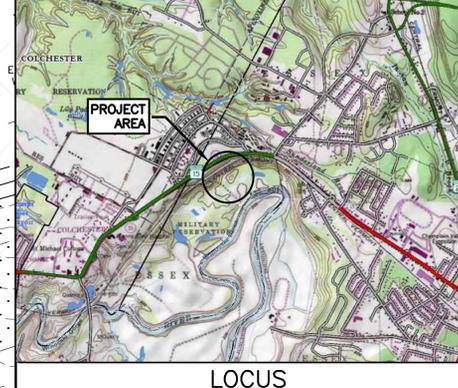
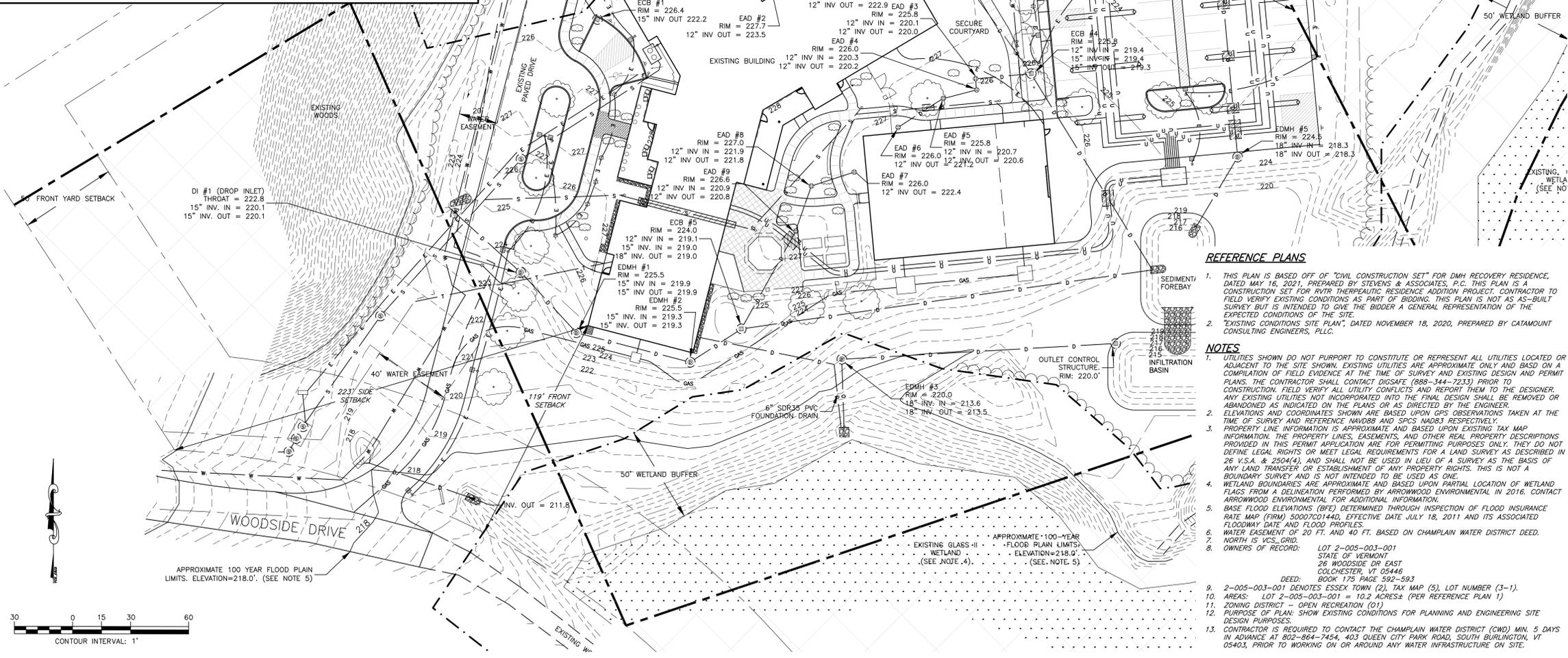


LOT PLAN

LEGEND

- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- AREA DRAIN
- CURB STOP
- GATE VALVE
- SIGN POST
- UTILITY POLE
- LIGHT POLE
- BOLLARD LIGHT
- FIRE HYDRANT
- FLUSHING HYDRANT
- ENTRY
- TEST PIT
- PERC TEST
- INLET PROTECTION
- HEADWALL
- CONIFERS
- DECIDUOUS TREES
- SHRUB
- PROPANE TANK
- HANDICAP PARKING
- UNDERGROUND DRAINAGE
- UNDERGROUND ELECTRIC
- UNDERGROUND SEWER
- SEWER FORCE MAIN
- UNDERGROUND UTILITY
- UNDERGROUND WATER
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD UTILITY
- CONTOURS
- SECURE FENCE
- CHAIN LINK FENCE
- TREE LINE
- CENTERLINE
- BOUNDARY LINE
- WETLANDS
- WETLAND BUFFER
- CURB



REFERENCE PLANS

1. THIS PLAN IS BASED OFF OF "CIVIL CONSTRUCTION SET" FOR DMH RECOVERY RESIDENCE, DATED MAY 16, 2021, PREPARED BY STEVENS & ASSOCIATES, P.C. THIS PLAN IS A CONSTRUCTION SET FOR PIVOT THERAPEUTIC RESIDENCE ADDITION PROJECT. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AS PART OF BIDDING. THIS PLAN IS NOT AS-BUILT SURVEY BUT IS INTENDED TO GIVE THE BIDDER A GENERAL REPRESENTATION OF THE EXPECTED CONDITIONS OF THE SITE.
2. "EXISTING CONDITIONS SITE PLAN", DATED NOVEMBER 18, 2020, PREPARED BY CATAMOUNT CONSULTING ENGINEERS, PLLC.

NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED OR ADJACENT TO THE SITE SHOWN. EXISTING UTILITIES ARE APPROXIMATE ONLY AND BASED ON A COMPILED OF FIELD EVIDENCE AT THE TIME OF SURVEY AND EXISTING DESIGN AND PERMIT PLANS. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO CONSTRUCTION. FIELD VERIFY ALL UTILITY CONFLICTS AND REPORT THEM TO THE DESIGNER. ANY EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. ELEVATIONS AND COORDINATES SHOWN ARE BASED UPON GPS OBSERVATIONS TAKEN AT THE TIME OF SURVEY AND REFERENCE NAVD83 AND SPCS NA083 RESPECTIVELY.
3. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED UPON EXISTING TAX MAP INFORMATION, THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. & 2504(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
4. WETLAND BOUNDARIES ARE APPROXIMATE AND BASED UPON PARTIAL LOCATION OF WETLAND FLAGS FROM A DELINEATION PERFORMED BY ARROWWOOD ENVIRONMENTAL IN 2016. CONTACT ARROWWOOD ENVIRONMENTAL FOR ADDITIONAL INFORMATION.
5. BASE FLOOD ELEVATIONS (BFE) DETERMINED THROUGH INSPECTION OF FLOOD INSURANCE RATE MAP (FIRM) 50007C0144D, EFFECTIVE DATE JULY 18, 2011 AND ITS ASSOCIATED FLOODWAY DATE AND FLOOD PROFILES.
6. WATER EASEMENT OF 20 FT. AND 40 FT. BASED ON CHAMPLAIN WATER DISTRICT DEED.
7. NORTH IS VCS GRID.
8. OWNERS OF RECORD: LOT 2-005-003-001 STATE OF VERMONT 26 WOODSIDE DR EAST COLCHESTER, VT 05446 DEED: BOOK 175 PAGE 592-593
9. 2-005-003-001 DENOTES ESSEX TOWN (2). TAX MAP (5). LOT NUMBER (3-1).
10. AREAS: LOT 2-005-003-001 = 10.2 ACRES± (PER REFERENCE PLAN 1)
11. ZONING DISTRICT - OPEN RECREATION (O1)
12. PURPOSE OF PLAN: SHOW EXISTING CONDITIONS FOR PLANNING AND ENGINEERING SITE DESIGN PURPOSES.
13. CONTRACTOR IS REQUIRED TO CONTACT THE CHAMPLAIN WATER DISTRICT (CWD) MIN. 5 DAYS IN ADVANCE AT 802-864-7454, 403 QUEEN CITY PARK ROAD, SOUTH BURLINGTON, VT 05403, PRIOR TO WORKING ON OR AROUND ANY WATER INFRASTRUCTURE ON SITE.

STEVENS & ASSOCIATES, P.C.
SMART DESIGN FOR LIVABLE COMMUNITIES

S&A

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WWW.STEVENS-ASSOC.COM

PURPOSE OF DRAWING:
AUGUST 5, 2025
FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

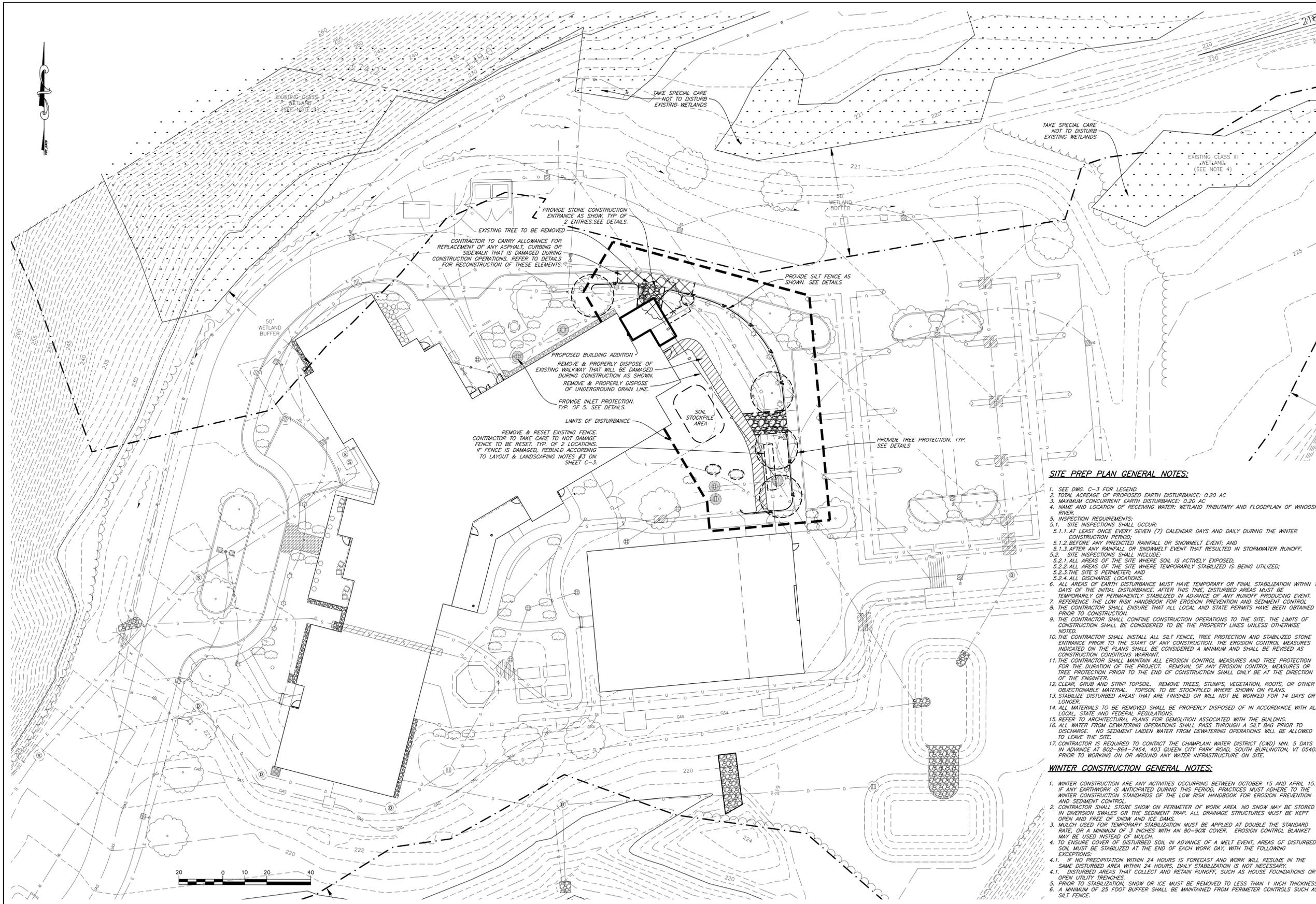
RIVER VALLEY THERAPEUTIC RESIDENCE - ADDITION
26 WOODSIDE DRIVE
ESSEX, VERMONT
PREPARED FOR:
VT BUILDING & GENERAL SERVICES
2 GOV. AIKEN AVE.
MONTPELIER VERMONT

DATE: _____
REVISION: _____

EXISTING CONDITIONS PLAN

DES. BY	XXX
OWN. BY	TES
CHKD. BY	BDS
SCALE	1"=30'
DATE	08/05/25
PROJECT NUM:	19-073-1
DWG. NO.	C-1

SHEET 1 OF 4



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PURPOSE OF DRAWING:
 AUGUST 5, 2025
 FOR PERMIT REVIEW
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RIVER VALLEY
 THERAPEUTIC
 RESIDENCE -
 ADDITION

26 WOODSIDE DRIVE
 ESSEX, VERMONT

PREPARED FOR:
**VT BUILDING &
 GENERAL SERVICES**
 2 GOV. AIKEN AVE.
 MONTPELIER VERMONT

DATE: _____
 REVISION: _____

DES. BY _____ TES
 DWN. BY _____ TES
 CHKD. BY _____ BDS
 SCALE 1"=20'
 DATE 08/05/25
 PROJECT NUM: 19-073-1
 DWG. NO. _____

SITE PREP

C-2

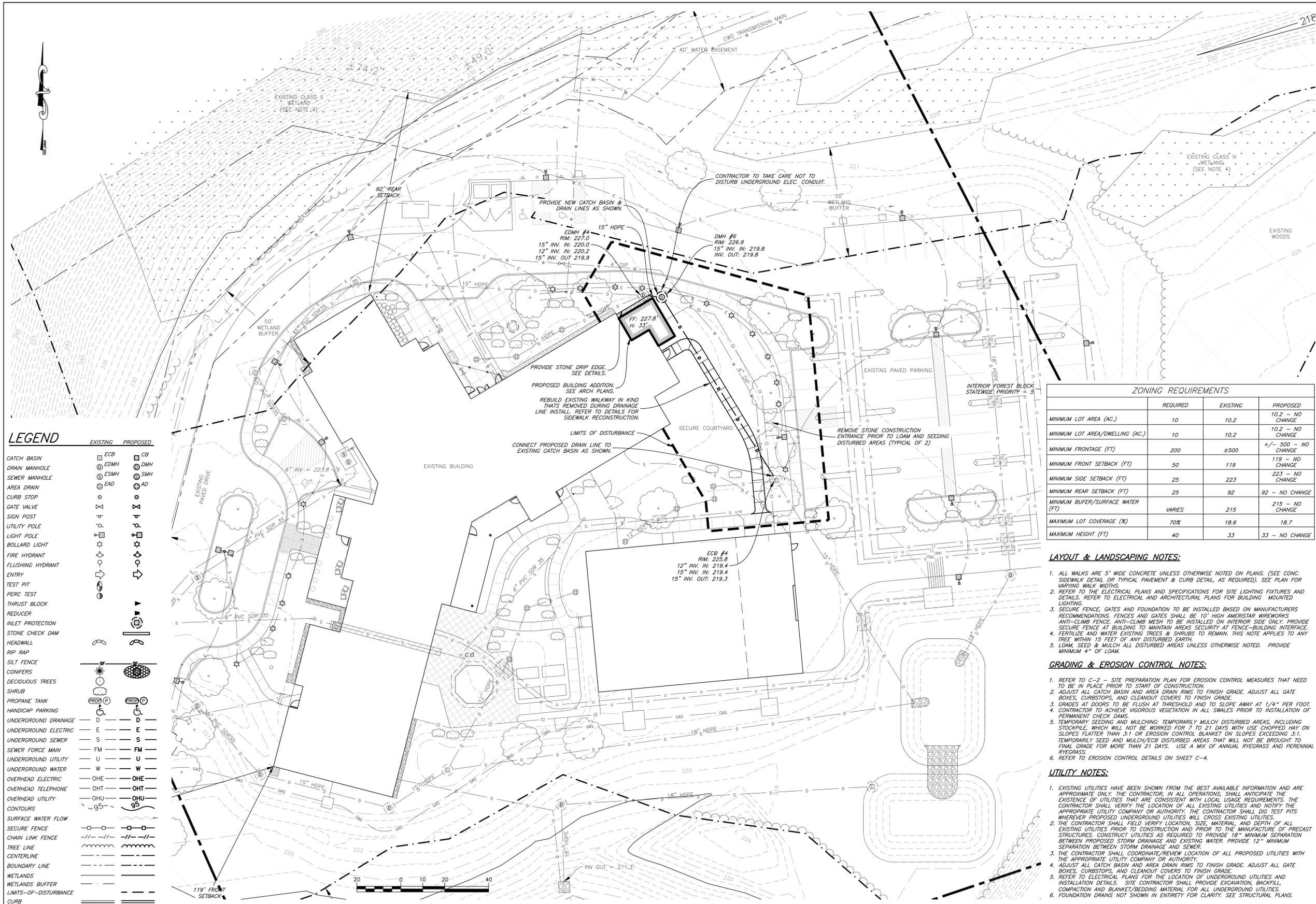
SHEET 2 OF 4

SITE PREP PLAN GENERAL NOTES:

1. SEE DWG. C-3 FOR LEGEND.
2. TOTAL ACRES OF PROPOSED EARTH DISTURBANCE: 0.20 AC
3. MAXIMUM CONCURRENT EARTH DISTURBANCE: 0.20 AC
4. NAME AND LOCATION OF RECEIVING WATER: WETLAND TRIBUTARY AND FLOODPLAIN OF WINOOSKI RIVER.
5. INSPECTION REQUIREMENTS:
 - 5.1. SITE INSPECTIONS SHALL OCCUR:
 - 5.1.1. AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND DAILY DURING THE WINTER CONSTRUCTION PERIOD.
 - 5.1.2. BEFORE ANY PREDICTED RAINFALL OR SNOWMELT EVENT; AND
 - 5.1.3. AFTER ANY RAINFALL OR SNOWMELT EVENT THAT RESULTED IN STORMWATER RUNOFF.
 - 5.2. SITE INSPECTIONS SHALL INCLUDE:
 - 5.2.1. ALL AREAS OF THE SITE WHERE SOIL IS ACTIVELY EXPOSED;
 - 5.2.2. ALL AREAS OF THE SITE WHERE TEMPORARILY STABILIZED IS BEING UTILIZED;
 - 5.2.3. THE SITE'S PERIMETER; AND
 - 5.2.4. ALL DISCHARGE LOCATIONS.
6. ALL AREAS OF EARTH DISTURBANCE MUST HAVE TEMPORARY OR FINAL STABILIZATION WITHIN 14 DAYS OF THE INITIAL DISTURBANCE. AFTER THIS TIME, DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED IN ADVANCE OF ANY RUNOFF PRODUCING EVENT.
7. REFER TO THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL.
8. THE CONTRACTOR SHALL ENSURE THAT ALL LOCAL AND STATE PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE SITE. THE LIMITS OF CONSTRUCTION SHALL BE CONSIDERED TO BE THE PROPERTY LINES UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL ALL SILT FENCE, TREE PROTECTION AND STABILIZED STONE ENTRANCE PRIOR TO THE START OF ANY CONSTRUCTION. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED A MINIMUM AND SHALL BE REVISED AS CONSTRUCTION CONDITIONS WARRANT.
11. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AND TREE PROTECTION FOR THE DURATION OF THE PROJECT. REMOVAL OF ANY EROSION CONTROL MEASURES OR TREE PROTECTION PRIOR TO THE END OF CONSTRUCTION SHALL ONLY BE AT THE DIRECTION OF THE ENGINEER.
12. CLEAR, GRUB AND STRIP TOPSOIL. REMOVE TREES, STUMPS, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. TOPSOIL TO BE STOCKPILED WHERE SHOWN ON PLANS.
13. STABILIZE DISTURBED AREAS THAT ARE FINISHED OR WILL NOT BE WORKED FOR 14 DAYS OR LONGER.
14. ALL MATERIALS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
15. REFER TO ARCHITECTURAL PLANS FOR DEMOLITION ASSOCIATED WITH THE BUILDING.
16. ALL WATER FROM DEWATERING OPERATIONS SHALL PASS THROUGH A SILT BAG PRIOR TO DISCHARGE. NO SEDIMENT LAIDEN WATER FROM DEWATERING OPERATIONS WILL BE ALLOWED TO LEAVE THE SITE.
17. CONTRACTOR IS REQUIRED TO CONTACT THE CHAMPLAIN WATER DISTRICT (CWD) MIN. 5 DAYS IN ADVANCE AT 802-864-7454, 403 QUEEN CITY PARK ROAD, SOUTH BURLINGTON, VT 05403, PRIOR TO WORKING ON OR AROUND ANY WATER INFRASTRUCTURE ON SITE.

WINTER CONSTRUCTION GENERAL NOTES:

1. WINTER CONSTRUCTION ARE ANY ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND APRIL 15. IF ANY EARTHWORK IS ANTICIPATED DURING THIS PERIOD, PRACTICES MUST ADHERE TO THE WINTER CONSTRUCTION STANDARDS OF THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL.
2. CONTRACTOR SHALL STORE SNOW ON PERIMETER OF WORK AREA. NO SNOW MAY BE STORED IN DIVERSION SWALES OR THE SEDIMENT TRAP. ALL DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS.
3. MULCH USED FOR TEMPORARY STABILIZATION MUST BE APPLIED AT DOUBLE THE STANDARD RATE, OR A MINIMUM OF 3 INCHES WITH AN 80-90% COVER. EROSION CONTROL BLANKET MAY BE USED INSTEAD OF MULCH.
4. TO ENSURE COVER OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
 - 4.1. IF NO PRECIPITATION WITHIN 24 HOURS IS FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
 - 4.1. DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
5. PRIOR TO STABILIZATION, SNOW OR ICE MUST BE REMOVED TO LESS THAN 1 INCH THICKNESS.
6. A MINIMUM OF 25 FOOT BUFFER SHALL BE MAINTAINED FROM PERIMETER CONTROLS SUCH AS SILT FENCE.



LEGEND

EXISTING	PROPOSED
ECB	CB
EDMH	DMH
ESMH	SMH
EAD	AD
Area Drain	Area Drain
Curb Stop	Curb Stop
Gate Valve	Gate Valve
Sign Post	Sign Post
Utility Pole	Utility Pole
Light Pole	Light Pole
Bollard Light	Bollard Light
Fire Hydrant	Fire Hydrant
Flushing Hydrant	Flushing Hydrant
Entry	Entry
Test Pit	Test Pit
PERC Test	PERC Test
Reducer	Reducer
Inlet Protection	Inlet Protection
Stone Check Dam	Stone Check Dam
Headwall	Headwall
Rip Rap	Rip Rap
Silt Fence	Silt Fence
Conifers	Conifers
Deciduous Trees	Deciduous Trees
Shrub	Shrub
Propane Tank	Propane Tank
Handicap Parking	Handicap Parking
Underground Drainage	Underground Drainage
Underground Electric	Underground Electric
Underground Sewer	Underground Sewer
Sewer Force Main	Sewer Force Main
Underground Utility	Underground Utility
Underground Water	Underground Water
Overhead Electric	Overhead Electric
Overhead Telephone	Overhead Telephone
Overhead Utility	Overhead Utility
Contours	Contours
Surface Water Flow	Surface Water Flow
Secure Fence	Secure Fence
Chain Link Fence	Chain Link Fence
Tree Line	Tree Line
Centerline	Centerline
Boundary Line	Boundary Line
Wetlands	Wetlands
Wetlands Buffer	Wetlands Buffer
Limits-of-Disturbance	Limits-of-Disturbance
Curb	Curb

ZONING REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (AC.)	10	10.2	10.2 - NO CHANGE
MINIMUM LOT AREA/DWELLING (AC.)	10	10.2	10.2 - NO CHANGE
MINIMUM FRONTAGE (FT)	200	±500	+/- 500 - NO CHANGE
MINIMUM FRONT SETBACK (FT)	50	119	119 - NO CHANGE
MINIMUM SIDE SETBACK (FT)	25	223	223 - NO CHANGE
MINIMUM REAR SETBACK (FT)	25	92	92 - NO CHANGE
MINIMUM BUFFER/SURFACE WATER (FT)	VARIES	215	215 - NO CHANGE
MAXIMUM LOT COVERAGE (%)	70%	18.6	18.7
MAXIMUM HEIGHT (FT)	40	33	33 - NO CHANGE

- LAYOUT & LANDSCAPING NOTES:**
- ALL WALKS ARE 5' WIDE CONCRETE UNLESS OTHERWISE NOTED ON PLANS. (SEE CONC. SIDEWALK DETAIL OR TYPICAL PAVEMENT & CURB DETAIL, AS REQUIRED). SEE PLAN FOR VARYING WALK WIDTHS.
 - REFER TO THE ELECTRICAL PLANS AND SPECIFICATIONS FOR SITE LIGHTING FIXTURES AND DETAILS. REFER TO ELECTRICAL AND ARCHITECTURAL PLANS FOR BUILDING MOUNTED LIGHTING.
 - SECURE FENCE, GATES AND FOUNDATION TO BE INSTALLED BASED ON MANUFACTURERS RECOMMENDATIONS. FENCES AND GATES SHALL BE 10' HIGH AMERISTAR WIREWORKS ANTI-CLIMB FENCE. ANTI-CLIMB MESH TO BE INSTALLED ON INTERIOR SIDE ONLY. PROVIDE SECURE FENCE AT BUILDING TO MAINTAIN AREAS SECURITY AT FENCE-BUILDING INTERFACE.
 - FERTILIZE AND WATER EXISTING TREES & SHRUBS TO REMAIN. THIS NOTE APPLIES TO ANY TREE WITHIN 15 FEET OF ANY DISTURBED EARTH.
 - LOAM, SEED & MULCH ALL DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE MINIMUM 4" OF LOAM.

- GRADING & EROSION CONTROL NOTES:**
- REFER TO C-2 - SITE PREPARATION PLAN FOR EROSION CONTROL MEASURES THAT NEED TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.
 - ADJUST ALL CATCH BASIN AND AREA DRAIN RIMS TO FINISH GRADE. ADJUST ALL GATE BOXES, CURBSTOPS, AND CLEANOUT COVERS TO FINISH GRADE.
 - GRADES AT DOORS TO BE FLUSH AT THRESHOLD AND TO SLOPE AWAY AT 1/4" PER FOOT. CONTRACTOR TO ACHIEVE VIGOROUS VEGETATION IN ALL SWALES PRIOR TO INSTALLATION OF PERMANENT CHECK DAMS.
 - TEMPORARY SEEDING AND MULCHING: TEMPORARILY MULCH DISTURBED AREAS, INCLUDING STOCKPILE, WHICH WILL NOT BE WORKED FOR 7 TO 21 DAYS WITH USE CHOPPED HAY ON SLOPES FLATTER THAN 3:1 OR EROSION CONTROL BLANKET ON SLOPES EXCEEDING 3:1. TEMPORARILY SEED AND MULCH/ECB DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR MORE THAN 21 DAYS. USE A MIX OF ANNUAL RYEGRASS AND PERENNIAL RYEGRASS.
 - REFER TO EROSION CONTROL DETAILS ON SHEET C-4.

- UTILITY NOTES:**
- EXISTING UTILITIES HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE ONLY. THE CONTRACTOR, IN ALL OPERATIONS, SHALL ANTICIPATE THE EXISTENCE OF UTILITIES THAT ARE CONSISTENT WITH LOCAL USAGE REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE APPROPRIATE UTILITY COMPANY OR AUTHORITY. THE CONTRACTOR SHALL DIG TEST PITS WHEREVER PROPOSED UNDERGROUND UTILITIES WILL CROSS EXISTING UTILITIES.
 - THE CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, MATERIAL, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND PRIOR TO THE MANUFACTURE OF PRECAST STRUCTURES. CONSTRUCT UTILITIES AS REQUIRED TO PROVIDE 18" MINIMUM SEPARATION BETWEEN PROPOSED STORM DRAINAGE AND EXISTING WATER. PROVIDE 12" MINIMUM SEPARATION BETWEEN STORM DRAINAGE AND SEWER.
 - THE CONTRACTOR SHALL COORDINATE/REVIEW LOCATION OF ALL PROPOSED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AUTHORITY.
 - ADJUST ALL CATCH BASIN AND AREA DRAIN RIMS TO FINISH GRADE. ADJUST ALL GATE BOXES, CURBSTOPS, AND CLEANOUT COVERS TO FINISH GRADE.
 - REFER TO ELECTRICAL PLANS FOR THE LOCATION OF UNDERGROUND UTILITIES AND INSTALLATION DETAILS. SITE CONTRACTOR SHALL PROVIDE EXCAVATION, BACKFILL, COMPACTION AND BLANKET/BEDDING MATERIAL FOR ALL UNDERGROUND UTILITIES.
 - FOUNDATION DRAINS NOT SHOWN IN ENTIRETY FOR CLARITY. SEE STRUCTURAL PLANS.

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PURPOSE OF DRAWING:
 AUGUST 5, 2025
 FOR PERMIT REVIEW
 NOT FOR CONSTRUCTION

RIVER VALLEY THERAPEUTIC RESIDENCE - ADDITION
 26 WOODSIDE DRIVE
 ESSEX, VERMONT

PREPARED FOR:
VT BUILDING & GENERAL SERVICES
 2 GOV. AIKEN AVE.
 MONTPELIER VERMONT

DATE: _____
 REVISION: _____

SITE PLAN

DES. BY: TES
 OWN. BY: TES
 CHKD. BY: BDS
 SCALE: 1"=20'
 DATE: 08/05/25
 PROJECT NUM: 19-073-1
 DWG. NO. **C-3**
 SHEET 3 OF 4

EROSION CONTROL GENERAL NOTES:

- TEMPORARY EROSION CONTROL SHALL BE ACCOMPLISHED THROUGH THE USE OF SILT FENCES, HAY OR STRAW MULCH, EROSION CONTROL BLANKET (ECB), CHECK STRUCTURES, INLET & OUTLET PROTECTION, A STABILIZED CONSTRUCTION ENTRANCE, A SEDIMENT TRAP, TEMPORARY AND PERMANENT SEEDING AND DIVERSION DITCHES. THE EROSION CONTROL SPECIFIED AND DETAILED ON THE PLANS SHALL BE CONSIDERED THE MINIMUM REQUIRED AND IS TO BE USED AS A GUIDELINE ONLY. ADDITIONAL MEASURES MAY BE DICTATED BY FIELD CONDITIONS. PROVIDE ADDITIONAL EROSION CONTROL AS REQUIRED BY THE TOWN, STATE OR THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROL DURING CONSTRUCTION & UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EXTRA EROSION CONTROL MATERIALS (SILT FENCE, CRUSHED STONE, MULCH HAY, ROLLED EROSION CONTROL PRODUCT (RECP) ARE PRESENT ON SITE AT ALL TIMES FROM THE COMMENCEMENT OF EARTHWORK THROUGH FINAL STABILIZATION TO ENABLE RAPID RESPONSE TO PROBLEM SITUATIONS.
- ALL EROSION CONTROL PROCEDURES SHALL CONFORM TO APPLICABLE SECTIONS OF THE "EROSION AND SEDIMENT CONTROL DESIGN HANDBOOK" PREPARED BY THE USDA SOIL CONSERVATION SERVICE AND/OR THE "VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL".
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED FOR THE SHORTEST PRACTICAL PERIOD AT ANY GIVEN TIME DURING THE DEVELOPMENT. EXPOSED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 48 HOURS OF FINISH GRADING. AREAS THAT WILL NOT BE BROUGHT TO FINISH GRADE FOR 7 TO 21 DAYS WILL BE TEMPORARILY MULCHED. AREAS THAT WILL NOT BE BROUGHT TO FINISH GRADE FOR 21 DAYS OR LONGER WILL BE TEMPORARILY SEEDED AND MULCHED/ECB.
- SILT DEPOSITED ON SITE SHALL BE COLLECTED AND REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR WATER CONTROL DURING ALL PHASES OF CONSTRUCTION. NO WATER IS ALLOWED TO FLOW FROM THE CONSTRUCTION SITE. WATER SHALL BE CONTROLLED BY THE USE OF SAND BAGS, BERMS, TEMPORARY CULVERTS OR BY PUMPING. ALL DIVERTED WATER SHALL BE DISCHARGED TO SEDIMENT CONTAINMENT FILTER BAGS, STONE FILL OR OTHER SUITABLE ENERGY DISSIPATER SURROUNDED BY A CONTAINMENT BERM.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

EROSION CONTROL MATERIALS:

- SILT FENCE:** SILT FENCE SHALL BE MIRAFI WITH PREFABRICATED 36-INCH POSTS OR APPROVED EQUIVALENT. IT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLAN DETAILS.
- RIPRAP:** SEE SPECIFICATIONS & DETAILS
- MULCH:** MULCH SHALL BE DRY MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS. NO SALT HAY SHALL BE USED.
- EROSION CONTROL MATTING (BLANKET):** MATTING SHALL BE INSTALLED ON ANY SLOPES STEEPER THAN 3H TO 1V (MAY 1ST TO SEPTEMBER 15TH). AFTER SEPTEMBER 15TH, MATTING SHALL BE USED ON ALL SLOPES GREATER THAN 5%. MATTING SHALL NORTH AMERICAN GREEN STS OR APPROVED EQUIVALENT.
- FERTILIZER:** SEE SPECIFICATIONS.
- LIME:** SEE SPECIFICATIONS.
- TEMPORARY SEED MIXTURES:** SEE SPECIFICATIONS.
- PERMANENT SEED MIXTURES:** SEE SPECIFICATIONS.

RECORDKEEPING:

- ON-SITE PLAN COORDINATOR RESPONSIBILITIES:** THE CONTRACTOR SHALL DESIGNATE AN ON-SITE PLAN COORDINATOR WHO SHALL KEEP A WRITTEN RECORD OF INSPECTIONS AND ANY WATER QUALITY MONITORING DATA AND SHALL NOTE ALL PROBLEM AREAS AND THE MEASURES TAKEN TO CORRECT THOSE PROBLEMS AND PREVENT FUTURE PROBLEMS. THE RECORDS SHALL REFLECT THE STATUS OF THE PROJECT IN TERMS OF CONSISTENCY WITH THE PLANNED CONSTRUCTION SEQUENCE, WHAT AREAS ARE DISTURBED AT THE TIME OF THE INSPECTION, AND WHAT AREAS HAVE BEEN TEMPORARILY OR PERMANENTLY STABILIZED SINCE THE LAST INSPECTION RECORD. EACH INSPECTION RECORD SHALL BE SIGNED BY THE ON-SITE PLAN COORDINATOR.
- PROFESSIONAL ENGINEER OR CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL RESPONSIBILITIES:** WHERE INSPECTIONS ARE ALSO BEING MADE BY A REGISTERED PROFESSIONAL, INSPECTION REPORTS SHALL BE SUBMITTED TO THE ON-SITE PLAN COORDINATOR TO BE INCORPORATED INTO THE ON-SITE PLAN COORDINATOR'S RECORDS.
- OWNER/PERMITEE RESPONSIBILITIES:** THE INSPECTION RECORDS SHALL BE KEPT ON-SITE AND SHALL BE MADE AVAILABLE TO THE STATE OR THE STATE'S REPRESENTATIVES UPON REQUEST. THE PERMITEE SHALL RETAIN A COPY OF THE PLAN AND ANY RECORDS REQUIRED BY THIS PERMIT FOR A MINIMUM OF 3 YEARS FOLLOWING THE COMPLETION OF THE CONSTRUCTION ACTIVITIES.

ON-SITE COORDINATOR: _____ PHONE: _____

GENERAL NOTES:

- SUBSURFACE INVESTIGATION WAS CONDUCTED FOR THE PURPOSE OF DESIGN AND INDICATES SUBSURFACE CONDITIONS ONLY AT THE LOCATIONS SHOWN. THE CONTRACTOR SHALL BE AWARE THAT SUBSURFACE CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY VARY FROM THOSE SHOWN ON THE CONTRACT DRAWINGS AND IN THE CONTRACT SPECIFICATIONS.
- EXISTING UTILITIES HAVE BEEN SHOWN FROM THE BEST AVAILABLE DATA AND ARE APPROXIMATE ONLY. THE CONTRACTOR IN ALL OPERATIONS SHALL ANTICIPATE THE EXISTENCE OF UTILITIES THAT ARE NORMALLY LOCATED IN THE PUBLIC RIGHT-OF-WAY, BUT NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE APPROPRIATE UTILITY COMPANY OR AUTHORITY. CONTRACTOR SHALL DIG TEST PITS WHEREVER PROPOSED UNDERGROUND UTILITIES CROSS EXISTING UTILITIES.
- EXISTING FENCES, POLES, SIGNS, MAILBOXES, CURBS, SHRUBS, PAVEMENT, LAWN AREAS AND OTHER SITE FEATURES SHALL BE REMOVED AND REPLACED OR REMOVED AND RESTORED IN KIND BY THE CONTRACTOR AS REQUIRED DURING THE CONSTRUCTION WORK. ALL YARD WORK SHALL BE COORDINATED WITH SITE WORK PROVIDED FOR IN CONTRACT DOCUMENTS.
- CONTRACTOR TO COORDINATE/REVIEW LOCATION OF ALL PROPOSED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AUTHORITY.
- MAINTAIN SERVICE OF ALL UTILITIES DURING CONSTRUCTION. WHERE NECESSARY TO TEMPORARILY INTERRUPT SERVICE, NOTIFY THE UTILITY TO TEMPORARILY INTERRUPT SERVICE, AND NOTIFY THE UTILITY AND ALL AFFECTED PERSONS PRIOR TO INTERRUPTION.
- MAINTAIN THROUGH TRAFFIC IN PUBLIC WAYS AT ALL TIMES.
- DO NOT OBSTRUCT ACCESS TO PRIVATE DRIVEWAYS.
- PROVIDE ALL BARRICADES, FENCES, WARNING SIGNS, LIGHTS AND UNIFORMED TRAFFIC CONTROL PERSONNEL NECESSARY TO PROTECT THE PUBLIC DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS AND ACTIVITIES TO THE SITE AS SHOWN ON THE DRAWINGS. STORAGE AND PROTECTION OF MATERIALS AND STRUCTURES OFF THE SITE WILL BE BY OTHER ARRANGEMENTS OF THE CONTRACTOR.
- EXAMINE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF PROJECT REQUIREMENTS NOT SHOWN ON THE SITE DRAWINGS.
- CONTRACTOR TO ENSURE THAT ALL LOCAL PERMITS, STATE PERMITS AND CONSTRUCTION EASEMENTS FROM NEIGHBORING PROPERTY OWNERS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DIMENSIONS AND SHALL STAKE OUT THE WORK PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER TO REVIEW GRADES PRIOR TO REPLACEMENT OF GRAVEL & PAVEMENT.
- PROVIDE TEMPORARY OR PERMANENT SUPPORTS, WHETHER SHORING, SHEETING OR BRACING SO THAT NO HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT OCCURS TO EXISTING STRUCTURES, STREETS OR UTILITIES ADJACENT TO THE PROJECT SITE.
- PROVIDE HAY BALE DIKES, SILT FENCES AND OTHER EROSION CONTROL AS REQUIRED TO CONTROL EROSION AND DUST.
- THE CONTRACTOR SHALL BE RESPONSIBLE IN DETERMINING ANNUAL AND SEASONAL VARIATIONS IN GROUND WATER LEVEL WHICH MAY AFFECT THE WORK. GROUND WATER SHALL UNDER NO CONDITIONS CONSTITUTE GROUNDS FOR REVISION IN CONTRACT PRICE OR COMPLETION DATE.
- FABRICATION AND CERTAIN PORTIONS OF THE WORK SHALL NOT BE STARTED UNTIL CHECKED SHOP DRAWINGS COVERING THE WORK HAVE BEEN SUBMITTED BY THE CONTRACTOR AND REVIEWED BY THE ENGINEER.
- CHAMPLAIN WATER DISTRICT SHALL BE NOTIFIED A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO COMMENCING EXCAVATION LOCATED WITHIN 10 FEET OF 20" TRANSMISSION MAIN.

MAINTENANCE OF EROSION CONTROL STRUCTURES:

- SILT FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS. WHEN SEDIMENT ACCUMULATION REACHES A DEPTH OF 12" BEHIND THE SILT FENCE, THE SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF. OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO REMOVAL.
- STONE CHECK DAMS SHALL BE REPLACED WHEN THEY BECOME CLOGGED WITH SOIL PARTICLES OR AS DIRECTED BY THE ENGINEER. CLEAN SILT AND SOIL FROM UPSTREAM FACE OF STONE CHECK DAMS WHEN ACCUMULATION REACHES 1/2 THE HEIGHT OF THE CHECK DAM.
- KEEP ALL DRAINAGE ENTRANCES FREE OF DEBRIS DURING CONSTRUCTION. SWEEP ROADS AS REQUIRED OR DIRECTED BY THE ENGINEER.
- CLEAN SEDIMENT TRAPS AND TEMPORARY DIVERSION DITCHES WHEN THEY BECOME FULL TO 50% OF THEIR ORIGINAL VOLUME OR AS DIRECTED BY THE ENGINEER.
- REINFORCE NETTING, MATTING, AND BLANKETS WITH ADDITIONAL STAPLES IF THEY HAVE MOVED. REPAIR DAMAGE CAUSED BY WATER EROSION OR WIND AT THE END OF EACH DAY.
- REPAIR AND REPLACE STONE INLET PROTECTION WHEN STONES BECOME CLOGGED WITH SEDIMENT.
- REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION ACTIVITIES AT OR BEFORE THE END OF EACH WORKING DAY. DAMAGE TO ANY EROSION CONTROL MEASURE AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED IMMEDIATELY.

WINTER EROSION CONTROL:

- ALL EROSION CONTROL FEATURES SUCH AS SILT FENCE AND STONE CHECK DAMS MUST BE IN PLACE PRIOR TO GROUND FREEZING.
- ALL DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED FROM SEPTEMBER 15 TO MAY 1 REGARDLESS OF WHETHER FINISHED GRADING HAS BEEN COMPLETED. WORK MAY CONTINUE THROUGH THIS PERIOD WITH WRITTEN PERMISSION FROM THE ENGINEER AND PROVIDED THE FOLLOWING WINTER EROSION CONTROLS ARE IMPLEMENTED:
 - WINTER RYE SEEDS SHALL BE SUBSTITUTED FOR ANY OTHER TEMPORARY ANNUAL GRASS SEEDS.
 - ALL EXPOSED EARTH SHALL BE MULCHED WITH 6 INCHES OF HAY OR STRAW. SLOPES GREATER THAN 5% SHALL BE COVERED WITH STAKED EROSION CONTROL MAT (NORTH AMERICAN GREEN STS OR APPROVED EQUIVALENT).
 - EARTHWORK SHALL ONLY TAKE PLACE DURING SUITABLE CONDITIONS, I.E. THERE SHALL BE NO EARTHWORK DURING MODERATE OR HEAVY RAINS, WET SNOW, OR THAWS.
 - PROVIDE 20' OF STABILIZED ACCESS AROUND BUILDINGS BY INSTALLING A 6" LAYER OF 4" DIA. OR SMALLER STONE.

Maintenance Chart

Control Device*	Action	Frequency		
		Weekly	After Storm Event**	When Necessary***
Vegetation	Visual Inspection Re-seed an implement weed control	△	△	△
Dry/Hydratic Mulch	Visual Inspection Replaces mulch on areas where original mulch has been lost Remove mulch where application is too heavy/seal cannot establish	△	△	△
Mattings, Netting and/or Blankets	Visual Inspection Add staples if material has moved. Repair water erosion/wind damage.	△	△	△
Channel Protection	Visual Inspection Add staples if material has moved. Repair water erosion/wind damage.	△	△	△
Sediment Trap	Visual Inspection Remove silt and soil when accumulation is 50% of capacity.	△	△	△
Silt Fence	Visual Inspection Remove any collected sediment when it has reached 1/2 the height of fence or when heavy runoff or siltation is expected.	△	△	△
Stone Check Dam	Visual Inspection Remove silt and soil from upstream face after each major storm event or when accumulated sediment reaches 1/2 the height of the check dam. Replace clogged check dam areas or areas showing signs of obvious breakdown or other damage. Supplement with additional stone check dams when it becomes obvious that the existing one is inadequate.	△	△	△
Inlet Protection	Visual Inspection Repair and replace rock. Remove sediment. Remove rock.	△	△	△
Diversion Swales	Visual Inspection Remove blockages caused by ice and sediment	△	△	△
Slope Drains	Visual Inspection Repair or replace slope drain. Replace riprap. Repair breached section of earthen berm.	△	△	△
Curb & Gutter Containment	Visual Inspection Repair and replace bags. Remove sediment	△	△	△

* Control devices as shown on plans are to be considered a minimum and may be supplemented by request of engineer
** Inspect all erosion control measures before predicted thaws or heavy rains and as soon as possible but no later than 24 hours after any storm event that generates runoff from the site
*** Practically constant maintenance of critical control measures may be necessary during winter and early spring to prevent failure or overloading of control measures

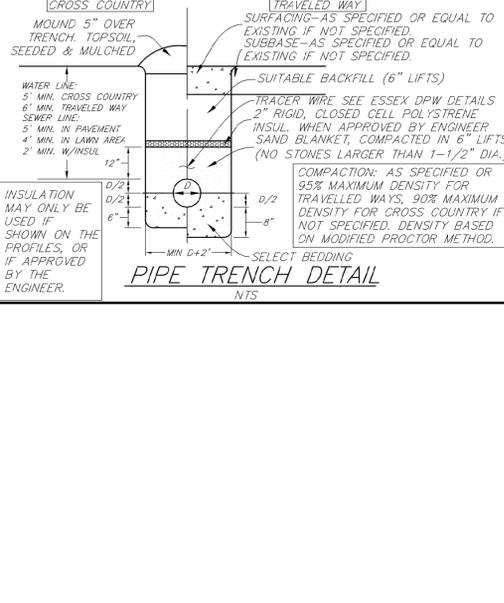
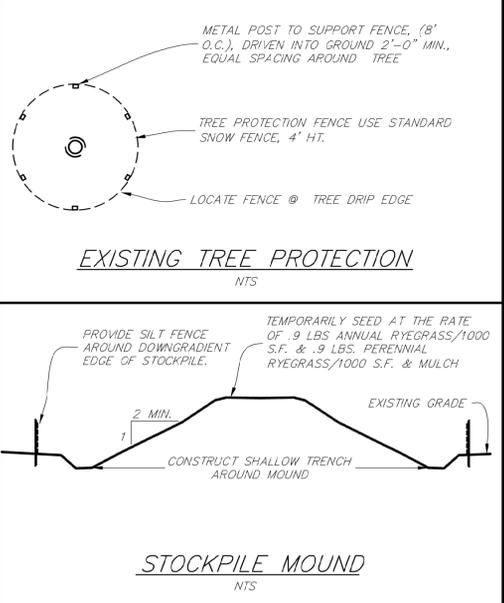
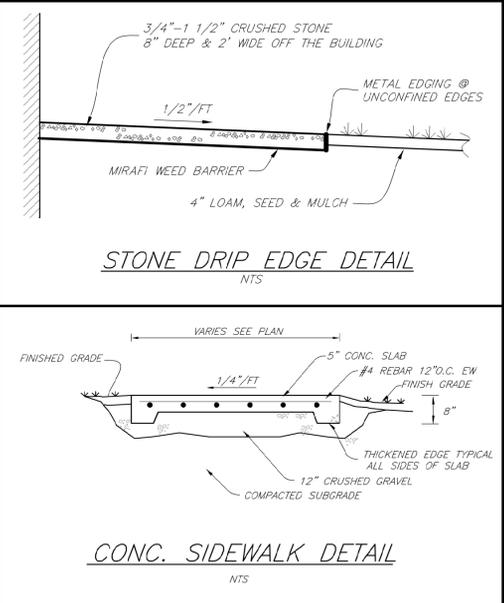
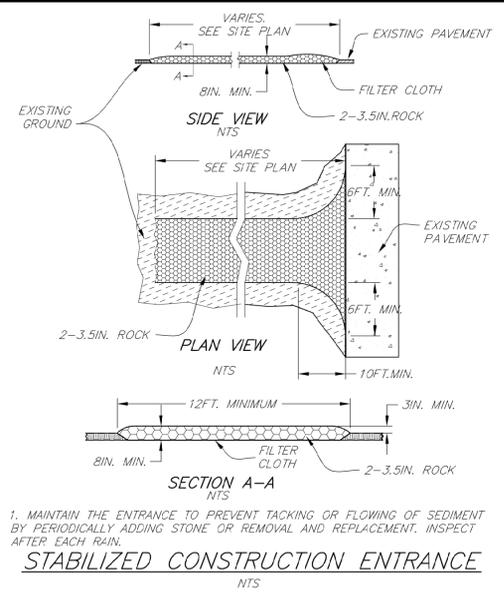
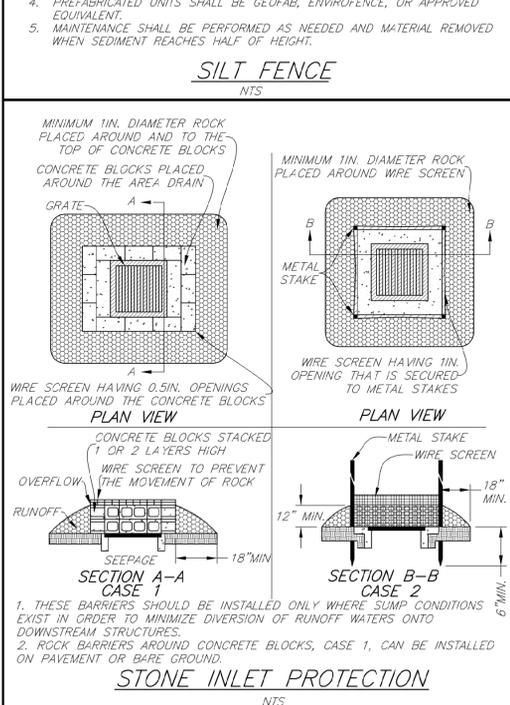
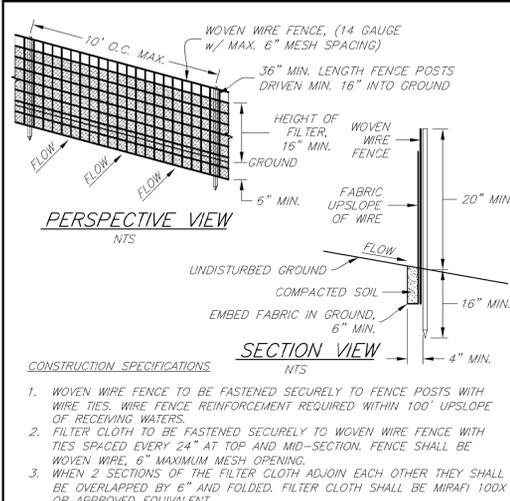
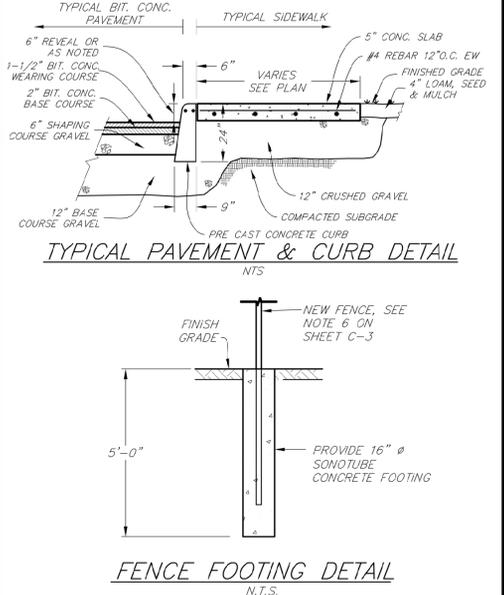
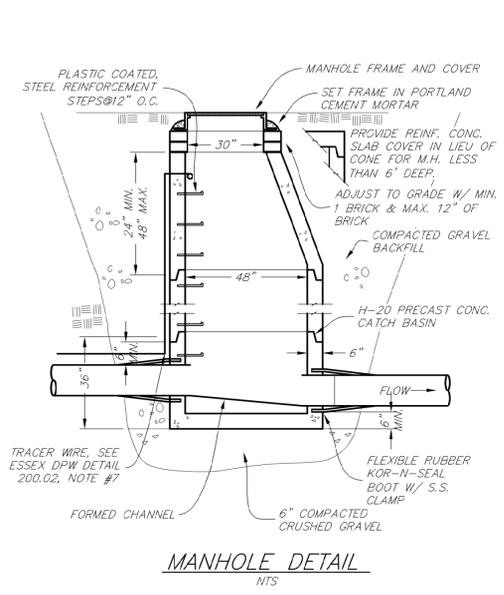
Winter Maintenance Schedule

Control Device*	Action	Frequency		
		Weekly	Before/After Predicted Thaw or Rainy Period**	When Necessary***
Dry/Hydratic Mulch	Visual Inspection - weekly and before/after thaws and rainy periods Replaces mulch on areas where original mulch has been lost Remove mulch where application is too heavy/seal cannot establish	△	△	△
Mattings, Netting and/or Blankets	Visual Inspection Add staples if material has moved. Repair water erosion/wind damage.	△	△	△
Channel Protection	Visual Inspection Add staples if material has moved. Repair water erosion/wind damage.	△	△	△
Sediment Trap	Visual Inspection Remove silt and soil before predicted thaws and rainy periods when accumulation is 50% of capacity.	△	△	△
Silt Fence	Visual Inspection Remove any collected sediment before predicted thaws or rainy period or when it has reached 1/2 the height of fence	△	△	△
Stone Check Dam	Visual Inspection Remove silt and soil from upstream face when accumulation is noticeable Replace clogged check dam areas or areas showing signs of obvious breakdown or other damage. Supplement with additional stone check dams when it becomes obvious that the existing ones are inadequate by replacement.	△	△	△
Inlet Protection	Visual Inspection Repair and replace rock. Remove sediment. Remove rock.	△	△	△
Diversion Swales	Visual Inspection Remove blockages caused by ice and sediment	△	△	△
Slope Drains	Visual Inspection Repair or replace slope drain. Replace riprap. Repair breached section of earthen berm.	△	△	△
Curb & Gutter Containment	Visual Inspection Repair and replace bags. Remove sediment	△	△	△

* Control devices as shown on plans are to be considered a minimum and may be supplemented by request of engineer
** Inspect all erosion control measures before predicted thaws or heavy rains and as soon as possible but no later than 24 hours after any storm event that generates runoff from the site
*** Practically constant maintenance of critical control measures may be necessary during winter and early spring to prevent failure or overloading of control measures

UTILITIES GENERAL NOTES:

- ANY WORK ON CHAMPLAIN WATER DISTRICT INFRASTRUCTURE SHALL CONFORM TO "CWD'S" SPECIFICATIONS AND DETAILS FOR THE INSTALLATION OF WATER LINES AND APPURTENANCES, LATEST EDITION.
- ABANDON ALL DRAINAGE STRUCTURES WITHIN PROJECT LIMITS UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS & MANHOLES ARE 4' DIA UNLESS OTHERWISE NOTED.
- ALL DRAINAGE PIPE SPECIFIED TO BE C900 AND SHALL BE INSTALLED TO WATER LINE STANDARDS.
- ESSEX DEPARTMENT OF PUBLIC WORKS (DPW) TO HAVE FIRST RIGHT OF REFUSAL FOR: MANHOLE & CATCH BASIN FRAME, GRATECOVER, FIRE HYDRANTS, WATER VALVES. IF DPW REFUSES, THE CONTRACTOR SHALL DISPOSE OF PROPERLY.
- ALL SANITARY SEWER LINES LABELED AS PVC SHALL BE SDR35 PVC.
- USE CIVIL DRAWINGS FOR INSTALLATION LOCATION OF INSULATED HEAT PIPES. USE MECHANICAL DRAWINGS FOR INSTALLATION PROCEDURES & SPECIFICATIONS.
- USE CIVIL DRAWINGS FOR INSTALLATION LOCATIONS OF UNDERGROUND ELECTRIC, TELEPHONE, COMMUNICATIONS, FIBER OPTICS, ETC. USE ELECTRICAL DRAWINGS FOR INSTALLATION PROCEDURE AND SPECIFICATIONS
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE TRENCHES ENTIRELY FREE OF WATER UNTIL ALL WORK IS FINISHED AND READY FOR BACKFILLING.
- INSTALL A CONTINUOUS SHEATHED SOLID CONNECTOR COPPER TRACER WIRE OVER PIPE. THE WIRE SHALL BEGIN INSIDE ONE CATCH BASIN OR MANHOLE AND RUN TO THE NEXT CATCH BASIN OR MANHOLE INSIDE THE BASINS AND/OR MANHOLES. A COIL OF WIRE LONG ENOUGH TO REACH THE COVER SHALL BE ATTACHED TO THE INSIDE OF THE STRUCTURE. SEE ESSEX DPW DETAILS 200.01-200.03



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 WWW.STEVENS-ASSOC.COM

PURPOSE OF DRAWING:
 AUGUST 5, 2025
 FOR PERMIT REVIEW
 NOT FOR CONSTRUCTION

RIVER VALLEY
 THERAPEUTIC
 RESIDENCE -
 ADDITION
 26 WOODSIDE DRIVE
 ESSEX, VERMONT

PREPARED FOR:
 VT BUILDING &
 GENERAL SERVICES
 2 GOV. AIKEN AVE.
 MONTPELIER, VERMONT

DATE:
 REVISION:

SITE DETAILS

DES. BY: TES
 DWN. BY: TES
 CHKD. BY: BOS
 SCALE: N.T.S.
 DATE: 08/05/25
 PROJECT NUM: 19-073-1
 DWG. NO. C-4
 SHEET 4 OF 4