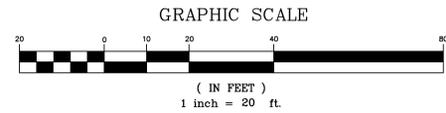


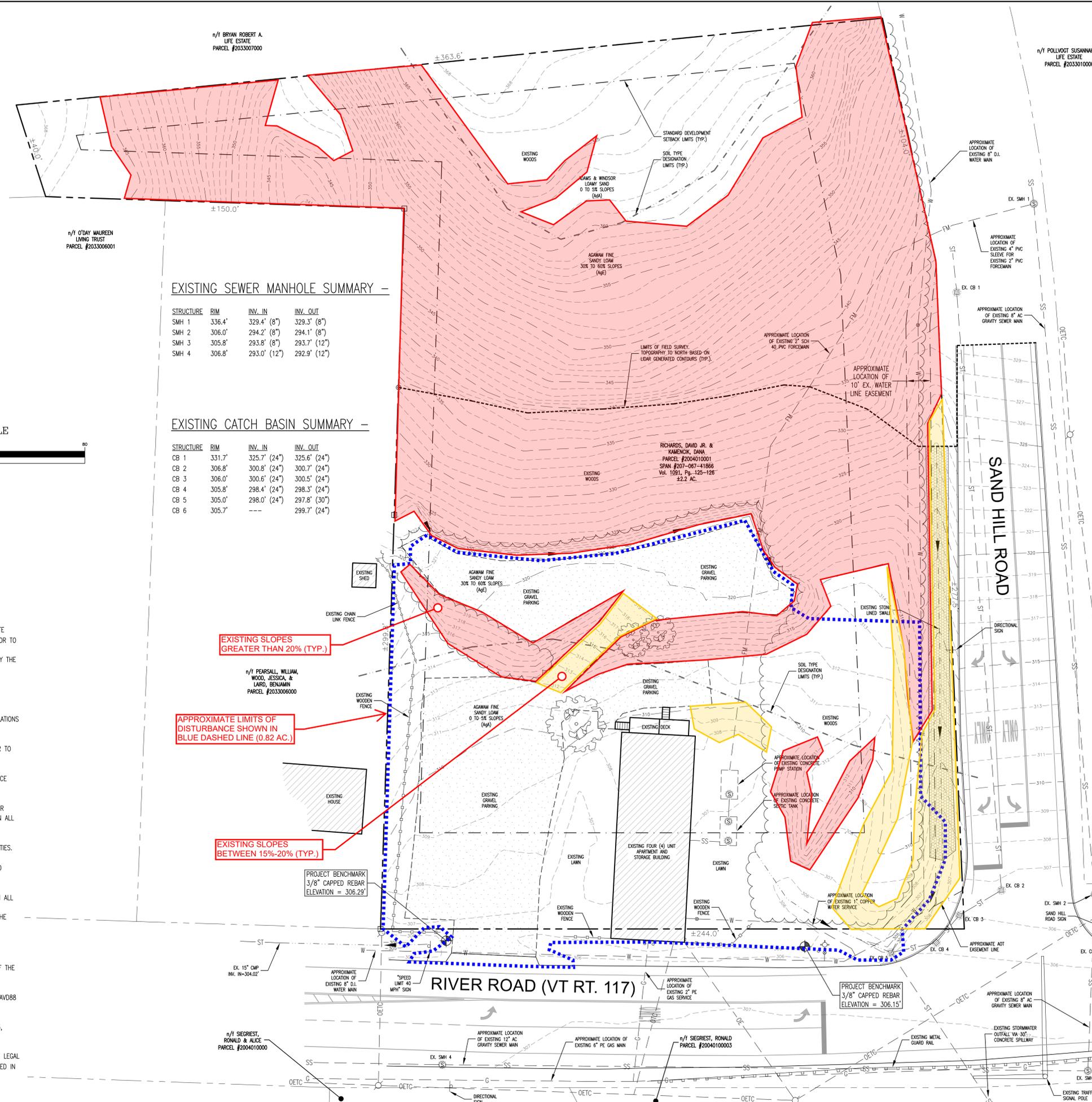
LEGEND

- 985 --- EXISTING CONTOUR
- 985 — PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
- - SS - - APPROXIMATE GRAVITY SEWER LINE
- - FM - - APPROXIMATE SEWER FORCE MAIN
- - ST - - APPROXIMATE STORM DRAINAGE LINE
- - W - - APPROXIMATE WATER LINE
- - OETC - APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
- - UETC - APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
- - G - - APPROXIMATE GAS LINE
- x - x - FENCE
- - - - - DRAINAGE SWALE/DITCH
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
- - - - - APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/PLANTING
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- ⊙ LIGHT POLE
- ⊙ SIGN POST
- ⊙ TEST PIT
- ⊙ PERCOLATION TEST
- ⊙ IRON PIPE/ROD FOUND/SET
- ⊙ CONCRETE MONUMENT FOUND/SET
- ⊙ PROJECT BENCHMARK



GENERAL NOTES

- 1) UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SITE SHOWN. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO CONSTRUCTION, FIELD VERIFY ALL UTILITY CONFLICTS AND REPORT THEM TO THE DESIGNER. ANY EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- 2) THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK AND SHALL COORDINATE ALL REQUIRED INSPECTIONS.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR SAFE CONSTRUCTION OPERATIONS AND SHALL CONFORM TO ALL APPLICABLE REGULATIONS FOR SITE SAFETY.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL APPLICABLE EROSION CONTROL MEASURES. REFER TO THE MOST RECENT PUBLICATION OF THE STATE OF VERMONT EROSION CONTROL HANDBOOK.
- 5) THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY SITE CONDITIONS NOT REPRESENTED ON THE PLANS THAT INFLUENCE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 6) THE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION TO THEIR ORIGINAL CONDITIONS. ALL GRASS LAWN AREAS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. MAINTAIN ALL TREES OUTSIDE OF THE CONSTRUCTION LIMITS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 8) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK AND UTILITIES. WORK SHALL NOT COMMENCE ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- 9) IN ADDITION TO THE REQUIREMENTS IN THESE PLANS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL LOCAL AND STATE PERMIT CONDITIONS, AS WELL AS THE MOST RECENT EDITION OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES. UNLESS OTHERWISE NOTED, ALL MATERIALS, ITEMS AND INSTALLATION PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE VERMONT AGENCY OF TRANSPORTATION (AOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 10) THE TOLERANCE FOR ALL FINISHED GRADES SHALL BE 0.1 FEET.
- 11) THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS WITHIN 10 DAYS FOLLOWING THE COMPLETION OF THE PROJECT.
- 12) ELEVATIONS AND COORDINATES SHOWN ARE BASED UPON THE VERMONT STATE PLANE COORDINATE SYSTEM, REFERENCE NAVD83 AND NAD83 RESPECTIVELY AND ARE DERIVED FROM GNSS OBSERVATIONS TAKEN AT THE TIME OF SURVEY.
- 13) PROPERTY LINE INFORMATION BASED UPON A PLAT ENTITLED "RED BARN APARTMENTS - SURVEY PLAT", DATED 03/25/13, PREPARED BY DAVID A. TUDHOPE, L.L.S. AND RECORDED IN MAP SLIDE 463 OF THE TOWN OF ESSEX LAND RECORDS. MONUMENTATION FOUND WAS CONSISTENT WITH THE RECORDED PLAT. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. & 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.



EXISTING SEWER MANHOLE SUMMARY -

STRUCTURE	RIM	INV. IN	INV. OUT
SMH 1	336.4'	329.4' (8")	329.3' (8")
SMH 2	306.0'	294.2' (8")	294.1' (8")
SMH 3	305.8'	293.8' (8")	293.7' (12")
SMH 4	306.8'	293.0' (12")	292.9' (12")

EXISTING CATCH BASIN SUMMARY -

STRUCTURE	RIM	INV. IN	INV. OUT
CB 1	331.7'	325.7' (24")	325.6' (24")
CB 2	306.8'	300.8' (24")	300.7' (24")
CB 3	306.0'	300.6' (24")	300.5' (24")
CB 4	305.8'	298.4' (24")	298.3' (24")
CB 5	305.0'	298.0' (24")	297.8' (30")
CB 6	305.7'	---	299.7' (24")

EXISTING SLOPES GREATER THAN 20% (TYP.)

APPROXIMATE LIMITS OF DISTURBANCE SHOWN IN BLUE DASHED LINE (0.82 AC.)

EXISTING SLOPES BETWEEN 15%-20% (TYP.)

PO Box 65067 | Burlington VT 05406
802-688-8081 | www.catamt.com
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OWNER:
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:
Proposed
Redevelopment
235 River Rd.
Essex, VT 05452

SHEET TITLE:
Existing
Conditions
Site Plan

ESSEX
PROJECT LOCATION

LOCATION MAP 1" = ±2,000'

PRELIMINARY
 FINAL
 NOT FOR CONSTRUCTION
 FOR CONSTRUCTION

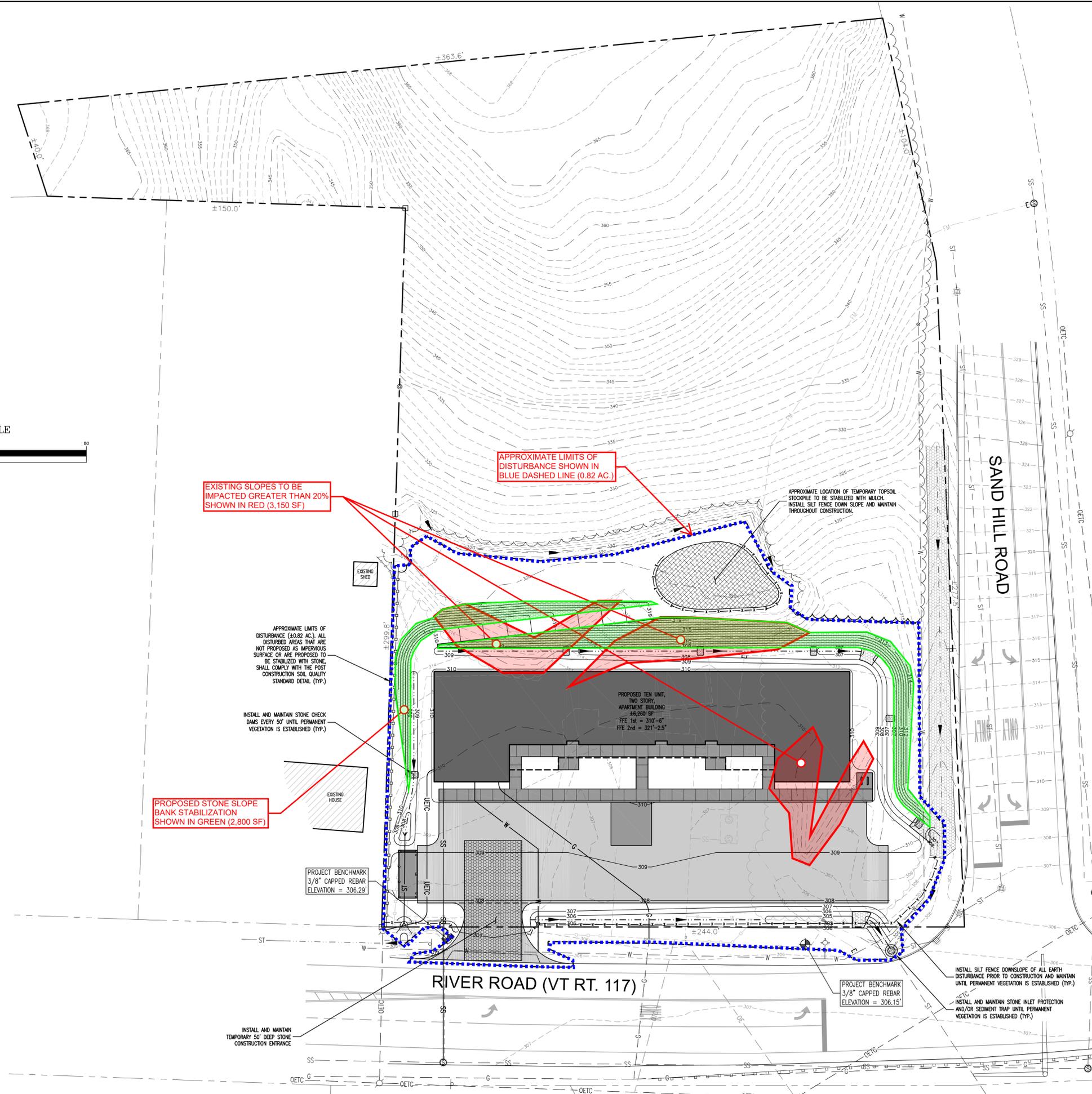
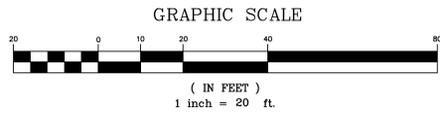
PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: 1" = 20'

REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER AOT	1/16/26
2	REVISIONS PER AOT	2/2/26
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:
C1.0

LEGEND

- 985 --- EXISTING CONTOUR
- 985 — PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
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- ⊛ SIGN POST
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- ⊝ PERCOLATION TEST
- ⊞ IRON PIPE/ROD FOUND/SET
- ⊜ CONCRETE MONUMENT FOUND/SET
- ⊝ PROJECT BENCHMARK



EXISTING SLOPES TO BE IMPACTED GREATER THAN 20% SHOWN IN RED (3,150 SF)

APPROXIMATE LIMITS OF DISTURBANCE SHOWN IN BLUE DASHED LINE (0.82 AC.)

PROPOSED STONE SLOPE BANK STABILIZATION SHOWN IN GREEN (2,800 SF)

APPROXIMATE LIMITS OF DISTURBANCE (40.82 AC.). ALL DISTURBED AREAS THAT ARE NOT PROPOSED AS IMPERVIOUS SURFACE OR ARE PROPOSED TO BE STABILIZED WITH STONE, SHALL COMPLY WITH THE POST CONSTRUCTION SOIL QUALITY STANDARD DETAIL (TYP.)

INSTALL AND MAINTAIN STONE CHECK DAMS EVERY 50' UNTIL PERMANENT VEGETATION IS ESTABLISHED (TYP.)

PROJECT BENCHMARK 3/8" CAPPED REBAR ELEVATION = 306.29'

PROJECT BENCHMARK 3/8" CAPPED REBAR ELEVATION = 306.15'

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. IN ADDITION TO THE PLANS, DETAILS AND SPECIFICATIONS IN THESE PLANS, ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR LOW RISK PROJECTS SUBJECT TO STATE GENERAL CONSTRUCTION PERMIT 3-9020.
2. THE DISCHARGE OF SEDIMENT LADEN WATER FROM THE PROJECT SITE IS PROHIBITED. ALL DISCHARGED WATER FROM DEWATERING OPERATIONS SHALL DISCHARGE INTO A TEMPORARY SEDIMENT CONTROL TRAP OR SEDIMENTATION BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.
3. THE CONTRACTOR SHALL LIMIT SOIL DISTURBANCE AND SEEDING APPLICATION DATES TO BETWEEN APRIL 15TH AND OCTOBER 15TH. IF SOIL DISTURBANCE OCCURS LATER THAN OCTOBER 15TH OR PRIOR TO APRIL 15TH, WINTER EROSION CONTROL MEASURES WILL BE NECESSARY. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER FOR ADDITIONAL SPECIFIC WINTER EROSION CONTROL MEASURES.
4. CONTROL DUST THROUGH THE APPLICATION OF WATER. THE AMOUNT OF APPLICATIONS AND AMOUNT OF DUST CONTROL SHALL BE BASED UPON FIELD AND WEATHER CONDITIONS. IT SHALL BE SPREAD IN SUCH A MANNER AND BY SUCH DEVICES THAT UNIFORM DISTRIBUTION IS ATTAINED OVER THE ENTIRE AREA ON WHICH IT IS PLACED.
5. AS SOON AS CONSTRUCTION IS COMPLETED IN A GIVEN AREA, IT SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED.
6. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AND AFTER PERIODS OF HEAVY RAIN, AND REPAIRED AND/OR REPLACED AS NEEDED. STONE CONSTRUCTION ENTRANCES SHALL BE TOP DRESSED WITH ADDITIONAL STONE SHOULD THE EXISTING STONE BECOME CLOGGED WITH SEDIMENT.
7. IF, DUE TO THE PROJECT SCHEDULE, CONSTRUCTION DURING THE WINTER MONTHS IS NECESSARY, THE CONTRACTOR SHALL FOLLOW WINTER CONSTRUCTION PROCEDURES AT A MINIMUM, BUT NOT LIMITED TO, THE FOLLOWING: A. MINIMIZE DISTURBANCE BETWEEN OCTOBER 15TH AND APRIL 15TH; B. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE GROUND FREEZING; C. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 90 LBS. PER 1,000 SF. THE CONTRACTOR SHALL MAINTAIN ALL AREAS THAT ARE MULCHED UNTIL PERMANENT VEGETATION IS ESTABLISHED.



OWNER:

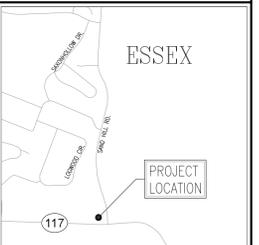
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:

Proposed
Redevelopment
235 River Rd.
Essex, VT 05452

SHEET TITLE:

Erosion
Prevention &
Sediment Control
Site Plan



- LOCATION MAP 1" = ±2,000'
- PRELIMINARY
 - FINAL
 - NOT FOR CONSTRUCTION
 - FOR CONSTRUCTION

PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: 1" = 20'

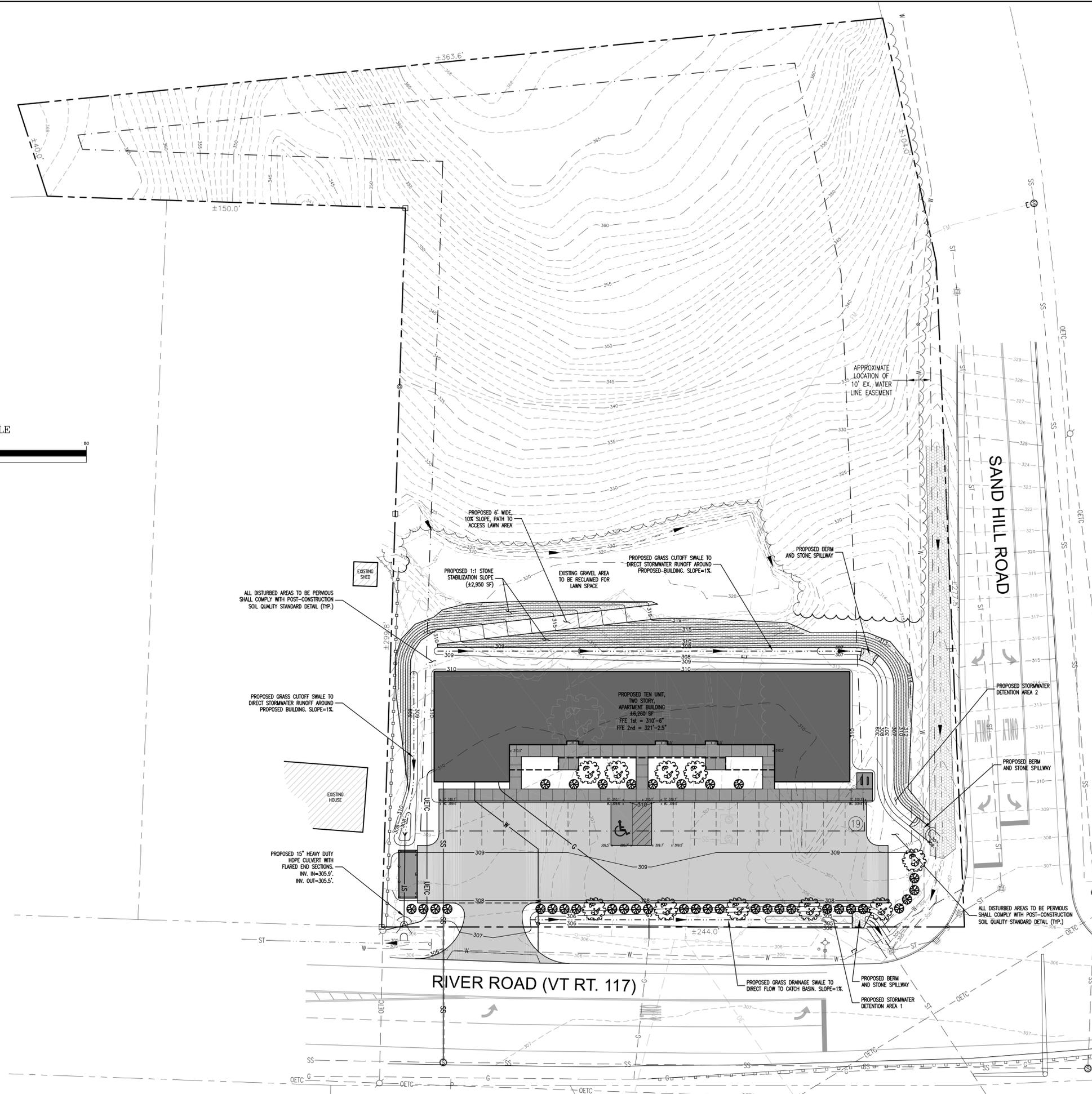
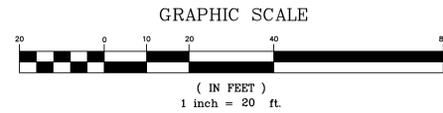
REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER AOT	1/16/26
2	REVISIONS PER AOT	2/2/26
3		
4		
5		
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7		
8		
9		
10		

SHEET NUMBER:

C1.1

LEGEND

- 985 --- EXISTING CONTOUR
- 985 — PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
- SS - APPROXIMATE GRAVITY SEWER LINE
- FM - APPROXIMATE SEWER FORCE MAIN
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- ▲- DRAINAGE SWALE/DITCH
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- - - - - APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
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- ⊙ SEWER MANHOLE
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- ⊙ PERCOLATION TEST
- ⊙ IRON PIPE/ROD FOUND/SET
- ⊙ CONCRETE MONUMENT FOUND/SET
- ⊙ PROJECT BENCHMARK



SUBGRADE PLACEMENT AND COMPACTION NOTES

1. NO SOILS INVESTIGATION OR GEO-TECHNICAL EVALUATION HAS BEEN PERFORMED BY CATAMOUNT CONSULTING ENGINEERS, PLLC (CCE) IN CONJUNCTION WITH THIS PROJECT. CCE TAKES NO RESPONSIBILITY FOR THE EXISTING CONDITIONS OF SUBGRADE AND/OR THE POTENTIAL SETTLEMENT THAT COULD ARISE FROM IMPROPERLY COMPACTED SOILS.
2. PREVIOUSLY PLACED FILL MATERIAL WITHIN THE BUILDING FOOTPRINTS AND WITHIN THE PAVED AREAS, AS WELL AS ANY NEW FILL MATERIAL, SHOULD BE CONFIRMED FOR UNIFORMITY AND TO CONFIRM THAT IT HAS BEEN SUFFICIENTLY COMPACTED TO 95% TO 97% MODIFIED PROCTOR AND IS FREE FROM ORGANICS.
3. PRIOR TO CONSTRUCTION, TEST HOLES SHOULD BE CONDUCTED WITH THE ENGINEER TO NATIVE GRADE TO CONFIRM THE SUITABILITY OF SUBGRADE.
4. ALL NEW FILL SHOULD BE INSTALLED IN A MAXIMUM OF 1 TO 2 FOOT LIFTS AND TESTED FOR COMPACTION TO 95% TO 97% MODIFIED PROCTOR.
5. ALL SUBGRADE MATERIAL AND COMPACTION REQUIREMENTS OUTLINED IN THE STRUCTURAL AND FOUNDATION DESIGN PLANS SHOULD BE ADHERED TO.

OWNER:

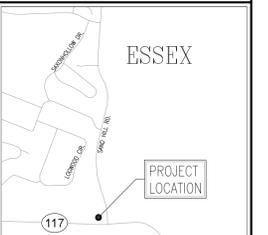
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:

Proposed
Redevelopment
235 River Rd.
Essex, VT 05452

SHEET TITLE:

Proposed
Grading
Site Plan



LOCATION MAP 1" = ±2,000'

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<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	FOR CONSTRUCTION

PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: 1" = 20'

REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER AOT	1/16/26
2	REVISIONS PER AOT	2/2/26
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10		

SHEET NUMBER:

C2.1

OWNER:

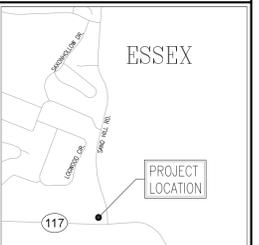
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:

Proposed
Redevelopment
235 River Rd.
Essex, VT 05452

SHEET TITLE:

Stormwater
Analysis
Site Plan



LOCATION MAP 1" = ±2,000'

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<input type="checkbox"/>	FOR CONSTRUCTION

PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: 1" = 20'

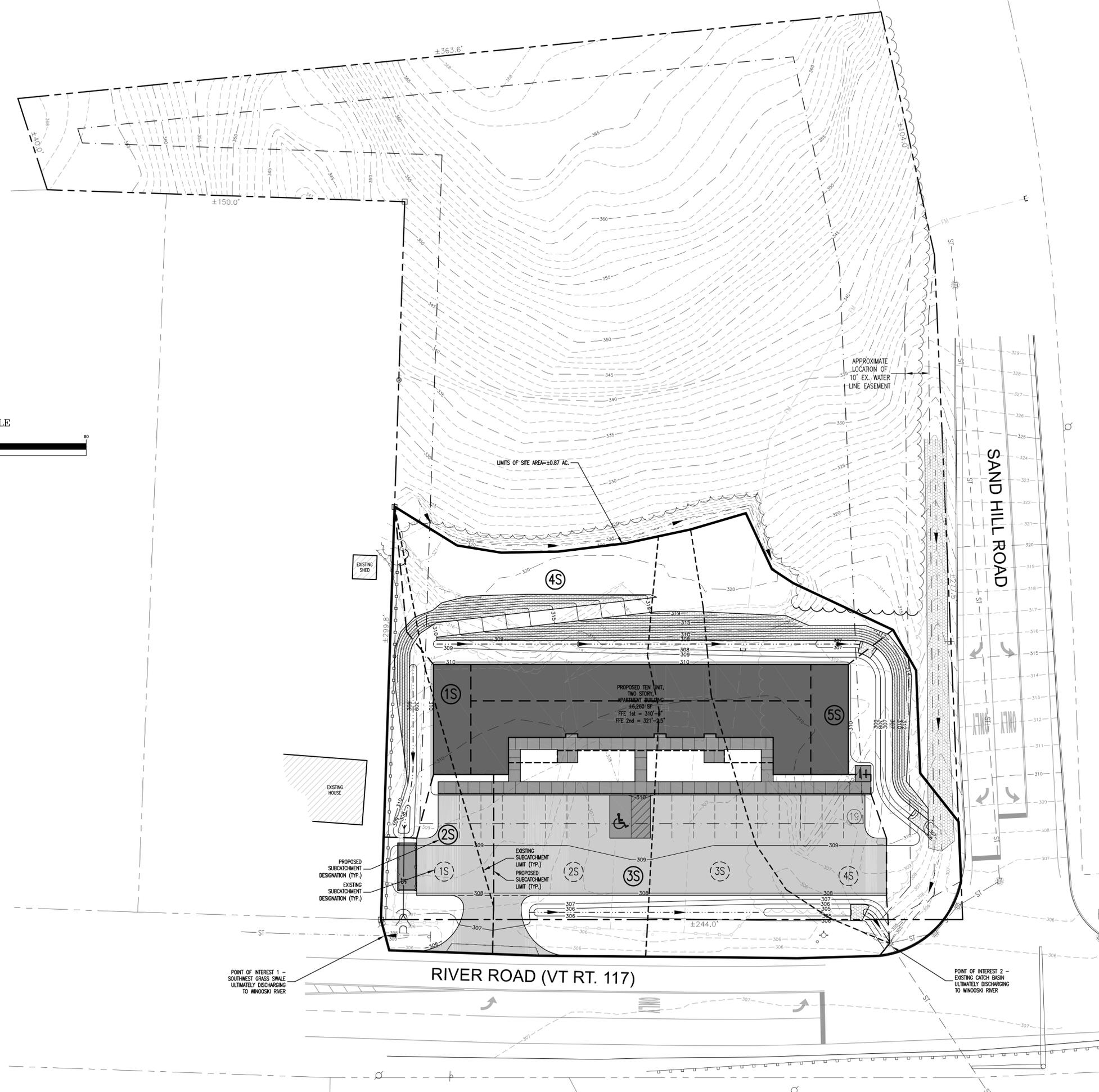
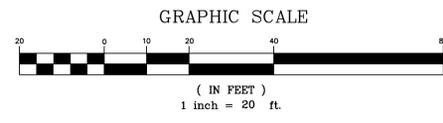
REV. NO.	DESCRIPTION	DATE
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2	REVISIONS PER AOT	2/2/26
3		
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8		
9		
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SHEET NUMBER:

C2.2

LEGEND

- 985 --- EXISTING CONTOUR
- 985 — PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
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- ⊟ LIGHT POLE
- ⊠ SIGN POST
- ⊡ TEST PIT
- ⊢ PERCOLATION TEST
- ⊣ IRON PIPE/ROD FOUND/SET
- ⊤ CONCRETE MONUMENT FOUND/SET
- ⊥ PROJECT BENCHMARK



EXISTING SOIL SUMMARY

TOTAL LOT SIZE: 91,799 SF (2.11 AC.)
SITE AREA: 37,826 SF (0.87 AC.)

SOILS -

AdA (ADAMS/WINDSOR LOAMY SANDS, 0% TO 5%, HSG A): 0.20 AC.
AgE (AGAWAM FINE SANDY LOAM, 0% TO 5%, HSG A): 1.36 AC.
AgA (AGAWAM FINE SANDY LOAM, 30% TO 60%, HSG A): 0.55 AC.

PROJECT IMPACT SUMMARY

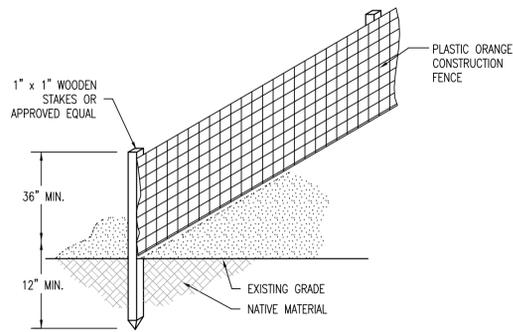
TOTAL LOT SIZE: 91,799 SF (2.11 AC.)
SITE AREA: 37,826 SF (0.87 AC.)

EXISTING IMPERVIOUS: 14,850 SF (0.34 AC.)
EXISTING IMPERVIOUS TO REMAIN: 0 SF (0.00 AC.)
REDEVELOPED IMPERVIOUS: 9,077 SF (0.21 AC.)
RECLAIMED IMPERVIOUS: 5,773 SF (0.13 AC.)
NEW EXPANDED IMPERVIOUS: 7,857 SF (0.18 AC.)
TOTAL PROPOSED IMPERVIOUS: 16,934 SF (0.39 AC.) (±15% INC.)

STORMWATER DESIGN SUMMARY

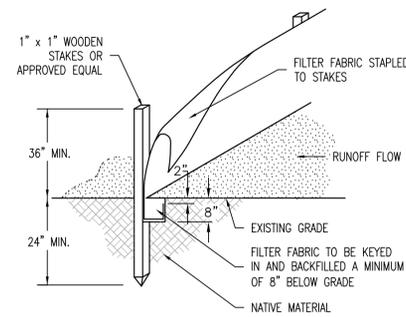
NOTE: ALL DISCHARGE RATES PROVIDED ARE AT S/NO01 (WINOOSKI RIVER)

EXISTING CONDITIONS -	PROPOSED CONDITIONS -
Q5: 1.27 CFS	Q5: 1.24 CFS
Q10: 1.50 CFS	Q10: 1.48 CFS



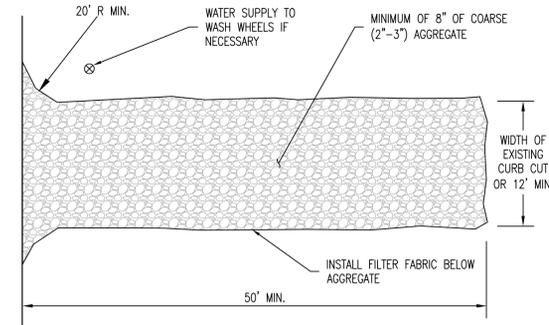
- NOTES:
- PROJECT DEMARCATION FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.06.
 - WOODEN STAKES TO BE INSTALLED A MINIMUM OF 5' O/C.
 - PROJECT DEMARCATION FENCE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

PROJECT DEMARCATION FENCE DETAIL 1
C3.0
N.T.S.



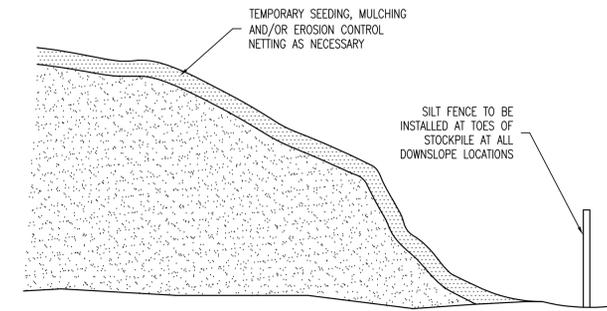
- NOTES:
- SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.08(b) AND USING MATERIAL MEETING AOT SPEC 720.01 FOR SILT FENCE.
 - WOODEN STAKES TO BE INSTALLED A MINIMUM OF 5' O/C.
 - INSTALL SILT FENCES AT TOES OF ALL UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. THIS INCLUDES ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION, NOT NECESSARILY REFLECTED ON THE FINAL PLANS. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. WHEN SILT FENCE IS INSTALLED ON MINOR CROSS SLOPES, "J" HOOKS SHALL BE INSTALLED EVERY 50' MINIMUM TO MINIMIZE SEDIMENT LOAD AT BOTTOM OF SLOPE. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 - SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED UNTIL SLOPES ARE STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE.

SILT FENCE DETAIL 2
C3.0
N.T.S.



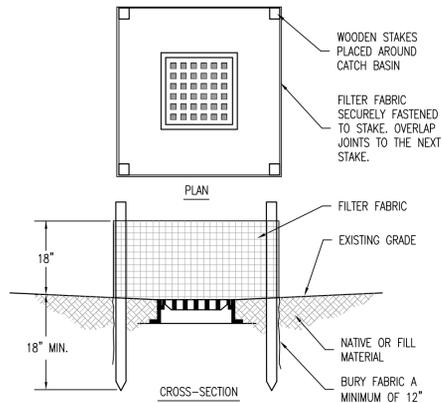
- NOTES:
- STONE CONSTRUCTION ENTRANCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.09(a) AND USING MATERIAL MEETING AOT SPEC 704.17. FILTER FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROW. THIS MAY REQUIRE MAINTENANCE AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO THE PUBLIC ROW.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AGGREGATE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP.

CONSTRUCTION ENTRANCE DETAIL 3
C3.0
N.T.S.



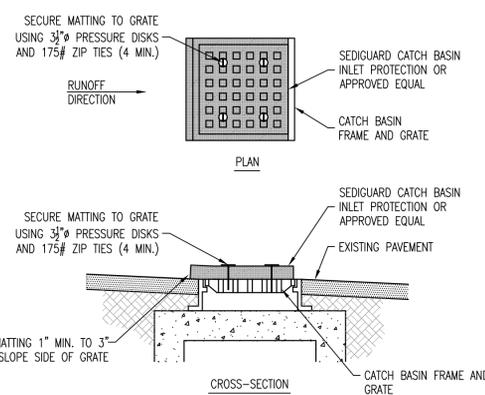
- NOTES:
- THE STOCKPILE, OR PORTIONS THEREOF, THAT WILL NOT BE USED OR DISTURBED WITHIN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH MULCH. THE STOCKPILE, OR PORTIONS THEREOF, THAT WILL NOT BE USED OR DISTURBED WITHIN 3 MONTHS SHALL BE STABILIZED WITH GRASS SEED AND MULCH OR EROSION CONTROL NETTING AS NECESSARY TO MINIMIZE THE POTENTIAL FOR EROSION.
 - SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.08(b) AND USING MATERIAL MEETING AOT SPEC 720.01 FOR SILT FENCE.

TOPSOIL STOCKPILE DETAIL 4
C3.0
N.T.S.



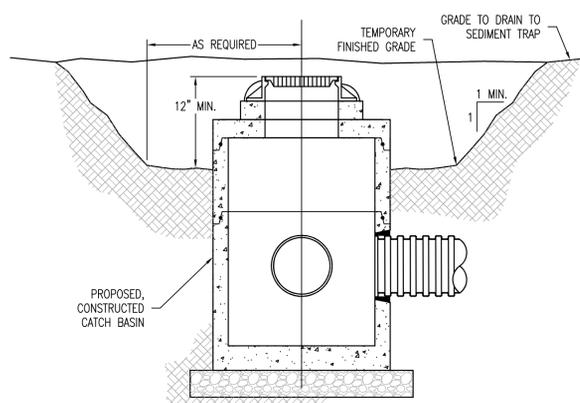
- NOTES:
- INLET PROTECTION TO BE CONSTRUCTED IN ACCORDANCE WITH AOT SPEC 653.09. FILTER FABRIC FOR INLET PROTECTION TO MEET AOT SPEC 720.01 FOR SILT FENCE.
 - INLET PROTECTION TO BE INSTALLED PRIOR TO CONSTRUCTION, OR UPON CONSTRUCTION OF NEW CATCH BASINS, AND MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

CATCH BASIN INLET PROTECTION DETAIL 5
C3.0
N.T.S.



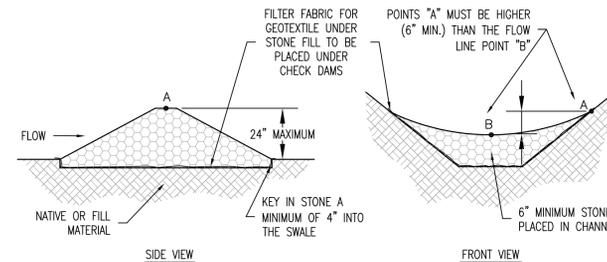
- NOTES:
- CATCH BASIN INLET PROTECTION TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 - INLET PROTECTION TO BE INSTALLED PRIOR TO CONSTRUCTION, OR UPON CONSTRUCTION OF NEW CATCH BASINS, AND MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

EXISTING PAVED INLET PROTECTION DETAIL 6
C3.0
N.T.S.



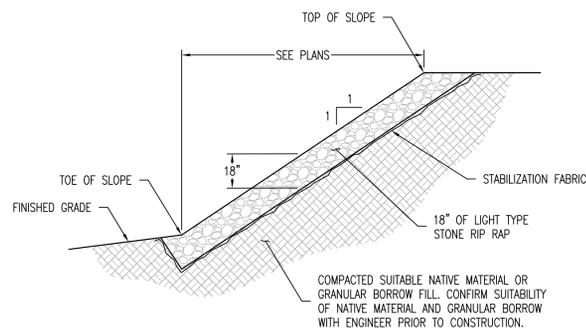
- NOTES:
- SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO HALF OF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
 - THE VOLUME OF SEDIMENT STORAGE SHALL BE 3,600 CF PER ACRE OF CONTRIBUTING AREA.
 - THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

CATCH BASIN SEDIMENT TRAP DETAIL 7
C3.0
N.T.S.



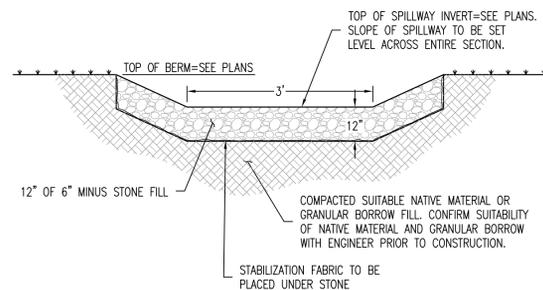
- NOTES:
- STONE CHECK DAMS TO BE CONSTRUCTED IN ACCORDANCE WITH AOT SPEC 653.08(a) AND USING MATERIAL MEETING AOT SPEC 704.17. FILTER FABRIC FOR CHECK DAMS TO MEET AOT SPEC 720.01 FOR GEOTEXTILES UNDER STONE FILL.
 - STONE CHECK DAMS TO BE INSTALLED PRIOR TO CONSTRUCTION, OR UPON CONSTRUCTION OF NEW SWALES, AND MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

STONE CHECK DAM DETAIL 8
C3.0
N.T.S.



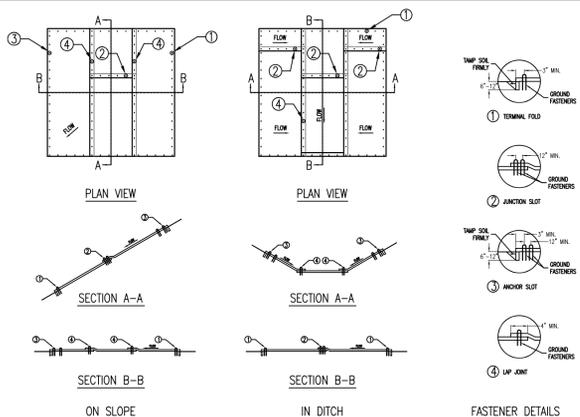
- NOTES:
- GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 - LIGHT TYPE STONE RIP RAP TO MEET AOT SPEC 706.03(b).
 - STABILIZATION FABRIC TO MEET AOT SPEC 720.04 FOR GEOTEXTILE FOR UNDER STONE FILL.
 - COMPACTION OF SUBBASE MATERIALS TO MEET AOT SPEC 301.06.

STONE SLOPE STABILIZATION DETAIL 9
C3.0
N.T.S.



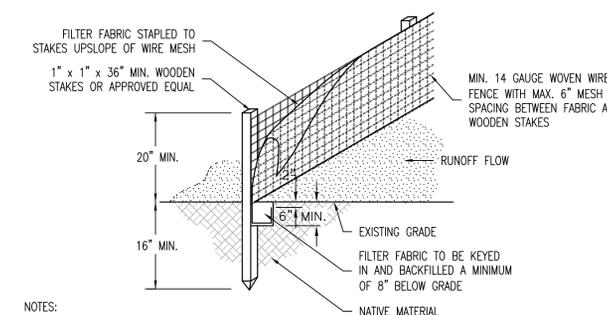
- NOTES:
- GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 - STONE FILL TO MEET AOT SPEC 704.17(A).
 - STABILIZATION FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE UNDER STONE FILL.

EMERGENCY SPILLWAY DETAIL 10
C3.0
N.T.S.



- NOTES:
- EROSION CONTROL PRODUCT TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.07(b) AND USING MATERIAL MEETING AOT SPEC 755.11 FOR ROLLED EROSION CONTROL PRODUCT TYPE 1 (RECP).
 - RECP TO BE INSTALLED ON ALL SLOPES GREATER THAN 1V:3H OR WHERE NECESSARY OR DIRECTED BY ENGINEER.
 - FASTENERS ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART AND PER MANUFACTURERS SPECIFICATIONS TO ENSURE PROPER INSTALLATION.

EROSION CONTROL MATTING DETAIL 11
C3.0
N.T.S.



- NOTES:
- SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.08(b) AND USING MATERIAL MEETING AOT SPEC 720.01 FOR SILT FENCE.
 - WOODEN STAKES TO BE INSTALLED A MINIMUM OF 5' O/C.
 - INSTALL SILT FENCES AT TOES OF ALL UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. THIS INCLUDES ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION, NOT NECESSARILY REFLECTED ON THE FINAL PLANS. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. WHEN SILT FENCE IS INSTALLED ON MINOR CROSS SLOPES, "J" HOOKS SHALL BE INSTALLED EVERY 50' MINIMUM TO MINIMIZE SEDIMENT LOAD AT BOTTOM OF SLOPE. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 - SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED UNTIL SLOPES ARE STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE.

REINFORCED SILT FENCE DETAIL 12
C3.0
N.T.S.

OWNER:

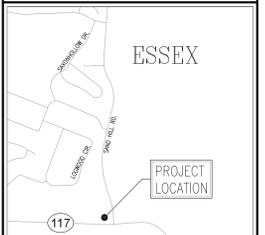
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:

Proposed
Redevelopment
235 River Rd.
Essex, VT 05452

SHEET TITLE:

Proposed Erosion
Prevention &
Sediment Control
Details Plan



LOCATION MAP 1" = ±2,000'

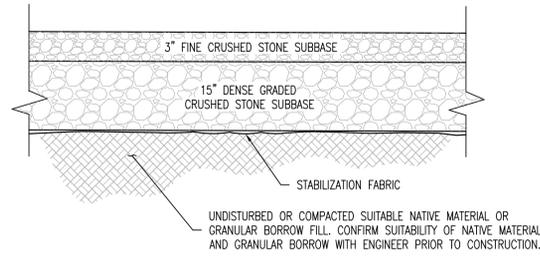
PRELIMINARY
 FINAL
 NOT FOR CONSTRUCTION
 FOR CONSTRUCTION

PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: AS SHOWN

REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER AOT	1/16/26
2	REVISIONS PER AOT	2/2/26
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

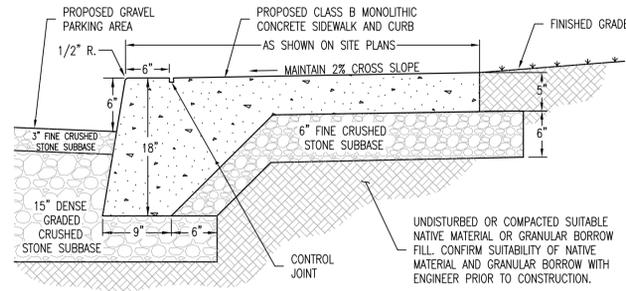
C3.0



- NOTES:
1. FINE CRUSHED STONE AND DENSE GRADED CRUSHED STONE TO MEET AOT SPECS 704.05 AND 704.06 RESPECTIVELY.
 2. STABILIZATION FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 3. SUBBASE TO BE INSTALLED IN ACCORDANCE WITH AOT SPECS 301 AND 406, RESPECTIVELY. SAND BORROW, WHERE REQUIRED, SHALL MEET AOT SPEC 703.03.
 4. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 5. COMPACTION OF SUBBASE MATERIALS TO MEET AOT SPEC 301.06.

DRIVEWAY SECTION DETAIL

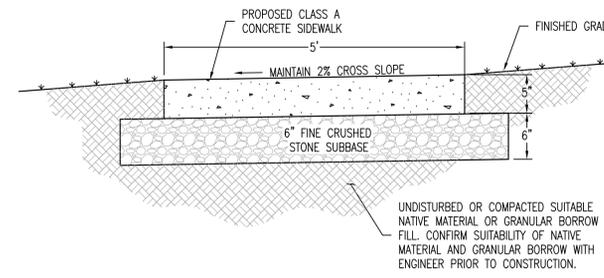
N.T.S. 1
C3.1



- NOTES:
1. CONCRETE TO MEET AOT SPEC 541, CLASS B, AND SHALL BE INSTALLED IN ACCORDANCE WITH AOT SPEC 618.03. SIDEWALK SHALL BE CONSTRUCTED IN 10' SECTIONS, WITH 1/8" JOINT BETWEEN SECTIONS. SIDEWALK EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND CONSTRUCTED WITH JOINT FILLER TO MEET AOT SPEC 707.08. SIDEWALK RAMPS AND DETECTABLE WARNINGS TO BE INSTALLED IN ACCORDANCE WITH AOT STANDARD C-3A.
 2. FINE CRUSHED STONE TO MEET AOT SPEC 704.05.
 3. ASPHALT TREATED FELT TO MEET AOT SPEC 707.08.
 4. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 5. COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.

MONOLITHIC SIDEWALK AND CURB DETAIL

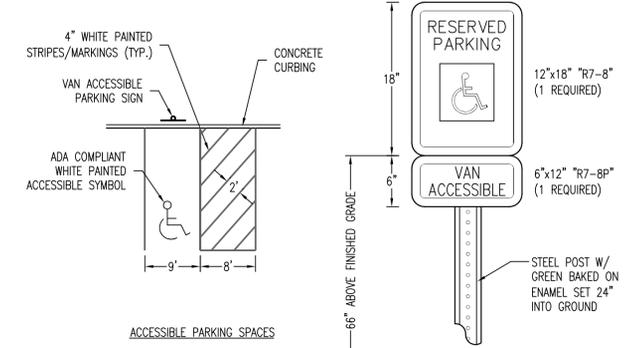
N.T.S. 2
C3.1



- NOTES:
1. CONCRETE FOR SIDEWALK TO MEET AOT SPEC 541, CLASS A, AND SHALL BE INSTALLED IN ACCORDANCE WITH AOT SPEC 618.03. SIDEWALK SHALL BE CONSTRUCTED WITH DUMMY JOINTS EVERY 5', WITH 1/8" JOINT BETWEEN SECTIONS. SIDEWALK EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND CONSTRUCTED WITH JOINT FILLER TO MEET AOT SPEC 707.08. SIDEWALK RAMPS AND DETECTABLE WARNINGS TO BE INSTALLED IN ACCORDANCE WITH AOT STANDARD C-3A.
 2. FINE CRUSHED STONE TO MEET AOT SPEC 704.05.
 3. ASPHALT TREATED FELT TO BE USED BETWEEN SIDEWALK AND CONCRETE CURB TO MEET AOT SPEC 707.08.
 4. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 5. COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.

CONCRETE SIDEWALK DETAIL

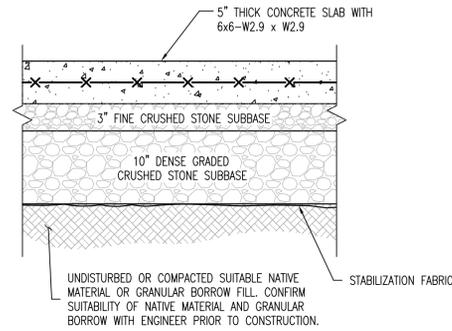
N.T.S. 3
C3.1



- NOTES:
1. SIGNS TO BE MUTCD AND VAOT COMPLIANT.
 2. SIGNS BY GRIMCO, INC., ST LOUIS, MO. OR APPROVED EQUAL. 1-800-542-9941.
- NOTES:
1. PAVEMENT MARKING PAINT TO MEET AOT SPEC 708.08 FOR POLYUREA PAVEMENT MARKINGS.

ACCESSIBLE LINE & SIGN DETAILS

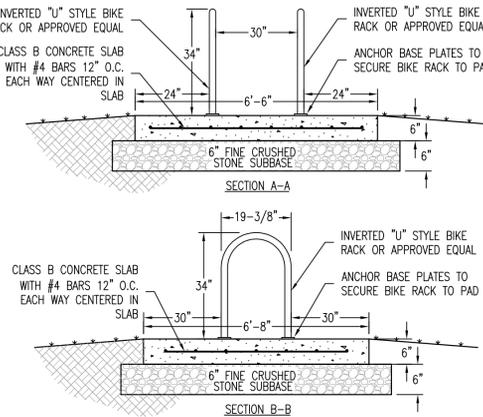
N.T.S. 4
C3.1



- NOTES:
1. CONCRETE FOR PAD TO MEET AOT SPEC 541, CLASS A, AND SHALL BE INSTALLED IN ACCORDANCE WITH AOT SPEC 618.03.
 2. FINE CRUSHED STONE TO MEET AOT SPEC 704.05.
 3. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 4. COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.
 5. COORDINATE LIMITS OF CONCRETE PAVING WITH MECHANICAL PLANS.

PARKING CONCRETE PAD SECTION DETAIL

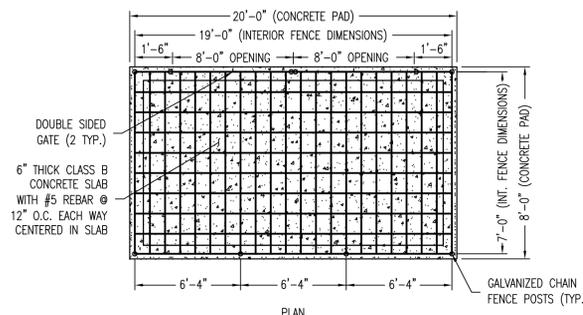
N.T.S. 8
C3.1



- NOTES:
1. CONCRETE FOR PAD TO MEET AOT SPEC 541, CLASS A, AND SHALL BE INSTALLED IN ACCORDANCE WITH AOT SPEC 618.03.
 2. FINE CRUSHED STONE TO MEET AOT SPEC 704.05.
 3. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 4. COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.

BIKE RACK & CONCRETE PAD DETAIL

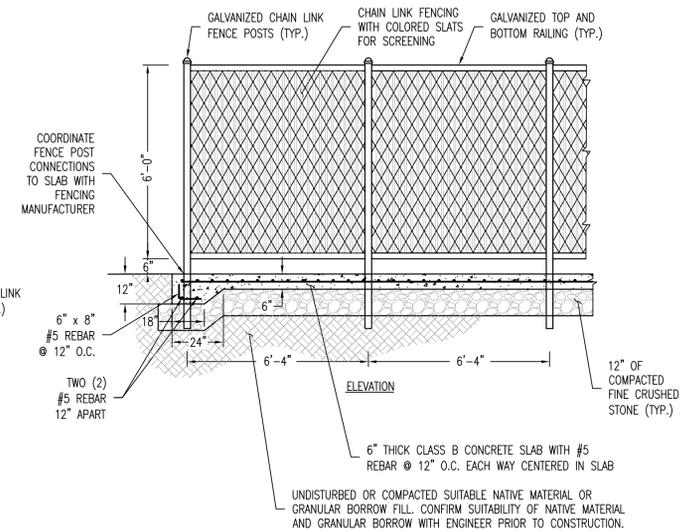
N.T.S. 6
C3.1



- NOTES:
1. CONCRETE FOR SLAB TO MEET AOT SPEC 541, CLASS B.
 2. FINE CRUSHED STONE TO MEET AOT SPEC 704.05.
 3. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 4. COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.
 5. COORDINATE FENCE POST CONNECTIONS TO SLAB, FENCE DIMENSIONS AND GATE REQUIREMENTS WITH FENCING MANUFACTURER PRIOR TO CONSTRUCTION.
 6. SLAT COLOR TO BE CONFIRMED WITH OWNER PRIOR TO INSTALLATION.

DUMPSTER ENCLOSURE PAD DETAIL

N.T.S. 7
C3.1



OWNER:

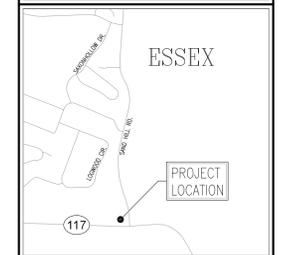
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:

Proposed
Redevelopment
235 River Rd.
Essex, VT 05452

SHEET TITLE:

Proposed Site
Details Plan



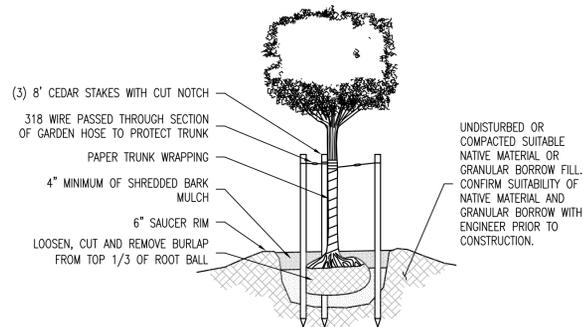
- LOCATION MAP 1" = ±2,000'
- PRELIMINARY
 - FINAL
 - NOT FOR CONSTRUCTION
 - FOR CONSTRUCTION

PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: AS SHOWN

REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER AOT	1/16/26
2	REVISIONS PER AOT	2/2/26
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SHEET NUMBER:

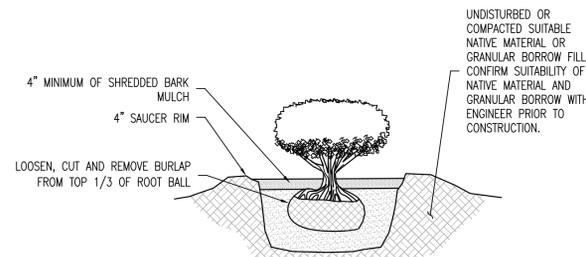
C3.1



- NOTES:
1. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 2. PAPER TRUNK WRAP MUST BE REMOVED AFTER 1 YEAR.
 3. ROOT FLARES SHALL BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
 4. AREAS TO BE PLANTED THAT ARE CURRENTLY PAVED SHOULD HAVE CONTINUOUS PLANTING PITS WITH LOAM OR SANDY LOAM PLANTING SOIL TO A DEPTH OF 2' MINIMUM TO SUPPORT TREE ROOT GROWTH.
 5. IN ADDITION TO THIS DETAIL, ALL TREE PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH ANY PLANTING PROVIDERS REQUIREMENTS.

TREE PLANTING DETAIL

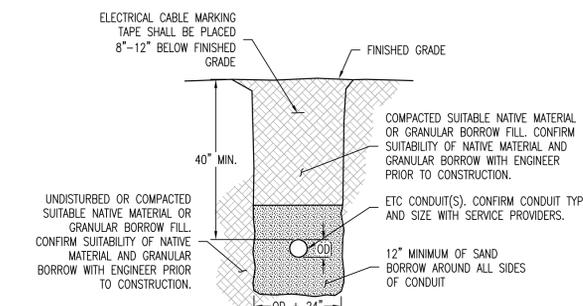
N.T.S. 8
C3.1



- NOTES:
1. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 2. AREAS TO BE PLANTED THAT ARE CURRENTLY PAVED SHOULD HAVE CONTINUOUS PLANTING PITS WITH LOAM OR SANDY LOAM PLANTING SOIL TO A DEPTH OF 2' MINIMUM TO SUPPORT SHRUB ROOT GROWTH.
 3. IN ADDITION TO THIS DETAIL, ALL TREE PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH ANY PLANTING PROVIDERS REQUIREMENTS.

SHRUB PLANTING DETAIL

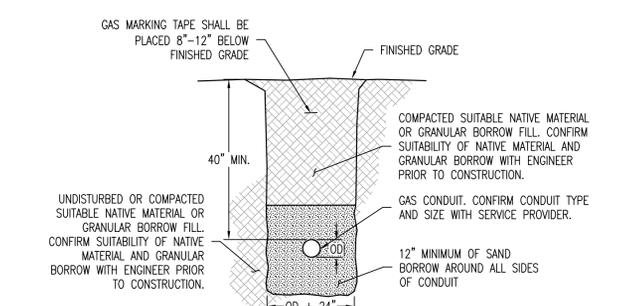
N.T.S. 9
C3.1



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES FOR SLEEVES FOR ELECTRICAL, TELEPHONE AND COMMUNICATION SERVICES SHALL MEET AOT SPEC 625.
 2. SAND BORROW TO MEET AOT SPEC 703.03.
 3. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 4. COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.
 5. REFER TO ELECTRICAL PLAN FOR CONDUIT TYPE AND SCHEDULE AND CONFIRM CONDUIT REQUIREMENTS WITH LOCAL SERVICE PROVIDERS.
 6. CONDUIT SHALL BE ENCASED IN 4" OF CLASS B CONCRETE FOR PORTIONS INSTALLED UNDER THE ROADWAY OR WITHIN 10' OF WATER, SEWER, GAS AND/OR DRAINAGE CROSSINGS.

ELECTRICAL CONDUIT TRENCH DETAIL

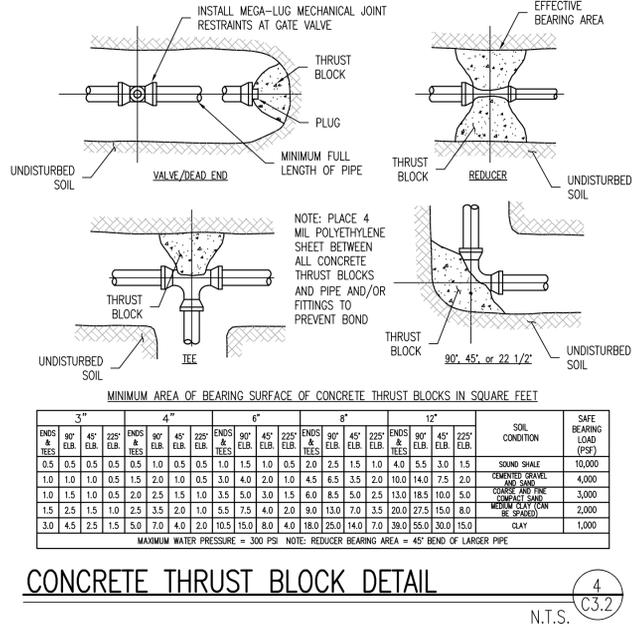
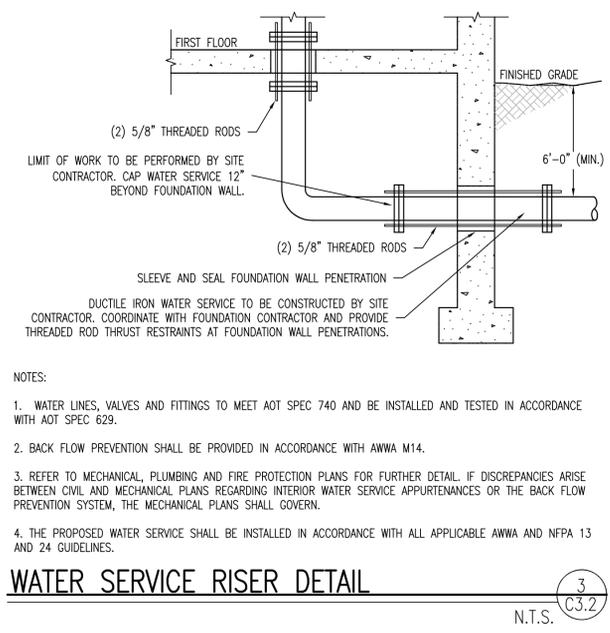
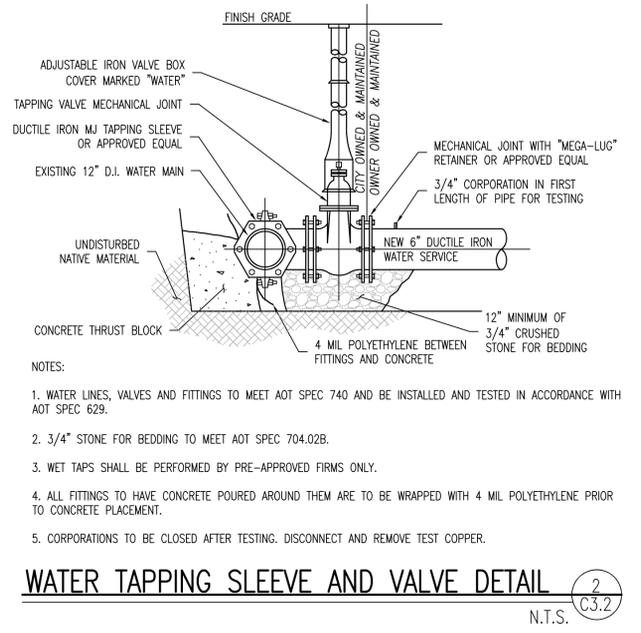
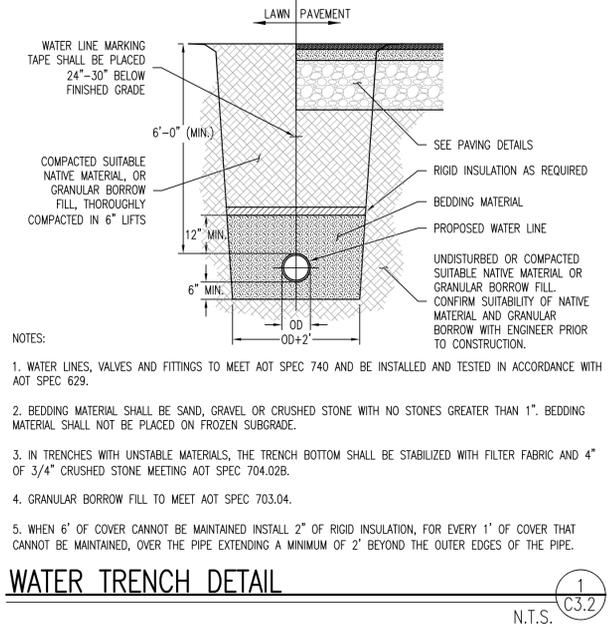
N.T.S. 10
C3.1



- NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES FOR SLEEVES FOR GAS SERVICES SHALL MEET AOT SPEC 625.
 2. SAND BORROW TO MEET AOT SPEC 703.03.
 3. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 4. COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.
 5. CONFIRM CONDUIT TYPE AND SIZE REQUIREMENTS WITH LOCAL SERVICE PROVIDER.
 6. CONDUIT SHALL BE ENCASED IN 4" OF CLASS B CONCRETE FOR PORTIONS INSTALLED UNDER THE ROADWAY OR WITHIN 10' OF WATER, SEWER, GAS AND/OR DRAINAGE CROSSINGS.

GAS CONDUIT TRENCH DETAIL

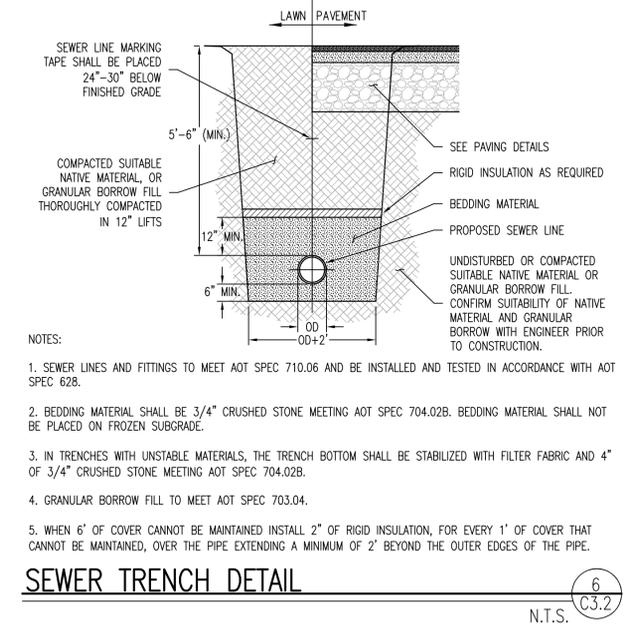
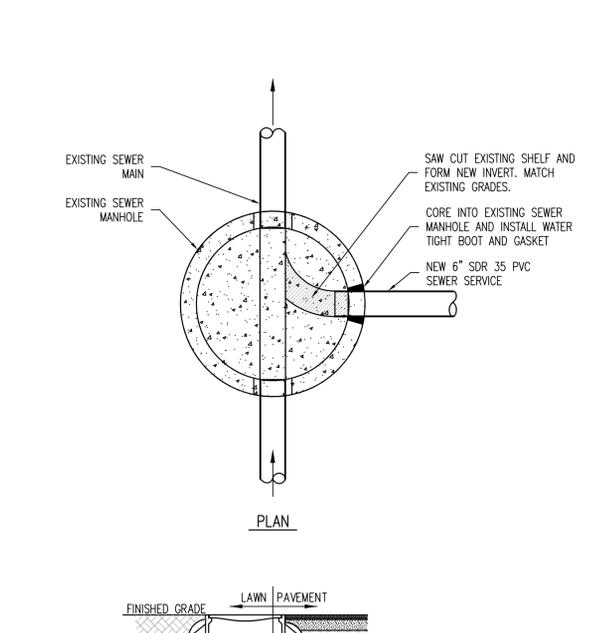
N.T.S. 11
C3.1



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consulting engineers, p.l.c.
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OWNER:
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:
Proposed
Redevelopment
235 River Rd.
Essex, VT 05452



CONTACT THE DESIGNER SHOULD SITE CONDITIONS NOT MEET THE FOLLOWING ENVIRONMENTAL PROTECTION RULES CITED FROM CHAPTER 1 OF THE WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES

FEATURES AND OBJECTS	HORIZONTAL DISTANCE (FEET)				
	SEWER LINES WASTEWATER & MANHOLES	TANKS	IN-GROUND LEACHFIELDS	LEACHFIELDS IN MOUNDS	MOUND FILL
CURTAIN DRAINS DOWNSLOPE	N/A	10	75	75	50
CURTAIN DRAINS UPSLOPE	N/A	10	35	35	35
DRAINAGE SWALES WITH SEEPS DOWNSLOPE	N/A	25	75	75	50
DRAINAGE SWALES WITH SEEPS UPSLOPE	N/A	25	35	35	10
DRAINAGE SWALES WITHOUT SEEPS	N/A	N/A	25	25	10
FOUNDATION OR PERIMETER DRAIN DOWNSLOPE	N/A	10	75	75	50
FOUNDATION OR PERIMETER DRAIN UPSLOPE	N/A	10	20	20	10
FOUNDATION DOWNSLOPE	N/A	10	20	25	35
FOUNDATION UPSLOPE	N/A	10	20	20	20
POTABLE WATER SOURCE IN BEDROCK	50	(a)	(a)	(a)	(a)
POTABLE WATER SOURCE IN UNCONFINED SURFICIAL AQUIFER	75	(a)	(a)	(a)	(a)
PROPERTY LINES	10	10	25	25	(c)
ROADWAYS, DRIVEWAYS & PARKING LOTS	N/A	5	10	10	(c)
SLOPES EXCEEDING 30%	N/A	10	25	25	25
SURFACE WATER AT NORMAL HIGH WATER ELEVATION	10	25	50	50	50
STORMWATER PRACTICES	10	25	50	50	50
TREES	10	10	10	10	0
WATER MAINS	(b)	50	50	50	(c)
WATER SERVICE PRESSURE LINES	(b)	25	25	25	(c)
WATER SERVICE SUCTION LINES	(b)	50	100	100	(c)
NON-POTABLE WATER SOURCE	10	50	100	100	(c)
WATER STORAGE TANKS	50	50	50	50	25

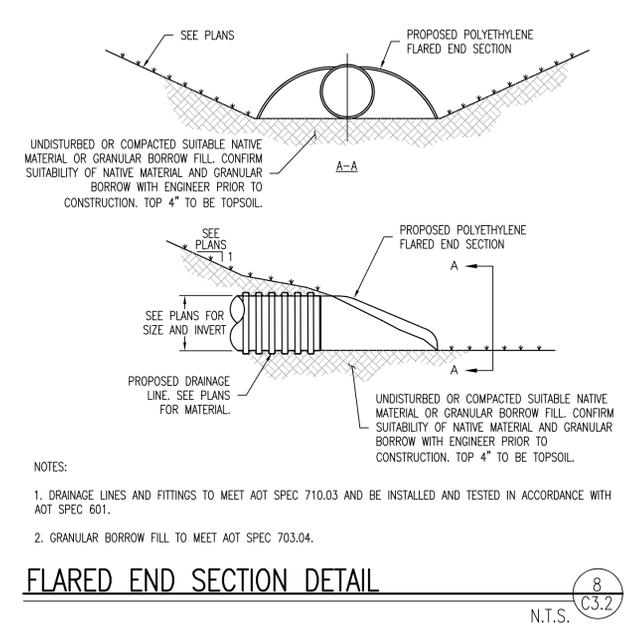
FOOTNOTES (GENERAL CRITERIA REGARDING ISOLATION DISTANCES)

(a) SEPARATION BETWEEN POTABLE WATER SUPPLIES AND LEACHFIELDS SHALL BE DETERMINED BY TABLE 9-6 OF CHAPTER 1 (WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES) OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES.

(b) SEPARATION BETWEEN WATER MAINS/LINES AND SEWER MAINS/LINES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1-1007 OF CHAPTER 1 (WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES) OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES.

(c) FOR MOUND WASTEWATER DISPOSAL SYSTEMS, THE LIMIT OF MOUND FILL MUST BE 25 FEET FROM ANY DOWNSLOPE FEATURE OR OBJECT AND 10 FEET FROM ANY SIDE OR UPSLOPE FEATURE OR OBJECT.

WASTEWATER ISOLATION REQUIREMENTS 7
C3.2
N.T.S.



SHEET TITLE:
Proposed Utility
Details Plan

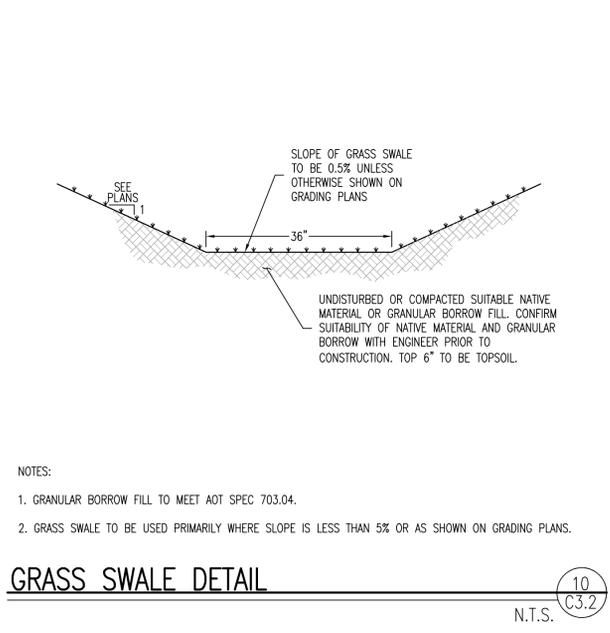
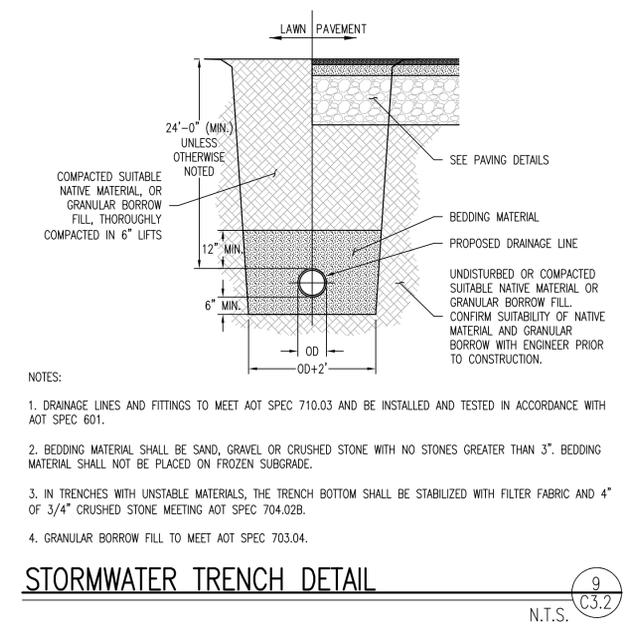
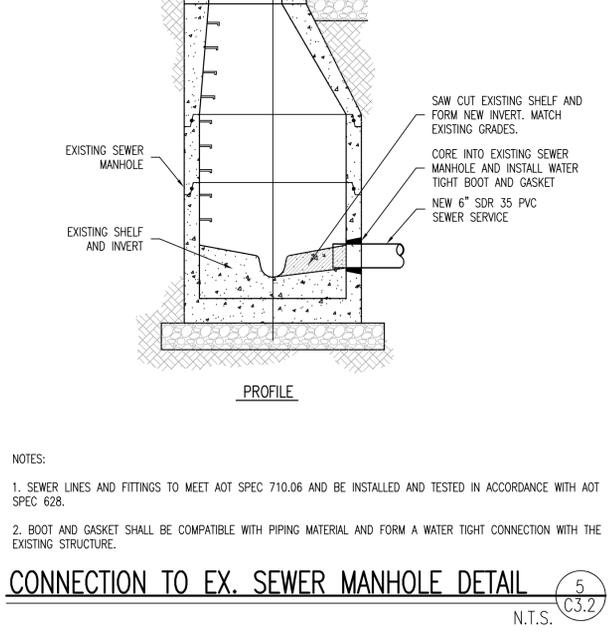
LOCATION MAP 1" = ±2,000'

ESSEX

PROJECT LOCATION

117

PRELIMINARY
FINAL
NOT FOR CONSTRUCTION
FOR CONSTRUCTION



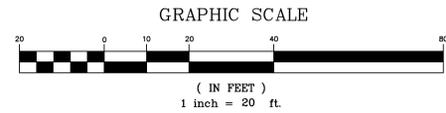
PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: AS SHOWN

REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER AOT	1/16/26
2	REVISIONS PER AOT	2/2/26
3		
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5		
6		
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8		
9		
10		

SHEET NUMBER:
C3.2

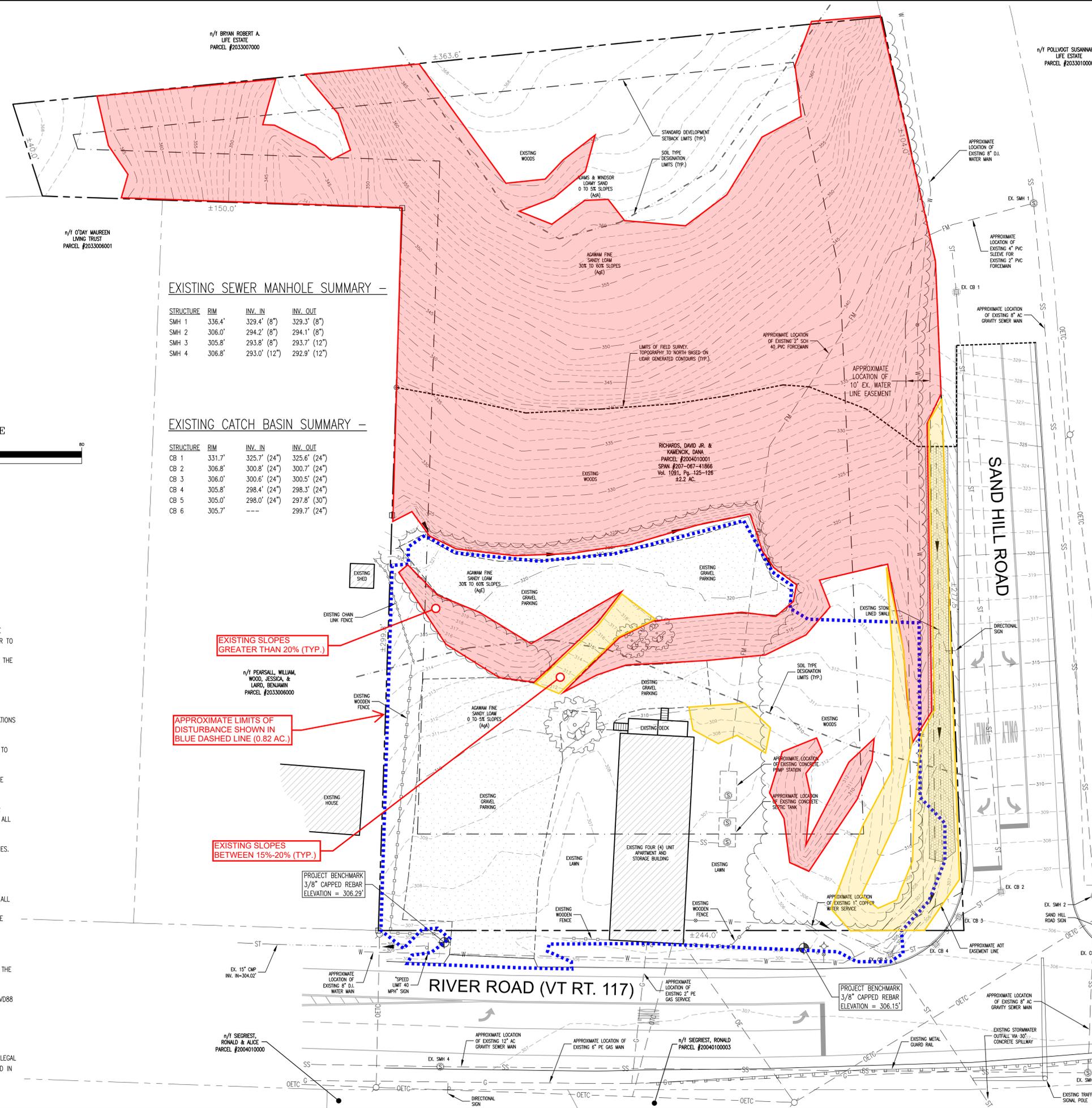
LEGEND

- 985 --- EXISTING CONTOUR
- 985 — PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
- - - - - SS --- APPROXIMATE GRAVITY SEWER LINE
- - - - - FM --- APPROXIMATE SEWER FORCE MAIN
- - - - - ST --- APPROXIMATE STORM DRAINAGE LINE
- - - - - W --- APPROXIMATE WATER LINE
- - - - - OETC --- APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
- - - - - UETC --- APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
- - - - - G --- APPROXIMATE GAS LINE
- x x x FENCE
- - - - - DRAINAGE SWALE/DITCH
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
- - - - - APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/PLANTING
- SEWER MANHOLE
- DRAINAGE MANHOLE
- DRAINAGE CATCH BASIN
- HYDRANT
- WATER VALVE
- DRILLED WELL
- POWER POLE
- GUY WIRE
- LIGHT POLE
- SIGN POST
- TEST PIT
- PERCOLATION TEST
- IRON PIPE/ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- PROJECT BENCHMARK



GENERAL NOTES

- 1) UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SITE SHOWN. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO CONSTRUCTION, FIELD VERIFY ALL UTILITY CONFLICTS AND REPORT THEM TO THE DESIGNER. ANY EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- 2) THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK AND SHALL COORDINATE ALL REQUIRED INSPECTIONS.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR SAFE CONSTRUCTION OPERATIONS AND SHALL CONFORM TO ALL APPLICABLE REGULATIONS FOR SITE SAFETY.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL APPLICABLE EROSION CONTROL MEASURES. REFER TO THE MOST RECENT PUBLICATION OF THE STATE OF VERMONT EROSION CONTROL HANDBOOK.
- 5) THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY SITE CONDITIONS NOT REPRESENTED ON THE PLANS THAT INFLUENCE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 6) THE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION TO THEIR ORIGINAL CONDITIONS. ALL GRASS LAWN AREAS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. MAINTAIN ALL TREES OUTSIDE OF THE CONSTRUCTION LIMITS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 8) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK AND UTILITIES. WORK SHALL NOT COMMENCE ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- 9) IN ADDITION TO THE REQUIREMENTS IN THESE PLANS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL LOCAL AND STATE PERMIT CONDITIONS, AS WELL AS THE MOST RECENT EDITION OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES. UNLESS OTHERWISE NOTED, ALL MATERIALS, ITEMS AND INSTALLATION PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE VERMONT AGENCY OF TRANSPORTATION (AOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 10) THE TOLERANCE FOR ALL FINISHED GRADES SHALL BE 0.1 FEET.
- 11) THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS WITHIN 10 DAYS FOLLOWING THE COMPLETION OF THE PROJECT.
- 12) ELEVATIONS AND COORDINATES SHOWN ARE BASED UPON THE VERMONT STATE PLANE COORDINATE SYSTEM, REFERENCE NAVD83 AND NAD83 RESPECTIVELY AND ARE DERIVED FROM GNSS OBSERVATIONS TAKEN AT THE TIME OF SURVEY.
- 13) PROPERTY LINE INFORMATION BASED UPON A PLAT ENTITLED "RED BARN APARTMENTS - SURVEY PLAT", DATED 03/25/13, PREPARED BY DAVID A. TUDHOPE, L.L.S. AND RECORDED IN MAP SLIDE 463 OF THE TOWN OF ESSEX LAND RECORDS. MONUMENTATION FOUND WAS CONSISTENT WITH THE RECORDED PLAT. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. & 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.



EXISTING SEWER MANHOLE SUMMARY -

STRUCTURE	RIM	INV. IN	INV. OUT
SMH 1	336.4'	329.4' (8")	329.3' (8")
SMH 2	306.0'	294.2' (8")	294.1' (8")
SMH 3	305.8'	293.8' (8")	293.7' (12")
SMH 4	306.8'	293.0' (12")	292.9' (12")

EXISTING CATCH BASIN SUMMARY -

STRUCTURE	RIM	INV. IN	INV. OUT
CB 1	331.7'	325.7' (24")	325.6' (24")
CB 2	306.8'	300.8' (24")	300.7' (24")
CB 3	306.0'	300.6' (24")	300.5' (24")
CB 4	305.8'	298.4' (24")	298.3' (24")
CB 5	305.0'	298.0' (24")	297.8' (30")
CB 6	305.7'	---	299.7' (24")

EXISTING SLOPES GREATER THAN 20% (TYP.)

APPROXIMATE LIMITS OF DISTURBANCE SHOWN IN BLUE DASHED LINE (0.82 AC.)

EXISTING SLOPES BETWEEN 15%-20% (TYP.)

PO Box 65067 | Burlington VT | 05406
802-688-8081 | www.catamt.com
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OWNER:
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:
Proposed
Redevelopment
235 River Rd.
Essex, VT 05452

SHEET TITLE:
Existing
Conditions
Site Plan

ESSEX
PROJECT LOCATION

LOCATION MAP 1" = ±2,000'

PRELIMINARY
 FINAL
 NOT FOR CONSTRUCTION
 FOR CONSTRUCTION

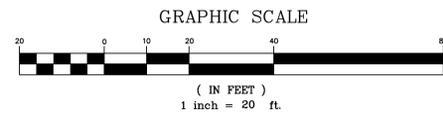
PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: 1" = 20'

REV. NO.	DESCRIPTION	DATE
1	REVISIONS PER AOT	1/16/26
2	REVISIONS PER AOT	2/2/26
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:
C1.0

LEGEND

- 985 --- EXISTING CONTOUR
- 985 — PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
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- - - - - APPROXIMATE EASEMENT LINE
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- ▲- DRAINAGE SWALE/DITCH
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- - - - - APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- ⊗ SHRUB/PLANTING
- ⊙ SEWER MANHOLE
- ⊕ DRAINAGE MANHOLE
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- ⊜ DRILLED WELL
- ⊝ POWER POLE
- ⊞ GUY WIRE
- ⊚ LIGHT POLE
- ⊛ SIGN POST
- ⊜ TEST PIT
- ⊝ PERCOLATION TEST
- ⊞ IRON PIPE/ROD FOUND/SET
- ⊜ CONCRETE MONUMENT FOUND/SET
- ⊝ PROJECT BENCHMARK



OWNER:

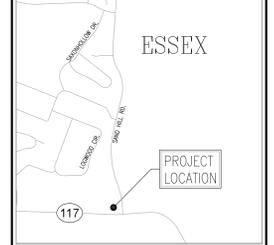
Richards,
David Jr. and
Kamencik, Dana
252 Laurel Hill Dr.
South Burlington, VT 05403

PROJECT:

Proposed
Redevelopment
235 River Rd.
Essex, VT 05452

SHEET TITLE:

Erosion
Prevention &
Sediment Control
Site Plan



LOCATION MAP 1" = ±2,000'

<input type="checkbox"/>	PRELIMINARY
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<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	FOR CONSTRUCTION

PROJECT NO.: 24072
DATE: MARCH 13, 2025
SCALE: 1" = 20'

REV. NO.	DESCRIPTION	DATE
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INSTALL SILT FENCE DOWNSLOPE OF ALL EARTH DISTURBANCE PRIOR TO CONSTRUCTION AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED (TYP.)

INSTALL AND MAINTAIN STONE INLET PROTECTION AND/OR SEDIMENT TRAP UNTIL PERMANENT VEGETATION IS ESTABLISHED (TYP.)

SHEET NUMBER:

C1.1

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. IN ADDITION TO THE PLANS, DETAILS AND SPECIFICATIONS IN THESE PLANS, ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR LOW RISK PROJECTS SUBJECT TO STATE GENERAL CONSTRUCTION PERMIT 3-9020.
2. THE DISCHARGE OF SEDIMENT LADEN WATER FROM THE PROJECT SITE IS PROHIBITED. ALL DISCHARGED WATER FROM DEWATERING OPERATIONS SHALL DISCHARGE INTO A TEMPORARY SEDIMENT CONTROL TRAP OR SEDIMENTATION BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.
3. THE CONTRACTOR SHALL LIMIT SOIL DISTURBANCE AND SEEDING APPLICATION DATES TO BETWEEN APRIL 15TH AND OCTOBER 15TH. IF SOIL DISTURBANCE OCCURS LATER THAN OCTOBER 15TH OR PRIOR TO APRIL 15TH, WINTER EROSION CONTROL MEASURES WILL BE NECESSARY. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER FOR ADDITIONAL SPECIFIC WINTER EROSION CONTROL MEASURES.
4. CONTROL DUST THROUGH THE APPLICATION OF WATER. THE AMOUNT OF APPLICATIONS AND AMOUNT OF DUST CONTROL SHALL BE BASED UPON FIELD AND WEATHER CONDITIONS. IT SHALL BE SPREAD IN SUCH A MANNER AND BY SUCH DEVICES THAT UNIFORM DISTRIBUTION IS ATTAINED OVER THE ENTIRE AREA ON WHICH IT IS PLACED.
5. AS SOON AS CONSTRUCTION IS COMPLETED IN A GIVEN AREA, IT SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED.
6. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AND AFTER PERIODS OF HEAVY RAIN, AND REPAIRED AND/OR REPLACED AS NEEDED. STONE CONSTRUCTION ENTRANCES SHALL BE TOP DRESSED WITH ADDITIONAL STONE SHOULD THE EXISTING STONE BECOME CLOGGED WITH SEDIMENT.
7. IF, DUE TO THE PROJECT SCHEDULE, CONSTRUCTION DURING THE WINTER MONTHS IS NECESSARY, THE CONTRACTOR SHALL FOLLOW WINTER CONSTRUCTION PROCEDURES AT A MINIMUM, BUT NOT LIMITED TO, THE FOLLOWING: A. MINIMIZE DISTURBANCE BETWEEN OCTOBER 15TH AND APRIL 15TH; B. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE GROUND FREEZING; C. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 90 LBS. PER 1,000 SF. THE CONTRACTOR SHALL MAINTAIN ALL AREAS THAT ARE MULCHED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

