

200 0 200

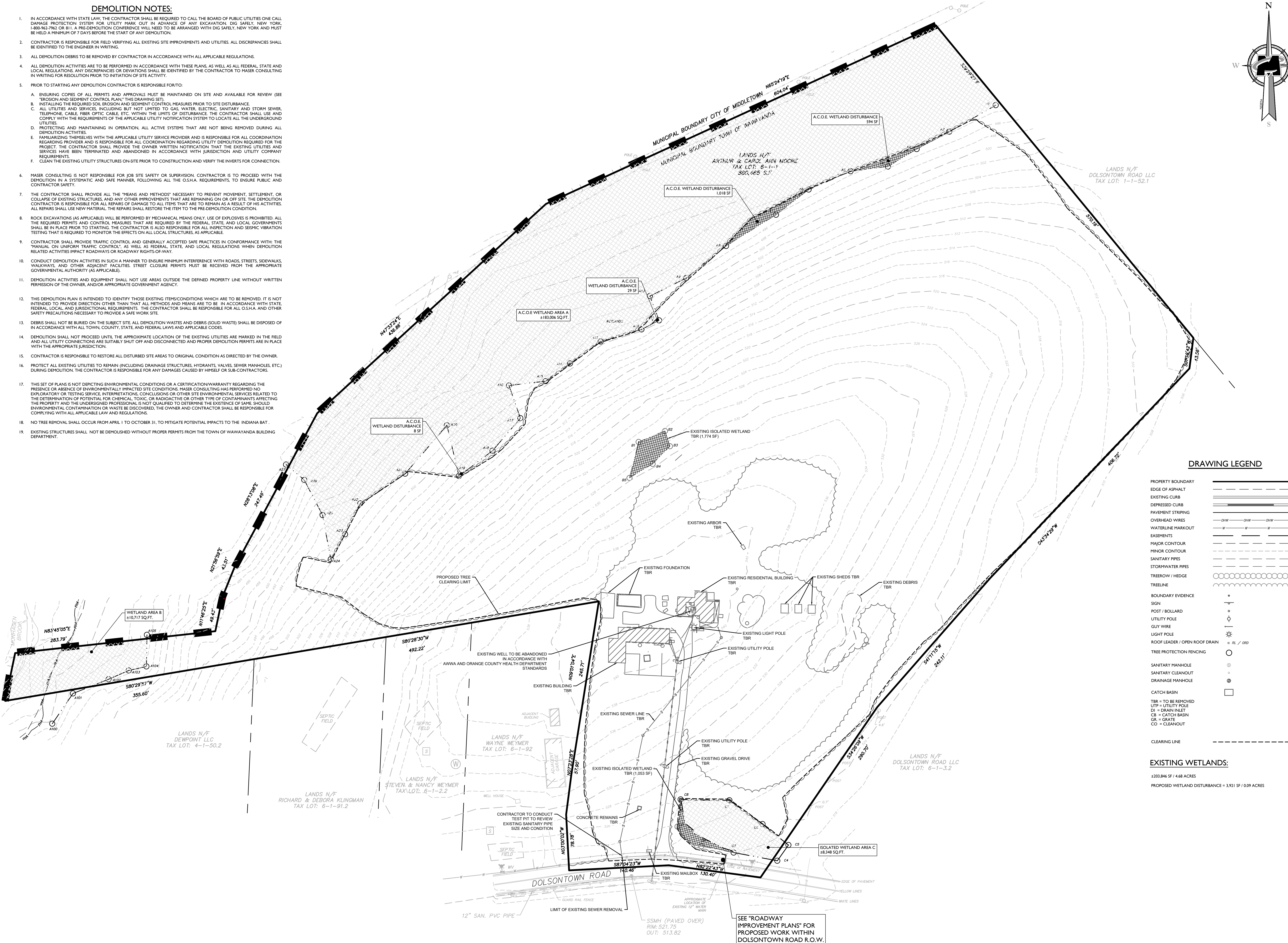
SCALE : 1" = 200'

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



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, NEW YORK, SECTION 22-170.18. A PRE-CONSTRUCTION CONFERENCE SHALL 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 PHASE CONSULTING 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 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 WITH THE SERVICE PROVIDER. FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER WRITING 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.

- 
18. NO TREE REMOVAL SHALL OCCUR FROM APRIL 1 TO OCTOBER 31, TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.
19. EXISTING STRUCTURES SHALL NOT BE DEMOLISHED WITHOUT PROPER PERMITS FROM THE TOWN OF WAWAYANDA BUILDING DEPARTMENT.
- Map details include:
- Proposed Road:** A thick black line with cross-hatching indicating construction. Key segments include:
    - Bearing:  $N83^{\circ}45'05"E$ , Distance:  $283.79'$
    - Bearing:  $N71^{\circ}46'29"E$ , Distance:  $48.42'$
    - Bearing:  $N01^{\circ}28'38"E$ , Distance:  $43.51'$
    - Bearing:  $N08^{\circ}13'39"E$ , Distance:  $741.48'$
  - Wetland Area B:** A hatched area labeled "WETLAND AREA B  $\pm 10,717$  SQ. FT." with points A100, A101, A103, A104, and A105.
  - Other Features:**
    - Monticelli Brook:** Shown on the left side of the map.
    - Septic Field:** A dashed rectangular area on the right.
    - Contours:** Dashed lines representing elevation contours from 400 to 550 feet.
    - Adjacent Land:** "LANDS N/F DEWPOINT LLC TAX LOT: 4-1-50.2" and "LANDS N/F RICHARD & DEBORA KLINGMAN TAX LOT: 6-1-91.2".



PROPERTY BOUNDARY	
EDGE OF ASPHALT	
EXISTING CURB	
DEPRESSED CURB	
PAVEMENT STRIPING	
OVERHEAD WIRES	
WATERLINE MARKOUT	
EASEMENTS	
MAJOR CONTOUR	
MINOR CONTOUR	
SANITARY PIPES	
STORMWATER PIPES	
TREEROW / HEDGE	
TREELINE	
BOUNDARY EVIDENCE	
SIGN	
POST / BOLLARD	
UTILITY POLE	
GU'S WIRE	
LIGHT POLE	
ROOF LEADER / OPEN ROOF DRAIN	
TREE PROTECTION FENCING	
SANITARY MANHOLE	
SANITARY CLEANOUT	
DRAINAGE MANHOLE	
CATCH BASIN	

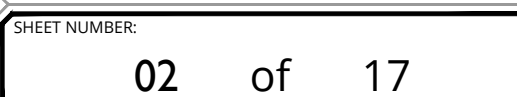
TR = TO BE REMOVED  
 UT = UTILITY POLE  
 DI = DRAIN INLET  
 CB = CATCH BASIN  
 GR = GRATE  
 CO = CLEANOUT

CLEARING LINE

PROPOSED WETLAND DISTURBANCE = 3,921 SF / 0.09 ACRES

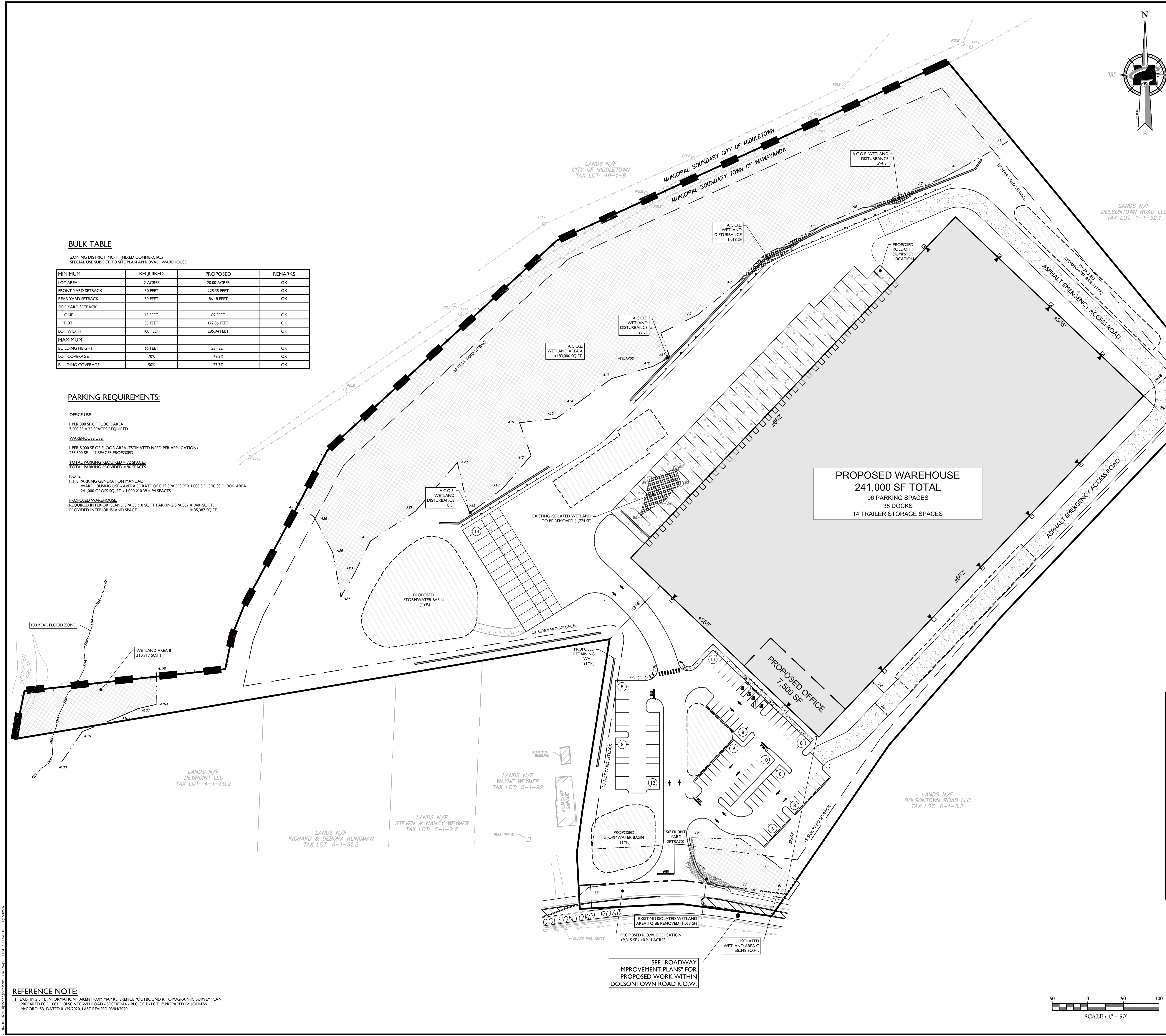
50 0 50 100

SCALE : 1" = 50'



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





**BULK TABLE**

ZONING DISTRICT: MC-1 : (MIXED COMMERCIAL) SPECIAL USE SUBJECT TO SITE PLAN APPROVAL : WAREHOUSE			
MINIMUM	REQUIRED	PROPOSED	REMARKS
LOT AREA	2 ACRES	20.00 ACRES	OK
FRONT YARD SETBACK	50 FEET	225.35 FEET	OK
REAR YARD SETBACK	30 FEET	86.18 FEET	OK
SIDE YARD SETBACK			
ONE	15 FEET	69 FEET	OK
BOTH	35 FEET	172.04 FEET	OK
LOT WIDTH	100 FEET	385.94 FEET	OK
MAXIMUM			
BUILDING HEIGHT	65 FEET	55 FEET	OK
LOT COVERAGE	70%	48.5%	OK
BUILDING COVERAGE	50%	27.7%	OK

**PARKING REQUIREMENTS:**

OFFICE USE:  
1 PER 300 SF OF FLOOR AREA  
7,500 SF = 25 SPACES REQUIRED

WAREHOUSE USE:  
1 PER 5,000 SF OF FLOOR AREA (ESTIMATED NEED PER APPLICATION)  
231,500 SF = 47 SPACES PROPOSED

TOTAL PARKING REQUIRED = 72 SPACES  
TOTAL PARKING PROVIDED = 96 SPACES

NOTE:  
1. ITE PARKING GENERATION MANUAL:  
WAREHOUSING USE - AVERAGE RATE OF 0.39 SPACES PER 1,000 S.F. GROSS FLOOR AREA  
241,000 GROSS SQ. FT. / 1,000 X 0.39 = 94 SPACES

PROPOSED WAREHOUSE:  
REQUIRED INTERIOR ISLAND SPACE (10 SQ.FT PARKING SPACE) = 940 SQ.FT.  
PROVIDED INTERIOR ISLAND SPACE = 35,387 SQ.FT.

**TAX LOT:**

6-1-1  
1880,347 SQ. FT.  
±20.21 ACRES

**OWNER:**

ARTHUR L. & CAROL ANN MOORE  
P.O. BOX 605  
NEW HAMPTON, NEW YORK 10958

**APPLICANT:**

RDM GROUP  
1 INTERNATIONAL BOULEVARD, SUITE 410  
MAHWAH, NEW JERSEY 07430

**EXISTING A.C.O.E. WETLANDS:**

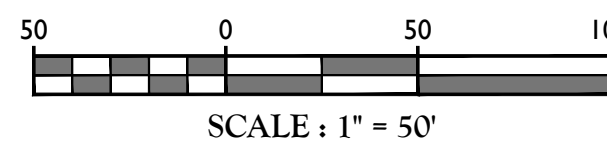
±193,538 SF / 4.44 ACRES  
PROPOSED A.C.O.E. WETLAND DISTURBANCE = 1,649 SF / 0.039 ACRES

**EXISTING ISOLATED WETLANDS:**

±10,398 SF / 0.24 ACRES  
PROPOSED ISOLATED WETLAND DISTURBANCE = 2,827 SF / 0.065 ACRES

EXISTING		LEGEND		PROPOSED	
12+00	12+00	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00	12+00	13+00
---	---	RIGHT OF WAY LINE	---	---	---
---	---	PROPERTY LINE	---	---	---
---	---	EASEMENT LINE	---	---	---
---	---	EDGE OF PAVEMENT	---	---	---
FACE	FACE	CURB	FACE	FACE	FACE
BACK	BACK	DEPRESSED CURB	BACK	BACK	BACK
---	---	SIDEWALK	---	---	---
X-X	X-X	FENCES	X-X	X-X	X-X
---	---	TREELINE	---	---	---
---	---	ROADWAY SIGNS	---	---	---
---	---	WETLAND LINE	---	---	---
---	---	MUNICIPAL BOUNDARY LINE	---	---	---
---	---	STALL COUNT	---	---	---
---	---	ADA ACCESSIBLE STALL	---	---	---
---	---	DEPRESSED CURB AND ADA RAMP	---	---	---
---	---	DEPRESSED CURB	---	---	---
---	---	DIRECTION OF TRAFFIC FLOW	---	---	---
---	---	100 YEAR FLOOD	---	---	---

**REFERENCE NOTE:**  
1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "OUTBOUND & TOPOGRAPHIC SURVEY PLAN PREPARED FOR 1881 DOLSONTOWN ROAD - SECTION 6 - BLOCK 1 - LOT 1" PREPARED BY JOHN W. MCCORD, SR. DATED 01/29/2020, LAST REVISED 03/04/2020.



**TOWN OF WAWAYANDA  
PLANNING BOARD**

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REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	02/22/2021	REVISED PER SITE ENTRANCE AND ROADWAY IMPROVEMENT PLANS	CPM	
2	03/22/2021		CPM	

**Andrew B. Fetherston**  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 073555-01  
N.Y. C.O.A.#: 0017609

**SITE PLAN**  
FOR  
**RDM GROUP 1081  
DOLSONTOWN ROAD**

**TAX LOTS:**  
6-1-1  
**TOWN OF WAWAYANDA  
ORANGE COUNTY  
NEW YORK STATE**

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SCALE: AS SHOWN  
DATE: 06/24/2020  
PROJECT NUMBER: 200000059A  
DRAWING NAME: C-LAY1

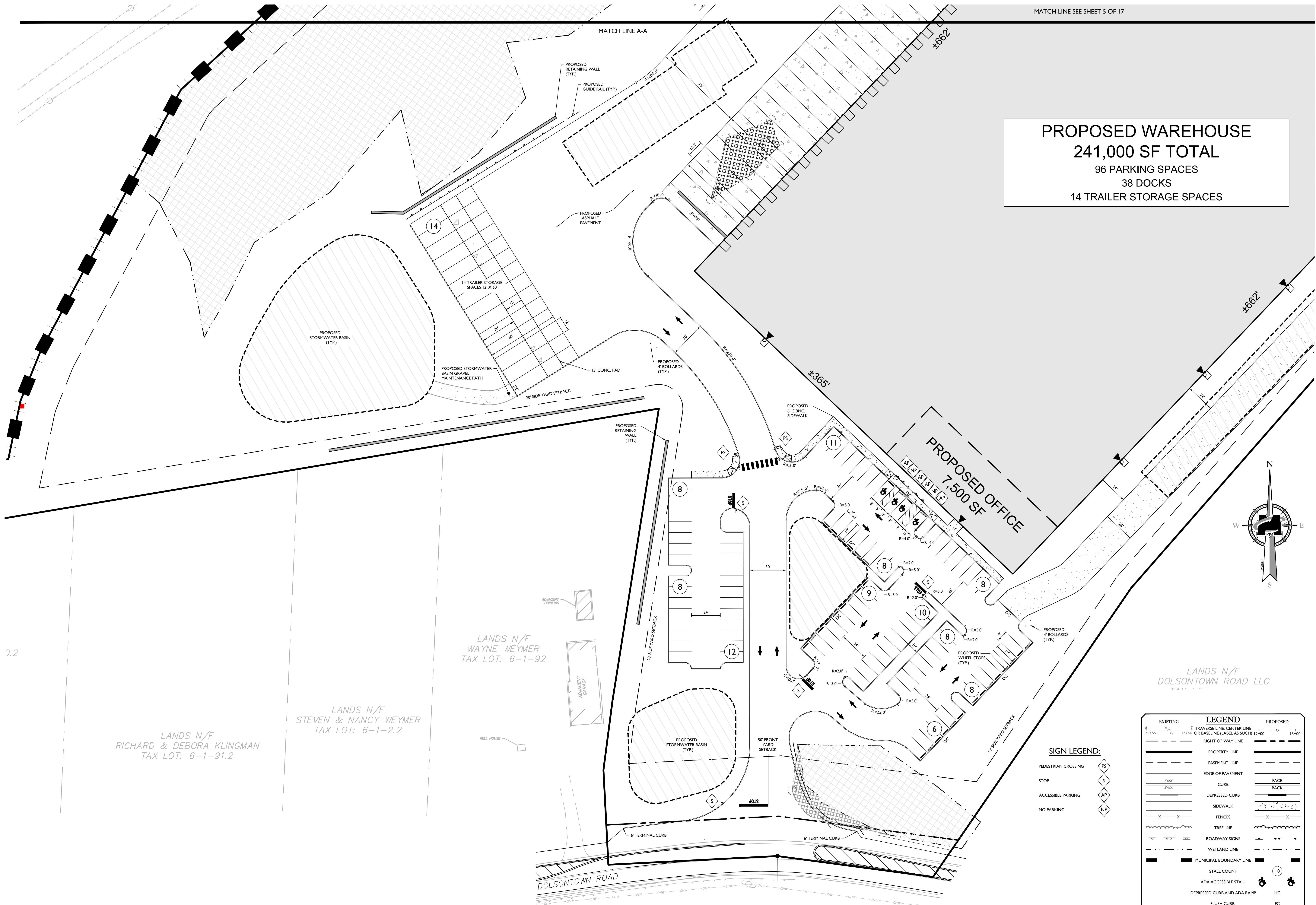
DRAWN BY: CPM  
CHECKED BY: JED

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**03 of 17**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

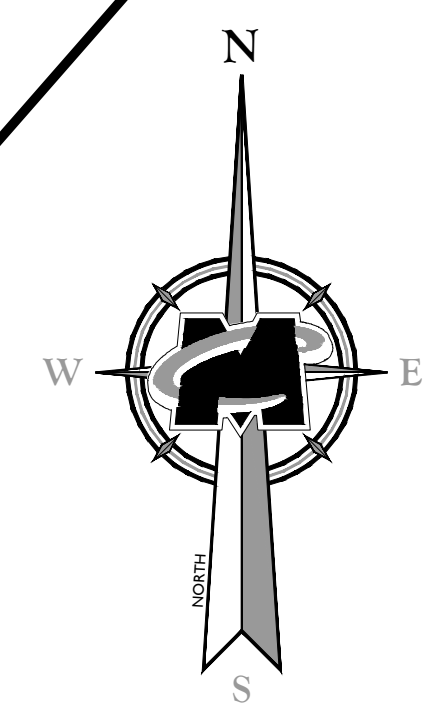




MATCH LINE SEE SHEET 5 OF 17

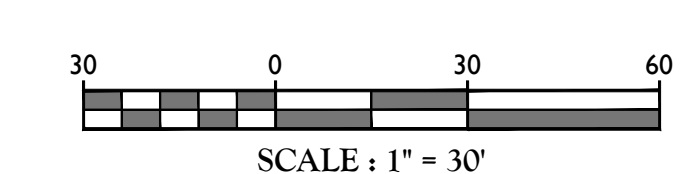
**PROPOSED WAREHOUSE**  
**241,000 SF TOTAL**  
96 PARKING SPACES  
38 DOCKS  
14 TRAILER STORAGE SPACES

**PROPOSED OFFICE**  
**7,500 SF**



EXISTING	LEGEND	PROPOSED
12+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH) 12+00	13+00
---	RIGHT OF WAY LINE	---
---	PROPERTY LINE	---
---	EASEMENT LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	DEPRESSED CURB	---
---	SIDEWALK	---
---	FENCES	---
---	TREELINE	---
---	ROADWAY SIGNS	---
---	WETLAND LINE	---
---	MUNICIPAL BOUNDARY LINE	---
---	STALL COUNT	---
---	ADA ACCESSIBLE STALL	---
---	DEPRESSED CURB AND ADA RAMP	---
---	FLUSH CURB	---
---	DIRECTION OF TRAFFIC FLOW	---
---	100 YEAR FLOOD	---

SIGN LEGEND:	
PEDESTRIAN CROSSING	PS
STOP	S
ACCESSIBLE PARKING	AP
NO PARKING	NP



SCALE : 1" = 30'

**TOWN OF WAWAYANDA**  
**PLANNING BOARD**

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2	02/22/2021		CPM	

Andrew B. Fetherston  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
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N.Y. C.O.A.#-0017609

**SITE PLAN**

FOR

**RDM GROUP 1081**

**DOLSONTOWN ROAD**

**TAX LOTS:**

**6-1-1**

**TOWN OF WAWAYANDA**

**ORANGE COUNTY**

**NEW YORK STATE**

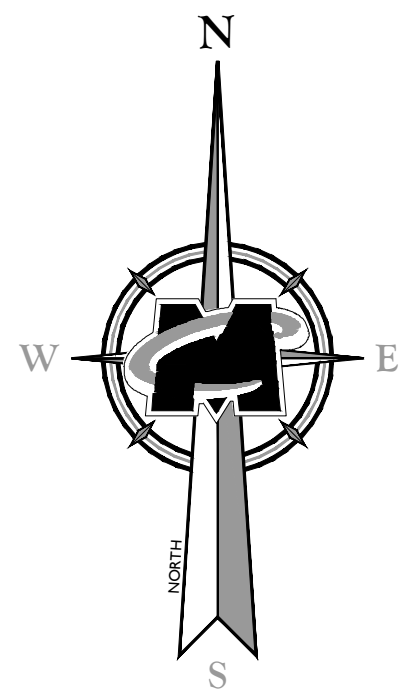
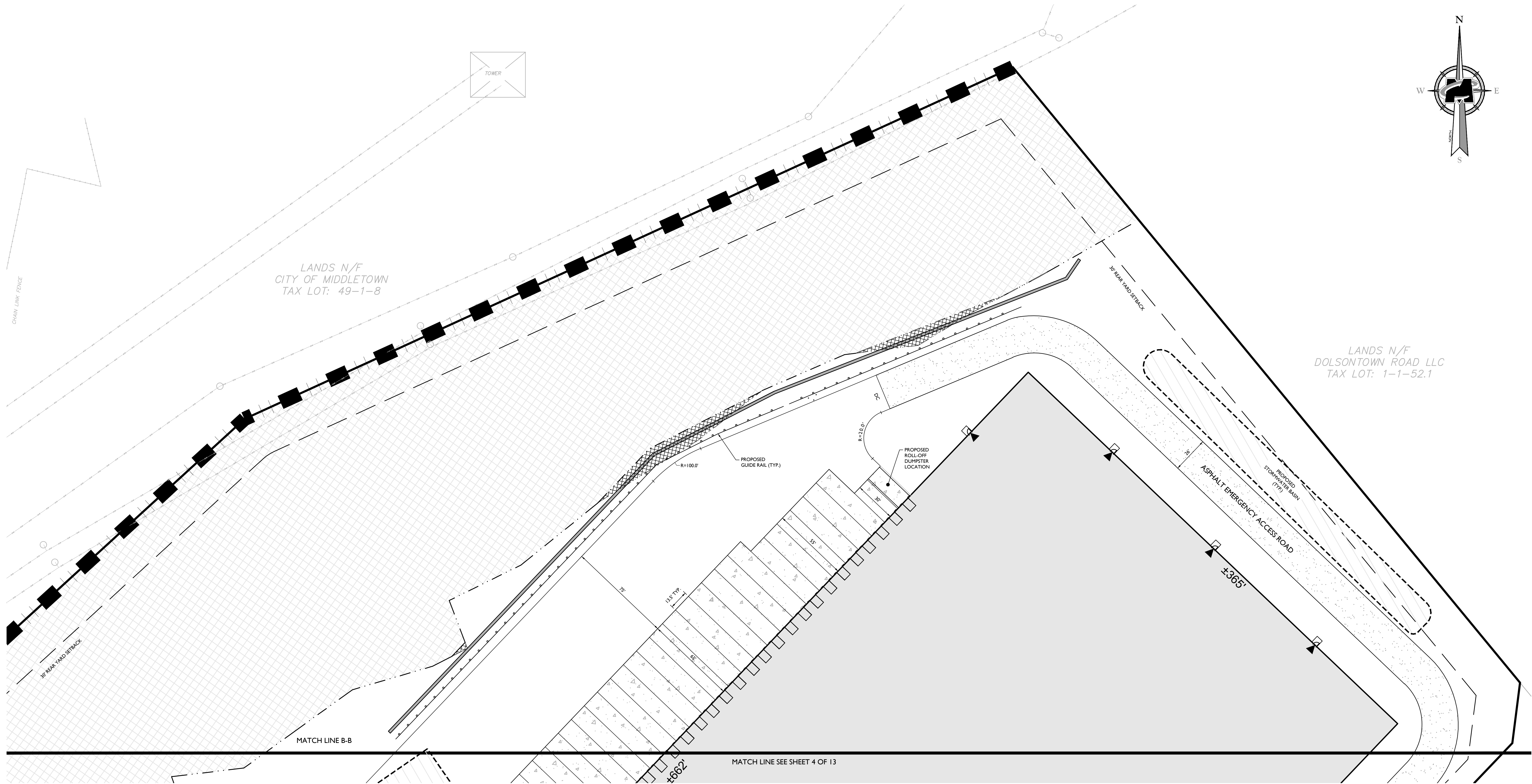
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AS SHOWN	06/24/2020	CPM	JED
PROJECT NUMBER:	DRAWING NAME:		
200000059A	C-LAY1		

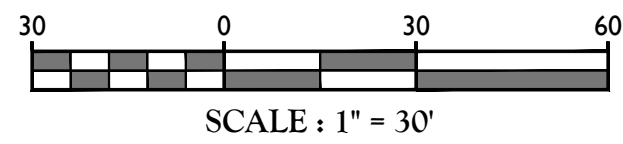
SHEET NUMBER: 04 of 17

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EXISTING		LEGEND		PROPOSED	
12+00	12+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00	12+00	12+00
---	---	RIGHT OF WAY LINE	---	---	---
---	---	PROPERTY LINE	---	---	---
---	---	EASEMENT 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	---	---	---
---	---	ADA ACCESSIBLE STALL	---	---	---
---	---	DEPRESSED CURB AND ADA RAMP	---	---	---
---	---	FLUSH CURB	---	---	---
---	---	DIRECTION OF TRAFFIC FLOW	---	---	---
---	---	100 YEAR FLOOD	---	---	---



TOWN OF WAWAYANDA  
PLANNING BOARD

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2	07/20/20	REVISED PRELIMINARY BOARD COMMENTS	CPM	

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

**SITE PLAN**

FOR  
**RDM GROUP 1081  
DOLSONTOWN ROAD**

**TAX LOTS:  
6-1-1**

**TOWN OF WAWAYANDA  
ORANGE COUNTY  
NEW YORK STATE**

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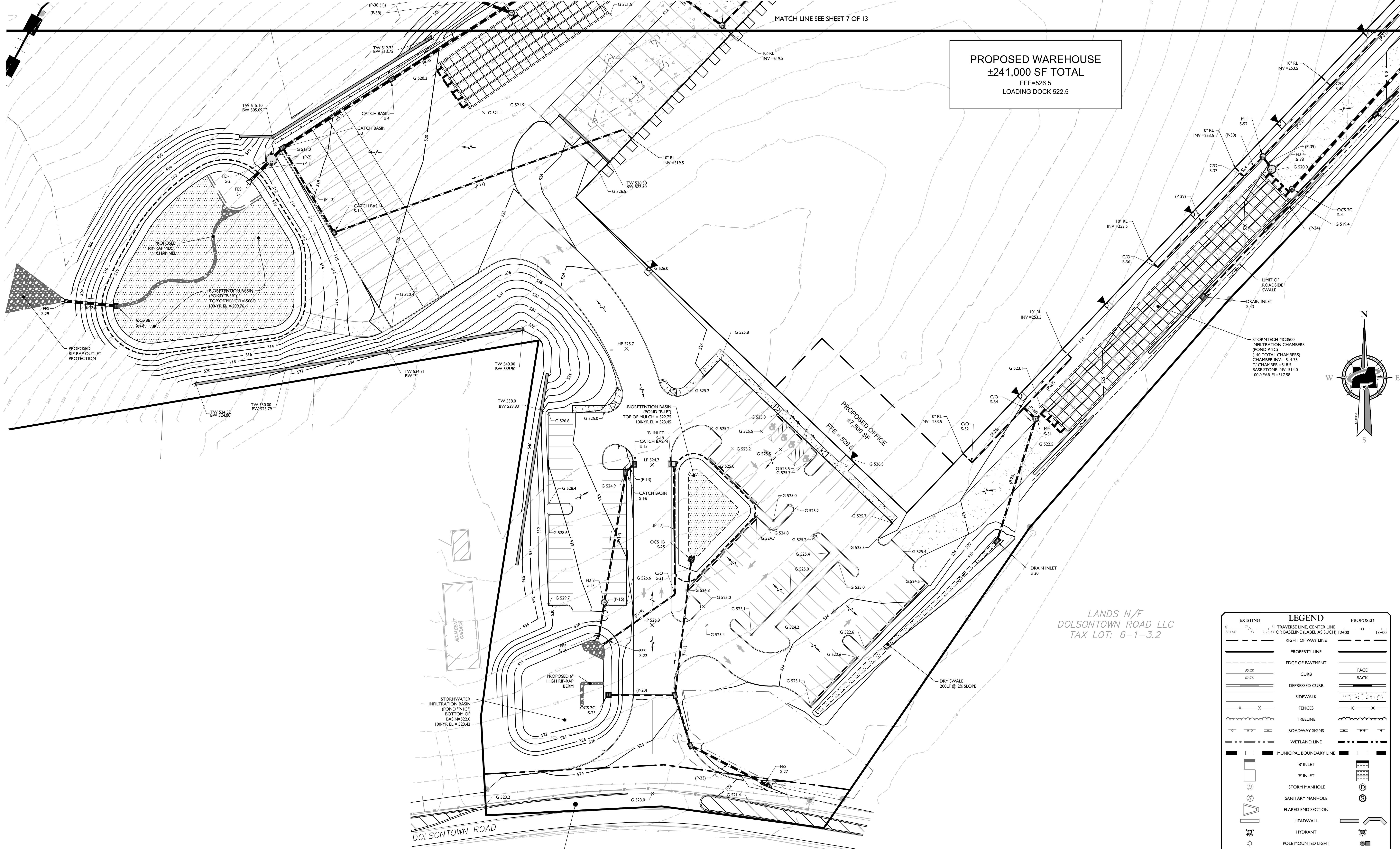
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AS SHOWN	06/24/2020	CPM	JED

PROJECT NUMBER:	DRAWING NAME:
200000059A	C-LAY1

SHEET NUMBER:	SHEET TITLE:
05 of 17	DIMENSION PLAN

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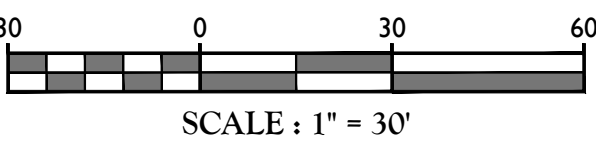
PROPOSED WAREHOUSE  
±241,000 SF TOTAL  
FFE=526.5  
LOADING DOCK 522.5

PROPOSED OFFICE  
FFE = 526.5

LANDS N/F  
DOLSONTOWN ROAD LLC  
TAX LOT: 6-1-3.2

SEE "ROADWAY  
IMPROVEMENT PLANS" FOR  
PROPOSED WORK WITHIN  
DOLSONTOWN ROAD R.O.W.

EXISTING		LEGEND		PROPOSED	
12+00	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			
CURB		BACK			
DEPRESSED CURB		SIDEWALK			
FENCES		TREELINE			
ROADWAY SIGNS		WETLAND LINE			
MUNICIPAL BOUNDARY LINE		"B" INLET			
"E" INLET		STORM MANHOLE			
SANITARY MANHOLE		SANITARY MANHOLE			
FLARED END SECTION		HEADWALL			
HYDRANT		POLE MOUNTED LIGHT			
CONTOURS		SPOT ELEVATION			
DIRECTION OF OVERLAND FLOW		TOP OF CURB ELEVATION			
BOTTOM OF CURB ELEVATION		TOP OF DEPRESSED CURB ELEVATION			



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1	07/20/2020	REVISED PER SITE ENTRANCE AND ROADWAY IMPROVEMENT PLANS
2	07/20/2020	

REV	DATE	DESCRIPTION
1	07/20/2020	REVISED PER SITE ENTRANCE AND ROADWAY IMPROVEMENT PLANS
2	07/20/2020	

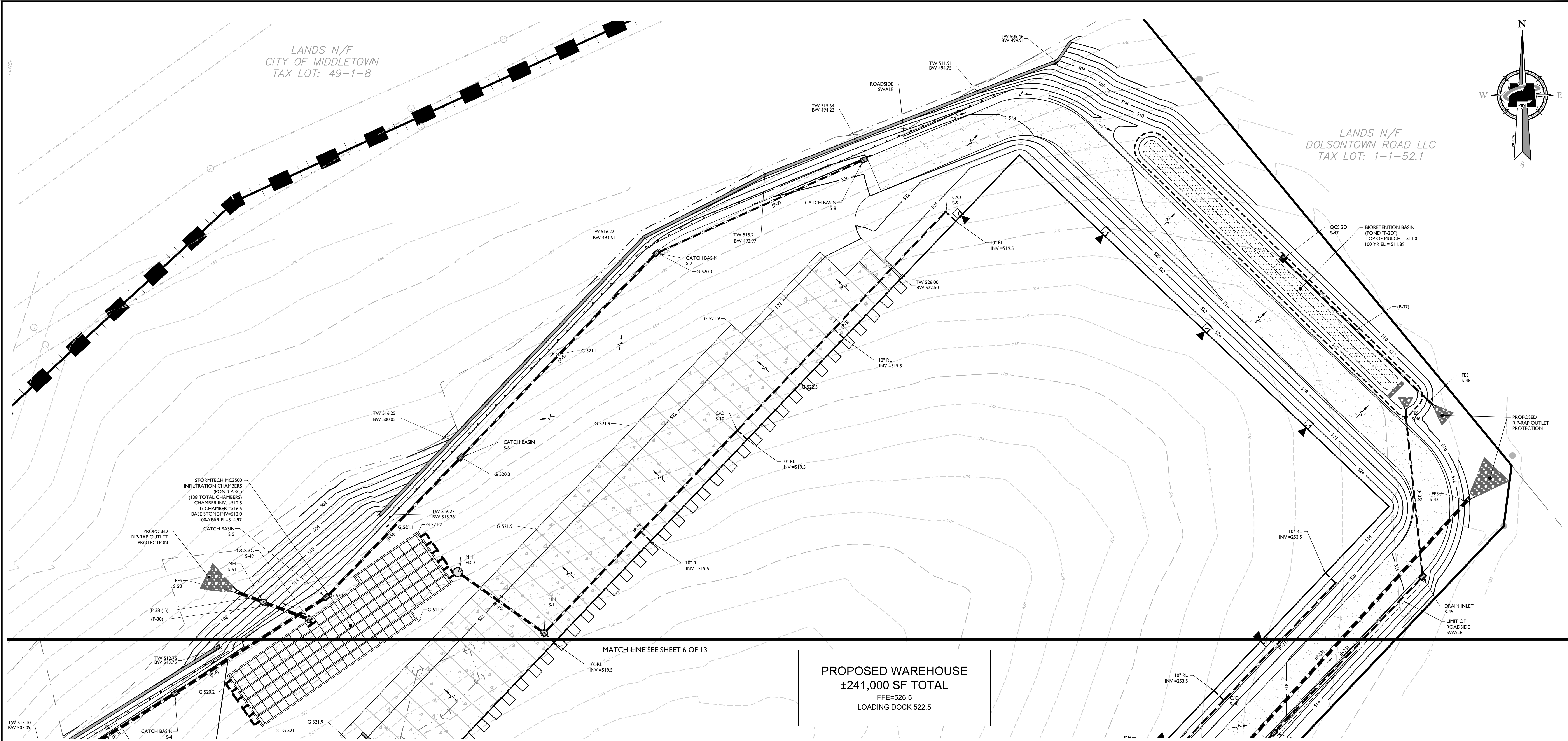
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N.Y. C.O.A.# 0017609

**SITE PLAN**  
FOR  
**RDM GROUP 1081  
DOLSONTOWN ROAD**  
  
TAX LOTS:  
6-1-1  
  
TOWN OF WAWAYANDA  
ORANGE COUNTY  
NEW YORK STATE

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SCALE: AS SHOWN DATE: 06/24/2020 DRAWN BY: CPM CHECKED BY: JED  
PROJECT NUMBER: 200000059A DRAWING NAME: C-GRAD  
SHEET TITLE: GRADING, DRAINAGE, AND UTILITY PLAN  
SHEET NUMBER: 06 of 17

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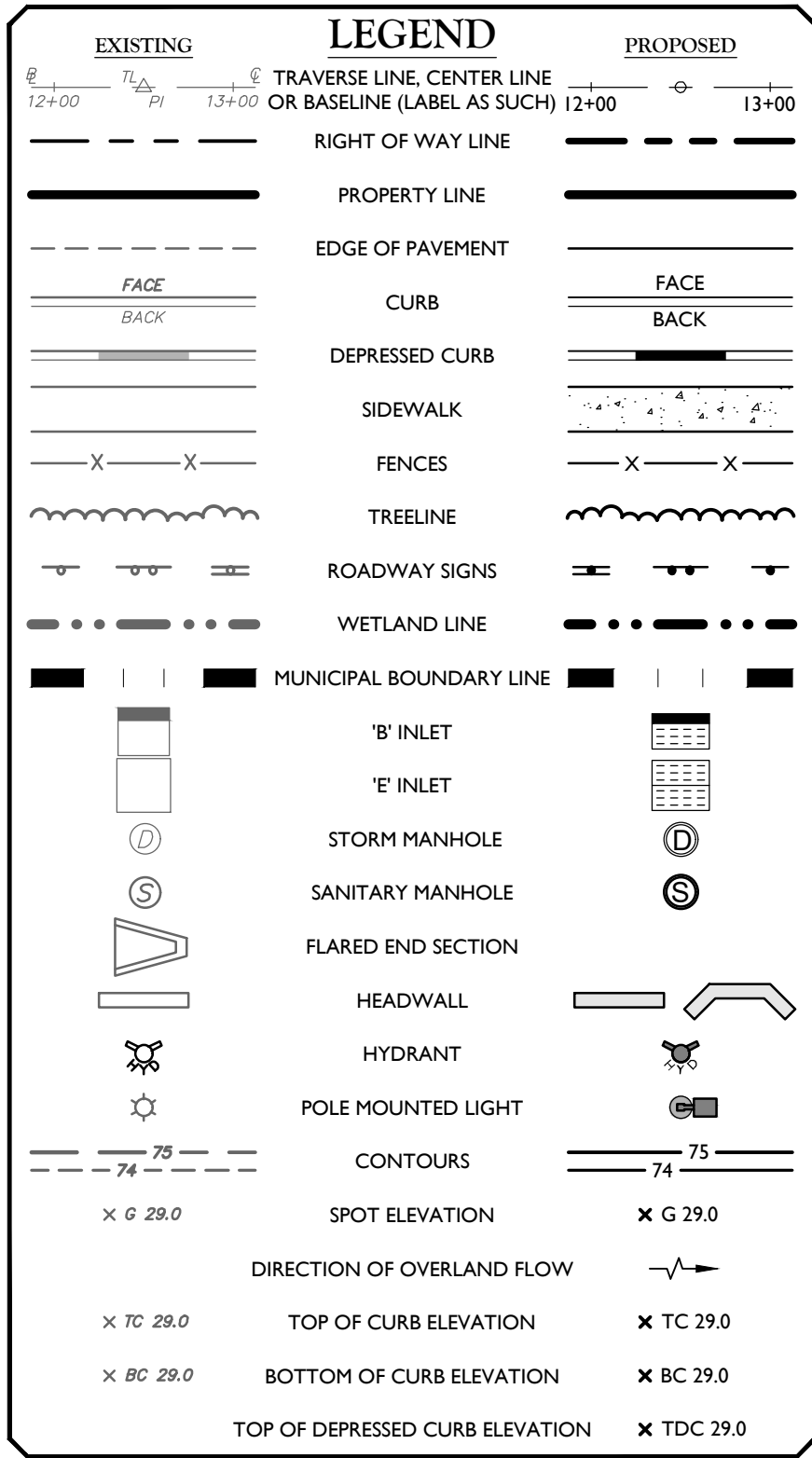
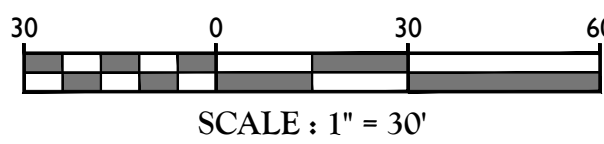
Proposed Drainage Structure Table						
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
FD-2	72 in. dia. CONED MH	S21.56	18" HDPE	S14.00		
S-1	24 inch Flared End Section	S07.93	24" HDPE	S08.00		
S-2	96 in. dia. CYLINDER MH	S14.84	24" HDPE	S09.50	24" HDPE	S09.00
S-3	30 in. x 48 in. Catch Basin	S17.05	24" HDPE	S10.33	24" HDPE	S10.00
S-4	30 in. x 48 in. Catch Basin	S19.11	24" HDPE	S11.36	24" HDPE	S11.36
S-5	30 in. x 48 in. Catch Basin	S20.25	18" HDPE	S13.14	24" HDPE	S12.64
S-6	30 in. x 48 in. Catch Basin	S20.36	15" HDPE	S14.78	18" HDPE	S14.53
S-7	30 in. x 48 in. Catch Basin	S20.36	12" HDPE	S15.79	15" HDPE	S15.79
S-8	30 in. x 48 in. Catch Basin	S19.64	12" HDPE		12" HDPE	S16.60
S-9	12 in. Clean Out	S24.95			12" HDPE	S19.16
S-10	12 in. Clean Out	S22.40	12" HDPE	S17.00	15" HDPE	S17.00
S-11	48 in. dia. CONED MH	S22.40	15" HDPE	S15.00	18" HDPE	S15.00
S-13	12 in. Clean Out	S22.40			12" HDPE	S19.00
S-14	30 in. x 48 in. Catch Basin	S18.62	12" HDPE	S15.50	15" HDPE	S15.50
S-15	30 in. x 48 in. Catch Basin	S24.70			12" HDPE	S22.70
S-16	30 in. x 48 in. Catch Basin	S25.00	12" HDPE	S22.65	15" HDPE	S22.65
S-17	48 in. dia. CONED MH	S27.41	15" HDPE	S22.13	12" HDPE	S22.13
S-18	15 inch Flared End Section	S22.44	12" HDPE	S22.00		
S-19	48 in. x 48 in. "B" INLET	S24.41			12" HDPE	S22.85
S-21	12 in. Clean Out	S25.27	12" HDPE	S22.33	12" HDPE	S22.33
S-22	12 inch Flared End Section	S20.71	12" HDPE	S22.00		
S-23	48 in. x 48 in. OCS	S24.00			12" HDPE	S22.00
S-25	48 in. x 48 in. OCS	S22.25			12" HDPE	S21.50
S-26	30 in. x 48 in. Catch Basin	S23.29	15" HDPE	S20.00	18" HDPE	S20.00
S-27	18 inch Flared End Section	S20.88	18" HDPE	S19.25		
S-28	48 in. x 48 in. OCS	S09.75			24" HDPE	S01.00
S-29	24 inch Flared End Section	S02.16	24" HDPE	S00.00		
S-30	30 in. x 48 in. Drain Inlet	S17.54			15" HDPE	S16.00
S-31	48 in. dia. CONED MH	S22.99	15" HDPE	S15.00		
S-32	12 in. Clean Out	S24.57			12" HDPE	S17.74

Proposed Drainage Structure Table						
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-34	12 in. Clean Out	S23.83	12" HDPE	S18.00	18" HDPE	S15.50
S-35	12 in. Clean Out	S23.16			12" HDPE	S17.88
S-36	12 in. Clean Out	S22.55			12" HDPE	S19.50
S-37	12 in. Clean Out	S22.55	12" HDPE	S18.50	12" HDPE	S18.50
S-38	72 in. dia. CONED MH	S20.94	15" HDPE	S14.75		
S-39	12 in. Clean Out	S22.55			12" HDPE	S18.92
S-40	12 in. Clean Out	S22.55	12" HDPE	S16.61	12" HDPE	S16.61
S-41	48 in. dia. CONED MH	S19.34			24" HDPE	S14.00
S-42	24 inch Flared End Section	S09.16	24" HDPE	S07.00		
S-43	30 in. x 48 in. Drain Inlet	S19.06			12" HDPE	S16.06
S-44	30 in. x 48 in. Drain Inlet	S16.06	12" HDPE	S13.00	12" HDPE	S13.00
S-45	30 in. x 48 in. Drain Inlet	S14.67	12" HDPE	S11.67	12" HDPE	S11.67
S-46	12 inch Flared End Section	S12.10	12" HDPE	S11.00		
S-47	48 in. x 48 in. OCS	S12.17			12" HDPE	S08.00
S-48	12 inch Flared End Section	S09.10	12" HDPE	S07.00		
S-49	48 in. dia. CONED MH	S20.47			24" HDPE	S12.00
S-50	24 inch Flared End Section	S06.16	24" HDPE	S00.00		
S-51	48 in. dia. CONED MH	S12.13	24" HDPE	S07.00	24" HDPE	S01.00
S-52	48 in. dia. CONED MH	S22.56	12" HDPE	S18.25	15" HDPE	S15.00
S-54	30 in. x 48 in. Catch Basin	S24.33	12" HDPE	S21.00	15" HDPE	S20.50

Proposed Drainage Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-1	24"HDPE	20'	S09.00	S08.00	4.90%
P-2	24"HDPE	13'	S10.00	S09.50	3.83%
P-3	24"HDPE	103'	S11.36	S10.33	1.00%
P-4	24"HDPE	128'	S12.64	S11.36	1.00%
P-5	18"HDPE	139'	S14.53	S13.14	1.00%
P-6	15"HDPE	202'	S15.79	S14.78	0.50%
P-7	12"HDPE	163'	S16.60	S15.79	0.50%
P-8	12"HDPE	216'	S19.16	S17.00	1.00%
P-9	15"HDPE	200'	S17.00	S15.00	1.00%
P-10	18"HDPE	75'	S15.00	S14.00	1.33%
P-11	12"HDPE	245'	S19.00	S15.50	1.43%
P-12	15"HDPE	79'	S15.50	S14.00	1.90%
P-13	12"HDPE	9'	S22.70	S22.65	0.54%
P-14	15"HDPE	105'	S22.65	S22.13	0.50%
P-15	12"HDPE	26'	S22.13	S22.00	0.50%
P-17	12"HDPE	104'	S22.85	S22.33	0.50%
P-19	12"HDPE	65'	S22.33	S22.00	0.51%
P-20	12"HDPE	53'	S22.00	S21.00	1.88%
P-21	12"HDPE	109'	S21.50	S20.50	0.92%
P-23	18"HDPE	66'	S20.00	S19.25	1.13%
P-24	24"HDPE	39'	S01.00	S00.00	2.58%
P-25	15"HDPE	103'	S16.00	S15.00	0.98%
P-26	12"HDPE	60'	S17.74	S16.00	2.88%
P-27	12"HDPE	55'	S17.88	S16.00	3.43%
P-28	18"HDPE	13'	S15.50	S15.00	3.86%
P-29	12"HDPE	100'	S19.50	S18.50	1.00%
P-30	12"HDPE	22'	S18.50	S18.25	1.17%
P-31	12"HDPE	116'	S18.92	S16.61	2.00%
P-32	12"HDPE	78'	S16.61	S15.00	2.06%
P-33	24"HDPE	304'	S14.00	S07.00	2.30%
P-34	12"HDPE	200'	S16.06	S13.00	1.53%
P-35	12"HDPE	154'	S13.00	S11.67	0.86%
P-36	12"HDPE	116'	S11.67	S11.00	0.58%
P-37	12"HDPE	146'	S08.00	S07.00	0.69%
P-38	24"HDPE	34'	S13.00	S07.00	14.52%
P-38 (1)	24"HDPE	19'	S01.00	S00.00	5.31%
P-39	15"HDPE	12'	S15.00	S14.75	2.03%
P-40	15"HDPE	42'	S20.50	S20.00	1.19%

ADA INSTRUCTIONS TO CONTRACTOR:

- CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCES/EGRESSES 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 CONFORMANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN.)  
A. PARKING SPACES AND PARKING ANGLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.  
B. CURB RAMPS - SLOPES SHALL NOT EXCEED 1:12 (8.3%).  
C. LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.  
D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL 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, SHALL BE PROVIDED. THE RAMP SHALL 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 - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL 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).
- IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.



TOWN OF WAWAYANDA  
PLANNING BOARD

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REV	DATE	DESCRIPTION
1	02/27/2021	REVISED PER PLANNING BOARD COMMENTS.
2	03/10/2021	REVISED PER SITE ENTRANCE AND ROADWAY IMPROVEMENT PLANS.

Andrew B. Fetherston  
NEW YORK LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: 073555-01  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
N.Y. C.O.A.# 0017069

**SITE PLAN**

FOR  
**RDM GROUP 1081  
DOLSONTOWN ROAD**

**TAX LOTS:  
6-1-1**

**TOWN OF WAWAYANDA  
ORANGE COUNTY  
NEW YORK STATE**

555 Hudson Valley Avenue  
Suite 101  
New Windsor, NY 12553  
Phone: 845.564.4495  
COLLIERS ENGINEERING & DESIGN CT, P.C.  
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SCH#:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/24/2020	CPM	JED

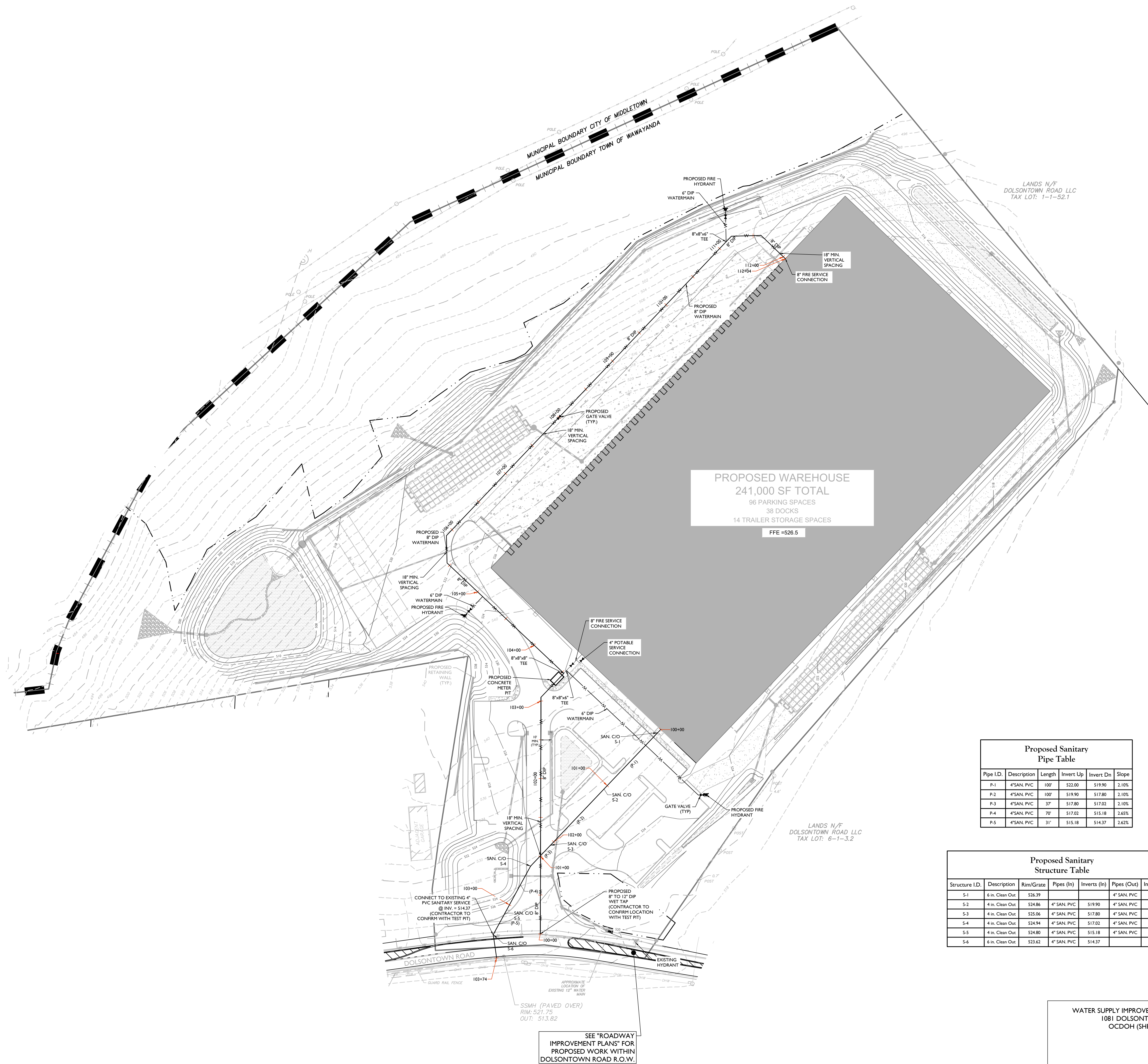
PROJECT NUMBER:	DRAWING NAME:
200000059A	C-GRAD

SHEET TITLE:  
**GRADING, DRAINAGE, AND  
UTILITY PLAN**

SHEET NUMBER:  
**07 of 17**

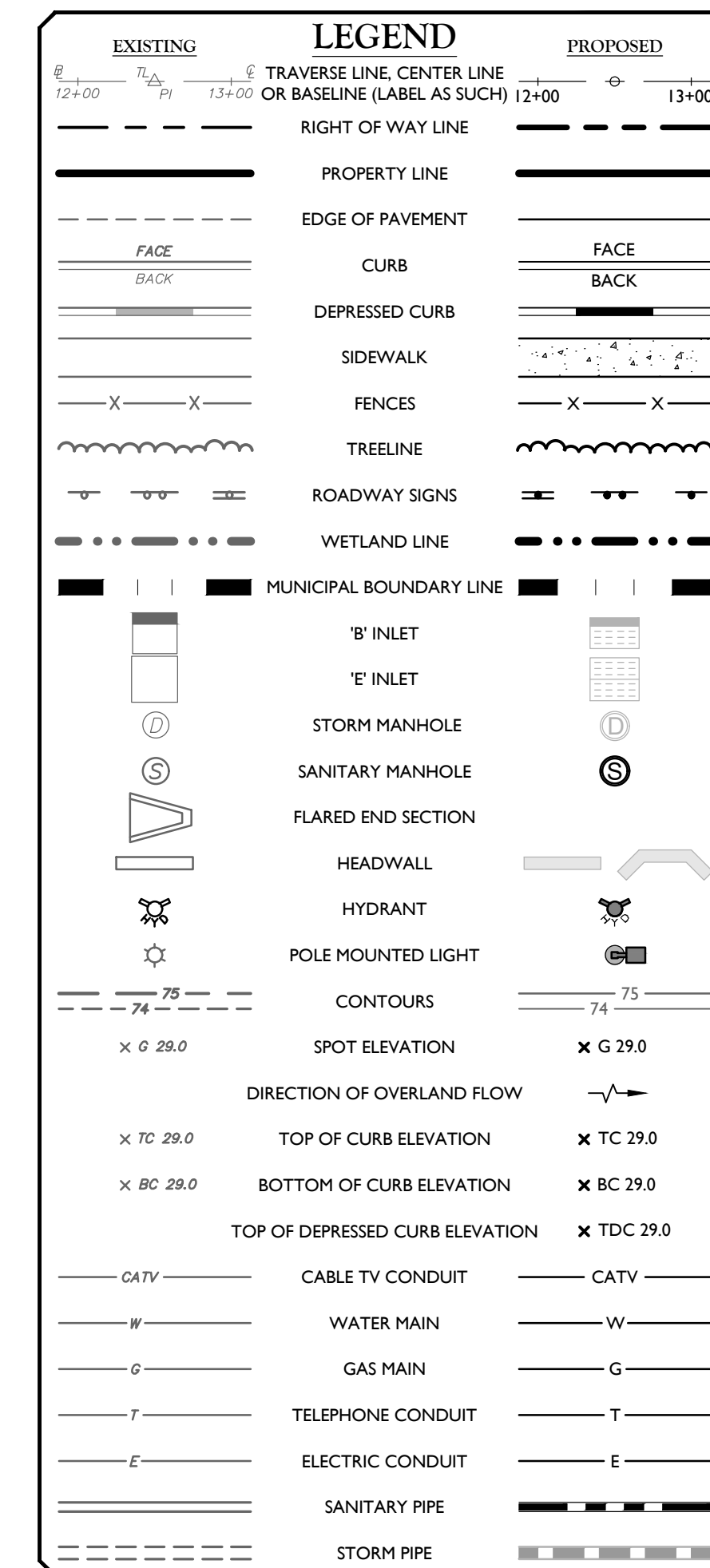
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**OCHD NOTE:**

THIS PROJECT HAS INDICATED THE INTENTION TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS THEREFORE CONSIDERED EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.



Proposed Sanitary Pipe Table					
Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope
P-1	4"SAN. PVC	100'	522.00	519.90	2.10%
P-2	4"SAN. PVC	100'	519.90	517.80	2.10%
P-3	4"SAN. PVC	37'	517.80	517.02	2.10%
P-4	4"SAN. PVC	70'	517.02	515.18	2.65%
P-5	4"SAN. PVC	31'	515.18	513.37	2.62%

Proposed Sanitary Structure Table						
Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
S-1	6 in. Clean Out	526.39			4" SANI. PVC	522.00
S-2	4 in. Clean Out	524.86	4" SANI. PVC	519.90	4" SANI. PVC	519.90
S-3	4 in. Clean Out	525.06	4" SANI. PVC	517.80	4" SANI. PVC	517.80
S-4	4 in. Clean Out	524.94	4" SANI. PVC	517.02	4" SANI. PVC	517.02
S-5	4 in. Clean Out	524.80	4" SANI. PVC	515.37	4" SANI. PVC	515.18
S-6	6 in. Clean Out	523.62	4" SANI. PVC	514.18		

WATER SUPPLY IMPROVEMENT PLAN TO SERVE 1081 DOLSONTOWN ROAD OCHD (SHEET 2 OF 4)



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REV	DATE	DESCRIPTION
1	02/27/2020	REVISED PER SITE ENTRANCE AND ROADWAY IMPROVEMENT PLANS
2	03/23/2021	

Andrew B. Fetherston

Andrew B. Fetherston

NEW YORK LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: 073555-01

COLLIERS ENGINEERING & DESIGN CT, P.C.

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

SITE PLAN

FOR

RDM GROUP 1081 DOLSONTOWN ROAD

TAX LOTS: 6-1-1

TOWN OF WAWAYANDA ORANGE COUNTY NEW YORK STATE

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555 Hudson Valley Avenue Suite 101 New Windsor, NY 12553

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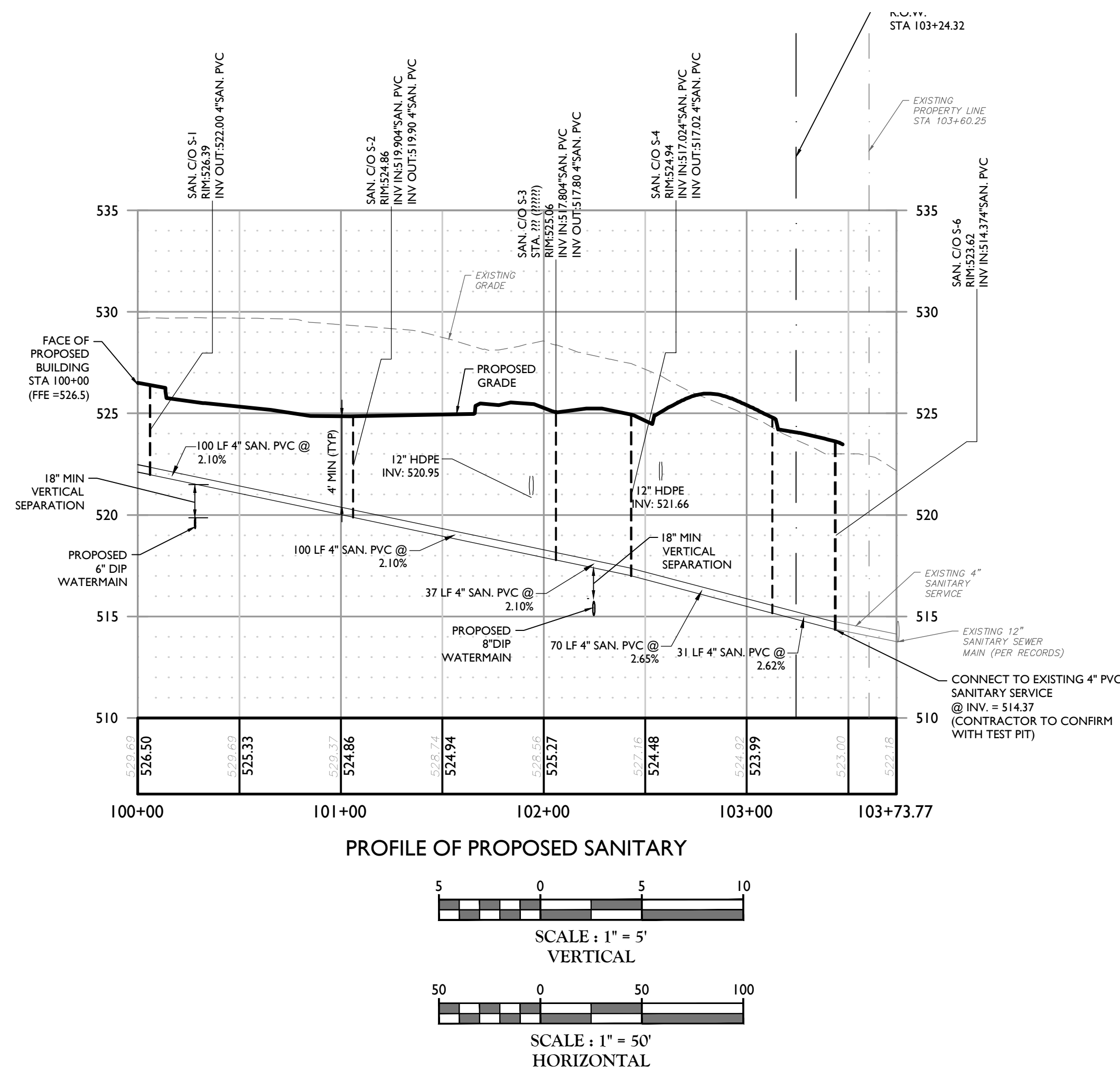
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UTILITIES PLAN

SHEET NUMBER: 08 of 17

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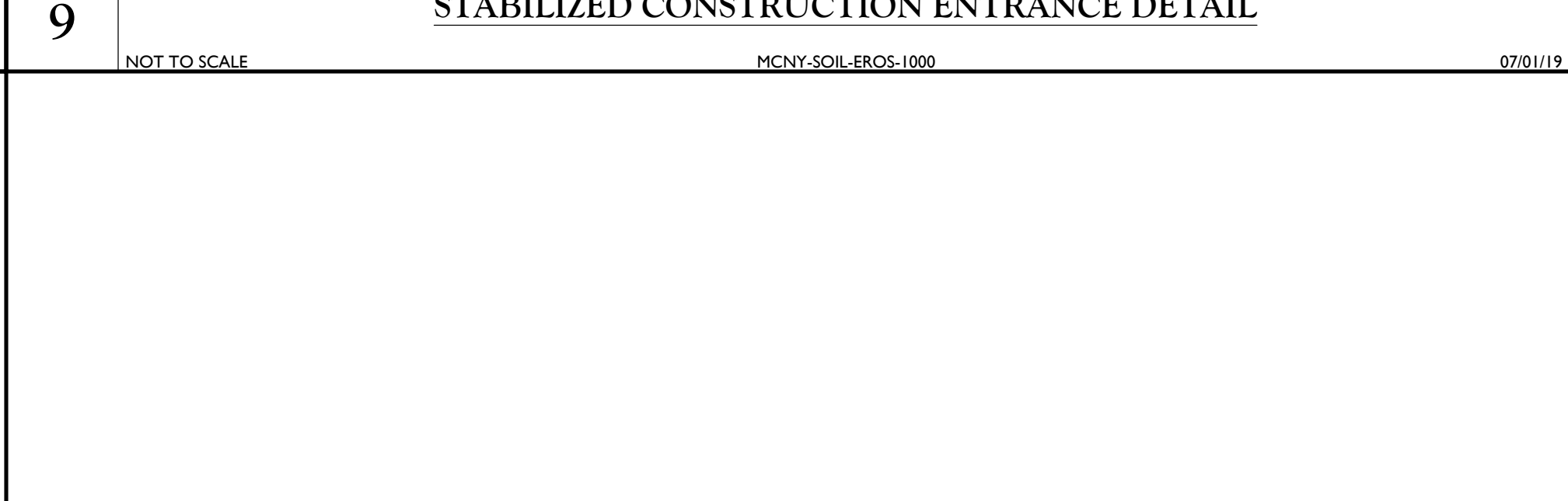
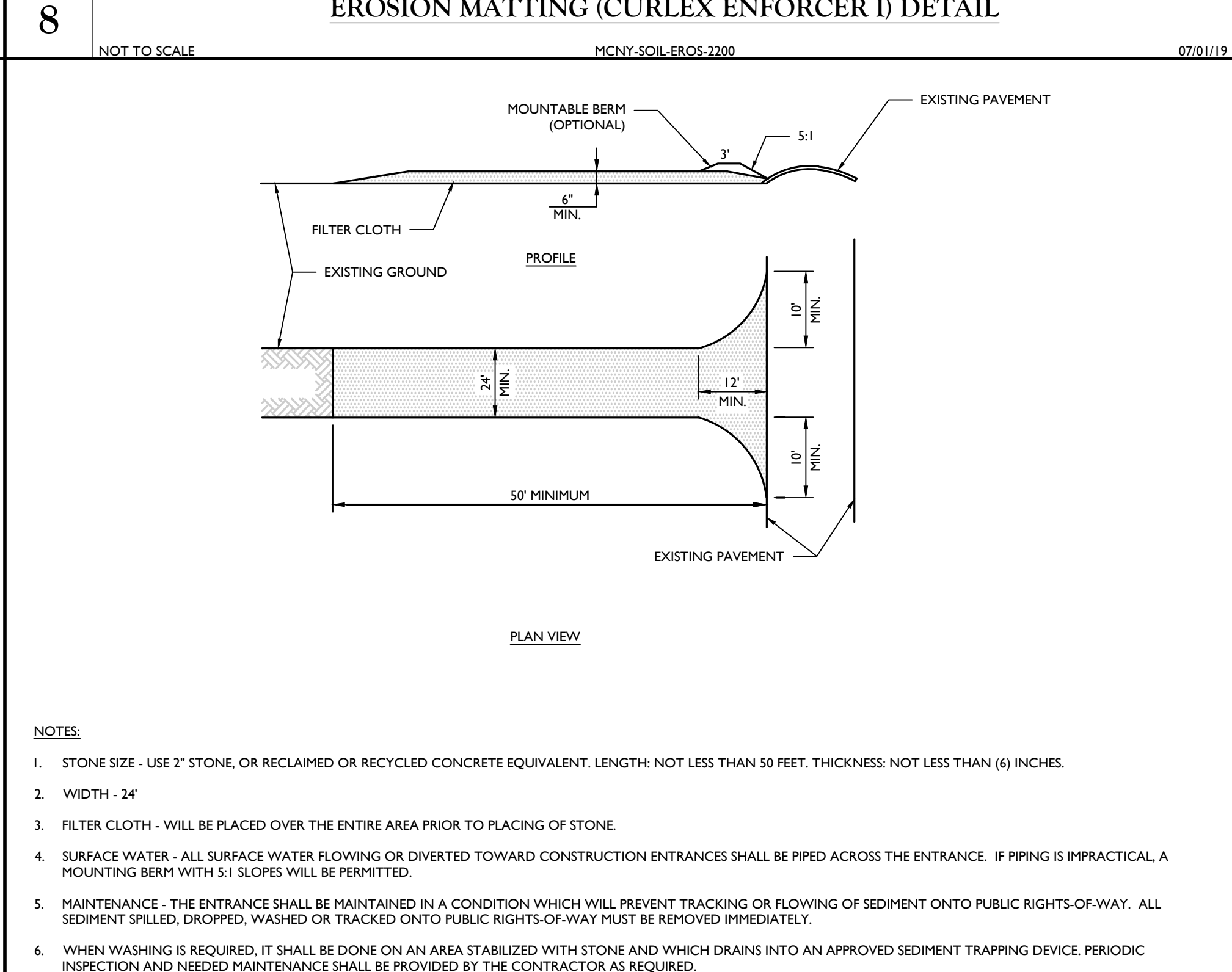
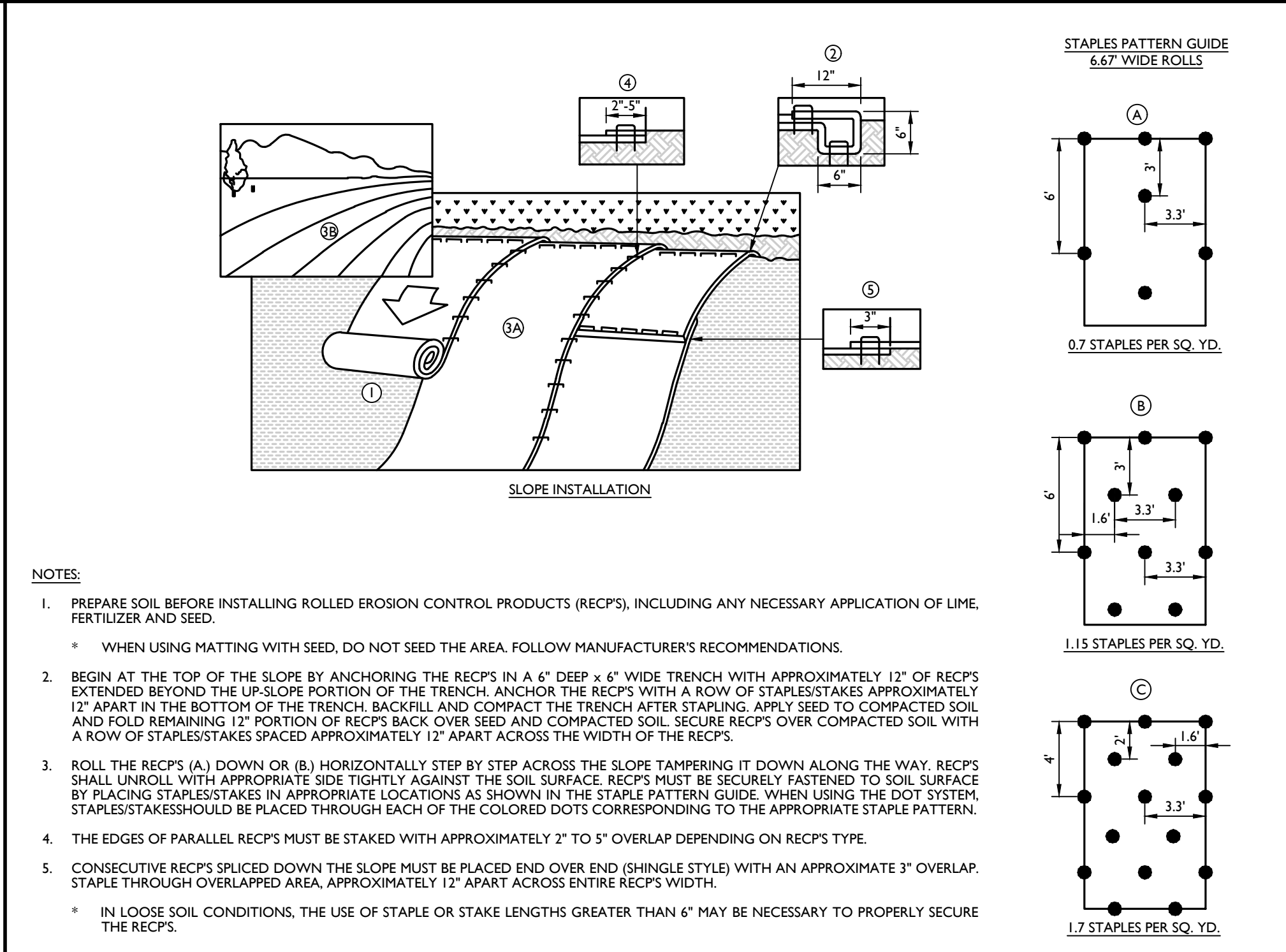
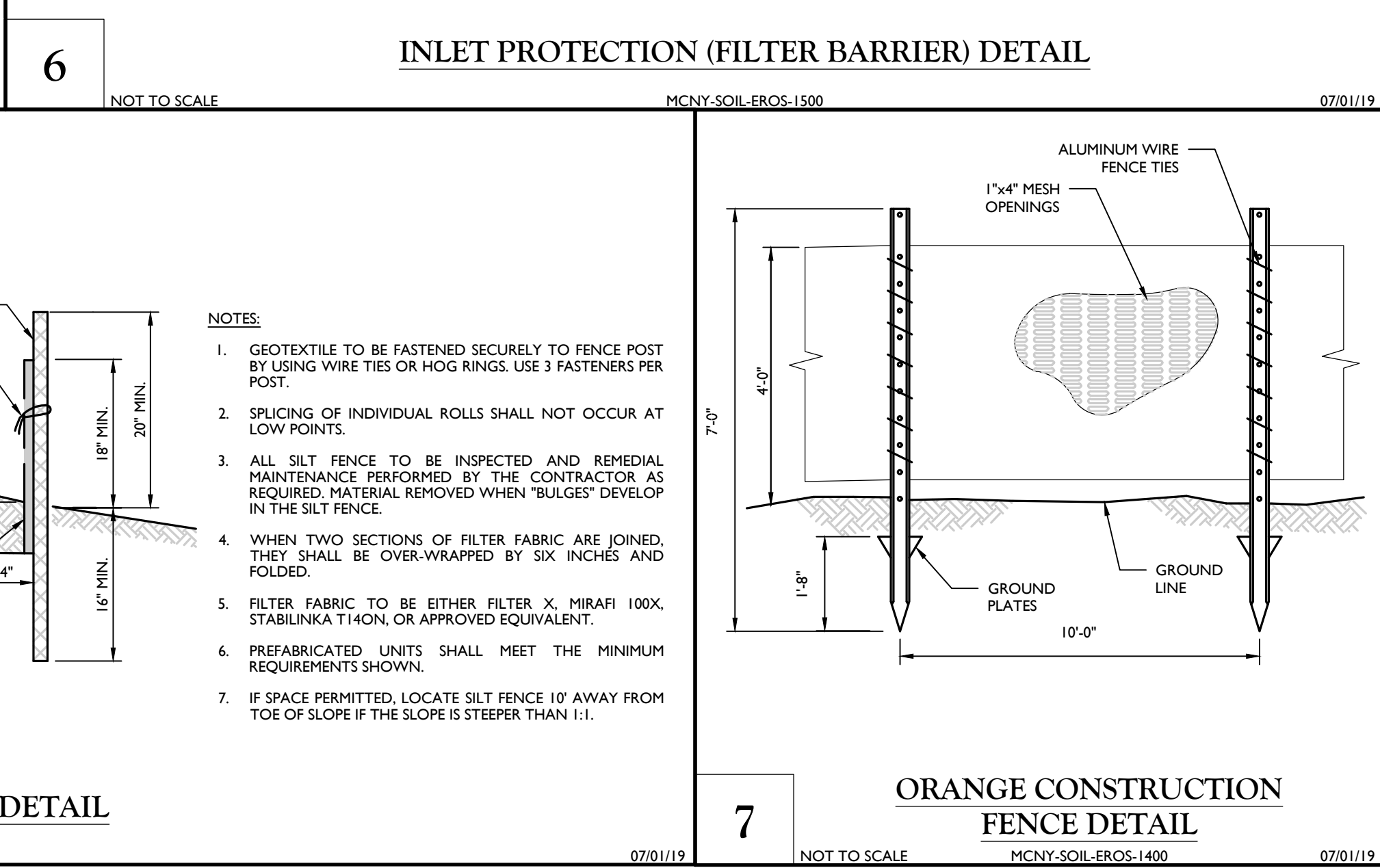
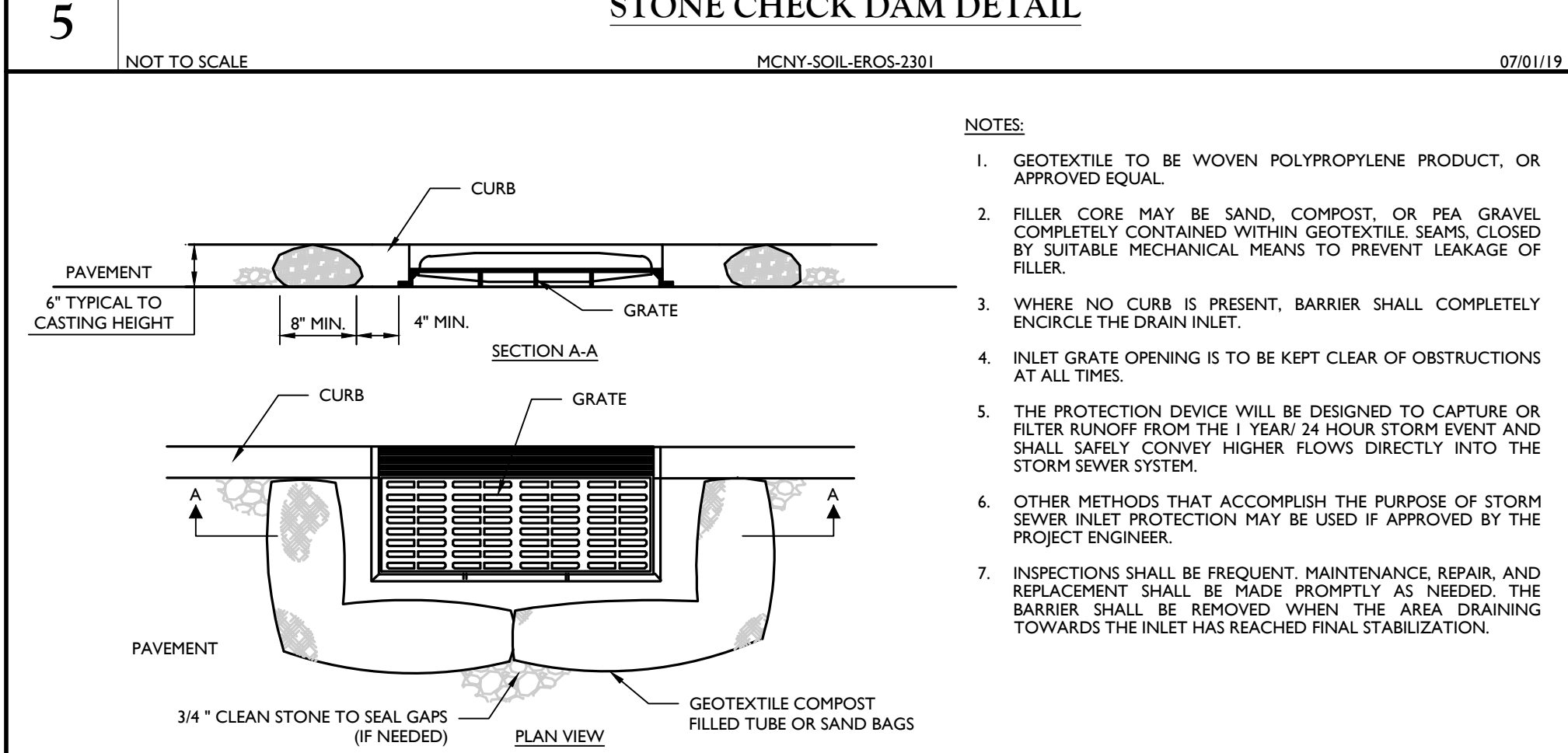
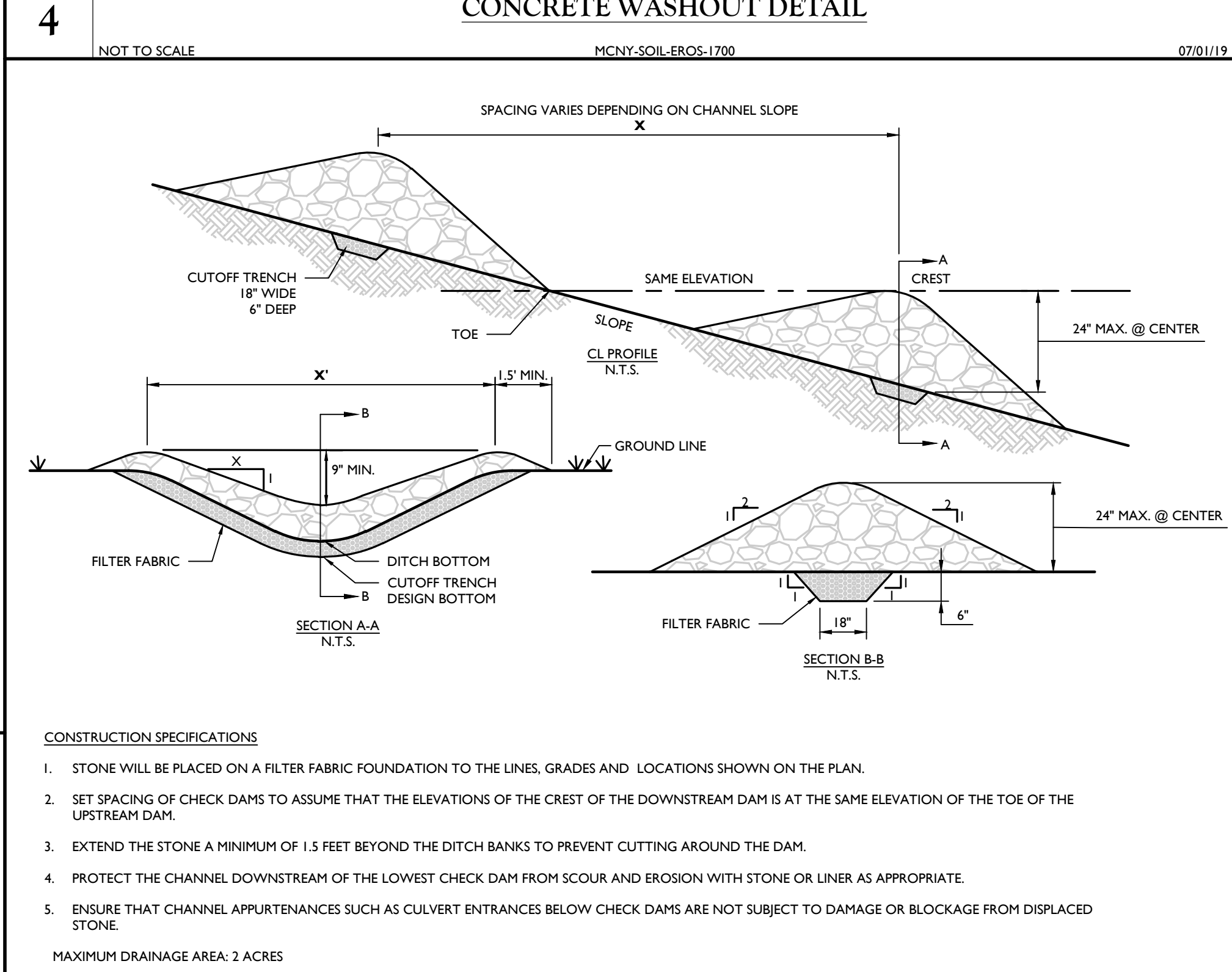
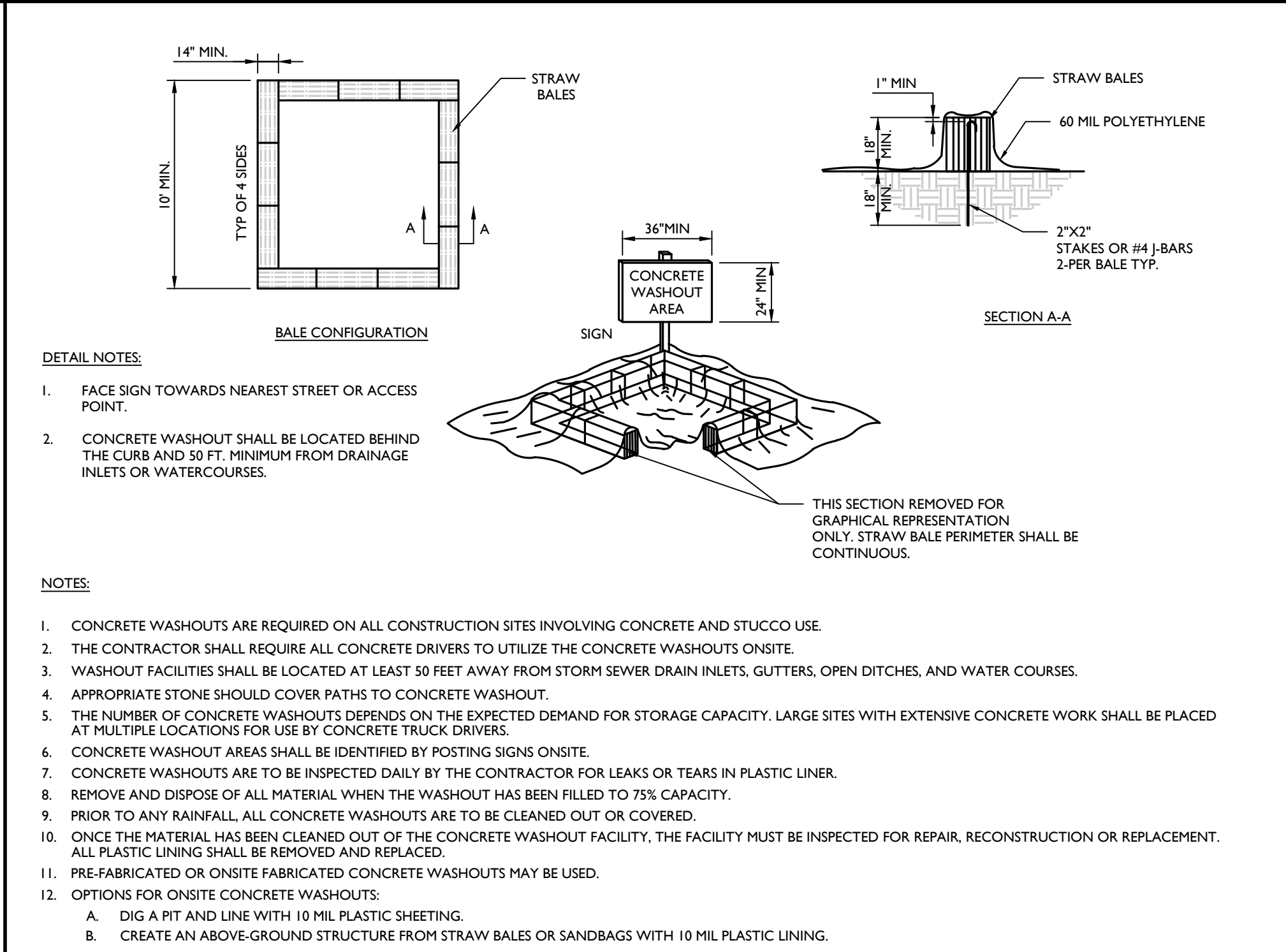
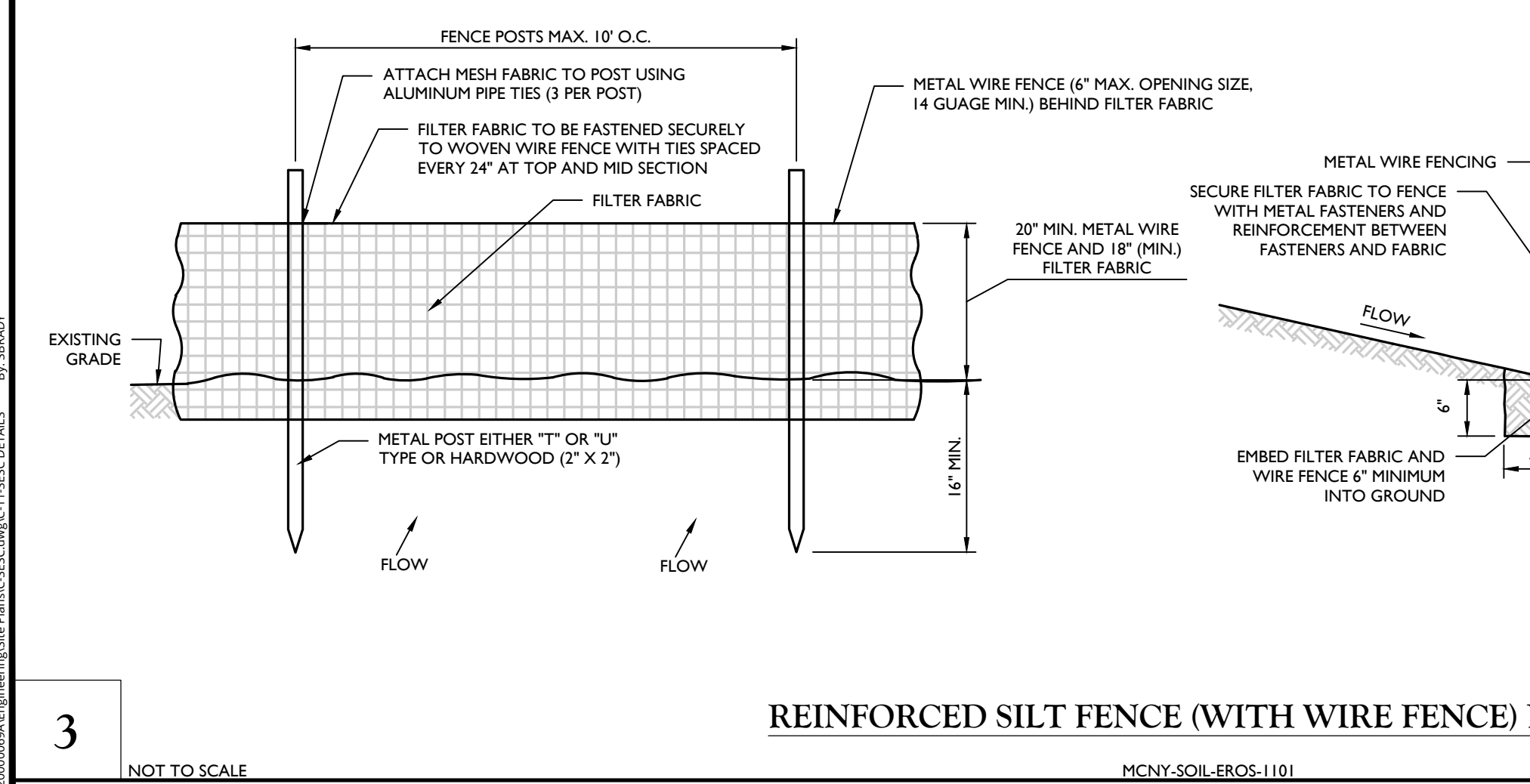
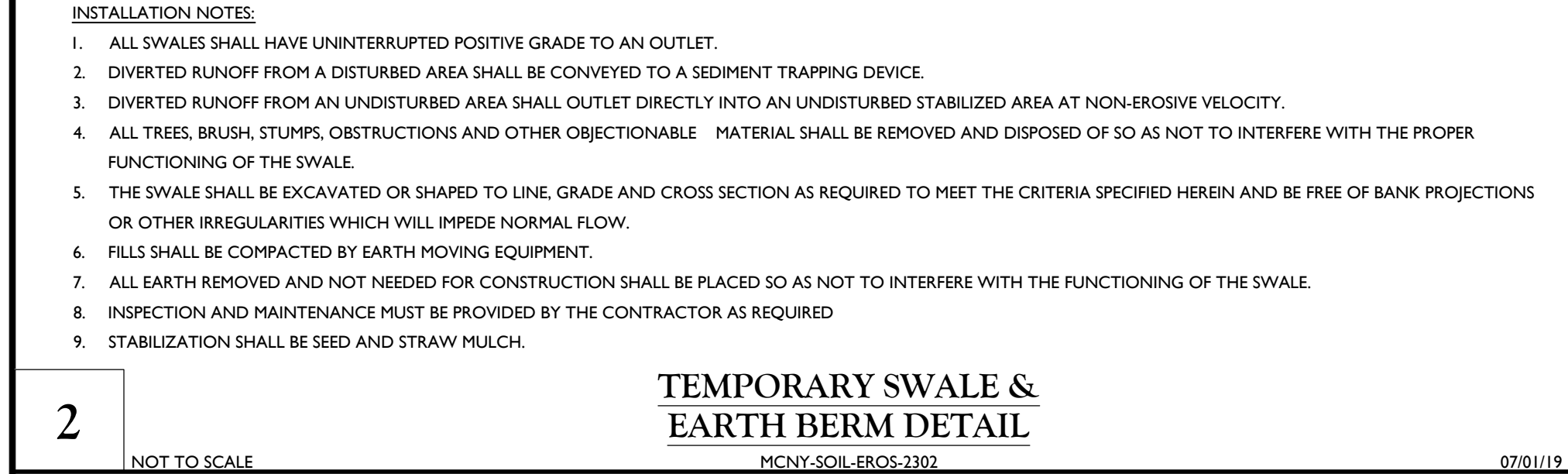
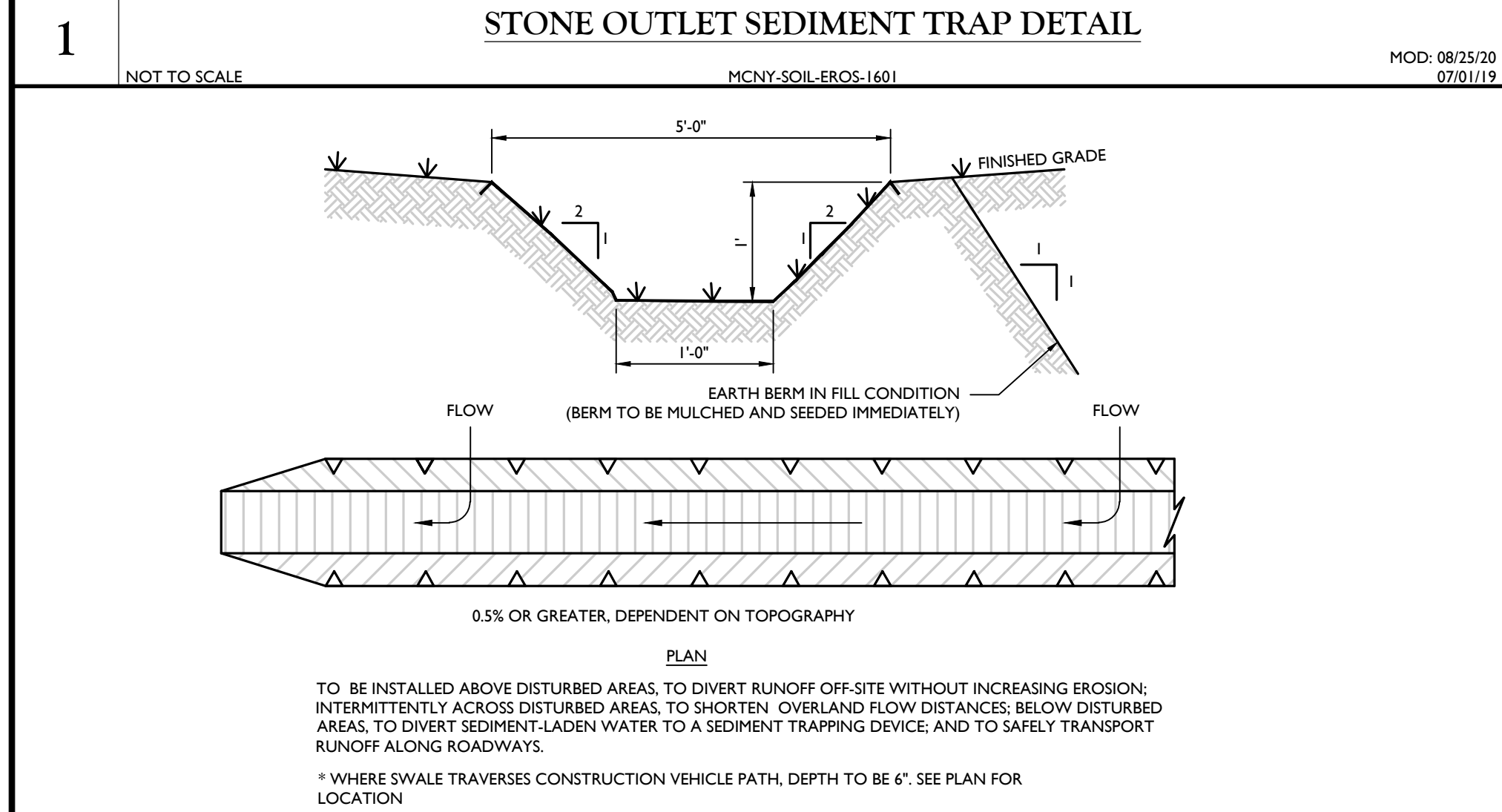
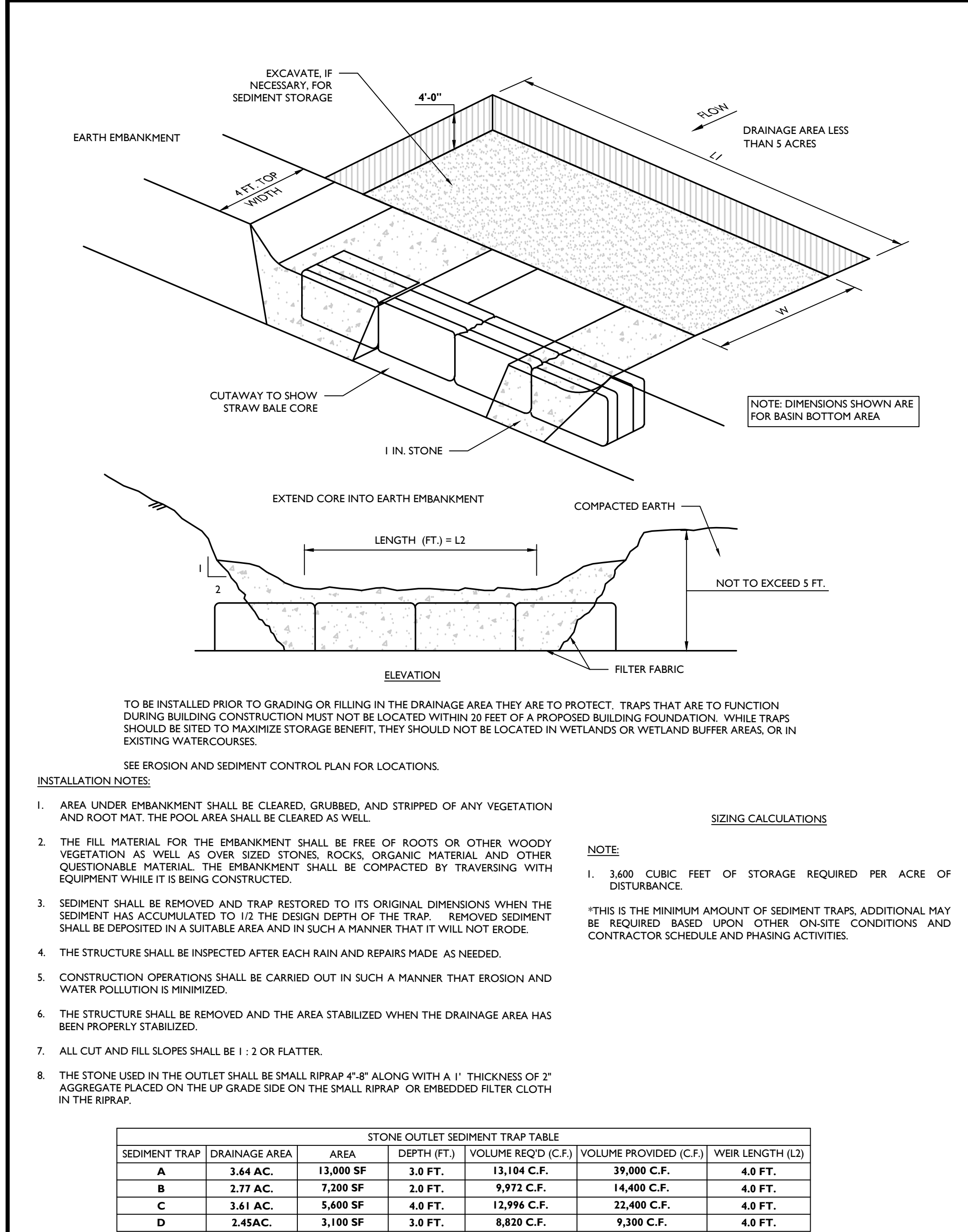


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**TOPSOIL STOCKPILE DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-2500  
07/01/19

Diagram showing the installation of a topsoil stockpile detail. The diagram includes a plan view and a cross-section view. The plan view shows the stockpile's location relative to the drainage area and the earth embankment. The cross-section view shows the stockpile's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

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

**CONDUIT OUTLET PROTECTION DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-1600  
07/01/19

Diagram showing the installation of a conduit outlet protection detail. The diagram includes a plan view and a cross-section view. The plan view shows the outlet's location relative to the drainage area and the earth embankment. The cross-section view shows the outlet's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

- SEE PLAN FOR APRON DIMENSIONS.
- 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.

**COMPOST FILTER SOCK DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-1200  
05/01/17

Diagram showing the installation of a compost filter sock detail. The diagram includes a plan view and a cross-section view. The plan view shows the sock's location relative to the drainage area and the earth embankment. The cross-section view shows the sock's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

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

**TEMPORARY SWALE & EARTH BERM DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-2302  
07/01/19

Diagram showing the installation of a temporary swale & earth berm detail. The diagram includes a plan view and a cross-section view. The plan view shows the swale's location relative to the drainage area and the earth embankment. The cross-section view shows the swale's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

- ALL SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
- DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
- 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.
- THE SWALE SHALL BE EXCAVATED OR SHARPED 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 IMPROVE NORMAL FLOW.
- FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
- ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE FUNCTIONING OF THE SWALE.
- INSPECTION AND MAINTENANCE MUST BE PROVIDED BY THE CONTRACTOR AS REQUIRED.
- STABILIZATION SHALL BE SEED AND STRAW MULCH.

**EROSION MATTING (CURLEX ENFORCER D) DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-2200  
07/01/19

Diagram showing the installation of an erosion matting (Curlex Enforcer D) detail. The diagram includes a plan view and a cross-section view. The plan view shows the matting's location relative to the drainage area and the earth embankment. The cross-section view shows the matting's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

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

**STONE CHECK DAM DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-2301  
07/01/19

Diagram showing the installation of a stone check dam detail. The diagram includes a plan view and a cross-section view. The plan view shows the dam's location relative to the drainage area and the earth embankment. The cross-section view shows the dam's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**CONSTRUCTION SPECIFICATIONS:**

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN ON THE PLAN.
- 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.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- 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.
- 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  
MCNYSOIL-EROS-1000  
07/01/19

Diagram showing the installation of a stabilized construction entrance detail. The diagram includes a plan view and a cross-section view. The plan view shows the entrance's location relative to the drainage area and the earth embankment. The cross-section view shows the entrance's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
- WIDTH - 24'
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 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.
- 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.
- 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.

**CONCRETE WASHOUT DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-1700  
07/01/19

Diagram showing the installation of a concrete washout detail. The diagram includes a plan view and a cross-section view. The plan view shows the washout's location relative to the drainage area and the earth embankment. The cross-section view shows the washout's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

- CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
- THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ON SITE.
- WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
- APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
- 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.
- CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ON SITE.
- CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
- REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
- PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
- 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.
- PRE-FABRICATED OR ON SITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
- OPTIONS FOR ON SITE CONCRETE WASHOUTS:
  - DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
  - CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

**STONE OUTLET SEDIMENT TRAP DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-1601  
07/01/19

Diagram showing the installation of a stone outlet sediment trap detail. The diagram includes a plan view and a cross-section view. The plan view shows the trap's location relative to the drainage area and the earth embankment. The cross-section view shows the trap's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL, AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT AND FILL SLOPES SHALL BE 1:2 OR FLATTER.
- THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

**EROSION MATTING (CURLEX ENFORCER D) DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-2200  
07/01/19

Diagram showing the installation of an erosion matting (Curlex Enforcer D) detail. The diagram includes a plan view and a cross-section view. The plan view shows the matting's location relative to the drainage area and the earth embankment. The cross-section view shows the matting's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

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

**CONCRETE WASHOUT DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-1700  
07/01/19

Diagram showing the installation of a concrete washout detail. The diagram includes a plan view and a cross-section view. The plan view shows the washout's location relative to the drainage area and the earth embankment. The cross-section view shows the washout's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

- CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
- THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ON SITE.
- WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
- APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
- 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.
- CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ON SITE.
- CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
- REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
- PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
- 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.
- PRE-FABRICATED OR ON SITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
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  - DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
  - CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

**STONE OUTLET SEDIMENT TRAP DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-1601  
07/01/19

Diagram showing the installation of a stone outlet sediment trap detail. The diagram includes a plan view and a cross-section view. The plan view shows the trap's location relative to the drainage area and the earth embankment. The cross-section view shows the trap's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

- AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
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**EROSION MATTING (CURLEX ENFORCER D) DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-2200  
07/01/19

Diagram showing the installation of an erosion matting (Curlex Enforcer D) detail. The diagram includes a plan view and a cross-section view. The plan view shows the matting's location relative to the drainage area and the earth embankment. The cross-section view shows the matting's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

**INSTALLATION NOTES:**

- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
  - WHEN USING MATTING WITH SEED, DO NOT SEED THE AREA. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs 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 RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
- ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY STEP BY STEP ACROSS THE SLOPE TAMPERING IT DOWN ALONG THE WAY. RECPs SHALL UNROLL WITH APPROPRIATE SIDE TIGHTLY AGAINST THE SOIL SURFACE. RECPs 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/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
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**CONCRETE WASHOUT DETAIL**  
NOT TO SCALE  
MCNYSOIL-EROS-1700  
07/01/19

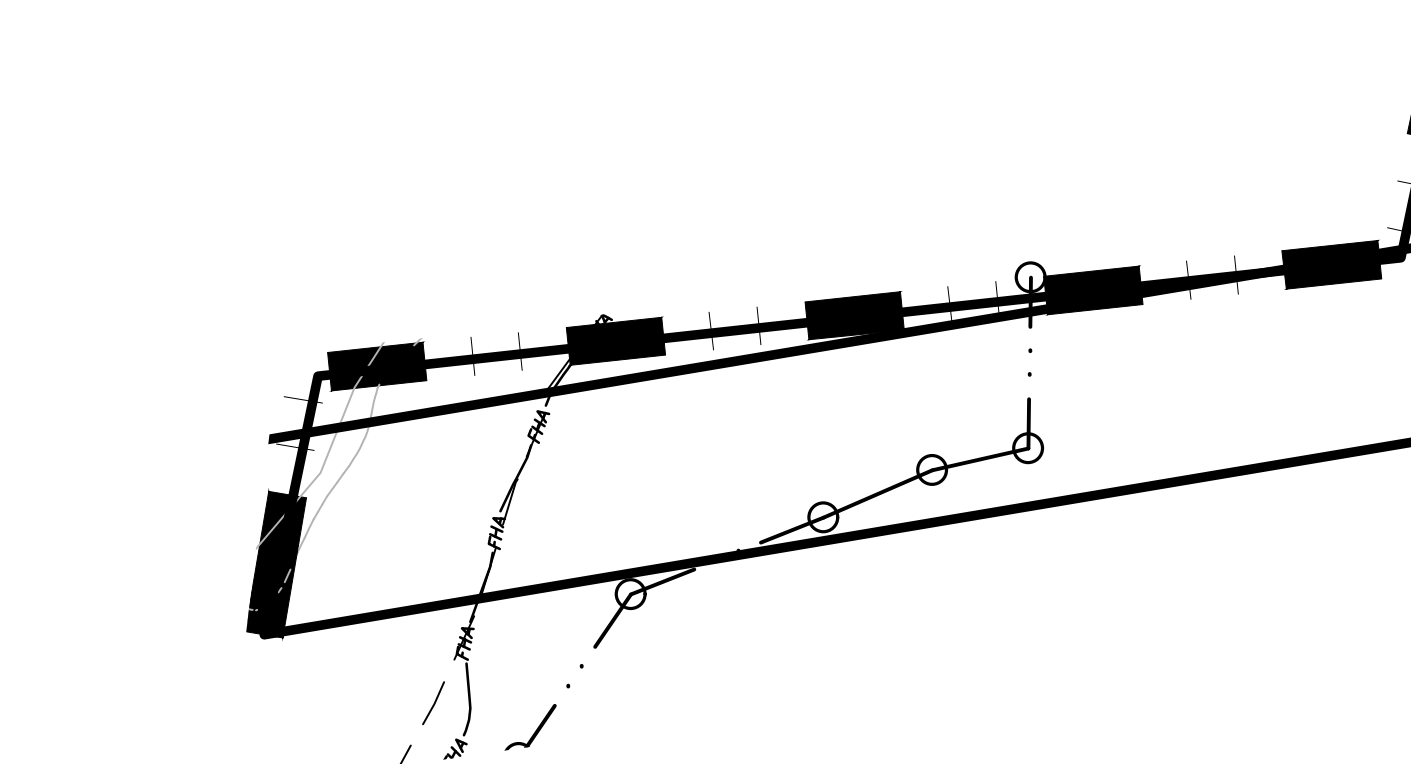
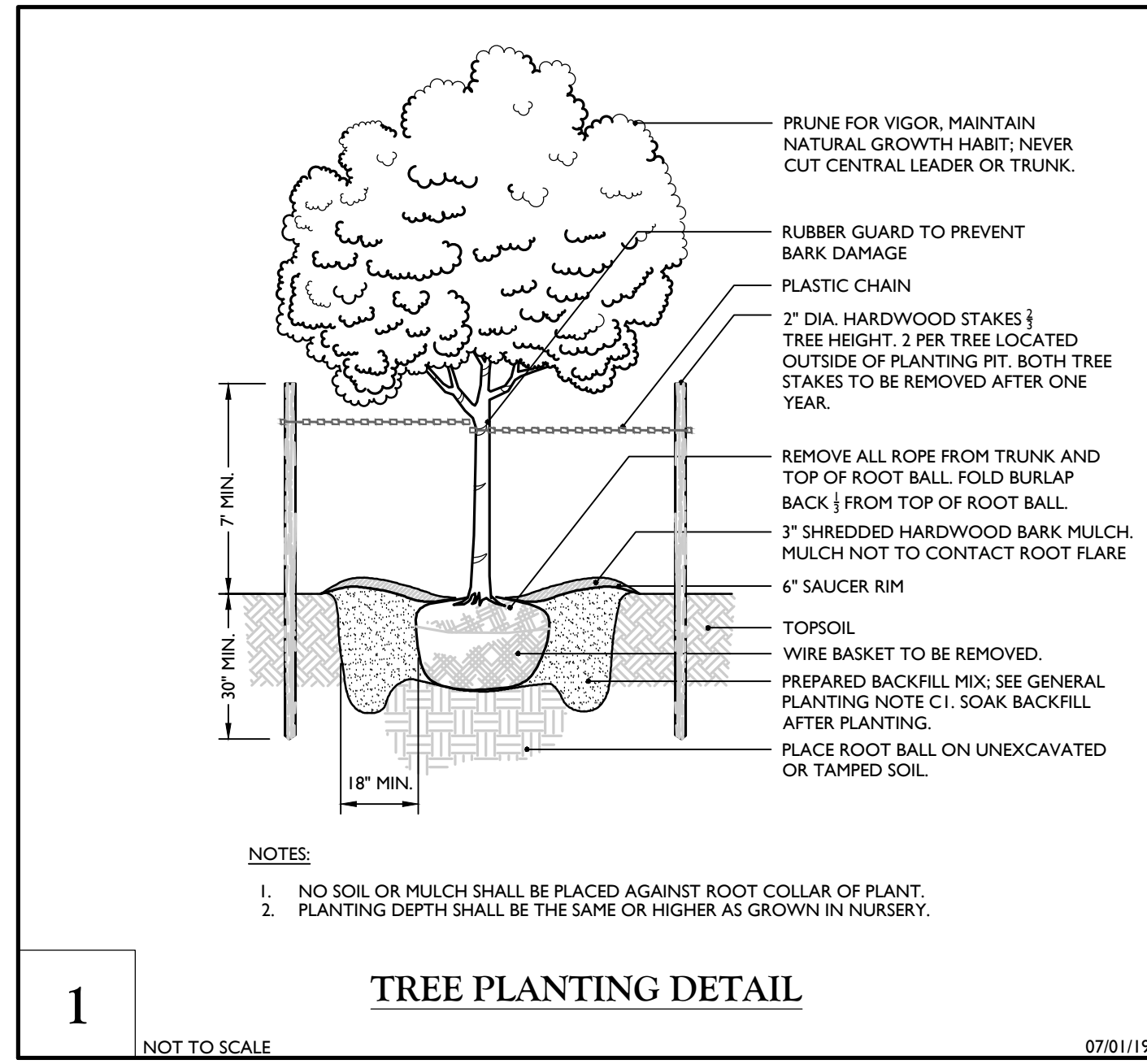
Diagram showing the installation of a concrete washout detail. The diagram includes a plan view and a cross-section view. The plan view shows the washout's location relative to the drainage area and the earth embankment. The cross-section view shows the washout's structure, including the filter fabric and the stone core. The diagram is labeled with dimensions and notes.

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- CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ON SITE.
- CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
- REMOVE AND DISPOSE



SITE PLANTING SCHEDULE								
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS
SHADE/STREET TREES								
AROG	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
GTFS	7	GLEDTISIA TRIACANTHOS F. 'INERMIS' 'SKYLINE'	SKYLINE HONEY LOCUST		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
QP	15	QUERCUS PALUSTRIS	PIN OAK		2" - 2-1/2"		B & B	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES								
JV	45	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7'			CONT.	TYPICAL SPECIES HABIT
PA	25	PICEA ABIES	NORWAY SPRUCE	6'-7'			B & B	DENSE / TYP. SPECIES HABIT
PG	8	PICEA GLAUCA	WHITE SPRUCE	6'-7'			B & B	DENSE / TYP. SPECIES HABIT
PS	17	PINUS STROBUS	EASTERN WHITE PINE	6'-7'			B & B	DENSE / TYP. SPECIES HABIT
ORNAMENTAL TREES								
BN	1	BETULA NIGRA	RIVER BIRCH	8'-10'			CONT.	MULTISTEM/TYP. SPECIES HABIT
CVWK	4	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN		1-3/4" - 2"		CONT.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS								
BHWG	10	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"			CONT.	TYPICAL SPECIES HABIT
CSB	3	CORNUS SERICEA BAILEY'S	BAILEY'S RED TWIG DOGWOOD	24"-30"			CONT.	TYPICAL SPECIES HABIT
FI	5	FORSYTHIA X INTERMEDIA 'LYNWOOD'	LYNWOOD FORSYTHIA	3'-4'			CONT.	TYPICAL SPECIES HABIT
HPL	6	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	24"-30"			CONT.	TYPICAL SPECIES HABIT
JCHC	24	JUNIPERUS CHINENSIS 'HETZLI COLUMNARIS'	GREEN COLUMNAR JUNIPER	6'-7'			CONT.	TYPICAL SPECIES HABIT
JCSG	17	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"-30"			CONT.	TYPICAL SPECIES HABIT
JHBH	22	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER		18"-24"		CONT.	TYPICAL SPECIES HABIT
SBAW	11	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
SG	16	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	18"-24"			CONT.	TYPICAL SPECIES HABIT
PERENNIALS								
HSD	40	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY				1 GAL. CONT.	CLUMPS, 24" O.C.



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.
3.	TURF MIX (7-10 LBS./1,000 S.F. MINIMUM) TALL FESCUE, STINGRAY (34%) TALL FESCUE, RAPTOR III (33%) HARD FESCUE, 'HIDU' (33%) BUSH MIX (7-10 LBS./1,000 S.F. MINIMUM) CREeping RED FESCUE (50%) TALL FESCUE (30%) PERENNIAL RYE GRASS (10%) BIRDSFOOT TREFOIL (10%)
	SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL GIVEN ABOVE.
4.	PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.
	5. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST 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 0.07% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED. (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
5.	IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
	6. 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 SEEDINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
6.	AS NEEDED, WORK LINE 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 RETILLED AND FIRMED AS ABOVE.

### GENERAL SEEDING NOTES

**PLAN NOTE:**

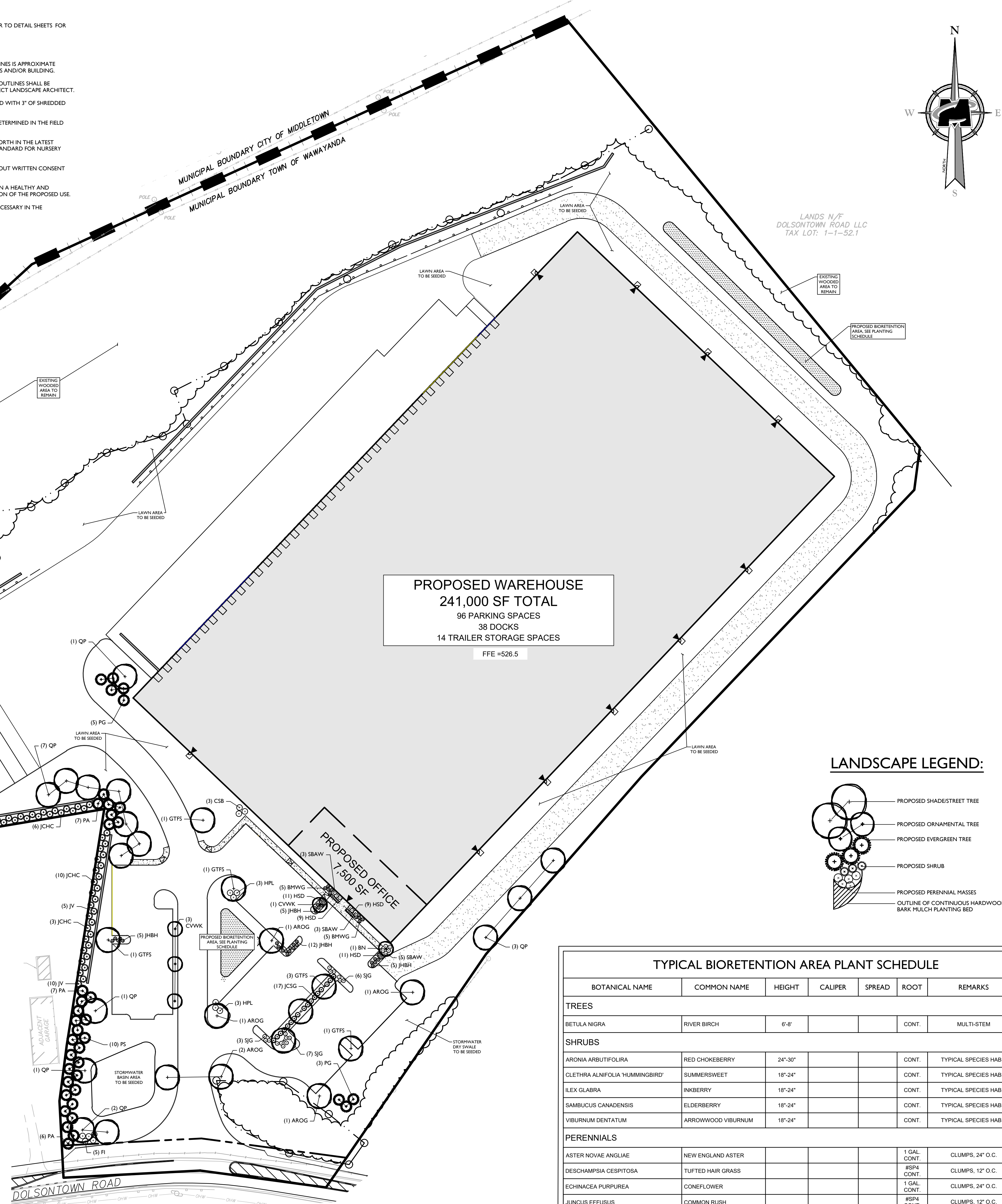
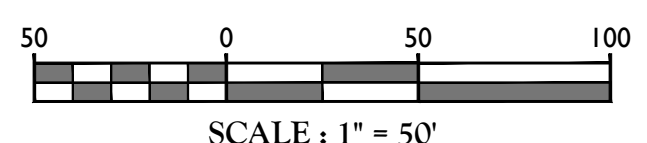
1. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS.

**LANDSCAPE NOTES:**

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

### GENERAL PLANTING NOTES:

- 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.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
- 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.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE TOWN LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- 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.
- 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".
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE LUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT LUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
- 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.
- 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 FIRM DRAINING.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
- 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 TOWN LANDSCAPE CONSULTANT.
- 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.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT THE PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
- 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 IS RECOMMENDED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
- 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, LIVED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
- ALL SHRUB BEDS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
- 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.



TYPICAL BIORETENTION AREA PLANT SCHEDULE							
BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD	ROOT	REMARKS	
TREES							
BETULA NIGRA	RIVER BIRCH	6'-8'			CONT.	MULTI-STEM	
SHRUBS							
ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24"-30"			CONT.	TYPICAL SPECIES HABIT	
CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	18"-24"			CONT.	TYPICAL SPECIES HABIT	
ILEX GLABRA	INKBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT	
SAMBUCUS CANADENSIS	ELDERBERRY	18"-24"			CONT.	TYPICAL SPECIES HABIT	
VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18"-24"			CONT.	TYPICAL SPECIES HABIT	
PERENNIALS							
ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER				1 GAL. CONT.	CLUMPS, 24" O.C.	
DIESCAMPISIA CESPITOSA	TUFTED HAIR GRASS				#SPH CONT.	CLUMPS, 12" O.C.	
ECHINACEA PURPUREA	CONEFLOWER				1 GAL. CONT.	CLUMPS, 24" O.C.	
JUNCUS EFFUSUS	COMMON RUSH				#SPH CONT.	CLUMPS, 12" O.C.	

### TOWN OF WAWAYANDA PLANNING BOARD

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REGISTERED LANDSCAPE ARCHITECT  
JUSTIN ERIC DATES  
NEW YORK REGISTERED LANDSCAPE ARCHITECT  
LICENSE NUMBER: 001964-01  
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN  
FOR  
RDM GROUP 1081  
DOLSONTOWN ROAD

TAX LOTS:  
6-1-1  
TOWN OF WAWAYANDA  
ORANGE COUNTY  
NEW YORK STATE

NEWBURGH  
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DATE: 06/24/2020  
PROJECT NUMBER: 20000069A  
DRAWN BY: SHB  
CHECKED BY: JED  
DRAWING NAME: C-LAND  
SHEET TITLE: LANDSCAPE PLAN  
SHEET NUMBER: 12 of 17

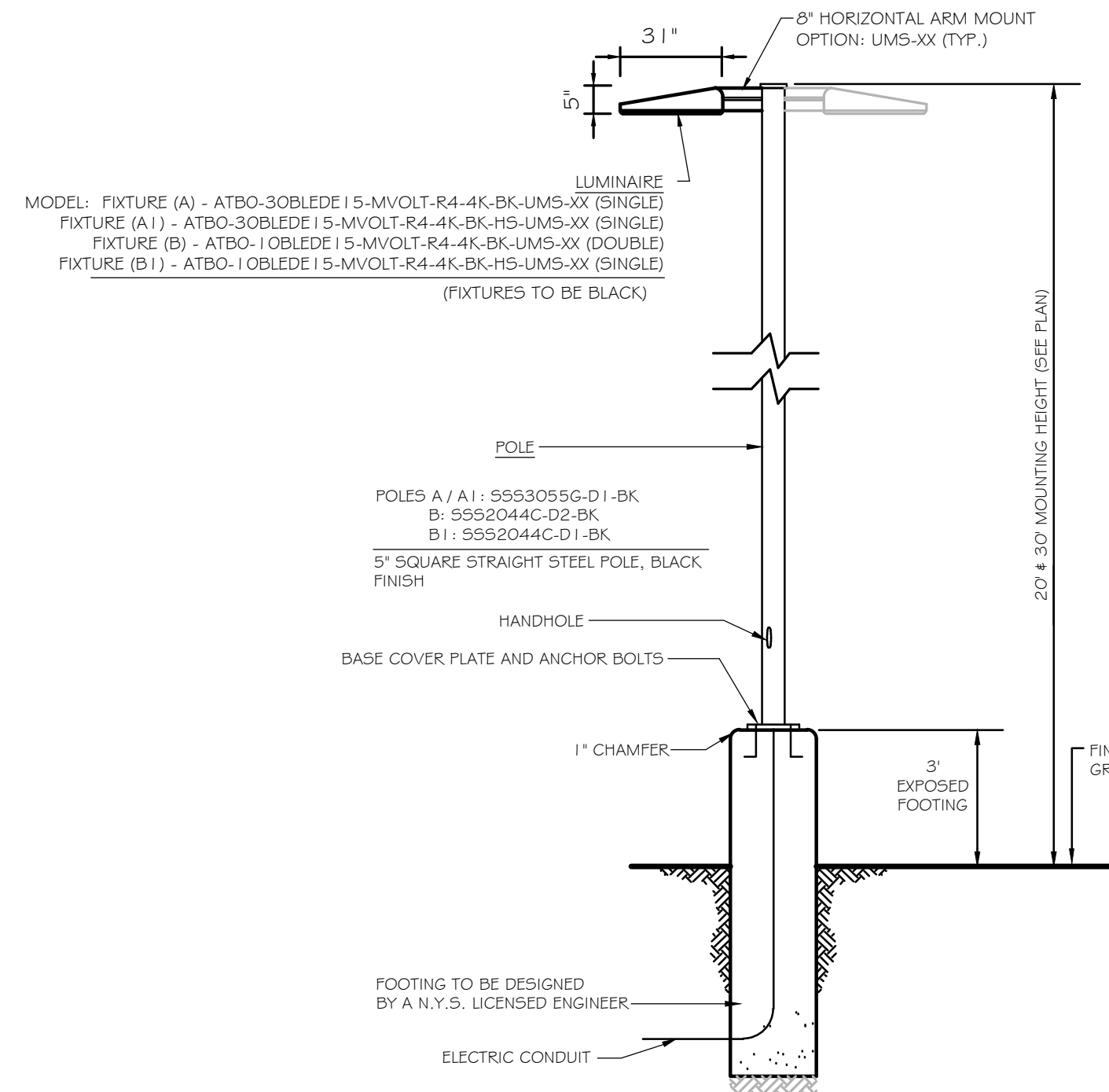
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LUMINAIRE SCHEDULE							
KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	LLF	CATALOG #
A	6	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	30'	16,463	0.97	ATB0-30BLEDE15-MVOLT-R4-4K-BK-UMS-XX
AI	2	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	30'	16,463	0.97	ATB0-30BLEDE15-MVOLT-R4-4K-BK-HS-UMS-XX
B	4	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	DOUBLE	20'	5,653	0.97	ATB0-10BLEDE15-MVOLT-R4-4K-BK-UMS-XX
BI	5	AMERICAN ELECTRIC LIGHTING ATB0 SERIES LED	SINGLE	20'	5,653	0.97	ATB0-10BLEDE15-MVOLT-R4-4K-BK-HS-UMS-XX
C	8	HOLOPHANE WALL PACK FULL CUTOFF LED	SINGLE	25' / 30'	9,883	0.95	HLWPC2-P40-40K-VOLT-T4M-BKSDP-P3

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

CALCULATION SUMMARY						
DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
PARKING AREA SUMMARY	ILLUMINANCE	FC	1.5	4.4	0.4	3.8:1
LOADING AREA SUMMARY	ILLUMINANCE	FC	1.1	2.5	0.2	5.5:1
MAIN DRIVE SUMMARY	ILLUMINANCE	FC	1.3	2.8	0.4	3.3:1



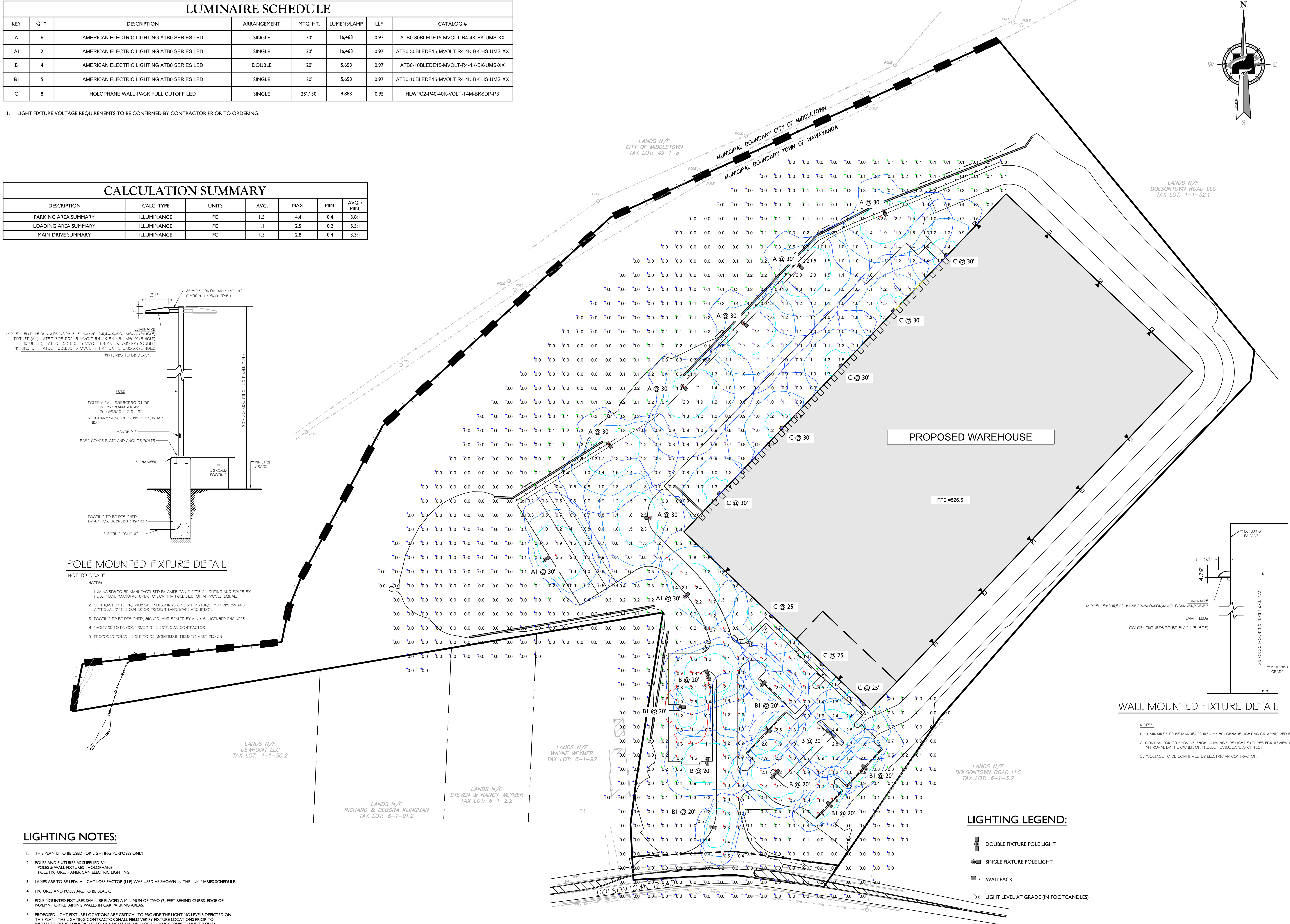
#### POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE

- NOTES:
- LUMINAIRES TO BE MANUFACTURED BY AMERICAN ELECTRIC LIGHTING AND POLES BY HOLOPHANE MANUFACTURER TO CONFORM POLE SIZE OR APPROVED EQUAL.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
  - FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
  - VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.
  - PROPOSED POLES HEIGHT TO BE MODIFIED IN FIELD TO MEET DESIGN.

#### LIGHTING NOTES:

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



#### LIGHTING LEGEND:

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

#### WALL MOUNTED FIXTURE DETAIL

NOTES:

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



TOWN OF WAWAYANDA  
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2	02/24/2020	

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2	02/24/2020	



Justin Eric Dates  
NEW YORK REGISTERED LANDSCAPE ARCHITECT  
LICENSE NUMBER: 001964-01  
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#### SITE PLAN

FOR  
RDM GROUP 1081  
DOLSONTOWN ROAD

TAX LOTS:  
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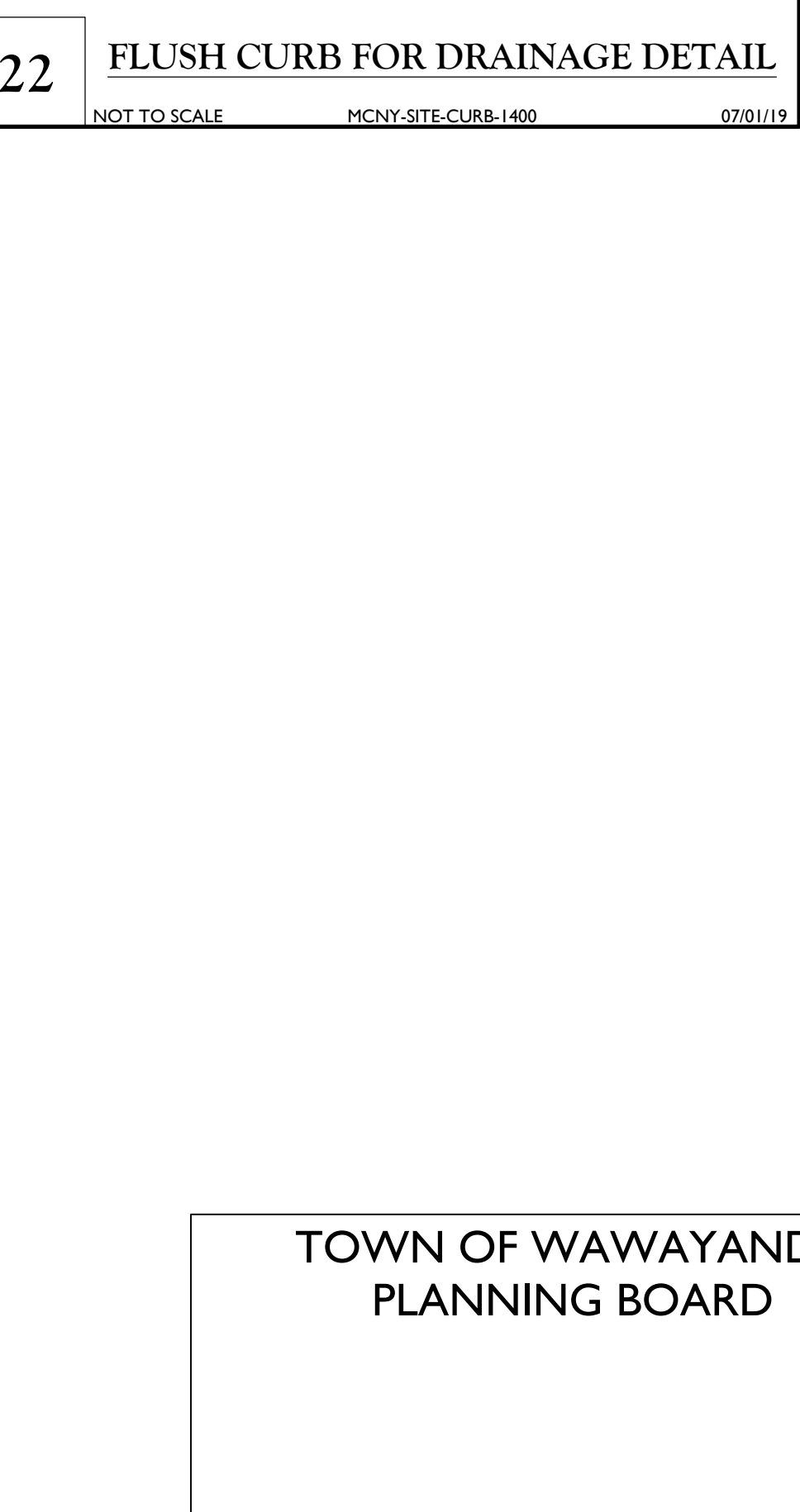
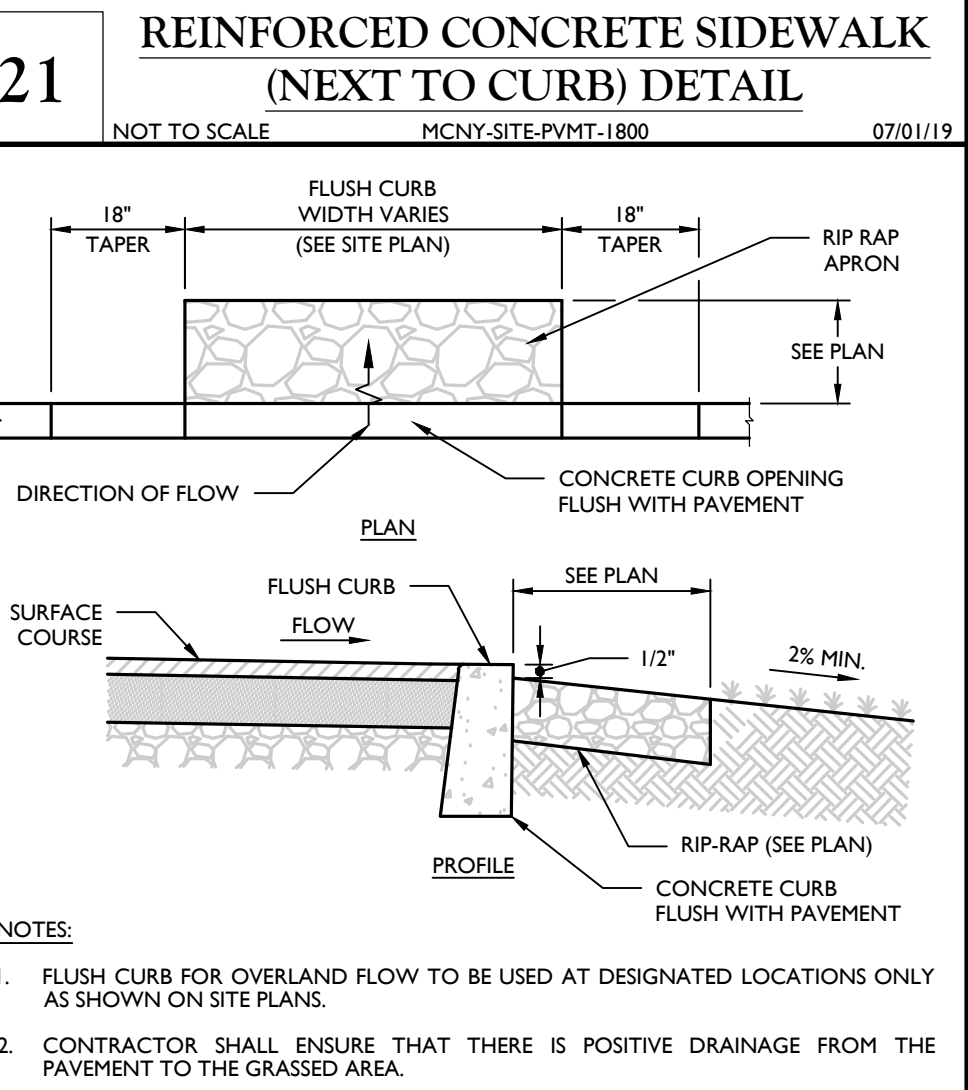
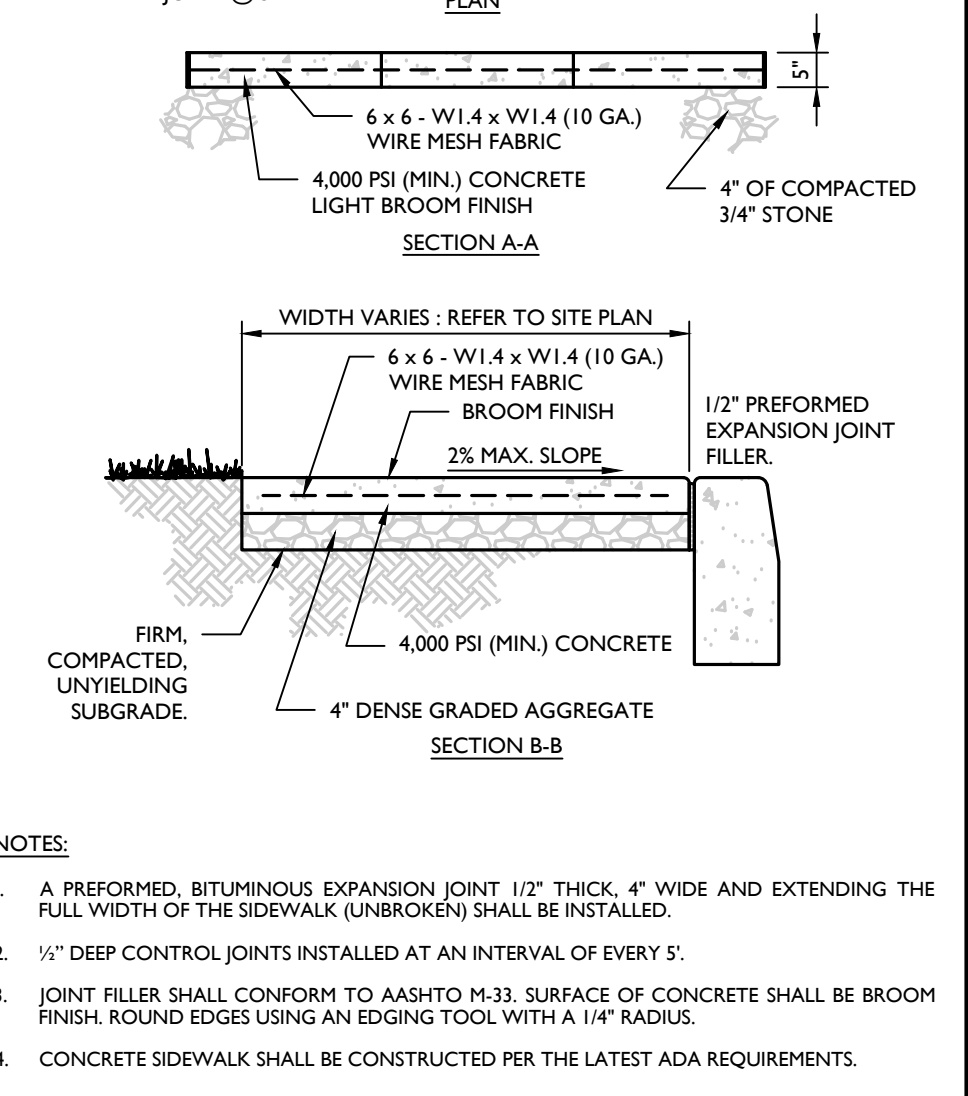
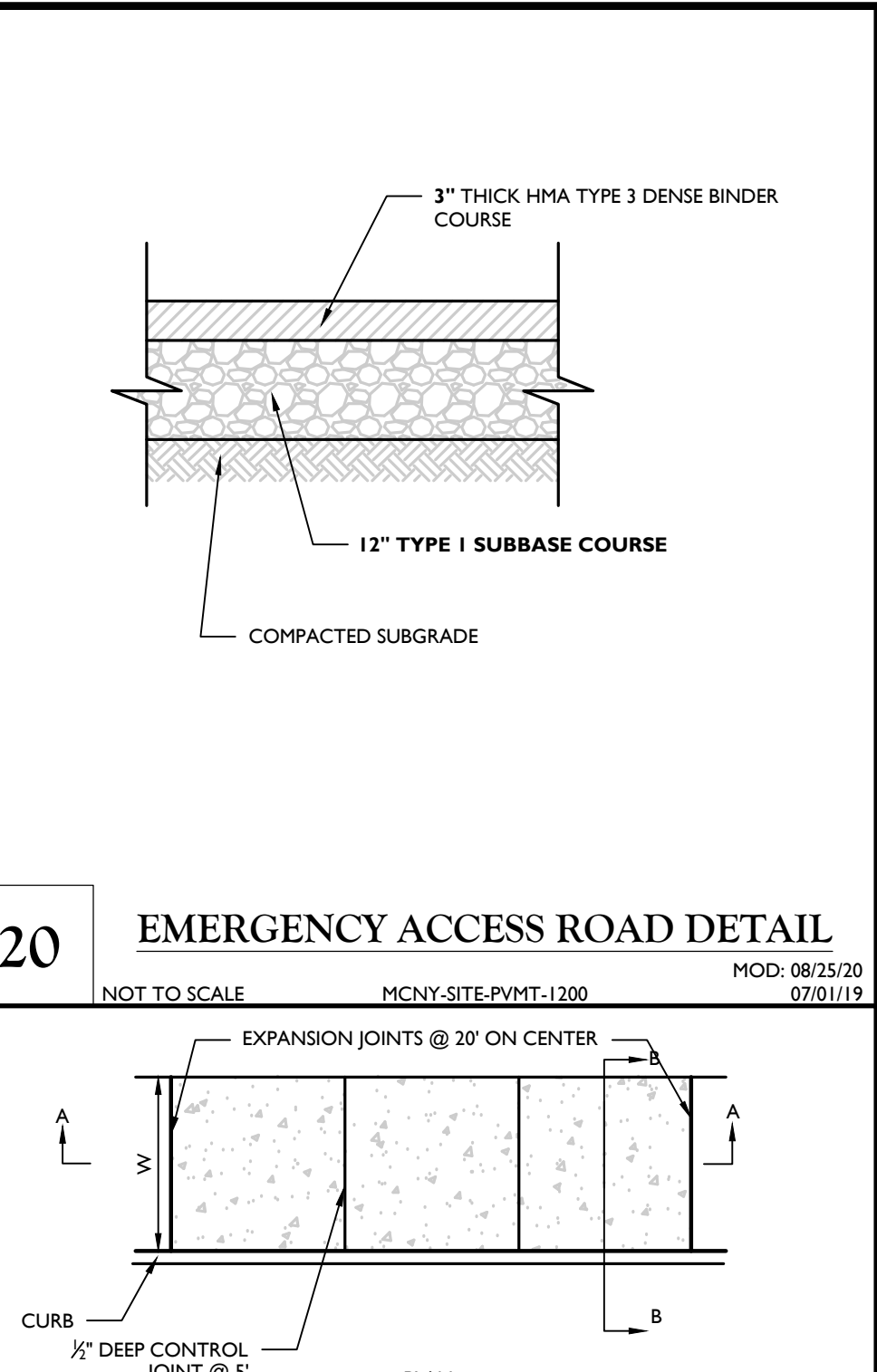
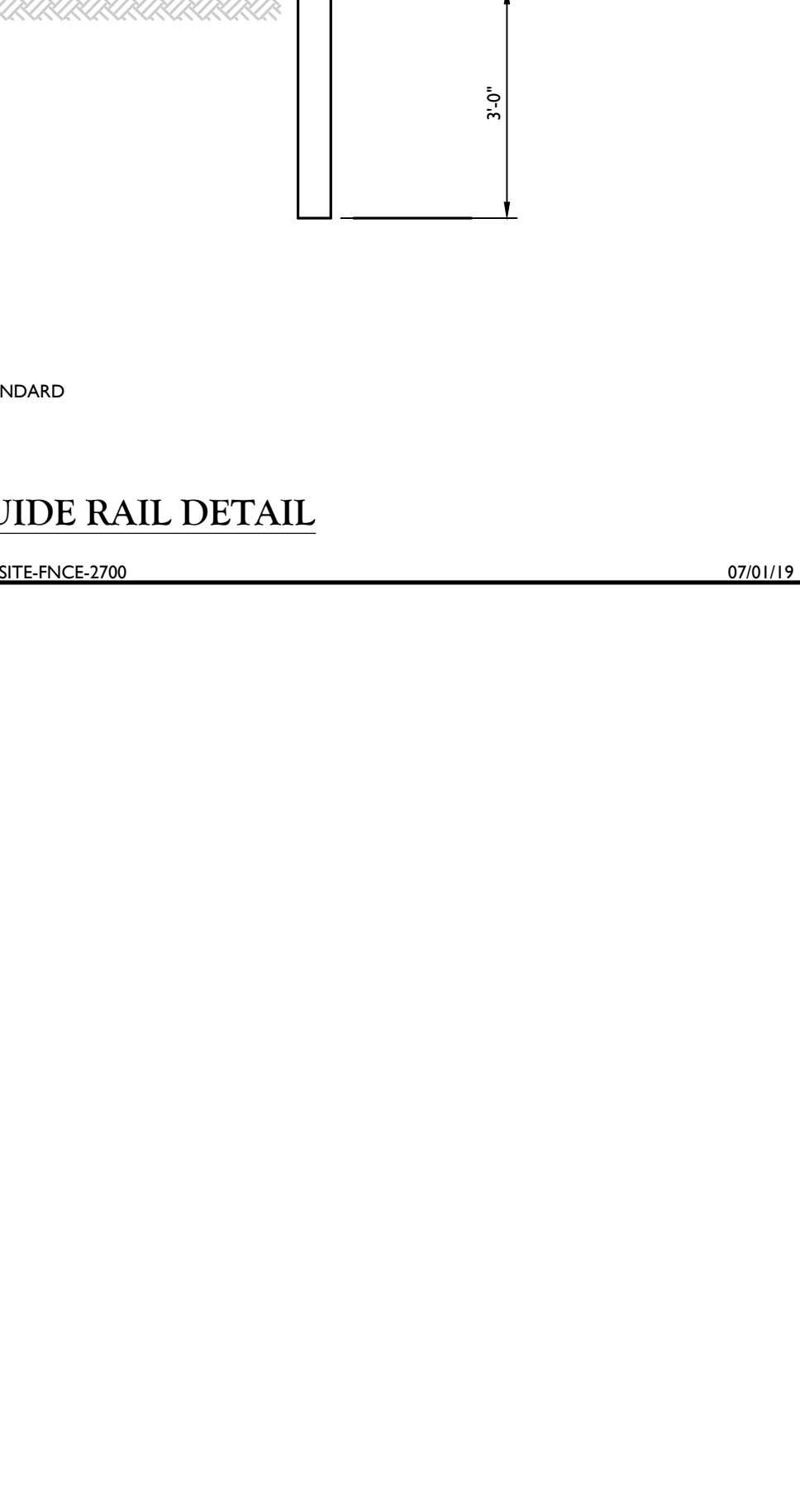
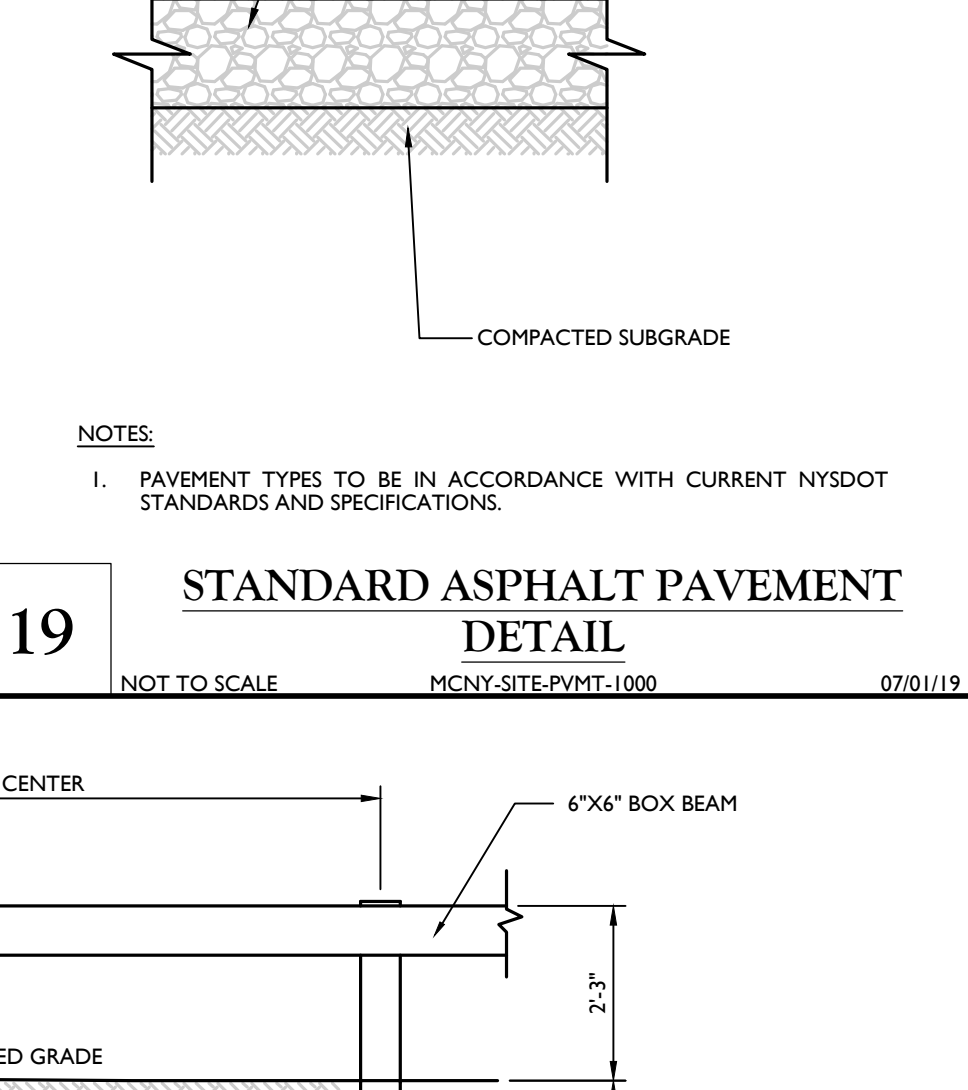
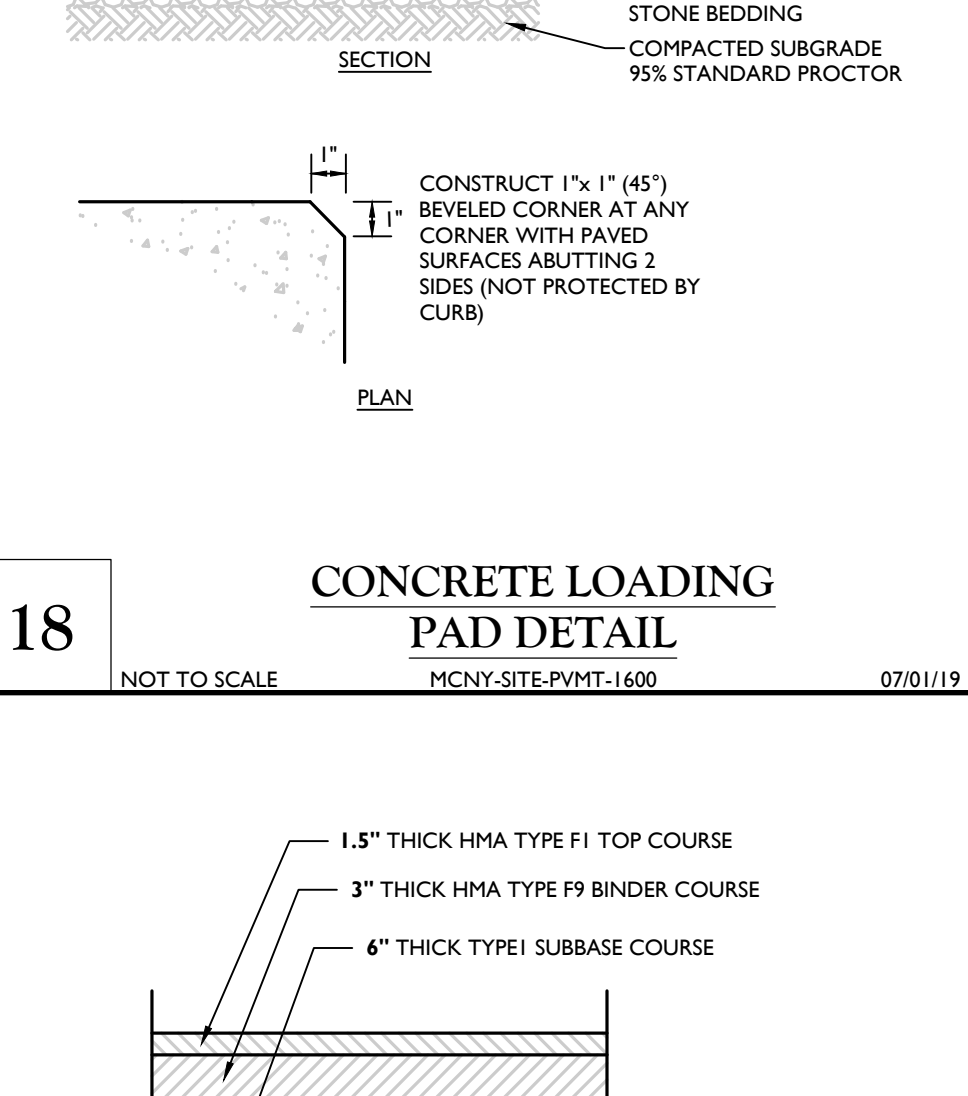
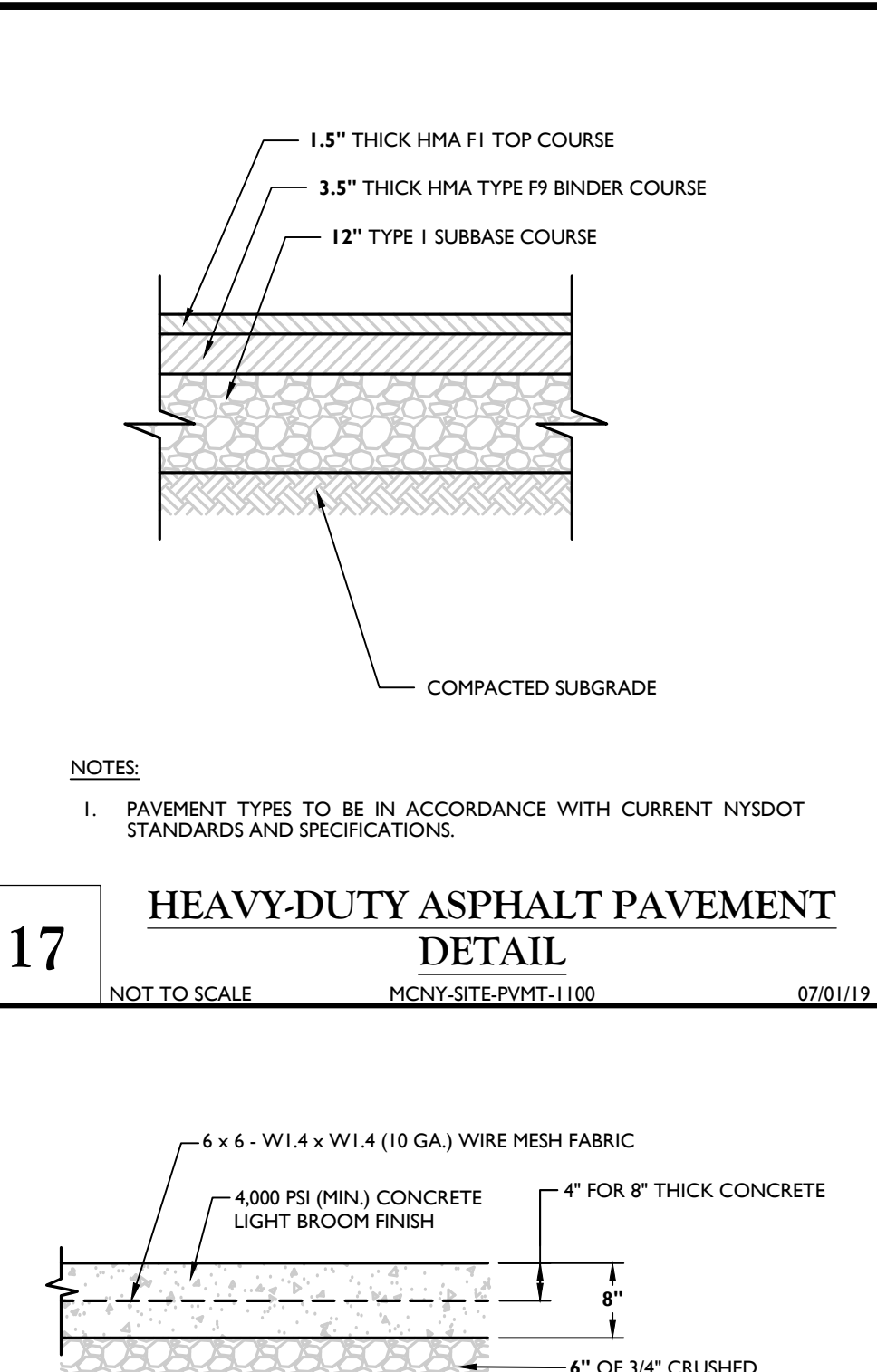
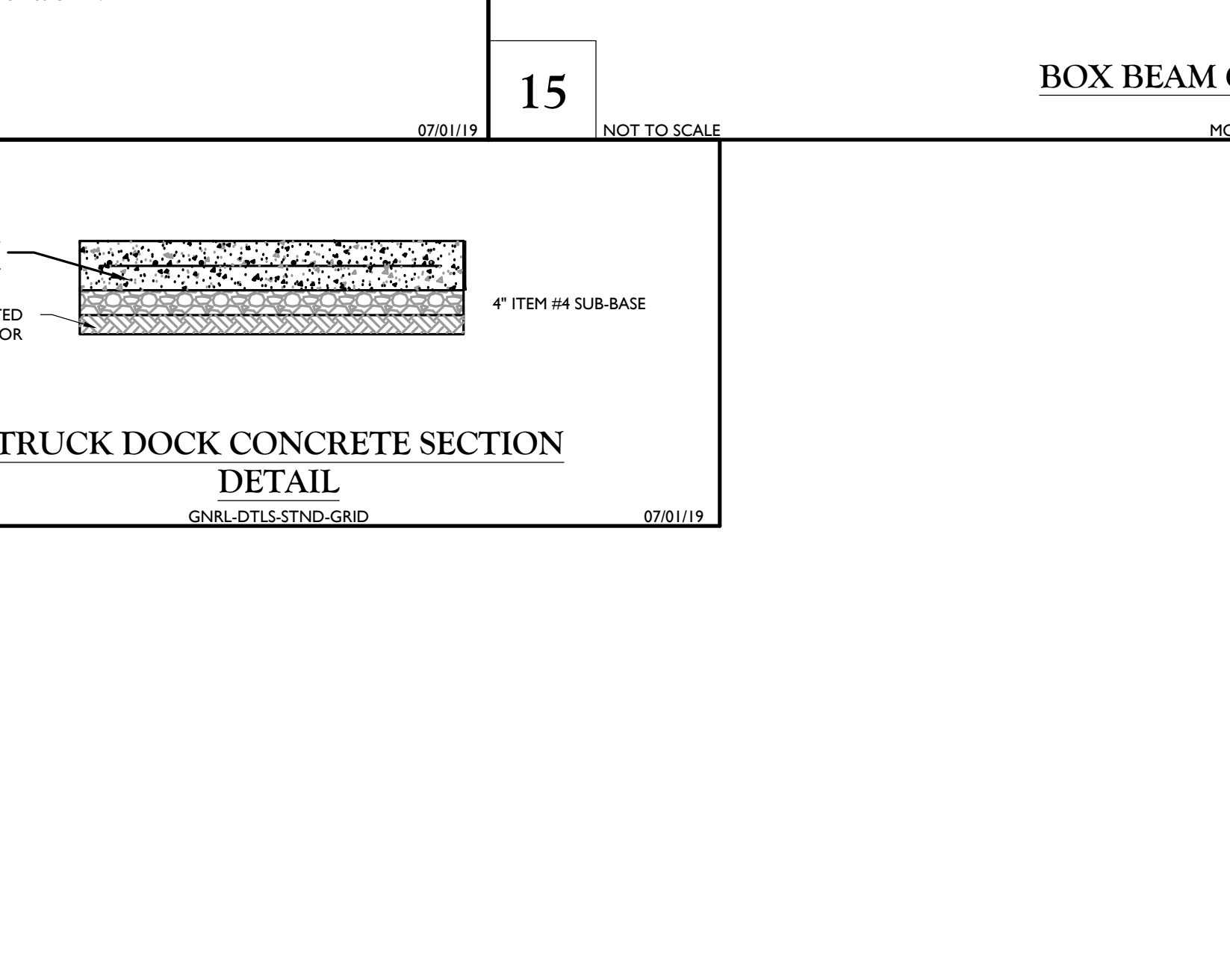
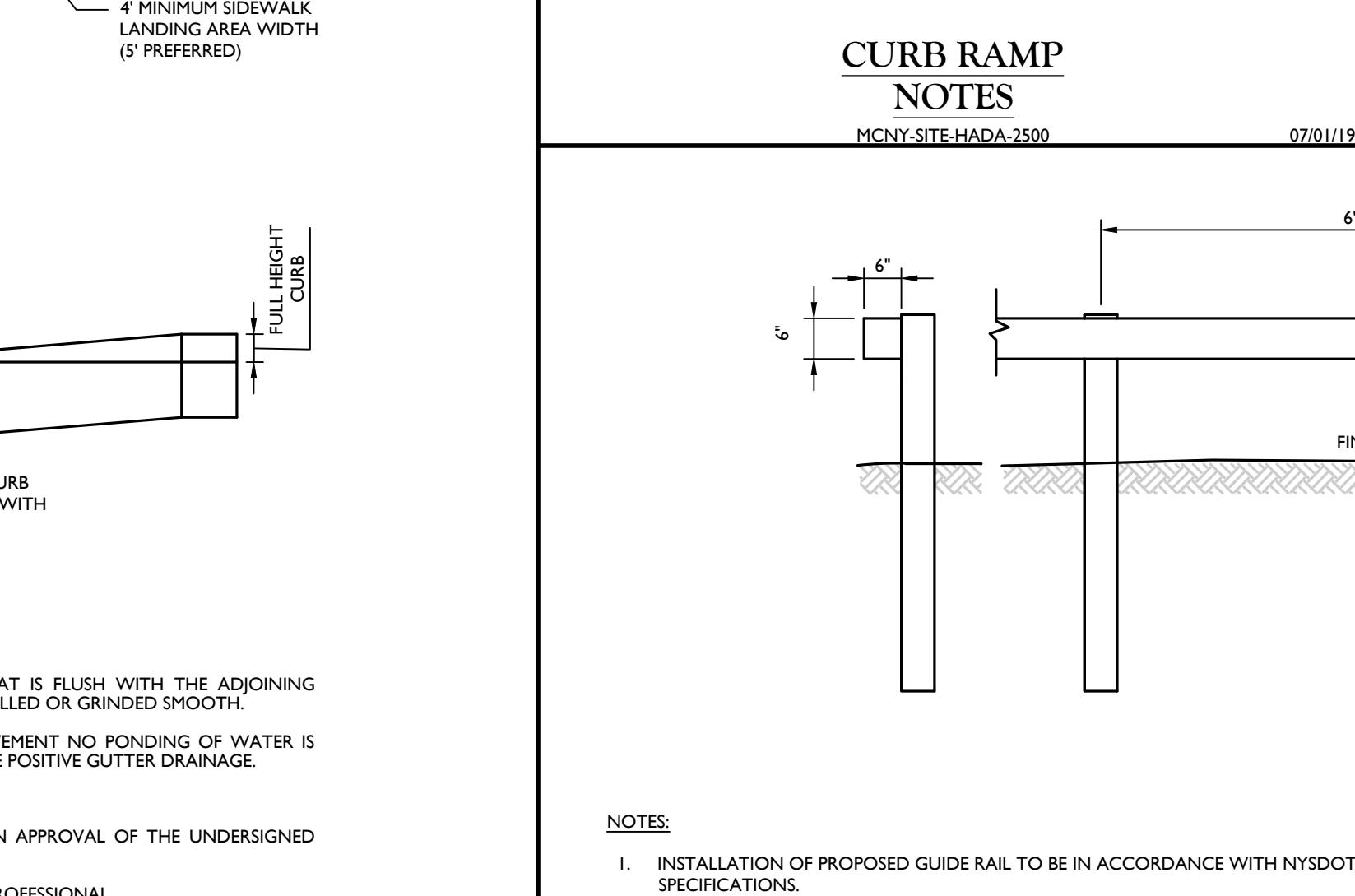
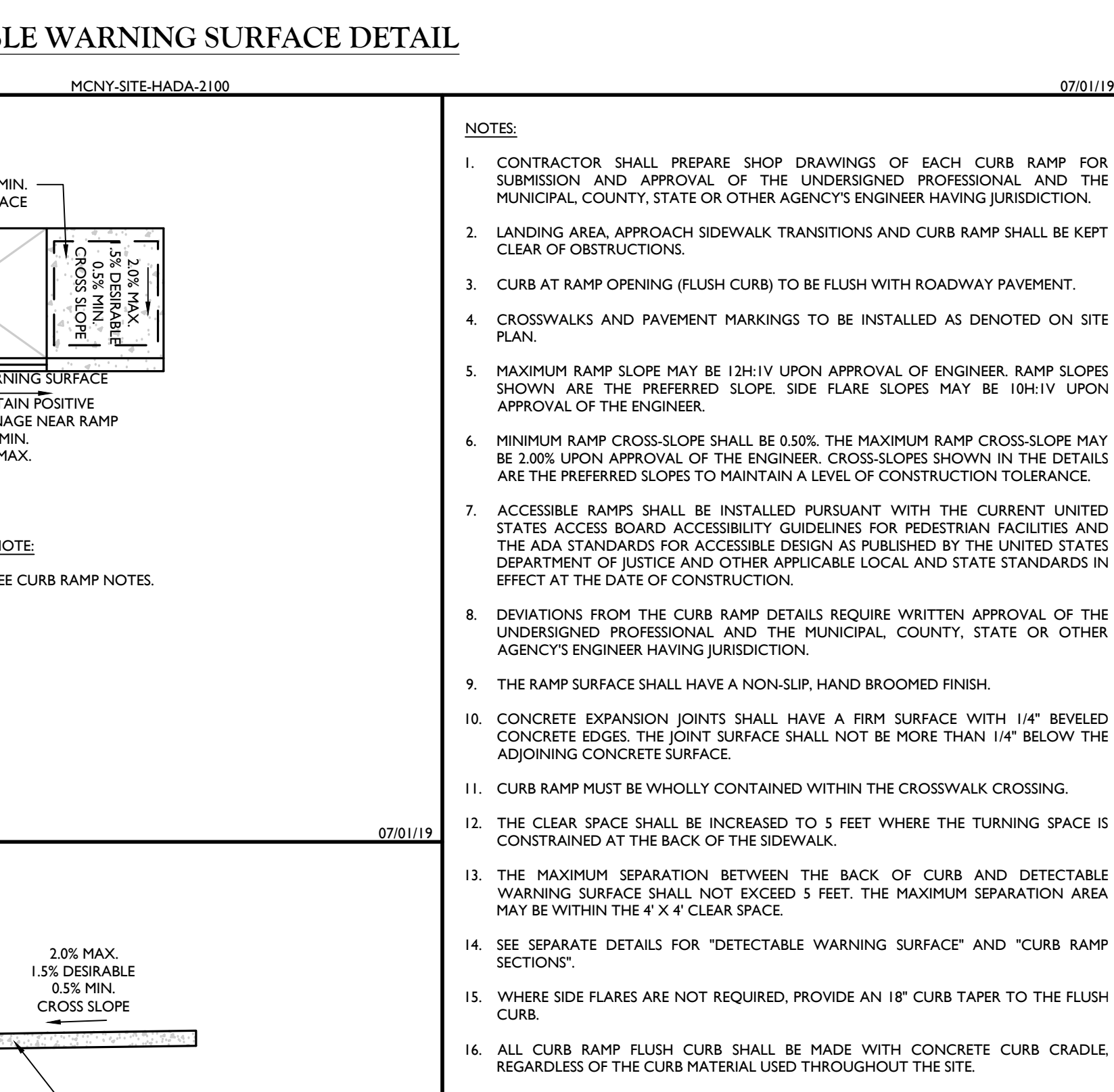
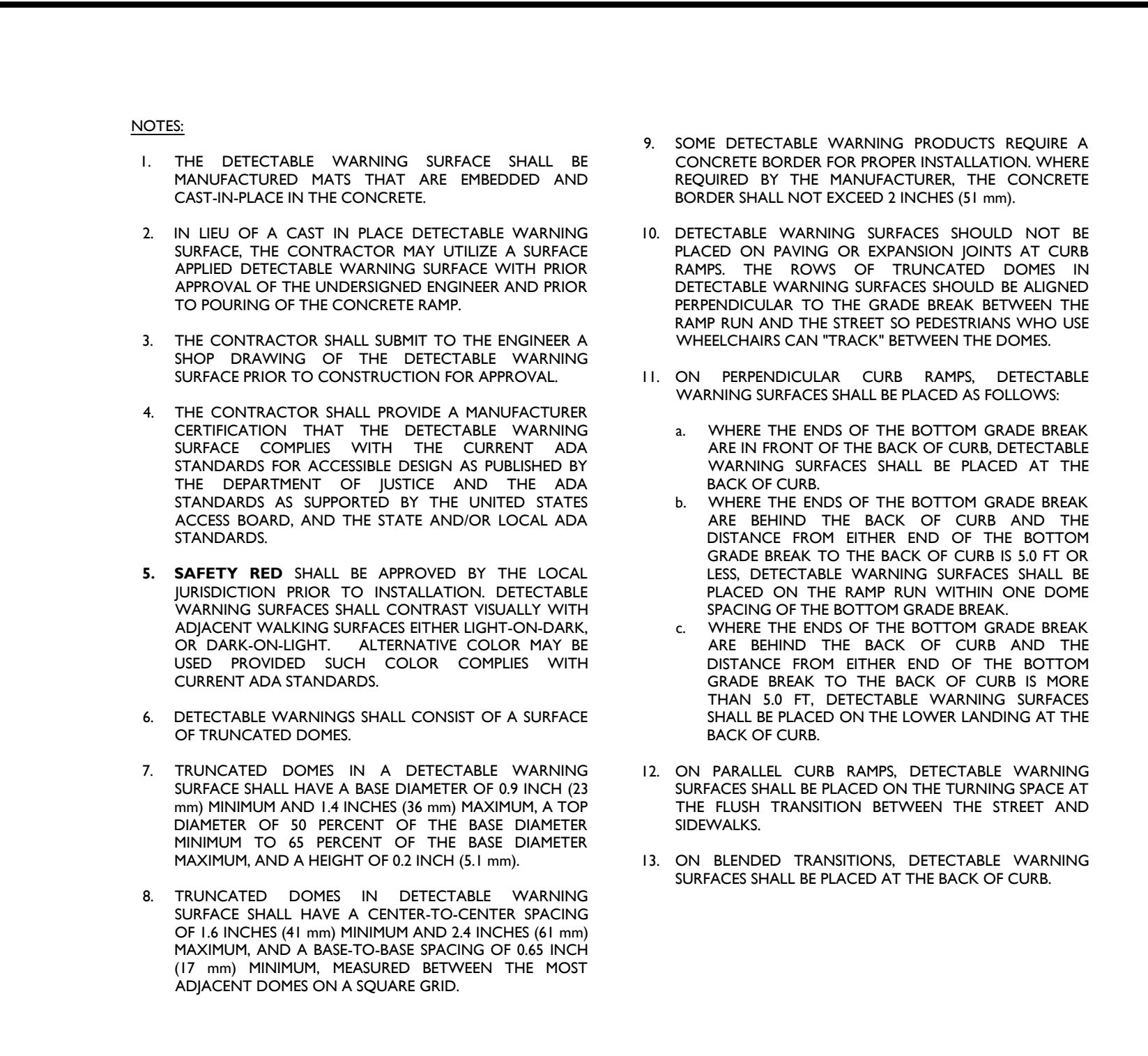
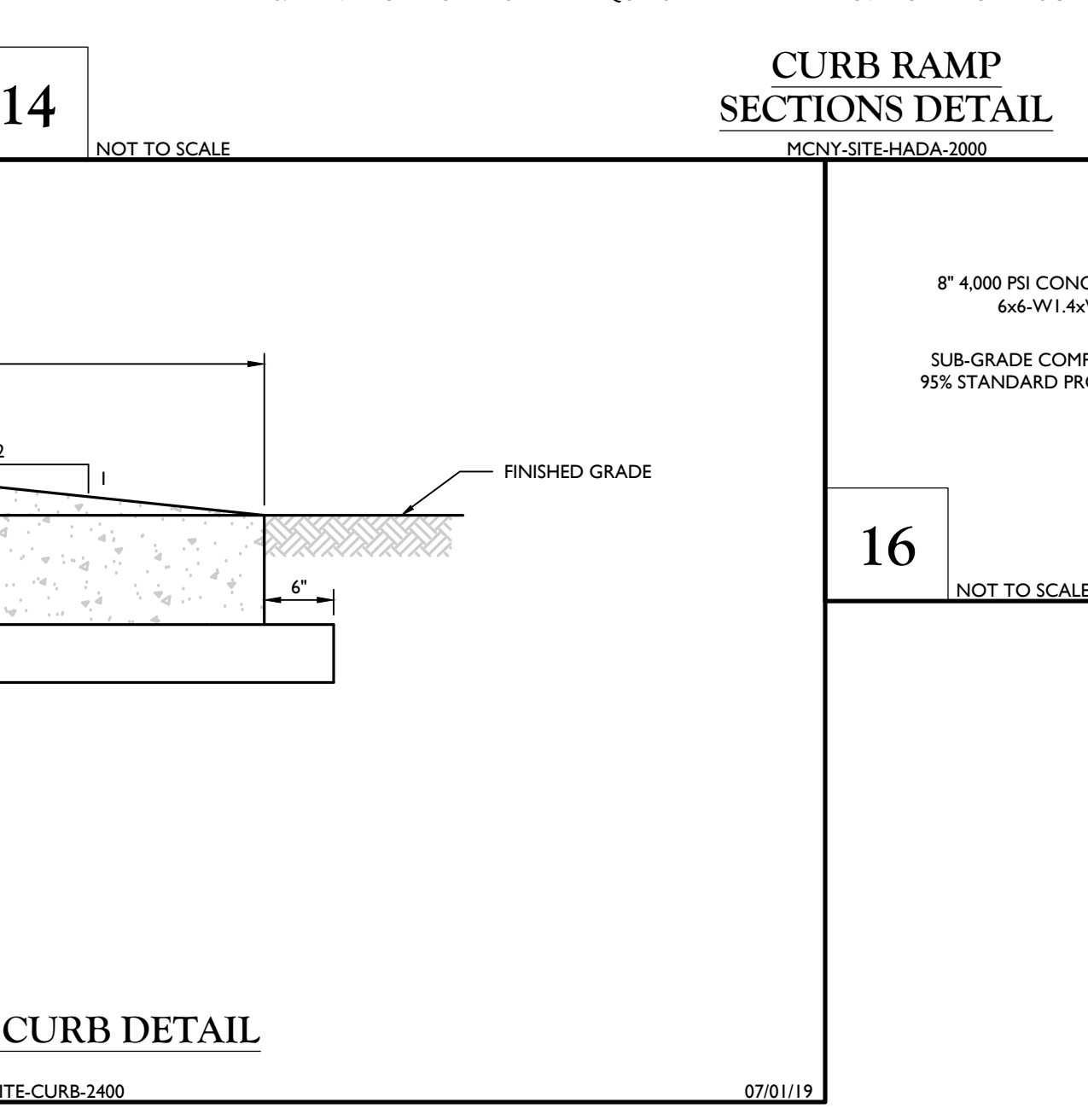
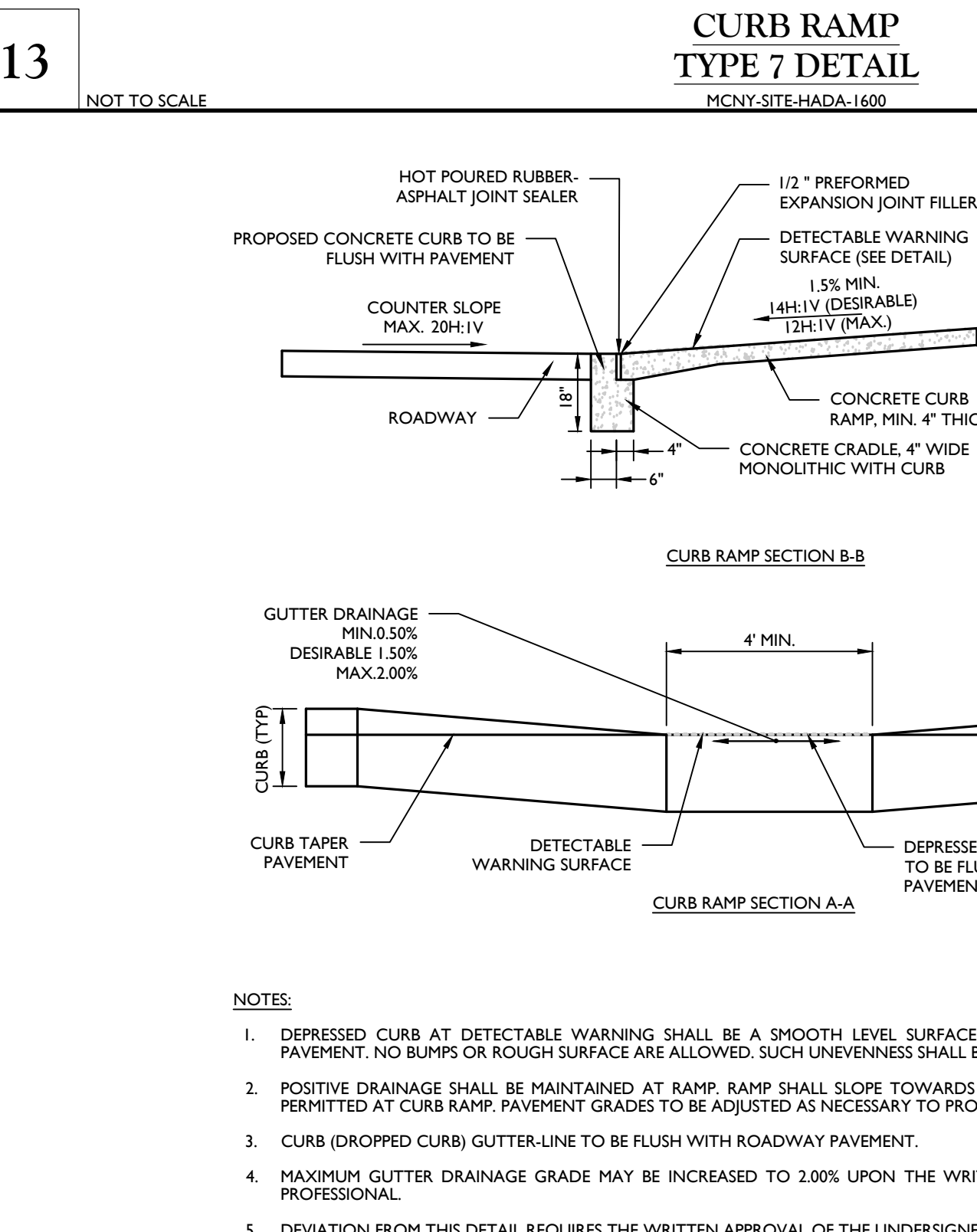
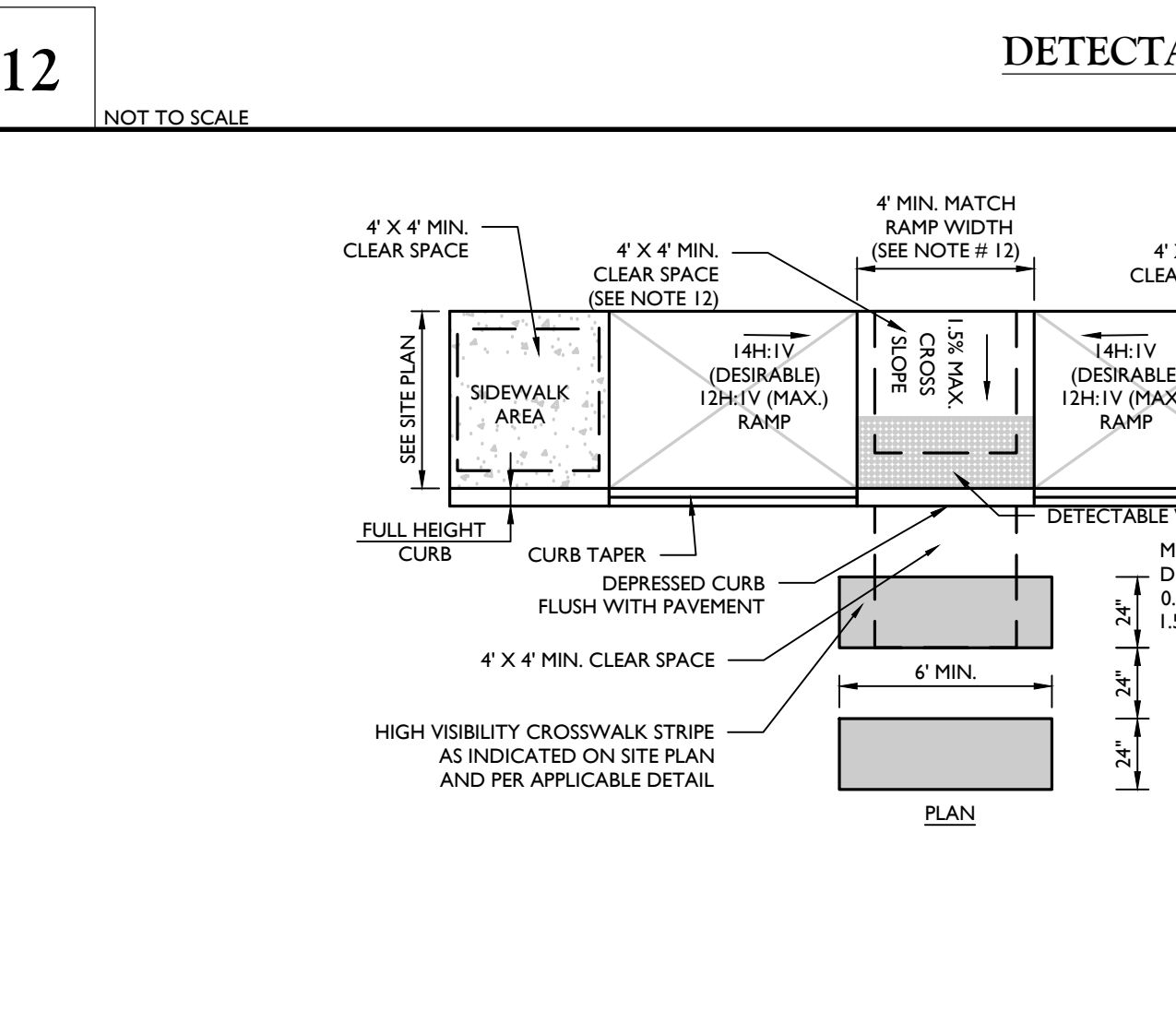
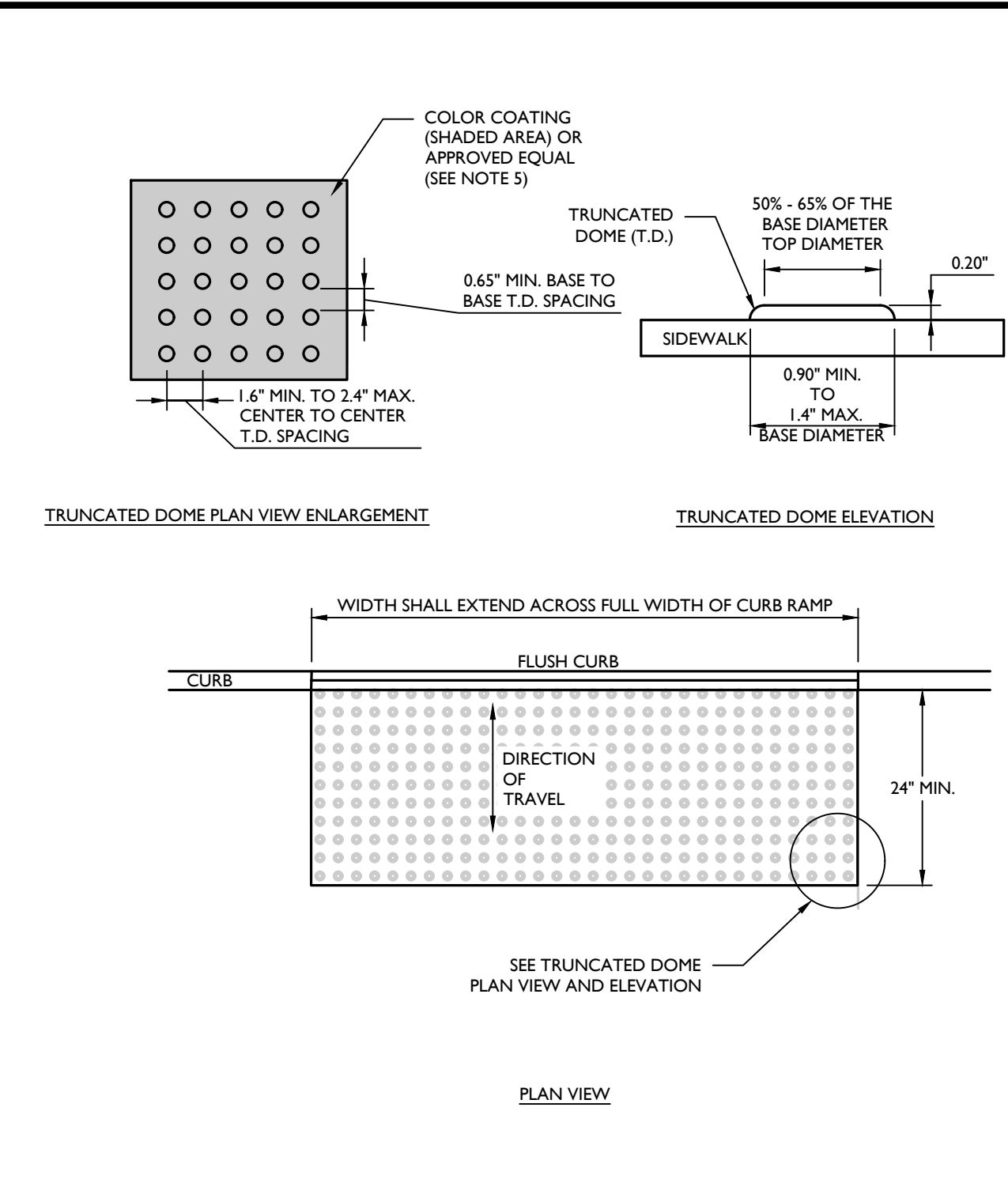
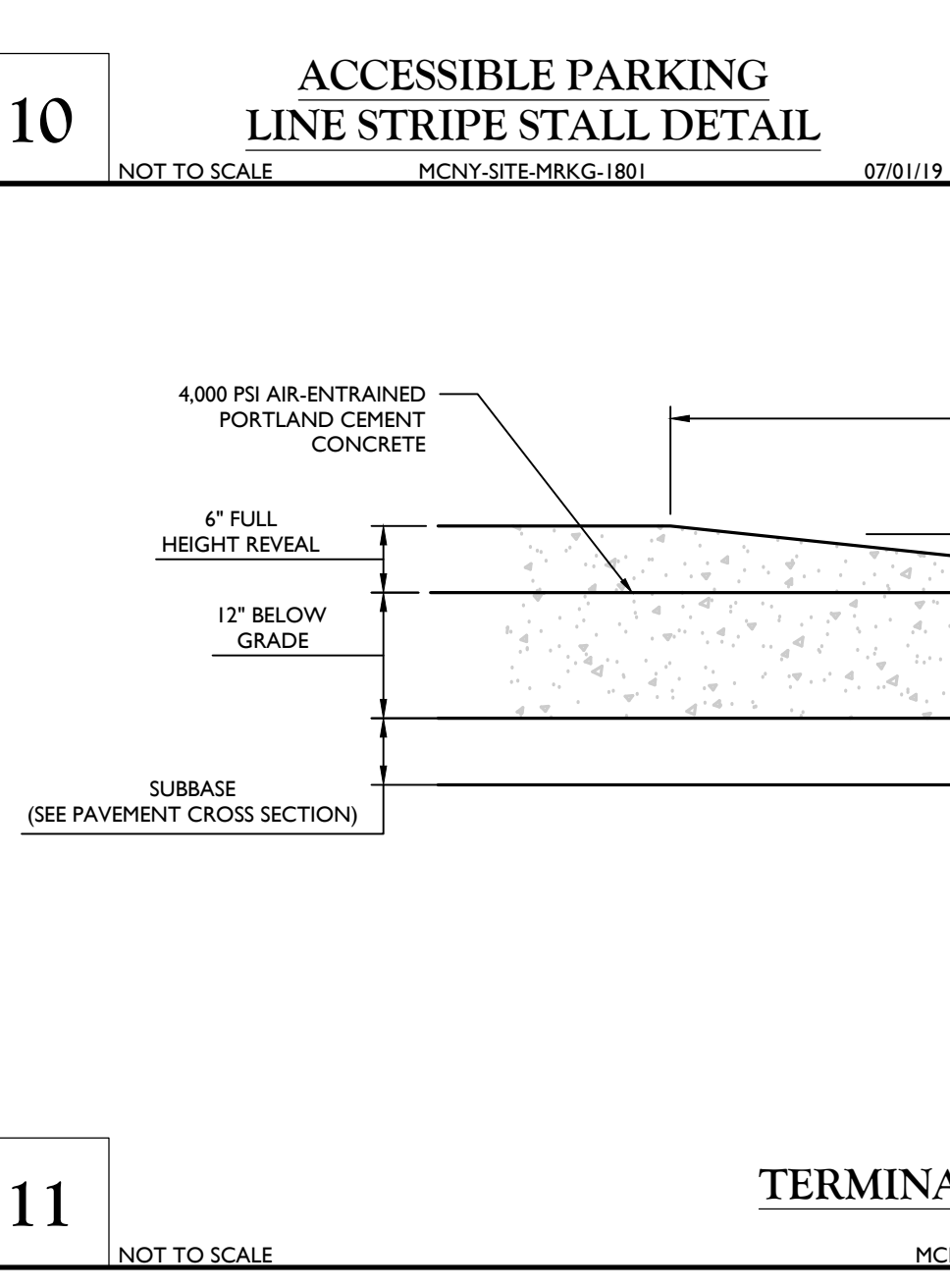
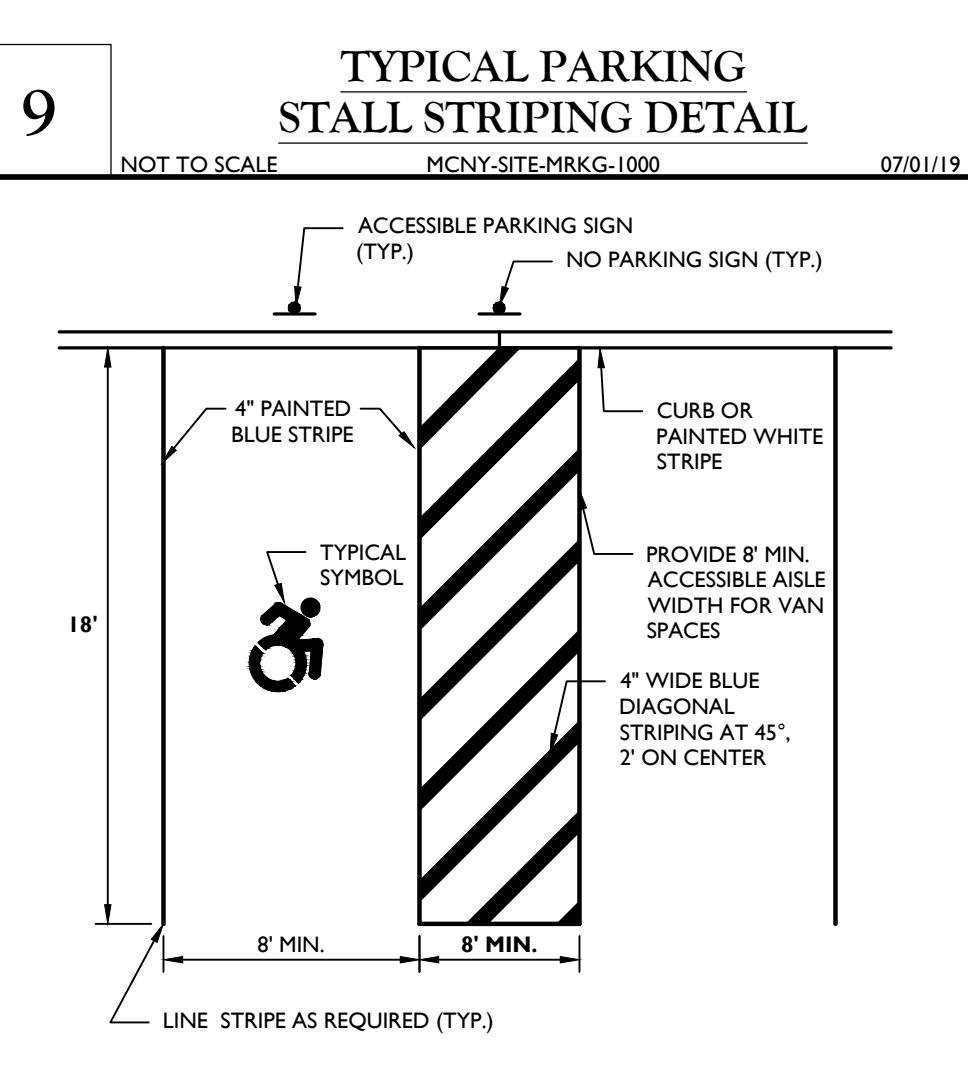
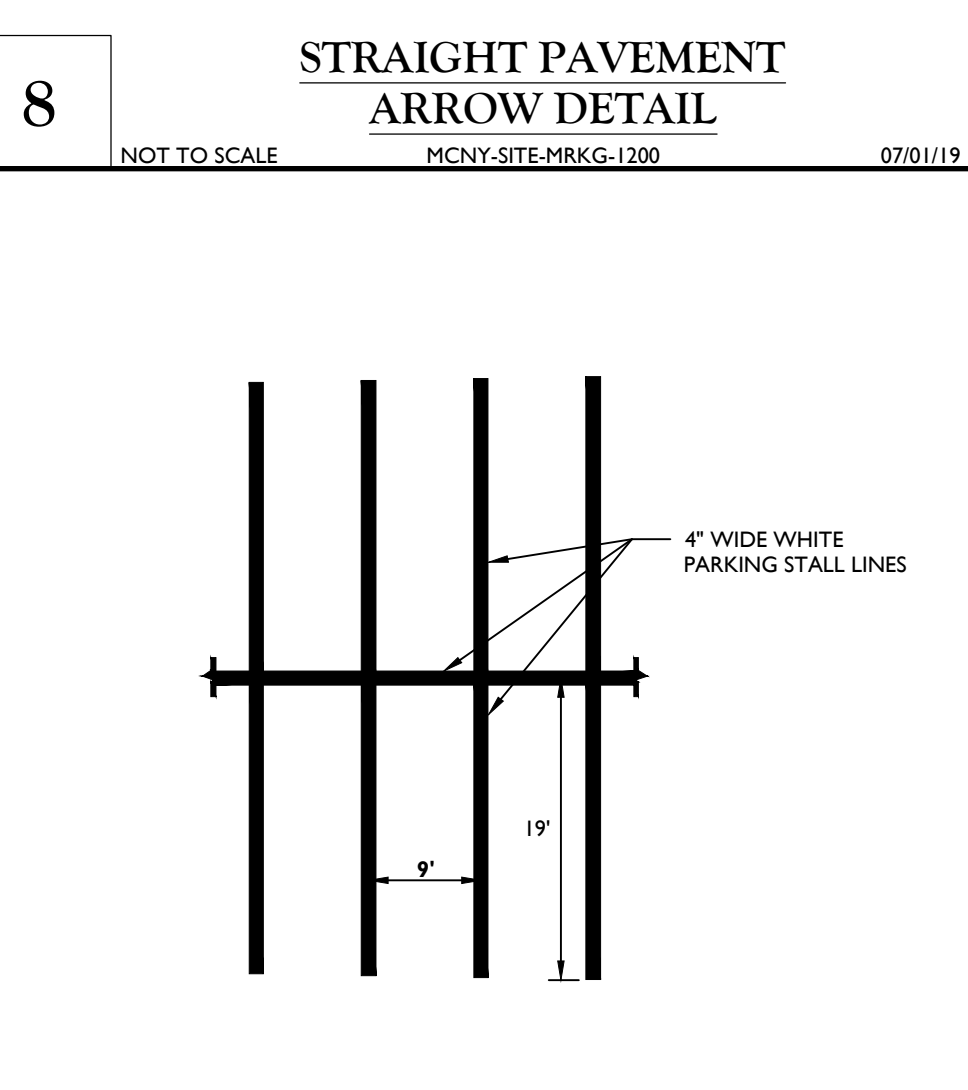
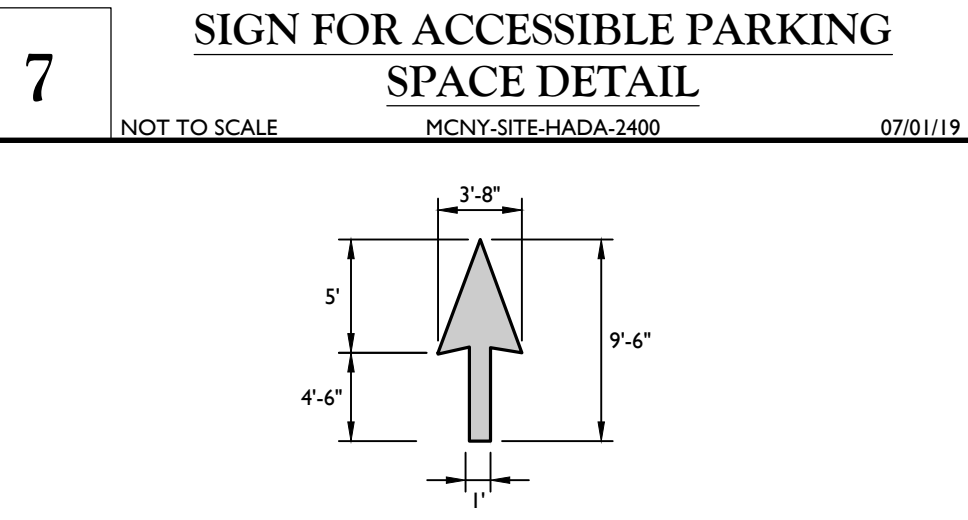
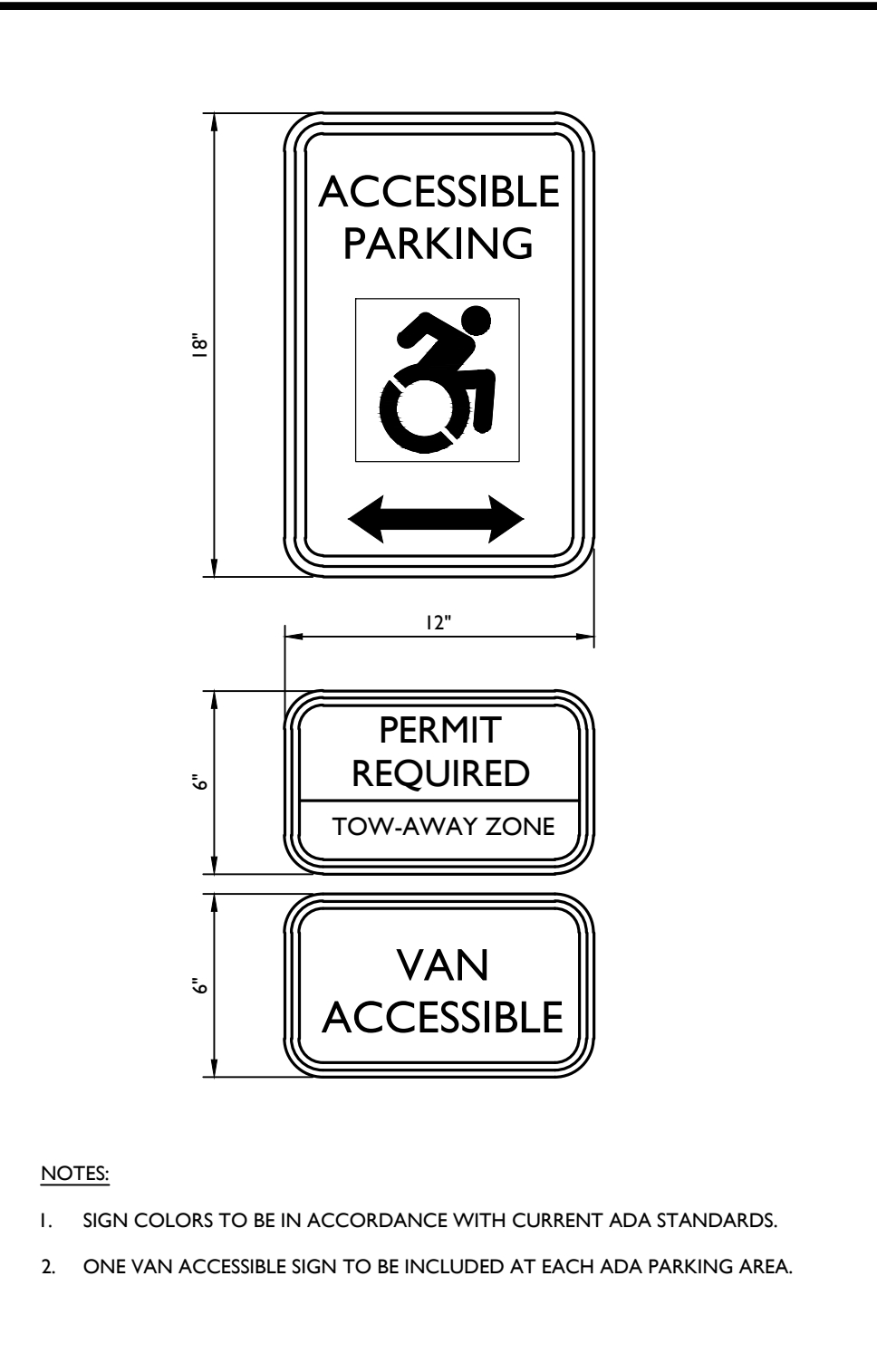
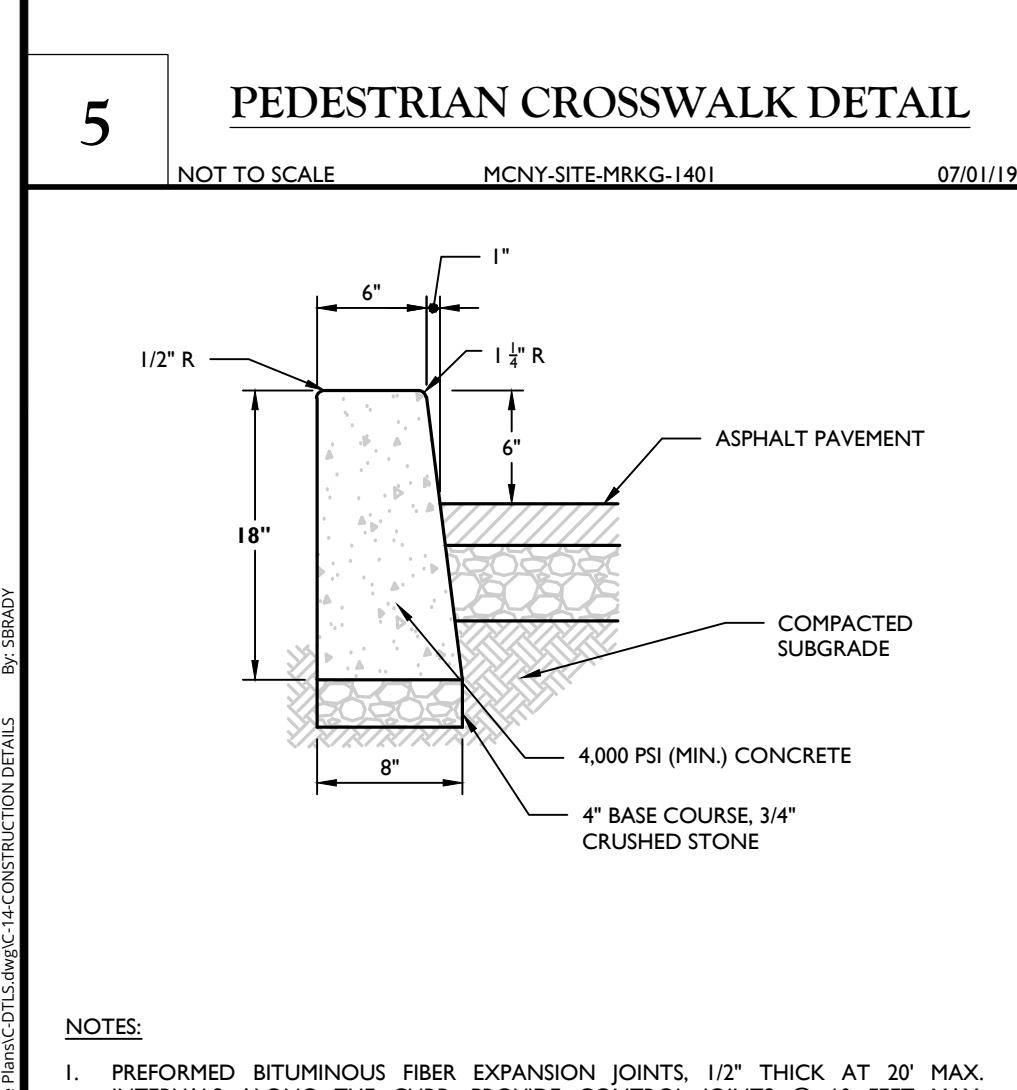
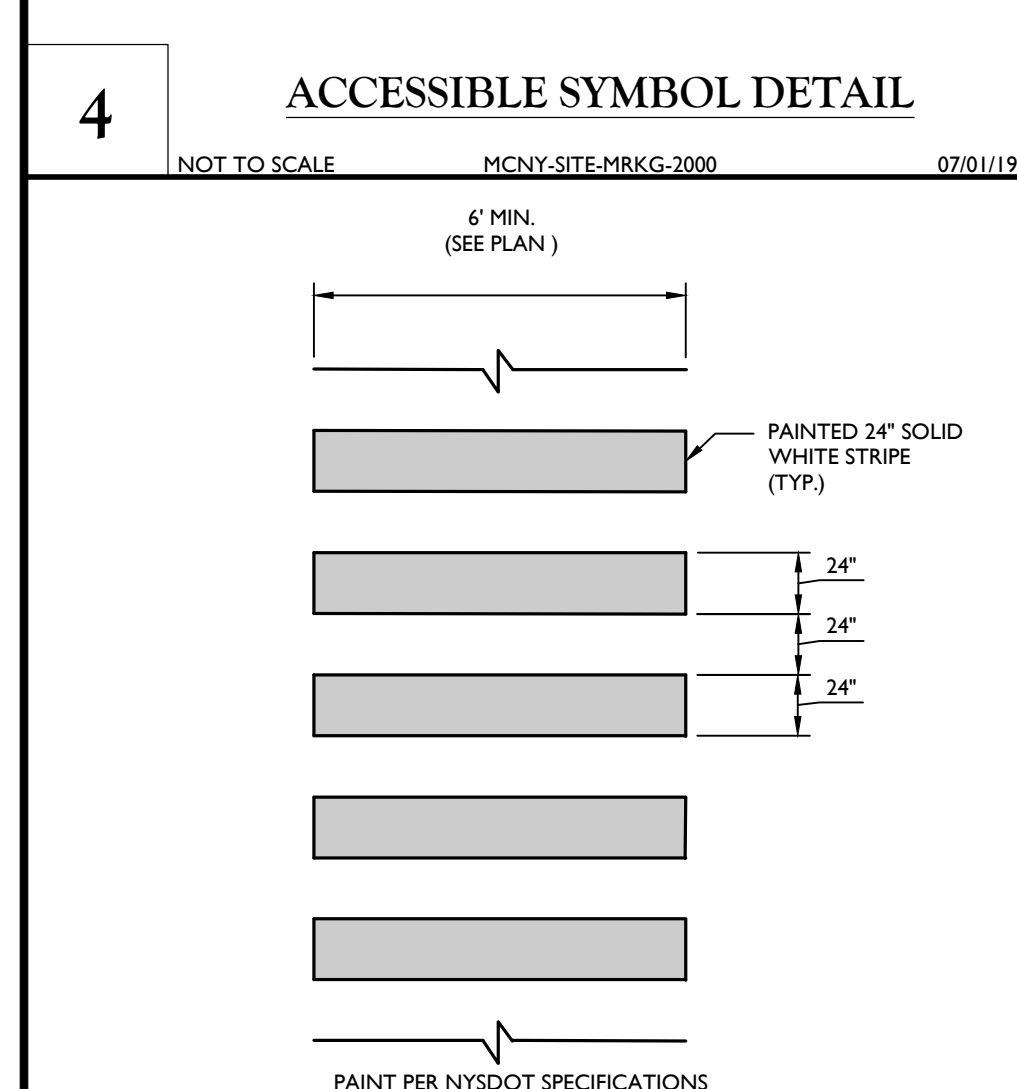
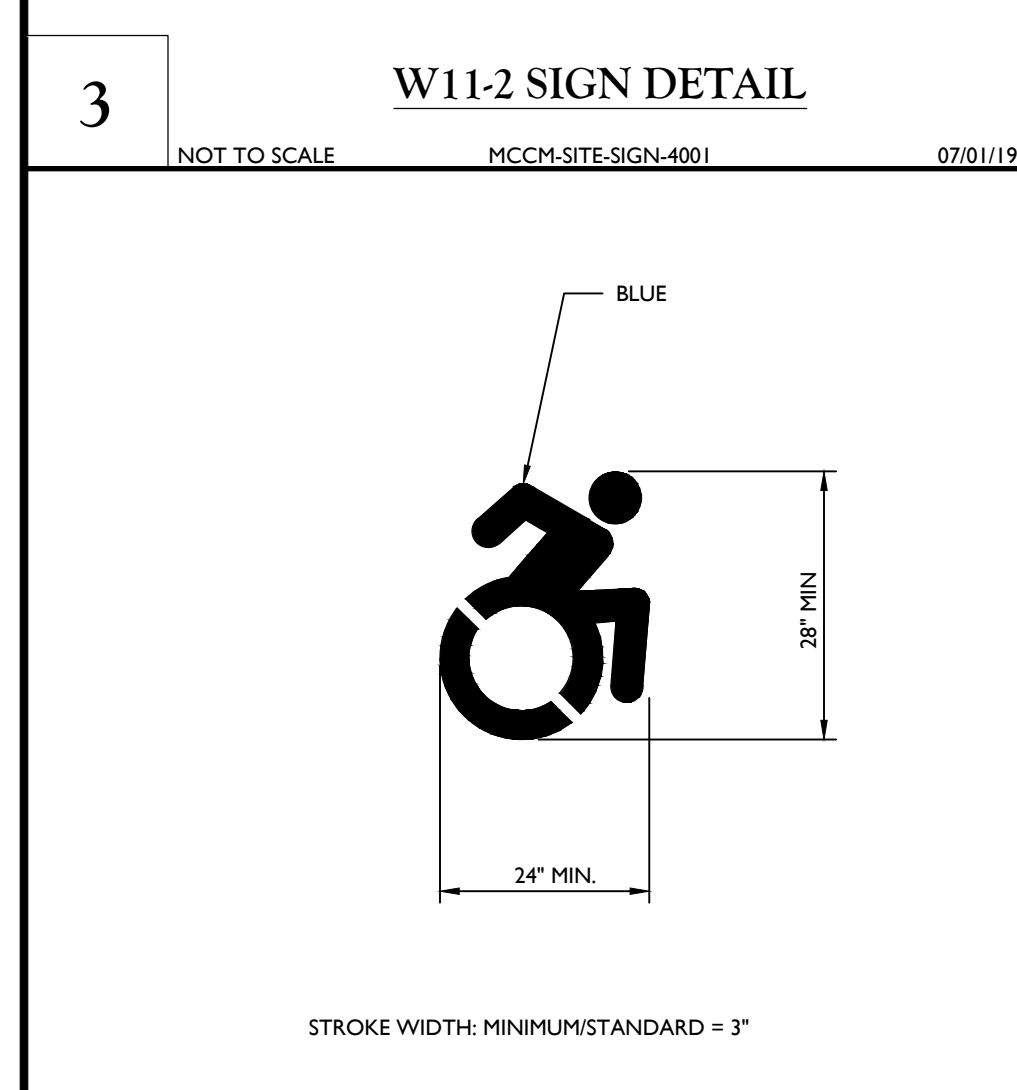
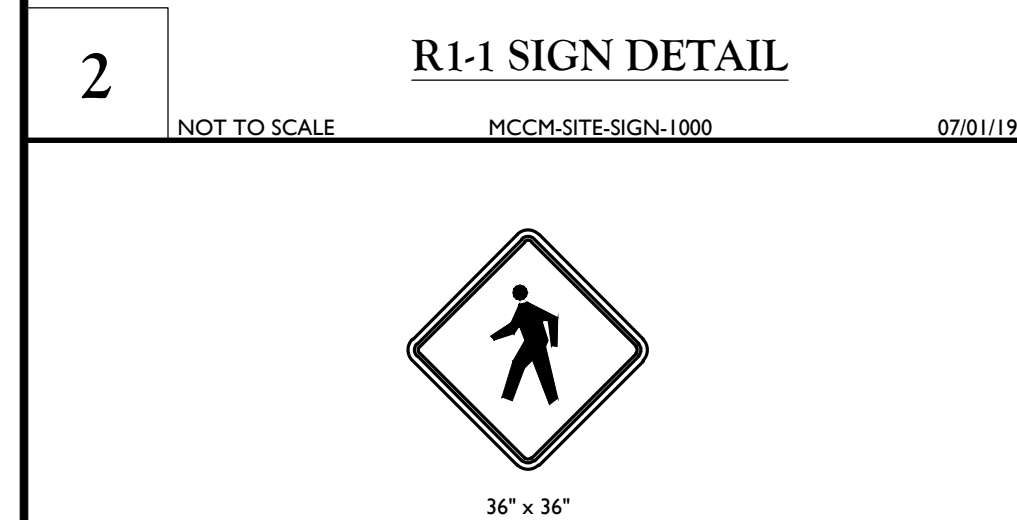
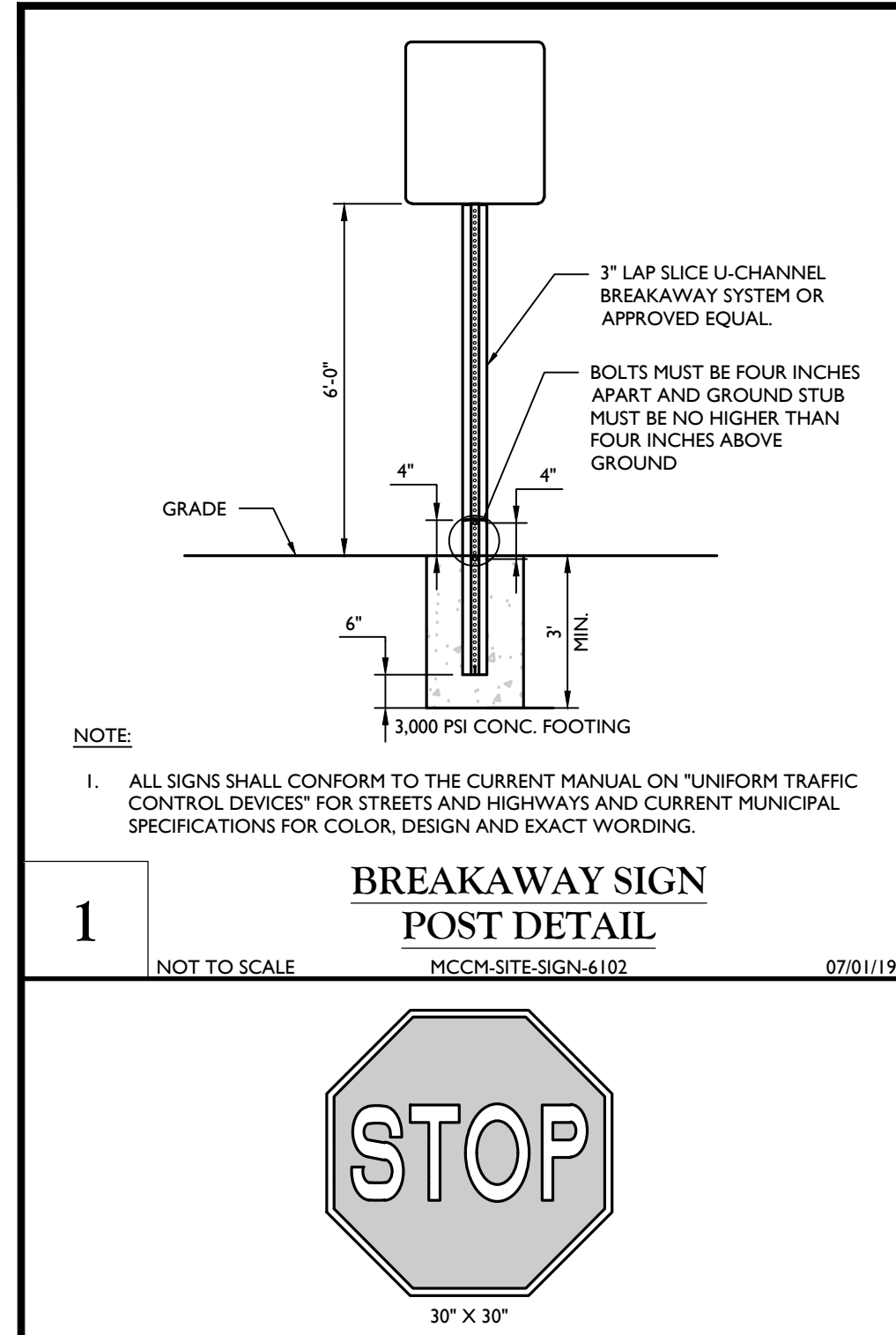
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NEW YORK LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: 073555-01

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SITE PLAN

FOR

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