## LEGEND

EXISTING

- PROJECT SITE
- ADJACENT PROPERTY LINES
- MUNICIPAL BOUNDARY
- PROPERTY SETBACK
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- EASEMENTS
- WETLAND BOUNDARY
- 100 YEAR FLOOD ZONE (FHA)
- SEWER (S)
- OVERHEAD UTILITY WIRE (OHW)
- UTILITY POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- DRAIN INLET

## BULK TABLE

ZONING DISTRICT: MC-1 ; (MIXED COMMERCIAL)
SPECIAL USE SUBJECT TO SITE PLAN APPROVAL ; WAREHOUSE

| MINIMUM | REQUIRED | EXISTING | PROPOSED | REMARKS |
|---|---|---|---|---|
| LOT AREA | 2 ACRES | 11.66 ACRES (507,975 SQ.FT.) | 11.58 ACRES (504,790 SQ. FT.) | OK |
| FRONT YARD SETBACK | 50 FEET | N/A | 51.05 FEET (DOLSONTOWN RD)<br>51.96 FEET (CASKEY LANE) | OK |
| REAR YARD SETBACK | 30 FEET | N/A | 46.07 FEET | OK |
| SIDE YARD SETBACK | | | | |
| ONE | 15 FEET | N/A | 288.99 FEET | OK |
| BOTH | N/A | N/A | N/A | OK |
| LOT WIDTH | 100 FEET | N/A | 930 FEET | OK |
| MAXIMUM | | | | |
| BUILDING HEIGHT | 65 FEET | N/A | 55 FEET | OK |
| LOT COVERAGE | 70% | N/A | 48.1% (±244,410 SQ. FT.) | OK |
| BUILDING COVERAGE | 50% | N/A | 24.6% (125,000 SQ. FT.) | OK |

## PARKING REQUIREMENTS:

OFFICE USE:

1 PER 300 SF OF FLOOR AREA
5,000 SF = 17 SPACES REQUIRED

WAREHOUSE USE:

1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICANT)
125,000 SF = 25 SPACES REQUIRED

TOTAL PARKING REQUIRED = 42 SPACES
TOTAL PARKING PROVIDED = 65 SPACES

NOTE:
1. ITE PARKING GENERATION MANUAL:
   WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA
   120,000 GROSS SQ. FT. / 1,000 X 0.39 = 47 SPACES

## TAX LOT:

4-1-50.32
±507,975 SQ. FT.
±11.66 ACRES

## OWNER:

DEWPOINT, LLC
100 WOODLAND POND CIR APT 429
NEW PALTZ, NEW YORK 12561

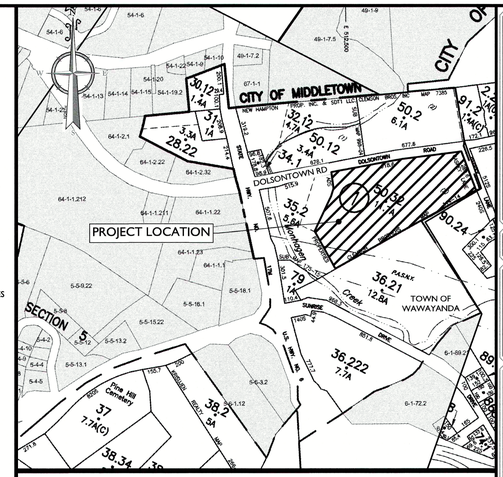
## APPLICANT:

Real Deal Management, Inc. d/b/a RDM Group
1 INTERNATIONAL BOULEVARD, SUITE 410
MAHWAH, NEW JERSEY 07430

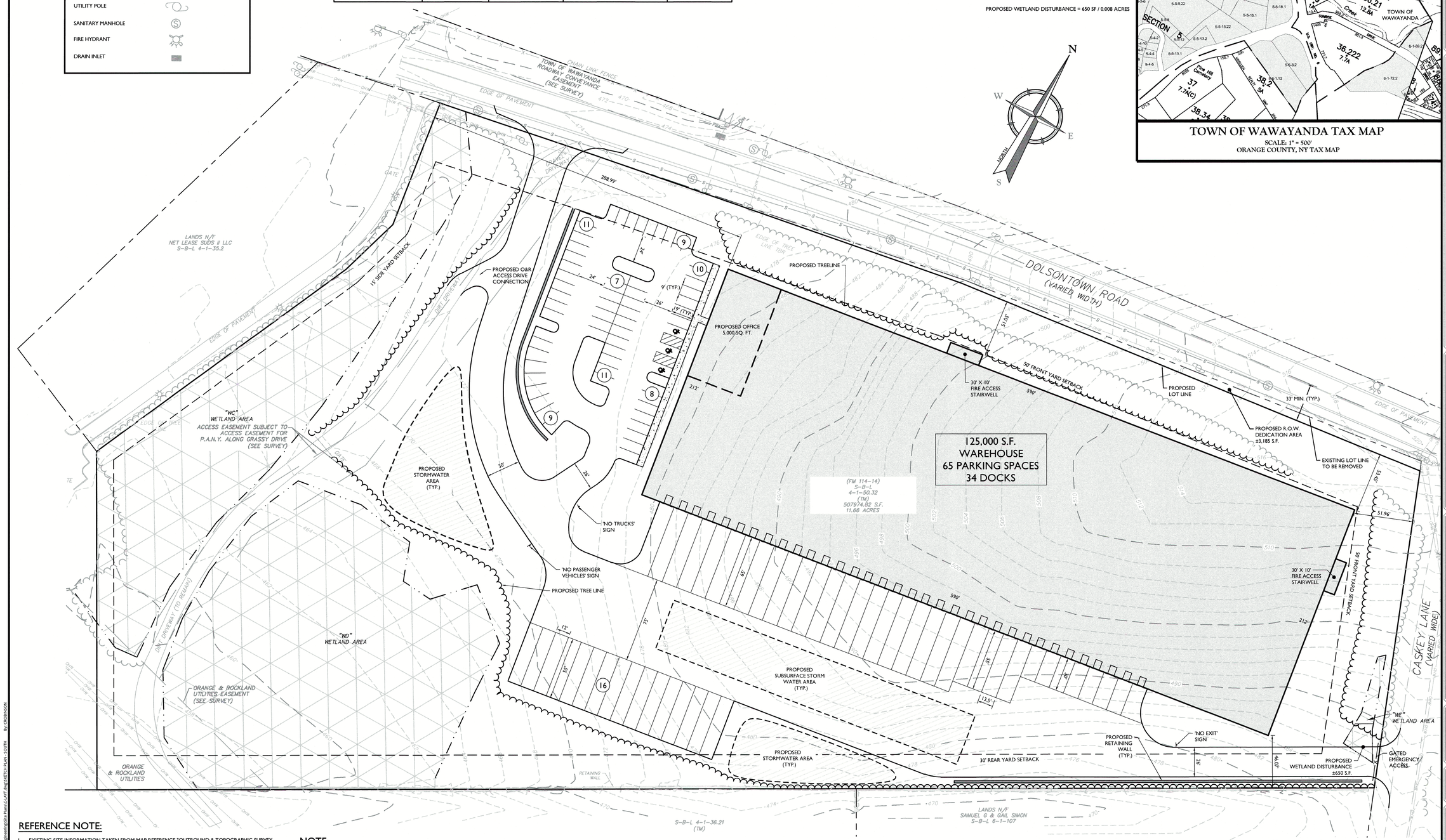
## EXISTING WETLANDS:

±99,196 SF / 2.27 ACRES

PROPOSED WETLAND DISTURBANCE = 650 SF / 0.008 ACRES




TOWN OF WAWAYANDA TAX MAP
SCALE: 1" = 500'
ORANGE COUNTY, NY TAX MAP




SCALE : 1" = 40'

## REFERENCE NOTE:

1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "OUTBOUND & TOPOGRAPHIC SURVEY PLAN PREPARED FOR DOLSONTOWN ROAD - SECTION 4 - BLOCK 1 - LOT 50.2 & 50.32" PREPARED BY JOHN W. McCORD, SR. DATED 01/25/2021.
2. REFERENCE SURVEY FOR APPLICABLE EASEMENT INFORMATION.

## NOTE:

1. LOCATION OF GAS MAIN IN DOLSONTOWN ROAD TO BE CONFIRMED.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.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| | | | |


Andrew B. Fetherston
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 073555-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609


SKETCH SITE PLAN

FOR

RDM GROUP - DEWPOINT SOUTH

SECTION 4
BLOCK 1
LOT 50.32

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE


Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495


| SCALE: | DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|---|
| AS SHOWN | 04/21/2021 | CDR | JED |

PROJECT NUMBER: 20006912A
DRAWING NAME: C-LAYT

SHEET TITLE: SKETCH SITE PLAN

SHEET NUMBER: 1 of 1

2020\20006912A\Engineering\Site Plans\C-LAYT.dwg\SKETCH PLAN - SOUTH By: CROBINSON