

**GENERAL NOTES**

- RECORD OWNER: JAMES E. HENRY & LUCINDA N. HENRY, PO BOX 171, BELLVALE, NY 10912
- APPLICANT: WESTERN ADDITION LLC, SHELLEY GARRY, 12 BLACK WALNUT DRIVE, WARWICK, NY 10990
- TAX MAP NUMBER: SECTION 210, BLOCK 5, LOT 3
- DEED REFERENCE: LIBER 5290, PAGE 292
- AREA: 0.549 ACRES
- ZONING DISTRICT: CB - CENTRAL BUSINESS BULK REQUIREMENTS

	REQUIRED	PROPOSED
USE GROUPS: K (RETAIL, EATING & DRINKING) & M (HOTELS)		
LOT AREA:	40,000 SF	23,943 SF*
LOT WIDTH:	100' MIN.	63'
FRONT YARD:	40' MIN.	92'
FRONT YARD SETBACK:	15' MIN.	5.3' (WHEELER AVE, PARKING)*
SIDE YARD SETBACK:	20' MIN.	12.7*
SIDE YARD:	20' MIN.	5.5* (PARKING)
SIDE YARD RESIDENTIAL ADJACENT:	40' MIN.	19.8*
REAR YARD SETBACK:	40' MIN.	3'
REAR YARD:	20' MIN.	3'
REAR YARD RESIDENTIAL ADJACENT:	35' MIN.	4.8*
STREET FRONTAGE:	100' MIN.	61.5*
BUILDING HEIGHT:	40' MAX.	<40'
BUILDING COVERAGE:	40% MAX.	19.8%
LOT DEPTH:	150' MIN.	150'

**PARKING**

	REQUIRED	PROPOSED
PARKING REQUIRED EATING & DRINKING	12 SP/1,000 GLA	1,752 SF
PARKING REQUIRED LODGING HOUSES	1/SLEEPING ROOM	4 ROOMS
TOTAL PARKING SPACES	26 SP	15 SP*
PARKING SPACE DIMENSION	9'x18'	9'x18'
TWO-WAY AISLE WIDTH 90' PARKING	24'	24'
ONE-WAY AISLE WIDTH 60' PARKING	14'	12'

\* DENOTES VARIANCE GRANTED ON JUNE 27, 2023

**REFERENCES:**

- SURVEY OF PROPERTY FOR WESTERN ADDITION LLC, VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK, PREPARED BY SCHMICK SURVEYING, INC., DATED APRIL 10, 2022.
- COMMUNICATION, GAS, & WATER LINES ARE BASED ON "MAP SHOWING DESIGNATED SUBSURFACE UTILITIES OF A PORTION OF 63 WHEELER AVENUE, VILLAGE OF WARWICK, COUNTY OF ORANGE, STATE OF NEW YORK" PREPARED BY SUBSURFACE UTILITY IMAGING, A DIVISION OF BLOOD HOUND, DATED 10/25/2023.
- CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH HIS WORK.
- SUBJECT TO UNDERGROUND UTILITIES NOT VISIBLE OR DISCLOSED TO MJS ENGINEERING & LAND SURVEYING, PC. A SUBSURFACE UTILITY SURVEY WAS NOT CONTRACTED FOR OR PERFORMED AS PART OF THIS APPLICATION. CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TWO (2) FULL WORKING DAYS BEFORE YOU DIG. CALL 1-800-962-7962.
- IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATIONS AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
- TREE REMOVAL IS PROHIBITED BETWEEN APRIL 1 AND OCTOBER 31 TO PROTECT BAT SPECIES.
- HOTEL ROOMS 145-121  
SITE AREA EXCLUSIVE OF REQUIRED SETBACKS 11,450 SF  
MAX NUMBER HOTEL ROOMS 11,450 SF/1,400 SF = 8 HOTEL ROOMS  
PROPOSED 4 HOTEL ROOMS

**SHEET INDEX**

NO.	DATE	REVISION	BY	CK.
G	10/26/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
F	09/28/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
E	07/21/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
D	06/20/23	SUBMITTED TO ZBA	JCD	BGC
C	05/05/23	SUBMITTED TO ZBA	JCD	BGC
B	06/24/22	SUBMITTED TO PLANNING BOARD	TW	BGC
A	04/25/22	SUBMITTED TO PLANNING BOARD	JCD	BGC

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A	04/25/22	SUBMITTED TO PLANNING BOARD	JCD	BGC

BRADLEY G. CLEVERLEY, PE  
 NY PROFESSIONAL ENGINEER NO. 072492

DRAWN BY: J. DEJESUS  
 DEPT. CK. B. CLEVERLEY  
 DEP. APPR.  
 COORD. CK.  
 P.M. APPR.  
 CLIENT APPR.

**MJS** ENGINEERING & LAND SURVEYING, PC  
 261 Greenwich Ave  
 Goshen, NY 10924  
 845-291-8650  
 Fax 845-291-8657

SHEET TITLE:  
**SITE PLAN**

JOB NAME:  
**WESTERN ADDITION LLC**  
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 04/25/22  
 JOB NO. 220115  
 SCALE: 1" = 20'

REV. NO. G  
 DWG. NO. C-1  
 SHEET 1 OF 8

DETERMINATION OF THE ZONING BOARD OF APPEALS  
OF THE VILLAGE OF WARWICK, NEW YORK

WHEREAS, WESTERN ADDITION LLC ("Applicant") has applied to this Board for variances from the Bulk Area Requirements and off-street parking requirements of the Zoning Code, and

WHEREAS, a public hearing on this application was held at 77 Main Street, Warwick, New York on June 25, 2023, and

WHEREAS, at said hearing(s) all interested persons were given an opportunity to be heard, the Board finds as follows:

FINDINGS OF FACT

1. Applicant is the owner of premises located at 63 Wheeler Avenue, Warwick, New York, designated on the Village tax map as Section 210, Block 5, Lot 3.
2. The application has been made for variances from the Bulk Area Requirements and off-street parking requirements of the Zoning Code to reduce (i) the minimum lot area from 40,000 square feet to 23,943 square feet; (ii) the minimum lot width from 100 feet to 63 feet; (iii) the minimum required front yard from 15 feet to 5.3 feet in order to allow parking in the required front yard; (iv) the minimum rear yard setback from 40 feet to 3 feet; (v) the minimum rear yard from 20 feet to 3 feet; (vi) the rear yard within 25' of a residence district boundary from 35 feet to 4.8 feet; (vii) the minimum side yard setback from 20 feet to 12.7 feet; (viii) the minimum side yard from 20 feet to 5.5 feet in order to allow parking in the required side yard; (ix) the side yard within 25' of a residence district boundary from 40 feet to 19.8 feet; (x) the minimum street frontage from 100 feet to 61.5 feet; (xi) the minimum number of required parking spaces from 26 to 15; and (xii) the minimum driveway aisle width for 60° parking from 14 feet to 12 feet. The variances are sought for the purpose of converting an existing commercial building into a proposed Café/Market/Bistro and Boutique Hotel (The Stables at Flour & Feed).
3. An inspection of the site, and the evidence and testimony as summarized from the meeting(s), show that:
  - A. An undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variances. The variances are necessary because of preexisting conditions that are nonconforming under the current Zoning Code for the proposed new use, and site conditions that limit the number and layout of off-street parking. The Applicant is not changing the footprint or height of the existing building on the site and has proposed the maximum amount of parking spaces that the property can accommodate. Additionally, the Applicant's project will enhance the character of the neighborhood by improving and making use of a property and building that has fallen into disrepair.

B. The benefit sought by the Applicant cannot be achieved by some method feasible for the Applicant to pursue, other than the area variances. The variances are sought due to preexisting conditions that are nonconforming under the current Zoning Code for the proposed new use, and site conditions that limit the number and layout of off-street parking.

C. The requested variances are numerically substantial.

D. The proposed variances will not have an adverse effect or impact upon the physical or the environmental conditions in the neighborhood or district. As noted above, the variances are needed due to preexisting conditions that are nonconforming under the current Zoning Code for the proposed new use, and the Applicant is not changing the footprint or height of the existing building. The Applicant has maximized the off-street parking that can be accommodated on the property and off-street parking is also available in the nearby Spring Street parking lot.

E. The alleged difficulty was self-created.

F. These area variances should be granted based upon a consideration of the benefit to the Applicant as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

G. The minimum variances necessary and adequate and at the same time, will preserve and protect the character of the neighborhood and the health, safety and welfare of the community have been requested.

4. The proposed action is an Unlisted action under the State Environmental Quality Review Act ("SEQRA"), and will not result in any significant adverse environmental impact for the reasons hereinbefore set forth.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, that it is determined, based on the information and analysis presented to the Board, that the proposed action will not result in any significant adverse environmental impact and a Negative Declaration is hereby issued.

The foregoing resolution was submitted by John Prego and seconded by Margaret Politoski

	For the Resolution	Against the Resolution	Abstaining	Absent
John Graney	X			
John Prego	X			
Jonathan Burley				X
Margaret Politoski	X			
Wayne Greenblatt	X			

NOW, THEREFORE, BE IT RESOLVED, that the application for (i) variances from the Bulk Area Requirements of the Zoning Code to reduce the minimum lot area from 40,000 square feet to 23,943 square feet; the minimum lot width from 100 feet to 63 feet; the front yard from 15 feet to 5.3 feet in order to allow parking in the required front yard; the rear yard setback from 40 feet to 3 feet; the rear yard from 20 feet to 3 feet; the rear yard adjacent to a residential district from 35 feet to 4.8 feet; the side yard setback from 20 feet to 12.7 feet; the side yard from 20 feet to 5.5 feet in order to allow parking in the required side yard; the side yard adjacent to a residential district from 40 feet to 19.8 feet; and the street frontage from 100 feet to 61.5 feet; and (ii) variances from the off-street parking requirements to reduce the minimum number of required parking spaces from 26 to 15 and to reduce the minimum driveway aisle width for 60° parking from 14 feet to 12 feet be granted.

The foregoing resolution was submitted by John Prego and seconded by Wayne Greenblatt

	For the Resolution	Against the Resolution	Abstaining	Absent
John Graney	X			
John Prego	X			
Jonathan Burley				X
Margaret Politoski	X			
Wayne Greenblatt	X			

Dated: June 27, 2023  
Warwick, New York

  
JOHN GRANEY, Chairman

Unless construction is commenced and diligently pursued within 6 months of the date of the granting of a variance, such variance shall become null and void. (VL 145-152L)

Construction cannot commence until a building permit is issued.

I, Raina Abramson, Village Clerk, do hereby certify that the foregoing Determination was filed in the Office of the Village Clerk on July 11, 2023, and copies provided to the Building Inspector and mailed to the Applicant.

  
RAINA ABRAMSON, CLERK  
VILLAGE OF WARWICK, NEW YORK

Agency Use Only (If applicable)  
Project: 63 Wheeler Avenue  
Date: 6-27-23

Short Environmental Assessment Form  
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.  
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No. or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

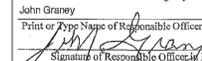
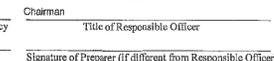
PRINT FORM

Agency Use Only (If applicable)  
Project: 63 Wheeler Avenue  
Date: 6-27-23

Short Environmental Assessment Form  
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

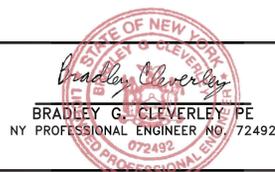
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.  
 Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Village of Warwick Zoning Board of Appeals June 27, 2023 Date  
Name of Lead Agency  
John Graney Chairman  
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer  
 Signature of Responsible Officer in Lead Agency  
 Signature of Preparer (if different from Responsible Officer)

PRINT FORM

P:\2023\06\_22\2019\enr NOTES

NO.	DATE	REVISION	BY	CK.
A	07/21/23	SUBMITTED TO PLANNING BOARD	JCD	BGC

  
BRADLEY G. CLEVERLEY PE  
NY PROFESSIONAL ENGINEER NO. 72492

DRAWN BY:  
DEPT. CK. M. SANDOR  
DEP. APPR.  
COORD. CK.  
P.M. APPR.  
CLIENT APPR.

**MJS** ENGINEERING &  
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261 Greenwich Ave  
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845-291-8650  
Fax 845-291-8657

SHEET TITLE:

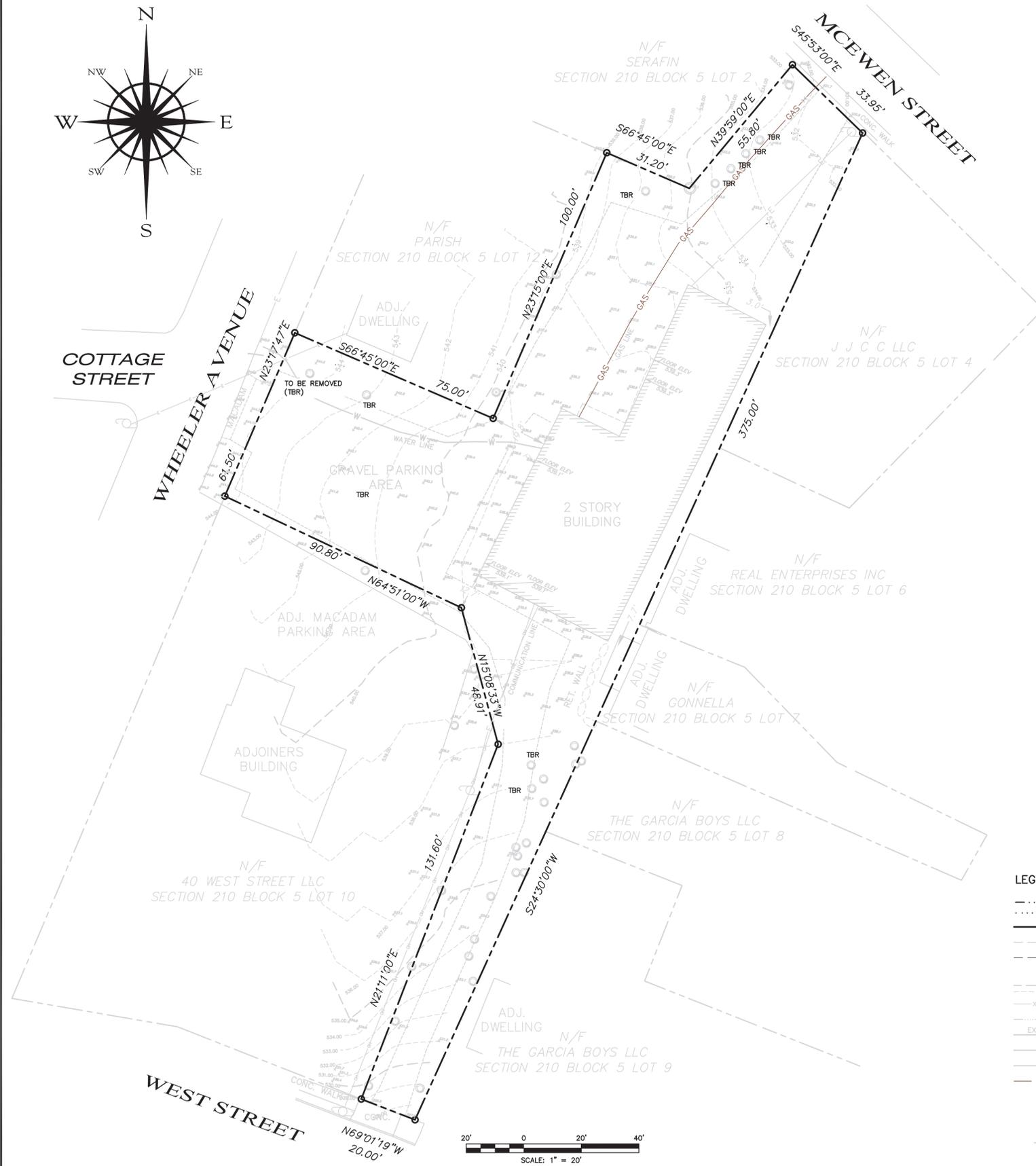
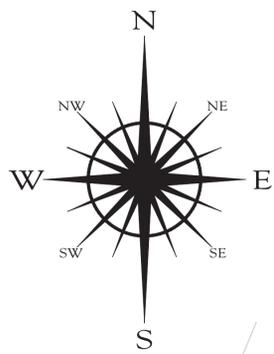
NOTES

JOB NAME:

WESTERN  
ADDITION LLC  
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22  
JOB NO.  
220115  
SCALE:  
AS SHOWN

REV. NO. A  
DWG. NO.  
C-2  
SHEET 2 OF 8



- LEGEND**
- EXISTING WETLAND APPROXIMATE
  - ..... EXISTING FLOOD PLAIN
  - — — — — PROPERTY LINE
  - EASEMENT
  - EXISTING STORMWATER LINE
  - X 506.00 EXISTING SPOT ELEVATION
  - EXISTING CONTOUR
  - X X EXISTING FENCE LINE
  - EXISTING STREAM
  - EX. SAN. EXISTING SAN. LINE
  - EXISTING WATER LINE
  - EXISTING ELECTRIC LINE
  - EXISTING COMPRESSED AIR LINE
  - EXISTING HYDRANT
  - CB EXISTING CB
  - MH EXISTING MH
  - EXISTING VALVE
  - EXISTING LIGHT

C:\Users\jdesj\OneDrive\Work\Temp\MapData\2024\220115\159R.dwg EDSJ & BDB

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C	10/26/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
B	07/21/23	SUBMITTED TO PLANNING BOARD	JCD	BGC
A	06/24/22	SUBMITTED TO PLANNING BOARD	TW	BGC

**BRADLEY G. CLEVERLEY, PE**  
 NY PROFESSIONAL ENGINEER NO. 72492

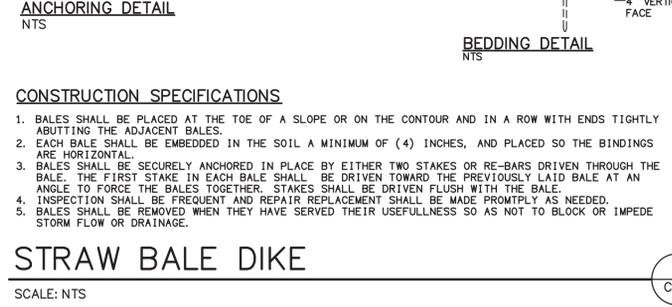
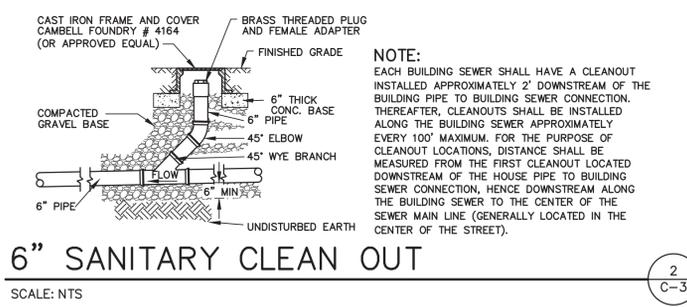
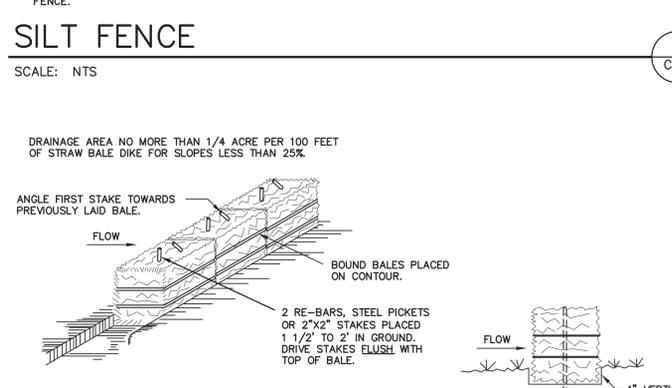
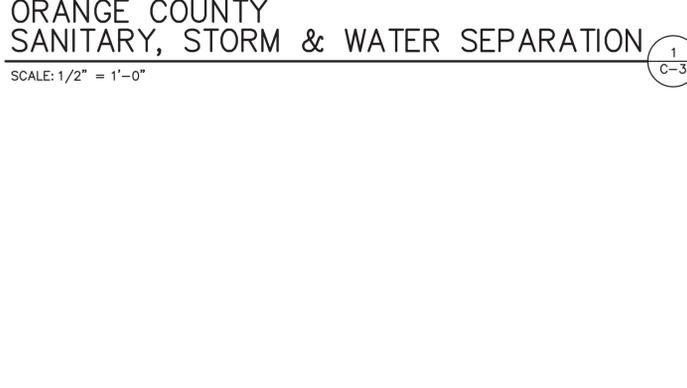
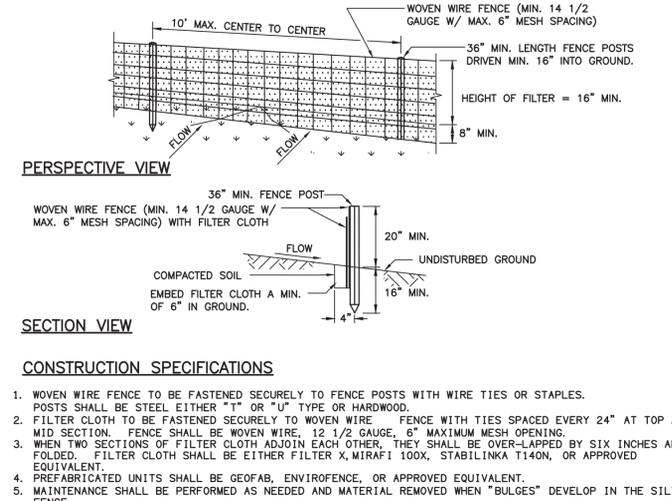
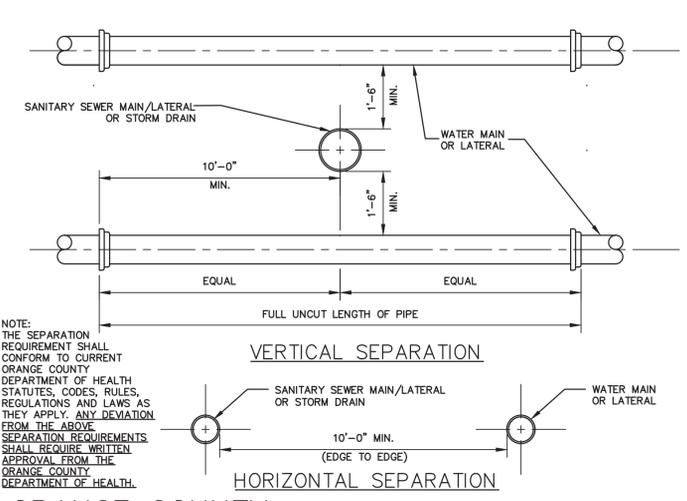
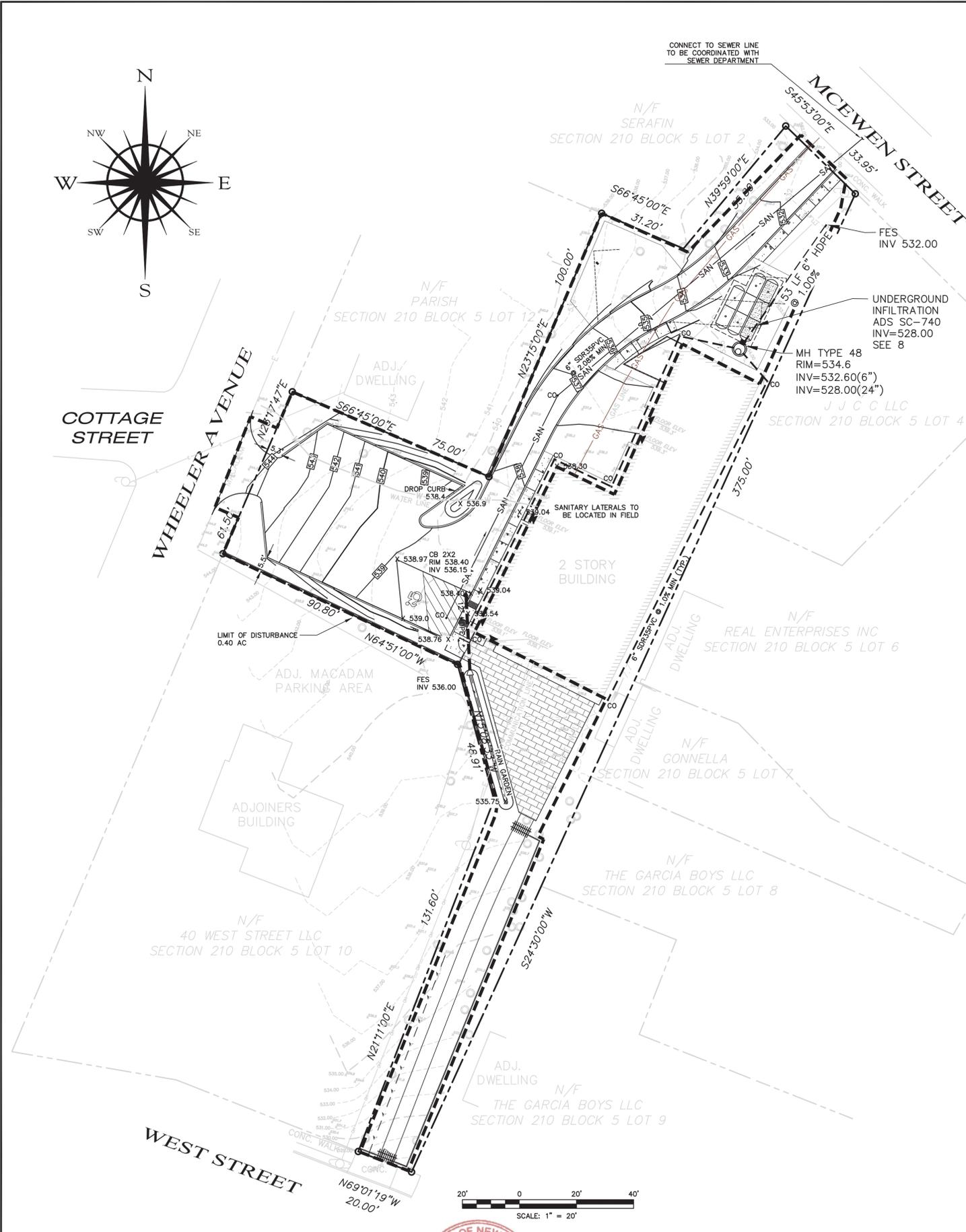
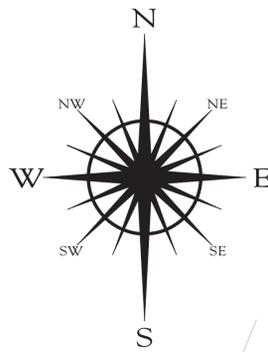
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 COORD. CK.  
 P.M. APPR.  
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**MJS** ENGINEERING &  
 LAND SURVEYING, PC  
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 Goshen, NY 10924  
 845-291-8650  
 Fax 845-291-8657

SHEET TITLE:  
**EXISTING CONDITIONS  
 & DEMOLITION PLAN**

JOB NAME:  
**WESTERN  
 ADDITION LLC**  
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22  
 JOB NO. 220115  
 SCALE: 1" = 20'  
 REV. NO. C  
 DWG. NO. C-3  
 SHEET 3 OF 8



C:\Users\jdesj\OneDrive\Temp\Temp\2023\20231125\1598.dwg ORANGE & DEWANE

NO.	DATE	REVISION	BY	CK.
D	10/26/23	SUBMITTED TO PLANNING BOARD	TW	BGC
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B	05/05/23	SUBMITTED TO ZBA	JCD	BGC
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**BRADLEY G. CLEVERLEY, PE**  
 NY PROFESSIONAL ENGINEER NO. 072492

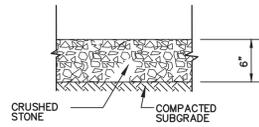
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 LAND SURVEYING, PC  
 261 Greenwich Ave  
 Goshen, NY 10924  
 845-291-8650  
 Fax 845-291-8657

SHEET TITLE:  
**GRADING & DRAINAGE  
 PLAN**

JOB NAME:  
**WESTERN  
 ADDITION LLC**  
 VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

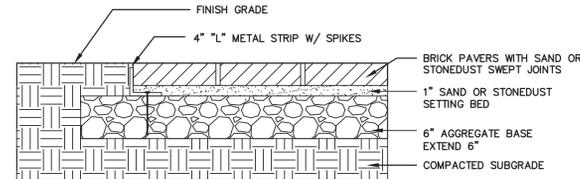
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 JOB NO. 220115  
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 REV. NO. D  
 DWG. NO. C-4  
 SHEET 4 OF 8



### GRAVEL PAD SECTION

SCALE: NTS

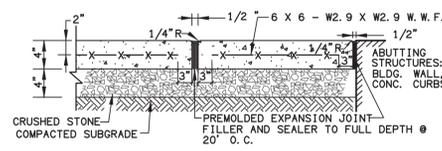
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C-4



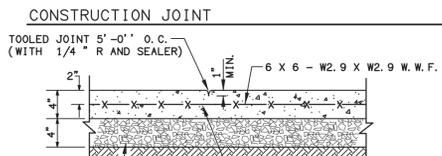
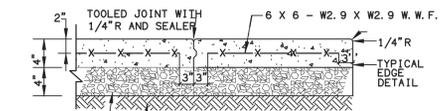
### BRICK PAVERS W/METAL METAL STRIP EDGE

SCALE: NTS

4  
C-4



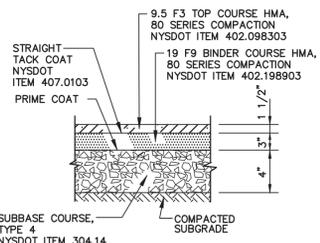
#### EXPANSION JOINT



#### CONTRACTION JOINT

- NOTES:
1. ALL EXPOSED SURFACES TO HAVE BROOMED TEXTURE.
  2. GRADATION FOR CRUSHED STONE:
 

SCREEN SIZE	PERCENT PASSING
100	100
1/2"	90-100
1/4"	0-15
  3. SEE PLAN FOR WIDTHS
  4. CONCRETE TO BE 3,500PSI @ 28 DAYS
  5. TOOLED CONTRACTION JOINTS @ 5'-0" ON CENTER AND 1/2" PREMOULDED EXPANSION JOINTS @ 20'-0" ON CENTER AND AT BUILDINGS, STEPS AND @ INTERSECTIONS



### PAVEMENT SECTION

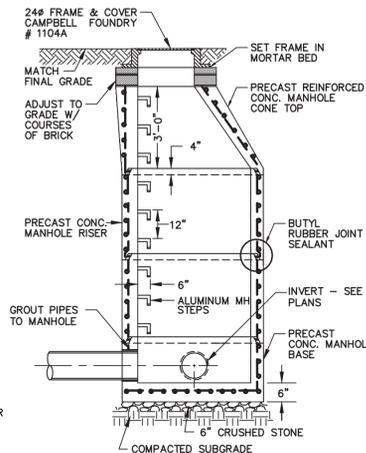
SCALE: 1" = 1'-6"

2  
C-4

### CONCRETE WALKWAY DETAIL

SCALE: NTS

5  
C-4

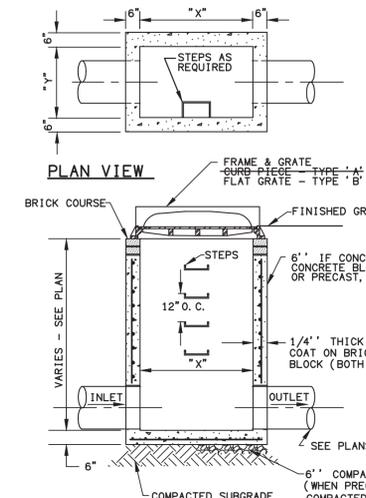


CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C-478. ALL MATERIAL AND CONSTRUCTION TO MEET THE REQUIREMENTS OF THE MUNICIPALITY

### PRECAST CONCRETE STORM MANHOLE

SCALE: NTS

7  
C-4



### CATCH BASIN DETAIL

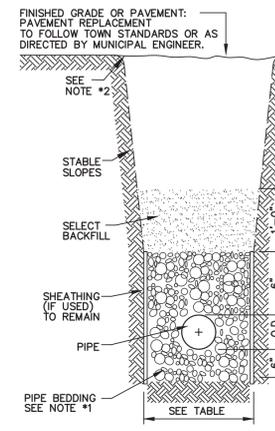
SCALE: NTS

9  
C-4

- NOTES:
- INLET MAY BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE OR PRECAST CONCRETE.
  - IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE.
  - BLOCK SHALL BE STANDARD INLET CORNER AND STRETCHER BLOCKS.
  - CONCRETE TO BE 3500 PSI.
  - PRECAST CONCRETE SHALL BE 4000 PSI CONCRETE SUITABLE FOR H2O LOADING.
  - STEPS SHALL BE PROVIDED WHEN DEPTH EXCEEDS 3'-6"
  - BACKFILL WITH EXCAVATED MATERIALS FREE FROM CINDERS AND RUBBLE TO ROUGH GRADE.
  - SET FRAME IN A FULL BED OF STIFF CEMENT MORTAR.
  - STEPS TO BE ALUMINUM OR PLASTIC IN ACCORDANCE W/ LATEST OSHA STANDARDS.

TYPE	CATCH BASIN		FRAME & GRATE	
	A	B	A	B
1	2'-0"	2'-0"	2520	3450
2	2'-6"	2'-6"	2521	3451
3	3'-0"	3'-0"	2522	3452
4	4'-0"	2'-0"	2501	3413
5	4'-0"	3'-6"	2523	3421

NOTE 'A' FOR CURB-PIECE, 'B' FOR FLAT GRATE



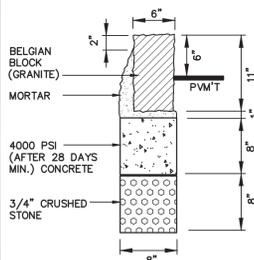
PIPE O.D.	MIN. TRENCH WIDTH
24" AND SMALLER	O.D. + 1'-4"
30" AND LARGER	O.D. + 2'-0"

- NOTES:
1. PIPE BEDDING SHALL BE CRUSHED STONE OR WASHED GRAVEL PASSING A 3/8 INCH SIEVE.
  2. SELECT BACKFILL SHALL BE FINE EARTH, FREE FROM CINDERS, STONES, DEBRIS AND FROZEN EARTH. REMAINING BACKFILL SHALL BE FREE FROM LARGE CLOUDS, ROCKS, AND CINDERS.
  3. PLACE PIPE BEDDING BY HAND HAND COMPACT UNDER AND AROUND PIPE CENTERLINE. PLACE BACKFILL IN 6" LAYERS ABOVE PIPE CENTERLINE.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPETENT PERSON DURING ALL PHASES OF CONSTRUCTION WHOSE DUTY SHALL BE TO INSURE THAT ALL PHASES OF CONSTRUCTION ARE IN FULL COMPLIANCE WITH LOCAL SPECIFICATION AND ALL APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES, RULES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND NEW YORK STATE DEPARTMENT OF LABOR FOR OSHA SECTION 1910.146 PERMIT REQUIRED CONFINED SPACE ENTRY, OSHA SECTION 1926.650 EXCAVATION GENERAL PROTECTION REQUIREMENTS AND OSHA SECTION 1926.651 TRENCHING AND SHORING, STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES.
  5. ALL APPROVED MAIN LINE SEWER PIPE SHALL BE THE SAME MATERIAL FROM MANHOLE TO MANHOLE.
  6. FILL SECTION AREA MUST BE GRADED WITH THE PLACEMENT OF SUITABLE SOIL MATERIAL, AS DETERMINED BY THE PROJECT SITE ENGINEER, IN 12" (MAX.) LAYERS COMPACTED TO 95% OF THE MAXIMUM DENSITY OF THE SOIL AS DETERMINED BY THE STANDARD PROCTOR TEST (AASHTO DESIGNATION T-99) TO 2'-0" (MIN.) ABOVE TOP OF PIPE AT A MIN. WITH OF O.D. +4" BEFORE TRENCH EXCAVATING.
  7. WHERE ROCK IS ENCOUNTER IN TRENCH BOTTOM, UNDERCUT MUST BE MADE 12" MIN.
  8. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN TRENCH BOTTOM, UNDERCUT TO SUITABLE MATERIAL (AS APPROVED).

### TRENCH DETAIL (SANITARY & STORM)

SCALE: NTS

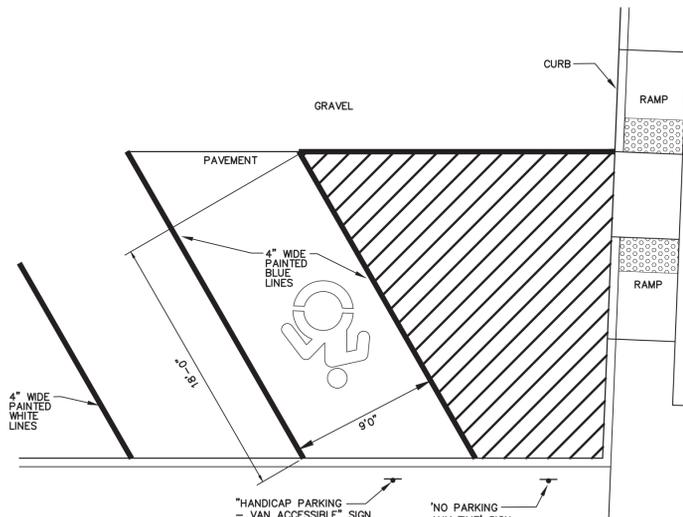
10  
C-4



### BELGIAN BLOCK CURB

SCALE: 1"=1'

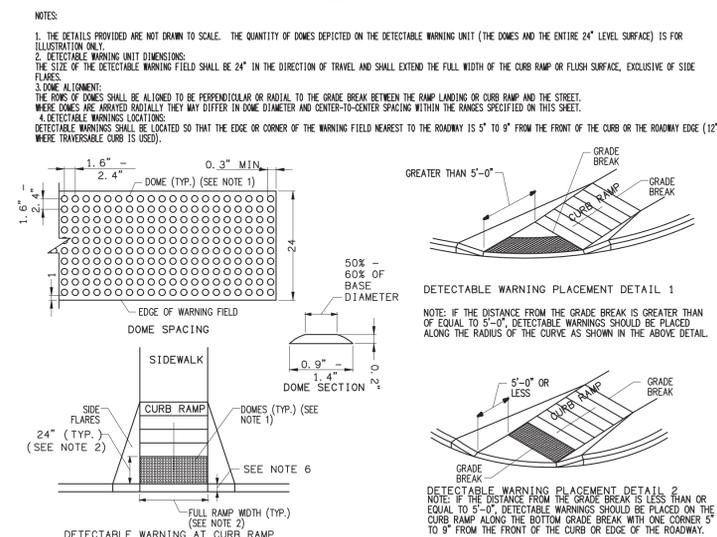
3  
C-4



### ADA PARKING SPACE LAYOUT

SCALE: NTS

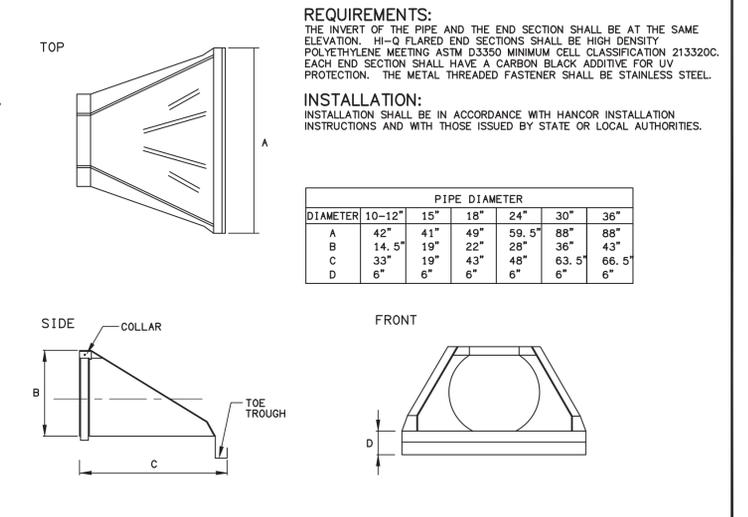
6  
C-4



### DETECTABLE WARNING STRIP

SCALE: 1" = 1'

8  
C-4



### HANCOR HI-Q FLARED END SECTION

SCALE: NTS

11  
C-4

REQUIREMENTS:  
THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. HI-Q FLARED END SECTIONS SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C. EACH END SECTION SHALL HAVE A CARBON BLACK ADDITIVE FOR UV PROTECTION. THE METAL THREADED FASTENER SHALL BE STAINLESS STEEL.

INSTALLATION:  
INSTALLATION SHALL BE IN ACCORDANCE WITH HANCOR INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES.

DIAMETER	PIPE DIAMETER					
	10-12"	15"	18"	24"	30"	36"
A	42"	41"	49"	59.5"	88"	88"
B	14.5"	19"	22"	28"	36"	43"
C	33"	19"	43"	48"	63.5"	66.5"
D	6"	6"	6"	6"	6"	6"

NO.	DATE	REVISION	BY	CK.
C	10/26/26	SUBMITTED TO PLANNING BOARD	JCD	BGC
B	05/05/23	SUBMITTED TO ZBA	JCD	BGC
A	06/24/22	SUBMITTED TO PLANNING BOARD	JCD	BGC



DRAWN BY:  
DEPT. CK. M. SANDOR  
DEP. APPR.  
COORD. CK.  
P.M. APPR.  
CLIENT APPR.

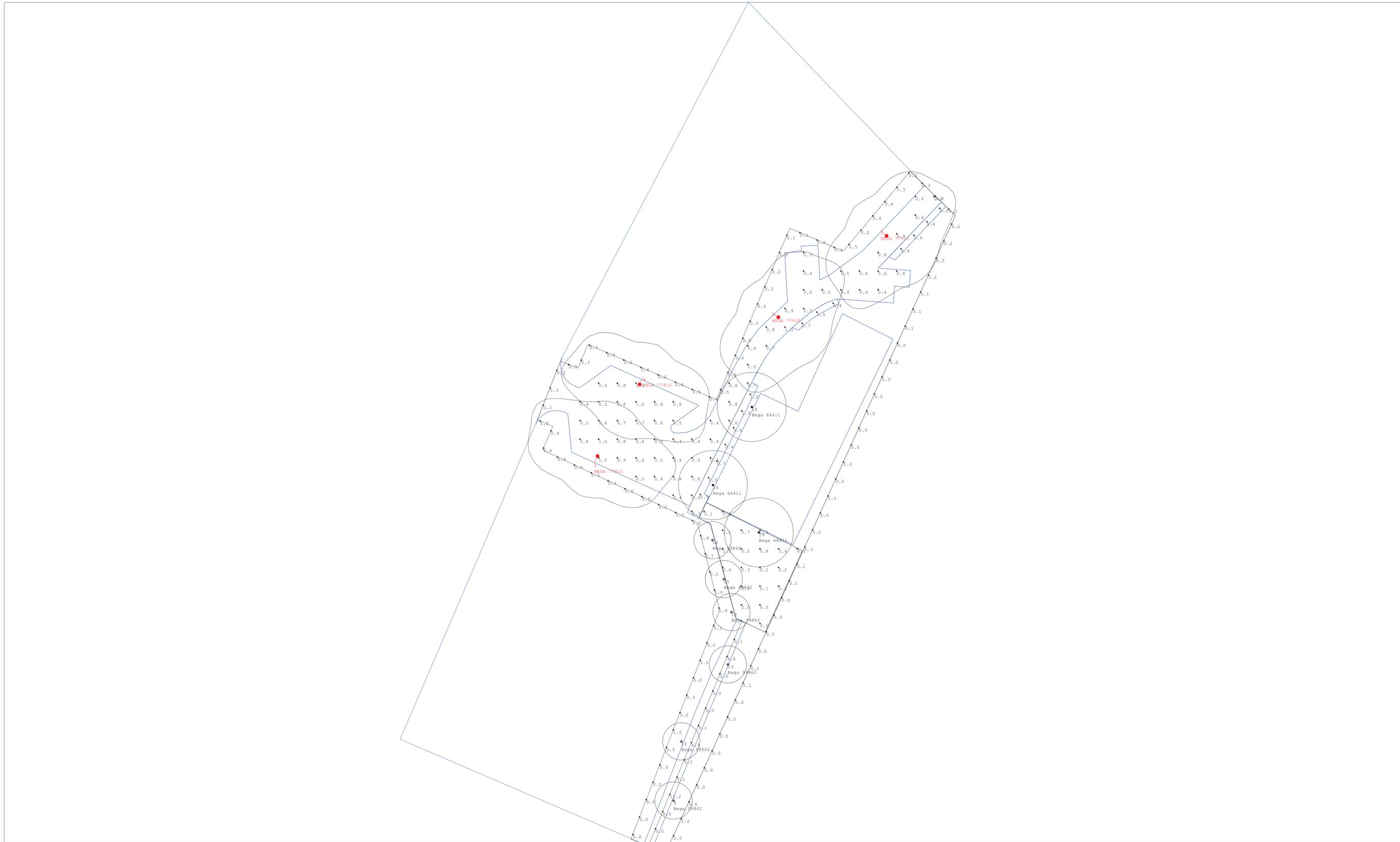
**MJS** ENGINEERING & LAND SURVEYING, PC  
261 Greenwich Ave  
Goshen, NY 10924  
845-291-8650  
Fax 845-291-8657

SHEET TITLE:  
**DETAILS**

JOB NAME:  
**WESTERN ADDITION LLC**  
VILLAGE OF WARWICK, ORANGE COUNTY, NEW YORK

DATE: 06/24/22  
JOB NO. 220115  
SCALE: AS SHOWN

REV. NO. C  
DWG. NO. C-5  
SHEET 5 OF 8



Luminaire Schedule		
Symbol	Qty	Label
	3	Bega 66411
	6	Bega 99862
	4	BEGA 77910

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Granate Garden Path	Illuminance	Fc	2.50	12.2	0.0	N.A.	N.A.	
Parking and Drive_Planar	Illuminance	Fc	0.61	1.0	0.3	2.03	3.33	
Patio_Surface	Illuminance	Fc	0.63	2.6	0.0	N.A.	N.A.	
Property Line	Illuminance	Fc	0.25	1.8	0.0	N.A.	N.A.	

**Illuminance Calculations Disclaimer:**  
 While all necessary steps have been taken to ensure the accuracy of the calculations, it should be noted that all results directly rely on the input data provided to the calculation software used. The accuracy of the results is dependent on the accuracy of the input data and the calculation program used. Field results may differ from computer light level analyses due to uncontrollable factors such as: the actual field conditions such as surface finishes, surface shapes, and environmental factors. BEGA-US shall not bear the responsibility for the accuracy of the calculations performed and the results of the field light level.

#	Date	Comments


Drawn By: MH  
 Date: 7/28/2023  
 For: MJS Engineering  
 Scale: Not to Scale

**Western Addition LLC**  
**Village of Warwick NY R3**



### SC-740 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRPD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK), AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 950 LBS/FT<sup>2</sup>. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
  - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRPD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

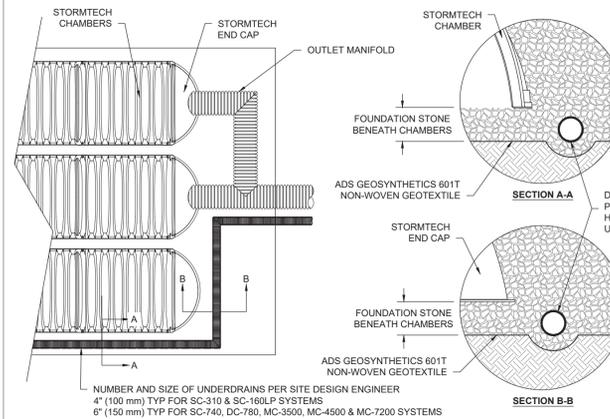
- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONESHOTTER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

### NOTES FOR CONSTRUCTION EQUIPMENT

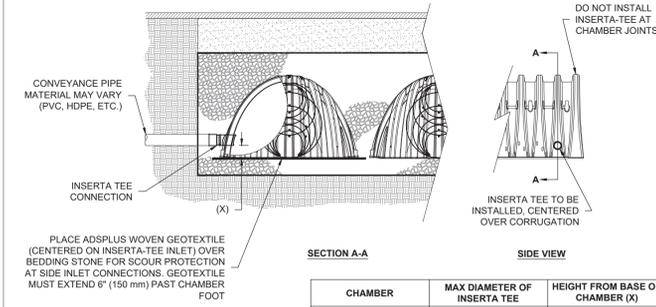
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

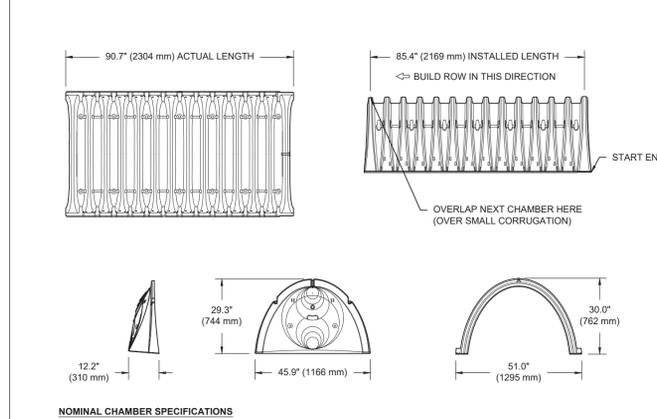


### 5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

### 6 INSERTA-TEE SIDE INLET DETAIL



PART #	STUB	A	B	C
SC740EP06T / SC740EP06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EP06B / SC740EP06BPC	---	---	---	0.5" (13 mm)
SC740EP08T / SC740EP08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EP08B / SC740EP08BPC	---	---	---	0.6" (15 mm)
SC740EP10T / SC740EP10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EP10B / SC740EP10BPC	---	---	---	0.7" (18 mm)
SC740EP12T / SC740EP12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EP12B / SC740EP12BPC	---	---	---	1.2" (30 mm)
SC740EP15T / SC740EP15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EP15B / SC740EP15BPC	---	---	---	1.3" (33 mm)
SC740EP18T / SC740EP18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EP18B / SC740EP18BPC	---	---	---	1.6" (41 mm)
SC740EP24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)
SC740EP24BR*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR" PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "B" PRE-CORED END CAPS END WITH "PC"

ALL STUBS, EXCEPT FOR THE SC740EP24B/SC740EP24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

\* FOR THE SC740EP24B/SC740EP24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

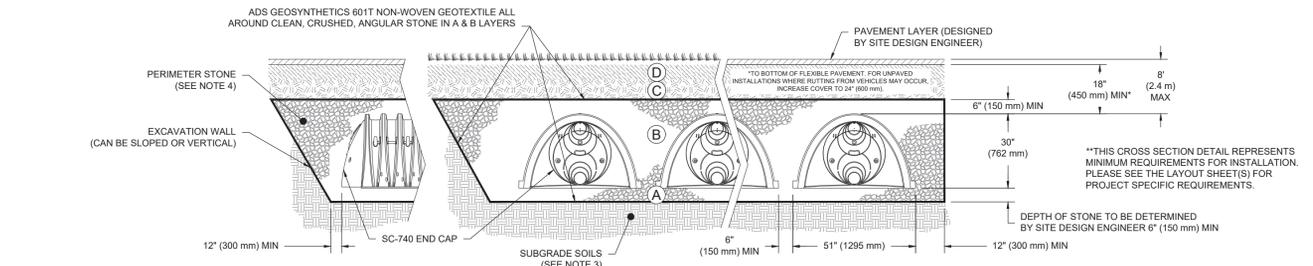
NOTE: ALL DIMENSIONS ARE NOMINAL.

### 2 SC-740 TECHNICAL SPECIFICATIONS

### ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED/SUBGRADE MIXTURES, <3% FINES OR PROCESSED AGGREGATE. OR AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 <sup>1</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

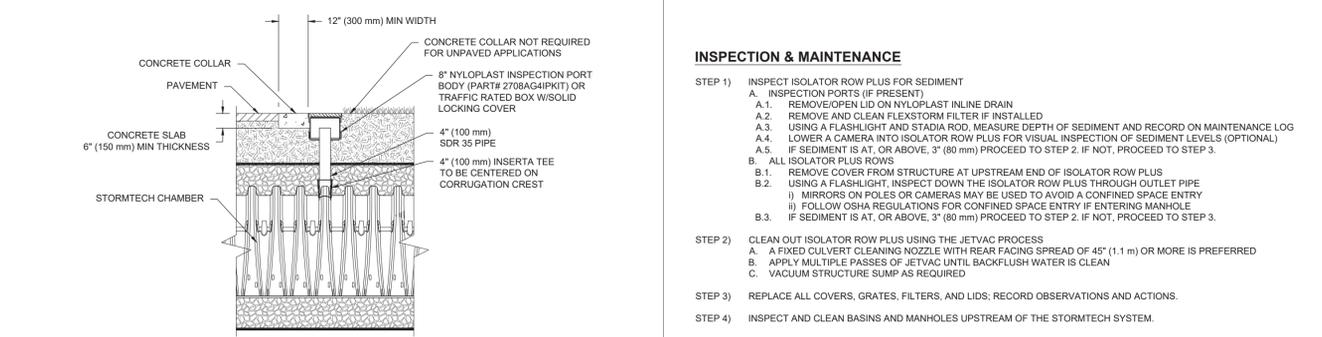
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
  - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



### NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 950 LBS/FT<sup>2</sup>. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

### 3 SC-740 ISOLATOR ROW PLUS DETAIL



### INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
  - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

### NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

### 4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



### 1 SC-740 CROSS SECTION DETAIL



DATE: PROJECT NO: NOT TO SCALE

DRAWN: REVIEWED: REV:

SC-740 STANDARD DETAILS

StormTech Chamber System 888-892-2694 | WWW.STORMTECH.COM

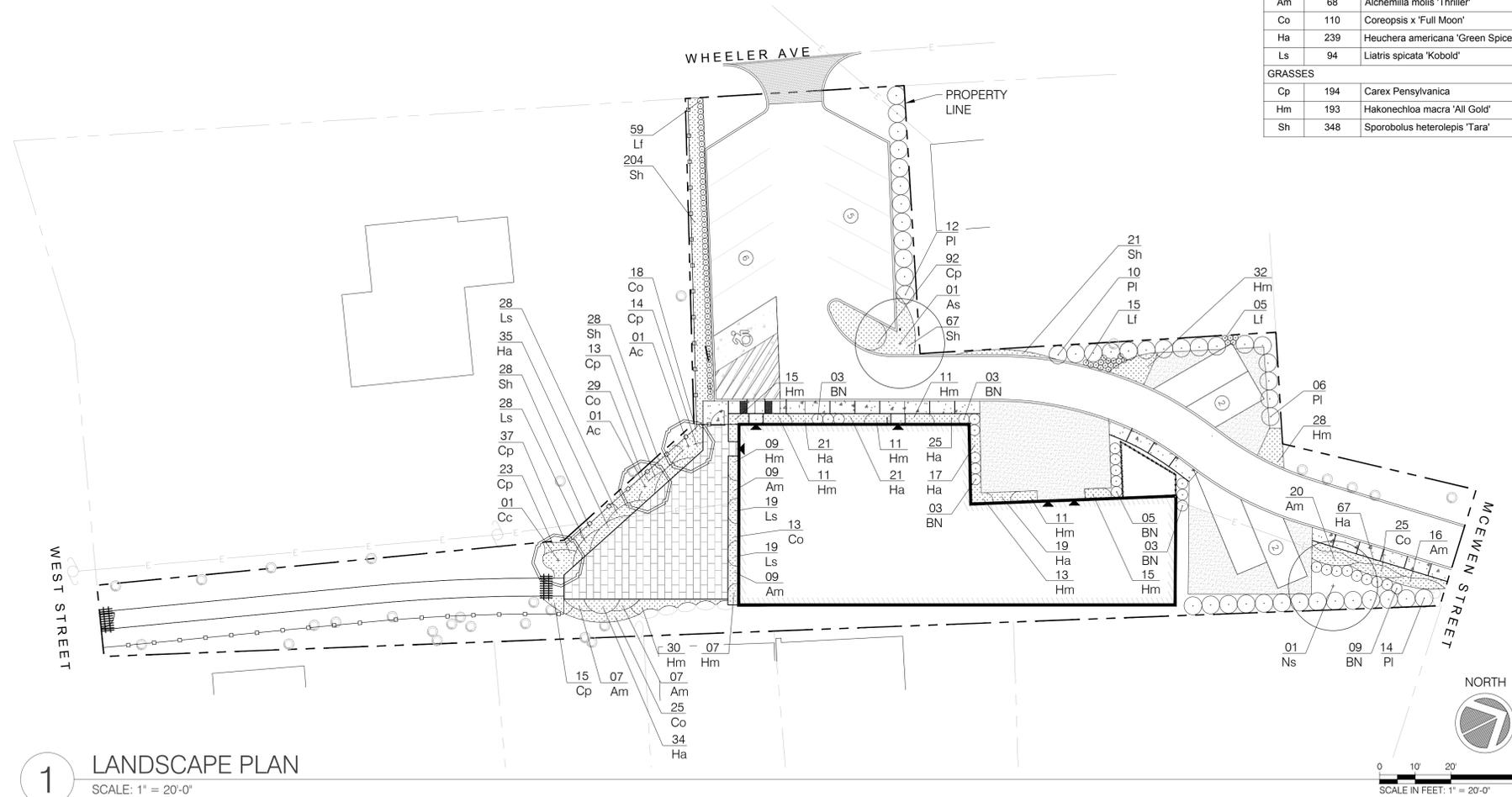
4640 TRUJEMAN BLVD HILLIARD, OH 43026

ADS Advanced Drainage Systems, Inc.

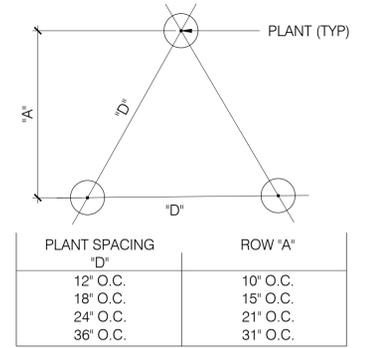
SHEET 8 of 8

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

Plant Schedule							
KEY	QTY.	GENUS SPECIES	COMMON NAME	SIZE	SPEC.	SPACING	NOTES
<b>SHADE TREES</b>							
As	1	Acer saccharum	Sugar maple	3" - 3.5"	B+B	AS SHOWN	LIMBED TO 7" - STRAIGHT LEADER
Ns	1	Nyssa sylvatica	Blackgum	3" - 3.5"	B+B	AS SHOWN	LIMBED TO 7" - STRAIGHT LEADER
<b>ORNAMENTAL TREES</b>							
Ac	2	Amelanchier canadensis	Serviceberry	2" - 2.5"	B+B	AS SHOWN	MULTI-STEM
Cc	1	Cercis canadensis	Eastern Redbud	2" - 2.5"	B+B	AS SHOWN	STRAIGHT LEADER
<b>SHRUBS</b>							
BN	26	Buxus 'NewGen Independence'	NewGen Independence Boxwood	18"-24" Ht.	Cont.	AS SHOWN	
Lf	79	Leucothoe fontanesiana 'Little Flames'	Little Flames Leucothoe	10"-12" Ht.	Cont.	AS SHOWN	
Pl	42	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	48"-36" Ht.	Cont.	AS SHOWN	
<b>PERENNIALS</b>							
Am	68	Alchemilla molis 'Thriller'	Lady's Mantle	#1 Cont.	Cont.	18" O.C.	
Co	110	Coreopsis x 'Full Moon'	Big Bang Full Moon Coreopsis	#1 Cont.	Cont.	15" O.C.	
Ha	239	Heuchera americana 'Green Spice'	Heuchera	#1 Cont.	Cont.	12" O.C.	
Ls	94	Liatris spicata 'Kobold'	Liatris	#1 Cont.	Cont.	12" O.C.	
<b>GRASSES</b>							
Cp	194	Carex Pensylvanica	Pennsylvania Sedge	#1 Cont.	Cont.	15" O.C.	
Hm	193	Hakonechloa macro 'All Gold'	All Gold Japanese Forest Grass	#1 Cont.	Cont.	18" O.C.	
Sh	348	Sporobolus heterolepis 'Tara'	Prairie Dropseed	#2 Cont.	Cont.	15" O.C.	



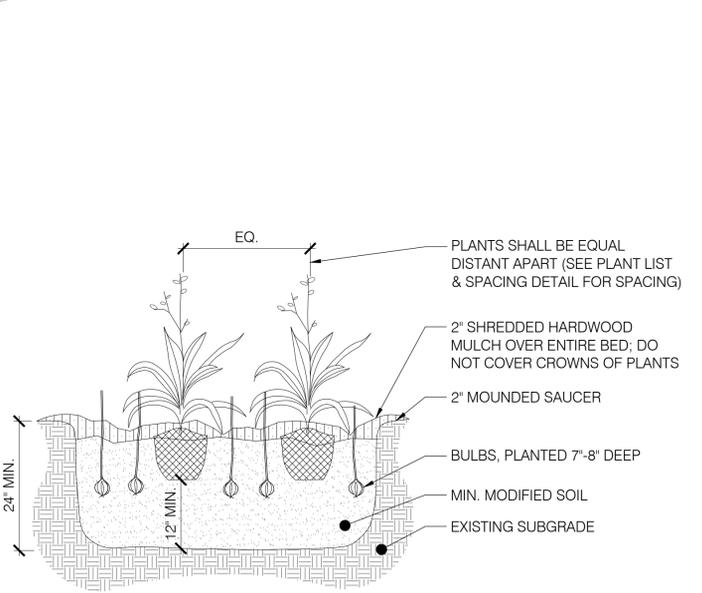
**1** LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



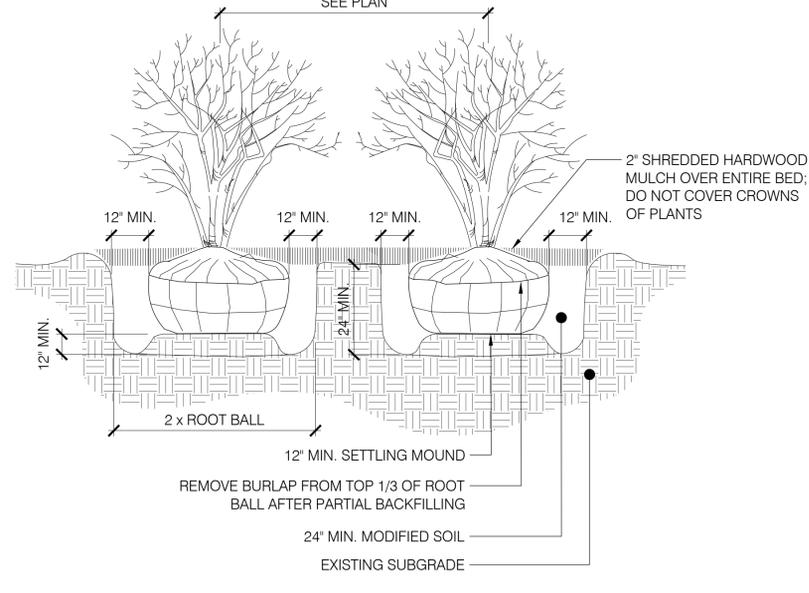
NOTE:  
GROUNDCOVERS AND PERENNIALS  
TO BE INSTALLED WITH TRIANGULAR SPACING

**2** PLANT SPACING  
SCALE: NTS

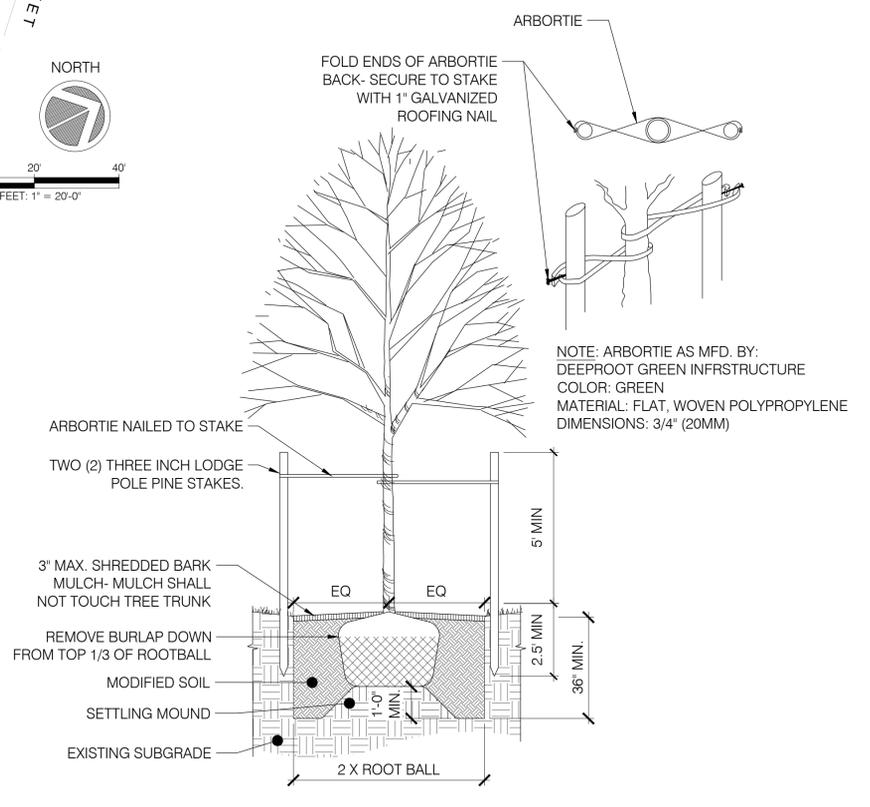
**DRAFT**  
NOT FOR CONSTRUCTION



**3** PERENNIAL & GRASS PLANTING  
SCALE: 1" = 1'-0"



**4** SHRUB PLANTING  
SCALE: 1" = 1'-0"



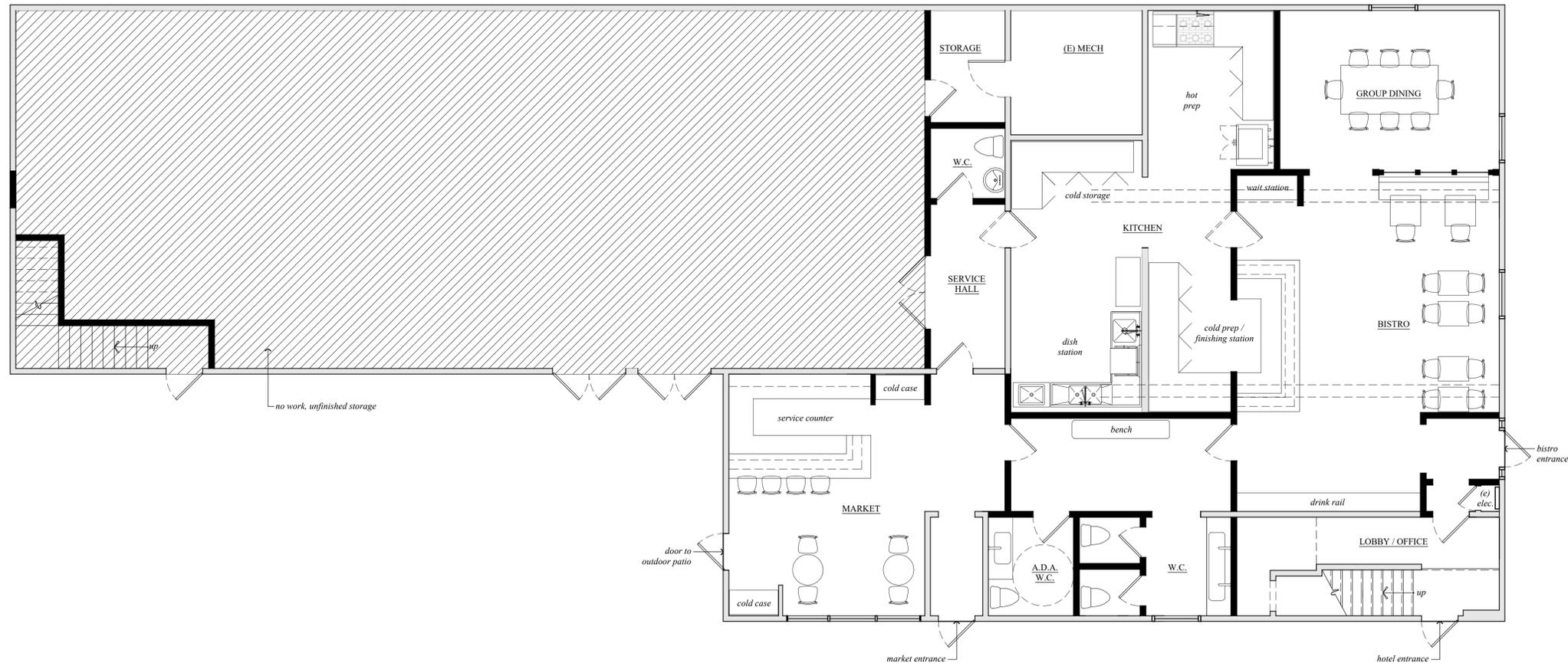
**5** TREE PLANTING  
SCALE: 1" = 1'-0"

*DL*  
David I. Lustberg  
New Jersey Licensed Landscape Architect  
NJ LLAP AS00851

Issue:		
No.	Date	Remarks
#	MM/DD/YYYY	Remarks

Sheet Title: <b>LANDSCAPE PLAN</b>	
Drawn By: B. Parian	<b>L-101</b>
Checked By: D. Lustberg	
Date: 09/29/2023	
Scale: 1" = 20'-0"	
Project Number: 02-2022-162	Sheet: XX of XX

/USERS/ARTERIAL/ARTERIAL\_DROPBOX/01 PROJECTS/02-2022-162\_63 WHEELER STREET/6.0 02-2022-162 CADD/6.7 SHEETS/SITE PLAN/L101 LANDSCAPE PLANDWG  
 DATE PRINTED: 10/2/2023 4:06 PM



1 Proposed First Floor Plan  
 A1.01 Scale: 1/4" = 1'-0"

Consultants:

**PROGRESS DRAWINGS**  
 DATE: Oct. 2nd, 2023  
 Prior dated documents voided by this issue

**For Planning Board**

Revisions:	Date	Description	Drawn	Check
△				
△				
△				
△				
△				
△				

Drawings on this page:

**Flour & Feed**  
 Western Addition LLC  
 12 Black Walnut Dr  
 63 Wheeler Ave  
 Warwick, NY 10990  
 Section 210, Block 5, Lot 3

Unauthorized addition or alteration of these drawings bearing an Architect's seal is a violation of the New York State Commissioner's Regulations Part 69, Architecture, Section 69.5b

**DEGRAW & DEHAAN ARCHITECTS**  
 FIFTY-FIVE NORTH STREET SUITE 101 MIDDLETOWN NEW YORK 10940  
 PHONE 845-343-8510 FAX 845-956-9513

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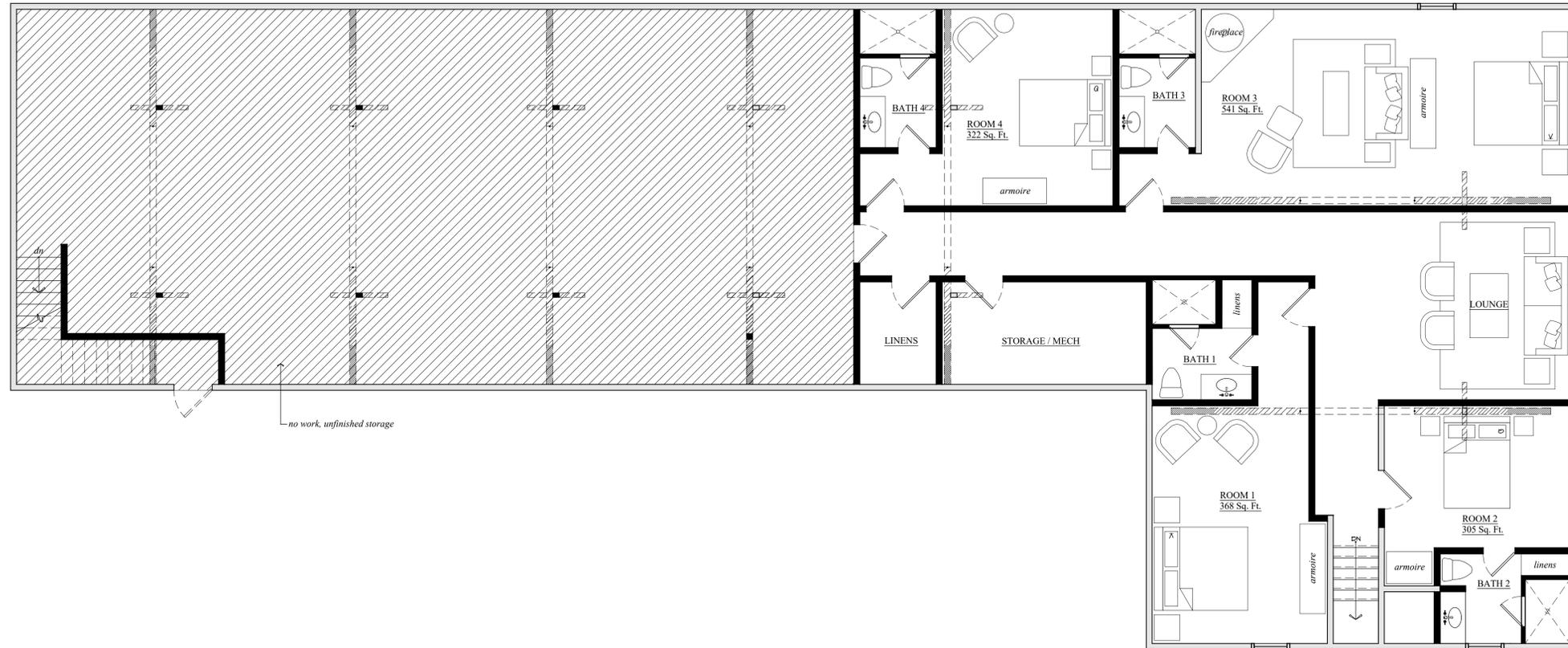
Project

**Flour & Feed**  
 63 Wheeler Ave  
 Warwick, NY 10990

Proposed First Floor Plan

Seal

Date: 10/02/23  
 Drawn By: BGD  
 Checked By: TJD  
 Drawing No. **A1.01**



1 Proposed Second Floor Plan  
 A1.02 Scale: 1/4" = 1'-0"

Consultants:

PROGRESS DRAWINGS  
 DATE: Oct. 2nd, 2023  
 Prior dated documents  
 voided by this issue  
**For Planning Board**

Revisions:	Date	Description	Drawn	Check
△				
△				
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Project  
**Flour & Feed**  
 63 Wheeler Ave  
 Warwick, NY 10990

Proposed Second Floor Plan

Seal  
  
 Date: 10/02/23  
 Drawn By: BGD  
 Checked By: TJD  
 Drawing No.  
**A1.02**