMAIN INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC...
17. THIS SET OF PLANS IS NOT DICTATING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY...
18. TREE CLEARING AND REMOVAL SHALL OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.

REFERENCE NOTE:
1. FOR BOUNDARY ADJUSTMENTS UNDER SEPARATE APPLICATION REFERENCES HEREIN, SEE COVER SHEET FOR LOT LINE & DEDICATION PLAN BY OTHERS.

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Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

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Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. E.C.A.# 9017609

PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH
SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design logo and contact information. Includes address: 555 Hudson Valley Avenue, Suite 101, New Windsor, NY 12553. Phone: 845.564.4499. Website: www.colliersengineering.com

SCALE: 1" = 50'
Linear unit of measure: US Survey Foot (1 ft = 1200.93317 m)

TOWN OF WAWAYANDA
PLANNING BOARD

EXISTING CONDITIONS & DEMOLITION PLAN
C-200





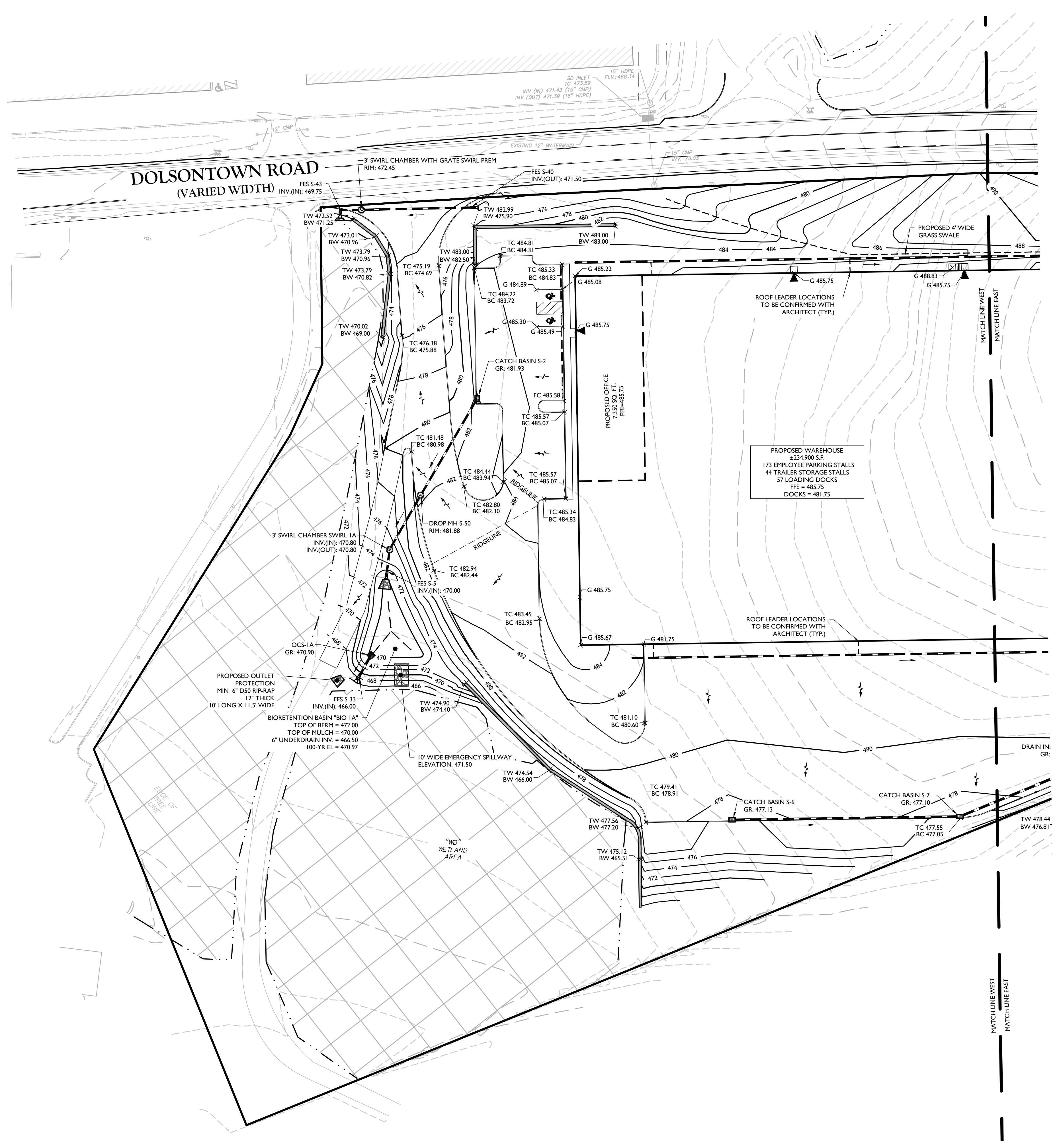
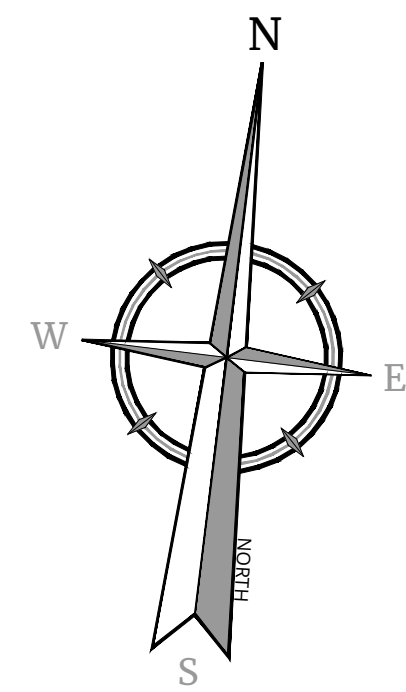






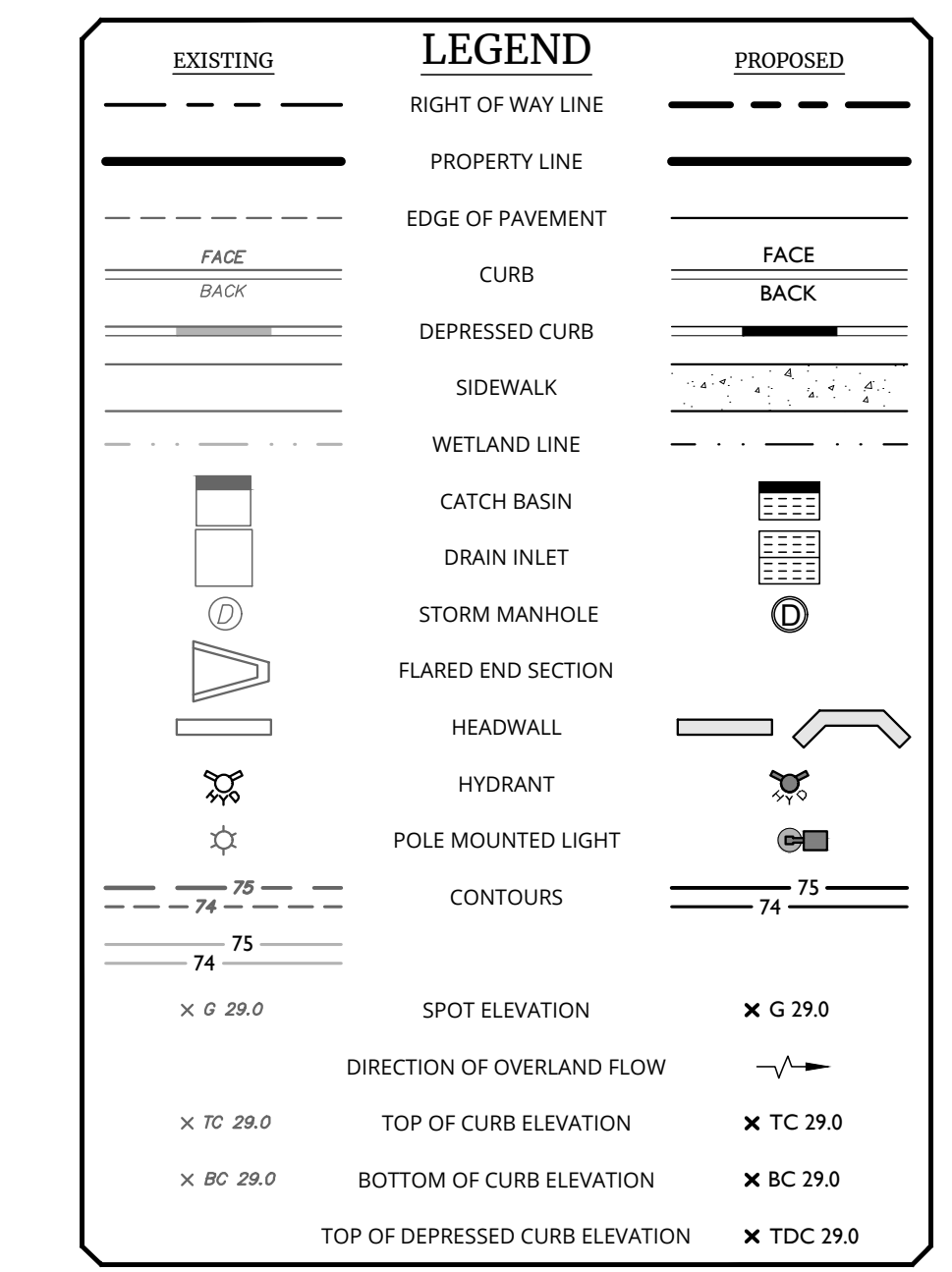
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ALL STATES REQUIRE NOTIFICATION OF  
EXCAVATORS, DESIGNERS, OR ANY PERSON  
PREPARING TO DISTURB THE EARTH'S  
SURFACE ANYWHERE IN ANY STATE

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EARTHWORK	
CUT	110,235 CY
FILL	100,806 CY
APPROXIMATE IMPERVIOUS AREA CUT	25,446 CY
NET CUT/FILL	34,875 CY CUT

NOTES:  
1. EARTHWORK CALCULATIONS PROVIDED ARE PRELIMINARY FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK VOLUMES PRIOR TO BID AND CONSTRUCTION. PRELIMINARY ESTIMATES ACCOUNT FOR SURFACE TO SURFACE VOLUMES, WITH AN ESTIMATE FOR PAVEMENT AND SUBBASE DEPTHS. NO EXPANSION FACTORS, TOPSOIL, OR UTILITY TRENCH/WALL BACKFILL VOLUMES ARE INCLUDED IN THIS ESTIMATE.



- GRADING NOTES:**
- PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
  - PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
  - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION.
  - BORING LOCATIONS REFERENCED FROM GEOTECHNICAL DATA REPORT DATE 12/04/2021
- BIORETENTION BASIN NOTES:**
- BIORETENTION BASIN "BIO 1B" IS DESIGNED TO TREAT HOTSPOT RUNOFF. THIS BASIN SHALL BE LINED WITH AN IMPERVIOUS LINER AS TO NOT ALLOW RUNOFF TO INFILTRATE PRIOR TO TREATMENT. SEE BIORETENTION DETAIL FOR EXTENTS OF IMPERVIOUS LINER.
- ADA INSTRUCTIONS TO CONTRACTOR:**
- CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN, FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCES/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:  
(NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):  
A. PARKING SPACES AND PARKING ASLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.  
B. CURB RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%).  
C. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS. MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.  
D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS-SLOPE.  
E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.  
F. DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).
  - IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	04/08/2024	ISSUED FOR PRELIMINARY BIDDING	MAS		
2	04/08/2024	ISSUED FOR PLANNING BOARD COMMENTS	MAS		

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PRELIMINARY SITE PLAN  
FOR  
DEWPOINT SOUTH

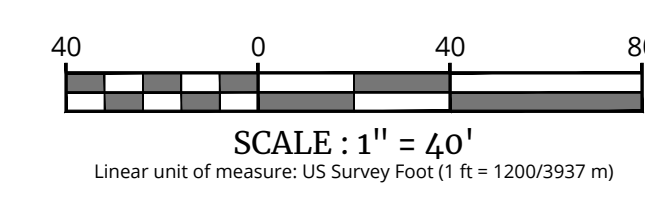
SBL: 4-1-50.32, 6-1-90.22,  
90.24 & 107

TOWN OF WAWAYANDA  
ORANGE COUNTY  
NEW YORK STATE

555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURAL, INTERIOR & EXTERIOR  
SURVEYING, E.T.C.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR
PROJECT NUMBER:	DRAWING NAME:	SHEET TITLE:	
20006912E	C-GRAD	GRADING & DRAINAGE PLAN WEST	

SHEET NUMBER:  
C-401



TOWN OF WAWAYANDA  
PLANNING BOARD

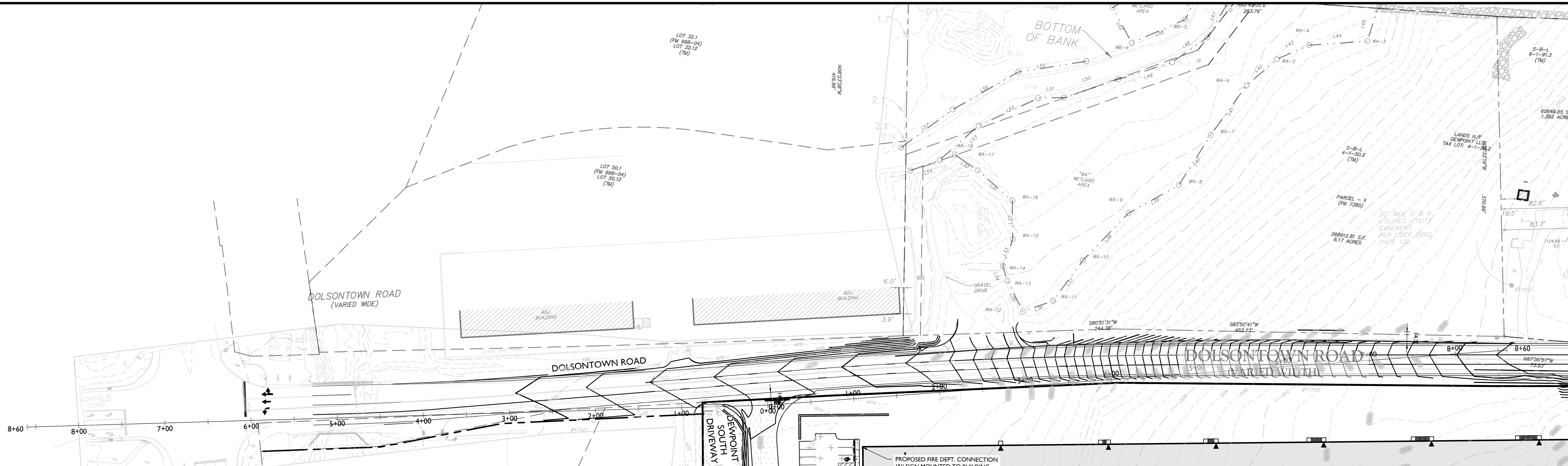






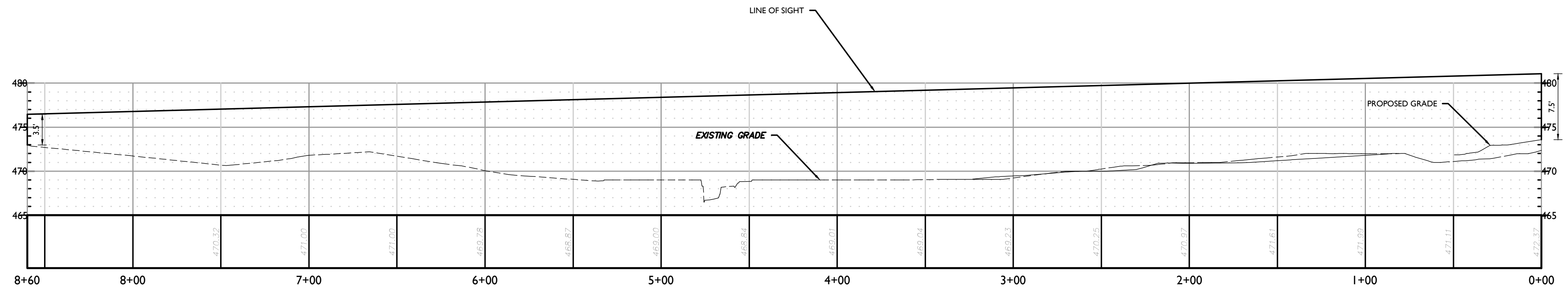
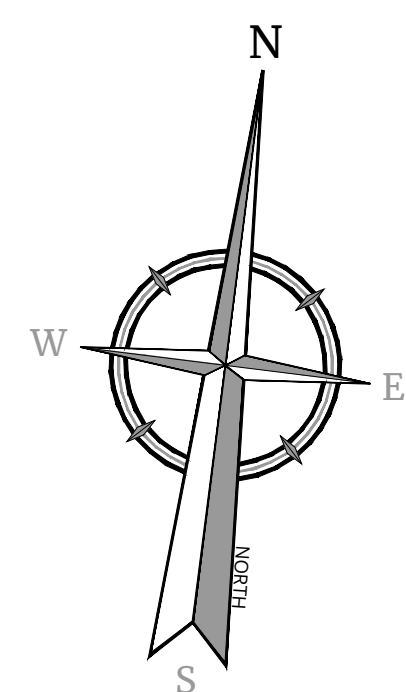


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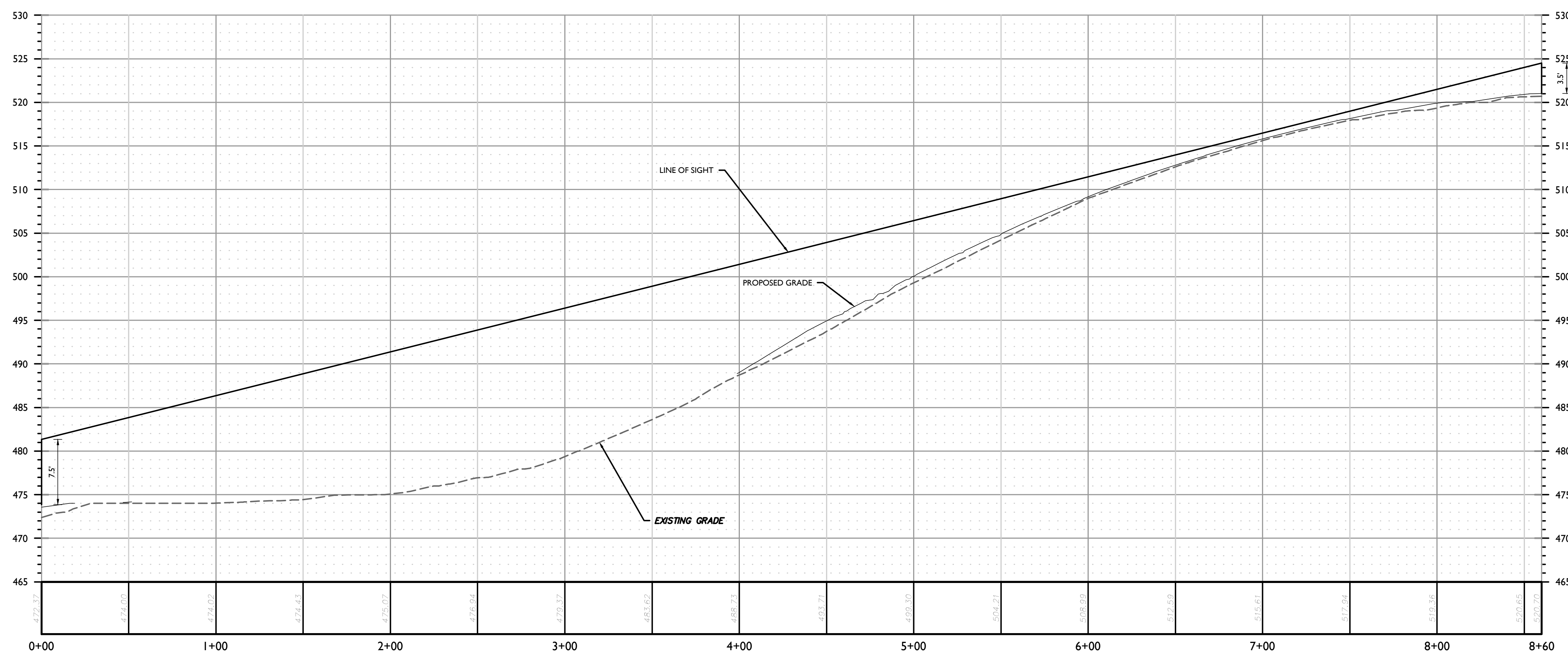


SIGHT DISTANCE SUMMARY TABLE					
ROADWAY DESIGN SPEED	48 MPH	AVAILABLE SIGHT DISTANCE (FT)		AASHTO SIGHT DISTANCES	
		EXISTING	PROPOSED	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE (FT)
LEFT TURN FROM SITE ACCESS	LOOKING LEFT	860+	860+	400	860
	LOOKING RIGHT	860+	860+	490	860

NOTES:  
1) BASED ON THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), 7TH EDITION 2018.  
2) AASHTO SIGHT DISTANCES ARE BASED ON 48 MPH OPERATING SPEED ALONG THE ROADWAY IN THE VICINITY OF THE SITE ACCESS LOCATION FOR COMBINATION TRUCKS. ADJUSTED FOR GRADES AND PROPOSED TWO-WAY LEFT TURN LANE.  
3) AVAILABLE SIGHT DISTANCES SHOWN ARE FOR EXISTING CONDITIONS AND FOR FUTURE CONDITIONS AFTER COMPLETION OF ANY IMPROVEMENTS SUCH AS VEGETATIVE PRUNING/CLEARING AND GRADING.



PROFILE OF TRUCK ISD LOOKING LEFT (SOUTH DRIVE)  
HORIZONTAL : 1" = 40'  
VERTICAL : 1" = 8'



PROFILE OF TRUCK ISD LOOKING RIGHT (SOUTH DRIVE)  
HORIZONTAL : 1" = 40'  
VERTICAL : 1" = 8'

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	04/08/2024	REVISED PER RESUBMITTED BUILDING USE	TPS		
2	07/22/24	REVISED PER PLANNING BOARD COMMENTS	TPS		

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LICENSE NUMBER: 103788  
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PRELIMINARY SITE PLAN  
FOR  
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SBL: 4-1-50.32, 6-1-90.22,  
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TOWN OF WAWAYANDA  
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ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
SURVEYING, E.T.C.

SCALE: AS SHOWN  
DATE: 04/08/2024  
PROJECT NUMBER: 20006912E  
DRAWING NAME: C-TRAF-SGHT

SHEET TITLE: SIGHT DISTANCE EXHIBIT PLAN - TRUCKS

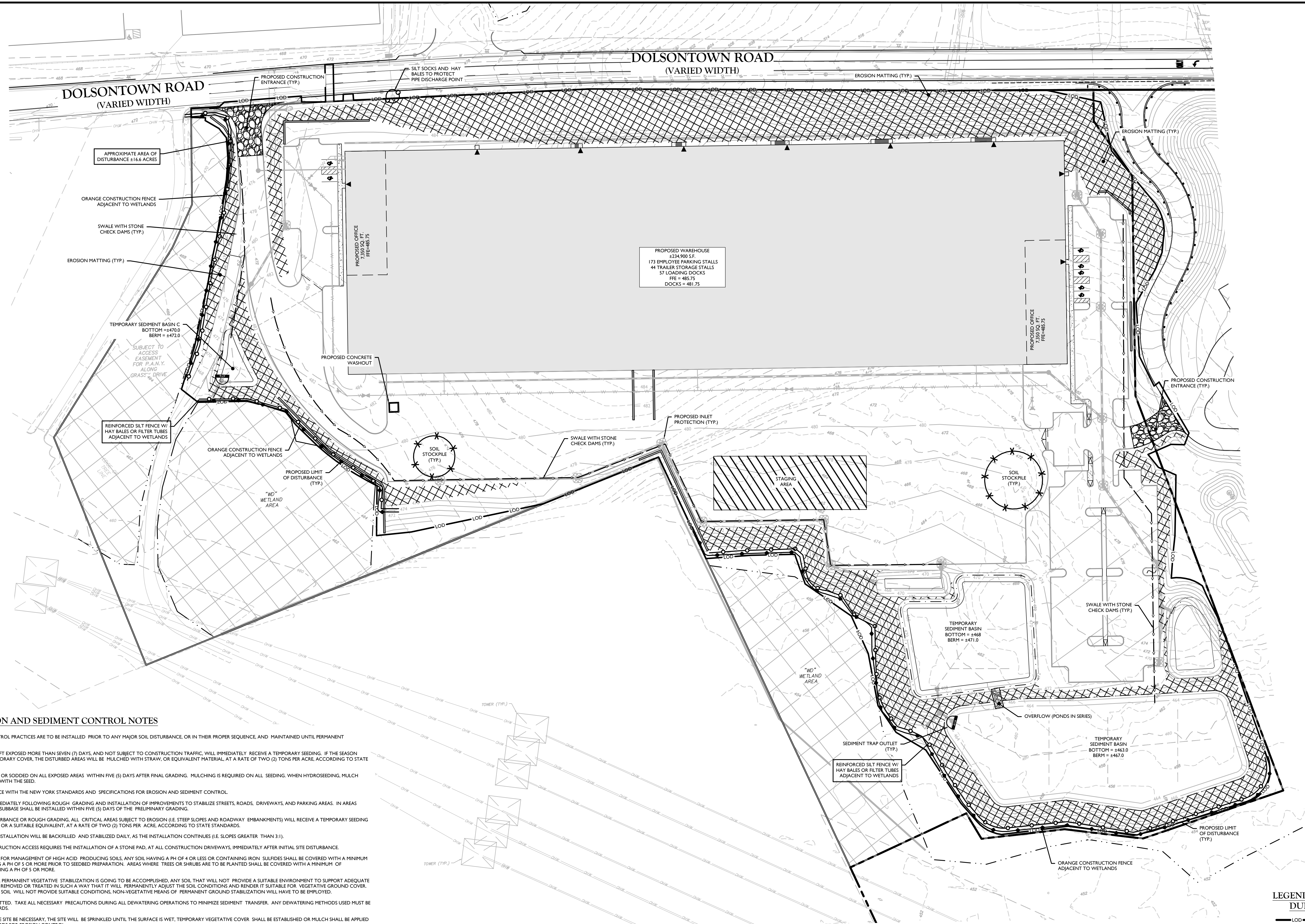
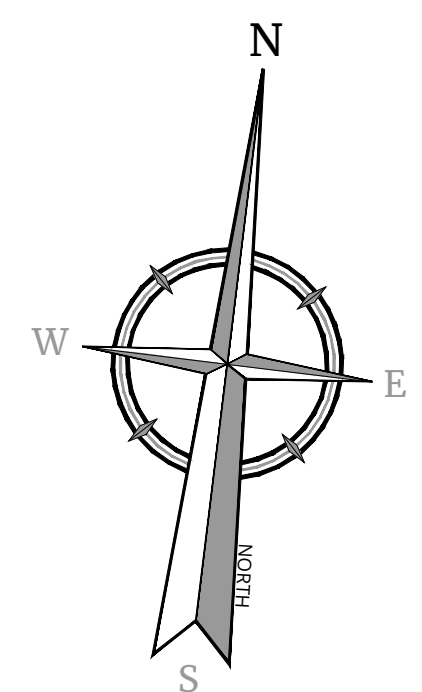
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GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

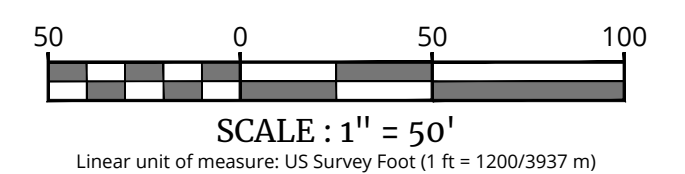
- 1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SEVEN (7) DAYS, AND NOT SUBJECT TO CONSTRUCTION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

FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED, OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CURSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.
INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GPO-28(88). ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 1" DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

NOTE DURING THE CONSTRUCTION OF A PHASE, EACH SUBSEQUENT PHASE WILL HAVE BEEN CAPPED AND STABILIZED WITH DENSE GRASS COVER.
MAINTENANCE AGREEMENT NOTE
THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE VILLAGE TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- LOD --- CONSTRUCTION LIMIT LINE
--- S --- SILT FENCE
--- O --- ORANGE CONSTRUCTION FENCE
--- [Symbol] --- STORM INLET SEDIMENT TRAP
--- [Symbol] --- STABILIZED CONSTRUCTION ENTRANCE
--- [Symbol] --- STONE OUTLET SEDIMENT TRAP
--- [Symbol] --- TEMPORARY SWALE
--- [Symbol] --- TEMPORARY SEDIMENT BASIN
--- [Symbol] --- MATERIAL STOCKPILE
--- [Symbol] --- CONCRETE WASHOUT



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Professional Engineer seal for Robinson Cory Daniel, New York Licensed Professional Engineer, License Number 103788-01, Colliers Engineering & Design, Inc., N.Y. C.O.A.#. 0017609.

PRELIMINARY SITE PLAN FOR DEWPOINT SOUTH
SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

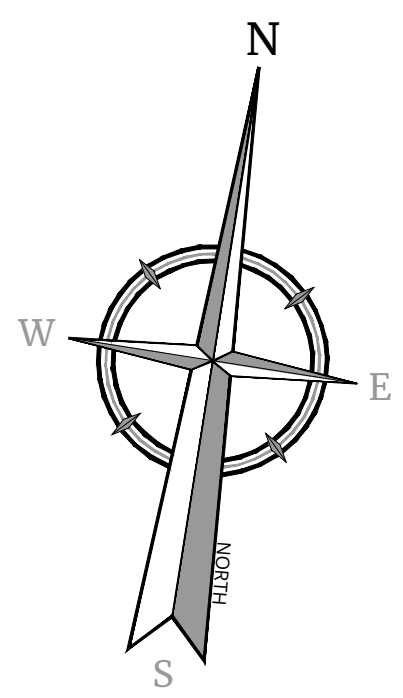
Project information including Colliers Engineering & Design logo, address (555 Hudson Valley Avenue, Suite 101, New Windsor, NY 12553), phone (845.564.4495), and sheet title: SOIL EROSION & SEDIMENT CONTROL PLAN. Sheet number: C-600.







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PROPOSED WAREHOUSE  
234,900 S.F.  
172 EMPLOYEE PARKING STALLS  
44 TRAILER STORAGE STALLS  
57 LOADING DOCKS  
PTE = 483.73  
DOCKS = 481.75

**LIGHTING NOTES:**

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

**CALCULATION SUMMARY**

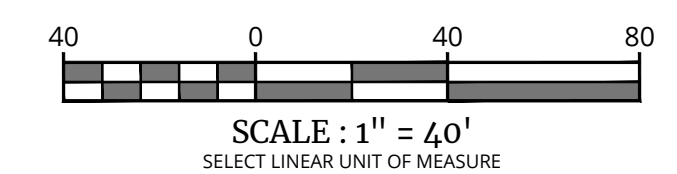
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
WESTERN DRIVEWAY	ILLUMINANCE	FC	1.3	6.0	0.3	4.3:1
LOADING DOCK & TRAILER STORAGE AREA	ILLUMINANCE	FC	1.0	5.4	0.1	10.0:1
WESTERN PARKING AREA	ILLUMINANCE	FC	1.0	1.3	0.5	2.0:1
EASTERN PARKING AREA	ILLUMINANCE	FC	1.5	5.9	0.3	5.0:1

**LUMINAIRE SCHEDULE**

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	7	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	20/30'	5,144	0.97	HLWPC2-P20-30K-MVOLT™-FTFM-BKSDP-P3
B	7	AMERICAN ELECTRIC LIGHTING - ATB0 SERIES LED	SINGLE	30'	20,049	0.97	ATB0-P305-MVOLT™-R4-3K-BK-UMS-XX
B2	2	AMERICAN ELECTRIC LIGHTING - ATB0 SERIES LED	DOUBLE @ 90°	30'	20,049	0.97	ATB0-P305-MVOLT™-R4-3K-BK-UMS-XX
C	4	AMERICAN ELECTRIC LIGHTING - ATB0 SERIES LED	SINGLE	20/30'	16,557	0.97	ATB0-P305-MVOLT™-R4-3K-BK-HSS-UMS-XX
D	8	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	30'	9,561	0.97	HLWPC2-P40-30K-MVOLT™-FTFM-BKSDP-P3

**LIGHTING LEGEND:**

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



**TOWN OF WAWAYANDA PLANNING BOARD**

**PRELIMINARY SITE PLAN FOR DEWPOINT SOUTH**

SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107

TOWN OF WAWAYANDA  
ORANGE COUNTY  
NEW YORK STATE

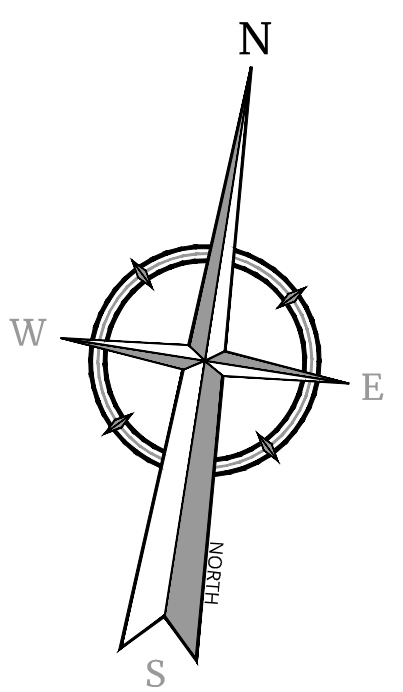
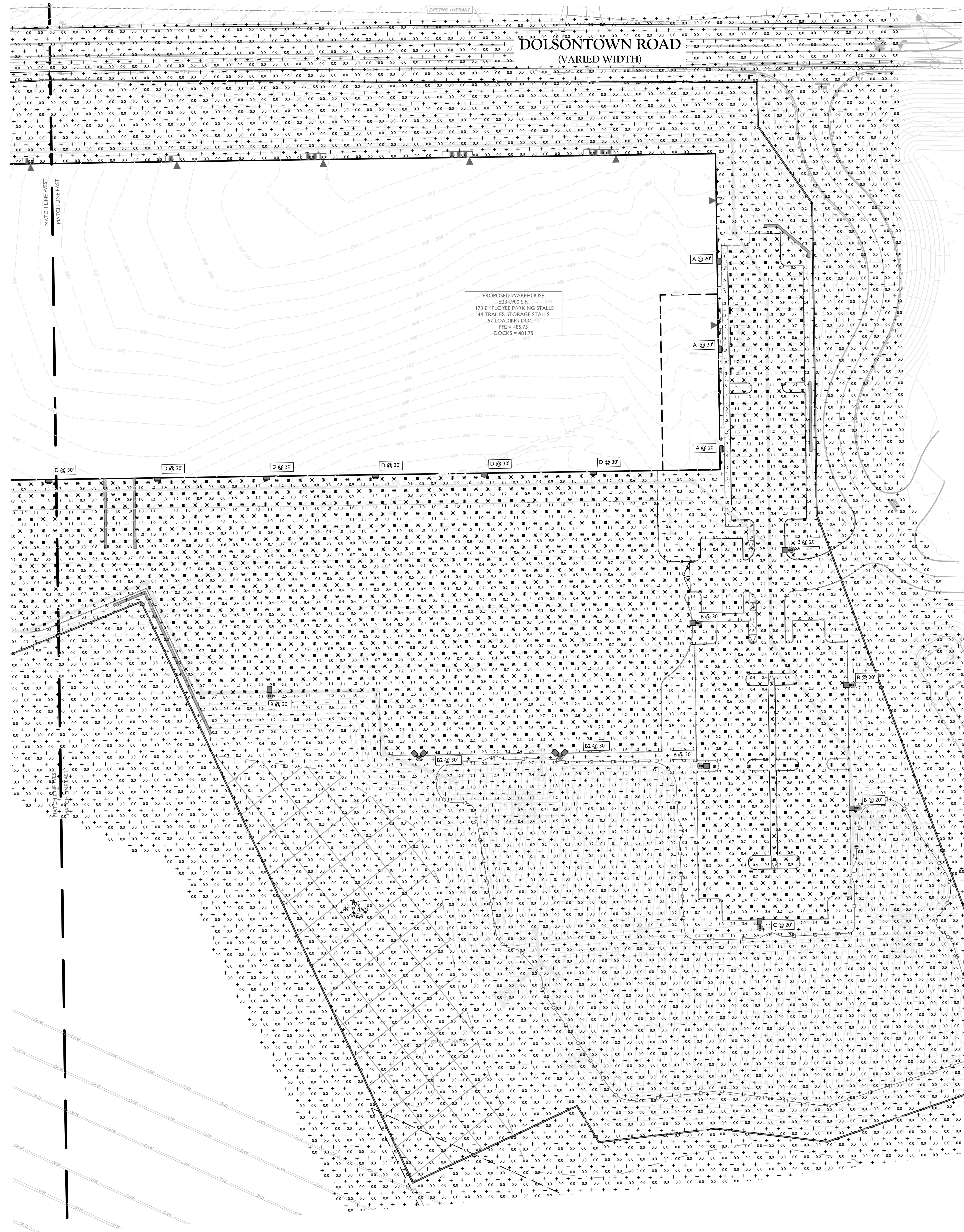
NEWBURGH  
555 Hudson Valley Avenue  
Suite 101  
Newburgh, NY 12553  
Phone: 845.564.4499  
COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
SURVEYING, E.T.C.

SCALE: AS SHOWN  
DATE: 04/08/2024  
PROJECT NUMBER: 20006912E  
DRAWING NAME: C-4.GHT  
DRAWN BY: MAS  
CHECKED BY: CDR

SHEET TITLE: LIGHTING PLAN WEST

SHEET NUMBER: C-801





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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

**REGISTERED LANDSCAPE ARCHITECT**  
STATE OF NEW YORK  
001964  
Justin Eric Dates  
NEW YORK REGISTERED LANDSCAPE ARCHITECT  
LICENSE NUMBER: 001964-01  
COLLIERS ENGINEERING & DESIGN CT, P.C.

**PRELIMINARY SITE PLAN**  
FOR  
**DEWPOINT SOUTH**  
SBL: 4-1-50.32, 6-1-90.22,  
90.24 & 107  
TOWN OF WAWAYANDA  
ORANGE COUNTY  
NEW YORK STATE

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Engineering & Design  
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COLLIERS ENGINEERING & DESIGN  
ARCHITECTURE, LANDSCAPE ARCHITECTURE,  
SURVEYING, E.T.C.

SCALE: DATE: DRAWN BY: CHECKED BY:  
AS SHOWN: 04/08/2024: MAS: CDR  
PROJECT NUMBER: DRAWING NAME:  
20006912E: C-4-GH1

SHEET TITLE:  
**LIGHTING PLAN**  
EAST

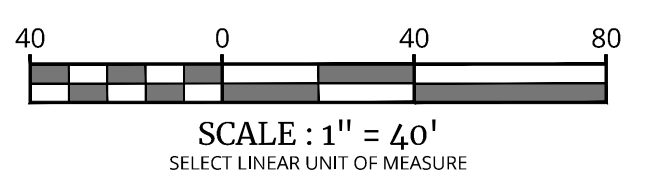
SHEET NUMBER:  
**C-802**

**LIGHTING LEGEND:**

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

**LIGHTING NOTES:**

- THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
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POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
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- LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
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- ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.



**TOWN OF WAWAYANDA  
PLANNING BOARD**

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

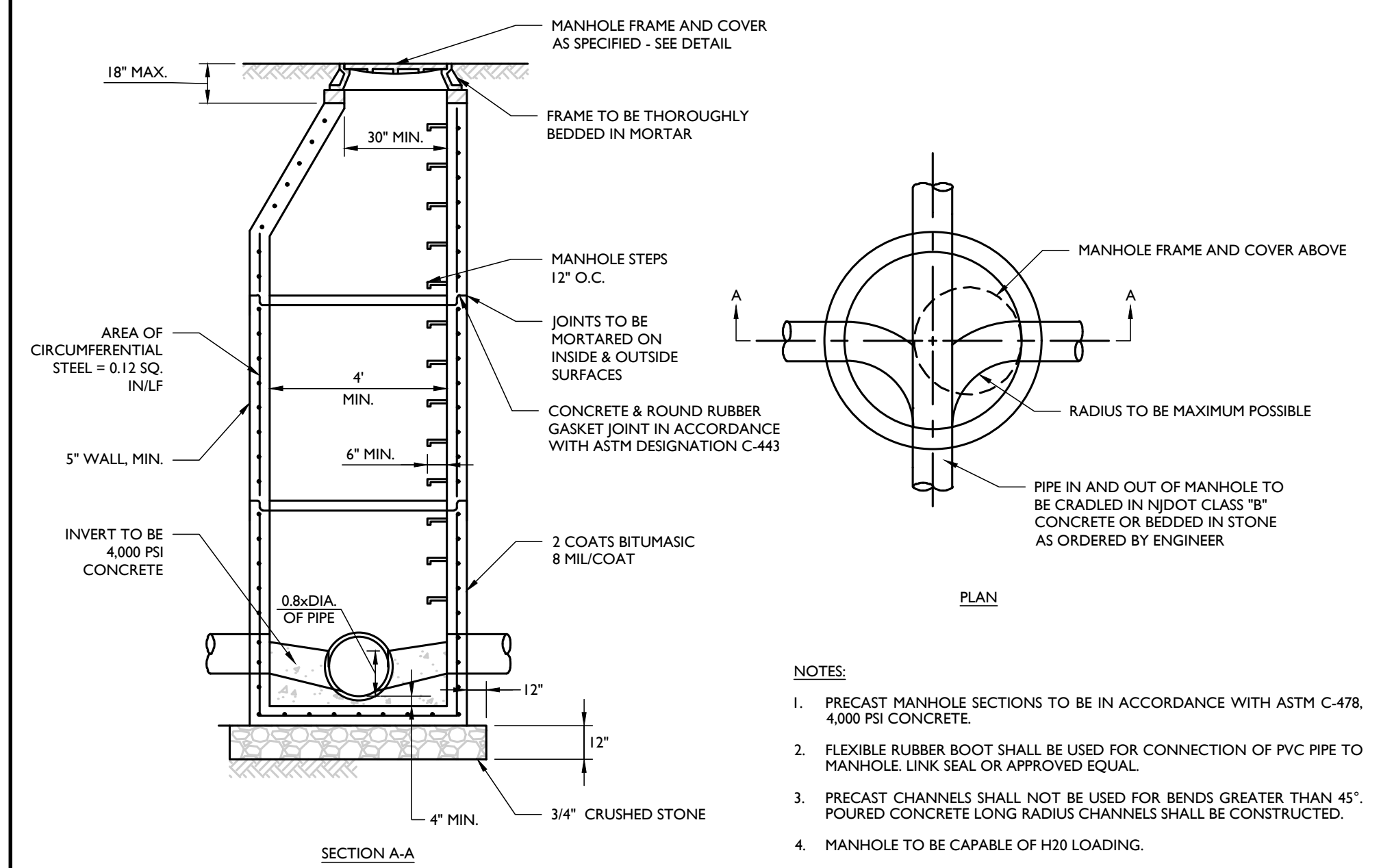






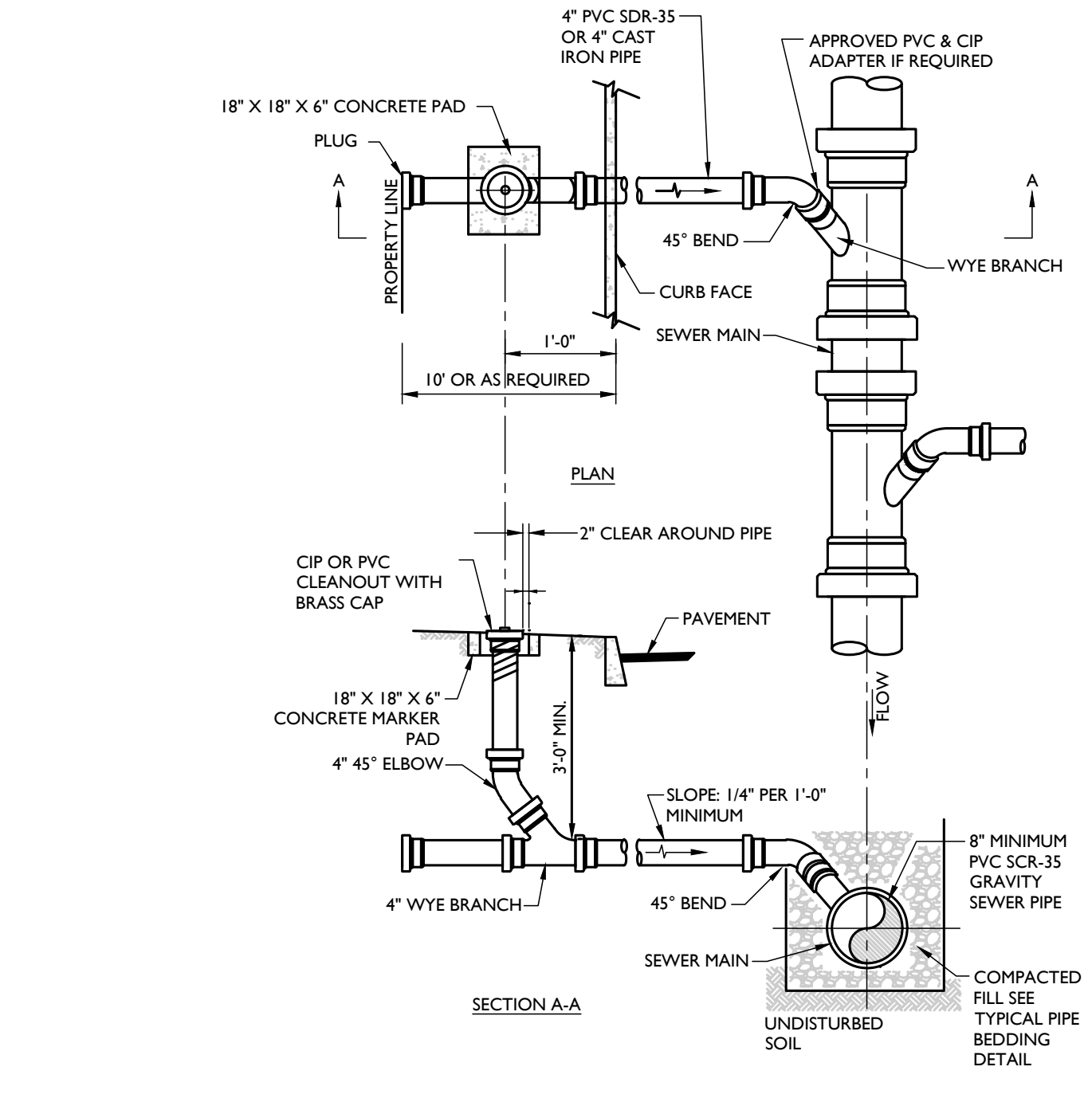






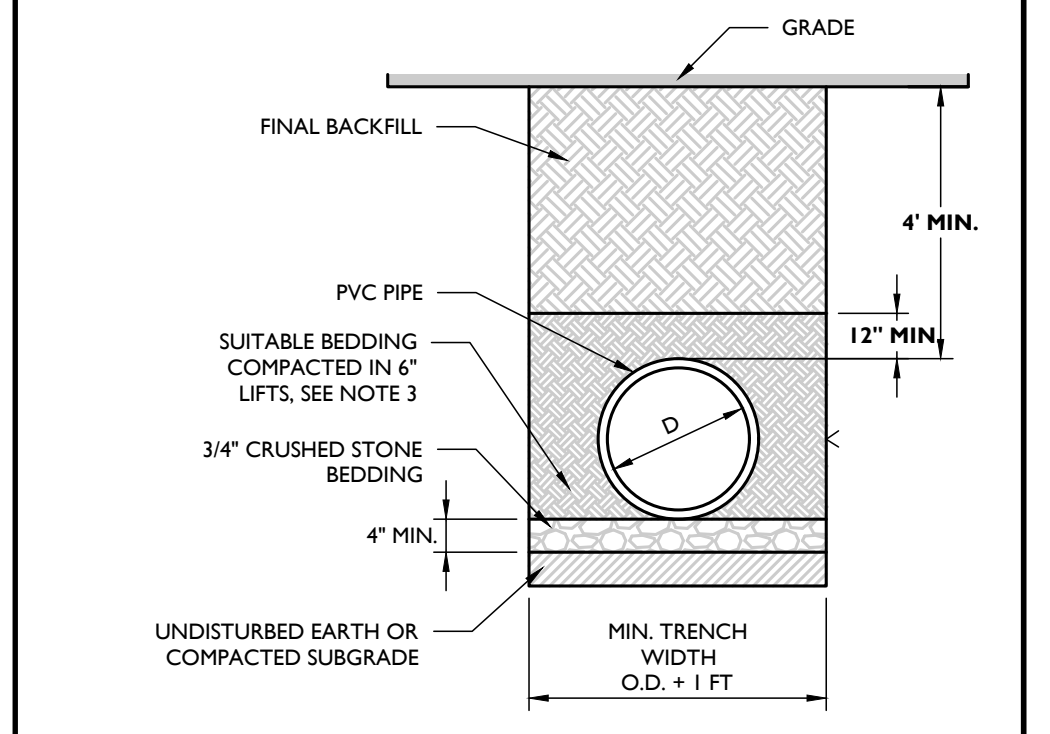
SANITARY PRECAST MANHOLE DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1000 07/01/19



SANITARY SEWER LATERAL & CLEANOUT DETAIL

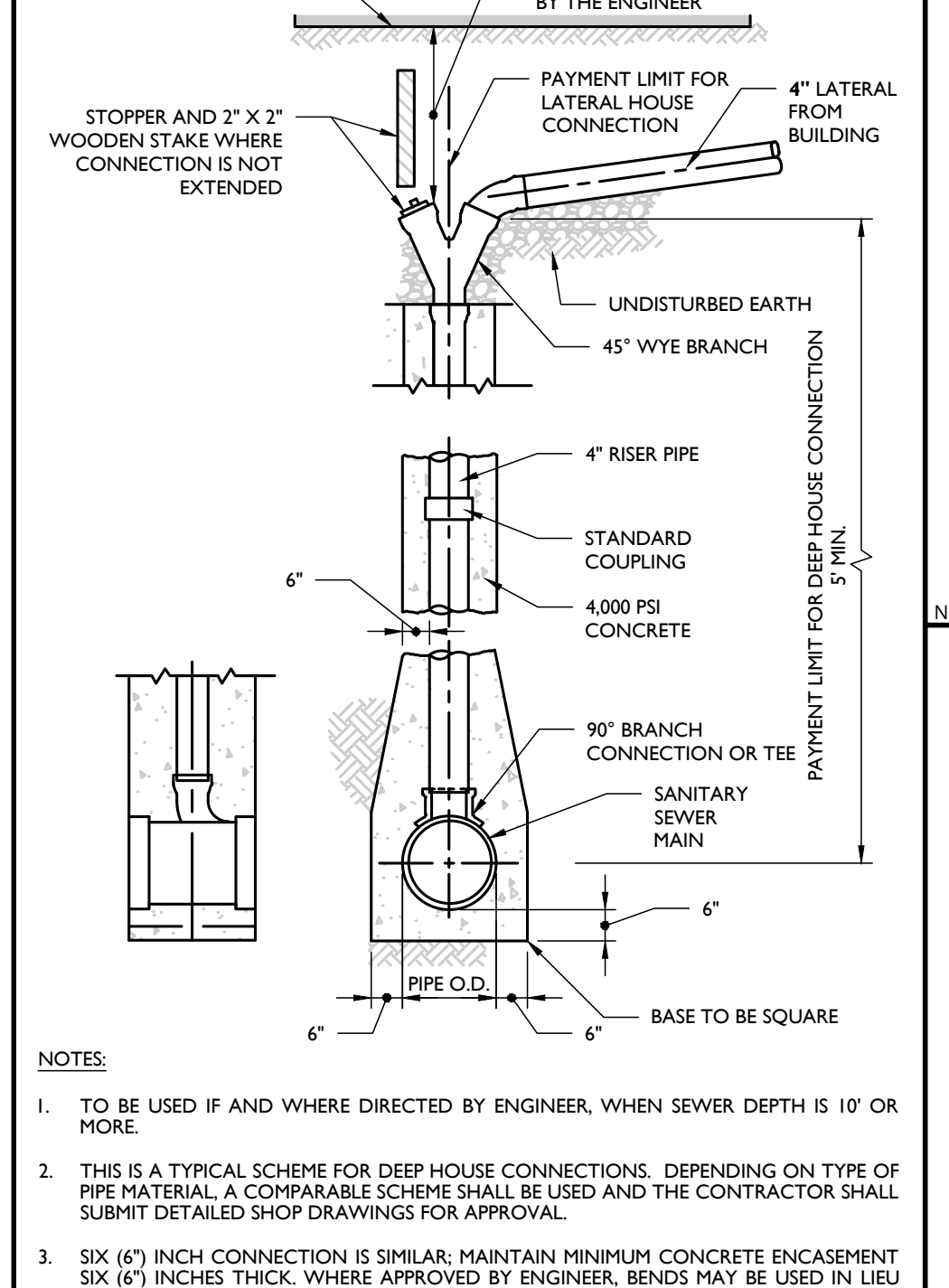
NOT TO SCALE MCNY-UTIL-SSWR-1601 07/01/19



- NOTES: 1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D3321. 2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY. 3. SUITABLE BEDDING MATERIAL SHALL BE COARSE SAND OR 1/2" CRUSHED STONE. 4. SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL, OR ITEM 4 STONE COMPACTED IN MAX. 7' LIFTS. BACKFILL MATERIAL WITHIN 2' OF THE PIPE MUST BE FREE AND CLEAR OF DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSUITABLE MATERIALS. 5. STONES LARGER THAN 2" FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 4" BELOW THE PIPE. 6. FOR INSTALLATION IN PAVEMENT, REFER TO THE APPLICABLE PAVEMENT DETAIL TO ESTABLISH FINAL GRADE. BACKFILL REQUIREMENTS BEYOND THE DEPTH OF THE PAVEMENT DETAIL SHALL BE IN ACCORDANCE WITH THIS DETAIL.

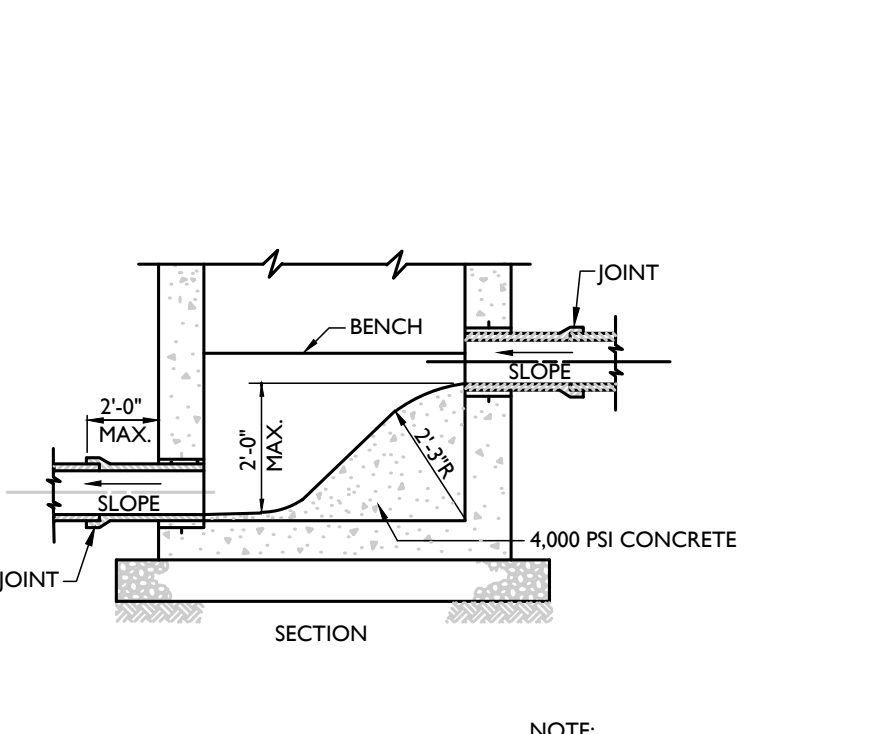
PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE 07/01/19



SANITARY DEEP HOUSE WYE CONNECTION DETAIL

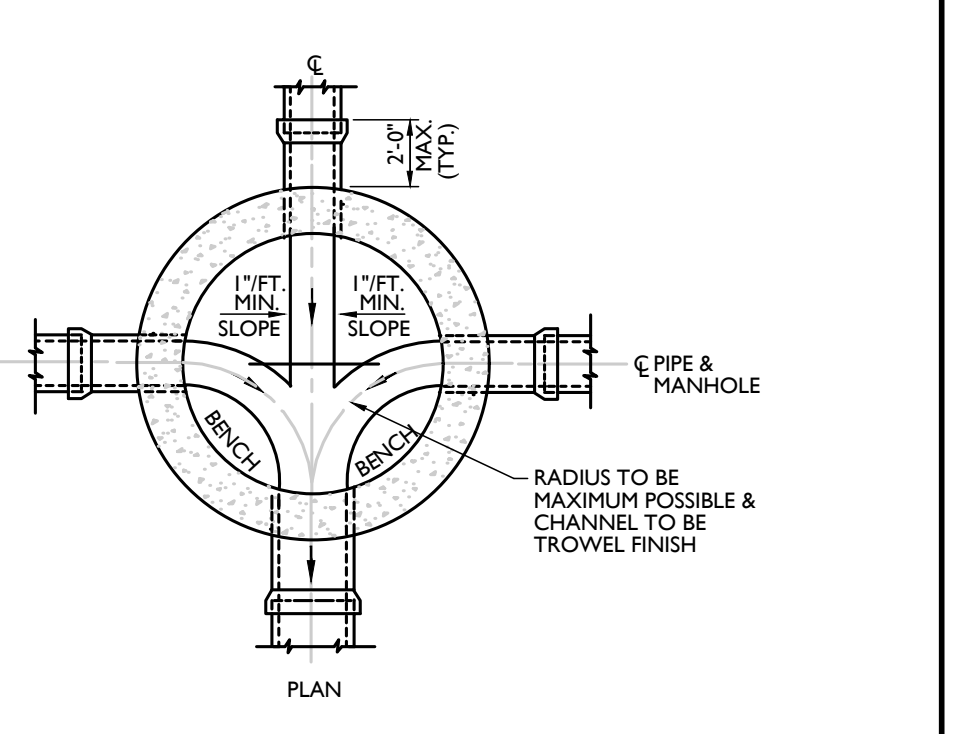
NOT TO SCALE MCNY-UTIL-SSWR-1900 07/01/19



- NOTE: 1. MANHOLE CHUTE IS TO BE USED WHERE DIFFERENCE IN INVERT ELEVATIONS BETWEEN INCOMING PIPE AND OUTGOING PIPE IS LESS THAN 2'-0". 2. IF THE DIFFERENCE 2'-0" OR GREATER, THEN EXTERNAL DROP CONNECTION SHALL BE MADE. CHANNELING SHALL BE AS SHOWN ABOVE.

MANHOLE CHUTE DETAIL

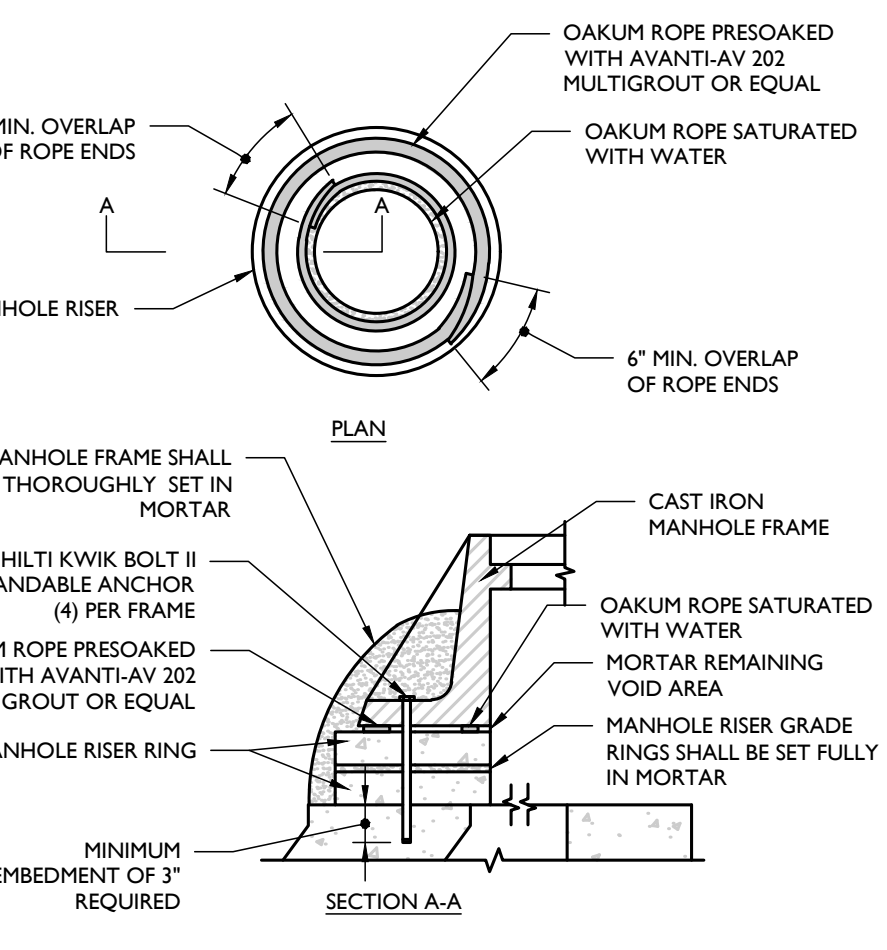
NOT TO SCALE MCNY-UTIL-SSWR-3000 07/01/19



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

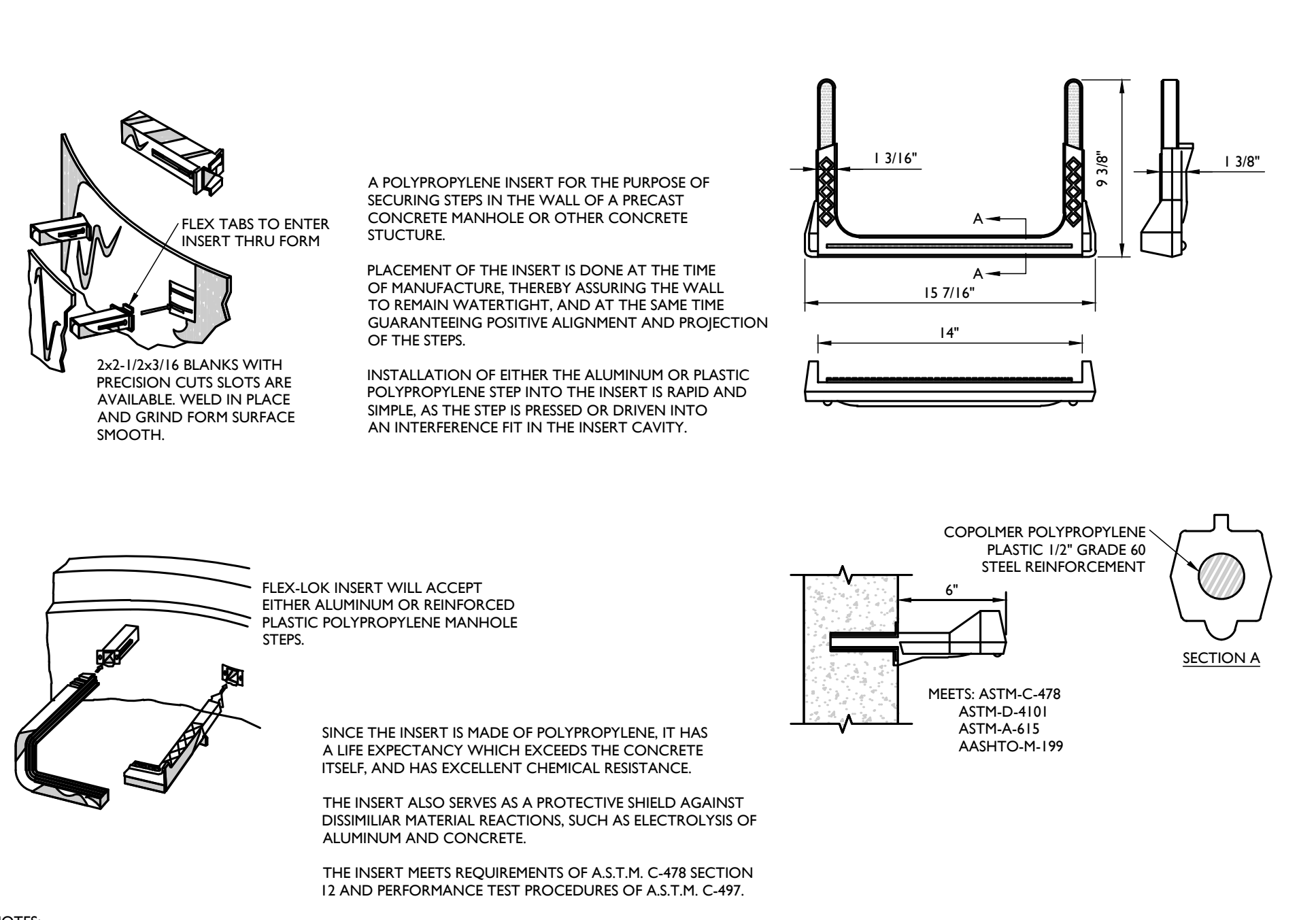
CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1600 07/01/19



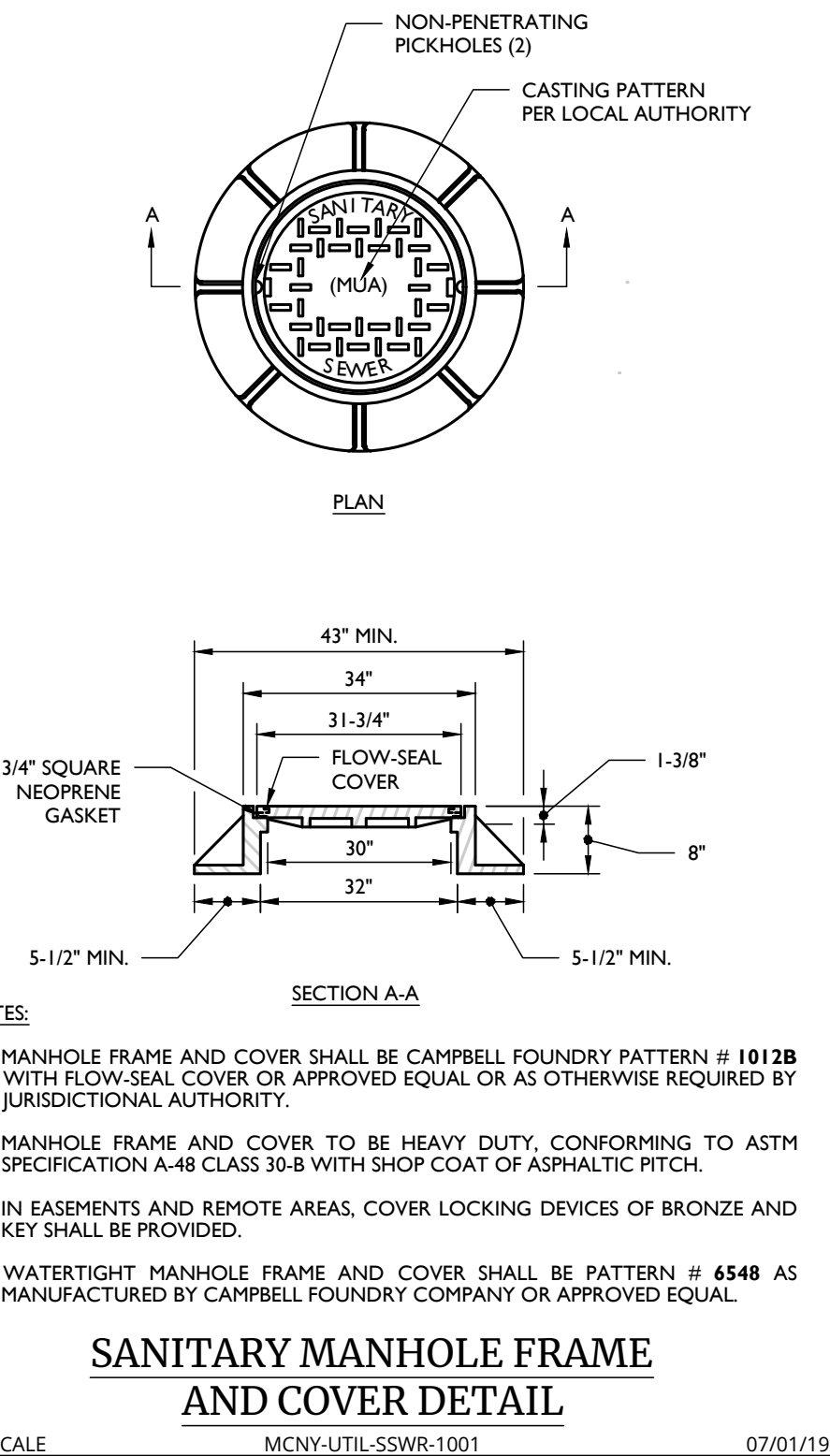
SANITARY SEWER MANHOLE FRAME INSTALLATION DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1300 07/01/19



LADDER RUNG (COPOLYMER) DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1500 07/01/19



SANITARY MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1001 07/01/19

Table with columns: REVISION, DATE, DRAWN BY, DESCRIPTION. Contains revision history for the drawing.

Professional Engineer Seal for Robinson Cory Daniel, License Number: 103788-01, State of New York.

PRELIMINARY SITE PLAN FOR DEWPOINT SOUTH. SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107. TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE.

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Project Information Table: SHEET TITLE: SEWER DETAILS; SHEET NUMBER: C-904.