

SITE PLAN

OBERCREEK BREWERY & TASTING ROOM

81 NEW HAMBURG ROAD

TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK

BULK TABLE REQUIREMENTS		Project #: CZ70608.02	
Zoning District: One-Family Residential (R-80)		Date: 6/7/2023	
Proposed Use: Farm Brewery & Tasting Room			
		REQUIRED	PROPOSED
Minimum lot area (SF)		80,000	872,899 ¹
Minimum lot width (FT)		200	683
Minimum lot depth (FT)		200	540
Minimum lot frontage (FT)		50	2160
Minimum front yard (FT)	County/State highway	75	80
	Front lot line of other street	50	N/A
Minimum side yard ² (FT)	Accessory building <15 feet high and <144 square feet	10	N/A
	Other	40	24 ³
Minimum rear yard ² (FT)	Accessory building <15 feet high and <144 square feet	10	N/A
	Other	50	154
Maximum building height (STORIES /FT)		2.5/35	<2.5/35
Maximum building coverage (%)		10	1.4
Maximum floor area ratio		0.1	0.01

NOTES:

1. Reflects the proposed lot area of Lot 7 of the Obercreek Lot Line Revisions project (LaBella/Chazen Project # 70608.01), conditionally approved by the Town of Wappinger Planning Board on 3/19/21 and submitted to the Town for final signature in December 2022. The proposed subdivision will be filed at the County Clerk's Office following final Town signature.

2. Notwithstanding the minimum side and rear yard setbacks set forth in this schedule, the minimum side and rear yard setbacks shall be six feet for all accessory buildings as defined in this chapter less than 100 square feet in area. No more than two accessory buildings shall be permitted in any 1-Family Residence District. No such accessory building shall have a footprint greater than 600 square feet nor a height in excess of 20

3. Existing non-conformance at existing residential garage, zoning variance obtained from Town of Wappinger Zoning Board of Appeals on 12/8/20. Proposed side yard of the proposed brewery is 41-ft.

PARKING CALCULATIONS:

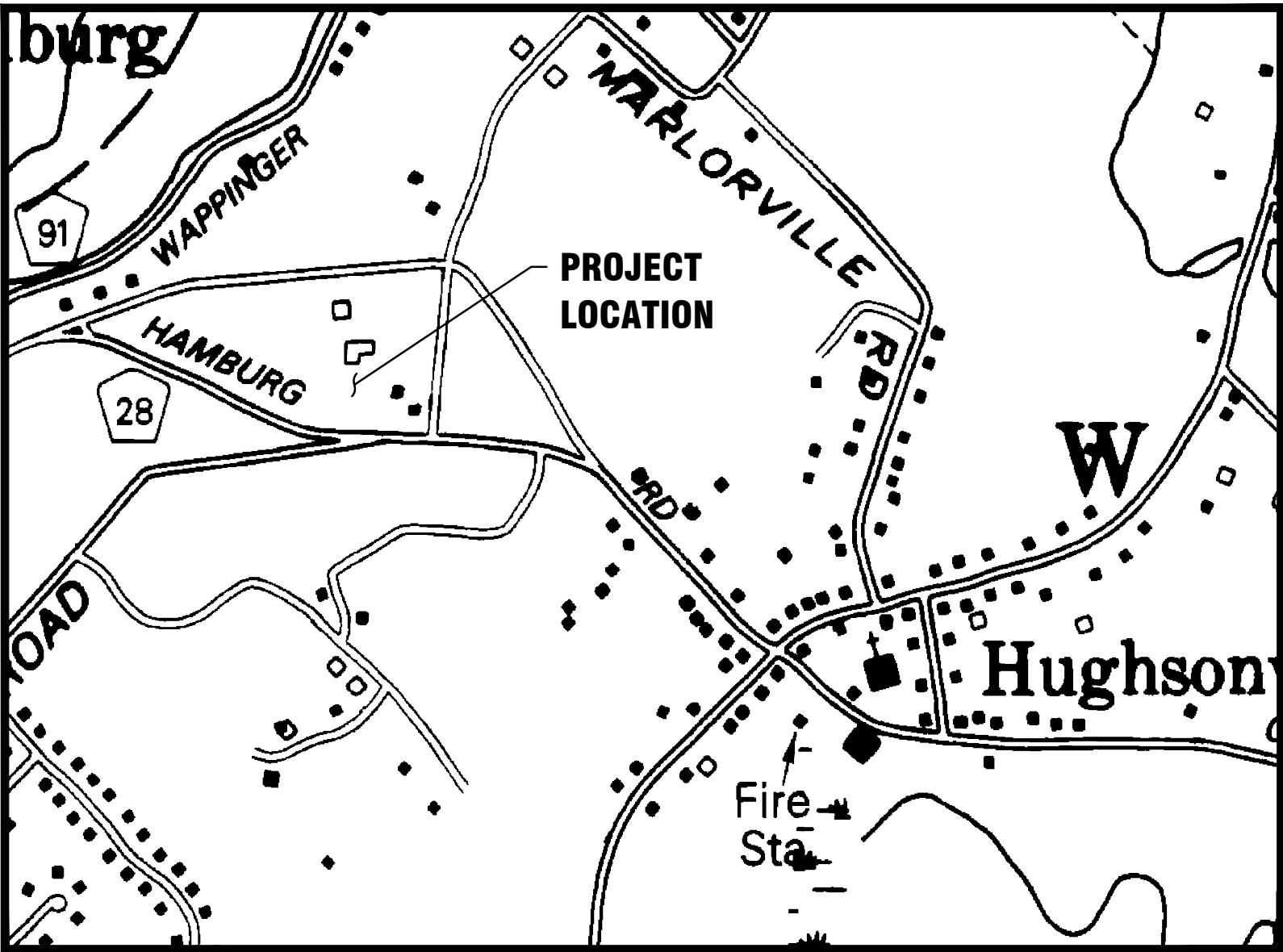
USE	CODE REQUIREMENT	QUANTITY	SPACES REQUIRED	SPACES PROPOSED
Microbrewer or microdistiller	1 space for each employee on the largest shift, plus 1 space for each 3 patron sitting or standing spaces in any tasting room or other visitor facility open to the general public	9 employees, 187 patron seats	72	74 ⁽¹⁾
Farm stand	1 space for each 150 sq ft of gross gloor area on the ground floor	1,250 sq ft gross	9	9 ⁽²⁾
TOTAL			81	83

Note:

1. Includes 15 proposed land banked parking spaces and 1 of the 10 existing parking spaces at farm stand in gravel parking area to remain.

2. Represents 9 of the 10 existing parking spaces at farm stand in gravel parking area to remain.

INDEX OF DRAWINGS				
PAGE NO.	SHEET NO.	DATE	DESCRIPTION	
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4	C130	10/04/23	SITE PLAN	
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6	C150	10/04/23	EROSION & SEDIMENT CONTROL PLAN	
7	C151	10/04/23	EROSION & SEDIMENT CONTROL PLAN: SSDS	
8	C160	10/04/23	SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN	
9	C161	10/04/23	WATER SERVICE CONNECTION PLAN	
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18	C580	10/04/23	LANDSCAPE DETAILS	
19	C590	10/04/23	LIGHTING DETAILS	



LOCATION MAP

SCALE:1"=2000'

OWNER & APPLICANT:

OBERCREEK PL
PO BOX 230
HUGHSONVILLE, NEW YORK 12537

FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE WITHIN OTHER AREAS FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WAPPINGER, NEW YORK IDENTIFIED AS MAP NUMBER 36027C0458E, BEARING AN EFFECTIVE DATE OF MAY 2, 2012.

TAX PARCEL DESIGNATION:

TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK TAX PARCEL 6057-02-847758

SITE AREA:

TOTAL PARCEL AREA: 20.04 ACRES ± (872,899± S.F.)
ZONING DISTRICT: R80
SEE BULK TABLE NOTE 1

SITE CIVIL ENGINEER & SURVEYOR:

LABELLA ASSOCIATES, D.P.C.
21 FOX STREET, Poughkeepsie, NY 12601
PHONE: (845) 454-3980

OWNER'S CERTIFICATION NOTE
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPERTY SHOWN HEREON STATES THAT HE HAS REVIEWED THIS MAP, THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

NAME (TITLE) DATE

TOWN OF WAPPINGER PLANNING BOARD
APPROVAL
TOWN OF WAPPINGER, NEW YORK

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK ON THE ____ DAY OF _____. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS ____ DAY OF _____ BY _____

CHAIRMAN, TOWN PLANNING BOARD

OBERCREEK BREWING COMPANY

59 MARLORVILLE ROAD

WAPPINGERS FALLS, NEW YORK 12590

PROJECT NO: CZ70608.02

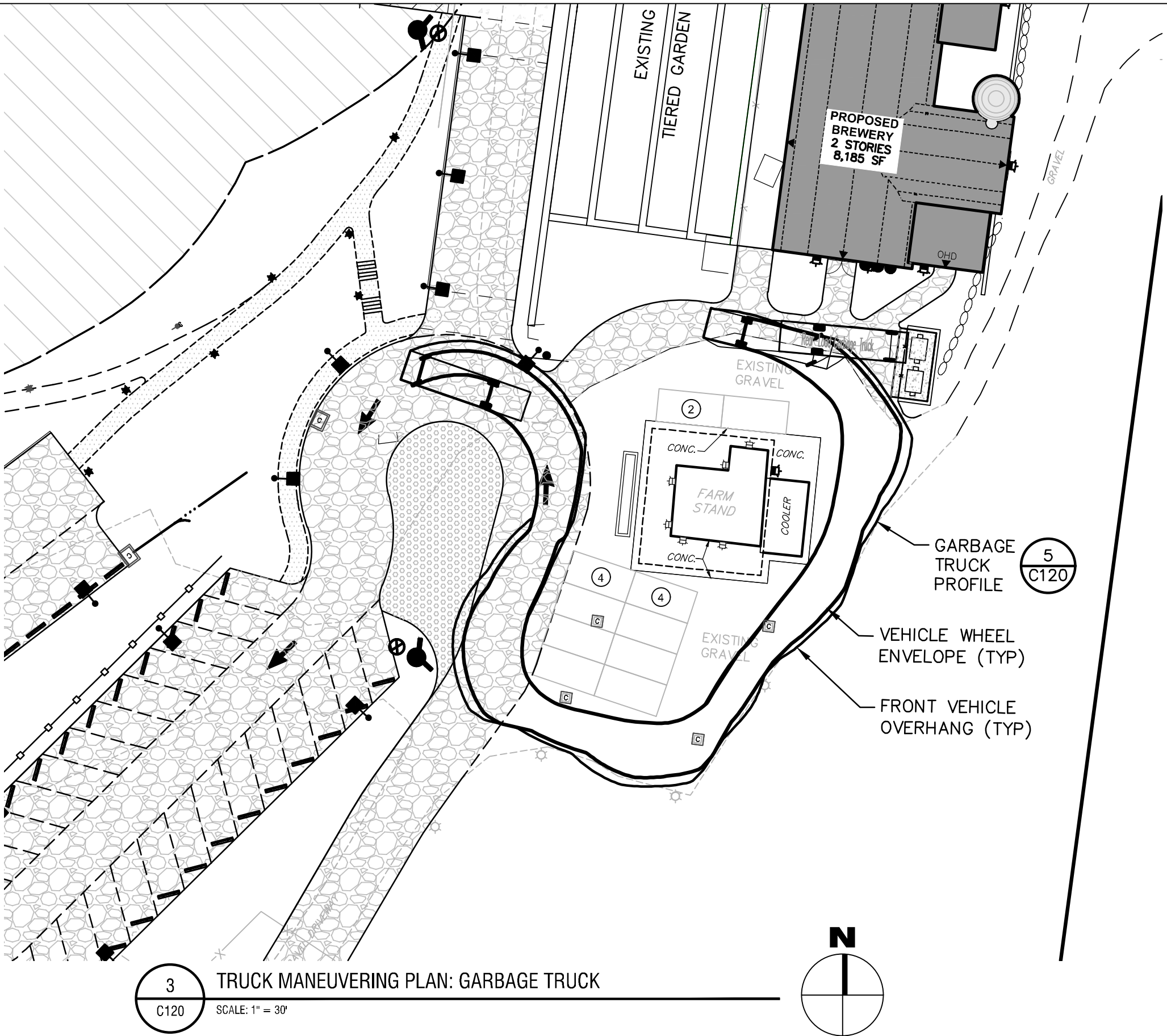
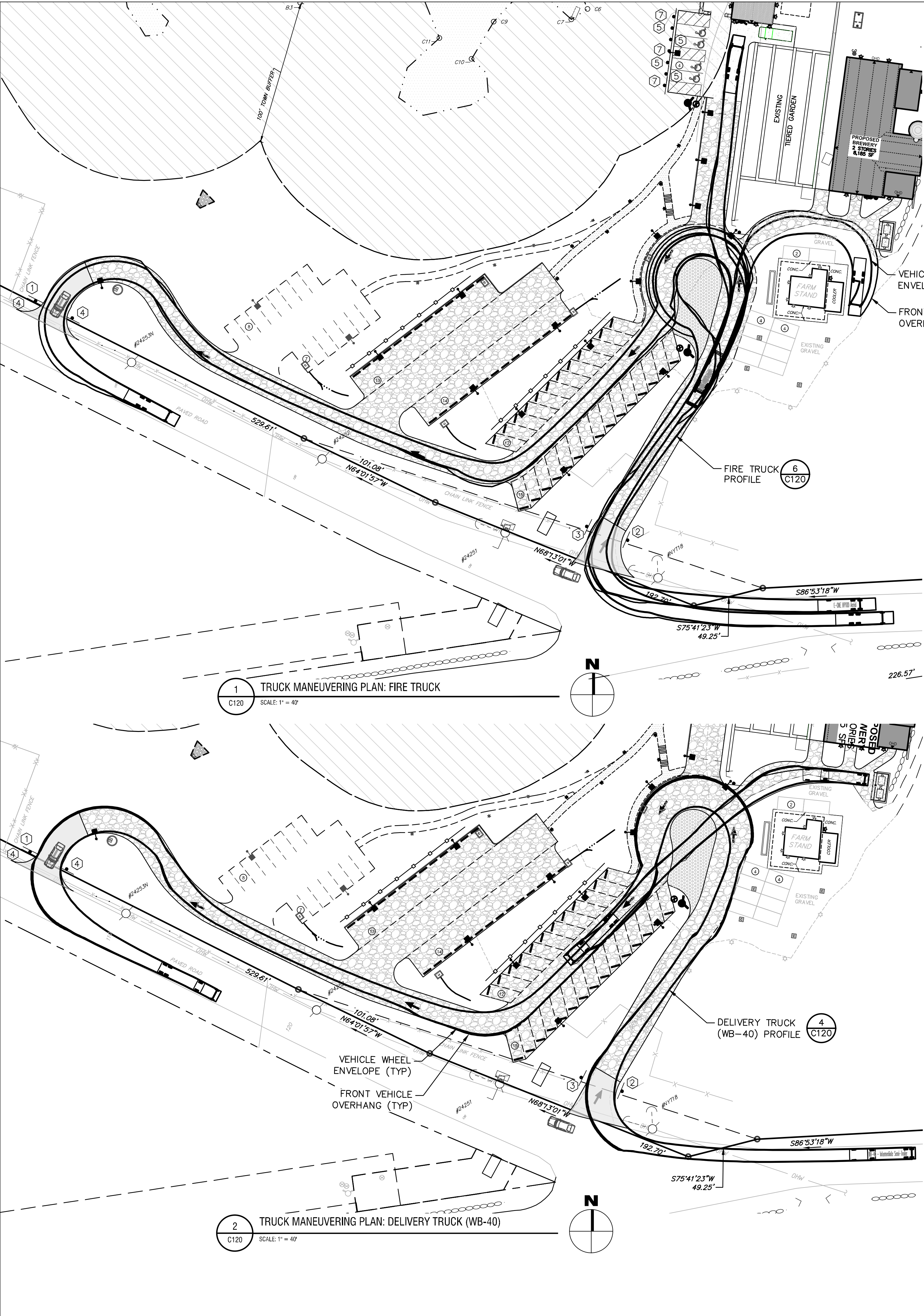
LAST REVISED: OCTOBER 04, 2023



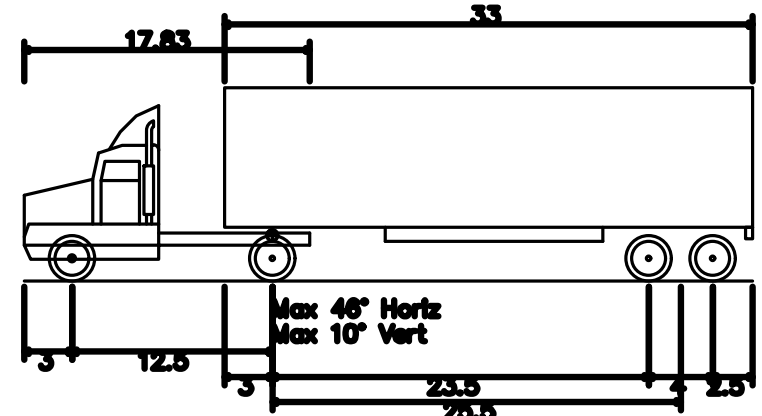
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Poughkeepsie, NY 12601
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V:\arch\lab\Legacy Chazem\Projects\70608-70609\70608-02 Obercreek Brewery Expansion\DWG\02_01_PLAN_C120_70608-02_TRUCK.dwg
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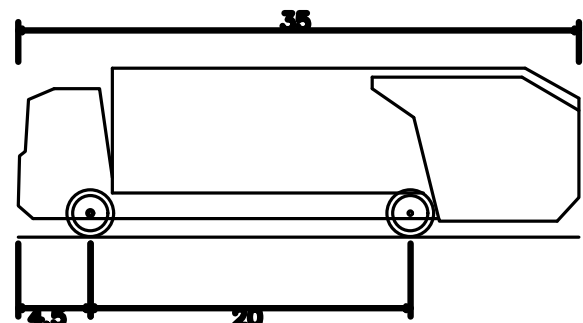


3 TRUCK MANEUVERING PLAN: GARBAGE TRUCK
C120 SCALE: 1" = 30'



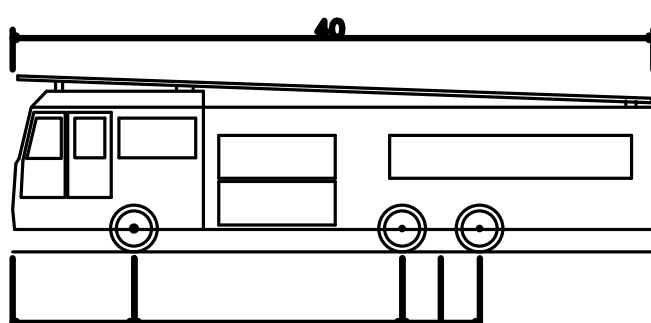
WB-40 - Intermediate Semi-Trailer
Overall Length 45.500ft
Overall Width 8.000ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 20.40°

4 DELIVERY TRUCK (WB-40) PROFILE
C120 SCALE: N.T.S.



Rear-Load Garbage Truck
Overall Length 35.000ft
Overall Width 8.375ft
Overall Body Height 10.546ft
Min Body Ground Clearance 1.000ft
Track Width 8.375ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 29.300ft

5 GARBAGE TRUCK PROFILE
C120 SCALE: N.T.S.



E-ONE HP100 Aerial
Overall Length 40.000ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

6 FIRE TRUCK PROFILE
C120 SCALE: N.T.S.

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OBERCREEK BREWING COMPANY
59 Marlerville Road
Wappingers Falls, NY 12590



OBERCREEK BREWERY & TASTING ROOM
81 New Hamburg Road
Wappingers Falls, NY 12590

NO.	DATE:	DESCRIPTION:
5	10/04/2023	REVISED PER TOWN COMMENTS
4	08/14/2023	REVISED PER TOWN COMMENTS
3	06/07/2023	REVISED PER DCDBCH COMMENTS
2	03/30/2023	REVISED PER DPW COMMENTS
1	02/03/2023	REVISED PER DPW COMMENTS

PROJECT NUMBER: 70608-02

DRAWN BY: GMZ

REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 05/09/22

DRAWING NAME:

TRUCK MANEUVERING PLAN

DRAWING NUMBER:

C120

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Revisions

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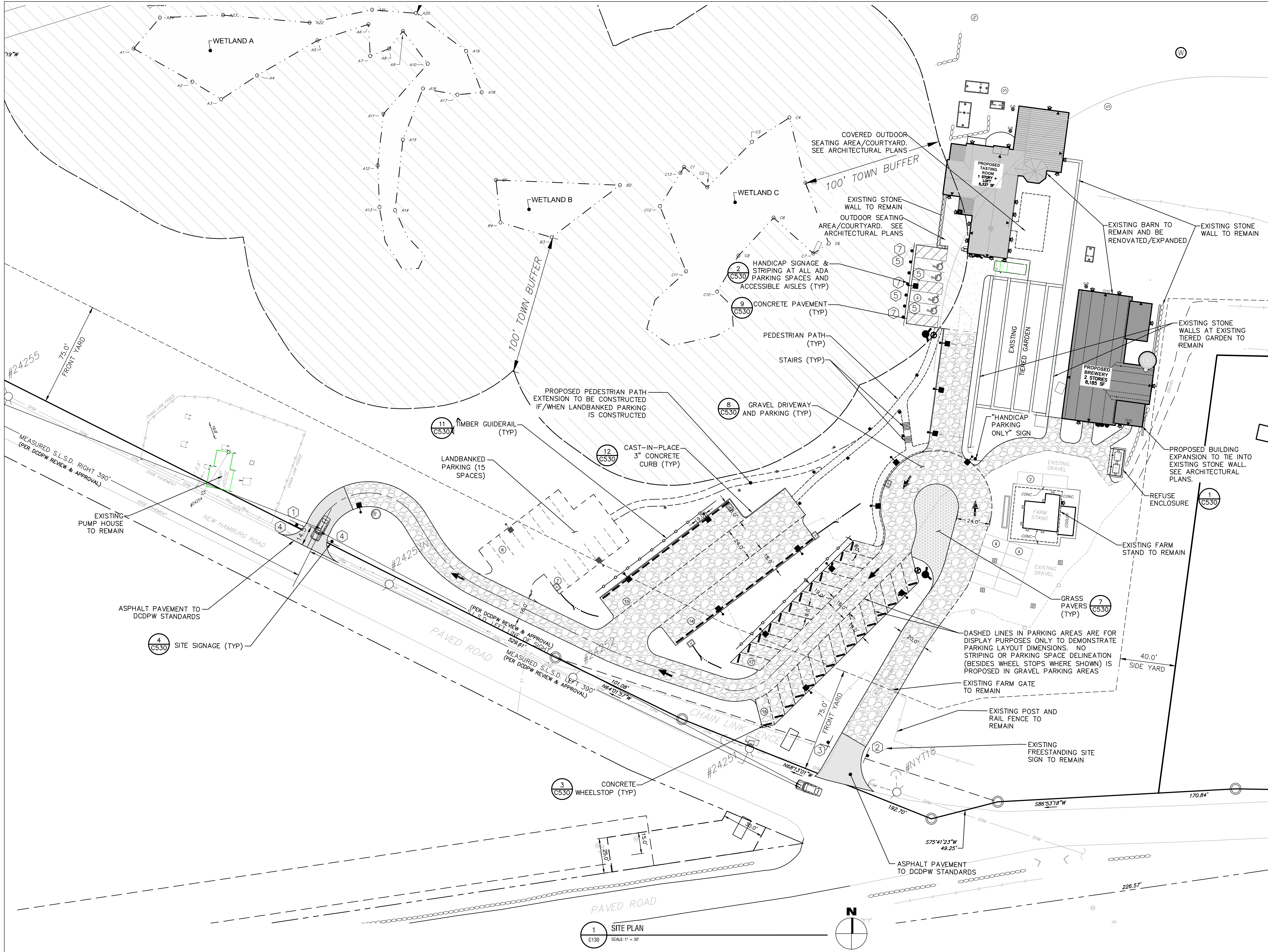
DATE: 05/09/22

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C130



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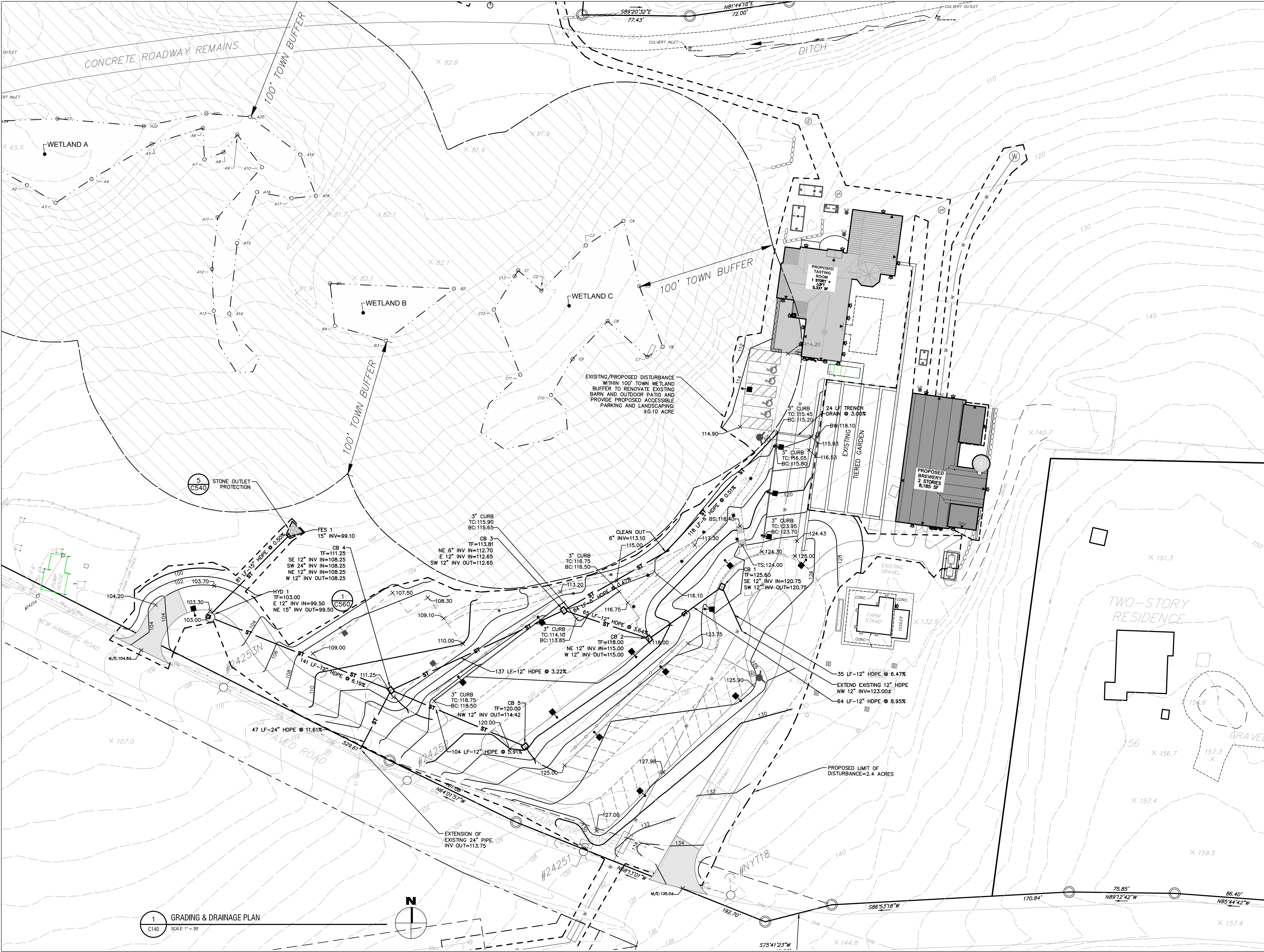
DATE: 05/09/22

DRAWING NAME:

GRADING & DRAINAGE PLAN

DRAWING NUMBER:

C140



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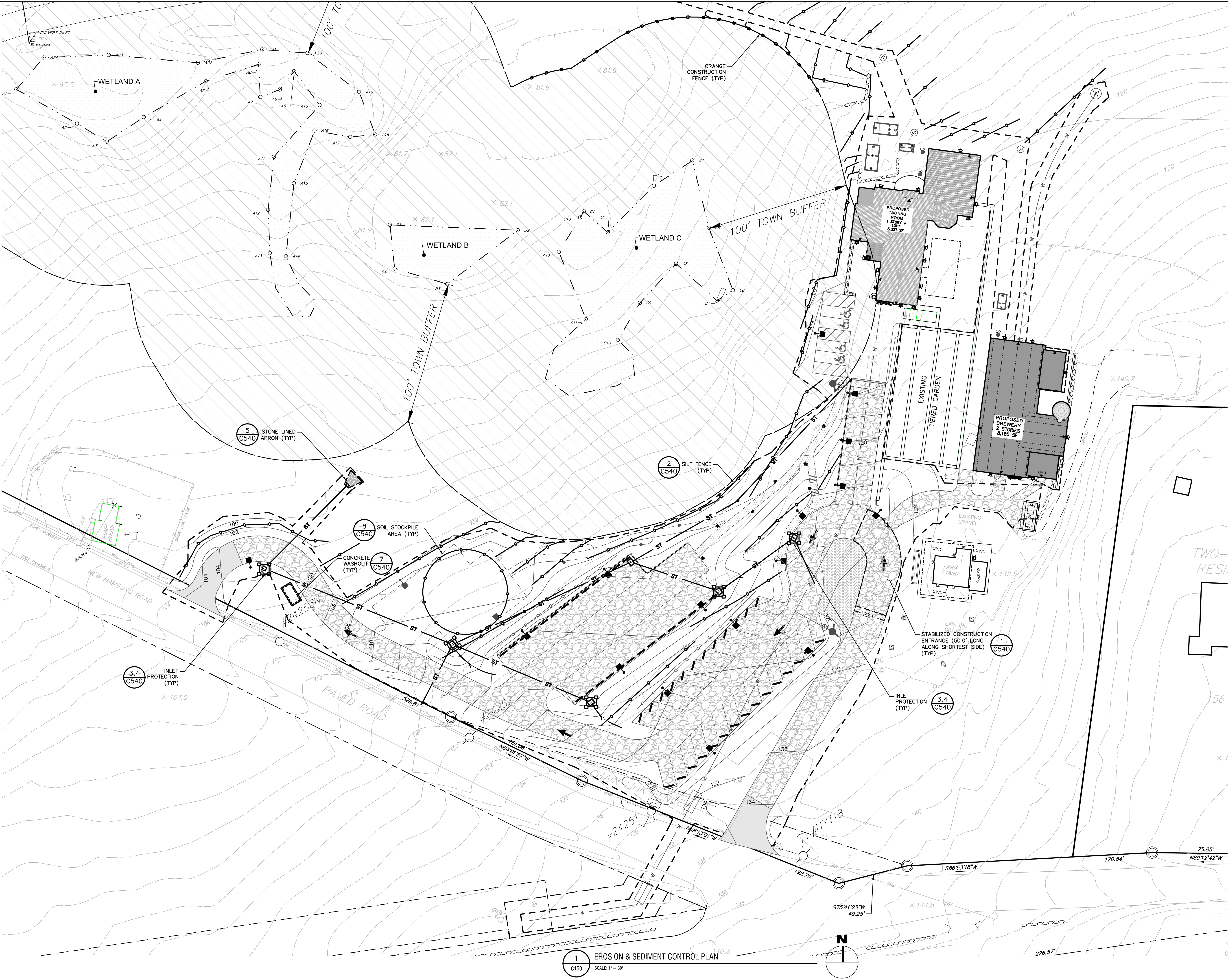
DATE: 05/09/22

DRAWING NAME:

EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C150



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REVIEWED BY: KGA

ISSUED FOR: **PLANNING BOARD REVIEW**

DATE: 05/09/22

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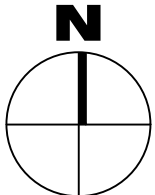
EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

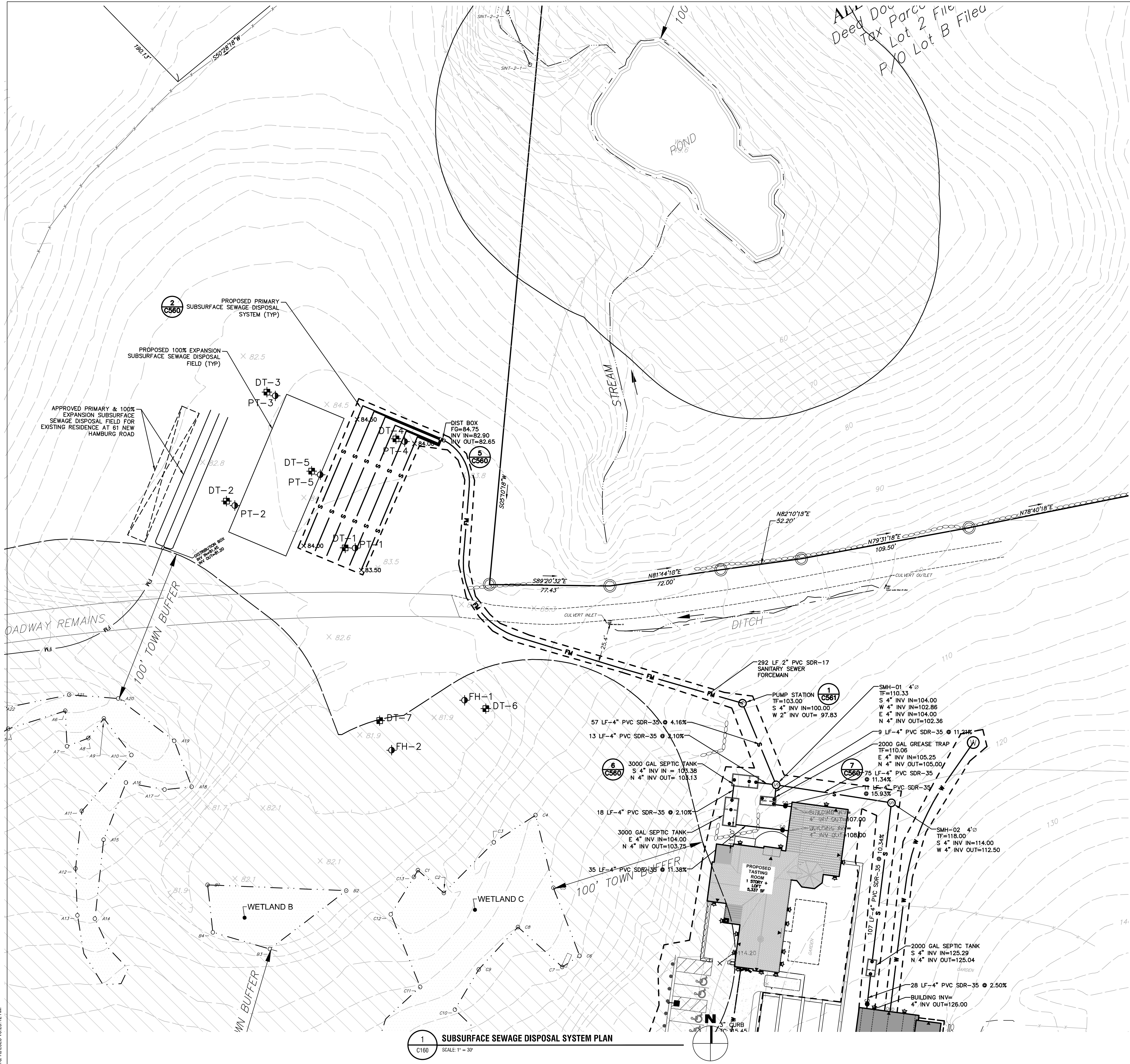
C151



1 EROSION & SEDIMENT CONTROL PLAN
C151 SCALE: 1" = 30'



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GENERAL NOTES:

- THERE SHALL BE NO DEVIATION FROM THESE PLANS DURING CONSTRUCTION WITHOUT PRIOR APPROVAL OF A LICENSED DESIGN PROFESSIONAL (PREFERABLY THE DESIGN ENGINEER OF RECORD) AND THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH).
- THE MATERIALS AND SPECIFICATIONS NOTED ON THE PLANS MUST BE UTILIZED UNLESS ALTERNATES ARE ACCEPTED AND APPROVED IN WRITING BY A LICENSED DESIGN PROFESSIONAL AND DCDOH REPRESENTATIVE.
- FOLLOW ALL MANUFACTURER INSTRUCTIONS FOR COMPONENT INSTALLATION UNLESS OTHERWISE DIRECTED BY A LICENSED DESIGN PROFESSIONAL AND DCDOH REPRESENTATIVE.
- PRIOR TO EXCAVATING, CONSULT THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION.
- THE ELECTRICAL EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THIS PLAN MUST BE CERTIFIED BY THE NYS BOARD OF UNDERWRITERS.
- SANITARY FACILITIES MAY BE CONSTRUCTED ONLY AFTER APPROVAL HAS BEEN GRANTED BY THE DCDOH. THESE FACILITIES SHALL NOT BE PLACED IN OPERATION UNTIL A DCDOH CERTIFICATE HAS BEEN ISSUED. CONTACT THE APPROPRIATE DCDOH REPRESENTATIVE REGARDING THE PROCEDURES INVOLVED.
- A LICENSED DESIGN PROFESSIONAL SHALL SUPERVISE SYSTEM INSTALLATION; CERTIFY CONSTRUCTION IN ACCORDANCE WITH THE APPROVED PLAN AND FURNISH AN "AS-BUILT" PLAN PRIOR TO DCDOH CERTIFICATION.
- INSPECTIONS OF SANITARY FACILITY CONSTRUCTION SHALL BE CONDUCTED JOINTLY BY A LICENSED DESIGN PROFESSIONAL AND DCDOH REPRESENTATIVE:
 - PRIOR TO BACKFILLING DISPOSAL SYSTEM COMPONENTS.
 - AFTER ADJUSTMENT OF THE PUMP OR SIPHON CHAMBER (DOSED OR PRESSURE DISTRIBUTION SYSTEMS ONLY).
- ANY EXISTING OR PROPOSED WATER SUPPLY OR SEWAGE TREATMENT FACILITIES ARE SHOWN WITHIN A 200-FOOT RADIUS OF THE PROPOSED FACILITIES.
- NO ROOF, FLOOR, FOOTING, COOLING WATER, SOFTENER BACKWASH, ETC. SHALL BE CONNECTED TO THE SEWAGE DISPOSAL SYSTEM AND ALL DISCHARGES SHALL BE DIRECTED AWAY FROM THE TREATMENT AREA.
- NO VEHICULAR PARKING OR TRAFFIC SHALL BE ALLOWED ON ANY PORTION OF THE SEWAGE TREATMENT SYSTEM EXCEPT AS NOTED.
- THE APPROVED SEWAGE DISPOSAL SYSTEM AREA AND AN AREA 100-FOET DOWN SLOPE (RAISED BED SYSTEMS) SHALL REMAIN UNDISTURBED EXCEPT AS NECESSARY FOR INSTALLATION OF THE SYSTEM.
- THE OWNER OR DEVELOPER SHALL FURNISH THE PURCHASER OF A LOT DEPICTED ON THIS PLAN WITH A COPY OF THE APPROVED PLAN, OR IF CONSTRUCTED, AN ACCURATE AS-BUILT PLAN DEPICTING INSTALLED FACILITIES.

SOIL DEEP TEST RESULTS (10/18/22):

HOLE #	LOT #	TOTAL DEPTH	ROCK DEPTH	WATER DEPTH	MOTTILING DEPTH	SOIL DESCRIPTION
DT-1	4	7' 2"	--	--	--	0-12" Topsoil 12-42" Sandy Loam 42-86" run of bank
DT-2	4	7'	--	--	--	0-6" Topsoil 6-24" Sandy Loam 24-84" run of bank
DT-3	2	8'	--	--	--	0-12" Topsoil 12-42" Sandy Loam 42-96" Fine sand
DT-4	2	7'	--	--	--	0-6" Topsoil 6-18" Sandy Loam 18-84" run of bank
DT-5	2	7'	--	--	--	0-6" Topsoil 6-30" Sandy Loam 30-84" run of bank

SOIL PERCOLATION TEST RESULTS (10/18/22-10/19/22):

Lot No.	Test Hole No.	Test Hole Depth	Soil Type	Soaked	TEST RUNS					
					*	1	2	3	4	5
PT-1 (24")	24"	Sandy Loam	Yes	Finish Start						
					Time	22 min	22 min	22 min		
PT-1 (36")	36"	Sandy Loam	Yes	Finish Start						
					Time	1:00	1:00	1:05 (min)		
PT-2	24"	Sandy Loam	Yes	Finish Start						
					Time	1:00	1:00	1:10 (min)		
PT-3	24"	Sandy Loam	Yes	Finish Start						
					Time	1:00	1:00	1:00 (min)		
PT-4 (24")	24"	Run of bank	Yes	Finish Start						
					Time	26 min	29 min	29 min		
PT-4 (32")	32"	Run of bank	Yes	Finish Start						
					Time	1:00	1:30	1:40 (min)		
PT-5	24"	Sandy Loam	Yes	Finish Start						
					Time	1:05	1:30	1:45 (min)		



21 Fox Street
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Revisions

PROJECT NUMBER: 70608-02

DRAWN BY: GMZ

REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 05/09/22

DRAWING NAME:

SUBSURFACE SEWAGE DISPOSAL SYSTEM PLAN

DRAWING NUMBER:

C160

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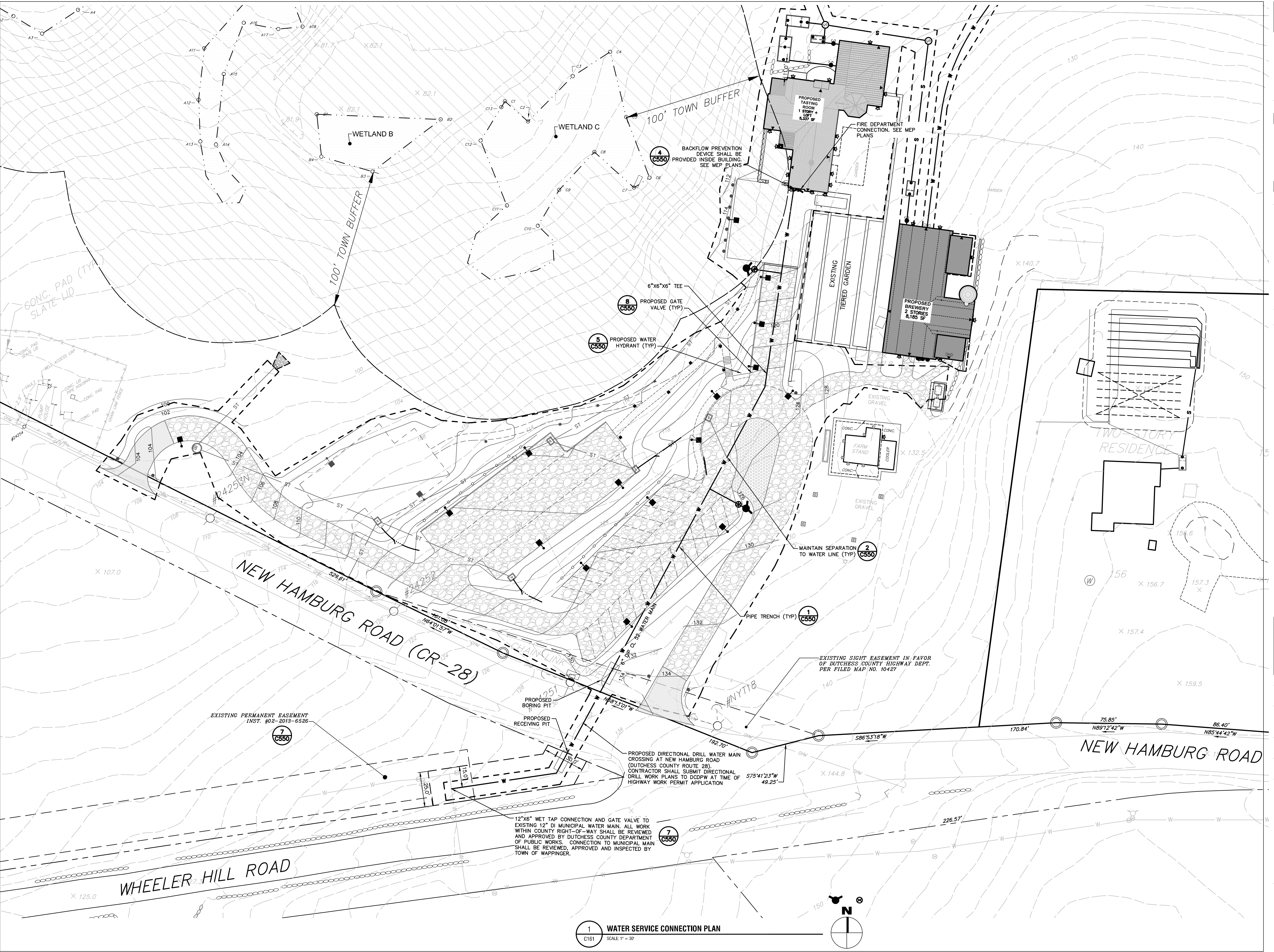
DATE: 05/09/22

DRAWING NAME:

WATER SERVICE CONNECTION PLAN

DRAWING NUMBER:

C161



1 WATER SERVICE CONNECTION PLAN
C161 SCALE: 1" = 30'

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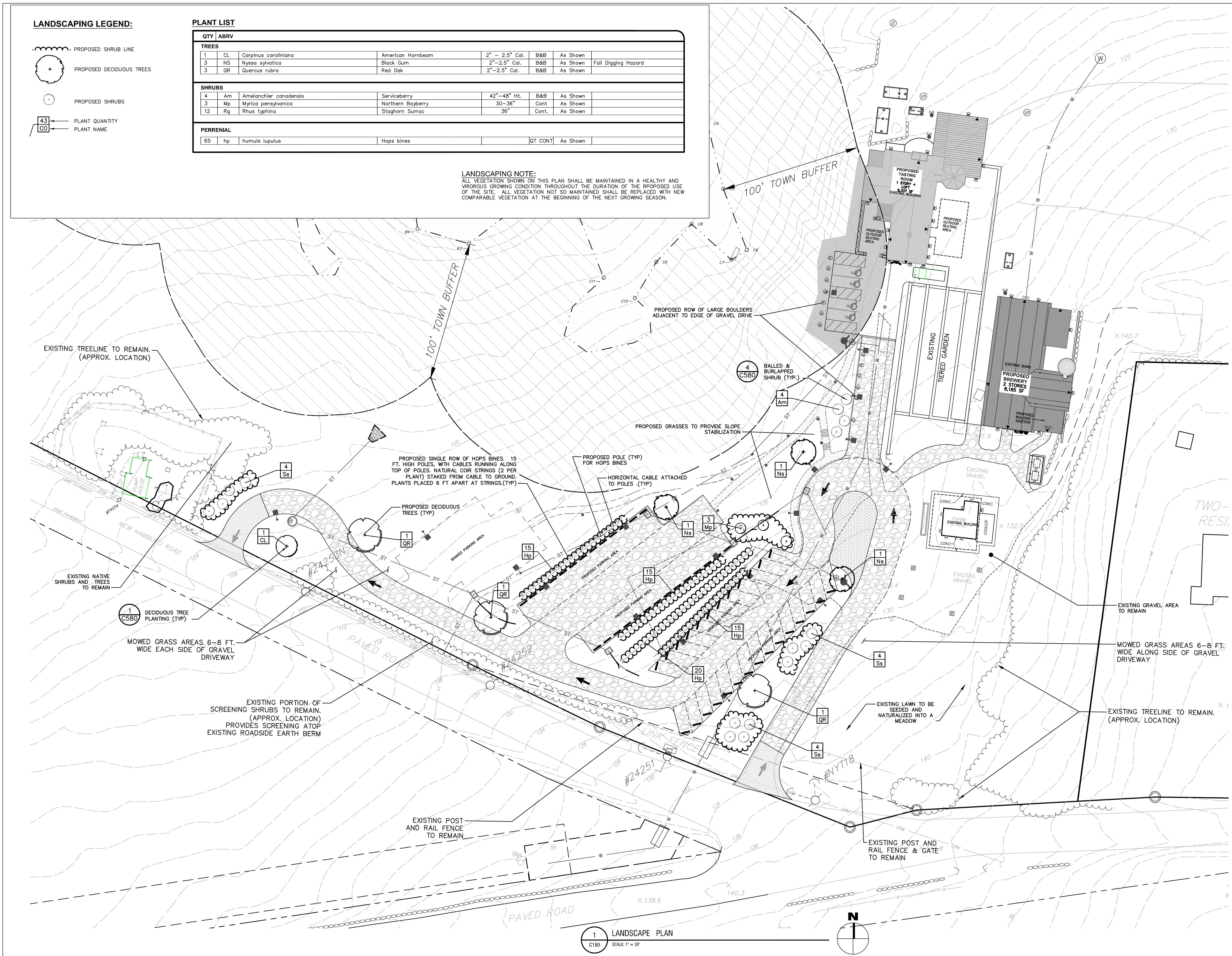
DATE: 05/09/22

DRAWING NAME:

LANDSCAPE PLAN

DRAWING NUMBER:

C180





5	10/04/2023	REVISED PER TOWN COMMENTS
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REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

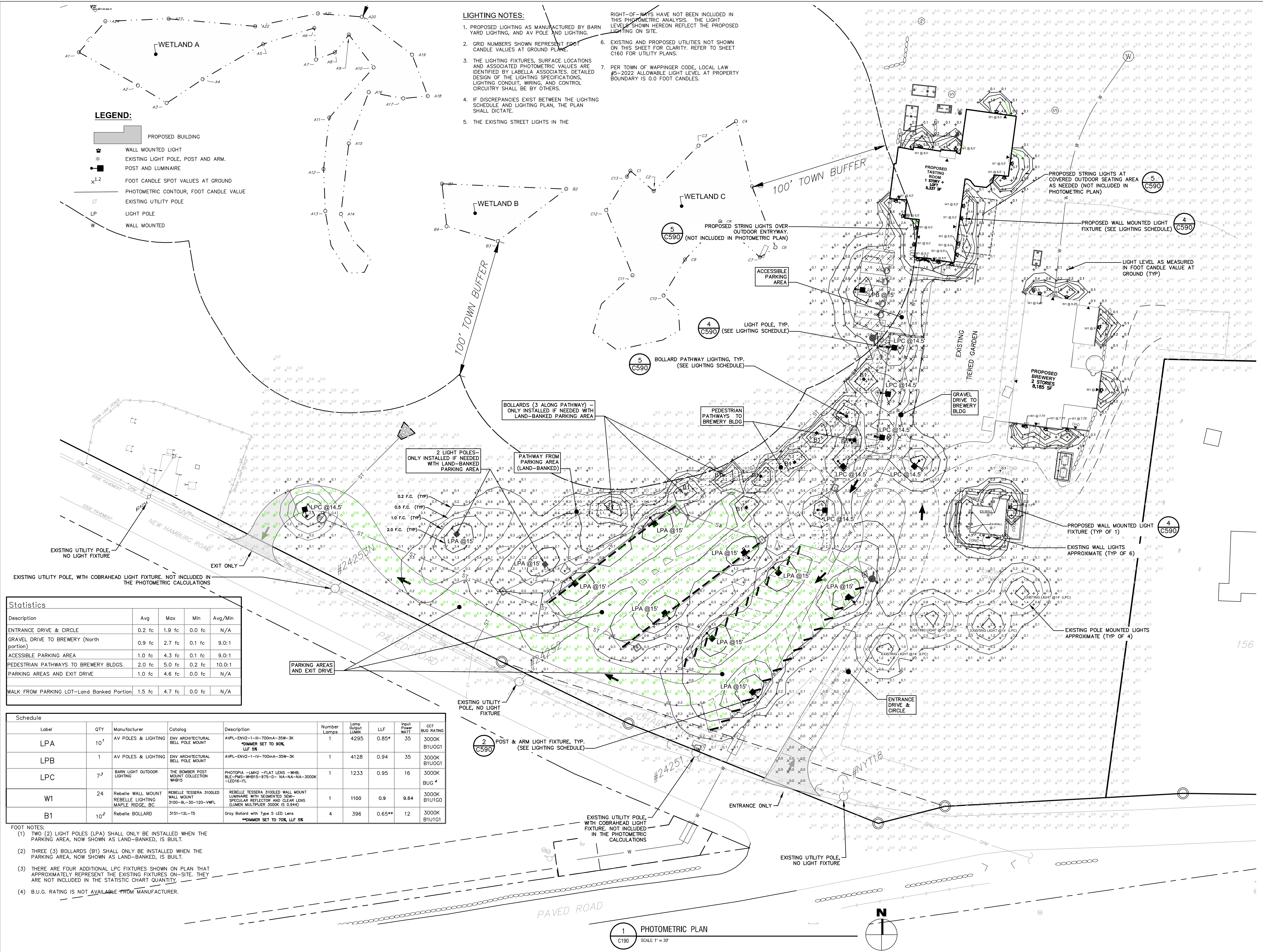
DATE: 05/09/22

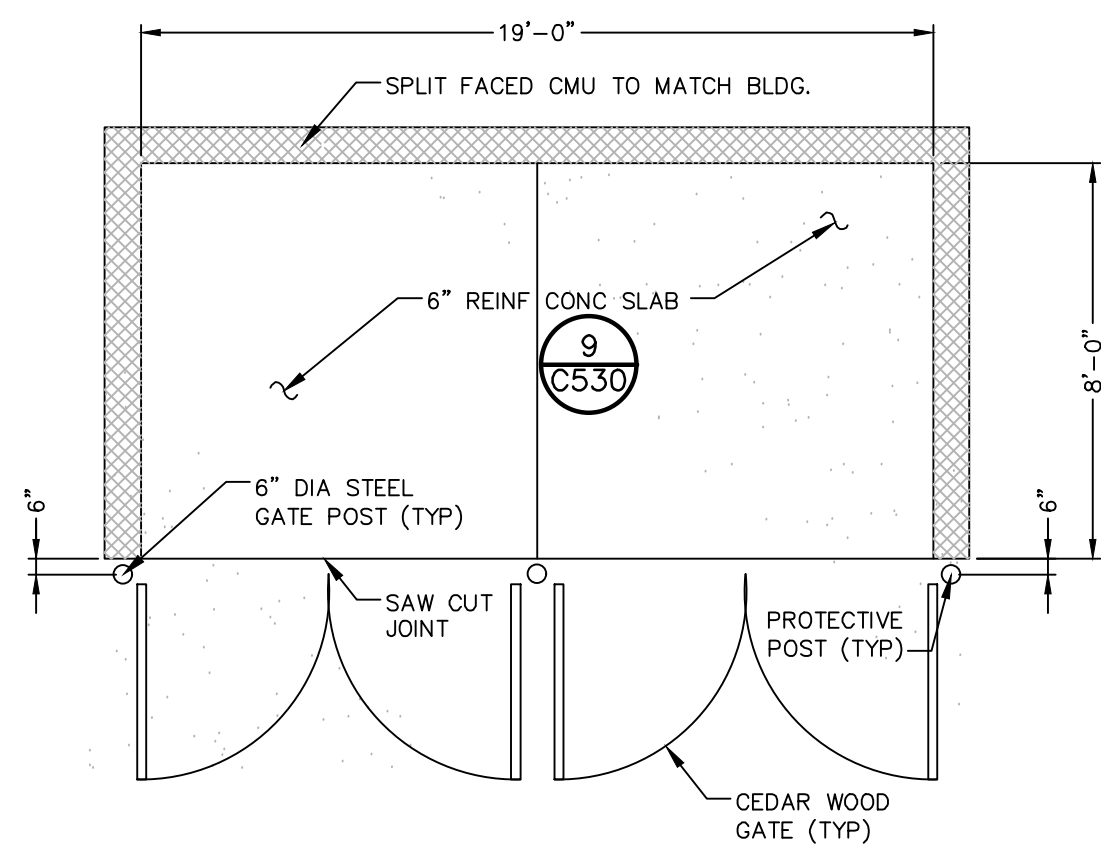
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PHOTOMETRIC PLAN

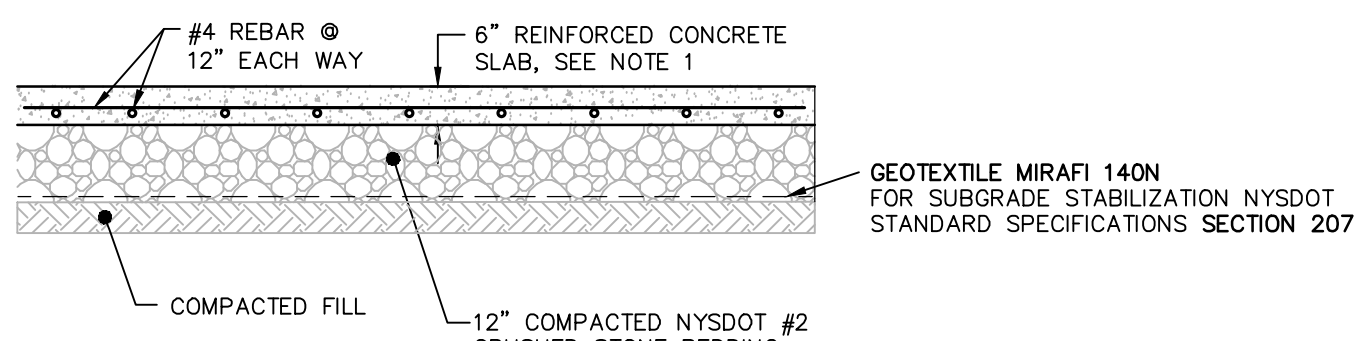
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C190





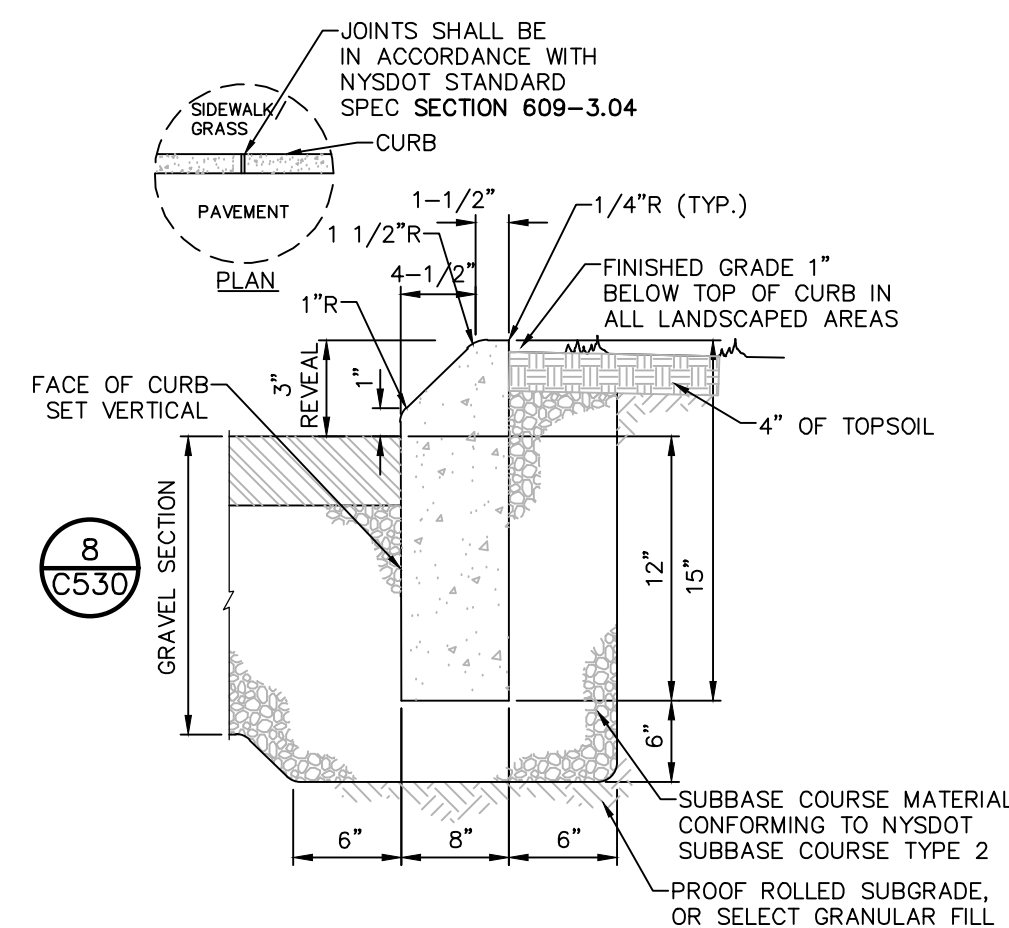
① **DUMPSTER PAD & ENCLOSURE DETAIL**
SCALE: NOT TO SCALE



CONCRETE SLAB:

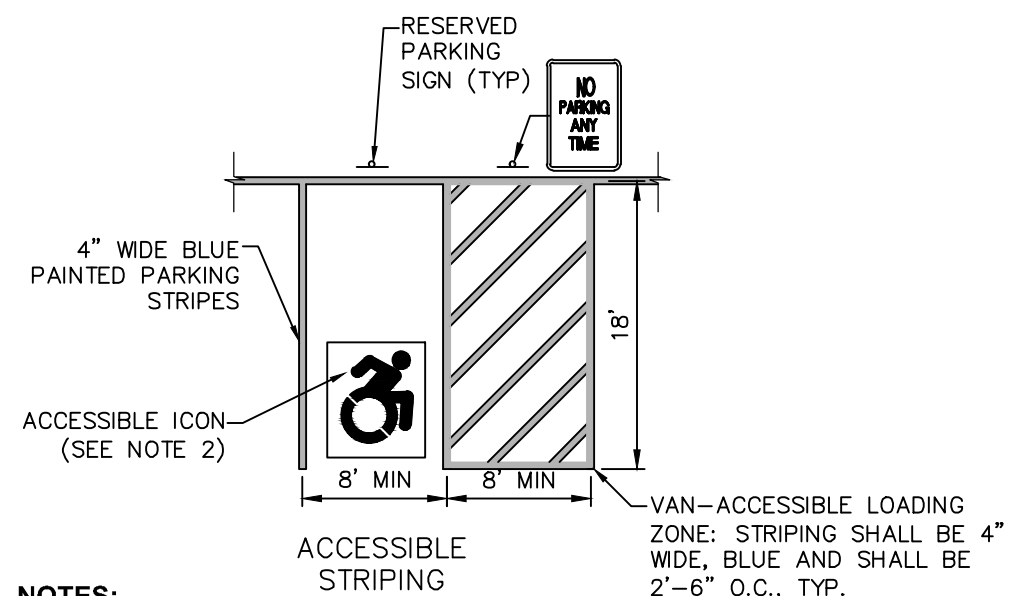
- MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, AND ALL ADDENDA THERETO.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4500 PSI @ 28 DAY AND SHALL BE PLACED IN ACCORDANCE WITH ACI SPECIFICATIONS AND ITS LATEST REVISION.
- REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 - REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
- ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH & TOOLED EDGES. TOOL SHALL BE PROVIDE MAX 1-1/2" WIDE SMOOTH TROWEL FINISH AT JOINT.
- EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
- CONTROL JOINTS SHALL BE LOCATED A MAXIMUM OF 5' ON CENTER, OR AS INDICATED ON PLANS.
- JOINTS SHALL NOT BE SAW CUT.
- EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND" ("SAFEbond") SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
- SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSOT STANDARD.
- WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN ACCORDANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.

⑨ **CONCRETE SLAB/PAVEMENT DETAIL**
SCALE: NOT TO SCALE



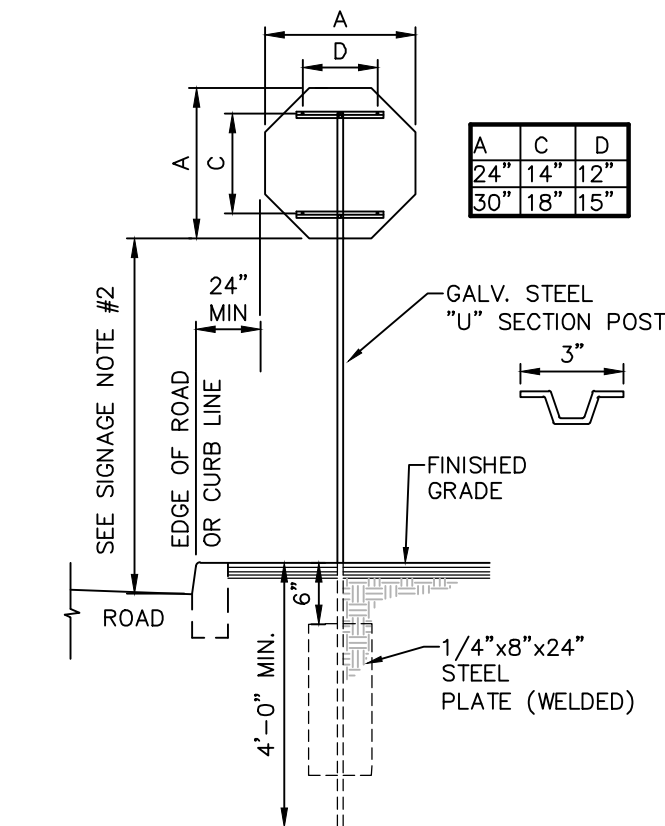
- NOTES:**
- CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSOT STANDARD SPECIFICATION SECTION 609.
 - PRECAST CONCRETE CURB MAY BE SUBSTITUTED, WHEN ALTERNATE CONSTRUCTION DETAILS ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ALTERNATE CURB SHALL BE INSTALLED IN ACCORDANCE WITH NYSOT SPEC SECTION 609.

⑫ **CAST IN PLACE 3" CONCRETE CURB**
SCALE: NOT TO SCALE



- NOTES:**
- ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH ADA STANDARD AND CURRENT ZONING AND SITE REGULATIONS.
 - PAINTED ACCESSIBLE LOGO TO BE IN ACCORDANCE W/ NEW YORK STATE LAW.
 - SLOPE OF PAVEMENT SURFACE IN ACCESSIBLE PARKING AREA SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
 - SEE PLAN FOR ACTUAL LOCATION OF SIGNAGE

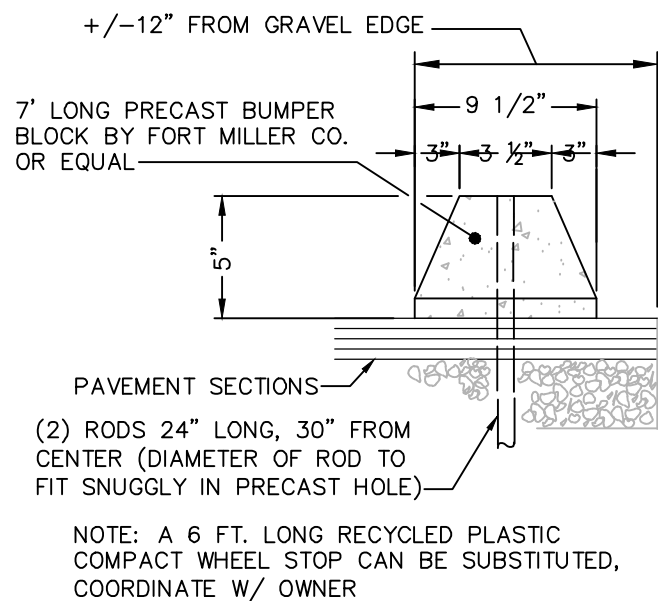
③ **PRECAST CONCRETE WHEEL STOP**
SCALE: NOT TO SCALE



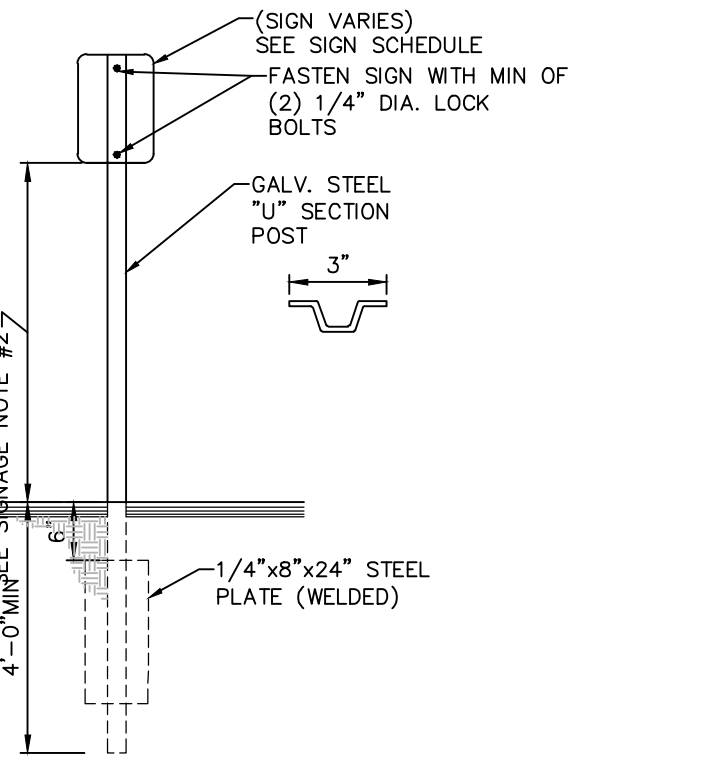
⑤ **SINGLE POST STOP SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

- STRIPING NOTES:**
- ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE NYSOT STANDARD SPECIFICATIONS, SECTION 640 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
 - STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - STRIPING WORK WILL BE REVIEWED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
 - COLOR: DRIVE LANE DIVIDERS - WHITE OR AOBE
NO PARKING ZONE WARNINGS - WHITE OR AOBE
PARKING DIVIDERS - WHITE OR AOBE
WALKING LINES - WHITE OR AOBE
ACCESSIBLE PARKING LINES & SYMBOL - BLUE

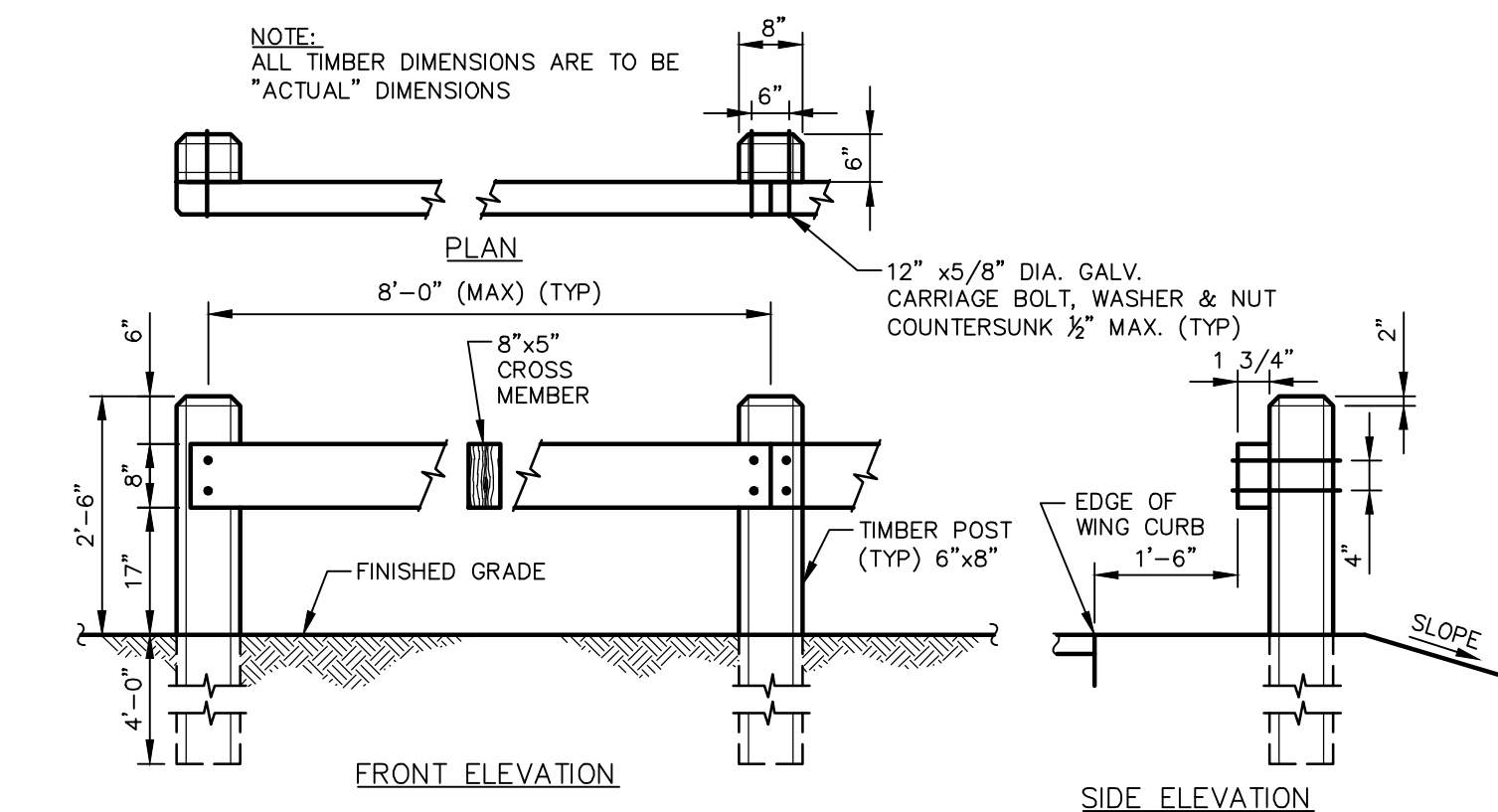
- SIGNAGE NOTES:**
- ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE NYSOT STANDARD SPECIFICATIONS, SECTION 645 AND THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
 - SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN THE "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" - 2009 EDITION AND THE "NYS SUPPLEMENT."
 - SIGN POST SHALL BE IN ACCORDANCE W/ NYSOT STANDARD SPECS SECTION 730.



⑥ **SINGLE POST SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE



⑦ **GRASS PAVER DETAIL**
SCALE: NOT TO SCALE

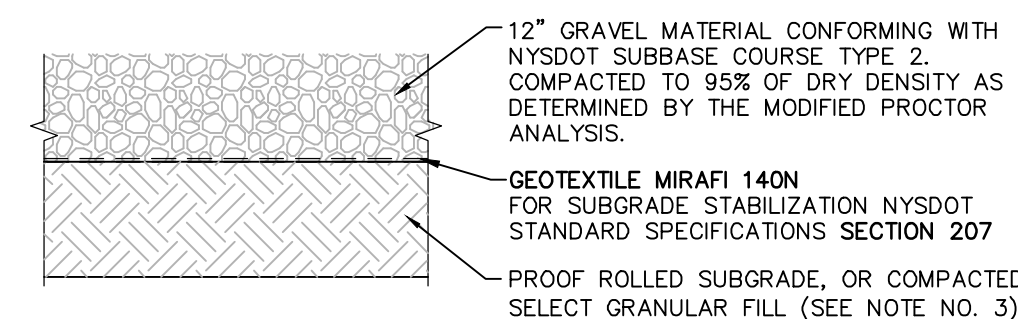


⑩ **TWO POST ONE WAY SIGN MOUNTING DETAIL**
SCALE: NOT TO SCALE

⑪ **TIMBER GUIDERAIL**
SCALE: NOT TO SCALE

MUTCD SIGN SCHEDULE						
SIGN NO.	SIGN FACE	MUTCD NUMBER	MIN SIZE	COLORS		MOUNTING
				BCK	GRND	LEGEND
①	STOP	R1-1	30"x30"	RED	WHITE	5 (C530)
②	ONE WAY	R6-1L	36"x12"	BLACK	WHITE	10 (C530)
③	ONE WAY	R6-1R	36"x12"	BLACK	WHITE	10 (C530)
④	DO NOT ENTER	R5-1	30"x30"	RED	WHITE	6 (C530)
⑤	RESERVED PARKING	NY R7-8D	12"x18"	WHITE/BLUE	GREEN/WHITE	6 (C530)
⑥	VAN ACCESSIBLE	R7-8P	12"x6"	WHITE	BLUE	6 (C530)
⑦	NO PARKING ANY TIME	R7-1	12"x18"	WHITE	RED	6 (C530)

④ **SIGN SCHEDULE**
SCALE: NOT TO SCALE



- NOTES:**
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 4, 2006, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
 - SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 - SUBBASE COURSE OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS AND THE TYPE CALLED OUT IN THESE DRAWINGS.
 - WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSOT STANDARD SPECIFICATIONS.

⑧ **GRAVEL DRIVEWAY SECTION DETAIL**
SCALE: NOT TO SCALE

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It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, land surveyor, landscape architect or geologist shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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OBERCREEK BREWING COMPANY
59 Marlerville Road
Wappingers Falls, NY 12590



OBERCREEK BREWERY & TASTING ROOM
81 New Hamburg Road
Wappingers Falls, NY 12590

NO.	DATE:	DESCRIPTION:
5	10/04/2023	REVISED PER TOWN COMMENTS
4	08/14/2023	REVISED PER TOWN COMMENTS
3	06/07/2023	REVISED PER DCBCH COMMENTS
2	03/30/2023	REVISED PER DPW COMMENTS
1	02/03/2023	REVISED PER DPW COMMENTS

Revisions

PROJECT NUMBER: 70608-02

DRAWN BY: GMZ

REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 05/09/22

DRAWING NAME:

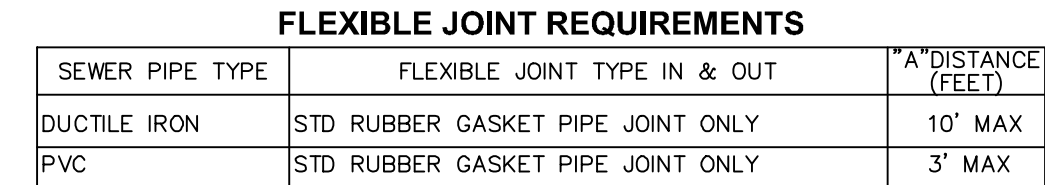
SITE DETAILS

DRAWING NUMBER:

C530



1 **SANITARY PUMP STATION DETAIL**
SCALE: NOT TO SCALE



NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION

© 3 PIPE CONNECTION TO MANHOLE-
FLEXIBLE RUBBER BOOT CAST INTO MANHOLE WALL
SCALE: NOT TO SCALE



MANUFACTURER	PATTERN NUMBER	"A" STEP WIDTH	"B" LEG LENGTH	"C" RUNG CLEAR	"D" EMBEDMENT	"E" RUNG CLEAR
M.A. INDUSTRIES INC*	PS2-PF	15 7/16	9 3/8	14	3 3/8	6"
M.A. INDUSTRIES INC*	PS2-PFS	15 7/16	8 1/2	14	3 3/8	5 1/8"

MH STEP DESIGN AND INSTALLATION SHALL COMPLY WITH ALL OSHA REGULATIONS



4 COPOLYMER POLYPROPYLENE MH STEP
SCALE: NOT TO SCALE

5 MANHOLE JOINT
SCALE: NOT TO SCALE

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC
 "APPENDIX 75-A, WASTE TREATMENT - INDIVIDUAL HOUSEHOLD SYSTEMS, NEW YORK STATE SANITARY CODE."
 "RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS (TEN STATES)."

"RECOMMENDED STANDARDS FOR WATER WORKS (TEN STATES)."
 "NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL
 HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."
 "DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."
 "DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES CERTIFICATE OF APPROVAL
 LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND TREATMENT AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED TESTED CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE REGISTERED DESIGN PROFESSIONAL SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD

APPROVAL OF ANY PLAN(S) OR AMENDMENTS THERETO SHALL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERING RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF RESUBMISSION.

ALL ONSITE WASTEWATER TREATMENT SYSTEM EXISTING OR APPROVED WITHIN 300 FEET OF THE PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM ARE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE ONSITE WASTEWATER TREATMENT SYSTEM.

IT SHALL BE DEMONSTRATED BY THE CONTRACTOR TO THE DC EHSD FIELD INSPECTOR AND/OR DESIGN PROFESSIONAL THAT THE TANK IS SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THIS SHALL REQUIRE, AT A MINIMUM, THE FILLING OF THE TANK WITH WATER TO OBSERVE IF IT IS IN FACT SEALED, WATERTIGHT AND ACCEPTABLE FOR USE. THE TANK MUST ALSO MEET ANY LOCAL TESTING REQUIREMENTS, INCLUDING POSSIBLE ELECTRICAL AND SAFETY STANDARDS.

ALL PROPOSED SERVICE LINES ON THIS PLAN ARE ACCESSIBLE FOR INSTALLATION AND PLACEMENT.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE ONSITE WASTEWATER TREATMENT SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE ONSITE WASTEWATER TREATMENT SYSTEM.

THERE SHALL BE NO VEHICULAR TRAFFIC OVER THE ONSITE WASTEWATER TREATMENT SYSTEM. PRIOR TO CONSTRUCTION, THE AREA OF THE SYSTEM SHALL BE STAKED OUT AND FENCED OFF.

ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL NOT BE INSTALLED IN WET OR FROZEN SOIL.

THE DC EHS SHALL BE NOTIFIED PRIOR TO THE BACKFILLING OF ANY COMPLETED
ON-SITE WASTEWATER TREATMENT SYSTEM SO THAT A FINAL INSPECTION MAY BE
PERFORMED.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN IN THE PLANS.

NO BUILDINGS ARE TO OCCUPY AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCCRR5).

THE UNDERSIGNED OWNERS OF THE PROPERTY HERON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

PUMP STATION START-UP INSTRUCTIONS:

1. STARTING SYSTEM
 - A. THE CONTRACTOR SHALL PROVIDE THREE (3) DAYS NOTIFICATION TO THE OWNER, PROJECT ENGINEER, AND DCOOH, PRIOR TO START-UP OF THE PUMP STATION.
 - B. THE CONTRACTOR SHALL ENSURE THAT EACH PIECE OF EQUIPMENT AND COMPONENT OF THE SYSTEM IS READY FOR OPERATION.
 - C. THE CONTRACTOR SHALL EXECUTE START-UP UNDER THE SUPERVISION OF OWNER, PROJECT ENGINEER, AND DCOOH.
 - D. THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT INDICATING THAT EACH PIECE OF EQUIPMENT AND COMPONENT OF THE SYSTEM HAS BEEN PROPERLY INSTALLED AND IS FUNCTIONING CORRECTLY.
2. DEMONSTRATIONS AND INSTRUCTIONS
 - A. THE CONTRACTOR SHALL DEMONSTRATE OPERATION AND MAINTENANCE OF THE SYSTEM TO OWNER TWO (2) WEEKS PRIOR TO DATE OF COMPLETION OR ISSUANCE OF CERTIFICATE OF OCCUPANCY.

THE CONTRACTOR SHALL DEMONSTRATE START-UP, OPERATION, CONTROL, ADJUSTMENT, TROUBLE-SHOOTING, SERVICING, MAINTENANCE, AND SHUTDOWN OF EACH ITEM OF EQUIPMENT.

PUMP STATION NOTES:

1. ALL PRE CAST CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE A.S.T.M. STANDARDS. CONCRETE TO TEST 4000 PSI AT 28 DAYS.
2. CONTRACTOR SHALL SUBMIT PRE CAST CONCRETE CHAMBER SHOP DRAWINGS INDICATING PERTINENT DIMENSIONING, REINFORCEMENT SIZES, SPACING, LOCATIONS AND QUANTITIES. CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS CREATED BY AN HS20-44 TRUCK PLUS 25% IMPACT AS DEFINED IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS' (AASHTO) DESIGN STANDARDS.
3. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE CHAMBER. THE PLATE SHALL BE A MINIMUM OF 12" x 12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING - CONFINED SPACE - ENTRY PROHIBITED WITHOUT AUTHORIZATION".
4. ALL MOUNTING HARDWARE INCLUDING BOLTS, NUTS, ANGLE BRACKETS AND OTHER MISC. ITEMS LOCATED WITHIN THE PUMP STATION SHALL BE OF NON-CORROSIVE CONST. (I.E.-STAINLESS STL., ALUM., GALV.)
5. ALL INSTALLATION SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION.
6. PROVIDE ADDITIONAL CONDUITS FOR CONTROL WIRING AS PER MANUFACTURER'S RECOMMENDATIONS. ALL CONDUITS SHALL BE GAS TIGHT SEALED.
7. MANHOLE STEPS SHALL BE ORIENTATED SUCH THAT ACCESS TO THE PUMP STATION WILL NOT BE RESTRICTED. STEPS SHALL BE COPOLYMER POLYPROPYLENE MANHOLE STEPS 12" O.C.
8. PROJECT ENGINEER AND OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 72-HOURS PRIOR TO START UP AND TESTING OF THE STATION.
9. THE PUMP STATION SHALL BE PROVIDED WITH AN EXPLOSION PROOF SUBMERSIBLE NON-CLOSURE PUMP INCLUDING ALTERNATING DUPLEX CONTROL PANEL.
10. THE CONTROL PANEL SHALL INCLUDE THE FOLLOWING FEATURES AND ACCESSORIES:
 - NEMA 4X AND UL RATED ENCLOSURE W/ LOCKABLE HATCH
 - INTRINSICALLY SAFE RELAYS
 - HAND-OFF-AUTO (HOA) TOGGLE SWITCH FOR THE PUMP
 - INTRINSICALLY SAFE MECHANICAL FLOAT SWITCHES
 - TOP MOUNTED ALARM LIGHT
 - ALARM HORN WITH SILENCE SWITCH - MANUAL RESET
 - AUXILIARY DRY CONTACTS FOR ALARMS
 - CIRCUIT BREAKER PUMP DISCONNECT
 - GREEN RUN PILOT LIGHT FOR THE PUMP
 - SEAL FAIL INDICATOR LIGHTS
 - THERMAL OVERLOAD PROTECTION
 - PUMP ALTERNATING SWITCH
11. IN ADDITION THE CONTROL PANEL SHALL INCLUDE A PUMP RUN TIME METER AND ONE WEATHER PROOF 120V DUAL GFI RECEPTACLE OUTLET.
12. CONTRACTOR SHALL PROVIDE A TRIPPOD & ELECTRICAL WINCH TO OWNER FOR PUMP REMOVAL.
13. THE FOLLOWING ALARMS SHALL BE RELAYED TO AN ON-SITE CENTRAL LOCATION OR TO A 24-HOUR ON CALL SERVICE AT THE DIRECTION OF THE OWNER:
 - PUMP FAILURE & MALFUNCTION/START LAG PUMP
 - HIGH WATER/START LAG PUMP
 - LOW WATER LEVEL
 - COMMUNICATION LINK FAILURE
14. PUMP STATION SHALL BE CONNECTED TO AN ELECTRICAL CIRCUIT THAT IS CONNECTED TO THE ON-SITE EMERGENCY GENERATOR TO ASSURE PUMP STATION OPERATION DURING POWER FAILURE. GENERATOR SIZING/CONDUIT LAYOUT SHALL BE PROVIDED BY PROJECT MEP.
15. PUMP STATION SHALL BE VENTED TO 3' MIN ABOVE ROOF LINE.

ELJEN GSF SYSTEM NOTES:

1. THIS DESIGN AND CONSTRUCTION REQUIREMENT COMPLIES WITH APPENDIX 75-A AND LOCAL HEALTH DEPARTMENT REGULATIONS.
2. THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT ELJEN NEW YORK DESIGN AND INSTALLATION MANUAL.
3. THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL.
4. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENER.
5. ORGANIC MATERIAL THAT CAN RESTRICT FLOW MUST BE REMOVED FOR SAID BEDS. THE SOIL MUST BE SCARIFIED TO PROVIDE DEEP CHANNELS FOR THE SAND, A PLOWED INTERFACE ON CONTOUR IS RECOMMENDED TO PREPARE THE SOIL FOR FILL PLACEMENT.
6. SCARIFY ANY SMEARED SUBSOIL PRIOR TO FILL PLACEMENT.
7. FILL MATERIAL SHALL MEET OR EXCEED STATE OF NEW YORK CODE REQUIREMENTS. ALL FILL MATERIAL MUST BE CLEAN BANK RUN SAND, FREE OF TOPSOIL, HUMUS, AND DREDGING DIRECTLY BENEATH THE GSF SYSTEM.
8. ASTM C33 SPECIFIED SAND WITH LESS THAN 10% PASSING A #100 SIEVE AND LESS THAN 5% PASSING A #200 SIEVE SHALL BE PLACED BELOW AND AROUND THE GSF MODULES, WITH 6 INCHES MINIMUM UNDERNEATH AND 6 INCHES MINIMUM SURROUNDING THE GSF MODULES IN TRENCH CONFIGURATIONS. IN BED SYSTEMS, USE 6 INCHES MINIMUM UNDERNEATH THE MODULES WITH 12 INCHES MINIMUM BETWEEN MODULE ROWS AND 12 INCHES MINIMUM AROUND THE PERIMETER OF THE MODULES. THE SIEVE ANALYSIS SHALL BE INCLUDED AS PART OF THE FINAL CERTIFICATION.
9. ELJEN PROVIDED GEOTEXTILE COVER FABRIC SHALL PROVIDE PROPER TENSION AND ORIENTATION OF THE FABRIC AROUND THE SIDES OF THE PERFORATED PIPE ON TOP OF THE GSF MODULES. FABRIC SHOULD BE NEITHER TOO LOOSE, NOR TOO TIGHT. THE CORRECT TENSION OF THE COVER FABRIC IS SET BY:
 - a. SPREAD THE COVER FABRIC OVER THE TOP OF THE MODULE AND DOWN BOTH SIDES OF THE MODULE WITH THE COVER FABRIC TENTED OVER THE TOP OF THE PERFORATED DISTRIBUTION PIPE.
 - b. PULL SHOVEL FULLS OF SPECIFIED SAND DIRECTLY OVER THE PIPE AREA ALLOWING THE COVER FABRIC TO FORM A MOSTLY VERTICAL ORIENTATION ALONG THE SIDES OF THE PIPE. REPEAT THIS STEP MOVING DOWN THE PIPE.
10. BACKFILL MATERIAL SHALL BE CLEAN WITH NO ROOTS OR STONES LARGER THAN 2 INCHES IN ANY DIMENSION TO A MINIMUM DEPTH OF 8 INCHES OVER THE GSF MODULES AND FINAL COVER FOR VEGETATION OF 4 INCHES TO 6 INCHES OF CLEAN LOAM.
11. ANY SYSTEM WHICH IS MORE THAN 18 INCHES BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULE SHALL BE VENTED.
12. LAYER OF SANDY LOAM (ABOVE RUN OF BANK) SHALL BE REMOVED AT EACH MODULE LOCATION AND BACKFILLED WITH C33 SAND. SEE SOIL DEEP TEST RESULTS ON SHEET C160 FOR ELJEN NEW YORK SANDY LOAM LAYER. EACH MODULE SHALL BE INSPECTED BY THE CERTIFYING PROFESSIONAL ENGINEER PRIOR TO PLACEMENT OF C33 SAND OR MODULES.



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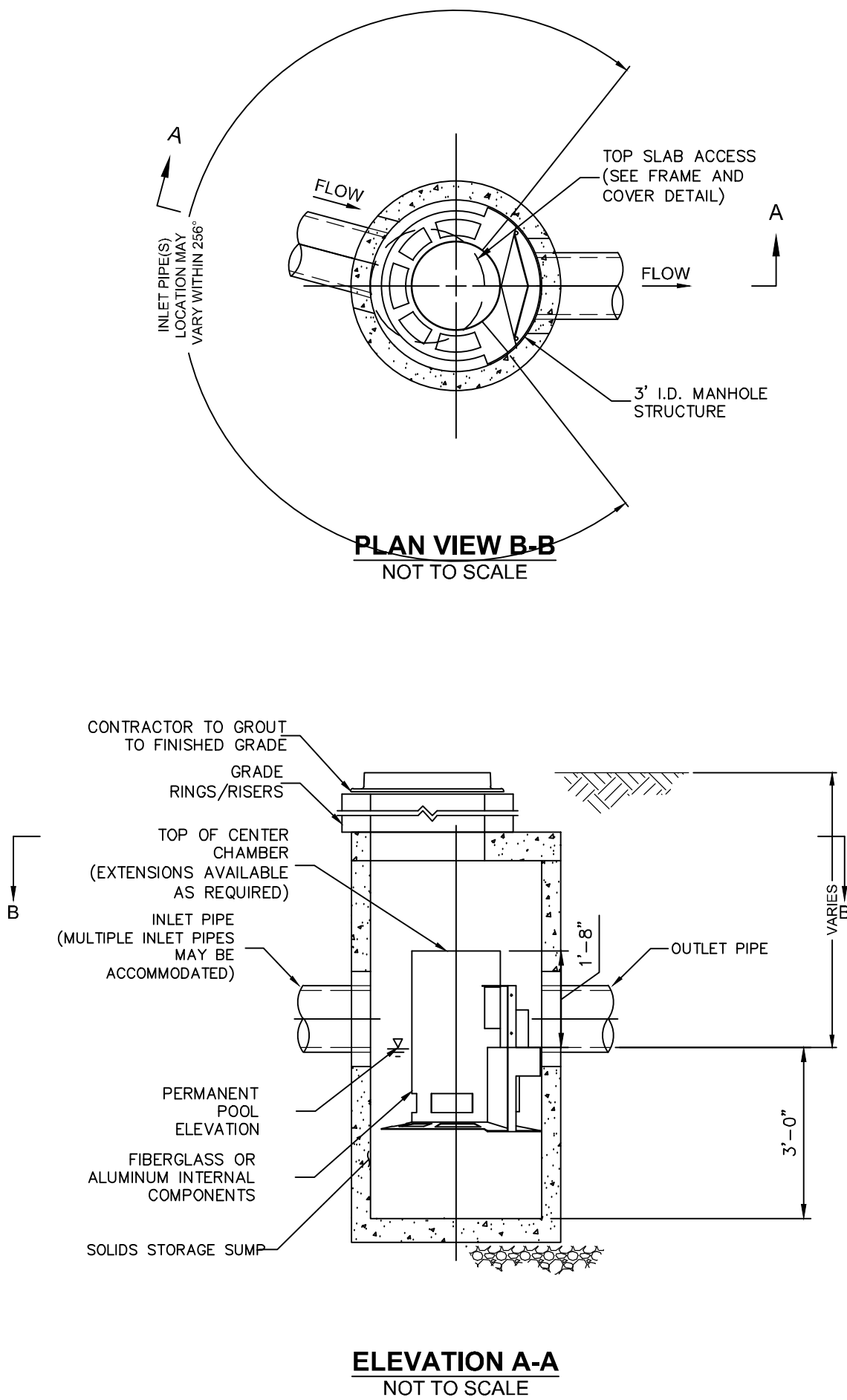


5	10/04/2023	REVISED PER TOWN COMMENTS
4	08/14/2023	REVISED PER TOWN COMMENTS
3	06/07/2023	REVISED PER DCDBGH COMMENTS
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NO:	DATE:	DESCRIPTION:
Revisions		

DRAWING NAME: _____

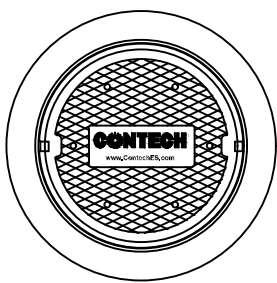
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1 CONTECH CS-3 HYDRODYNAMIC SEPARATOR
SCALE: NOT TO SCALE

CASCADE SEPARATOR DESIGN NOTES
THE STANDARD CS-3 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].
- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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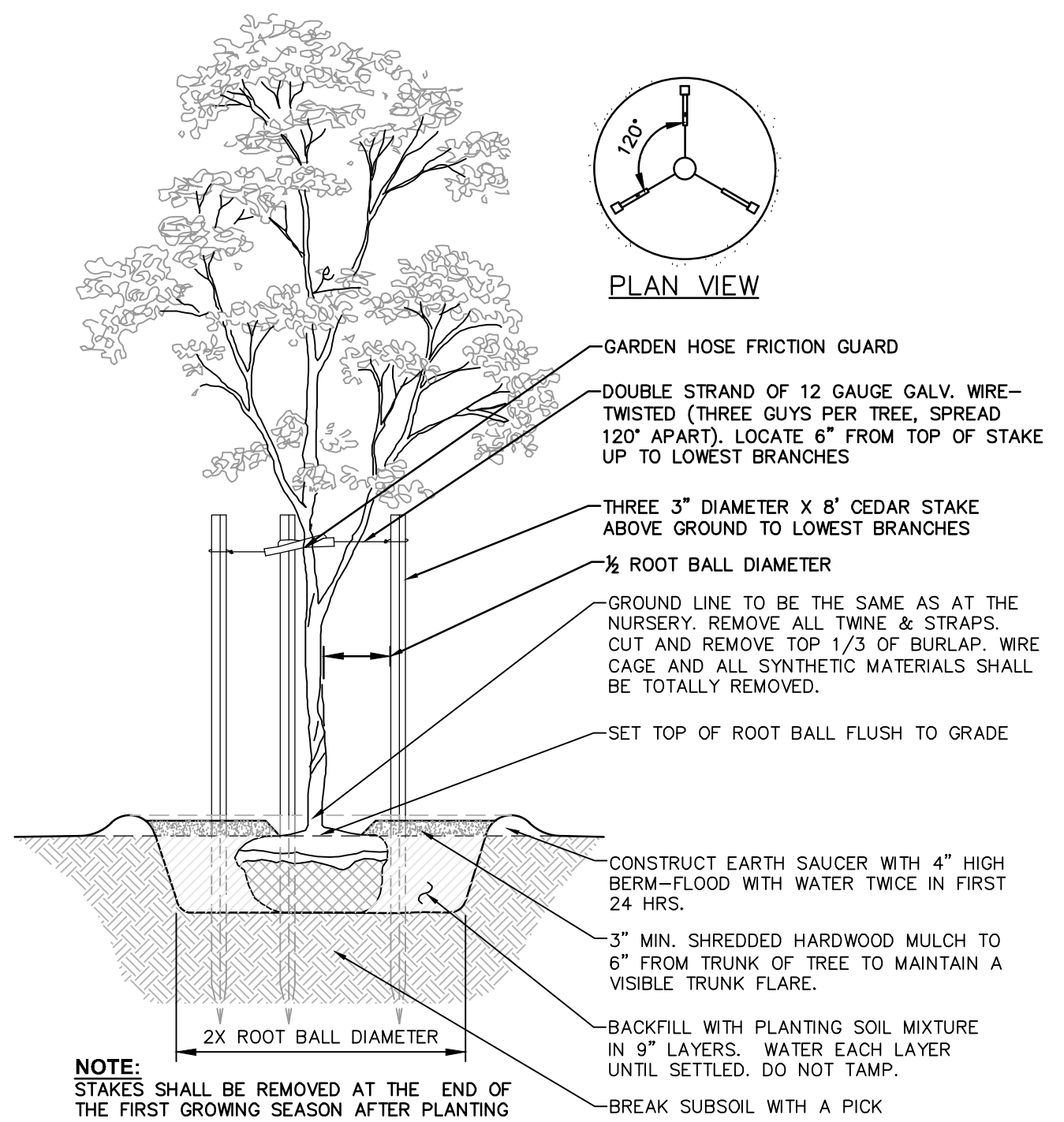
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2	03/30/2023	REVISED PER DPW COMMENTS
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NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER:	70608-02
DRAWN BY:	GMZ
REVIEWED BY:	KGA
ISSUED FOR:	PLANNING BOARD REVIEW
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DRAWING NAME:	

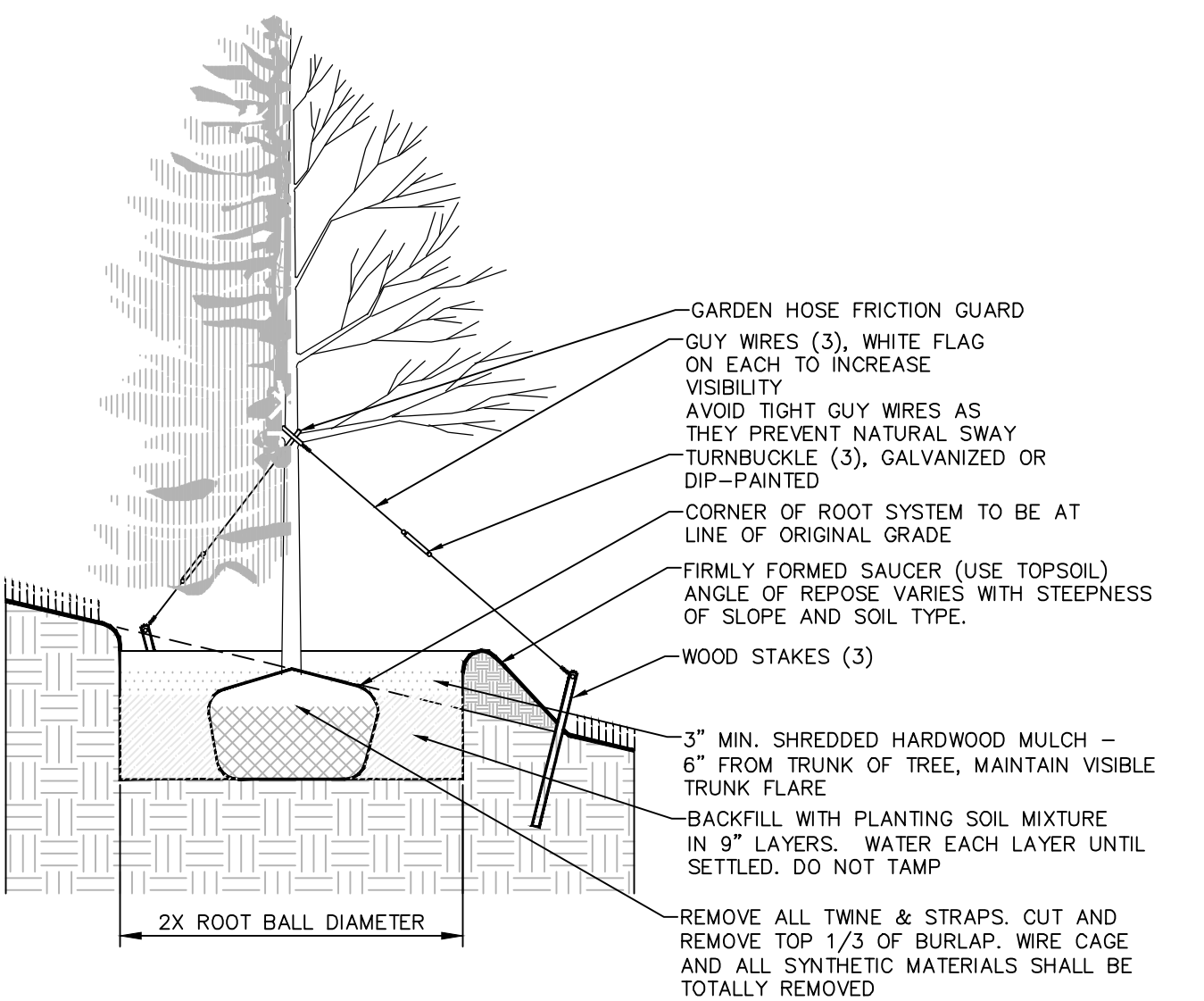
STORMWATER DETAILS

DRAWING NUMBER:

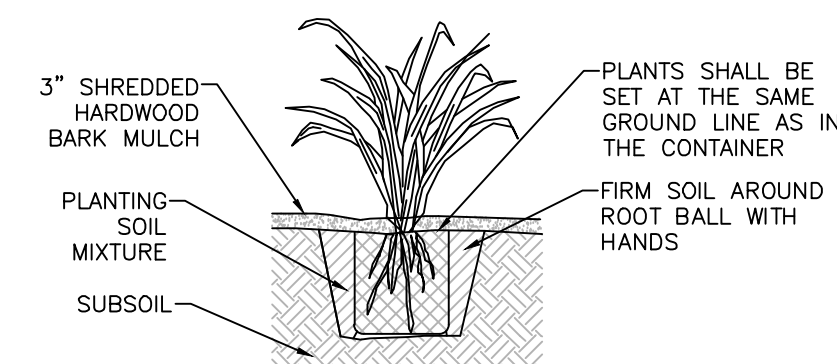
C570



1 PLANTING AND GUYING DETAILS-FOR TREES SMALLER THAN 3" CALIPER, BALLED AND BURLAPPED
SCALE: NOT TO SCALE



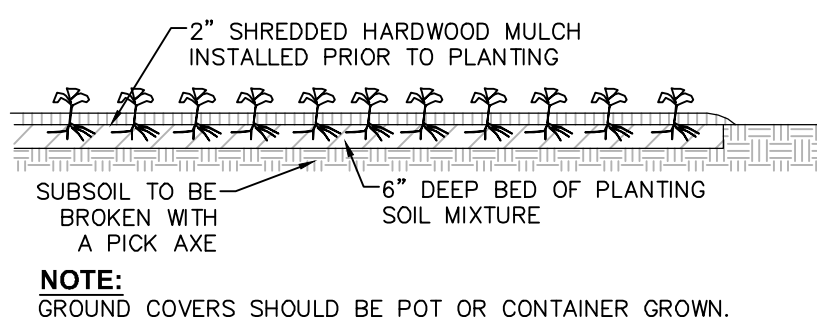
3 TREE PLANTING ON SLOPE
SCALE: NOT TO SCALE



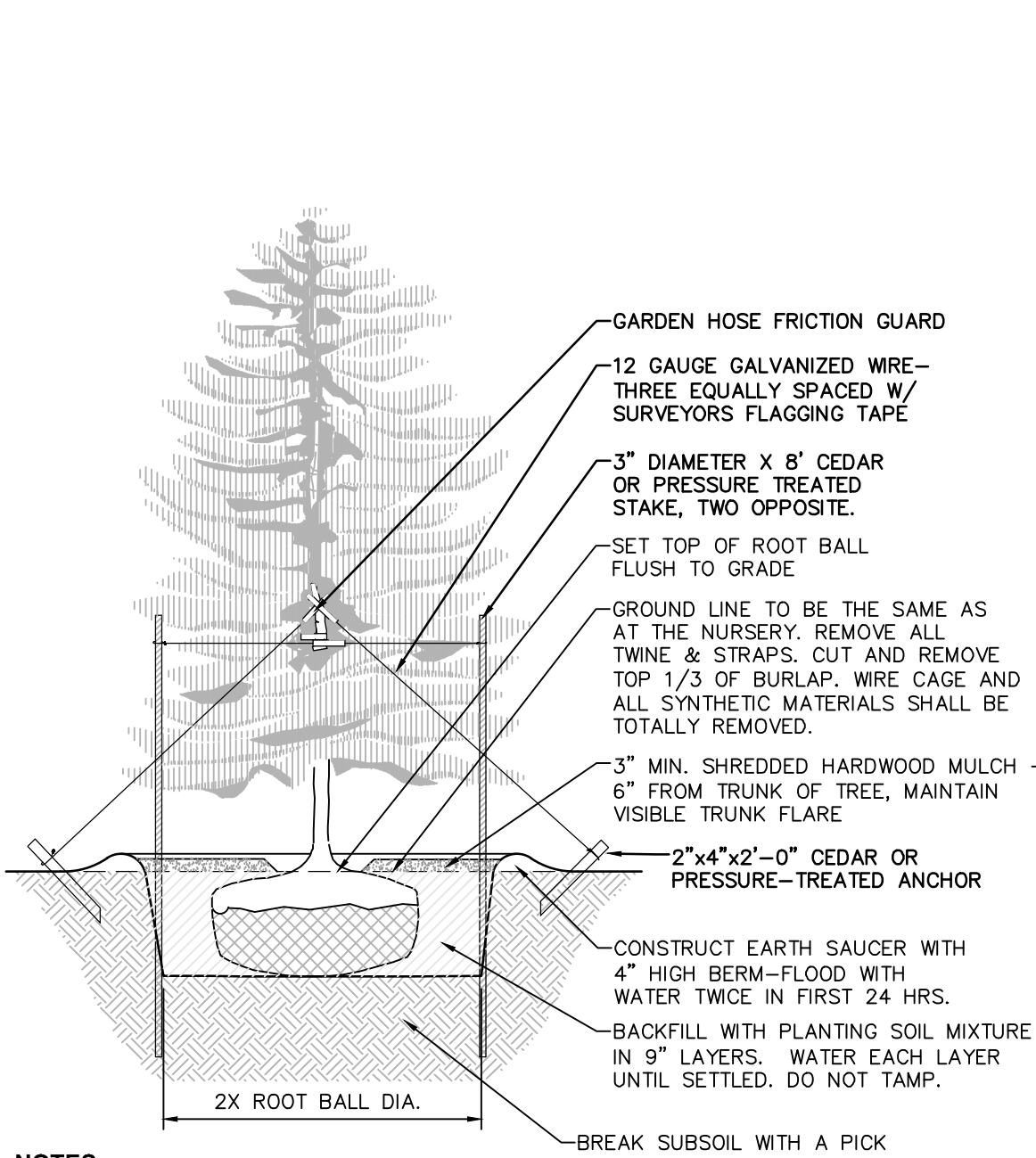
SECTIONAL ELEVATION

- NOTES:**
1. SPADED PLANTING SOIL MIX (4"—6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.
 2. WATER THOROUGHLY AFTER PLANTING.
 3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.
 4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

6 CONTAINERIZED PERENNIAL PLANTING
SCALE: NOT TO SCALE

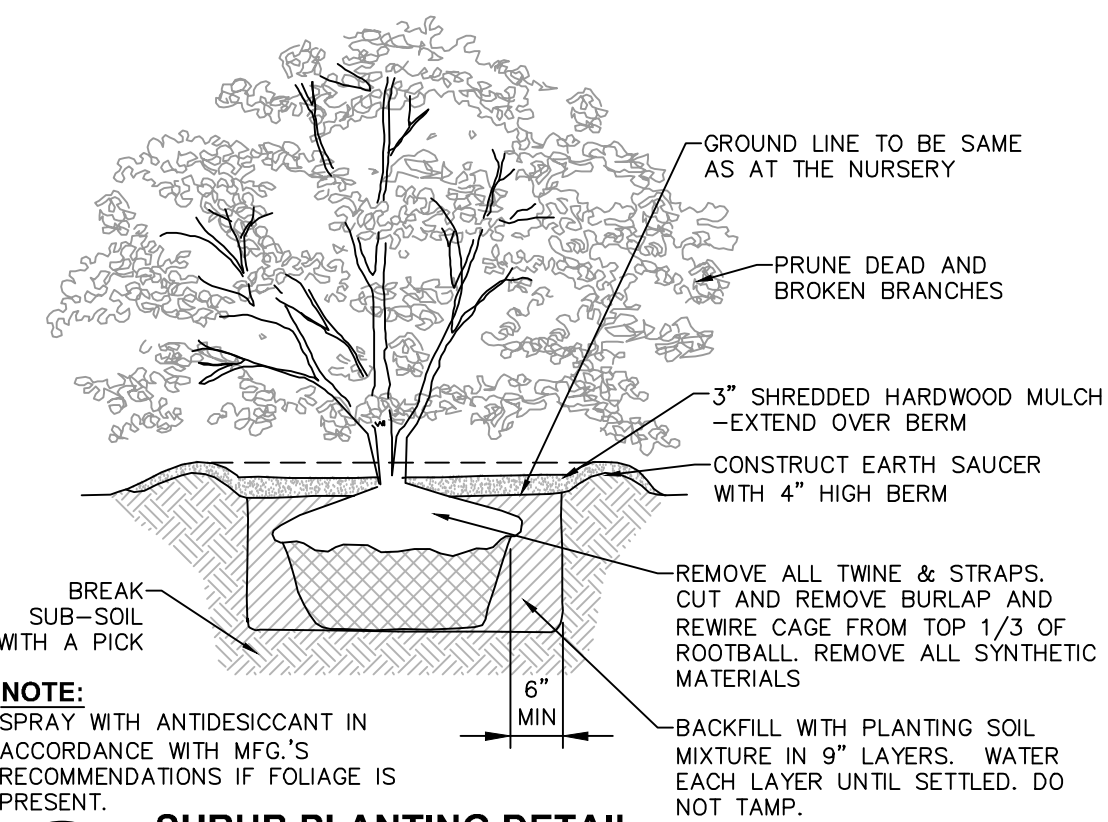


7 GROUND COVER & ANNUAL PLUG PLANTING
SCALE: NOT TO SCALE

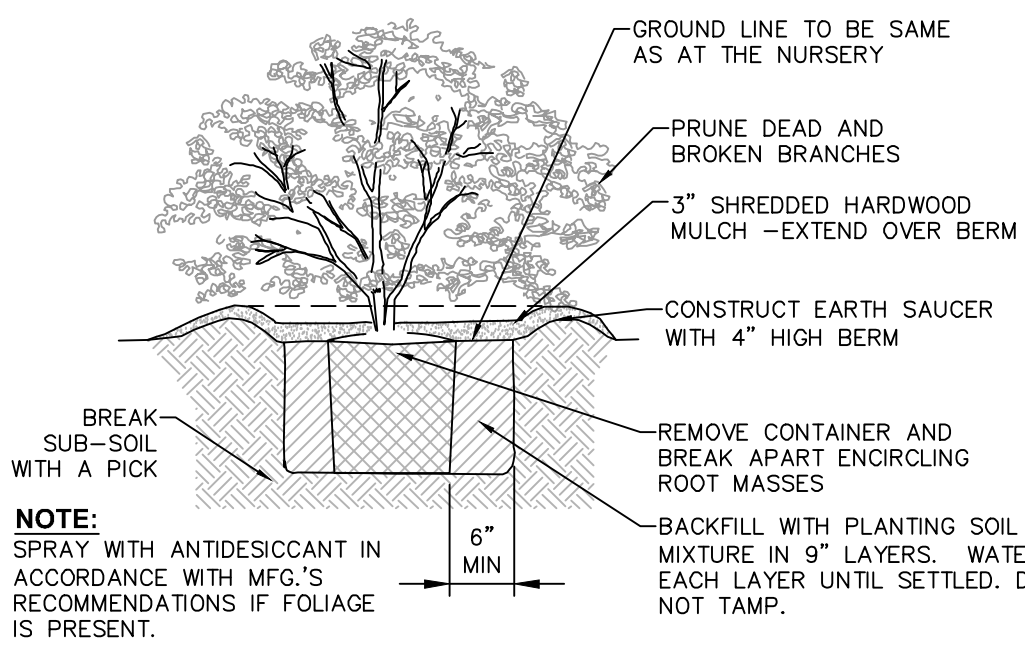


- NOTES:**
1. SPRAY WITH ANTIDESSICANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.
 2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.
 3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.
 4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

2 EVERGREEN PLANTING DETAIL
SCALE: NOT TO SCALE



4 SHRUB PLANTING DETAIL FOR ALL SHRUBS BALLED AND BURLAPPED
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS
SCALE: NOT TO SCALE

LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
 - A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
 - D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 - C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
8. PRODUCTS:
 - A. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
 - i. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - ii. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - iii. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - iv. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

- B. SEED MIXTURE: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:

i. LAWN SEED MIX

SUN AND PARTIAL SHADE:			
AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
50%	KENTUCKY BLUE GRASS*	95%	80%
20%	PERENNIAL RYE	98%	90%
30%	CREeping RED FESCUE	97%	85%
100%			

*MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

SHADE:			
AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
25%	KENTUCKY BLUE GRASS**	95%	80%
20%	PERENNIAL RYE	98%	90%
35%	CREeping RED FESCUE	97%	85%
20%	CHEWINGS RED FESCUE	97%	85%
100%			

**SHADE TOLERANT VARIETY

ii. TEMPORARY COVER SEED MIX

AMOUNT BY WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
100%	ANNUAL RYEGRASS	98%	90%

- C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.
- D. FERTILIZER:
 - i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER, GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10% AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5-10-5).
 - ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.0.i) ABOVE.
- E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:
 - i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN THE FOLLOWING BY VOLUME:

30 PARTS TOPSOIL
10 PARTS PEAT
1 PART BONE MEAL
 - ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS AND CONFORMING TO NYSDOT 713-15.
 - iii. BONE MEAL: FINELY GROUND, RAW MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING THE MANUFACTURER'S GUARANTEED ANALYSIS.
- F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.
- G. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.
- H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.

- I. MULCH:
 - i. LAWN AREAS: OAT OR WHEAT STRAW, FREE OF WEEDS, AN ALTERNATIVE IS WOOD FIBER CELLULOSE IF HYDROSEEDING IS USED.
 - ii. PLANT BED AREAS: GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
9. EXECUTION:
 - A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
 - B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
 - C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
 - D. FERTILIZING:
 - i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
 - ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
 - E. LAWN:
 - i. LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
 - ii. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
 - iii. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.
 - F. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN. TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
 - G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
 - H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
 - I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLIGENCE THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

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2	03/30/2023	REVISED PER DPW COMMENTS
1	02/03/2023	REVISED PER DPW COMMENTS
NO.	DATE:	DESCRIPTION:

Revisions

PROJECT NUMBER: 70608-02

DRAWN BY: GMZ

REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

DATE: 05/09/22

DRAWING NAME:

LANDSCAPE DETAILS

DRAWING NUMBER:

C580

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DRAWN BY: SMD

REVIEWED BY: KGA

ISSUED FOR: PLANNING BOARD REVIEW

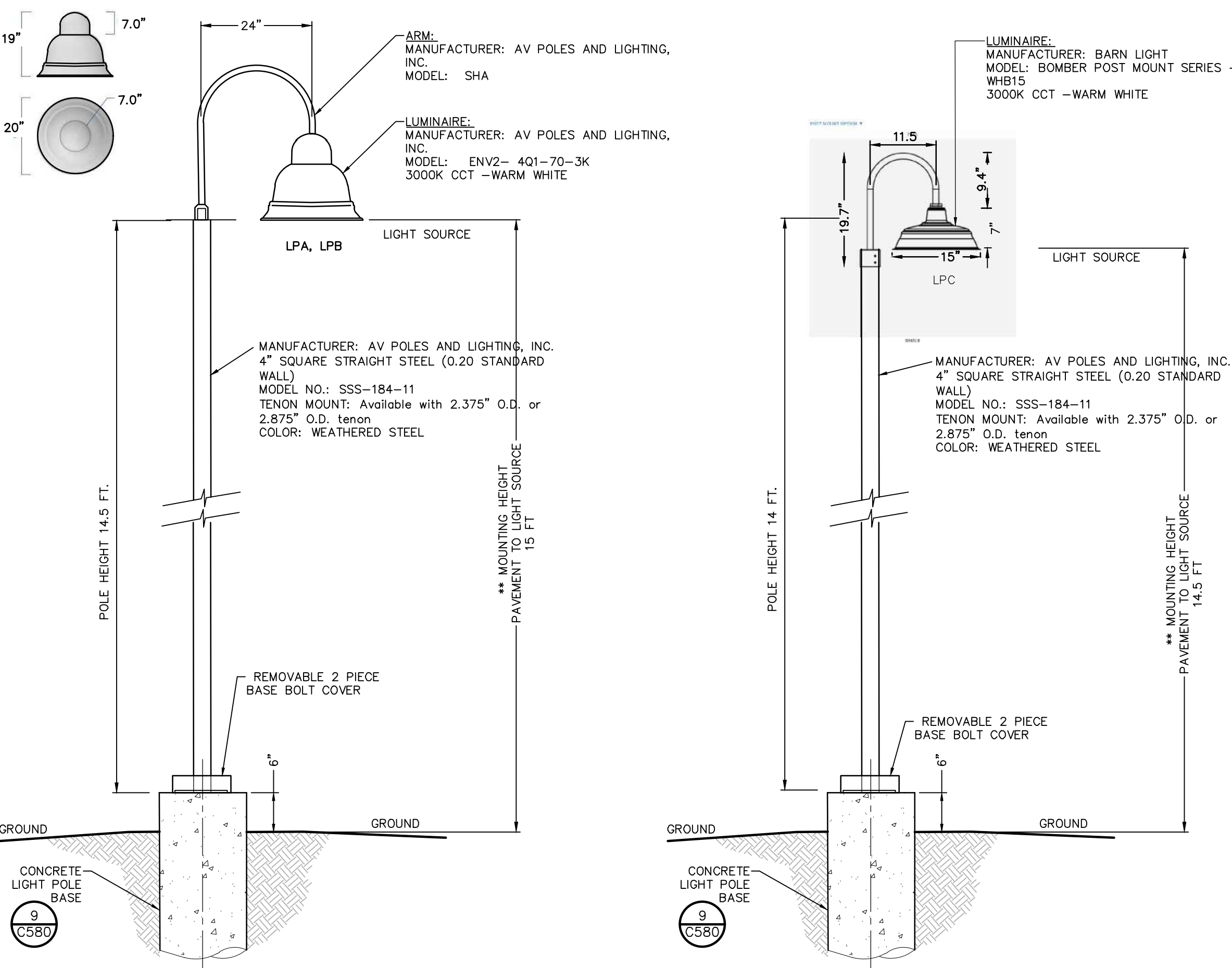
DATE: 05/09/22

DRAWING NAME:

LIGHTING DETAILS

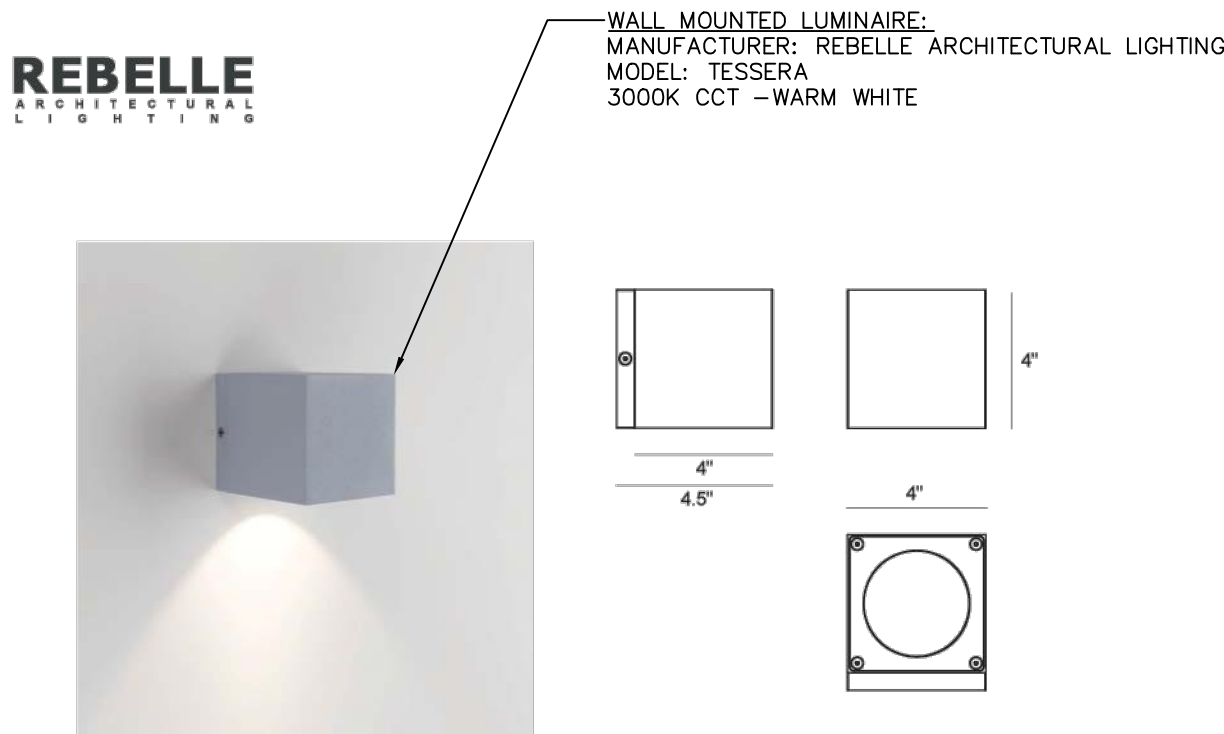
DRAWING NUMBER:

C590



- NOTES:**
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
 - ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

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Tessera 3100LED Wall Mount

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CATALOG NO.	WATTS	LUMENS	COLOR TEMP.	TOTAL LED
STG-2412-27K	1W per bulb	75LM per S14 bulb	2700K	12



ENV2 POST & ARM LIGHT FIXTURE LIGHTING FIXTURE DETAIL

SCALE: N.T.S.

BOMBER POST & ARM LIGHT FIXTURE LIGHTING FIXTURE DETAIL

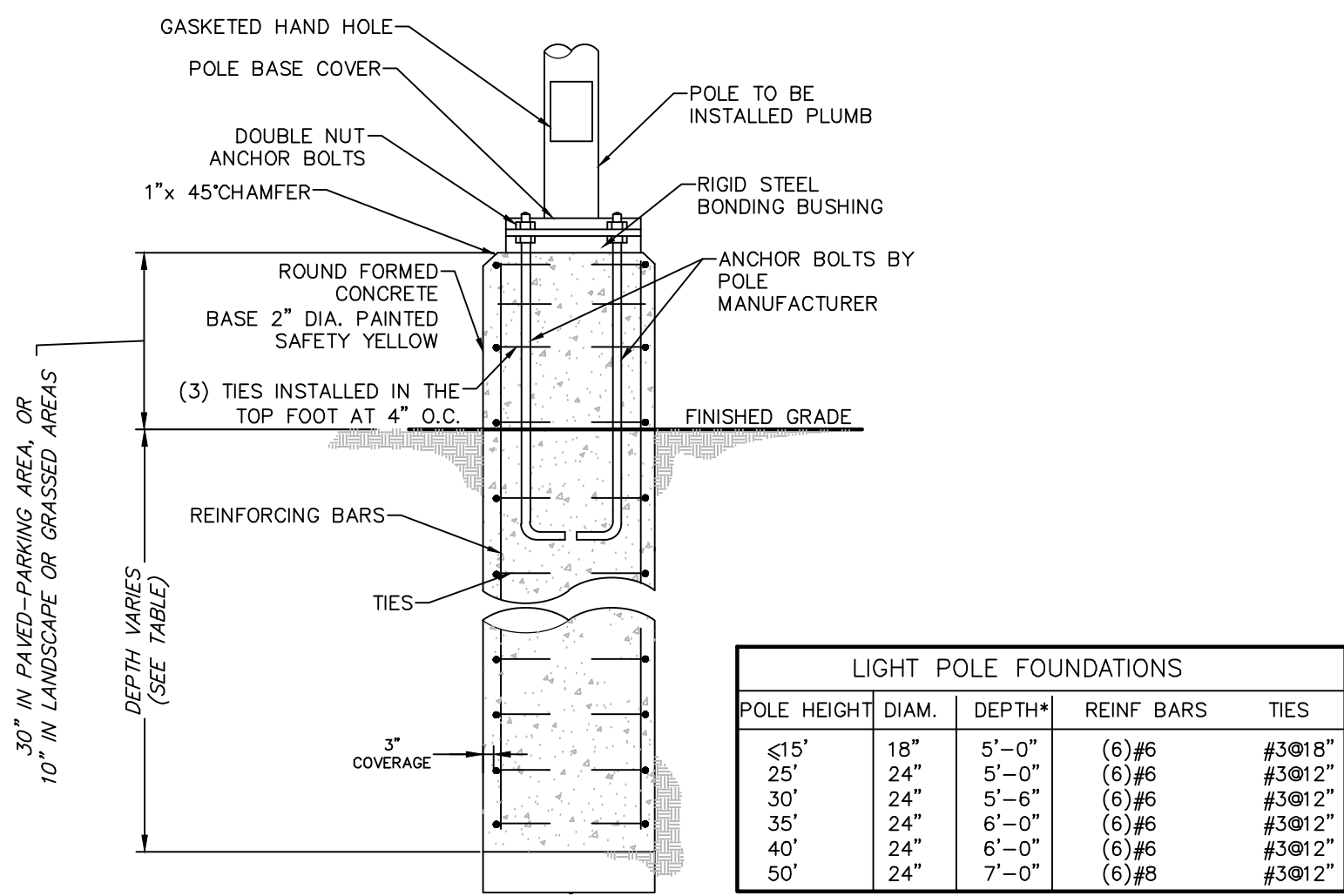
SCALE: N.T.S.

OUTDOOR WALL SCONCE FIXTURE DETAIL

SCALE: N.T.S.

OUTDOOR LED STRING LIGHTS DETAIL

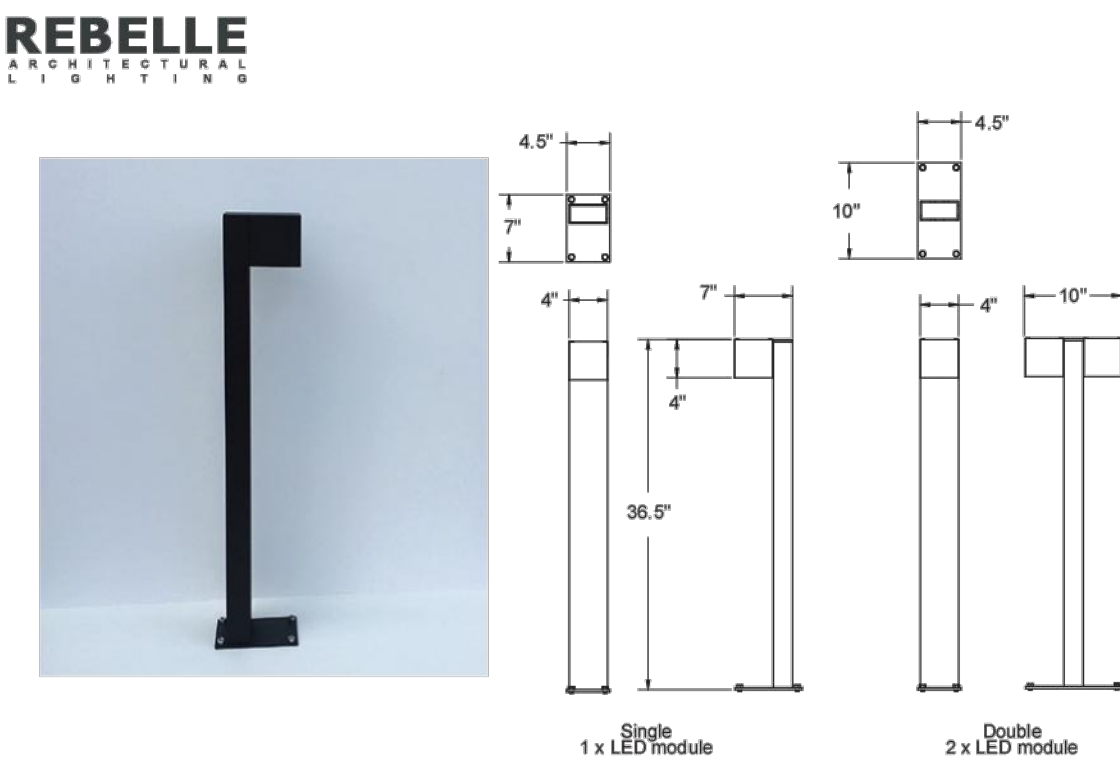
SCALE: N.T.S.



- NOTES:**
- CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
 - ALL CONCRETE SHALL BE 4,500 PSI @ 28 DAYS.
 - ALL REINFORCING STEEL SHALL BE GRADE 60.
 - DESIGNED FOR 90 MPH WIND WITH FIXTURE AREA OF 13 SF.
 - FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
 - FOUNDATIONS SHALL BE AUGURED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

CONCRETE BASE FOR LIGHT POLE

SCALE: N.T.S.



Tessera 3151LED Bollard

PATHWAY LIGHTING - BOLLARD DETAIL

SCALE: N.T.S.

LUMINAIRE:
MANUFACTURER: REBELLE ARCHITECTURAL
LIGHTING
MODEL: TESSERA 3451 LED BOLLARD
3000K CCT - NEUTRAL WHITE

EXTERIOR