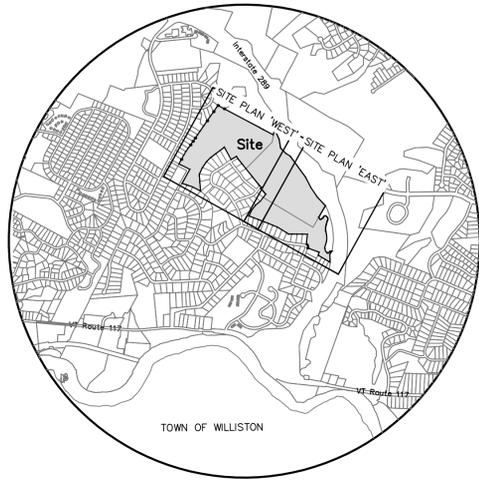


November 2025

# PINEWOOD MANOR

Section I  
Residential Development  
Essex, Vermont



Location Plan

N.T.S.

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Sheet 12	Site Plan - Water Main Extension
Sheet L1	Landscape & Lighting Plan (West)
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Sheet E5	EPSC Details & Specifications
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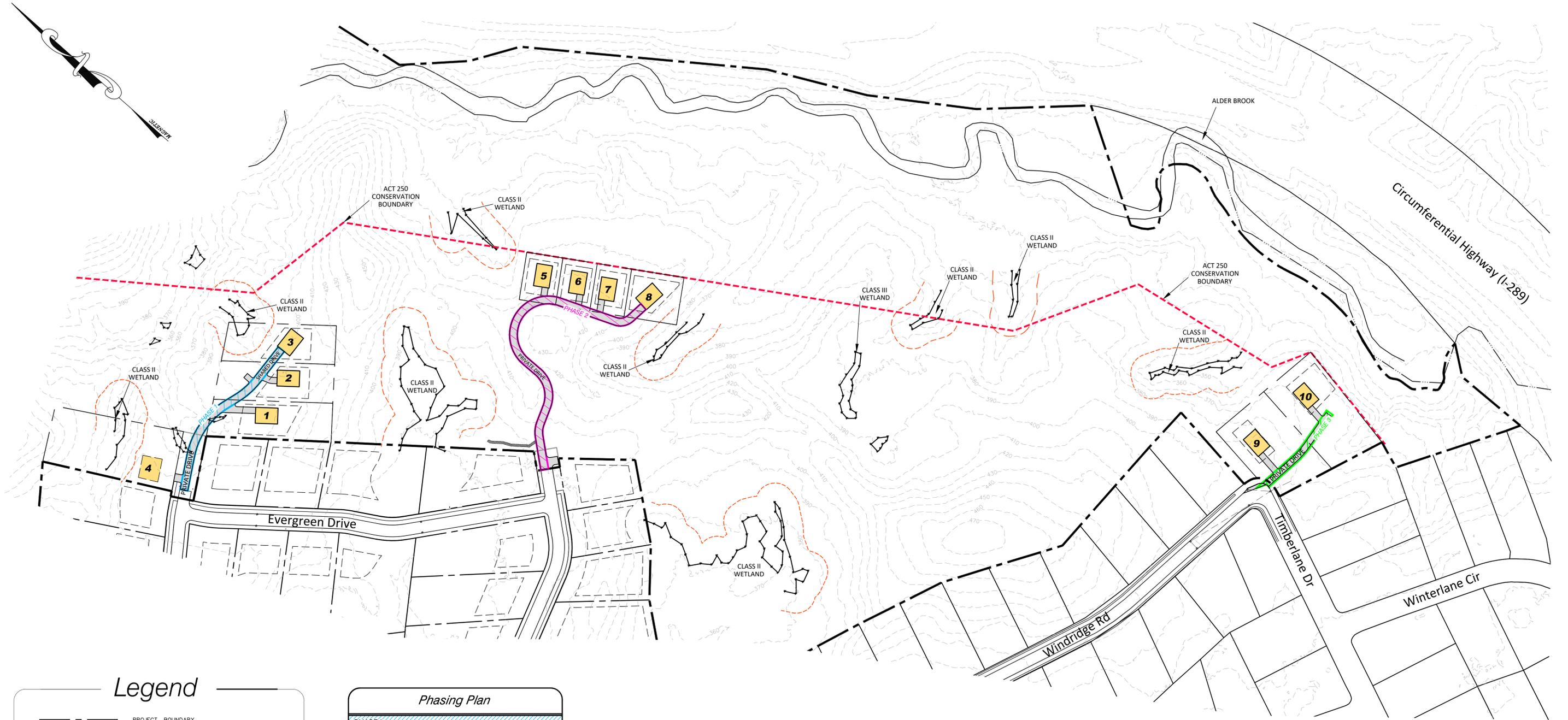
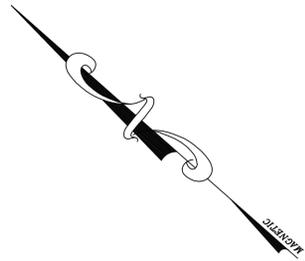


Owner / Applicant

Pinewood Manor, Inc.  
57 River Road, Suite 1003, Essex, VT 05452

Engineer

O'Leary-Burke Civil Associates  
13 Corporate Drive, Essex Jct., VT 05452

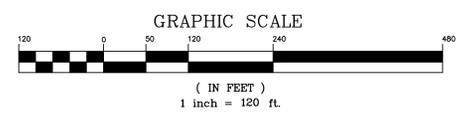


**Legend**

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- FINISH GRADE CONTOUR
- EXISTING CONTOUR LINE ( U.S.G.S. DATUM )
- EDGE OF WOODED AREA
- WETLAND DELINEATION
- 50' WETLAND BUFFER BOUNDARY
- ORIGINAL LOT LINE
- CONSERVATION / DEER WINTERING BOUNDARY

**Phasing Plan**

PHASE I
4 Available Units - 4 Single Family Lots
PHASE II
4 Available Units - 4 Single Family Lots
PHASE III
2 Available Units - 2 Single Family Lots

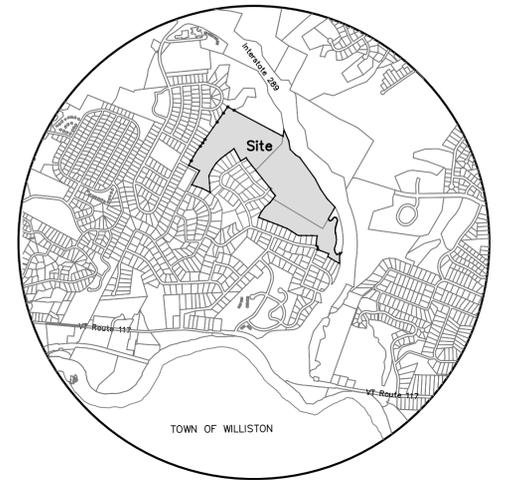
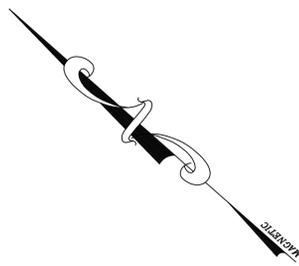


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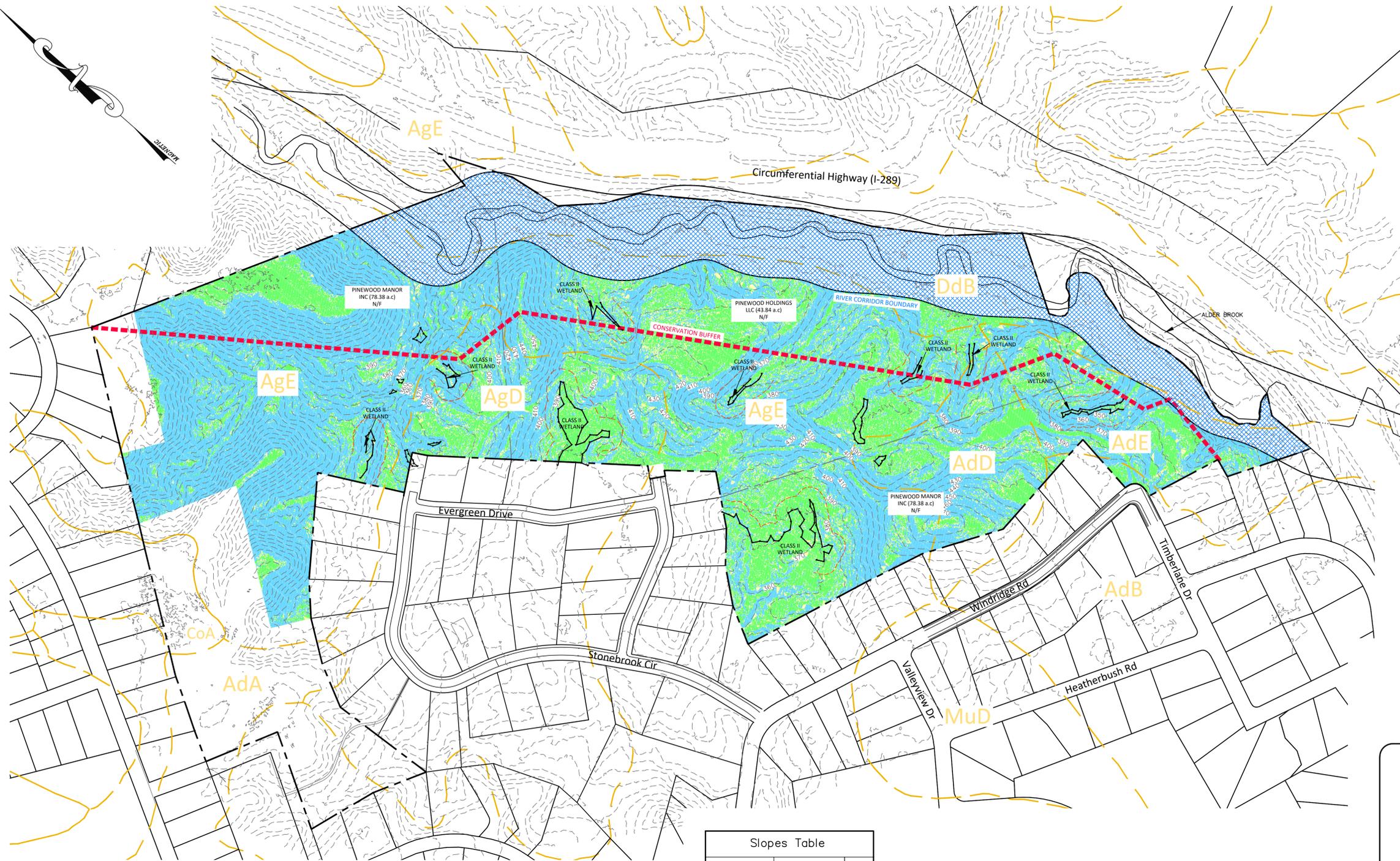


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SURVEY OBCA	RECORD DRAWING	DATE 04-05-21
DESIGN BWC	FINAL	JOB# 2020-05
DRAWN BWC	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	FILE S1
CHECKED FUD	13 CORPORATE DRIVE ESSEX, VT, VT PHONE: 878-9589 FAX: 878-9589 E-MAIL: obca@olearyburke.com	PLAN SHEET # P
SCALE 1"=120'		

**Pinewood - Section I**  
**PHASING PLAN**



Location Plan  
N.T.S.



### Legend

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- 50' WETLAND BUFFER BOUNDARY
- ORIGINAL LOT LINE
- CONSERVATION BUFFER
- SOIL TYPE + BOUNDARY

### Zoning Information

ADDRESS: 18 TIMBERLAND DRIVE (PARCEL ID: 208-400-1000)  
20 TIMBERLAND DRIVE (PARCEL ID: 208-500-1001)

ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R2)

DISTRICT DIMENSIONAL PUD REQUIREMENTS:

AVERAGE LOT AREA PER DWELLING	20,000 S.F.
MINIMUM LOT COVERAGE	75%
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	15'
MAXIMUM LOT COVERAGE	PUD REQ APPLY

WATER - MUNICIPAL  
SEWER - MUNICIPAL  
STORM - ON-SITE

DISTRICT DIMENSIONAL SUBDIVISION REQUIREMENTS:

MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	100'
MINIMUM FRONT SETBACK (FROM ROW)	40'
MINIMUM SIDE SETBACK	15'
MINIMUM REAR SETBACK	20'
MAXIMUM HEIGHT	40'

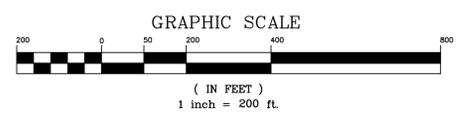
### Slopes Table

Minimum Slope	Maximum Slope	Color
0.00%	15.00%	Green
15.00%	20.00%	Yellow
20.00%	Vertical	Blue

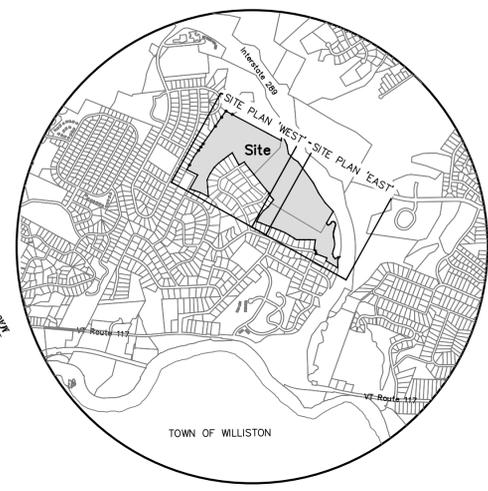
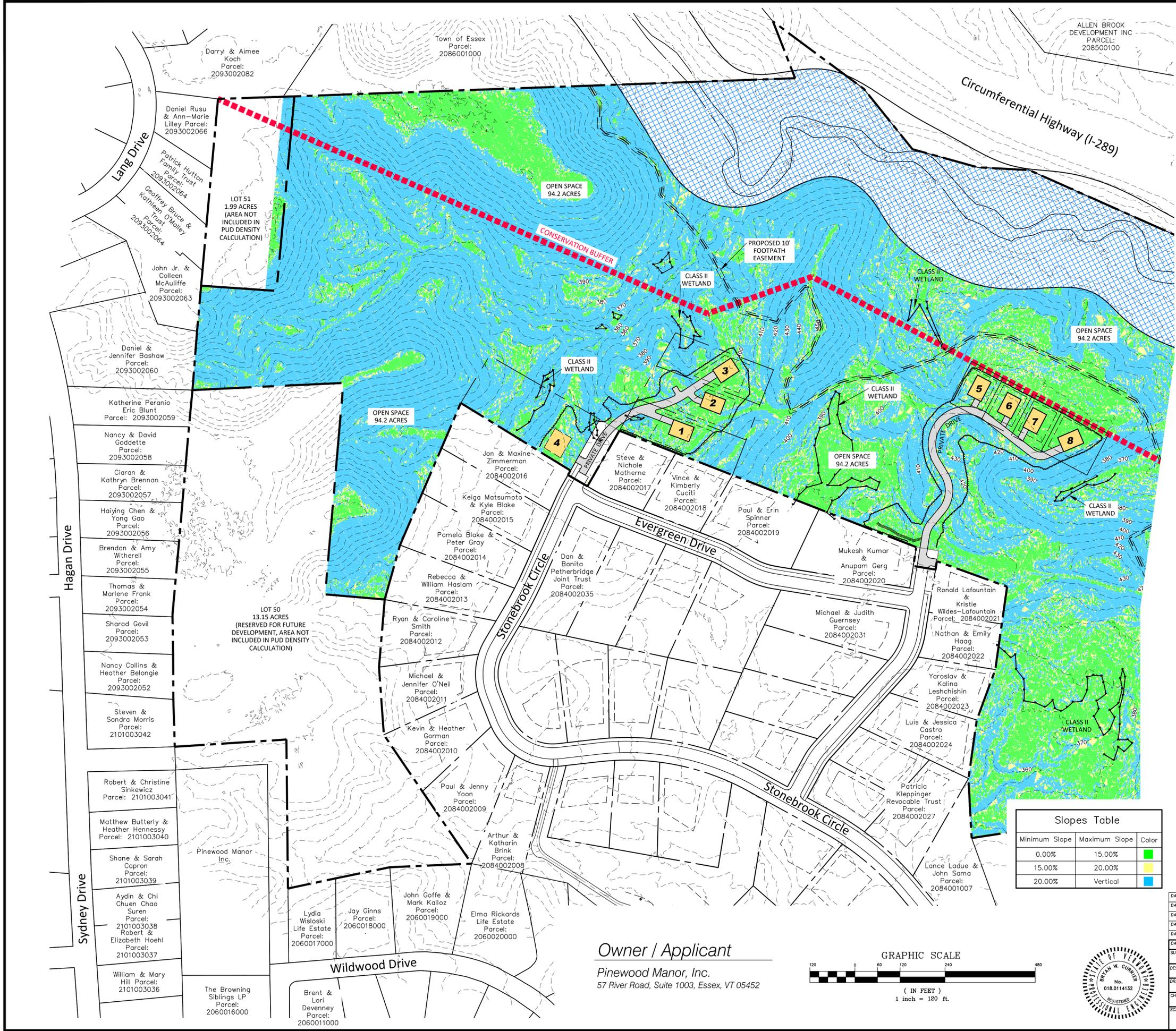
### Soil Types

Soil	Acres	%	HSG
<b>AgE</b> Agawam Fine Sandy Loam 30-60% Slopes	66.3	57.5	A
<b>DdB</b> Duane & Deerfield Soils 5-12% Slopes	17.1	14.8	A
<b>AgD</b> Agawam Fine Sandy Loam 12-30% Slopes	11.3	9.6	A
<b>AdE</b> Adams & Windsor 30-60% Slopes	7.5	6.5	A
<b>AdD</b> Adams & Windsor 12-30% Slopes	6.7	5.8	A
<b>AdA</b> Adams & Windsor 0-5% Slopes	4.4	3.8	A
<b>CoA</b> Colton Gravelly Loamy Sand 0-5% Slopes	1.9	1.6	A
<b>AdB</b> Adams & Windsor 5-12% Slopes	0.3	0.3	A

**Owner / Applicant**  
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57 River Road, Suite 1003, Essex, VT 05452



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DATE	4-29-25	REVISION	REVISED PLANS FOR 10-UNIT LAYOUT	BY	GRT
DATE	9-8-23	REVISION	REVISED PLANS FOR CGP SUBMITTAL	BY	GRT
DATE	7-6-23	REVISION	REVISED PLANS FOR PRELIMINARY SUBMITTAL	BY	GRT
SURVEY	OBCA	RECORD DRAWING	PRELIMINARY	DATE	4-05-21
DESIGN	BWC	FINAL	SKETCH/CONCEPT	JOB#	2020-05
DRAWN	BWC	O'LEARY-BURKE CIVIL ASSOCIATES, PLLC		FILE	S1
CHECKED	FJD	13 CORPORATE DRIVE ESSEX, VT, VT PHONE: 878-9589 FAX: 878-9589 E-MAIL: odba@olearyburke.com		PLAN SHEET #	1
SCALE	1"=150'	Essex Vermont		<b>Pinewood - Section 1</b> <b>EXISTING CONDITIONS</b>	



Location Plan  
N.T.S.

Legend

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- CONSERVATION BUFFER
- SOIL TYPE + BOUNDARY

Zoning Information

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20 TIMBERLAND DRIVE (PARCEL ID: 208-500-1001)

ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R2)

DISTRICT DIMENSIONAL PUD REQUIREMENTS:

AVERAGE LOT AREA PER DWELLING	20,000 S.F.
MINIMUM LOT FRONTAGE	75'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	15'
MAXIMUM LOT COVERAGE	PUD REQ APPLY

WATER - MUNICIPAL  
SEWER - MUNICIPAL  
STORM - ON-SITE

Density Calculation

TOTAL PUD LOT SIZE - 99.1 ACRES

LESS PORTIONS OF THE PROPERTY COVERED BY ALL PRIVATE ROADS, FLOODPLAINS, FLOODWAYS, WETLANDS, AND OTHER BODIES OF WATER; AND LANDS WITH A SLOPE IN EXCESS OF 20%

	FLOODPLAINS, FLOODWAYS, AND WETLANDS - 23.69 ACRES
	PRIVATE ROADS - 0.78 ACRES
	SLOPES GREATER THAN 20% (SEE SLOPES TABLE THIS SHEET) - 46.51 ACRES

TOTAL BUILDABLE AREA - 28.12 ACRES

ALLOWABLE DENSITY - 61 RESIDENTIAL UNITS  
(1 UNIT/20,000 SQ. FT. X 28.12 AC X 43,560 SQ. FT./AC = 61 UNITS)

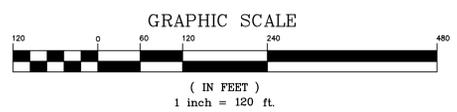
PROPOSED DENSITY - 10 RESIDENTIAL UNITS

Slopes Table

Minimum Slope	Maximum Slope	Color
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15.00%	20.00%	Yellow
20.00%	Vertical	Blue

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DATE: 10-27-23	REVISION: REVISED PLANS TO INCLUDE EXISTING SLOPE SHADING PER TOWN OF ESSEX REVIEW COMMENTS	BY: GRT
DATE: 7-6-23	REVISION: REVISED PLANS FOR PRELIMINARY SUBMITTAL	BY: GRT
DATE: 6-22-21	REVISION: REVISED BASED ON P&Z COMMENTS	BY: BWC
SURVEY: OBCA	<input type="checkbox"/> RECORD DRAWING <input checked="" type="checkbox"/> PRELIMINARY	DATE: 04-05-21
DESIGN: BWC	<input type="checkbox"/> FINAL <input checked="" type="checkbox"/> SKETCH/CONCEPT	JOB#: 2020-05
DRAWN: BWC	PROJECT: Pinewood - Section I	
CHECKED: PUD	LOCATION: Essex, Vermont	
SCALE: 1"=120'	FIRM: O'LEARY-BURKE CIVIL ASSOCIATES, PLC	
13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9589 FAX: 878-9589 E-MAIL: obca@olearyburke.com		FILE: S1
Pinewood - Section I		PLAN SHEET #
Site Plan West		2





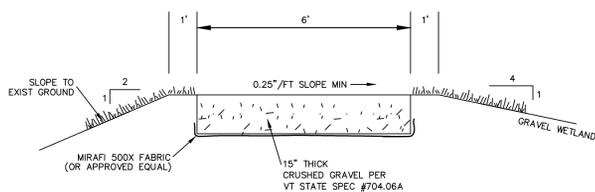
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- PROPOSED WATER LINE
- HYDRANT & GATE VALVE
- EXISTING WATER LINE
- PROPOSED STORMLINE & CATCH BASIN
- PROPOSED SEWERLINE & MANHOLE
- PROPOSED FOUNDATION DRAIN
- EXISTING SEWERLINE + MANHOLE
- EXISTING ELECTRIC/TV/TELEPHONE LINE
- CONSERVATION BOUNDARY



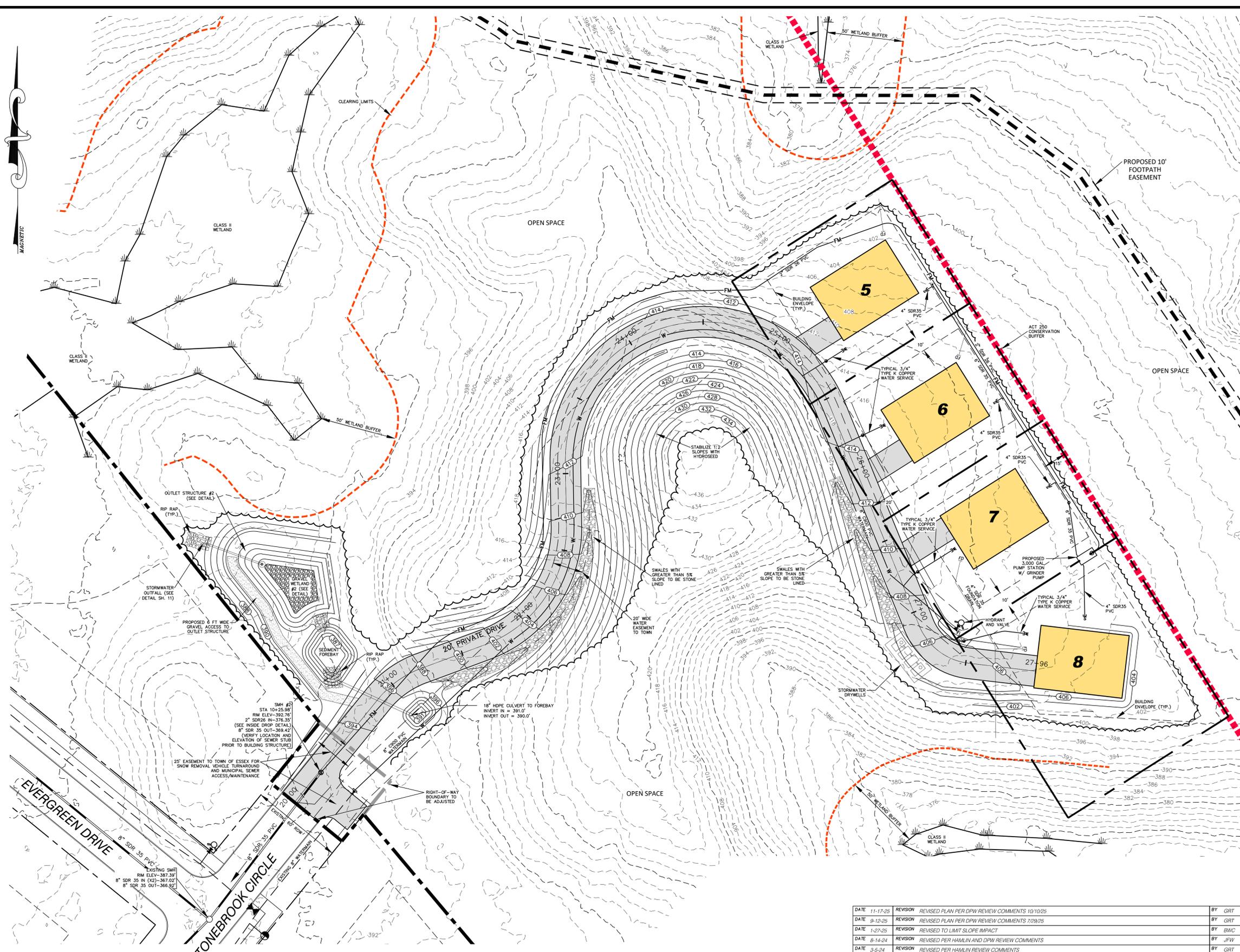
## NOTES:

1. A REPRESENTATIVE OF THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS AND WORK PERFORMED ON THE EXISTING WATER AND SEWER INFRASTRUCTURE.

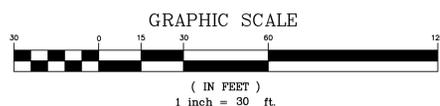


**GRAVEL ACCESS ROAD DETAIL**

NTS

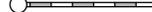
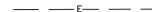


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DATE	1-27-25	REVISION	REVISED TO LIMIT SLOPE IMPACT	BY	BWC
DATE	8-14-24	REVISION	REVISED PER HAMLIN AND DPW REVIEW COMMENTS	BY	JFW
DATE	3-5-24	REVISION	REVISED PER HAMLIN REVIEW COMMENTS	BY	GRT
DATE	7-6-23	REVISION	REVISED PLANS FOR PRELIMINARY SUBMITTAL	BY	GRT
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DESIGN	BWC	<input type="checkbox"/> FINAL	<input type="checkbox"/> SKETCH/CONCEPT	JOB#	2020-05
DRAWN	BWC	<b>O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C.</b> 13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9590 FAX: 878-9589 E-MAIL: obca@olearyburke.com		FILE	S1
CHECKED	FJD			Essex	Vermont
SCALE	1"=30'			<b>SITE PLAN 'B'</b>	

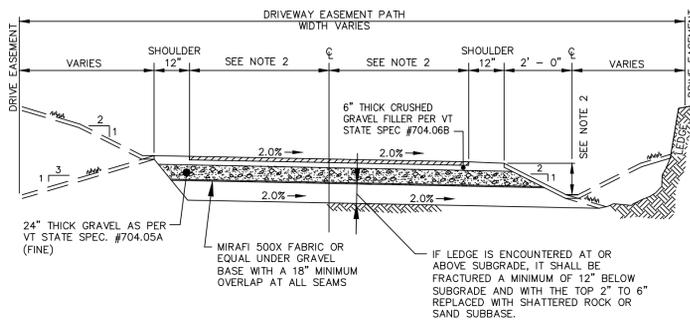
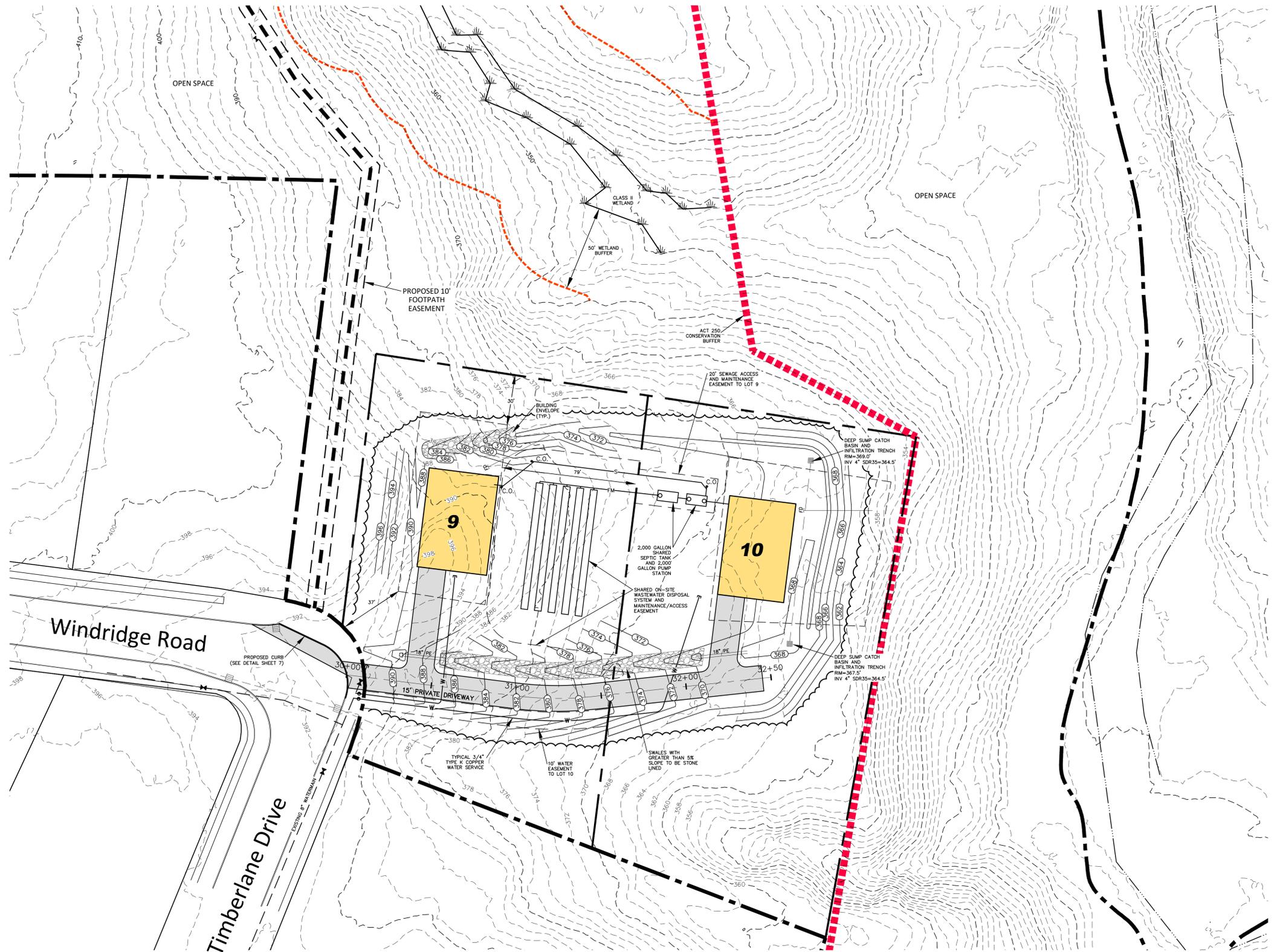
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-  EXISTING WATER LINE
-  PROPOSED STORMLINE & CATCH BASIN
-  PROPOSED SEWERLINE & MANHOLE
-  PROPOSED FOUNDATION DRAIN
-  EXISTING SEWERLINE + MANHOLE
-  EXISTING ELECTRIC, TV/TELEPHONE LINE
-  CONSERVATION BOUNDARY



## NOTES:

1. A REPRESENTATIVE OF THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS AND WORK PERFORMED ON THE EXISTING WATER AND SEWER INFRASTRUCTURE.

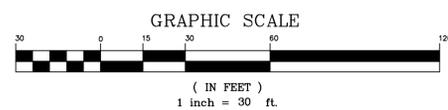


## NOTES:

1. THE TYPE A STANDARD DRIVEWAY SECTION IS TO BE USED FOR DRIVEWAYS SERVING ONE TO TWO DWELLINGS.
2. THE MINIMUM WIDTH OF A TYPE A DRIVE SHALL BE 10' AND THE MAXIMUM WIDTH SHALL BE 15'
3. INSTALL SURFACE DRAINAGE AS REQUIRED. REFER TO DETAIL 200.06 FOR SPECIFIC INFORMATION REGARDING DRAINAGE.
4. THE DRIVEWAY GRADES SHALL NOT EXCEED 3.0% WITHIN THE FIRST 20' OFF OF THE EDGE OF THE TRAVELED WAY. BEYOND THAT, THE MAXIMUM GRADE SHALL BE 14%.
5. DRIVEWAYS EXCEEDING 900' IN LENGTH SHALL INCLUDE PULL-OFFS FOR EMERGENCY VEHICLES. THE NUMBER AND PLACEMENT OF PULL-OFFS SHALL BE DETERMINED BY THE TOWN OF ESSEX.
6. ALL CURB CUT DRIVE APRONS SHALL BE PAVED. FOR DRIVES WITH SIDEWALKS WITHIN THE RIGHT-OF-WAY, THE PAVED APRON SHALL EXTEND 30' BACK FROM THE BACK EDGE OF THE SIDEWALK. FOR DRIVES WITH NO PEDESTRIAN FACILITY, THE APRON SHALL EXTEND 50' FROM THE EDGE OF THE TRAVELED WAY.

## SUPER ELEVATED TYPE A PRIVATE DRIVEWAY

N.T.S.



Owner / Applicant

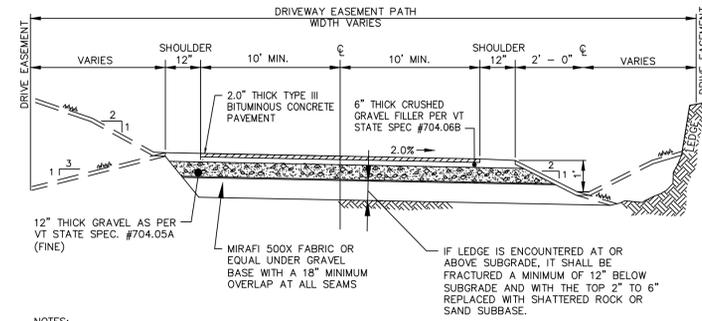
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CHECKED	FJD	13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9599 FAX: 878-9589 E-MAIL: obca@olearyburke.com		PLAN SHEET #	6
SCALE	1"=30'	Pinewood - Section I		Essex Vermont	
SITE PLAN 'C'					

# GENERAL CONSTRUCTION SPECIFICATIONS

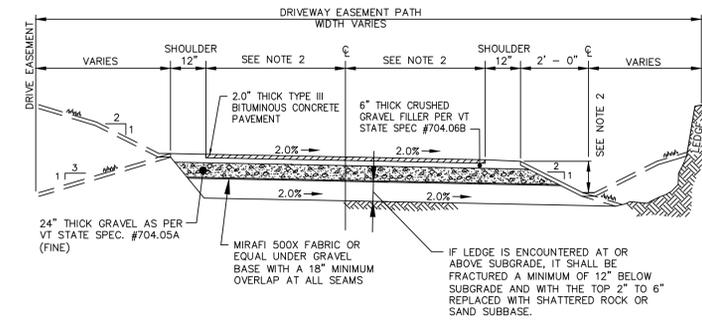
- ALL WORK AND MATERIALS SHALL BE APPROVED BY AND IN ACCORDANCE WITH THE LATEST VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE TOWN OF ESSEX STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE WRITTEN TECHNICAL SPECIFICATIONS, AND THESE PLANS.
- THE CONTRACTOR SHALL CONTACT ALL UTILITIES BEFORE EXCAVATION TO VERIFY THE LOCATION OF ANY UNDERGROUND LINES. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-344-7233 AND THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXCAVATION.
- UTILITIES INFORMATION SHOWN HEREON WERE OBTAINED FROM BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT AND STRUCTURES NECESSARY TO CONSTRUCT THIS PROJECT UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, DEBRIS AND TRASH FROM THE SITE UPON COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR A SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE OR SWEEP ASPHALT ROADS WITH A POWER BROOM AS DUST CONTROL.
- ANY SURFACES, LINES, OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THE CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- THE DESIGN ON THESE PLANS SHALL BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, ESSEX JUNCTION, VERMONT, TO ENSURE COMPLIANCE WITH THE PLANS AND REQUIREMENTS. O'LEARY-BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT MAY ARISE FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED TO INSPECT THE WORKS AND TESTS IN PROGRESS.
- FOR ANY WORK WITHIN THE HIGHWAY RIGHT-OF-WAY A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, DURING PEAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. UNIFORMED TRAFFIC CONTROL OFFICERS SHALL DIRECT TRAFFIC DURING PEAK HOURS WHEN THERE IS ONE-WAY TRAFFIC OR WHEN DEEMED NECESSARY BY THE TOWN OR STATE. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND TOWN STANDARDS.
- TO ENSURE COMPLIANCE WITH THE PLAN(S), THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT 24 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING THE PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL FOR THE NEW BASE, PAVING, AND FINAL INSPECTION.
- THE HORIZONTAL AND VERTICAL SEPARATION FOR SEWER AND WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE "TEN STATE STANDARDS - RECOMMENDED STANDARDS FOR WATER."
- TOPSOIL SHALL BE STOCKPILED, SEEDED, AND MULCHED UNTIL REUSED. SILT FENCES SHALL BE PLACED AND STAKED CONTINUOUSLY AROUND THE BOTTOM OF THE TOPSOIL PILES.
- HEALTHY EXISTING TREES ON AND ADJACENT TO THE SITE SHALL BE SAVED AND PROTECTED AS ORDERED BY THE ENGINEER.
- OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER. THE CONTRACTOR SHALL REFERENCE ALL STORMWATER BMP'S PROVIDED BY THE STATE OF VERMONT.
- AT COMPLETION OF GRADING, SLOPES, DITCHES, AND ALL DISTURBED AREAS SHALL BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.
- FINISH SLOPES, DITCHES AND DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL AND BE FERTILIZED, SEEDED, LIMED, AND MULCHED. TURF ESTABLISHMENT SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 651 OF THE VERMONT HIGHWAY DEPARTMENT SPECIFICATIONS AND THE SPECIFICATIONS INCLUDED ON THESE PLANS.
- ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, UNLESS OTHERWISE SPECIFIED.
- DRAINAGE COURSES AND STREAMS SHALL BE CONTROLLED IN DISTURBED CONSTRUCTION AREAS BY THE FOLLOWING METHODS:
  - PRESERVING NATURAL VEGETATION WHENEVER POSSIBLE;
  - AVOIDING UNNECESSARY DISTURBANCE OF SOILS;
  - EARLY INSTALLATION OF STORM PIPES AND DITCHES;
  - SEEDING AND MULCHING DIRECTLY UPON COMPLETION OF CONSTRUCTION;
  - CONSTRUCTION OF EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.
- THE SILT FENCES, DITCHES, AND OTHER EROSION CONTROL DEVICES, SHALL BE INSPECTED, MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OR AS ORDERED BY THE ENGINEER UNTIL ALL DISTURBED AREAS HAVE BEEN GRASSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.
- PRIOR TO CONSTRUCTION, ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER. ALL MATERIALS TO BE TAKEN OVER BY THE TOWN SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- ALL WORK SHALL CONFORM TO THE TOWN OF ESSEX STANDARD SPECIFICATIONS FOR CONSTRUCTION.



- NOTES:
- THE TYPE B STANDARD DRIVEWAY SECTION IS TO BE USED FOR DRIVEWAYS SERVING THREE TO FOUR DWELLINGS.
  - INSTALL SURFACE DRAINAGE AS REQUIRED. REFER TO DETAIL 200.06 IN THE ESSEX STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR SPECIFIC INFORMATION REGARDING DRAINAGE.
  - THE DRIVEWAY GRADES SHALL NOT EXCEED 3.0% WITHIN THE FIRST 20' OFF OF THE EDGE OF THE TRAVELED WAY.
  - DRIVEWAYS EXCEEDING 90' IN LENGTH SHALL INCLUDE PULL-OFFS FOR EMERGENCY VEHICLES. THE NUMBER AND PLACEMENT OF PULL-OFFS SHALL BE DETERMINED BY THE TOWN OF ESSEX.
  - ALL CURB CUT DRIVE APRONS SHALL BE PAVED. FOR DRIVES WITH SIDEWALKS WITHIN THE RIGHT-OF-WAY, THE PAVED APRON SHALL EXTEND 30' BACK FROM THE BACK EDGE OF THE SIDEWALK. FOR DRIVES WITH NO PEDESTRIAN FACILITY, THE APRON SHALL EXTEND 50' FROM THE EDGE OF THE TRAVELED WAY.

## SUPER ELEVATED TYPE B PRIVATE DRIVEWAY

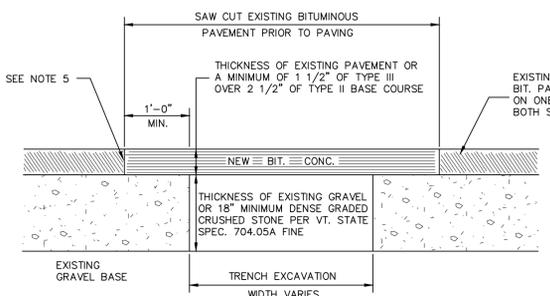
NTS



- NOTES:
- THE TYPE A STANDARD DRIVEWAY SECTION IS TO BE USED FOR DRIVEWAYS SERVING ONE TO TWO DWELLINGS.
  - THE MINIMUM WIDTH OF A TYPE A DRIVE SHALL BE 10' AND THE MAXIMUM WIDTH SHALL BE 15'.
  - INSTALL SURFACE DRAINAGE AS REQUIRED. REFER TO DETAIL 200.06 IN THE ESSEX STANDARD SPECIFICATIONS FOR CONSTRUCTION FOR SPECIFIC INFORMATION REGARDING DRAINAGE.
  - THE DRIVEWAY GRADES SHALL NOT EXCEED 3.0% WITHIN THE FIRST 20' OFF OF THE EDGE OF THE TRAVELED WAY. BEYOND THAT, THE MAXIMUM GRADE SHALL BE 14%.
  - DRIVEWAYS EXCEEDING 90' IN LENGTH SHALL INCLUDE PULL-OFFS FOR EMERGENCY VEHICLES. THE NUMBER AND PLACEMENT OF PULL-OFFS SHALL BE DETERMINED BY THE TOWN OF ESSEX.
  - ALL CURB CUT DRIVE APRONS SHALL BE PAVED. FOR DRIVES WITH SIDEWALKS WITHIN THE RIGHT-OF-WAY, THE PAVED APRON SHALL EXTEND 30' BACK FROM THE BACK EDGE OF THE SIDEWALK. FOR DRIVES WITH NO PEDESTRIAN FACILITY, THE APRON SHALL EXTEND 50' FROM THE EDGE OF THE TRAVELED WAY.

## SUPER ELEVATED TYPE A PRIVATE DRIVEWAY

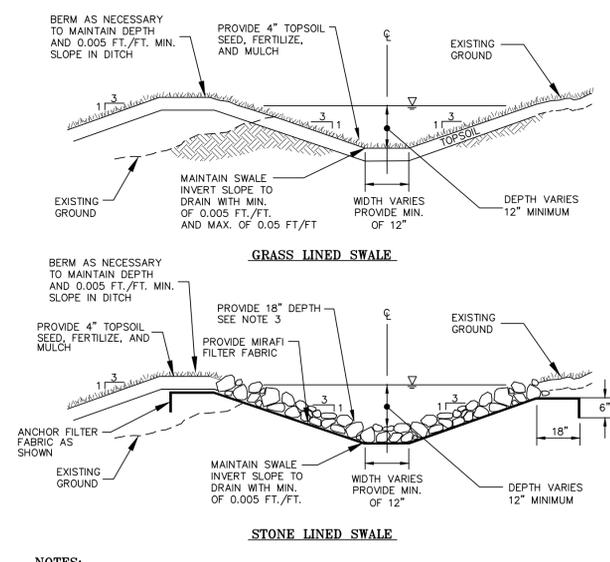
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- NOTES:
- SETUP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
  - RESHAPE HOLE AND PATCH AREA BY CUTTING WITH CONCRETE SAW INTO A SQUARE OR RECTANGULAR SHAPE. CUT SIDE FACES VERTICALLY. RESHAPE DOWNWARD TO SOLID MATERIAL AND AROUND HOLE TO SOLID PAVEMENT.
  - BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
  - REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA CLEAN OF MUD AND STANDING WATER.
  - APPLY LIQUID EMULSION (RS-1) TO VERTICAL FACES IN A UNIFORM MANNER. DO NOT PUDDLE EMULSION ON BOTTOM OF THE HOLE.
  - PLACE TYPE II BASE COURSE PAVEMENT A MINIMUM OF 2 1/2" THICK.
  - FILL TOP OF HOLE WITH TYPE III BITUMINOUS CONCRETE AND COMPACT IN LIFTS OF NO MORE THAN 2". FINAL LIFT SHOULD BE 1/4" PER 1" OF LOOSE PAVEMENT BEFORE COMPACTION SO THAT AFTER COMPACTION THE PATCH IS LEVEL WITH THE EXISTING PAVEMENT. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLATE COMPACTOR OR A VIBRATORY PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES ARE REQUIRED WITH A VIBRATORY ROLLER AND A MIX TEMPERATURE ABOVE 250° F ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMPING SHOULD ONLY BE USES FOR SMALL AREAS (LESS THAN 1 S.F.).
  - CLEAN UP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS AND DEVICES.

## PAVEMENT TRENCH REPAIR

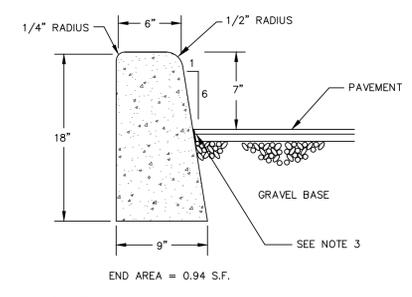
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- NOTES:
- THE CONTRACTOR SHALL MAINTAIN THE GRASS LINED SWALE AND RESTORE EROSION PREVENTION MEASURES AFTER EACH STORM EVENT. SEE SECTION 500 OF THESE SPECIFICATIONS FOR FURTHER DIRECTION ON EROSION AND SEDIMENT CONTROL MEASURES.
  - STONE LINED SWALES SHALL BE USED FOR GRADES IN EXCESS OF 0.05 FT/FT (5.0%)
  - DITCHES SHALL BE LINED WITH A COMBINATION OF TYPE I STONE & 6" MINUS AS APPROVED BY THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT.

## DRAINAGE SWALE DETAIL

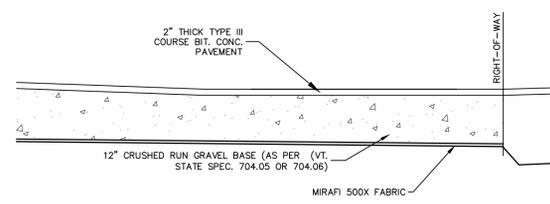
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- NOTES:
- CURBING SHALL BE CONSTRUCTED WITH 3,500 PSI (CLASS B) CONCRETE IN 10' SECTIONS WITH 1/8" JOINTS BETWEEN SECTIONS.
  - CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2" SPONGE RUBBER OR CORK).
  - PRIOR TO PAVING, THE PORTION OF CURBING TO BE IN CONTACT WITH THE PAVEMENT SHALL BE COATED WITH EMULSIFIED ASPHALT.
  - ALL EXPOSED CONCRETE CURB SHALL RECEIVE TWO COATS OF ANTI-SPALLING COMPOUND AFTER THE INITIAL CURING PERIOD (APPROXIMATELY 28 DAYS).

## CONCRETE CURB

NTS



NOTE: REFER TO SITE PLAN FOR DRIVEWAY WIDTHS

## DRIVEWAY SECTION

NTS



DATE	11-17-25	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS 10/10/25	BY	GRT
DATE	9-12-25	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS 7/28/25	BY	GRT
DATE	4-29-25	REVISION	REVISED PLANS FOR 10-UNIT LAYOUT	BY	GRT
DATE	8-14-24	REVISION	REVISED PER DPW REVIEW COMMENTS	BY	JFW
DATE	3-5-24	REVISION	REVISED PER HAMLIN REVIEW COMMENTS	BY	GRT
DATE	6-22-21	REVISION	REVISED BASED ON P&Z COMMENTS	BY	BWC
SURVEY	OBCA	RECORD DRAWING	PRELIMINARY	DATE	04-05-21
DESIGN	BWC	FINAL	SKETCH/CONCEPT	JOB#	2020-05
DRAWN	BWC	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		FILE	S1
CHECKED	FJO	13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9589 FAX: 878-9589 E-MAIL: obc@olearyburke.com		PLAN SHEET #	7
SCALE	NTS	Pinewood - Section I		Essex Vermont	
ROADWAY DETAILS					



# GENERAL SEWER SPECIFICATIONS

## GENERAL:

THIS ITEM SHALL CONSIST OF THE EXCAVATION AND BACKFILLING REQUIRED FOR THE COMPLETE CONSTRUCTION OF GRAVITY SANITARY SEWERS, FORCE MAINS, AND ALL APPURTENANT CONSTRUCTION RELATED THERETO, INCLUDING CHIMNEYS, SERVICE CONNECTIONS, THRUST BLOCKS, AND OTHER ITEMS NECESSARY FOR A COMPLETE SANITARY SEWER SYSTEM AS INDICATED ON THE DRAWINGS. ALL SEWER INFRASTRUCTURE SHALL MEET OR EXCEED THE TOWN OF ESSEX STANDARDS FOR CONSTRUCTION, THE TESTING OF TAPS, SERVICE CONNECTIONS, AIR TESTING, ETC., SHALL BE WITNESSED BY THE TOWN OF ESSEX.

## MATERIALS:

A. TYPES OF PIPE  
TYPES OF PIPE WHICH SHALL BE USED FOR THE VARIOUS PARTS OF WORK ARE AS FOLLOWS:  
GRAVITY SEWERS SHALL BE PVC SOLID WALL PIPE MEETING ASTM SPECIFICATIONS D-3034 OR F679.

B. PVC SEWER PIPE  
PVC SEWER PIPE SHALL CONFORM IN ALL RESPECTS TO THE LATEST REVISION OF ASTM SPECIFICATIONS D-3034 OR F679, TYPE F51 POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS, SDR35, WALL THICKNESS OF ALL PVC SHALL MEET ASTM SPECIFICATIONS FOR SDR35 PIPE. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED AS FOLLOWS:

MANUFACTURER'S NAME AND TRADEMARK  
NOMINAL PIPE SIZE  
MATERIAL DESIGNATION 12454C PVC  
LEGEND "TYPE F51 POLYVINYL CHLORIDE (PVC) SEWER PIPE" OR "PS 48 PVC SEWER PIPE"  
DESIGNATION ASTM D-3034 OR F679

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

THE PIPE SHALL BE FURNISHED IN NOMINAL 13 FOOT LENGTHS. SUFFICIENT NUMBERS OF SHORT LENGTHS AND FULL MACHINE FITTINGS SHALL BE PROVIDED FOR USE AT MANHOLES, CHIMNEYS, AND CONNECTIONS. ALL CONNECTIONS WILL REQUIRE THE USE OF MANUFACTURED FITTINGS. FIELD FABRICATED, SADDLE-TYPE CONNECTIONS WILL NOT BE CONSIDERED ACCEPTABLE.

ANY PIPE OR FITTING HAVING A CRACK OR OTHER DEFECT OR WHICH HAS RECEIVED A SEVERE BLOW SHALL BE MARKED REJECTED AND REMOVED ONCE FROM THE WORK SITE. ALL FIELD CUTS ARE TO BE MADE WITH SAW AND 90 DEGREE MITRE BOX. REVEL THE CUT END TO THE SAME AS THE FACTORY BEVEL AND REMOVE ALL INTERIOR BURRS. MEASURE AND PLACE A HOMING MARK ON THE PIPE BEFORE ASSEMBLING.

THE PIPE INSTALLED UNDER THIS SPECIFICATION SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION, MEASURED AS DESCRIBED BELOW, SHALL BE LESS THAN FIVE PERCENT (5%).

DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. THE DEFLECTION TEST SHALL BE RUN USING A RIGID BALL OR MANDREL HAVING A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES SHALL BE USED DURING THE DEFLECTION TESTS. ALL PIPE NOT MEETING THE DEFLECTION TEST SHALL BE REEXCAVATED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

THE MANHOLE WATER STOP GASKET AND STAINLESS STEEL CLAMP ASSEMBLY MUST BE APPROVED BY THE ENGINEER PRIOR TO THE INSTALLATION OF ANY PIPE.

THE CONTRACTOR WILL SUBMIT CERTIFICATION THAT THE MATERIALS OF CONSTRUCTION HAVE BEEN SAMPLED, TESTED, AND INSPECTED FOR SEWER MANHOLES SHALL BE AS SHOWN ON THE PLANS AND DETAILS. IN ACCORDANCE WITH ASTM C-3034 OR ASTM F679 FOR ALL PIPE AND FITTINGS TO BE INCLUDED IN THE PROJECT WORK.

PVC PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32 DEGREES FAHRENHEIT OR GOES ABOVE 100 DEGREES FAHRENHEIT. DURING COLD WEATHER, THE FLEXIBILITY AND IMPACT RESISTANCE OF PVC PIPE IS REDUCED.

EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER. PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT AS PIPE DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. CANVAS OR OTHER OPAQUE MATERIAL SHALL BE USED TO COVER PVC PIPE STORED ON-SITE.

## E. MANHOLES

THE CONTRACTOR SHALL CONSTRUCT REINFORCED CONCRETE MANHOLES AND DROP MANHOLES TO THE DIMENSIONS AT THE LOCATIONS SHOWN ON THE CONTRACT DRAWINGS. ALL PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL CONFORM TO THE LATEST VERSION OF THE ASTM SPECIFICATIONS C478. THE EXTERIOR OF THE MANHOLE SHALL BE COATED WITH A WATERPROOF SEALANT.

THE FOOTING SHALL BE CLASS B PRECAST CONCRETE AND SHALL CONFORM TO THE DIMENSIONS INDICATED ON THE PLANS.

SHELVES SHALL BE CONSTRUCTED WITH HARDENED RED SEWER BRICK. ALL BRICK SHALL BE TYPE SS MEETING THE STANDARDS IN ASTM C32. INVERTS FOR SEWER MANHOLES SHALL BE AS SHOWN ON THE PLANS AND DETAILS.

INVERTS SHALL HAVE THE EXACT SHAPE OF THE SEWER TO WHICH THEY ARE CONNECTED, AND ANY CHANGE IN SIZE OR DIRECTION SHALL BE GRADUAL AND EVEN.

ALL CONSTRUCTION OF SEWER MANHOLES MUST BE CARRIED OUT TO ENSURE WATERPROOF WORK. ANY LEAKS IN MANHOLES SHALL BE CAULKED AND COMPLETELY REPAIRED TO THE SATISFACTION OF THE ENGINEER OR THE ENTIRE STRUCTURE SHALL BE REMOVED AND REBUILT. REPAIRS SHALL ONLY BE ALLOWED TO THE EXTERIOR OF THE MANHOLE.

ALL MANHOLES ARE TO BE PROVIDED WITH COPOLYMER POLYPROPYLENE PLASTIC RUNGS WITH STEEL REINFORCEMENT TIE BARS (2") ON CENTER. ALL MANHOLES SHALL BE PROVIDED WITH TOUGH, GRAY, CAST IRON MANHOLE FRAMES AND COVERS. ALL IRON CASTINGS SHALL BE THOROUGHLY CLEANED AND THEN COATED WITH HOT TAR BEFORE BEING DELIVERED. FRAMES AND COVERS SHALL BE LEABRON LC 266 TYPE C, OR AN APPROVED EQUAL, AND HAVE A MINIMUM WEIGHT OF 400 POUNDS. MANHOLE COVERS SHALL HAVE THE WORD SEWER PRINTED ON THEM.

PRECAST RISERS AND BASES FOR MANHOLES SHALL CONFORM TO ASTM SPECIFICATIONS C-361. THE PIPE OPENING IN THE PRECAST MANHOLE RISER SHALL HAVE A CAST-IN-PLACE FLEXIBLE GASKET OR AN EQUIVALENT SYSTEM FOR PIPE INSTALLATION AS APPROVED BY THE ENGINEER. JOINTS BETWEEN MANHOLE RISERS SHALL BE RUBBER "O" RING SEALS OR SOFT BUTYL JOINT SEALER (ROPE FORM).

THE MANHOLE COVER FRAMES SHALL BE SET TO FINAL GRADE ONLY AFTER THE BASE COURSE PAVING HAS BEEN COMPLETED. MANHOLES SHALL BE CONSTRUCTED TO GRADE WITH AT LEAST TWO, AND NOT MORE THAN FIVE, COURSES OF BRICK, WITH THE EXCEPTION OF INVERTS. ALL SURFACES OF MANHOLE BRICKWORK SHALL BE PLASTERED WITH GROUT MORTAR, THE PLASTER BEING CARRIED UP AS THE BRICKWORK PROGRESSES, AND ALL MANHOLE LIFT HOLES SHALL BE GROUTED INSIDE AND OUT WITH EXPANDABLE GROUT.

MANHOLES SHALL BE PLACED AT ALL CHANGES IN SLOPE, SIZE, ALIGNMENT OF PIPE, AT THE ENDS OF EACH LINE, AND AT LEAST EVERY 300 FEET.

## F. MASONRY

EACH BRICK SHALL BE WETTED AND COMPLETELY BEDDED IN MORTAR AT ITS BOTTOM, SIDES, AND ENDS IN ONE OPERATION WITH CARE BEING TAKEN TO FILL EVERY JOINT. BRICKWORK SHALL BE WELL-BONDED, AND JOINTS SHALL BE AS CLOSE AS PRACTICABLE. BRICK MASONRY SHALL BE LAID IN WATER NEAR SHALL ANY WATER BE ALLOWED TO RISE ON OR AROUND ANY BRICK MASONRY UNTIL IT HAS SET AT LEAST 24 HOURS. NO MASONRY SHALL BE LAID IN FREEZING WEATHER.

THE BRICK FOR ORDINARY BRICKWORK SHALL BE COMMON HARD-BURNED CLAY BRICK. ALL BRICK SHALL BE REGULAR AND UNIFORM IN SHAPE AND SIZE WITH FLATS, PARALLEL EDGES AND CORNERS. ORDINARY BRICK SHALL CONFORM TO ASTM SPECIFICATION C-32, LATEST VERSION, AND SHALL BE GRADE SS.

BRICK MASONRY SHALL BE LAID IN PORTLAND CEMENT MORTAR COMPOSED OF ONE PART PORTLAND CEMENT AND TWO PARTS OF SAND, MEASURED BY VOLUME, TO WHICH NOT MORE THAN 10 POUNDS OF LIME SHALL BE ADDED FOR EACH BAG OF CEMENT. WATER FOR MORTAR SHALL BE CLEAN AND ONLY AN AMOUNT SUFFICIENT TO PRODUCE A WORKABLE MORTAR SHALL BE USED. MORTAR SHALL BE USED WITHIN ONE HOUR FROM THE TIME THE CEMENT WAS ADDED TO THE MIX.

THE SAND FOR MORTAR FOR BRICK MASONRY SHALL BE UNIFORMLY GRADED, CLEAN, SHARP, AND CONTAIN NO GRADES LARGER THAN WILL PASS A ONE-EIGHTH INCH (1/8") MESH SCREEN.

## CONSTRUCTION METHODS:

### A. EXCAVATION:

EXCAVATIONS SHALL BE MADE TO A POINT AT LEAST SIX INCHES (6") BELOW THE PIPE INVERT TO ACCOMMODATE THE BEDDING MATERIAL. ALL EXCAVATIONS ARE TO BE KEPT DRY WHILE PIPE IS BEING LAID AND UNTIL EACH JOINT AND PIPE HAS BEEN INSPECTED BY THE ENGINEER AND APPROVAL GIVEN TO COMMENCE BACKFILLING OPERATIONS.

### B. LAYING SEWER PIPE:

THE BELL END OF THE PIPE SHALL FACE UPWARD AT ALL TIMES AND BE PLACED IN SUCH A POSITION AS TO MAKE THE INVERT EVEN WHEN THE SUCCEEDING SECTION IS INSERTED. WHERE REQUIRED BY ADVERSE GRADING CONDITIONS, THE CONTRACTOR SHALL FILL ANY GULLY TO MAKE A SUITABLE BEDDING FOR THE SEWER PIPE. THE PIPE SHALL BE PLACED TO A 95 PERCENT DRY DENSITY BY THE SAND-10-99 METHOD (A STANDARD PROCTOR) TEST, UPON WHICH THE SIX INCHES (6") OF BEDDING MATERIAL SHALL BE PLACED.

ANY PIPE WHICH IS NOT LAID TO GRADE AND ALIGNMENT SHALL BE RELIED TO THE SATISFACTION OF THE ENGINEER. THE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED ON EACH SIDE OF THE PIPE TO A HEIGHT EQUAL TO ONE-HALF THE PIPE DIAMETER AND FOR THE FULL WIDTH OF THE EXCAVATED TRENCH AND AS SHOWN ON THE ACCEPTED PLANS.

### C. BACKFILL:

BACKFILL SHALL CONSIST OF APPROVED MATERIAL PLACED IN SIX INCH (6") LAYERS WITH EACH LAYER BEING THOROUGHLY COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE SAND-10-99 STANDARD PROCTOR BY MEANS APPROVED BY THE ENGINEER.

THE BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE PIPE FOR ITS FULL LENGTH, WALKING OR WORKING ON THE COMPLETED PIPELINE. EXCEPT AS MAY BE NECESSARY IN TAMPING OR BACKFILLING, SHALL NOT BE PERMITTED UNTIL THE TRENCH HAS BEEN BACKFILLED TO A HEIGHT OF AT LEAST TWO FEET (2") ON THE TOP OF THE PIPES. DURING CONSTRUCTION, ALL OPENINGS TO THE PIPELINES SHALL BE PROTECTED FROM THE ENTERING OF EARTH OR OTHER MATERIALS.

THE CONTRACTOR SHALL CONTACT THE TOWN OF ESSEX PRIOR TO BACKFILLING ANY NEW SEWER INFRASTRUCTURE FOR INSPECTION AND APPROVAL.

### D. CONCRETE CRADLE AND ENCASEMENT FOR PIPE:

WHERE REQUIRED ON THE PLANS OR AS DIRECTED BY THE ENGINEER, A CONCRETE CRADLE SHALL BE USED TO BOLSTER AND STRENGTHEN DIPS WHERE REQUIRED OR AS DIRECTED BY THE ENGINEER. CONCRETE ENCASEMENT OR SEWER WILL BE MADE TO PROTECT NEARBY SELLER OR WATERLINES FOR STREET CROSSINGS OR FOR SIMILAR PURPOSES. ALL CONCRETE WILL BE CLASS B AS DEFINED IN THE VERMONT STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 501, AND WILL MEET THE REQUIREMENTS OF THAT SECTION.

## E. FROST PROTECTION FOR SHALLOW SEWERS:

SEWERS WITH LESS THAN FIVE AND ONE-HALF FEET (5 1/2') OF COVER OVER THE CROWN OR WHERE INDICATED ON THE PLANS SHALL BE PROTECTED AGAINST FREEZING BY INSTALLATION OF TWO, 2" THICK (4" TOTAL) STYROFOAM SM INSULATING SHEETS WITH A TOTAL WIDTH OF FOUR FEET (4') OR TWICE THE PIPE DIAMETER, WHICHEVER IS GREATER. THE SHEETS SHALL BE PLACED SIX INCHES (6") ABOVE THE CROWN OF THE SEWER. AFTER COMPACTION OF THE SIX INCH LIFT IMMEDIATELY ABOVE THE CROWN, CARE SHALL BE EXERCISED BY THE CONTRACTOR DURING BACKFILL, AND COMPACTION OVER THE STYROFOAM SM SHEETS SHALL MEET THE COMPRESSIVE STRENGTH REQUIREMENTS OF ASTM D1621-73 AND SHALL BE, AS MANUFACTURED BY DOW CHEMICAL COMPANY, MIDLAND, MICHIGAN, OR EQUAL. IN NO CASE SHALL THE SEWER LINES HAVE LESS THAN FOUR (4') FEET OF COVER OVER THE TOP OF THE PIPE.

## F. LEAKAGE TESTS AND ALLOWANCES FOR GRAVITY SEWERS:

THE LOW PRESSURE AIR TEST WILL BE USED TO SIMULATE INFILTRATION OR EXFILTRATION RATES INTO OR OUT OF ALL GRAVITY SEWERS. THE CONTRACTOR WILL FURNISH ALL FACILITIES AND PERSONNEL FOR CONDUCTING THE TEST.

FINAL ACCEPTANCE OF THE SEWER SHALL DEPEND UPON THE SATISFACTORY PERFORMANCE OF THE SEWER UNDER TEST CONDITIONS. THE TEST SHALL BE PERFORMED ON PIPE BETWEEN ADJACENT MANHOLES AFTER BACKFILLING HAS BEEN COMPLETED AND COMPACTED.

ALL WYES, TEES, LATERALS, OR END-OF-SIDE SEWER STUBS SHALL BE PLUGGED WITH FLEXIBLE-JOINT CAPS, OR AN ACCEPTABLE ALTERNATE, SECURELY FASTENED TO WITHSTAND THE INTERNAL TEST PRESSURE. SUCH PLUGS OR CAPS SHALL BE READILY REMOVABLE, AND THEIR REMOVAL SHALL PROVIDE A SOCKET SUITABLE FOR MAKING A FLEXIBLE-JOINTED LATERAL CONNECTION OR EXTENSION.

PRIOR TO TESTING FOR ACCEPTANCE, THE PIPE SHOULD BE CLEANED BY PASSING THROUGH THE PIPE A FULL GAUGE SQUEEZE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE PIPE CLEANED.

AIR SHALL BE SLOWLY SUPPLIED TO THE PLUGGED AIR INSTALLATION UNTIL THE INTERNAL AIR PRESSURE REACHES FOUR POUNDS PER SQUARE INCH (4.0 PSI) GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE. AT LEAST TWO MINUTES SHALL BE ALLOWED FOR TEMPERATURE STABILIZATION BEFORE PROCEEDING FURTHER.

THE PIPELINE SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED AT AN AVERAGE PRESSURE OF THREE POUNDS PER SQUARE INCH (3.0 PSI) GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE IF:

1. THE TOTAL RATE OF AIR LOSS FROM ANY SECTION TESTED IN ITS ENTIRETY BETWEEN MANHOLE AND CLEANOUT STRUCTURES DOES NOT EXCEED 2.0 CUBIC FEET PER MINUTE; OR
2. THE SECTION UNDER TEST DOES NOT LOSE AIR AT A RATE GREATER THAN 0.0030 CUBIC FEET PER MINUTE PER SQUARE FOOT OF INTERNAL PIPE SURFACE.

THE REQUIREMENTS OF THIS SPECIFICATION SHALL BE CONSIDERED SATISFIED IF THE TIME REQUIRED IN SECONDS FOR THE PRESSURE TO DECREASE FROM 3.5 OR 2.5 PSI GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE IS NOT LESS THAN THAT COMPUTED ACCORDING TO THE FOLLOWING TABLE:

DIAMETER (INCHES)	TIME (MINUTES/100 FT.)
3	0.2
6	0.7
8	1.0
10	1.5
12	1.8
15	2.1
18	2.4
21	3.0
24	3.6
27	4.2
30	4.8
33	5.4
36	6.0
39	6.6
42	7.3

THE TABLE GIVES THE REQUIRED TEST TIME IN SECONDS PER 100 FOOT LENGTHS OF PIPE FOR A GIVEN DIAMETER. IF THERE IS MORE THAN ONE PIPE SIZE IN THE SECTION OF LINE BEING TESTED, COMPUTE THE TIME FOR EACH DIAMETER; AND SUM THE TIMES TO FIND THE TOTAL REQUIRED TEST TIME.

IF THE PIPE INSTALLATION FAILS TO MEET THESE REQUIREMENTS, THE CONTRACTOR SHALL DETERMINE AT HIS OR HER OWN EXPENSE THE SOURCE OR SOURCES OF LEAKAGE AND SHALL REPAIR (IF THE EXTENT AND TYPE OF REPAIRS PROPOSED BY THE CONTRACTOR APPEAR REASONABLE TO THE ENGINEER) OR REPLACE ALL DEFECTIVE MATERIALS OR WORKMANSHIP. THE COMPLETED PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF THIS TEST BEFORE BEING CONSIDERED ACCEPTABLE.

SINCE THIS TEST DOES NOT DETERMINE THE TIGHTNESS OF MANHOLES, THEY SHALL BE TESTED SEPARATELY. THE EXFILTRATION LEAKAGE ALLOWANCE OUT OF MANHOLES SHALL BE NO GREATER THAN ONE GALLON PER DAY PER VERTICAL FOOT TO DEPTH. THE MANHOLE SHALL BE FILLED WITH WATER TO A POINT ONE FOOT (1') ABOVE THE HIGHEST POINT BETWEEN MANHOLE SECTIONS. IN AREAS OF HIGH GROUNDWATER, THERE SHALL BE NO VISIBLE LEAKAGE DUE TO INFILTRATION. IF A VACUUM TEST IS DESIRED, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED: (THIS PREFERRED METHOD OF TESTING MANHOLES FOR LEAKAGE INVOLVES THE USE OF A DEVICE FOR SEALING THE TOP OF THE MANHOLE CONE SECTION AND PUMPING AIR OUT OF THE MANHOLE, CREATING A VACUUM AND HOLDING THIS VACUUM FOR A PRESCRIBED PERIOD OF TIME.)

1. ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR. THE COMPLETED MANHOLE SHALL NOT BE BACKFILLED UNTIL ALL MANHOLES WHICH HAVE BEEN BACKFILLED SHALL BE EXCAVATED TO EXPOSE THE ENTIRE EXTERIOR PRIOR TO VACUUM TESTING OR THE MANHOLE SHALL BE TESTED FOR LEAKAGE BY MEANS OF A HYDROSTATIC TEST. REPAIRS SHALL ONLY BE MADE TO THE EXTERIOR OF THE MANHOLE.

2. ALL PIPE AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLY PLUGGED IN A MANNER TO PREVENT DISPLACEMENT.

3. A PLATE WITH AN INFLATABLE RUBBER RING THE SIZE OF THE TOP OF THE MANHOLE SHALL BE INSTALLED BY INFLATING THE RING WITH AIR TO PRESSURE ADEQUATE TO PREVENT LEAKAGE OF AIR BETWEEN THE RUBBER RING AND MANHOLE WALL.

4. AIR SHALL THEN BE PUMPED OUT OF THE MANHOLE THROUGH AN OPENING IN THE PLATE UNTIL A VACUUM IS CREATED INSIDE OF THE MANHOLE EQUAL TO TEN INCHES (10") OF MERCURY ON AN APPROVED VACUUM GAUGE. THE REMOVAL OF AIR SHALL THEN BE STOPPED AND THE TEST TIME RECORDED.

5. THE VACUUM MUST NOT DROP TO BELOW NINE INCHES (9") OF MERCURY WITH A TWO MINUTE TEST PERIOD. IF MORE THAN ONE INCH (1") DROP IN VACUUM OCCURS WITHIN THE TWO MINUTE TEST PERIOD, THE MANHOLE HAS FAILED AND SHALL BE REPAIRED OR RECONSTRUCTED AND THEN RETESTED.

6. FOLLOWING SATISFACTORY TEST RESULTS, THE MANHOLE WILL BE BACKFILLED.

IT IS NOTED THAT ALL EXISTING SANITARY SEWERS SHALL BE KEPT OPERATIONAL UNTIL NEW WORK HAS BEEN TESTED AND APPROVED BY THE ENGINEER. AT SUCH TIME, EXISTING SEWERS AND SEWER SERVICES SHALL BE CONNECTED TO THE NEW SEWERS.

## G. LEAKAGE AND PRESSURE TESTING FOR FORCE MAIN

ALL PIPELINES SHALL BE TESTED IN ACCORDANCE WITH THE VERMONT DEPARTMENT OF WATER RESOURCES ENVIRONMENTAL PROTECTION RULES, LATEST EDITION. A LEAKAGE AND PRESSURE TEST SHALL BE PERFORMED CONCURRENTLY.

THE HYDROSTATIC TEST PRESSURE SHALL BE A MINIMUM OF 50 PSI AT THE HIGHEST POINT ALONG THE TEST SECTION AND SHALL NOT VARY BY MORE THAN FIVE PSI DURING THE ENTIRE TWO HOUR TEST. IF AND WHEN DURING THE TEST THE PRESSURE DROPS BY FIVE PSI, THE QUANTITY OF WATER REQUIRED TO RESTORE THE TEST PRESSURE SHALL BE MEASURED.

AT THE END OF THE TWO HOUR TEST, THE PRESSURE SHALL BE RETURNED TO THE TEST PRESSURE AND THE ADDITIONAL VOLUME OF WATER MEASURED. THE TOTAL AMOUNT OF WATER USED DURING AND AT THE END OF THE TEST SHALL CONSTITUTE THE ACTUAL LEAKAGE. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$L = (ND)(P)(V) / 7,400$$

WHERE:  
L = LEAKAGE IN GALLONS PER HOUR  
D = DIAMETER OF PIPE IN INCHES  
P = AVERAGE TEST PRESSURE IN PSI  
N = NUMBER OF JOINTS IN LENGTH OF PIPE TESTED

## H. CLEANING PIPELINES AND APPURTENANCES:

UPON COMPLETION OF CONSTRUCTION, ALL DIRT AND OTHER FOREIGN MATERIAL SHALL BE REMOVED FROM PIPELINES AND THEIR APPURTENANT CONSTRUCTIONS. NO MATERIALS SHALL BE LEFT IN THE PIPELINES TO IMPED NORMAL FLOW THROUGH THEM.

## I. SEWER SERVICE CONNECTIONS:

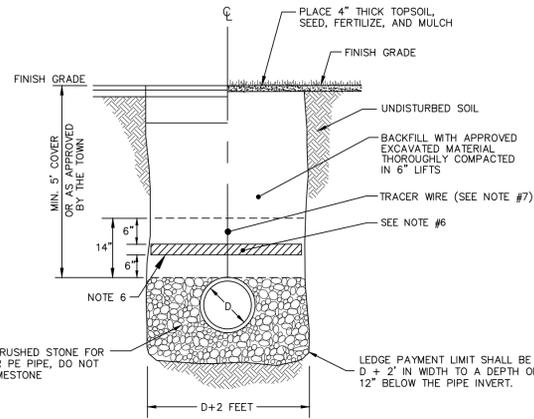
WHERE REQUIRED ON THE PLANS, SEWER SERVICE CONNECTIONS FOR ONE HOUSE SHALL BE CONSTRUCTED OF SIX INCH (6") PIPE UNLESS OTHERWISE NOTED ON THE PLANS OF THE OTHER MATERIAL SPECIFIED UNDER THIS SECTION. THE PIPE SHALL BE LAID AND ITS JOINTS MADE AS REQUIRED FOR SEWER CONSTRUCTION IN THIS SPECIFICATION.

OPEN ENDS OF PIPES SHALL BE PROPERLY SEALED TO PREVENT DAMAGE AND INTRUSION OF FOREIGN MATTER WHERE HOOKUP TO THE BUILDING SEWER IS NOT CONCURRENT WITH SEWER MAIN CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR WILL PROVIDE A PVC PIPE TEMPORARY MARKER APPROVED BY THE ENGINEER FROM THE SEWER SERVICE INVERT UP TO TWENTY-FOUR INCHES (24") ABOVE THE FINISHED GRADE. THE MARKER SHALL BE SEATED SECURELY INTO THE GROUND FOR EASE IN RELOCATING THE END OF SEWER SERVICE CONNECTION FOR HOOKUP TO THE BUILDING SEWER.

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

## J. CLEANOUTS FOR SEWERS:

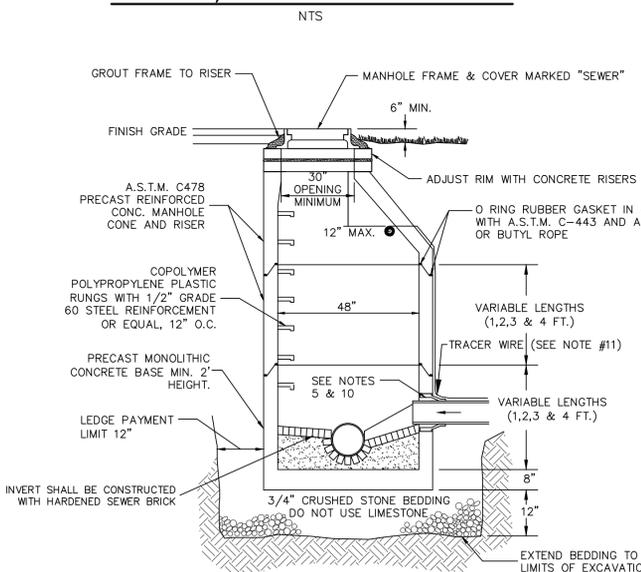
CLEANOUTS FOR GRAVITY SEWERS AND FORCE MAINS SHALL BE PROVIDED EVERY 100 FT OR WHERE THE SUM OF BENDS = 45 DEGREES OR MORE. CLEANOUTS SHALL BE OF TOUGH GRAY CAST IRON CASTINGS AND SHALL BE TRUE TO PATTERN AND FREE FROM FLAWS. THE BEARING SURFACE OF CLEANOUT FRAMES AND COVERS AGAINST EACH OTHER SHALL BE MACHINED TO GIVE CONTINUOUS CONTACT THROUGHOUT THEIR LENGTH. ALL IRON CASTINGS SHALL BE THOROUGHLY CLEANED AND THEN COATED WITH HOT COAL TAR BEFORE BEING DELIVERED.



## NOTES:

1. THE CONTRACTOR SHALL KEEP THE TRENCH ENTIRELY FREE OF WATER AT ALL TIMES UNTIL THE WORK IS COMPLETE AND READY FOR BACKFILLING.
2. THE SIDES OF THE TRENCHES SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE IF THE TRENCH IS 4' OR MORE IN DEPTH.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. BACKFILL ABOVE THE CROWN OF THE PIPE SHALL BE COMMON FILL.
5. ALL WORK SHALL CONFORM TO THE WRITTEN SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.
6. TOWN OF ESSEX STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIRE MINIMUM 5" COVER OVER GRAVITY SEWER GRAVITY SEWER LINES AND 5.5" COVER OVER FORCEMAINS. IF COVER IS LESS THAN MINIMUM, PLACE 2" THICK INSULATION BOARD OVER PIPE FOR EVERY FOOT OF COVER LESS THAN MINIMUM. IN NO CASE SHALL THERE BE LESS THAN 3.5" OF COVER OVER THE TOP OF PIPE.
7. INSTALL A CONTINUOUS SHEATHED SOLID CONDUCTOR COPPER TRACER WIRE OVER PIPE. THE WIRE SHALL BEGIN INSIDE ONE MANHOLE AND RUN TO THE NEXT MANHOLE. INSIDE THE MANHOLES, A COIL OF WIRE LONG ENOUGH TO REACH THE COVER SHALL BE ATTACHED TO THE INSIDE OF THE STRUCTURE. SEE DETAILS 300.01 AND 300.03

## SEWER/FORCEMAIN TRENCH



## NOTES:

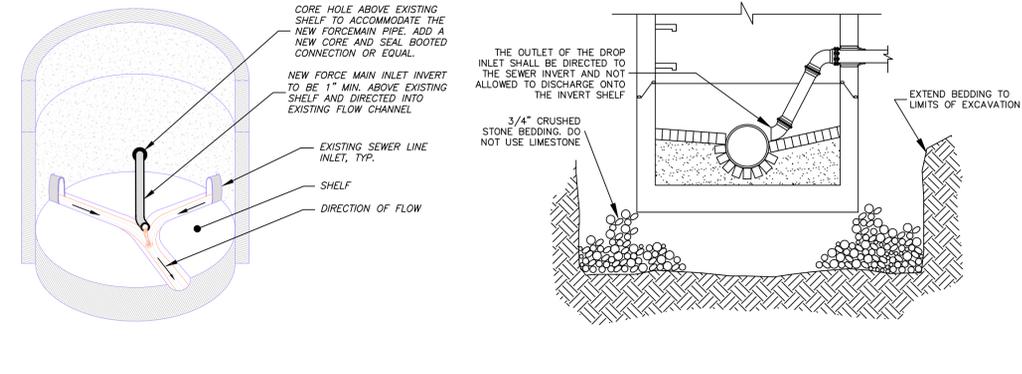
1. THERE SHALL BE NO PARING OF INTERIOR SURFACES WITH MORTAR. ALL JOINTS SHALL BE SEALED ON EXTERIOR SURFACES ONLY.
2. REFER TO THE WRITTEN SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
3. REFER TO THE WRITTEN SPECIFICATIONS FOR SANITARY SEWER STRUCTURE MATERIAL REQUIREMENTS AND TESTING REQUIREMENTS.
4. RAISE FRAME TO FINISH GRADE ONLY AFTER BASE COURSE OF PAVEMENT IS IN PLACE. RAISE FRAME TO BASE COURSE GRADE IF WEARING COURSE IS TO BE PLACED NEXT CONSTRUCTION SEASON.
5. CAST IN PLACE RUBBER BOOTS SHALL BE USED ON ALL SEWER CONNECTIONS. A CORE-N-SEAL STYLE BOOT MAY BE USED UPON TOWN APPROVAL.
6. HIGH STRENGTH NON-SHRINK GROUT SHALL BE USED TO SET FRAME AND GRADE RINGS.
7. IN GRASS AREAS, FRAME AND COVER ARE TO BE INSTALLED A MINIMUM OF 6" ABOVE GRADE.
8. BACKFILL MANHOLES WITH MATERIAL APPROVED BY TOWN.
9. IF THE INVERT IN ELEVATION IS GREATER THAN 2' ABOVE THE INVERT OUT ELEVATION, REFER TO DROP MANHOLE DETAIL.
10. FRAME AND COVER SHALL CONFORM TO H-20 LOADING REQUIREMENTS.
11. INSERT A SECTION OF PVC CONDUIT OR TUBING THROUGH THE SIDEWALL OF THE STRUCTURE AS SHOWN FOR THE TRACER WIRE TO ENTER THE STRUCTURE. ONCE THE TRACER WIRE IS INSTALLED, SEAL THE VOID BETWEEN THE CONDUIT OR TUBING AND THE TRACER WIRE WITH A WATERPROOF SEALANT. INSIDE THE MANHOLE, A COIL OF WIRE LONG ENOUGH TO REACH THE COVER SHALL BE ATTACHED TO THE INSIDE OF THE STRUCTURE BY MEANS OF PLASTIC "ZIP-TIES" TO A STAINLESS STEEL RING.

## PRECAST SANITARY MANHOLE

NTS

Owner / Applicant

Pinewood Manor, Inc.  
57 River Road, Suite 1003, Essex, VT 05452

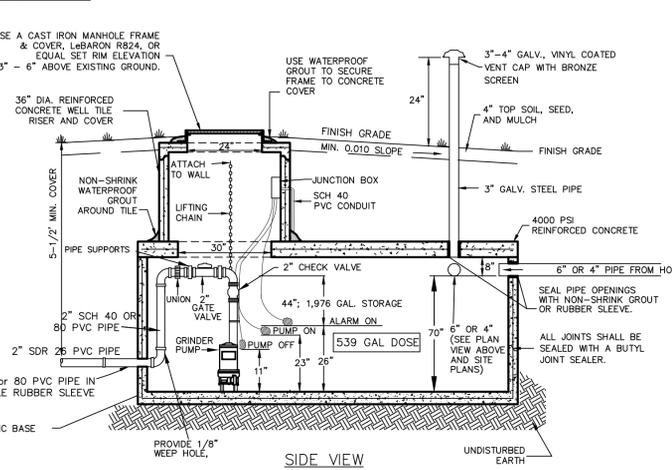
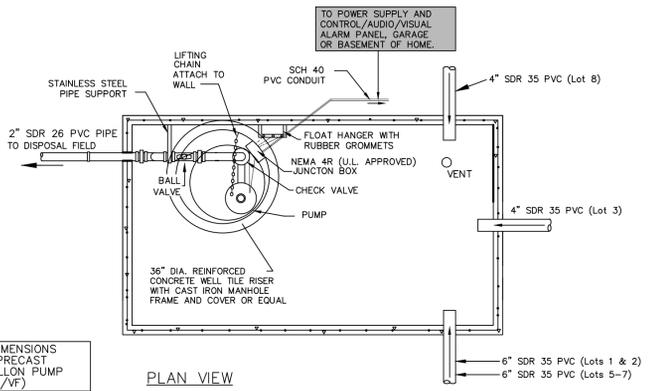


## FORCEMAIN MANHOLE CONNECTION

## NOTES:

N.T.S.

1. THE CONNECTION TEE TO THE EXISTING FORCEMAIN SHALL BE (LINE SIZE) X (LINE SIZE) X (4").
2. THE DISCHARGE CONNECTION ASSEMBLY SHALL BE A FLANGED, DUCTILE IRON, 90° ELBOW, WITH A 4" QUICK CONNECTION WITH LOCKING CAP.
3. 4" CHECK VALVE SHALL BE VALMATIC, SWING FLEX CHECK VALVE OR APPROVED EQUAL.
4. ALL PIPING SHALL BE 4" CLASS 52 DUCTILE IRON, FLANGED PIPING UNLESS OTHERWISE SPECIFIED.
5. CAST IN PLACE RUBBER BOOT SHALL BE USED ON ALL SEWER CONNECTIONS. A CORE-N-SEAL STYLE BOOT CAN BE USED UPON TOWN APPROVAL.
6. HIGH STRENGTH NON-SHRINK GROUT SHALL BE USED TO SET FRAME AND GRADE RINGS.
7. IN GRASS AREAS, FRAME AND COVER ARE TO BE INSTALLED A MINIMUM OF 6" ABOVE GRADE.
8. REFER TO THE WRITTEN SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
9. REFER TO THE WRITTEN SPECIFICATIONS FOR SANITARY SEWER STRUCTURE MATERIAL REQUIREMENTS AND TESTING REQUIREMENTS.
10. FRAME AND GRATE SHALL CONFORM TO H-20 LOADING REQUIREMENTS.
11. INSERT A SECTION OF PVC CONDUIT OR TUBING THROUGH THE SIDEWALL OF THE STRUCTURE AS SHOWN FOR THE TRACER WIRE TO ENTER THE STRUCTURE. ONCE THE TRACER WIRE IS INSTALLED, SEAL THE VOID BETWEEN THE CONDUIT OR TUBING AND THE TRACER WIRE WITH A WATERPROOF SEALANT. INSIDE THE MANHOLE, A COIL OF WIRE LONG ENOUGH TO REACH THE COVER SHALL BE ATTACHED TO THE INSIDE OF THE STRUCTURE BY MEANS OF PLASTIC "ZIP-TIES" TO A STAINLESS STEEL RING.
12. A REPRESENTATIVE OF THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS AND WORK PERFORMED ON THE EXISTING WATER AND SEWER INFRASTRUCTURE.



## PUMP STATION (LOTS 1-3 AND 5-8)

NTS

## NOTES:

1. A REPRESENTATIVE OF THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS AND WORK PERFORMED ON THE EXISTING WATER AND SEWER INFRASTRUCTURE.

DATE	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS	10/10/25	BY	GRT	
DATE	9-12-25	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS	7/20/25	BY	GRT
DATE	3-5-24	REVISION	REVISED PER HAMLIN REVIEW COMMENTS		BY	GRT
SURVEY	OBCA	<input type="checkbox"/> RECORD DRAWING	<input type="checkbox"/> PRELIMINARY	DATE	04-05-21	
DESIGN	BWC	<input type="checkbox"/> FINAL	<input type="checkbox"/> SKETCH/CONCEPT	JOB#	2020-05	
DRAWN	BWC			FILE	S1	
CHECKED	PLD			PLAN SHEET #	9	
SCALE	NTS					



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

Pinewood - Section 1  
Essex Vermont  
SEWER DETAILS (1 of 2)

# SEWAGE DESIGN INFORMATION

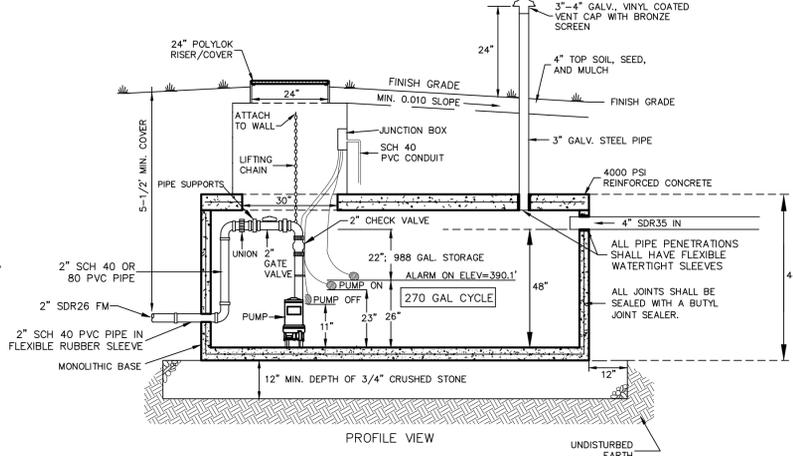
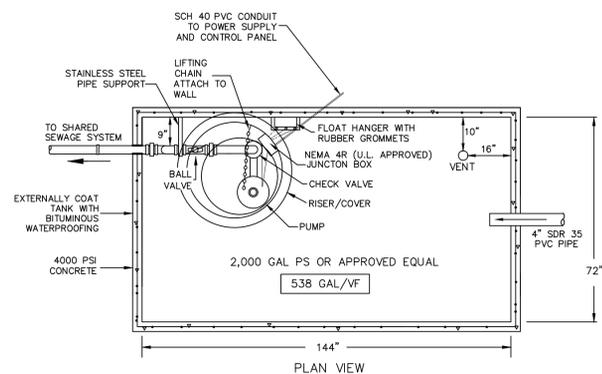
- IT IS THE OPINION OF THE ENGINEER THAT THE SOIL CONDITIONS WITHIN THE PROPOSED SEWAGE DISPOSAL AREAS MEET THE STATE OF VERMONT EPR RULES & ARE SUITABLE FOR CONVENTIONAL SEWAGE DISPOSAL AS SHOWN ON THIS PLAN.
- THE SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF GEORGIA REGULATIONS AND THE VERMONT ENVIRONMENTAL PROTECTION RULES.
- THE FOLLOWING MINIMUM ISOLATION DISTANCES SHALL BE MAINTAINED FROM THE DISPOSAL AREA TO:
 

PROPERTY LINE	25 FEET
BUILDING (NO FOUNDATION)	10 FEET
DRIVEWAYS	10 FEET
TREES	10 FEET
- BASIS OF DESIGN:
 

UNITS 32 & 33	
TWO (2) PROPOSED 4-BEDROOM UNITS:	
[(140 GPD/BDRM X 3)+(70 GPD/BDRM X 1)] X 2 UNITS =	980 GPD
LOADING RATE (FINE SAND):	1.0 GAL/DAY/SF
REQUIRED ABSORPTION AREA:	
980 GPD / 1.0 GAL/DAY/SF =	980 SF
150% REQUIRED AREA (NO REPLACEMENT AREA):	
980 SF X 1.5 =	1,470 SF

PROPOSED SYSTEM:

FIVE (5) TRENCHES @ 4' X 74' = 5 X 4 X 74' = 1,480 SF



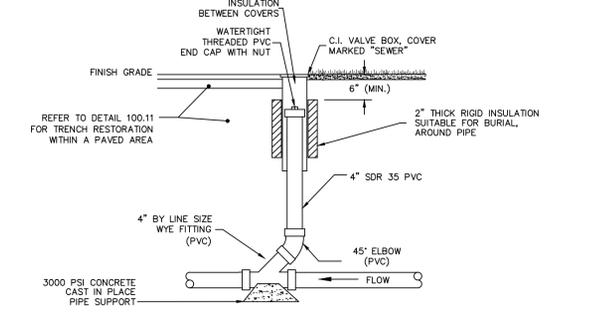
## PRIVATE PUMP STATION (LOTS 9 & 10)

NTS

- SEPTIC TANK = 2 X 980 GPD) = 2,000 GAL MINIMUM
  - USE A 2,000 GALLON PRECAST CONCRETE SEPTIC TANK, CAMP PRECAST OR APPROVED EQUAL, WITH THREE ACCESS COVERS, 4,000 PSI CONCRETE, WATERPROOF JOINTS AND SET ON THOROUGHLY COMPACTED SUBBASE. THE OUTLET BAFFLE SHALL HAVE AN EFFLUENT FILTER & TWO 2 FOOT DIAMETER RISERS TO GRADE WITH STEEL COVER.
  - THE USE OF GARBAGE DISPOSALS IS NOT ALLOWED.
- PUMP STATION:
  - USE A 2,000 GALLON PRE-CAST CONCRETE TANK AS MANUFACTURED BY CAMP PRECAST PRODUCTS OR APPROVED EQUAL, WITH ON COVER TO GRADE, 4,000 PSI CONCRETE, WATERPROOF JOINTS, AND SET ON THOROUGHLY COMPACTED SUB-BASE. EXTERNALLY COAT THE CONCRETE.
  - ALL BACKFILL MATERIAL AROUND THE TANK SHALL BE THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO-T-99 STANDARD PROCTOR.
  - ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AND MATERIALS SHALL MEET U.L. APPROVAL.
  - PUMP SPECIFICATIONS:
 

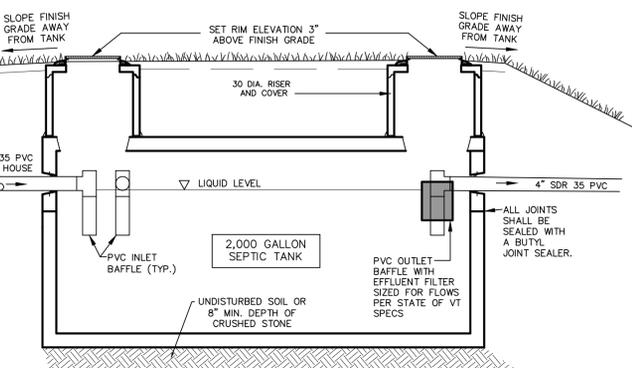
HEAD LOSSES:	
FORCE MAIN (2" SDR 26 PVC X 81 LF=)	6 FT
STATIC LIFT (388.00-379.00)=	9 FT
NETWORK LOSSES / FITTINGS=	2 FT
PRESSURE HEAD TO BE MAINTAINED=	3 FT
TOTAL HEAD LOSS=	20 FT
MIN. DISCHARGE RATE=	80 GPM

USE ONE (1) PUMP, SINGLE PHASE, 230 VOLTS, MINIMUM PASSING DIAMETER = 1-1/2" SOLID SPHERE, 2" DISCHARGE PIPE CONNECTION, MINIMUM CAPACITY: SEE ABOVE AND ATTACHED.
- THE CONTRACTOR SHALL VERIFY PUMP ADEQUACY WITH THE ENGINEER.
- FLOAT CONTROL AND PANEL; ANCHOR SCIENTIFIC OR APPROVED EQUAL ALARM PANEL SHALL HAVE AN AUDIO SIGNAL.
- PUMP CONTROL SHALL BE BY S.J. ELECTRO SYSTEMS PUMP CONTROLS OR EQUAL.



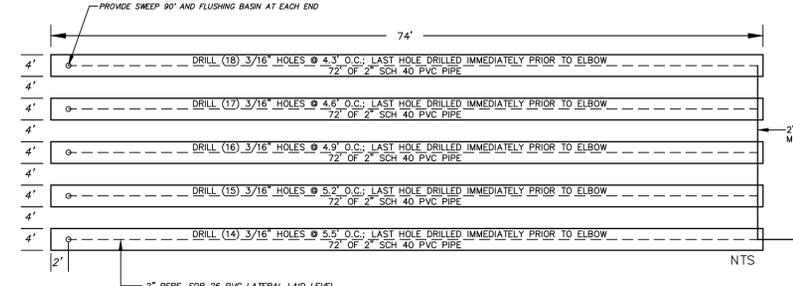
## SANITARY SEWER CLEANOUT

NTS

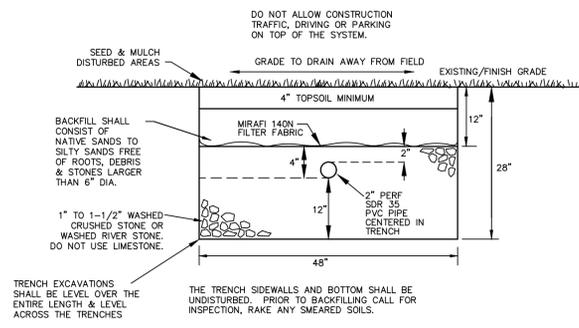


## CONCRETE SEPTIC TANK

NTS



## SHARED SYSTEM LAYOUT



## TYPICAL ABSORPTION TRENCH

NTS

## STAKE-OUT REQUIREMENTS

- THE SEWAGE SYSTEM LOCATIONS SHALL BE STAKED OR VERIFIED BY O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C. PRIOR TO CONSTRUCTION.

## GENERAL SPECIFICATIONS

- UTILITIES INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN ON THIS PLAN.
- PRIOR TO CONSTRUCTION, ALL MATERIALS, INCLUDING STONE SHALL BE APPROVED BY THE ENGINEER.
- ALL FILL AROUND THE STRUCTURES SHALL BE PLACED IN 12" LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

## CONSTRUCTION SPECIFICATIONS

- THE OULET PIPE FROM THE SEPTIC TANK TO THE PUMP STATION SHALL BE 4" SDR 35 PVC, AT A MINIMUM SLOPE OF 1/4" PER FT. THE PIPE SHALL BE LAID ON UNDISTURBED GROUND OR PROPERLY BEDDED.
- WHEN THE TRENCHES HAVE BEEN EXCAVATED, THE SIDES AND BOTTOM SHALL BE RAKED TO LOOSEN ANY SMEARED SOIL SURFACES.
- CONSTRUCTION EQUIPMENT SHALL BE KEPT OFF THE AREA TO BE USED FOR SEWAGE DISPOSAL AS MUCH AS POSSIBLE TO PREVENT COMPACTION OF THE SOILS.
- PLACEMENT OF CRUSHED STONE IN THE TRENCHES SHALL BE INITIATED IMMEDIATELY AFTER TRENCH EXCAVATION IS COMPLETED. THIS WILL REQUIRE THAT THE ENGINEER & AUTHORIZED TOWN INSPECTOR BE PRESENT AT THE TIME OF COMPLETION OF TRENCH EXCAVATION (SEE INSPECTION SPECIFICATIONS).
- 6" OF CLEAN CRUSHED STONE (1 TO 1-1/2" INCHES) SHALL BE PLACED IN THE BOTTOM OF THE TRENCHES IN ACCORDANCE WITH THE PLANS. THE DISTRIBUTION LINE SHALL BE CAREFULLY PLACED ON THE BEDDING AND SHALL BE LEVEL. DISTRIBUTION LINES SHALL BE COVERED WITH AT LEAST 2 INCHES OF STONE. THE ENDS OF THE DISTRIBUTION LINES SHALL BE CAPPED.
- THE GRADING SHALL DIRECT RUN-OFF AWAY FROM THE SEPTIC SYSTEM AREAS AND BE SMOOTH AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.

## INSPECTION REQUIREMENTS

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER & AUTHORIZED TOWN INSPECTOR A MINIMUM OF 24 HOURS IN ADVANCE FOR INSPECTION OF THE BOTTOM OF THE TRENCHES PRIOR TO PLACEMENT OF STONE AND PIPING.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER & AUTHORIZED TOWN INSPECTOR A MINIMUM OF 24 HOURS IN ADVANCE FOR INSPECTION OF THE SYSTEM PRIOR TO BACKFILLING, INCLUDING THE DISTRIBUTION BOX (LEVELNESS CHECKS), SEPTIC TANKS & PUMP STATIONS.
- THIS DESIGN MUST BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C. ESSEX JUNCTION, VERMONT TO ENSURE COMPLIANCE WITH THESE PLANS, O'LEARY-BURKE CIVIL ASSOCIATES WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT ARISE FROM FAILURE TO FOLLOW SPECIFICATIONS, AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED BY THE CONTRACTOR FOR INSPECTIONS.

## OPERATION & MAINTENANCE RECOMMENDATIONS

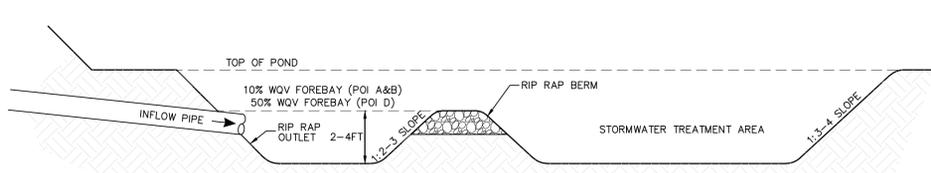
- THE SEPTIC TANK'S PURPOSE IS TO SETTLE OUT SOLIDS, CONTAIN THE SCUM AND PASS TREATED EFFLUENT. BACTERIA WITHIN THE SEPTIC TANK HELPS DECOMPOSE THE SOLIDS. SHOULD ANY SOLIDS PASS THROUGH THE SEPTIC TANK INTO THE SYSTEM, PREMATURE LOGGING OF THE PIPING, STONE OR NATIVE SOIL BENEATH THE SYSTEM IS LIKELY TO OCCUR. ONLY HUMAN WASTES SHOULD ENTER THE SEWAGE SYSTEM, WATER USE SHOULD BE CONSERVATIVE AND CLEANING AGENTS CAN NOT ENTER THE SYSTEM, AS THEY KILL BACTERIA.
- ONCE PER YEAR, THE DEPTH OF SCUM AND SLUDGE IN THE SEPTIC TANK SHOULD BE MEASURED AND THE TANK SHALL BE PUMPED IF:
  - THE SLUDGE LEVEL IS WITHIN 12 INCHES OF THE BOTTOM OF THE INLET TEE.
  - THE SCUM LAYER IS WITHIN 3 INCHES OF THE TOP OF THE OUTLET TEE.
  - IF A OR B IS ANTICIPATED TO OCCUR PRIOR TO THE NEXT INSPECTION.
  - IN ANY CASE, THE TANK SHALL BE PUMPED AT A MAXIMUM 5 YEAR INTERVAL.
- ONCE A YEAR, THE DISTRIBUTION BOX'S SHOULD BE INSPECTED AND ANY SETTLED SOLIDS REMOVED.
- ONCE A YEAR, THE PUMP CHAMBERS SHALL BE INSPECTED AND ANY SETTLED SOLIDS REMOVED AND FLOATS SHALL BE CHECKED FOR PROPER OPERATION.
- ONCE PER YEAR IN THE SPRING, THE ALTERNATING VALVES FOR THE SHARED SEWAGE SYSTEMS SHALL BE UTILIZED TO PROVIDE YEARLY ALTERNATING USE OF THE PRIMARY & REPLACEMENT SEWAGE SYSTEMS.
- ABOVE ITEMS 1 - 5 ARE INTENDED TO PROLONG THE LIFE OF THE SYSTEM, NOT GUARANTEE IT. A PROPERLY OPERATED & MAINTAINED SYSTEM GENERALLY FUNCTIONS PROPERLY FOR 8 - 25 YEARS.

Owner / Applicant

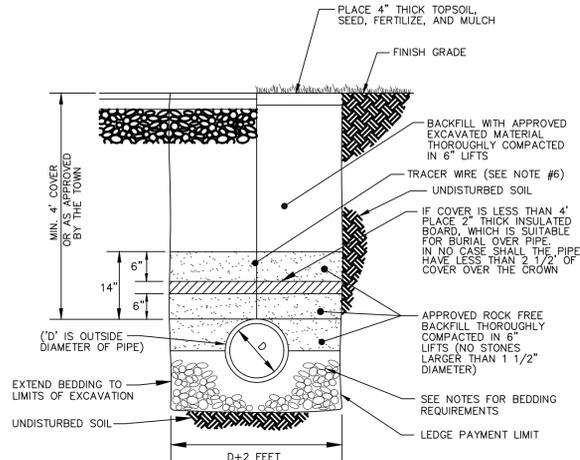
Pinewood Manor, Inc.  
57 River Road, Suite 1003, Essex, VT 05452



DATE	11-17-25	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS 10/10/25	BY	GRT	
DATE	9-12-25	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS 7/20/25	BY	GRT	
DATE	4-20-25	REVISION	REVISED PLANS FOR 10-UNIT LAYOUT	BY	GRT	
DATE	8-14-24	REVISION	REVISED PER DPW REVIEW COMMENTS	BY	GRT	
SURVEY	OBCA	<input type="checkbox"/> RECORD DRAWING	<input checked="" type="checkbox"/> PRELIMINARY	DATE	7-6-23	
DESIGN	BWC	<input type="checkbox"/> FINAL	<input type="checkbox"/> SKETCH/CONCEPT	JOB#	2020-05	
DRAWN	BWC	O'LEARY-BURKE CIVIL ASSOCIATES, P.L.C.			FILE	S1
CHECKED	FJO				13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9589 FAX: 878-9589 E-MAIL: ocbca@olearyburke.com	PLAN SHEET #
SCALE	NTS	Essex Vermont			SEWER DETAILS (2 of 2)	

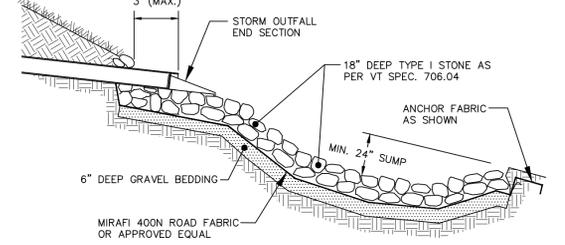
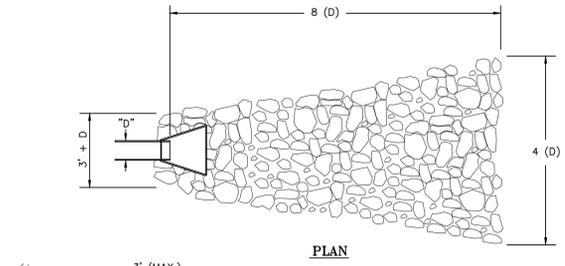


**SEDIMENT FOREBAY DETAIL**  
NTS

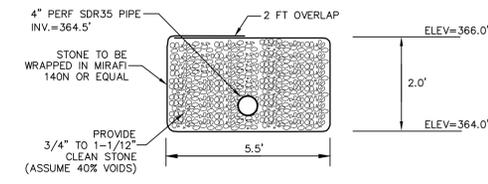


- NOTES:**
1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE TRENCHES ENTIRELY FREE OF WATER UNTIL ALL WORK IS FINISHED AND READY FOR BACKFILLING.
  2. REFER TO THE WRITTEN SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
  3. REFER TO THE WRITTEN SPECIFICATIONS FOR STORM DRAINAGE PIPE REQUIREMENTS.
  4. THE SIDES OF THE TRENCHES 4 FEET OR MORE IN DEPTH TO BE ENTERED BY PERSONNEL SHALL BE SHEETED, SLOPED, OR PROPERLY SUPPORTED, CONFORMING TO VOSHA REQUIREMENTS.
  5. PIPE BEDDING SHALL BE CRUSHED STONE, FROM 6" BELOW THE INVERT, TO THE SPRINGLINE OF THE PIPE.
  6. INSTALL A CONTINUOUS SHEATHED SOLID CONDUCTOR 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 DETAILS 200.01 - 200.03.

**STORM TRENCH**  
NTS

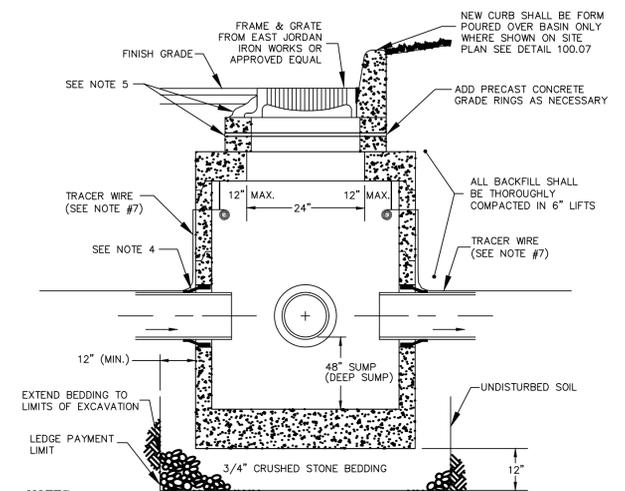


**STORM OUTFALL**  
NTS



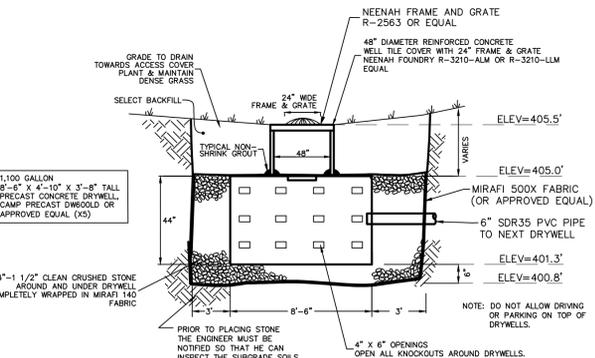
STONE TRENCH SHALL BE 104.5 FEET LONG (574.75 SF BOTTOM)

**STONE INFILTRATION TRENCH**  
NTS

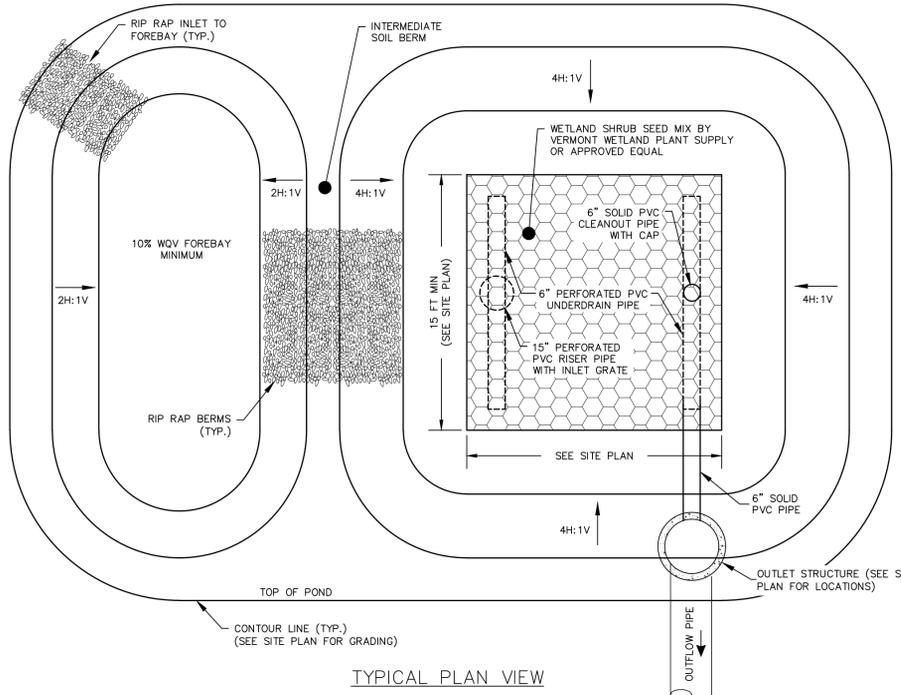


- NOTES:**
1. REFER TO WRITTEN THE SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
  2. REFER TO WRITTEN THE SPECIFICATIONS FOR DRAINAGE STRUCTURE AND MATERIAL REQUIREMENTS.
  3. RAISE FRAME TO FINISH GRADE ONLY AFTER BASE COURSE OF PAVEMENT IS IN PLACE, RAISE FRAME TO BASE COURSE GRADE IF WEARING COURSE IS TO BE PLACED DURING NEXT CONSTRUCTION SEASON.
  4. RUBBER BOOTS SHALL BE USED AROUND ALL STORM CONNECTIONS.
  5. HIGH STRENGTH NON-SHRINK GROUT SHALL BE USED TO SET FRAME AND GRADE RINGS.
  6. ALL STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND H=20 WHEEL LOADING.
  7. INSERT A SECTION OF PVC CONDUIT OR TUBING THROUGH THE SIDEWALL OF THE STRUCTURE AS SHOWN FOR THE TRACER WIRE TO ENTER THE STRUCTURE. ONCE THE TRACER WIRE IS INSTALLED, SEAL THE VOID BETWEEN THE CONDUIT OR TUBING AND THE TRACER WIRE WITH A WATERPROOF SEALANT. INSIDE THE BASINS, A COIL OF WIRE LONG ENOUGH TO REACH THE COVER SHALL BE ATTACHED TO THE INSIDE OF THE STRUCTURE BY MEANS OF PLASTIC "ZIP-TIES" TO A STAINLESS STEEL RING.

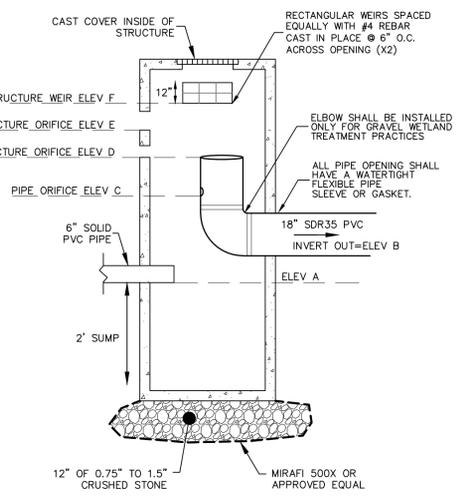
**CATCH BASIN**  
NTS



**DRYWELL DETAIL**  
NTS



**TYPICAL PLAN VIEW**



**OUTLET STRUCTURE PROFILE**

**OUTLET STRUCTURE SCHEDULE**

ITEM	GRAVEL WETLAND #1 (POI A)		GRAVEL WETLAND #2 (POI B)	
	ELEV	SIZE	ELEV	SIZE
ELEV A	386.50'	6"	384.50'	6"
ELEV B	386.60'	18"	384.10'	18"
ELEV C	388.83'	1.9"	386.83'	1.7"
ELEV D	390.25'	2"	387.95'	1.7"
ELEV E	N/A	N/A	389.75'	6"
ELEV F	390.50'	26"X12"	390.50'	22"X12"

**STORM SYSTEM MAINTENANCE**

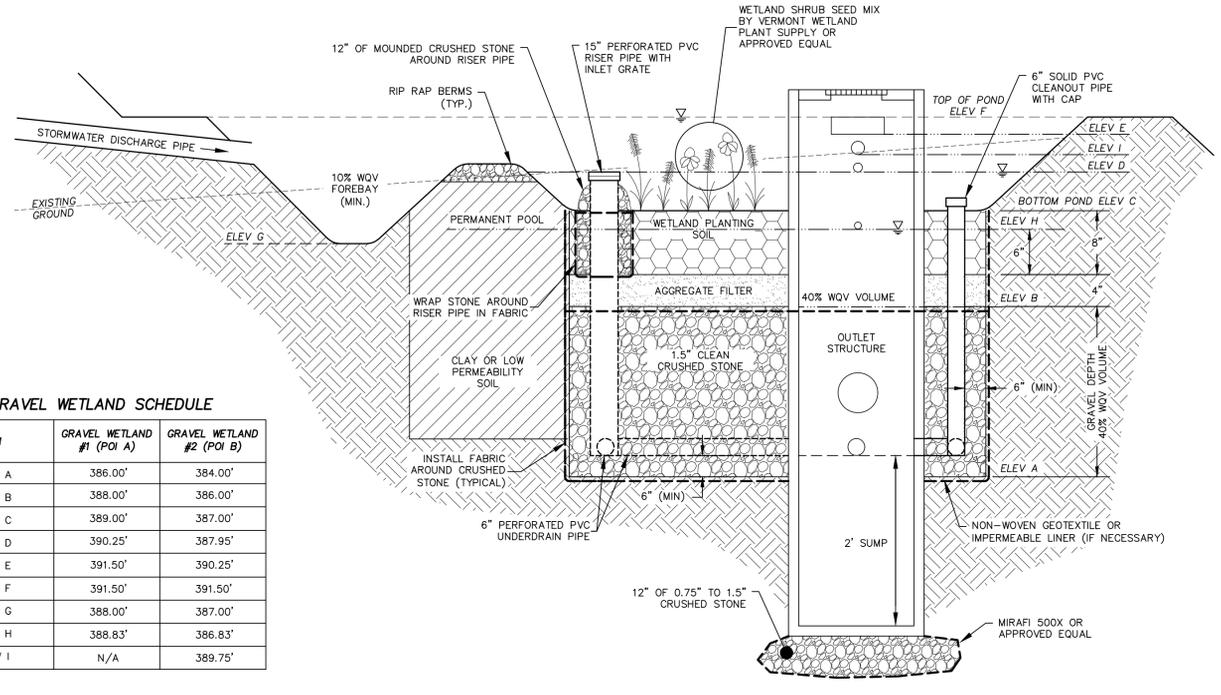
SYSTEM MAINTENANCE IS IMPORTANT FOR TREATMENT AND CONTROL OF STORM RUNOFF FROM THE IMPERVIOUS SURFACES (BUILDINGS, ROAD, DRIVEWAY, AND SIDEWALKS). THE FOLLOWING ELEMENTS FORM THE MINIMUM REQUIREMENTS:

1. THE OWNER (OR REPRESENTATIVE) SHALL PERFORM INSPECTIONS ANNUALLY AND FOLLOWING SIGNIFICANT (LARGE) STORM EVENTS. THE FOLLOWING ITEMS SHALL BE REVIEWED: CONDITION OF THE VEGETATION, CONDITION OF THE DITCH SURFACES, DEPTH OF ACCUMULATED SEDIMENT (IF ANY), THE PRESENCE OF EROSION (IF ANY), CONDITION OF THE STORM PIPES, AND THE CONDITION OF THE PIPE INLETS AND OUTLETS. ANY OBSERVABLE DEGRADATION OF THE STORM SYSTEM SHALL BE NOTED.
2. THE OWNER (OR REPRESENTATIVE) SHALL COMPLETE REPAIR OF ANY ITEMS, AS REQUIRED TO MAINTAIN OPTIMAL SYSTEM OPERATION. AT A MINIMUM, THE FOLLOWING ITEMS SHALL BE INCLUDED:
  - A. FOLLOWING ANY MAJOR STORMS ANY EROSION GULLIES 6 INCHES OR DEEPER SHALL BE FILLED AND VEGETATION ESTABLISHED IN THE DISTURBED AREA.
  - B. SEDIMENT ACCUMULATED TO A DEPTH OF MORE THAN 6 INCHES IN ANY CONVEYANCE SWALES OR THE SEDIMENT FOREBAY SHALL BE REMOVED AND DISPOSED OF IN AN UPLAND AREA THAT IS NOT WITHIN 100 FEET OF WATERS OF THE STATE. VEGETATION SHALL BE ESTABLISHED IN ALL DISTURBED AREAS.
  - C. VEGETATION SHALL BE ESTABLISHED AS NEEDED, IN AREAS OF BARE SOIL. THIS IS PARTICULARLY IMPORTANT IN FLOW AREAS WHERE VEGETATION PROVIDES SEDIMENT REMOVAL.
  - D. THE CATCH BASIN SUMPS SHALL BE CLEANED WHEN THE ACCUMULATED SEDIMENT EXCEEDS 12" IN DEPTH (THE SUMPS ARE 24" IN DEPTH).
  - E. SILT FENCES SHALL BE USED IF NEEDED TO PREVENT EROSION AND AID IN THE ESTABLISHMENT OF VEGETATION. THESE TEMPORARY MEASURES SHALL BE REMOVED AFTER THE SITE IS STABILIZED AND THE RISK OF EROSION IS REDUCED.
  - F. THE GRASSSED AREAS SHALL BE MOWED AS NEEDED TO PREVENT THE ESTABLISHMENT OF WOODY VEGETATION.
  - G. INSPECT THE PVC RISER PIPES WITHIN THE GRAVEL WETLAND FOR CLOGGING AND DEBRIS.
  - H. ANY SIGNIFICANT BUILDUP OF SEDIMENT IN THE WETLAND AREA SHALL BE REMOVED TO PREVENT THE GRAVEL BASE FROM BECOMING CLOGGED.
  - I. REPORT ANY WETLAND VEGETATION IN POORLY ESTABLISHED AREAS.
3. THE OWNER SHALL MECHANICALLY SWEEP AND REMOVE SEDIMENTS IN THE ROADWAY AREAS, DRYWELLS, AND CATCH BASIN SUMPS AS NECESSARY PRIOR TO MAY 15TH.

**GRAVEL WETLAND DETAIL**  
NTS

**GRAVEL WETLAND SCHEDULE**

ITEM	GRAVEL WETLAND #1 (POI A)	GRAVEL WETLAND #2 (POI B)
ELEV A	386.00'	384.00'
ELEV B	388.00'	386.00'
ELEV C	389.00'	387.00'
ELEV D	390.25'	387.95'
ELEV E	391.50'	390.25'
ELEV F	391.50'	391.50'
ELEV G	388.00'	387.00'
ELEV H	388.83'	386.83'
ELEV I	N/A	389.75'



**TYPICAL PROFILE**

**Owner / Applicant**  
Pinewood Manor, Inc.  
57 River Road, Suite 1003, Essex, VT 05452



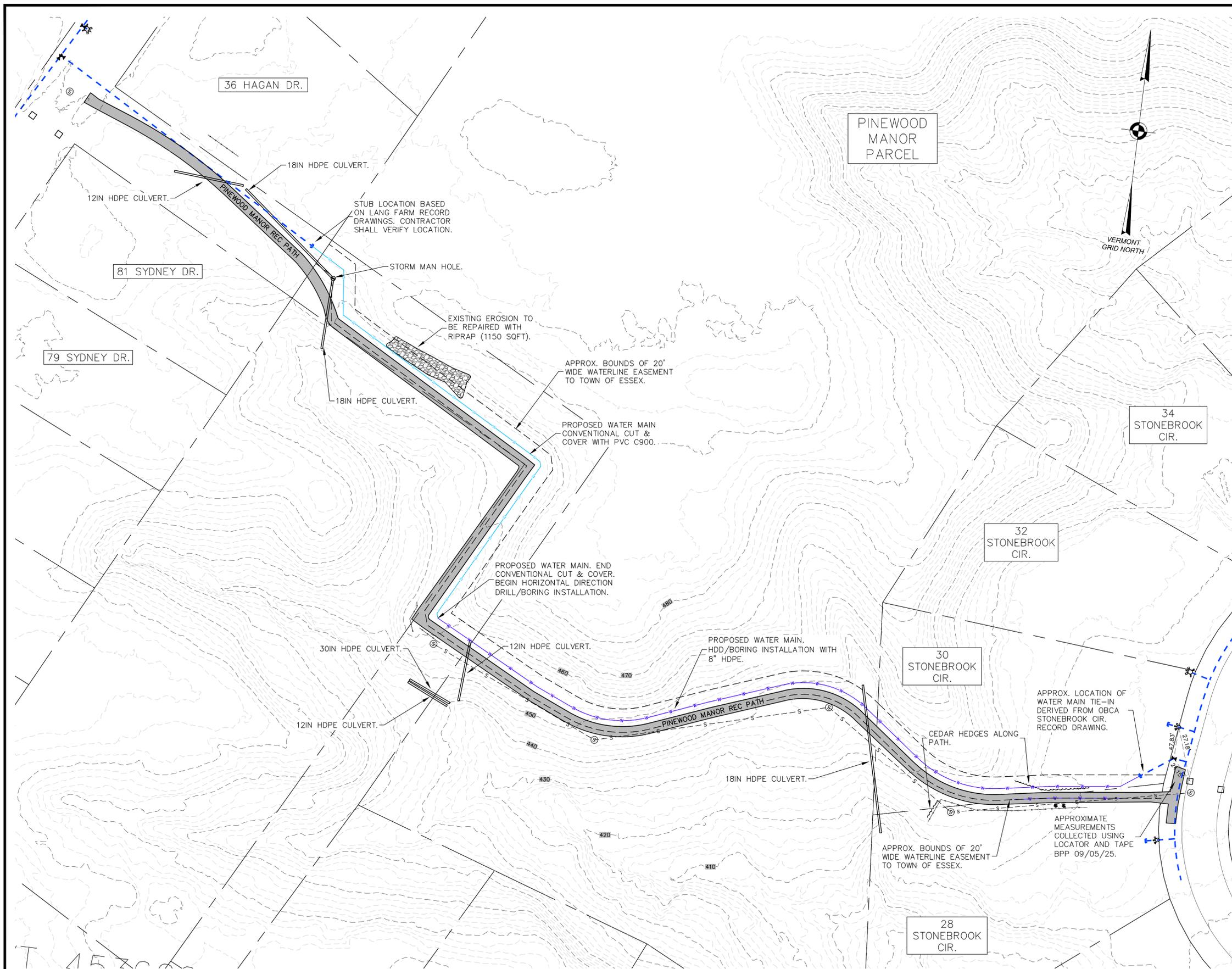
DATE	REVISION	BY	GRT
11-17-25	REVISED PLAN PER DPW REVIEW COMMENTS 10/10/25		
9-12-25	REVISED PLAN PER DPW REVIEW COMMENTS 7/29/25		
4-29-25	REVISED PLANS FOR 10-UNIT LAYOUT		
7-6-23	REVISED PLANS FOR PRELIMINARY SUBMITTAL		

DESIGN	RECORD DRAWING	PRELIMINARY	DATE
BWC	<input type="checkbox"/>	<input type="checkbox"/>	04-05-21
BWC	<input type="checkbox"/>	<input type="checkbox"/>	2020-05
FJD	<input type="checkbox"/>	<input type="checkbox"/>	

<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b>		Essex Vermont
13 CORPORATE DRIVE ESSEX, VT 05452 PHONE: 878-9589 FAX: 878-9589 E-MAIL: obca@olearyburke.com		FILE S1 PLAN SHEET # 11



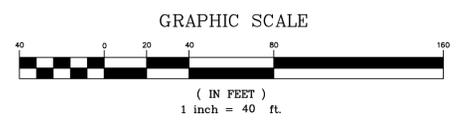
**LEGEND**

	PARCEL BOUNDARY
	EXISTING MAJOR CONTOUR (U.S.G.S. DATUM)
	EXISTING MINOR CONTOUR (U.S.G.S. DATUM)
	EXISTING SEWER LINE
	EXISTING FENCE
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING HYDRANT
	EXISTING WATER GATE VALVE
	EXISTING WATER SHUT OFF
	EXISTING SEWER MANHOLE
	EXISTING CATCH BASIN

**NOTES:**

1. A REPRESENTATIVE OF THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT SHALL WITNESS ALL CONNECTIONS AND WORK PERFORMED ON THE EXISTING WATER AND SEWER INFRASTRUCTURE.

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

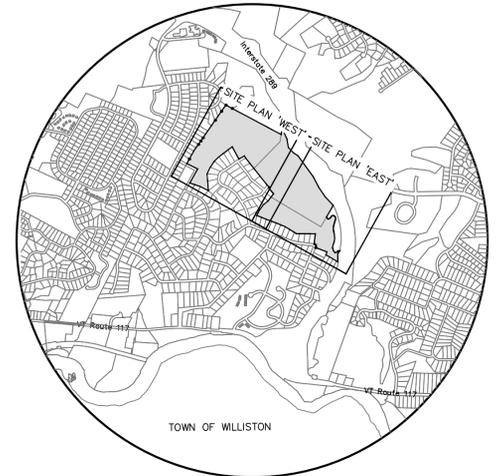


<b>DATE</b> 11-17-25	<b>REVISION</b> REVISED PLAN PER DPW REVIEW COMMENTS 10/10/25	<b>BY</b> GRT
<b>SURVEY</b> OB/CA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> FINAL	<b>DATE</b> 09/10/25
<b>DESIGN</b> OB/CA	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> SKETCH/CONCEPT	<b>JOB#</b> 2020-05
<b>DRAWN</b> BPP	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b>	<b>FILE</b> REC PATH
<b>CHECKED</b> OB/CA	13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9590 FAX: 878-9589 E-MAIL: OB/CA@olearyburke.com	<b>PLAN SHEET #</b> 12
<b>SCALE</b> 1"=40'	<b>PINWOOD MANOR</b>	

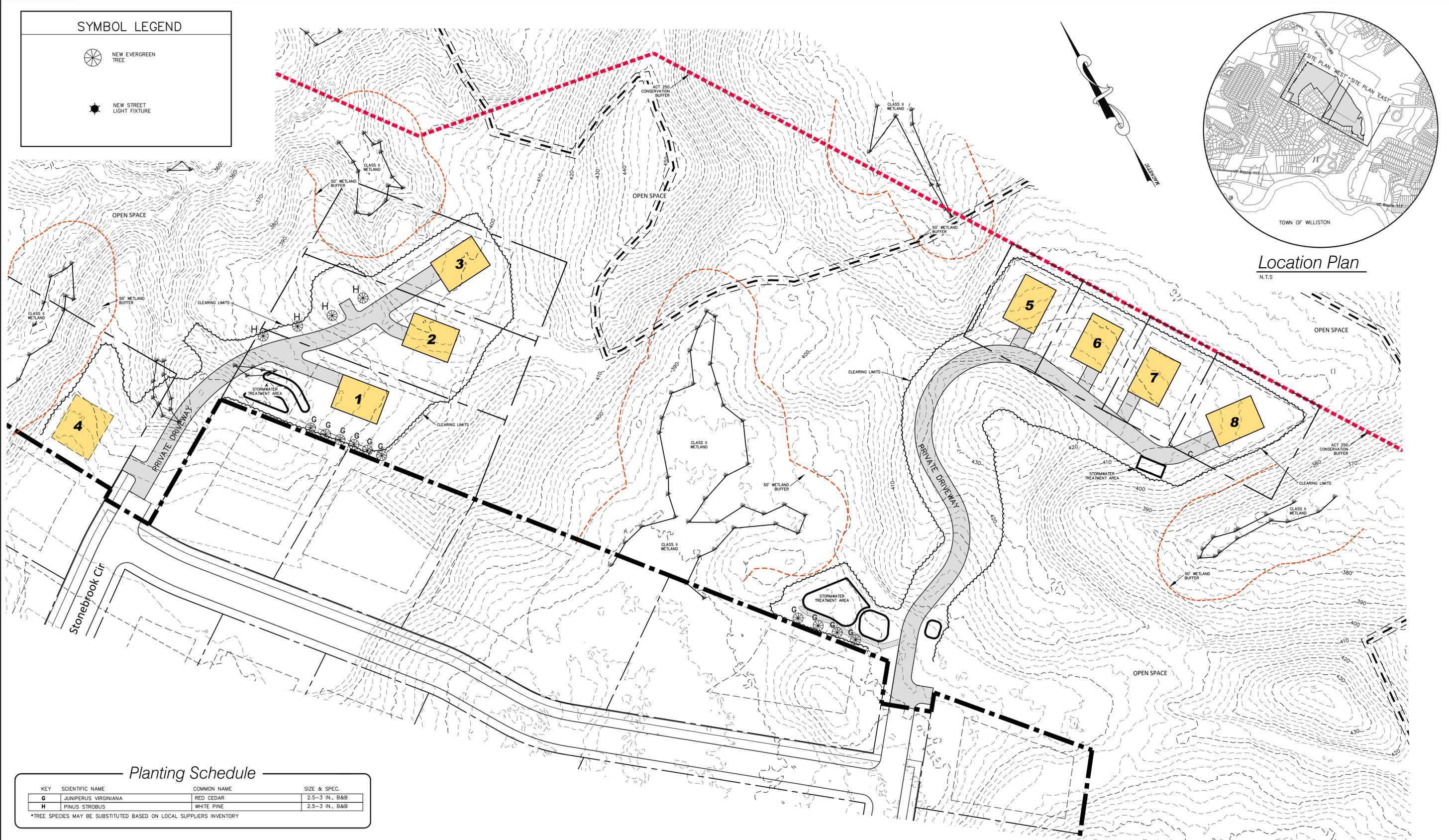
**PINWOOD - SECTION I**  
**SITE PLAN - WATER MAIN EXTENSION**

**SYMBOL LEGEND**

-  NEW EVERGREEN TREE
-  NEW STREET LIGHT FIXTURE



**Location Plan**  
N.T.S.



**Planting Schedule**

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE & SPEC.
G	JUNIPERUS VIRGINIANA	RED CEDAR	2.5-3 IN., B&B
H	PINUS STROBUS	WHITE PINE	2.5-3 IN., B&B

\*TREE SPECIES MAY BE SUBSTITUTED BASED ON LOCAL SUPPLIERS INVENTORY

**Lighting Schedule**

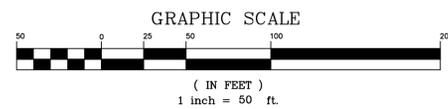
CALCULATION SUMMARY							
AREA NAME	DIMENSIONS	GRID NAME	AVE	MAX	MIN	MAX/MIN	AVE / MIN
SITE PLAN		NEW GRID	<+> 0.59	4.0	0.12	33.3	4.9

LUMINAIRE SCHEDULE							
TYP	SYMB.	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
POLE		RAB RWLED 4T50N ROADWAY LIGHT	54W	6,945	20' POLE MOUNT	0.80	3

**Owner / Applicant**

Pinewood Manor, Inc.  
57 River Road, Suite 1003, Essex, VT 05452



DATE 11-17-25	REVISION REVISED PLAN PER DPW REVIEW COMMENTS 10/10/25	BY GRT
DATE 9-12-25	REVISION REVISED PLAN PER DPW REVIEW COMMENTS 7/28/25	BY GRT
DATE 4-29-25	REVISION REVISED PLANS FOR 10-UNIT LAYOUT	BY GRT
DATE 7-6-23	REVISION REVISED PLANS FOR PRELIMINARY SUBMITTAL	BY GRT
DATE 6-22-21	REVISION REVISED BASED ON P&Z COMMENTS	BY BWC
SURVEY	OBCA	DATE 04-05-21
DESIGN BWC	RECORD DRAWING	JOB# 2020-05
DRAWN BWC	FINAL	FILE S1
CHECKED FJD	PRELIMINARY	PLAN SHEET #
SCALE 1"=50'	SKETCH/CONCEPT	L1

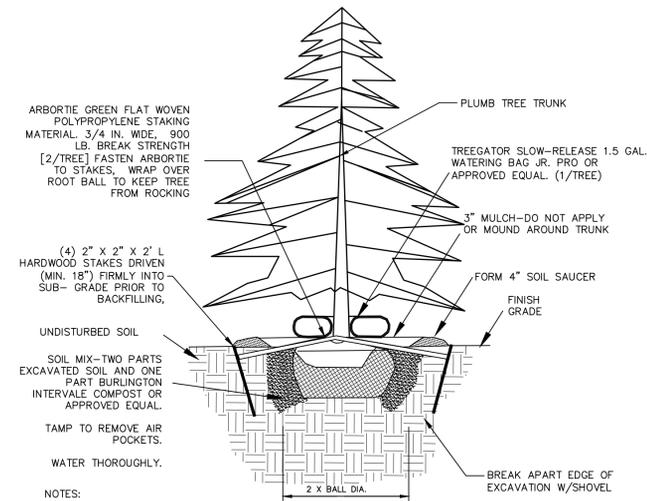
**Pinewood - Section I**  
Essex Vermont  
**Landscaping & Lighting Plan 'West'**

## LANDSCAPING SPECIFICATIONS

ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO NOVEMBER 1 OF EACH YEAR. ANY DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 15 DAYS. ANY WORK PERFORMED AFTER NOVEMBER 1 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED, FERTILIZED, LIMED, AND MULCHED IN ACCORDANCE WITH THE FOLLOWING:

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

URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREeping RED FESCUE
37.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 #	LIVE SEED PER ACRE



- NOTES:
1. PLANT TREE SO THAT TOP OF ROOT FLARE IS EVEN WITH THE FINISH GRADE.
  2. STAKING AS REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
  3. TREES SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER PLANTING.
  4. EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPES, STRING, AND TAPE PRIOR TO PLANTING TO PREVENT GIRDLING. SURVEYOR

### EVERGREEN TREE PLANTING DETAIL

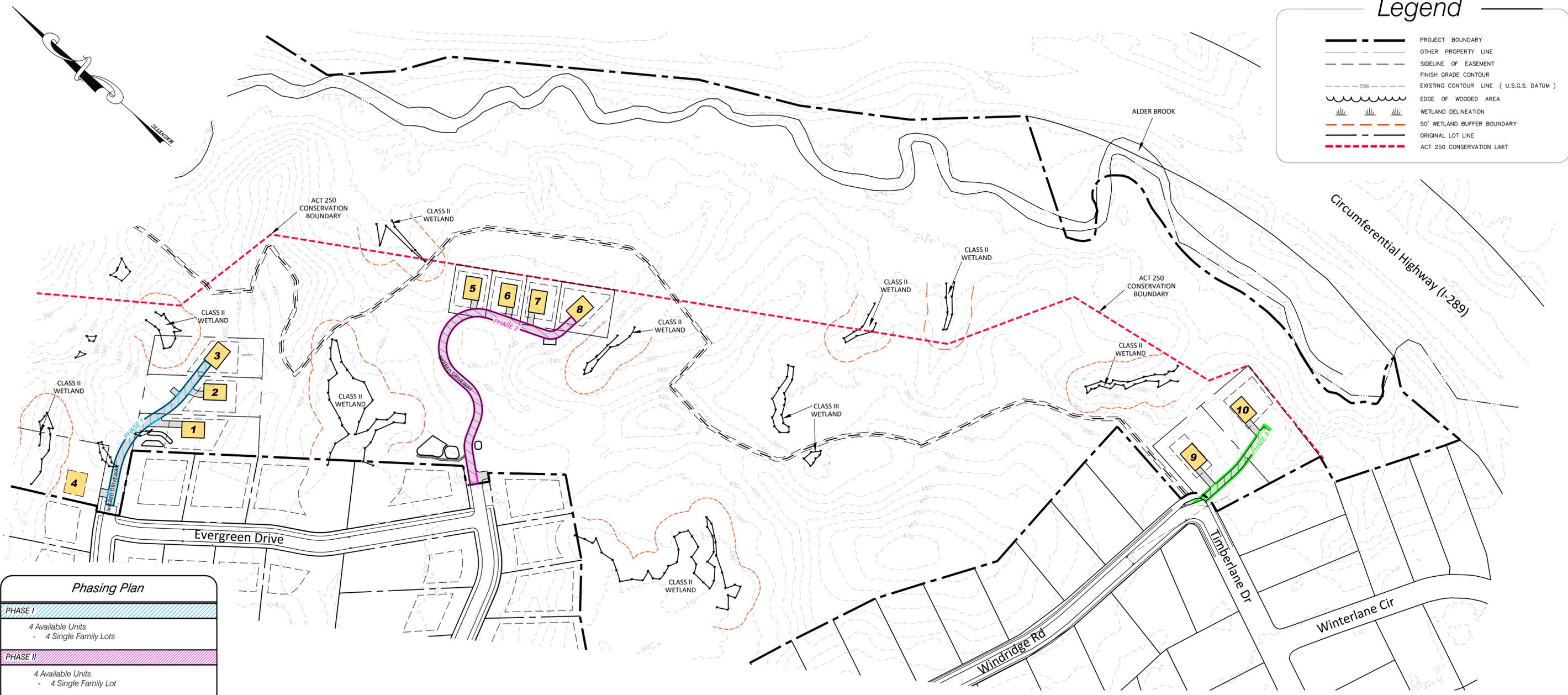
NTS



DATE	11-17-25	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS 10/10/25	BY	GRT
DATE	4-29-25	REVISION	REVISED PLANS FOR 10-UNIT LAYOUT	BY	GRT
SURVEY	OBCA	<input type="checkbox"/> RECORD DRAWING	<input checked="" type="checkbox"/> PRELIMINARY	DATE	04-05-21
DESIGN	BWC	<input type="checkbox"/> FINAL	<input type="checkbox"/> SKETCH/CONCEPT	JOB#	2020-05
DRAWN	BWC	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b>		FILE	S1
CHECKED	FJD	13 CORPORATE DRIVE ESSEX VCT, VT PHONE: 878-9589 FAX: 878-9589 E-MAIL: obca@olearyburke.com		PLAN SHEET #	L2
SCALE	NTS	<i>Pinewood - Section I</i>		<i>Landscaping Details</i>	

# Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- FINISH GRADE CONTOUR
- EXISTING CONTOUR LINE ( U.S.G.S. DATUM )
- EDGE OF WOODED AREA
- WETLAND DELINEATION
- 50' WETLAND BUFFER BOUNDARY
- ORIGINAL LOT LINE
- ACT 250 CONSERVATION LIMIT



Phasing Plan	
<b>PHASE I</b>	4 Available Units - 4 Single Family Lots
<b>PHASE II</b>	4 Available Units - 4 Single Family Lot
<b>PHASE III</b>	2 Available Units - 2 Single Family Lot

## Owner / Applicant

Pinewood Manor, Inc.  
57 River Road, Suite 1003, Essex, VT 05452

## Plan Index

SH.	PLAN DESCRIPTION
E1	EPSC OVERALL CONSTRUCTION PLAN
E2	EPSC CONSTRUCTION PLAN 'PHASE I & II'
E3	EPSC CONSTRUCTION PLAN 'PHASE III'
E4	EPCS STABILIZATION PLAN
E5	EPCS DETAILS & SPECIFICATIONS

### GENERAL NOTES:

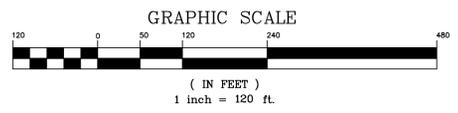
- THE PURPOSE OF THESE PLANS IS TO:
  - MINIMIZE THE AREA OF DISTURBED SOILS AND TO MINIMIZE THE DURATION THAT ANY AREAS ARE LEFT OPEN.
  - ISOLATE THE AREAS OF DISTURBANCE TO PREVENT AND CONTROL EROSION CAUSED BY RUN-OFF.
  - CONTROL THE AMOUNTS OF SEDIMENT THAT MAY RESULT FROM ANY SITE.
- A COPY OF THE CONSTRUCTION GENERAL PERMIT AND A SET OF THE PLANS WILL BE AVAILABLE AT THE JOB TRAILER ON-SITE.
- PINEWOOD MANOR INC. C/O BRIAN MARCOTT WILL BE THE ON-SITE COORDINATOR
- THE ON-SITE COORDINATOR SHALL INSPECT AND KEEP A WRITTEN RECORD OF THE EROSION AND SEDIMENT CONTROL STRUCTURES AND MEASURES AT A MINIMUM OF ONCE A WEEK AND ALSO WITHIN 24 HOURS OF ANY STORM EVENT THAT DISCHARGES RUN-OFF FROM THE SITE.
- THE ON-SITE COORDINATOR SHALL KEEP A WRITTEN RECORD OF EROSION CONTROL INSPECTIONS AND ANY MONITORING DATA FOR A MINIMUM OF THREE (3) YEARS FOLLOWING COMPLETION OF CONSTRUCTION.
- REFER TO PLAN SHEETS E1 THROUGH E5 FOR ALL EROSION CONTROL PLANS, DETAILS AND SPECIFICATIONS.
- WEEKLY INSPECTIONS BY AN ENGINEER OR A PERSON WITH KNOWLEDGE OF EPSC MEASURES ARE REQUIRED. REPORTS SHALL BE SENT TO THE TOWN DEPARTMENT OF PUBLIC WORKS.

### PRE-CONSTRUCTION EPSC NOTES:

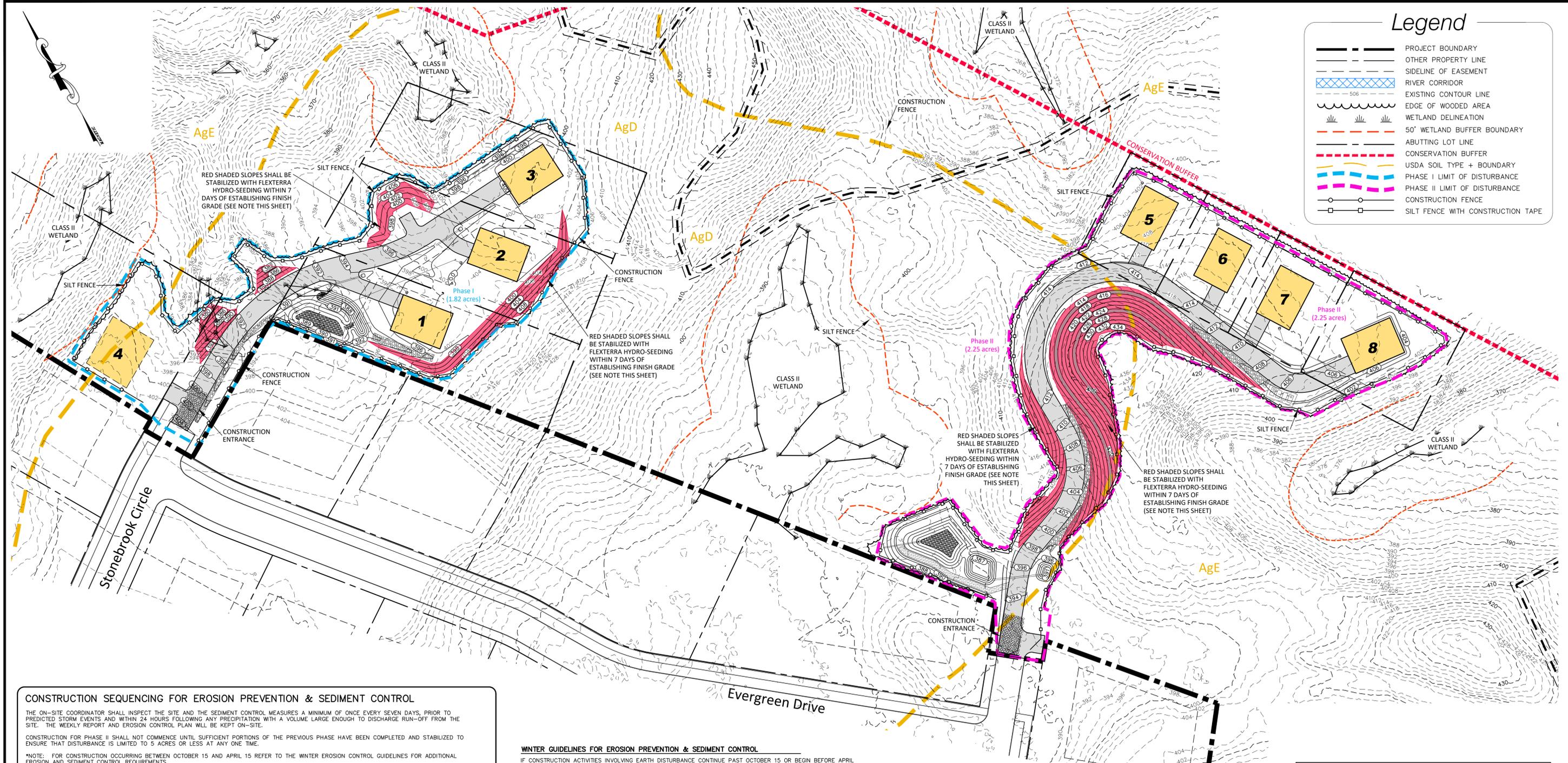
- PRIOR TO CONSTRUCTION THE ARCHEOLOGICAL SENSITIVE AREAS ON THE SITE SHALL BE STAKED OUT BY THE PROJECT ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION ALL WETLAND BUFFERS WITHIN THE CURRENT PHASE SHALL BE STAKED OUT BY THE PROJECT ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION ALL ADJOINING PROPERTY LINES ADJACENT TO THE CURRENT PHASE SHALL BE STAKED OUT BY THE PROJECT ENGINEER PRIOR TO THE START OF CONSTRUCTION.

### CONSTRUCTION NOTES:

- NO MORE THAN 5-ACRES OF EARTH DISTURBANCE ALLOWED AT ANY ONE TIME
- ALL DISTURBED AREAS SHALL BE TEMPORARY MULCHED WITHIN 14 DAYS OF INITIAL DISTURBANCE UNLESS:
  - IF NO PRECIPITATION WITHIN 24' HOURS IN FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS.
  - DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
- ANYTIME WATER IS PUMPED ONSITE, A DEWATERING BAG SHALL BE USED, SEE DETAIL.
- TO CONTROL DUST DURING CONSTRUCTION CALCIUM CHLORIDE AND/OR WATER SHALL BE APPLIED TO ALL DISTURBED AREAS UNTIL PAVEMENT AND/OR VEGETATION IS FULLY ESTABLISHED.



DATE 11-17-25	REVISION REVISED PLAN PER DPW REVIEW COMMENTS 10/10/25	BY GRT
DATE 9-13-25	REVISION REVISED PLAN PER DPW REVIEW COMMENTS 7/28/25	BY GRT
DATE 4-29-25	REVISION REVISED PLANS FOR 10-UNIT LAYOUT	BY GRT
DATE 3-5-24	REVISION REVISED PER HAMLIN REVIEW COMMENTS	BY GRT
DATE 9-8-23	REVISION REVISED PLANS PER CQP REVIEW COMMENTS	BY GRT
DATE 7-6-23	REVISION REVISED PLANS FOR PRELIMINARY SUBMITTAL	BY GRT
DATE 6-22-21	REVISION REVISED BASED ON P&Z COMMENTS	BY BWC
SURVEY	<input type="checkbox"/> RECORD DRAWING <input checked="" type="checkbox"/> PRELIMINARY	DATE 04-05-21
DESIGN	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB# 2020-05
DRAWN BWC	Pinewood - Section I	
CHECKED FJD	Essex Vermont	
SCALE 1"=120'	FILE S1	
O'LEARY-BURKE CIVIL ASSOCIATES, PLC 13 CORPORATE DRIVE ESSEX, VT PHONE: 878-9589 FAX: 878-9589 E-MAIL: obca@olearyburke.com		PLAN SHEET #
Overall Construction Plan		E1



### Legend

	PROJECT BOUNDARY
	OTHER PROPERTY LINE
	SIDELINE OF EASEMENT
	RIVER CORRIDOR
	EXISTING CONTOUR LINE
	EDGE OF WOODED AREA
	WETLAND DELINEATION
	50' WETLAND BUFFER BOUNDARY
	ABUTTING LOT LINE
	CONSERVATION BUFFER
	USDA SOIL TYPE + BOUNDARY
	PHASE I LIMIT OF DISTURBANCE
	PHASE II LIMIT OF DISTURBANCE
	CONSTRUCTION FENCE
	SILT FENCE WITH CONSTRUCTION TAPE

### CONSTRUCTION SEQUENCING FOR EROSION PREVENTION & SEDIMENT CONTROL

THE ON-SITE COORDINATOR SHALL INSPECT THE SITE AND THE SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE EVERY SEVEN DAYS, PRIOR TO PREDICTED STORM EVENTS AND WITHIN 24 HOURS FOLLOWING ANY PRECIPITATION WITH A VOLUME LARGE ENOUGH TO DISCHARGE RUN-OFF FROM THE SITE. THE WEEKLY REPORT AND EROSION CONTROL PLAN WILL BE KEPT ON-SITE.

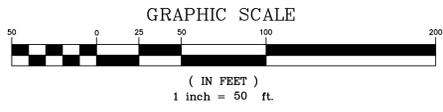
CONSTRUCTION FOR PHASE II SHALL NOT COMMENCE UNTIL SUFFICIENT PORTIONS OF THE PREVIOUS PHASE HAVE BEEN COMPLETED AND STABILIZED TO ENSURE THAT DISTURBANCE IS LIMITED TO 5 ACRES OR LESS AT ANY ONE TIME.

\*NOTE: FOR CONSTRUCTION OCCURRING BETWEEN OCTOBER 15 AND APRIL 15 REFER TO THE WINTER EROSION CONTROL GUIDELINES FOR ADDITIONAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

PHASE I AND II		
MAJOR CONSTRUCTION ITEM	EROSION CONTROL	MAINTENANCE
1. MARK LIMITS OF AREA TO BE DISTURBED.	INSTALL CONSTRUCTION FENCING / SILT FENCE AT LOCATIONS SHOWN ON PLAN.	MAINTAIN UNTIL CONSTRUCTION WITHIN PHASE I IS COMPLETED AND STABILIZED.
2. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND STAGING AREA.	INSTALL SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS SHOWN ON PLAN.	MAINTAIN SILT FENCE AND REMOVE DEPOSITS OF SILT, REMOVE AND REPLACE STONE AT ENTRANCE AS ORDERED BY THE ON-SITE COORDINATOR.  DUST SHALL BE CONTROLLED USING CALCIUM CHLORIDE AND/OR WATER AS NEEDED.
3. GRUBBING AND TOPSOIL STOCKPILING.	ANY STUMPS ARE TO BE DISPOSED OF AT AN APPROVED DISPOSAL SITE.  A SILT FENCE IS TO BE INSTALLED AROUND THE BASE OF THE STOCKPILE.	THE SILT FENCE IS TO BE MAINTAINED UNTIL THE STOCKPILE HAS BEEN REMOVED. IN-USE AREAS OF THE STOCKPILE ARE TO BE RESEEDED AND REMULCHED IF OPEN AND UNUSED FOR MORE THAN 14 DAYS.
4. WORK ON CUTS/FILLS, ROADWAY, UTILITIES, ETC.	KEEP OPEN CONSTRUCTION AREA TO 5 ACRES OR LESS.  DISTURBED AREAS ARE TO BE MULCHED WITHIN 14 DAYS OF INITIAL DISTURBANCE, UNLESS WORK IS TO CONTINUE WITHIN 24 HOURS AND NO PRECIPITATION IS IN THE FORECAST OR THE EXCAVATION IS SELF CONTAINED WITH A DEPTH OF AT LEAST 2 FT.  AREAS THAT ARE FINISH GRADED ARE TO BE SEEDED AND MULCHED WITHIN 48 HOURS.	ROADWAY SIDESLOPES ARE TO BE INSPECTED WEEKLY OR IMMEDIATELY FOLLOWING A RUN-OFF PRODUCING STORM. REMOVE SEDIMENT AND REPLACE STONE AS NEEDED.  DISCHARGE FROM DEWATERING ACTIVITIES THAT FLOW OFF THE SITE MUST NOT CONTRIBUTE TO A VIOLATION OF THE VERMONT WATER QUALITY STANDARDS.
5. CONSTRUCTION OF DWELLING UNITS	EPSC MEASURES SHALL BE DONE ON A UNIT BY UNIT BASIS. IF PERIMETER SILT FENCE IS LOCATED FURTHER THAN 150' FROM FILL GENERATED FROM CELLAR HOLE EXCAVATION, SILT FENCE SHALL BE INSTALLED AROUND FILL STOCKPILES.	MAINTAIN SILT FENCE AND REMOVE DEPOSITS OF SILT, REMOVE AND REPLACE STONE AT ENTRANCE AS ORDERED BY THE ON-SITE COORDINATOR.

### WINTER GUIDELINES FOR EROSION PREVENTION & SEDIMENT CONTROL

- IF CONSTRUCTION ACTIVITIES INVOLVING EARTH DISTURBANCE CONTINUE PAST OCTOBER 15 OR BEGIN BEFORE APRIL 15, THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE FOLLOWED:
- ENLARGED ACCESS POINT (AS DIRECTED BY THE ON-SITE PLAN COORDINATOR), STABILIZED TO PROVIDE FOR SNOW STOCKPILING.
  - LIMITS OF DISTURBANCE MOVED OR REPLACED (AS DIRECTED BY THE ON-SITE PLAN COORDINATOR) TO REFLECT BOUNDARY OF WINTER WORK.
  - STORAGE AND CONTROL OF SNOWMELT IN ACCORDANCE WITH THE SNOW MANAGEMENT PLAN
  - MAINTAIN A MINIMUM 25 FOOT BUFFER FROM ALL PERIMETER CONTROLS SUCH AS SILT FENCE TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.
  - IN AREAS OF DISTURBANCE WITHIN 100 FT OF A RECEIVING WATER, SILT FENCE SHALL BE REINFORCED OR ELSE REPLACED WITH PERIMETER DIKES, SWALES, OR OTHER PRACTICES RESISTANT TO THE FORCES OF SNOW LOADS.
  - ALL DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS.
  - ALL SILT FENCE OR OTHER PRACTICES REQUIRING EARTH DISTURBANCE SHALL BE IN PLACE PRIOR TO GROUND FREEZING.
  - WHEN MULCH IS REQUIRED FOR STABILIZATION DOUBLE THE STANDARD RATE SHALL BE APPLIED (4 TONS PER ACRE OR ENOUGH FOR ADEQUATE COVERAGE AS REQUIRED BY THE PROJECT ENGINEER)
  - EROSION CONTROL BLANKET AS SHOWN IN THE DETAIL ON SH EB, OR ANOTHER APPROACH (APPROVED BY THE ON-SITE PLAN COORDINATOR) SHALL BE USED TO ANCHOR MULCH TO PROTECT AGAINST WINDTHROW.
  - 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:
    - A. 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.
    - B. DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
  - PRIOR TO STABILIZATION SNOW AND ICE MUST BE REMOVED TO DEPTH OF NO LESS THAN 1 IN.
  - DURING WINTER CONSTRUCTION A STABILIZED WORK AREA SHALL BE PROVIDED AROUND THE BUILDING (BLASTED LEDGE OR CRUSHED STONE - MIN. 15' WIDE)
  - THE ON-SITE COORDINATOR INSPECTIONS SHALL BE DONE DAILY DURING EARTHWORK CONDITIONS OR MONTHLY IF THE SITE IS TEMPORARILY STABILIZED.



### Soil Types

PHASE	SOIL TYPE	KW VALUE	IMPACTED AREA (ACRES)
Phase I	AGAWAM FINE SANDY LOAM 30 TO 60 PERCENT SLOPES	0.28-MEDIUM	0.08
	AGAWAM FINE SANDY LOAM 12 TO 30 PERCENT SLOPES	0.28-MEDIUM	1.74
<b>TOTAL</b>			<b>1.82</b>
Phase II	AGAWAM FINE SANDY LOAM 30 TO 60 PERCENT SLOPES	0.28-MEDIUM	1.56
	AGAWAM FINE SANDY LOAM 12 TO 30 PERCENT SLOPES	0.28-MEDIUM	0.69
<b>TOTAL</b>			<b>2.25</b>

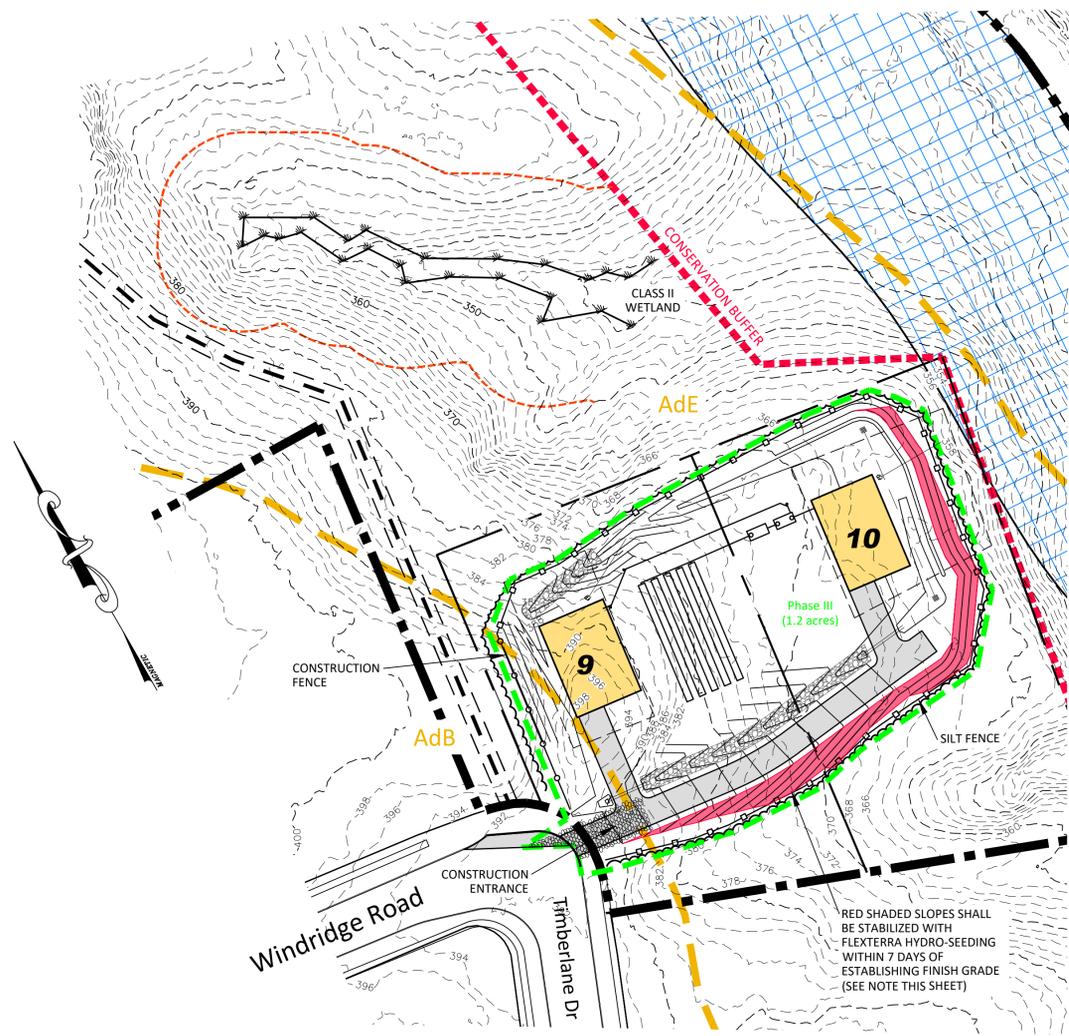
NOTE:  
1:2 SLOPES SHALL BE IMMEDIATELY STABILIZED WITH TOPSOIL AND FLEXITERRA HP-FGM HYDROSEEDING. IF NECESSARY, PROVIDE STRAW WATTLES AT 20' SPACING ON SLOPES LONGER THAN 20'.



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DATE 4-29-25	REVISION REVISED PLANS FOR 10 UNIT LAYOUT	BY GRT
DATE 8-14-24	REVISION REVISED PER DPW REVIEW COMMENTS	BY JFW
DATE 3-5-24	REVISION REVISED PER HAMLIN REVIEW COMMENTS	BY GRT
DATE 9-8-23	REVISION REVISED PLANS PER CDP REVIEW COMMENTS	BY GRT
DATE 6-5-23	REVISION REVISED PLANS FOR PRELIMINARY SUBMITTAL	BY GRT
DATE 6-22-21	REVISION REVISED BASED ON P&Z COMMENTS	BY BWC
SURVEY	OBCA	DATE 04-05-21
DESIGN	RECORD DRAWING	JOB# 2020-05
DRAWN	FINAL	FILE S1
CHECKED	PRELIMINARY	PLAN SHEET # E2
SCALE	1"=50'	

**O'LEARY-BURKE CIVIL ASSOCIATES, P.C.**  
13 CORPORATE DRIVE  
ESSEX, VT 05732  
PHONE: 878-9589  
FAX: 878-9589  
E-MAIL: obca@olearyburke.com

*Pinewood - Section I*  
*Phase I & II EPSC Construction Plan*



Soil Types		
PHASE IV	KW VALUE	IMPACTED AREA (ACRES)
AdE AGAWAM FINE SANDY LOAM 30 TO 60 PERCENT SLOPES	0.28-MEDIUM	1.13
AdB ADAMS AND WINDSOR SANDS 12 TO 30 PERCENT SLOPES	0.17-LOW	0.07
<b>TOTAL</b>		<b>1.20</b>

### Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- RIVER CORRIDOR
- EXISTING CONTOUR LINE
- EDGE OF WOODED AREA
- WETLAND DELINEATION
- 50' WETLAND BUFFER BOUNDARY
- ABUTTING LOT LINE
- CONSERVATION BUFFER
- USDA SOIL TYPE + BOUNDARY
- PHASE III LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE WITH CONSTRUCTION TAPE

### CONSTRUCTION SEQUENCING FOR EROSION PREVENTION & SEDIMENT CONTROL

THE ON-SITE COORDINATOR SHALL INSPECT THE SITE AND THE SEDIMENT CONTROL MEASURES A MINIMUM OF ONCE EVERY SEVEN DAYS, PRIOR TO PREDICTED STORM EVENTS AND WITHIN 24 HOURS FOLLOWING ANY PRECIPITATION WITH A VOLUME LARGE ENOUGH TO DISCHARGE RUN-OFF FROM THE SITE. THE WEEKLY REPORT AND EROSION CONTROL PLAN WILL BE KEPT ON-SITE.

CONSTRUCTION FOR PHASE III SHALL NOT COMMENCE UNTIL SUFFICIENT PORTIONS OF THE PREVIOUS PHASE HAVE BEEN COMPLETED AND STABILIZED TO ENSURE THAT DISTURBANCE IS LIMITED TO 5 ACRES OR LESS AT ANY ONE TIME.

\*NOTE: FOR CONSTRUCTION OCCURRING BETWEEN OCTOBER 15 AND APRIL 15 REFER TO THE WINTER EROSION CONTROL GUIDELINES FOR ADDITIONAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

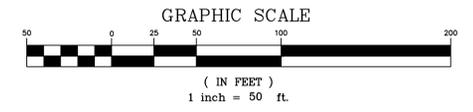
PHASE III		
MAJOR CONSTRUCTION ITEM	EROSION CONTROL	MAINTENANCE
1. MARK LIMITS OF AREA TO BE DISTURBED.	INSTALL CONSTRUCTION FENCING / SILT FENCE AT LOCATIONS SHOWN ON PLAN.	MAINTAIN UNTIL CONSTRUCTION WITHIN PHASE I IS COMPLETED AND STABILIZED.
2. INSTALL SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND STAGING AREA.	INSTALL SILT FENCING, STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS SHOWN ON PLAN.	MAINTAIN SILT FENCE AND REMOVE DEPOSITS OF SILT, REMOVE AND REPLACE STONE AT ENTRANCE AS ORDERED BY THE ON-SITE COORDINATOR. DUST SHALL BE CONTROLLED USING CALCIUM CHLORIDE AND/OR WATER AS NEEDED.
3. GRUBBING AND TOPSOIL STOCKPILING.	ANY STUMPS ARE TO BE DISPOSED OF AT AN APPROVED DISPOSAL SITE. A SILT FENCE IS TO BE INSTALLED AROUND THE BASE OF THE STOCKPILE.	THE SILT FENCE IS TO BE MAINTAINED UNTIL THE STOCKPILE HAS BEEN REMOVED. IN-USE AREAS OF THE STOCKPILE ARE TO BE RESEEDED AND REMULCHED IF OPEN AND UNUSED FOR MORE THAN 14 DAYS.
4. WORK ON CUTS/FILLS, ROADWAY, UTILITIES, ETC.	KEEP OPEN CONSTRUCTION AREA TO 5 ACRES OR LESS. DISTURBED AREAS ARE TO BE MULCHED WITHIN 14 DAYS OF INITIAL DISTURBANCE, UNLESS WORK IS TO CONTINUE WITHIN 24 HOURS AND NO PRECIPITATION IS IN THE FORECAST OR THE EXCAVATION IS SELF CONTAINED WITH A DEPTH OF AT LEAST 2FT. AREAS THAT ARE FINISH GRADED ARE TO BE SEEDED AND MULCHED WITHIN 48 HOURS.	ROADWAY SIDESLOPES ARE TO BE INSPECTED WEEKLY OR IMMEDIATELY FOLLOWING A RUN-OFF PRODUCING STORM. REMOVE SEDIMENT AND REPLACE STONE AS NEEDED. DISCHARGE FROM DEWATERING ACTIVITIES THAT FLOW OFF THE SITE MUST NOT CONTRIBUTE TO A VIOLATION OF THE VERMONT WATER QUALITY STANDARDS.
5. CONSTRUCTION OF DWELLING UNITS	EPSC MEASURES SHALL BE DONE ON A UNIT BY UNIT BASES. IF PERIMETER SILT FENCE IS LOCATED FURTHER THAN 150' FROM FILL GENERATED FROM CELLAR HOLE EXCAVATION, SILT FENCE SHALL BE INSTALLED AROUND FILL STOCKPILES.	MAINTAIN SILT FENCE AND REMOVE DEPOSITS OF SILT, REMOVE AND REPLACE STONE AT ENTRANCE AS ORDERED BY THE ON-SITE COORDINATOR.

### WINTER GUIDELINES FOR EROSION PREVENTION & SEDIMENT CONTROL

THE PERMITTEE MUST NOTIFY THE SECRETARY PRIOR TO SEPTEMBER 15 OF SITE WORK THAT EXCLUSIVELY CONSISTS OF SITE STABILIZATION OF MINOR ACTIVITIES AND THAT A WINTER EPSC PLAN NEEDS TO BE SUBMITTED BY SEPT 15 FOR NEW AREAS OF DISTURBANCE. THE TOWN WILL REQUIRE COPIES OF BOTH.

IF CONSTRUCTION ACTIVITIES INVOLVING EARTH DISTURBANCE CONTINUE PAST OCTOBER 15 OR BEGIN BEFORE APRIL 15, THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE FOLLOWED:

- ENLARGED ACCESS POINT (AS DIRECTED BY THE ON-SITE PLAN COORDINATOR), STABILIZED TO PROVIDE FOR SNOW STOCKPILING.
- LIMITS OF DISTURBANCE MOVED OR REPLACED (AS DIRECTED BY THE ON-SITE PLAN COORDINATOR) TO REFLECT BOUNDARY OF WINTER WORK.
- STORAGE AND CONTROL OF SNOWMELT IN ACCORDANCE WITH THE SNOW MANAGEMENT PLAN
- MAINTAIN A MINIMUM 25 FOOT BUFFER FROM ALL PERIMETER CONTROLS SUCH AS SILT FENCE TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.
- IN AREAS OF DISTURBANCE WITHIN 100 FT OF A RECEIVING WATER, SILT FENCE SHALL BE REINFORCED OR ELSE REPLACED WITH PERIMETER DIKES, SWALES, OR OTHER PRACTICES RESISTANT TO THE FORCES OF SNOW LOADS.
- ALL DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS.
- ALL SILT FENCE OR OTHER PRACTICES REQUIRING EARTH DISTURBANCE SHALL BE IN PLACE PRIOR TO GROUND FREEZING.
- WHEN MULCH IS REQUIRED FOR STABILIZATION DOUBLE THE STANDARD RATE SHALL BE APPLIED (4 TONS PER ACRE OR ENOUGH FOR ADEQUATE COVERAGE AS REQUIRED BY THE PROJECT ENGINEER)
- EROSION CONTROL BLANKET AS SHOWN IN THE DETAIL ON SH E8, OR ANOTHER APPROACH (APPROVED BY THE ON-SITE PLAN COORDINATOR) SHALL BE USED TO ANCHOR MULCH TO PROTECT AGAINST WINDTHROW.
- 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:
  - 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.
  - DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
- PRIOR TO STABILIZATION SNOW AND ICE MUST BE REMOVED TO DEPTH OF NO LESS THAN 1 IN.
- DURING WINTER CONSTRUCTION A STABILIZED WORK AREA SHALL BE PROVIDED AROUND THE BUILDING (BLASTED LEDGE OR CRUSHED STONE - MIN. 15' WIDE)
- THE ON-SITE COORDINATOR INSPECTIONS SHALL BE DONE DAILY DURING EARTHWORK CONDITIONS OR MONTHLY IF THE SITE IS TEMPORARILY STABILIZED.



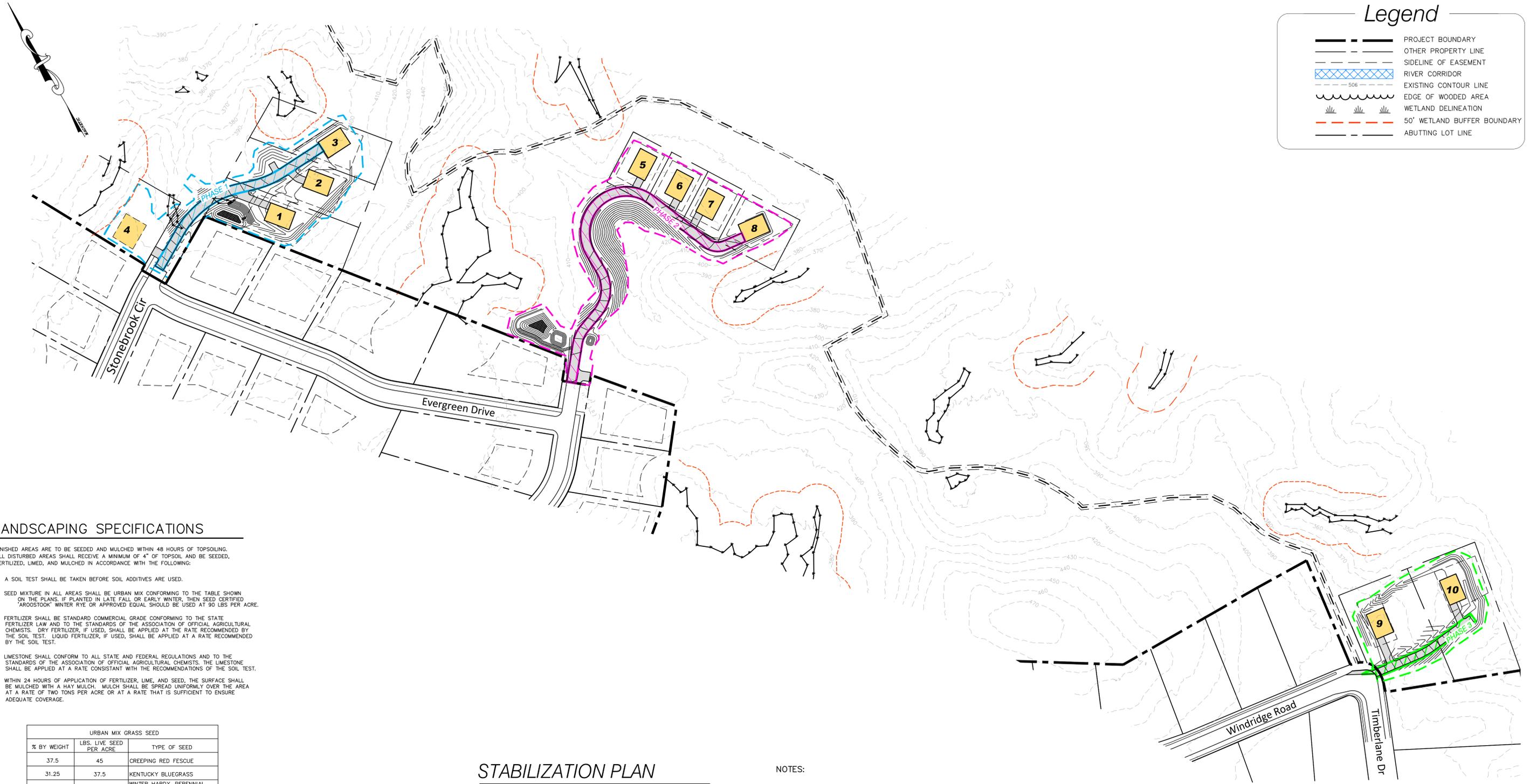
NOTE:  
1:2 SLOPES SHALL BE IMMEDIATELY STABILIZED WITH TOPSOIL AND FLEXTERRA HP-FGM HYDROSEEDING. IF NECESSARY, PROVIDE STRAW WATTLES AT 20' SPACING ON SLOPES LONGER THAN 20'.



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DATE 6-5-23	REVISION REVISED PLANS FOR PRELIMINARY SUBMITTAL	BY GRT
DATE 6-22-21	REVISION REVISED BASED ON P&Z COMMENTS	BY BWC
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> FINAL <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> SKETCH/CONCEPT	DATE 04-05-21
DESIGN BWC	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b> 13 CORPORATE DRIVE ESSEX VCT, VT PHONE: 878-9589 FAX: 878-9589 E-MAIL: obca@olearyburke.com	JOB# 2020-05
DRAWN BWC		FILE S1
CHECKED FJD		Essex Vermont
SCALE 1"=50'		Pinewood - Section I Phase III & IV EPSC Construction Plan
		PLAN SHEET # <b>E3</b>

### Legend

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- RIVER CORRIDOR
- EXISTING CONTOUR LINE
- EDGE OF WOODED AREA
- WETLAND DELINEATION
- 50' WETLAND BUFFER BOUNDARY
- ABUTTING LOT LINE



### LANDSCAPING SPECIFICATIONS

- FINISHED AREAS ARE TO BE SEEDED AND MULCHED WITHIN 48 HOURS OF TOPSOILING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED, FERTILIZED, LIMED, AND MULCHED IN ACCORDANCE WITH THE FOLLOWING:
- A SOIL TEST SHALL BE TAKEN BEFORE SOIL ADDITIVES ARE USED.
  - SEED MIXTURE IN ALL AREAS SHALL BE URBAN MIX CONFORMING TO THE TABLE SHOWN ON THE PLANS. IF PLANTED IN LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED 'ARROOSTOOK' WINTER RYE OR APPROVED EQUAL SHOULD BE USED AT 90 LBS PER ACRE.
  - FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE FERTILIZER LAW AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE RECOMMENDED BY THE SOIL TEST. LIQUID FERTILIZER, IF USED, SHALL BE APPLIED AT A RATE RECOMMENDED BY THE SOIL TEST.
  - LIMESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE LIMESTONE SHALL BE APPLIED AT A RATE CONSISTANT WITH THE RECOMMENDATIONS OF THE SOIL TEST.
  - WITHIN 24 HOURS OF APPLICATION OF FERTILIZER, LIME, AND SEED, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AT A RATE THAT IS SUFFICIENT TO ENSURE ADEQUATE COVERAGE.

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

### SNOW MANAGEMENT PLAN

FOLLOWING THE ACCUMULATION OF ANY SNOW FALL EVENT WHICH GENERATES MORE THAN 1" OF SNOW OR ICE THE SITE SHALL BE CLEARED AND ALL SNOW AND ICE STORED IN THE IDENTIFIED SNOW STORAGE AREAS ON THE EPSC CONSTRUCTION PLANS. ALL SNOW STORAGE AREAS SHALL BE DOWN GRADIENT OF ANY DISTURBED AREAS AND THE STORAGE OF SNOW IN STORMWATER TREATMENT STRUCTURES IS PROHIBITED.

### MULCHING SPECIFICATIONS

DISTURBED AREAS ARE TO BE MULCHED WITHIN 14 DAYS OF INITIAL DISTURBANCE, UNLESS WORK IS TO CONTINUE WITHIN 24 HOURS AND NO PRECIPITATION IS IN THE FORECAST OR THE EXCAVATION IS SELF CONTAINED WITH A DEPTH OF AT LEAST 2FT. HAY MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AT A RATE THAT IS SUFFICIENT TO PROVIDE ADEQUATE COVERAGE.

WHERE FINISH GRADE AND TOPSOILED, SEEDING AND MULCHING IS TO BE APPLIED WITHIN 48 HOURS.

### STABILIZATION PLAN

THE PURPOSE OF THE EROSION AND SEDIMENT STABILIZATION PLAN IS TO COMPLY WITH STATE & FEDERAL REGULATIONS DEALING WITH THE CONTROL OF NONPOINT SOURCE (NPS) POLLUTION. THE PLAN CONTAINS A SERIES OF BEST MANAGEMENT PRACTICES (BMPs) DESIGNED TO MINIMIZE POLLUTION RESULTING OF STORMWATER RUNOFF AND OFF-SITE SEDIMENT DEPOSITION DURING LAND DISTURBANCE ACTIVITIES.

TO MINIMIZE THE POTENTIAL FOR EROSION CONSTRUCTION HAS BEEN BROKEN DOWN INTO PHASES. THE PROPOSED PLAN SEEKS TO MINIMIZE THE AREA DISTURBED AT ANY ONE TIME AND LIMIT THE AMOUNT OF TIME THE DISTURBED PORTIONS REMAIN EXPOSED BY REQUIRING FREQUENT (WEEKLY) TEMPORARY SEEDING AND/OR MULCHING AND BY REQUIRING THAT SURFACES BROUGHT TO FINISH GRADE BE TOPSOILED AND SEEDED WITHIN 48 HOURS.

AN URBAN TYPE GRASS MIXTURE SHALL BE USED FOR ALL PERMANENT SEEDING & MULCHING CONSISTING OF 31% KENTUCKY BLUEGRASS, 38% CREeping RED FESCUE, AND 31% ANNUAL RYEGRASS. FOR WINTER CONSTRUCTION SEED CERTIFIED 'ARROOSTOOK' WINTER RYE OR APPROVED EQUAL SHOULD BE USED AT 2.0LBS PER ACRE.

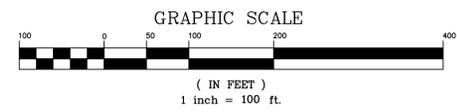
EROSION CONTROL BLANKETS SHALL BE USED WHERE NECESSARY. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURERS RECOMMENDATION FOR PROPER OVERLAP AND FASTENER PLACEMENT. IN ADDITION, THE CONTRACTOR SHALL REPLACE ANY MULCH LOST TO WINDTHROW ON A WEEKLY BASIS.

ALL NON-IMPERVIOUS SURFACES SHALL BE TOPSOILED, SEEDED AND MULCHED WITHIN 48 HOURS OF ESTABLISHING FINISH GRADE. THE CONTRACTOR SHALL INSPECT ALL SILT FENCING, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE AND STORM POND DETENTION AREAS ON A DAILY BASIS AND IMMEDIATELY FOLLOWING ANY RAINSTORM EVENT THAT GENERATES STORMWATER LEAVING THE SITE.

CONSTRUCTION ON THE NEXT SUBSEQUENT PHASE SHALL NOT OCCUR UNTIL ALL STORMWATER AND EROSION CONTROL DEVICES FROM THE PREVIOUS PHASE HAVE BEEN PUT IN PLACE.

### NOTES:

- \*NO MORE THAN 5--ACRES OF EARTH DISTURBANCE ALLOWED AT ANY ONE TIME
- \*ALL DISTURBED AREAS SHALL BE TEMPORARY MULCHED WITHIN 14 DAYS OF INITIAL DISTURBANCE UNLESS:
  - IF NO PRECIPITATION WITHIN 24 HOURS IN FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS.
  - DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.



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SURVEY	OBCA	RECORD DRAWING	PRELIMINARY	DATE	04-05-21
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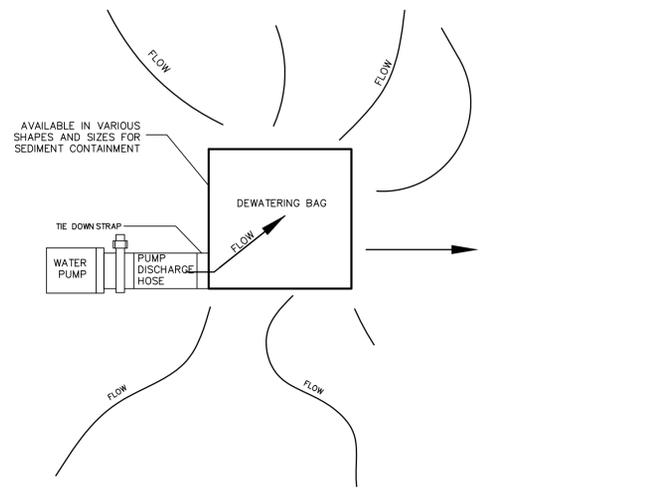
**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**

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*Pinewood - Section I*

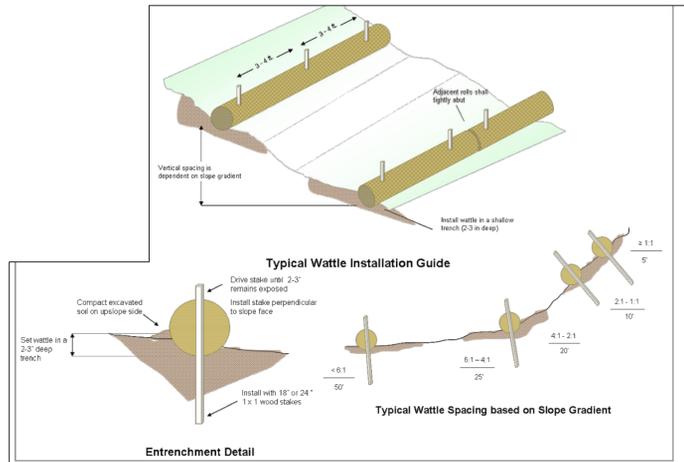
Essex Vermont

**EPSC Stabilization Plan**



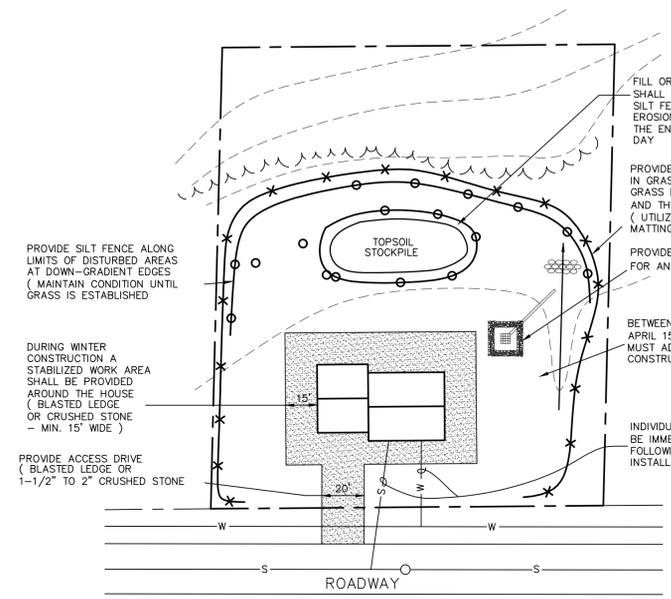
**DEWATERING BAG DETAIL**

- NTS
- NOTES:
1. A DEWATERING BAG SHOULD BE USED ANYTIME WATER IS PUMPED ON THE SITE.
  2. FOLLOW MANUFACTURER'S RECOMMENDATION.
  3. PLACE DEWATERING BAG ON THE GROUND OR ON A TRAILER OVER A RELATIVELY LEVEL, STABILIZED AREA.
  4. INSERT DISCHARGE PIPE A MINIMUM OF 5 FT. INSIDE DEWATERING BAG AND SECURE WITH A ROPE WRAPPED 6 TIMES AROUND THE SNOOT OVER A 6 INCH WIDTH OF THE BAG.
  5. REPLACE DEWATERING BAG WHEN HALF FULL OR SEDIMENT OR WHEN THE SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL AMOUNT.
  6. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT. DISPOSE OF BAG AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY. OR, AS DIRECTED BY THE ENGINEER OR INSPECTOR.
  7. DEWATERING MUST BE LOCATED UPLAND.



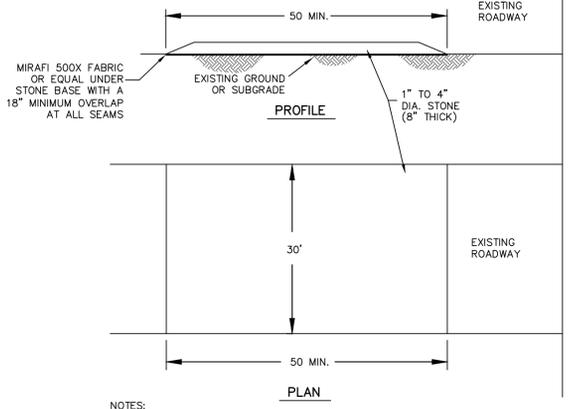
**STRAW WATTLE DETAIL**

- NTS
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
  2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
  3. SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 - 1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.



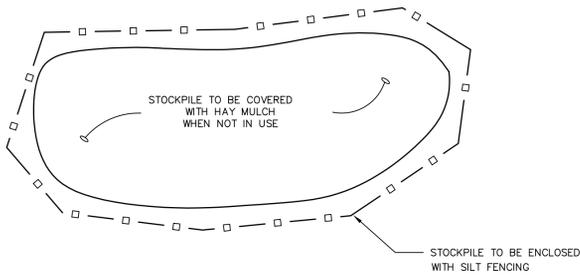
**INDIVIDUAL LOT EROSION AND SEDIMENT CONTROL (FOR WINTER CONSTRUCTION)**

- NTS
- PROVIDE SILT FENCE ALONG LIMITS OF DISTURBED AREAS AT DOWN-GRADIENT EDGES ( MAINTAIN CONDITION UNTIL GRASS IS ESTABLISHED )
  - DURING WINTER CONSTRUCTION A STABILIZED WORK AREA SHALL BE PROVIDED AROUND THE HOUSE ( BLASTED LEDGE OR CRUSHED STONE - MIN. 15' WIDE )
  - PROVIDE ACCESS DRIVE ( BLASTED LEDGE OR 1-1/2" TO 2" CRUSHED STONE )
  - FILL OR TOPSOIL STOCKPILES SHALL BE SURROUNDED BY A SILT FENCE AND COVERED BY EROSION CONTROL MATTING AT THE END OF EACH CONSTRUCTION DAY
  - PROVIDE STONE CHECK DAM IN GRASS SWALES, MAINTAIN UNTIL GRASS IS ESTABLISHED IN SPRING AND THEN REMOVE ( UTILIZE EROSION CONTROL MATTING IN SWALES )
  - PROVIDE INLET PROTECTION FOR ANY STORM STRUCTURES
  - BETWEEN OCTOBER 15TH AND APRIL 15TH ANY DISTURBED AREAS MUST ADHERE TO THE WINTER CONSTRUCTION GUIDELINES
  - INDIVIDUAL HOUSE SERVICES TO BE IMMEDIATELY BACKFILLED FOLLOWING COMPLETION OF INSTALLATION



**STABILIZED CONSTRUCTION ENTRANCE**

- NTS
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY CONTRACTOR.
  2. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING THE SUMMER.
  3. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.



**TEMPORARY FILL MATERIAL STOCKPILE**

NTS



**Description**

Flexterra® HP-FGM® is a biodegradable, High Performance-Flexible Growth Medium (HP-FGM) composed of 100% recycled, thermally refined virgin wood fibers, crimped biodegradable interlocking fibers derived from regenerated cellulose sourced from sustainably harvested wood, micro-pore granules, naturally derived cross-linked biopolymers and water absorbents. The HP-FGM is patented, made in the US, plastic-free, and phytosanitized to eliminate potential weed seeds and pathogens. Flexterra requires no curing period and upon application forms an intimate bond with the soil surface to create a continuous, porous, absorbent and flexible erosion resistant blanket that allows for rapid germination and accelerated plant growth.

- Recommended Applications**
- Erosion control for slopes ranging from mild to severe (±0.25H:1V)
  - Rough graded slopes
  - Superior performance compared to rolled erosion control blankets
  - Enhancement of vegetation establishment
  - Ideal infill material for Futerra® Turf Reinforcement Mats to create the GreenArmor® System

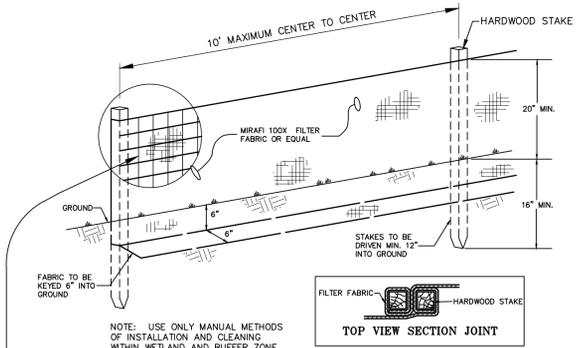
**Technical Data**

Physical Properties*	Test Method	Units	Tested Value
Mass/Unit Area	ASTM D6566 <sup>1</sup>	g/m <sup>2</sup> (oz/yd <sup>2</sup> )	≥ 390 (11.6)
Thickness	ASTM D6525 <sup>1</sup>	mm (in)	≥ 5.6 (0.22)
Ground Cover	ASTM D6567 <sup>2</sup>	%	≥ 99
Water Holding Capacity	ASTM D7367 <sup>3</sup>	%	≥ 1,700
Material Color	Observed	n/a	Green
Performance Properties*	Test Method	Units	Tested Value
Cover Factor <sup>2</sup>	ASTM D8298-Type 1	n/a	≤ 0.01
Percent Effectiveness <sup>3</sup>	ASTM D8298-Type 1	%	≥ 99
Vegetation Establishment	ASTM D7322	%	≥ 800
Functional Longevity <sup>4</sup>	ASTM D5338	months	≤ 18
Cure Time	Observed	hours	0 - 2
Environmental Properties*	Test Method	Units	Tested Value
Ecotoxicity <sup>5</sup>	EPA 2021.0	n/a	Non-Toxic
Biodegradability	ASTM D5338	n/a	Yes
USDA BioPreferred® Biobased Content	ASTM D6866	%	100
Elemental Impurity Limits	ASTM D8082	Pass/Fail	Pass
Carbon Footprint <sup>6</sup>	Life Cycle Assessment	Unit CO <sub>2</sub> e/Unit of product	≤ 0.4
Product Composition	Test Method	Units	Typical Value
Thermally Processed Wood Fibers <sup>7</sup> (within a pressurized vessel)		%	80 %
Wetting Agents-including high-viscosity colloidal polysaccharides, cross-linked biopolymers, and water absorbents		%	10 %
Crimped Biodegradable Interlocking Fibers derived from regenerated cellulose sourced from sustainably harvested wood		%	5 %
Micro-Pore Granules		%	5 %



**Profile Products**  
750 Lake Cook Road, Ste. 440  
Buffalo Grove, IL 60089  
800-598-9881 or +1-847-215-1144  
www.profileproducts.com

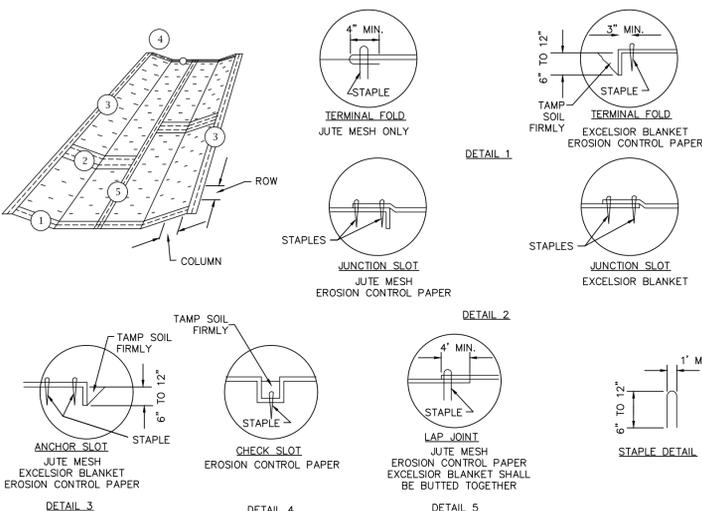
11/2022 Flexterra HP-FGM DS



**TEMPORARY SILT FENCE**

NTS

- NOTE:
1. FLEXTERRA HP-FGM HYDROSEEDING PRODUCT SHALL BE APPLIED WITHIN 7 DAYS OF COMPLETION OF SLOPE GRADING IN INCREMENTS OF 5,000 SF OR 15,000 SF (DEPENDING ON SUBCONTRACTOR TRUCKING CAPABILITIES). FLEXTERRA HP-FGM HYDROSEEDING PRODUCT SHALL BE UNIFORMLY APPLIED AT A RATE OF 3,500 LBS PER ACRE.



**CONSTRUCTION SPECIFICATIONS**

1. SPACING: INSTALL RECP EVERY 50' ON SLOPES MORE THAN 4% AND LESS THAN 6% ON SLOPES OF 6% OR MORE. THEY SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 25'.
2. STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4' X 225' ROLL OF MATERIAL AND 125 STAPLES ARE REQUIRED PER 4' X 150' ROLL OF MATERIAL.
3. DISTURBED AREA SHALL BE SMOOTHLY GRADED TO ENSURE CLOSE CONTACT BETWEEN RECP AND GROUND.
4. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
5. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

**ROLLED EROSION CONTROL PRODUCT**

NTS

**FLEXTERRA DATA SHEET**

NTS



DATE	REVISION	REVISION PLAN PER DPW REVIEW COMMENTS	DATE	REVISION	REVISION PLAN PER DPW REVIEW COMMENTS	BY	DATE
11-17-25	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS 10/10/25	9-12-25	REVISION	REVISED PLAN PER DPW REVIEW COMMENTS 7/28/25	GRT	04-05-21
4-29-25	REVISION	REVISED PLANS FOR 10-UNIT LAYOUT	8-14-24	REVISION	ADDING STRAW WATTLE DETAIL	GRT	2020-05
9-8-23	REVISION	REVISED PLANS PER CGP REVIEW COMMENTS				JFW	S1

DESIGN: BWC  
DRAWN: BWC  
CHECKED: FJD  
SCALE: 1"=50'

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

*Pinewood - Section I*  
Essex Vermont  
**EPSC Details**

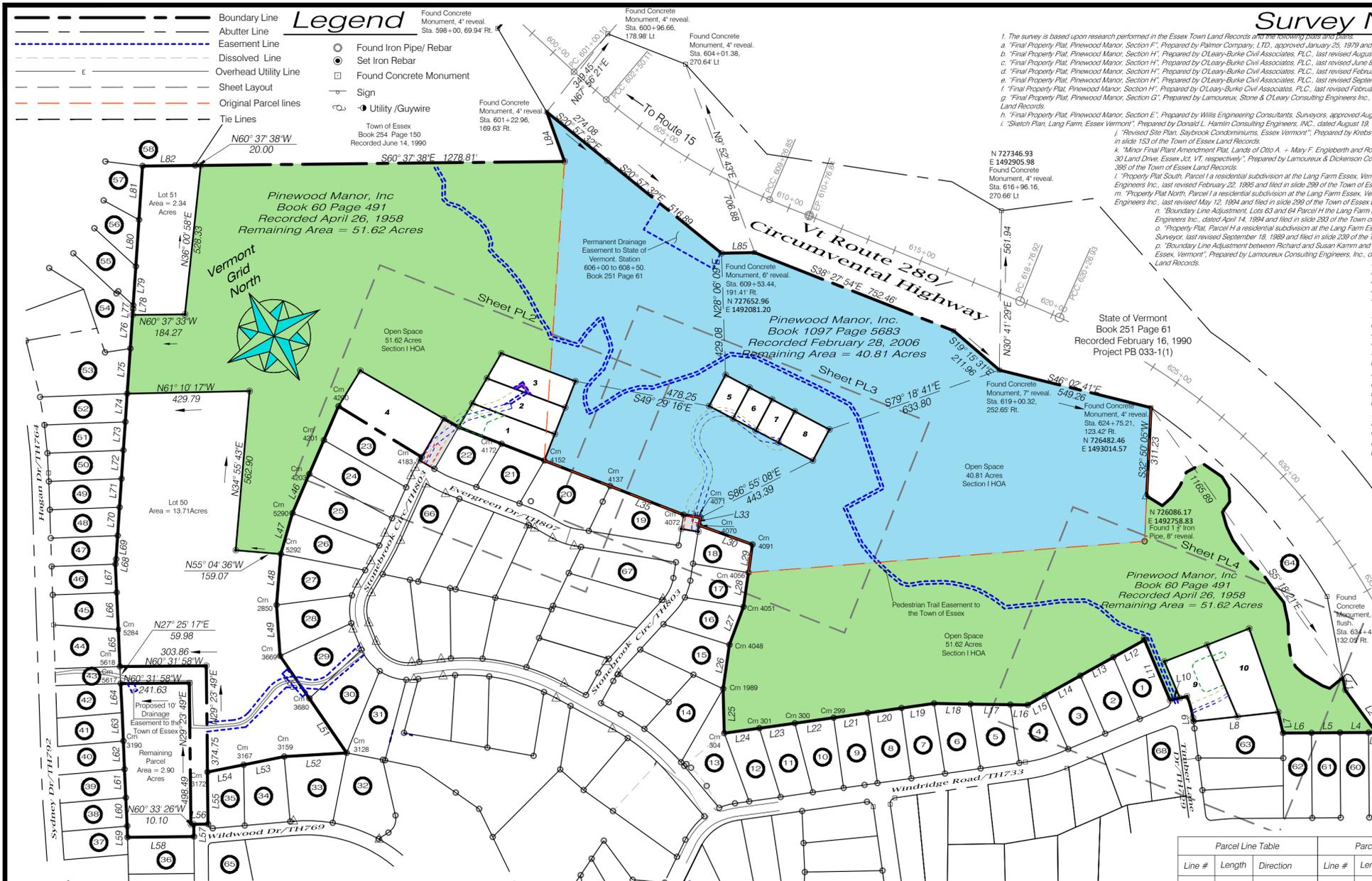
PLAN SHEET # **E5**

Survey Notes

- 1. The survey is based upon research performed in the Essex Town Land Records and the following plats and plans.
a. 'Final Property Plat, Pinewood Manor, Section F', Prepared by Palmer Company, LTD, approved January 25, 1979 and filed in slide 83 of the Town of Essex Land Records.
b. 'Final Property Plat, Pinewood Manor, Section H', Prepared by O'Leary-Burke Civil Associates, P.L.C., last revised August 6, 2019 and filed in slide 5184 of the Town of Essex Land Records.
c. 'Final Property Plat, Pinewood Manor, Section H', Prepared by O'Leary-Burke Civil Associates, P.L.C., last revised June 8, 2018 and filed in slide 5002 of the Town of Essex Land Records.
d. 'Final Property Plat, Pinewood Manor, Section H', Prepared by O'Leary-Burke Civil Associates, P.L.C., last revised February 17, 2016 and filed in slide 482 of the Town of Essex Land Records.
e. 'Final Property Plat, Pinewood Manor, Section H', Prepared by O'Leary-Burke Civil Associates, P.L.C., last revised September 27, 2004 and filed in slide 431 of the Town of Essex Land Records.
f. 'Final Property Plat, Pinewood Manor, Section H', Prepared by O'Leary-Burke Civil Associates, P.L.C., last revised February 2, 2003 and filed in slide 404 of the Town of Essex Land Records.
g. 'Final Property Plat, Pinewood Manor, Section G', Prepared by Lamoureux, Stone & O'Leary Consulting Engineers Inc., last revised September 8, 1998 and filed in slide 337 of the Town of Essex Land Records.
h. 'Final Property Plat, Pinewood Manor, Section E', Prepared by Willis Engineering Consultants, Surveyors, approved August 24, 1972 and filed in slide 231 of the Town of Essex Land Records.
i. 'Sketch Plan, Lang Farm, Essex Vermont', Prepared by Donald L. Hamlin Consulting Engineers, INC., dated August 19, 1985 and filed in slide 153 of the Town of Essex Land Records.
j. 'Revised Site Plan, Skybook Condominiums, Essex Vermont', Prepared by Kroets & Lansing Consulting Engineers, INC., dated February 1982 and filed in slide 153 of the Town of Essex Land Records.
k. 'Minor Final Plat Amendment Plat, Lands of Otto A. + Mary F. Englebrecht and Ronald A. + Deborah L. Peras, 28 Lang Drive, Essex Jct, VT and 30 Lang Drive, Essex Jct, VT, respectively', Prepared by Lamoureux & Dickinson Consulting Engineers Inc., dated November 22, 2002 and filed in slide 305 of the Town of Essex Land Records.
l. 'Property Plat South, Parcel A residential subdivision at the Lang Farm Essex, Vermont', Prepared by Lamoureux, Stone & O'Leary Consulting Engineers Inc., last revised February 22, 1985 and filed in slide 299 of the Town of Essex Land Records.
m. 'Property Plat North, Parcel A residential subdivision at the Lang Farm Essex, Vermont', Prepared by Lamoureux, Stone & O'Leary Consulting Engineers Inc., last revised May 12, 1984 and filed in slide 299 of the Town of Essex Land Records.
n. 'Boundary Line Adjustment, Lots 63 and 64 Parcel H the Lang Farm Essex, Vermont', prepared by Lamoureux, Stone & O'Leary Consulting Engineers Inc., dated April 14, 1994 and filed in slide 283 of the Town of Essex Land Records.
o. 'Property Plat, Parcel H a residential subdivision at the Lang Farm Essex, Vermont', Prepared by Lamoureux Consulting Engineer and Land Surveyor, last revised September 18, 1989 and filed in slide 230 of the Town of Essex Land Records.
p. 'Boundary Line Adjustment between Richard and Susan Kamm and John and Nancy Lang, Lots 60 and 61 Parcel H at the Lang Farm Essex, Vermont', Prepared by Lamoureux Consulting Engineers, Inc., dated September 19, 1988 and filed in slide 227 of the Town of Essex Land Records.
q. 'Property Plat, Parcel D a commercial subdivision at the Lang Farm Essex, Vermont', Prepared by Lamoureux Consulting Engineers and Land Surveyor, last revised November 15, 1989 and filed in slide 215 of the Town of Essex Land Records.
r. 'Property Plat, Parcel H a residential subdivision at the Lang Farm Essex, Vermont', Prepared by Lamoureux Consulting and Land Surveyor, last revised July 21, 1988 and filed in slide 209 of the Town of Essex Land Records.
s. 'Property Plat, Parcel I North, The Lang Farm Essex, Vermont', prepared by Lamoureux, Stone & O'Leary Consulting Engineers Inc., last revised August 6, 1997 and filed in slide 324 of the Town of Essex Land Record.
t. 'Revision to Lots on Winterlane Circle, Pinewood Manor Section F', prepared by Palmer Company, dated May 27, 1983 and filed in slide 286 of the Town of Essex Land Records.
3. Survey methods employed (total station) and the resulting error of closure/precision ratio, meet or exceed minimum precision requirements for Urban Surveys as outlined in, 'Standards for the Practice of Land Surveying', adopted by the Vermont Board of Land Surveyors, effective 01/07/2013.
4. There may be additional easements, restrictions, and/or reservations not shown hereafter that may or may not be found in the Town of Essex Land Records.
5. This survey depicts the property lines of the Pinewood Manor, Inc., based upon record research conducted by Joseph R. Flynn, L.S.
6. This plat is for the depiction of boundaries based upon V.S.A. Title 26 Chapter 45 section 2502 (3) and (4). Any information identified graphically or noted on this plat which is outside the scope and expertise of a Vermont Licensed Land Surveyor as outlined in the statutes herein referenced to, is not warranted to be correct and is not covered by the certification contained hereon.
7. This plat is for the identification of boundary lines of Pinewood Manor Inc., Other information is shown for both illustrative purposes and to offer assistance in the conclusions reached by this survey. Only the Boundary lines of the Town of Colchester are certified to, all others not warranted to be correct and are subject to revisions.
8. Valid for recording only if stamped in the left margin with 'This is an Original Mylar', signed, dated and stamped with blue ink containing the Licensed Land Surveyors Seal.



Location Plan



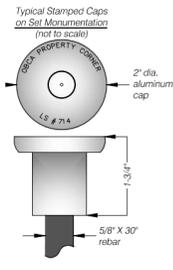
Approved by the Development Review Board of the Town of Essex, Vermont, on the \_\_\_ day of \_\_\_, 20\_\_\_ subject to all requirements and conditions of said approval. Signed this \_\_\_ day of \_\_\_, 20\_\_\_ by \_\_\_ Chair

Exterior Parcel Monuments

Table with columns: Corner #, Description. Lists various monuments such as iron pipes, rebar, and concrete monuments with their respective locations and descriptions.

Town of Essex Received for Record at \_\_\_ o'clock \_\_\_ minutes \_\_\_ M and recorded in \_\_\_ and attested in \_\_\_ Town Clerk

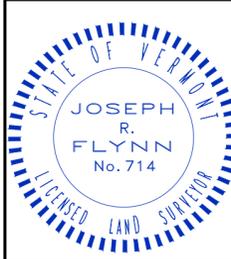
Parcel Line Table with columns: Line #, Length, Direction. Contains multiple tables of data for different parcels (L1-L20).



- 1. Mousa Ishaq & Kristin Peterson-Ishaq Book 207 Page 633 Recorded September 17, 1986 (Lot F-125, Pinewood, Map Ref. 1a)
2. John Laframboise & Chelsea Lablanc Book 1085 Page 613 Recorded February 9, 2022 (Lot F-126, Pinewood, Map Ref. 1a)
3. Kimball & Rebecca Watson Book 204 Page 121 Recorded June 23, 1986 (Lot F-127, Pinewood, Map Ref. 1a)
4. Daniel & Sheryl Dowling Book 925 Page 223 Recorded December 2, 2014 (Lot F-128, Pinewood, Map Ref. 1a)
5. Mark & Debra Cross Book 1053 Page 582 Recorded December 2, 2020 (Lot F-129, Pinewood, Map Ref. 1a)
6. Evan & Elizabeth Cross Rev. Trust Book 932 Page 3 Recorded April 15, 2015 (Lot F-130, Pinewood, Map Ref. 1a)
7. Steven & Luann Donely Book 712 Page 29 Recorded February 27, 2007 (Lot F-131, Pinewood, Map Ref. 1a)
8. James & Lorraine Driscoll Book 263 Page 130 Recorded May 29, 1991 (Lot F-132, Pinewood, Map Ref. 1a)
9. Joseph & Joanne Harvey Book 585 Page 272 Recorded October 21, 2003 (Lot F-133, Pinewood, Map Ref. 1a)
10. Richard & Karen Tuthill Book 975 Page 6 Recorded April 14, 2017 (Lot G-1, Pinewood, Map Ref. 1g)
11. Lavelette Family Rev. Trust Book 912 Page 205 Recorded January 29, 2014 (Lot G-3, Pinewood, Map Ref. 1g)
12. Julie Campbell Book 397 Page 56 Recorded November 5, 1998 (Lot G-5, Pinewood, Map Ref. 1g)
13. Lance Ladue & John Sama Book 709 Page 627 Book 587 Page 251 Recorded January 24, 2007 Recorded November 4, 2003 (Lot G-7, Pinewood, Map Ref. 1e)
14. Patricia Kleppinger Book 1049 Page 570 Recorded October 22, 2020 (Lot H-2, Pinewood, Map Ref. 1e)
15. Luis & Jessica Castro Book 1093 Page 400 Recorded June 30, 2022 (Lot H-24, Pinewood, Map Ref. 1e)
16. Yaroslav & Kalina Leshchishin Book 972 Page 296 Recorded February 19, 2017 (Lot H-23, Pinewood, Map Ref. 1e)
17. Jessica Blake & Andrew Gray Book 1024 Page 337 Recorded October 30, 2019 (Lot H-14, Pinewood, Map Ref. 1c)
18. Ronald & Kristie Lafountain Book 992 Page 243 Recorded March 26, 2018 (Lot H-21, Pinewood, Map Ref. 1e)
19. Mukesh Kumar & Anupam Gerg Book 601 Page 131 Recorded February 13, 2019 (Lot H-20, Pinewood, Map Ref. 1e)
20. Paul & Erin Spinner Book 1009 Page 131 Recorded March 5, 2019 (Lot H-17, Pinewood, Map Ref. 1e)
21. Vince & Kimberly Cuciti Book 1006 Page 75 Recorded December 13, 2018 (Lot H-18, Pinewood, Map Ref. 1e)
22. Steve & Nichole Matherne Book 1011 Page 38 Recorded April 15, 2019 (Lot H-17, Pinewood, Map Ref. 1e)
23. Jon & Maxine Zimmerman Book 1022 Page 99 Recorded October 3, 2019 (Lot H-16, Pinewood, Map Ref. 1c)
24. Keiga Matsumoto & Kyle Blake Book 1093 Page 128 Recorded June 24, 2022 (Lot H-15, Pinewood, Map Ref. 1d)
25. Jessica Blake & Andrew Gray Book 1024 Page 337 Recorded October 30, 2019 (Lot H-14, Pinewood, Map Ref. 1c)
26. Rebecca & William Maslam Book 1056 Page 669 Recorded December 29, 2020 (Lot H-13, Pinewood, Map Ref. 1c)
27. Ryan & Caroline Smith Book 886 Page 529 Recorded October 19, 2018 (Lot H-12, Pinewood, Map Ref. 1d)
28. Michael & Jennifer O'Neill Book 866 Page 802 Recorded December 4, 2012 (Lot H-11, Pinewood, Map Ref. 1e)
29. Kevin & Heather Gorman Book 861 Page 802 Recorded January 18, 2012 (Lot H-10, Pinewood, Map Ref. 1e)
30. Paul & Jenny Yoon Book 910 Page 175 Recorded November 20, 2013 (Lot H-9, Pinewood, Map Ref. 1e)
31. Arthur & Katharin Brink Book 977 Page 623 Recorded June 6, 2017 (Lot H-8, Pinewood, Map Ref. 1d)
32. Jeffrey & Elma Rickards Book 932 Page 315 Recorded April 15, 2015 (Lot E-10, Pinewood, Map Ref. 1h)
33. John Goffe & Mark Kalloz Book 995 Page 378 Recorded June 4, 2018 (Lot E-9, Pinewood, Map Ref. 1h)
34. Jay Ginns Book 943 Page 31 Recorded September 28, 2015 (Lot E-8, Pinewood, Map Ref. 1h)
35. Lydia Wisloski Book 931 Page 510 Recorded July 9, 2015 (Lot E-7, Pinewood, Map Ref. 1h)
36. The Browning Siblings, L.P. Book 939 Page 578 Recorded July 28, 2015 (Lot E-6, Pinewood, Map Ref. 1h)
37. William & Mary Hill Book 392 Page 65 Recorded August 26, 1998 (Lot 36, Lang Farm, Map Ref. 1s)
38. Robert & Elizabeth Hoehl Book 601 Page 428 Recorded March 17, 2004 (Lot 37, Lang Farm, Map Ref. 1s)
39. Aydin & Chi-Chuen Suren Book 849 Page 544 Recorded September 5, 2002 (Lot 38, Lang Farm, Map Ref. 1s)
40. Shane & Sarah Capron Book 937 Page 315 Recorded June 2, 2015 (Lot 39, Lang Farm, Map Ref. 1s)
41. Mathew Buttery & Heather Hennessy Book 873 Page 778 Recorded July 3, 2012 (Lot 40, Lang Farm, Map Ref. 1s)
42. Robert & Christine Sinkewicz Book 682 Page 440 Recorded March 29, 2006 (Lot 41, Lang Farm, Map Ref. 1s)
43. Town of Essex Book xxx Page xx Recorded March 14, 2019 (Lot H-xx, Pinewood, Map Ref. 1x)
44. Steven & Sandra Morris Book 389 Page 578 Recorded July 21, 1998 (Lot 42, Lang Farm, Map Ref. 1s)
45. Nancy Collins & Heather Belongie Book 1049 Page 387 Recorded October 20, 2020 (Lot 52, Lang Farm, Map Ref. 1o)
46. Sharad Kumar Govil Book 772 Page 395 Recorded March 23, 2009 (Lot 53, Lang Farm, Map Ref. 1o)
47. Thomas & Marlene Frank Book 498 Page 544 Recorded September 5, 2002 (Lot 54, Lang Farm, Map Ref. 1r)
48. Brendan & Amy Witherell Book 1093 Page 591 Recorded July 7, 2022 (Lot 55, Lang Farm, Map Ref. 1r)
49. Haiyeng Chen & Yong Gao Book 937 Page 517 Recorded July 6, 2015 (Lot 56, Lang Farm, Map Ref. 1r)
50. Claran & Kathryn Brennan Book 390 Page 249 Recorded August 3, 1998 (Lot 57, Lang Farm, Map Ref. 1r)
51. David & Nancy Goddette Book 997 Page 656 Recorded July 9, 2018 (Lot 58, Lang Farm, Map Ref. 1r)
52. Katherine Peranio & Eric Blunt Book 1089 Page 492 Recorded April 19, 2022 (Lot 59, Lang Farm, Map Ref. 1r)
53. Daniel & Jennifer Bashaw Book 251 Page 557 Recorded March 16, 1990 (Lot 60, Lang Farm, Map Ref. 1p)
54. John & Mary McAuliffe Book 934 Page 121 Recorded May 18, 2015 (Lot 63, Lang Farm, Map Ref. 1o)
55. Geoffrey Bruce & Kathleen O'Malley Living Trust Book 888 Page 1 Recorded December 26, 2012 (Lot 64, Lang Farm, Map Ref. 1n)
56. Patrick Hutton & Leslie Brown Book 860 Page 358 Recorded December 27, 2011 (Lot 65, Lang Farm, Map Ref. 1o)
57. Ann-Marie Lilley & Daniel Rusu Book 1010 Page 97 Recorded March 26, 2019 (Lot 66, Lang Farm, Map Ref. 1o)
58. Darryl & Aimee Koch Book 796 Page 145 Recorded September 28, 2009 (Lot 82, Lang Farm, Map Ref. 1k)
59. Geetha Ganesan Book 1009 Page 407 Recorded April 30, 2013 (F-154, Pinewood, Map Ref. 1x)
60. Steven & Gretchen Fields Book 897 Page 473 Recorded March 3, 1997 (F-153, Pinewood, Map Ref. 1t)
61. Vikas Anathy & Meena Subramanian Book 958 Page 410 Recorded July 18, 2016 (F-152, Pinewood, Map Ref. 1t)
62. Bryan Cressy & Gretchen Garvey Book 372 Page 587 Recorded October 6, 1997 (F-151, Pinewood, Map Ref. 1t)
63. Eric & Lydia Rumbaugh Book 941 Page 672 Recorded September 2, 2015 (F-148, Pinewood, Map Ref. 1a)
64. Town of Essex Book 332 Page 248 Recorded xxxxxxxxxx
65. Brent & Lori Devenny Book 897 Page 275 Recorded April 30, 2013 (F-154, Pinewood, Map Ref. 1x)
66. Dan & Bonita Petherbridge Book 1007 Page 473 Recorded January 16, 2019 (Map Ref. 1c)
67. Michael & Judith Guernsey Book 1052 Page 651 Recorded November 23, 2020 (Map Ref. 1c)
68. James Festa Book 1015 Page 213 Recorded June 27, 2019 (Map Ref. 1a)

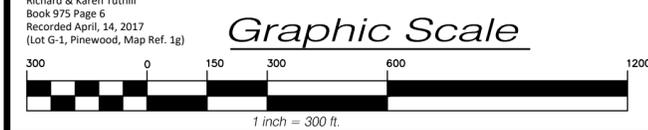
I hereby certify that the information shown hereon is correct to the best of my knowledge and belief and is based upon a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27, § 1403. (a) through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

Joseph R. Flynn, L.S. 714 Dated 11/17/2025



DATE, REVISION, RECORD DRAWING, FINAL, PRELIMINARY, SKETCH/CONCEPT, O'LEARY-BURKE CIVIL ASSOCIATES, PLC, 13 Corporate Drive Essex Jct, VT Phone: 878-9990 FAX: 878-9989 E-MAIL: poleary@olearyburke.com

Subdivision Plat of Pinewood Manor Inc. & Pinewood Holdings Inc. Stonebrook Circle, Evergreen Drive & Timber Lane, Essex, Vermont. DATE 7/12/23, JOB# 2020-05, FILE 2020-05 PLAT-5, PLAN SHEET # PL1



This is an Original Mylar



This is an Original Mylar



Location Plan

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

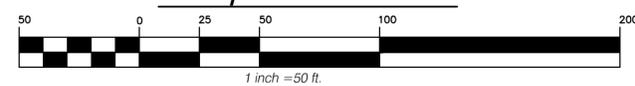
Town of Essex Received for Record \_\_\_\_\_ A.D. \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M and recorded in \_\_\_\_\_ attest: \_\_\_\_\_ Town Clerk



Legend

- Boundary Line
- New Property Line
- Abutter Line
- Easement Line
- Tie Line
- Overhead Utility Line
- Original Parcel Lines
- Found Iron Pipe/ Rebar
- Set Iron Rebar
- Found Concrete Monument
- Sign
- Utility /Guywire

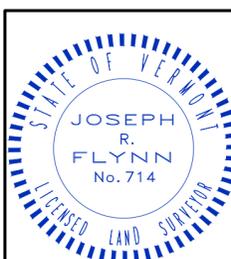
Graphic Scale



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

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

11/17/2025  
Dated



DATE	REVISION
SURVEY	OB/CA
DESIGN	OB/CA
DRAWN	JRF/DOC
CHECKED	BWC
SCALE	1"=50'

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**  
13 Corporate Drive  
Essex, VT  
Phone: 878-9990  
FAX: 878-9989  
E-MAIL: poleary@olearyburke.com

**Subdivision Plat of Pinewood Manor Inc. & Pinewood Holdings Inc.**  
Stonebrook Circle, Evergreen Drive & Timber Lane, Essex, Vermont

BY	DATE
	7/12/23
JOB#	2020-05
FILE	2020-05
PLAT#	5
PLAN SHEET #	PL3

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

Town of Essex Received for Record  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes M  
 and recorded in \_\_\_\_\_  
 attest: \_\_\_\_\_  
 Town Clerk



Location Plan

Open Space  
 40.81 Acres  
 Section I HOA

Pinewood Manor, Inc  
 Book 60 Page 491  
 Recorded April 26, 1958  
 Remaining Area = 51.62 Acres  
 Open Space  
 51.62 Acres  
 Section I HOA



This is an Original Mylar



Legend

Graphic Scale

1 inch = 50 ft.

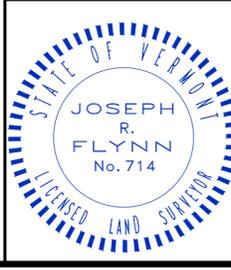
50 0 25 50 100 200

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Joseph R. Flynn

11/17/2025

Joseph R. Flynn, L.S. 714 Dated



DATE	REVISION	BY
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE
OB/CA	<input type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	7/12/23
DESIGN		JOB#
OB/CA		2020-05
DRAWN		FILE
JRF/DOC		2020-05
CHECKED		PLAT-4-DOC
BWC		PLAN SHEET #
SCALE		PL4
1"=50'		

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

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 Essex, VT  
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**Subdivision Plat  
 of  
 Pinewood Manor Inc. &  
 Pinewood Holdings Inc.**

Stonebrook Circle, Evergreen  
 Drive & Timber Lane,  
 Essex, Vermont