DOLSONTOWN ROAD
(VARIED WIDTH)

DOLSONTOWN ROAD
(VARIED WIDTH)

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(VARIED WIDTH)

DEWPOINT SOUTH DRIVEWAY TO BE COORDINATED WITH TRAFFIC PLANS

PROPOSED R.O.W. DEDICATION AREA ±3,185 S.F.

PROPOSED LOT LINE

PROPOSED R.O.W. DEDICATION AREA ±3,185 S.F.

EXISTING LOT LINE TO BE REMOVED

33' MIN. (TYP.)

PROPOSED 4' CHAIN LINK FENCE (TYP.)

5' CONCRETE SIDEWALK

PROPOSED 5' CONC. SIDEWALK

50' FRONT YARD SETBACK

50' FRONT YARD SETBACK

30' X 10' FIRE ACCESS STAIRWELL

125,000 S.F.
WAREHOUSE
65 PARKING SPACES
37 LOADING DOCKS
FFE=490

PROPOSED WAREHOUSE
±243,600 S.F.
173 EMPLOYEE PARKING STALLS
44 TRAILER STORAGE STALLS
57 LOADING DOCKS
FFE = 487.75
DOCKS = 483.75

PROPOSED OFFICE
5,000 SQ. FT.
FFE=490

PROPOSED OFFICE
7,180 SQ. FT.
FFE=487.75

RETAINING WALL

STANDARD ASPHALT PAVEMENT AREA

30' X 10' FIRE ACCESS STAIRWELL

PROPOSED STORMWATER AREA (TYP.)

PROPOSED SPLIT RAIL FENCE

CASKEY LANE
(VARIED WIDE)

PROPOSED PROPERTY LINE

PROPOSED SITE IMPROVEMENTS UNDER SEPARATE APPLICATION

PROPOSED 5' CONC. SIDEWALK

PROPOSED OFFICE 7,180 SQ. FT. FFE=487.75

GATED EMERGENCY ACCESS

EMERGENCY ACCESS PAVEMENT

'NO EXIT' SIGN

5' CONCRETE SIDEWALK

PROPOSED WETLAND DISTURBANCE AREA

PROPOSED HEAVY DUTY PAVEMENT

CONCRETE LOADING AREA

PROPOSED 8' SOLID FENCE (TYP.)

PROPOSED O&R ACCESS DRIVE CONNECTION

FIRE LANE STRIPING

LIMIT OF HEAVY DUTY PAVEMENT

LIMIT OF PAVEMENT

15' SIDE YARD SETBACK

TERMINAL CURB

PROPOSED STORMWATER AREA

PROPOSED STORMWATER AREA (TYP.)

PROPOSED 6' CHAIN LINK FENCE (TYP.)

"NO TRUCKS" SIGN

"NO PASSENGER VEHICLES" SIGN

PROPOSED GUIDE RAIL (TYP.)

PROPOSED SUBSURFACE STORM WATER AREA (TYP.)

HEAVY DUTY ASPHALT PAVEMENT AREA

COMPACTOR

RAMP

RAMP

COMPACTOR

30' REAR YARD SETBACK

PROPOSED 15' CONCRETE PAD

PROPOSED STORMWATER AREA (TYP.)

SNOW STORAGE AREA (TYP.)

RETAINING WALL

PROPOSED STORMWATER AREA (TYP.)

PROPOSED RETAINING WALL

PROPOSED RETAINING WALL (TYP.)

CONCRETE DOLLY PAD

CONCRETE DOLLY PAD

PROPOSED FOREBAY

PROPOSED STORMWATER AREA

PROPOSED FOREBAY

SNOW STORAGE AREA (TYP.)

15' SIDE YARD SETBACK

PROPOSED STORMWATER AREA

EDGE OF WATER

30' REAR YARD SETBACK

PROPOSED LOT LINE

ORANGE & ROCKLAND UTILITIES EASEMENT (SEE SURVEY)

LANDS N/F
NET LEASE SUDS II LLC
S-8-L 4-1-35.2

SAMUEL G & GAIL SIM
S-8-L 6-1-107

S-8-L 4-1-36.21 (TM)

TOWER (TYP.)

TOWER (TYP.)

N

W E

S

SCALE : 1" = 40'

40 0 40 80

SCALE : 1" = 40'
SELECT LINEAR UNIT OF MEASURE

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 PI 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	HC V
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	

Legend

GEIS Plan

Current Site Plan
April 2024

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2020\2020004.20\Engineering\Site Plans\C-LAYT.dwg, C-301 LAYOUT (2)

By MICHAEL SABA

Colliers
Engineering & Design

www.colliersengineering.com

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

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, 6-1-107 & 6-1-90.24

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
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New Windsor, NY 12553
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	07/26/2023	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912E	C-LAYT

SHEET TITLE:
OVERALL
DIMENSION PLAN

SHEET NUMBER:
C-301

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.