EXISTING TAX LOTS:

1-1-52.1
±1,666,122 SQ. FT.
±38.26 ACRES

1-1-4.2
±16,247 SQ. FT.
±0.37 ACRES

6-1-3.2
±435,888 SQ. FT.
±10.0 ACRES

TOTAL
±2,118,257 SQ. FT
±48.63 ACRES

OWNER:

DOLSONTOWN ROAD LLC
C/O BROOKFIELD RESOURCE MANAGEMENT, INC.
100 LAMONT STREET
ELMSFORD, NEW YORK 10523

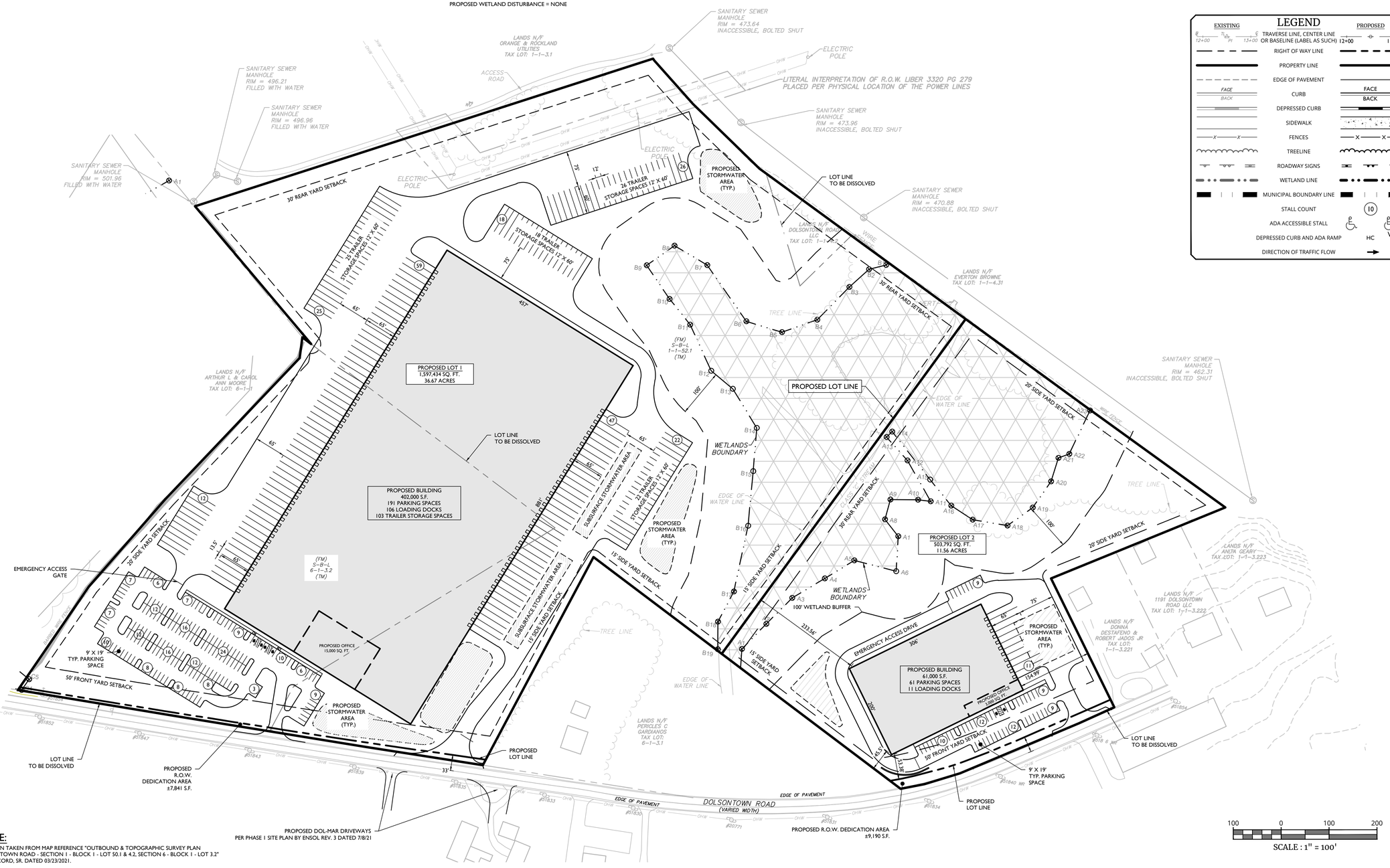
APPLICANT:

RDM GROUP MANAGEMENT, INC.
D/B/A RDM GROUP
1 INTERNATIONAL BOULEVARD, SUITE 410
MAHWAH, NEW JERSEY 07430

EXISTING WETLANDS:

±349,986 SF / 8.0 ACRES

PROPOSED WETLAND DISTURBANCE = NONE



REFERENCE NOTE:

1. EXISTING SITE INFORMATION TAKEN FROM MAP REFERENCE "OUTBOUND & TOPOGRAPHIC SURVEY PLAN PREPARED FOR 79 DOLSONTOWN ROAD - SECTION 1 - BLOCK 1 - LOT 50.1 & 4.2, SECTION 6 - BLOCK 1 - LOT 3.2" PREPARED BY JOHN W. McCORD, SR. DATED 03/23/2021.

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	P V
	DEPRESSED CURB AND ADA RAMP	HC
	DIRECTION OF TRAFFIC FLOW	

N W E S NORTH

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

REV	DATE	DRAWN BY	DESCRIPTION
1	12/10/21	SMB	REVISIONS TO THE LAYOUT.

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 PLANS OF DOLSONTOWN EAST FOR RDM GROUP MANAGEMENT INC.

TAX LOTS:
1-1-52.1,
1-1-4.2
&
6-1-3.2

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 CT, P.C.
DOING BUSINESS AS MASER CONSULTING
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/28/2021	SMB	JED
PROJECT NUMBER: 20006912B		DRAWING NAME: C-LAYT	

SHEET TITLE:
SKETCH SITE PLAN

SHEET NUMBER:
01 of 01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2020\20006912B\Engineering\Site Plans\C-LAYT.dwg\C-03-OVERALL LAYOUT By: SBRADY