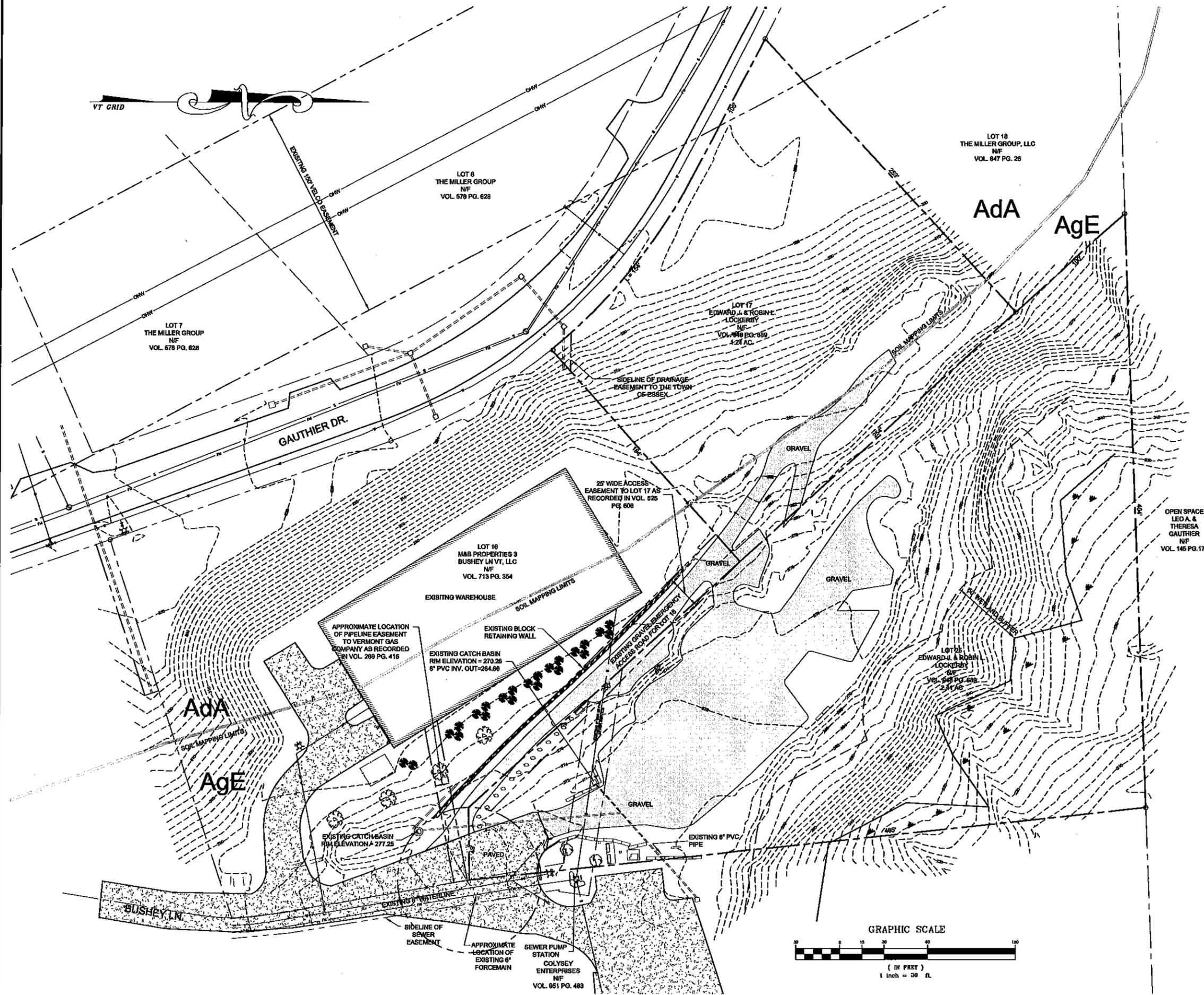


LOCATION PLAN

KEY	SOIL DESCRIPTION	ERODIBILITY COEFFICIENT
AdA	Adams and Windsor loamy sands	0.17
AgE	Agawam fine sandy loam	0.28
HIE	Hartland very fine sand	0.49

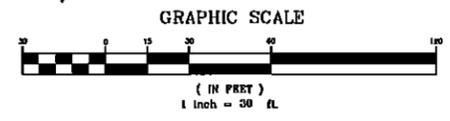
LEGEND

	PROJECT BOUNDARY
	SIDELINE OF EASEMENT
	ADJOINING PROPERTY LINE
	EXISTING GROUND CONTOUR
	EXISTING TREELINE
	EXISTING SEWER FORCEMAIN
	EXISTING SANITARY SEWER LINE AND MANHOLE
	EXISTING WATER LINE, GATE VALVE & HYDRANT
	EXISTING STORM LINE AND CATCH BASIN
	EXISTING OVERHEAD WIRE
	IRON PIPE FOUND



OPEN SPACE  
LEO A. & THERESA  
GAUTHIER  
NF  
VOL. 145 PG. 175

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REVISIONS		# OF SHEETS
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.		
LANDS OF <b>EDWARD J. &amp; ROBIN L. LOCKERBY</b>		Proj. no. 10049
29 GAUTHIER DRIVE ESSEX, VERMONT		Survey JKR
LOTS #17 AND #25		Design DLH
<b>EXISTING CONDITIONS SITE PLAN</b>		Drawn DLH
		Checked DJG
		Date 6-6-16
		Scale AS NOTED
		Sheet no. 1 of 3

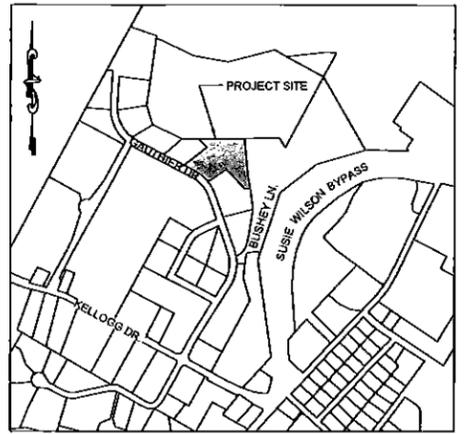
**LD** LAMOUREUX & DICKINSON  
Consulting Engineers, Inc.  
14 Mead Drive  
Essex Junction, VT 05452  
Tel: 802-878-4430

THE CONTRACTOR SHALL NOTIFY 'DIGSAFE' PRIOR TO ANY EXCAVATION



**NOTES**

1. THIS PLAN IS A SITE PLAN ONLY, AND IS NOT TO BE USED FOR PROPERTY CONVEYANCE.
2. THE EXISTING GROUND CONTOURS, DRIVES, UTILITIES AND OTHER PHYSICAL FEATURES ARE BASED ON FIELD SURVEYS CONDUCTED BY LAMOUREUX & DICKINSON. UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHALL BE LOCATED BY DIGSAFE OR PRIVATE UNDERGROUND UTILITY LOCATOR CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL NEW UTILITIES ARE TO BE UNDER GROUND.
4. SEE SHEET #3 FOR SITING DETAILS AND SPECIFICATIONS



LOCATION PLAN

**LEGEND**

- PROJECT BOUNDARY
- - - SIDELINE OF EASEMENT
- ADJOINING PROPERTY LINE
- ~ EXISTING GROUND CONTOUR
- EXISTING TREELINE
- FW EXISTING SEWER FORCEMAIN
- S S EXISTING SANITARY SEWER LINE AND MANHOLE
- W W EXISTING WATER LINE, GATE VALVE & HYDRANT
- EXISTING STORM LINE AND CATCH BASIN
- PROPOSED FINISH GRADE CONTOUR
- SILT FENCE

**PROJECT STATISTICS**

ZONING DISTRICT - I1 INDUSTRIAL DISTRICT  
 PARCEL AREA = 2.41 ACRES  
 LOT #25 PARCEL ID: 2008003825  
 MIN. LOT AREA W/OFF LOT SEWER OR WATER = 40,000 S.F.  
 MIN. LOT FRONTAGE = 200 FT.  
 MIN. FRONT YARD DEPTH = 50 FT.  
 MIN. SIDE AND REAR YARD DEPTH = 25'  
 PROPOSED USE - VEHICLE PARKING AREA

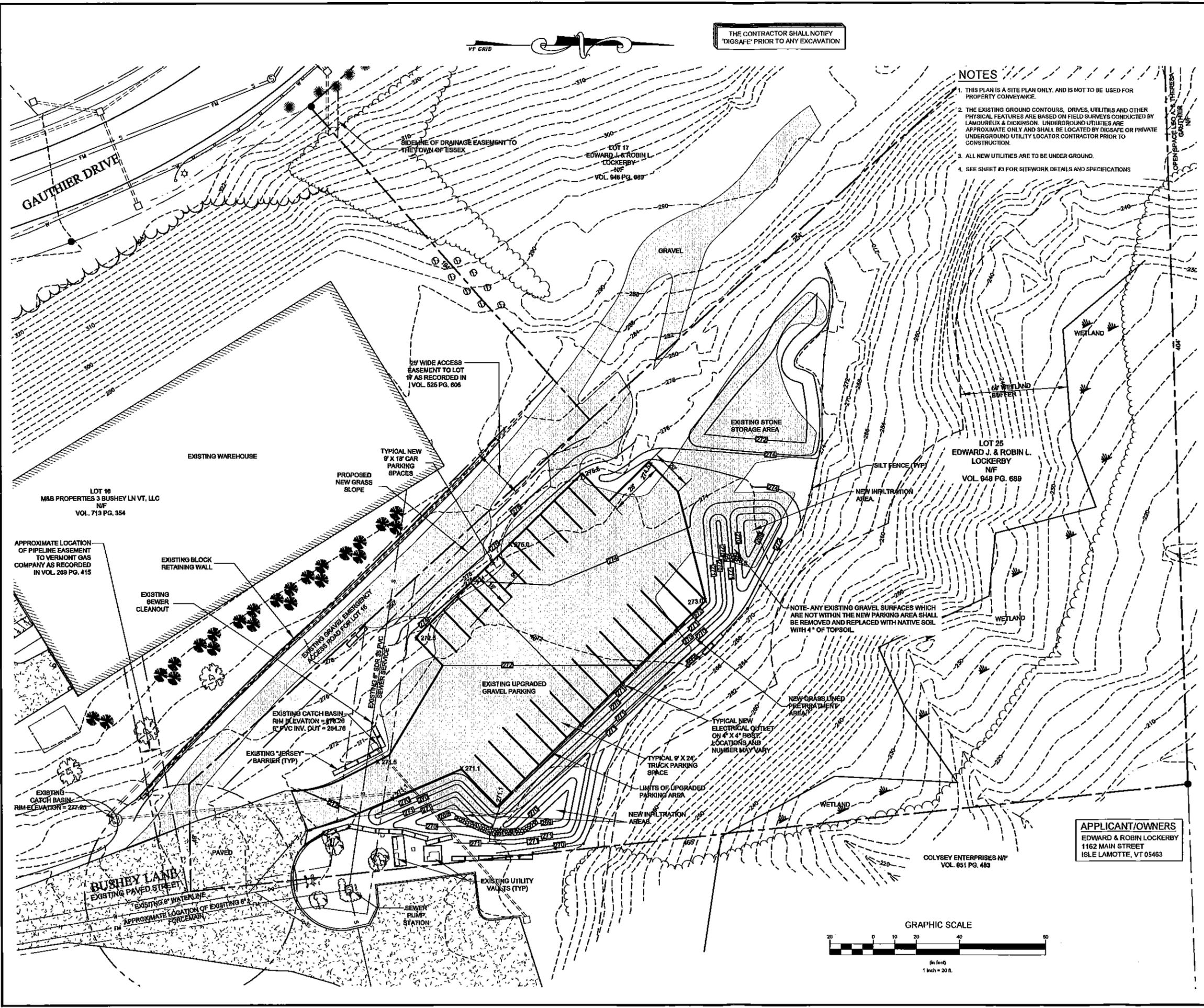
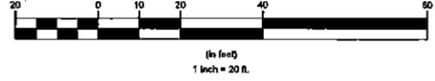
**LOT COVERAGE DATA**

	PROPOSED
BUILDINGS	0 sf
DRIVES, PARKING & WALKS	15,120 sf
TOTAL COVERAGE	15,120 sf
% COVERAGE	1%
MAXIMUM ALLOWED % COVERAGE	10%

**RECEIVED**  
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 COMMUNITY DEV. OFFICE

**APPLICANT/OWNERS**  
 EDWARD & ROBIN LOCKERBY  
 1162 MAIN STREET  
 ISLE LAMOTTE, VT 05463

**GRAPHIC SCALE**



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**LAMOUREUX & DICKINSON**  
 Consulting Engineers, Inc.  
 14 Moss Drive  
 Essex Junction, VT 05452  
 Tel: 802-878-4450

**GENERAL CONSTRUCTION SPECIFICATIONS**

- UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM BEST AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT, AND STRUCTURES NECESSARY TO COMPLETE THE WORK, UNLESS NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL TRASH FROM SITE UPON COMPLETION OF CONSTRUCTION. ANY SURFACES, LINES OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO BEGINNING OF CONSTRUCTION AT THE CONTRACTOR'S OWN EXPENSE.
- SEE OTHER DETAIL SHEETS OF THESE PLANS FOR ADDITIONAL DETAILS, REQUIREMENTS AND SPECIFICATIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE TOWN OF ESSEX PUBLIC WORKS SPECIFICATIONS, AND THESE PLANS.
- DURING CONSTRUCTION, THE SITE CONTRACTOR SHALL INSURE SAFE TRAFFIC FLOW AND SITE ACCESS BE MAINTAINED AT ALL TIMES. IF DEEMED NECESSARY BY THE OWNER, TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC AND PEDESTRIAN CONTROL SIGNS SHALL BE ERRECTED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A HAZARD OR SAFETY HAZARD, WHERE AND WHEN DEEMED NECESSARY, THE CONTRACTOR WILL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL OR STONE FOR THE NEW BASE, PAVING, ALL TESTS, AND FINAL INSPECTION, IN ORDER TO ENSURE COMPLIANCE WITH THE PLANS.
- PRIOR TO BEGINNING CONSTRUCTION, ALL MATERIALS SHALL BE APPROVED BY THE RESIDENT ENGINEER OR MUNICIPAL PROJECT MANAGER.
- THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED, MAINTAINED AND REPAIRED BY THE CONTRACTOR PRIOR TO AND AFTER EVERY RAINFALL UNTIL ALL DISTURBED AREAS HAVE BEEN PAVED OR GRASSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE THE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.
- LAMOUREUX & DICKINSON 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.

**EROSION CONTROL NOTES**

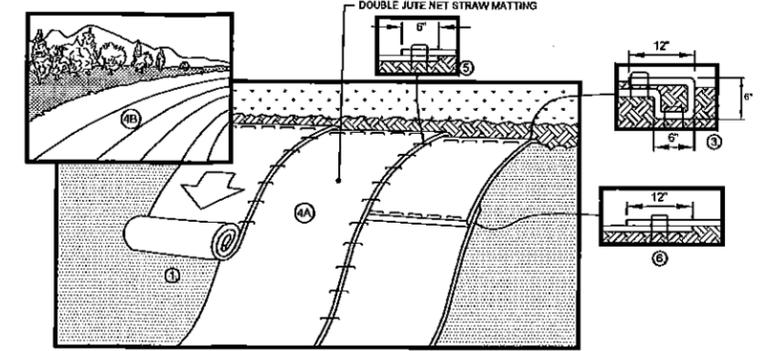
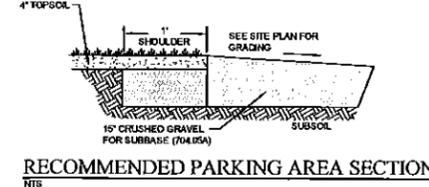
- IT IS ANTICIPATED THAT LESS THAN 1 ACRE OF EARTH DISTURBANCE WILL OCCUR DURING PROJECT CONSTRUCTION. THE CONTRACTOR AND OWNER WILL BE RESPONSIBLE FOR PERMITTING WITH THE AGENCY OF NATURAL RESOURCES (ANR) VIA FILING A JOINT NOTICE OF INTENT WITH THE TOWN FOR COVERAGE UNDER THE APPROPRIATE CONSTRUCTION GENERAL PERMIT (CGP 3-9020 OR INDIVIDUAL PERMIT) PRIOR TO SUCH DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES NEEDED TO SATISFY ANY SUCH PERMIT REQUIREMENTS. REGARDLESS OF PERMIT APPLICABILITY, THE CONTRACTOR IS ALWAYS RESPONSIBLE FOR ENSURING THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL TECHNIQUES ARE UTILIZED DURING CONSTRUCTION.
- ANR'S "LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL" AND THE "VERMONT EROSION PREVENTION AND SEDIMENT CONTROL FIELD GUIDE" SHALL BE USED AS GUIDANCE DURING CONSTRUCTION.
- THE AREA OF DISTURBED SOILS AND THE DURATION OF EXPOSURE OF THE DISTURBED SOILS SHALL BE MINIMIZED. TO ACCOMPLISH THIS, WORK EFFORT SHOULD BE FOCUSED ON THE COMPLETION AND STABILIZATION OF ONE SEGMENT OF WORK BEFORE PROCEEDING TO THE NEXT SEGMENT OF WORK.
- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED PRIOR TO AND FOLLOWING PRECIPITATION EVENTS, AND NOT LESS THAN ONCE EVERY SEVEN (7) DAYS. MAINTENANCE AND REPAIRS SHALL BE PROMPTLY COMPLETED.
- TEMPORARY SOIL STOCKPILES SHALL BE MULCHED WITH HAY AND TEMPORARY SILT FENCE INSTALLED AROUND THE DOWNSLOPE PERIMETER OF THE PILES.
- TYPE II INLET PROTECTION SHALL BE INSTALLED AT ALL STORMWATER INLETS IN THE PROJECT WORK AREA.
- DISTURBED AREAS THAT ARE NOT BEING ACTIVELY WORKED SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH OR MATTING.
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES PRIOR TO FINAL COMPLETION OF THE PROJECT.

**TURF ESTABLISHMENT**

TURF ESTABLISHMENT SHALL BE IN ACCORDANCE WITH SECTION 651 OF THE VTTRANS STANDARD SPECIFICATIONS FOR CONSTRUCTION.

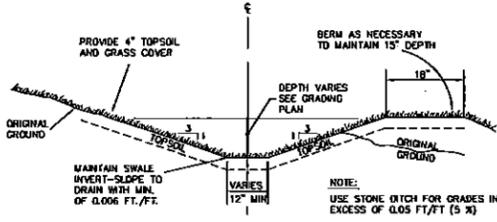
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE NEW TURF AREAS UNTIL FINAL ACCEPTANCE OF THE PROJECT. THIS SHALL INCLUDE MOWING OF GRASS WITHIN THE PROJECT AREA UNTIL FINAL ACCEPTANCE OF THE PROJECT.

GRASS SEED MIX	
% OF MIX	TYPE OF SEED
50	PERENNIAL RYEGRASS
25	CREeping RED FESCUE
15	KENTUCKY BLUEGRASS
10	ANNUAL RYEGRASS
100	SEED AT 5 LBS PURE LIVE SEED PER 1,000 SQ. FT.

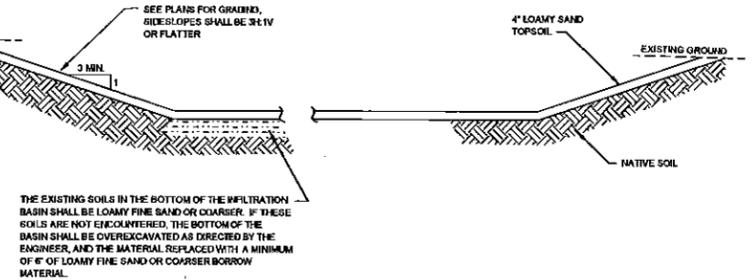
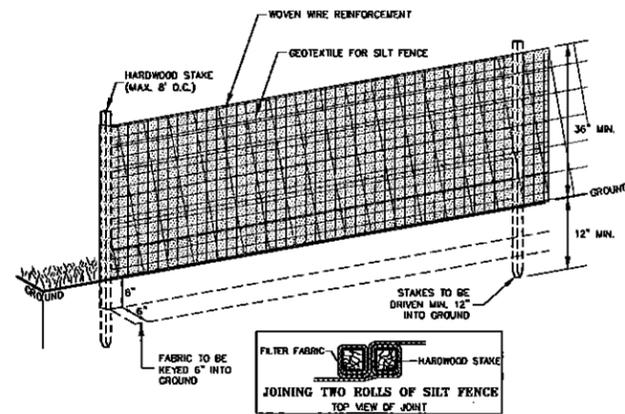


- EROSION MATTING WILL BE USED ON SLOPES STEEPER THAN 3H:1V OR AS SHOWN ON THE PLANS.
- PREPARE SOIL BEFORE INSTALLING MATTING, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. SOIL SURFACE SHALL BE GRADED SMOOTH WITHOUT ROOTS, STONES OR OTHER PROTRUSIONS THAT WILL PREVENT THE MATTING FROM BEING APPLIED IN FULL CONTACT WITH THE SOIL SURFACE.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MATTING IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF MATTING EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE MATTING WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL, AND FOLD REMAINING 12" PORTION OF MATTING BACK OVER SEED AND COMPACTED SOIL. SECURE MATTING OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE MATTING.
- ROLL THE MATTING (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. INSURE THAT THE APPROPRIATE SIDE OF THE MATTING IS AGAINST THE SOIL SURFACE. ALL MATTING MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE MANUFACTURER'S STAPLE PATTERN GUIDE FOR THE PARTICULAR PRODUCT AND APPLICATION. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE MATTING.
- THE EDGES OF PARALLEL MATTING MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP DEPENDING ON MATTING TYPE.
- CONSECUTIVE MATTING SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE - WITH THE UPPER MATTING PLACED OVER THE TOP OF THE LOWER MATTING) WITH AN APPROXIMATE 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE MATTING WIDTH.

**EROSION MATTING FOR SLOPES NTS**



**TYPICAL GRASS DRAINAGE SWALE NTS**



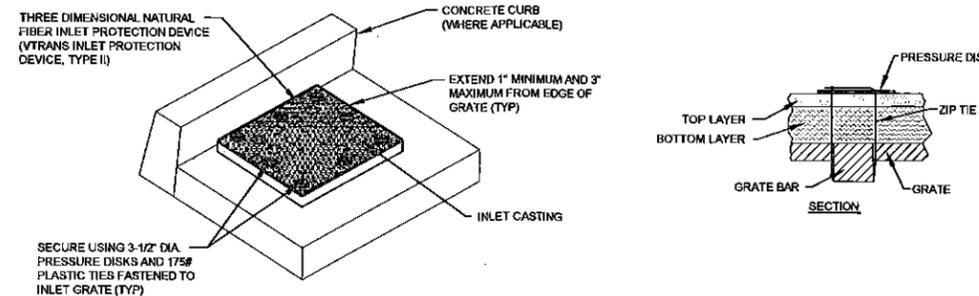
**TYPICAL INFILTRATION AREA SECTION NTS**

**INFILTRATION AREA CONSTRUCTION NOTES**

- THROUGHOUT ALL CONSTRUCTION ACTIVITIES, THE OPERATION OF HEAVY EQUIPMENT OVER THE AREA OF THE PROPOSED STORMWATER INFILTRATION BASINS SHALL BE RESTRICTED TO PREVENT COMPACTION OF THE UNDERLYING SOILS AND REDUCTION OF THE SOIL PERMEABILITY. IF EQUIPMENT MUST BE USED IN THE INFILTRATION BASINS FOR BUILDING OR UTILITY CONSTRUCTION, A MINIMUM OF 2 FEET OF OVERBURDEN SHALL BE IN PLACE TO MINIMIZE COMPACTION OF THE UNDERLYING SOILS.
- DURING EXCAVATION FOR THE INFILTRATION BASINS, THE CONTRACTOR SHALL TAKE CARE TO PREVENT CONTAMINATION OF THE NATIVE SOILS WITH SEDIMENT OR FILL MATERIAL. THE STORMWATER INFILTRATION BASINS SHALL NOT BE USED FOR CONCRETE WASHOUT AREAS.
- THE INFILTRATION BASINS SHALL BE USED TO CONTROL AND INFILTRATE RUNOFF FROM THE SITE DURING CONSTRUCTION. DURING THE INITIAL EXCAVATION OF THE BASINS, THE BOTTOM SHALL BE EXCAVATED TO 6" ABOVE THE FINISH GRADE ELEVATION. AFTER CONSTRUCTION OF THE BUILDING, DRIVES, AND PARKING ARE SUBSTANTIALLY COMPLETE, THE BOTTOM OF THE INFILTRATION BASINS AND SIDESLOPES SHALL BE EXCAVATED TO THE FINISH GRADES SHOWN. THE BOTTOM OF THE BASINS SHALL BE IN NATIVE SAND. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED UPON FINAL STABILIZATION OF THE UPSLOPE CONTRIBUTING AREA. IF ANY FILL MATERIAL IS REQUIRED TO FILL VOIDS, ONLY APPROVED CLEAN NATIVE SAND SHALL BE USED.
- A MINIMUM 4" THICK LOAMY SAND TOPSOIL SHALL BE PLACED OVER THE BOTTOM AND SIDESLOPES OF THE INFILTRATION BASIN. THE CONTRACTOR SHALL APPLY SOIL AMENDMENTS AS NECESSARY, BASED UPON A SOIL TEST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A PERMANENT VIGOROUS GROWTH OF THICK GRASS THROUGHOUT THE BASIN AND CONTRIBUTING SWALES. ALL DISTURBED AREAS SHALL BE SEEDING WITH SEED MIX AT THE SPECIFIED RATE, PRIOR TO MULCHING.

- NOTES**
- USE ONLY MANUAL METHODS OF INSTALLATION AND CLEANING WITHIN WETLAND AND BUFFER ZONE.
  - PRIOR TO BEGINNING OF CONSTRUCTION OR EARTHMOVING, THE CONTRACTOR SHALL INSTALL A SILT FENCE AT THE LOCATIONS SHOWN ON THE SITE PLAN OR AS DIRECTED BY THE ENGINEER.
  - FROZEN MATERIAL SHALL NOT BE USED TO KEY IN THE BOTTOM OF THE SILT FENCE. IF NECESSARY, GRANULAR BORROW SHALL BE USED BY THE CONTRACTOR TO KEY IN THE SILT FENCE RATHER THAN FROZEN NATIVE MATERIAL.
  - THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILES AND AT OTHER LOCATIONS AS NEEDED.

**TEMPORARY SILT FENCE NTS**



**INLET PROTECTION (TYPE II) NTS**

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