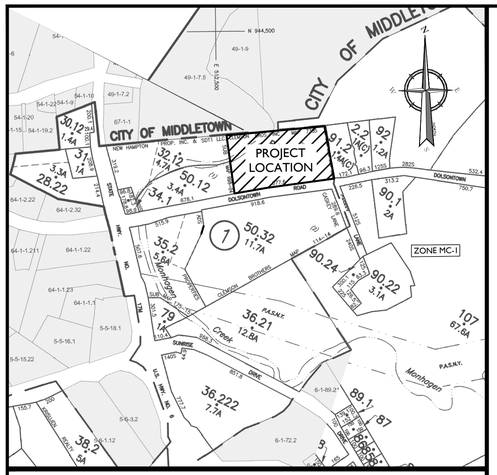
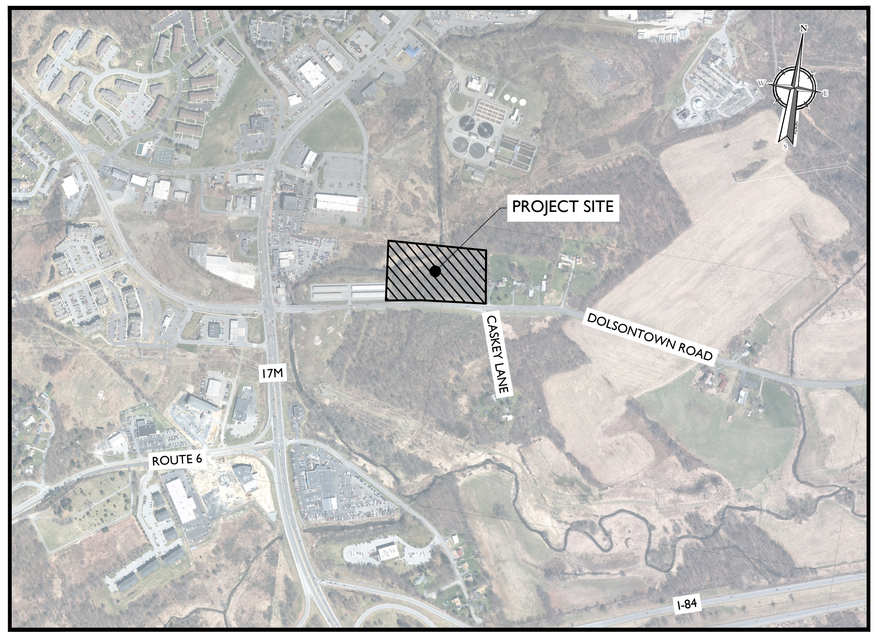
SITE PLAN
FOR
DEWPOINT NORTH LLC
DEWPOINT NORTH
SECTION 4, BLOCK 1, LOT 50.2
TOWN OF WAWAYANDA
ORANGE COUNTY, NEW YORK STATE



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



SITE LOCATION MAP
SOURCE: NEW YORK STATE CLEARING HOUSE

500 0 500
SCALE : 1" = 500'

INDEX OF SHEETS

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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.

GENERAL INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS SECTION 4, BLOCK 1, LOT 50.2 IN THE TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK.
2. THE PROPERTY IS LOCATED IN THE MC-I (MIXED COMMERCIAL) ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 268,913 SF, 6.17 ACRES.

   OWNER/APPLICANT: DEWPOINT NORTH LLC
   21 PHILIPS PKWY
   MONTVALE, NEW JERSEY 07645
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "OUTBOUND & TOPOGRAPHIC SURVEY PLAN FOR DOLSONTOWN ROAD SECTION 4, BLOCK 1, LOT 50.2" AND PREPARED BY JOHN W. McCORD, SR. DATED JANUARY 25, 2021, LAST REVISED SEPTEMBER 01, 2021.
4. THE HORIZONTAL DATUM IS RELATIVE TO NAD83. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
5. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY COLLIERS ENGINEERING & DESIGN ON NOVEMBER 3, 2021 AND AUTHORIZATION FOR PROPOSED WETLAND DISTURBANCE WAS GRANTED BY BRIAN ORZELL OF THE ACOE ON 11/21/24
6. 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAPS 36071C0266E DATED 8/03/2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. 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.
8. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
9. 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.
10. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF 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 PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
12. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
13. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
    - "STORMWATER POLLUTION PREVENTION PLAN (SWPPP)" PREPARED FOR DEWPOINT NORTH LLC AND COLLIERS ENGINEERING & DESIGN, REVISED APRIL 2025.
    - "OFFSITE HIGHWAY IMPROVEMENT PLANS FOR DOLSONTOWN ROAD CORRIDOR IMPROVEMENTS" PREPARED BY COLLIERS ENGINEERING & DESIGN, REVISED 1/3/25.
    - "GEOTECHNICAL INVESTIGATION REPORT" PREPARED FOR RDM GROUP, PREPARED BY KEVIN L. PATTON, P.E., DATED MARCH 25, 2022.

SITE NOTES

1. 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. ANY ALTERATION IMPACTING BUILDING FOOTPRINT OR ENCROACHMENT INTO THE APPROVED SETBACKS WILL BE SUBJECT TO REAPPROVAL BY THE TOWN PLANNING BOARD.
2. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
5. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTDOOR ROLL-OFF CONTAINERS AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

   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 REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
   D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
8. CONSTRUCTION SURVEYING REQUIREMENTS: PRIOR TO THE START OF CONSTRUCTION A LICENSED LAND SURVEYOR MUST PERFORM THE FOLLOWING: ESTABLISH PROPERTY BOUNDARY MONUMENTS AND REPLACE ANY MISSING MONUMENTS; STAKEOUT WETLAND LIMITS AND LIMITS OF PERMITTED WETLAND DISTURBANCE AREAS; STAKEOUT LIMITS OF DISTURBANCE. THE CONTRACTOR MUST THEN ESTABLISH ORANGE CONSTRUCTION FENCE ALONG THE WETLAND LIMITS OF DISTURBANCE AND THE EASTERN PROPERTY LINE.
   DURING CONSTRUCTION: A LICENSED LAND SURVEYOR MUST PERFORM STAKEOUT OF THE PROPOSED BUILDING FOUNDATION DUE TO IT'S PROXIMITY TO THE EASTERN PROPERTY LINE.

UTILITY NOTES

1. 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 INEFFECTIVE.
2. 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.
4. 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" FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE. SERVICE SIZE TO BE CONFIRMED BY ARCHITECT.
5. 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 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
6. 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.
7. 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 UTILITY COMPANIES REQUIREMENTS.
9. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND & DETAILS FOR GEIS SUBMISSION.
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5	01/29/25	TPS	REVISED PER PLANNING BOARD & PUBLIC COMMENTS.
6	04/03/25	TPS	REVISED PER PLANNING BOARD COMMENTS.
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STATE OF NEW YORK · 103788 · LICENSED PROFESSIONAL ENGINEER

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

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
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

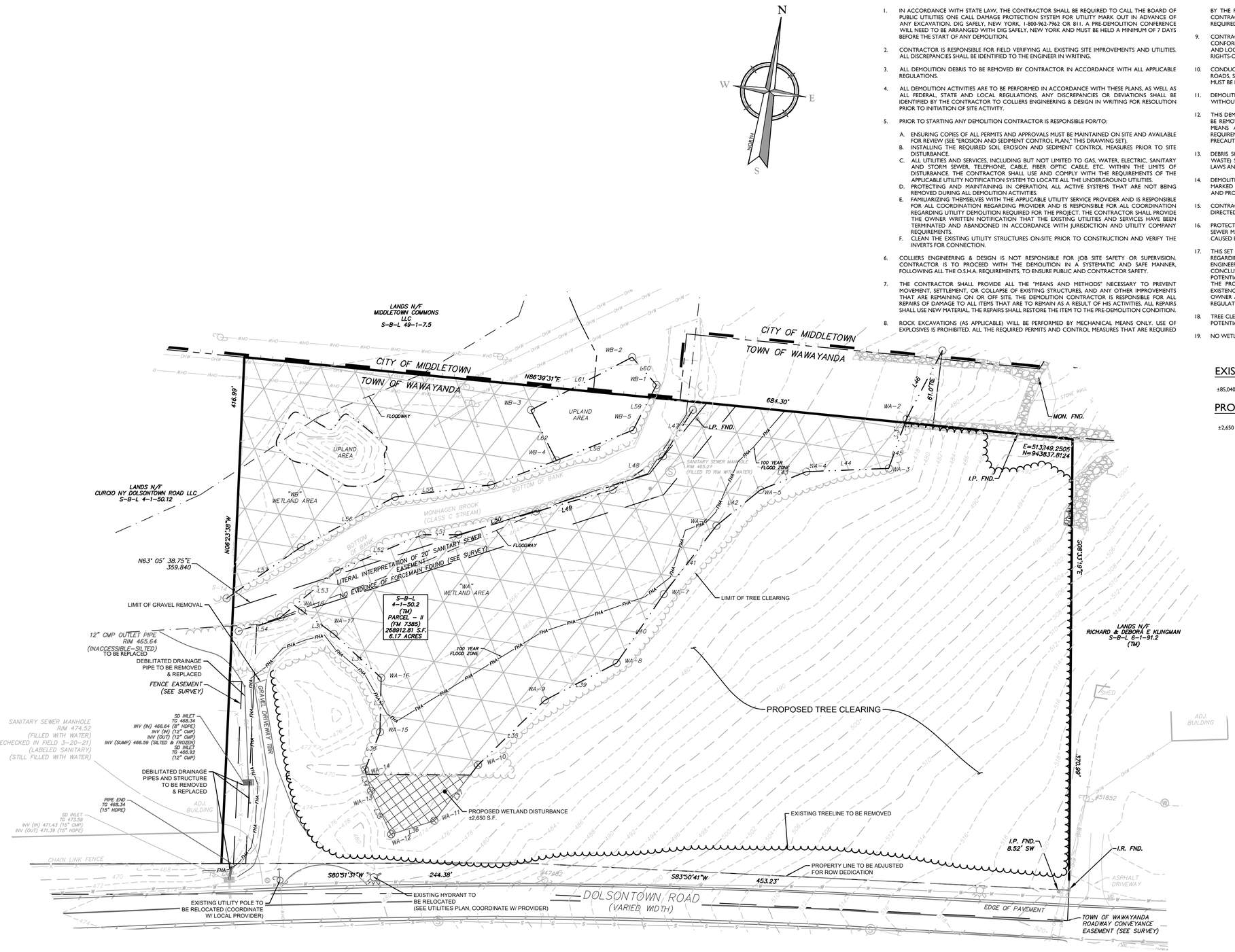
PROJECT NUMBER: 20006912A
DRAWING NAME: C-CVER-NRTH

SHEET TITLE: COVER SHEET

SHEET NUMBER: C-100

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020\20006912A\Engineering\North Site\Site Plans\C-CVER-NRTH.dwg\C-01 COVER By: TYLER.GOODMAN\GUO



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. DIG SAFELY, NEW YORK, 1-800-962-7962 OR 811. A PRE-DEMOLITION CONFERENCE WILL NEED TO BE ARRANGED WITH DIG SAFELY, NEW YORK AND MUST BE HELD A MINIMUM OF 7 DAYS BEFORE THE START OF ANY DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
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. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO COLLIERS ENGINEERING & DESIGN IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW (SEE "EROSION AND SEDIMENT CONTROL PLAN," THIS DRAWING SET).
   B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   C. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   F. CLEAN THE EXISTING UTILITY STRUCTURES ON-SITE PRIOR TO CONSTRUCTION AND VERIFY THE INVERTS FOR CONNECTION.
6. COLLIERS ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION, CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
8. ROCK EXCAVATIONS (AS APPLICABLE) WILL BE PERFORMED BY MECHANICAL MEANS ONLY. USE OF EXPLOSIVES IS PROHIBITED. ALL THE REQUIRED PERMITS AND CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES, AS APPLICABLE.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY (AS APPLICABLE).
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL O.S.H.A. AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
14. DEMOLITION SHALL NOT PROCEED UNTIL THE APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE MARKED IN THE FIELD AND ALL UTILITY CONNECTIONS ARE SUITABLY SHUT OFF AND DISCONNECTED AND PROPER DEMOLITION PERMITS ARE IN PLACE WITH THE APPROPRIATE JURISDICTION.
15. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED SITE AREAS TO ORIGINAL CONDITION AS DIRECTED BY THE OWNER.
16. PROTECT ALL EXISTING UTILITIES TO REMAIN (INCLUDING DRAINAGE STRUCTURES, HYDRANTS, VALVES, SEWER MANHOLES, ETC.) DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIMSELF OR SUB-CONTRACTORS.
17. 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 SERVICE, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, OR 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 LAW AND REGULATIONS.
18. TREE CLEARING AND REMOVAL SHALL OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.
19. NO WETLAND DISTURBANCE BEYOND THE LIMITS PROPOSED ON THE PLAN ARE PERMITTED.

EXISTING WETLANDS:

±85,040 SF / 1.95 ACRES

PROPOSED WETLAND DISTURBANCE:

±2,650 SF / ±0.06 ACRES

DRAWING LEGEND

PROPERTY BOUNDARY
EXISTING CURB
DEPRESSED CURB
PAVEMENT STRIPING
OVERHEAD WIRES
EASEMENTS
MAJOR CONTOUR
MINOR CONTOUR
STORMWATER PIPES
TREEROW / HEDGE
TREELINE
BOUNDARY EVIDENCE
SIGN
POST / BOLLARD
UTILITY POLE
GUY WIRE
LIGHT POLE
ROOF LEADER / OPEN ROOF DRAIN — RL / ORD
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
WETLANDS AREA TO BE REMOVED

TOWN OF WAWAYANDA
PLANNING BOARD

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Digitally signed by Cory Daniel Robinson
Date: 2025.04.03 16:08:15-04'00'

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

PROJECT NUMBER: 20006912A
DRAWING NAME: C-DEMO-NRTH

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
C-200

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020\20006912A\Engineering\North Site\Site Plans\C-DEMO-NRTH.dwg\C-02-DEMO By: TYLER.SCOGNAMIGLIO

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	±6.09 ACRES	OK
FRONT YARD SETBACK	50 FEET	±60.18 FEET	OK
REAR YARD SETBACK	30 FEET	±69.34 FEET	OK
SIDE YARD SETBACK			
ONE	15 FEET	±31.00 FEET	OK
BOTH	35 FEET	±540.97 FEET (±509.97' , ±31.00')	OK
LOT WIDTH	100 FEET	±695 FEET	OK
MAXIMUM			
BUILDING HEIGHT	65 FEET	55 FEET	OK
LOT COVERAGE	70%	30.9% $\left(\frac{83,047 \text{ SF}}{268,912.72 \text{ SF}}\right)$	OK
BUILDING COVERAGE	50%	11.9% $\left(\frac{32,000 \text{ SF}}{268,912.72 \text{ SF}}\right)$	OK

PARKING REQUIREMENTS:

OFFICE USE:

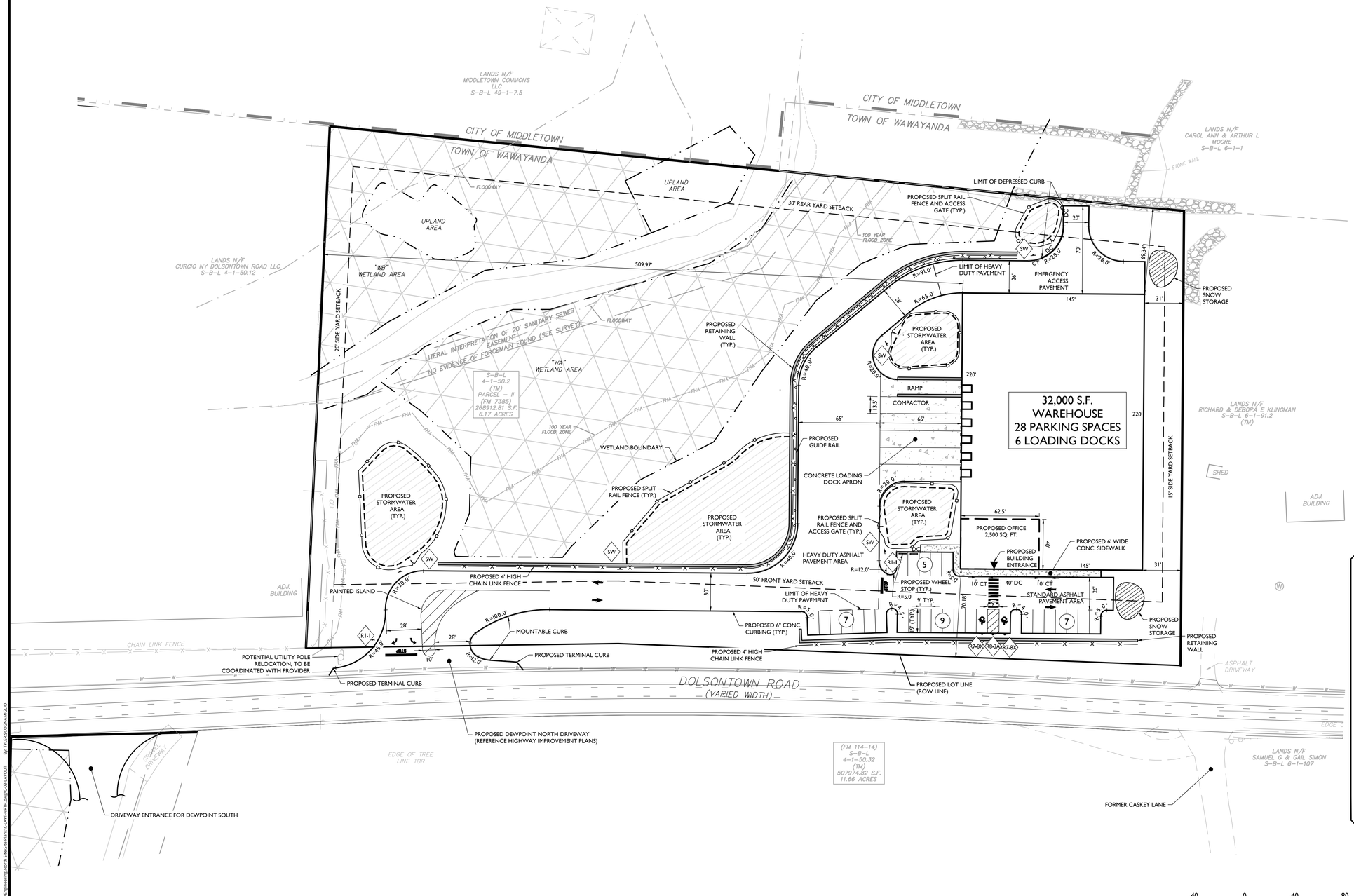
1 PER 300 SF OF FLOOR AREA
2,500 SF = 9 SPACES REQUIRED

WAREHOUSE USE:

1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICANT)
29,500 SF = 6 SPACES REQUIRED

TOTAL PARKING REQUIRED = 15 SPACES
TOTAL PARKING PROVIDED = 28 SPACES

NOTE:
1. ITE PARKING GENERATION MANUAL:
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA
32,000 GROSS SQ. FT. / 1,000 X 0.39 = 13 SPACES



SIGN LEGEND:

STOP	R1-1
ACCESSIBLE PARKING	R7-8X
NO PARKING	R8-3A
STORMWATER SIGNAGE	SW

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 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	
	DEPRESSED CURB AND ADA RAMP	DC
	CURB TRANSITION	CT
	DIRECTION OF TRAFFIC FLOW	

TOWN OF WAWAYANDA
PLANNING BOARD

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND & DETAILS FOR GEIS SUBMISSION.
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5	01/29/25	TPS	REVISED PER PLANNING BOARD & PUBLIC COMMENTS.
6	04/03/25	TPS	REVISED PER PLANNING BOARD COMMENTS.
-	-	-	-
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-	-	-	-
-	-	-	-

Digitally signed by Cory Daniel Robinson
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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

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

PROJECT NUMBER: 20006912A
DRAWING NAME: C-LAYT-NRTH

SHEET TITLE: DIMENSION PLAN

SHEET NUMBER: C-300

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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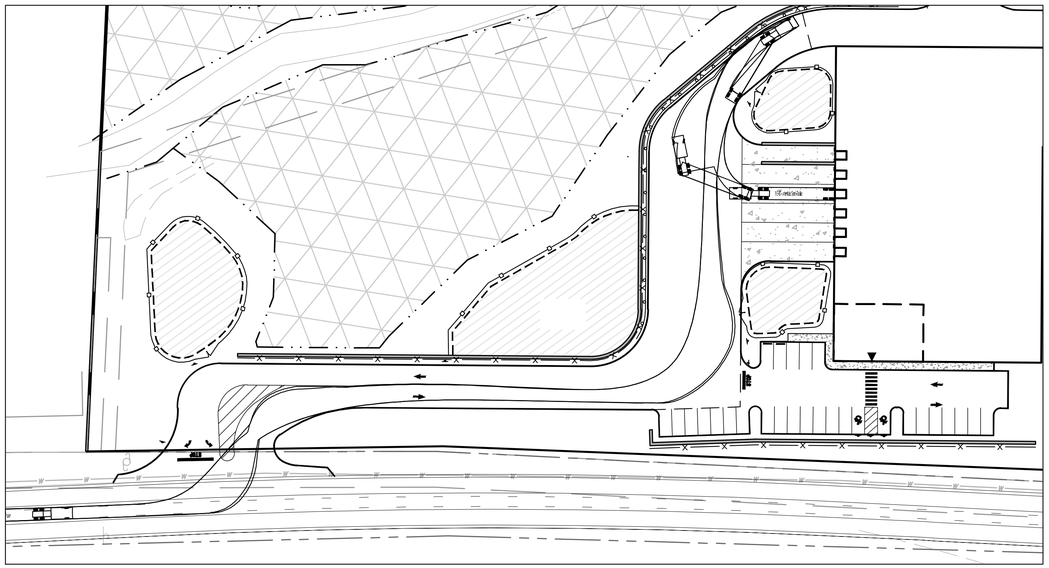
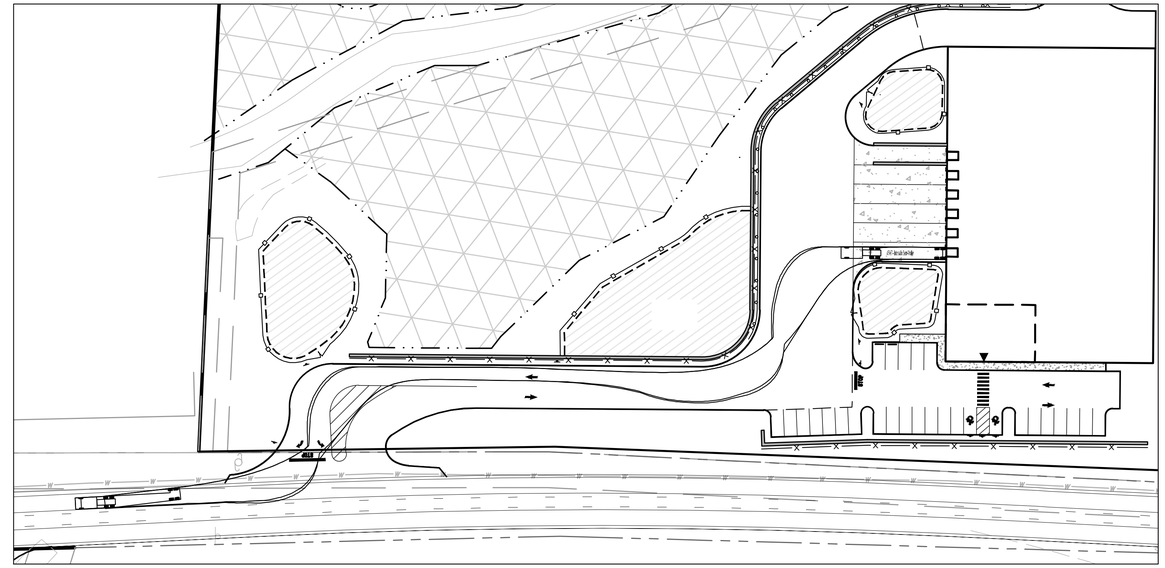
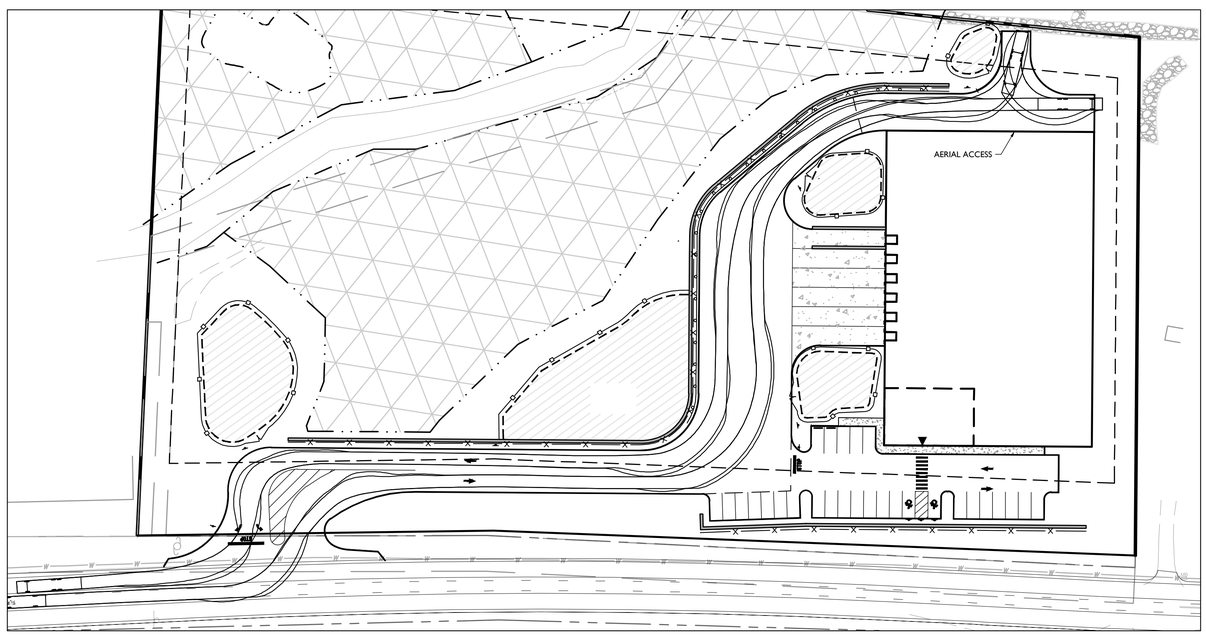


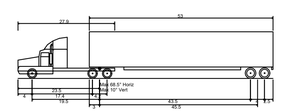
ENTRANCE TO DOCK MOVEMENTS



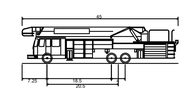
DOCK TO EXIT MOVEMENTS



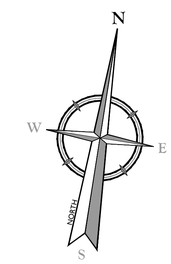
FIRE TRUCK MOVEMENTS



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



Fire Truck	
Overall Length	45.000ft
Overall Width	8.250ft
Overall Body Height	10.475ft
Min Body Ground Clearance	0.906ft
Track Width	8.250ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.150ft



LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 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	V
	DEPRESSED CURB AND ADA RAMP	DC
	CURB TRANSITION	CT
	DIRECTION OF TRAFFIC FLOW	

TOWN OF WAWAYANDA
PLANNING BOARD

50 0 50 100
SCALE : 1" = 50'

NOTE:
*PROVIDE 33' MIN. ROW FROM ROAD CENTERLINE TO RELOCATED PROPERTY LINE. COORDINATE WITH TRAFFIC IMPROVEMENT PLANS

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-	-	-	-
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-	-	-	-

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STATE OF NEW YORK · 103788 · PROFESSIONAL ENGINEER

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE PLAN

FOR

DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

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PROJECT NUMBER:	DRAWING NAME:
20006912A	C-LAYT-NRTH

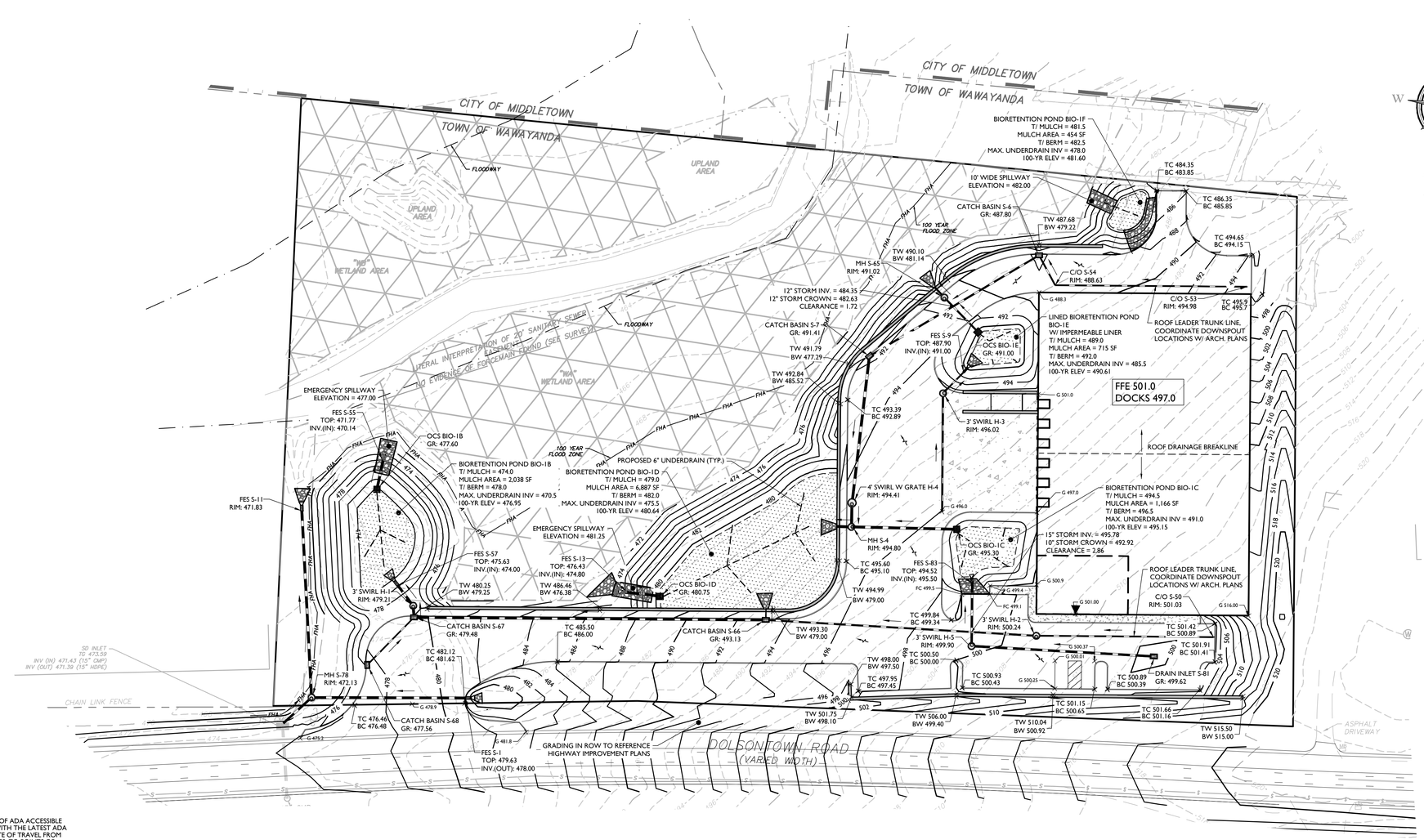
SHEET TITLE:
TRUCK TURN PLAN

SHEET NUMBER:
C-301

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LEGEND

EXISTING		PROPOSED
12+00 TS PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 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	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× 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	× TDC 29.0
	TOP OF WALL GRADE ELEVATION	× TW 29.0
	BOTTOM OF WALL GRADE ELEVATION	× BW 29.0
	FFE = FIRST FLOOR ELEVATION	



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 ENTRANCE/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 RAMPS- SLOPES MUST NOT EXCEED 1:12 (8.3%).

   C. LANDINGS -MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL, (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE MUST BE NO GREATER THAN 1 :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.

   E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

   F. DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 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.

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.

EARTHWORK	
CUT	10,776 CY
FILL	21,581 CY
APPROXIMATE IMPERVIOUS AREA CUT	6,268 CY
NET CUT/FILL	4,537 CY FILL

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.

40 0 40 80
SCALE : 1" = 40'

TOWN OF WAWAYANDA
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20202000912A/Engineering/North Site/Site Plans/C-GRAD-NRTH.dwg/C-04-GRADING NORTH By: TYLER.SCOGSMANGULO

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SITE PLAN
FOR
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SECTION 4
BLOCK 1
LOT 50.2

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR
PROJECT NUMBER: 20006912A		DRAWING NAME: C-GRAD-NRTH	

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-400

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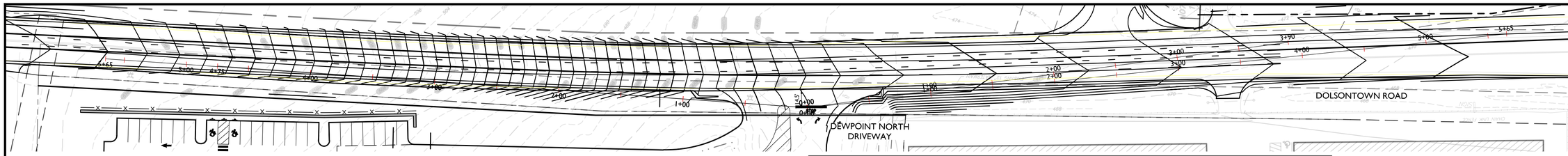


SIGHT DISTANCE SUMMARY TABLE					
ROADWAY DESIGN SPEED	48 MPH	AVAILABLE SIGHT DISTANCE (FT)		AASHTO SIGHT DISTANCES	
		EXISTING	PROPOSED	STOPPING SIGHT DISTANCE (FT)	INTERSECTION SIGHT DISTANCE (FT)
LEFT TURN FROM SITE ACCESS	LOOKING LEFT	530	530	475	565
	LOOKING RIGHT	565+	565+	390	565

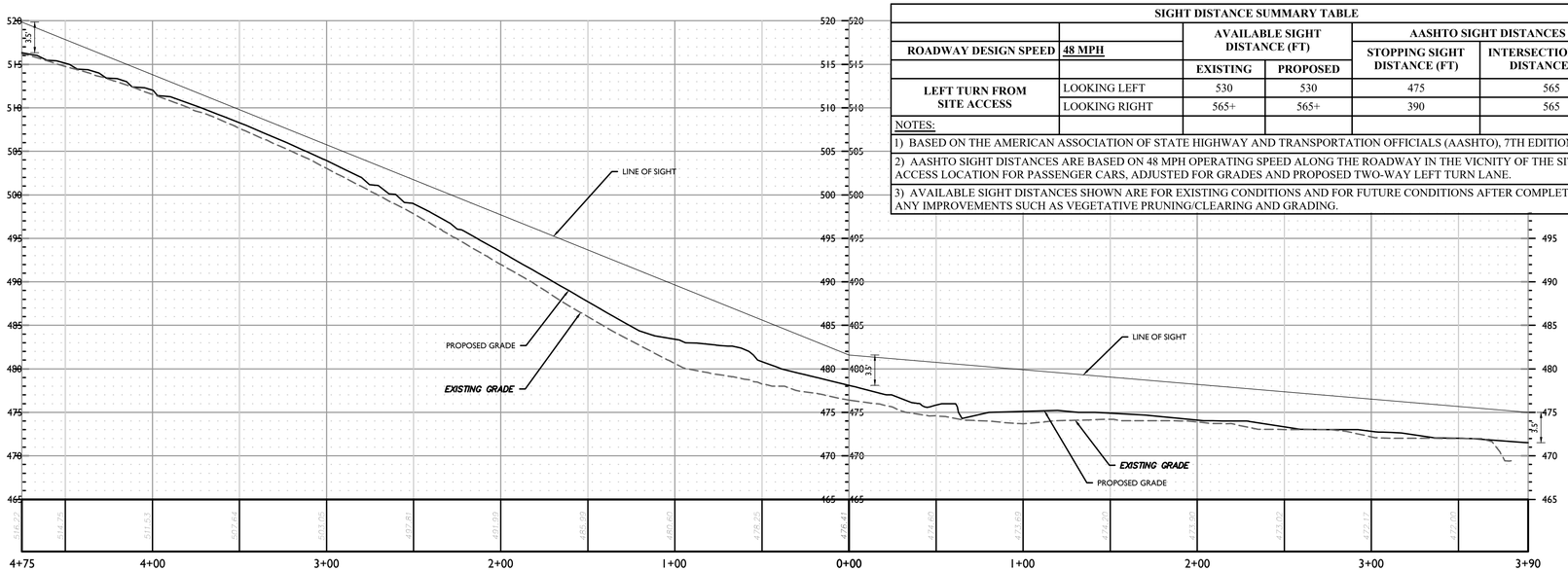
NOTES:

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 VICNITY OF THE SITE ACCESS LOCATION FOR PASSENGER CARS, ADJUSTED FOR GRADES AND PROPOSED TWO-WAY LEFT TURN LANE.

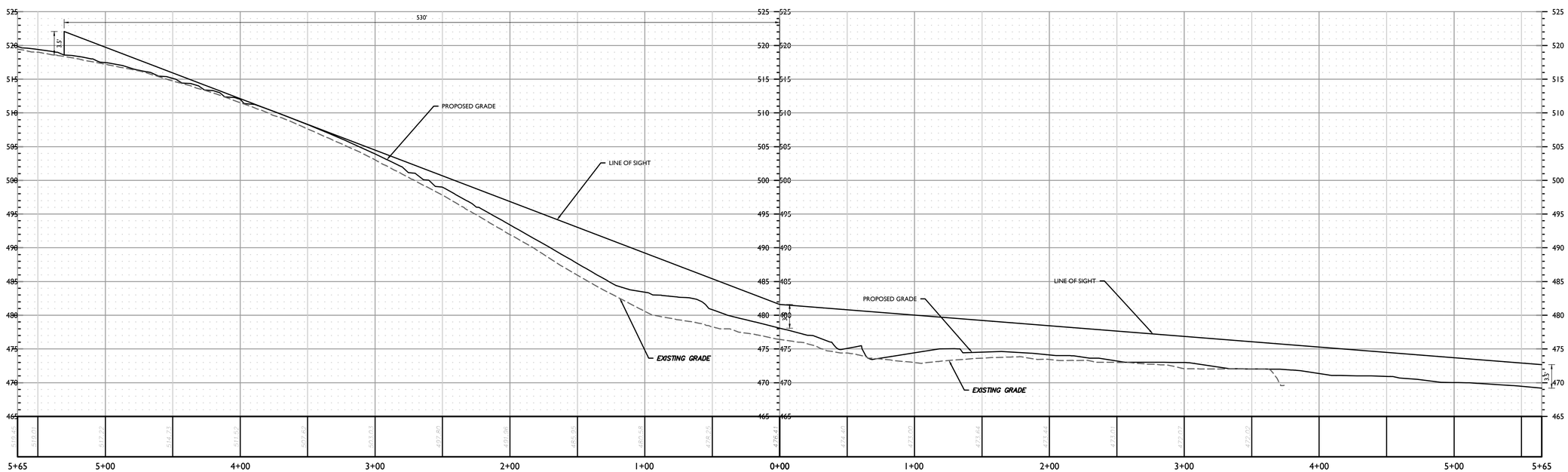
3) AVAILABLE SIGHT DISTANCES SHOWN ARE FOR EXISTING CONDITIONS AND FOR FUTURE CONDITIONS AFTER COMPLETION OF ANY IMPROVEMENTS SUCH AS VEGETATIVE PRUNING/CLEARING AND GRADING.

SCALE : 1" = 40'



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

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



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

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

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND & DETAILS FOR GEIS SUBMISSION.
2	07/31/23	CDR	REVISED PER STORMWATER TESTING & PLANNING BOARD COMMENTS.
3	06/12/24	TPS	REVISED PER REMOVAL OF SUBSURFACE STORMWATER TREATMENT.
4	07/31/24	TPS	REVISED PER PLANNING BOARD COMMENTS.
5	01/29/25	TPS	REVISED PER PLANNING BOARD & PUBLIC COMMENTS.
6	04/03/25	TPS	REVISED PER PLANNING BOARD COMMENTS.

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STATE OF NEW YORK · 103788 · LICENSED PROFESSIONAL ENGINEER

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
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SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

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
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

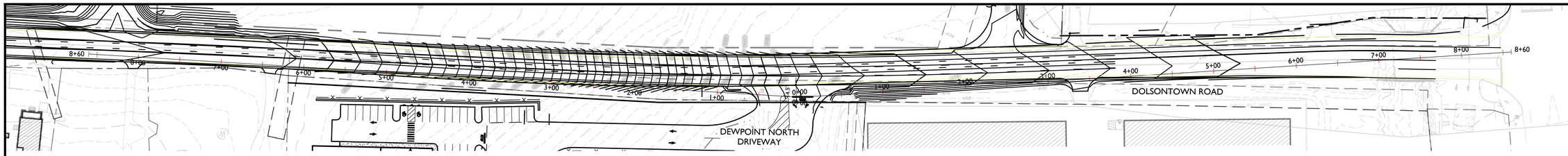
PROJECT NUMBER: 20006912A
DRAWING NAME: C-TRAF-SGHT

SHEET TITLE:
SIGHT DISTANCE EXHIBIT PLAN - PASSENGER CARS

SHEET NUMBER:
C-410

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

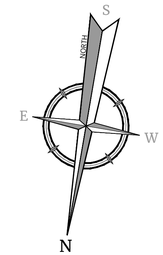
2020\20006912A\Engineering\North Site\Site Plans\C-TRAF-SGHT.dwg\C-410 By: TYLER.SCOGNAMIGLIO

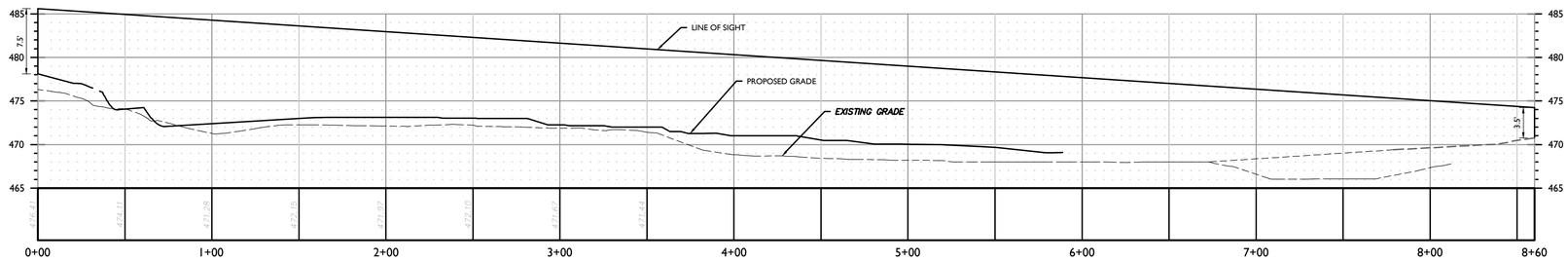


60 0 60 120

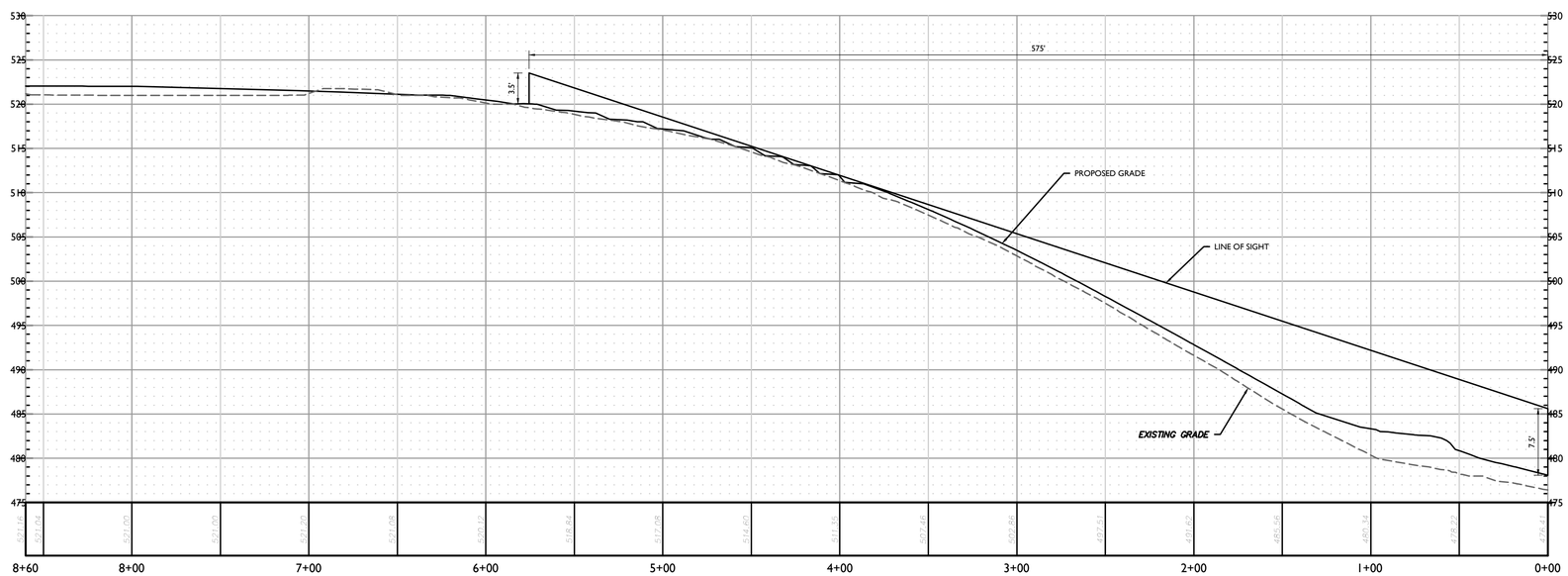
SCALE : 1" = 60'

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	575	575	475	860
	LOOKING RIGHT	860+	860+	390	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 VICNITY 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 RIGHT (NORTH DRIVE)
HORIZONTAL : 1" = 40'
VERTICAL : 1" = 8'



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

TOWN OF WAWAYANDA
PLANNING BOARD

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AS SHOWN	01/10/2022	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912A	C-TRAF-SGHT

SHEET TITLE:
SIGHT DISTANCE EXHIBIT PLAN - TRUCKS

SHEET NUMBER:
C-411

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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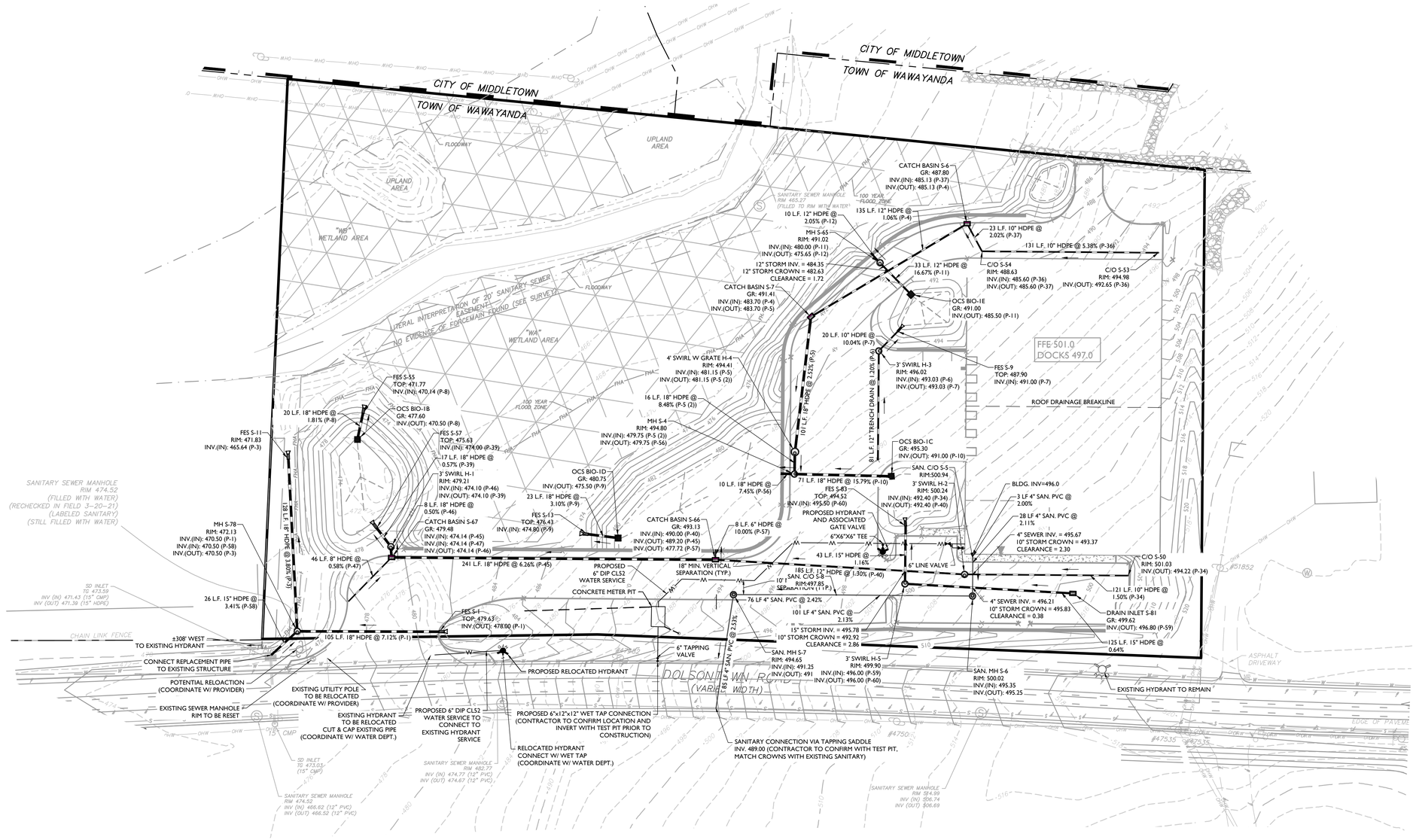

LEGEND

EXISTING		PROPOSED
12+00 TLBL PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 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	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

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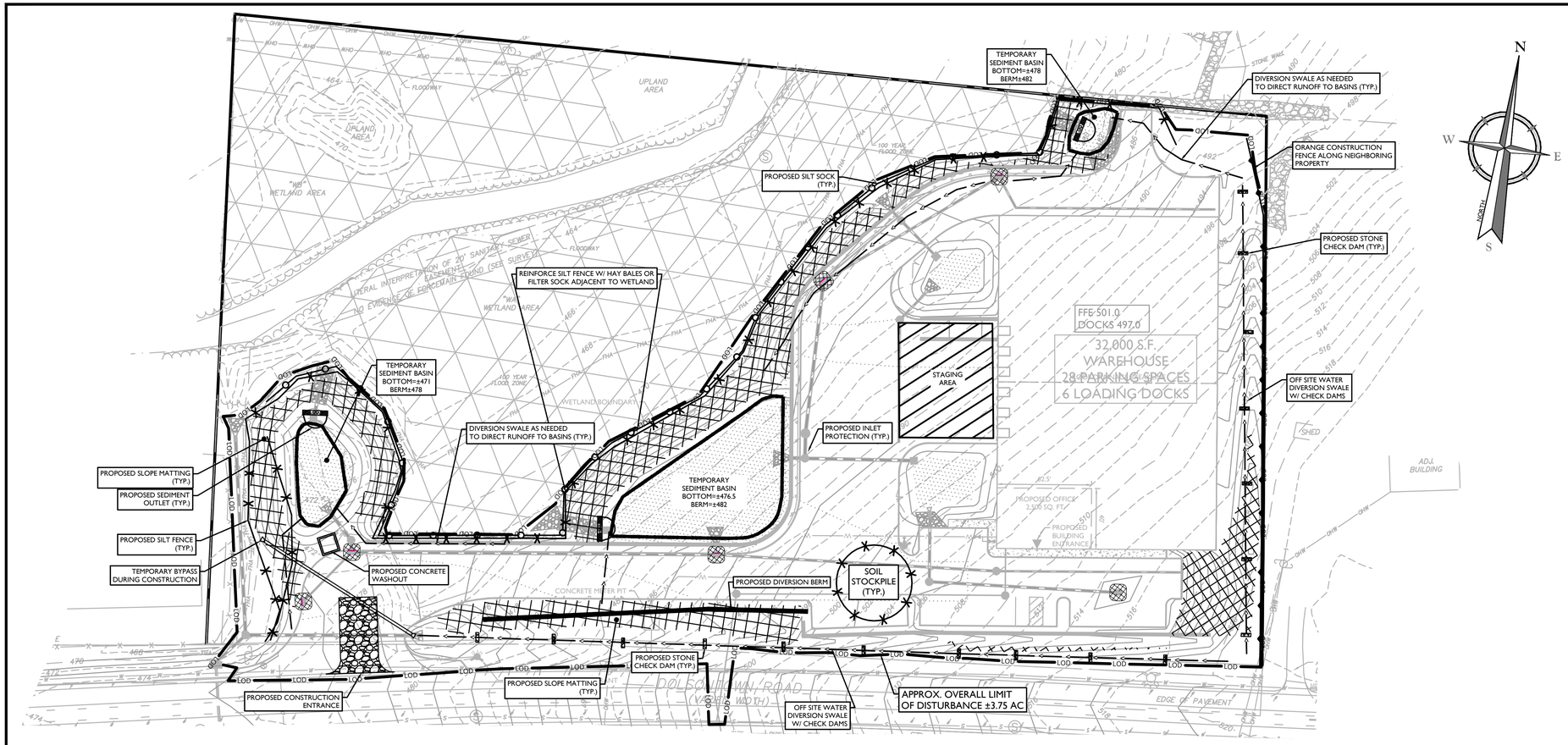
AS SHOWN	01/10/2022	MAS	CDR

PROJECT NUMBER: 20006912A
DRAWING NAME: C-UTIL-NRTH

SHEET TITLE: UTILITIES PLAN

SHEET NUMBER: C-500

By: TYLER.SCOGNAMIGLIO
20206200691 2A\Engineering\North Site\Site Plans\C-UTIL-NRTH.dwg\C-500-UTILITIES



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 FOURTEEN (14) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND SEVEN (7) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, 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 SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
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 SEEDBED 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, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
11. CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. 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.
13. 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.
14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
15. 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.
16. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
17. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCITON 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.
18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
19. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
20. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
21. 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.
22. ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION** AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.
23. BOTTOM AND BERM ELEVATIONS OF TEMPORARY SEDIMENT BASINS TO BE REVIEWED WITH THE CONTRACTOR BASED ON THEIR PROPOSED CONSTRUCTION SEQUENCE FOR THE PROJECT.
24. WASHOUTS, STOCKPILES, AND STAGING AREAS SHOWN FOR SCHEMATIC REFERENCE ONLY. CONTRACTOR TO LOCATE AS NECESSARY TO FACILITATE WORK.

**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/CRUSHED 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 GP-0-20-001 OR AS AMENDED. 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 6" DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

MAINTENANCE AGREEMENT NOTE:

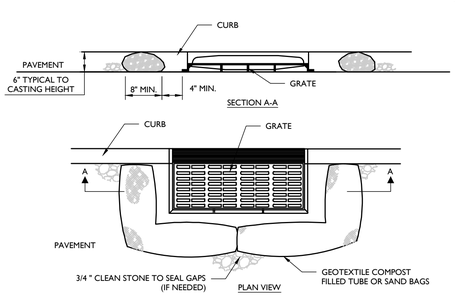
THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY (IF AN MS4 COMMUNITY) RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE MUNICIPALITY TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.

LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- LOD — CONSTRUCTION LIMIT LINE
- SILT FENCE
- FILTER SOCK
- STORM INLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- STONE OUTLET SEDIMENT TRAP
- TEMPORARY SWALE
- TEMPORARY SEDIMENT BASIN
- S.P — MATERIAL STOCKPILE
- CONCRETE WASHOUT
- CHECK DAM
- ORANGE CONSTRUCTION FENCE

40 0 40 80

SCALE : 1" = 40'



NOTES:

1. GEOTEXTILE TO BE WOVEN POLYPROPYLENE PRODUCT, OR APPROVED EQUAL.
2. FILLER CORE MAY BE SAND, COMPOST, OR PEA GRAVEL COMPLETELY CONTAINED WITHIN GEOTEXTILE SEAMS, CLOSED BY SUITABLE MECHANICAL MEANS TO PREVENT LEAKAGE OF FILLER.
3. WHERE NO CURB IS PRESENT, BARRIER SHALL COMPLETELY ENCIRCLE THE DRAIN INLET.
4. INLET GRATE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR/ 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
6. OTHER METHODS THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE PROJECT ENGINEER.
7. INSPECTIONS SHALL BE FREQUENT, MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARDS THE INLET HAS REACHED FINAL STABILIZATION.

INLET PROTECTION (FILTER BARRIER) DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1500 | 07/01/19

303 (D) - SEGMENTS IMPAIRED BY CONSTRUCTION RELATED POLLUTATNS

1. FOR CONSTRUCTION SITE THAT DIRECTLY DISCHARGE TO ONE OF THE 303(D) SEGMENTS LISTED IN APPENDIX E OF THE GP-0-20-001 OR IS LOCATED IN ONE OF THE WATERSHEDS LISTED IN APPENDIX GP-0-20-001, THE QUALIFIED INSPECTOR MUST CONDUCT AT LEAST TWO (2) SITE INSPECTIONS EVERY SEVEN (7) CALENDAR DAYS. THE TWO (2) INSPECTIONS MUST BE SEPARATED BY A MINIMUM OF TWO (2) FULL CALENDAR DAYS.
2. FOR CONSTRUCTION SITES THAT DIRECTLY DISCHARGE TO ONE OF THE 303(D) SEGMENTS LISTED IN APPENDIX E OF THE GP-0-20-001 OR IS LOCATED IN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GP-0-20-001, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
3. THE PROJECT SITE DISCHARGES TO THE MONHAGEN BROOK LISTED IN APPENDIX E OF THE GP-0-20-001.

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND & DETAILS FOR GEIS SUBMISSION.
2	01/31/23	CDR	REVISED PER STORMWATER TESTING & PLANNING BOARD COMMENTS.
3	06/12/24	TPS	REVISED PER REMOVAL OF SUBSURFACE STORMWATER TREATMENT.
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6	04/03/25	TPS	REVISED PER PLANNING BOARD COMMENTS.
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Digitally signed by Cory Daniel Robinson
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STATE OF NEW YORK · 103788 · CORPORATE SEAL · PROFESSIONAL ENGINEER

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

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
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

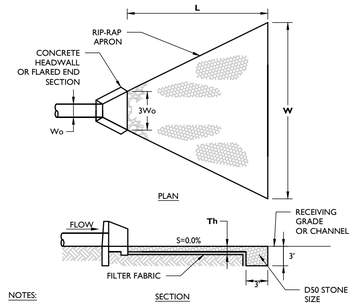
PROJECT NUMBER: 20006912A
DRAWING NAME: C-SESC-NRTH

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-600

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

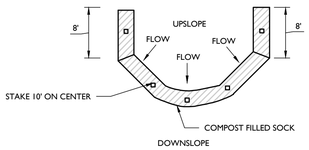


NOTES:

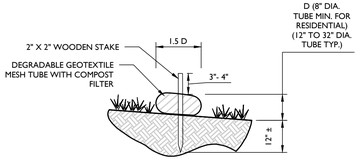
1. SEE PLAN FOR APRON DIMENSIONS.
2. SIDE SLOPE SHALL BE 2:1 OR FLATTER. THE BOTTOM GRADE SHALL BE LEVEL (0% SLOPE). THERE SHALL BE NO FALL AT THE END OF APRON TO THE RECEIVING SURFACE.

CONDUIT OUTLET PROTECTION DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1600 07/01/19



PLAN VIEW



SECTION

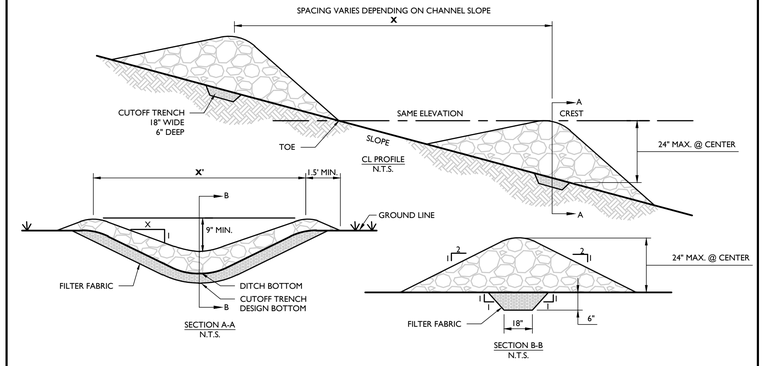
DIA. (in.)	SLOPE%						
	2	5	10	20	25	33	50
8	225*	200	100	50	20	-	-
12	250	225	125	65	50	40	25
18	275	250	150	70	55	45	30
24	350	275	200	130	100	60	35
32	450	325	275	150	120	75	50
*Length in feet							

NOTES:

1. ALL MATERIAL TO MEET **FILTREXX SILTSOX** SPECIFICATIONS OR APPROVED EQUAL.
2. COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

COMPOST FILTER SOCK DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1200 05/01/17



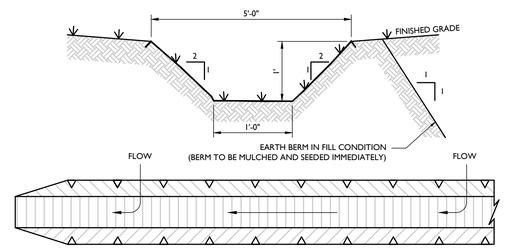
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

MAXIMUM DRAINAGE AREA: 2 ACRES

STONE CHECK DAM DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2301 07/01/19



PLAN

TO BE INSTALLED ABOVE DISTURBED AREAS, TO DIVERT RUNOFF OFF-SITE WITHOUT INCREASING EROSION; INTERMITTENTLY ACROSS DISTURBED AREAS, TO SHORTEN OVERLAND FLOW DISTANCES; BELOW DISTURBED AREAS, TO DIVERT SEDIMENT-LADEN WATER TO A SEDIMENT TRAPPING DEVICE; AND TO SAFELY TRANSPORT RUNOFF ALONG ROADWAYS.

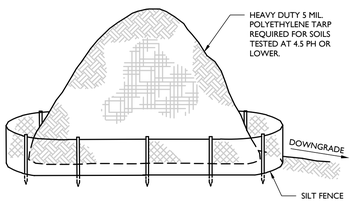
* WHERE SWALE TRAVERSES CONSTRUCTION VEHICLE PATH, DEPTH TO BE 6". SEE PLAN FOR LOCATION

INSTALLATION NOTES:

1. ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED BY THE CONTRACTOR AS REQUIRED
9. STABILIZATION SHALL BE SEED AND STRAW MULCH.

TEMPORARY SWALE & EARTH BERM DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2302 07/01/19

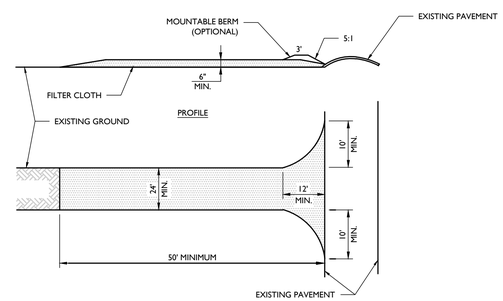


NOTES:

1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2500 07/01/19



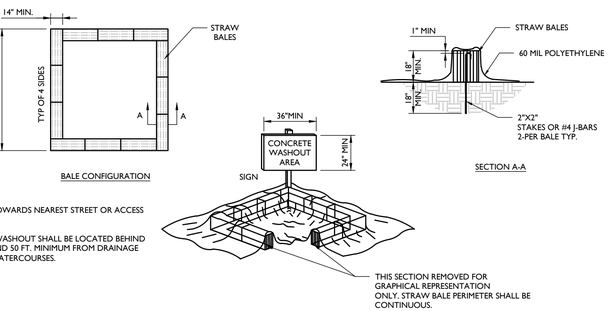
PLAN VIEW

NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
2. WIDTH - 24'
3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1000 07/01/19



DETAIL NOTES:

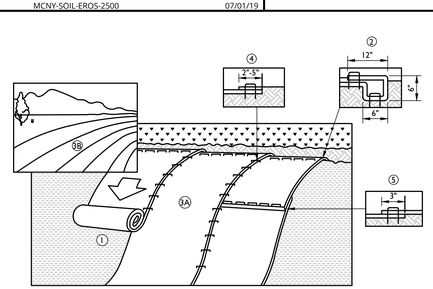
1. FACE SIGN TOWARDS NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

NOTES:

1. CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
5. THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
6. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
7. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
8. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
9. PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
10. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
11. PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
12. OPTIONS FOR ONSITE CONCRETE WASHOUTS:
    A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
    B. CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

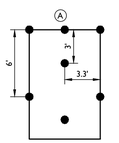
CONCRETE WASHOUT DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1700 07/01/19

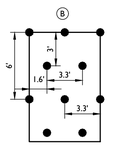


SLOPE INSTALLATION

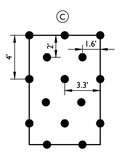
STAPLES PATTERN GUIDE
6.67' WIDE ROLLS



0.7 STAPLES PER SQ. YD.



1.15 STAPLES PER SQ. YD.



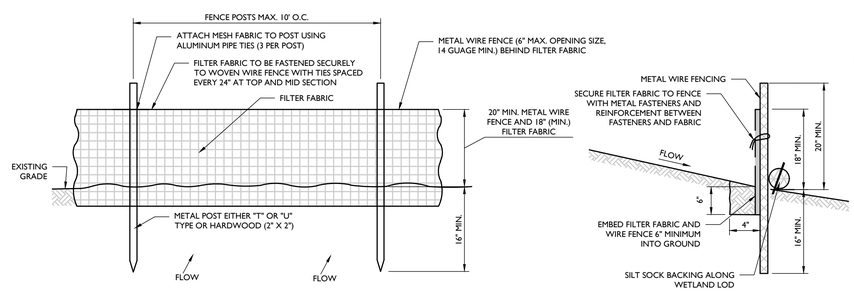
1.7 STAPLES PER SQ. YD.

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
   * WHEN USING MATTING WITH SEED, DO NOT SEED THE AREA. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY STEP BY STEP ACROSS THE SLOPE TAMPERING IT DOWN ALONG THE WAY. RECP'S SHALL UNROLL WITH APPROPRIATE SIDE TIGHTLY AGAINST THE SOIL SURFACE. RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKESSHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAKED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
   * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

EROSION MATTING (CURLEX ENFORCER I) DETAIL

NOT TO SCALE MCNY-SOIL-EROS-2200 07/01/19



NOTES:

1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
2. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
6. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
7. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

REINFORCED SILT FENCE (WITH WIRE FENCE) DETAIL

NOT TO SCALE MCNY-SOIL-EROS-1101 07/01/19

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2020\20090912A\Engineering\North Site\Site Plans\C-SESC-NRTH.dwg\C-07 SOIL EROSION DETAILS By: TYLER.SCOGNAMIGLIO

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Date: 2025.04.03 16:08:17-04'00'

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NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
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N.Y. C.O.A #: 0017609

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

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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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

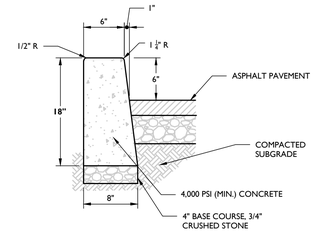
PROJECT NUMBER:	DRAWING NAME:
20006912A	C-SESC-NRTH

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:
C-601

TOWN OF WAWAYANDA
PLANNING BOARD

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

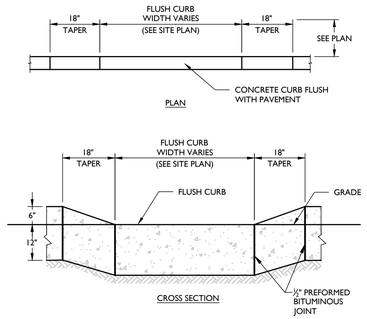


NOTES:

1. PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB. PROVIDE CONTROL JOINTS @ 10 FEET MAX. BETWEEN EXPANSION JOINTS.

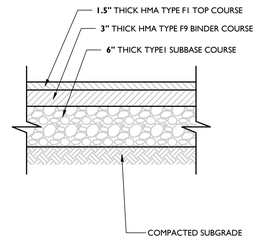
CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

NOT TO SCALE 07/01/19



CONCRETE FLUSH CURB DETAIL

NOT TO SCALE 07/01/19

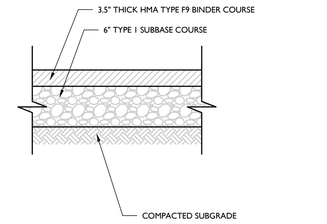


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

STANDARD ASPHALT PAVEMENT DETAIL

NOT TO SCALE 07/01/19

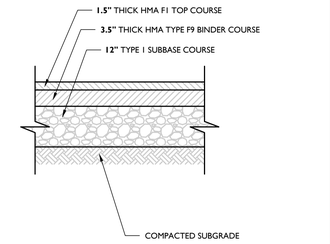


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

EMERGENCY ACCESS PAVEMENT DETAIL

NOT TO SCALE 07/01/19

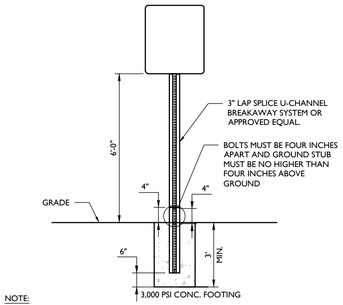


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

HEAVY-DUTY ASPHALT PAVEMENT DETAIL

NOT TO SCALE 07/01/19

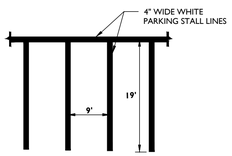


NOTE:

1. 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.
2. 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 NYSDOT STANDARDS.
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.

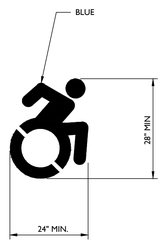
BREAKAWAY SIGN POST DETAIL

NOT TO SCALE 07/01/19



TYPICAL PARKING STALL STRIPING DETAIL

NOT TO SCALE 07/01/19



STROKE WIDTH: MINIMUM/STANDARD = 3"

NYS ACCESSIBLE SYMBOL DETAIL

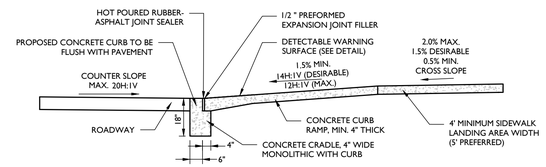
NOT TO SCALE 07/01/19

30" x 30"

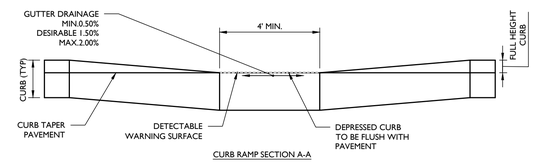
COLORS:
LEGEND = WHITE (RETROREFLECTIVE)
BACKGROUND = RED (RETROREFLECTIVE)

R1-1 SIGN DETAIL

NOT TO SCALE 12/01/20



CURB RAMP SECTION B-B



CURB RAMP SECTION A-A

NOTES:

1. DEPRESSED CURB AT DETECTABLE WARNING SHALL BE A SMOOTH LEVEL SURFACE THAT IS FLUSH WITH THE ADJOINING PAVEMENT. NO BUMPS OR ROUGH SURFACE ARE ALLOWED. SUCH UNEVENNESS SHALL BE MILLED OR GRINDED SMOOTH.
2. POSITIVE DRAINAGE SHALL BE MAINTAINED AT RAMP. RAMP SHALL SLOPE TOWARDS PAVEMENT NO PONDING OF WATER IS PERMITTED AT CURB RAMP. PAVEMENT GRADES TO BE ADJUSTED AS NECESSARY TO PROVIDE POSITIVE GUTTER DRAINAGE.
3. CURB (DROPPED CURB) GUTTER-LINE TO BE FLUSH WITH ROADWAY PAVEMENT.
4. MAXIMUM GUTTER DRAINAGE GRADE MAY BE INCREASED TO 2.00% UPON THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.
5. DEVIATION FROM THIS DETAIL REQUIRES THE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL.

CURB RAMP SECTIONS DETAIL

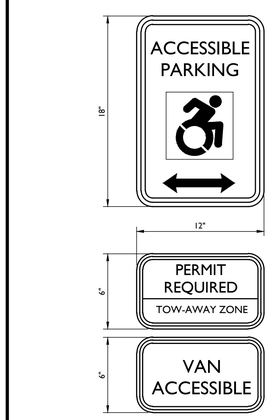
NOT TO SCALE CURB RAMP 07/01/19

NOTES:

1. CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
3. CURB AT RAMP OPENING (FLUSH CURB) TO BE FLUSH WITH ROADWAY PAVEMENT.
4. CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.
5. MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER. RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON APPROVAL OF THE ENGINEER.
6. MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50%. THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPES TO MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.
7. ACCESSIBLE RAMPS SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.
8. DEVIATIONS FROM THE CURB RAMP DETAILS REQUIRE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
9. THE RAMP SURFACE SHALL HAVE A NON-SLIP, HAND BROOMED FINISH.
10. CONCRETE EXPANSION JOINTS SHALL HAVE A FIRM SURFACE WITH 1/4" BEVELED CONCRETE EDGES. THE JOINT SURFACE SHALL NOT BE MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.
11. CURB RAMP MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.
12. THE CLEAR SPACE SHALL BE INCREASED TO 5 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
13. THE MAXIMUM SEPARATION BETWEEN THE BACK OF CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4' X 4' CLEAR SPACE.
14. SEE SEPARATE DETAILS FOR "DETECTABLE WARNING SURFACE" AND "CURB RAMP SECTIONS".
15. WHERE SIDE FLARES ARE NOT REQUIRED, PROVIDE AN 18" CURB TAPER TO THE FLUSH CURB.
16. ALL CURB RAMP FLUSH CURB SHALL BE MADE WITH CONCRETE CURB CRADLE, REGARDLESS OF THE CURB MATERIAL USED THROUGHOUT THE SITE.

CURB RAMP NOTES

07/01/19



NOTES:

1. SIGN COLORS TO BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
2. ONE VAN ACCESSIBLE SIGN TO BE INCLUDED AT EACH ADA PARKING AREA.

SIGN FOR ACCESSIBLE PARKING SPACE DETAIL

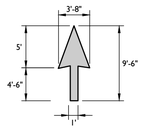
NOT TO SCALE MCNY-SITE-HADA-2400 07/01/19

24" x 30"

COLORS:
LEGEND = RED (RETROREFLECTIVE)
BACKGROUND = WHITE (RETROREFLECTIVE)

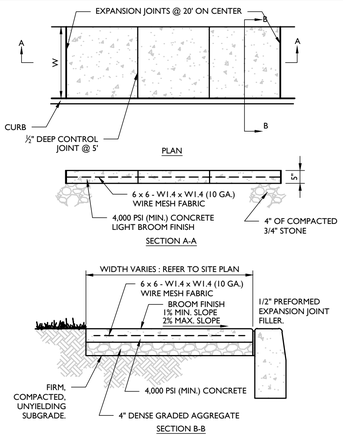
R8-3a SIGN DETAIL

NOT TO SCALE MCCM-SIGN-REGU-R8-3A 01/01/23



STRAIGHT PAVEMENT ARROW DETAIL

NOT TO SCALE 07/01/19

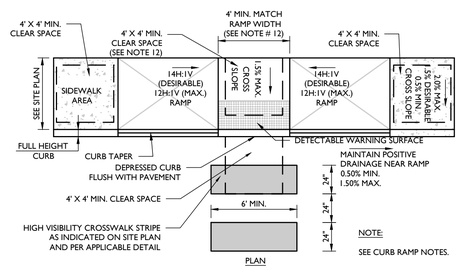


NOTES:

1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
2. 1/2" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF EVERY 5'.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

NOT TO SCALE REINFORCED CONCRETE 07/01/19

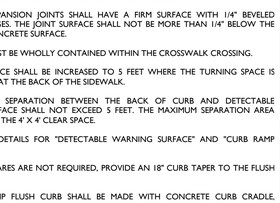


NOTE:

SEE CURB RAMP NOTES.

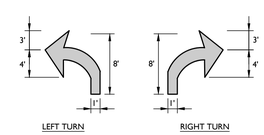
CURB RAMP TYPE 7 DETAIL

NOT TO SCALE type 7 07/01/19



TYPICAL STOP BAR DETAIL

NOT TO SCALE 07/01/19



"LEFT OR RIGHT" PAVEMENT ARROW DETAIL

NOT TO SCALE 07/01/19

TOWN OF WAWAYANDA
PLANNING BOARD

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

2020\20006912A\Engineering\North Site\Site Plans\C-DTLS-NRTH.dwg\C-10-SITE DETAILS By: TYLER.SCOGNAMIGLIO

Colliers Engineering & Design
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND & DETAILS FOR GEIS SUBMISSION.
2	07/31/23	CDR	REVISED PER STORMWATER TESTING & PLANNING BOARD COMMENTS.
3	06/12/24	TPS	REVISED PER REMOVAL OF SUBSURFACE STORMWATER TREATMENT.
4	07/31/24	TPS	REVISED PER PLANNING BOARD COMMENTS.
5	01/29/25	TPS	REVISED PER PLANNING BOARD & PUBLIC COMMENTS.
6	04/03/25	TPS	REVISED PER PLANNING BOARD COMMENTS.
-	-	-	-
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Digitally signed by Cory Daniel Robinson
Date: 2025.04.03 16:08:17-04'00'

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

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
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

PROJECT NUMBER: 20006912A
DRAWING NAME: C-DTLS-NRTH

SHEET TITLE: SITE DETAILS

SHEET NUMBER: C-900

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

SITE PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL.	HEIGHT	REMARKS
AROG	5	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2-2 1/2"		STRAIGHT LEADER/SYM. BRANCHING
GTFS	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2-2 1/2"		STRAIGHT LEADER/SYM. BRANCHING
QP	4	Quercus Palustris	Pin Oak	B & B	2-2 1/2"		STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**CAL.**	**HEIGHT**	**REMARKS**
PA	6	Picea abies	Norway Spruce	B & B		6-8' Ht.	DENSE / TYP. SPECIES HABIT, 15' O.C.
PA2	18	PICEA ABIES	Norway Spruce	B & B		8-10' HT.	DENSE / TYP. SPECIES HABIT, 15' O.C.
PS	3	Pinus strobus	White Pine	B & B		6-8' Ht.	DENSE / TYP. SPECIES HABIT, 15' O.C.
PS2	15	PINUS STROBUS	White Pine	B & B		8-10' HT.	DENSE / TYP. SPECIES HABIT, 15' O.C.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**CAL.**	**HEIGHT**	**REMARKS**
HPL	25	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	CONT		24"-30"	TYPICAL SPECIES HABIT, 5' O.C.
JCHC	5	Juniperus chinensis 'hetztzii columnaris'	Column Juniper	CONT		6'-7'	TYPICAL SPECIES HABIT, 5' O.C.
JCSG	21	Juniperus chinensis 'Sea Green'	Sea Green Juniper	CONT		24"-30"	TYPICAL SPECIES HABIT, 5' O.C.
JHBH	20	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	CONT		24"-30"	TYPICAL SPECIES HABIT, 4' O.C.
SBAW	10	Spiraea Bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	CONT		18"-24"	TYPICAL SPECIES HABIT, 4' O.C.
SJG	10	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	CONT		18"-24"	TYPICAL SPECIES HABIT, 4' O.C.

BIORETENTION AREA PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAMEROOT	ROOT	CAL	SIZE	REMARKS
AC	2	Amelanchier Canadensis / Serviceberry	B & B		6' - 7'	MULTISTEM / TYP. SPECIES HABIT
AR	1	Acer Rubrum / Red Maple	B & B	2-2 1/2"		STRAIGHT LEADER / SYM. BRANCHING
BN	2	Betula Nigra / River Birch	B & B		6' - 7'	MULTISTEM / TYP. SPECIES HABIT
NS	1	Nyssa Sylvatica / Sour Gum	B & B	2-2 1/2"		STRAIGHT LEADER / SYM. BRANCHING
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**ROOT**		**SIZE**	**REMARKS**
AA	16	Aronia Arbutifolia / Red Chokeberry	CONT		24"-30"	TYPICAL SPECIES HABIT, 5' O.C.
CA	6	Clethra Alnifolia 'Hummingbird' / Summersweet	CONT		18"-24"	TYPICAL SPECIES HABIT, 4' O.C.
CO	6	Cephalanthus Occidentalis / Buttonbush	CONT		18"-24"	TYPICAL SPECIES HABIT, 5' O.C.
LB	3	Lindera benzoin / Spicebush	CONT		18"-24"	TYPICAL SPECIES HABIT, 4' O.C.

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 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 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 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 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. EDGE PLANTING BEDS TO MAINTAIN MULCH WITHIN THE BED AND TO REDUCE MUCH SPREADING ONTO GRASS AREAS.
18. ALL SHRUB MASSES 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.

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 16 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL.

TURF MIX

-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)

SPECIES LIST:

- FOX SEDGE, (CAREX VULPINIOIDEA)
- BLUNT BROOM SEDGE (CAREX SCOPARIA)
- LURID SEDGE (CAREX LURIDA)
- HOP SEDGE (CAREX LUPULINA)
- FOWL BLUEGRASS (POA PALLUSTRIS)
- BEGGAR TICKS (BIDENS FRONDOSA)
- GREEN BULRUSH (SCIRPUS ATROVIRENS)
- COMMON MILKWEED (ASCLEPIAS SYRIACA)
- FRINGED SEDGE (CAREX CRINITA)
- NEW YORK IRON(WEED (VERNONIA NOVEBORACENSIS)
- SOFT RUSH (JUNCUS EFFUSUS)
- 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)

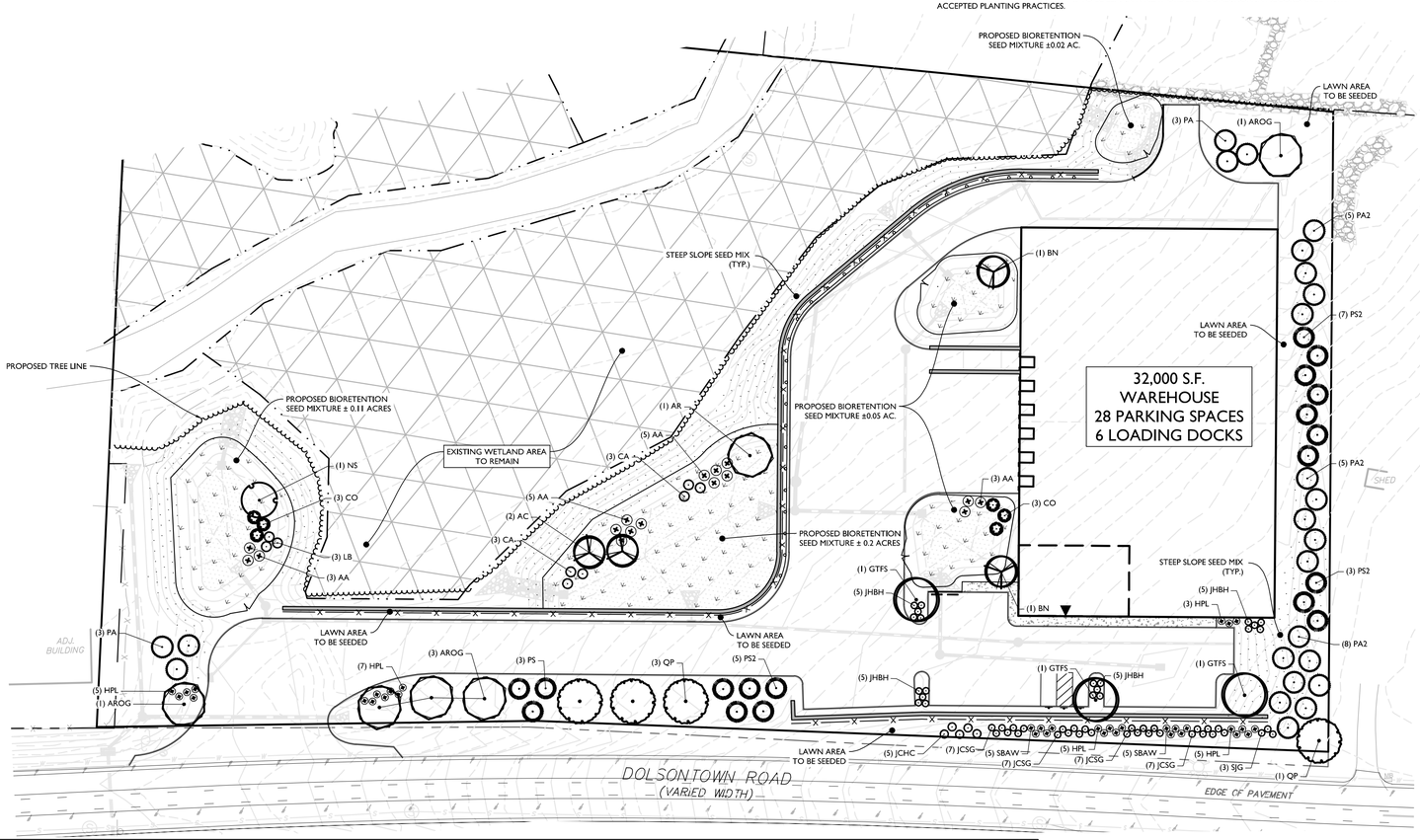
SEEDING RATE: 75 LBS PER ACRE.

SPECIES LIST:

- 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 ECOTYPE (ELYMUS VIRGINICUS)
- 3.2% AUTUMN BENTGRASS (AGROSTIS PERENNANS)
- 3.1% SWITCHGRASS (PANICUM VIRGATUM)
- 2.4% DEERTONGUE (OANICUM CLANDESTINUM)
- 1.2% PURPLE CONEFLOWER (ECHINACEA PURPUREA)
- 1.1% 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%

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 NYSDEC REGULATIONS. THIS INCLUDES, BUT 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 0.67% 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 GROWING SEASONS.
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 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.

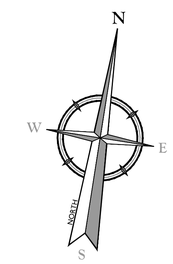


PLAN NOTE:

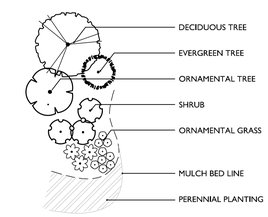
1. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS.

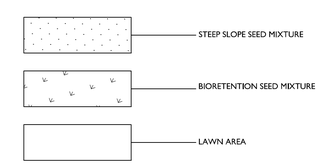
LANDSCAPE NOTES:

1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
4. ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
5. 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.
6. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN CONSENT FROM THE MUNICIPAL LANDSCAPE CONSULTANT.
7. ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE.
8. DEAD OR DYING LANDSCAPE MATERIALS SHALL BE REPLACED DURING THE NEXT GROWING SEASON.
9. ONLY NATURAL HERBICIDES AND PESTICIDES WILL BE USED IF NECESSARY IN THE MANAGEMENT OF THE SITE LANDSCAPING.



LANDSCAPE LEGEND





40 0 40 80
SCALE : 1" = 40'

TOWN OF WAWAYANDA
PLANNING BOARD

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2020\20006912A\Engineering\North Site\Site Plans\C-LAND-NRTH.dwg\C-08-LANDSCAPE By: TYLER.SCIGNAMIGLIO

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

REV	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND & DETAILS FOR GEIS SUBMISSION.
2	07/01/23	CDR	REVISED PER STORMWATER TESTING & PLANNING BOARD COMMENTS.
3	06/12/24	TPS	REVISED PER REMOVAL OF SUBSURFACE STORMWATER TREATMENT.
4	07/31/24	TPS	REVISED PER PLANNING BOARD COMMENTS.
5	01/29/25	TPS	REVISED PER PLANNING BOARD & PUBLIC COMMENTS.
6	04/03/25	TPS	REVISED PER PLANNING BOARD COMMENTS.
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Date: 2025.04.03 16:08:18-04'00'

STATE OF NEW YORK · 103788 · LICENSED PROFESSIONAL ENGINEER

Robinson Cory Daniel
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE PLAN

FOR

DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

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
COLLIERS ENGINEERING & DESIGN ARCHITECTURE, ENGINEERING, CONSULTING, SURVEYING CT, P.C. (LORG:0.LANDSURVEYOR MASER CONSULTING ENGINEERING & LAND SURVEYING)

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912A	C-LAND-NRTH

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-700

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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 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. 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.

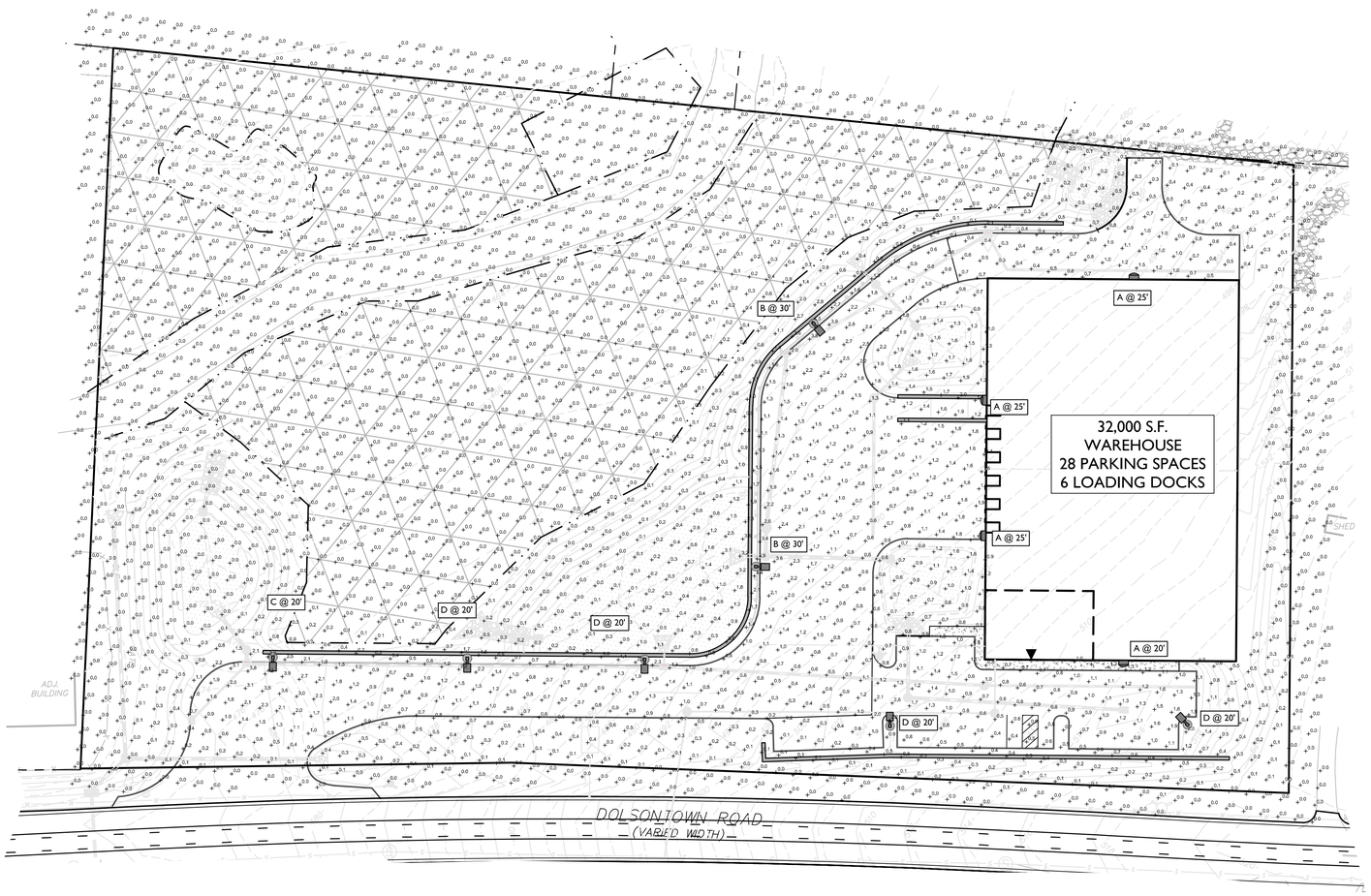
LUMINAIRE SCHEDULE

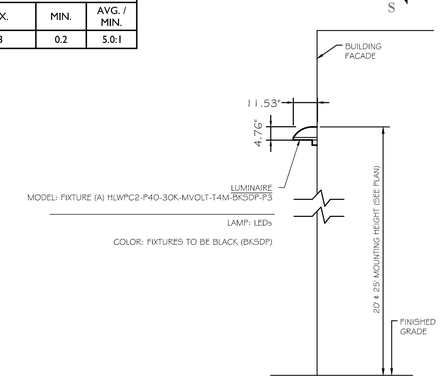
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	COLOR TEMP	CATALOG #
A	4	HOLOPHANE WALL PACK FULL CUTOFF LED	WALL PACK / SINGLE	20' & 25'	9,883	0.95	3,000K	HLWPC2-P40-30K-MVOLT-T4M-BKSDP-P3
B	2	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	30'	19,810	0.95	3,000K	ATB0-P305-MVOLT-R4-3K-BK-UMS-XX
C	1	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	20'	18,160	0.95	3,000K	ATB0-P304-MVOLT-R4-3K-BK-HSS-UMS-XX
D	4	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	20'	6,906	0.95	3,000K	ATB0-P202-MVOLT-R4-3K-BK-HSS-UMS-XX

1. LIGHT FIXTURE VOLTAGE REQUIREMENTS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING.

CALCULATION SUMMARY

DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
PAVEMENT AREA SUMMARY	ILLUMINANCE	FC	1.0	4.3	0.2	5.0:1

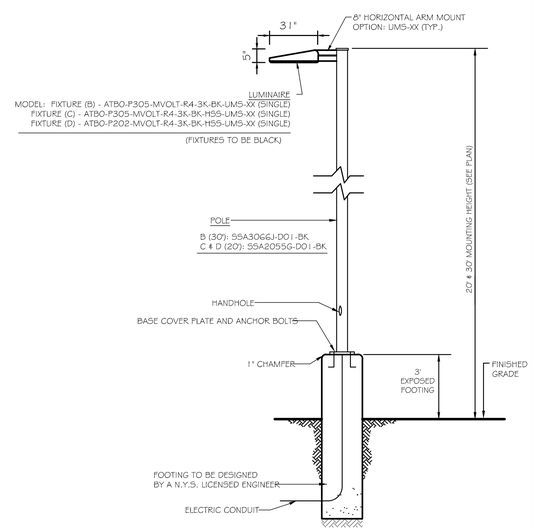




WALL MOUNTED FIXTURE DETAIL

NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY HOLOPHANE LIGHTING OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.



POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE

NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY AMERICAN ELECTRIC LIGHTING AND POLES BY HOLOPHANE (MANUFACTURER TO CONFIRM POLE SIZE) OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND 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.
5. PROPOSED POLES HEIGHT TO BE MODIFIED IN FIELD TO MEET DESIGN.

LIGHTING LEGEND:

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

40 0 40 80

SCALE : 1" = 40'

TOWN OF WAWAYANDA
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REV	DATE	DRAWN BY	DESCRIPTION
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STATE OF NEW YORK · ROBINSON · 103788 · LICENSED PROFESSIONAL ENGINEER

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NEW YORK LICENSED PROFESSIONAL ENGINEER
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SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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555 Hudson Valley Avenue
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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/10/2022	MAS	CDR

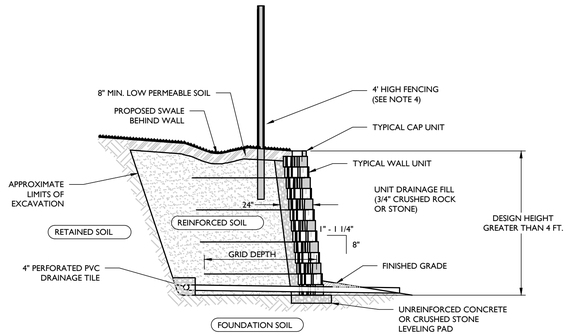
PROJECT NUMBER: 20006912A
DRAWING NAME: C-LGHT-NRTH

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: C-800

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020\20006912A\Engineering\North Site\Site Plans\C-LGHT-NRTH.dwg\C-09-LIGHTING By: TYLER.SCCOLANMRGED

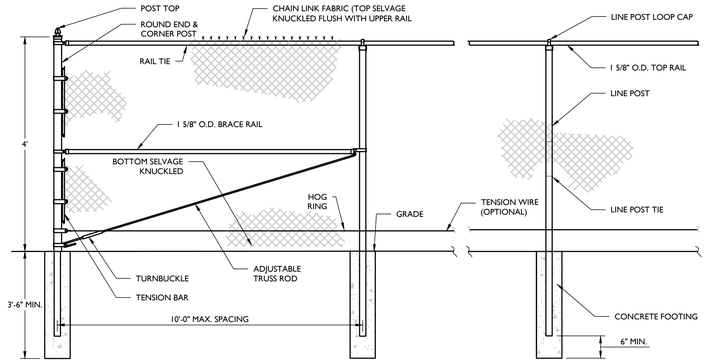


NOTES:

1. THIS DETAIL IS A SCHEMATIC REPRESENTATION FOR MUNICIPAL AND/OR AGENCY APPROVALS AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.
2. CONTRACTOR TO PROVIDE SITE-SPECIFIC SHOP DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS FOR EACH RETAINING WALL PREPARED BY A STATE LICENSED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. MODULAR CONCRETE BLOCK WALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. A SAFETY BARRIER (FENCING) IS REQUIRED ON ALL WALLS WHERE THE WALL HEIGHT EXCEEDS 30". PLACEMENT AND INSTALLATION METHOD OF THE PROPOSED FENCING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

TYPICAL REINFORCED WALL SECTION (1" TO 1-1/4" SETBACK) DETAIL

NOT TO SCALE 10/01/19

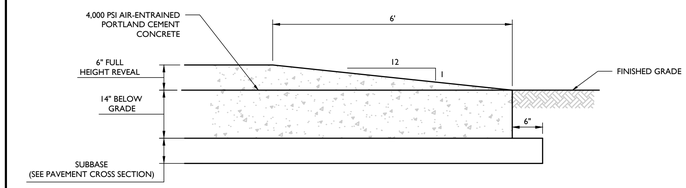


NOTES:

1. WIRE MESH SHALL BE 2" MESH 9 GAUGE GALVANIZED (ZINC) STEEL WITH BLACK VINYL-COATING CHAIN LINK FABRIC, WITH KNUCKLED SELVAGE (KK) ON BOTH TOP AND BOTTOM.
2. FENCE FRAMEWORK RAIL AND POSTS SHALL BE HOT DIP GALVANIZED STEEL PIPE, 16 GAUGE, CLASS 1 ZINC COATED PER ASTM 1043 GORUP 1A FOR SCHEDULE 40 ROUND PIPE, WITH REGULAR STEEL YIELD STRENGTH OF 30,000 PSI PER ASTM F1083.
3. BAR LENGTH AND POST HEIGHT ABOVE GRADE PER FENCE HEIGHT AND MANUFACTURER'S SPECIFICATIONS. FENCE HEIGHT AS SPECIFIED ON THE PLAN.
4. COLOR OF WIRE MESH AS SPECIFIED ON THE PLANS.
5. END AND CORNER POST TOP SHALL BE DOME SHAPE.
6. FOOTING WIDTH TO BE (4) X POST WIDTH, MINIMUM DEPTH 3'-6", 3,000 PSI (MIN.) CONCRETE.

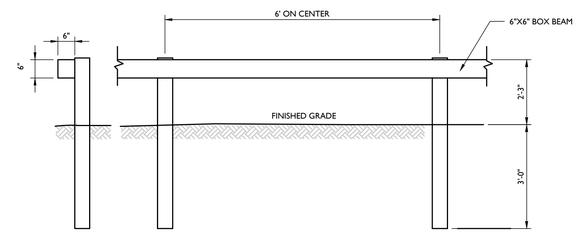
GALVANIZED STEEL CHAIN LINK FENCE DETAIL

NOT TO SCALE



TERMINAL CURB DETAIL

NOT TO SCALE 07/01/19

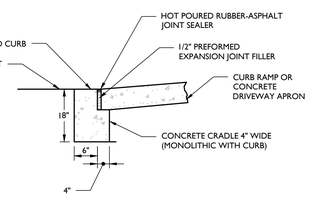


NOTES:

1. INSTALLATION OF PROPOSED GUIDE RAIL TO BE IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS.

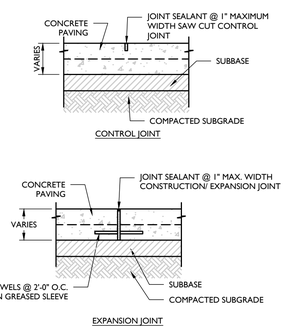
BOX BEAM GUIDE RAIL DETAIL

NOT TO SCALE 07/01/19



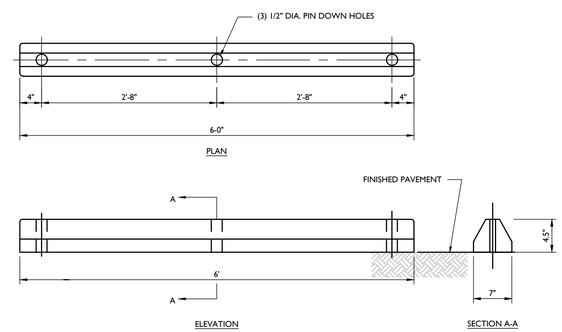
DROPPED CURB AND CRADLE DETAIL

NOT TO SCALE 07/01/19



CONCRETE PAVING JOINTS DETAIL

NOT TO SCALE 07/01/19

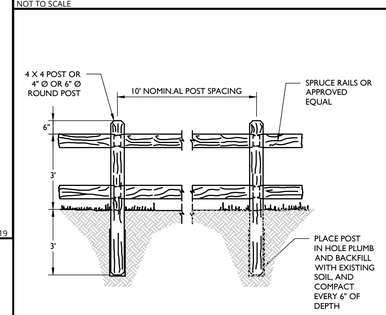


NOTES:

1. WHEELSTOP MANUFACTURED BY INNOPLAST. SHALL BE TYPE DELUXE COLOR YELLOW.
2. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

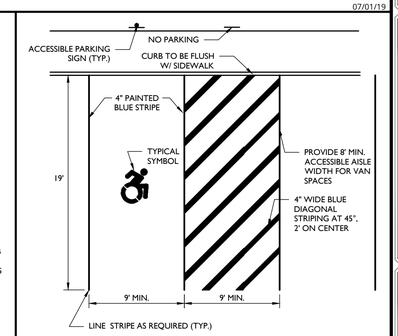
POLYMER WHEELSTOP DETAIL

NOT TO SCALE MCNY-SITE-CURB-2102 07/01/19



SPLIT RAIL FENCE (2 - RAIL) DETAIL

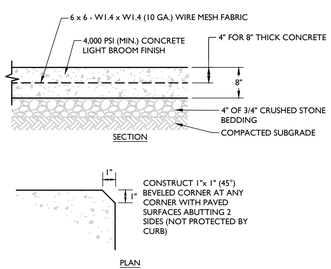
NOT TO SCALE 07/01/19



ACCESSIBLE PARKING LINE STRIPE STALL DETAIL

MOD: 11/17/20

NOT TO SCALE MCNY-SITE-MRKG-1801 07/01/19



CONCRETE LOADING & DOLLY PAD DETAIL

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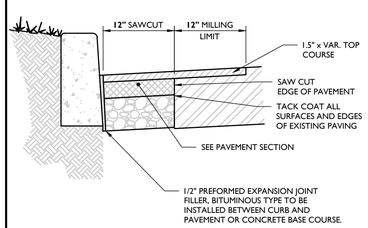

SAWCUT AND PAVEMENT RESTORATION DETAIL

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TOWN OF WAWAYANDA PLANNING BOARD

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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

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

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PROJECT NUMBER:	DRAWING NAME:
20006912A	C-DTLS-NRTH

SHEET TITLE: SITE DETAILS

SHEET NUMBER: C-901

2020\20006912A\Engineering\North Site\Site Plans\C-DTLS-NRTH.dwg\C-11-SITE DETAILS By: TYLER.SCODANIBOLDO

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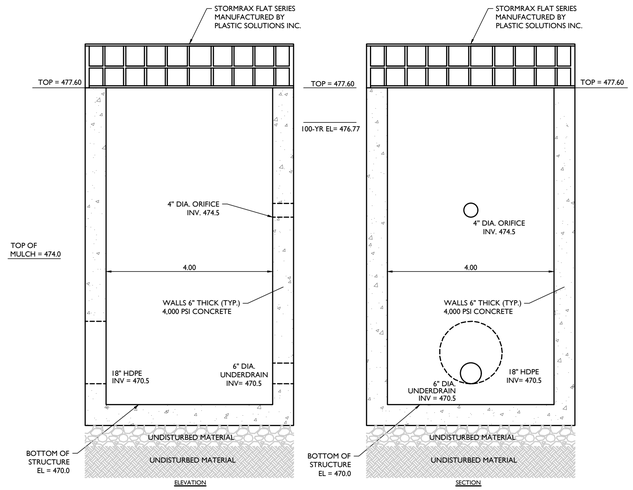
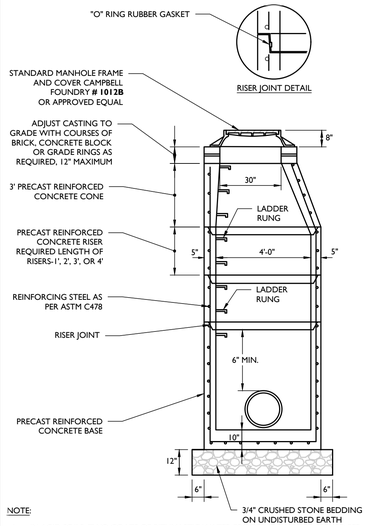


BIO-RETENTION BASIN POND BIO-1B OUTLET CONTROL STRUCTURE (OCS BIO-1B) DETAIL

NOT TO SCALE

MOD: 01/21/25
07/01/19



NOTE:

1. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
2. ALL CONCRETE TO BE 4,000 PSI.

PRECAST CONCRETE STORM MANHOLE 4' DIA. DETAIL

NOT TO SCALE

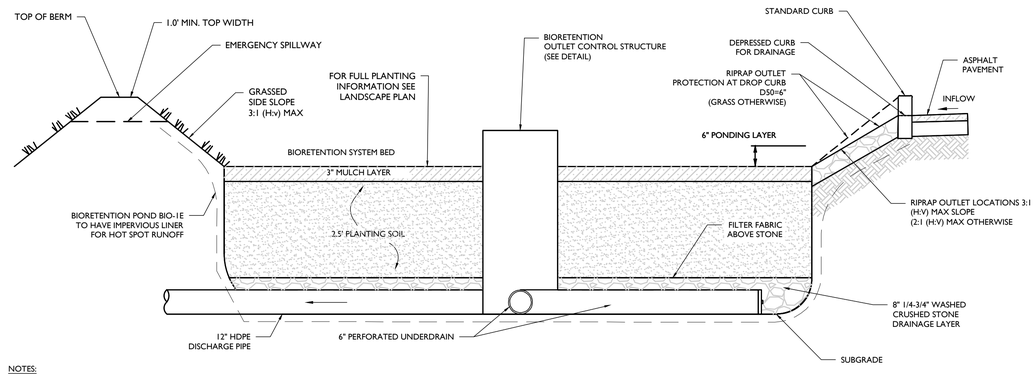
07/01/19

BIORETENTION ELEVATIONS					
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	TOP OF BERM ELEVATION	EMERGENCY SPILLWAY EL.
1-B	BIO-1B	18"	474.00	478.00	477.50
1-C	BIO-1C	18"	495.00	496.50	N/A
1-D	BIO-1D	18"	479.00	482.00	481.50
1-E	BIO-1E	12"	489.00	492.00	N/A
1-F	SPILLWAY	10' SPILLWAY	481.50	482.50	482.00

PLANTING SOIL NOTE:

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OD THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:

PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0%
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (P_2O_5)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (K_2O)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 ppm
CLAY	10 TO 25%
SILT	30 TO 55%
SAND	35 TO 60%



NOTES:

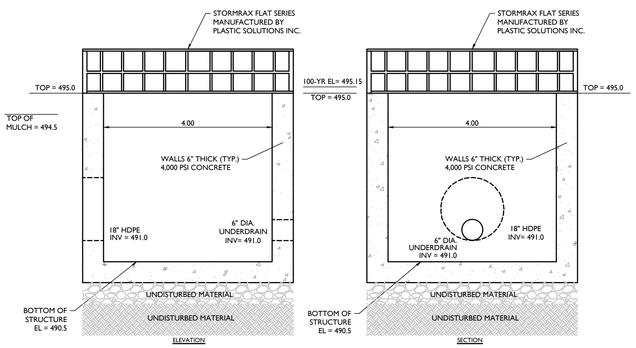
1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.
3. CONTRACTOR MUST PROVIDE SUBMITTAL OF PROPOSED BIORETENTION SOIL FOR APPROVAL.

BIORETENTION SYSTEM CROSS SECTION DETAIL

NOT TO SCALE

MCNY-UTIL-STMW-2400

07/01/19



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

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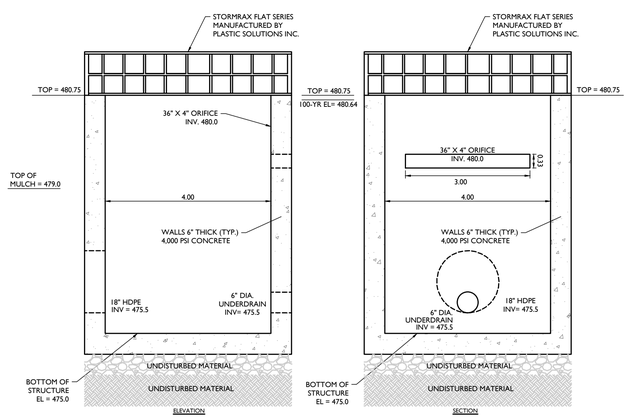
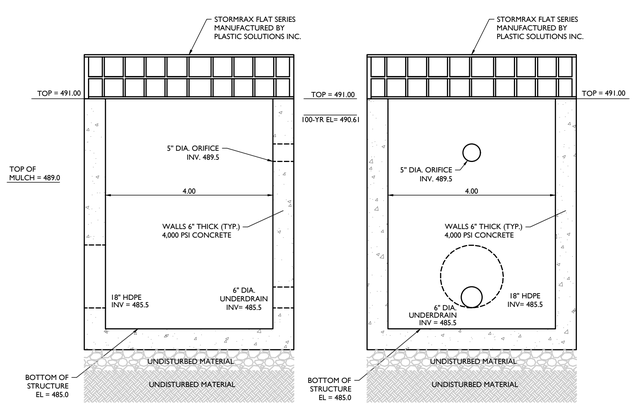


BIO-RETENTION BASIN POND BIO-1D OUTLET CONTROL STRUCTURE (OCS BIO-1D) DETAIL

NOT TO SCALE

MOD: 01/21/25
07/01/19



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

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LOT 50.2

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DRAWING NAME: C-DTLS-NRTH

SHEET TITLE:
STORMWATER DETAILS

SHEET NUMBER:
C-902

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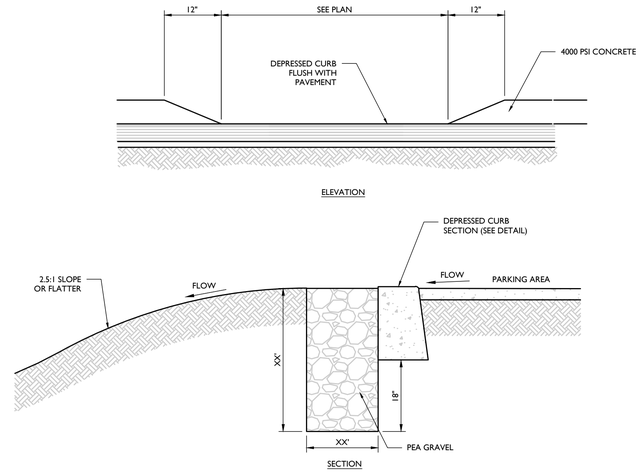

DEPRESSED CURB FOR DRAINAGE (W/PEA GRAVEL DIAPHRAGM) DETAIL

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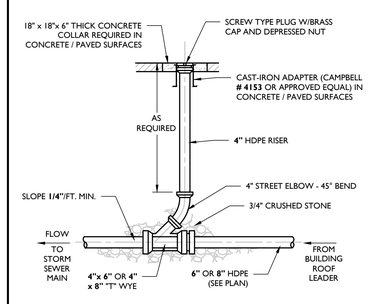

ROOF LEADER CLEANOUT DETAIL

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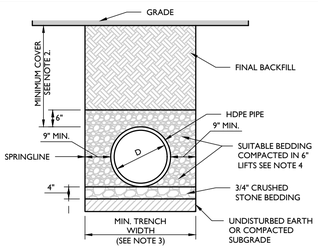

NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.
4. SUITABLE BEDDING MATERIAL SHALL BE SAND, WELL GRADED GRAVEL < 2", OR 3/4" CRUSHED STONE.
5. SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL, OR ITEM 4 STONE COMPACTED IN MAX. 9" LIFTS.
6. STONES LARGER THAN 2" FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 4" BELOW THE PIPE.
7. 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.

HDPE STORM PIPE BEDDING DETAIL

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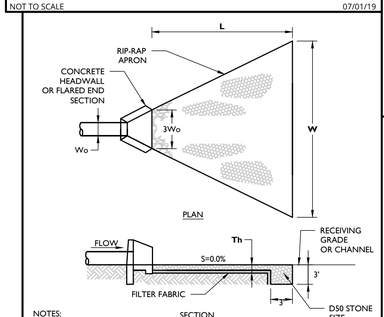

NOTES:

1. SEE PLAN FOR APRON DIMENSIONS.
2. SIDE SLOPE SHALL BE 2:1 OR FLATTER. THE BOTTOM GRADE SHALL BE LEVEL (0% SLOPE). THERE SHALL BE NO FALL AT THE END OF APRON TO THE RECEIVING SURFACE.

CONDUIT OUTLET PROTECTION DETAIL

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SHEET TITLE:

STORMWATER DETAILS

SHEET NUMBER:

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WATER NOTES:

1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE MUNICIPALITY OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.

2. ALL WATER MAIN PIPE SHALL BE AWWA C151/A21.51-02 THICKNESS CLASS FIFTY-TWO (52) CEMENT LINED DUCTILE IRON PUSH-ON (RUBBER GASKET) TYPE; AND INSTALLED WITH THREE (3) BRONZE WEDGES PER JOINT. JOINT INSTALLATION SHALL BE "TYPE 2" AS PRESCRIBED IN THE LATEST REVISION OF AWWA C600. MECHANICAL JOINTS SHALL HAVE RETAINER GLANDS.

3. ALL PIPE FITTINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE AWWA SPECIFICATION C153/A21.53-00.

4. ALL GATE VALVES SHALL BE "MUELLER" OR APPROVED EQUAL, RESILIANT-SEATED GATE VALVES WITH MECHANICAL JOINT CONNECTIONS. OPENING SHALL BE LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 250 PSI. GATE VALVES ARE TO BE IN ACCORDANCE WITH LATEST REVISION OF AWWA SPECIFICATION C509.

5. ALL VALVE BOXES SHALL BE EXTENSION TYPE BY MUELLER SET ON BRICKS AND POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL.

6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-RODDED AND MECHANICALLY RESTRAINED AS DIRECTED BY THE ENGINEER.

7. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE MUNICIPALITY UNTIL THE WATER RUNS CLEAN AND FREE OF RUST AND DIRT. PRESSURIZE ALL LINES AND APPURTENANCES FOR FORTY-EIGHT (48) HOURS, OR AS DIRECTED BY THE MUNICIPALITY, TO REVEAL ANY LEAKS OR BROKEN PIPE. THIS SHALL ALL BE DONE EITHER AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE TOWN. IF PRESSURE TESTING REVEALS ANY LEAKS OR DIFFICULTIES THE CONTRACTOR SHALL PROMPTLY UNCOVER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND RETEST SAME. THIS SHALL BE REPEATED AS MANY TIMES AS MAY BE REQUIRED TO DEMONSTRATE A TIGHT LINE TO THE SATISFACTION OF THE TOWN & PROJECT ENGINEER. THE NEW WATER MAIN AND APPURTENANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C-600. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY & PROJECT ENGINEER.

8. THE MUNICIPAL ENGINEER MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.

9. ALL WATER LINES AND APPURTENANCES SHALL BE DISINFECTED TO THE SATISFACTION OF THE MUNICIPALITY, PROJECT ENGINEER, AND IN ACCORDANCE WITH THE STANDARDS OF THE DEPT. OF HEALTH. THIS SHALL ALSO BE DONE IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C651. A MINIMUM OF TWO (2) BACTERIAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY & PROJECT ENGINEER. DISINFECTION PROCEDURE, FEED LOCATIONS, AND SAMPLE LOCATIONS MUST BE REVIEWED AND APPROVED BY THE MUNICIPALITY & PROJECT ENGINEER PRIOR TO TESTING.
   AS PER AWWA C651, LATEST REVISION, WATER MAIN DISINFECTION PROCEDURE SHALL, GENERALLY, BE AS FOLLOWS:
   A. INSPECTING MATERIALS TO BE USED TO ENSURE THEIR INTEGRITY.
   B. PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR AND NOTING POTENTIAL CONTAMINATION AT THE CONSTRUCTION SITE.
   C. REMOVING, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAIN.
   D. CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER FROM THE MAIN.
   E. PROTECTING THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW CAUSED BY HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
   F. DOCUMENTING THAT AN ADEQUATE LEVEL OF CHLORINE CONTACTED EACH PIPE TO PROVIDE DISINFECTION.
   G. DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
   H. FINAL CONNECTION OF THE APPROVED NEW WATER SERVICE TO THE ACTIVE DISTRIBUTION SYSTEM.

   THE CONTINUOUS-FEED METHOD SHALL BE IMPLEMENTED FOR CHLORINATION, AS DESCRIBED IN AWWA C651, LATEST REVISION. AFTER CHLORINATION, THE CONTRACTOR SHALL FLUSH THE MAINS AS PER FINAL FLUSHING REQUIREMENTS OF AWWA C651, LATEST REVISION. WHEN CUTTING INTO OR REPAIRING AN EXISTING MAIN, DISINFECTION PROCEDURES SHALL BE OBSERVED AS DETAILED IN DISINFECTION PROCEDURES WHEN CUTTING INTO OR REPAIRING EXISTING MAINS OF AWWA C651, LATEST REVISION. THE TABLET METHOD FOR INTRODUCING CHLORINE TO THE SYSTEM SHALL NOT BE PERMITTED.

   VERIFICATION SHALL BE ACCOMPLISHED VIA BACTERIOLOGICAL TESTS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HR APART, SHALL BE COLLECTED FROM THE NEW MAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FT OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL (CHEMICAL AND PHYSICAL) QUALITY IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS AND THE PRESENCE OF A CHLORINE RESIDUAL. SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED IN STERILE BOTTLES TREATED WITH SODIUM THIOSULFATE, AS REQUIRED BY STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER. NO HOSE OR FIRE HYDRANT SHALL BE USED IN THE COLLECTION OF SAMPLES. THERE SHOULD BE NO WATER IN THE TRENCH UP TO THE CONNECTION FOR SAMPLING. THE SAMPLING PIPE MUST BE DEDICATED AND CLEAN AND DISINFECTED AND FLUSHED PRIOR TO SAMPLING. A CORPORATION COCK MAY BE INSTALLED IN THE MAIN WITH A COPPER-TUBE GOOSENECK ASSEMBLY. AFTER SAMPLES HAVE BEEN COLLECTED, THE GOOSENECK ASSEMBLY MAY BE REMOVED AND RETAINED FOR FUTURE USE. IF SAMPLES RESULTS FROM THE LAB INDICATE A MEASURABLE PRESENCE GREATER THAN 500 COLONY-FORMING UNITS (CFU) PER ML, FLUSHING SHOULD BE RESUMED AND ANOTHER COLIFORM AND HPC SET OF SAMPLES SHOULD BE TAKEN UNTIL NO COLIFORMS ARE PRESENT AND THE HPC IS LESS THAN 500 CFU/ML. THE RECORD OF COMPLIANCE SHALL BE THE BACTERIOLOGICAL TEST RESULTS CERTIFYING THAT THE WATER SAMPLED FROM THE NEW WATER MAIN IS FREE OF COLIFORM BACTERIA CONTAMINATION AND IS EQUAL TO OR BETTER THAN THE BACTERIOLOGIC WATER QUALITY IN THE DISTRIBUTION SYSTEM.

   ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.

10. WATER SERVICE CROSSING SEWER OR STORM SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER OR STORM. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER OR STORM AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER MAY BE REQUIRED.

11. WATER SERVICE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN OR SERVICE.

12. WATER TIGHT PLUGS ARE TO BE INSTALLED IN THE ENDS OF PIPES WHEN WORK IS NOT IN PROGRESS.

13. LEAKAGE AND HYDROSTATIC PRESSURE TESTING SHALL BE PERFORMED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER.

14. THE MAXIMUM DEFLECTION ALLOWED ALLOWED AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THAT ALLOWED BY AWWA OR IN ACCORDANCE WITH THE MUNICIPALITY. FOR AWWA ALLOWABLE JOINT DEFLECTIONS SEE LATEST REVISION OF AWWA SPECIFICATION C600.

15. CONSTRUCTION MUST CONFORM TO ALL ORDINANCES.

16. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND OTHER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

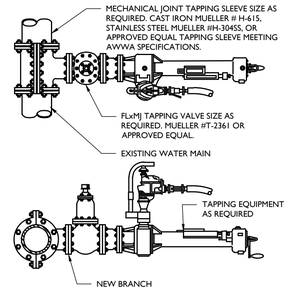
17. CONTRACTOR TO CALL UNDERGROUND MARK-OUT PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARK-OUT.

18. CONTRACTOR TO CONTACT WATER DEPARTMENT AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.

19. ALL IMPROVEMENTS SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK AND CERTIFICATION SHALL BE PROVIDED TO THE MUNICIPALITY THAT THE SUBJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

20. CONTRACTOR TO NOTIFY ENGINEER OF ANY DEVIATION FROM THE HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES.

21. A CERTIFIED AS BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO THE MUNICIPALITY'S WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL.



NOTES:

1. WET TAP VALVE CAN BE INSTALLED IN EITHER VERTICAL OR HORIZONTAL POSITION.
2. CONTRACTOR SHALL VERIFY DEPTH OF BURY, MATERIAL, DIAMETER (O.D.) AND OPERATING PRESSURE OF EXISTING WATER MAIN PRIOR TO ORDERING OF WET TAP UNIT.

WET TAP DETAIL

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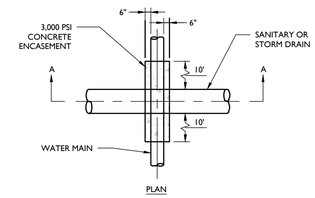

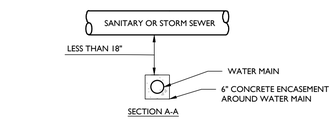

WATER MAIN ENCASEMENT DETAIL

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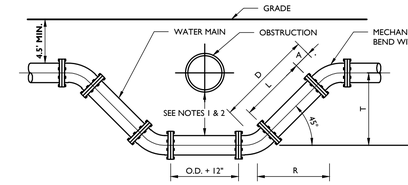

MECHANICAL JOINTS			
ANGLE	D =	R =	L =
45°	T x 1.414	T x 1.000	D-2A
22.5°	T x 2.613	T x 2.414	D-2A
11.25°	T x 5.126	T x 5.027	D-2A

NOTES:

1. WATER MAIN MAY CROSS ABOVE OBSTRUCTION IF **4.5'** MINIMUM COVER IS MAINTAINED ABOVE THE WATER MAIN AND FINISH GRADE.
2. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY OR STORM SEWER TO WATER MAIN SHALL BE 18" IF THE HORIZONTAL SEPARATION IS LESS THAN 10'. BETWEEN WATER MAIN AND OTHER UTILITIES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12".
3. WATER MAIN SHALL BE SIZE AND MATERIAL SPECIFIED ON THE PLAN, WITH MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE CAST IRON MECHANICAL JOINT.
4. OFFSETS MAY BE SUBSTITUTED FOR A "T" OF UP TO 24" IF APPROVED BY THE ENGINEER.
5. THRUST RESTRAINT SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.

WATER CROSSING UNDER UTILITY DETAIL

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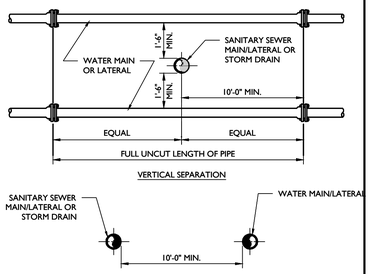

NOTE :

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE ENGINEER.

SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL

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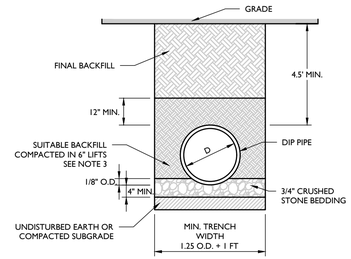

NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600.
2. WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE CLASS 150. THICKNESS CLASS 52 WITH ASPHALTIC EPOXY TYPE COATING, INSTALLED W/ THREE (3) BRONZE WEDGES PER JOINT FOR CONDUCTIVITY.
3. SUITABLE BACKFILL MATERIAL SHALL BE SAND, WELL GRADED GRAVEL < 2", OR 3/4" CRUSHED STONE.
4. SUITABLE FINAL BACKFILL MATERIAL SHALL BE SITE SOILS, CLEAN FILL, 3/4" CRUSHED STONE, OR ITEM 4 STONE - COMPACTED IN MAX. 9" LIFTS.
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.
7. MAXIMUM ALLOWABLE DEFLECTION AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THE VALUES PUBLISHED IN AWWA C600, LATEST REVISION.

DIP WATER PIPE BEDDING DETAIL

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NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET TO BE RESTRAINED									
PIPE SIZE IN INCHES	90° TEE OR DEAD END PLUG			45° BEND			22½° BEND		
	No.	SIZE	L*	No.	SIZE	L*	No.	SIZE	L*
4	2	¾"	30'	2	¾"	10'	2	¾"	5'
6	2	¾"	40'	2	¾"	10'	2	¾"	5'
8	4 or 2	¾" or ⅞"	50'	2	¾"	15'	2	¾"	5'
10	4 or 2	¾" or 1"	60'	2	¾"	20'	2	¾"	5'
12	4	⅞"	70'	2	¾"	20'	2	¾"	5'
14	4	1"	80'	2	¾"	25'	2	¾"	5'
16	4	1"	80'	2	¾"	25'	2	¾"	5'

L* = LENGTH OF PIPE TO BE RESTRAINED IS FOR EACH SIDE OF BEND

NOTES:

1. USE OF MECHANICAL JOINT RETAINER GLANDS SHALL PROVIDE A THRUST RESTRAINT SYSTEM EQUIVALENT TO THAT LISTED IN THE TABLE FOR CLAMPS AND RODS.
2. LENGTHS ARE BASED ON THE FOLLOWING CRITERIA: 150 PSI MAXIMUM PRESSURE AND 3'-6" 0F COVER, THEREFORE THE CALCULATION IS CONSERVATIVE FOR THE PROPOSED MIN. 4'-6" COVER. TABLE IS FOR USE WITH CAST IRON PIPE OR DUCTILE IRON PIPE ONLY. IF TEST CONDITIONS ARE MORE SEVERE OR LARGER PIPES ARE PROPOSED, THEN SPECIAL COMPUTATIONS MUST BE PROVIDED BY LICENSED PROFESSIONAL ENGINEER.

JOINT RESTRAINT SCHEDULE DETAIL

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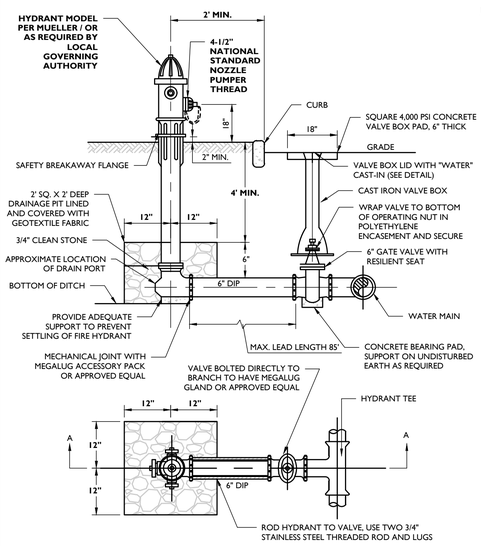
LIST OF STANDARD WATER SUPPLY MATERIALS

MOD: 04/23/21
07/01/19

ANY EXCEPTIONS TO THE MATERIALS LISTED BELOW SHALL BE APPROVED IN WRITING BY THE ENGINEER.

HYDRANTS	MUELLER SUPER CENTURION 250 #A-421, 2 HOSE NOZZLES AND 1 PUMPER NOZZLE
VALVES	MUELLER TYPE A-2630 RESILIENT WEDGE GATE VALVES, NRS-AWWA C509
VALVE BOXES	CAST IRON, SLIP/EXTENSION TYPE, ARCH PATTER BASE, AND AT LEAST 5 ¼" IN DIAMETER
PIPE	CLASS 52 DUCTILE IRON PIPE CEMENT LINED & SEALED W/ MECHANICAL OR PUSH-ON JOINT CONNECTIONS
TAPPING SLEEVE	MUELLER #H-615, DUCTILE IRON CLASS 250 OR MUELLER #H-304SS STAINLESS STEEL
TAPPING VALVE	MUELLER #T-2361 CLASS 250
MECHANICAL JOINT RESTRAINTS	EBAA's IRON MEGALUG SERIES 1100
FITTINGS	DUCTILE IRON MECHANICAL JOINT FITTINGS

NOTE:
ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND DETAILS OF THE MUNICIPALITY.



NOTES:

1. HYDRANT SHALL BE **MUELLER SUPER CENTURION 250 #A-421** TRAFFIC MODEL DESIGN WITH THE FOLLOWING SPECIFICATION.
   A. SAFETY COUPLED STANDPIPE.
   B. 6" MECHANICAL JOINT INLET CONNECTION
   C. TWO 2-1/2" NATIONAL STANDARD THREAD HOSE NOZZLES.
   D. ONE 4-1/2" NATIONAL STANDARD THREAD STEAMER NOZZLE, FACING THE ROAD.
   E. HYDRANT OPERATORS AND HYDRANT NOZZLE CAP NUTS SHALL BE IN ACCORDANCE WITH AWWA/ANSI STANDARD C502.
   F. HYDRANT HOSE CAPS SHALL BE ATTACHED BY MEANS OF CHAINS.
   G. HYDRANT BARRELS SHALL BE PAINTED - **RED**, BONNETS - **YELLOW**, AND NOZZLE CAPS - **BLACK** TO INDICATE THE AVAILABLE FIRE FLOW OR AS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
   H. HYDRANTS SHALL OPEN COUNTER-CLOCKWISE.
2. STANDPIPE (BREAK-AWAY) COUPLING SHALL NOT EXCEED A MAXIMUM OF 5 INCHES FROM THE TOP OF THE CURB TO THE BOTTOM OF COUPLING.
3. THE DRAIN VALVE SHALL BE CLEAR OF ANY OBSTRUCTIONS, AND 3/4" CLEAN GRAVEL BE PLACED FROM THE BOTTOM OF THE HYDRANT TO A POINT 6" ABOVE THE HYDRANT LATERAL PIPE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10' OF ANY SANITARY SEWERS OR STORM DRAINS. IF HYDRANT DRAIN IS LOCATED WITHIN 2 FEET OF HIGH GROUNDWATER, DRAIN SHALL BE PLUGGED. IF PLUGGED, PROPER SIGNAGE MUST BE INSTALLED TO INDICATE THAT THE BARRELS MUST BE PUMPED DRY AFTER EACH USE.
4. BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION.
5. GATE VALVE SHALL BE **6" U.S. PIPE METROSEAL 250 R/S** (RESILIENT SEALED) MECHANICAL JOINT END (RIGHT HAND) OR APPROVED EQUAL.
6. WATER LATERAL SHALL BE 6" DUCTILE IRON CEMENT LINED CLASS 52 PIPE.
7. TIE ROD SHALL BE 3/4" DIAMETER TIE ROD WITH EYE BOLTS - TWO REQUIRED (SIDE VIEW SHOWN). RESTRAIN ALL JOINTS ON HYDRANT TEE, VALVE, AND HYDRANT LEAD.
8. HYDRANT TEE SHALL BE U.S. PIPE CATALOG #U-592 TRIM-TYTE DUCTILE IRON, MECHANICAL JOINT OR AN APPROVED EQUAL SUBSTITUTE.

FIRE HYDRANT (VALVE IN PAVEMENT) DETAIL

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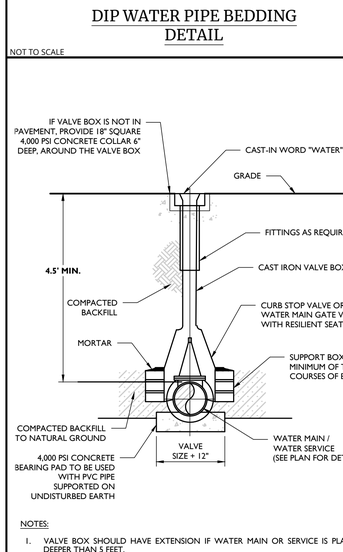

NOTES:

1. VALVE BOX SHOULD HAVE EXTENSION IF WATER MAIN OR SERVICE IS PLACED DEEPER THAN 5 FEET.
2. VALVE BOX SHALL BE MUELLER SLIP/EXTENSION TYPE WITH ARCH PATTERN BASE. OR APPROVED EQUAL.
3. VALVES TO BE RESILIENT-SEATED GATE VALVES CONFORMING TO THE LATEST EDITION OF AWWA C509 STANDARD SPECIFICATIONS, MODEL MUELLER #2360 OR APPROVED EQUAL.

WATER VALVE BOX DETAIL

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TOWN OF WAWAYANDA
PLANNING BOARD

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

2020\20006912A\Engineering\North Site\Site Plans\C-DTLS-NRTH.dwg\C-14- WATER DETAILS By: TYLER.SCCOMANGUO

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND & DETAILS FOR GEIS SUBMISSION.
2	07/31/23	CDR	REVISED PER STORMWATER TESTING & PLANNING BOARD COMMENTS.
3	06/12/24	TPS	REVISED PER REMOVAL OF SUBSURFACE STORMWATER TREATMENT.
4	07/31/24	TPS	REVISED PER PLANNING BOARD COMMENTS.
5	01/29/25	TPS	REVISED PER PLANNING BOARD & PUBLIC COMMENTS.
6	04/03/25	TPS	REVISED PER PLANNING BOARD COMMENTS.
-	-	-	-
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-	-	-	-

Digitally signed by Cory Daniel Robinson
Date: 2025.04.03 16:08:24-04'00'

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

TOWN OF WAWAYANDA
ORANGE COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
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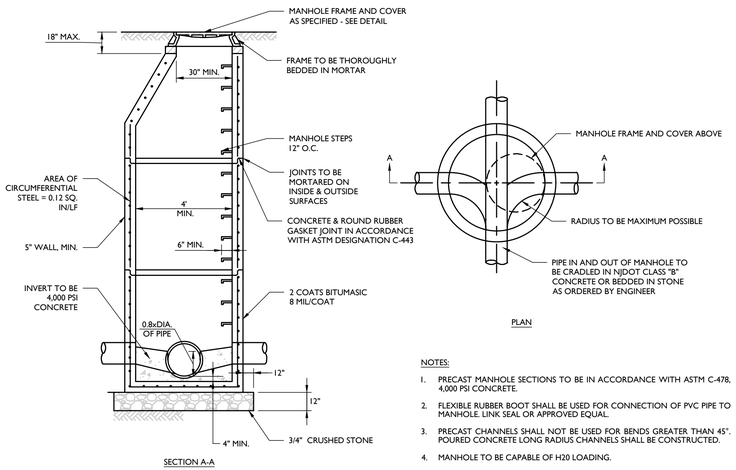
AS SHOWN	01/10/2022	MAS	CDR
PROJECT NUMBER: 20006912A	DRAWING NAME: C-DTLS-NRTH		

SHEET TITLE: WATER DETAILS

SHEET NUMBER: C-904



NOTES:

1. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH ASTM C-478, 4,000 PSI CONCRETE.
2. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO MANHOLE. LINK SEAL OR APPROVED EQUAL.
3. PRECAST CHANNELS SHALL NOT BE USED FOR BENDS GREATER THAN 45°. POURED CONCRETE LONG RADIUS CHANNELS SHALL BE CONSTRUCTED.
4. MANHOLE TO BE CAPABLE OF H20 LOADING.

SANITARY PRECAST MANHOLE DETAIL

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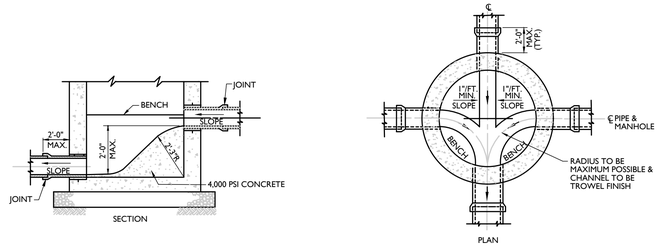

NOTE:

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

MANHOLE CHUTE DETAIL

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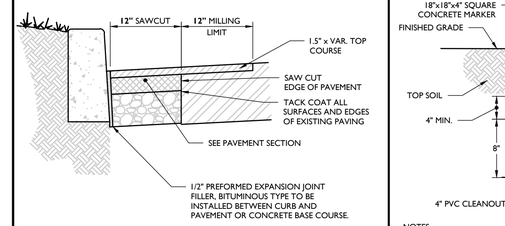

SAWCUT AND PAVEMENT RESTORATION DETAIL

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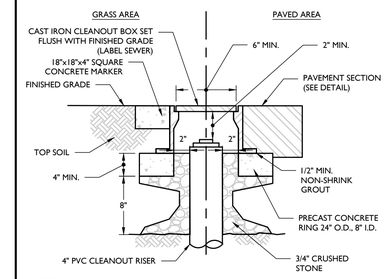
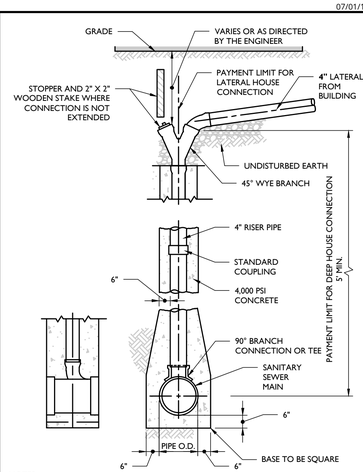


NOTES

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

CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE 07/01/19

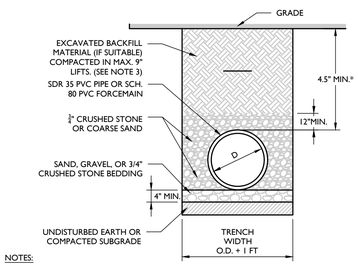


NOTES:

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 ENCASEMENT 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

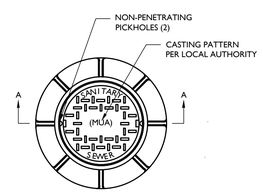


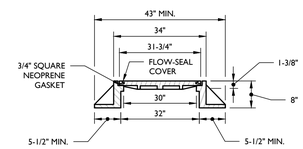
NOTES:

1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.
3. MATERIAL WITHIN 2' OF THE PIPE MUST BE FREE AND CLEAR OF DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS.
4. LEDGE ROCK, BOULDERS AND LARGER STONES, MUST BE REMOVED TO PROVIDED A MINIMUM CLEARANCE OF 4" BELOW AND BESIDES THE PIPE.
5. *24" WIDE X 2" THICK RIGID POLYSTYRENE FOAM TO BE USED, CENTERED ABOVE PIPE, WHEN MINIMAL COVER OF 4.5' CANNOT BE ACHIEVED LEADING TO DISTRIBUTION BOX.
6. SEE PAVEMENT SECTION DETAIL TO BRING TRENCH TO GRADE WITHIN PAVED AREAS.

SANITARY PIPE BEDDING DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-2803 05/17/22



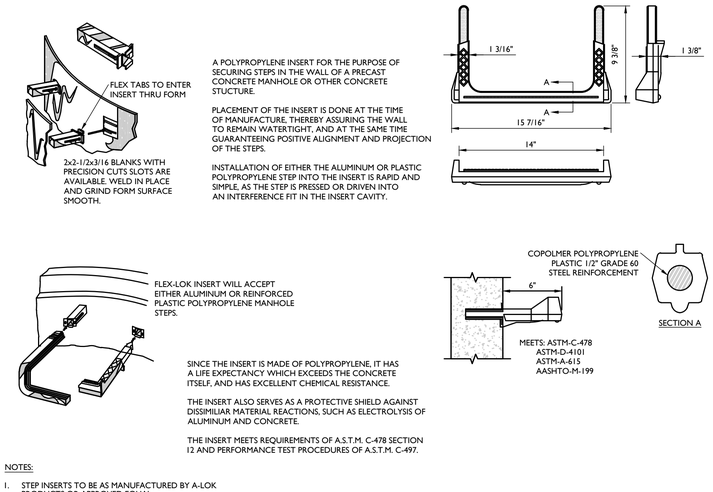


NOTES:

1. MANHOLE FRAME AND COVER SHALL BE CAMPBELL FOUNDRY PATTERN # **1012B** WITH FLOW-SEAL COVER OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY JURISDICTIONAL AUTHORITY.
2. MANHOLE FRAME AND COVER TO BE HEAVY DUTY, CONFORMING TO ASTM SPECIFICATION A-48 CLASS 30-B WITH SHOP COAT OF ASPHALTIC PITCH.
3. IN EASEMENTS AND REMOTE AREAS, COVER LOCKING DEVICES OF BRONZE AND KEY SHALL BE PROVIDED.
4. WATERTIGHT MANHOLE FRAME AND COVER SHALL BE PATTERN # **6548** AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR APPROVED EQUAL.

SANITARY MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE 07/01/19



A POLYPROPYLENE INSERT FOR THE PURPOSE OF SECURING STEPS IN THE WALL OF A PRECAST CONCRETE MANHOLE OR OTHER CONCRETE STUCTURE.

PLACEMENT OF THE INSERT IS DONE AT THE TIME OF MANUFACTURE, THEREBY ASSURING THE WALL TO REMAIN WATERTIGHT, AND AT THE SAME TIME GUARANTEEING POSITIVE ALIGNMENT AND PROJECTION OF THE STEPS.

INSTALLATION OF EITHER THE ALUMINUM OR PLASTIC POLYPROPYLENE STEP INTO THE INSERT IS RAPID AND SIMPLE, AS THE STEP IS PRESSED OR DRIVEN INTO AN INTERFERENCE FIT IN THE INSERT CAVITY.

SINCE THE INSERT IS MADE OF POLYPROPYLENE, IT HAS A LIFE EXPECTANCY WHICH EXCEEDS THE CONCRETE ITSELF, AND HAS EXCELLENT CHEMICAL RESISTANCE.

THE INSERT ALSO SERVES AS A PROTECTIVE SHIELD AGAINST DISSIMILIAR MATERIAL REACTIONS, SUCH AS ELECTROLYSIS OF ALUMINUM AND CONCRETE.

THE INSERT MEETS REQUIREMENTS OF A.S.T.M. C-478 SECTION 12 AND PERFORMANCE TEST PROCEDURES OF A.S.T.M. C-497.

NOTES:

1. STEP INSERTS TO BE AS MANUFACTURED BY A-LOK PRODUCTS OR APPROVED EQUAL.

LADDER RUNG (COPOLYMER) DETAIL

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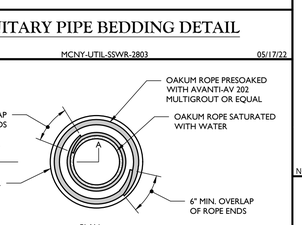

SANITARY SEWER MANHOLE FRAME INSTALLATION DETAIL

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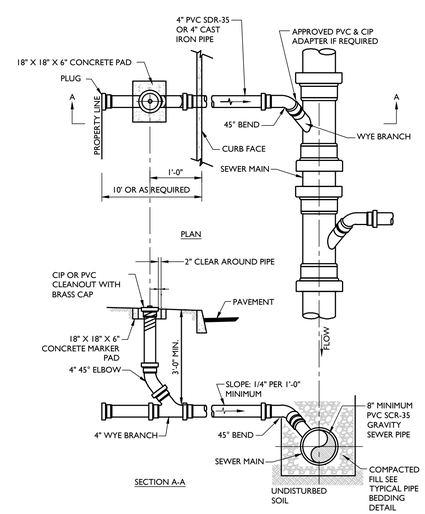

SANITARY SEWER LATERAL & CLEANOUT DETAIL

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TOWN OF WAWAYANDA
PLANNING BOARD

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

REV	DATE	DRAWN BY	DESCRIPTION
1	02/04/22	CDR	REVISED WETLAND IMPACT REDUCTION AND & DETAILS FOR GEIS SUBMISSION.
2	07/31/23	CDR	REVISED PER STORMWATER TESTING & PLANNING BOARD COMMENTS.
3	06/12/24	TPS	REVISED PER REMOVAL OF SUBSURFACE STORMWATER TREATMENT.
4	07/31/24	TPS	REVISED PER PLANNING BOARD COMMENTS.
5	01/29/25	TPS	REVISED PER PLANNING BOARD & PUBLIC COMMENTS.
6	04/03/25	TPS	REVISED PER PLANNING BOARD COMMENTS.
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Digitally signed by Cory Daniel Robinson
Date: 2025.04.03 16:08:24-04'00'

Cory Daniel Robinson
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 103788
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

SITE PLAN
FOR
DEWPOINT NORTH LLC

SECTION 4
BLOCK 1
LOT 50.2

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
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

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AS SHOWN	01/10/2022	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912A	C-DTLS-NRTH

SHEET TITLE:
SEWER DETAILS

SHEET NUMBER:
C-905

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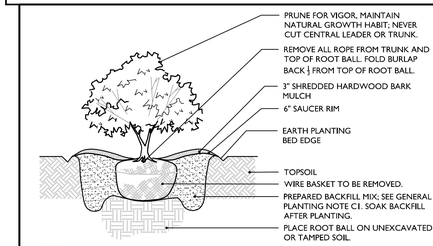
2020\20006912A\Engineering\North Site\Site Plans\C-DTLS-NRTH.dwg\C-15-SEWER DETAILS By: TYLER.SCOCHARREGUID

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 DOESNT 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.

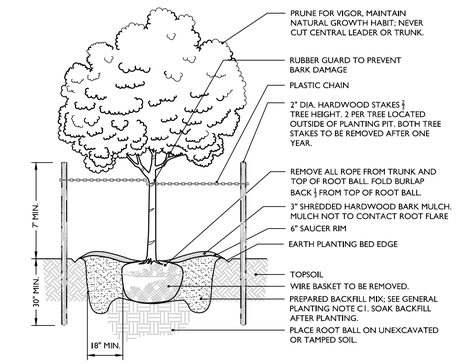
PLANT DETAIL NOTES



NOTES:
1. 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.

SHRUB PLANTING DETAIL

NOT TO SCALE



NOTES:
1. 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.

TREE PLANTING DETAIL

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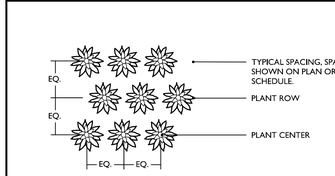
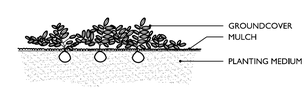
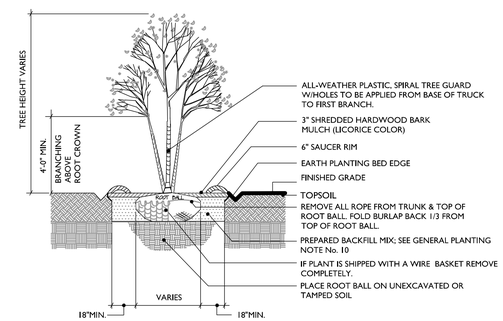




NOTES:
1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

PERENNIAL PLANTING DETAIL

NOT TO SCALE



MULTI-STEM TREE PLANTING DETAIL

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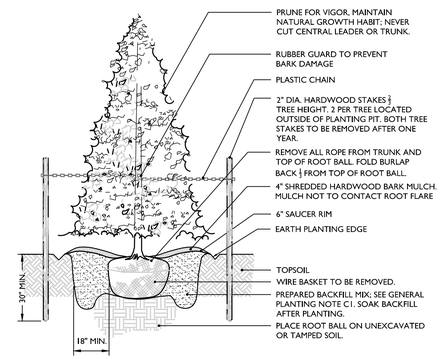

NOTES:
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2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

EVERGREEN TREE PLANTING DETAIL

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Robinson Cory Daniel
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AS SHOWN	01/10/2022	MAS	CDR

PROJECT NUMBER:	DRAWING NAME:
20006912A	C-DTLS-NRTH

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
C-906

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