

SCALE: 1" = 500'

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SITE DETAILS

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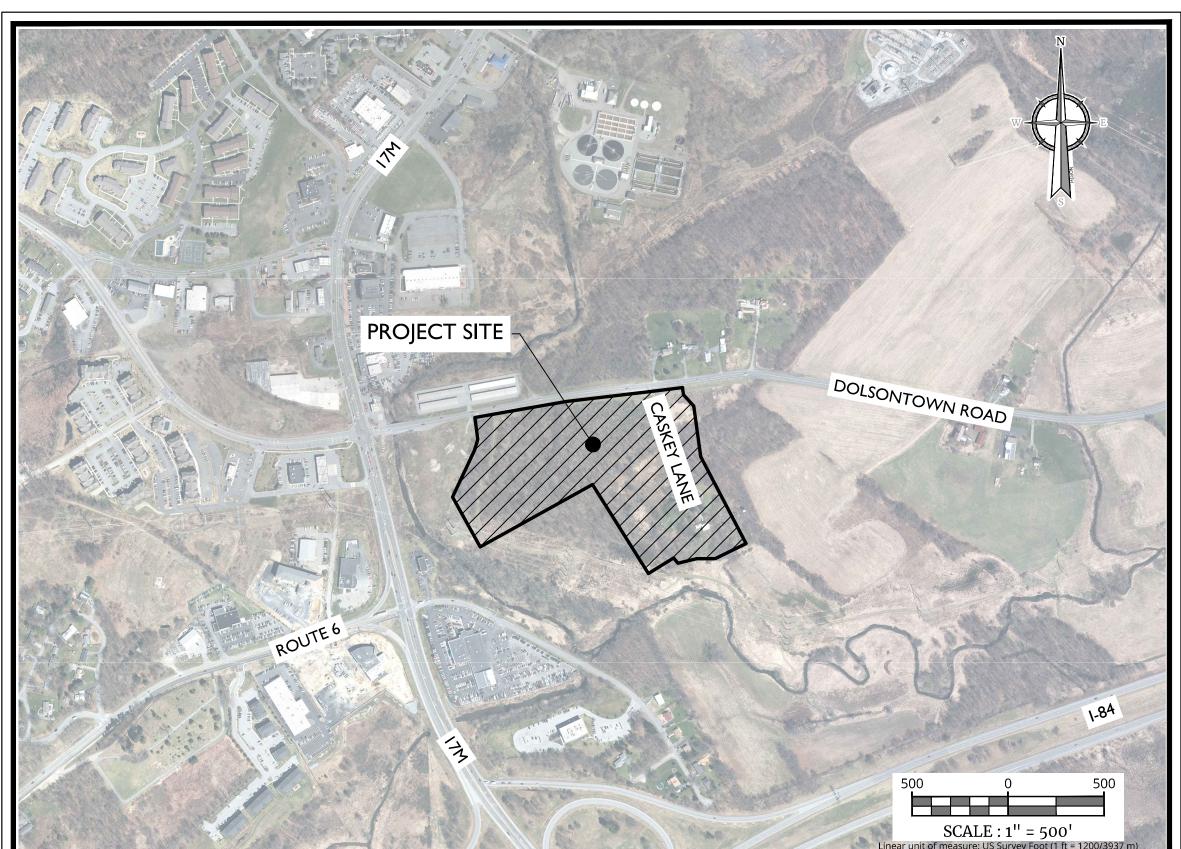
SEWER DETAILS

STORMWATER DETAILS

SOURCE: ORANGE COUNTY, NY TAX MAP

PRELIMINARY SITE PLAN

TOWN OF WAWAYANDA



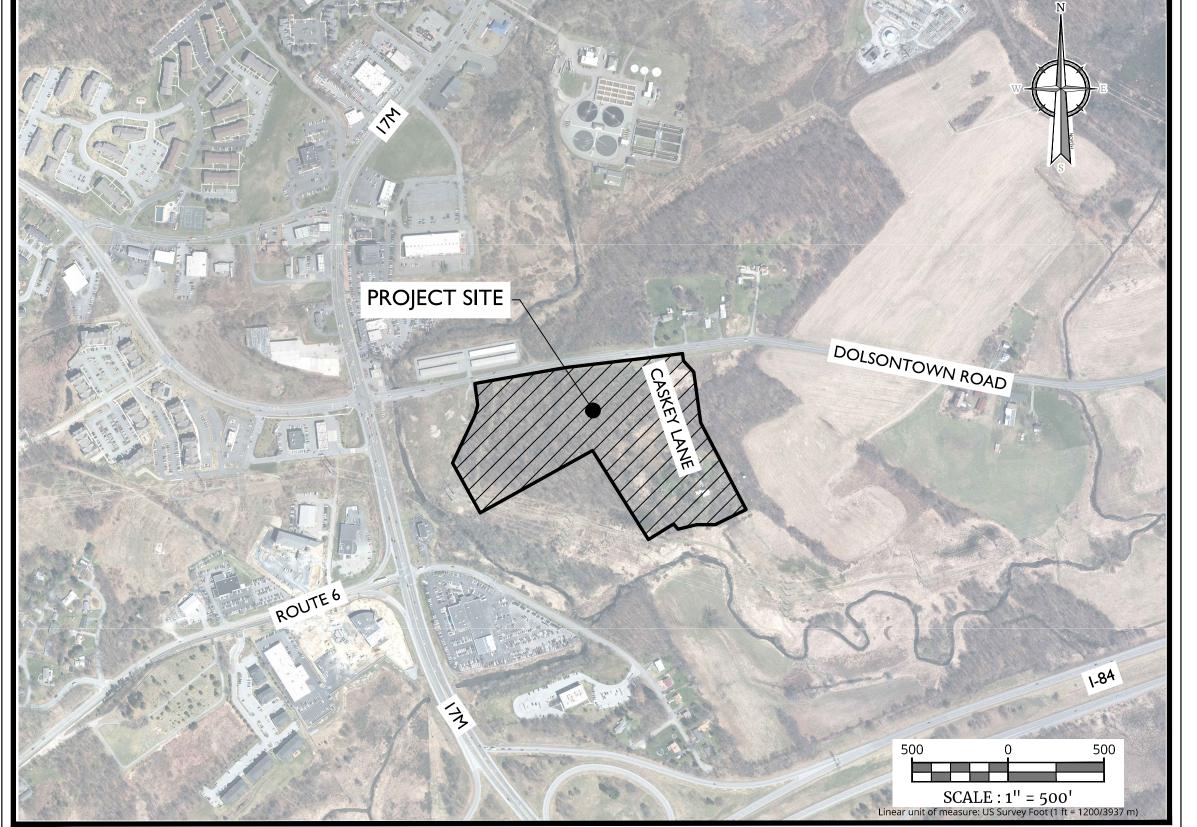
SITE LOCATION MAP

SOURCE: NEW YORK STATE CLEARING HOUSE

FOR

DEWPOINT SOUTH SECTION 4, BLOCK 1, LOT 50.32 & SECTION 6, BLOCK 1, LOTS 107, 90.22, & 90.24

ORANGE COUNTY, NEW YORK STATE



GENERAL INFORMATION

THE SUBJECT PROPERTY IS KNOWN AS SECTION 4, BLOCK 1, LOT 50.32, SECTION 6, BLOCK 1, LOTS 107, 90.22 & 90.24, IN THE TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK.

THE PROPERTY IS LOCATED IN THE MC-I (MIXED COMMERCIAL) ZONE DISTRICT AND THE NEW TAX LOT CONTAINS A TOTAL

OWNER/APPLICANT: DEWPOINT DEVELOPMENT LLC 21 PHILIPS PKWY MONTVALE, NEW JERSEY 07645

PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR DOLSONTOWN ROAD SECTION I, BLOCK I, LOTS 52.1 & 4.2 - SECTION 4 - BLOCK I - LOTS 50.2 & 50.32 - SECTION 6 - BLOCK I -LOT I - SECTION 6 - BLOCK I - LOTS 107, 90.1, 3.2, 91.2, 2.2 & 92" PREPARED BY JOHN W. McCORD, SR. DATED OCTOBER 19, 2022, LAST REVISED DECEMBER 20, 2022, & "SUBDIVISION MAP (LOT CONSOLIDATION/LOT LINE CHANGE) - SECTION 4 - BLOCK I - LOT 50.32 -SECTION 6 - BLOCK I - LOTS 90.1, 90.22, 90.24, & 107" PREPARED BY CLEARPOINT SURVEYING, DPC; DATED APRIL 5, 2024." I. THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.

THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY COLLIERS ENGINEERING & DESIGN ON NOVEMBER 3, 2021 AND A PRECONSTRUCTION NOTIFICATION SUBMISSION IS FORTHCOMING.

. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36071C0266E DATED

THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS, COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.

). DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO. PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE

. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND

2. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.

3. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:

 "STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR DEWPOINT DEVELOPMENT LLC" BY COLLIERS ENGINEERING "GEOTECHNICAL INVESTIGATION REPORT" PREPARED FOR RDM GROUP, PREPARED BY KEVIN L. PATTON, P.E., DATED MARCH 25, 2022. "TRAFFIC IMPACT STUDY" PREPARED BY COLLIERS ENGINEERING & DESIGN: DATED APRIL 11, 2022. "OFFSITE HIGHWAY IMPROVEMENT PLANS FOR DOLSONTOWN ROAD CORRIDOR IMPROVEMENTS" PREPARED BY COLLIERS

ENGINEERING & DESIGN DATED 11/02/23.

BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR THE BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.

CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAP ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS.

3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTDOOR ROLL-OFF CONTAINERS AND PICKED UP BY PRIVATE WASTI

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH

MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE

A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2018; AS SUPPLEMENTED. B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND

D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

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 TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR

UTILITY RELOCATIONS SHOWN HEREON, 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 COMPANY/AUTHORITIES.

3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON DOLSONTOWN ROAD, OWNED AND OPERATED BY THE TOWN OF WAWAYANDA WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 AS NOTED ON THE PLANS, WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4'-6" OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE. SERVICE SIZED TO BE CONFIRMED WITH ARCHITECT.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO EXISTING SEWER MAIN ON DOLSONTOWN ROAD, OWNED AN OPERATED BY THE TOWN OF WAWAYANDA SEWER DEPARTMENT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.5 FEET OF

ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF HEALTH.

'. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN SUBJECT TO APPROVAL BY THE PROJECT ENGINEER. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE,

THE WATER LINE SHALL BE ENCASED IN CONCRETE. 8. GAS, ELECTRIC, 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 ORDINANCE OR LOCAL

TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

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Cory Daniel Robinson

PRELIMINARY SITE PLAN

DEWPOINT SOUTH

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

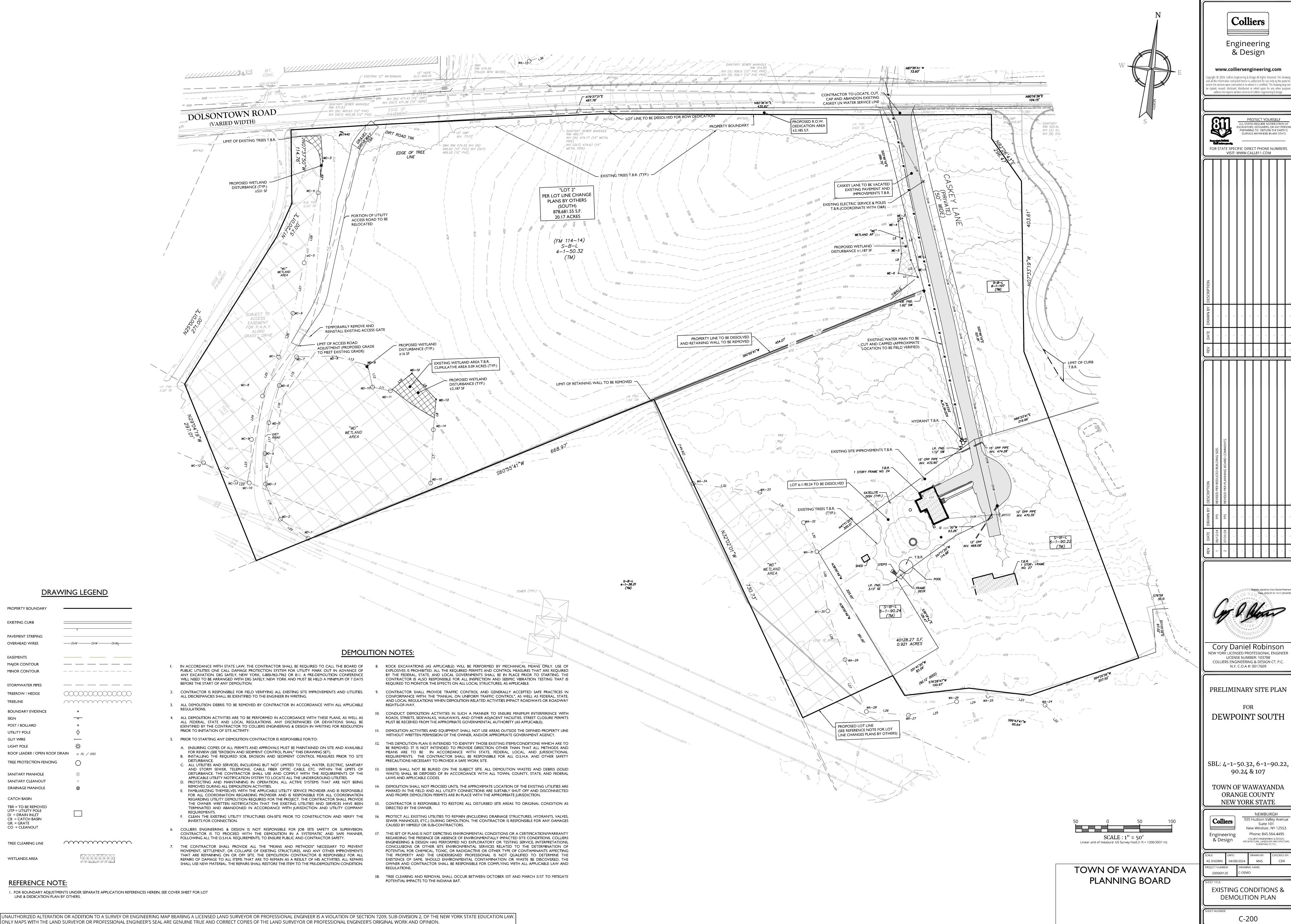
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

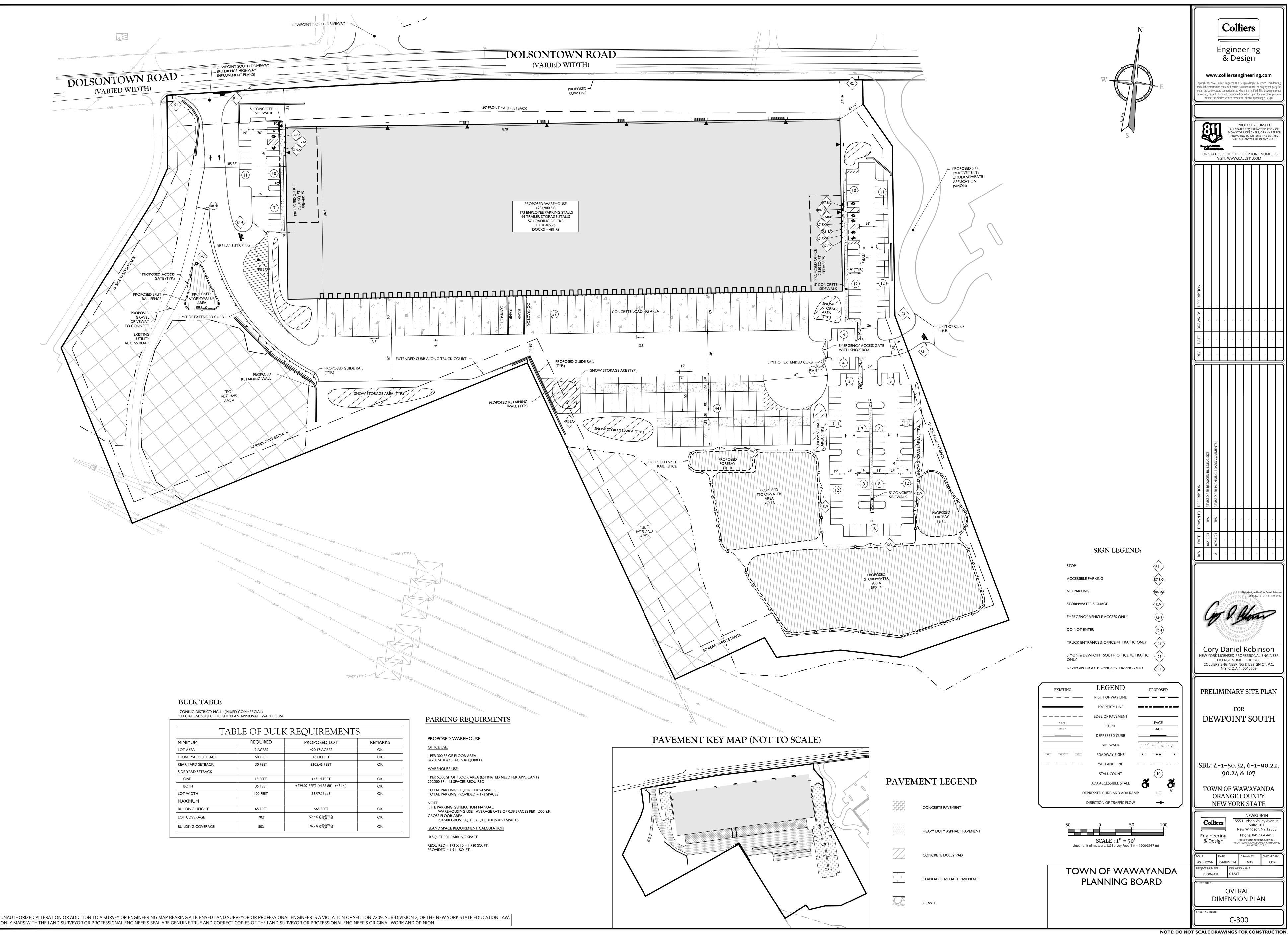
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& Design	COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTU SURVEYING CT, P.C.

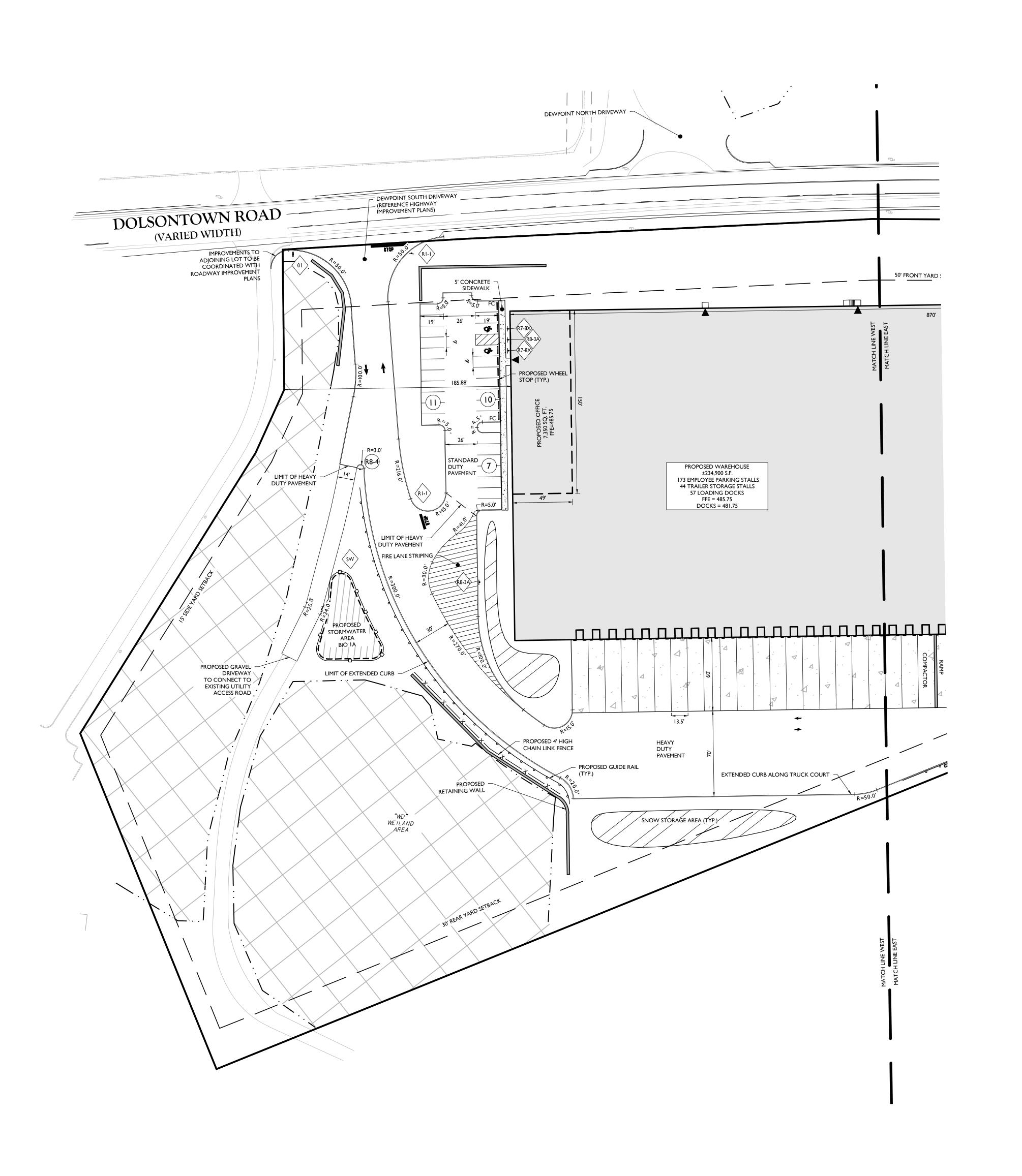
COVER SHEET

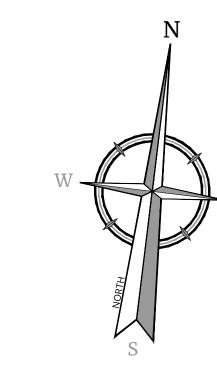
C-100

TOWN OF WAWAYANDA PLANNING BOARD









SIGN LEGEND:

TRUCK ENTRANCE & OFFICE #I TRAFFIC ONLY $\langle 01 \rangle$

SIMON & DEWPOINT SOUTH OFFICE #2 TRAFFIC 02 ONLY

LEGEND

WETLAND LINE

STALL COUNT

ADA ACCESSIBLE STALL

DEPRESSED CURB AND ADA RAMP

DIRECTION OF TRAFFIC FLOW

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

TOWN OF WAWAYANDA

PLANNING BOARD

PROPOSED

ACCESSIBLE PARKING

STORMWATER SIGNAGE

EMERGENCY VEHICLE ACCESS ONLY

NO PARKING

DO NOT ENTER

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PRELIMINARY SITE PLAN

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

New Windsor, NY 12553 Phone: 845.564.4495

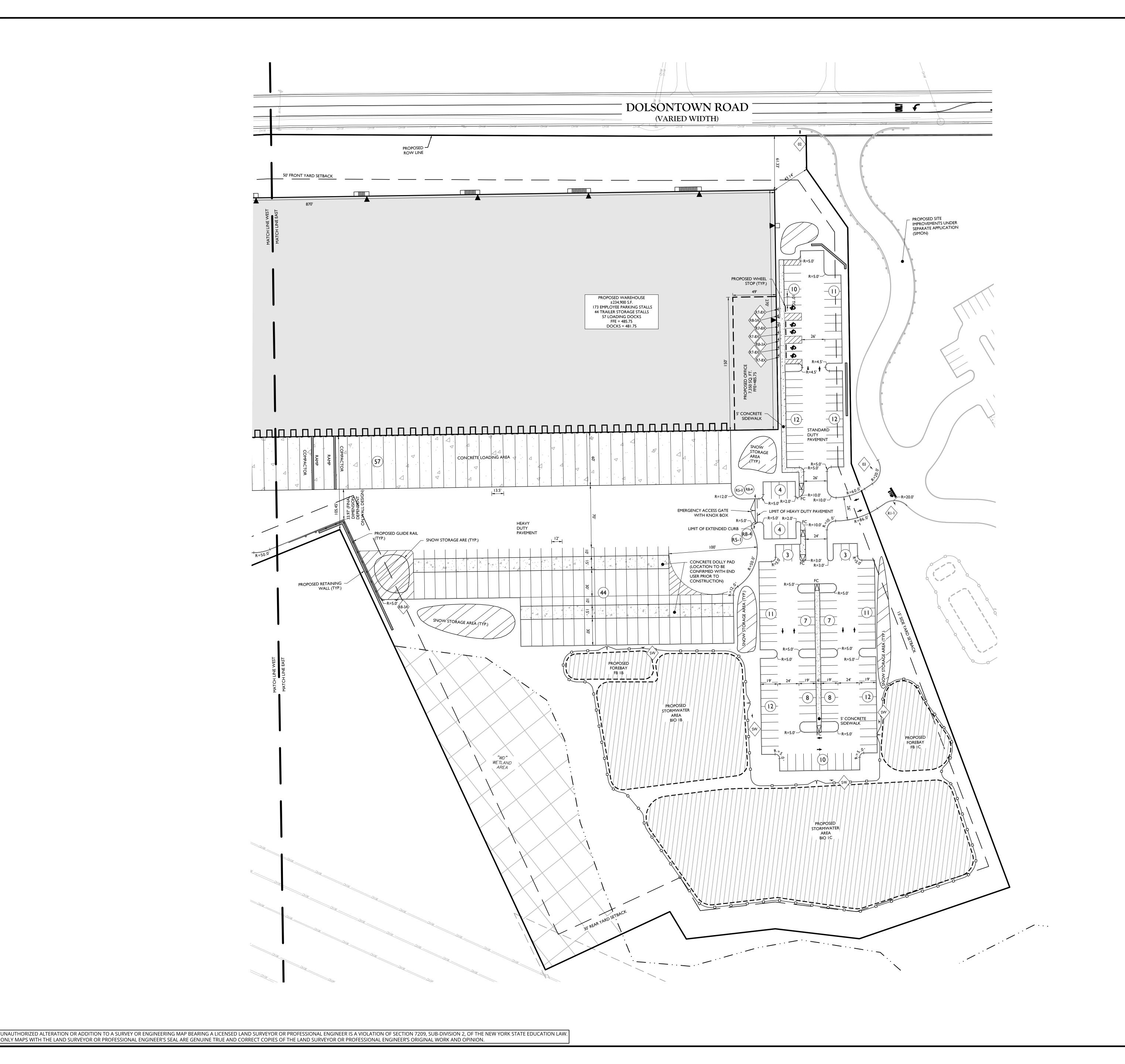
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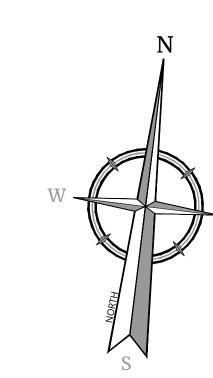
DIMENSION PLAN

WEST

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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.





SIGN LEGEND:

ACCESSIBLE PARKING

STORMWATER SIGNAGE

EMERGENCY VEHICLE ACCESS ONLY

TRUCK ENTRANCE & OFFICE #I TRAFFIC ONLY

SIMON & DEWPOINT SOUTH OFFICE #2 TRAFFIC ONLY

DEWPOINT SOUTH OFFICE #2 TRAFFIC ONLY

LEGEND

ADA ACCESSIBLE STALL

DEPRESSED CURB AND ADA RAMP

DIRECTION OF TRAFFIC FLOW

SCALE: 1" = 40 Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

TOWN OF WAWAYANDA

PLANNING BOARD

NO PARKING

DO NOT ENTER

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Digitally signed by Cory Daniel Robins

OF NEW Date: 2024.07.31 14:11:32-04'0

Cory Daniel Robinson

NEW YORK LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: 103788

COLLIERS ENGINEERING & DESIGN CT, P.C.

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

NEWBURGH

555 Hudson Valley Avenue

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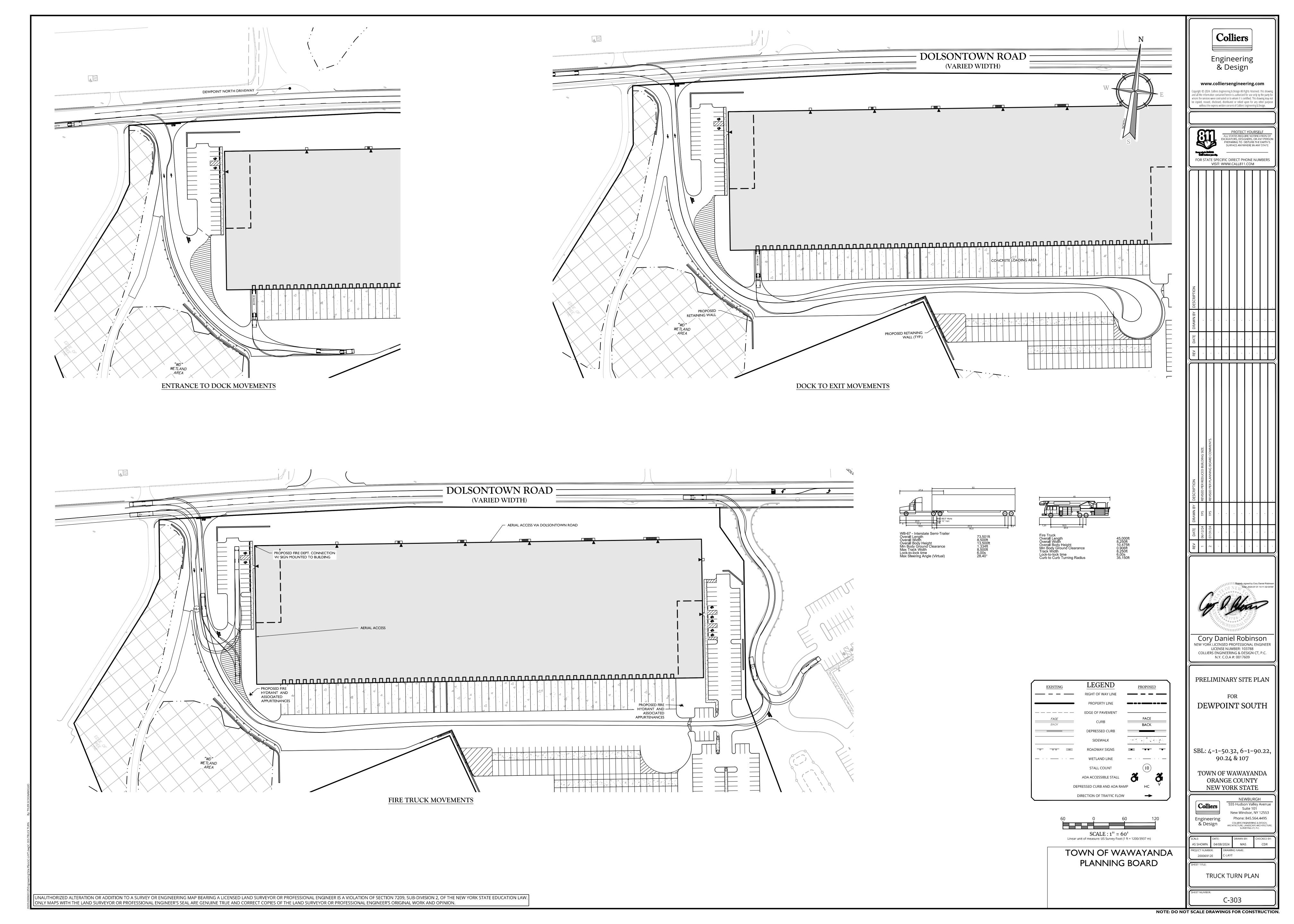
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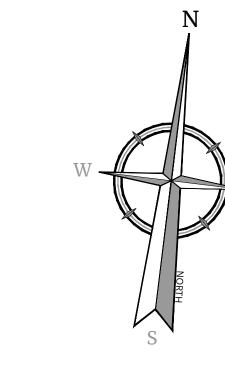
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DWN 04/08/2024 MAS CDR

NUMBER: DRAWING NAME:
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DIMENSION PLAN EAST

C-302







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PRELIMINARY SITE PLAN

DEWPOINT SOUTH

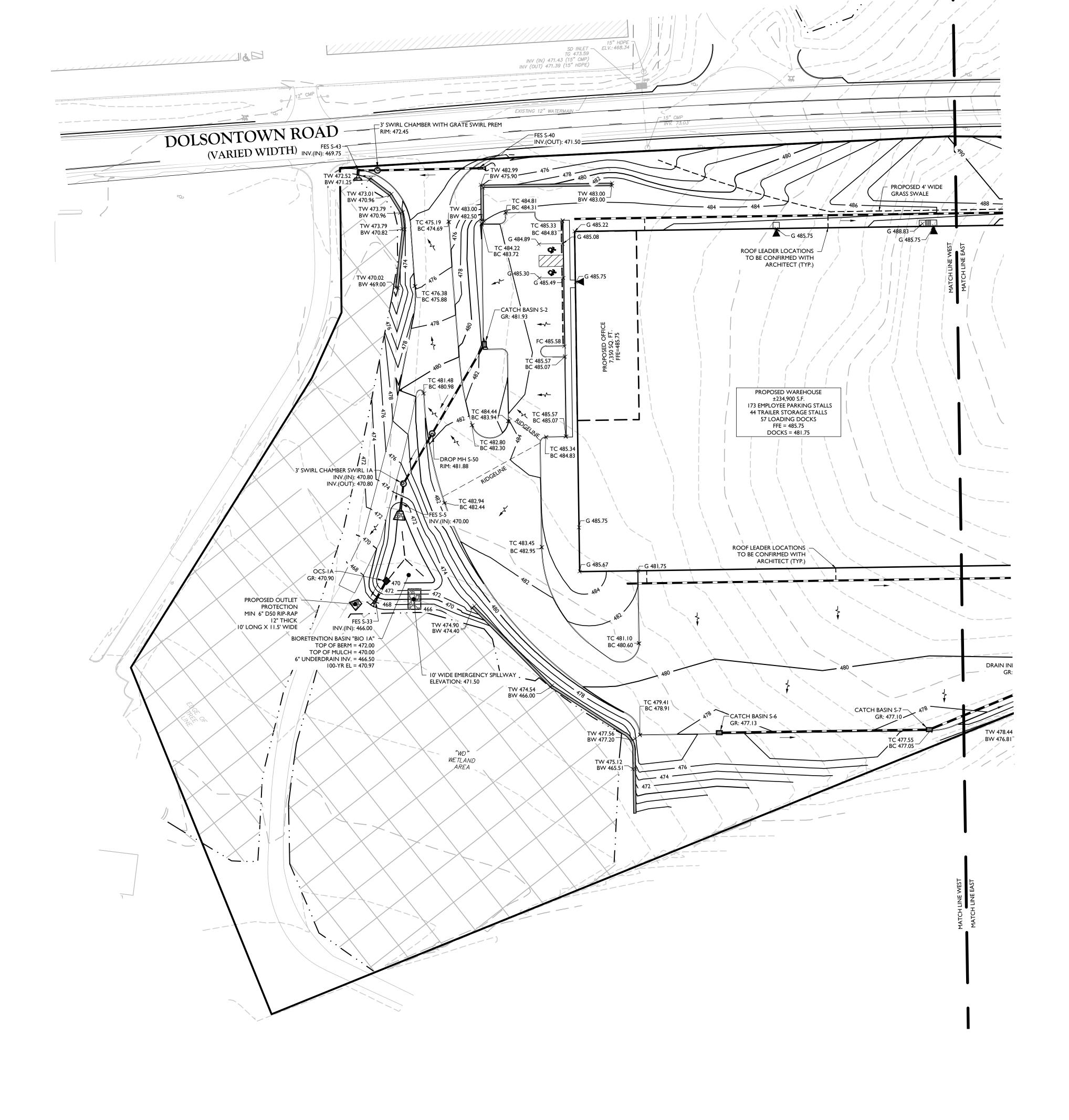
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OJECT NUMBER: DRAW			AWING NAME:		
20006912	2E	C-GRAD			

GRADING & DRAINAGE PLAN WEST



110,235 CY CUT 100,806 CY FILL **APPROXIMATE** 25,446 CY IMPERVIOUS AREA CUT

NET CUT/FILL

EARTHWORK

34,875 CY CUT

I. 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.

EXISTING	LEGEND	PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	- — EDGE OF PAVEMENT -	
BACK	CURB =	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	A
	— WETLAND LINE -	
	CATCH BASIN	
	DRAIN INLET	
	STORM MANHOLE	
	FLARED END SECTION	
	HEADWALL I	
$\overset{\sim}{\sim}$	HYDRANT	×
\Rightarrow	POLE MOUNTED LIGHT	
75 —	CONTOURS	75
75		
× G 29.0	SPOT ELEVATION	x G 29.0
	DIRECTION OF OVERLAND FLOW	→
× TC 29.0	TOP OF CURB ELEVATION	★ TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	≭ BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	N × TDC 29.0

SCALE : 1'' = 40' Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

> TOWN OF WAWAYANDA PLANNING BOARD

GRADING NOTES:

BIORETENTION BASIN NOTES:

DETAIL FOR EXTENTS OF IMPERVIOUS LINER.

B. CURB RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%).

NOMINALLY 2.0%) IN CROSS SLOPE.

NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

ADA INSTRUCTIONS TO CONTRACTOR:

I. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.

4. BORING LOCATIONS REFERENCED FROM GEOTECHNICAL DATA REPORT DATE 12/04/2021

(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):

NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

I. BIORETENTION BASIN "BIO IB" 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

I. 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 ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (I/4" PER FOOT OR NOMINALLY 2.0%)

C. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST

D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED

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

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 NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA

STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.

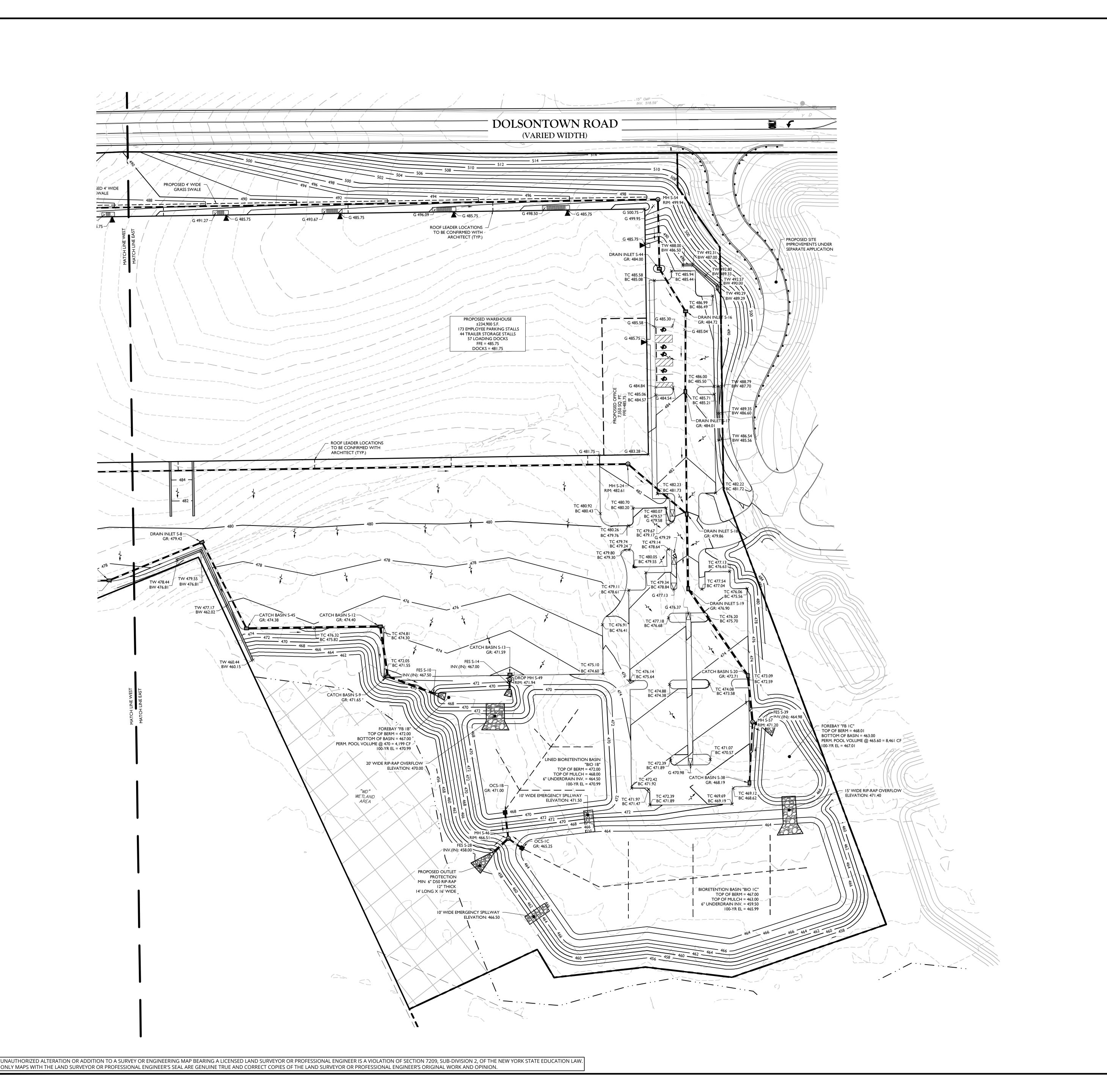
MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA

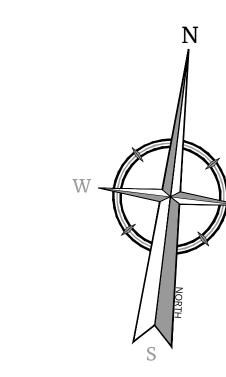
WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE MUST BE NO

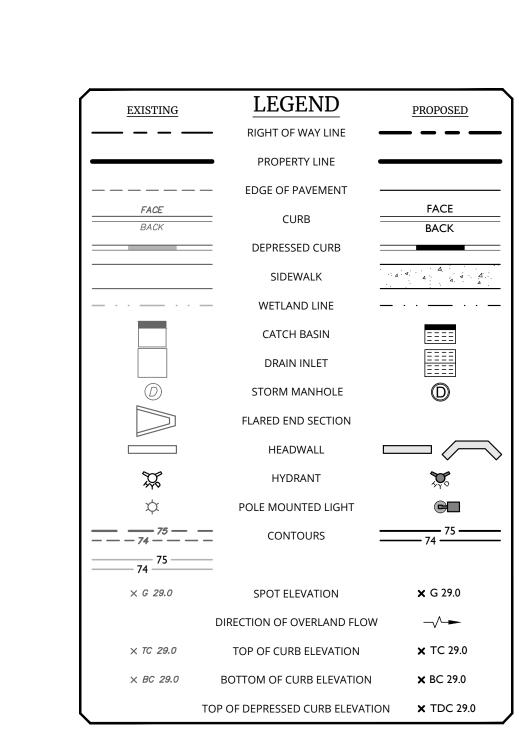
GREATER THAN I :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR

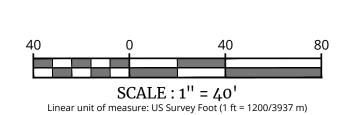
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.

3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION.









TOWN OF WAWAYANDA PLANNING BOARD Colliers

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 DESCRIPTION
 REV
 DATE
 DRAWN BY
 DESCRIPTION

 REVISED PER REDUCED BUILDING SIZE.
 ...
 ...
 ...

 REVISED PER PLANNING BOARD COMMENTS.
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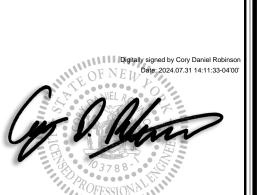
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Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.

N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN

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 Aveni

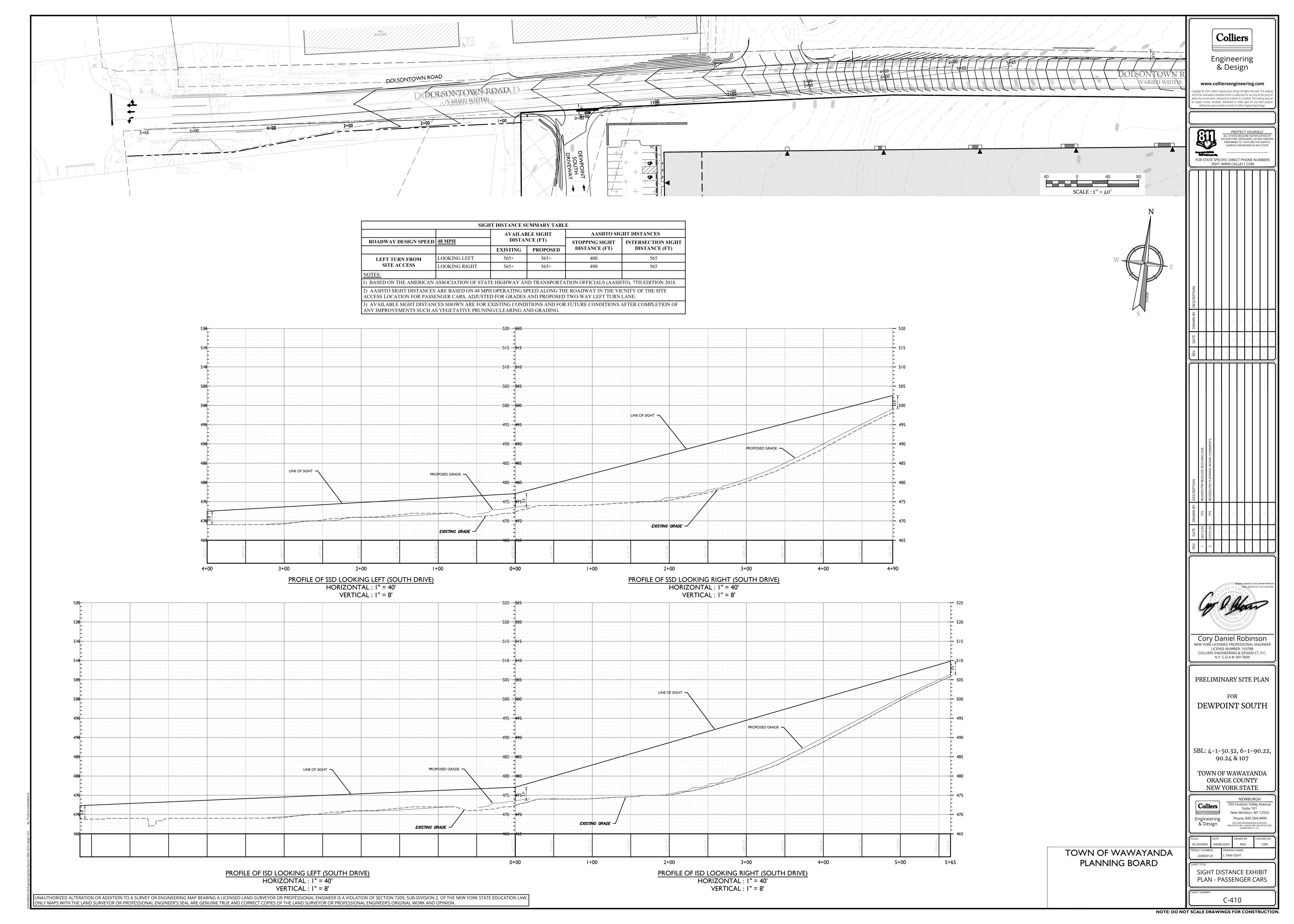
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ngine	ring.	N	lew Windsor Phone: 845	•
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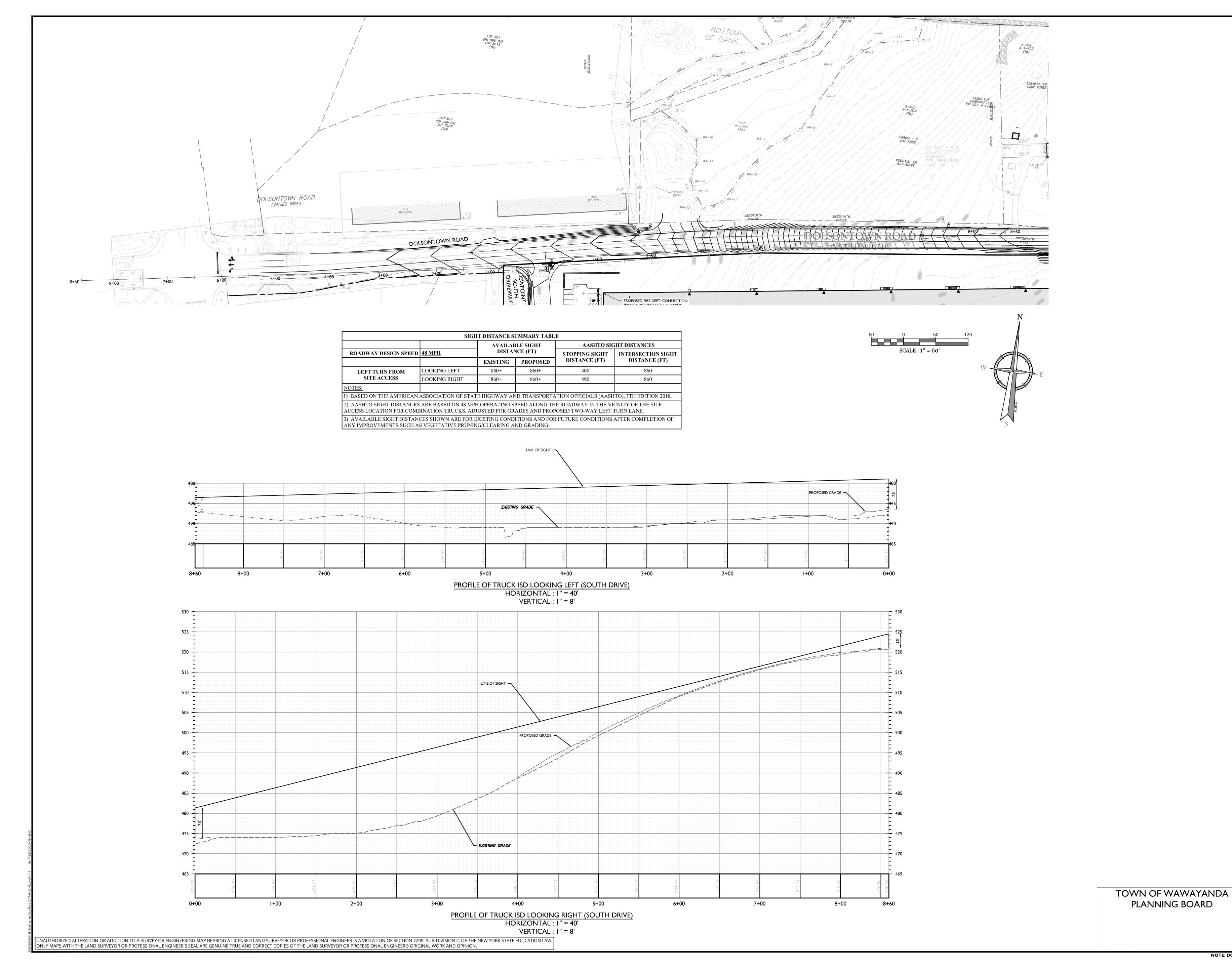
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GRADING & DRAINAGE PLAN EAST

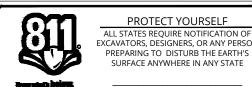
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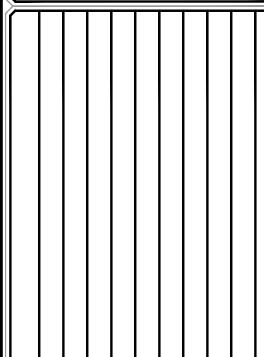


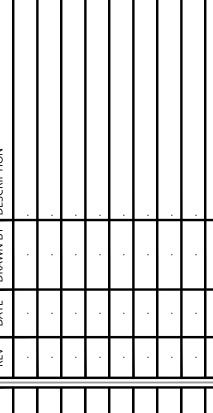
Engineering & Design

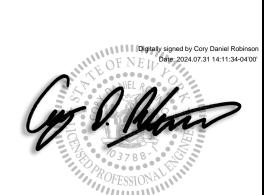
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PRELIMINARY SITE PLAN

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

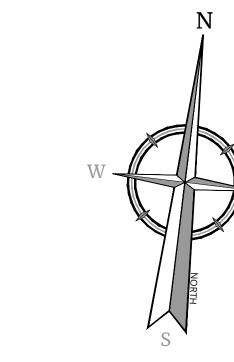
New Windsor, NY 12553 Phone: 845.564.4495

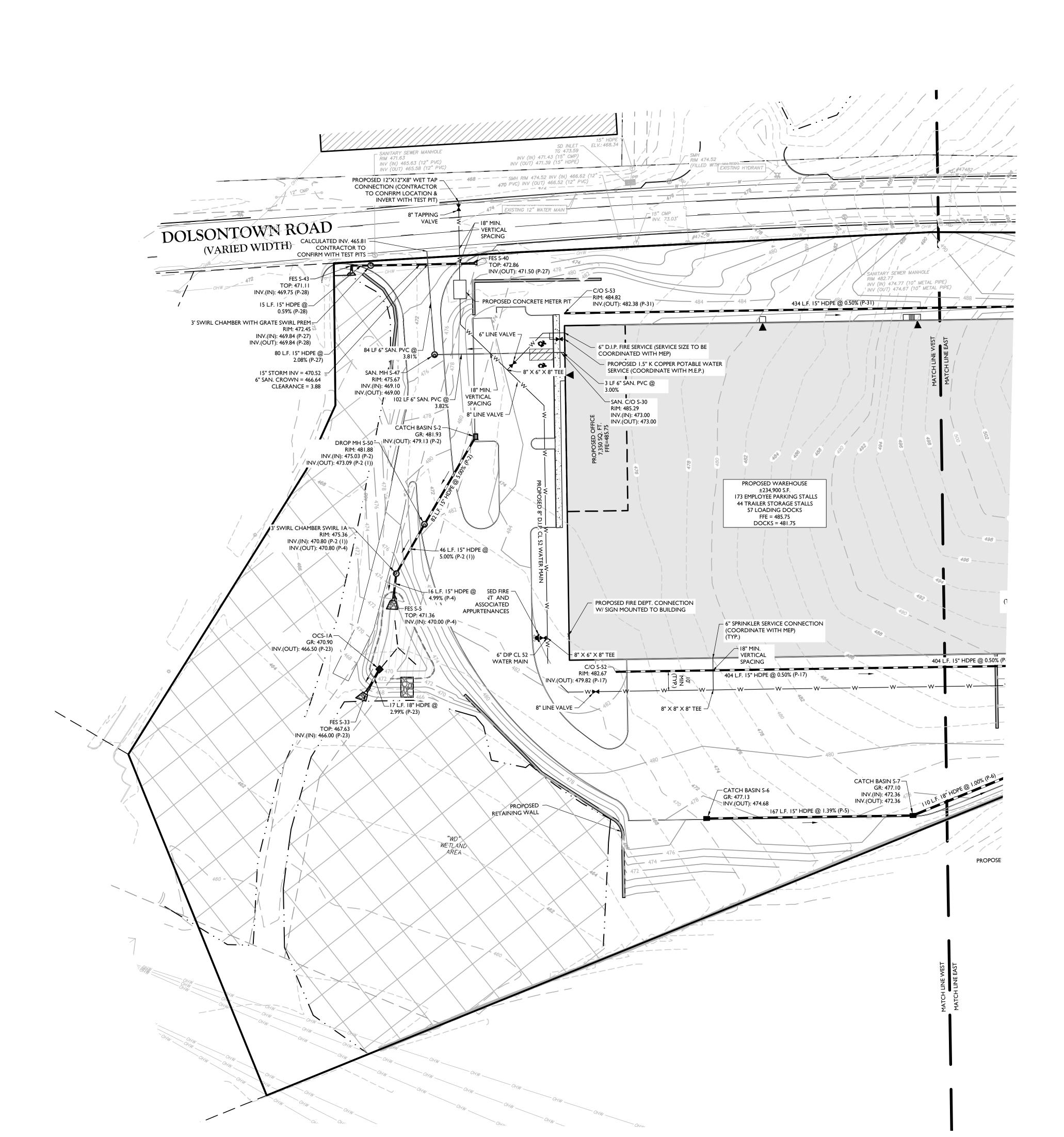
NEWBURGH

20006912E

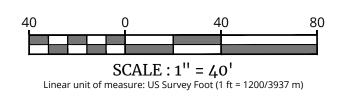
SIGHT DISTANCE EXHIBIT PLAN - TRUCKS

C-411





EXISTING	LEGEND	PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	— EDGE OF PAVEMENT	
FACE BACK	= CURB	FACE BACK
	= DEPRESSED CURB	Di Circ
	SIDEWALK	4 4 A A A
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	====
	DRAIN INLET	
	STORM MANHOLE	
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
$\overset{\sim}{\sim}$	HYDRANT	***
w	— WATER MAIN	w
	SANITARY PIPE	
:====:	STORM PIPE	



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DRAWN BY	DRAWN BY DESCRIPTION	REV	DATE	DRAWN BY	DRAWN BY DESCRIPTION
TPS	REVISED PER REDUCED BUILDING SIZE.			•	
TPS	REVISED PER PLANNING BOARD COMMENTS.				
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Cory Daniel Robinson LICENSE NUMBER: 103788 COLLIERS ENGINEERING & DESIGN CT, P.C.

N.Y. C.O.A #: 0017609

PRELIMINARY SITE PLAN

DEWPOINT SOUTH

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

TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

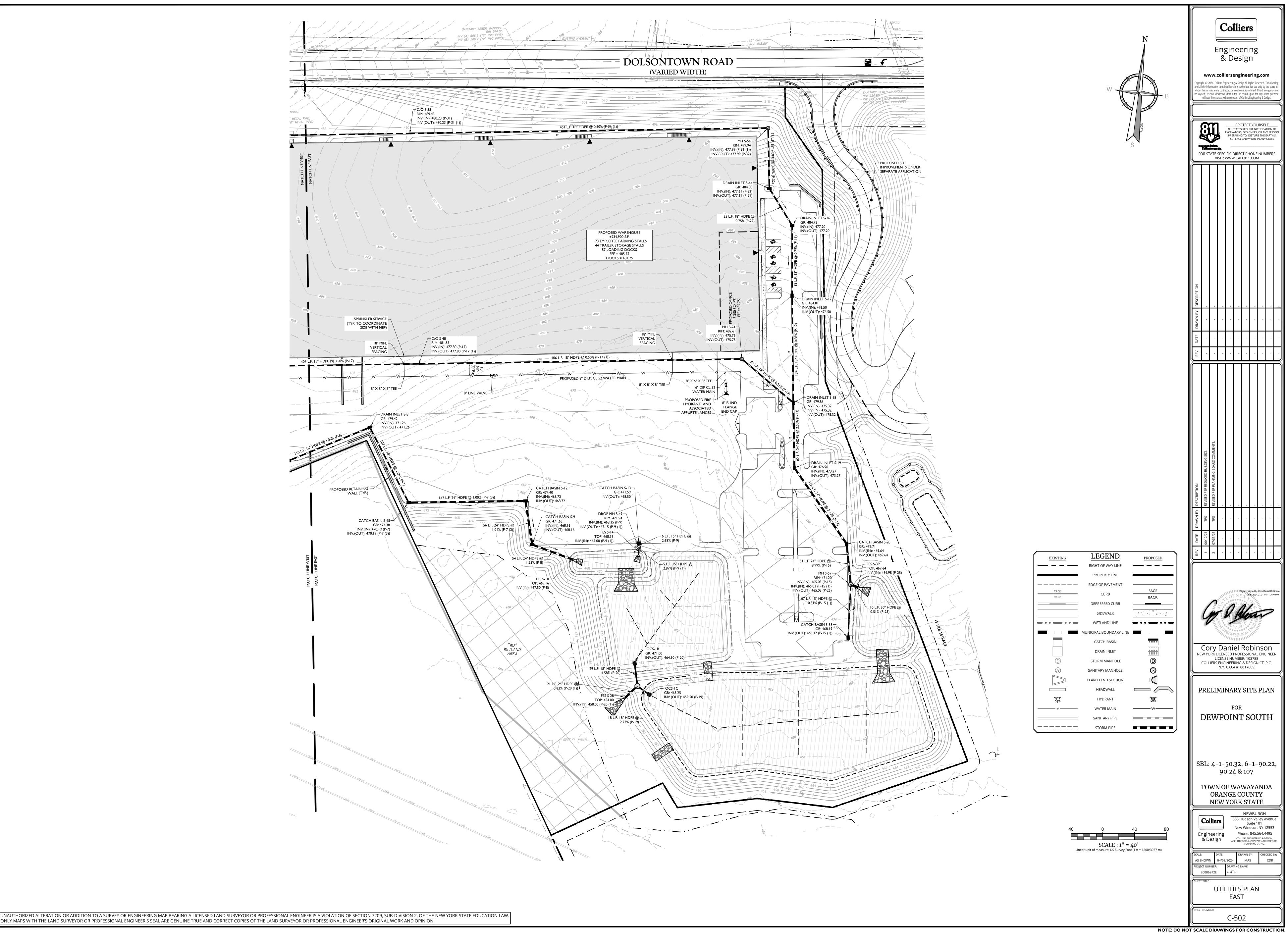
NEWBURGH 555 Hudson Valley Avenue New Windsor, NY 12553 Phone: 845.564.4495 & Design

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

UTILITIES PLAN WEST

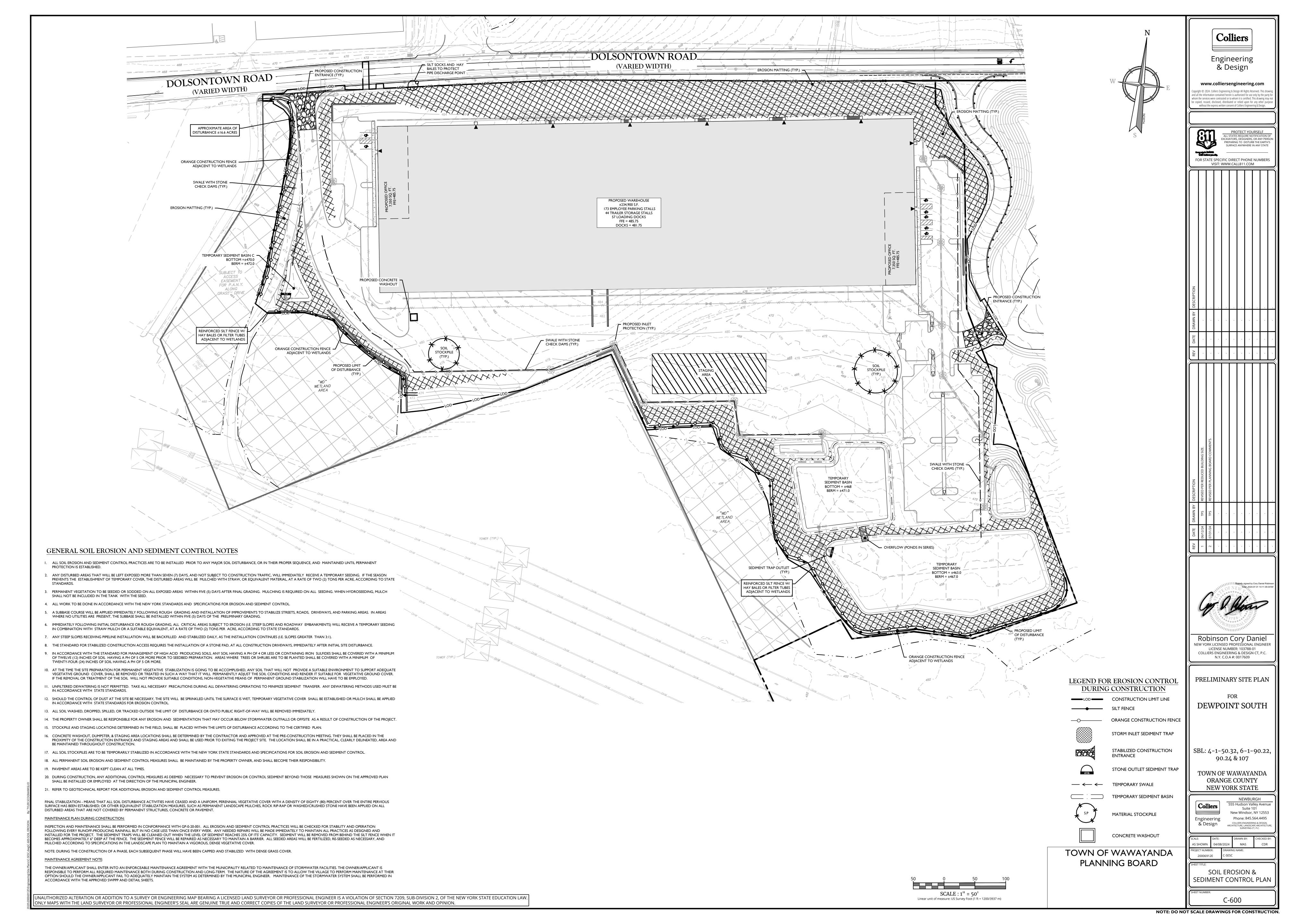
C-501

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.



New Windsor, NY 12553

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.



GENERAL SEEDING NOTES

I. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.

PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES ARE BETWEEN APRIL I AND MAY 31: AND AUGUST 16 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.

-TALL FESCUE, 'STINGRAY' (34%) -TALL FESCUE, RAPTOR III (33%)

-HARD FESCUE, 'RIDU' (33%)

SEEDING RATE: 7-10 LBS./1,000 S.F. MIN

BIORETENTION AREA SEED MIXTURE (NEW ENGLAND WETLAND PLANTS, INC. - NEW ENGLAND WETMIX, OR APPROVED EQUAL)

- FOX SEDGE, (CAREX VULPINIODEA) BLUNT BROOM SEDGE (CAREX SCÓPARIA)
- LURID SEDGE (CAREX LURIDA) HOP SEDGE (CAREX LUPULINA)
- FOWL BLUEGRASS (POA PALUSTRIS) BEGGAR TICKS (BIDENS FRONDOSA)
- GREEN BULRUSH (SCIRPUS ATROVIRENS) COMMON MILKWEED (ASCLEPIAS SYRIACA)
- FRINGED SEDGE (CAREX CRINITA) NEW YORK IRONWEED (VERNONIA NOVEBORACENSIS) SOFT RUSH (JUNCUS EFFÜSUS)
- STARVED/CALICO ASTER (ASTER LATERIFLORUS) BLUE FLAG (IRIS VERSICOLOR) AMERICAN MANNAGRASS (GLYCERIA GRANDIS) SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS)
- SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM)

SEEDING RATE: 18 LBS PER ACRE. NATIVE STEEP SLOPE MIX WITH GRAIN OATS (ERNMX# ERNMX-181-1 BY ERNST SEEDS OR APPROVED EQUAL)

SEEDING RATE: 75 LBS PER ACRE.

- 40.0% OATS, (AVENA SATIVA)
- 20.8% INDIANGRASS, PA ECOTYPE (SORGHASTRUM NUTANS, PA ECOTYPE) 11.2% BIG BLUESTEM, 'NIAGARA' (ANDROPOGON GERARDII, 'NIAGRA)
- 8.0% CANADA WILDRYE (ELYMUS CANADENSIS) 5.6% VIRGINIA WILDRYE, MADISON-NY ECOTYPÉ (ELYMUS VIRGINICUS)
- 3.2% AUTUMN BENTGRASS (AGROSTIS PERENNANS) 3.1% SWITCHGRASS (PANICUM VIRGATUM)
- 2.4% DEERTONGUE (OANICUM CLANDESTINUM)
- 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
- I.1% PARTRIDGE PEA (CHAMAECRISTA FASCICULATA) 0.9% OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
- 0.8% LANCELEAF COREOPSIS (COREOPSIS) 0.8% BLACKEYED SUSAN (RUDBECKIA HIRTA)
- 0.3% WILD BERGAMOT (MONARDA FISTULOSA)
- 0.2% COMMON MILKWEED (ASCLEPIAS SYRIACA) 0.2% WRINKLELEAF GOLDENROD (SOLIDAGO RUGOSA)
- 0.1% CALICA ASTER (ASTER LATERIFLORUS) 0.1% HEATH ASTER (ASTER PILLOSUS)

TOTAL: 100%

SEEDING RATE: 20-40 LBS PER ACRE, OR 0.5 LB/I,000 SQ. FT. WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING :GRAIN RYE (I SEP TO 30 APR; 30 LBS/ACRE), JAPANESE MILLET (I MAY TO 31 AUG; 10 LBS/ACRE), OR BARNYARD GRASS (I MAY TO 31 AUG; 10 LBS/ACRE).

- 20% DEERTONGUE (PANICUM CLANDESTINUM, TIOGA)
- 20% ALKALIGRASS, FULTS (PUCCINELLIA DISTANS, FULTS) 18% VIRGINIA WILDRYE, MADISON-NY ECOTYPE (ELYMUS VIRGINICUS)
- 15% CREEPING BENTGRASS, 'PENNCROSS' (AGROSTIS STOLONIFERA) 15% FOWL BLUEGRASS (POA PALUSTRIS)
- 10% FOX SEDGE, PA ECOTYPE (CAREX VULPINOIDEA) 1% BLUNT BROOM SEDGE, PA ECOTYPE (CAREX SCOPARIA)
- 1% SOFT RUSH (JUNCUS EFFUSUS)

SITE PLANTING SCHEDULE

GTFS

EVERGREEN TREES

ORNAMENTAL TREES

SHRUBS

JCSG

<u>PERENNIALS</u>

- PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN
- 4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT LIMITED TO: I. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. I AND APRIL I IN ANY YEAR.
- SHALL NOT BE APPLIED WITHIN 20 FEFT OF A WATER RODY ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED. (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
- 4. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
- 5. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND

SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM

6. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC. SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A

REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS

SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE. 7. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER

BOTANICAL NAME

Quercus Palustris

BOTANICAL NAME

PICEA ABIES

18 PICEA ABIES

7 PICEA ABIES

29 Pinus strobus

10 PINUS STROBUS

PINUS STROBUS

BOTANICAL NAME

BOTANICAL NAME

Buxus microphylla japonica 'Winter Gem'

Juniperus chinensis 'hetztzii columnaris'

Juniperus chinensis 'Sea Green'

Juniperus horizontalis 'Bar Harbor'

Spiraea japonica 'Goldmound'

Hemerocallis 'Stella De Oro'

BOTANICAL NAME

BIORETENTION AREA PLANTING SCHEDULE

Carya Ovata

Acer rubrum 'October Glory'

Gleditsia triacanthos 'Skyline'

8. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

COMMON NAME
October Glory Red Maple

B & B 2-2 1/2"

B & B 2-2 1/2"

B & B 2-2 1/2"

B & B

B & B

B & B

B & B

B & B

B & B

Shagbark Hickory

Skyline Honey Locust

COMMON NAME

Norway Spruce

Norway Spruce

Norway Spruce

Norway Spruce

White Pine

White Pine

White Pine

COMMON NAME

COMMON NAME

Winter Gem Japanese Boxwood

Bar Harbor Creeping Juniper

Goldmound Japanese Spirea

Stella De Oro Davlily

Pin Oak

GENERAL PLANTING NOTES

MATERIAL ON SITE PRIOR TO INSTALLATION.

- I. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- 2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- 3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE, ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT
- 4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE
- 5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- 6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE, ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES
- PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0". 7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- 8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING
- 9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE
- 10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.
- 11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT
- 12. OPTIMUM PLANTING TIME: DECIDUOUS APRIL I TO IUNE I & OCTOBER 15 TO NOVEMBER 30. CONIFEROUS -APRIL I TO IUNE I & SEPTEMBER I TO NOVEMBER I. PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.
- 13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR, WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT
- 14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
- 15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
- 16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH THE GENERAL SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN
- 17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- 18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

STRAIGHT LEADER/SYM.

STRAIGHT LEADER/SYM.

STRAIGHT LEADER/SYM.

STRAIGHT LEADER/SYM.

10-12` HT. DENSE / TYP. SPECIES HABIT, 15' O.C.

12-14` HT. DENSE / TYP. SPECIES HABIT, 15' O.C.

10-12` HT.

DENSE / TYP. SPECIES HABIT, 15' O.C

DENSE / TYP. SPECIES HABIT, 15' O.C.

DENSE / TYP. SPECIES HABIT, 15' O.C.

DENSE / TYP. SPECIES HABIT, 15' O.C.

DENSE / TYP. SPECIES HABIT, 15' O.C

MULTISTEM / TYP. SPECIES HABIT

TYPICAL SPECIES HABIT, 4' O.C.

TYPICAL SPECIES HABIT, 5' O.C.

TYPICAL SPECIES HABIT, 5' O.C.

TYPICAL SPECIES HABIT, 5' O.C.

TYPICAL SPECIES HABIT, 4' O.C.

TYPICAL SPECIES HABIT, 4' O.C.

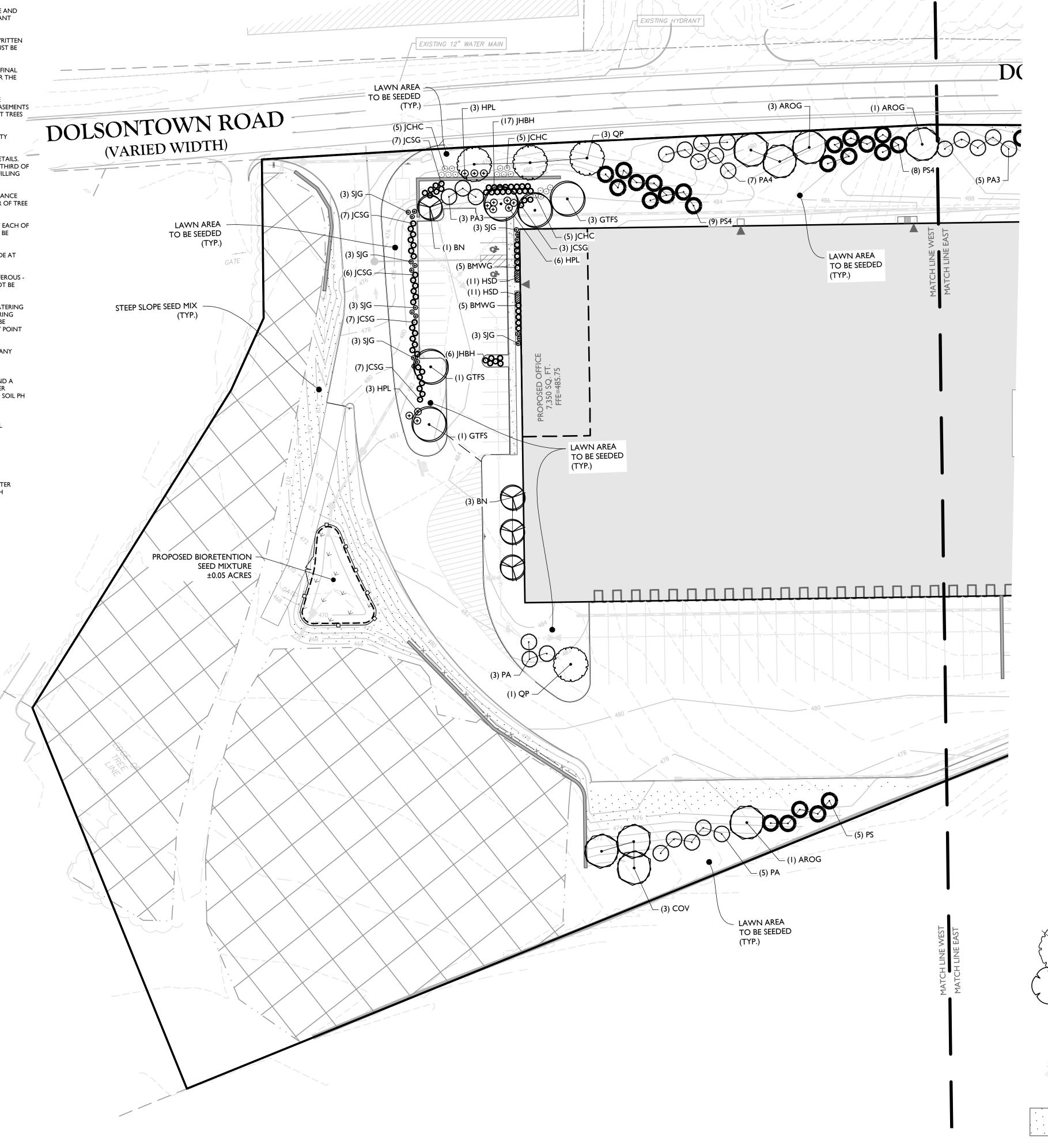
BRANCHING

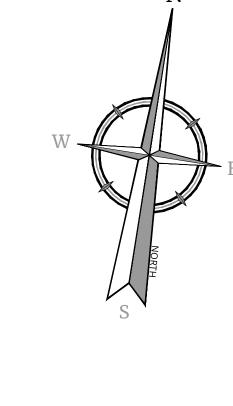
BRANCHING

BRANCHING

BRANCHING

19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETÈ. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.







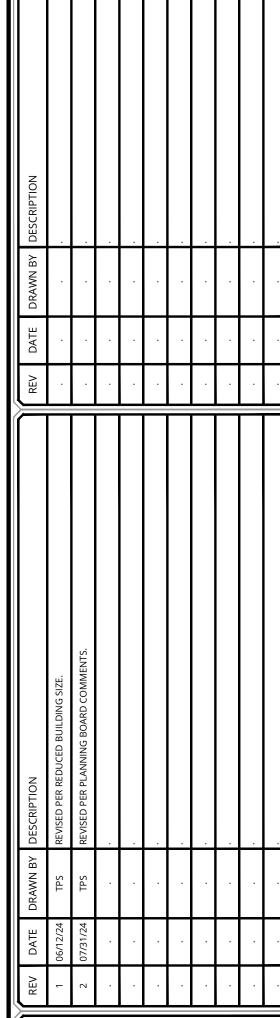
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LANDSCAPE LEGEND

- DECIDUOUS TREE

- EVERGREEN TREE

- SHRUB

ORNAMENTAL TREE

ORNAMENTAL GRASS

- PERENNIAL PLANTING

- STEEP SLOPE SEED MIXTURE

BIORETENTION SEED MIXTURE

- BASIN SEED MIXTURE

LAWN AREA

SCALE: 1" = 40'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

TOWN OF WAWAYANDA

PLANNING BOARD

- MULCH BED LINE

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

DEWPOINT SOUTH

PRELIMINARY SITE PLAN

SBL: 4-1-50.32, 6-1-90.22,

90.24 & 107 TOWN OF WAWAYANDA ORANGE COUNTY

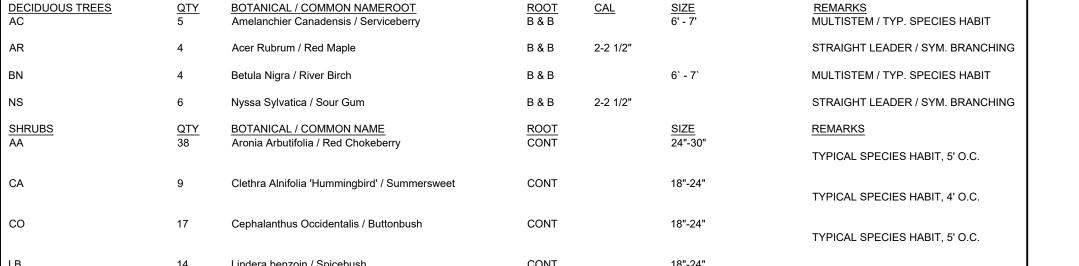
NEW YORK STATE NEWBURGH 555 Hudson Valley Avenue

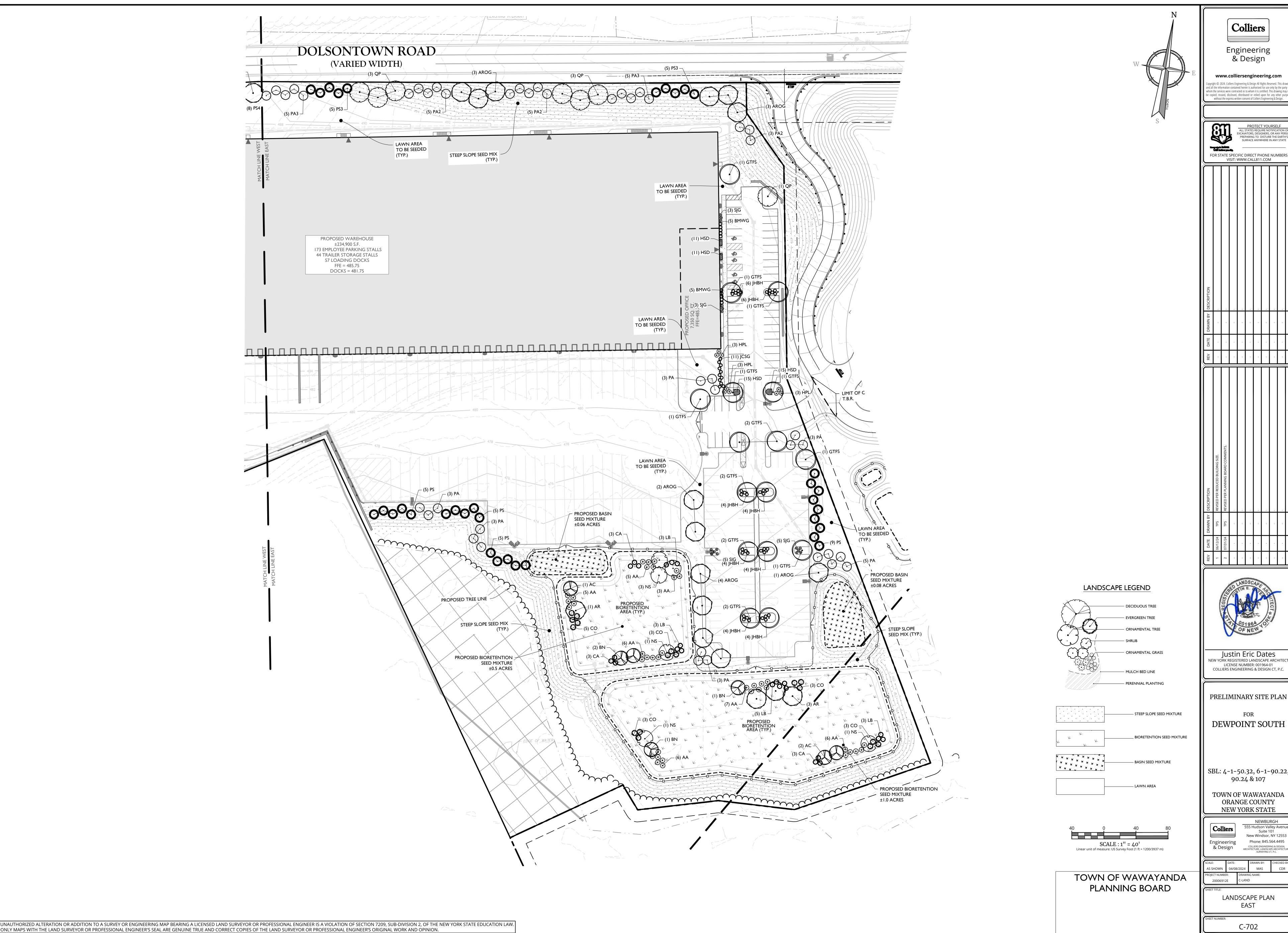
New Windsor, NY 12553 Phone: 845.564.4495 & Design

20006912E LANDSCAPE PLAN

C-701

WEST







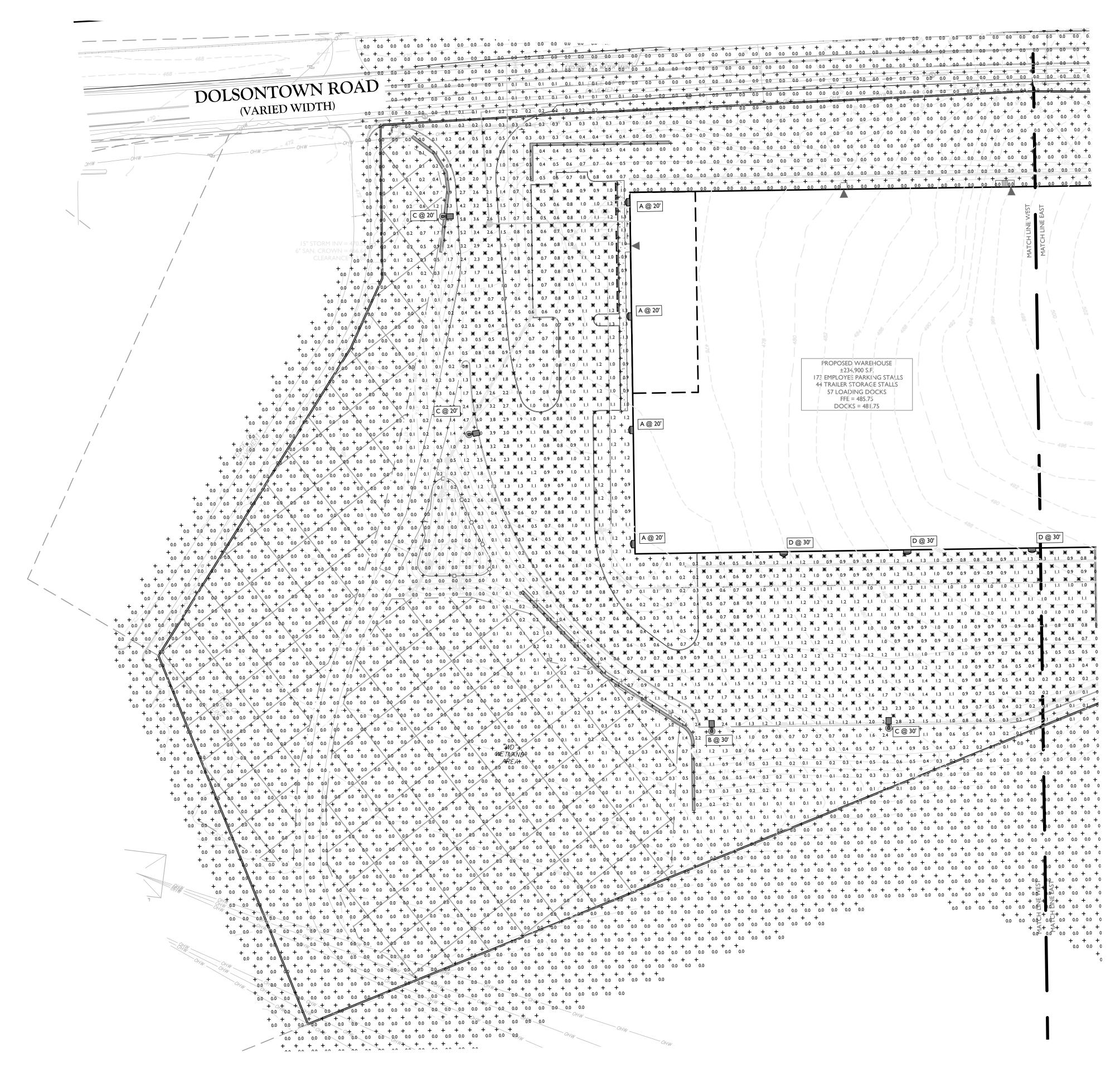
Justin Eric Dates

W YORK REGISTERED LANDSCAPE ARCHITECT

SBL: 4-1-50.32, 6-1-90.22,

NEWBURGH 555 Hudson Valley Avenue

New Windsor, NY 12553 Phone: 845.564.4495

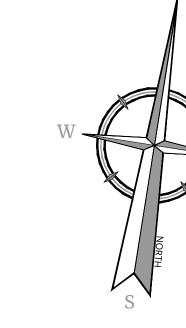


LIGHTING NOTES:

- I. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
- 2. POLES AND FIXTURES AS SUPPLIED BY: POLES & WALL FIXTURES - HOLOPHANE POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
- LAMPS ARE TO BE LEDs. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINARIES SCHEDULE.
- 4. FIXTURES AND POLES ARE TO BE BLACK.
- 5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
- 6. 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 FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- 7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
- 8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
- 9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
- 10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
- 11. 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	

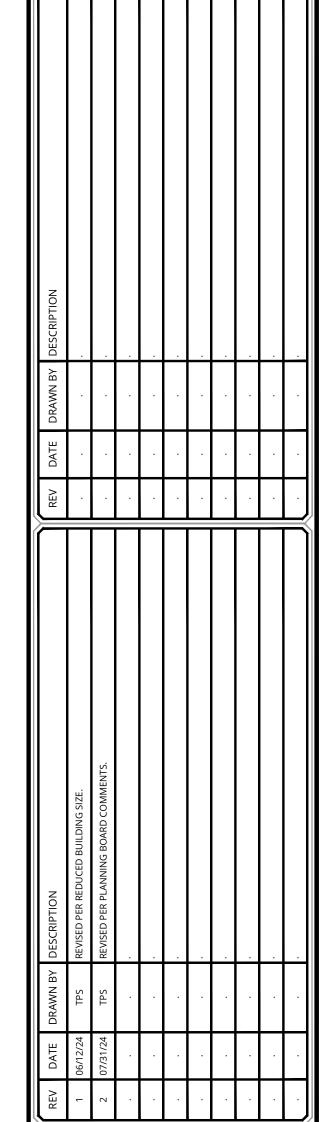
LUMINAIRE SCHEDULE							
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
Α	7	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	20'/30'	5,144	0.97	HLWPC2-P20-30K-MVOLT*-TFTM-BKSDP-P3
В	7	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	SINGLE	30'	20,049	0.97	ATB0-P305-MVOLT*-R4-3K-BK-UMS-XX
B2	2	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	DOUBLE @ 90°	30'	20,049	0.97	ATB0-P305-MVOLT*-R4-3K-BK-UMS-XX
С	4	AMERICAN ELECTRIC LIGHTING - ATBO 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*-TFTM-BKSDP-P3





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LICENSE NUMBER: 001964-01

PRELIMINARY SITE PLAN

DEWPOINT SOUTH

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

LIGHTING LEGEND:

[†]0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

SCALE: 1" = 40'

TOWN OF WAWAYANDA

PLANNING BOARD

SELECT LINEAR UNIT OF MEASURE

SINGLE FIXTURE POLE LIGHT

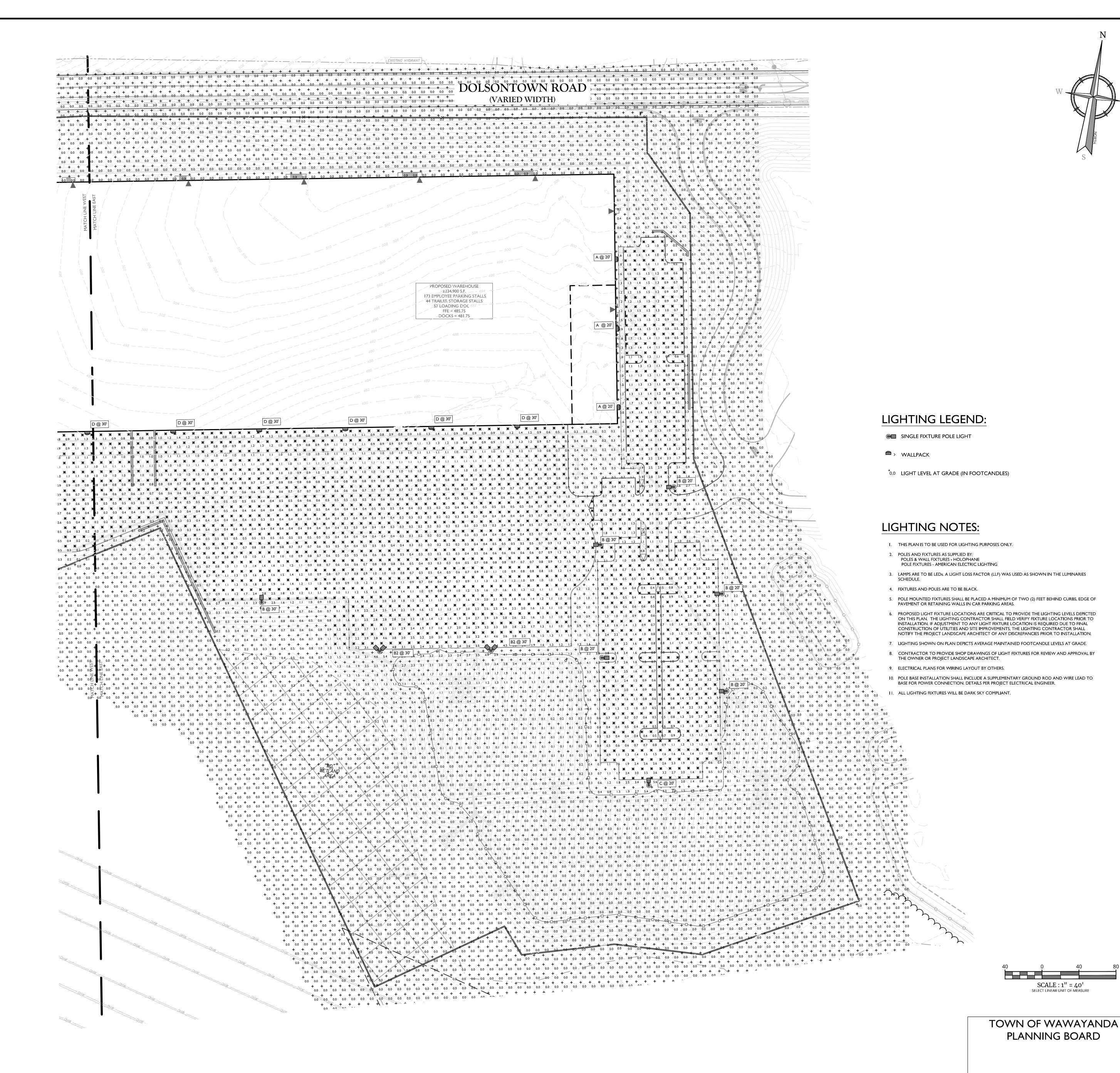
TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

NEWBURGH 555 Hudson Valley Avenue **Colliers** New Windsor, NY 12553 Phone: 845.564.4495 Engineering & Design

20006912E

LIGHTING PLAN WEST

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PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN ANY STAT

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LICENSE NUMBER: 001964-01 COLLIERS ENGINEERING & DESIGN CT, P.C.

PRELIMINARY SITE PLAN

DEWPOINT SOUTH

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

TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

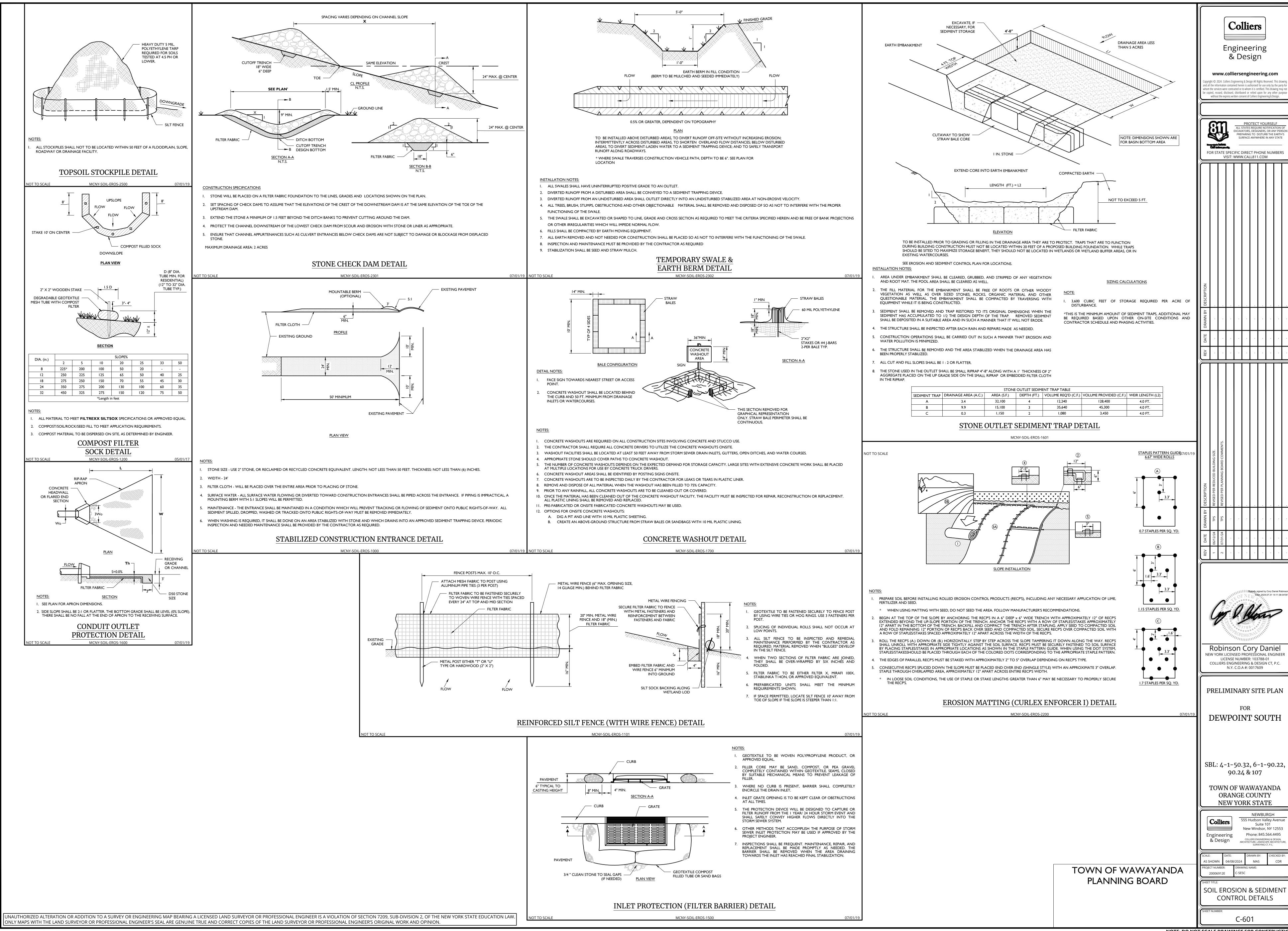
NEWBURGH 555 Hudson Valley Avenue **Colliers** New Windsor, NY 12553 Engineering & Design

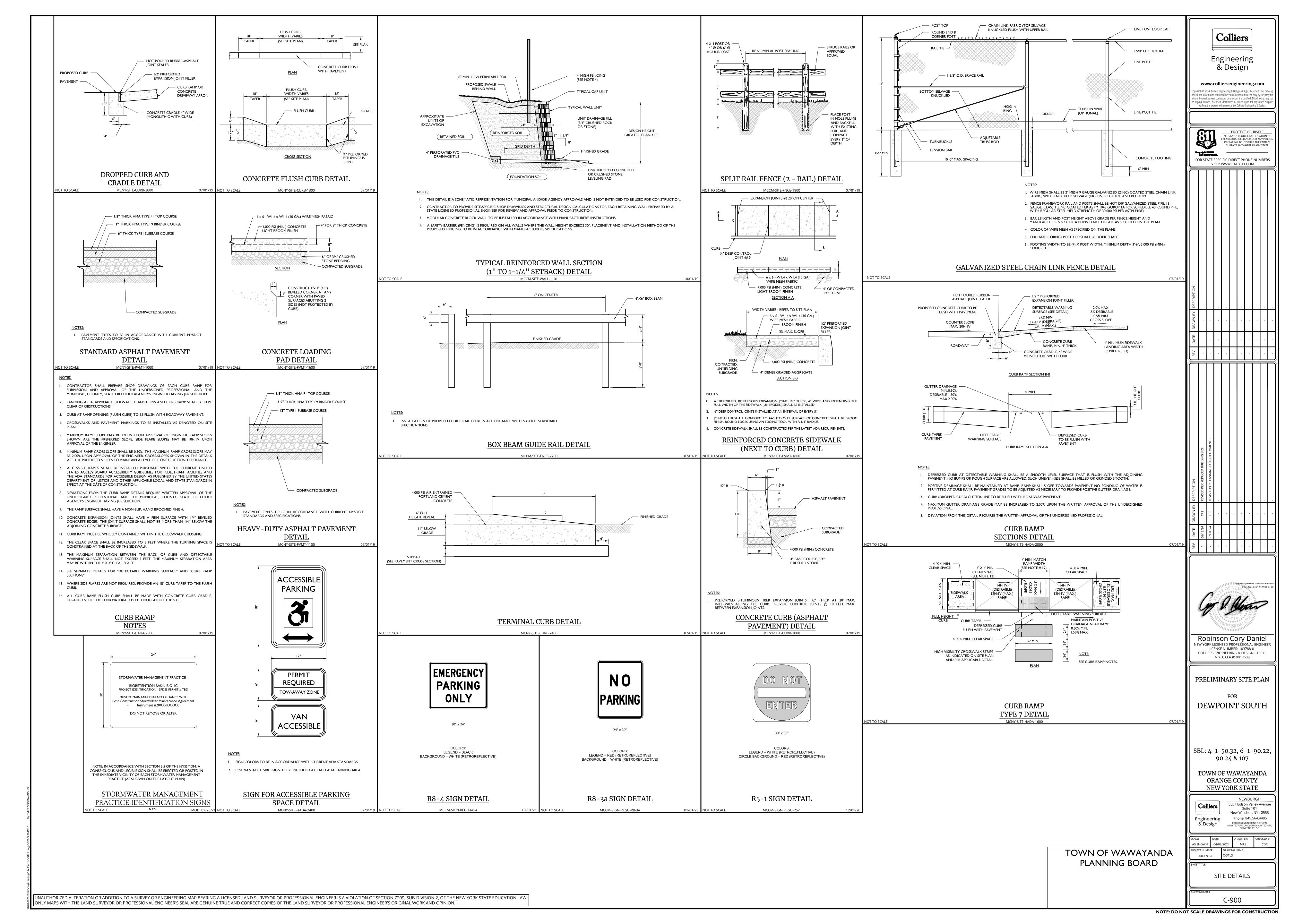
Phone: 845.564.4495 COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE SURVEYING CT, P.C.

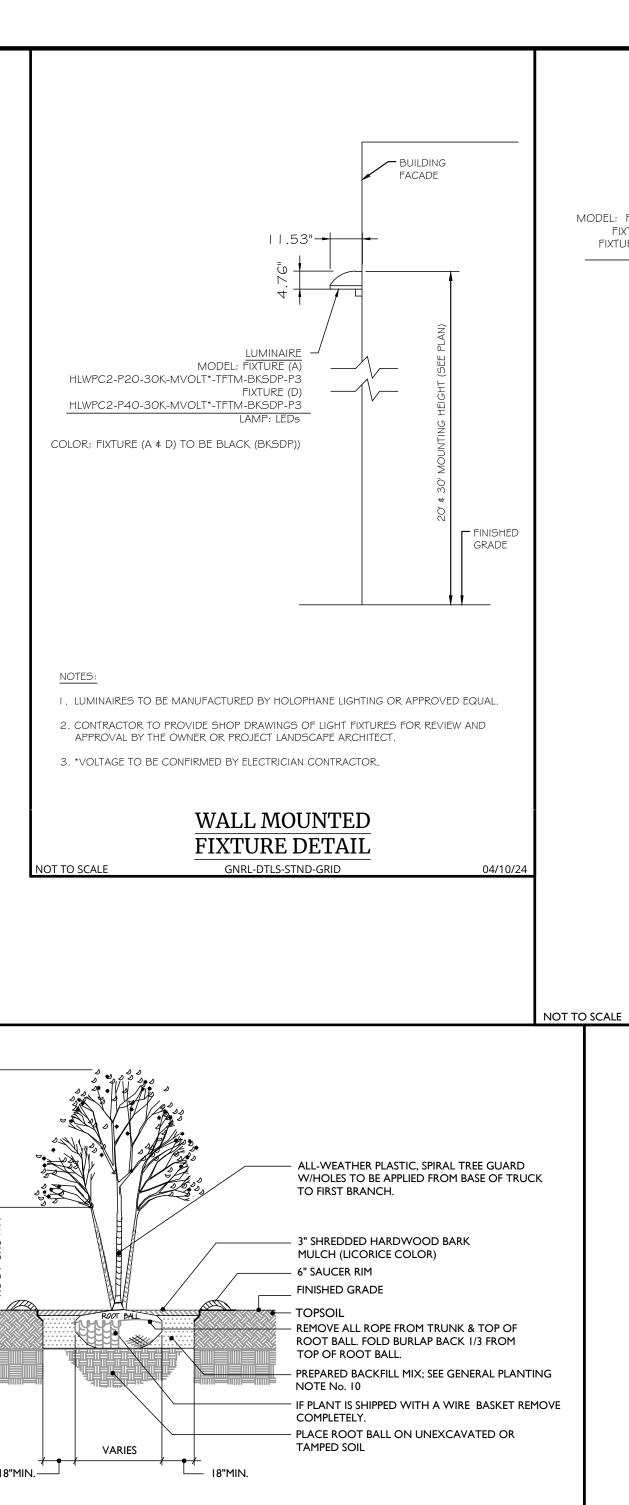
20006912E LIGHTING PLAN

EAST

JNAUTHORIZED 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. INLY 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.

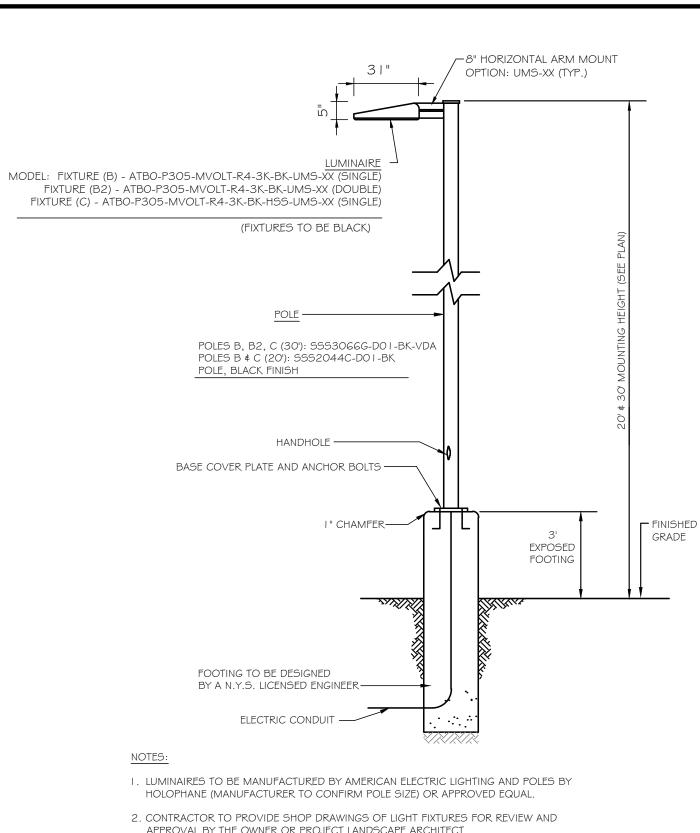




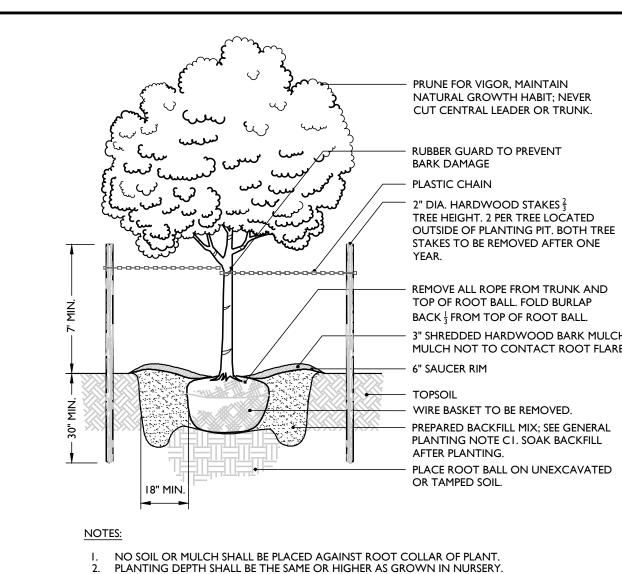


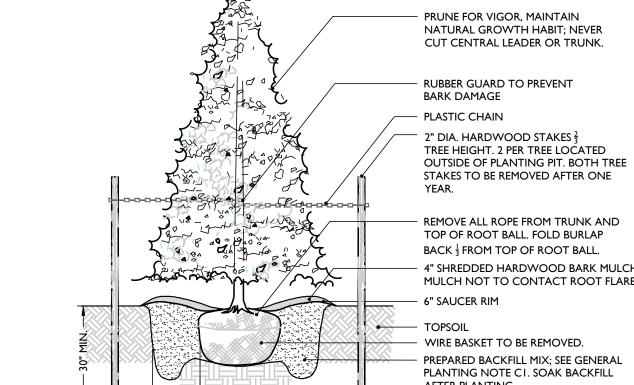
MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE

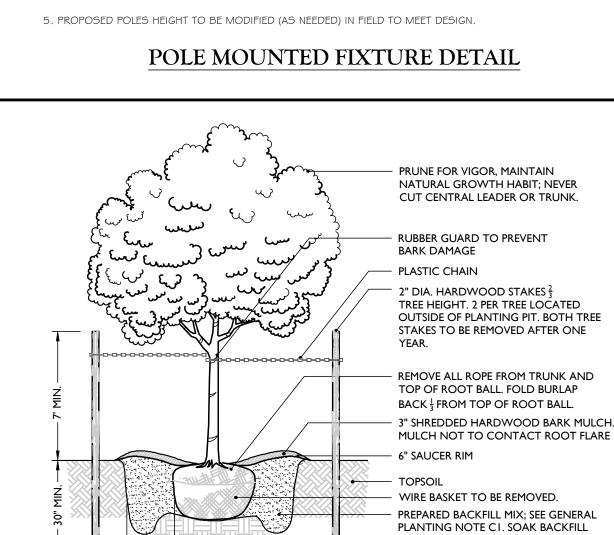


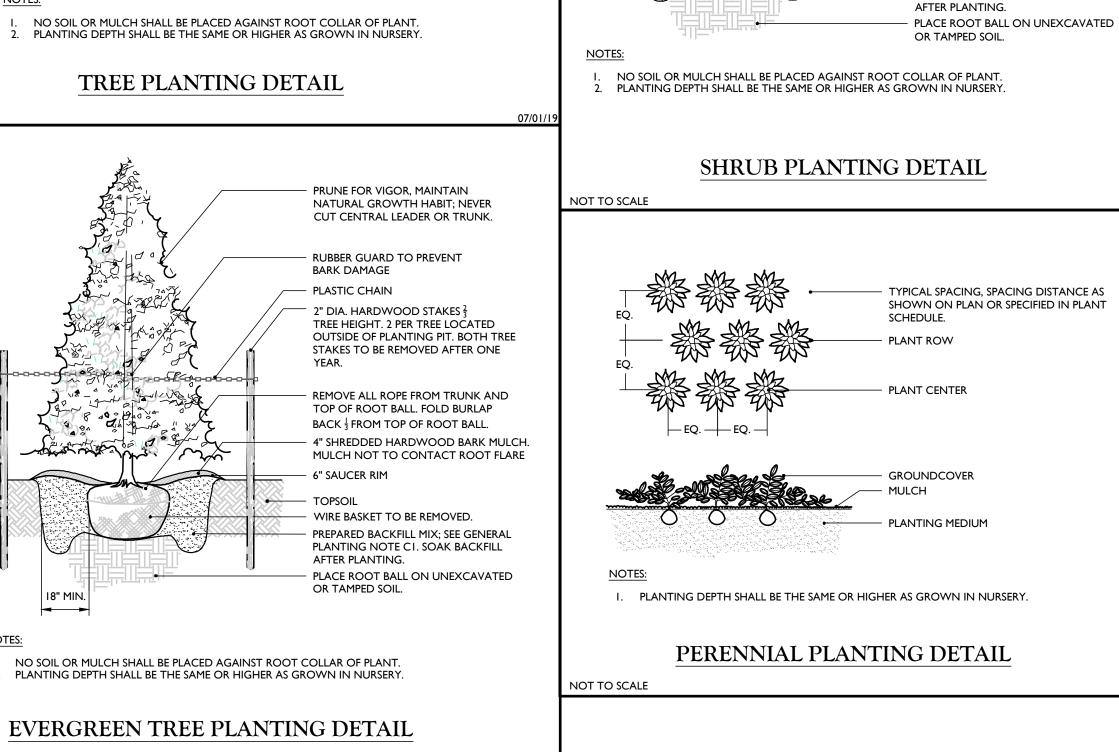
APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT. 3. FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER. 4. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

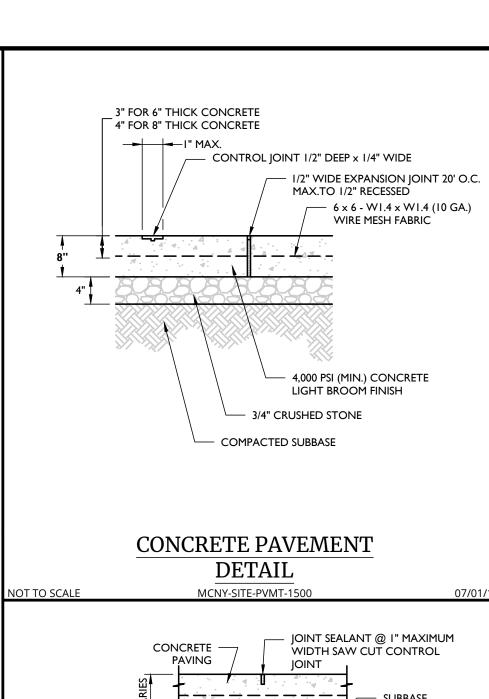




NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.







TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.

TALL FESCUE, RAPTOR III (33%)

CREEPING RED FESCUE (30%)

PERENNIAL RYE GRASS (10%)

BIRDSFOOT TREFOIL (30%)

TALL FESCUE (30%)

OPTIMUM GROWING SEASONS.

OTHER UNSUITABLE MATERIAL.

NOT TOUCH THE TREE TRUNK.

MUST BE RETILLED AND FIRMED AS ABOVE.

GIVEN ABOVE.

HARD FESCUE, 'RIDU' (33%)

PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

OPTIMUM SEEDING DATES ARE BETWEEN APRIL I AND MAY 31: AND AUGUST 16 AND OCTOBER 15.

SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.

FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN

3. ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.

PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE

COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT LIMITED TO: . NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. I AND APRIL I IN ANY YEAR.

IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED

MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC

AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING

STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER,

AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4

INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE

TILLAGE UNTIL A REASONABLY UNIFORM. FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY

REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR

INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA

GENERAL SEEDING NOTES

NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL

WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT

. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS

CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN

EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE

PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE

PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF

FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT, CONTRACTOR SHALL REMOVE ALL

WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE

BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL

. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE,

PLANT DETAIL NOTES

PRUNE FOR VIGOR, MAINTAIN

NATURAL GROWTH HABIT; NEVER

CUT CENTRAL LEADER OR TRUNK.

TOP OF ROOT BALL. FOLD BURLAP

BACK 1/3 FROM TOP OF ROOT BALL.

- 3" SHREDDED HARDWOOD BARK

WIRE BASKET TO BE REMOVED. PREPARED BACKFILL MIX; SEE GENERAL

PLANTING NOTE C1. SOAK BACKFILL

- 6" SAUCER RIM

TOPSOIL

REMOVE ALL ROPE FROM TRUNK AND

BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.

. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.

PROPER DRAINAGE BEFORE PLANTING.

NEVER CUT CENTRAL TRUNK OR LEADER.

ARCHITECT.

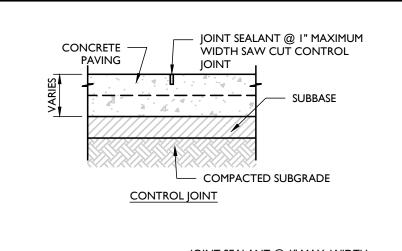
REQUIREMENTS OF PLANT.

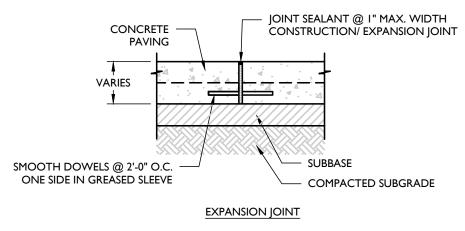
SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.

AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.

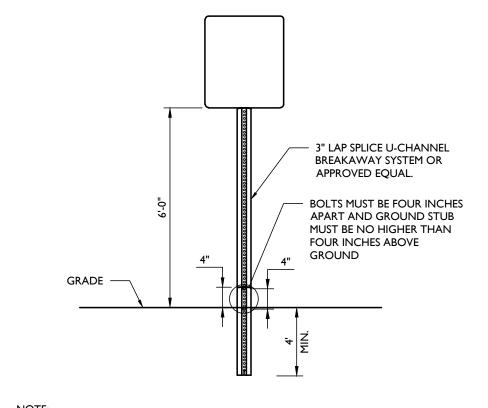
(A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)





JOINTS DETAIL

MCNY-SITE-PVMT-1700



ALL SIGNS SHALL CONFORM TO THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.

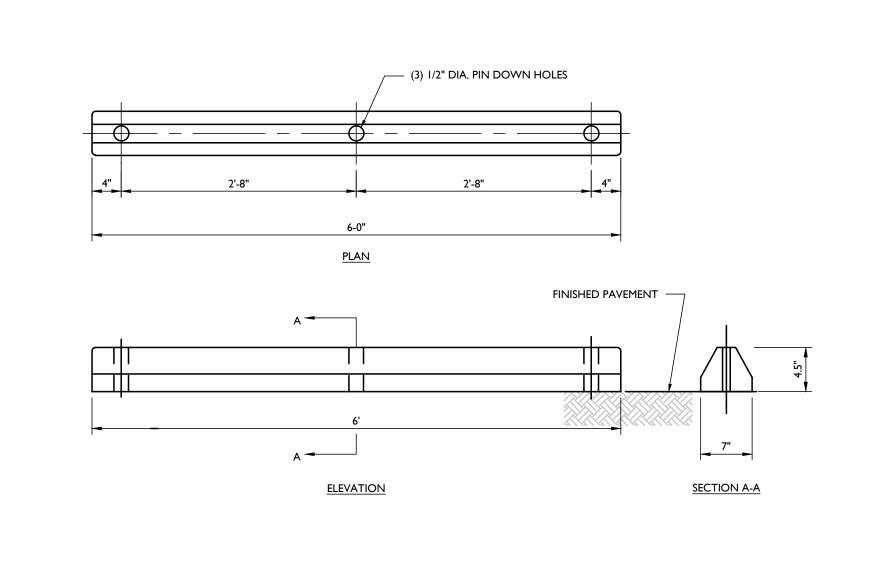
ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT MANUAL IN "UNIFORM TRAFFIC CENTRAL DEVICES" FOR STREET & HIGHWAYS. 3. ALL POSTS SHALL BE EMBEDDED 4' MINIMUM. 4. ALL POSTS TO BE BREAKAWAY STEEL U-POSTS IN CONFORMANCE WITH CURRENT

5. IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 2'-0" MINIMUM TO 12'-0" MAXIMUM FROM EDGE OF CURB AS DIRECTED.

BREAKAWAY SIGN POST DETAIL 8' MIN.

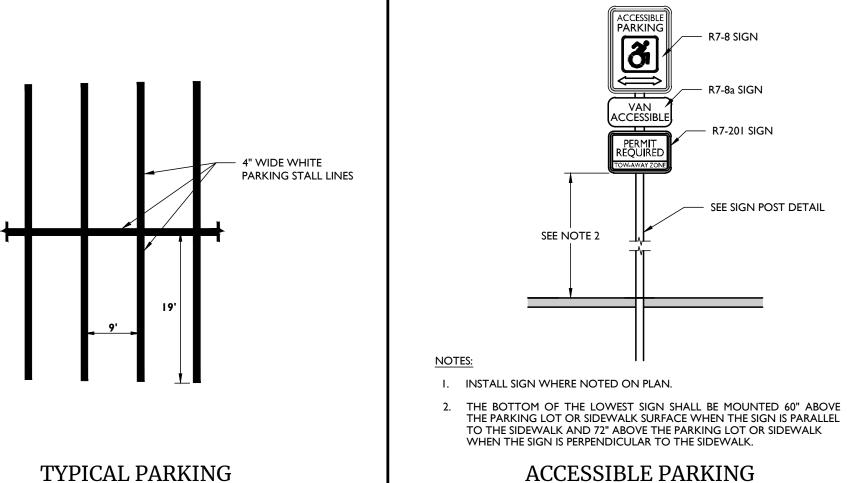
NOT TO SCALE

ACCESSIBLE PARKING -



POLYMER WHEELSTOP DETAIL

MCNY-SITE-CURB-2102



TYPICAL PARKING STALL STRIPING DETAIL

WHITE STRIPE

PROVIDE 8' MIN.

SPACES

4" WIDE BLUE DIAGONAL STRIPING AT 45°,

2' ON CENTER

ACCESSIBLE PARKING MOD: 11/17/20

LINE STRIPE STALL DETAIL

30" x 30"

LEGEND = WHITE (RETROREFLECTIVE)

BACKGROUND = RED (RETROREFLECTIVE)

R1-1 SIGN DETAIL

ARROW DETAIL

MCNY-SITE-MRKG-1201

ACCESSIBLE AISLE WIDTH FOR VAN

SIDEWALK

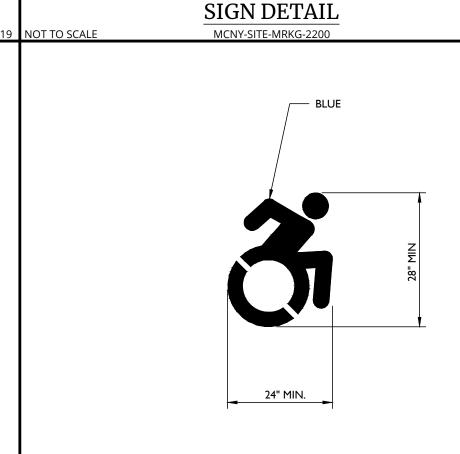
- 4" PAINTED -

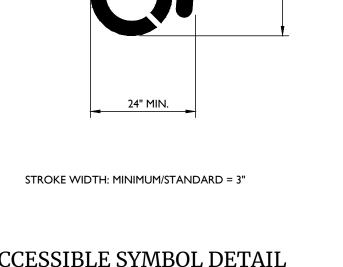
BLUE STRIPE

LINE STRIPE AS REQUIRED (TYP.)

I. WHEELSTOP MANUFACTURED BY INNOPLAST. SHALL BE TYPE DELUXE COLOR YELLOW.

2. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



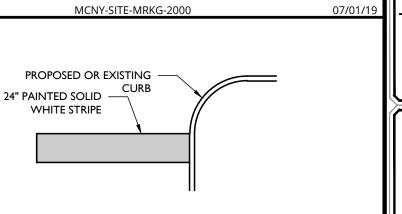


ACCESSIBLE SYMBOL DETAIL

--|_||-

STRAIGHT PAVEMENT

ARROW DETAIL



DEWPOINT SOUTH TYPICAL STOP BAR DETAIL

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

> > TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

> > > **Colliers**

Robinson Cory Daniel

LICENSE NUMBER: 103788-01 COLLIERS ENGINEERING & DESIGN CT, P.C.

N.Y. C.O.A #: 0017609

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NEWBURGH

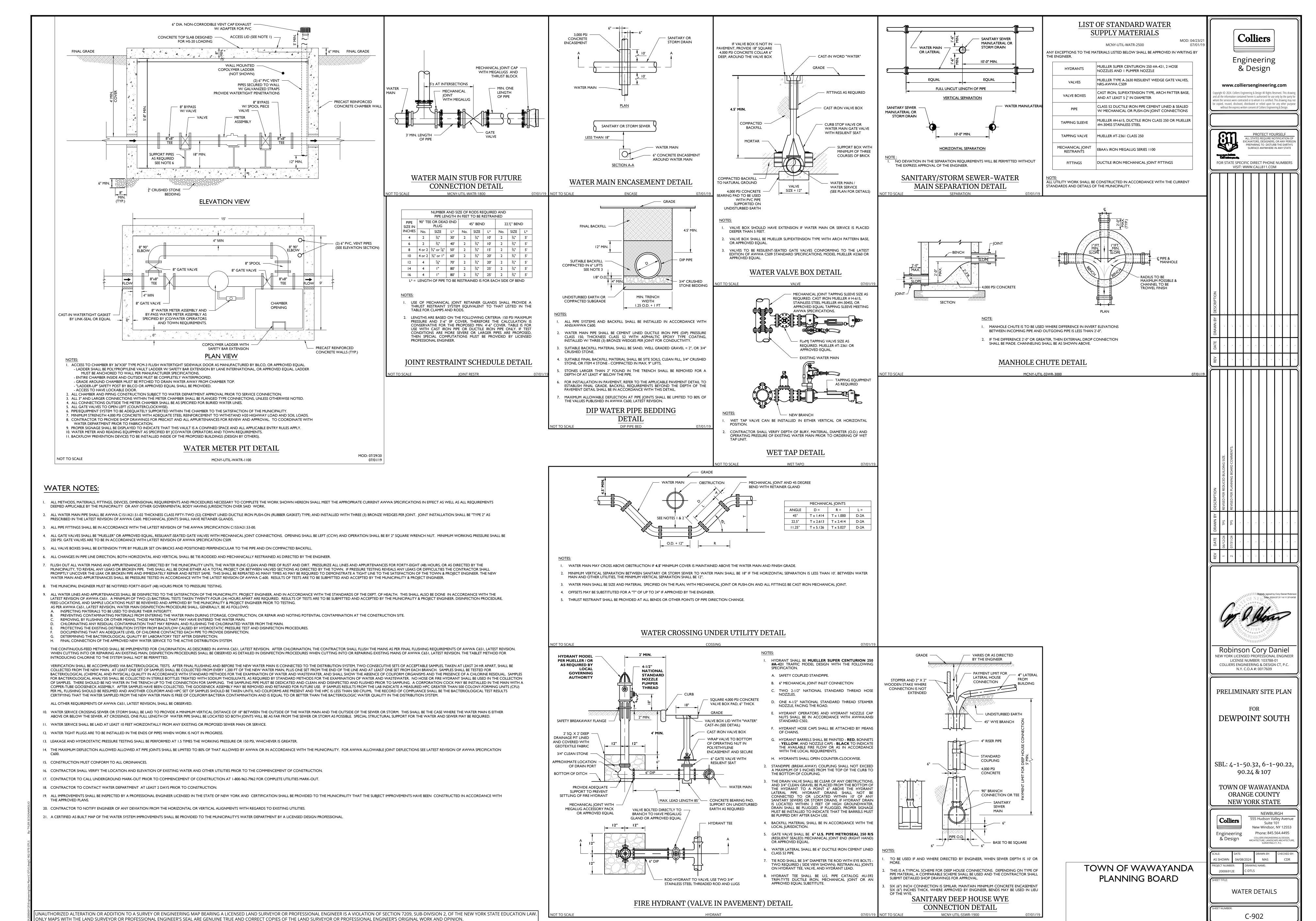
555 Hudson Valley Avenue

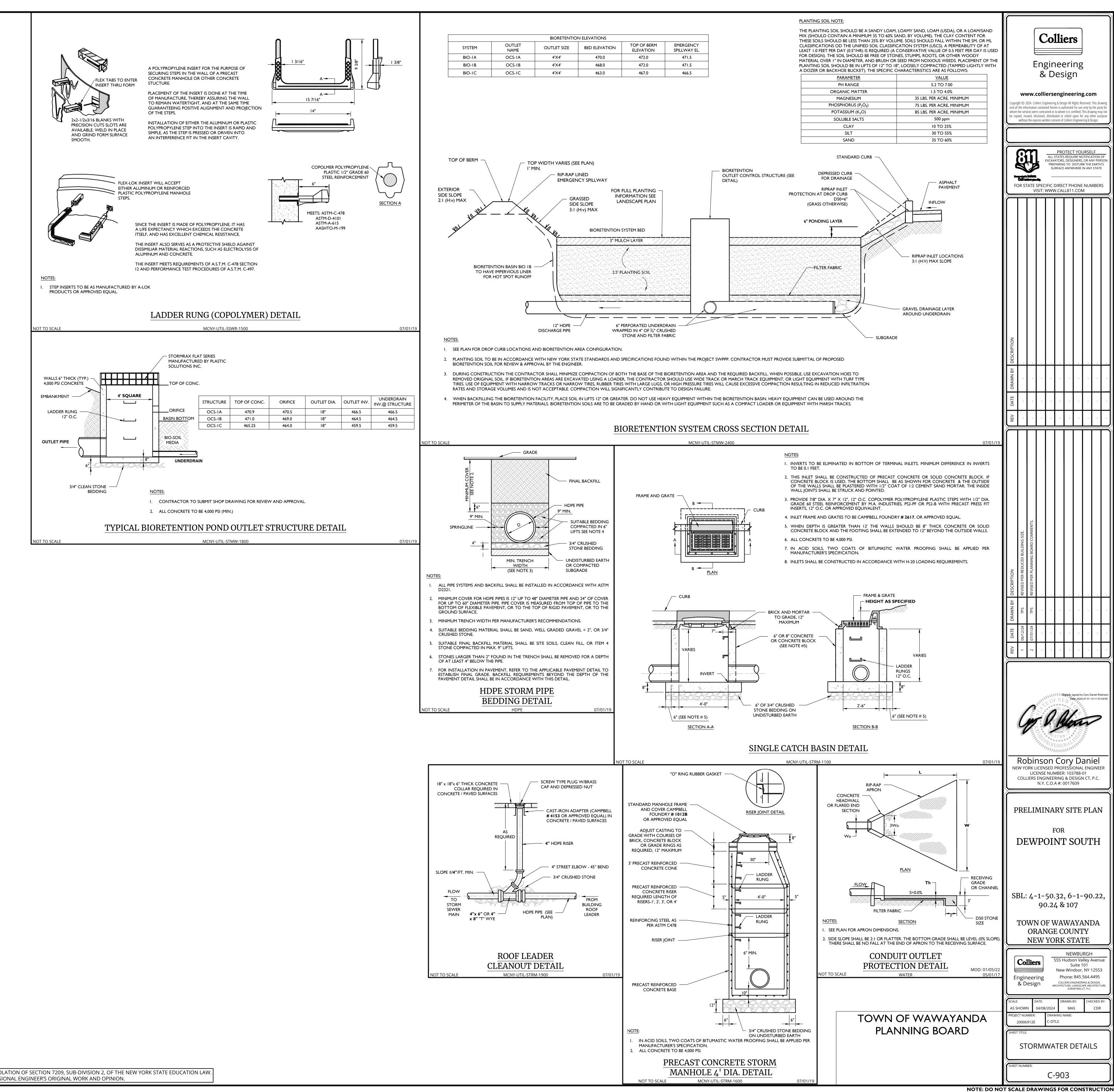
TOWN OF WAWAYANDA PLANNING BOARD "LEFT OR RIGHT" PAVEMENT

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ORANGE COUNTY NEW YORK STATE

NEWBURGH 555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553

Phone: 845.564.4495

STORMWATER DETAILS

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