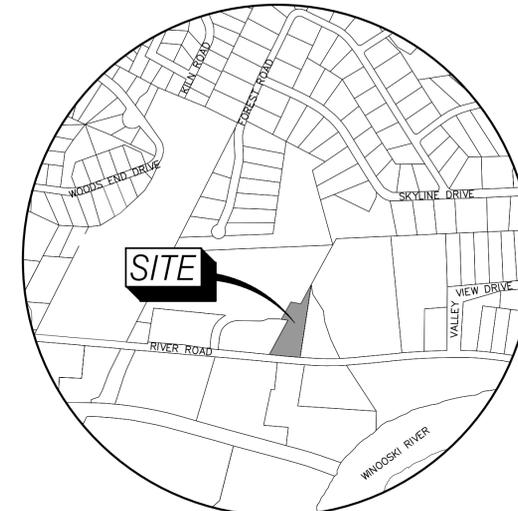
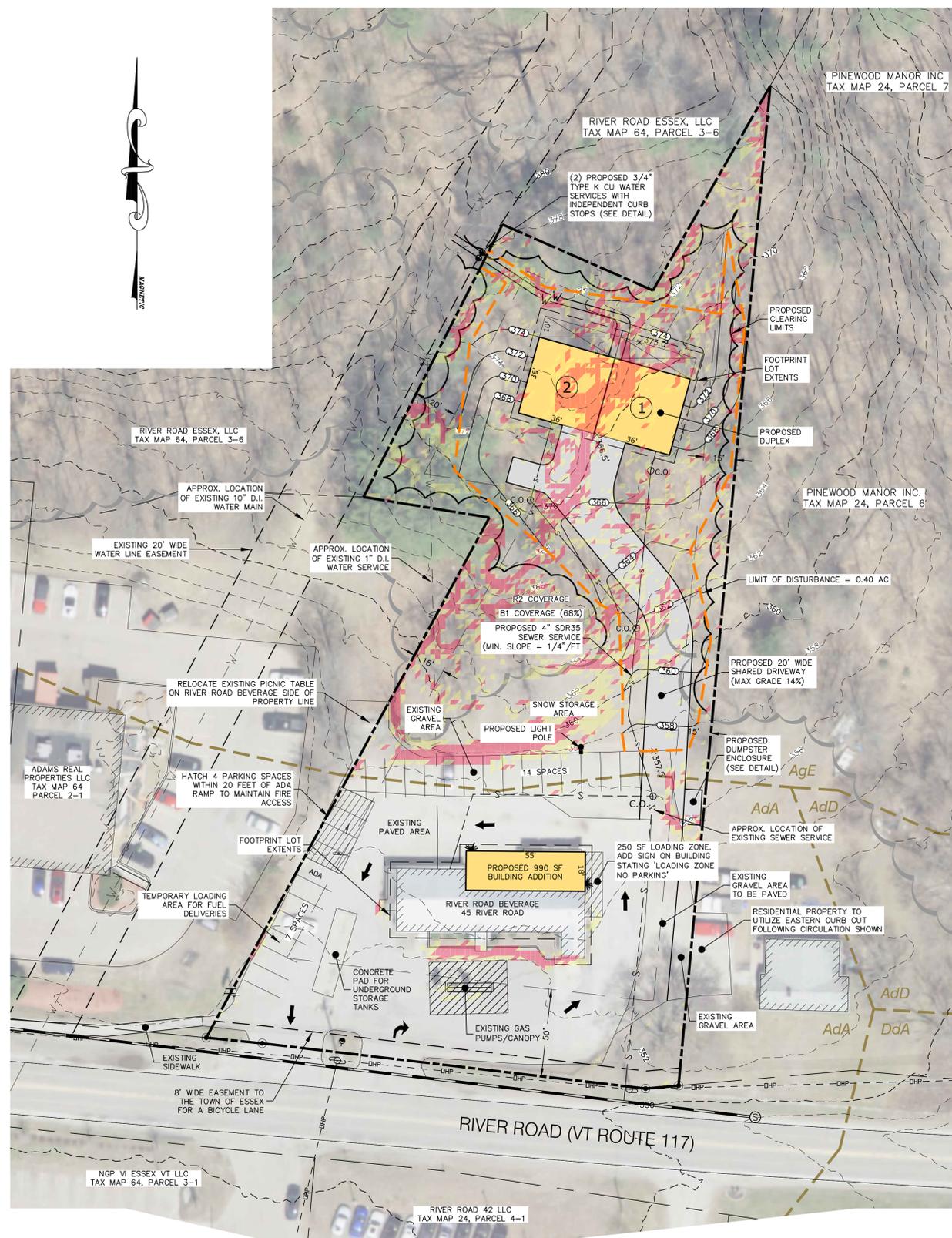




**SLOPES TABLE**

COLOR	MINIMUM SLOPE	MAXIMUM SLOPE	WITHIN LIMIT OF DISTURBANCE (AC)	TOTAL (AC)
White	0.00%	15.00%	0.27	1.10
Yellow	15.00%	20.00%	0.06	0.16
Pink	20.00%	VERTICAL	0.06	0.15



**LOCATION PLAN**  
N.T.S.

**LEGEND**

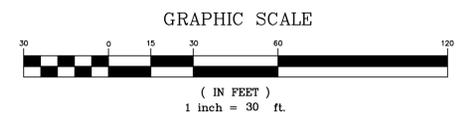
--- (thick dashed)	PROJECT BOUNDARY
--- (thin dashed)	ABUTTING PROPERTY LINE
---	SETBACK
--- (dotted)	FOOTPRINT LOT
--- (solid)	EXISTING CONTOUR LINE
--- (dashed)	PROPOSED CONTOUR LINE
--- (with 'S')	EXISTING SEWER SERVICE
--- (with 'W')	EXISTING WATER SERVICE
--- (with 'HP')	EXISTING OVERHEAD POWER
--- (with 'S')	PROPOSED SEWER SERVICE
--- (with 'W')	PROPOSED WATER SERVICE
--- (wavy)	EXISTING TREELINE
--- (wavy)	PROPOSED TREELINE
--- (dashed)	SOIL BOUNDARY
--- (dotted)	LIMITS OF DISTURBANCE
--- (with 'S')	EXISTING SIGN
--- (with 'U')	EXISTING UTILITY POLE

**ZONING INFORMATION**

PARCEL ID: 2-024-006-001 (1.39 ACRES±);  
 SPAN: #207-067-14214  
 ZONED: MIXED USE (MXD)  
**DIMENSIONAL REQUIREMENTS**  
 MINIMUM LOT AREA: 10,000 S.F./DU  
 MINIMUM LOT FRONTAGE: 100 FEET  
 MAXIMUM LOT COVERAGE: 70%  
 PROPOSED COVERAGE: 0.72 ACRES (51.8%)  
 MAXIMUM HEIGHT: 40 FT  
 ALLOWED DENSITY (5 UNITS/ACRE): 6 UNITS (2 PROPOSED)  
**SETBACKS:**  
 FRONT: 40 FEET  
 SIDE: 15 FEET  
 REAR: 20 FEET

**Owner & Applicant**

ELY FAMILY, LLC  
 45 RIVER ROAD  
 ESSEX JCT., VT 05452



**NOTES:**  
 1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE: 11/14/25	REVISION: REVISIONS PER DPW COMMENTS	BY: BWC
DATE: 7/14/25	REVISION: INCREASED SHARED DRIVEWAY WIDTH TO 20', ADDED NEW DUMPSTER LOCATION	BY: RCM
DATE: 3/17/25	REVISION: REVISED PER PAZ COMMENTS	BY: BWC
DATE: 2/28/25	REVISION: ADDED LOADING ZONE, PARKING CIRCULATION, AND SLOPE CALCULATION PER TOWN REQUEST.	BY: ANP
SURVEY: OBCA	RECORD DRAWING	DATE: 1/18/2025
DESIGN: OBCA	PRELIMINARY	JOB#: 6016
DRAWN: RCM/ANP	SKETCH/CONCEPT	FILE: SB
CHECKED: BWC		PLAN SHEET #
SCALE: 1"=30'		1

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**

**RIVER ROAD BEVERAGE**  
 45 RIVER ROAD ESSEX JCT., VT

**SITE PLAN**

# GENERAL SEWER SPECIFICATIONS

ALL CONNECTIONS TO THE TOWN OF ESSEX SEWER SYSTEM MUST ADHERE TO SECTION 514, SANITARY SEWER SPECIFICATIONS, OF THE TOWN OF ESSEX STANDARD SPECIFICATIONS FOR CONSTRUCTION. A REPRESENTATIVE OF THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS AND WORK PERFORMED ON EXISTING SEWER INFRASTRUCTURE. THE FOLLOWING ARE APPLICABLE SUBSECTIONS OF SECTION 512.

## 512.2 GRAVITY SEWER

GRAVITY SEWERS SHALL BE PVC SOLID WALL PIPE MEETING ASTM SPECIFICATIONS D-3034 OR F679, DUCTILE IRON PIPE, OR APPROVED EQUAL.

## 512.4 MATERIALS

### 512.4.2 POLYVINYL CHLORIDE PIPE (PVC)

PVC SEWER PIPE SHALL CONFORM IN ALL RESPECTS TO THE LATEST REVISION OF ASTM SPECIFICATIONS D-3034 OR F679, TYPE PSM, POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS, SDR35, WALL THICKNESS OF ALL PVC PIPE SHALL MEET ASTM SPECIFICATIONS FOR SDR35 PIPE. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED AS FOLLOWS:

1. MANUFACTURER'S NAME AND TRADEMARK
2. NOMINAL PIPE SIZE
3. MATERIAL DESIGNATION 12454C PVC
4. LEGEND "TYPE PSM SDR35 PVC SEWER PIPE"
5. DESIGNATION ASTM D-3034 OR F679

JOINTS SHALL BE PUSH-ON TYPE USING ELASTOMERIC GASKETS AND SHALL CONFORM TO ASTM D-3212. THE GASKETS SHALL BE FACTORY INSTALLED.

THE PIPE SHALL BE FURNISHED IN NOMINAL 13 OF 14 FOOT LENGTHS. ALL CONNECTIONS WILL REQUIRE THE USE OF MANUFACTURER'S FITTINGS. FIELD FABRICATED, SADDLE TYPE CONNECTIONS WILL NOT BE CONSIDERED ACCEPTABLE.

ANY PIPE OR FITTING HAVING A CRACK OR OTHER DEFECT OR WHICH HAS BEEN EXPOSED TO A SEVERE BLOW SHALL BE MARKED REJECTED AND REMOVED AT ONCE FROM THE WORK SITE.

ALL FIELD CUTS ARE TO BE MADE WITH SAW AND 90 DEGREE MITRE BOX. THE CUT END SHALL BE BEVELLED TO THE SAME AS THE FACTORY BEVEL AND ALL INTERIOR BURRS SHALL BE REMOVED. A HOMING MARK SHALL BE PLACED ON THE PIPE BEFORE ASSEMBLING. THE PIPE INSTALLED UNDER THIS SPECIFICATION SHALL BE INSULATED TO PREVENT INITIAL DEFLECTION, MEASURED AS DESCRIBED BELOW, SHALL BE LESS THAN 5%.

THE CONTRACTOR WILL SUBMIT CERTIFICATION TO THE PROJECT ENGINEER THAT THE MATERIALS OF CONSTRUCTION HAVE BEEN SAMPLED, TESTED, INSPECTED, AND MEET ALL THE REQUIREMENTS INCLUDING WALL THICKNESS IN ACCORDANCE WITH ASTM D-3034 OR ASTM F679 FOR ALL PIPE AND FITTINGS TO BE INCLUDED IN THE PROJECT WORK.

PVC PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32 DEGREES FAHRENHEIT OR 0 DEGREE FAHRENHEIT WITHOUT PRIOR APPROVAL. DURING COLD WEATHER, THE FLEXIBILITY AND IMPACT RESISTANCE OF PVC PIPE IS REDUCED. EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER.

PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT, AS PIPE DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. CANVAS OR OTHER OPAQUE MATERIAL SHALL BE USED TO COVER PVC PIPE STORED ONSITE.

## 512.0.4 PIPE BEDDING

FOR GRAVITY SEWER, THE BEDDING MATERIAL SHALL CONSIST OF CRUSHED STONE OR CRUSHED GRAVEL, UNIFORMLY GRADED FROM 2" TO 3" EXTENDING FROM THE TRENCH BOTTOM, 6" BELOW THE PIPE INVERT TO THE CROWN OF THE PIPE. FOR DUCTILE IRON GRAVITY SEWERS AND FORCEMAINS, THE BEDDING MATERIAL SHALL CONSIST OF SAND OR GRAVEL FROM THE TRENCH BOTTOM, 6" BELOW THE PIPE INVERT TO THE CENTERLINE OF THE PIPE. GRAVEL SHALL MEAN A MATERIAL REASONABLY FREE FROM SILT, LOAM, CLAY OR ORGANIC MATERIAL CONTAINING NO MORE THAN 8% BY WEIGHT PASSING THE #200 SIEVE, UNIFORMLY GRADED AND THE LARGEST STONE SHALL NOT EXCEED 1" IN ANY DIMENSION.

FOR PIPE MATERIALS DIFFERENT FROM THOSE LISTED, THE TOWN ENGINEER SHALL MAKE A DETERMINATION AS TO THE EQUIVALENT LEVEL OF BEDDING CONSTRUCTION, BASED ON INFORMATION SUBMITTED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.

WHEN AN UNSTABLE TRENCH BOTTOM IS ENCOUNTERED AND IN THE OPINION OF THE TOWN ENGINEER, IT CANNOT SUPPORT THE PIPE ADEQUATELY, AN ADDITIONAL DEPTH SHOULD BE EXCAVATED AND REFILLED TO THE PIPE INVERT WITH APPROVED MATERIAL.

ALL PIPE TRENCHES SHALL BE DRY DURING THE LAYING OF THE PIPE.

## 512.4.9 SERVICE CONNECTIONS

AS NOTED ON DETAIL 300.06 OF THESE SPECIFICATIONS, SEWER SERVICE CONNECTIONS WITHIN THE TOWN RIGHT-OF-WAY FOR ONE HOUSE SHALL BE CONSTRUCTED OF SIX INCH (6") PIPE TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED ON THE PLAN, OF THE TYPE MATERIAL SPECIFIED UNDER THIS SECTION. THE PIPE SHALL BE LAID AND ITS JOINTS MADE AS REQUIRED FOR SEWER CONSTRUCTION IN THIS SPECIFICATION. LARGER SERVICE CONNECTIONS MAY BE REQUIRED FOR COMMERCIAL OR INDUSTRIAL APPLICATIONS.

AS NOTED IN DETAIL 300.06 OF THESE SPECIFICATIONS, OPEN ENDS OF PIPES SHALL BE PROPERLY SEALED WITH A WATERIGHT CAP OR PLUG TO PREVENT DAMAGE AND INTRUSION OF FOREIGN MATTER WHERE HOOKUP TO THE BUILDING SEWER IS NOT COINCIDENT WITH SEWER MAIN CONSTRUCTION. ADDITIONALLY, A STABLE, TEMPORARY MARKER APPROVED BY THE PROJECT ENGINEER SHALL BE PROVIDED PROVIDED FROM THE SEWER SERVICE INVERT UP TO SIX INCHES (6") ABOVE THE FINISHED GRADE AND SEALED SECURELY INTO THE GROUND FOR EASE IN RELOCATING THE END OF SEWER SERVICE CONNECTION FOR HOOKUP UP THE BUILDING SEWER.

IN THE CASE OF RECONNECTION OF EXISTING SERVICES, SUCH RECONNECTIONS WILL BE MADE ONLY AFTER THE NEW SEWER MAIN HAS BEEN COMPLETED, TESTED, AND ACCEPTED BY THE TOWN. THE EXCAVATION, BEDDING MATERIAL, INSTALLATION, AND BACKFILL FOR SERVICE CONNECTIONS SHALL BE SAME AS FOR SEWER MAINS.

## 512.4.10 SEWER CLEANOUTS

AS NOTED ON DETAIL 300.07 OF THESE SPECIFICATIONS, CLEANOUTS FOR GRAVITY SEWER AND FORCE MAINS SHALL BE PROVIDED AT LOCATIONS INDICATED ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER. CLEANOUT FRAMES AND COVERS SHALL BE OF TOUGH GRAY CAST IRON. CASTINGS SHALL BE TRUE TO PATTERNS AND FREE FROM FLAWS. THE BEARING SURFACE OF CLEANOUT FRAMES AND COVERS AGAINST EACH OTHER SHALL BE MACHINED TO GIVE CONTINUOUS CONTACT THROUGHOUT THEIR CIRCUMFERENCE. ALL IRON CASTINGS SHALL BE THOROUGHLY CLEANED AND THEN COATED WITH HOT COAL TAR BEFORE BEING DELIVERED.

CLEANOUTS SHALL BE INSTALLED WHERE THE DISTANCE FROM THE BUILDING TO THE MAIN SEWER IS GREATER THAN ONE HUNDRED (100) FEET OR WHERE BENDS GREATER THAN OR EQUAL TO THE SUM OF FORTY-FIVE (45) DEGREES ARE USED IN THE BUILDING SEWER. CLEANOUTS SHALL BE MADE BY INSTALLING A "Y" AND ONE-EIGHTH (1/8) BENDS OF THE SAME DIAMETER AS THE BUILDING SEWER. THE CLEANOUTS SHALL ORDINARILY BE INSTALLED AT THE POINT OF CONNECTION BETWEEN THE BUILDING SEWER AND THE OUTSIDE PART OF THE HOUSE PLUMBING SYSTEM, AT CURVES ON THE BUILDING SEWER AND ON THE STRAIGHT PART OF THE HOUSE SEWER TO THE MAIN SEWER. THE CLEANOUT SHALL BE BROUGHT UP FROM THE BUILDING SEWER TO FOUR (4) INCHES BELOW GROUND LEVEL AND BE PROPERLY CAPPED. THE LOCATIONS OF ALL CLEANOUTS SHALL BE RECORDED AND COPIES OF THOSE RECORDS SHALL BE TURNED OVER TO THE TOWN.

## 512.5 METHODS OF INSTALLATION

### 512.5.1 EXCAVATION

BEFORE ANY CONSTRUCTION TAKES PLACE WITHIN THE TOWNS RIGHT-OF-WAY, OR WITHIN 15' OF THE EDGE OF THAT RIGHT-OF-WAY, ALL CONSTRUCTION WARNING SIGNS AND SAFETY MEASURES SHALL BE

INSTALLED AND APPROVED. THE SIGNS AND SAFETY MEASURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

EXCAVATIONS SHALL BE MADE TO A POINT AT LEAST SIX INCHES (6") BELOW THE PIPE INVERT TO ACCOMMODATE THE BEDDING MATERIAL. ALL EXCAVATIONS ARE TO BE KEPT DRY WHILE PIPE IS BEING LAID. WHEREVER BOULDERS OR LEDGE ROCK ARE ENCOUNTERED IN EXCAVATIONS FOR PIPELINES OR STRUCTURES, SUCH BOULDERS OR LEDGE ROCK SHALL BE REMOVED TO A DEPTH OF SIX INCHES BELOW GRADE AND SPACE OCCUPIED BY THEM SHALL BE REFILLED TO GRADE WITH THE SPECIFIED BEDDING MATERIAL. TRENCHES SHALL BE OPENED AT SUCH TIMES AND TO SUCH EXTENT ONLY AS MAY BE PERMITTED BY THE PROJECT ENGINEER OR THE TOWN. ALL DRIVEWAYS, CROSSWALKS, SOD, SHRUBS, TREES AND ANY OTHER SURFACE MATERIAL AFFECTED BY THE WORK SHALL BE CAREFULLY TAKEN UP AND KEPT SEPARATE FROM OTHER EXCAVATED MATERIAL. IF SUITABLE, EXCAVATED MATERIAL SHALL BE USED FOR EMBANKMENTS. BACKFILL AND FILL SIDE SLOPES OF EXCAVATIONS SHALL BE AS REQUIRED BY VOSH.

WHEREVER MATERIAL AT OR BELOW GRADE LINE OF PIPE OR STRUCTURE PLUS DEPTH OF BEDDING MATERIAL IS UNSUITABLE FOR FOUNDATIONS, IT SHALL EITHER BE EXCAVATED TO SUCH ADDITIONAL DEPTHS AS DIRECTED BY THE PROJECT ENGINEER AND THEN REFILLED WITH WELL-COMPACTED CRUSHED STONE OR THE PROJECT ENGINEER MAY DIRECT THAT A FILTER FABRIC BE UTILIZED. IT SHALL BE INSTALLED AND THE EXCAVATION THEN BROUGHT TO GRADE LINE OF PIPE WITH WELL-COMPACTED BEDDING.

## 512.5.2 SEWER PIPE INSTALLATION

THE BELL END OF THE PIPE SHALL FACE UPGRADE AT ALL TIMES AND BE PLACED IN SUCH A MANNER AS TO MAKE THE INVERT EVEN WHEN THE SUCCEEDING SECTION IS INSERTED. WHERE REQUIRED BY ADVERSE GRADING CONDITIONS, THE DEVELOPER/CONTRACTOR SHALL FILL ANY GULLY TO MAKE A SUITABLE BEDDING FOR THE SEWER PIPE. THE FILL SHALL BE COMPACTED TO A 95% DRY DENSITY BY THE METHOD OF AASHTO-T-99, METHOD A (STANDARD PROCTOR) TEST, UNIFORM WHICH SIX INCHES (6") OF BEDDING MATERIAL SHALL BE PLACED.

ANY PIPE WHICH IS NOT LAID TO GRADE AND ALIGNMENT SHALL BE RE-LAID TO THE SATISFACTION OF THE PROJECT ENGINEER. THE ALLOWABLE HORIZONTAL AND/OR VERTICAL DEFLECTION SHALL AS PER THE MANUFACTURER'S SPECIFICATIONS. THE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED ON EACH SIDE OF THE PIPE TO A HEIGHT AS REQUIRED FOR THE TYPE OF PIPE AND FOR THE FULL WIDTH OF THE EXCAVATED TRENCH AND AS SHOWN ON THE ACCEPTED PLANS.

ALL PIPING SHALL BE LAID IN THE DRY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DEWATER THE SITE PRIOR TO AND DURING PIPE INSTALLATION. THE INTERIOR OF THE PIPE SHALL BE EMPLOYED OF ANY DEBRIS AND CLEANED PRIOR TO INSTALLATION. ALL GRAVITY SEWER MAINS SHALL HAVE A MANROPE PULLED BETWEEN EACH SUCCESSIVE MANHOLE.

A CONTINUOUS SHEATHED SOLID CONDUCTOR COPPER TRACER WIRE SHALL BE INSTALLED OVER ALL SANITARY SEWER PIPES AS SHOWN ON THE SEWER TRENCH DETAIL ON THIS SHEET.

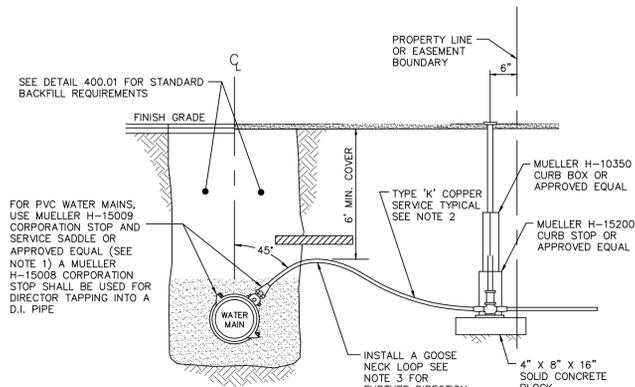
## 512.5.5 BACKFILL

ALL MATERIAL FOR BACKFILLING SHALL BE FREE OF ROOTS, STUMPS, AND FROST. BACKFILL FOR ALL PIPE LINES SHALL BE EITHER NATIVE MATERIAL OR SELECT BACKFILL PLACED IN SIX INCH (6") LIFTS WITH EACH LIFT BEING COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO-99, METHOD A, STANDARD PROCTOR. PIPE BEDDING SHALL BE AS SHOWN ON THE SEWER TRENCH DETAIL ON THIS SHEET. NO STONES IN EXCESS OF ONE AND ONE-HALF INCH (1 1/2") DIAMETER SHALL BE PLACED WITHIN TWO FEET (2') OF THE OUTSIDE OF THE PIPE. PARTICULAR PRECAUTIONS SHALL BE TAKEN IN PLACEMENT AND COMPACTING OF THE BACKFILL MATERIAL. ORDER NOT TO DAMAGE AND/OR BREAK THE PIPE. THE BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE PIPE FOR ITS FULL LENGTH.

WALKING OR WORKING ON THE COMPLETED PIPELINE EXCEPT AS NECESSARY IN TAMPING AND BACKFILLING, SHALL NOT BE PERMITTED UNTIL THE TRENCH HAS BEEN BACKFILLED TO A HEIGHT OF AT LEAST TWO FEET (2') ON THE TOP OF THE PIPES. DURING CONSTRUCTION, ALL OPENINGS TO THE PIPELINES SHALL BE PROTECTED FROM THE ENTERING OF EARTH OR OTHER MATERIALS.

## 512.5.6 FROST PROTECTION

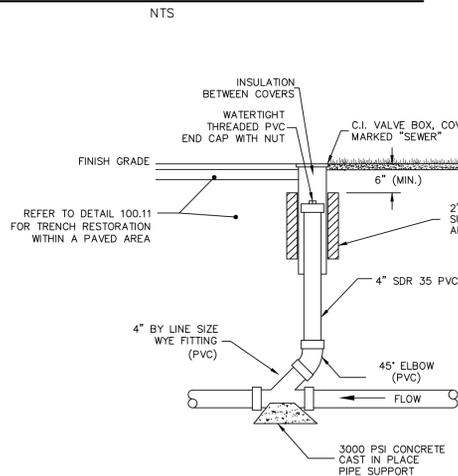
AS NOTED IN THE SEWER TRENCH DETAIL ON THIS SHEET, SEWER WITH LESS THAN 5.5' OF COVER OVER THE CROWN OR WHERE INDICATED ON THE PLANS SHALL BE PROTECTED AGAINST FREEZING BY INSTALLING 2" THICK STYROFOAM INSULATING SHEETS WITH A WIDTH OF 3" OR TWICE THE PIPE DIAMETER, WHICHEVER IS GREATER. THE SHEETS SHALL BE PLACED 6" ABOVE THE CROWN OF THE SEWER AFTER COMPACTION OF THE 6" LIFT IMMEDIATELY ABOVE THE CROWN. CARE SHALL BE EXERCISED DURING BACKFILL AND DURING PROTECTION OVER THE STYROFOAM. SM SHEETS SHALL MEET THE COMPREHENSIVE STRENGTH REQUIREMENTS OF ASTM D1621-73. THE STYROFOAM SHALL BE MANUFACTURED BY DOW CHEMICAL COMPANY, MIDLAND, MICHIGAN OR EQUAL.



## NOTES :

1. SERVICE SADDLES SHALL BE COATED IRON WITH STAINLESS STEEL BANDS AND HARDWARE OR APPROVED EQUAL.
2. ALL RESIDENTIAL SERVICE LINES UP TO AND INCLUDING 1.5" DIAMETER SHALL BE TYPE K COPPER. ALL SERVICE LINES GREATER THAN 1.5" MAY BE PVC OR PE AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
3. ALL SERVICE CONNECTIONS 1-1/2" AND UNDER SHALL HAVE A LOOP INSTALLED DIRECTLY OFF OF THE MAIN. THE HIGHEST POINT OF THIS LOOP SHALL BE INSULATED IF LESS THAN 6' OF COVER.
4. IF COVER OVER SERVICE IS BETWEEN 5'-6", PLACE 2" THICK INSULATION BOARD OVER PIPE. IF COVER IS BETWEEN 4'-5" THEN PLACE 4" THICK INSULATION BOARD OVER PIPE. IN NO CASE SHALL THERE BE LESS THAN 5' OF COVER IN PAVED AREAS OR 4' OF COVER IN GRASS AREAS.
5. ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.
6. THE PIPE BEDDING FOR TYPE "K" COPPER PIPE SHALL BE THOROUGHLY COMPACTED SAND, 3/4" STONE BEDDING SHALL BE USED AS PIPE BEDDING FOR PVC OR PE PIPE.

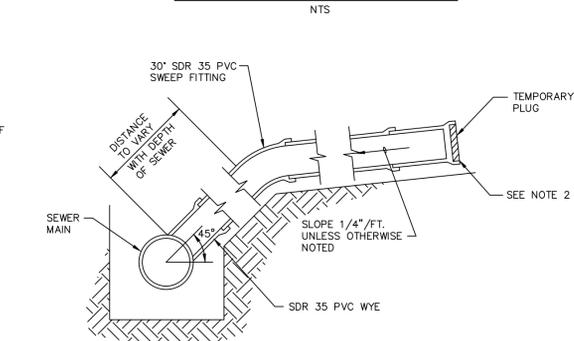
# WATER SERVICE CONNECTION DETAIL



## NOTES :

1. CLEANOUTS FOR GRAVITY SEWERS AND FORCE MAINS SHALL BE PROVIDED AT LOCATIONS INDICATED ON THE PLANS OR AS DIRECTED BY THE TOWN OR ENGINEER.
2. CLEANOUT FRAMES AND COVERS SHALL BE CAST IRON.
3. ALL PIPING AND FITTINGS WITHIN THE TOWN RIGHT OF WAY SHALL BE A MINIMUM OF 6".

# SEWER CLEANOUT DETAIL



## NOTES :

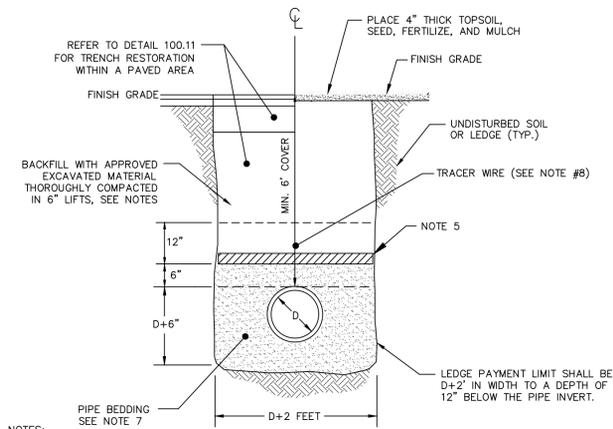
1. ALL SANITARY SEWER SERVICE PIPING WITHIN THE TOWN RIGHT OF WAY SHALL BE 6" SDR 35 PVC.
2. ALL CONNECTIONS TO THE NEW SERVICE SHALL BE WITH SDR 35 PVC FITTINGS OR APPROVED EQUAL. FERNOCO STYLE FLEXIBLE COUPLINGS SHALL NOT BE USED.
3. ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND DETAIL 300.04, SANITARY SEWER TRENCH (GRAVITY).

# SEWER TRENCH DETAIL

NTS

# TYPICAL SEWER CONNECTION

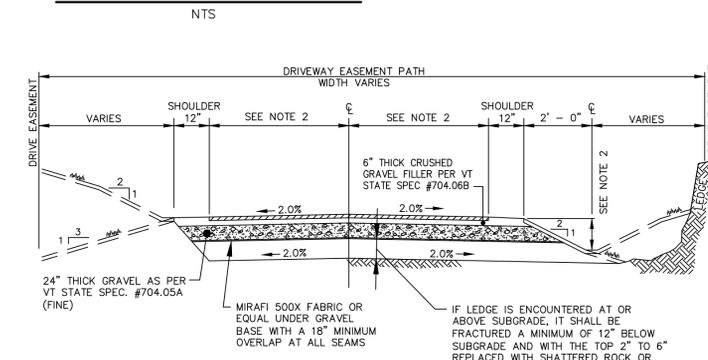
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## NOTES:

1. THE CONTRACTOR SHALL KEEP THE TRENCH ENTIRELY FREE OF WATER AT ALL TIMES UNTIL THE WORK IS COMPLETE AND READY FOR BACKFILLING.
2. THE SIDES OF THE TRENCHES SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE IF THE TRENCH IS 4' OR MORE IN DEPTH.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. BACKFILL SHALL HAVE NO STONES LARGER THAN 1.5-INCHES IN DIAMETER.
5. SEE DETAIL 400.09 FOR PIPE INSULATION REQUIREMENTS.
6. ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.
7. THE PIPE BEDDING FOR DUCTILE IRON PIPE SHALL BE THOROUGHLY COMPACTED SAND OR GRAVEL. 3/4" STONE BEDDING SHALL BE USED AS PIPE BEDDING FOR PVC OR PE PIPE.
8. INSTALL A CONTINUOUS SHEATHED SOLID CONDUCTOR COPPER TRACER WIRE OVER PIPE. THE WIRE SHALL BEGRIN IN A TEST BOX ADJACENT TO ONE HYDRANT AND RUN TO A TEST BOX ADJACENT TO THE NEXT HYDRANT. SEE DETAIL 400.02.

# WATER TRENCH DETAIL



## NOTES:

1. THE TYPE A STANDARD DRIVEWAY SECTION IS TO BE USED FOR DRIVEWAYS SERVING ONE TO TWO DWELLINGS.
2. THE WIDTH OF THE DRIVEWAY SHALL BE 20' PER FIRE DEPARTMENT COMMENTS.
3. INSTALL SURFACE DRAINAGE AS REQUIRED. REFER TO DETAIL 200.06 FOR SPECIFIC INFORMATION REGARDING DRAINAGE.
4. THE DRIVEWAY GRADES SHALL NOT EXCEED 3.0% WITHIN THE FIRST 20' OFF OF THE EDGE OF THE TRAVELED WAY. BEYOND THAT, THE MAXIMUM GRADE SHALL BE 1.4%.
5. DRIVEWAYS EXCEEDING 900' IN LENGTH SHALL INCLUDE PULL-OFFS FOR EMERGENCY VEHICLES. THE NUMBER AND PLACEMENT OF PULL-OFFS SHALL BE DETERMINED BY THE TOWN OF ESSEX.
6. ALL CURB CUT DRIVE APRONS SHALL BE PAVED. FOR DRIVES WITH SIDEWALKS WITHIN THE RIGHT-OF-WAY, THE PAVED APRON SHALL EXTEND 30' BACK FROM THE BACK EDGE OF THE SIDEWALK. FOR DRIVES WITH NO PEDESTRIAN FACILITY, THE APRON SHALL EXTEND 50' FROM THE EDGE OF THE TRAVELED WAY.

# DRIVEWAY (TYPE A)

NTS

# GENERAL WATER SPECIFICATIONS

ALL CONNECTIONS TO THE TOWN OF ESSEX WATER SYSTEM MUST ADHERE TO SECTION 514, POTABLE WATER SPECIFICATIONS, OF THE TOWN OF ESSEX STANDARD SPECIFICATIONS FOR CONSTRUCTION. A REPRESENTATIVE OF THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS TO THE TOWN'S WATER SYSTEM THE FOLLOWING ARE APPLICABLE SUBSECTIONS OF SECTION 514.

## 514.5 SERVICE CONNECTIONS

AS SHOWN IN THE WATER SERVICE CONNECTION DETAIL ON THIS SHEET, TAPS ON DUCTILE IRON WATERMANS SHALL BE DIRECT TAPPED. TAPS ON OTHER MAINS SHALL REQUIRE A BRONZE SADDLE AND STRAPS OR A DUCTILE IRON NYLON COATED SADDLE WITH STAINLESS STEEL SINGLE STRAP. SERVICE BRASS SHALL BE IN ACCORDANCE WITH ANWA SPECIFICATION C-800.

ALL PLUMBING PIPES, FIXTURES AND FITTINGS USED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH THE STATE OF VERMONT ACT 193 REQUIREMENTS FOR MAXIMUM LEAD CONTENT.

SERVICE LINES 3/4" TO 1 1/2" SHALL BE TYPE K COPPER TUBING. ALL SERVICES GREATER THAN 1 1/2" MAY USE PVC, DUCTILE, OR CTS.

CURB STOPS SHALL BE MANUFACTURED BY MUELLER OR APPROVED EQUAL. WITH THE EXCEPTION CURB BOXES AND STOPS SHALL NOT BE CONSTRUCTED BENEATH DRIVES OR SIDEWALKS.

CURB BOXES SHALL BE ERIE TYPE WITH STAINLESS STEEL PINS AND A STAINLESS STEEL OPERATING ROD CONNECTED TO THE CURB STOP AND THE BOX CONSISTING OF AN ARCH PATTERN BASE AND AN ADJUSTABLE UPPER SECTION. CURB BOXES SHALL BE MUELLER-H-10350 OR ACCEPTED EQUAL. ALL CURB STOPS SHALL BE INSTALLED WITHIN THE TOWN RIGHT-OF-WAY.

# GENERAL CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL BE APPROVED BY AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE TOWN OF ESSEX REQUIREMENTS, THE WRITTEN TECHNICAL SPECIFICATIONS, AND THESE PLANS.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-800-225-4977 PRIOR TO ANY EXCAVATION.
3. UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER. APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
6. ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
7. THE DESIGN ON THESE PLANS SHALL BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C. OF ESSEX JUNCTION, VERMONT, TO ENSURE COMPLIANCE WITH THE APPROVED PLANS AND REQUIREMENTS. O'LEARY-BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED TO INSPECT THE WORKS AND TESTS IN PROGRESS.
8. FOR ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC SHALL BE REQUIRED AT NIGHT, DURING PEAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. UNIFORMED TRAFFIC CONTROL OFFICERS SHALL DIRECT TRAFFIC DURING PEAK HOURS WHEN THERE IS ONE-WAY TRAFFIC OR WHEN DEEMED NECESSARY BY THE TOWN OR STATE. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERRECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND TOWN STANDARDS.
9. TO ASSURE COMPLIANCE WITH THE PLAN(S), THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AND THE CONSULTING ENGINEER 48 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING THE PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW BASE, PAVING AND FINAL INSPECTION.
10. THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER AND WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "TEN STATE STANDARDS - RECOMMENDED STANDARDS FOR WATER."
11. TOPSOIL SHALL BE STOCKPILED, SEEDDED, AND MULCHED UNTIL REUSED. HAY BALES SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE BOTTOM OF THE TOPSOIL PILES.
12. HEALTHY EXISTING TREES AS SHOWN ON THE SITE PLAN TO BE SAVED SHALL BE PROTECTED BY THE CONTRACTOR.
13. OPEN OUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND HAY BALES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER.
14. AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.
15. ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NEEDED TO PREVENT SEDIMENTATION. THE HAYBALE DAMS, SILT FENCES, DITCHES, AND OTHER EROSION CONTROL DEVICES, SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OF 1/2 INCH OR MORE UNTIL ALL DISTURBED AREAS HAVE BEEN GRESSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.

DATE	REVISION	REVISIONS PER DPW COMMENTS	BY
11/1/25	7/11/25	ADDED DUMPSTER FENCING DETAIL	BWC
DESIGN	DESIGN	RECORD DRAWING	DATE
DRAWN	DRAWN	PRELIMINARY	07/16/2025
CHECKED	CHECKED	FINAL	609
SCALE	SCALE	SKETCH/CONCEPT	FILE
			58
			PLAN SHEET #
			2



**O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C.**

**RIVER ROAD BEVERAGE**

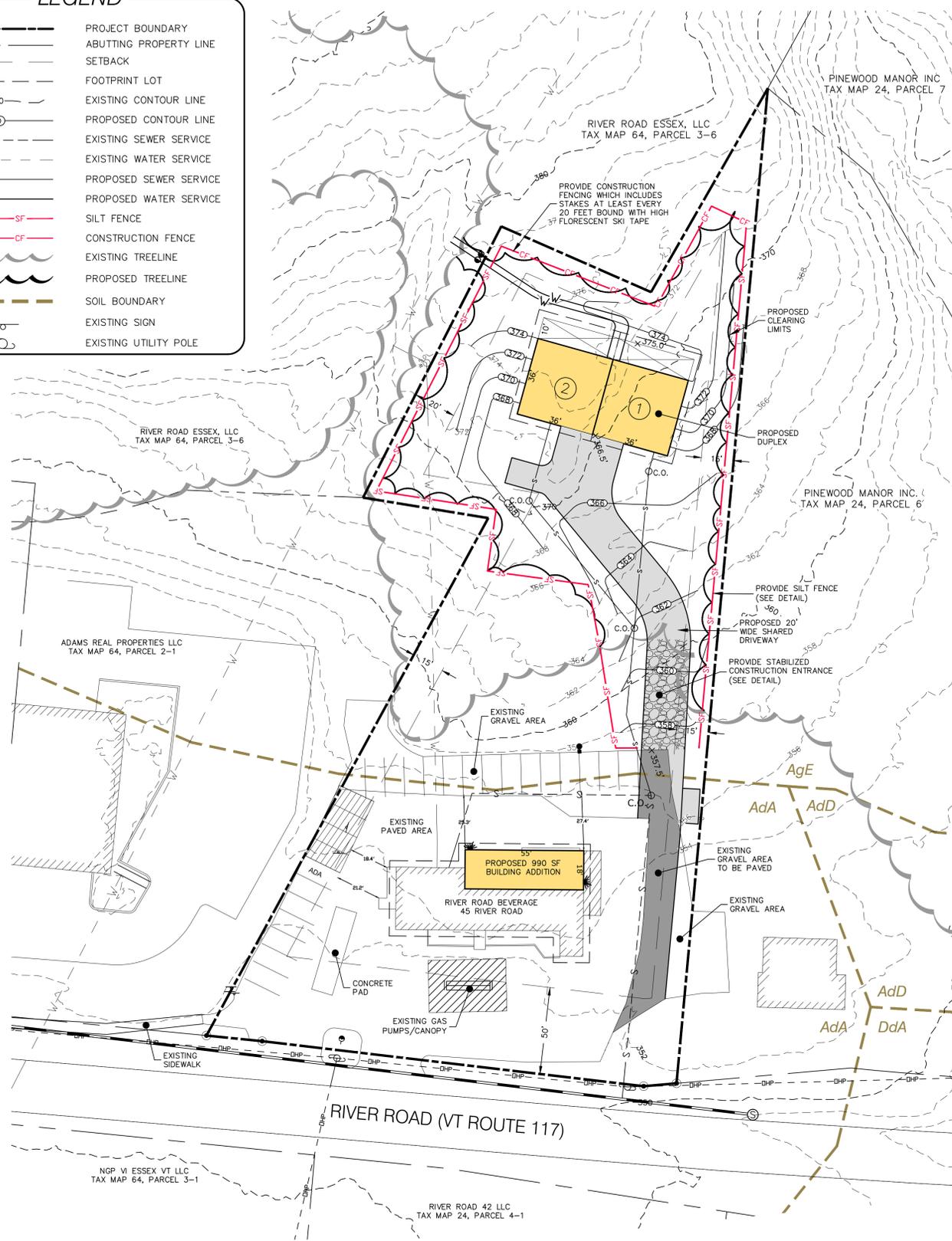
45 RIVER ROAD ESSEX JCT., VT

**CONSTRUCTION DETAILS**

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

**LEGEND**

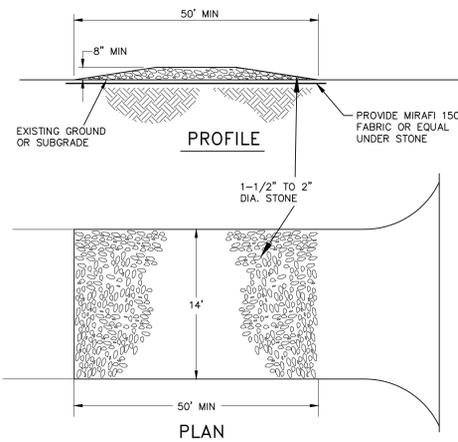
	PROJECT BOUNDARY
	ABUTTING PROPERTY LINE
	SETBACK
	FOOTPRINT LOT
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	EXISTING SEWER SERVICE
	EXISTING WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED WATER SERVICE
	SILT FENCE
	CONSTRUCTION FENCE
	EXISTING TREELINE
	PROPOSED TREELINE
	SOIL BOUNDARY
	EXISTING SIGN
	EXISTING UTILITY POLE



**LANDSCAPING SPECIFICATIONS**

ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO NOVEMBER 1 OF EACH YEAR. ANY DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 14 DAYS. ANY WORK PERFORMED AFTER OCTOBER 1 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED, FERTILIZED, LIMED, AND MULCHED IN ACCORDANCE WITH THE FOLLOWING:

- SEED MIXTURE IN ALL AREAS SHALL BE URBAN MIX CONFORMING TO THE TABLE SHOWN ON THE PLANS. FOR SEEDING BETWEEN SEPTEMBER 1 AND NOVEMBER 1, WINTER RYE SHALL BE USED AT AN APPLICATION RATE OF 100 POUNDS PER ACRE.
- FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE FERTILIZER LAW AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE IN A 10-10-10 RATIO. LIQUID FERTILIZER, IF USED, SHALL BE APPLIED IN A 1-2-1 RATIO WITH THE MINIMUM RATE TO INCLUDE 100 POUNDS OF NITROGEN, 200 POUNDS OF PHOSPHATE, AND 100 POUNDS OF POTASH PER ACRE.
- LIMESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE LIMESTONE SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE OR AS DIRECTED.
- WITHIN 24 HOURS OF APPLICATION OF FERTILIZER, LIME, AND SEED, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AS ORDERED BY THE ENGINEER.



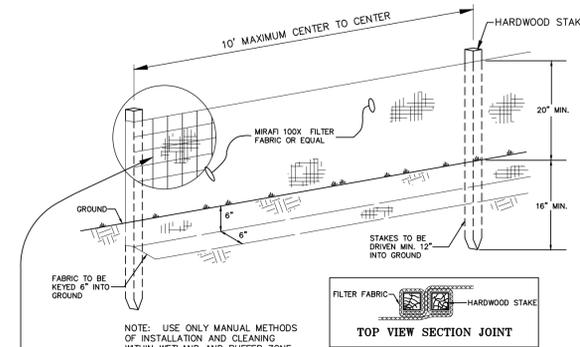
**NOTES:**

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING DRY PERIODS.
- PROVIDE APPROPRIATE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND EXISTING PARKING AREA.

**STABILIZED CONSTRUCTION ENTRANCE**

NTS

URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREeping RED FESCUE
31.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	

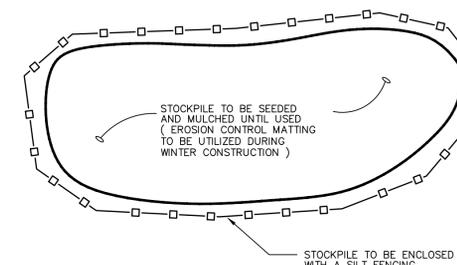


**NOTES:**

- WHERE SILT FENCE IS WITHIN 100' UPSLOPE OF RECEIVING WATERS, ADDITIONAL WOVEN WIRE FENCE SHALL BE SECURELY FASTENED TO FENCE POSTS WITH WIRE TIES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.

**TEMPORARY SILT FENCE**

NTS



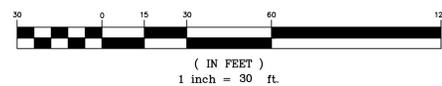
**TEMPORARY TOPSOIL STOCKPILE**

NTS

**Owner & Applicant**

ELY FAMILY, LLC  
45 RIVER ROAD  
ESSEX JCT., VT 05452

**GRAPHIC SCALE**



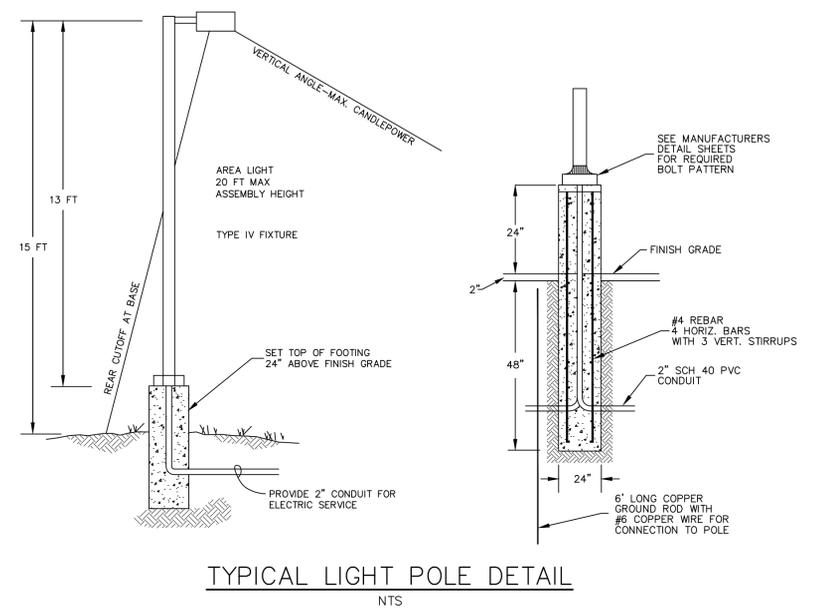
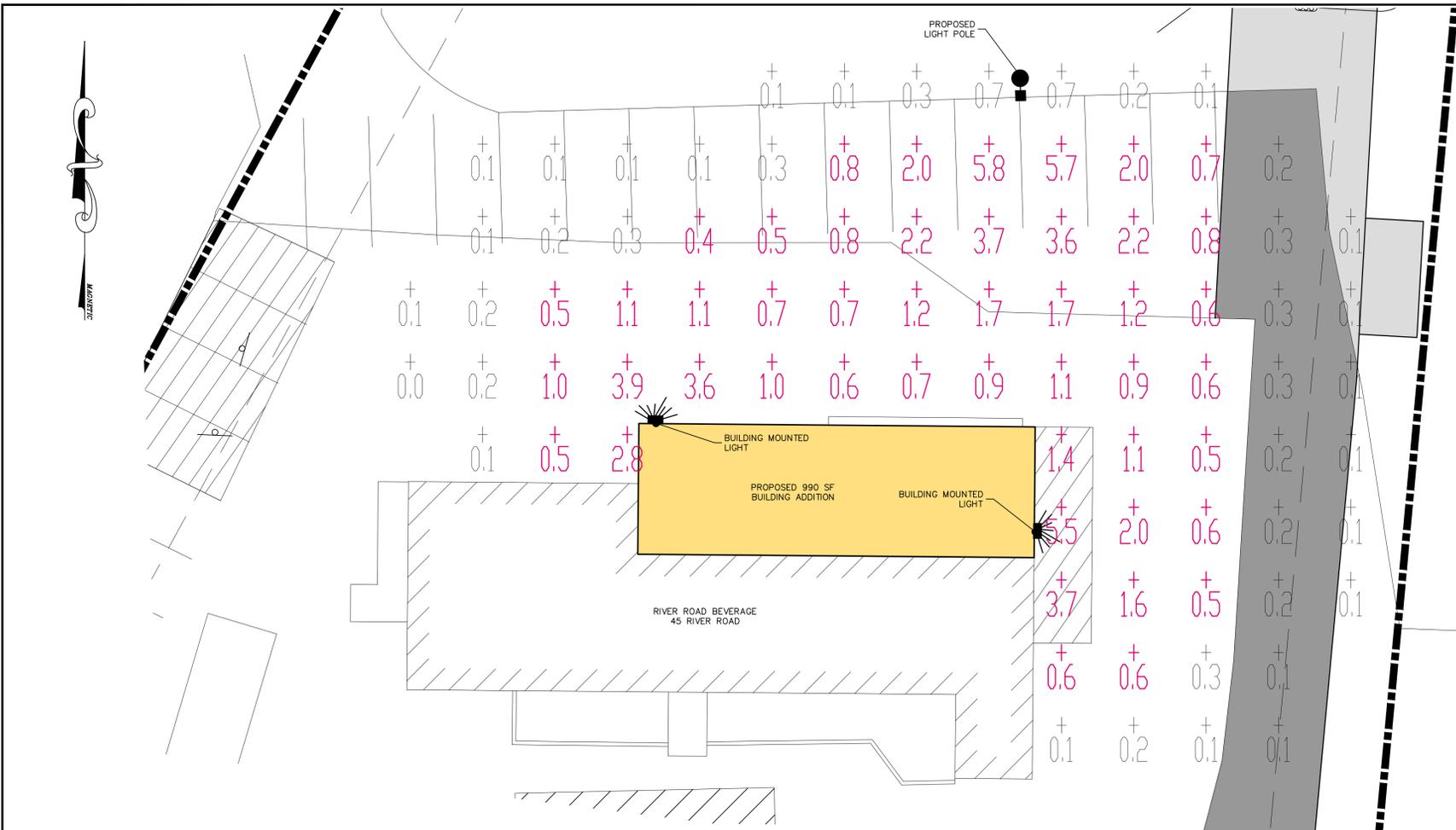
THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE: 11/4/25	REVISION: REVISIONS PER DPW COMMENTS	BY: BWC
DATE: 7/7/25	REVISION: INCREASED SHARED DRIVEWAY WIDTH TO 20'	BY: RCM
SURVEY: OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE: 07/16/2025
DESIGN: OBCA	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB#: 2025
DRAWN: NRP	FILE: S8	
CHECKED: BWC	PLAN SHEET #	
SCALE: 1"=30'	3	

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**  
13 CORPORATE DRIVE  
ESSEX JCT., VT  
PHONE: 878-9590  
FAX: 878-9589  
E-MAIL: obca@olearyburke.com

**RIVER ROAD BEVERAGE**  
45 RIVER ROAD  
ESSEX JCT., VT  
**EROSION PREVENTION & SEDIMENT CONTROL PLAN**



CALCULATION SUMMARY						
AREA NAME	DIMENSIONS	GRID NAME	AVE	MAX	MIN	MAX/MIN/AVE /MIN
LIGHTING PLAN		GRID	<+> 0.98	5.79	0.05	4.55

LUMINAIRE SCHEDULE						
TYP	SYMB.	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF QTY
BLDG	☛	RAB WPLED26N WALL PACK	26W	3,738	12' BUILDING MOUNT	.80 2
POLE	☛	RAB ALED4T78N POLE MOUNT	78W	6,673	15' POLE MOUNT	.75 1

\*Note: Lighting values shown in black illustrate the lighting coverage, while lighting value shown in red have been used to calculate the uniformity ratio (avg./min.)

**WPLED26N USA**

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Driver Info**

Type	Constant Current	Watts	26W
120V	0.22A	Color Temp	4000K (Neutral)
208V	0.11A	Color Accuracy	90 CRI
240V	0.11A	L70 lifespan	100,000 Hours
277V	0.10A	Lumens	3,738 lm
Input Watts	26.9W	Efficiency	120.3 lm/W

**LED Info**

Type: Constant Current Watts: 26W  
 Color Temp: 4000K (Neutral)  
 Color Accuracy: 90 CRI  
 L70 lifespan: 100,000 Hours  
 Lumens: 3,738 lm  
 Efficiency: 120.3 lm/W

**Technical Specifications**

**UL Listing:** Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

**IP Rating:** Ingress protection rating of IP66 for dust and water.

**Buy American Act Compliance:** This product complies with the Buy American Act.

**UL Classified:** This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC S1.1 requirements.

**Lifespan:** 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations.

**Wattage Equivalency:** Equivalent to 150W Metal Halide.

**Electrical:** Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 0.22A, 208V; 0.11A, 240V; 0.11A, 277V; 0.10A.

**Dimming Driver:** Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

**THD:** 10.0% at 120V, 10.55% at 277V.

**Power Factor:** 98.3% at 120V, 95.4% at 277V.

**Construction:** Finish: Formulated for high durability and long-lasting color.

**Ambient Temperature:** Suitable for use up to 147°F (40°C).

**Cold Weather Starting:** The minimum starting temperature is -40°F (-40°C).

**Green Technology:** Mercury and UV free. RoHS-compliant components.

**LED Characteristics:** Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

**Color Stability:** LED color temperatures is warranted to drift no more than 2000K color temperature over a 5-year period.

**Color Uniformity:** RAB's range of Consistent Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (ANSI C78.377-2017).

**Other:** Patents: The WPLED design is protected by U.S. Pat. D634878, Canada Pat. 194676, China Pat. C2320169095.

**5 Year, No-Compromise Warranty:** RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [www.rablighting.com/warranty](http://www.rablighting.com/warranty).

**UL Country of Origin:** This product was assembled in the USA by RAB using imported components.

**WPLED26N USA**

**Technical Specifications (continued)**

**Optical:** RIG Rating: 81 LU @ 5'

**Dimensions:**

**Features:** High performance LED light engine. Maintains 70% of initial lumens at 100,000 hours. Weatherproof high temperature silicone gaskets. Superior heat sinking with the cast aluminum housing and external fins. 100-up to 277 Volt. 5-Year, No-Compromise Warranty.

**UL Listing:** Suitable for wet locations as a downlight.

**Cold Weather Starting:** The minimum starting temperature is -40°F/-40°C.

**Thermal Management:** Superior heat sinking with external Air-Flow fins.

**Housing:** Die cast aluminum housing, lens frame and mounting arm.

**IP Rating:** Ingress Protection rating of IP66 for dust and water.

**Reflector:** Specular vacuum-metallized polycarbonate.

**Gaskets:** High temperature silicone gaskets.

**Finish:** Our environmentally friendly polyester powder coatings are formulated for high durability and long-lasting color, and contain no VOC or toxic heavy metals.

**Green Technology:** Mercury and UV free.

**IES Classification:** The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candpower at each angle from 90° to 270°.

**Effective Projected Area:** EPA = 0.75

**ALED4T78N**

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Driver Info**

Type	Constant Current	Watts	78W
120V	0.65A	Color Temp	4000K (Neutral)
208V	0.33A	Color Accuracy	90 CRI
240V	0.35A	L70 lifespan	100,000
277V	0.33A	Lumens	6,673
Input Watts	78W	Efficiency	84 LPW
Efficiency:	84%		

**LED Info**

Type: Constant Current Watts: 78W  
 Color Temp: 4000K (Neutral)  
 Color Accuracy: 90 CRI  
 L70 lifespan: 100,000  
 Lumens: 6,673  
 Efficiency: 84 LPW

**Technical Specifications**

**UL Listing:** Suitable for wet locations as a downlight.

**Cold Weather Starting:** The minimum starting temperature is -40°F/-40°C.

**Thermal Management:** Superior heat sinking with external Air-Flow fins.

**Housing:** Die cast aluminum housing, lens frame and mounting arm.

**IP Rating:** Ingress Protection rating of IP66 for dust and water.

**Reflector:** Specular vacuum-metallized polycarbonate.

**Gaskets:** High temperature silicone gaskets.

**Finish:** Our environmentally friendly polyester powder coatings are formulated for high durability and long-lasting color, and contain no VOC or toxic heavy metals.

**Green Technology:** Mercury and UV free.

**IES Classification:** The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candpower at each angle from 90° to 270°.

**Effective Projected Area:** EPA = 0.75

**18745 BILEVEL SENSOR FOR D10**

**IMPORTANT:** READ CAREFULLY BEFORE INSTALLING FIXTURE. RETAIN THESE INSTRUCTIONS FOR FUTURE REFERENCE. FSP-211 is used with a 120-277VAC, dimmable driver and is shipped with the Factory Settings (refer to Specifications and Operation below for details). If settings other than factory pre-sets are desired, the consumer must purchase a FSR-1009RAB CAT1 WISEM wireless commissioning tool (not included) to re-program sensor settings.

**CAUTION:** If replacing lens: For proper weatherproof function gasket must be properly sealed.

**SPECIFICATIONS:** Sensor is IP66-rated. Suitable for Wet locations as factory installed. MAX Load: 800W at 120V; 200W at 277V. Operating Temperature: -50°C to 175°C (-50°F to 147°F). Relay Rating: 200,000 cycles.

**Factory Settings:** -High Mode: 10V (100% lumen output) -Low Mode: 1V (10% lumen output) -Time Delay: 5 minutes -Cut-off: 1 hour -Sensitivity: 4 ft -Sensitivity: 10 ft -Ramp-up Time: none -Fade-down Time: none

**OPERATION (DIMMABLE DRIVER):** -Ambient light above the Setpoint causes sensor to keep fixture light off, despite detected motion. -High Mode activates with initial motion detection. -After High Mode activation, no motion detection for duration of Time Delay activates Low Mode. -After Low Mode activation, no motion detection for duration of Cut-off turns off light fixture.

**Note:**

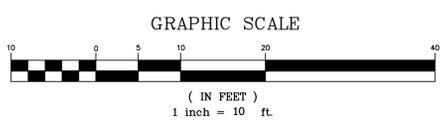
ALL OUTDOOR PARKING AREA LIGHTING FIXTURES SHALL HAVE THE RAB 18745 BILEVEL SENSOR INSTALLED. THE SENSOR CAN BE PROGRAMMED TO DIM LIGHTS TO 10% (ADJUSTABLE) OUTPUT AT NIGHT. WHEN THE SENSOR DETECTS MOTION, LIGHTING FIXTURES WILL RETURN TO 100% OUTPUT. IF NO MOTION IS DETECTED FOR A TIME PERIOD OF FIVE MINUTES, LIGHT FIXTURES WILL DIM AGAIN TO 10% OUTPUT. THE SENSOR'S "CUT-OFF" FEATURE TURNS LIGHTS OFF COMPLETELY IN THE ABSENCE OF MOTION DETECTION. THIS FEATURE WILL BE DISABLED ENSURING THAT PARKING AREA LIGHTS REMAIN AT A MINIMUM OF 10% OUTPUT THROUGHOUT THE NIGHT.

WALL MOUNTED LIGHT

POLE MOUNTED LIGHT

**Owner & Applicant**

ELY FAMILY, LLC  
 45 RIVER ROAD  
 ESSEX JCT., VT 05452



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE	REVISION	BY
SURVEY 02/04	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 11/4/25
DESIGN 02/04	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB# 2016
DRAWN RCM		FILE# SB
CHECKED BWC		PLAN SHEET # 4

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**

13 CORPORATE DRIVE  
 ESSEX JCT., VT  
 PHONE: 878-9989  
 FAX: 878-9989  
 E-MAIL: [obc@olearyburke.com](mailto:obc@olearyburke.com)

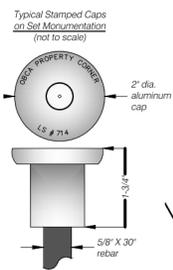
**RIVER ROAD BEVERAGE**  
 45 RIVER ROAD ESSEX JCT., VT

**LIGHTING PLAN**



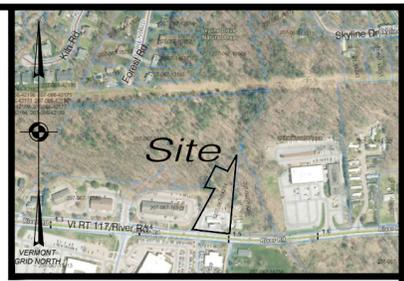
# Legend

- Boundary Line
- - - - - Abutter Line
- - - - - Easement Line
- - - - - Setback Line
- - - - - Overhead Utility Line
- Found Iron Pipe/ Rebar
- Set Rebar
- Found Concrete Monument
- Sign
- Utility /Guywire



# Survey Notes

- The survey is based upon research performed in the Essex Town Land Records and the following plats and plans:
  - a. "Property Plat and Boundary Line Adjustment, Wright Development", prepared by Lamoureux & Stone Consulting Engineers, Inc., last revised June 11, 1992, and filed in slide 269 of the Town of Jericho Land Records.
  - b. "Plat of Survey for H. Wilbur Campbell", prepared by John Marsh, L.S., dated March 6, 1978, and filed in slide 36 of the Town of Essex Land Records.
  - c. "Plat of Survey of Ralph & Doris Preston", prepared by John Marsh, L.S., dated October 28, 1977, and filed in slide 39 of the Town of Essex Land Records.
  - d. "Portion of Lands of Ralph Preston", prepared by Emerson Engineering Inc., dated November 4, 1969, and filed in slide 12 of the Town of Essex Land Records.
  - e. "Parcel of Land Conveyed to Essex Junction Water Department", prepared by H.G. Stone, dated September 1951, and filed in book 51 page 228 of the Town of Essex Land Records.
  - f. "Plan of Property of Rose Dauslin to be Conveyed to Ralph & Doris Preston", prepared by unknown dated unknown, and filed in book 64 page 219 of the Town of Essex Land Records.
  - g. "Subdivision Plan for Grant & sue Corson, Extension of Forest Road", prepared by John Marsh, L.S., last revised February 23, 1977, and filed in slide 66 of the Town of Essex Land Records.
  - h. "Plat of Survey for H. Wilbur Campbell", prepared by John Marsh, L.S., dated March 6, 1978, and filed in slide 77 of the Town of Essex Land Records.
  - i. "Water Line Easement, Lands of H. Wilbur Campbell", prepared by Donald Hamlin Consulting Engineer, Inc., dated October 20, 1977, and filed in slide 72 of the Town of Essex Land Records.
  - j. "Boundary Plat, Land of B.C. Gardner, Brookwood Heights", prepared by Lamoureux & Dickinson Consulting Engineers, Inc., last revised February 14, 2005, and filed in slide 421 of the Town of Jericho Land Records.
  - k. Vermont Agency of Transportation, Project S 30(2), dated April 4, 1946, sheets 5-8 and filed in the Vermont Agency of Transportation Digital Data base.
  - l. Vermont 1962 aerial photo VT-62-10-216 and 1942 aerial photo DCC-2-73.
  - m. "Site Plan, Proposed Convenience Store and Gas Pumper Facility", prepared by Donald Hamlin Consulting Engineer, Inc., last revised June 17, 1982 and held in the private records of Ely Family LLC.
- Bearings are based on Vermont Grid Zone 4400, computed from RTK GPS observations made on June 4, 2021 from a Trimble R10 unit with differential corrections from CORS VRS Station. Datum utilized is NAD 83(2011) epoch 2010.0 NAVD 88 (geoid12b).



# Location Plan-n.t.s.

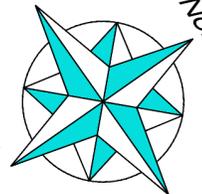
Town of Essex Received for Record \_\_\_\_\_ A.D. \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M

and recorded in \_\_\_\_\_

attest: \_\_\_\_\_  
Town Clerk

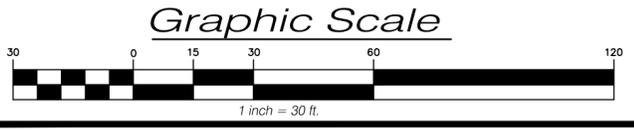
This is an Original Mylar



# Subject Parcel

Ely Family LLC  
Book 520 Page 193  
Recorded January 2, 2003  
Parcel 2024006001  
Total Area = 1.39 Acres  
Map Ref. 1c, e & f

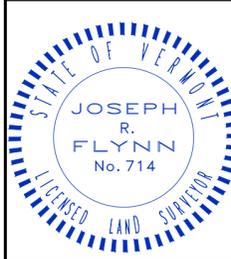
"Approved by the Planning Commission of the Town of Essex, Vermont, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to all requirements and conditions of said approval. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ Chair"



I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parol, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403, (a) through (e).

*Joseph R. Flynn*  
Joseph R. Flynn, L.S. 714 Dated

January 14, 2024



DATE 11/4/25	REVISION ADDED WATER SERVICE EASEMENT	BY BWC
DATE 2/24/25	REVISION REDUCING FOOTPRINTING LOT TO ACCOUNT FOR REDUCTION OF ADDITION.	BY OBCA
SURVEY OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE 01/03/2023
DESIGN OBCA	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB# 6016
DRAWN JRF	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b> 13 Corporate Drive Essex, VT, VT Phone: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	FILE 6016 PLAT
CHECKED DWB		PLAN SHEET #
SCALE 1" = 30'		<b>PL1</b>
<b>Subdivision Plat</b> Lands of <b>Ely Family LLC.</b> 45 River Road - Essex, Vermont		