

- UTILITY NOTES**
- THIS EXHIBIT HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
METLANDS MAP PREPARED FOR CORNWALL COMMONS
LANE & FULLY ENGINEERING AND SURVEYING, PC
851 BOX RD. #1 2017
GOSHEN, NY 10924
4-985-145-203
 - APPLICANT: CORNWALL LOGISTICS, LLC
500 FRANK W BLAIR BOULEVARD #47
TEANECK, NJ 07666
 - OWNER: CORNWALL COMMONS, LLC
615 ROUTE 33
HIGHLAND MILLS, NY 10930
 - PARCEL DATA: BLOCK 1, LOT 25.22
TOWN OF CORNWALL,
ORANGE COUNTY, NY
 - ZONE: ZONE PCD (PLANNED COMMERCIAL ZONE)
ZONE HC (HIGHWAY COMMERCIAL)
 - EXISTING USE: VACANT
 - PROPOSED USE: RCD, PLANNED INDUSTRIAL PARK (SPECIAL PERMITTED USE) (S 159 - ATTACHMENT 11)
HC BUSINESS WHICH COMBINE OFFICE SPACE WITH A WAREHOUSE OR CENTER FOR DISTRIBUTION OF
PRODUCTS (PERMITTED USE) (S 159 - ATTACHMENT 8)
 - THIS PLAN IS INTENDED FOR CONSTRUCTION REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREIN IS BASED UPON
INFORMATION THAT WAS SUPPLIED TO US AT THE TIME OF EXHIBIT PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST
BE UPDATED UPON PERFORMANCE OF A SURVEY.
 - A DETAILED UTILITY HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN
PERFORMED.

APPROXIMATE LOCATION OF PROPOSED WATERMAIN
CONNECTION TO EXISTING 12" WATERMAIN
(PER MICHAEL P. TRANKOR, WATER SUPERINTENDENT)

APPROXIMATE LOCATION OF FIRTHCLIFFE
SEWAGE TREATMENT PLANT
(FOR REFERENCE PURPOSES ONLY)

APPROXIMATE LOCATION OF PUMP STATION FOR ADJACENT
KNOLL CREST DEVELOPMENT (SEWAGE PUMPED TO FIRTHCLIFFE PLANT)
(ALTERNATE SEWER CONNECTION OPTION)

APPROXIMATE LOCATION OF EXISTING SANITARY
MAIN FROM PUMP STATION TO FIRTHCLIFFE PLANT

PROPOSED SANITARY SEWER CONNECTION TO EXISTING
TOWN OF CORNWALL SANITARY SEWER MANHOLE

APPROXIMATE LOCATION OF PROPOSED WATER
MAIN CONNECTION TO EXISTING 6" MAIN

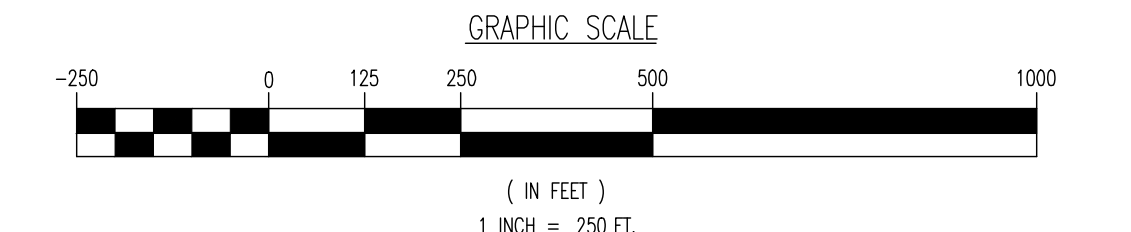
APPROXIMATE LOCATION OF EXISTING SANITARY
MAIN FROM PUMP STATION TO SHORE ROAD
WASTEWATER TREATMENT PLANT

LEGEND

PER TOWNSHIP OF CORNWALL OFFICIAL ZONING MAP, ADOPTED MAY 2013.

- ZONE BOUNDARY
- MUNICIPAL BOUNDARY
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 12" WATERMAIN
- PROPOSED 12" WATERMAIN
- EXISTING 8" CLAY SANITARY SEWER MAIN

PER STANDARD PLAN AT CORNWALL SITE PLAN SET, PREPARED BY CHAZEN ENGINEERING
LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C., DATED FEBRUARY 2006, LATEST
REVISED MAY 2008, AND CORRESPONDENCE WITH TOWN UTILITY OFFICIALS.



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1984 Main Street
Lake Carmel, NY 12116
T: 518.974.1116
F: 518.974.1821
www.dynamiceng.com

TITLE: **PROPOSED WATER AND SEWER UTILITY EXHIBIT**

PROJECT: CORNWALL LOGISTICS, LLC
PROPOSED INDUSTRIAL WAREHOUSE
SECTION 9, BLOCK 1, LOT 25.22
2615 US ROUTE 9 WEST
TOWN OF CORNWALL, ORANGE COUNTY, NEW YORK

JOB No: 2803-99-012 DATE: 01/18/2023

DRAWN BY: MFD SCALE (H) 1"=250'
DESIGNED BY: RDM SHEET No: 1
CHECKED BY: JMS
CHECKED BY: JMS

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

PROTECT YOURSELF!
ALL STATE ENGINEERS OF
ORANGE COUNTY MUST BE
REGISTERED WITH THE STATE
ENGINEERING BOARD OF
ORANGE COUNTY.
FOR STATE ENGINEER BOARD USE
WWW.CALEBT.COM

Rev. # 1

Plotted: 07/12/23 - 9:23 AM By: arewis
 PLOT: P:\Projects\2023\Township Development\23-018 Cornwall\K\Utility\Utilities (Map)\Water and Sewer Utility Exhibit\280399012\AMEL.dwg --> 01 PROPOSED WATER AND SEWER UTILITY EXHIBIT
 (LMS Tech)
 Product Ver: 24.2e
 Plot Date: 07/12/23