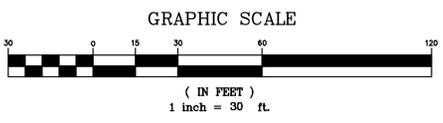


LOT 24
264 COLCHESTER ROAD
PARCEL: 2076024000
264 COLCHESTER ROAD, LLC
N/F
BUSINESS

PROPOSED LANDSCAPING SCHEDULE				
SYMBOL	QUANTITY	COMMON NAME	BOTANIC NAME	SIZE
	4	FREEMAN MAPLE	<i>Acer x freemani</i>	2" - 2.5" CAL.
	5	GINKGO	<i>biloba</i>	2" - 2.5" CAL.



Legend

- PROJECT BOUNDARY
 - OTHER PROPERTY LINE
 - SETBACK
 - SIDELINE OF EASEMENT
 - CONTOUR LINE | U.S.G.S. DATUM |
 - PROPOSED FINISH GRADE CONTOUR
 - EDGE OF WOODED AREA
 - OVERHEAD ELECTRIC
 - EXISTING WATER
 - EXISTING TREE / SHRUB
 - PROPOSED TREE
 - EXISTING WELL
 - EXISTING/PROPOSED HYDRANT
 - SILT FENCE
- NOTE: PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE

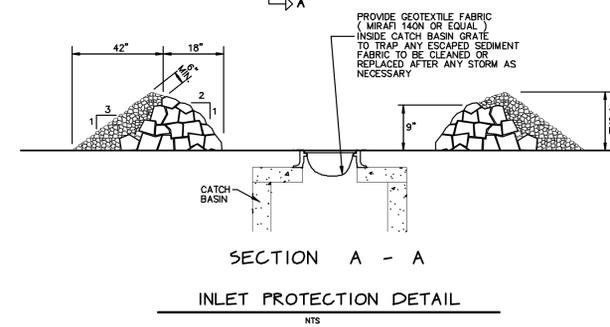
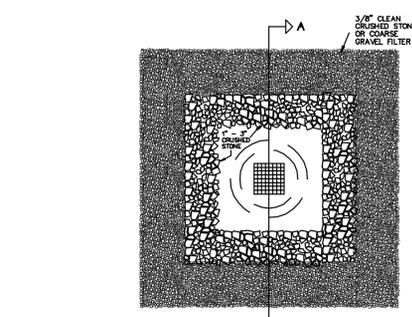
GENERAL CONSTRUCTION SPECIFICATIONS

- 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 CONTROL DEVICES, THE TOWN SPECIFICATIONS AND REQUIREMENTS, 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 "DODS" 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 ERRECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND TOWN STANDARDS.
- TO ENSURE COMPLIANCE WITH THE PLANS(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 INCLUDING BUT NOT LIMITED TO SHALL CONFORM TO THE WILLISTON PUBLIC WORKS STANDARD SPECIFICATIONS

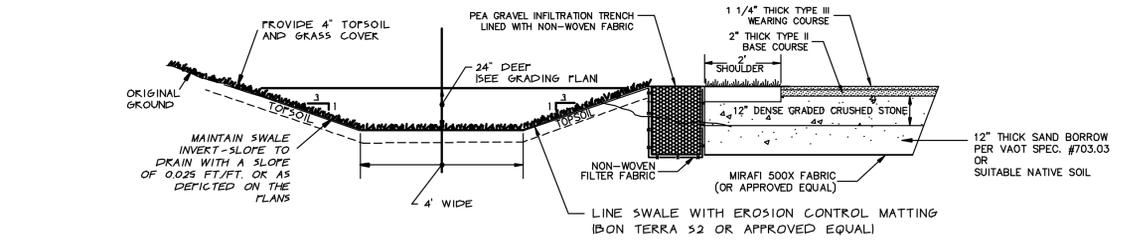
NOTE: THIS PLAN IS CONCEPTUAL ONLY AND SHOULD NOT BE USED FOR PROPERTY CONVEYANCE PURPOSES.

EROSION CONTROL SPECIFICATIONS

- SEE OTHER DRAWINGS OF THESE PLANS FOR ADDITIONAL STORMWATER AND EROSION CONTROL SPECIFICATIONS AND DETAILS.
- THE ROADWAY AND YARD FINISH GRADE SLOPES SHALL NOT BE STEEPER THAN 3 ON 1. THE FINISHED GRADE SLOPES SHALL BE IMMEDIATELY GRADED AND MULCHED.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO NOVEMBER OF EACH YEAR. ANY DISTURBED AREAS OUTSIDE OF THE ROADWAY SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 15 DAYS.
- THE EROSION CONTROL METHODS USED DURING CONSTRUCTION OF THE DEVELOPMENT SHALL PROCEED IN THE FOLLOWING SEQUENCE:
 - THE CONTRACTOR SHALL INSTALL AND MAINTAIN HAY BALE DAMS, SILT FENCES, AND OTHER EROSION CONTROL MEASURES, IF REQUIRED, AS ORDERED BY THE ENGINEER. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AFTER EVERY RAINFALL UNTIL THE NEW IMPROVEMENTS ARE PAVED AND ALL DISTURBED AREAS HAVE BEEN GRASSED. THE REPAIR OF THE EROSION CONTROL MEASURES WILL INCLUDE REMOVING ANY SEDIMENTATION. THE SEDIMENT MAY BE PLACED AS FILL IN THE LOW AREAS, IF APPROVED BY THE ENGINEER.
 - THE TOPSOIL SHALL BE REMOVED FROM THE AREAS TO BE GRADED AND STOCKPILED. A SILT FENCE SHALL BE PLACED CONTINUOUSLY AROUND THE BOTTOM OF THE PILE.
 - IN AREAS NEAR THE NEW CONSTRUCTION THE CONTRACTOR SHALL ENCLOSE THE TRUNKS OF TREES TO BE PAVED WITH WOODEN SNOW FENCING UNTIL THE ROADWAY HAS BEEN PAVED AND GRASS HAS BEEN ESTABLISHED ON THE SLOPES.
 - THE SITE GRADING WILL THEN BE DONE, AND THE PIPELINES WILL BE INSTALLED IMMEDIATELY FOLLOWING GRADING. THE CONTRACTOR WILL INSTALL AND MAINTAIN HAY BALE INLET PROTECTION AROUND THE CATCH BASIN UNTIL THE ROADWAY HAS BEEN PAVED AND GRASS HAS BEEN ESTABLISHED ON THE SLOPES.
 - THE CONTRACTOR SHALL TOPSOIL, SEED, AND MULCH THE DISTURBED AREAS AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ADJACENT CONSTRUCTION.
 - OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND HAY BALES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER.
- DURING CONSTRUCTION THE PROJECT SHALL BE IN COMPLIANCE WITH THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL.



SECTION A - A
INLET PROTECTION DETAIL
NTS

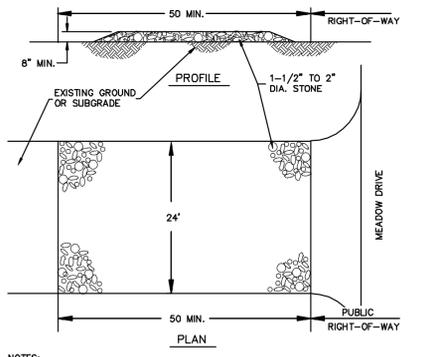


GRASS STORMWATER SWALE / INFILTRATION TRENCH / ROAD DETAIL
NTS

MULCHING SPECIFICATIONS

DISTURBED AREAS ARE TO BE MULCHED WITHIN A WEEK OF DISTURBANCE. 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.

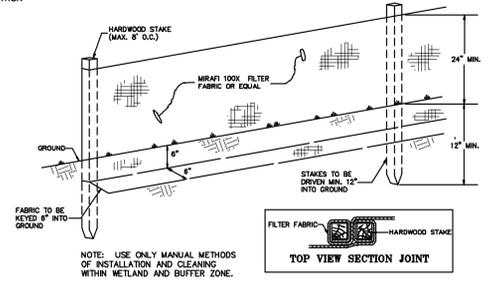
WHERE FINISH GRADE AND TOPSOILED, SEEDING AND MULCHING IS TO BE APPLIED WITHIN 48 HOURS.



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.
2. ALL SEDIMENT TRAPPED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY CONTRACTOR.
3. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING THE SUMMER.
4. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION ENTRANCE

NTS



TEMPORARY SILT FENCE
NTS

DATE	REVISION	BY
6-11-18	DRAWING REVISED TO SHOW NEW ACCESS LOCATION	GRT
6-8-18	REVISED PER COMMENTS OF ESSEX COMMUNITY DEVELOPMENT	GRT
4-20-18	REVISED ACCESS PER COMMENTS OF VAOT	GRT
4-4-18	MOVED STREET TREES PER COMMENTS OF VAOT	GRT

SURVEY	DESIGN	DRAWN	CHECKED	SCALE
CBCA	CBCA	GRT	FLD	1"=30'

DATE	REVISION
8-28-18	PRELIMINARY
2018-07	FINAL

PROJECT	CLIENT	DATE	FILE	PLAN SHEET
Paya's Auto Parking Facility	264 Colchester Road	2018-07-26	2018-07-26	2

Owner / Applicant

PAYA'S NORTH, INC.
264 COLCHESTER ROAD
ESSEX, VT 05452



O'LEARY-BURKE CIVIL ASSOCIATES, PLLC

Maintenance / Erosion Control / Landscaping Plan