

"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

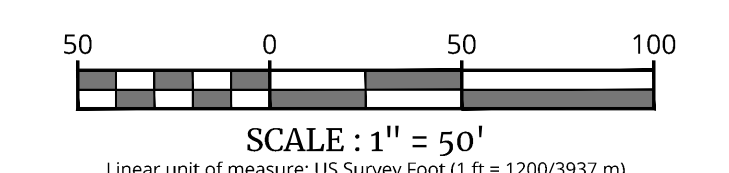
PROPOSED LOT LINE (SEE REFERENCE NOTE FOR LOT LINE CHANGES PLANS BY OTHERS)

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...
C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER...
D. PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEMS...
E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER...
F. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION...
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...
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.



TOWN OF WAWAYANDA PLANNING BOARD

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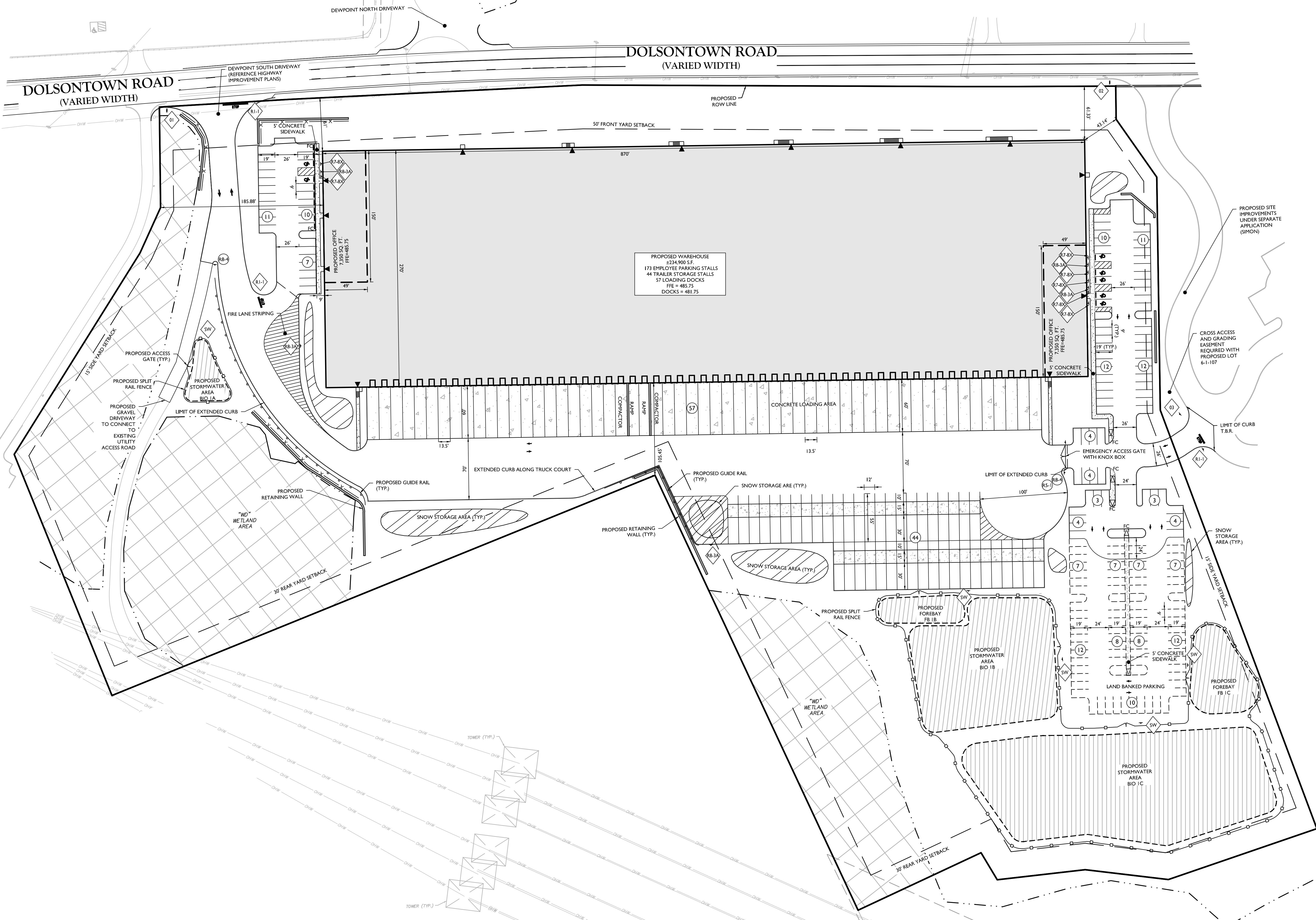
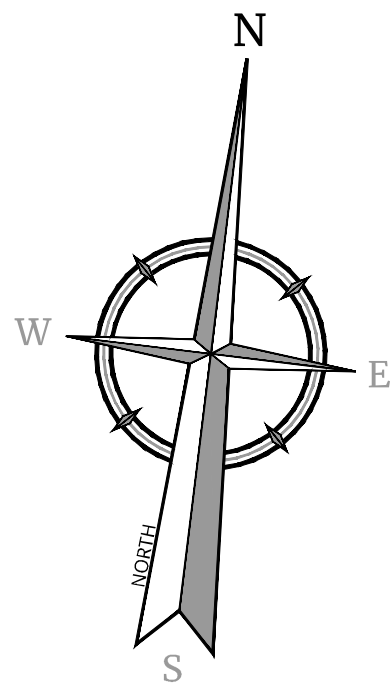
Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

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Professional Engineer Seal for Robinson Cory Daniel, License Number 103788-01, Colliers Engineering & Design, Inc.

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 drawing name (C-DEM0), sheet title (EXISTING CONDITIONS & DEMOLITION PLAN), and sheet number (C-200).



PROPOSED WAREHOUSE
234,900 SF
173 EMPLOYEE PARKING STALLS
44 TRAILER STORAGE STALLS
57 LOADING DOCKS
FFE = 483.75
DOCKS = 481.75

PROPOSED SITE IMPROVEMENTS UNDER SEPARATE APPLICATION (SIMON)

CROSS ACCESS AND GRADING EASEMENT REQUIRED WITH PROPOSED LOT 6-1-107

EMERGENCY ACCESS GATE WITH KNOX BOX

SNOW STORAGE AREA (TYP.)

PROPOSED FOREBAY FB 1 C

PROPOSED FOREBAY FB 1 B

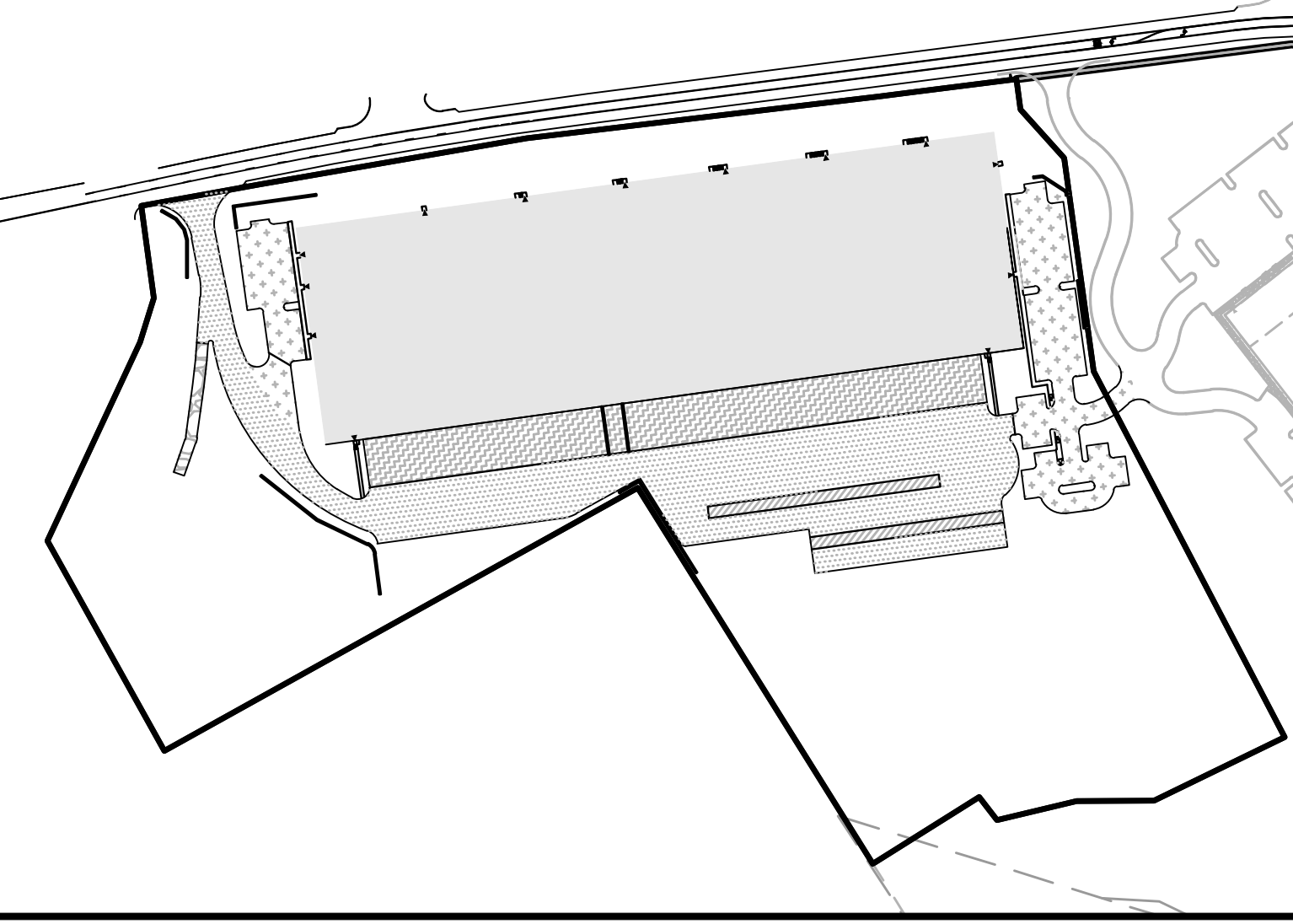
PROPOSED FOREBAY FB 1 A

SIGN LEGEND:

- STOP (R-1)
- ACCESSIBLE PARKING (R-2)
- NO PARKING (R-3)
- STORMWATER SIGNAGE (SW)
- EMERGENCY VEHICLE ACCESS ONLY (R-4)
- DO NOT ENTER (R-5)
- TRUCK ENTRANCE & OFFICE #1 TRAFFIC ONLY (T)
- SIMON & DEWPOINT SOUTH OFFICE #2 TRAFFIC ONLY (D)
- DEWPOINT SOUTH OFFICE #3 TRAFFIC ONLY (D)

EXISTING	LEGEND	PROPOSED
(Symbol)	RIGHT OF WAY LINE	(Symbol)
(Symbol)	PROPERTY LINE	(Symbol)
(Symbol)	EDGE OF PAVEMENT	(Symbol)
(Symbol)	CURB	(Symbol)
(Symbol)	DEPRESSED CURB	(Symbol)
(Symbol)	SIDEWALK	(Symbol)
(Symbol)	ROADWAY SIGNS	(Symbol)
(Symbol)	WETLAND LINE	(Symbol)
(Symbol)	STALL COUNT	(Symbol)
(Symbol)	ADA ACCESSIBLE STALL	(Symbol)
(Symbol)	DEPRESSED CURB AND ADA RAMP	(Symbol)
(Symbol)	DIRECTION OF TRAFFIC FLOW	(Symbol)

PAVEMENT KEY MAP (NOT TO SCALE)



PAVEMENT LEGEND

- (Symbol) CONCRETE PAVEMENT
- (Symbol) HEAVY DUTY ASPHALT PAVEMENT
- (Symbol) CONCRETE DOLLY PAD
- (Symbol) STANDARD ASPHALT PAVEMENT
- (Symbol) GRAVEL

BULK TABLE

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

TABLE OF BULK REQUIREMENTS			
MINIMUM	REQUIRED	PROPOSED LOT	REMARKS
LOT AREA	2 ACRES	120.17 ACRES	OK
FRONT YARD SETBACK	50 FEET	861.0 FEET	OK
REAR YARD SETBACK	30 FEET	1105.45 FEET	OK
SIDE YARD SETBACK			
ONE	15 FEET	+43.14 FEET	OK
BOTH	35 FEET	+229.02 FEET (+185.98', +43.14')	OK
LOT WIDTH	100 FEET	81,092 FEET	OK
MAXIMUM			
BUILDING HEIGHT	65 FEET	<65 FEET	OK
LOT COVERAGE	70%	53.0% (234,900/443,000)	OK
BUILDING COVERAGE	50%	36.7% (162,225/443,000)	OK

PARKING REQUIRMENTS

PROPOSED WAREHOUSE
OFFICE USE:
1 PER 300 SF OF FLOOR AREA
14,700 SF = 49 SPACES REQUIRED
OK

WAREHOUSE USE:
1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICANT)
230,200 SF = 46 SPACES REQUIRED
TOTAL PARKING REQUIRED = 94 SPACES
TOTAL PARKING PROVIDED = 173 SPACES
OK

NOTE:
1. THE PARKING GENERATION MANUAL - WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 SF.
GROSS FLOOR AREA
234,900 GROSS SQ. FT. / 1,000 X 0.39 = 92 SPACES

ISLAND SPACE REQUIREMENT CALCULATION
10 SQ. FT PER PARKING SPACE
REQUIRED = 173 X 10 = 1,730 SQ. FT.
PROVIDED = 1,911 SQ. FT.

PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EDUCATORS, SOCIETIES, OR ANY PERSON PREPARING TO DIGRESS THE EARTH'S SURFACE ANYWHERE IN ANY STATE. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	SPS		
2	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	SPS		
3	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	SPS		
4	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	SPS		

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3	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	SPS		
4	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	SPS		

Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788-01
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N.Y. C.O.A.#: 0017609

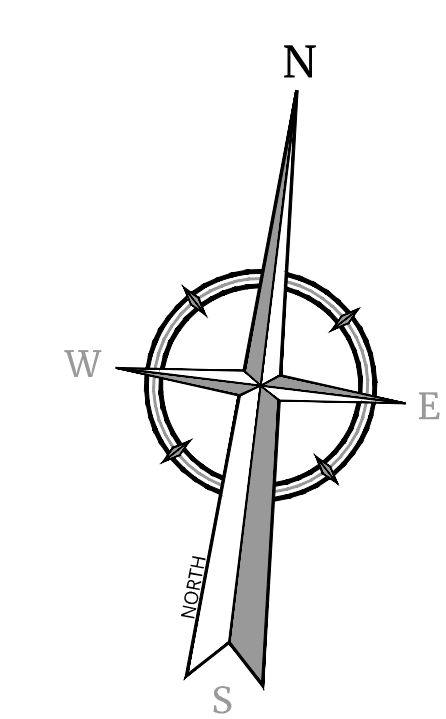
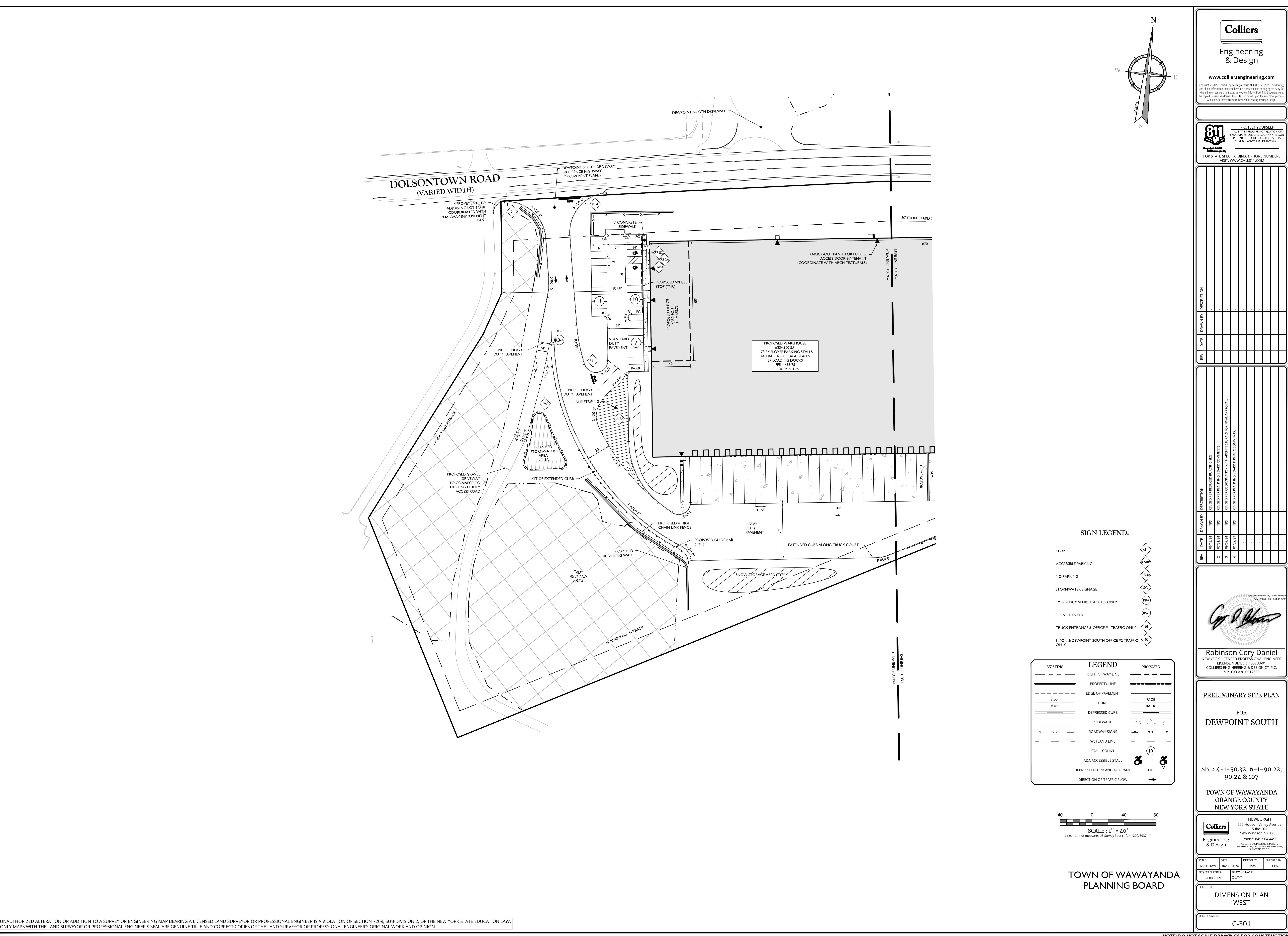
PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH
SBL: 4-1-50.32, 6-1-90.22,
90.24 & 107
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

NEWBURGH
555 Hudson Valley Avenue
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Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, E.T.C.

SCALE: 1" = 50'
Linear unit of measure: US Survey Foot (1 ft = 1200/9937 m)

TOWN OF WAWAYANDA
PLANNING BOARD

OVERALL
DIMENSION PLAN
C-300



REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION
1	04/02/24	JPS	REVISED PRELIMINARY BUILDING SIZE
2	04/02/24	JPS	REVISED PRELIMINARY BUILDING COMMENTS
3	04/02/24	JPS	REVISED PRELIMINARY COORDINATES WITH ARCHITECTURAL FOR FINAL APPROVAL
4	04/02/24	JPS	REVISED PRELIMINARY BUILDING BOARD & TRUCK COMMENTS

Cory D. Daniel
Robinson Cory Daniel
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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

Colliers
Engineering & Design
555 Hudson Valley Avenue
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COLLIERS ENGINEERING & DESIGN
ARCHITECTURAL, LANDSCAPE ARCHITECTURE,
SURVEYING, C.E.P.C.

SCALE: AS SHOWN
DATE: 04/02/2024
PROJECT NUMBER: 20006912E
DRAWING NAME: C-1 LAY 1
DRAWN BY: MAS
CHECKED BY: CDR

SHEET TITLE:
**DIMENSION PLAN
WEST**

SHEET NUMBER:
C-301

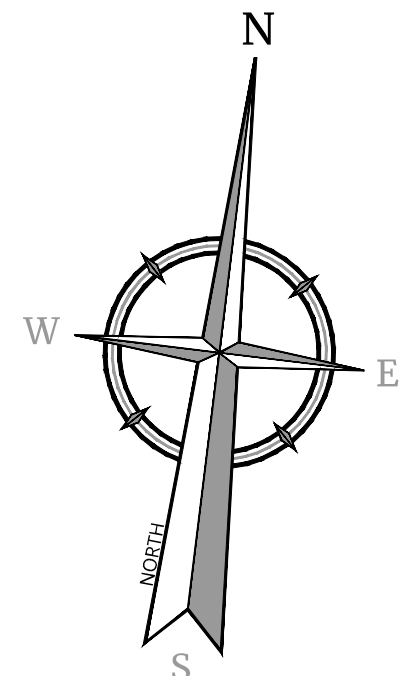
- SIGN LEGEND:**
- STOP
 - ACCESSIBLE PARKING
 - NO PARKING
 - STORMWATER SIGNAGE
 - EMERGENCY VEHICLE ACCESS ONLY
 - DO NOT ENTER
 - TRUCK ENTRANCE & OFFICE #1 TRAFFIC ONLY
 - STORM & DEWPOINT SOUTH OFFICE #2 TRAFFIC ONLY

EXISTING	LEGEND	PROPOSED
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	STALL COUNT	10
---	ADA ACCESSIBLE STALL	♿
---	DEPRESSED CURB AND ADA RAMP	HC
---	DIRECTION OF TRAFFIC FLOW	→

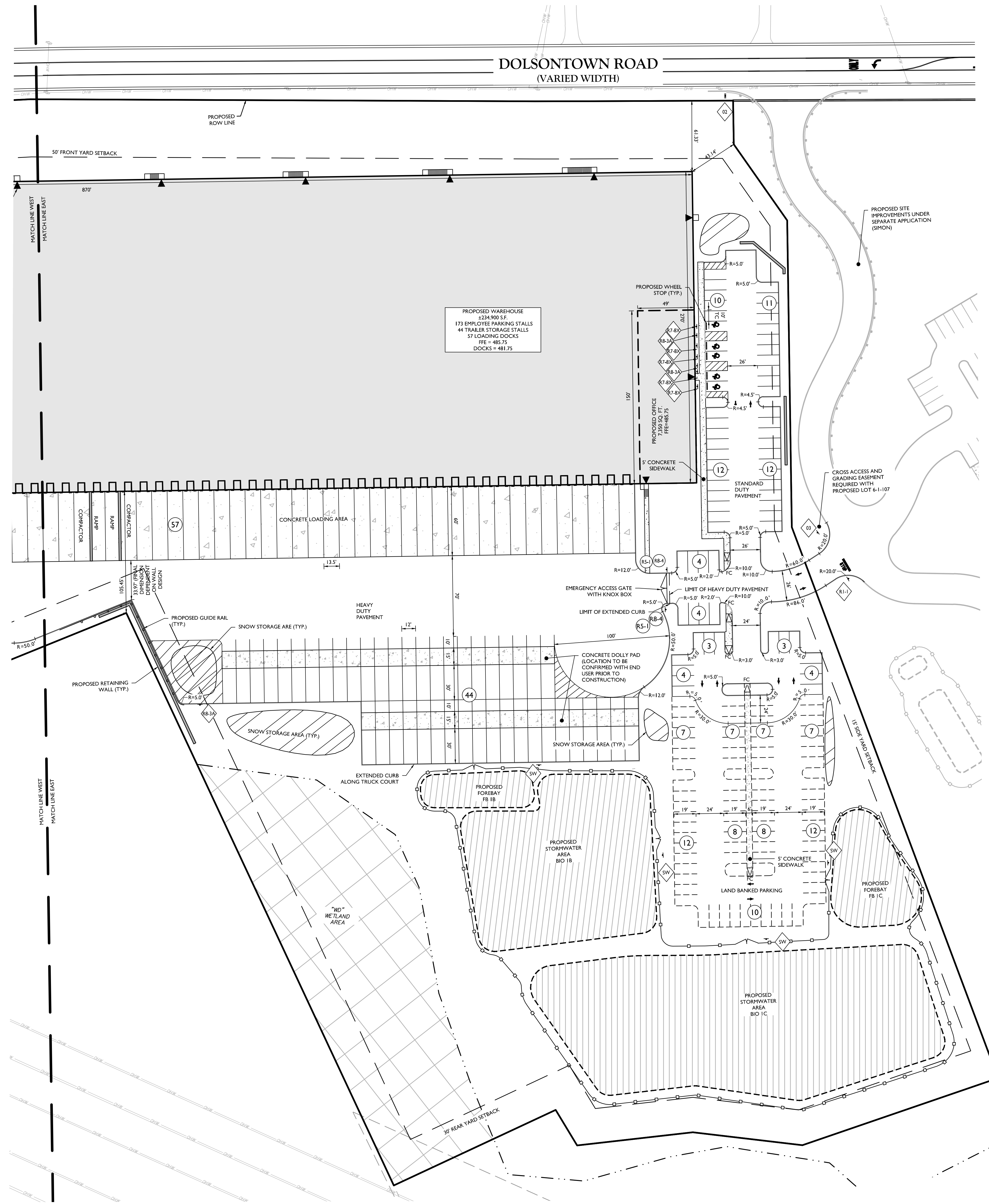
SCALE: 1" = 40'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

TOWN OF WAWAYANDA
PLANNING BOARD

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DOLSONTOWN ROAD
(VARIED WIDTH)



PROPOSED WAREHOUSE
8234,900 S.F.
173 EMPLOYEE PARKING STALLS
44 TRAILER STORAGE STALLS
57 LOADING DOCKS
FE = 485.75
DOCKS = 481.75

PROPOSED OFFICE
7,139 S.Q. FT.
FE = 485.75

SIGN LEGEND:

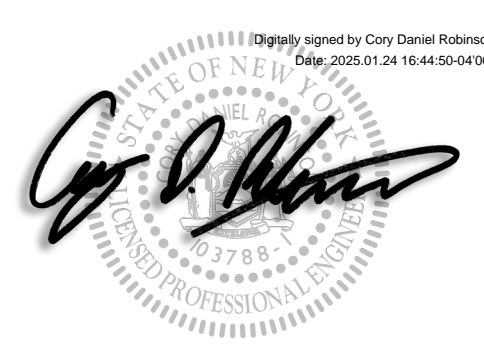
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- DEWPOINT SOUTH OFFICE #2 TRAFFIC ONLY

EXISTING	LEGEND	PROPOSED
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	STALL COUNT	---
---	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 mm)

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N.Y. C.O.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

NEWBURGH
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ARCHITECTURE, ENGINEERING AND SURVEYING, L.L.P.C.

SCALE: AS SHOWN 04/08/2024 MAS CDR
PROJECT NUMBER: 20090912E DRAWING NAME: C-LAY1

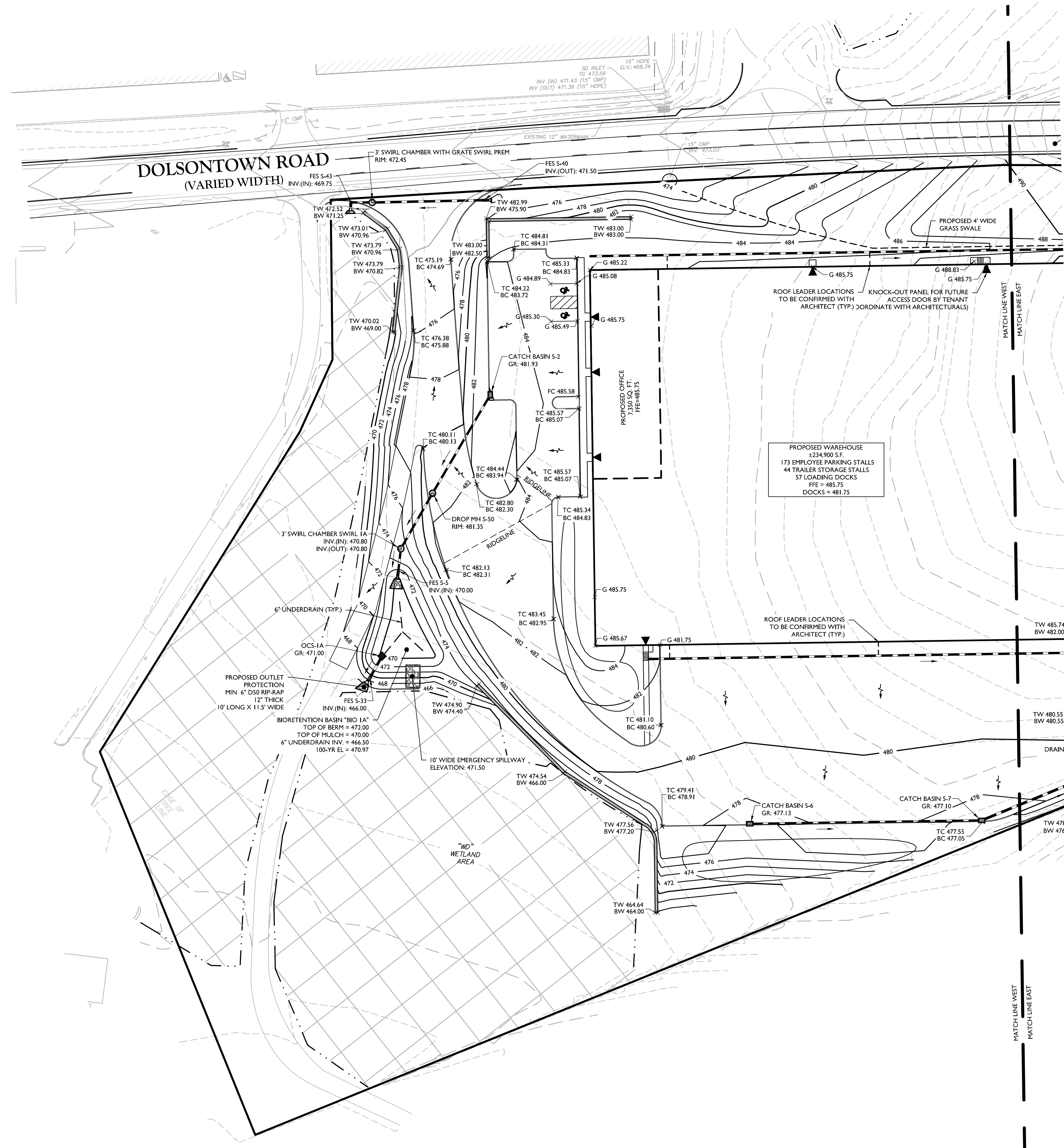
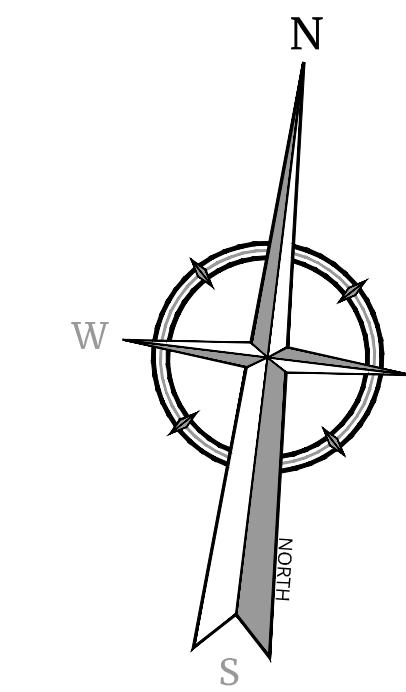
SHEET TITLE: **TOWN OF WAWAYANDA PLANNING BOARD**

SHEET NUMBER: **DIMENSION PLAN EAST**

SHEET NUMBER: **C-302**

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



GRADING NOTES:

- 1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
- 2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
- 3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION.
- 4. BORING LOCATIONS REFERENCED FROM GEOTECHNICAL DATA REPORT DATE 12/04/2021

BIORETENTION BASIN NOTES:

- 1. 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:

- 1. 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:

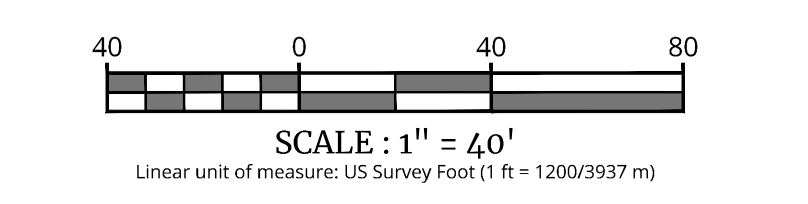
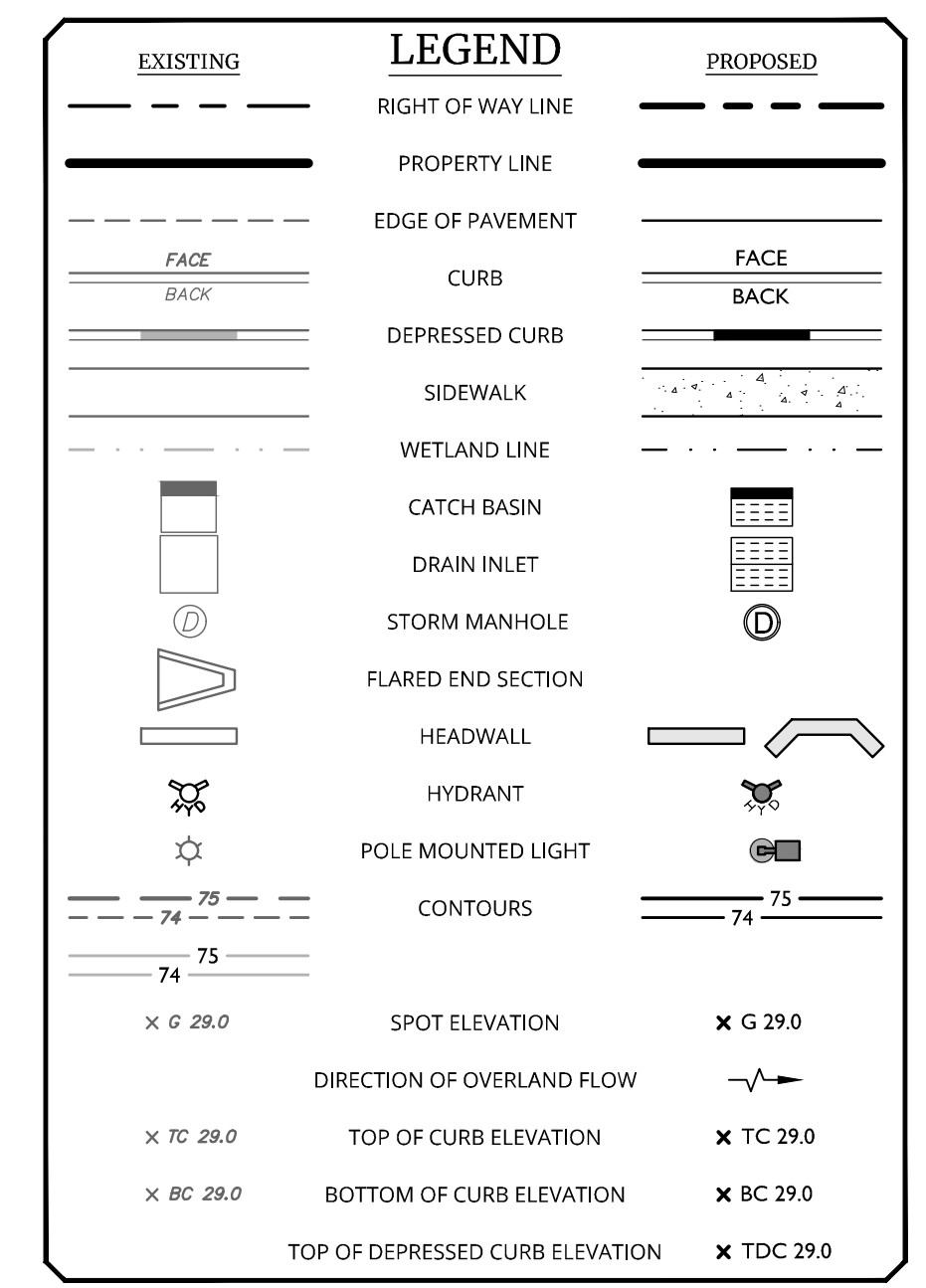
(NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN.)

- A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 - B. CURB RAMP SLOPES MUST NOT EXCEED 1:12 (8.3%).
 - C. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMP. 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 40 INCHES (3 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA 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.

EARTHWORK	
CUT	101,143 CY
FILL	95,760 CY
APPROXIMATE IMPERVIOUS AREA CUT	25,446 CY
NET CUT/FILL	30,829 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.



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REV	DATE	DESCRIPTION

Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.E.A.#: 9017609

PRELIMINARY SITE PLAN FOR DEWPOINT SOUTH

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

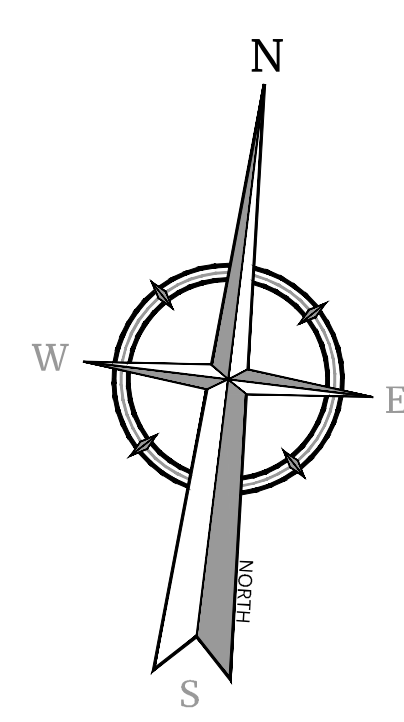
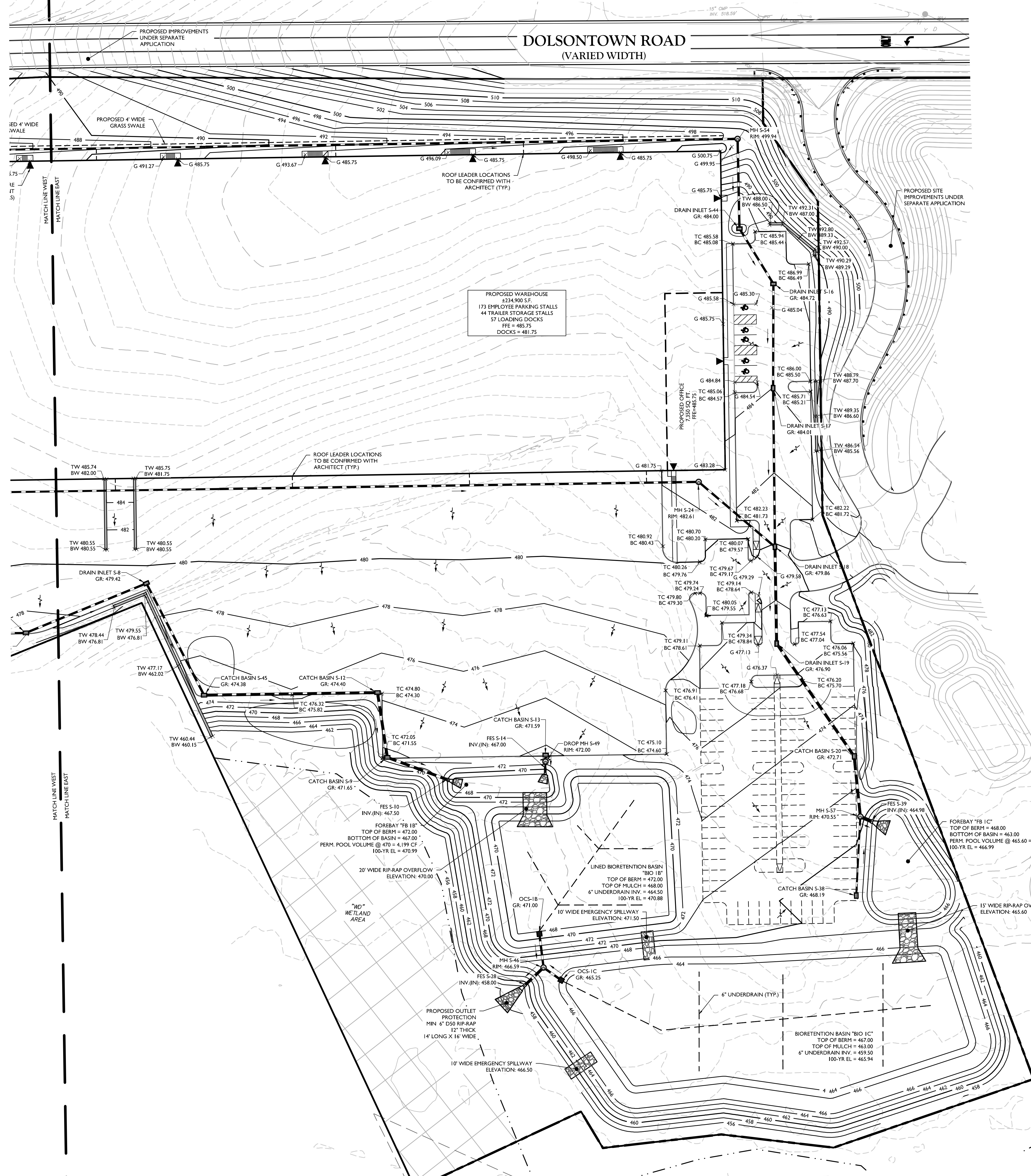
Colliers Engineering & Design
555 Hudson Valley Avenue, Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, INTERIOR ARCHITECTURE, SURVEYING, E.T.C.

SCALE: AS SHOWN
DATE: 04/08/2024
PROJECT NUMBER: 20096912E
DRAWING NAME: C-GRAD
DRAWN BY: MAS
CHECKED BY: CDR

SHEET TITLE: GRADING & DRAINAGE PLAN WEST
SHEET NUMBER: C-401

TOWN OF WAWAYANDA
PLANNING BOARD

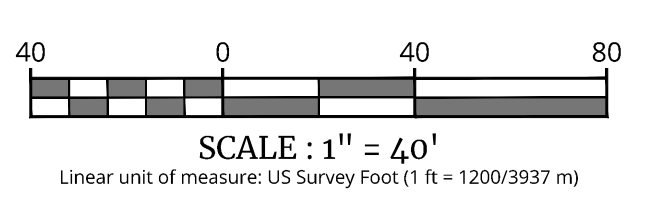
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	04/08/2024	REVISED PER PRELIMINARY COMMENTS	MAS		
2	04/08/2024	REVISED PER PRELIMINARY COMMENTS	MAS		
3	04/08/2024	REVISED PER PRELIMINARY COMMENTS	MAS		
4	04/08/2024	REVISED PER PRELIMINARY COMMENTS	MAS		

EXISTING	LEGEND	PROPOSED
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	WETLAND LINE	---
---	CATCH BASIN	---
---	DRAIN INLET	---
---	STORM MANHOLE	---
---	FLARED END SECTION	---
---	HEADWALL	---
---	HYDRANT	---
---	POLE MOUNTED LIGHT	---
---	CONTOURS	---
x G 29.0	SPOT ELEVATION	x G 29.0
x TC 29.0	DIRECTION OF OVERLAND FLOW	x TC 29.0
x BC 29.0	TOP OF CURB ELEVATION	x BC 29.0
x BC 29.0	BOTTOM OF CURB ELEVATION	x BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	x TDC 29.0



Robinson Cory Daniel
Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.E.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

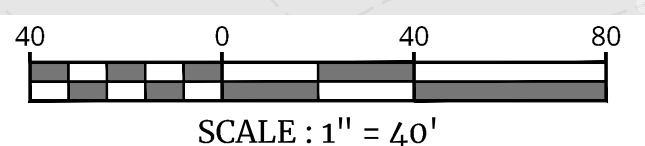
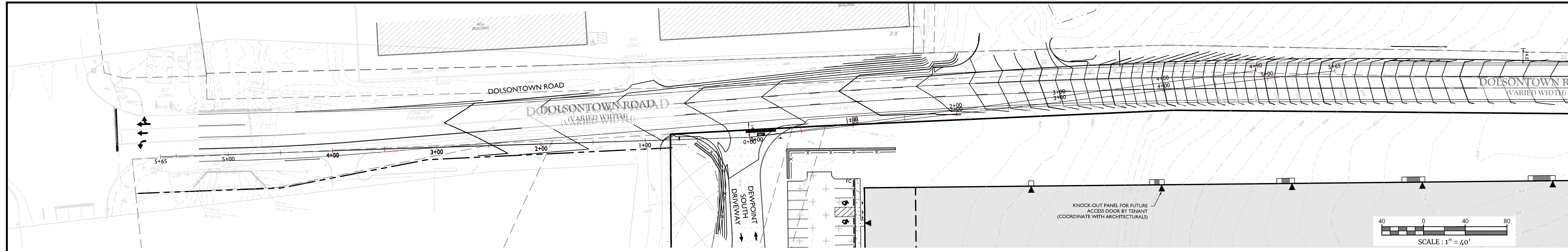
Colliers
Engineering
& Design
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, ENGINEERING & SURVEYING, L.L.P.

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

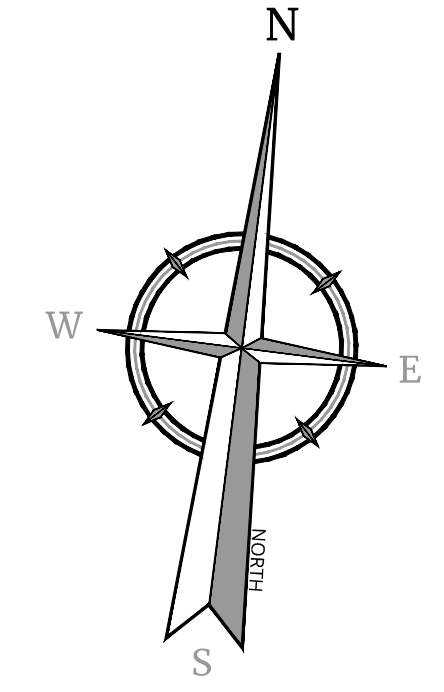
TOWN OF WAWAYANDA
PLANNING BOARD
GRADING & DRAINAGE PLAN
EAST

SHEET NUMBER: C-402

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.

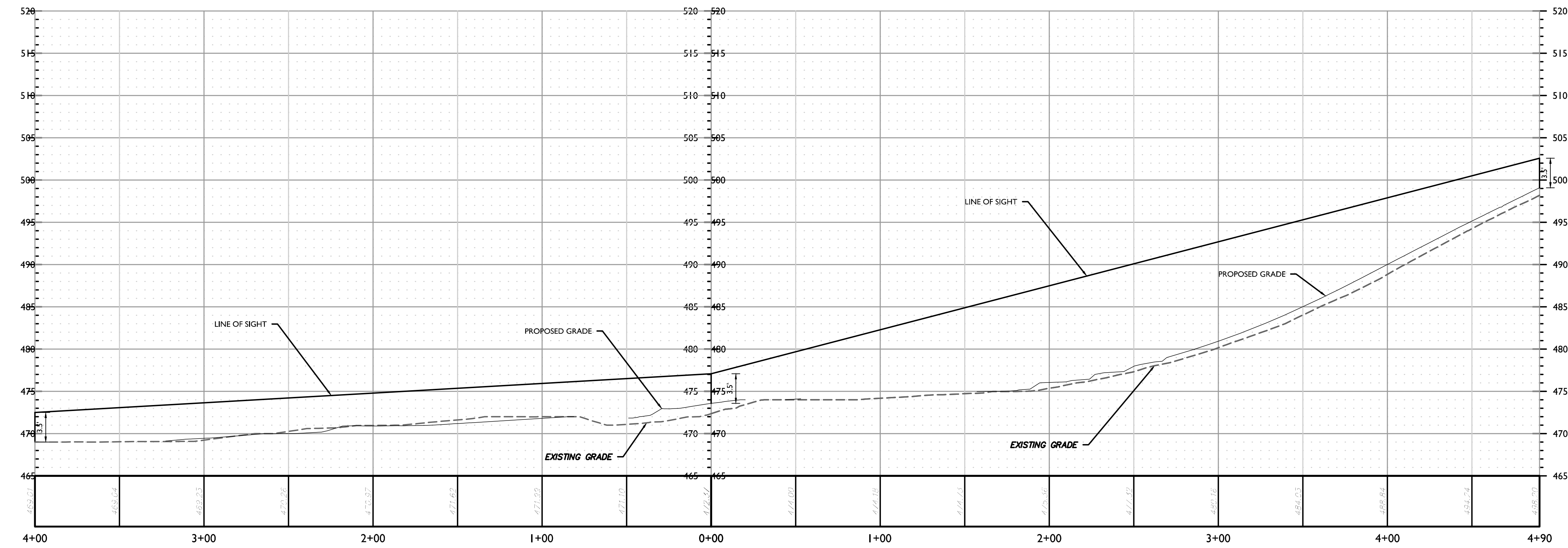


SCALE: 1" = 40'



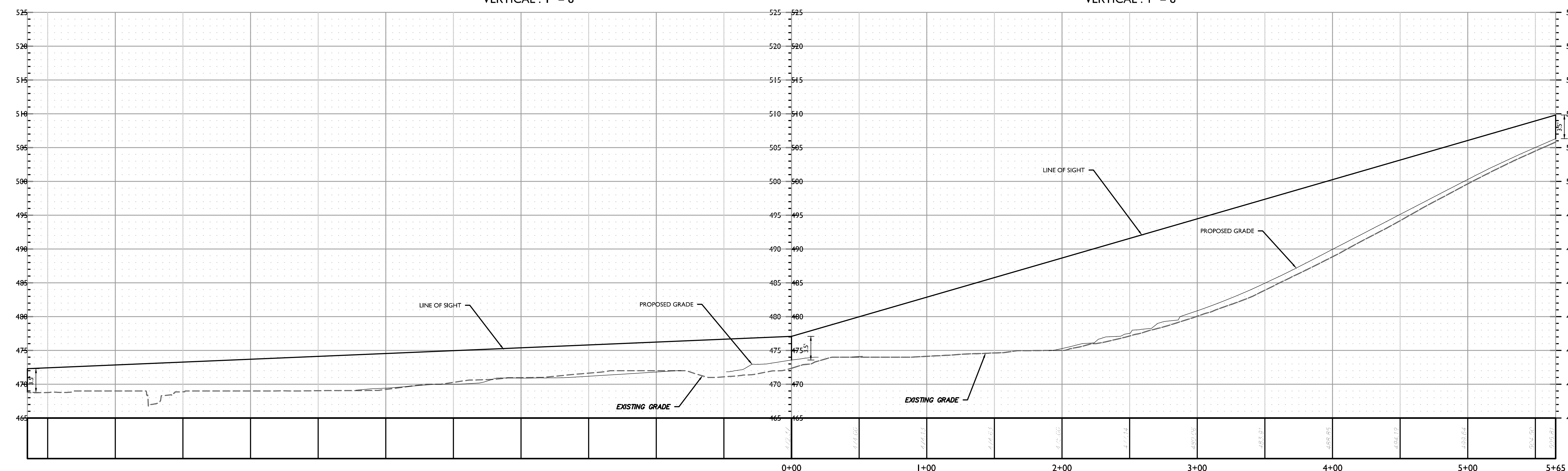
SIGHT DISTANCE SUMMARY TABLE					
ROADWAY DESIGN SPEED	48 MPH	AVAILABLE SIGHT DISTANCE (FT)		AASHTO SIGHT DISTANCES	
		EXISTING	PROPOSED	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE (FT)
LEFT TURN FROM SITE ACCESS	LOOKING LEFT	565+	565+	400	565
	LOOKING RIGHT	565+	565+	490	565

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 PASSENGER CARS, 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 SSD LOOKING LEFT (SOUTH DRIVE)
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 8'

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



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

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

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REV	DATE	DRAWN BY	DESCRIPTION

Cory Daniel
 Robinson Cory Daniel
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 103788-01
 COLLIERS ENGINEERING & DESIGN CT, P.C.
 N.Y. E.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

Colliers Engineering & Design
 555 Hudson Valley Avenue
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4495
 COLLIERS ENGINEERING & DESIGN
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,
 SURVEYING, E.T.C.

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

SHEET TITLE:
SIGHT DISTANCE EXHIBIT
PLAN - PASSENGER CARS

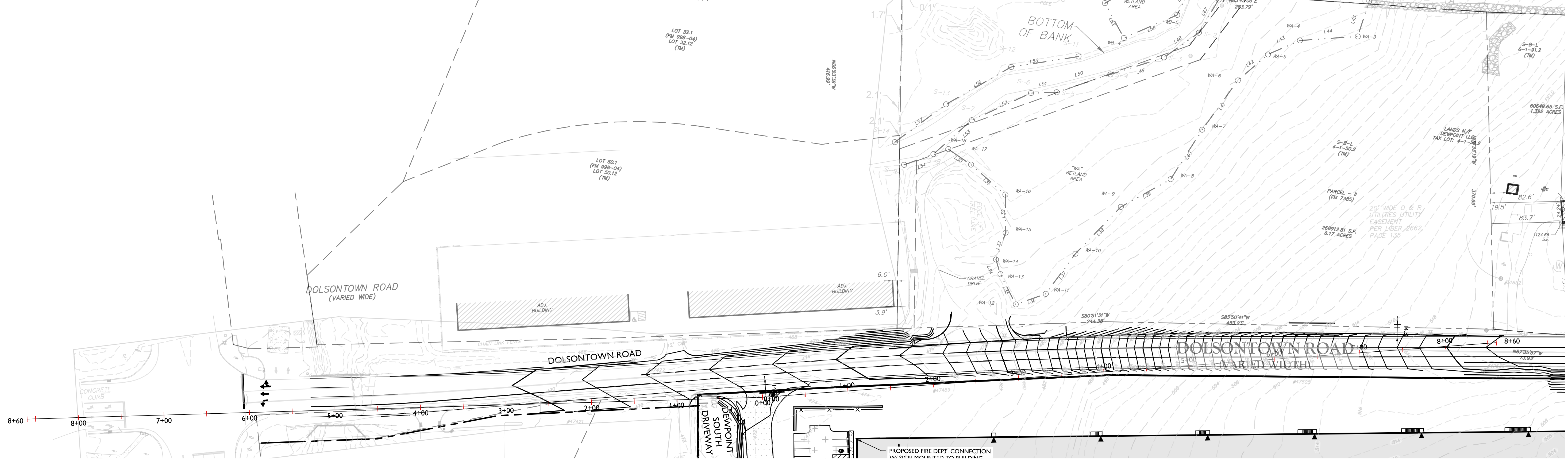
SHEET NUMBER:
C-410

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

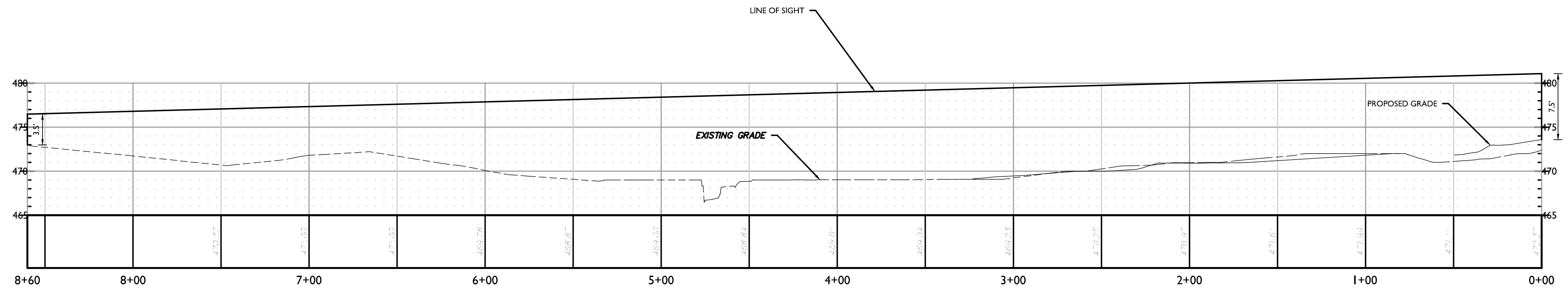
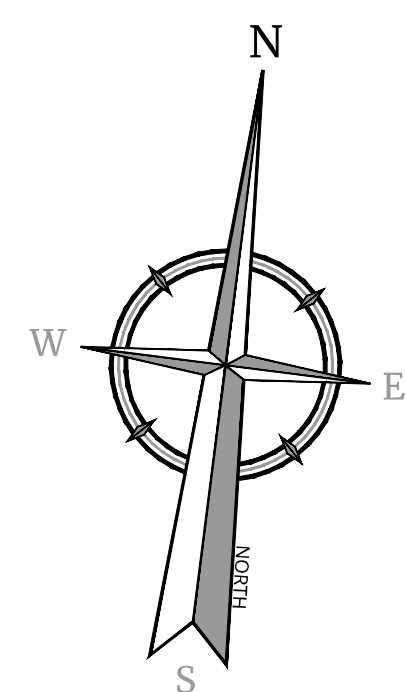


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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

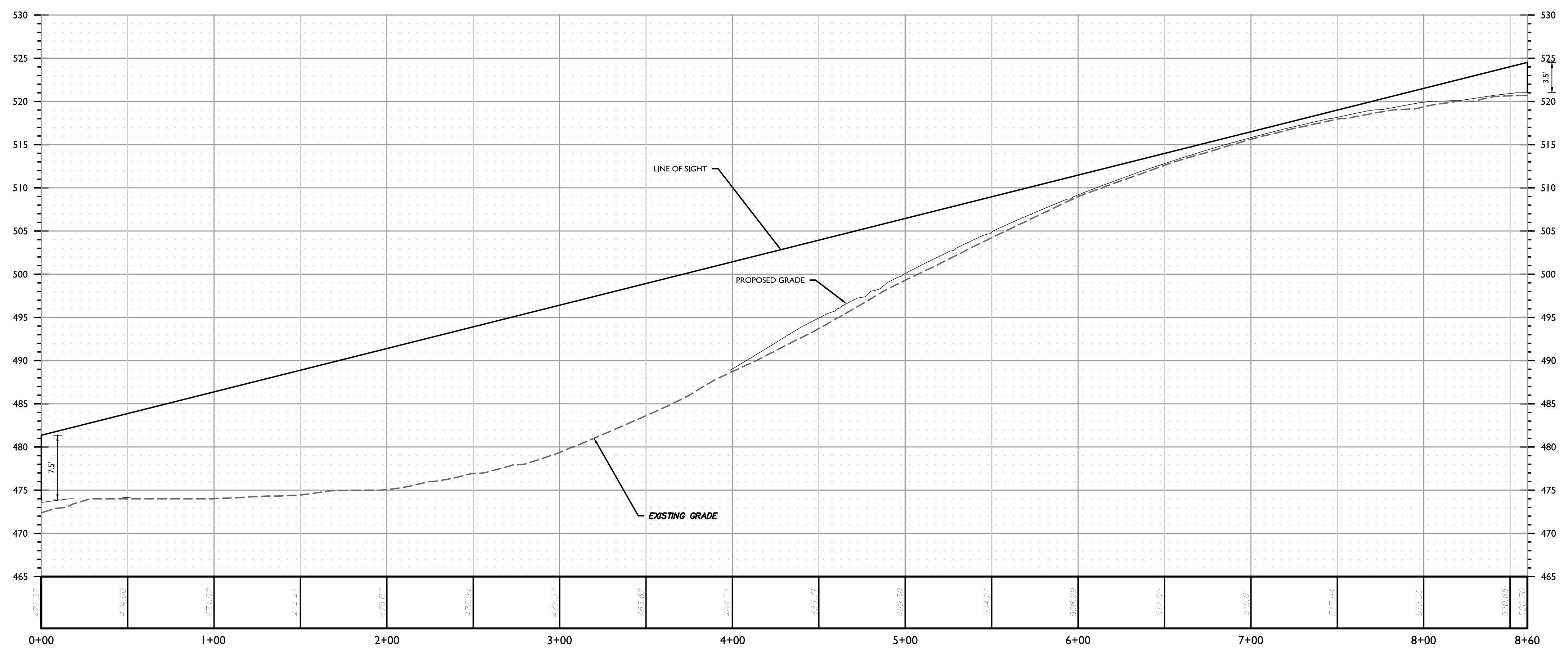


SIGHT DISTANCE SUMMARY TABLE					
ROADWAY DESIGN SPEED	48 MPH	AVAILABLE SIGHT DISTANCE (FT)		AASHTO SIGHT DISTANCES	
		EXISTING	PROPOSED	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE (FT)
LEFT TURN FROM SITE ACCESS	LOOKING LEFT	860+	860+	400	860
	LOOKING RIGHT	860+	860+	490	860

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'

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	IPS		
2	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	IPS		
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4	04/08/2024	ISSUED FOR PRELIMINARY COMMENTS	IPS		

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 COLLIERS ENGINEERING & DESIGN CT, P.C.
 N.Y. E.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
 Suite 101
 New Windsor, NY 12553
 Phone: 845.564.4495
 COLLIERS ENGINEERING & DESIGN
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,
 SURVEYING, E.T.C.

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

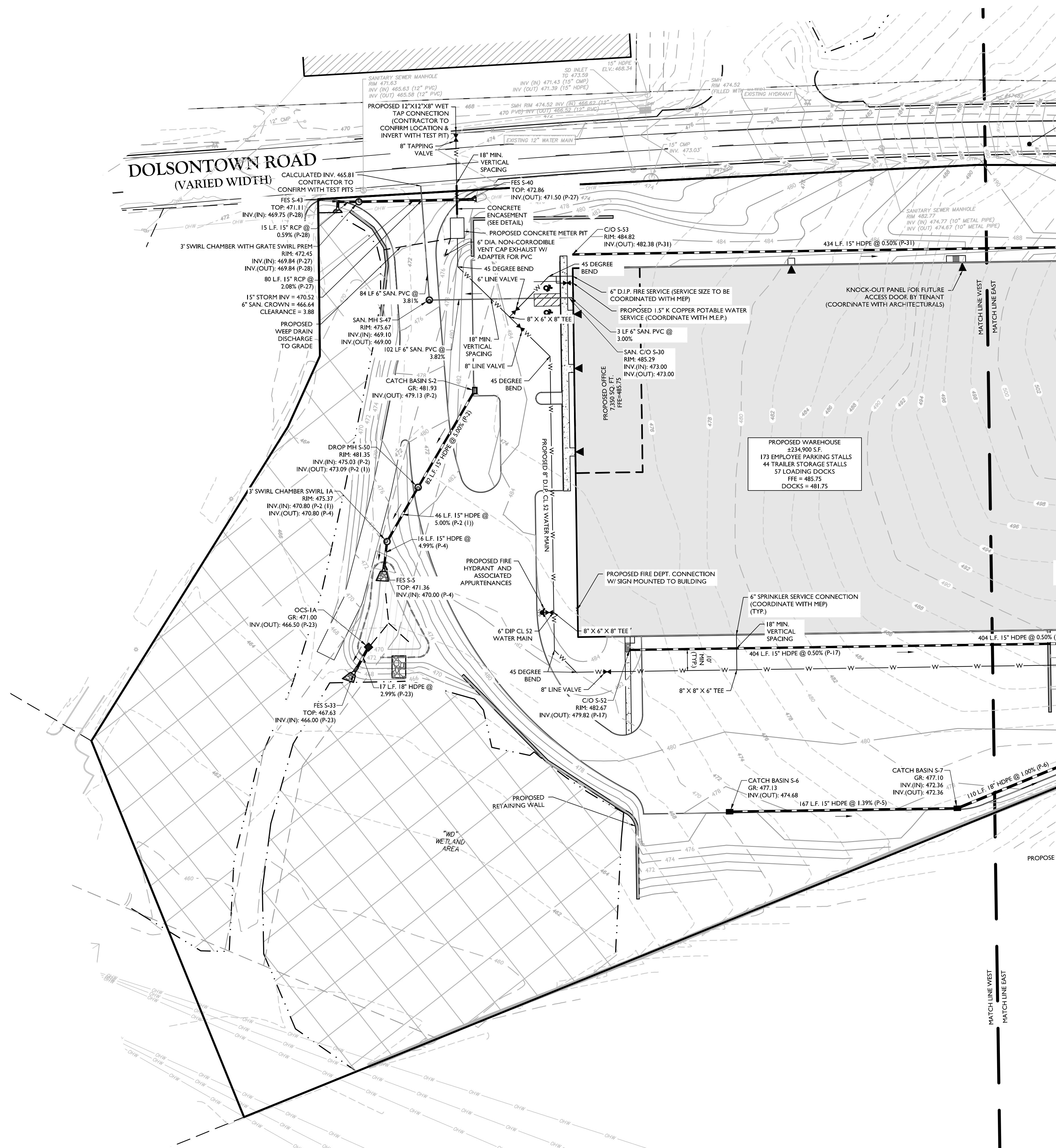
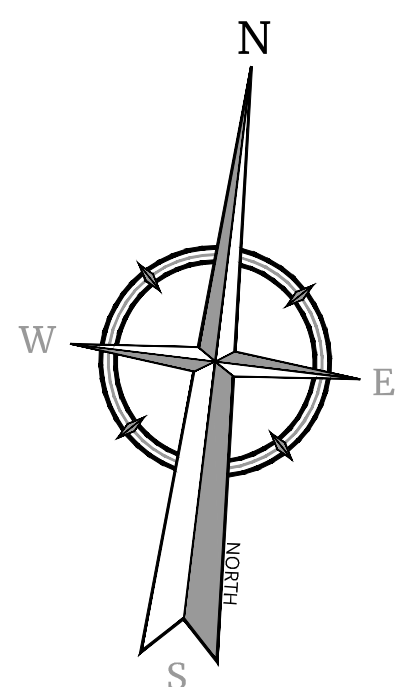
SHEET TITLE:
 SIGHT DISTANCE EXHIBIT
 PLAN - TRUCKS

SHEET NUMBER:
 C-411

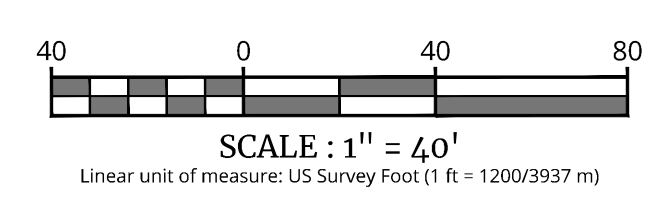
TOWN OF WAWAYANDA
 PLANNING BOARD



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EDUCATORS, SOCIETIES, OR ANY PERSON
PREPARING TO DIGEST THE EARTH'S
SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
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EXISTING	LEGEND	PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE	CURB	FACE
BACK	DEPRESSED CURB	BACK
	SIDEWALK	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	WATER MAIN	
	SANITARY PIPE	
	STORM PIPE	
	WATER METER PIT	
	WATER LINE VALVE	



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PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH

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

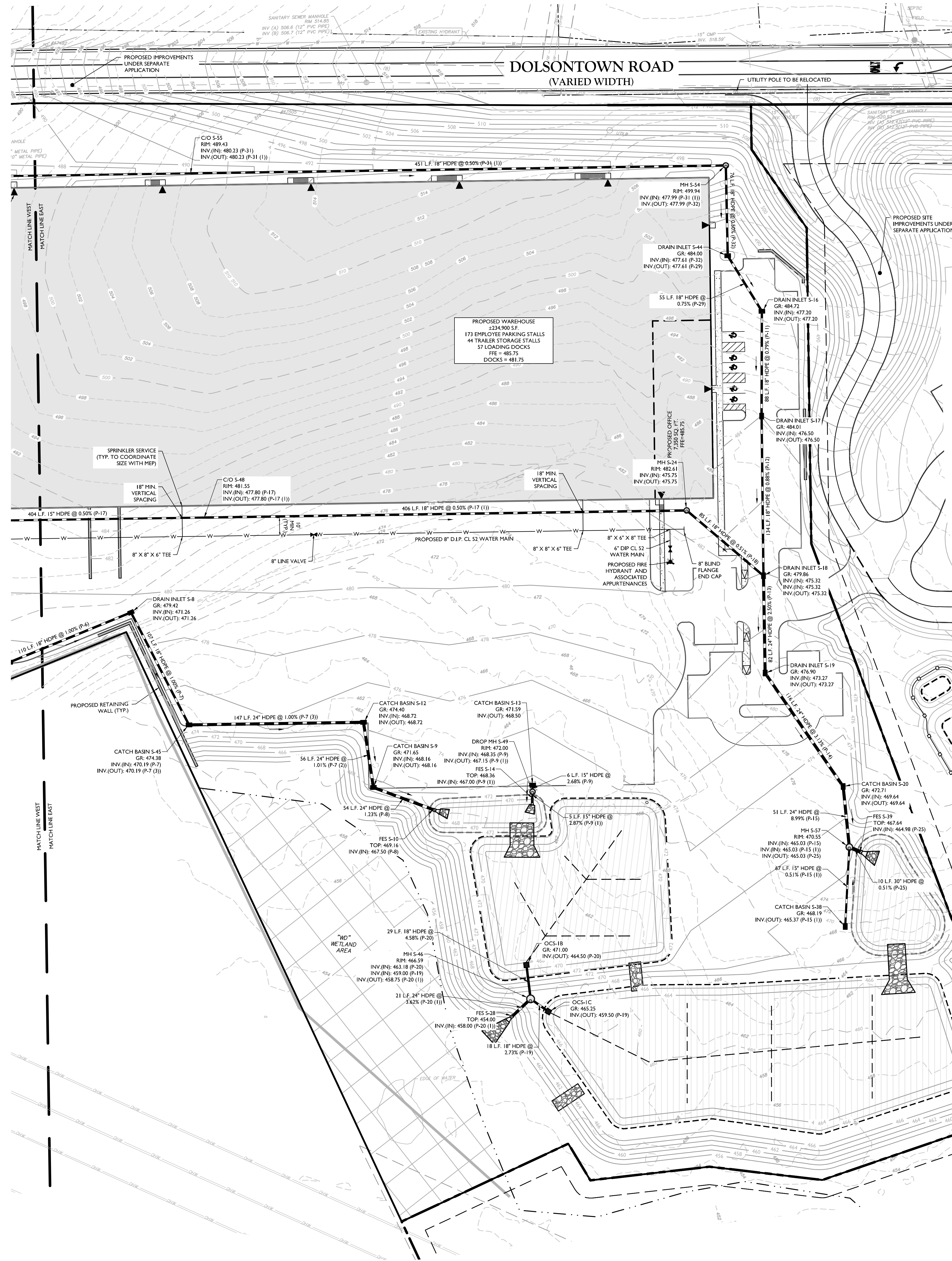
TOWN OF WAWAYANDA
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SURVEYING, CL.P.E.

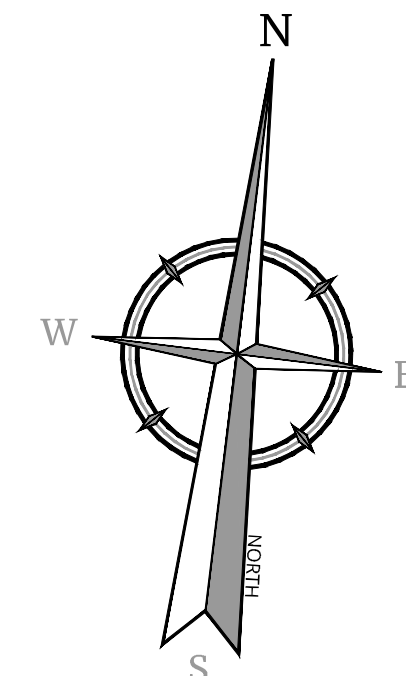
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR
PROJECT NUMBER:	DRAWING NAME:		
20006912E	C-UTIL		

SHEET TITLE:
UTILITIES PLAN
WEST

SHEET NUMBER:
C-501



DOLSONTOWN ROAD (VARIED WIDTH)



PROPOSED IMPROVEMENTS UNDER SEPARATE APPLICATION

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

PROPOSED SITE IMPROVEMENTS UNDER SEPARATE APPLICATION

EXISTING			LEGEND			PROPOSED		
	RIGHT OF WAY LINE			PROPERTY LINE			FACE	
	EDGE OF PAVEMENT			CURB			BACK	
	DEPRESSED CURB			SIDEWALK			WETLAND LINE	
	WETLAND LINE			MUNICIPAL BOUNDARY LINE			CATCH BASIN	
	CATCH BASIN			DRAIN INLET			SANITARY MANHOLE	
	DRAIN INLET			FLARED END SECTION			HEADWALL	
	SANITARY MANHOLE			HYDRANT			WATER MAIN	
	FLARED END SECTION			SANITARY PIPE			STORM PIPE	
	WATER MAIN			WATER METER PIT			WATER LINE VALVE	
	STORM PIPE							

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Engineering & Design
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REV	DATE	DESCRIPTION	DRAWN BY	DESCRIPTION	DATE	DESCRIPTION	REVISION
1	04/08/2024	ISSUED FOR PRELIMINARY REVIEW	MAS	ISSUED FOR PRELIMINARY REVIEW			
2							
3							
4							

Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788-01
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N.Y. E.C.L.A.#-00170069

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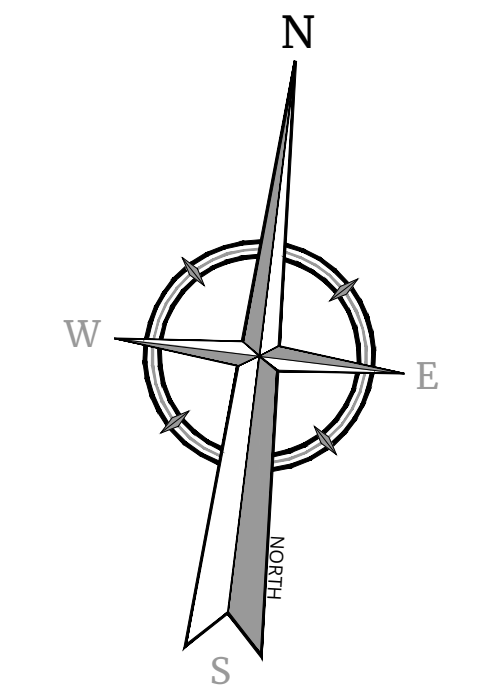
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR
PROJECT NUMBER:	20006912E	DRAWING NAME:	C-UTL

SHEET TITLE:
UTILITIES PLAN
EAST

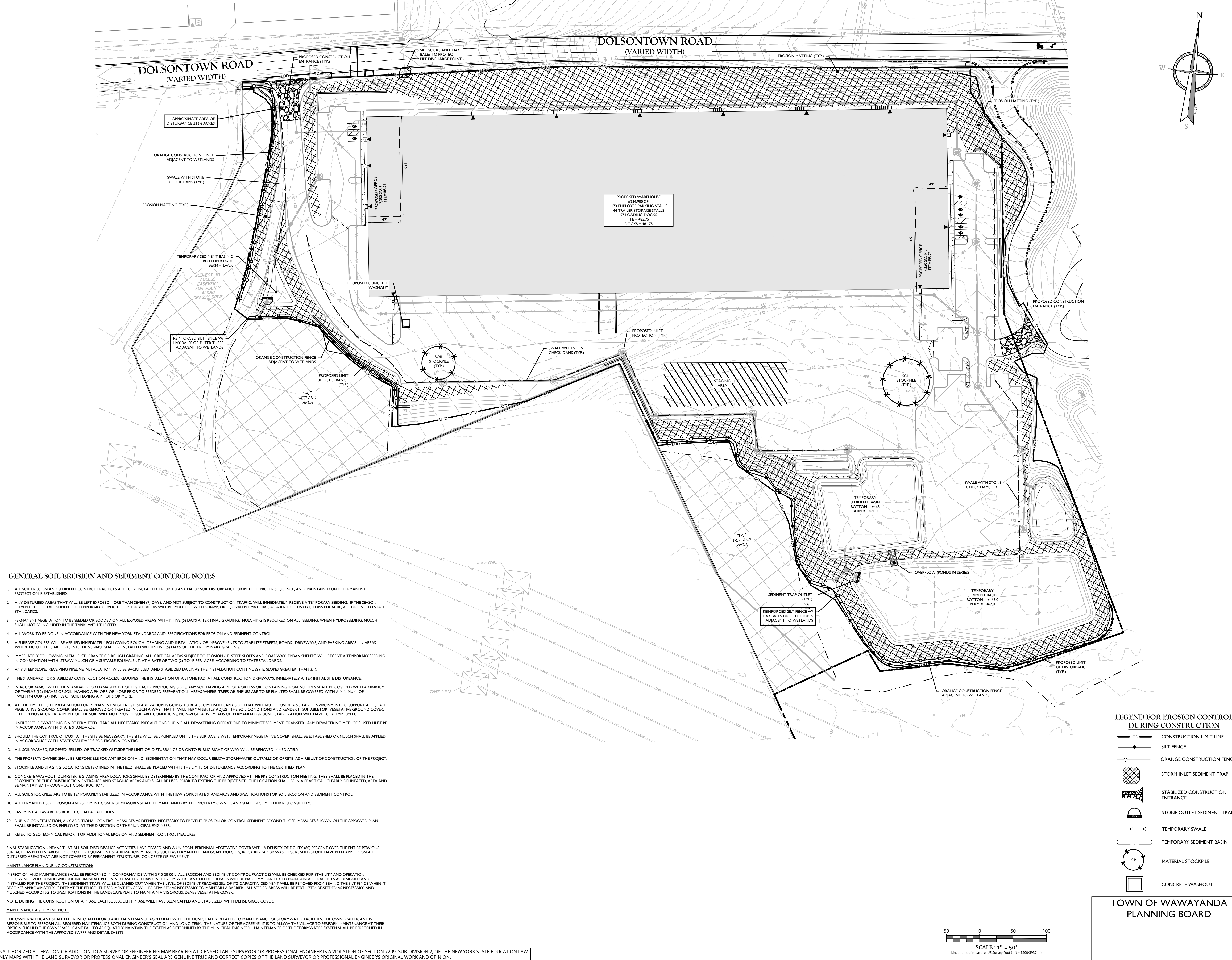
SHEET NUMBER:
C-502

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



REV.	DATE	DESCRIPTION



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 SOODED 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. STOCKPILES AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
16. CONCRETE WASHOUT, EQUIPMENT, & 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/CURBED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

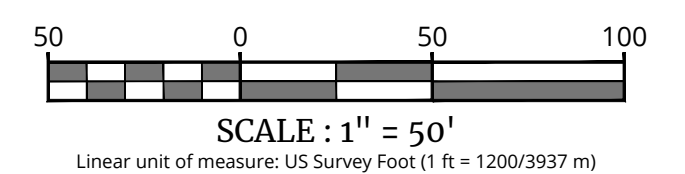
MAINTENANCE PLAN DURING CONSTRUCTION:
 INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GPO-28.001. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS 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

- - - CONSTRUCTION LIMIT LINE
- · - SILT FENCE
- O - ORANGE CONSTRUCTION FENCE
- [] - STORM INLET SEDIMENT TRAP
- [] - STABILIZED CONSTRUCTION ENTRANCE
- [] - STONE OUTLET SEDIMENT TRAP
- [] - TEMPORARY SWALE
- [] - TEMPORARY SEDIMENT BASIN
- (S.P.) - MATERIAL STOCKPILE
- [] - CONCRETE WASHOUT



TOWN OF WAWAYANDA PLANNING BOARD

Robinson Cory Daniel
 NEW YORK LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 103786-01
 COLLIER ENGINEERING & DESIGN CT, P.C.
 N.Y. C.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
 555 Hudson Valley Avenue, Suite 101
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 Phone: 845.564.4495
 COLLIER ENGINEERING & DESIGN ARCHITECTURE, INTERIOR DESIGN & SURVEYING P.C., P.E.

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR
PROJECT NUMBER:	DRAWING NAME:		
20066912E	C-5ESC		

SOIL EROSION & SEDIMENT CONTROL PLAN

C-600

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL SEEDING NOTES

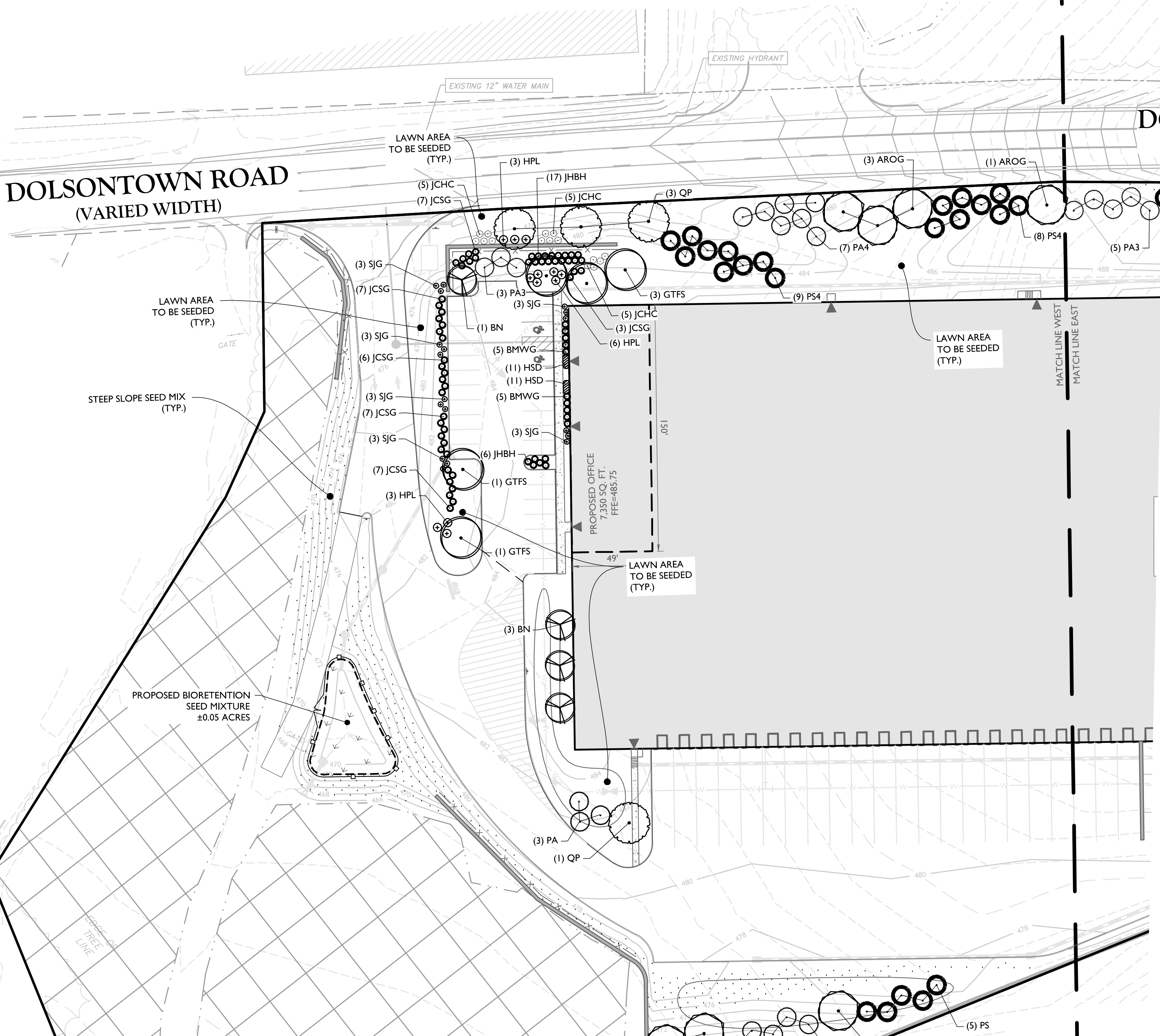
- 1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 15 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.
TURF MIX
-TALL FESCUE, STINGRAY (3%)
-TALL FESCUE, RAPTOR III (33%)
-HARD FESCUE, MIDU (33%)
SEEDING RATE: 7-10 LBS./1,000 S.F. MIN
BIORETENTION AREA SEED MIXTURE
(NEW ENGLAND WETLAND PLANTS, INC. - NEW ENGLAND WETMX, OR APPROVED EQUAL)
SPECIES LIST:
- FOX SEDGE (CAREX VULPINOIDEA)
- BLUNT BROOM SEDGE (CAREX SCOPARIINA)
- LURID SEDGE (CAREX LURIDA)
- HOP SEDGE (CAREX LUPULINA)
- FOWL BULGRASS (POA PALUSTRIS)
- BEGGAR TICKS (BIDENS FRONDOSA)
- GREEN BULLRUSH (GOBISUS ATROVIRENS)
- COMMON MILKWEED (ASCLEPAS SYRIACA)
- FRINGED SEDGE (CAREX CRINITA)
- NEW YORK BROWN SEDGE (KENNEDIA NOVYBORACENSIS)
- SOFT RUSH (JUNCUS EFFUSUS)
- STARBUCKED CALICO ASTER (ASTER LATERIFLORUS)
- BLUE FLAG (IRIS VERICOLORE)
- AMERICAN HANNANGRASS (GELICERA GRANDIS)
- SQUARE STEPMED MONKEY FLOWER (PIMPINUS RINGENS)
- SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM)
SEEDING RATE: 18 LBS PER ACRE.
NATIVE STEEP SLOPE MIX WITH GRASS OATS
(ERNKMG ERNPK-181-T BY ERNST SEEDS OR APPROVED EQUAL)
SEEDING RATE: 75 LBS PER ACRE.
SPECIES LIST:
- 40.0% OATS (AVENA SATIVA)
- 20.8% INDIANGRASS (PA ECOTYPE (SORGHASTRUM NUTANS, PA ECOTYPE))
- 11.2% BIG BLUESTEM (NAGARA (ANDROPOGON GERARDII, NAGARA))
- 8.0% CANADA WILDRYE (ELLYMUS CANADENSIS)
- 5.4% VIRGINIA WILDRYE (MADISON NY ECOTYPE (ELLYMUS VIRGINICUS))
- 3.2% AUTUMN BENTGRASS (AGROSTIS PERENNANS)
- 3.1% SWITCHGRASS (PANICUM VIRGATUM)
- 2.4% DEERTONGUE (PANICUM CLANDESTINUM)
- 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
- 1.1% PARTHENSIS FEA (CHAMAECRISTA FASCICULATA)
- 0.9% CONEY SUNFLOWER (HELICOPSIS HELIANTHODES)
- 0.8% LANCELEAF COREOPSIS (COREOPSIS)
- 0.8% BLACKSTED SUSAN (RUBROCOCA HIRTA)
- 0.3% WILD BERGAMOT (MONARDA FISTULOSA)
- 0.2% COMMON MILKWEED (ASCLEPAS SYRIACA)
- 0.2% WRINKLELEAF GOLDENROD (SOLIDAGO RUFOGA)
- 0.1% CALICA ASTER (ASTER LATERIFLORUS)
- 0.1% HEATH ASTER (ASTER)
TOTAL: 100%
RETENTION BASIN (ORSBAY) SEED MIXTURE - LOW MAINTENANCE
(ERNKMG ERNPK-126 BY ERNST SEEDS OR APPROVED EQUAL)
SEEDING RATE: 30-40 LBS PER ACRE, OR 0.5 LB./1,000 SQ. FT. WITH A COVER CROP. FOR A COVER CROP USE ONE OF THE FOLLOWING: GRAIN RYE (1 SEED TO 30 APR, 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG, 10 LBS/ACRE), OR BARNYARD GRASS (1 MAY TO 31 AUG, 10 LBS/ACRE).
SPECIES LIST:
- 20% DEERTONGUE (PANICUM CLANDESTINUM, TIODA)
- 20% ALKALIGRASS (FESTUCA PUNCTICORNUTA (DIETARI, FULTS))
- 18% VIRGINIA WILDRYE (MADISON NY ECOTYPE (ELLYMUS VIRGINICUS))
- 15% CREEPING BENTGRASS (PENNSYLVANIAN ECOTYPE (AGROSTIS STOLONIFERA))
- 15% FOWL BULGRASS (POA PALUSTRIS)
- 10% FOX SEDGE, PA ECOTYPE (CAREX VULPINOIDEA)
- 1% BLUNT BROOM SEDGE (CAREX SCOPARIINA)
- 1% SOFT RUSH (JUNCUS EFFUSUS)
TOTAL: 100%

- 3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NTSDEC REGULATIONS, THIS INCLUDES, BUT NOT LIMITED TO:
1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC 1 AND APRIL 1 IN ANY YEAR.
2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
3. ONLY LAWN FERTILIZER WITH LESS THAN 0.07% 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 NTSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
6. AS NEEDED, WORK LIFE 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 DISKING OPERATION SHOULD BE 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, CLOUDS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
8. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

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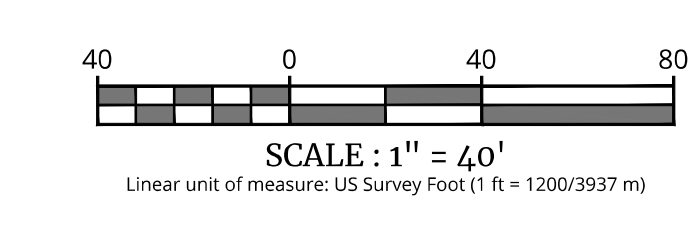
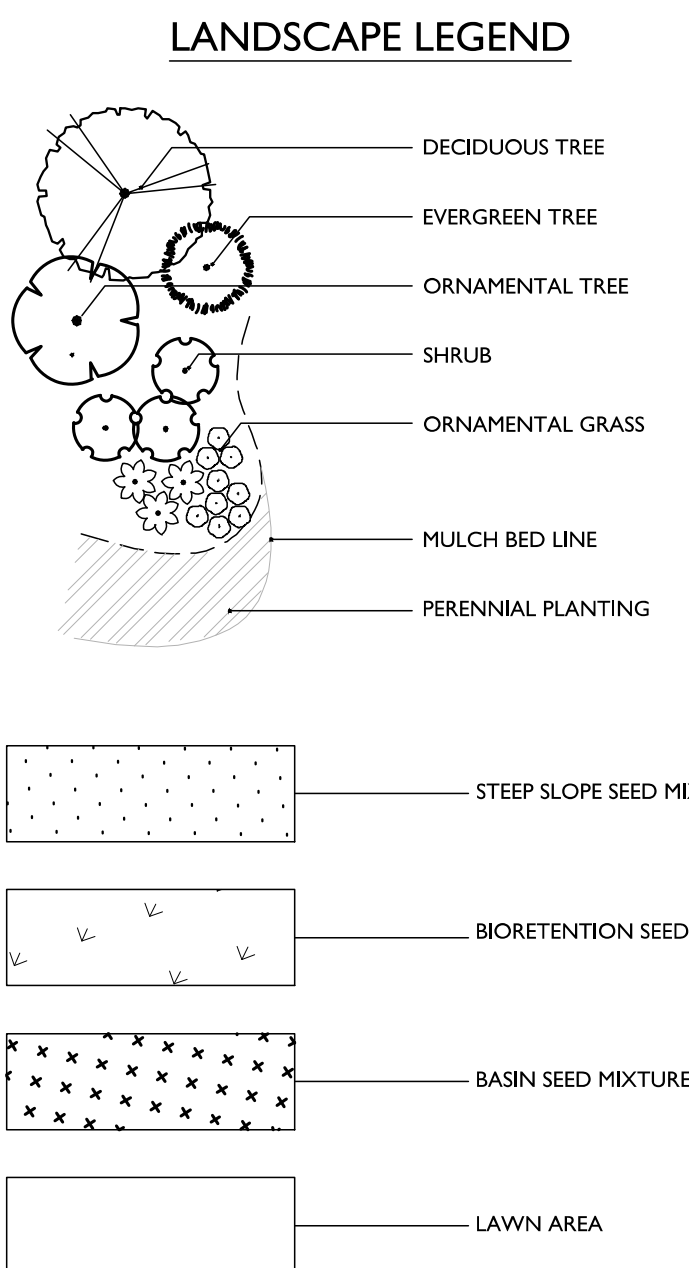
GENERAL PLANTING NOTES

- 1. 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 MATERIAL ON SITE PRIOR TO INSTALLATION.
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 DOCUMENTED.
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 DISCREPANCY 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 THE PLANT PIT.
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 SHALL NOT BE PRUNED.
10. PROVIDE PLANTING FITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING FITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING FITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL TREE DRAINAGE.
11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
12. OPTIMUM PLANTING TIME: DECIDUOUS: APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30. CONIFEROUS: APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1. 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 OF THE DAY.
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 INSTALLATION.
17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
18. ALL SHRUB MASSSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.



SITE PLANTING SCHEDULE table with columns: QUANTITY, BOTANICAL NAME, COMMON NAME, ROOT SYSTEM, CALIBER, HEIGHT, REMARKS. Includes rows for DECIDUOUS TREES (AROG, COV), EVERGREEN TREES (PA, PA2, PA3, PA4, PS, PS3, PS4), ORNAMENTAL TREES (BN), SHRUBS (BMWG, HPL, JCHC, JCSG, JHBH, SJG), and PERENNIALS (HSD).

BIORETENTION AREA PLANTING SCHEDULE table with columns: QUANTITY, BOTANICAL / COMMON NAME, ROOT SYSTEM, CALIBER, SIZE, REMARKS. Includes rows for DECIDUOUS TREES (AR, BN, NS), SHRUBS (AA), and PERENNIALS (CA, CO, LB).



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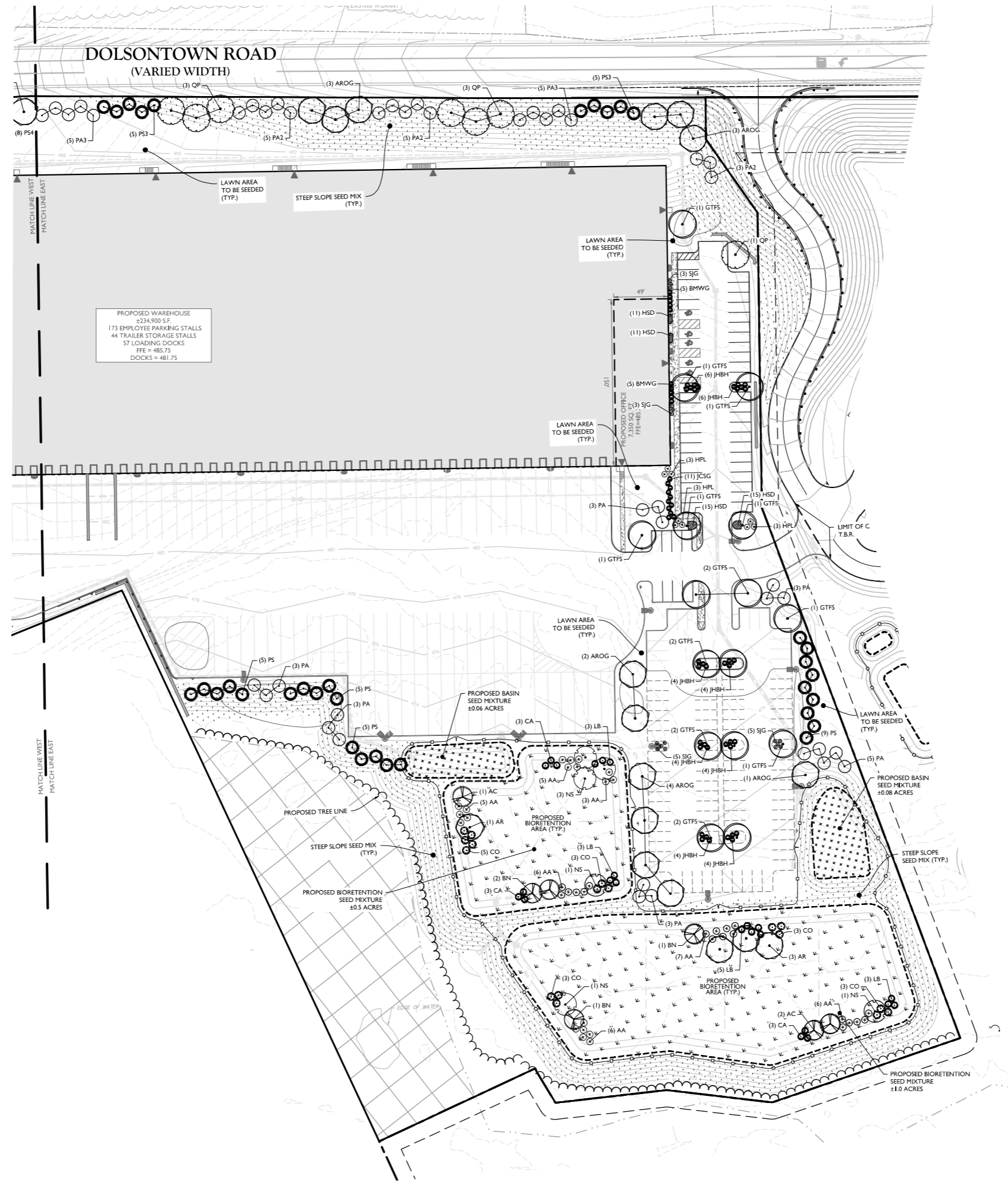
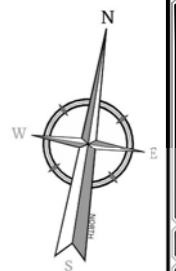


Revision table with columns: REV, DATE, DRAWN BY, DESCRIPTION. Includes multiple rows of revisions.

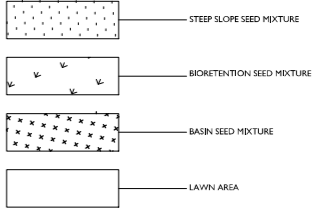
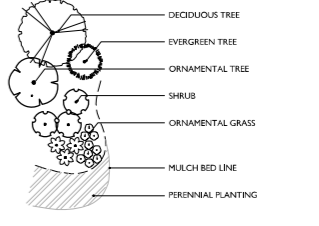
Approval table with columns: REV, DATE, DRAWN BY, DESCRIPTION, CHECKED BY, DATE. Includes signature and date for Justin Eric Dates.

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

TOWN OF WAYAYANDA ORANGE COUNTY NEW YORK STATE. PRELIMINARY SITE PLAN FOR DEWPOINT SOUTH. SBL: 4-1-50.32, 6-1-90.22, 90.24 & 107. TOWN OF WAYAYANDA ORANGE COUNTY NEW YORK STATE. PROJECT NUMBER: 20060912E. DRAWING NAME: C-LAND. SHEET TITLE: LANDSCAPE PLAN WEST. SHEET NUMBER: C-701. NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LANDSCAPE LEGEND



REV	DATE	DESCRIPTION	BY	CHKD

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
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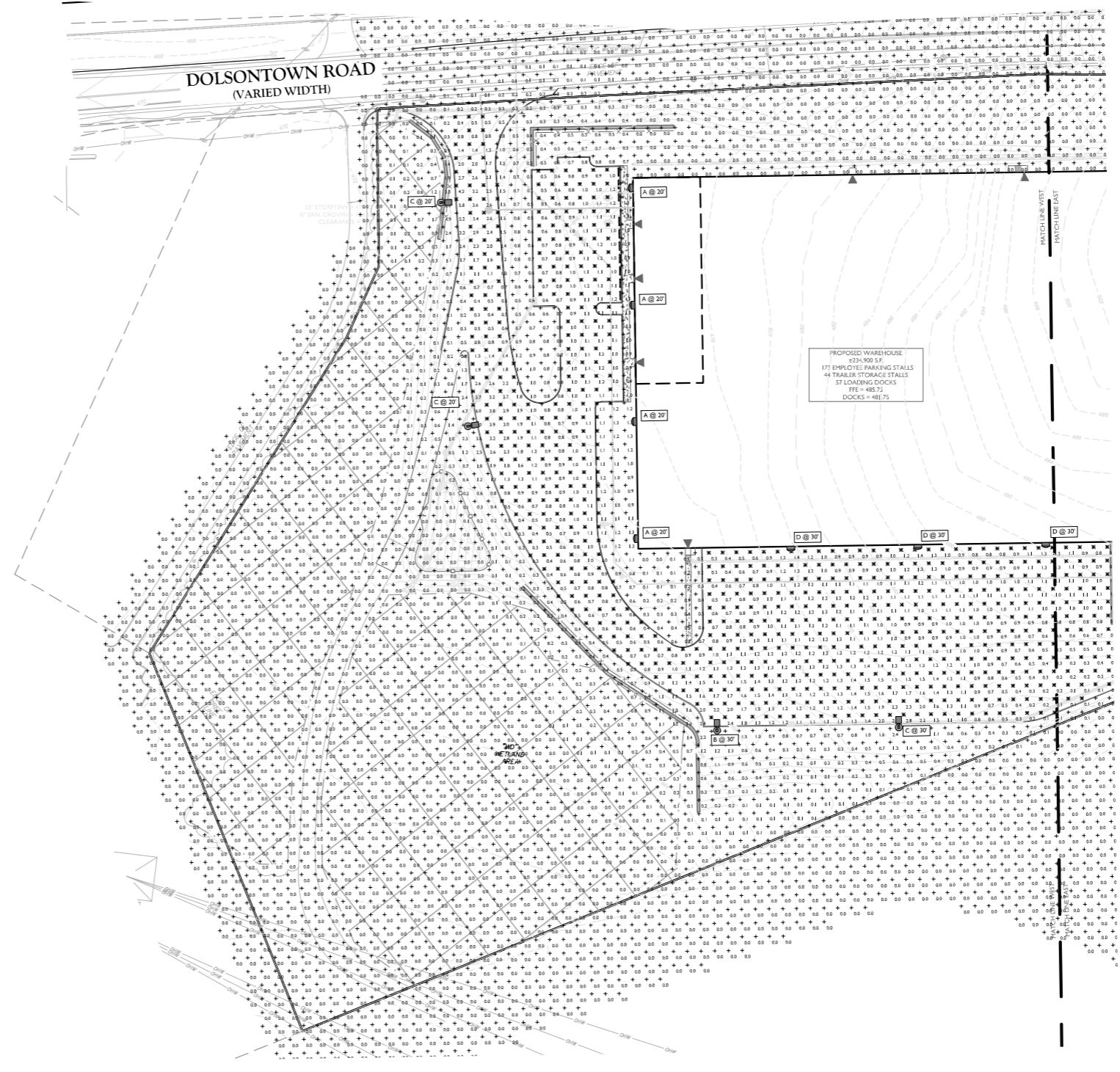
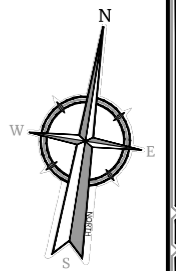
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555 Hudson Valley Avenue
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DATE AS SHOWN	DATE	BY	CHKD BY
20060912E	04/09/2024	MAS	CDR

PROJECT NUMBER: 20060912E
DRAWING NAME: C-LAND
SHEET TITLE: LANDSCAPE PLAN EAST

SHEET NUMBER: C-702

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LIGHTING NOTES:

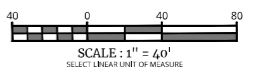
- THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
- POLES AND FIXTURES AS SUPPLIED BY:
POLES & WALL FIXTURES - HOLOPHANE
POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
- LAMPS ARE TO BE LED. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRE SCHEDULE.
- FIXTURES AND POLES ARE TO BE BLACK.
- 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 FINAL 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 PER 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-HVOLT-TFTM-BKSDP-P3
B	7	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	SINGLE	30'	20,049	0.97	ATB0-P305-HVOLT-R4-3K-BK-UIMS-XX
B2	2	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	DOUBLE @ 90°	30'	20,049	0.97	ATB0-P305-HVOLT-R4-3K-BK-UIMS-XX
C	4	AMERICAN ELECTRIC LIGHTING - ATBO SERIES LED	SINGLE	20'30"	16,557	0.97	ATB0-P305-HVOLT-R4-3K-BK-HSS-UIMS-XX
D	8	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE WALL PACK	30'	9,561	0.97	HLWPC2-P40-30K-HVOLT-TFTM-BKSDP-P3

LIGHTING LEGEND:

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



TOWN OF WAYAYANDA PLANNING BOARD

PRELIMINARY SITE PLAN FOR DEWPOINT SOUTH

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

TOWN OF WAYAYANDA
ORANGE COUNTY
NEW YORK STATE

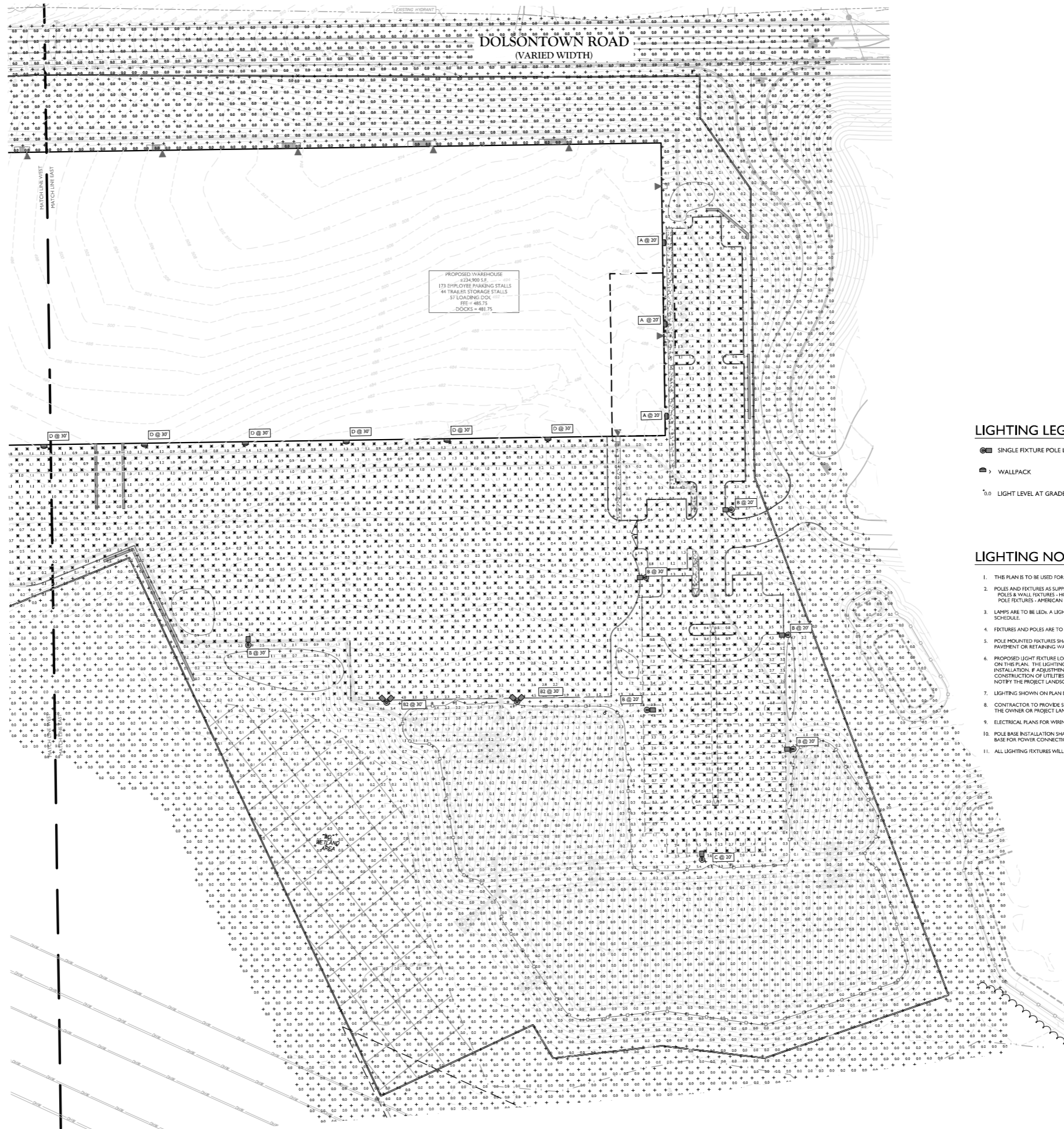
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COLLIERS ENGINEERING & DESIGN
ARCHITECTS, ENGINEERS, PLANNERS & INTERIORS

DATE AS SHOWN	DATE	DESIGNED BY	REVIEWED BY
20060912E	04/09/2024	MAS	CDR

LIGHTING PLAN WEST

PROJECT NUMBER: 20060912E
SHEET NUMBER: C-801

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REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
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SBL: 4-1-50.32, 6-1-90.22,
90.24, & 107
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New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN
NEW YORK STATE REGISTERED PROFESSIONAL ENGINEERS
LICENSE NO. E-12345

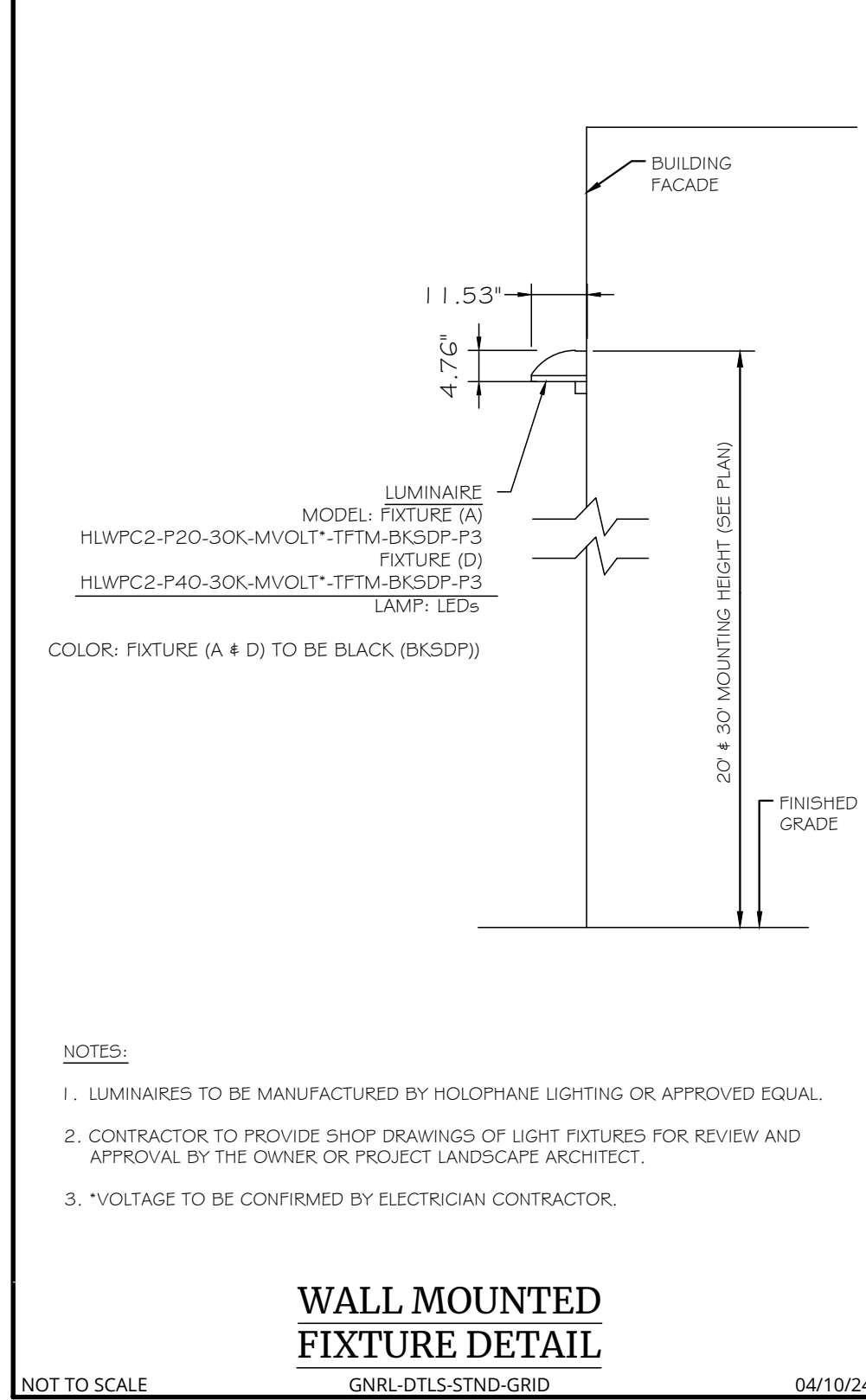
CASE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/08/2024	MAS	CDR
PROJECT NUMBER:	2006931E	DRAWING NAME:	C-GHT
SHEET TITLE: LIGHTING PLAN EAST			
SHEET NUMBER: C-802			

- LIGHTING LEGEND:**
- SINGLE FIXTURE POLE LIGHT
 - WALLPACK
 - 00 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

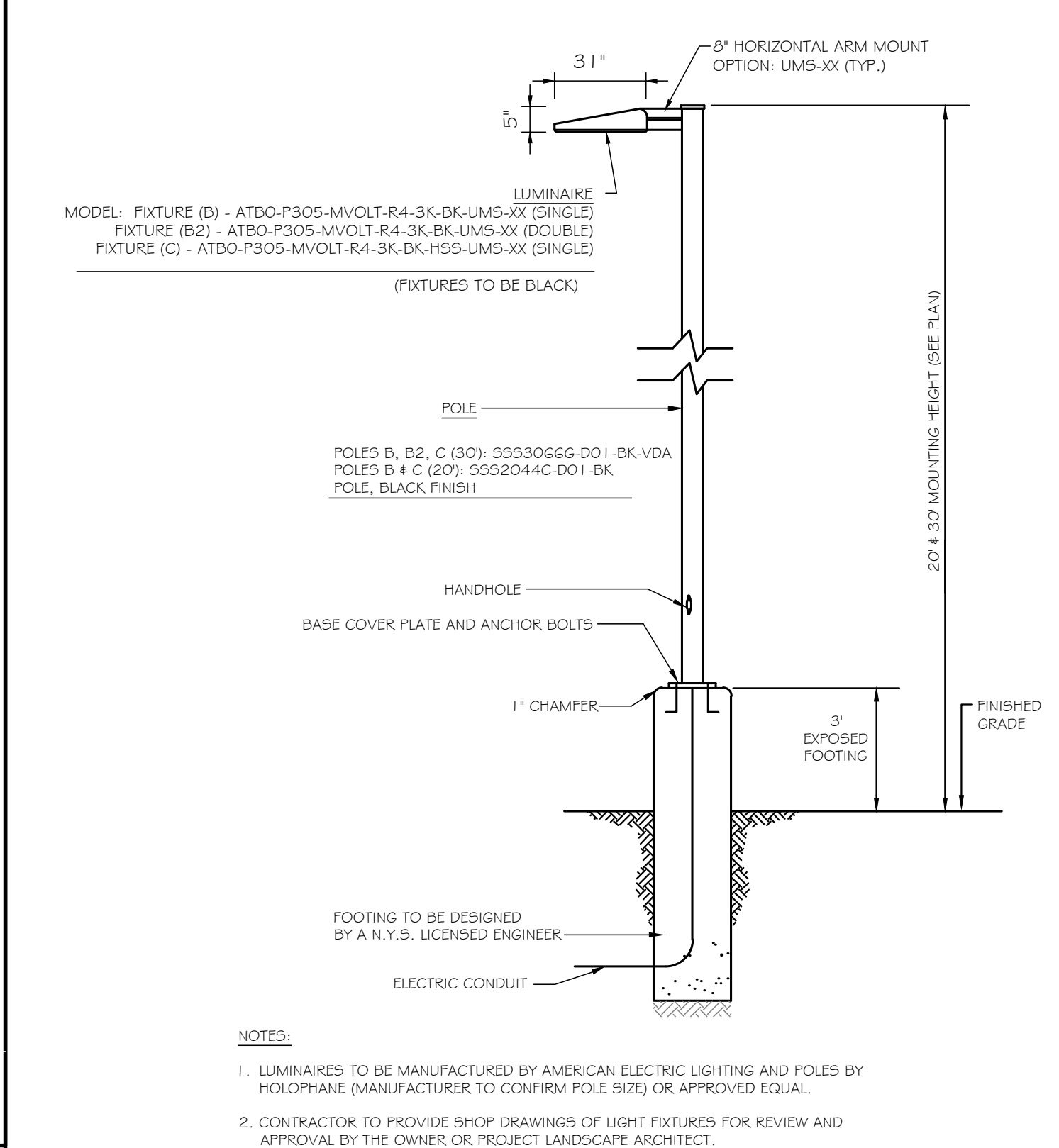
- LIGHTING NOTES:**
1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
 2. POLES AND FIXTURES AS SUPPLIED BY:
POLES & WALL FIXTURES - HOLOPHANE
POLE FIXTURES - AMERICAN ELECTRIC LIGHTING
 3. LAMPS ARE TO BE LED. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINAIRES SCHEDULE.
 4. FIXTURES 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 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.

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.

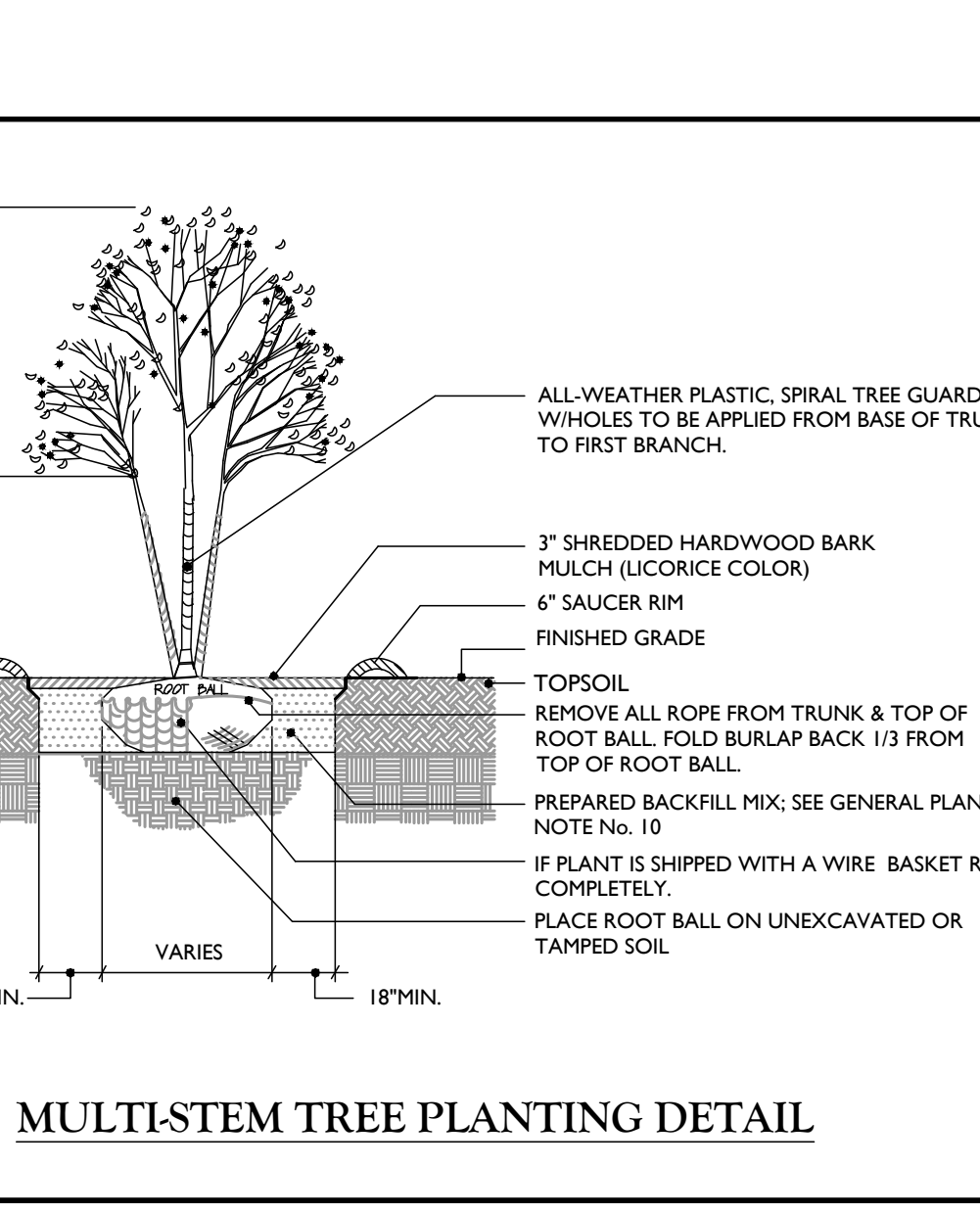
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



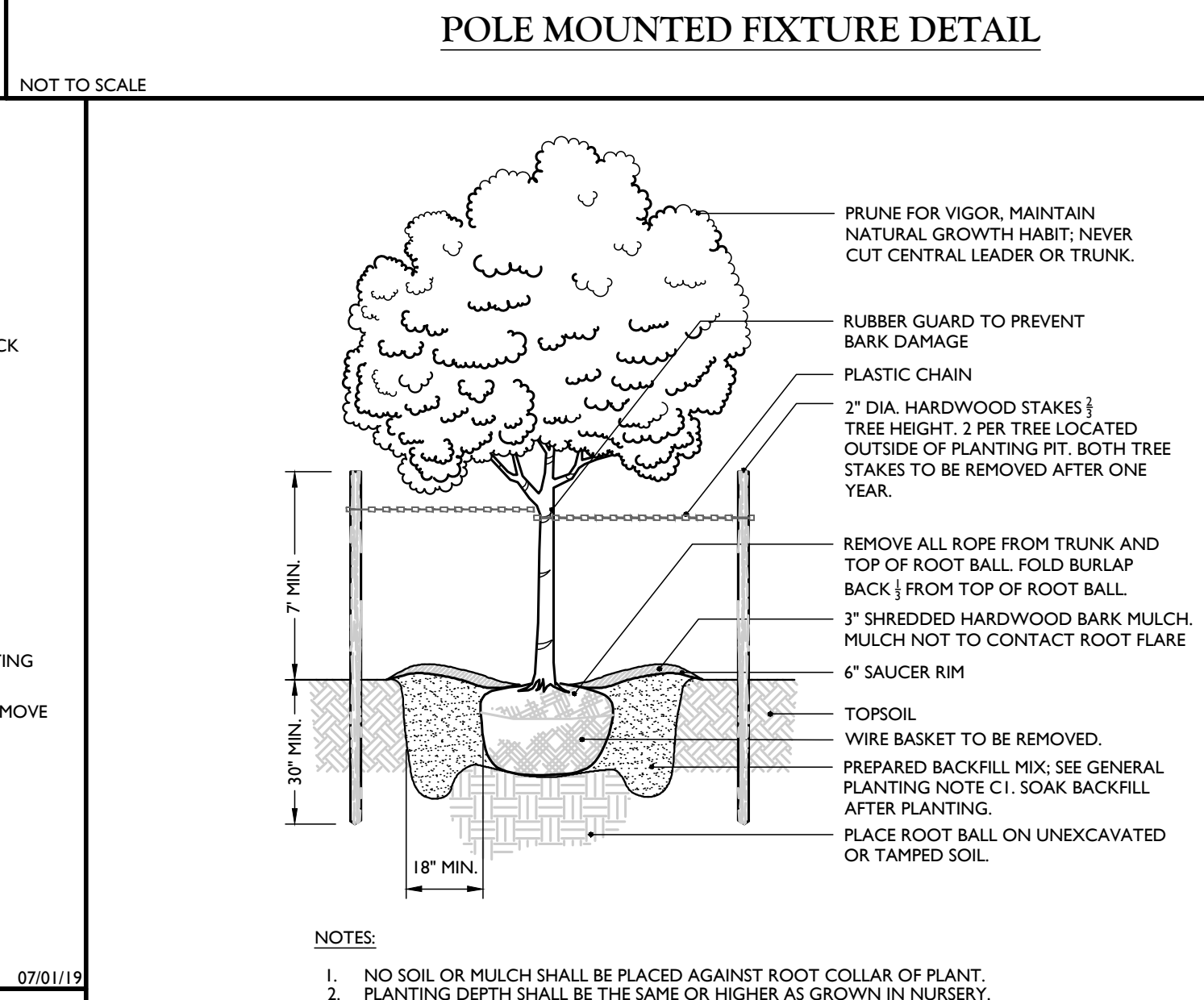
WALL MOUNTED FIXTURE DETAIL
GNR-DT15-STND-GRID 04/10/24



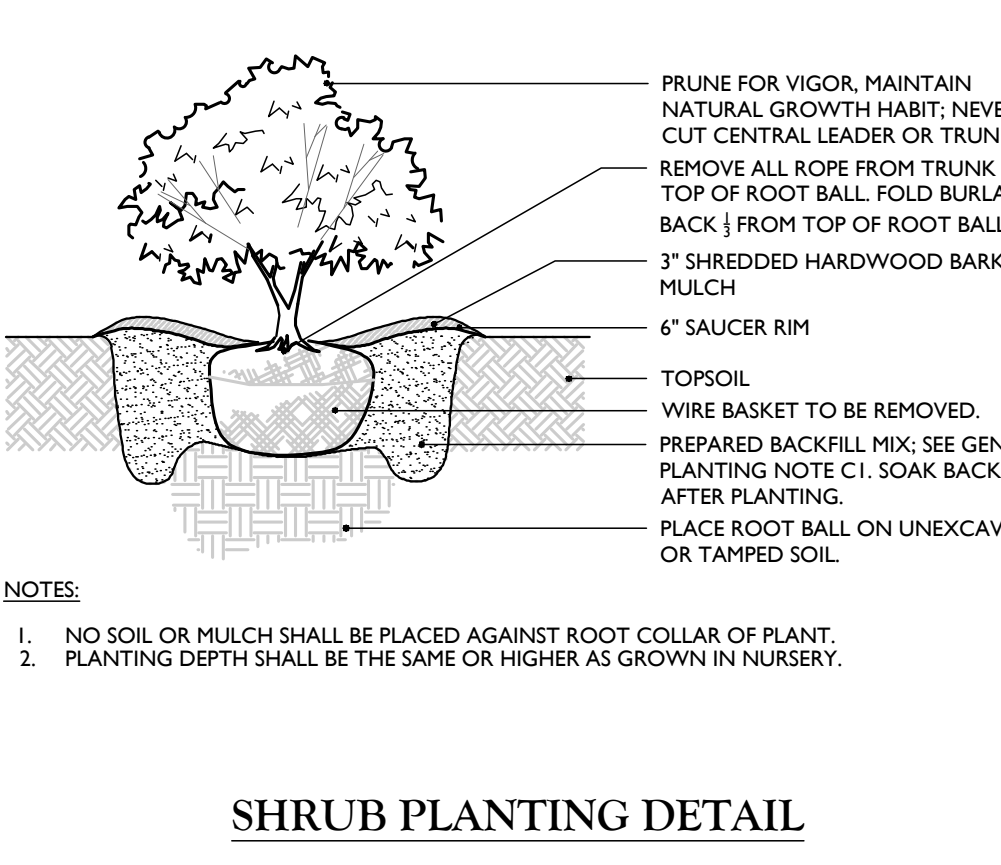
POLE MOUNTED FIXTURE DETAIL



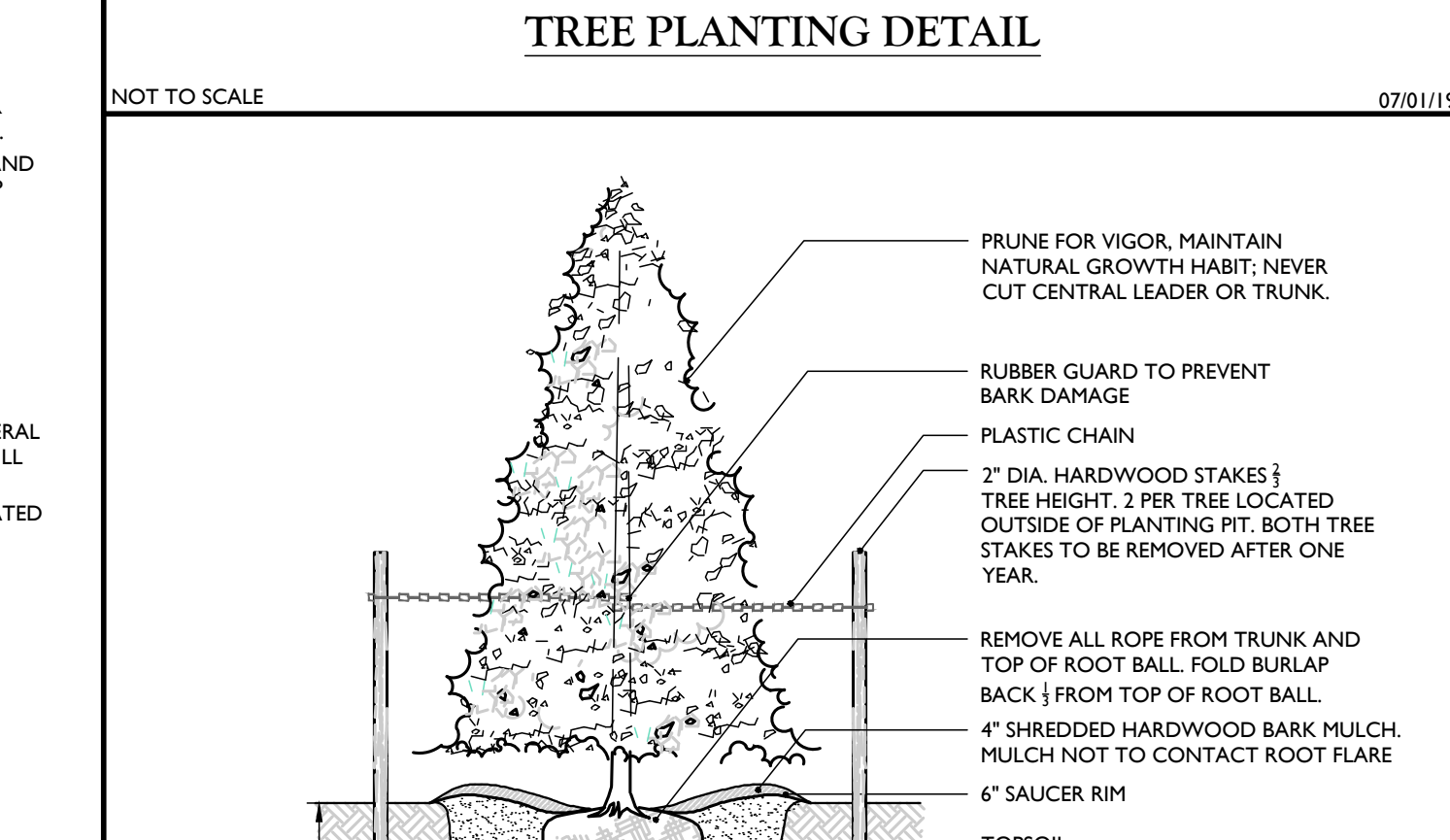
MULTI-STEM TREE PLANTING DETAIL 07/01/19



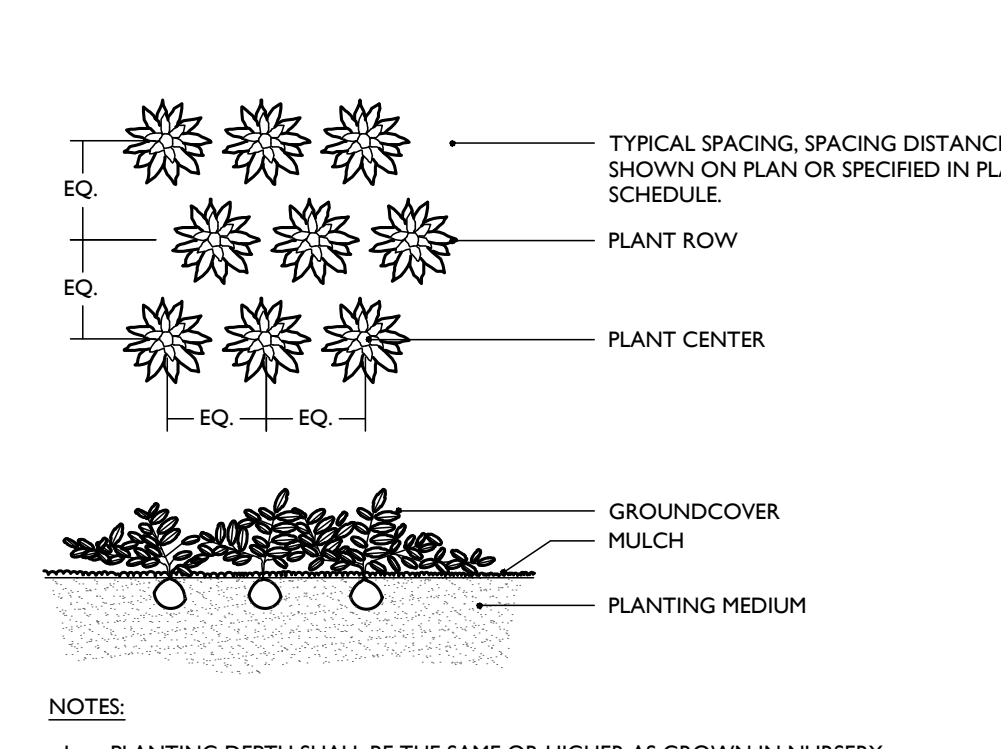
TREE PLANTING DETAIL 07/01/19



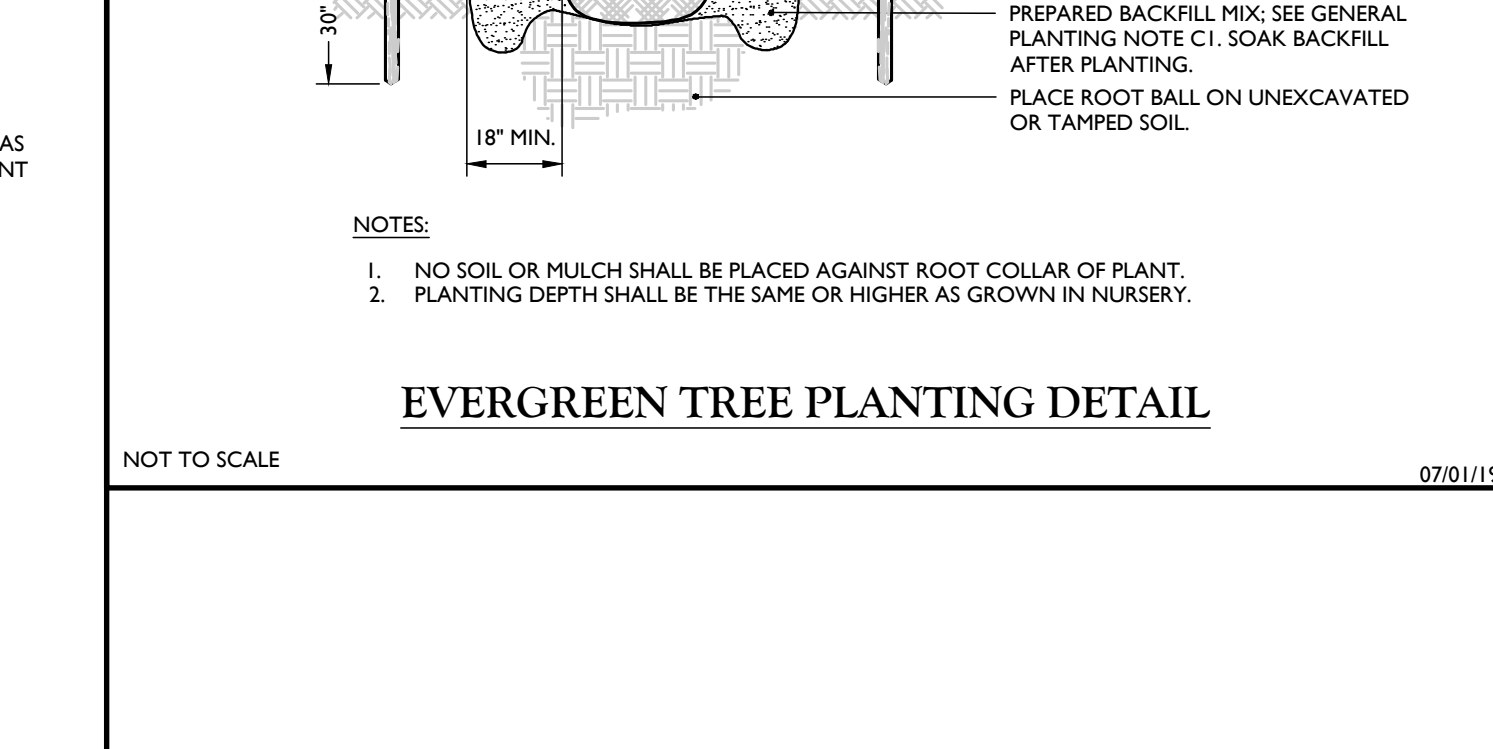
SHRUB PLANTING DETAIL NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL 07/01/19



PERENNIAL PLANTING DETAIL NOT TO SCALE



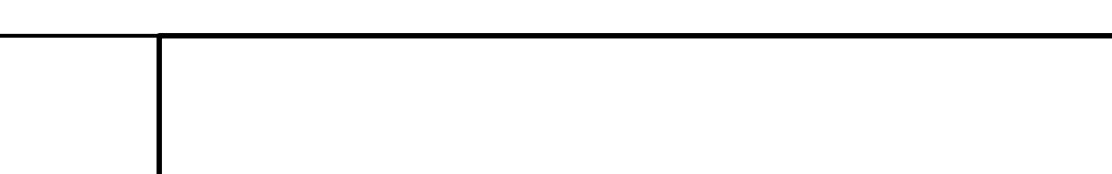
STORMWATER MANAGEMENT PRACTICE IDENTIFICATION SIGNS 07/01/20

- 1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
- 2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31, AND AUGUST 16 AND OCTOBER 15.
TURF MIX (2.10 LBS./1,000 S.F. MINIMUM)
TALL FESCUE STINGRAY (34%)
TALL FESCUE RAFTOR II (33%)
HARD FESCUE 'NOVY' (33%)
BRAIN MIX (2.10 LBS./1,000 S.F. MINIMUM)
CREEPING RED FESCUE (90%)
TALL FESCUE (30%)
PERENNIAL RYE GRASS (10%)
BIRDFOOT TREFLOE (30%)
- 3. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITHOUT PRIOR APPROVAL.
- 4. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
- 5. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDOT REGULATIONS, THIS INCLUDES, BUT IS NOT LIMITED TO:
1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
2. SHALL NOT BE APPLIED WITHIN 30 FEET OF A WATER BODY.
3. ONLY LAWN FERTILIZER WITH LESS THAN 0.6% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED).
- 6. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
- 7. MULCH TO CONSIST OF SMALL GRASS STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDOT STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER. MULCH AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
- 8. 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 DISCS OPERATION SHOULD BE 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.
- 9. 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 UNSUITABLE MATERIAL.
- 10. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

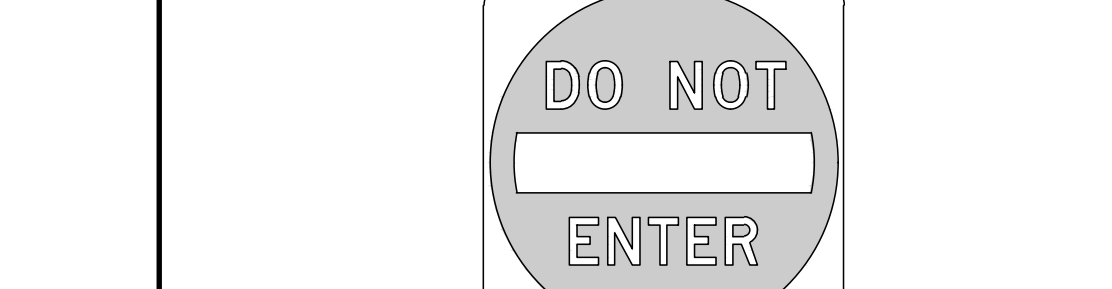
GENERAL SEEDING NOTES

- 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
- 2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
- 3. WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
- 4. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.
- 5. 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 PROPER DRAINAGE BEFORE PLANTING.
- 6. 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 ARCHITECT.
- 7. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
- 8. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

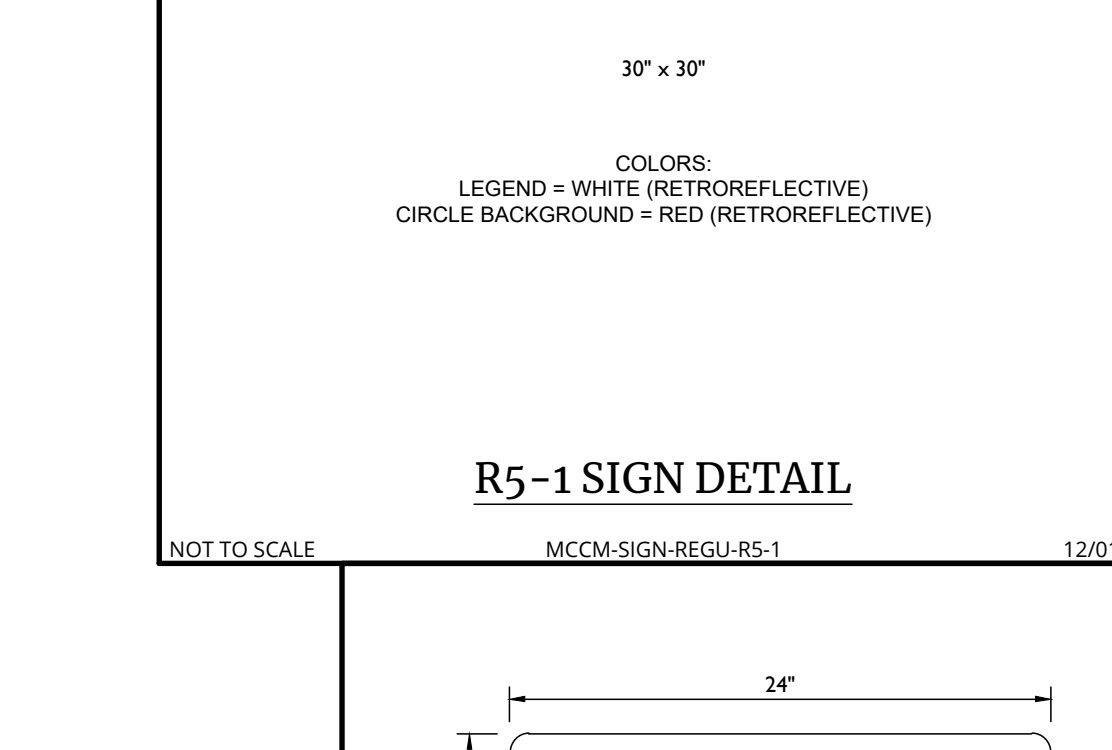
PLANT DETAIL NOTES



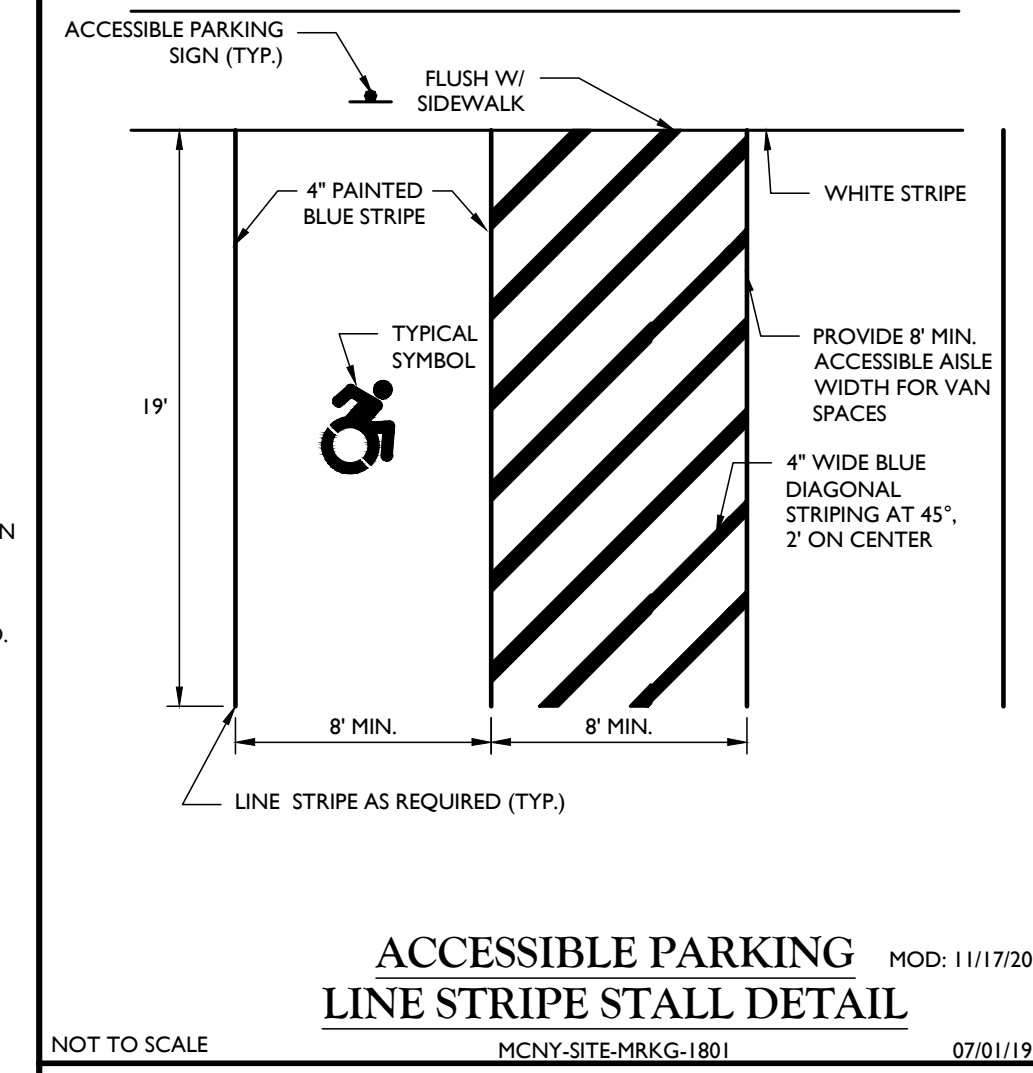
R5-1 SIGN DETAIL



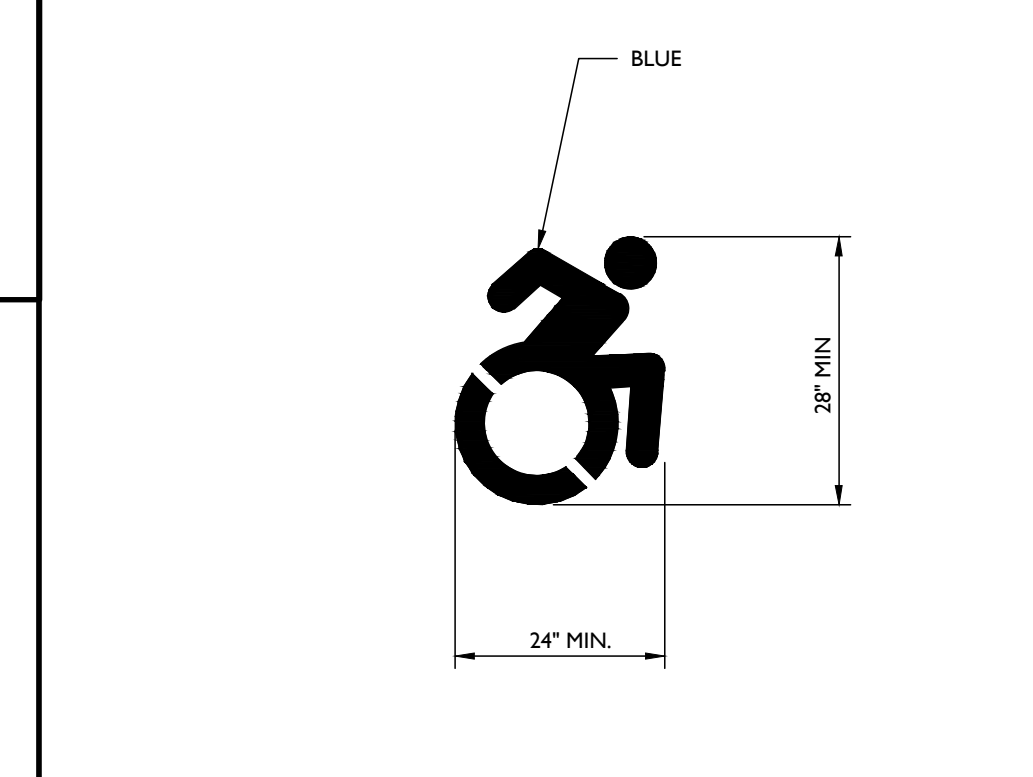
SIGN FOR ACCESSIBLE PARKING SPACE DETAIL 07/01/19



BREAKAWAY SIGN POST DETAIL 07/01/19



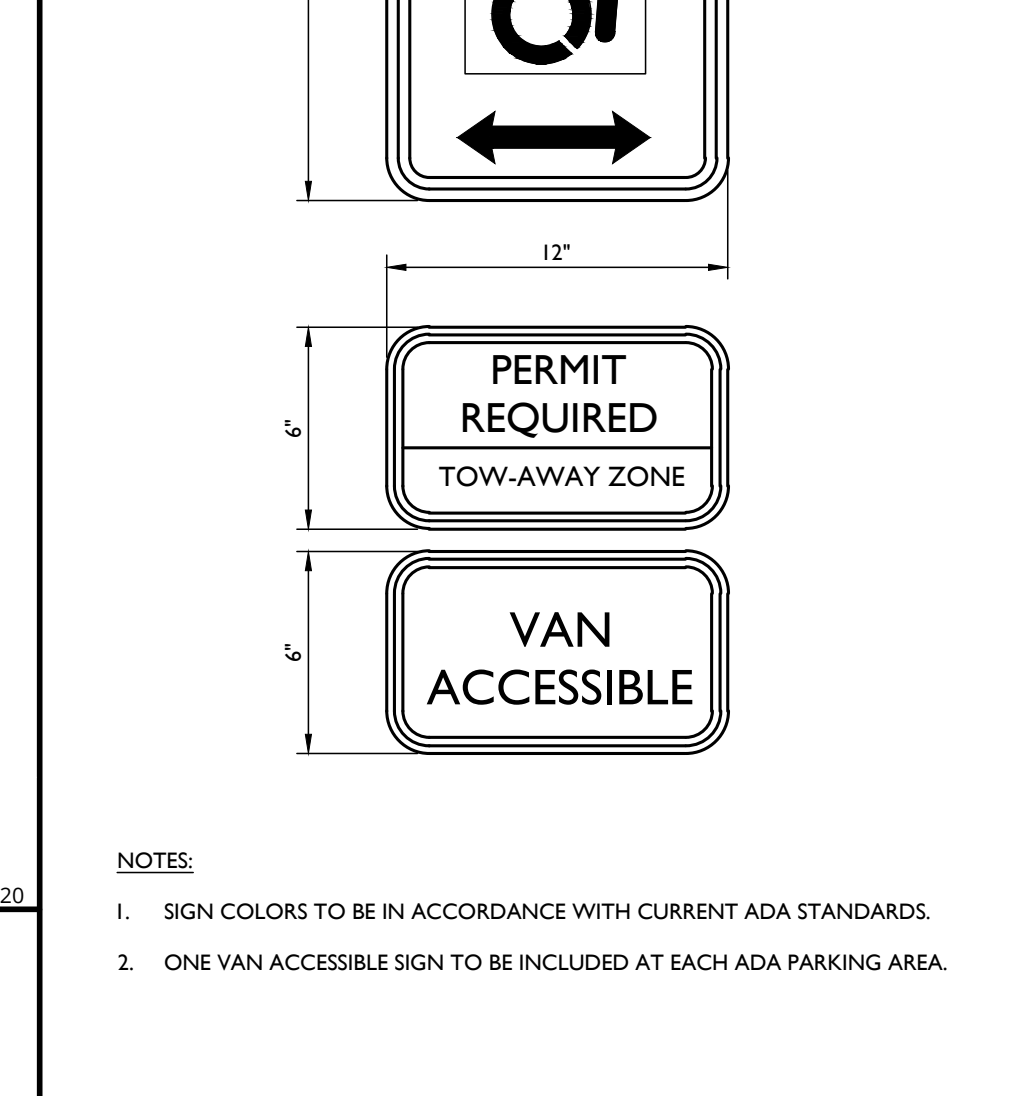
ACCESSIBLE PARKING LINE STRIPE STALL DETAIL 07/01/19



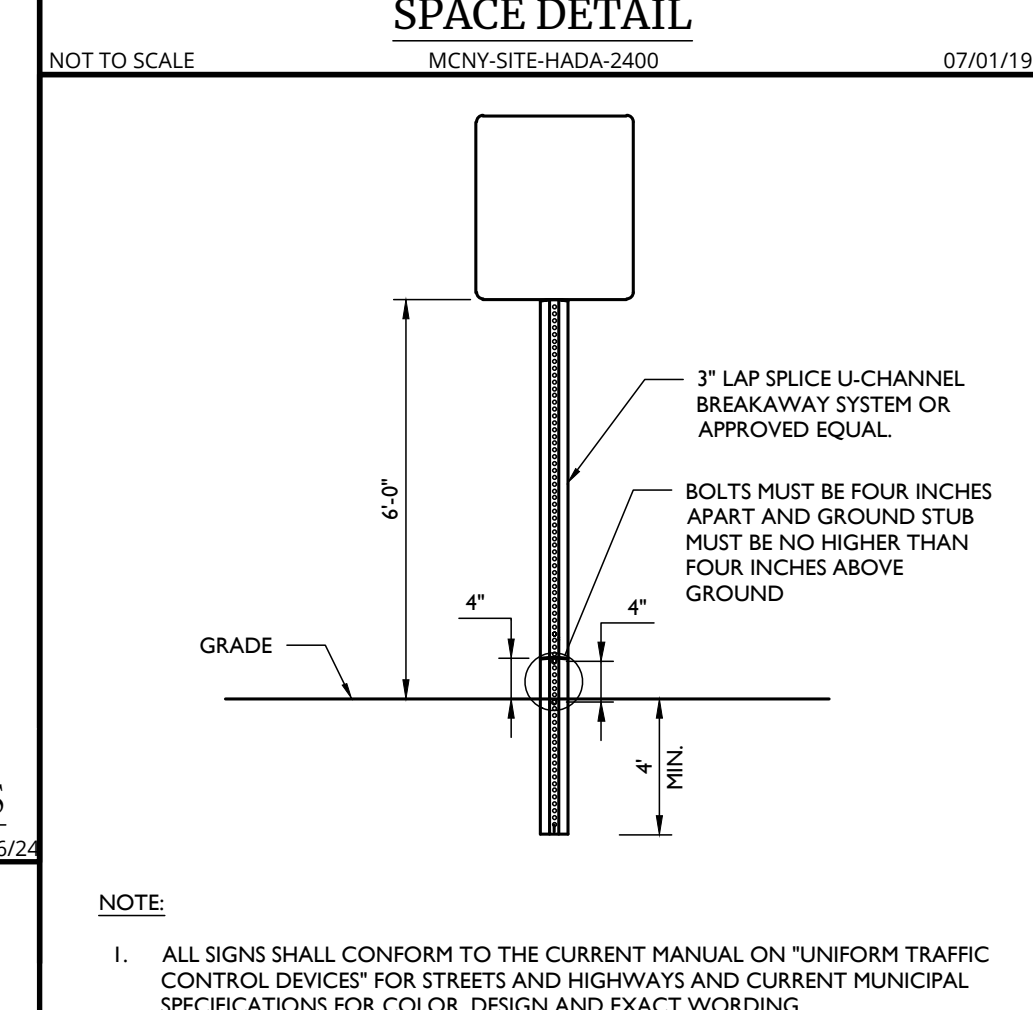
ACCESSIBLE SYMBOL DETAIL 07/01/19



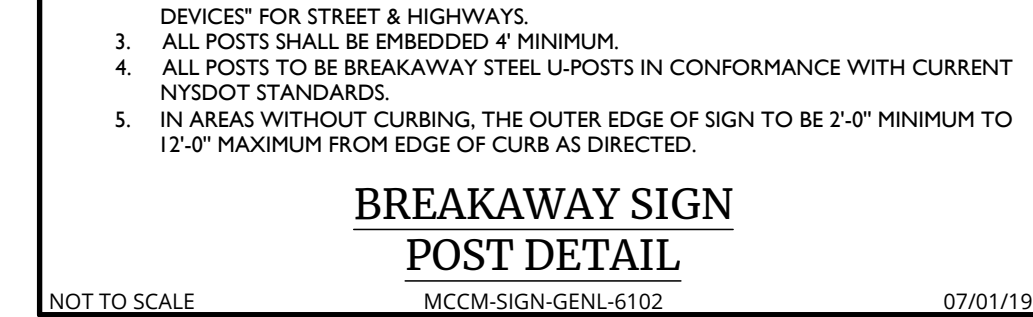
TYPICAL PARKING STALL STRIPING DETAIL 07/01/19



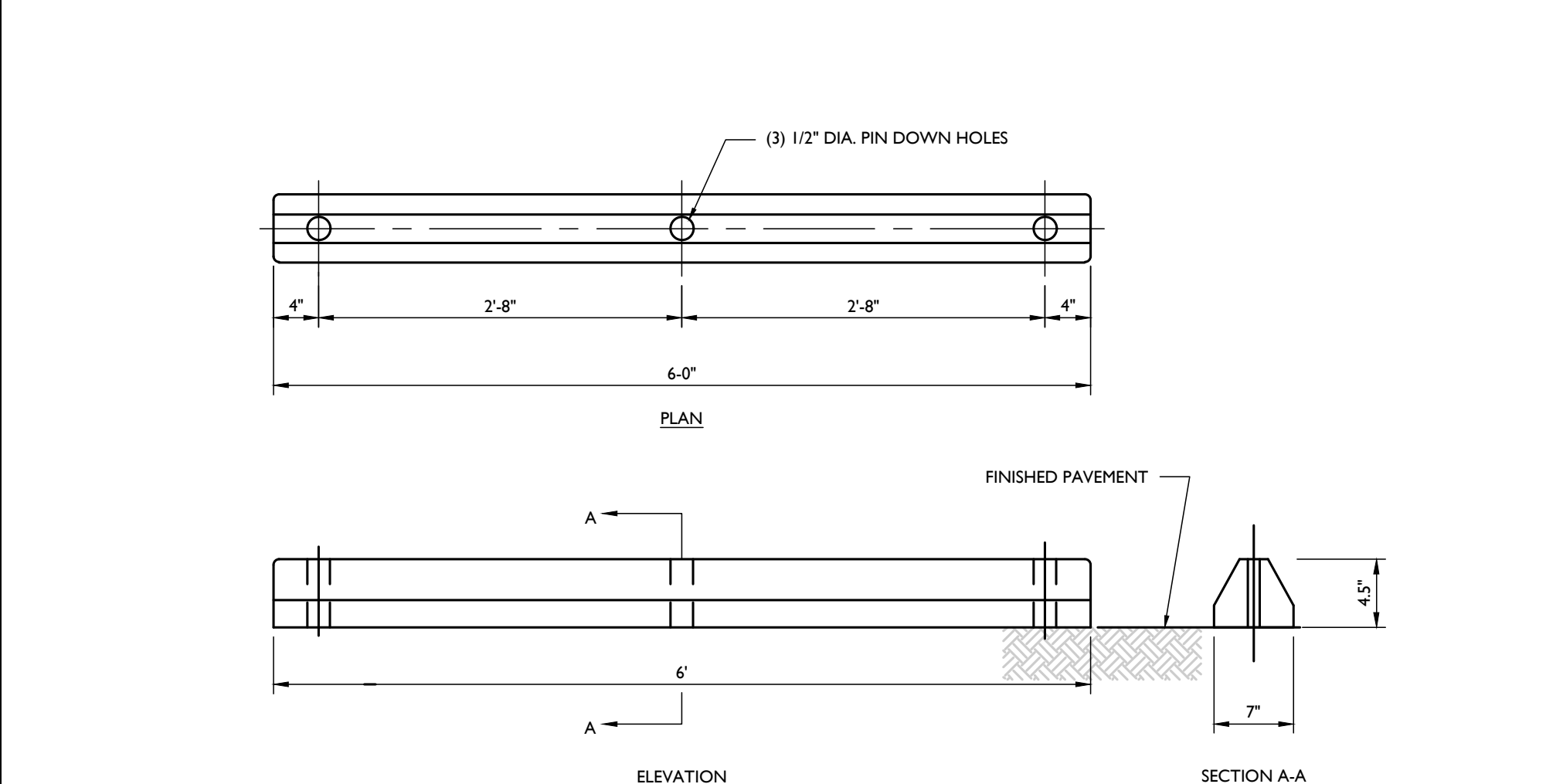
R8-4 SIGN DETAIL



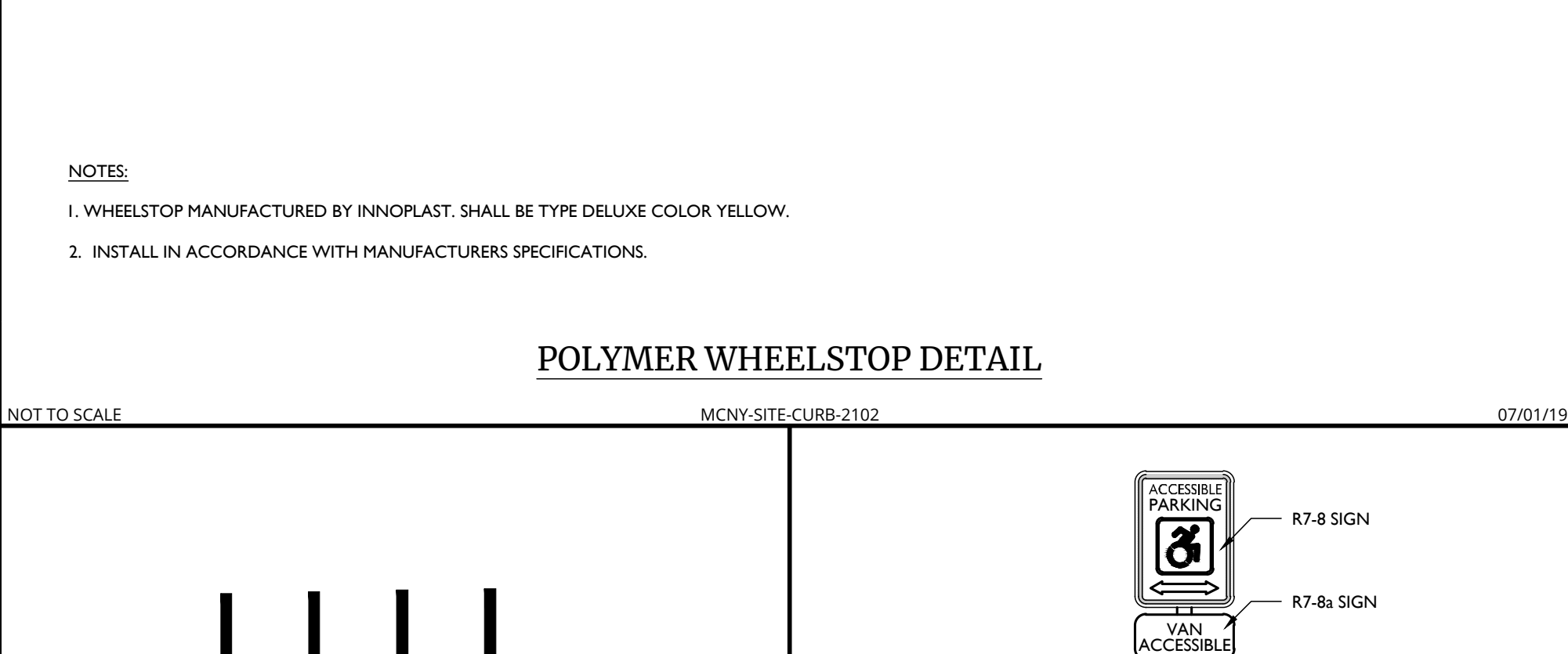
R1-1 SIGN DETAIL 12/01/20



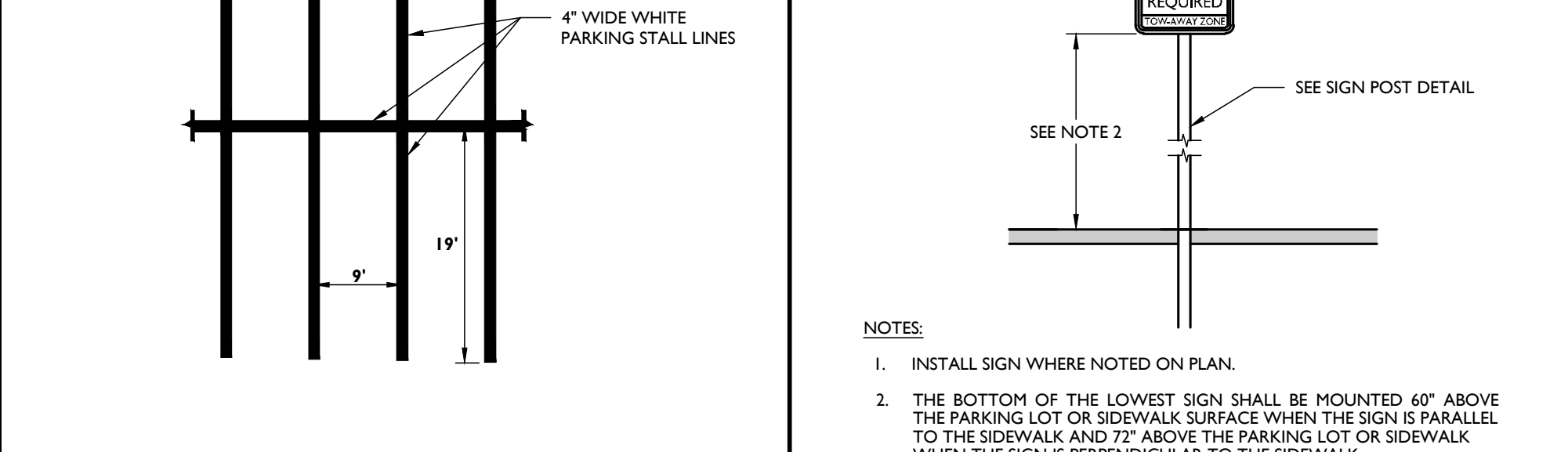
"LEFT OR RIGHT" PAVEMENT ARROW DETAIL 07/01/19



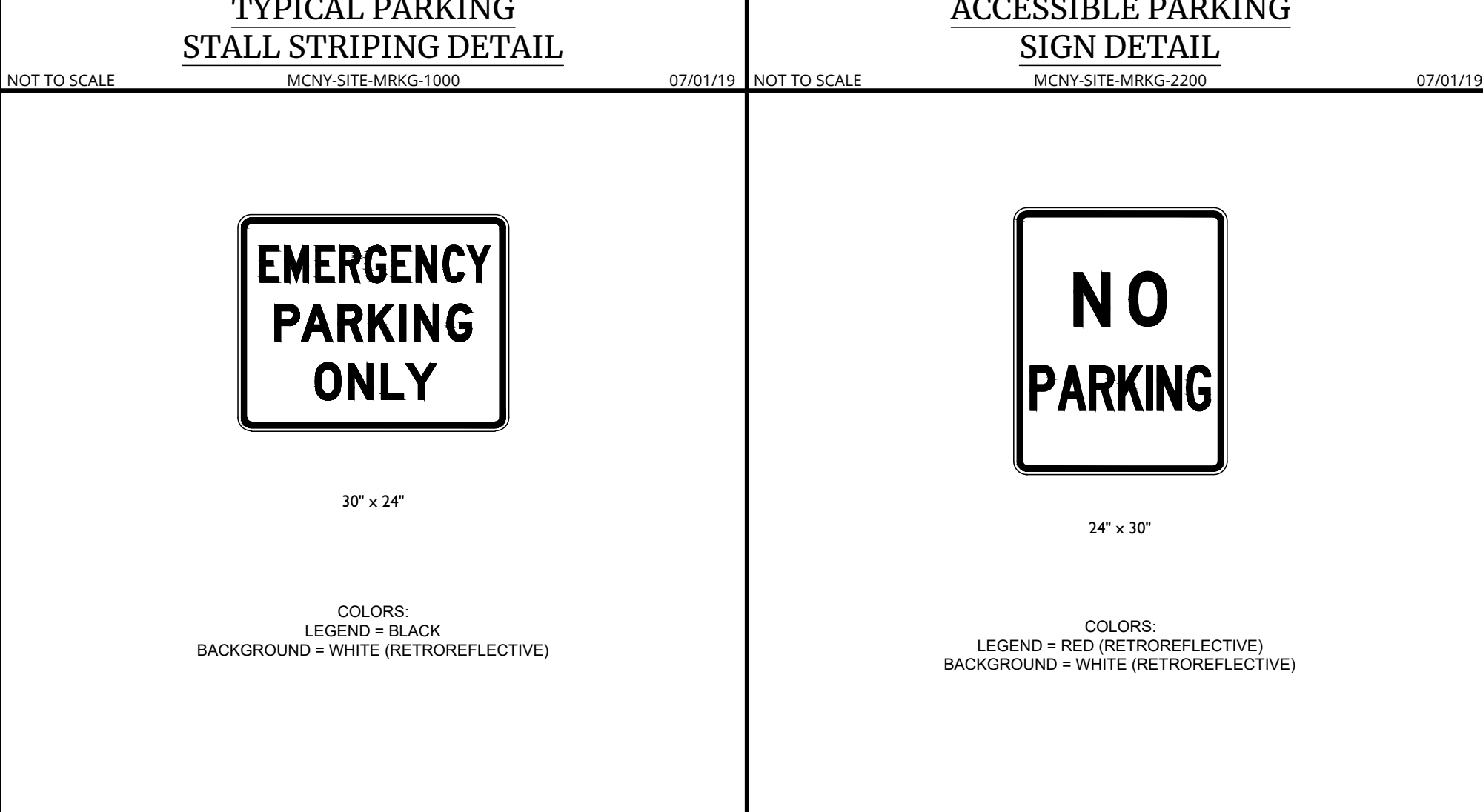
POLYMER WHEELSTOP DETAIL 07/01/19



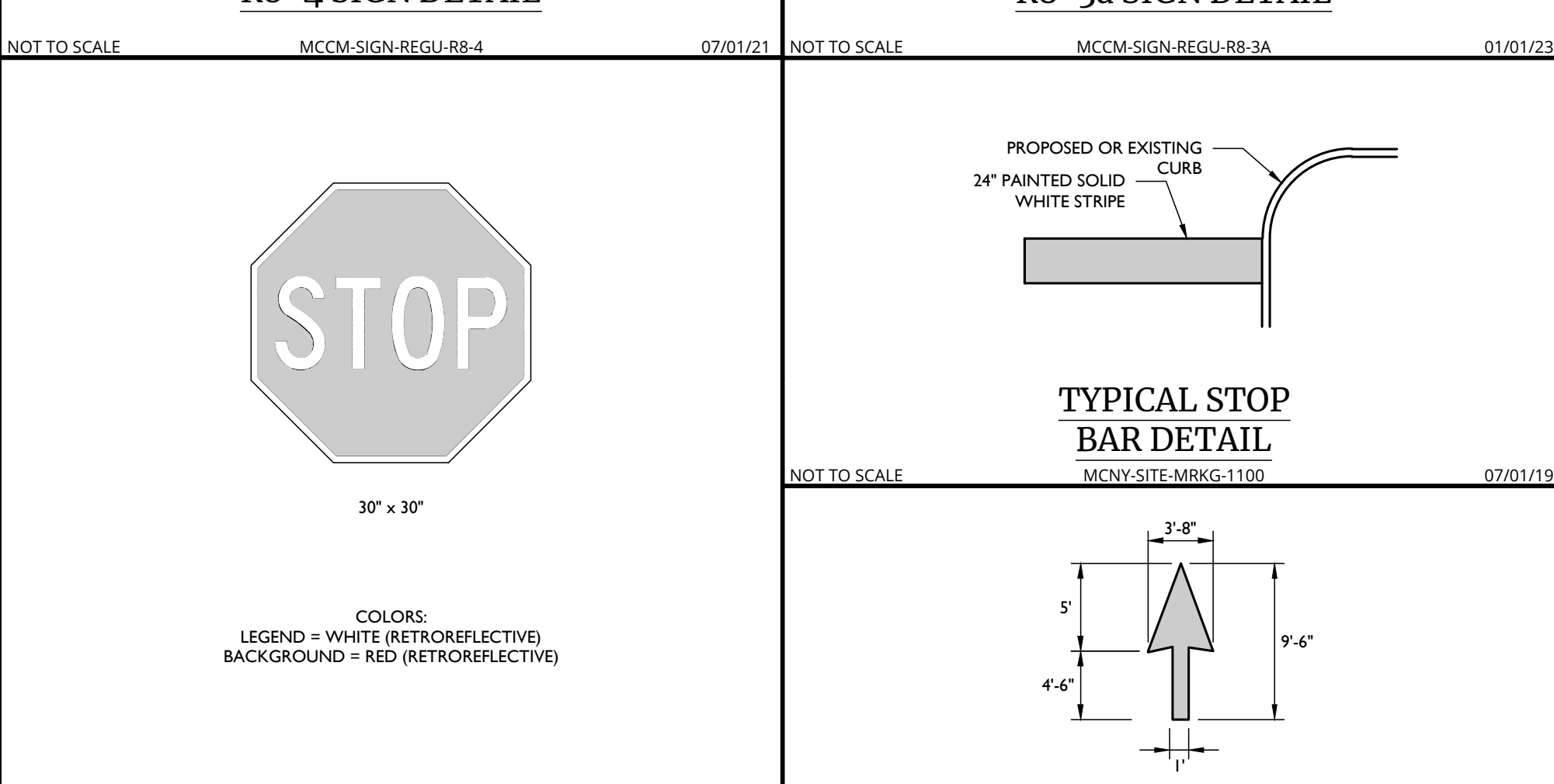
ACCESSIBLE PARKING SIGN DETAIL 07/01/19



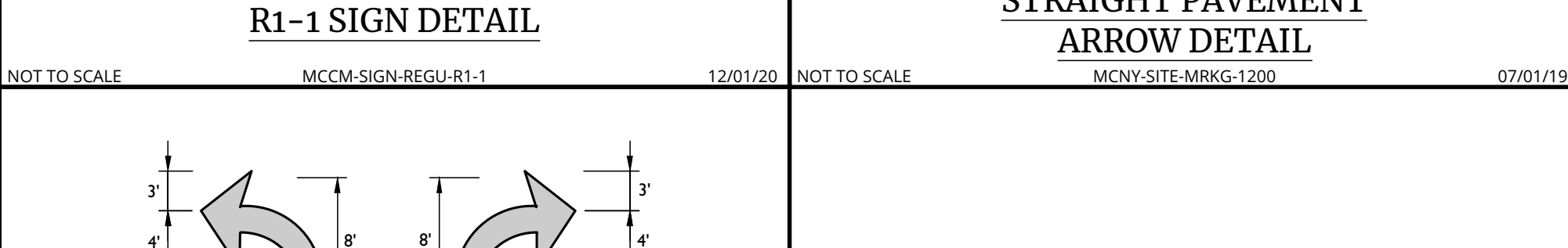
TYPICAL PARKING STALL STRIPING DETAIL 07/01/19



R8-4 SIGN DETAIL



TYPICAL STOP BAR DETAIL 07/01/19



STRAIGHT PAVEMENT ARROW DETAIL 07/01/19

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REV	DATE	DESCRIPTION	DRAWN BY

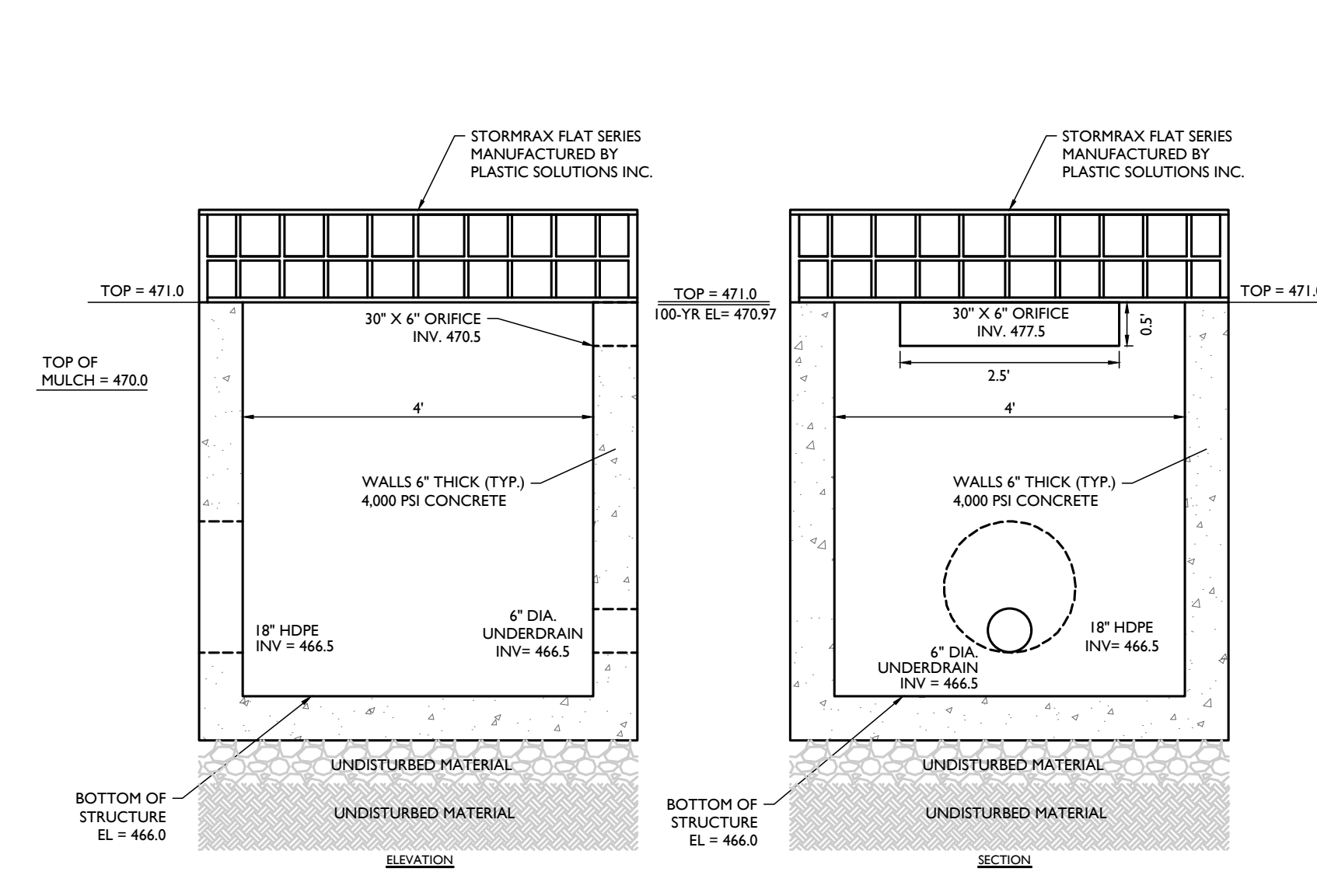
REV	DATE	DESCRIPTION	DRAWN BY

Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER 103788-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.E.A.# 8017609

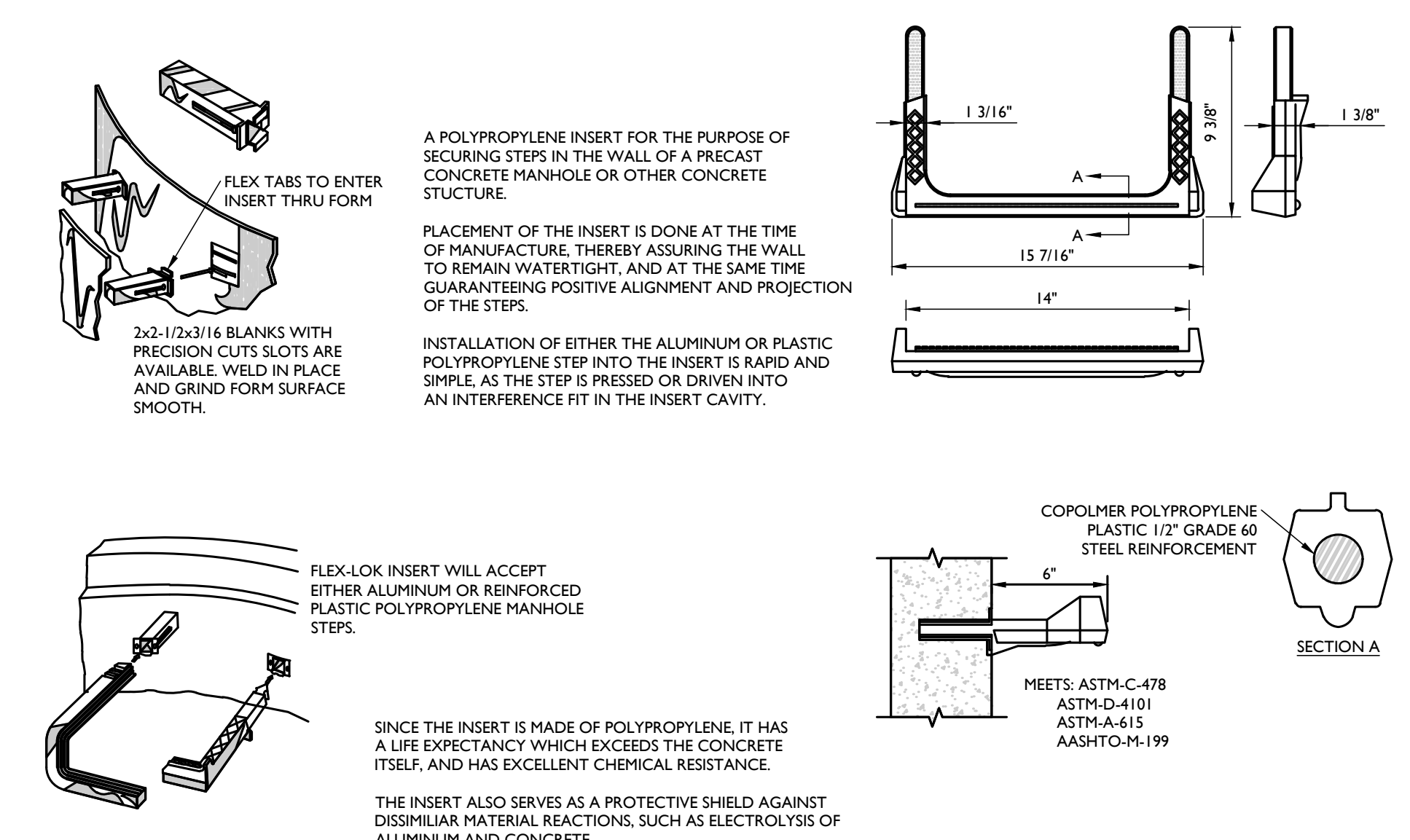
PRELIMINARY SITE PLAN
FOR
DEWPOINT SOUTH
SBL: 4-1-50.32, 6-1-90.22,
90.24 & 107
TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 945.564.4495
COLLIERS ENGINEERING & DESIGN
ARCHITECTURAL, INTERIOR ARCHITECTURE,
SURVEYING, E.T.C.

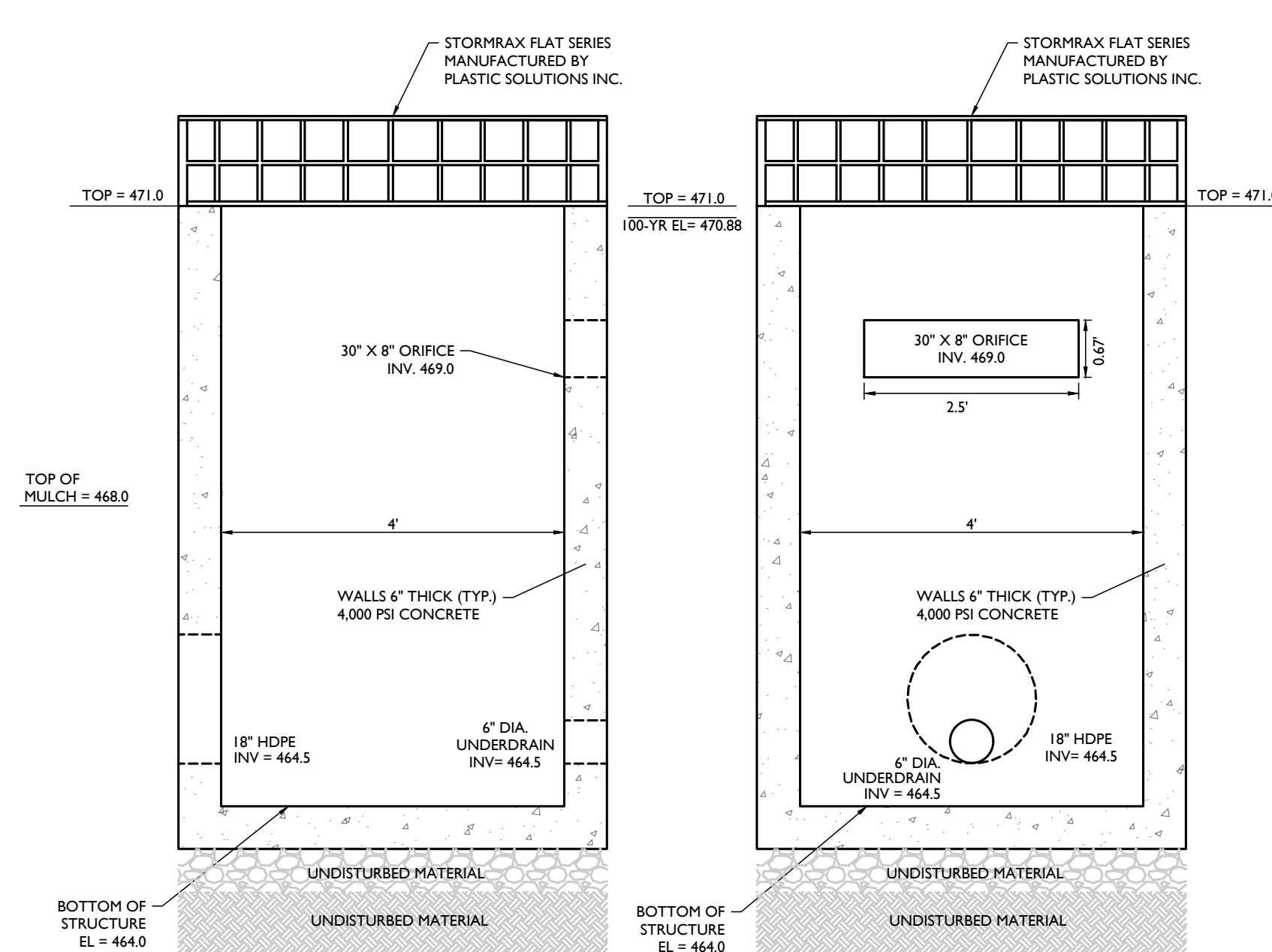
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DATE: 04/08/2024
PROJECT NUMBER: 20006912E
C-0115
DRAWN BY: MAS
CHECKED BY: CDR
DRAWING NAME: SITE DETAILS
SHEET NUMBER: C-901



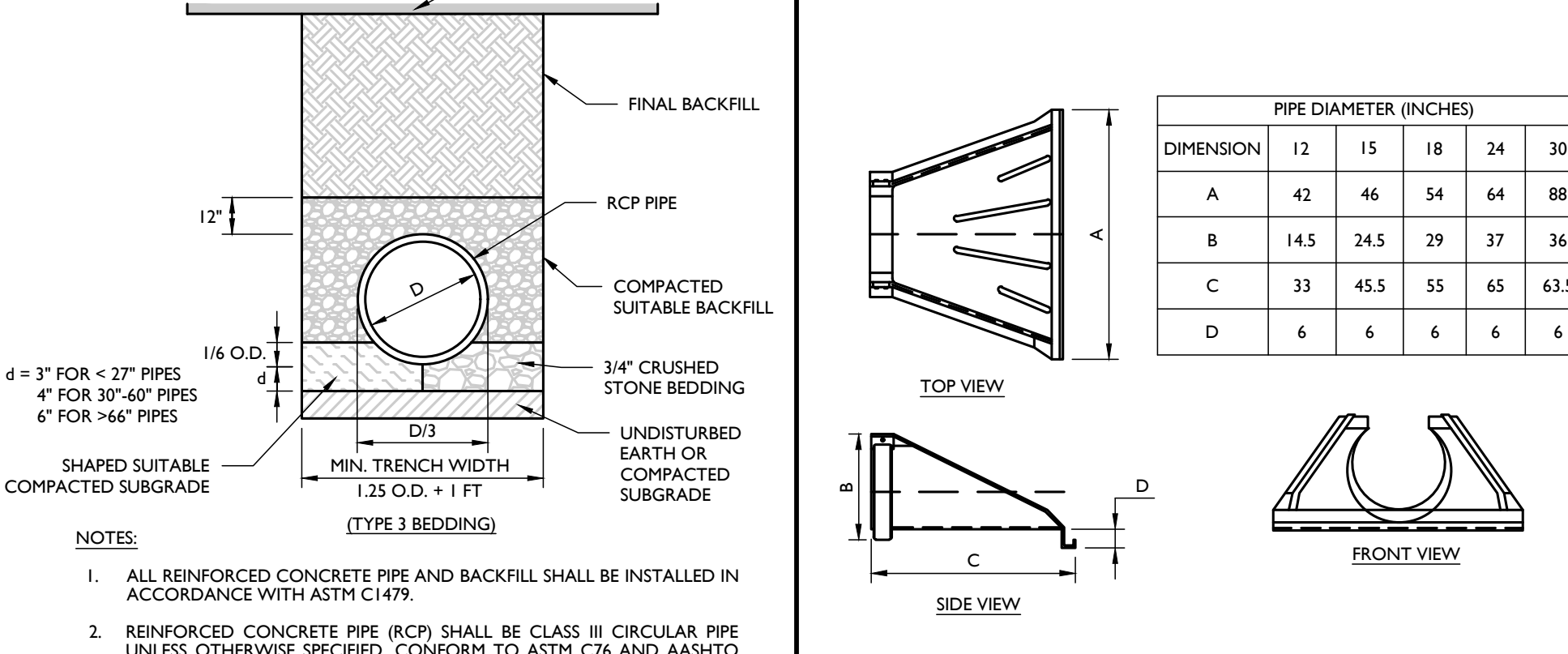
BIO-RETENTION BASIN BIO 1A OUTLET CONTROL STRUCTURE (OCS-1A) DETAIL



LADDER RUNG (COPOLYMER) DETAIL

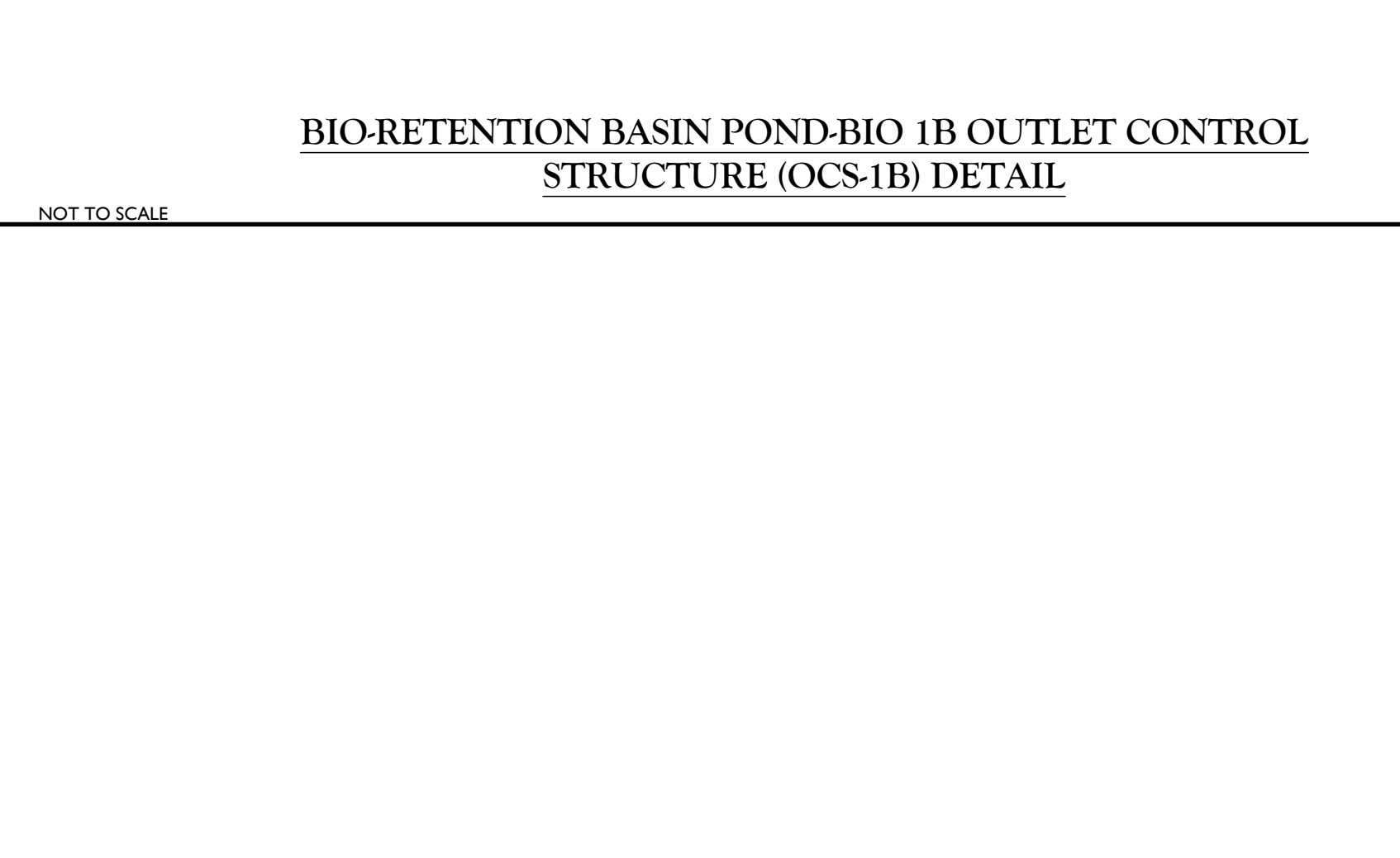


BIO-RETENTION BASIN BIO 1B OUTLET CONTROL STRUCTURE (OCS-1B) DETAIL

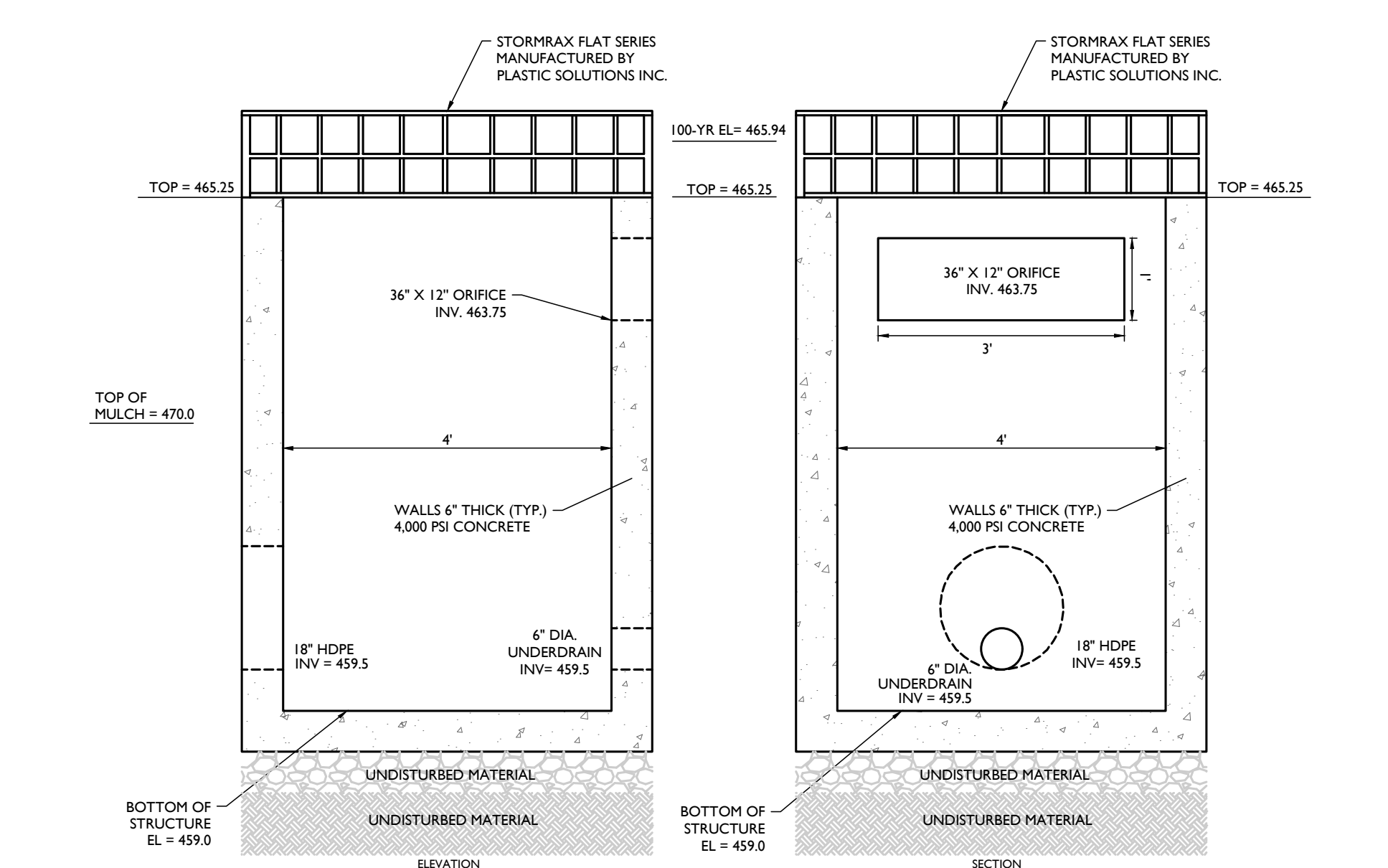


RCP PIPE BEDDING DETAIL

CORRUGATED POLYETHYLENE FLARED END SECTION DETAIL



BIO-RETENTION BASIN BIO 1C OUTLET CONTROL STRUCTURE (OCS-1C) DETAIL

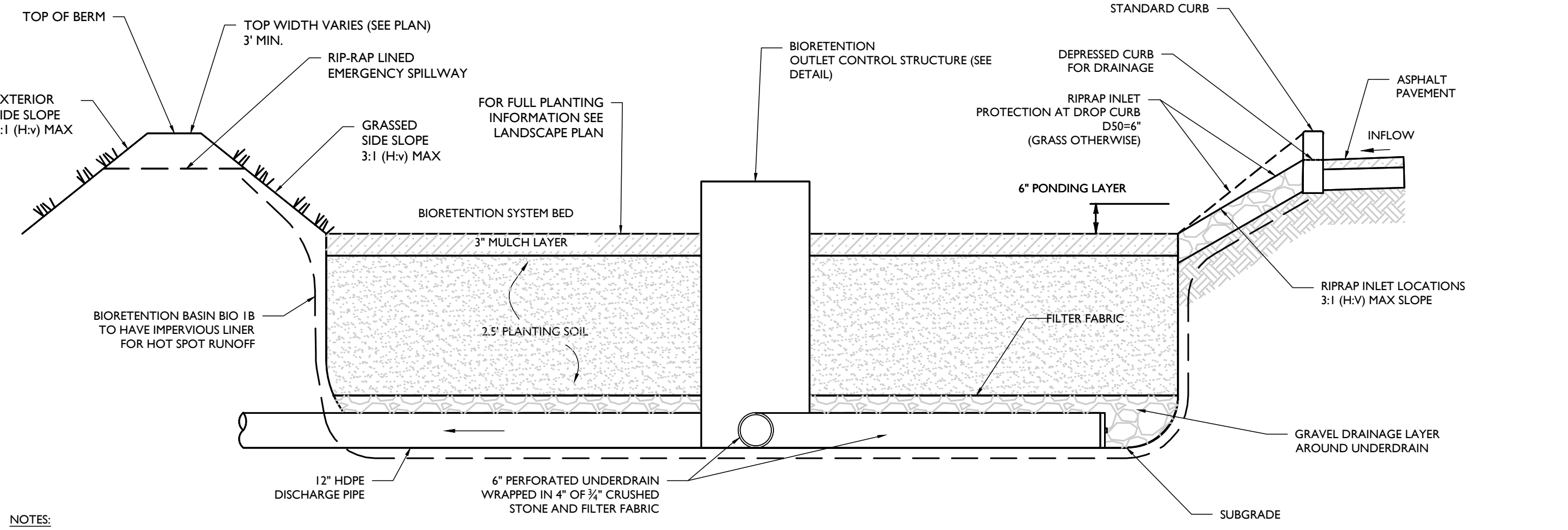


HDPE STORM PIPE BEDDING DETAIL

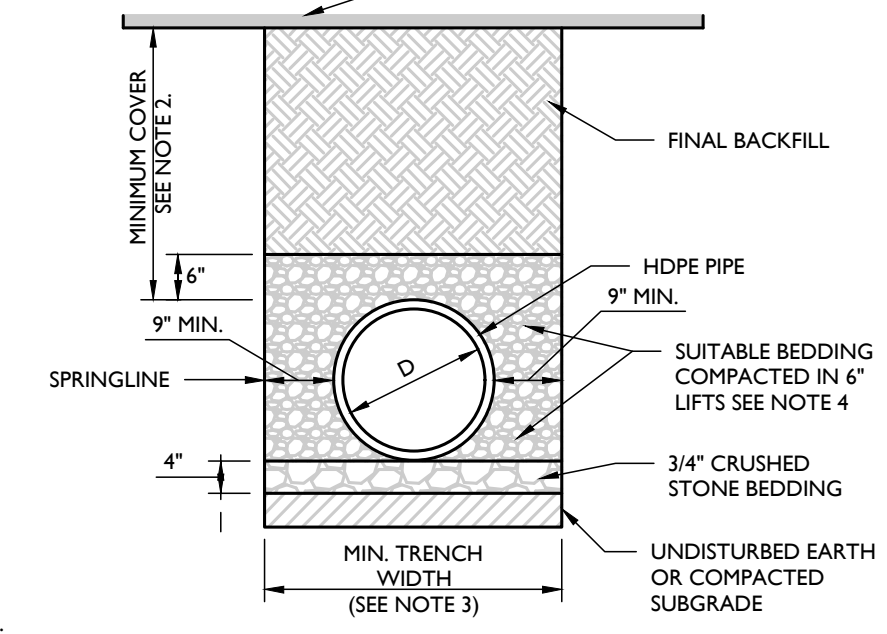


ROOF LEADER CLEANOUT DETAIL

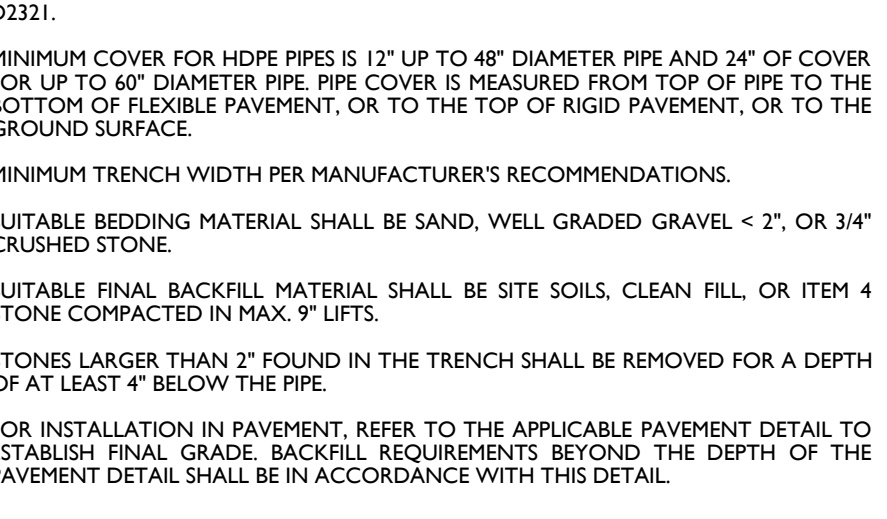
Table with 5 columns: SYSTEM, OUTLET NAME, OUTLET SIZE, BED ELEVATION, TOP OF BERM ELEVATION, EMERGENCY SPILLWAY EL.



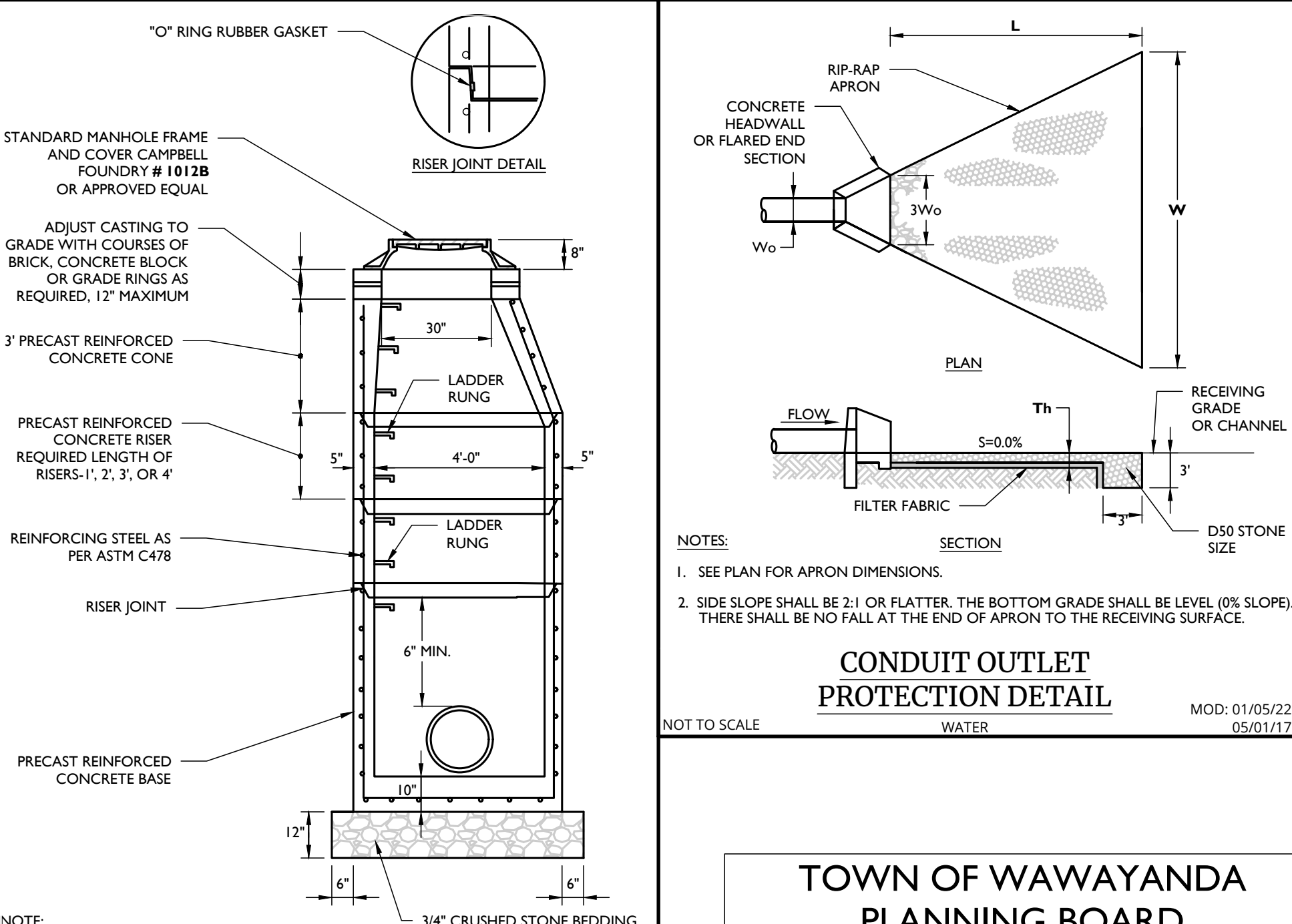
BIORETENTION SYSTEM CROSS SECTION DETAIL



SINGLE CATCH BASIN DETAIL



PRECAST CONCRETE STORM MANHOLE 4' DIA. DETAIL



CONDUIT OUTLET PROTECTION DETAIL

TOWN OF WAYAYANDA PLANNING BOARD

PRELIMINARY SITE PLAN FOR DEWPOINT SOUTH

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

TOWN OF WAYAYANDA ORANGE COUNTY NEW YORK STATE

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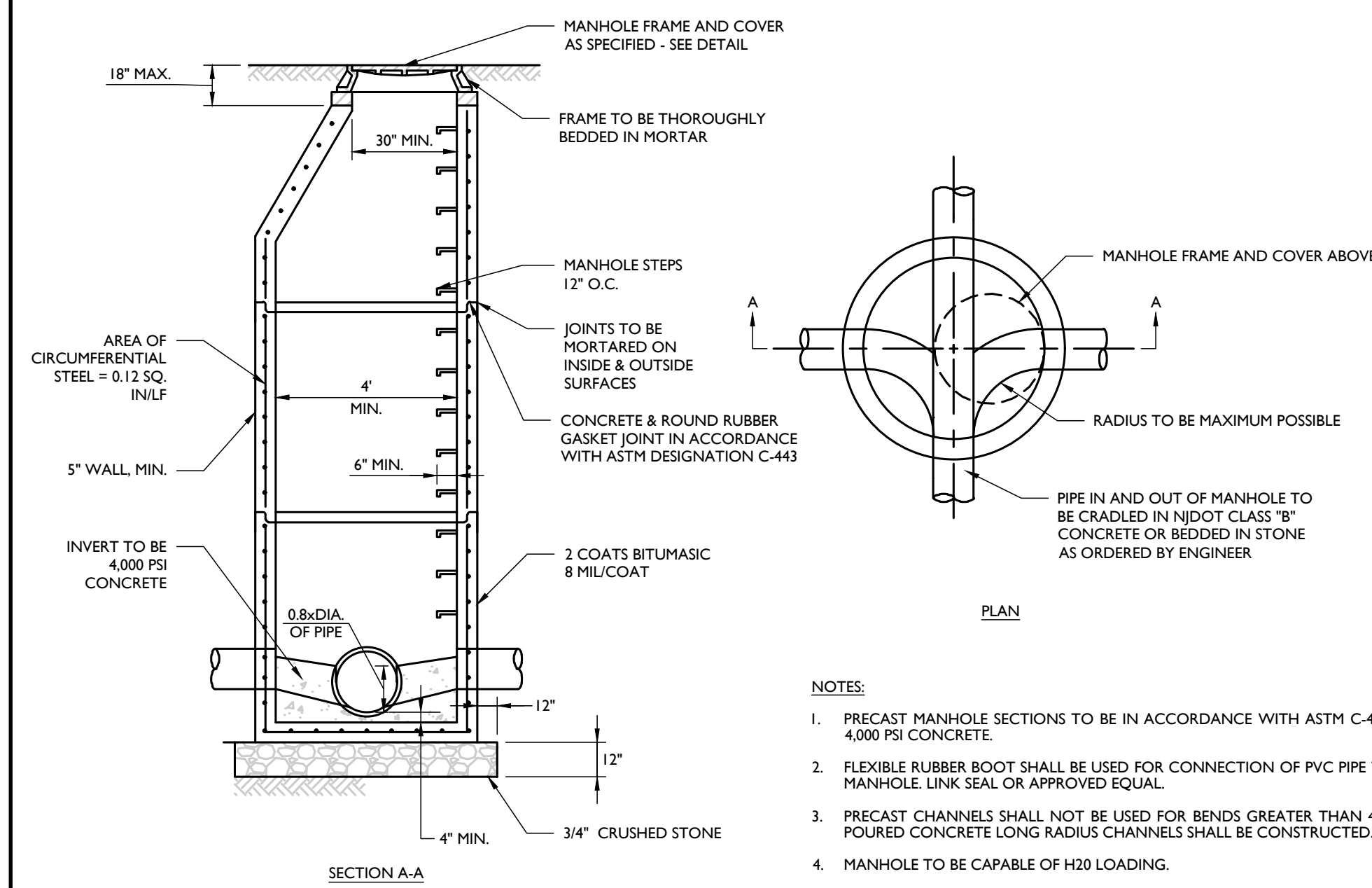
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STORMWATER DETAILS

C-903

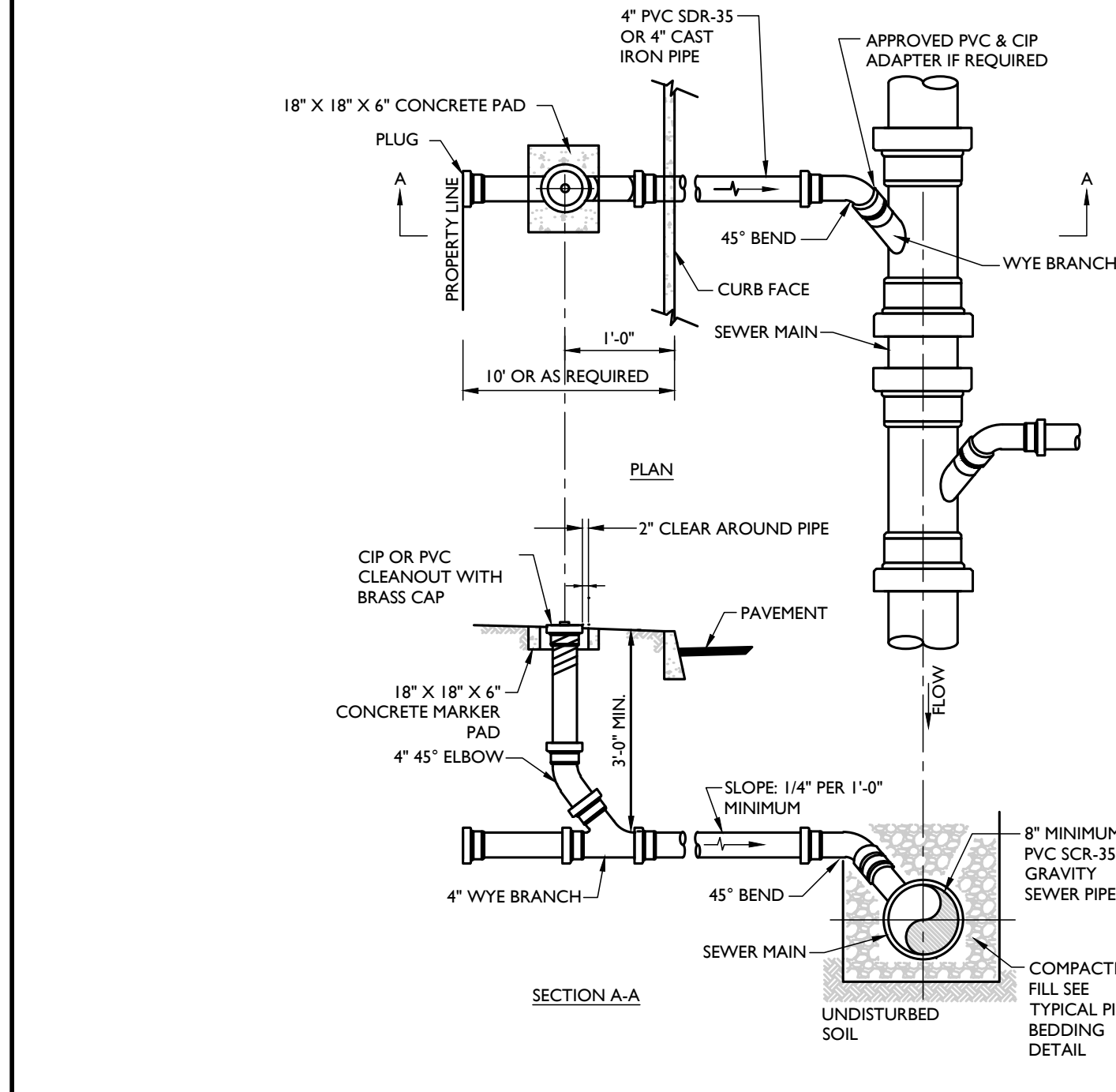
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



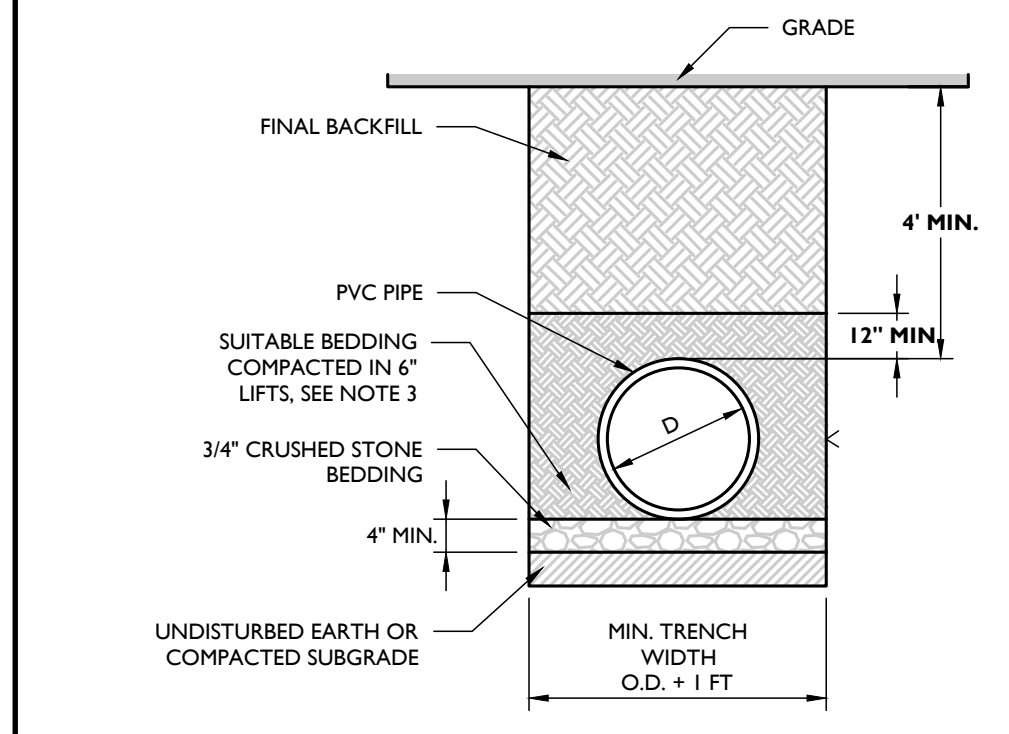
SANITARY PRECAST MANHOLE DETAIL

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



SANITARY SEWER LATERAL & CLEANOUT DETAIL

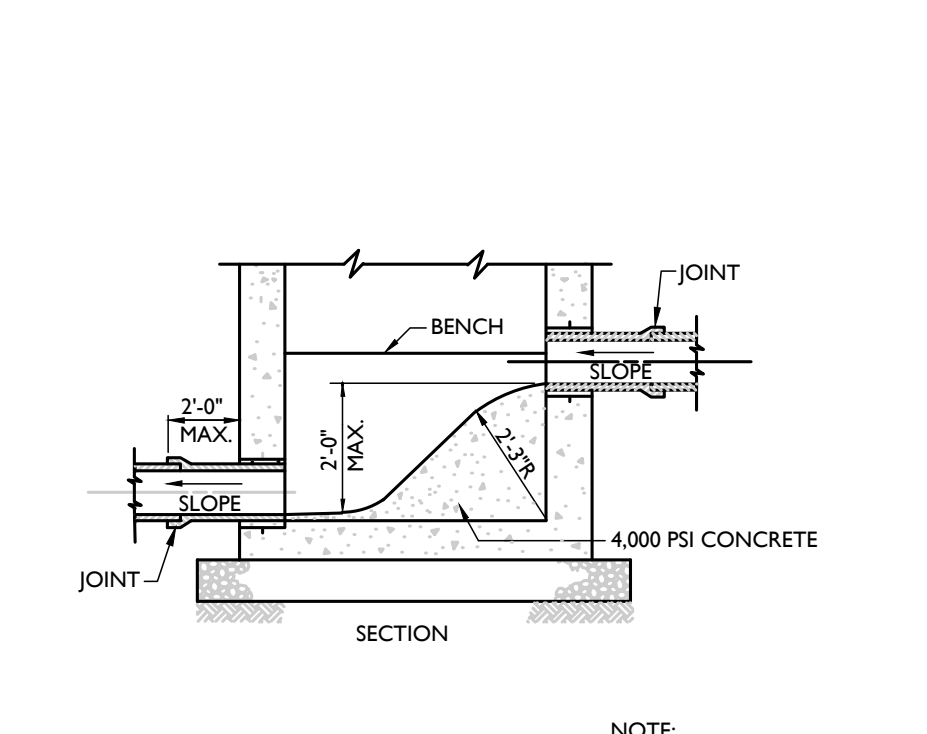
NOT TO SCALE MCNY-UTIL-SSWR-1601 07/01/19



- 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

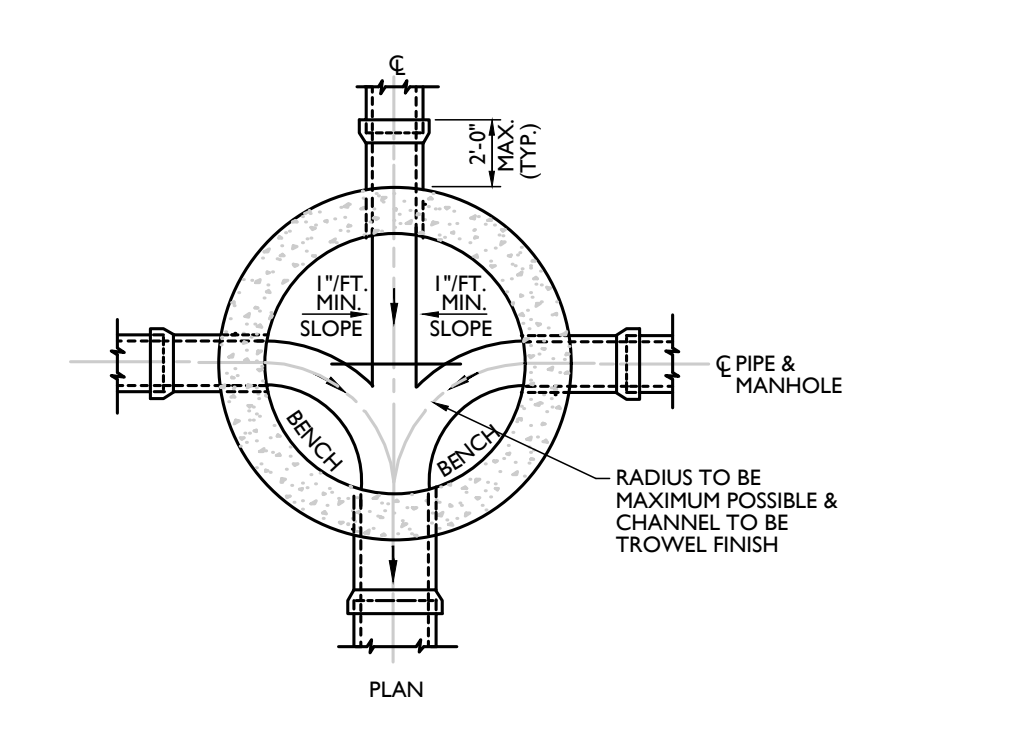
NOT TO SCALE 07/01/19



- 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 IS 2'-0" OR GREATER, THEN EXTERNAL DROP CONNECTION SHALL BE MADE. CHANNELING SHALL BE AS SHOWN ABOVE.

MANHOLE CHUTE DETAIL

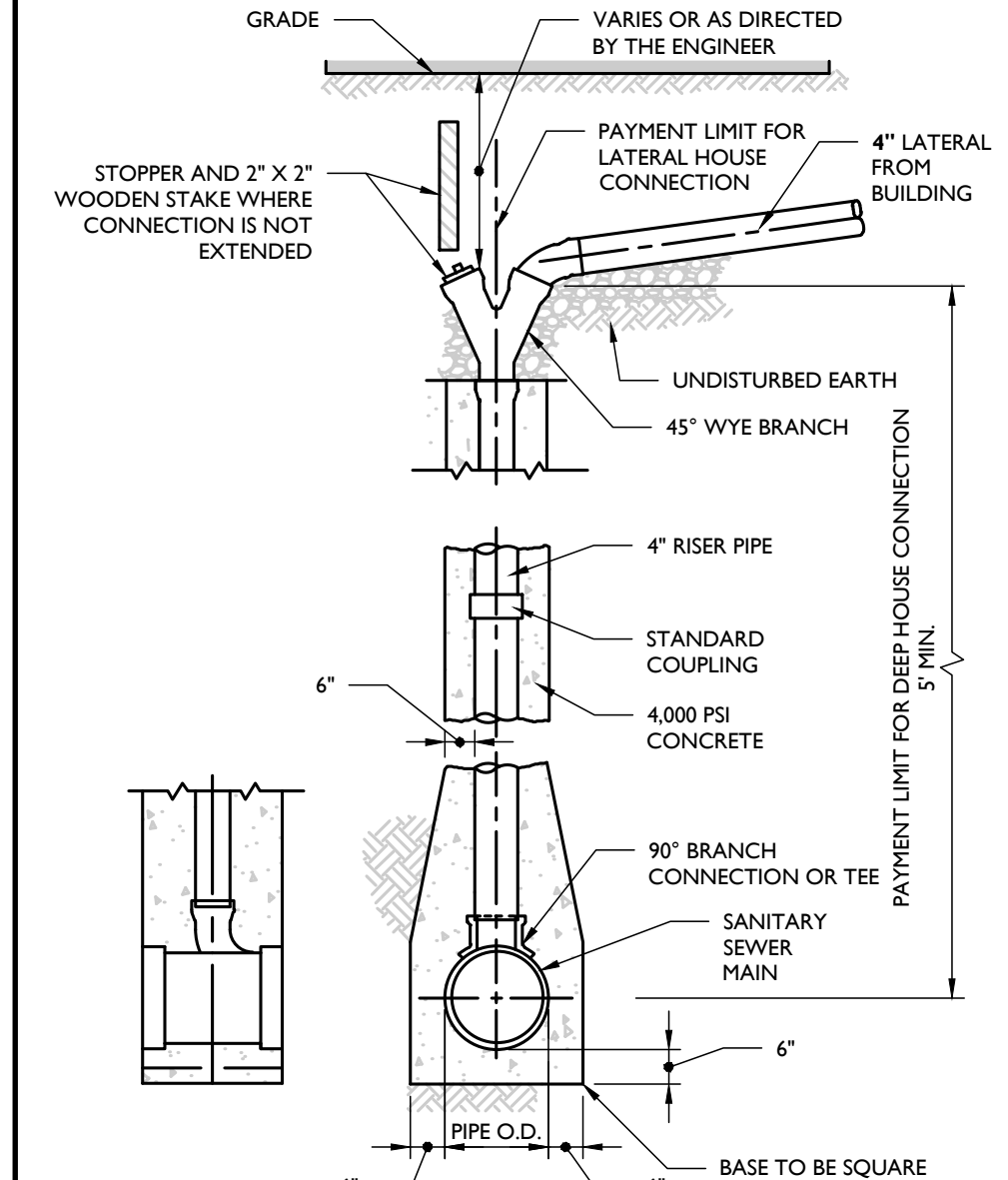
NOT TO SCALE MCNY-UTIL-SSWR-3000 07/01/19



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

CLEANOUT PROTECTION BOX DETAIL

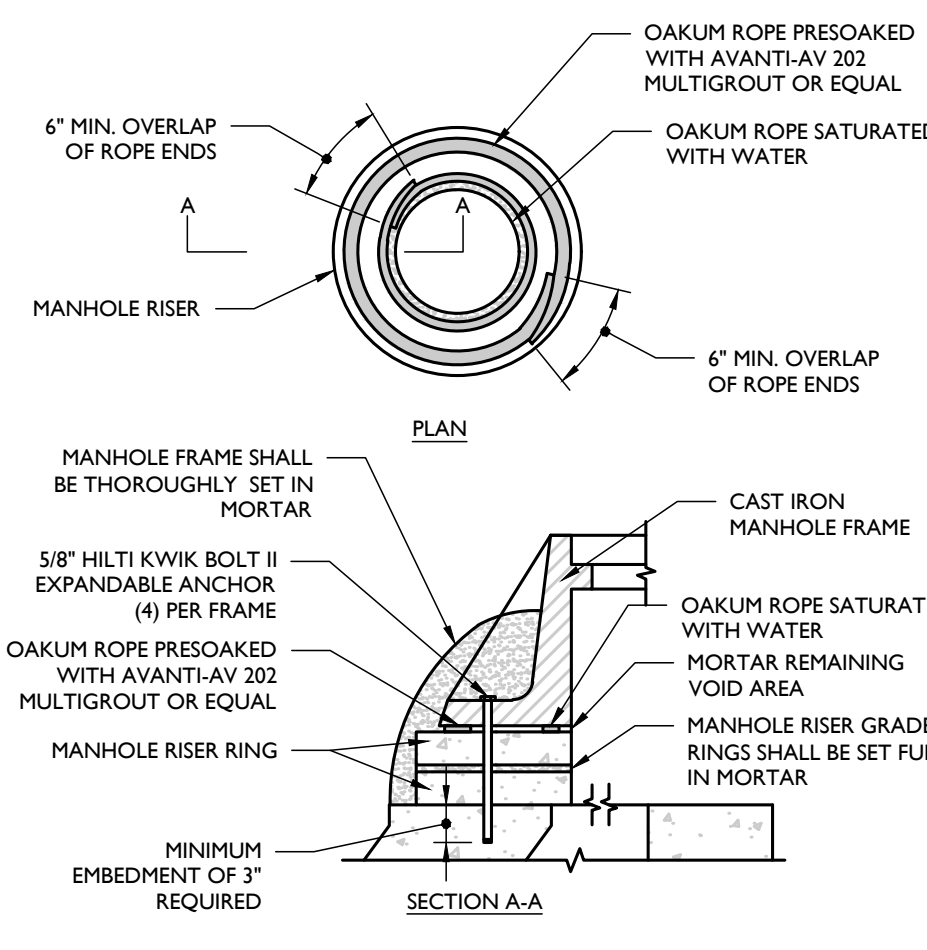
NOT TO SCALE MCNY-UTIL-SSWR-1600 07/01/19



- NOTES: 1. TO BE USED IF AND WHERE DIRECTED BY ENGINEER, WHEN SEWER DEPTH IS 10' OR MORE. 2. THIS IS A TYPICAL SCHEME FOR DEEP HOUSE CONNECTIONS. DEPENDING ON TYPE OF PIPE MATERIAL, A COMPARABLE SCHEME SHALL BE USED AND THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL. 3. SIX (6") INCH CONNECTION IS SIMILAR, MAINTAIN MINIMUM CONCRETE ENCASUREMENT SIX (6") INCHES THICK, WHERE APPROVED BY ENGINEER, BENDS MAY BE USED IN LIEU OF THE WYE.

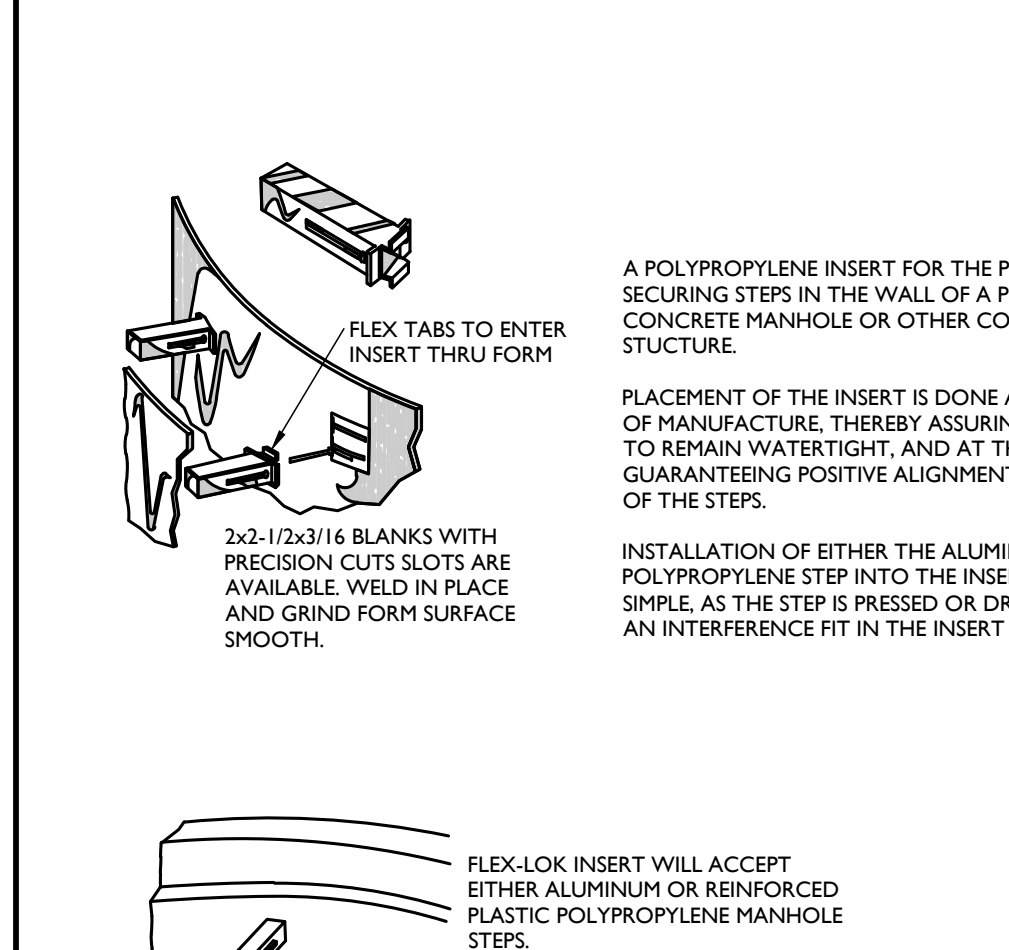
SANITARY DEEP HOUSE WYE CONNECTION DETAIL

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



SANITARY SEWER MANHOLE FRAME INSTALLATION DETAIL

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

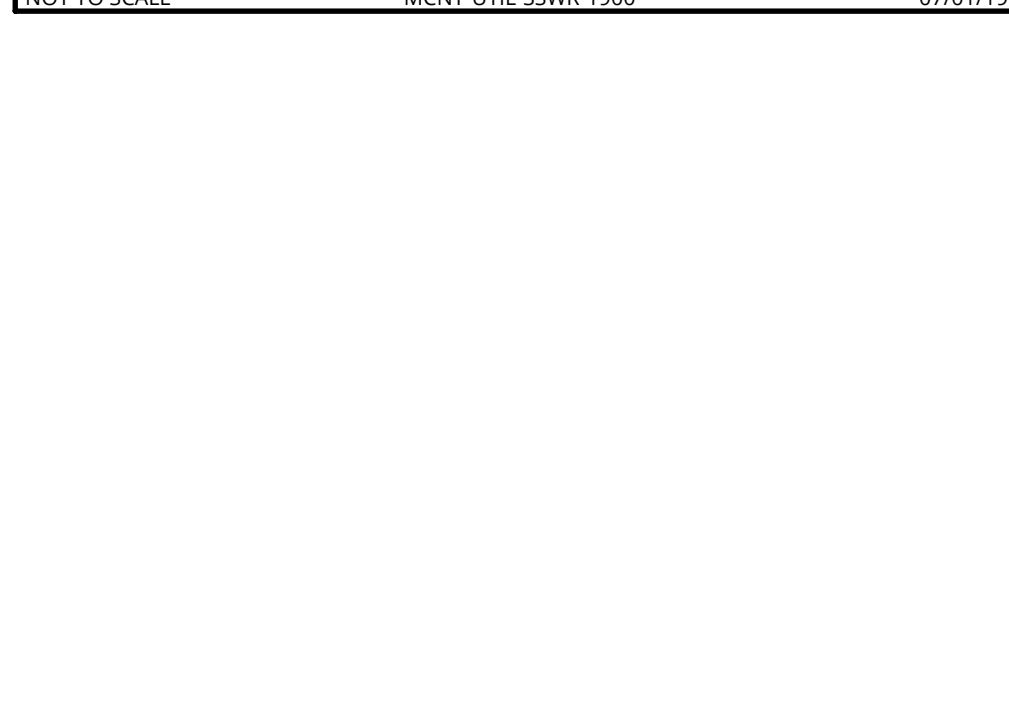


LADDER RUNG (COPOLYMER) DETAIL

- NOTES: 1. STEP INSERTS TO BE AS MANUFACTURED BY A-LOCK PRODUCTS OR APPROVED EQUAL.

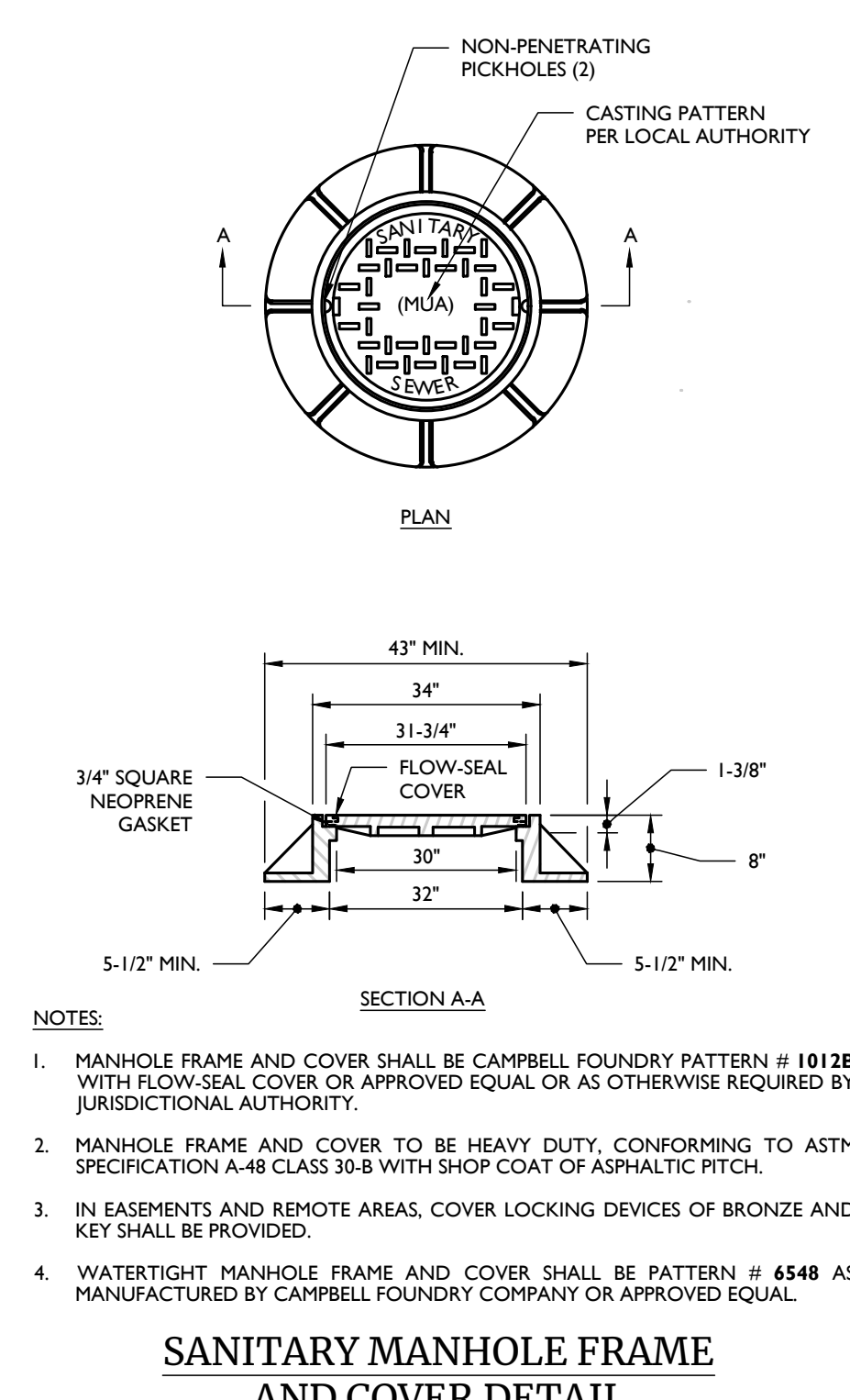
LADDER RUNG (COPOLYMER) DETAIL

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



SANITARY MANHOLE FRAME AND COVER DETAIL

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

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

Robinson Cory Daniel NEW YORK LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: 103788-01 COLLIERS ENGINEERING & DESIGN CT, P.C. N.Y. C.E.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

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

Table with columns: SCALE, DATE, DRAWN BY, CHECKED BY. Contains drawing metadata.

TOWN OF WAWAYANDA PLANNING BOARD

SEWER DETAILS

C-904