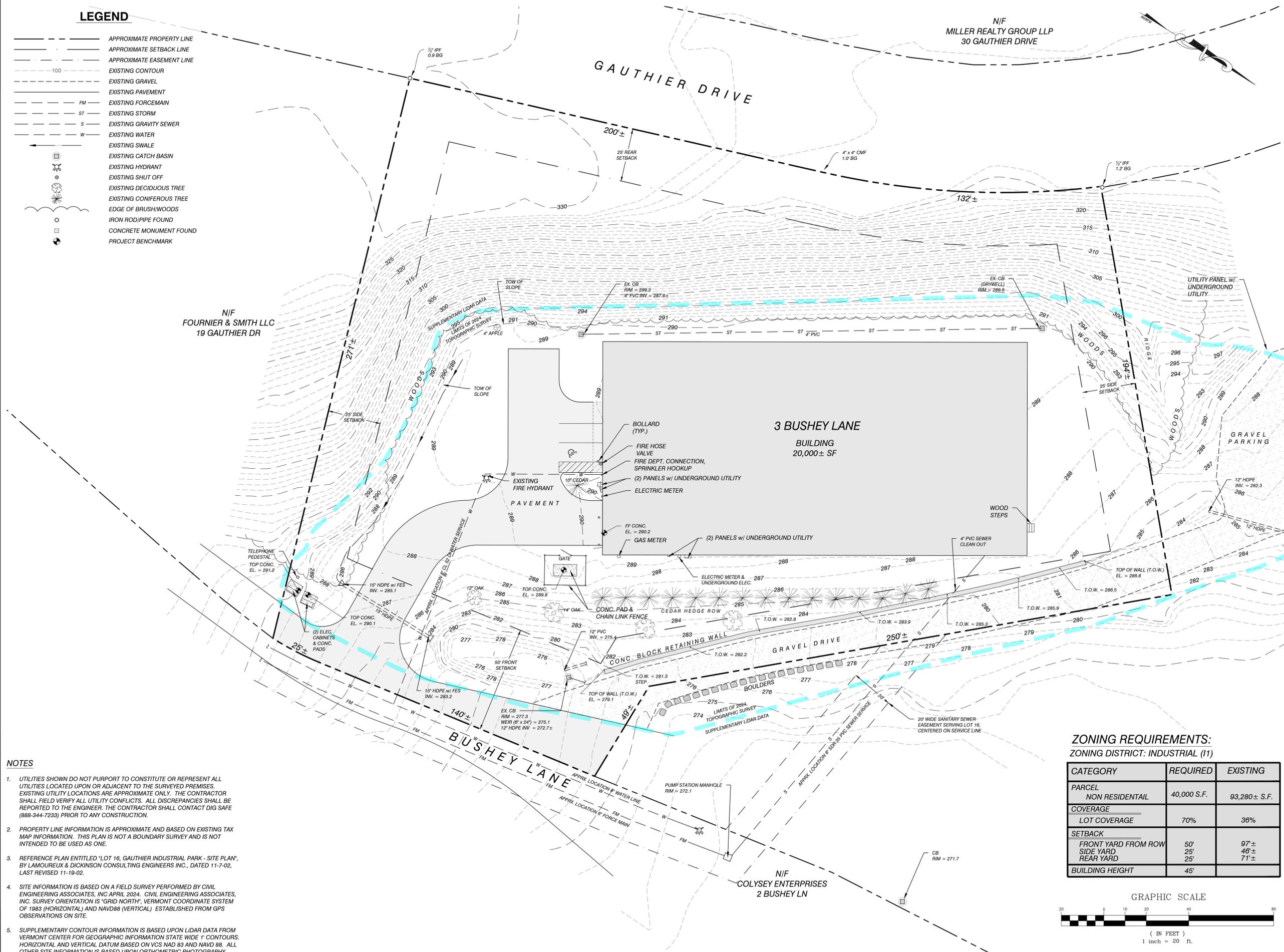


LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- APPROXIMATE EASEMENT LINE
- 100 --- EXISTING CONTOUR
- EXISTING GRAVEL
- EXISTING PAVEMENT
- FM --- EXISTING FORCEMAIN
- ST --- EXISTING STORM
- S --- EXISTING GRAVITY SEWER
- W --- EXISTING WATER
- EXISTING SWALE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSHWOODS
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROJECT BENCHMARK



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
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DRAWN: GAC
 CHECKED: CJG
 APPROVED: CJG

CLIENT:
CAMEO HOLDINGS, LLC
 135 NORTHSIDE DRIVE
 SHELBURNE, VT 05482

PROJECT:
**LOT 16
 GAUTHIER INDUSTRIAL PARK**
 3 BUSHEY LANE
 ESSEX, VT



LOCATION MAP
 1" = 2000'

DATE	CHECKED	REVISION

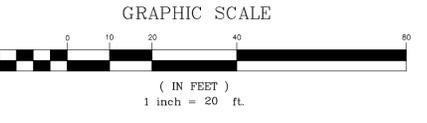
EXISTING CONDITIONS PLAN

DATE: JULY 22, 2025
 SCALE: 1" = 20'
 PROJ. NO.: 21171.02
 DRAWING NUMBER: **C1.0**

- NOTES**
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
 - PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
 - REFERENCE PLAN ENTITLED 'LOT 16, GAUTHIER INDUSTRIAL PARK - SITE PLAN', BY LAMOUREUX & DICKINSON CONSULTING ENGINEERS INC., DATED 11-7-02, LAST REVISED 11-19-02.
 - SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC APRIL 2024. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.
 - SUPPLEMENTARY CONTOUR INFORMATION IS BASED UPON LIDAR DATA FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION STATE WIDE 1' CONTOURS. HORIZONTAL AND VERTICAL DATUM BASED ON VCS NAD 83 AND NAVD 88. ALL OTHER SITE INFORMATION IS BASED UPON ORTHOMETRIC PHOTOGRAPHY.

ZONING REQUIREMENTS:
 ZONING DISTRICT: INDUSTRIAL (I1)

CATEGORY	REQUIRED	EXISTING
PARCEL NON RESIDENTIAL	40,000 S.F.	93,280± S.F.
COVERAGE		
LOT COVERAGE	70%	36%
SETBACK		
FRONT YARD FROM ROW	50'	97'±
SIDE YARD	25'	46'±
REAR YARD	25'	71'±
BUILDING HEIGHT	45'	



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SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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CJG

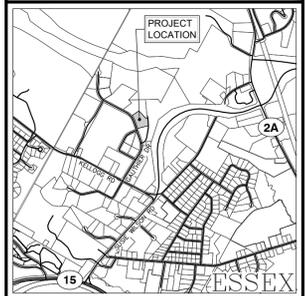
CLIENT:
CAMEO HOLDINGS, LLC

135 NORTHSIDE DRIVE
SHELBURNE, VT 05482

PROJECT:

**LOT 16
GAUTHIER
INDUSTRIAL PARK**

3 BUSHEY LANE
ESSEX, VT



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION
8/18/25	CJG	REVISED PROPOSED PARKING

**PROPOSED
CONDITIONS
PLAN**

DATE
JULY 22, 2025
SCALE
1" = 20'
PROJ. NO.
21171.02

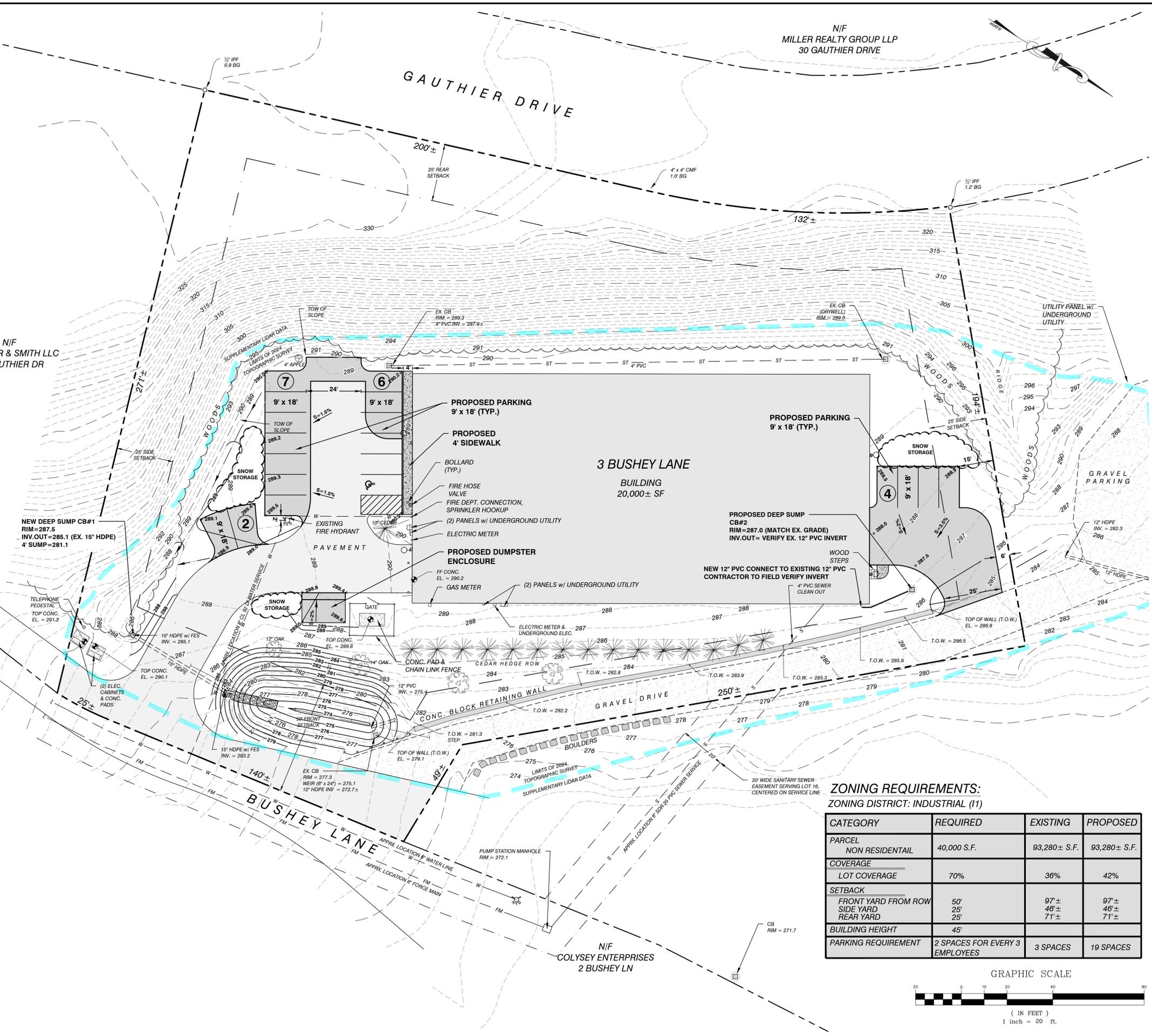
DRAWING NUMBER
C2.0

LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- APPROXIMATE EASEMENT LINE
- 100 --- EXISTING CONTOUR
- EXISTING GRAVEL
- EXISTING PAVEMENT
- FM --- EXISTING FORCEMAIN
- ST --- EXISTING STORM
- S --- EXISTING GRAVITY SEWER
- W --- EXISTING WATER
- EXISTING SWALE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSHWOODS
- IRON ROD/PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROJECT BENCHMARK
- PROPOSED CATCH BASIN
- ST --- PROPOSED STORM
- PROPOSED SWALE

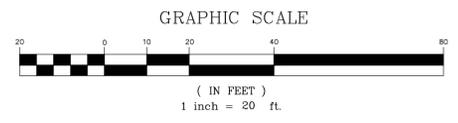
GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING FIRM TO LOCATE OWNER OWNED UNDERGROUND UTILITIES PRIOR TO START OF ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
3. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
4. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
7. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
8. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET. UNLESS NOTED OTHERWISE, ALL EXISTING MANHOLE COVERS, VALVES, CURB STOPS AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO THE NEW FINISH GRADE.
9. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEMARK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
11. EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
12. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
13. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
16. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.



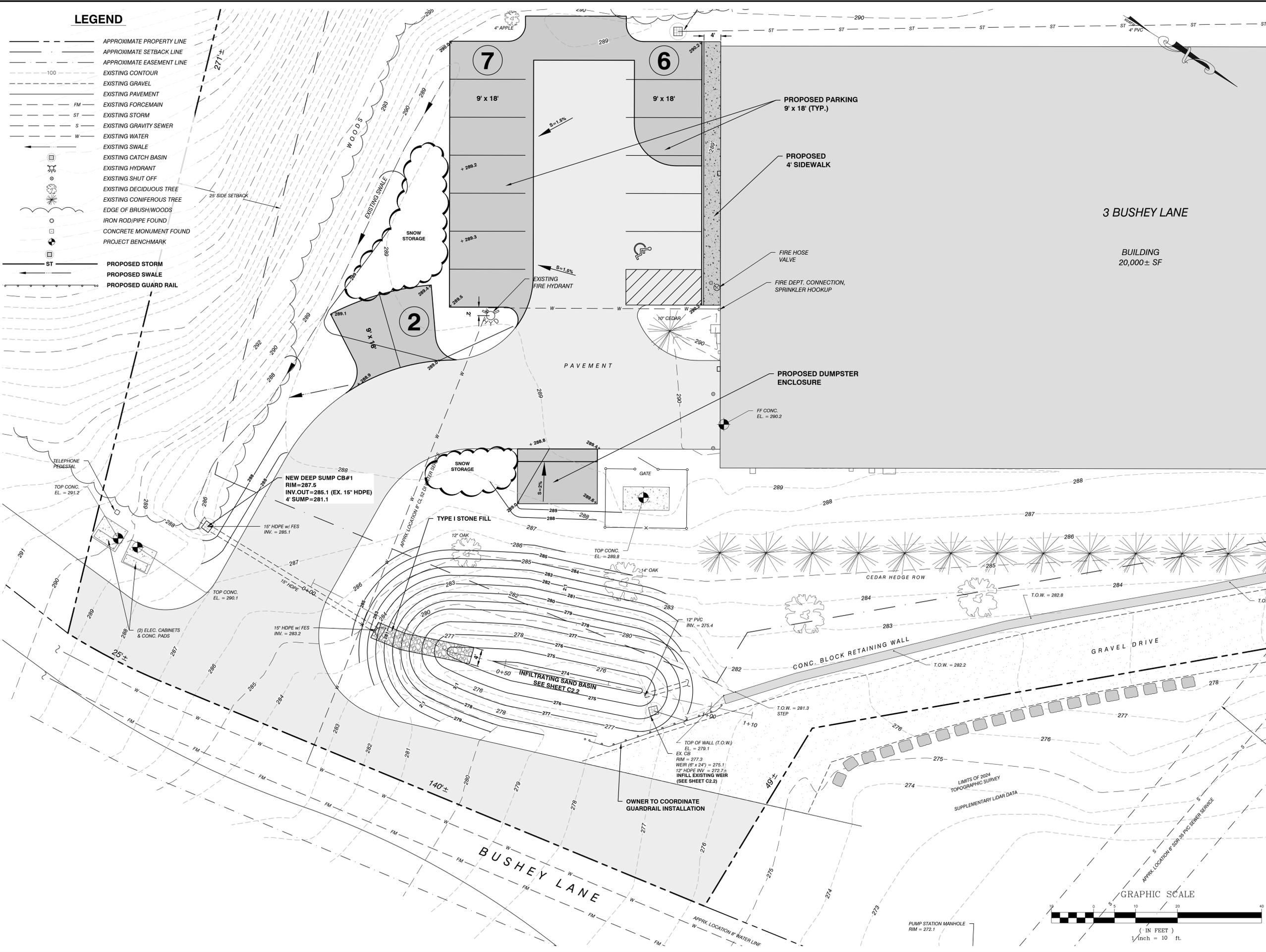
**ZONING REQUIREMENTS:
ZONING DISTRICT: INDUSTRIAL (I1)**

CATEGORY	REQUIRED	EXISTING	PROPOSED
PARCEL NON RESIDENTIAL	40,000 S.F.	93,280 ± S.F.	93,280 ± S.F.
COVERAGE LOT COVERAGE	70%	36%	42%
SETBACK FRONT YARD FROM ROW	50'	97' ±	97' ±
SIDE YARD	25'	46' ±	46' ±
REAR YARD	25'	71' ±	71' ±
BUILDING HEIGHT	45'		
PARKING REQUIREMENT	2 SPACES FOR EVERY 3 EMPLOYEES	3 SPACES	19 SPACES



LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- APPROXIMATE EASEMENT LINE
- - - EXISTING CONTOUR
- - - EXISTING GRAVEL
- - - EXISTING PAVEMENT
- - - EXISTING FORCEMAIN
- - - EXISTING STORM
- - - EXISTING GRAVITY SEWER
- - - EXISTING WATER
- - - EXISTING SWALE
- - - EXISTING CATCH BASIN
- - - EXISTING HYDRANT
- - - EXISTING SHUT OFF
- - - EXISTING DECIDUOUS TREE
- - - EXISTING CONIFEROUS TREE
- - - EDGE OF BRUSHWOODS
- - - IRON ROD/PIPE FOUND
- - - CONCRETE MONUMENT FOUND
- - - PROJECT BENCHMARK
- ST --- PROPOSED STORM
- SW --- PROPOSED SWALE
- GR --- PROPOSED GUARD RAIL



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
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CJG

CLIENT:
CAMEO HOLDINGS, LLC
 135 NORTHSIDE DRIVE
 SHELBURNE, VT 05482

PROJECT:
**LOT 16
 GAUTHIER
 INDUSTRIAL PARK**
 3 BUSHEY LANE
 ESSEX, VT



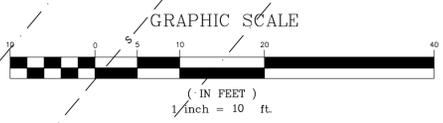
LOCATION MAP
 1" = 2000'

DATE	CHECKED	REVISION

**PROPOSED
 CONDITIONS
 PLAN**

DATE
JULY 22, 2025
 SCALE
1" = 10'
 PROJ. NO.
21171.02

DRAWING NUMBER
C2.1



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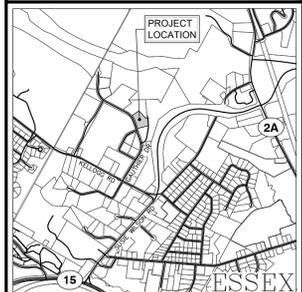
**CAMEO HOLDINGS,
LLC**

135 NORTHSIDE DRIVE
SHELBURNE, VT 05482

PROJECT:

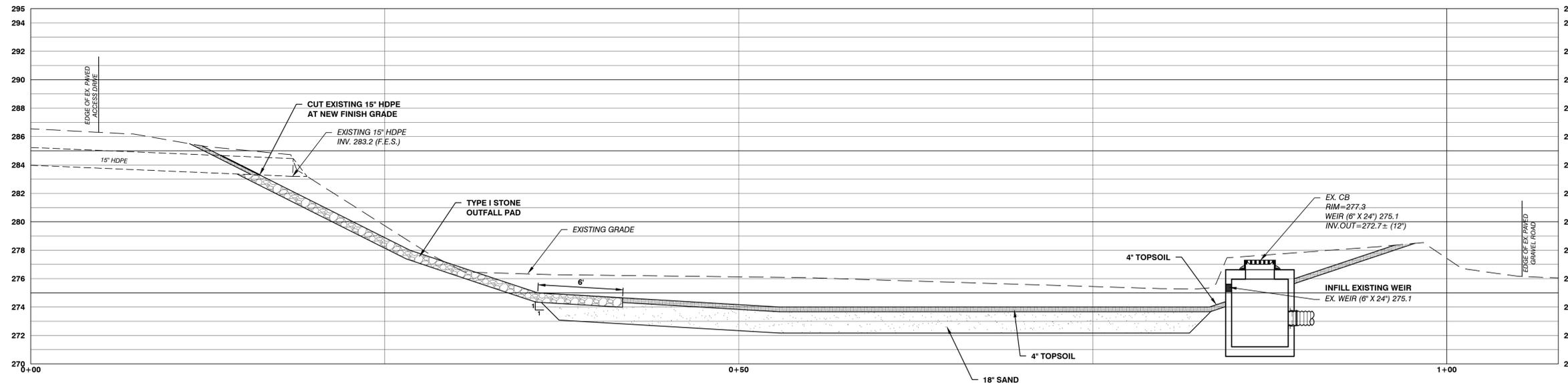
**LOT 16
GAUTHIER
INDUSTRIAL PARK**

3 BUSHEY LANE
ESSEX, VT



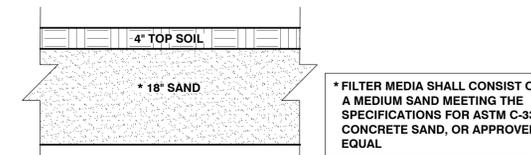
LOCATION MAP

1" = 2000'



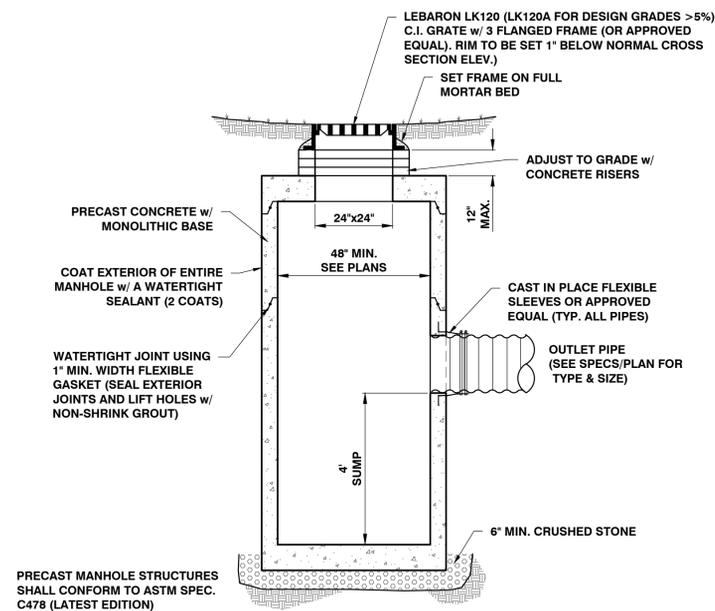
INFILTRATING SAND FILTER BASIN PROFILE

SCALE: 1" = 4'



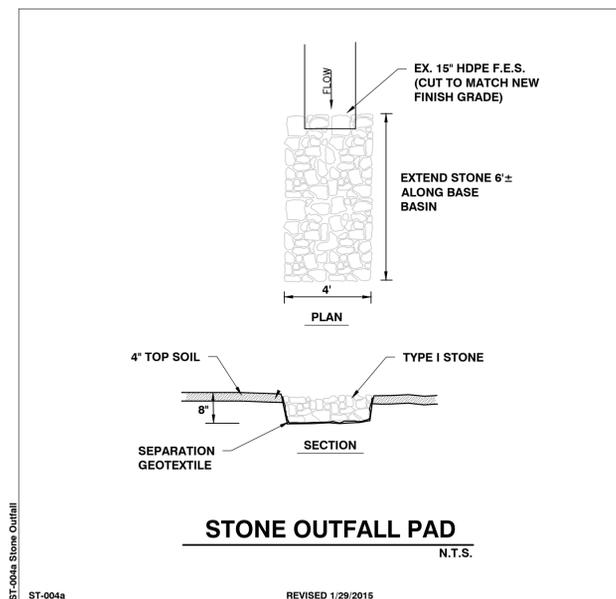
SAND FILTER SECTION

N.T.S.



DEEP SUMP CATCH BASIN

N.T.S.

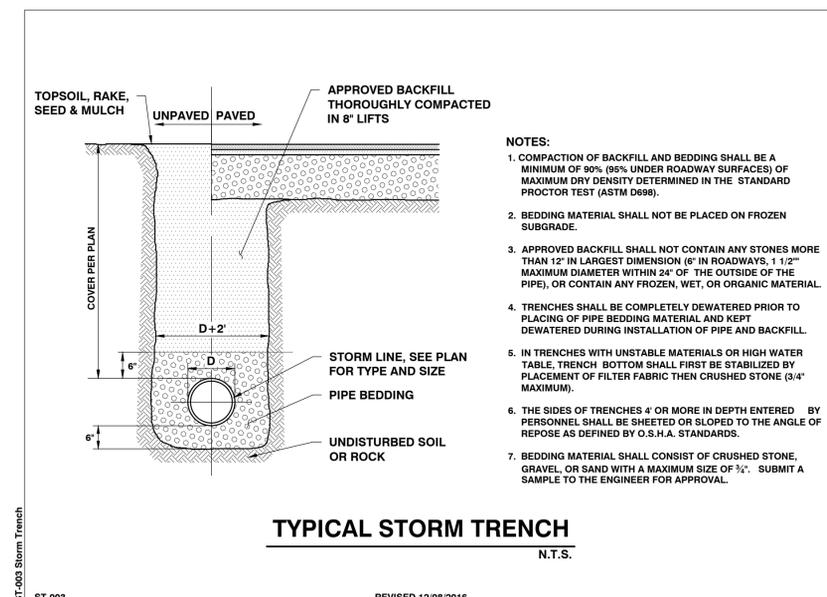


STONE OUTFALL PAD

N.T.S.

ST-004a

REVISED 1/28/2015



TYPICAL STORM TRENCH

N.T.S.

ST-003

REVISED 12/08/2016

NOTES:

1. COMPACTION OF BACKFILL AND BEDDING SHALL BE A MINIMUM OF 90% (95% UNDER ROADWAY SURFACES) OF MAXIMUM DRY DENSITY DETERMINED IN THE STANDARD PROCTOR TEST (ASTM D998).
2. BEDDING MATERIAL SHALL NOT BE PLACED ON FROZEN SUBGRADE.
3. APPROVED BACKFILL SHALL NOT CONTAIN ANY STONES MORE THAN 12" IN LARGEST DIMENSION (6" IN ROADWAYS, 1 1/2" MAXIMUM DIAMETER WITHIN 24" OF THE OUTSIDE OF THE PIPE), OR CONTAIN ANY FROZEN, WET, OR ORGANIC MATERIAL.
4. TRENCHES SHALL BE COMPLETELY DEWATERED PRIOR TO PLACING OF PIPE BEDDING MATERIAL AND KEPT DEWATERED DURING INSTALLATION OF PIPE AND BACKFILL.
5. IN TRENCHES WITH UNSTABLE MATERIALS OR HIGH WATER TABLE, TRENCH BOTTOM SHALL FIRST BE STABILIZED BY PLACEMENT OF FILTER FABRIC THEN CRUSHED STONE (3/4" MAXIMUM).
6. THE SIDES OF TRENCHES 4' OR MORE IN DEPTH ENTERED BY PERSONNEL SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE AS DEFINED BY O.S.H.A. STANDARDS.
7. BEDDING MATERIAL SHALL CONSIST OF CRUSHED STONE, GRAVEL, OR SAND WITH A MAXIMUM SIZE OF 3/4". SUBMIT A SAMPLE TO THE ENGINEER FOR APPROVAL.

DATE	CHECKED	REVISION

**POND PROFILE
AND DETAILS**

DATE
JULY 22, 2025

SCALE
AS SHOWN

PROJ. NO.
21171.02

DRAWING NUMBER

C2.2

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- RD - REDTWIG DOGWOOD
(Cornus sericea 'Isanti')
Light: Full sun to partial shade
Soil: Well-drained
Features: Bright red stems, attractive foliage, good for wildlife
- SB - SERVICEBERRY
(Amelanchier canadensis)
Light: Full sun to partial shade
Soil: Well-drained
Features: Showy white flowers, edible berries, good for wildlife



PLANT LIST

Key	Quantity	Common Name	Scientific Name	Installed Size	Mature Height	Spacing	Unit Cost	Total
RD	4	Redtwig Dogwood	Cornus sericea 'Isanti'	12"-24"	3'-5'	3'-5'	\$100	\$400
SB	6	Serviceberry	Amelanchier canadensis	12"-24"	3'-5'	3'-5'	\$60	\$360

SLIM22 Adjustable Throw Wall Pack

PROJECT: _____
DATE: _____
TYPE: _____
PREPARED BY: _____

KEY FEATURES

- Available models and selectable wattages:
 - SLIM22-S-30: 30/25/20/15W (Default: 30W)
 - SLIM22-S-60: 60/50/40/30W (Default: 60W)
 - SLIM22-M-100: 100/85/70/50W (Default: 100W)
 - SLIM22-L-150: 150/125/100/75W (Default: 150W)
- Adjustable CCT: 3000/4000/5000K (Default: 4000K)
- On/Off Photocell
- Selectable forward throw: 45°/37°/15°/0° (Default: 0°)
- Battery backup option available
- IP65 rated
- 5-year limited warranty

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed
This product is UL listed for wet locations.

DLC Listed
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5 requirements.

MODEL #	DLC ID	MODEL #	DLC ID
SLIM22-S-30	S-9GHRKZ	SLIM22-S-30/480	S-4CCK7C
SLIM22-S-60	S-8Z78TM	SLIM22-S-60/480	S-8WVW3V
SLIM22-M-100	S-N7L8HX	SLIM22-M-100/480	S-61676H
SLIM22-L-150	S-V296FE	SLIM22-L-150/480	S-3P0X1M

FIELD ADJUSTABLE

Selectable Wattage:
SLIM22-S-30: 30/25/20/15W (Default: 30W)
SLIM22-S-60: 60/50/40/30W (Default: 60W)
SLIM22-M-100: 100/85/70/50W (Default: 100W)
SLIM22-L-150: 150/125/100/75W (Default: 150W)

CCT:
3000/4000/5000K (Default: 4000K)

Forward throw Angle:
45°/37°/15°/0° (Default: 0°)

CONSTRUCTION

IP Rating
Ingress protection rating of IP65 for dust and water

Cold Weather starting
Minimum starting temperature is -40°C (-40°F)

Cold Weather starting for Battery Backup
Minimum starting temperature is 0°C (32°F)

Maximum Ambient Temperature
Suitable for use in up to 40°C (104°F)

Maximum Ambient Temperature for Battery Backup
Suitable for use in up to 40°C (104°F)

Housing
Die-cast aluminum

Mounting
Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Lens
Polycarbonate lens

Gasket
Silicone

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

Finish
Formulated for high durability and long lasting color

SLIM22-S-60 @30W	3000K				4000K				5000K			
	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
FORWARD THROW	30.3W	30.3W	30.3W	30.3W	29.2W	29.2W	29.2W	29.2W	30.5W	30.5W	30.5W	30.5W
INPUT WATTS	4,231	4,226	4,224	4,214	4,678	4,672	4,679	4,669	4,533	4,525	4,539	4,525
LUMENS	139.6	139.5	139.4	139.1	160.2	160.0	160.2	159.9	148.6	148.4	148.6	148.4
EFFICACY	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

LIGHTING CALCULATION SUMMARY

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.16
MAXIMUM FOOT-CANDLES	5.3

LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	MODEL	LUMENS	MOUNTING HT.	QTY
W1	⊙	Outdoor Full-Cutoff Wall-Mounted Area Luminaires	RAB Lighting Inc., SLIM22-S-60 @30W4000K angle 45	4678	15'	4

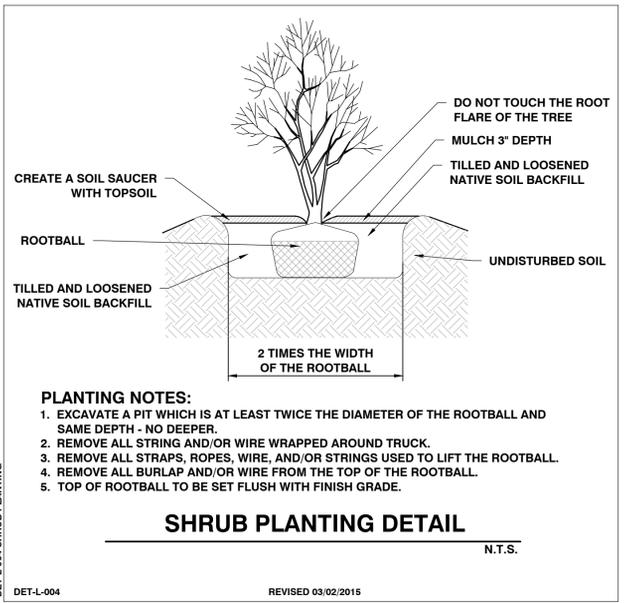
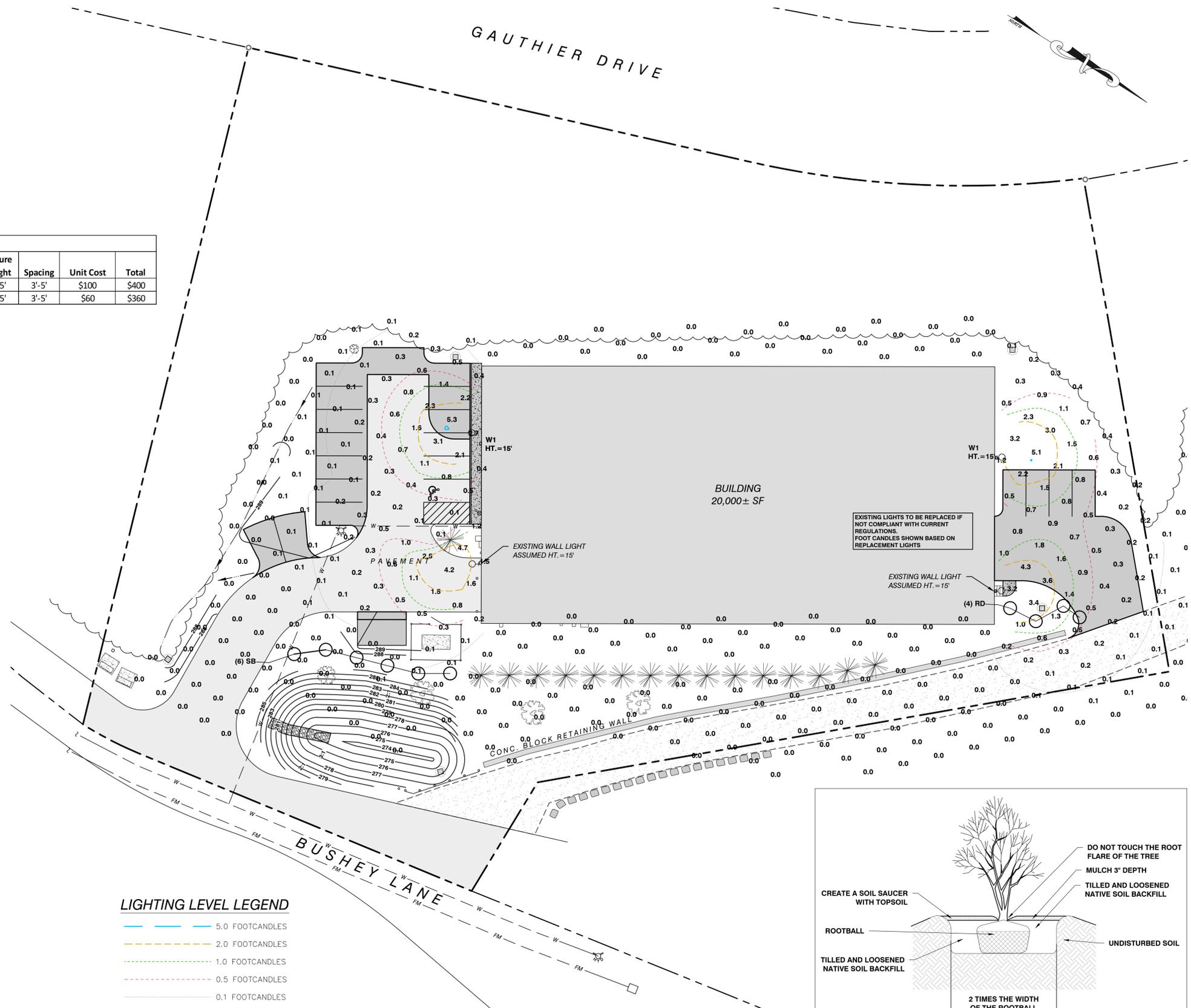
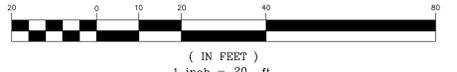
LIGHTING LEVEL LEGEND

- 5.0 FOOTCANDLES
- 2.0 FOOTCANDLES
- 1.0 FOOTCANDLES
- 0.5 FOOTCANDLES
- 0.1 FOOTCANDLES

LIGHTING NOTES

- Hours of illumination: All outdoor lighting must be turned off 30 minutes after the close of business and may be turned on 30 minutes prior to the opening of the business.
- All outdoor lights are to be placed on a timer and dimmer.

GRAPHIC SCALE



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
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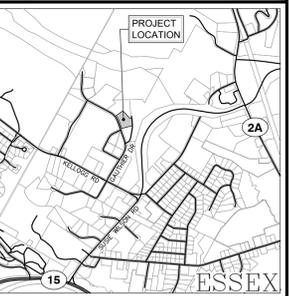
APPROVED
CJG

CLIENT:
CAMEO HOLDINGS, LLC

135 NORTHSIDE DRIVE
SHELBURNE, VT 05482

PROJECT:
LOT 16 GAUTHIER INDUSTRIAL PARK

3 BUSHEY LANE
ESSEX, VT



DATE	CHECKED	REVISION
8/18/25	CJG	REVISED PROPOSED PARKING

PROPOSED LIGHTING AND LANDSCAPING PLAN

DATE
JULY 22, 2025

SCALE
1" = 20'

PROJ. NO.
21171.02

DRAWING NUMBER
C2.3

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
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GAC

CHECKED

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CLIENT:

**CAMEO HOLDINGS,
LLC**

135 NORTHSIDE DRIVE
SHELBURNE, VT 05482

PROJECT:

**LOT 16
GAUTHIER
INDUSTRIAL PARK**

3 BUSHEY LANE
ESSEX, VT



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION
8/18/25	CJG	REVISED PROPOSED PARKING

**EPSC
SITE PLAN**

DATE

JULY 22, 2025

SCALE

1" = 20'

PROJ. NO.

21171.02

DRAWING NUMBER

C3.0

LEGEND

- CONSTRUCTION LIMITS TAPE
- SILT FENCE
- INLET PROTECTION

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND STABILIZED BEFORE THE START OF CONSTRUCTION.
2. LOAM, SEED AND MULCH ALL DISTURBED AREAS (TYP.)
3. INSTALL TEMPORARY STABILIZATION OF DISTURBED SOILS THROUGH THE INSTALLATION OF 1" OF HAY MULCH NO MORE THAN 7 DAYS AFTER WORK HAS CEASED IN A PARTICULAR AREA.
4. SLOPES > 3:1 SHALL RECEIVE HYDROSEEDING.
5. SILT FENCE CONTRIBUTORY AREA TO BE LIMITED TO 1/4 ACRE / 100 L.F.
6. EROSION CONTROL MEASURES SHOWN ON PLANS ARE CONCEPTUAL. ADDITIONAL MEASURES MAYBE NECESSARY BASED ON SITE / WEATHER CONDITIONS DURING CONSTRUCTION.

SOIL TYPES

- AdA ADAMS AND WINDSOR LOAMY SANDS, 0% TO 5% SLOPES
- AgE AGAWAM FINE SANDY LOAM, 30% TO 60% SLOPES

SOIL DATA IS APPROXIMATE AND BASED ON INFORMATION ABSTRACTED FROM THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY, VERSION 28, DATED AUG 28, 2024

PERMANENT STABILIZATION
PAVED PARKING AREA

ALL AREAS DISTURBED
AREAS > 3:1 SLOPE TO BE
RESTORED WITH 4" LOAM,
SEED AND MULCH (TYP.)

PERMANENT STABILIZATION
ACCESS DRIVE

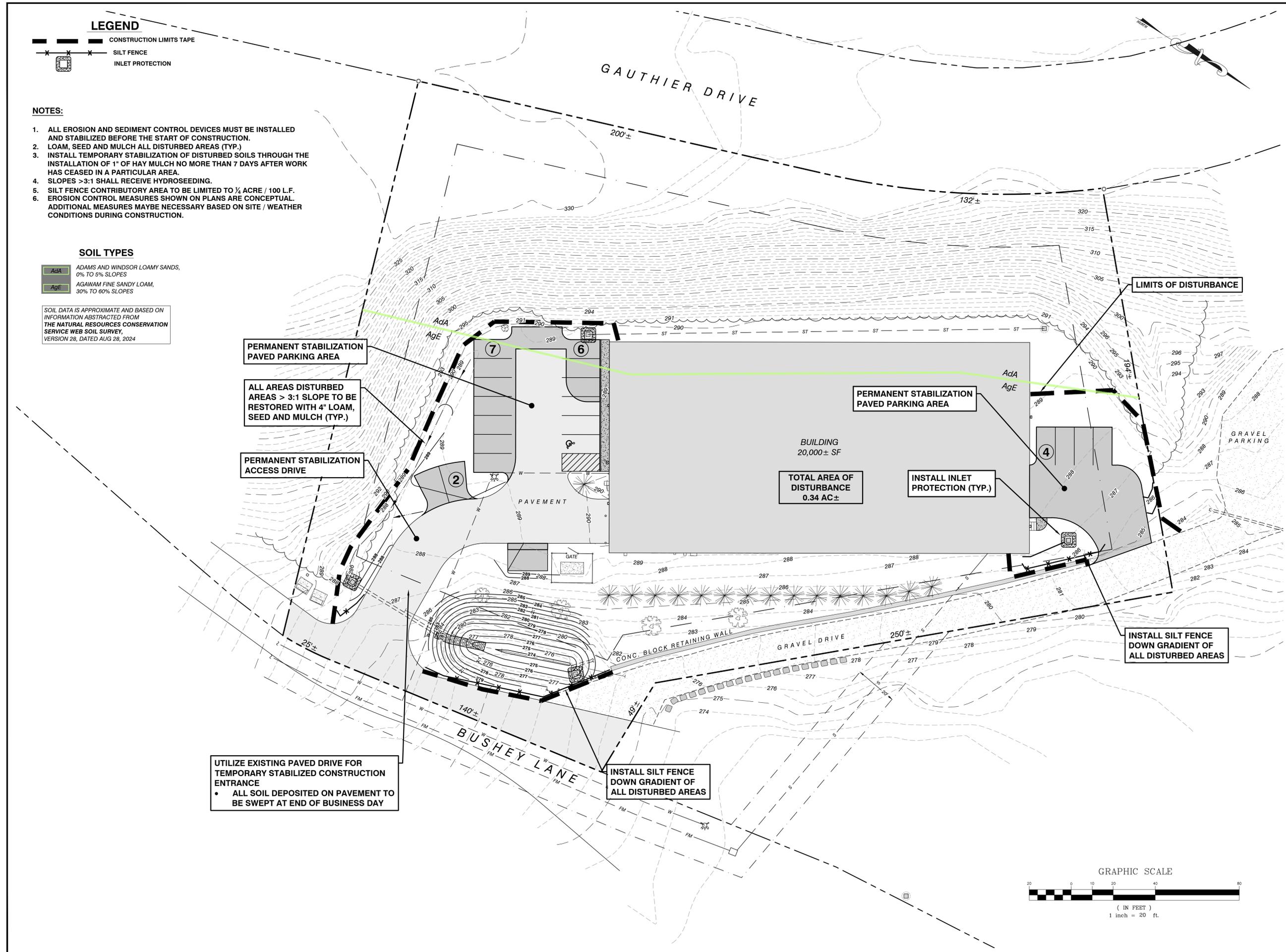
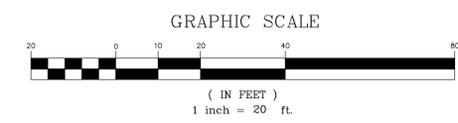
UTILIZE EXISTING PAVED DRIVE FOR
TEMPORARY STABILIZED CONSTRUCTION
ENTRANCE
• ALL SOIL DEPOSITED ON PAVEMENT TO
BE SWEEPED AT END OF BUSINESS DAY

INSTALL SILT FENCE
DOWN GRADIENT OF
ALL DISTURBED AREAS

TOTAL AREA OF
DISTURBANCE
0.34 AC±

INSTALL INLET
PROTECTION (TYP.)

INSTALL SILT FENCE
DOWN GRADIENT OF
ALL DISTURBED AREAS



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Introduction
This project is subject to the terms and conditions of the authorization from the State of Vermont to discharge construction related storm water runoff.

Coverage under the State Construction General Permit 3-9203 is required for any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres.

This project has been deemed to qualify as a Low Risk Site which is subject to the erosion prevention and sediment control (EPSC) standards set for in the State of Vermont's **Low Risk Site Handbook for Erosion Prevention and Sediment Control**

The following narrative and implementation requirements represent the minimum standard for which this site is required to be maintained as regulated by the State of Vermont.

Any best management practices (BMPs) depicted on the project's EPSC Site plan which go beyond the Handbook requirements are considered to be integral to the management of the site and represent components of the municipal EPSC approval for the project which shall be implemented.

The EPSC plan depicts one snap shot in time of the site. All construction sites are fluid in their day to day exposures and risks as it relates to minimizing sediment loss from the site. It is the responsibility of the Contractor to implement the necessary BMPs to comply with the **Low Risk Site Handbook standards outlined on this sheet based on the interim site disturbance conditions which may or may not be shown on the EPSC Site Plan.**

Specific BMPs which are critical to allowing the project to be considered a Low Risk site include the items checked below:

- Limit the amount of disturbed earth to two acres or less at any one time.
- There shall be a maximum of 14 consecutive days of disturbed earth exposure in any location before temporary or final stabilization is implemented.

1. Delineate Limits of Disturbance
Purpose: Delineating the site will help to: limit the area of disturbance to only what is necessary for construction, prevent unauthorized disturbance, preserve existing vegetation, and limit erosion potential on the site.

Requirement: You must physically mark the limits of construction activity using one of the methods described below.

How to comply: Before initiating any earth disturbing activities, install a perimeter fence, orange barrier tape, or flagging on stakes or trees to physically demarcate the approved limits of earth disturbance.

2. Pollution Prevention
Purpose: Many construction sites require storage of chemicals and materials that have detrimental effects if released into our waterways. A storage plan for these potential pollution sources as well as a spill prevention and clean up plan are required to mitigate these risks.

Requirement: Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained in accordance with the following requirements.

How to comply: Minimize the exposure of the following to precipitation and to stormwater: building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site.

2. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use).

3. Limit Concurrent Earth Disturbance
Purpose: Limit the amount of soil exposed at one time to reduce the potential erosion on the construction site.

Requirement: The maximum area of concurrent earth disturbance is specified on the site's written authorization to discharge. Earth disturbance at any one time cannot exceed the maximum concurrent disturbance identified in the authorization. Areas that are at final stabilization or that have been temporarily stabilized in accordance with Section 4 of this handbook, are not counted toward the maximum concurrent disturbance area.

How to comply: Plan ahead and phase the construction activities to ensure that no more than the permitted maximum concurrent acreage is disturbed and unstabilized at one time. Be sure to properly stabilize exposed soil using one of the methods introduced in Section 4 of this handbook before beginning work in a new section of the site.

4. Site Stabilization
Purpose: Seeding and mulching, applying erosion control matting, and hydroseeding are all methods to temporarily stabilize exposed soil and prevent soil erosion prior to vegetative growth. Mulches and matting protect the soil surface while grass is establishing. Areas of earth disturbance may also be stabilized with stone, such as rip-rap or gravel, or other impervious surfaces such as pavement and concrete.

Requirements for Temporary Stabilization: All areas of earth disturbance must have temporary or final stabilization within 14 days of initial disturbance, as stated in the project authorization. After this time, disturbed areas must be temporarily stabilized or permanently stabilized in advance of any runoff producing event. A runoff producing event is an event that produces runoff from the construction site.

The following exception applies: Temporary stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches), provided any dewatering, if necessary, is conducted in accordance with Part 13.

How to comply: As required by the authorization, temporary stabilization for areas of earth disturbance shall be completed utilizing one or more of the methods below.

Straw Mulch
Mulching Rates
April 16 - Oct. 14 -- Straw: 1 inch deep (1-2 bales/1,000 s.f.)
Oct. 15 - April 15 -- Straw: 2 inch deep (2-4 bales/1,000 s.f.)
*seed may also be incorporated

Wood Chip Mulch or Stump Grindings
Cover entire area with 2-7 inches or more of wood chip mulch or stump grindings.

Hydroseed
As per manufacturer's instructions. Must include mulch component. Not acceptable stabilization for winter construction period.

Requirements for Dust Control: Construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing during dry periods where off-site damage may occur if dust is not controlled shall be sprayed with water to prevent dust mobilization. Chemical applications, including the use of chloride, shall not be applied without written approval from the VT DEC.

Requirements for Final Stabilization: All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade. Bring the site or sections of the site to final grade as soon as possible after construction is completed. This will reduce additional sediment and soil erosion control measures and will reduce the total disturbed area. Prepare bare soil for seeding by grading the top 4 to 6 inches of soil and removing any large rocks or debris, and apply seed per suppliers specifications.

5. Stabilized Construction Access
Purpose: A stabilized construction access helps remove mud and sediment from vehicles and equipment to prevent tracking onto streets.

Requirements: If there will be any vehicle or equipment traffic off of the construction site, you must install a stabilized construction access at the start of construction.

How to install: Rock Size: Use a mix of 1 to 4 inch stone
Depth: 8 inches minimum
Width: 12 feet minimum, flared at road for vehicle turning
Length: 40 feet minimum (or length of driveway for residential projects, if shorter)
Geotextile: Place filter cloth under entire stone bed

Maintenance: Address with clean stone or scarify to open voids as required to keep sediment from tracking onto the street.
Where sediment has been tracked-out from your site onto paved roads, sidewalks, or other paved areas outside of your site, remove the deposited sediment by the end of the same business day in which the track-out occurs or by the end of the next business day if track-out occurs on a non-business day.
Remove the track-out by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal.
You are prohibited from hosing or sweeping tracked out sediment into any stormwater conveyance, storm drain inlet, or water of the state.

6. Divert Upland Runoff
Purpose: Diversion berms intercept stormwater runoff contributing from above the construction site and direct it around the disturbed area. This prevents offsite runoff from entering the construction site, thus reducing the potential for erosion and reducing the drainage area contributing to the site.

Requirements: If stormwater runoff contributes to the construction site from upslope areas and the site meets the following two conditions, you are required to first install a diversion berm and stabilized swale before disturbing any additional soil.
1. One or more acres of soil will be disturbed at any one time.
2. Average slope of the disturbed area is 20% or steeper.*

Diversion Berm Installation:
1. Construct berm to the minimum specification above.
2. Compact the berm with a shovel or earth-moving equipment.
3. Seed and mulch berm or cover with erosion control matting immediately after installation.
4. Stabilize the flow channel with seed and mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.
5. Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet.
6. The diversion berm shall remain in place until the disturbed areas are completely stabilized.

7. Install Perimeter Controls
Purpose: Silt Fence and Erosion Control Berms intercept runoff and allow suspended sediment to settle or filter out. Filter Socks and Straw Watties also filter construction runoff and are acceptable for use in specific situations. Silt Fence, Erosion Control Berms, Filter Socks and Straw Watties are all acceptable perimeter controls based on site specific conditions. Permittee(s) must ensure the right practice is selected for erosion prevention and sediment control.

Requirements: Perimeter controls must be installed:
• On the downhill side of the construction activities
• Between any ditch, swale, storm drain, or surface water and the disturbed soil
• Perimeter controls not labeled as biodegradable shall be removed once the drainage area has reached final stabilization

How to Comply: Select and install a perimeter control from the following options: Silt Fence, Erosion Control Berms, Filter Socks, or Straw Watties.

Where to place:
• Place perimeter controls on the downhill side of disturbed soil. If space is available, place perimeter control 10 ft from the bottom of the slope, otherwise place along the contour at the bottom of the slope.
• Ensure the perimeter control catches all runoff from disturbed soil.
• Maximum drainage area is 1/4 acre for 100 feet of silt fence and erosion control berm.
• Install perimeter controls across the slope (not up and down slope)
• Install multiple rows of perimeter control on long slopes to intercept flow.
• Do not install perimeter controls across ditches, channels, or streams.
• Maximum slope length (in feet) above a filter sock or straw wattle

Silt Fence
A temporary barrier of geotextile fabric installed on the contours across a project site to intercept sediment laden runoff from small drainage areas of disturbed soil.

Silt Fence Installation:
• Dig a trench 6 inches deep across the slope
• Unroll silt fence along the trench
• Ensure stakes are on the downhill side of the fence
• Join fencing by rolling the end stakes together
• Drive stakes in against downhill side of trench
• Drive stakes until 16 inches of fabric is in trench
• Push fabric into trench; spread along bottom
• Fill trench with soil and pack down
• Gravel can be used to create ground contact with filter fabric when bedrock, ledge, or nearby tree roots do not allow for trenching. (A secondary perimeter control can be effective in these locations as well.)

Silt Fence Maintenance: Remove accumulated sediment before it is halfway up the fence. Ensure that silt fence is trenched in ground and there are no gaps. Replace any silt fence that is torn, ripped, or otherwise damaged that is no longer effective.

8. Storm Inlet Protection
Purpose: Existing or new storm inlets on construction sites constitute a site perimeter and must be protected from sediment laden runoff. The practices below allow stormwater to settle and filter through the practice and not bypass the inlet entirely.

Requirements: Stormwater inlets shall be 4 inches above grade or an acceptable inlet control/protection should be installed.

Inlet Protection Installation: Proprietary Inlet Protection: Shall provide for storage and removal of sediment and be sized appropriately for the drainage area, while allowing stormwater to filter through. These may be used if installed and maintained in accordance with the manufacturer's specifications.

Stone and Block Inlet Protection: Concrete blocks placed around an inlet with a circle of filtering stone sloped against the blocks. Filter Fabric and Stone Inlet Protection: Vertical filter fabric installed around drop inlet with stone around fabric for stormwater filtering and creating ground contact with filter fabric. Alternatively, fabric may be buried below ground.

9. Water Bars
Purpose: Some sites may benefit from the use of water bars on the construction site. When installed these may capture and redirect runoff to a stable low gradient location. Water bars limit the erosive velocity of water by diverting surface runoff at pre-designed intervals.

Requirements: These can be constructed per the following detail, with side slopes no steeper than 4:1 where vehicles cross with a minimum design height of 12 inches, measured from channel bottom to ridge top.

Water Bar Installation: Water bars should have stable outlets, either natural or constructed. The spacing should follow Table 1:

Slope (%)	Distance Between Structures (ft)
< 5	125
5 - 10	100
10 - 20	75
20 - 25	50
> 25	25

10. Slow Down Channelized Runoff
Purpose: Stone check dams reduce erosion in drainage channels by slowing down the stormwater flow.

Requirements: If there is a concentrated flow (e.g. in a ditch or channel) of stormwater on your site, then you are required to install stone check dams. Hay bales and silt fence must not be used as check dams.

Check Dam Installation: Height: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation Side slopes: 2:1 or flatter (see p.63 for slope calculation) Stone size: Use a mixture of 2 to 9 inch stone; the larger stone should act as armor, while the smaller stone helps to filter the channelized runoff. The small stone should be placed primarily in the interior of the check dam and the large stone should be placed in an armor layer on the outside. Width: Dams should span the width of the channel and extend up the sides of the banks Spacing: Space the dams so that the bottom (top) of the upstream dam is at the elevation of the top (crest) of the downstream dam. This spacing is equal to the height of the check dam divided by the channel slope.

Check Dam Maintenance: Correct all observed damage immediately after every runoff event. Remove all sediment accumulated behind the check dams and dispose of in an upland location. If significant erosion is observed behind the check dams, the channel shall be stone lined.

Rock Outlet Protection: Waterways or outlets with concentrated stormwater runoff shall be stabilized with riprap, proprietary stabilization product or permanent material. This additional stabilization is applicable in areas where the channel slope and velocity or soil type require additional stabilization. All outlets from concentrated stormwater flows will require a stabilized bed. Stone shall be sized so it is not mobilized during high flows.

11. Slope Stabilization
Purpose: Surface covering designed to protect and stabilize slopes in areas prone to erosion where seeding and mulching may be inadequate, generally 3:1 or greater. The erosion potential may be due solely to slope angle; however, a more gradual slope and poor soil structure can also require additional stabilization.

Requirements for Temporary Stabilization: Use of one of the listed slope protection practices below on slopes 3:1 and greater or as needed on flatter slopes based on soil type.

Riprap: A layer of stone designed to protect and stabilize areas subject to erosion.
Roller Erosion Control Product: A preformed protective blanket of straw or other plant residue, formed into a mat, with a supporting mesh framework on one or both sides. This mesh cannot be made of a material with welded joints.

Erosion Control Matting: Install per manufacturer's instructions.

12. Winter Construction Requirements: October 15 - April 15
Purpose: Winter construction as discussed herein, describes the period from October 15 through April 15, when erosion prevention and sediment control is significantly more difficult. There are specific requirements for sites that conduct earth disturbance during the defined Winter Construction Period and for sites where disturbed areas have not reached final stabilization by October 15.

Rains in late fall, thaws throughout the winter, and spring melt and rains can produce significant flows over frozen and saturated ground, greatly increasing the potential for erosion. A construction site can be managed to anticipate these conditions to prevent erosion and thus minimize the risk to water quality during this time period.

Requirements for Winter Shutdown: For projects or areas of a site that will have completed earth disturbance activities prior to the winter construction period (October 15 through April 15), the following requirements must be adhered to:

1. For areas to be stabilized for the winter through the establishment of vegetation, seeding and mulching shall be completed no later than September 15 to ensure adequate growth and cover before the start of the winter period.

2. If seeding is not completed by September 15, additional non-vegetative protection must be used to stabilize the site for the winter period. Areas of disturbance not seeded and mulched by September 15 are required to temporarily stabilize by one of the following methods:

Implement Rolled Erosion Control Products (i.e. matting) over the areas of earth disturbance.
Between any ditch, swale, storm drain, or surface water and the disturbed soil
Perimeter controls not labeled as biodegradable shall be removed once the drainage area has reached final stabilization

Apply a 2" mulch layer to areas of earth disturbance, equivalent to double the standard rate. Mulch should be tracked in open areas vulnerable to wind.

Requirements for Winter Construction
If construction activities involving earth disturbance continue into the winter construction period, the following requirements apply:

1. Enlarged access points, stabilized to provide for snow stockpiling.
2. Snow shall be managed with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of stormwater treatment structures.
3. For areas of disturbance within 100 ft of a waterbody, the following must be installed across the slope, down gradient of the earth disturbance: a combination of one practice from group A placed in front of a practice from group B, or two group B practices, or a single row of Reinforced Silt Fence

Group A	Group B
Filter Socks	Silt Fence
Straw Watties	Erosion Control Berms

4. Drainage structures must be kept open and free of snow and ice dams.
5. Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
6. Mulch used for temporary stabilization must be applied at a minimum of 2 inches with an 80-90% cover.
7. To ensure cover of disturbed soil in advance of a precipitation or melt event, areas of disturbed soil must be stabilized prior to any runoff producing event.

Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches), provided any dewatering, if necessary, is conducted in accordance with Part 13.

8. Prior to stabilization, snow or ice must be removed to the extent practicable.
9. Use stone to stabilize areas such as the perimeter of buildings under construction or where concrete traffic is anticipated. Stone paths should be sufficient width to accommodate vehicle or equipment traffic.

13. Dewatering Activities
Purpose: To minimize and prevent discharges of sediment as a result of dewatering activities.

Requirements: Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters. Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

How to comply: Implement one or more of the following practices when dewatering: Implement sock filters or sediment filter bags on dewatering pump discharge hoses or pipes. Route dewatering pump into silt fence enclosures or into stacked hay bale enclosures lined with fabric. Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%. Remove accumulated sediment after the water has dispersed or infiltrated and stabilize the area with seed and mulch as necessary. A sufficient area of vegetation greatly improves the efficacy of filtering/settling of turbid water discharged from a dewatering enclosure.

14. Concrete Washout
Purpose: Concrete wash water often contains a slurry of heavy metals, can be caustic, and has a high pH. As a result, concrete washwater is not a permitted discharge.

Requirements: Concrete washwater and excess washout concrete should go in a lined washout. This washout should be accessible to the cement truck and at least 50 feet away from stormwater inlets and surface water.

Concrete Washout Installation: If cement washout is going to occur on site, a lined concrete washout as shown below shall be used onsite. Care should be given to assure that the washout does not overflow during a storm event. Proprietary lined and contained concrete washout basins may also be utilized in accordance with manufacturer's specifications.

Concrete Washout Maintenance: Concrete washout shall be pumped to a concrete truck as necessary, for disposal or reuse at a batch plant. Washout may also be allowed to evaporate/harden for disposal in accordance with all applicable local, state, and federal regulations.

15. Permanent Controls
Permanent stormwater treatment practices are constructed to maintain water quality, preserve existing water table elevations, prevent downstream flooding, and are often required for a project under a Vermont operational stormwater discharge permit applicable to the construction or redevelopment of impervious surfaces.*

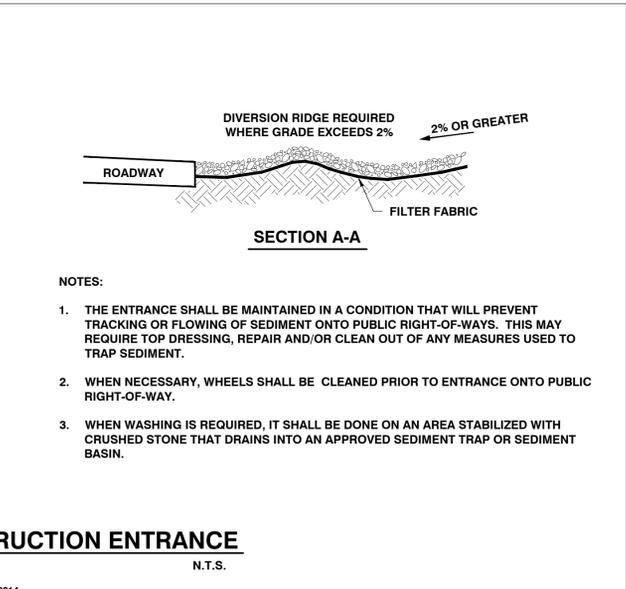
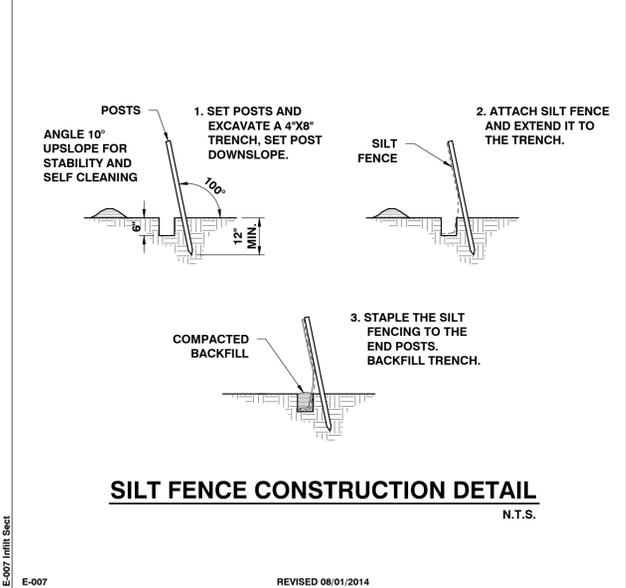
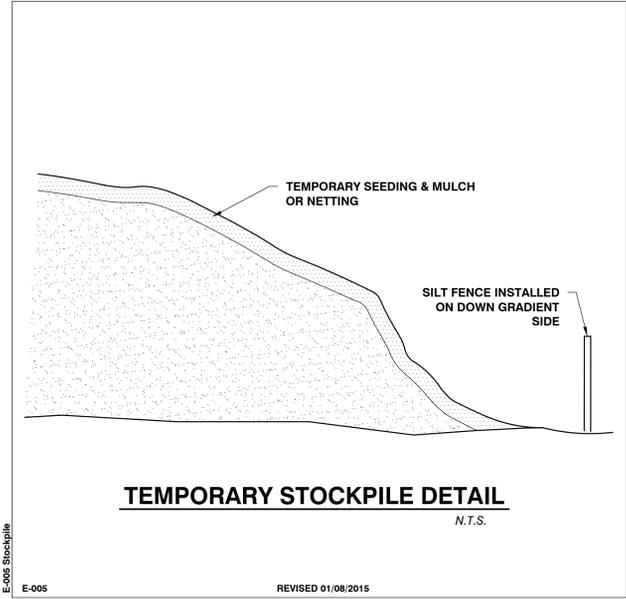
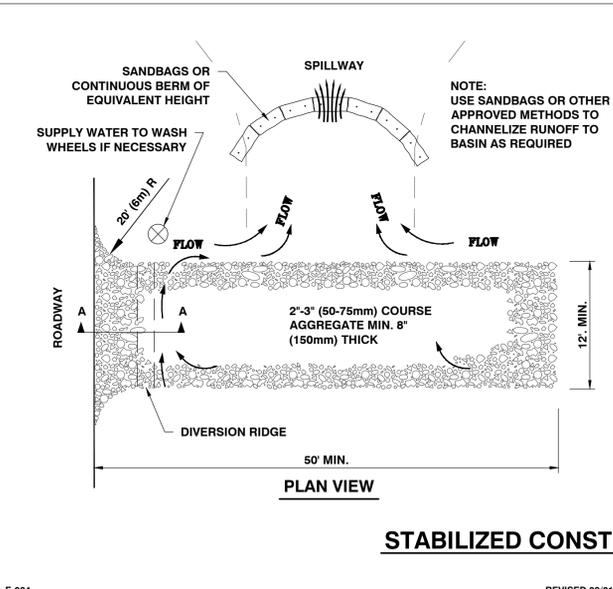
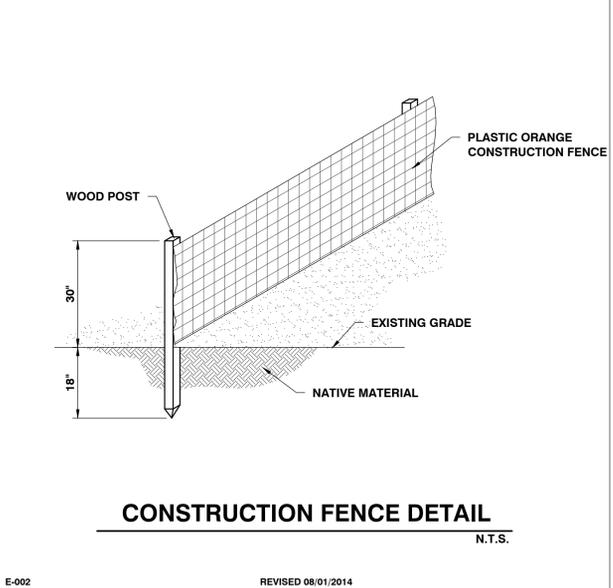
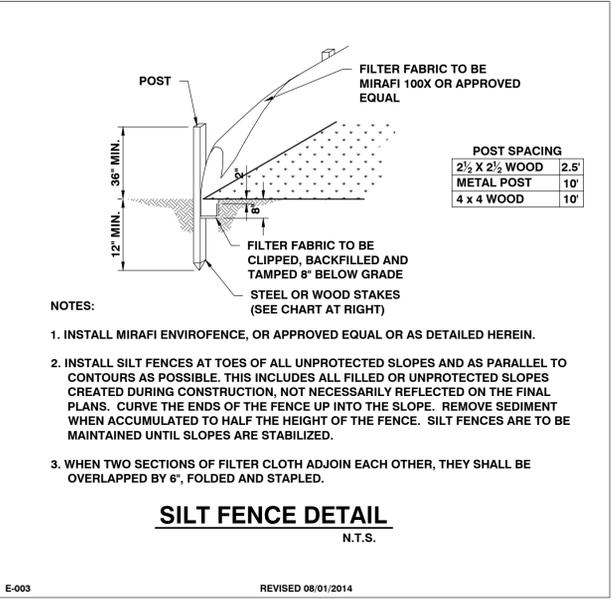
Permanent Stormwater Treatment Practices (STPs) include infiltration and filtering practices as well as detention ponds and treatment wetlands. It is critical that infiltration practices do not receive runoff until the site area has reached final stabilization.

The outlet of permanent controls that are used as temporary storage and sediment basins during construction constitutes a potential discharge point and therefore must be managed to minimize and prevent sediment laden stormwater discharges. These practices will often need to be reshaped to meet the operational design criteria for volumes, grades and geometry once final grading and stabilization has occurred.

16. Inspection, Maintenance, and Discharge Reporting
Site inspections are required to ensure that all erosion prevention and sediment control practices are sufficient and functioning properly. Regular inspections and maintenance of practices will help to reduce costly repairs and minimize the risk to water quality from construction stormwater discharges.

Requirements: Inspect the site at least once every 7 days and after every rainfall or snowmelt that results in stormwater runoff. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook. In the event of a visibly turbid discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Additional erosion prevention and sediment control measures must be installed as necessary, including temporary stabilization, to minimize and prevent the discharge of sediment laden stormwater runoff. If after maintaining and supplementing BMPs, a discharge of visibly discolored stormwater from the construction site to surface waters continues, the permittee is required to notify DEC within 24 hours.

While documentation of a routine inspection is not required, example inspection forms and forms for required stormwater reporting are available at the stormwater Program website. Permittees shall review Construction General Permit 3-9202 for all discharge reporting requirements. A copy of the Low Risk Site Handbook shall be kept on-site. Daily inspections are required from October 15 through April 15.



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.crea-vt.com

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DRAWN: **MAB**
CHECKED: **CJG**
APPROVED: **CJG**

CLIENT:
CAMEO HOLDINGS, LLC

135 NORTHSIDE DRIVE
SHELBURNE, VT 05482

PROJECT:

LOT 16 GAUTHIER INDUSTRIAL PARK

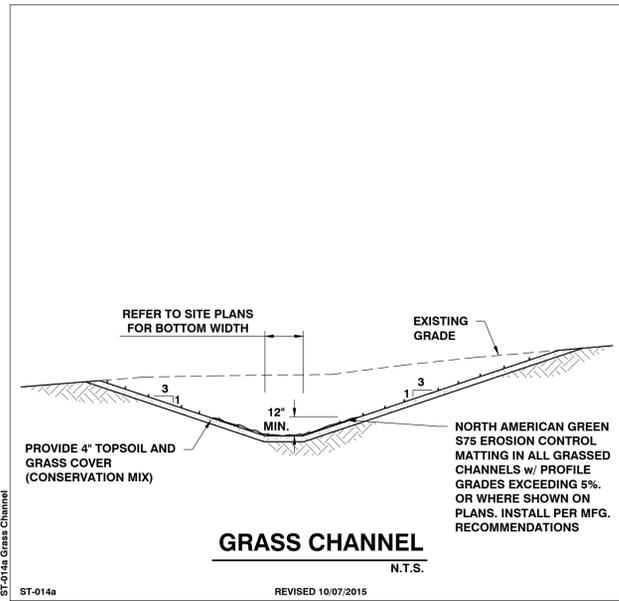
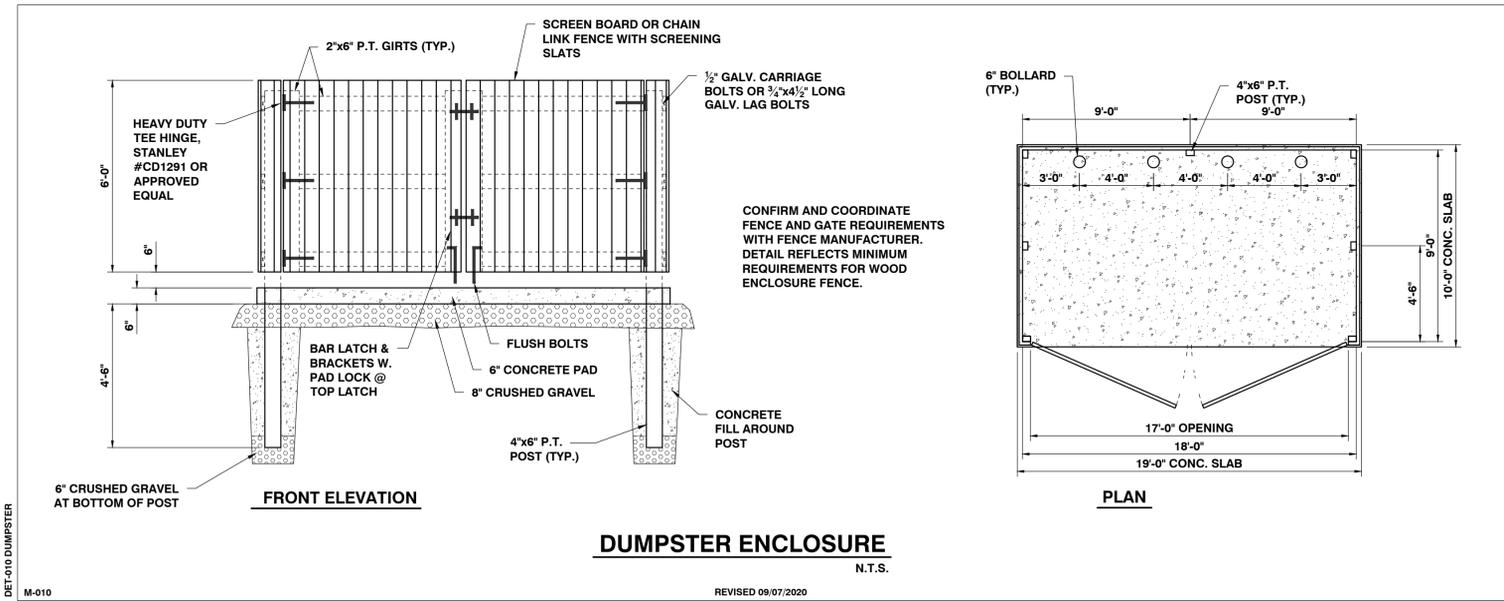
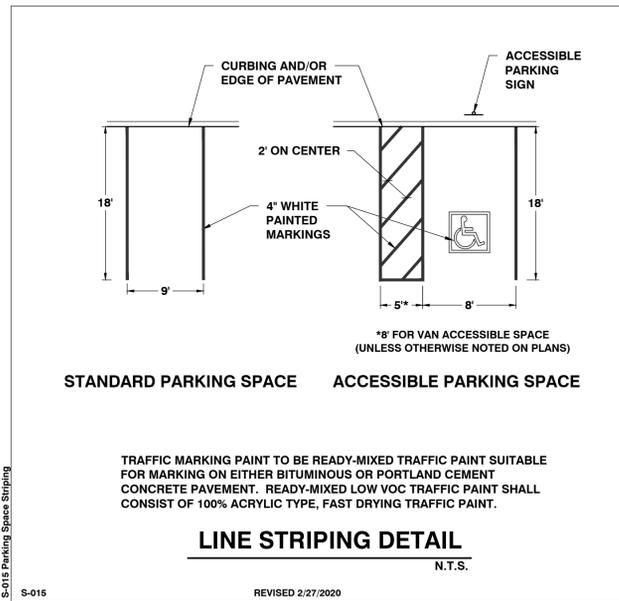
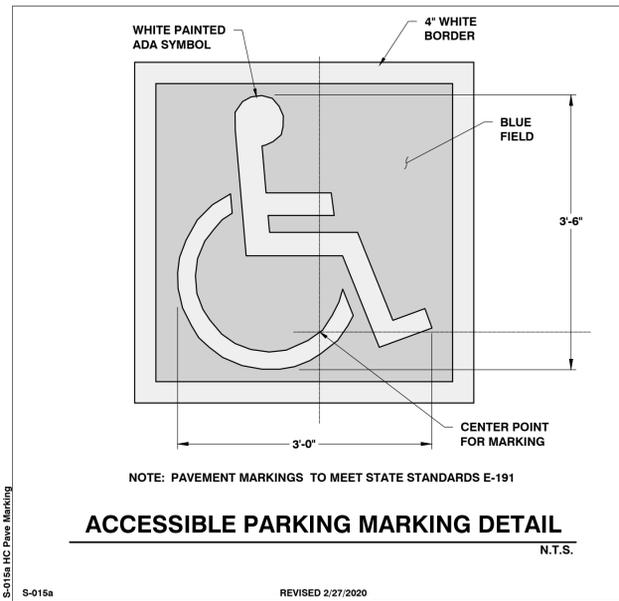
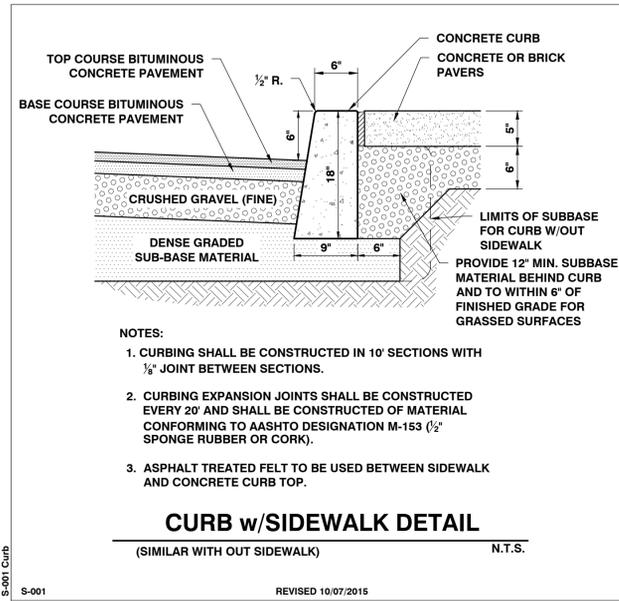
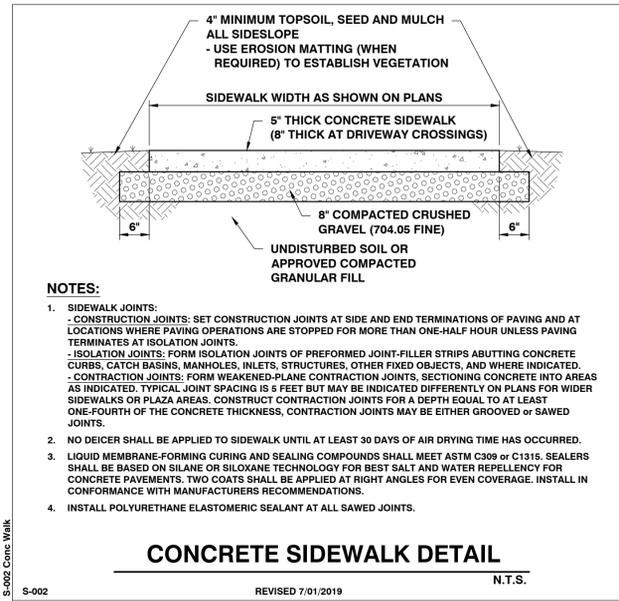
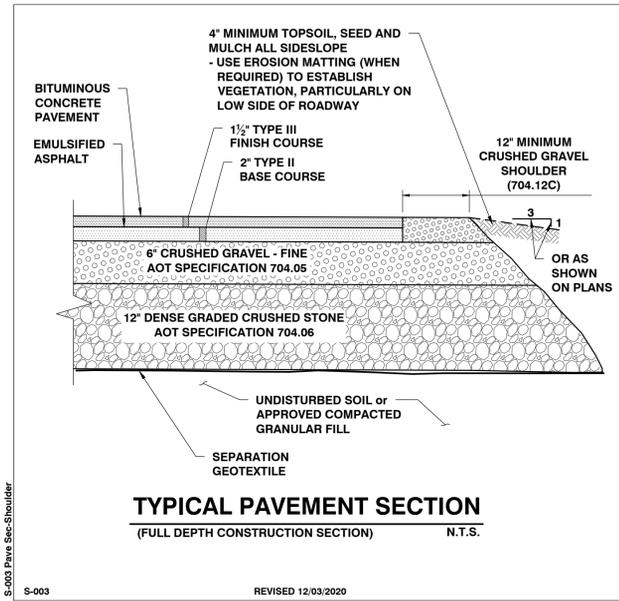
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ESSEX, VT

MULCH NOTE:
MULCH FOR PURPOSES OTHER THAN HYDROSEEDING WILL BE CLEAN STRAW, FREE FROM WEEDS. HAY MULCH WILL NOT BE ALLOWED TO AVOID THE SPREAD OF NON-NATIVE SPECIES SUCH AS WILD PARSNIP.

DATE	CHECKED	REVISION

EPSC NOTES AND DETAILS

DATE: **MAY, 2024**
SCALE: **AS SHOWN**
PROJ. NO.: **21171.02**
DRAWING NUMBER: **C3.1**



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
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P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN: MAB
CHECKED: CJG
APPROVED: CJG

CLIENT:
CAMEO HOLDINGS, LLC

135 NORTHSIDE DRIVE
SHELBURNE, VT 05482

PROJECT:
LOT 16 GAUTHIER INDUSTRIAL PARK
3 BUSHEY LANE
ESSEX, VT

DATE	CHECKED	REVISION

DETAILS

DATE: JULY 22, 2025
SCALE: AS SHOWN
PROJ. NO.: 21171.02
DRAWING NUMBER: **C4.0**

CURBS AND WALKS

- PART 1 – GENERAL
- 1.01 SUMMARY
- A. Section includes:
- Concrete Curbs
 - Concrete Sidewalks
- PART 2 – PRODUCTS
- 2.01 CONCRETE
- A. The concrete shall have a minimum compressive strength of 4,000 psi at 28 days and shall conform to the requirements of Cast-in-Place Concrete.
- 2.02 ADMIXTURES
- A. Air-entraining admixture shall meet or exceed ASTM C260. Air content shall range from minimum of 5% to 7%.
- 2.03 EXPANSION JOINT MATERIAL
- A. Expansion joint material shall be premolded bituminous filler conforming to ASTM D994.
- PART 3 – EXECUTION
- 3.01 CONCRETE CURBS
- A. Excavation shall be made to the required depth and the base material upon which the curb is to be set shall be compacted to a firm, even surface. All soft and unsuitable material shall be removed and replaced with suitable material which shall be thoroughly compacted.
- B. Installation: The curb shall be set so that the front top line is in close conformity to the line and grade required. All space under the curbing shall be filled and thoroughly tamped with material meeting the requirements of the material for the bed course.
- C. Concrete Mixing and Placing: Compaction of concrete placed in the forms shall be by spading or other approved methods. Forms shall be left in place for 24 hours or until the concrete has set sufficiently so that they can be removed without injury to the curbing. Upon removal of the forms, the curb shall be immediately rubbed down to a smooth and uniform surface but no plastering will be permitted. For this work, competent and skillful finishers shall be employed.
- D. Sections: Curbing shall be constructed in sections having a uniform length of ten feet, unless otherwise ordered. Sections shall be separated by open joints 1/8 inch wide except at expansion joints.
- E. Expansion Joints: Expansion joints shall be formed at the intervals shown on the plans using a pre-formed expansion joint filler having a thickness of 1/4 inch cut to conform to the cross-section of the curb. They shall be constructed at 20 foot intervals or as directed by the Engineer. When the curb is constructed adjacent to or on concrete pavement, expansion joints shall be located opposite or at expansion joints in the pavement.
- F. Backfilling: After the concrete has set sufficiently, the spaces in front and back of the curb shall be filled to the required elevation with layers of not more than six inches of the same material as the bedding and thoroughly tamped.
- G. The Contractor shall protect the curb and keep it in alignment until the completion of the contract. Each curb which is damaged at any time previous to final acceptance of the work shall be removed and replaced with satisfactory curb at the Contractor's expense.
- H. Concrete Curing/Sealing: Curing and Sealing may be accomplished with a dissipating curing compound in conjunction with a sealer, moisture curing with a sealer or one step curing and sealing compound.
- Protect newly placed concrete against low and high temperature effects and against rapid loss of moisture. Cure all concrete for at least seven (7) days at a temperature of at least 50 degrees Fahrenheit by approved curing methods.
 - Moisture curing with silane based sealer is recommended during hot weather applications.
 - Liquid membrane-forming curing and sealing (or sealing) compounds shall meet ASTM C309 or C1315. Sealers shall be based on silane or siloxane technology for best salt and water repellency for concrete pavements. Two coats shall be applied at right angles for even coverage, allowing first coat to dry before applying second coat. Install in conformance with manufacturers recommendations.
- 3.02 GRANITE CURBING
- A. Sloped granite curbing shall be hard, durable, reasonably uniform in appearance and free from weakening seams. Surfaces shall be as follows:
- Top: 6" wide, sawn true plane.
 - Front Face: Smooth quarry split, right angle top (No drill holes showing in top 10")
 - Back Face Exposed: Plane parallel with front face, straight split to 1 1/2" below surface.
 - End Face Exposed: Square planes on top and face.
 - Joints Exposed: Maximum 1" and pointed with mortar. Exposed faces shall be finished with a jointer. Remove all excess mortar from exposed faces.
 - Length: Minimum length 3'.
- Provide curved curbing to conform to radii indicated on the Contract Plans.

3.03 CONCRETE SIDEWALKS

- A. Excavation and Foundation: Excavation shall be made to the required depth and to a width that will permit placing of bed course material and the installation and bracing of the forms. Bed course material shall be placed to the depth and section shown on the plans. When the layer required exceeds six inches, two layers of approximately equal depth shall be placed and each layer thoroughly compacted so that it is hard and unyielding. The wetting of bed course material may be required to obtain the compaction.
- B. Finishing: The surface shall be finished with a wooden float. No plastering will be permitted. The edges shall be rounded with an edger having a radius of 1/4 inch. The surface of the sidewalk, after the floating and screeding process is completed, shall be finished with a broom of a type approved by the Engineer, drawn over the surface parallel to the transverse joints. Special texturing on sidewalk ramps shall be installed in accordance with construction plan details.
- C. Joints: Construction Joints: Set Construction joints at side and end terminations of paving and at locations where paving operations are stopped for more than one-half hour unless paving terminates at isolation joints. Isolation Joints: Form Isolation joints of preformed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, other fixed objects and where indicated. Contraction Joints: Form weakened-plane Contraction Joints, sectioning concrete into areas as indicated. Typical joint spacing is 5 feet but may be indicated differently on plans for wider sidewalks or plaza areas. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness, contraction joints may be either grooved or sawed.
- D. Curing: During the curing period all traffic, both pedestrian and vehicular, shall be excluded. Vehicular traffic shall be excluded for such additional time as the Engineer may direct.
- E. Backfilling: Before the concrete has been opened to traffic, the space on each side of the sidewalk shall be backfilled to the required elevation with suitable material, firmly compacted and neatly graded.
- F. Concrete Curing/Sealing: Curing and Sealing may be accomplished with a dissipating curing compound in conjunction with a sealer, moisture curing with a sealer or one step curing and sealing compound.
- Protect newly placed concrete against low and high temperature effects and against rapid loss of moisture. Cure all concrete for at least seven (7) days at a temperature of at least 50 degrees Fahrenheit by approved curing methods.
 - Moisture curing with silane based sealer is recommended during hot weather applications.
 - Liquid membrane-forming curing and sealing (or sealing) compounds shall meet ASTM C309 or C1315. Sealers shall be based on silane or siloxane technology for best salt and water repellency for concrete pavements. Two coats shall be applied at right angles for even coverage, allowing first coat to dry before applying second coat. Install in conformance with manufacturers recommendations.
- G. Joint Sealing: All joints shall be sealed with polyurethane based, elastomeric sealant such as Sikaflex-2c SL, or equivalent approved by the Engineer.

LANDSCAPE GRADING

- PART 1 – GENERAL
- 1.01 SUMMARY
- A. Section includes:
- Finish grading; bring rough grade in areas to design elevations as shown on the drawings.
 - Topsoil: Work shall consist of furnishing, placing and shaping topsoil, or placing, spreading, and shaping topsoil form stockpiles or stripped areas.
- PART 2 – PRODUCTS
- 2.01 TOPSOIL
- A. Topsoil shall be loose, friable, reasonably free of admixtures of subsoil, free from refuse, stumps, roots, brush, weeds, rocks, and stones 1 1/4 inch in overall dimensions. The topsoil shall also be free from any material that will prevent the formation of a suitable seedbed or prevent seed germination and plant growth. It shall contain not less than three (3) nor more than twenty (20) percent organic matter. Any material which has become mixed with undue amounts of subsoil during any operation at the source or during placing or spreading will be rejected and shall be replaced by the Contractor with acceptable material.
- PART 3 – EXECUTION
- 3.01 SUBGRADE PREPARATION
- A. Clean subgrade of all stumps, stones, roots, trash or other materials which might hinder proper tillage or spreading.
- B. All surfaces on which topsoil is to be placed shall be graded to a reasonably true surface and scarified by raking, discing or other approved means to a minimum depth of two inches before placing topsoil.
- 3.02 PLACING TOPSOIL
- A. Minimum final depth of topsoil shall be 4 inches.
- B. Place topsoil when seeding operations can closely follow spreading operations. Use topsoil in relatively dry state.
- C. Topsoil shall be spread and shaped to the lines and grades shown on the plans, or as directed by the Engineer. The depth stated in the contract to which the topsoil is to be placed is that required after final rolling of the material has taken place. All stones, roots and debris over 1 1/4 inch in diameter along with any sodding weeds and other undesirable material shall be removed.
- D. After shaping and grading, all trucks and other equipment shall be excluded from the topsoiled area to prevent excessive compaction. The Contractor shall perform such work as required to provide a friable surface for seed germination and plant growth prior to seeding.
- E. It shall be the Contractor's responsibility to restore to the line, grade and surface all eroded areas with approved material and to keep topsoiled areas in acceptable condition until the completion of the work.

SEEDING

- PART 1 – GENERAL
- 1.1 Section Includes:
- A. Seeding.
- Furnish all labor, materials and equipment to complete all seeding work as shown on the drawings and specified herein.
 - Except where otherwise shown or specified, the Contractor shall seed all areas where new contours are shown on the drawings and all areas where existing ground cover has been disturbed by the Contractor's operations.
- 1.2 SUBMITTALS
- A. Product Data: For each type of product indicated.
- 1.3 PROJECT CONDITIONS
- A. Planting Restrictions: Seeding and initial fertilizing shall be done between May 1st and September 15th unless otherwise authorized. Seeding shall not be done during windy weather or when the ground is frozen, excessively wet, or otherwise untilable. If seeding is done during July or August, additional mulch material may be required. Coordinate planting periods with initial maintenance periods to provide required maintenance from date of Substantial Completion.
- PART 2 – PRODUCTS
- 2.1 SEED
- A. Conservation Seed Mix:
- | Kind of Seed | Minimum Purity | Minimum Germination | Lbs/Acre |
|---------------------|----------------|---------------------|----------|
| Creeping Red Fescue | 98% | 85% | 22.5 |
| Tall Fescue | 95% | 95% | 22.5 |
| Red Top | 95% | 90% | 3 |
| Birdsfoot Trefoil | 98% | 85% | 9 |
| Annual Ryegrass | 95% | 85% | 3 |
| TOTAL = | | | 60 |
- 2.2 INORGANIC SOIL AMENDMENTS
- A. Lime: ASTM C 602, agricultural limestone containing a minimum of 85 percent calcium carbonate equivalent and as follows:
- Class: T, with a minimum of 99 percent passing through No. 8 sieve and a minimum of 75 percent passing through No. 60 sieve.
- 2.3 FERTILIZER
- A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release

- nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium.
- B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium.
- 2.4 MULCHES
- A. Mulch: Provide air-dry, clean, mildew- and seed-free, hay or threshed straw of wheat, rye, oats, or barley.
- B. Compost Mulch: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:
- Organic Matter Content: 50 to 60 percent of dry weight.

PART 3 – EXECUTION

- 3.1 PREPARATION
- A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
- Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray.
 - Protect grade stakes set by others until directed to remove them.
 - Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
 - Newly Graded Subgrades: Loosen subgrade to a minimum depth of 4 inches. Remove stones larger than 2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter.
- 3.2 APPLICATION RATES
- A. When a soil test is not available, the following minimum amounts should be applied:
- Agricultural limestone: 2 tons/acre.
 - Nitrogen (N): 50 lbs./acre.
 - Phosphate: 100 lbs./acre.
 - Potash: 100 lbs./acre.
 - Hay mulch: 2 tons/acre.

3.3 SEEDING

- A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.
- Do not use wet seed or seed that is moldy or otherwise damaged.
 - Do not seed against existing trees. Limit extent of seed to outside edge of planting saucer.
 - Protect seeded areas with slopes exceeding 1:3 with erosion-control blankets installed and stapled according to manufacturer's written instructions.
 - Protect seeded areas from hot, dry weather or drying winds by applying mulch within 24 hours after completing seeding operations. Soak areas, scatter mulch uniformly to a depth of 3/16 inch, and roll surface smooth.

3.4 HYDROSEEDING

- A. Hydroseeding: Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.
- Mix slurry with fiber-mulch manufacturer's recommended tackifier.
 - Apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500-lb/acre dry weight, and seed component is deposited at not less than the specified seed-sowing rate.

3.5 MAINTENANCE

- A. Maintain and establish seeding by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.

1. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as required to prevent displacement.
2. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:
- Seeded Areas: 90 days from date of Substantial Completion.
 - When initial maintenance period has not elapsed before end of planting season, or if seeding is not fully established, continue maintenance during next planting season.

3.6 SATISFACTORY CONDITIONS

- A. Installations shall meet the following criteria as determined by Engineer/Owner:
- Satisfactory Seeded Area: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.

3.7 CLEANUP AND PROTECTION

- A. Promptly remove soil and debris, created by work. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after lawn is established.
- C. Remove nondegradable erosion-control measures after grass establishment period.

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
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DRAWN
MAB
CHECKED
CJG
APPROVED
CJG
CJG

CLIENT:
CAMEO HOLDINGS, LLC

135 NORTHSIDE DRIVE
SHELBURNE, VT 05482

PROJECT:
**LOT 16
GAUTHIER
INDUSTRIAL PARK**

3 BUSHEY LANE
ESSEX, VT

DATE	CHECKED	REVISION

SPECIFICATIONS

DATE
JULY 22, 2025

SCALE
NTS

PROJ. NO.
21171.02

DRAWING NUMBER
C5.2