



**TRUDELL CONSULTING ENGINEERS**  
 419 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
 802.879.4321 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
Stam Water Submittal			02/03/16	AAD
Add Hydrant			02/22/16	AAD
Final Plan Submission			06/29/16	DAB



**GENERAL NOTES:**

- OWNER/APPLICANT: SBRC PROPERTIES, LLC & TIM MCKENZIE  
85 SHUNPIKE ROAD  
WILLISTON, VT 05495
- PROJECT NAME: WINTER SPORTS SELF STORAGE
- LOT SIZE: 5.51 AC.
- BOUNDARY INFORMATION SHOWN BASED ON PLAT PREPARED FOR ROSSIGNOL SKI COMPANY, DATED 1-16-86 LAST REVISED 3-7-86 BY PINKHAM ENGINEERING ASSOCIATES, INC. SLIDE 169B.
- NAICS USE - #49 (MINI) WAREHOUSING, PROPOSED 145 UNITS
- WETLAND DELINEATION BY PETER SPEAR, OCTOBER 2012
- TAX PARCEL: 07:051:05:000

**ZONING NOTES:**

- DISTRICT: IZDW - INDUSTRIAL ZONING DISTRICT WEST
- TRAFFIC: ITE TRIP GEN. 9TH EDITION  
LAND USE 151 - MINI WAREHOUSE  
WEEKDAY - 0.25 TRIPS/UNIT = 39 TRIPS  
AM PEAK - 0.02 TRIPS/UNIT = 4 TRIPS  
PM PEAK - 0.02 TRIPS/UNIT = 4 TRIPS

**WINTER SPORT SELF STORAGE**  
 TAX PARCEL #07:051:05:000  
 DP#: 16-07

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RECEIVED  
 JUL 15 2016  
 PLANNING/ZONING



Project Title

**SBRC Properties, LLC**  
 Winter Sport Lane  
 Williston, Vermont

Sheet Title

**Site Plan**

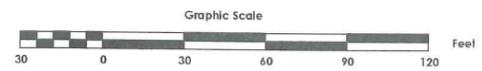
Date: 12/08/15  
 Scale: 1" = 30'  
 Project Number: 15-111  
 Drawn By: NPC  
 Project Engineer: AAD  
 Approved By:  
 Field Book:

C2-01

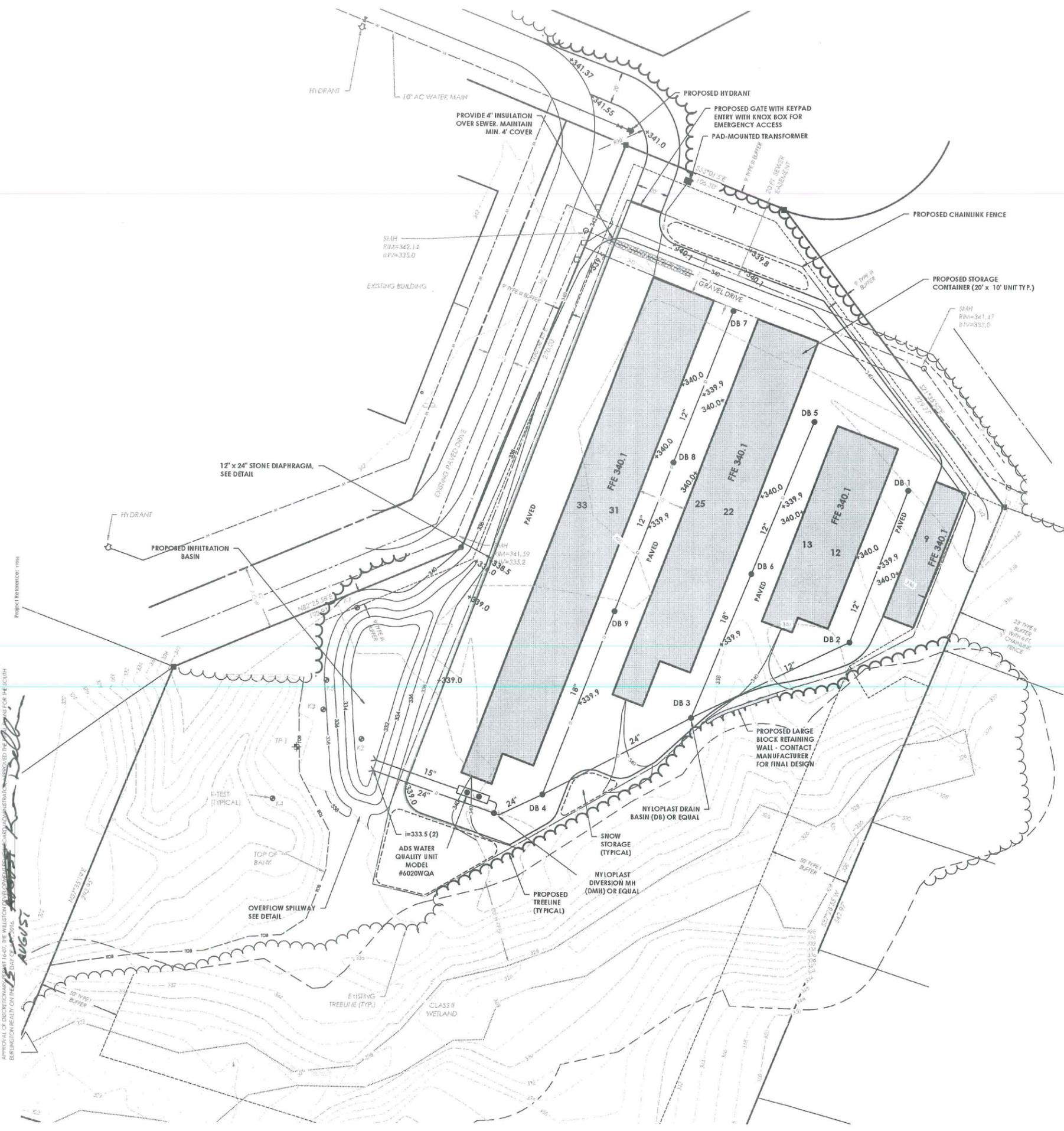
**INVERT KEY**

	RIM	INV. IN	INV. OUT
DB 1	339.55	...	338.8
DB 2	339.55	335.3	335.3
DB 3	339.55	334.8	334.8
DB 4	339.55	334.2	334.2
DB 5	339.55	...	339.25
DB 6	339.55	335.3	335.3
DB 7	339.55	...	335.8
DB 8	339.55	335.3	335.3
DB 9	339.55	334.8	334.8
DMH	339.74	334.0	334.0 (15') 335.25 (24')

DP 16-07



UPON REVIEWING THIS FINAL PLAN, THE APPLICANT AGREES TO HOLD THE ENGINEER HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ENGINEER BY ANY PARTY AS A RESULT OF THE ENGINEER'S NEGLIGENCE OR OTHERWISE IN CONNECTION WITH THIS PROJECT. THIS AGREEMENT SHALL BE ENFORCEABLE UNDER THE LAWS OF THE STATE OF VERMONT.



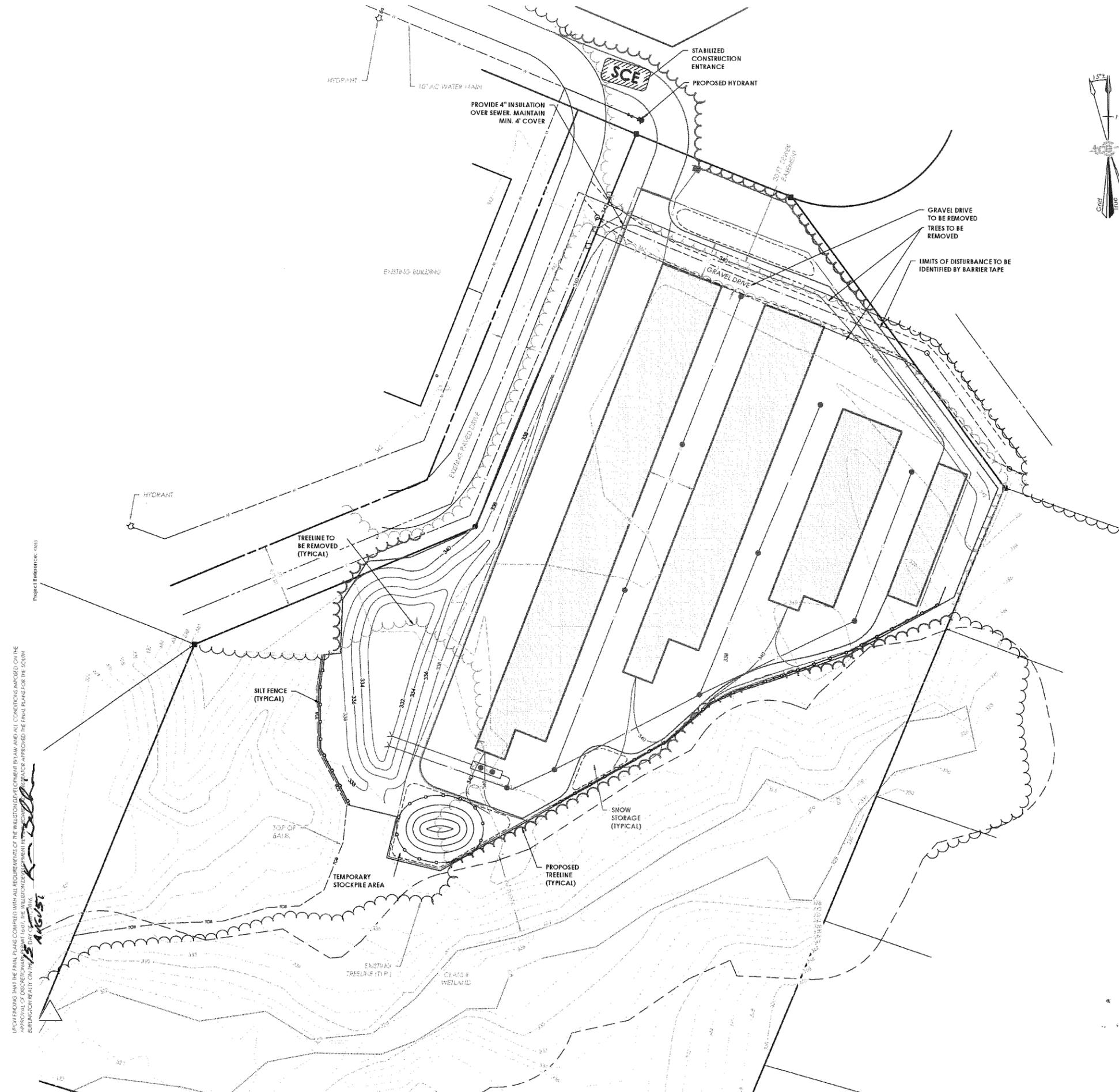
Project Reference: 1508

AUGUST



**TRUDELL CONSULTING ENGINEERS**  
 278 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
 802.879.4321 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
▲	1	For Stormwater Submittal	02/03/16	AAD
▲	2	Final Plan Submission	06/29/16	DAB



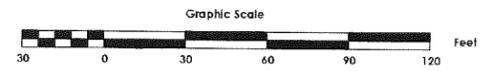
**NOTES:**  
 SEE SHEETS C8-03 & C8-04 FOR FOR LOW RISK EROSION CONTROL HANDBOOK

**WINTER SPORT SELF STORAGE**  
**TAX PARCEL #07-051.05.000**  
**DP#: 16-07**

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**EPSC LEGEND**

- PROJECT AREA
- PHASE LIMIT
- BARRIER TAPE
- SILT FENCE
- SOIL STOCK PILE
- STONE CHECK DAM
- RILEY PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT TRAP
- FIBER ROLL
- TEMPORARY VEGETATED DIVERSION SWALE



UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE REGULATIONS DEVELOPED BY LAW AND ALL CONDITIONS SPECIFIED ON THE SUBMITTAL, THE ENGINEER HAS REVIEWED AND APPROVED THE FINAL PLANS FOR THE EROSION CONTROL MEASURES AND APPROVED THE FINAL PLANS FOR THE EROSION CONTROL MEASURES. THE ENGINEER'S REVIEW IS LIMITED TO THE EROSION CONTROL MEASURES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE INFORMATION FOR ANY PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES. THE ENGINEER'S REVIEW IS LIMITED TO THE EROSION CONTROL MEASURES AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE INFORMATION FOR ANY PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES.

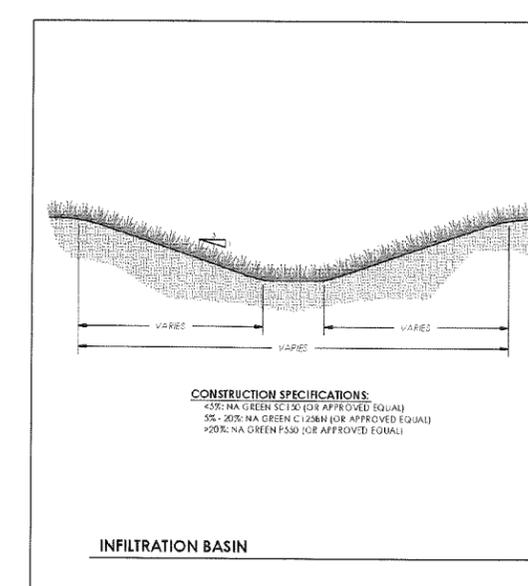
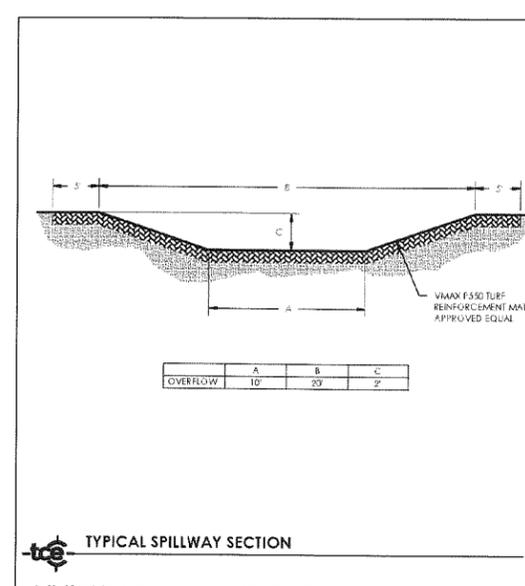
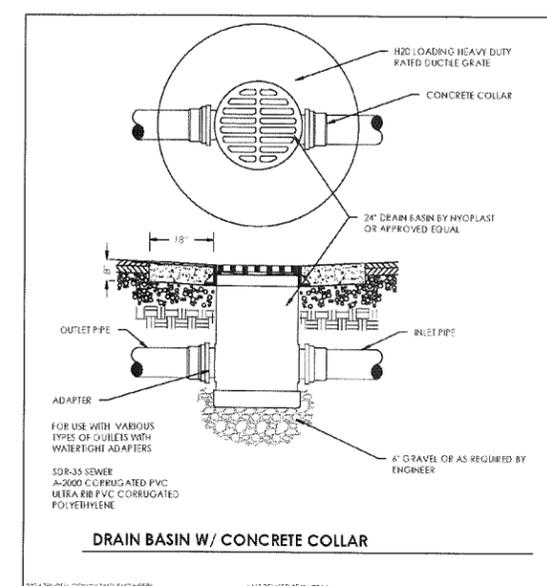
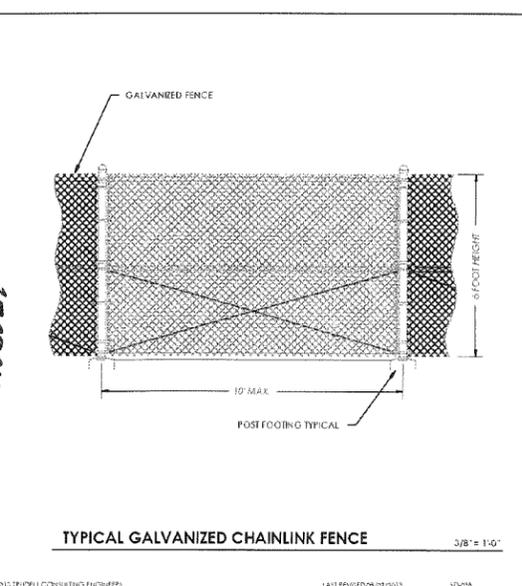
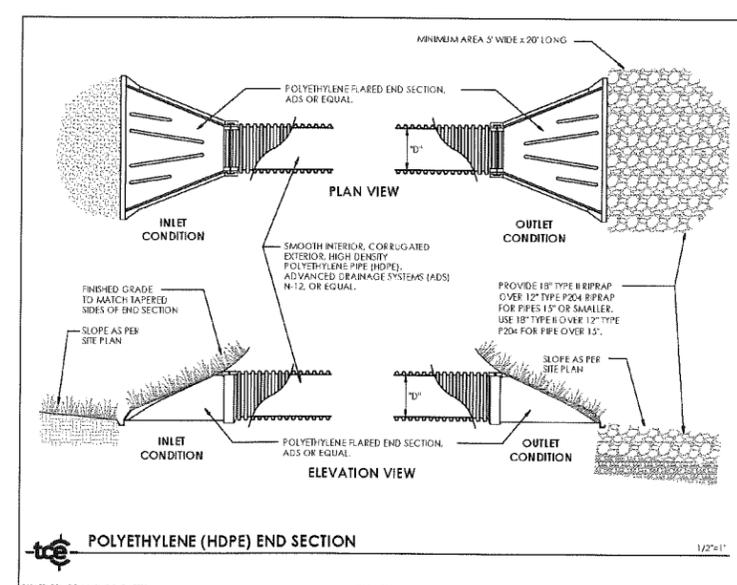
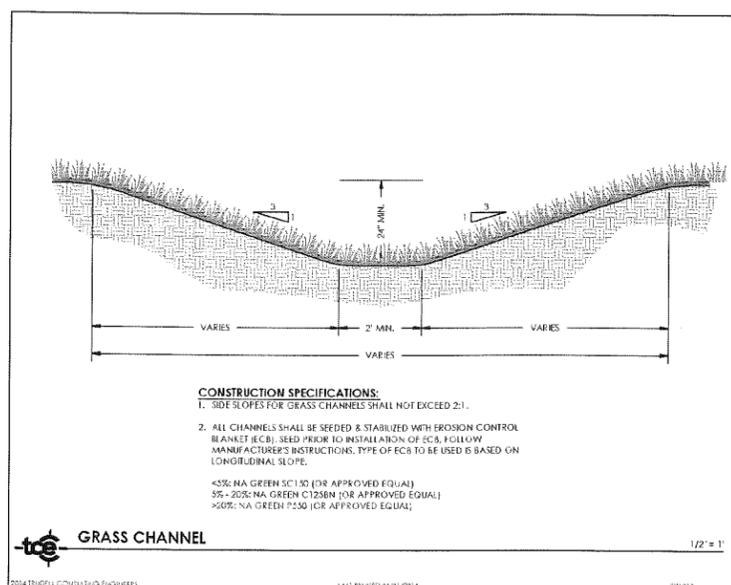
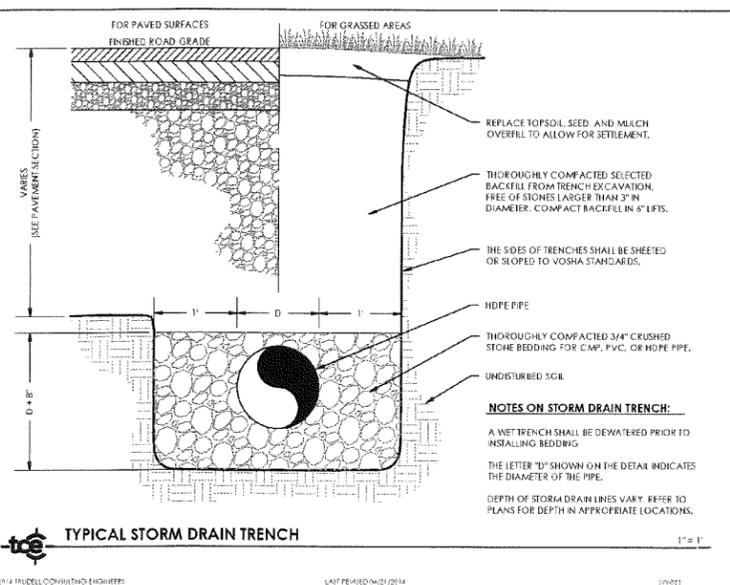
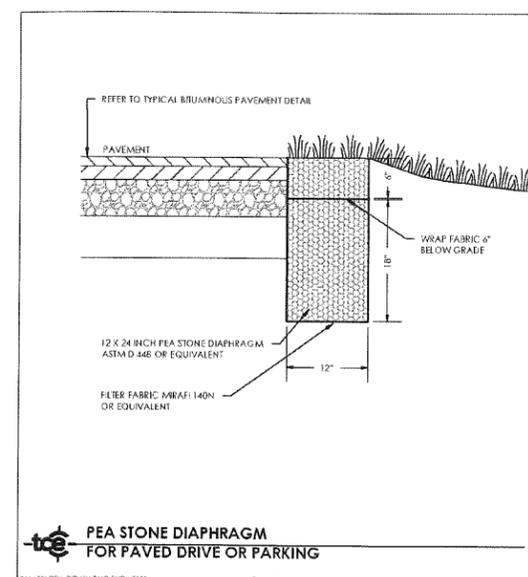
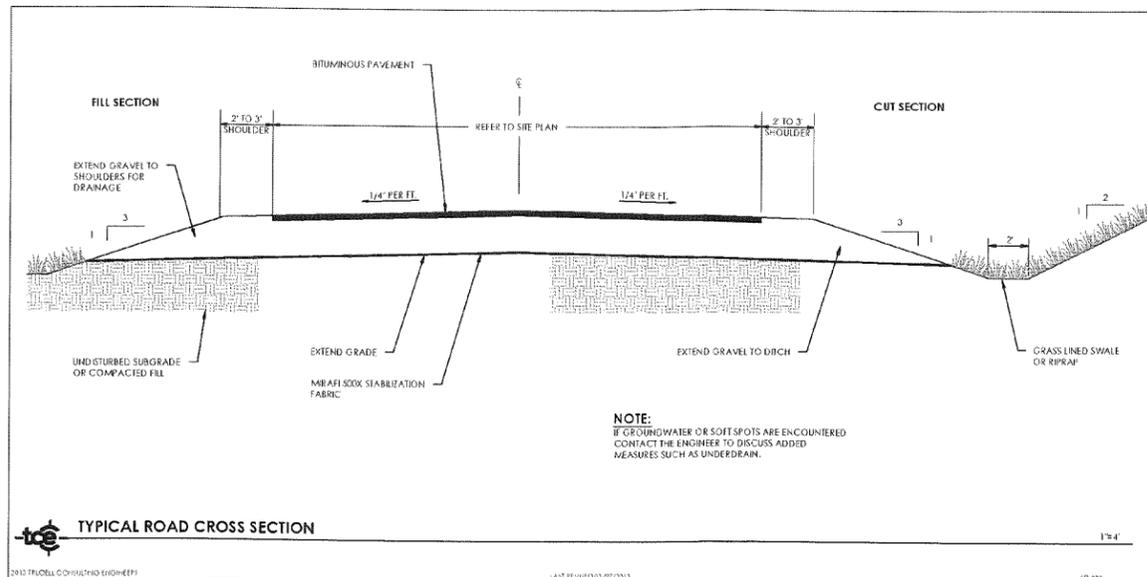
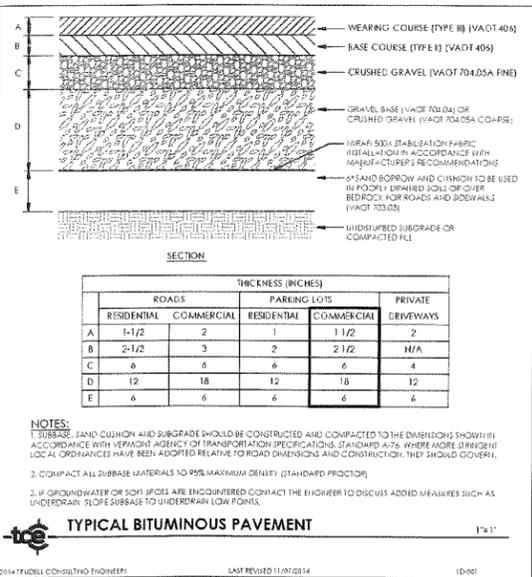


Project Title  
**SBRC Properties, LLC**  
 Winter Sport Lane  
 Williston, Vermont

Sheet Title  
**Demolition & Erosion Plan**

Date: 12/08/2015  
 Scale: 1" = 50'  
 Project Number: 15-111  
 Drawn By: HPC  
 Project Engineer: AAD  
 Approved By:  
 Field Book:

**C5-01**



UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE REGULATORY AGENCY AND ALL CONDITIONS IMPOSED ON THE PERMIT, THE CONSULTING ENGINEER HEREBY CERTIFIES THAT THE PERMITTING AGENCY HAS REVIEWED AND APPROVED THE FINAL PLANS FOR THE SOUTH SUBSECTION BEARING ONLY ON 15 AUGUST 2015.



**TRUDELL CONSULTING ENGINEERS**  
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
 802.857.4333 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
Information Detail			04/27/15	MCK
Final Plan Submission			06/29/16	DAB

**WINTER SPORT SELF STORAGE**  
**TAX PARCEL #07-051-05-000**  
**DP# 16-07**

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  - Owner and Architect, are responsible for location and location of existing structures, including an area measured or minimum five (5) feet around any building and connecting local utility connections shown on these plans.
  - Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
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Project Title

**SBRC Properties, LLC**  
 Winter Sport Lane  
 Williston, Vermont

Sheet Title

**Site Details**

Date:	12/06/2015
Scale:	Shown
Project Number:	15-111
Drawn By:	KMP
Project Engineer:	AAD
Approved By:	
Revised By:	

**C8-01**



**TRUDELL CONSULTING ENGINEERS**  
 418 BLAIR PARK ROAD | WILLISTON, VERMONT 05490  
 802.534.9231 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
Final Plan Submission	06/29/16			DAB

**WINNER SPORT SELF STORAGE**  
 TAX PARCEL #07-051.05.000  
 DP#: 16-07

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 3. Owner and Architect, are responsible for installation and location of barking shows, including an area measured a minimum five (5) feet around any barking and coordinating utility connections shown on these plans.  
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Project Title

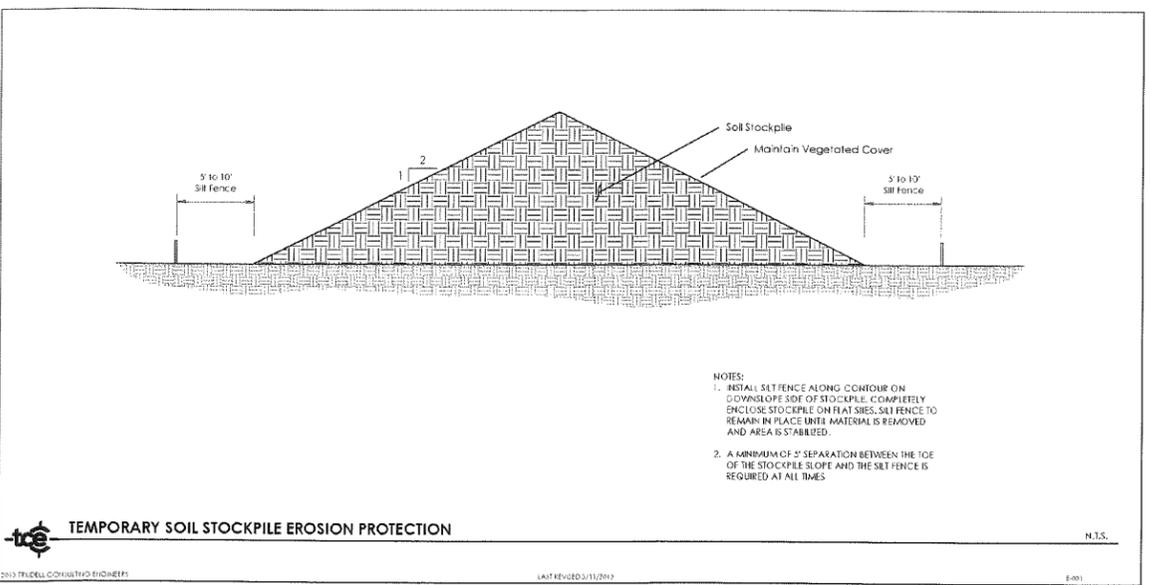
**SBRC Properties, LLC**  
 Winner Sport Lane  
 Williston, Vermont

Sheet Title

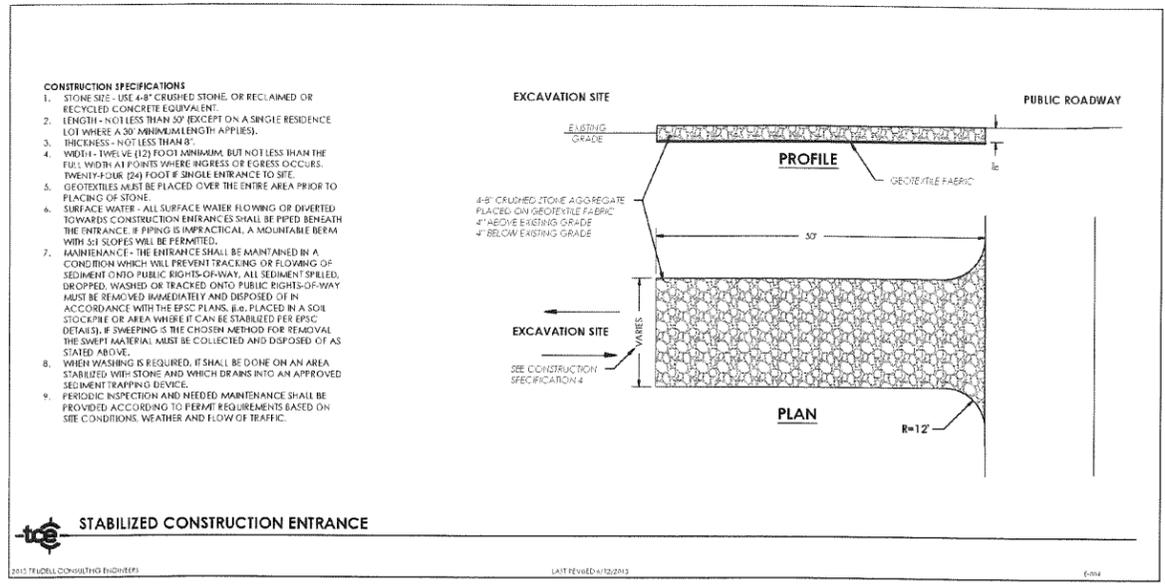
**Erosion Details**

Date:	12/06/2015
Scale:	Shown
Project Number:	15-111
Drawn By:	RMP
Project Engineer:	AAD
Approved By:	
Field Book:	

**C8-02**



2015 TRUDELL CONSULTING ENGINEERS LAST REVISED 03/11/2015 01-001



2015 TRUDELL CONSULTING ENGINEERS LAST REVISED 01/20/15 01-004

1) THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.  
 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS.  
 3) CONTRACTOR AND/OR OWNER (OR APPOINTED DESIGNATEE) SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE PER WEEK AND AFTER ANY STORM EVENT GENERATING RUNOFF FROM THE SITE.  
 4) AFTER VEGETATION HAS BEEN FULLY ESTABLISHED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.  
 5) PROVIDE EROSION CONTROL MATTING ON ALL DISTURBED SLOPES WITH A PITCH OF 3H:1V OR GREATER.  
 6) EXCAVATION AND PIPE INSTALLATION SHALL BE AVOIDED DURING PERIODS OF SIGNIFICANT PRECIPITATION.  
 7) ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL (ANR 2004).

**EROSION CONTROL NOTES**

2015 TRUDELL CONSULTING ENGINEERS LAST REVISED 03/11/2015 01-003

AFTER THE FINISHED GRADE HAS BEEN ESTABLISHED AND THE FERTILIZER SPREAD, PLANT THE SPECIFIED SEED MIXTURE AT A RATE OF 4 POUNDS PER 1000 SQUARE FEET AND WORK FIRMLY INTO THE SOIL. APPLY SEED ON THE PREPARED SEED BED WITH APPROVED MECHANICAL SEEDERS OR HYDROSEEDING EQUIPMENT. UPON COMPLETION OF THE ABOVE PLANTING OPERATIONS, ROLL ALL AREAS WITH A WATER FILLED GARDEN ROLLER, LEAVING THE SURFACE OF ALL AREAS TRUE TO GRADE, SMOOTH, AND FREE FROM HILLS OR OTHER IRREGULARITIES. THOROUGHLY WATER ALL NEWLY PLANTED LAWNS IMMEDIATELY AFTER PLANTING, USING A FINE SPRAY.

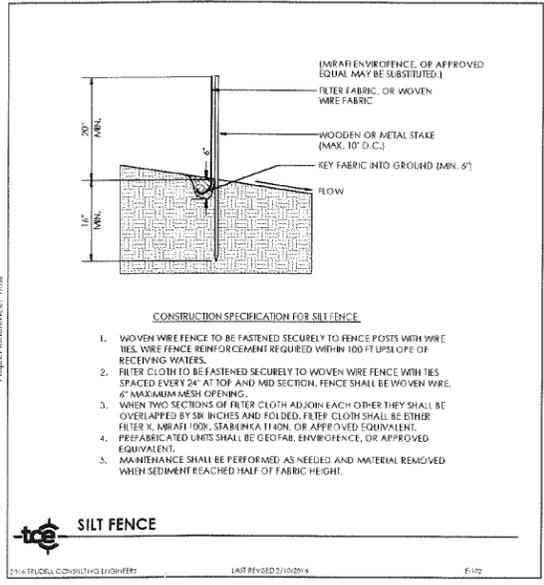
PROTECT BANKS AND SWALES, AND PREVENT OR REPAIR EROSION THAT OCCURS. BANKS, SWALES OR OTHER GRADED AREAS THAT HAVE BEEN WASHED OUT OR HAVE BECOME DAMAGED SHALL BE REPAIRED IMMEDIATELY, UNLESS APPROVAL IS GRANTED BY THE ENGINEER. TO PLANT OFF SEASON, SEEDING WILL BE CONDUCTED ONLY DURING THE PERIOD FROM APRIL 15 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, SO AS NOT TO CAUSE INTERFERENCE. NO SEEDING IS TO PROCEED BEFORE OTHER PHASES OR THE WORK HAS PROCEEDED SUFFICIENTLY.

SEED SHALL BE FRESH, CLEAN, NEW SEED. SEED WHICH HAS BECOME WET AND/OR MOISTY WILL NOT BE ACCEPTABLE. THE FOLLOWING SEED MIXTURE SHALL BE USED:

COMMON NAME	WEIGHT (POUNDS PER ACRE)	GERMINATION
CREeping RED FESCUE	30-40	85
KENTUCKY BLUEGRASS	30-40	80
PERENNIAL RYE	25-30	90
RED TOP	0-5	85
WHITE CLOVER	0-5	-

**SEEDING**

2015 TRUDELL CONSULTING ENGINEERS LAST REVISED 03/11/2015 01-001



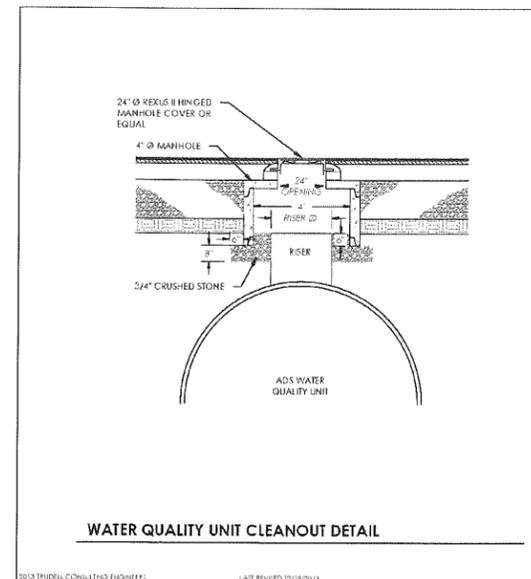
2015 TRUDELL CONSULTING ENGINEERS LAST REVISED 07/02/09 01-102

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BY-LAW AND ALL CONDITIONS IMPOSED ON THE SUBDIVISION MAP, THE WILLISTON DEVELOPMENT BOARD HAS APPROVED THE FINAL PLANS FOR THE 2016 SUBDIVISION MAP ON THE 15th DAY OF AUGUST.



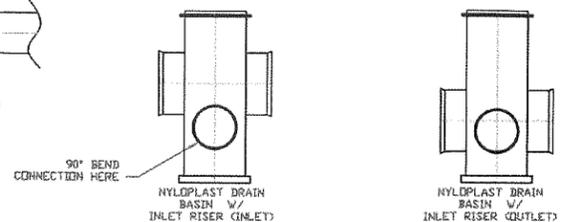
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416 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
802.878.4321 | WWW.TCEVT.COM

No.	Description	Date	By
1	Final Plan Submission	06/29/16	DAB



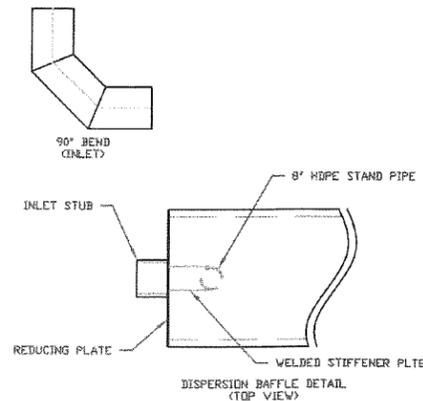
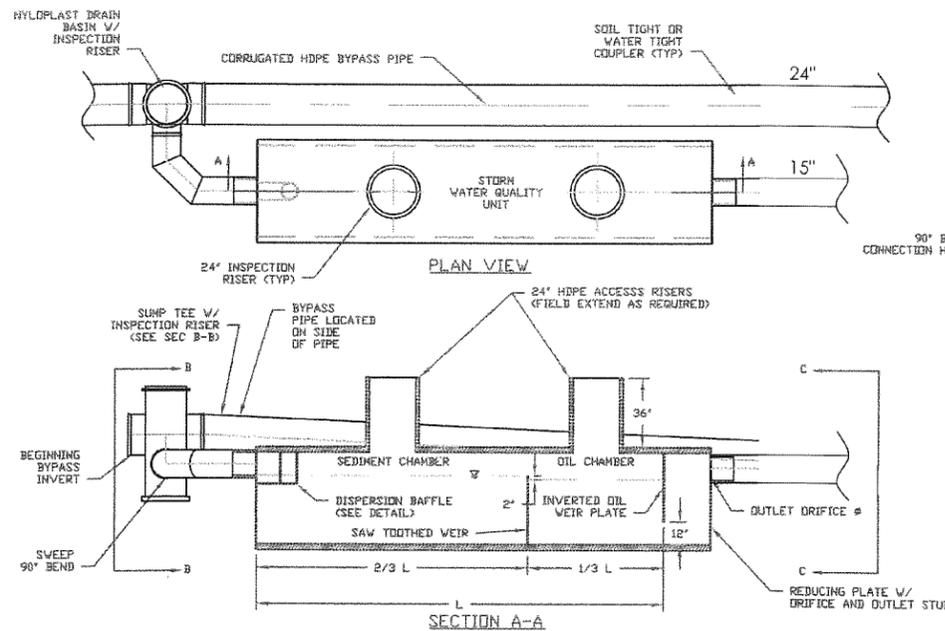
(\* FITTING DIMENSIONS VARY WITH UNIT DESIGN, DIMENSIONS CAN BE PROVIDED ONCE DESIGN IS EVALUATED.)

BYPASS FITTINGS \*

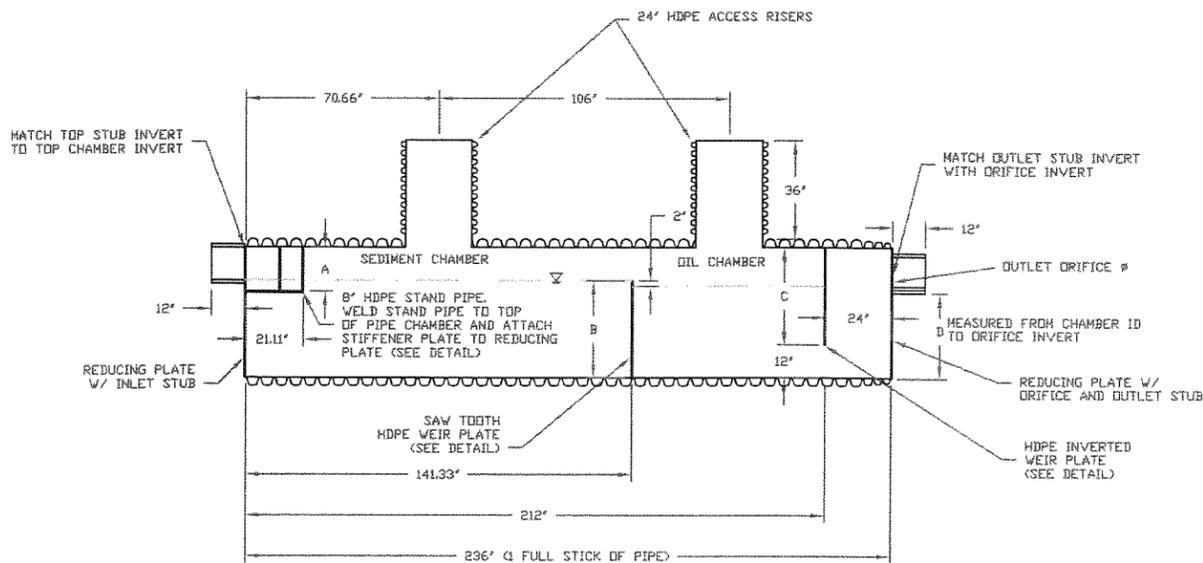


NOTES:

- PLEASE ACCOUNT FOR FALL FROM THE BEGINNING BY-PASS INLET INVERT TO BY-PASS OUTLET INVERT. CONSULT YOUR SALES REPRESENTATIVE FOR THE SLOPE IN THE BY-PASS.
- NYLOPLAST IN-LINE DRAIN AND GRATE MAY BE USED FOR SURFACE INLETS.
- BY-PASS FITTINGS COUPLER CONNECTION SHALL UTILIZE THE SAME COUPLERS AS THE STORM SEWER LINE.
- UNITS GREATER THAN 20 FEET WILL BE FIELD CONNECTED USING AN INLINE W/ BELL AND SPIGOT JOINT. PROPERLY LUBE THE BELL AND SPIGOT GASKET PRIOR TO ASSEMBLY.



Project Reference: 0303



MODEL #	MAIN PIPE DIA.	TREAT. FLOW RATE	SIEVE SIZE	INLET STUB DIA.	OUTLET STUB DIA.	ORIFICE DIA.	A	B	C	D
6020WQAXX	60"	2.95 CFS	140	15"	15"	10.05"	18.9"	45"	48"	43"

NOTES:

- ALL DIMENSIONS ARE NOMINAL.
- ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER

UPON FINISHING THAT THE FINAL PLANS COMBINED WITH ALL REQUIREMENTS OF THE REGULATORY AGENCIES AND ALL CONTRACTORS AGREES ONLINE APPROVAL OF DOCUMENTS HAS BEEN OBTAINED, THE WELLINGTON ENGINEERING FIRM WILL BE APPROVED THE FINAL PLANS FOR THE SOUTH SUBSTATION READY ON THE 15th August 2016.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.



WINTER SPORT SELF STORAGE  
TAX PARCEL: #07-051-05-000  
DP#: 16-07

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Project Title:  
**SBRC Properties, LLC**  
Winter Sport Lane  
Williston, Vermont

Sheet Title:  
**ADS Water Quality Unit Details**

Date: 02/10/2016  
Scale: Shown  
Project Number: 15-111  
Drawn By: SMP  
Project Engineer: AAD  
Approved By:  
Field Book:

**C8-03**

Revisions	Date	By
No. Description		
1 Final Plan Submission	06/29/15	DAB

**WINTER SPORT SELF STORAGE  
TAX PARCEL: #07-051-05-000  
DP#: 16-07**

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  - If the User's responsibility to ensure this copy contains the most current revisions, in future, please contact TCE.



Project Title

**SBRC Properties, LLC  
Winter Sport Lane  
Williston, Vermont**

**Erosion Protection & Sediment Control  
Details**

Date:	12/08/2015
Scale:	Shown
Project Number:	15-111
Drawn By:	EMP
Project Engineer:	AAD
Approved By:	
Field Book:	

**C8-04**

**The Low Risk Site Handbook  
for  
Erosion Prevention and Sediment Control**

VERMONT  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
August 2006

**The Low Risk Site Handbook for  
Erosion Prevention and Sediment Control**

Any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres, requires a Vermont state permit for stormwater discharges from construction sites.

Construction General Permit 3-9020 guides an applicant in the determination of the potential risk to water quality from the construction activity and categorizes the applicant's activity as Low Risk, Moderate Risk, or that which requires an Individual Permit.

The standards in this handbook serve as the required Erosion Prevention and Sediment Control Plan for construction sites determined to be "Low Risk" under GP-3-9020.

**Contact Information**  
VT DEC - Water Quality Division  
Stormwater Section  
103 South Main Street, Building 10 North  
Waterbury, VT 05671-0408  
tel: 802.241.3770 or 4320  
www.vermont.gov/waterquality

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**Section 1  
Introduction**

What is erosion prevention and sediment control?

Sediment washing into streams is one of the largest water quality problems in Vermont. Sediment can kill or weaken fish and other organisms and adversely impact aquatic habitat.

On most construction sites, vegetation that holds the soil in place and protects it from erosive forces of rain and runoff is removed, leaving large areas of soil exposed to the elements. During rainfall or snowmelt, the exposed soil may be easily eroded and transported to nearby streams, lakes, or wetlands.

To prevent this from happening, a small number of simple practices to prevent erosion and contain soil on the construction site must be used.

Do I need a permit?

Any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres, requires a Vermont state permit for stormwater discharges from construction sites.

Application Process

- Obtain a copy of the permit and determine the Risk Category of the proposed project. The permit is available online at: [www.waterquality.org/stormwater.htm](http://www.waterquality.org/stormwater.htm)
- Submit the Notice of Intent (NOI) form, notifying the Department of your intent to begin construction. Submit the NOI to DEC at least 60 days before you can begin construction to allow sufficient time for processing.
- Upon receipt of written authorization from DEC, you are covered under the permit and may begin construction.
- If your project is determined to be "Low Risk", you must follow this handbook for erosion prevention and sediment control on your construction site.
- If your site is not classified as Low Risk, then you must follow the Department guidance in GP 3-9020 for Moderate Risk activities or those requiring an Individual Permit.

**Section 2  
The Requirements**

**1. Mark Site Boundaries**

**Purpose:**  
Mark the site boundaries to identify the limits of construction. Delineating your site will help to limit the area of disturbance, preserve existing vegetation and limit erosion potential on the site.

**Requirements:**  
You must physically mark the limits of construction.

**2. Limit Disturbance Area**

**Purpose:**  
Limit the amount of soil exposed to one time to reduce the potential erosion on site.

**Requirements:**  
The permitted disturbance area is spelled on the site's written authorization to discharge. Only the acreage listed on the authorization form may be exposed at any given time.

**How to comply:**  
Plan ahead and phase the construction activities to ensure that no more than the permitted acreage is disturbed at one time.  
Be sure to properly stabilize exposed soil with seed and mulch or erosion control matting before beginning work in a new section of the site.

Project Reference: 0915

Limit Disturbance Area 6

**3. Stabilize Construction Entrance**

**Purpose:**  
A stabilized construction entrance helps remove mud from vehicle wheels to prevent tracking onto streets.

**Requirements:**  
If there will be any vehicle traffic off of the construction site, you must install a stabilized construction entrance before construction begins.

Stabilize Construction Entrance 7

**How to install:**  
**Rock Size:** Use a mix of 1 to 4 inch stone  
**Depth:** 8 inches minimum  
**Width:** 12 feet minimum  
**Length:** 40 feet minimum for length of driveway, if shorter  
**Geotextile:** Place filter cloth under entire gravel bed

**Maintenance:**  
Refresh with clean stone as required to keep sediment from tracking onto the street.

Stabilize Construction Entrance 8

**How to install:**  
**Rock Size:** Use a mix of 1 to 4 inch stone  
**Depth:** 8 inches minimum  
**Width:** 12 feet minimum  
**Length:** 40 feet minimum for length of driveway, if shorter  
**Geotextile:** Place filter cloth under entire gravel bed

**Maintenance:**  
Refresh with clean stone as required to keep sediment from tracking onto the street.

Stabilize Construction Entrance 9

**4. Install Silt Fence**

**Purpose:**  
Silt fences intercept runoff and allow suspended sediment to settle out.

**Requirements:**  
Silt fence must be installed:  
• on the downhill side of the construction activities  
• between any ditch, swale, storm sewer inlet, or waters of the State and the disturbed soil  
• May be used as sediment barriers due to their ability to capture and hold silt

Install Silt Fence 11

**Where to place:**  
• Place silt fence on the downhill edge of bare soil. At the bottom of slopes, place fence 10 feet downhill from the end of the slope (if space is available).  
• Ensure the silt fence catches all runoff from bare soil.  
• Maximum drainage area is 1/2 acre for 500 feet of silt fence.  
• Install silt fence across the slope into up and down hills.  
• Install multiple rows of silt fence on long hills to break up flow.  
• Do not install silt fence across ditches, channels, or streams or in stream buffers.

**How to install silt fence:**  
• Dig a trench 6 inches deep across the slope  
• Ensure stakes are on the downhill side of the trench  
• Join fencing by tying the end stakes together  
• Drive stakes into ground at 6 foot intervals  
• Push fabric into trench spaced along bottom  
• Fill trench with soil and pack down

**Maintenance:**  
• Remove accumulated sediment before it is halfway up the fence.  
• Ensure that silt fence is tensioned in ground and there are no gaps.

Install Silt Fence 12

**How to install:**  
• Dig a trench 6 inches deep across the slope  
• Ensure stakes are on the downhill side of the trench  
• Join fencing by tying the end stakes together  
• Drive stakes into ground at 6 foot intervals  
• Push fabric into trench spaced along bottom  
• Fill trench with soil and pack down

**Maintenance:**  
• Remove accumulated sediment before it is halfway up the fence.  
• Ensure that silt fence is tensioned in ground and there are no gaps.

Install Silt Fence 13

**5. Divert Upland Runoff**

**Purpose:**  
Diversion barriers intercept runoff from above the construction site and direct it around the disturbed area. This prevents "clean" water from becoming muddy with soil from the construction site.

**Requirements:**  
If stormwater runs onto your site from upslope areas and your site meets the following two conditions, you must install a diversion berm before disturbing any soil.  
1. You plan to have one or more acres of soil exposed at any one time (excluding roads).  
2. Average slope of the disturbed area is 20% or steeper.

Divert Upland Runoff 15

**How to install:**

1. Construct the berm with a shovel or earth-moving equipment  
2. Seed and mulch berm or cover with erosion control matting immediately after installation.  
3. Stabilize the flow channel with seed and straw mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.  
4. Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet.  
5. The diversion berm shall remain in place until the disturbed areas are completely stabilized.  
\* See page 39 for slope calculations.

Divert Upland Runoff 16

**How to install:**  
• Dig a trench 6 inches deep across the slope  
• Ensure stakes are on the downhill side of the trench  
• Join fencing by tying the end stakes together  
• Drive stakes into ground at 6 foot intervals  
• Push fabric into trench spaced along bottom  
• Fill trench with soil and pack down

**Maintenance:**  
• Remove accumulated sediment before it is halfway up the fence.  
• Ensure that silt fence is tensioned in ground and there are no gaps.

Divert Upland Runoff 17

**6. Slow Down Channelized Runoff**

**Purpose:**  
Stone check dams reduce erosion in drainage channels by slowing down the stormwater flow.

**Requirements:**  
If there is a concentrated flow (e.g. in a ditch or channel) of stormwater on your site, then you must install stone check dams. Hay bales must not be used as check dams.

**How to install:**  
**Height:** No greater than 2 feet. Center of dam should be 3 inches lower than the side elevation.  
**Side slopes:** 2:1 or flatter (use a 3:1 for slope calculation)  
**Stone size:** Use a mixture of 2 to 9 inch stone  
**Width:** Dams should span the width of the channel and extend up the sides of the banks  
**Spacing:** Space the dams so that the bottom (top) of the upstream dam is at the elevation of the top (crest) of the height of the check dam divided by the channel slope.  
**Spacing (in feet) = height of check dam (in feet) / Slope in channel (ft/ft)**

**Maintenance:**  
Remove sediment accumulated behind the dam.

Slow Down Channelized Runoff 19

**How to install:**  
• Dig a trench 6 inches deep across the slope  
• Ensure stakes are on the downhill side of the trench  
• Join fencing by tying the end stakes together  
• Drive stakes into ground at 6 foot intervals  
• Push fabric into trench spaced along bottom  
• Fill trench with soil and pack down

**Maintenance:**  
• Remove accumulated sediment before it is halfway up the fence.  
• Ensure that silt fence is tensioned in ground and there are no gaps.

Slow Down Channelized Runoff 20

**How to install:**  
• Dig a trench 6 inches deep across the slope  
• Ensure stakes are on the downhill side of the trench  
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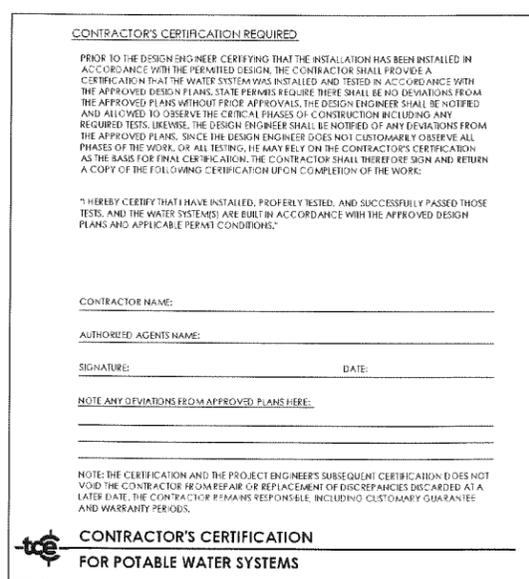
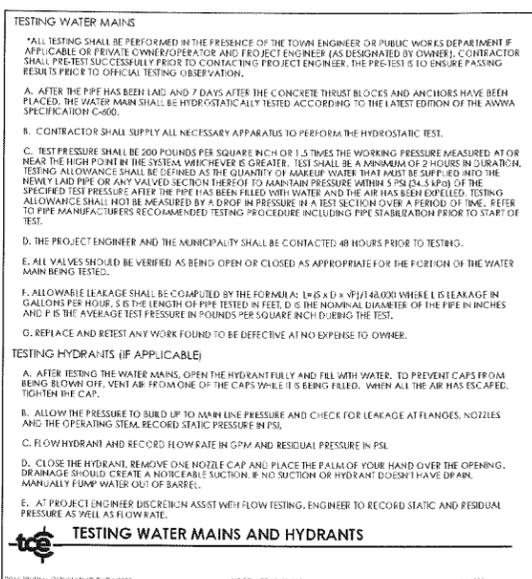
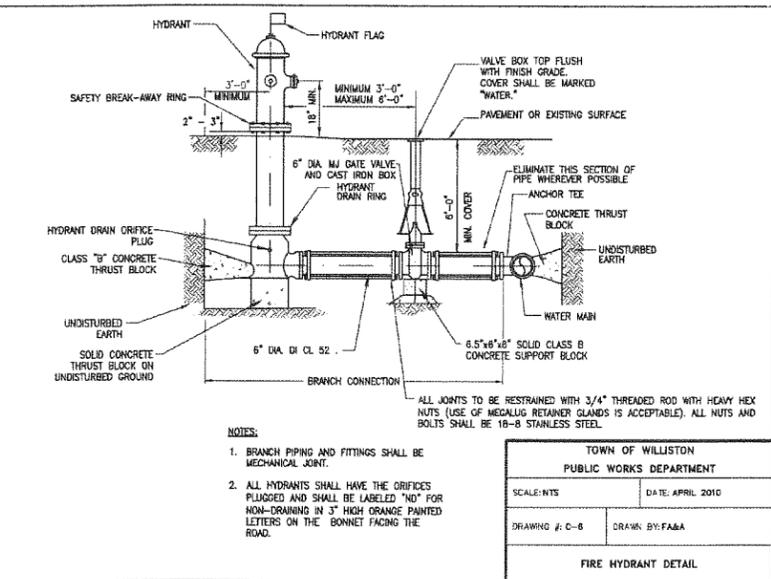
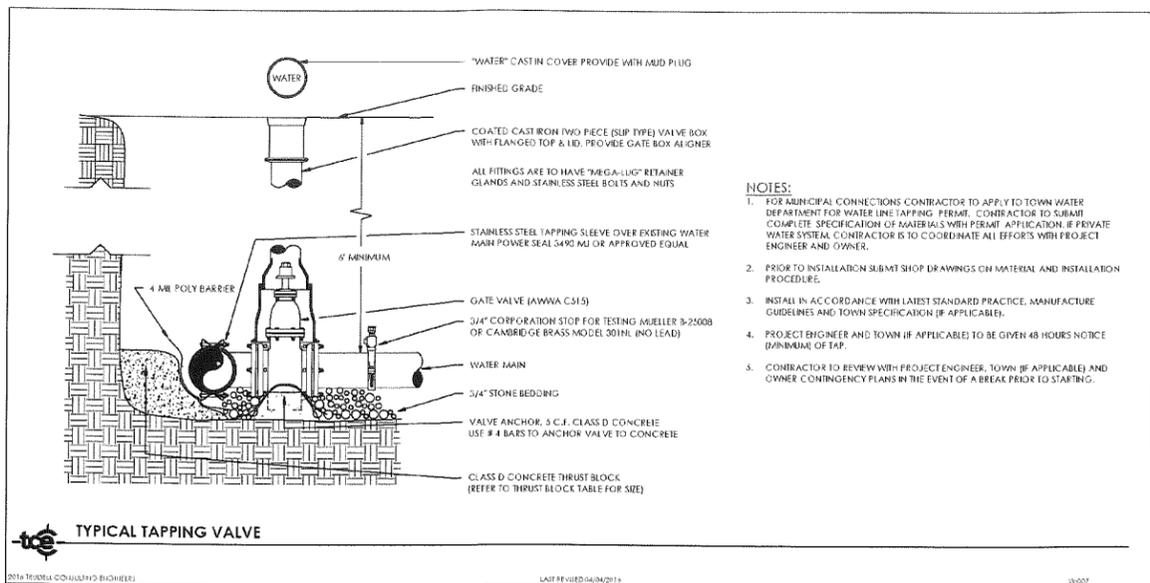
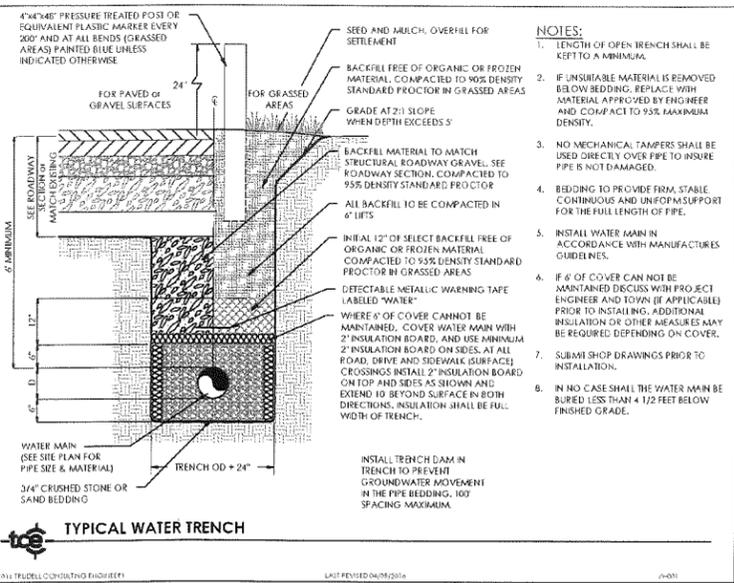
**Maintenance:**  
• Remove accumulated sediment before it is halfway up the fence.  
• Ensure that silt fence is tensioned in ground and there are no gaps.

Slow Down Channelized Runoff 21

UPDATING THAT THE FINAL PLANS CONTAINED WITH ALL REQUIREMENTS OF THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCHARGE PERMIT (AD) THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED AND APPROVED THE FINAL PLANS FOR THE SCHEMATIC REPRESENTATION ON 12/08/2015.

Kevin J. Sell  
Professional Engineer  
No. 7627  
Civil  
License No. 1153250





I PROMISE THAT THE PLANS HAVE BEEN COMPLETED WITH ALL REQUIREMENTS OF THE WILLISTON CODE AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMITS BY THE TOWN OF WILLISTON. I HAVE REVIEWED THE PLANS FOR THE TOWN OF WILLISTON AND APPROVE THE PLANS FOR THE TOWN OF WILLISTON. I HAVE REVIEWED THE PLANS FOR THE TOWN OF WILLISTON AND APPROVE THE PLANS FOR THE TOWN OF WILLISTON.

Revisions	No.	Description	Date	By
Final Plan Submission			06/29/16	DAB

**WINTER SPORT SELF STORAGE**  
 TAX PARCEL: #07-051-05-000  
 DP#: 16-07

- Use of these Drawings
- Unless otherwise noted, these Drawings are intended for preliminary planning. Coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
  - By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable jurisdictions, including but not limited to, the Engineer and the Architect, to ensure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
  - Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
  - Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
  - These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
  - It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title

**SBRC Properties, LLC**  
 Winter Sport Lane  
 Williston, Vermont

Sheet Title

**Water Supply Details**

Date:	12/06/2015
Scale:	SHOWN
Project Number:	15-111
Drawn By:	NPC
Project Engineer:	AAD
Approved By:	
Field Book:	

**C8-06**



TRUDELL CONSULTING ENGINEERS  
418 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
802.878.4331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
	1	Final Plan Submission	06/29/16	LVB

WINTER SPORT SELF STORAGE  
TAX PARCEL: #07-051-05-000  
DPR: 16-07

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Project Title

**SBRC Properties, LLC**  
Winter Sport Lane  
Williston, Vermont

Sheet Title

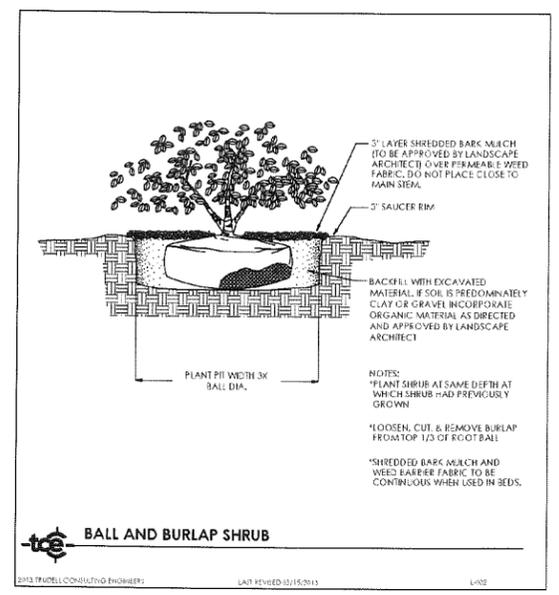
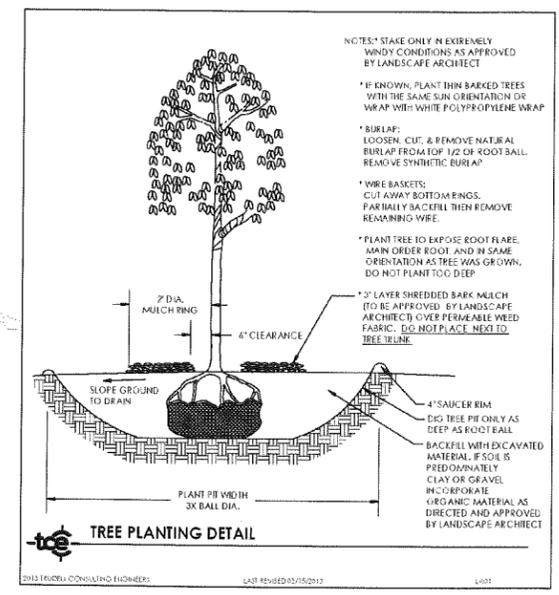
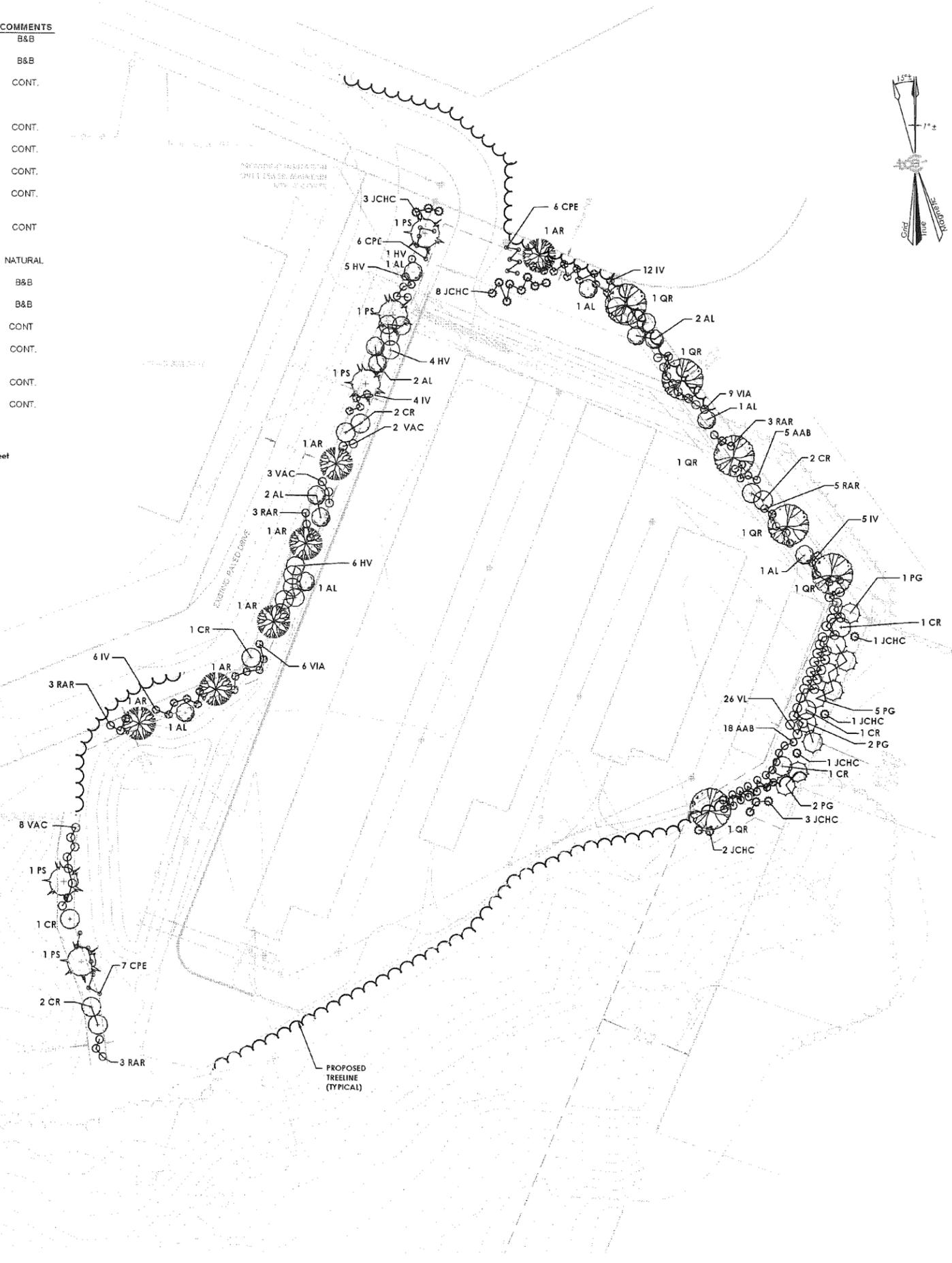
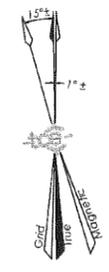
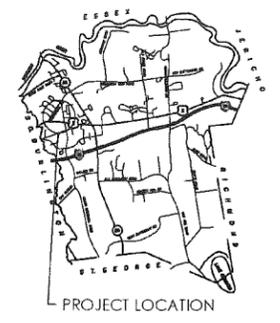
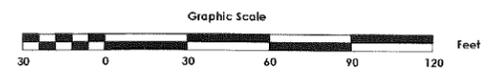
**Landscaping Plan**

Date:	12/06/2015
Scale:	1" = 30'
Project Number:	15-111
Drawn By:	NPC
Project Engineer:	AAB
Approved By:	
Field Book:	

**L1-01**

**PLANT LIST**

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
AR	<i>Acer rubrum</i>	Red Maple	8	2 1/2" - 3"	B&B
AL	<i>Amelanchier laevis</i>	Allegheny Serviceberry	12	11/2"-13/4"	B&B
AAB	<i>Aronia arbutifolia</i> 'Brilliantissima'	Red Chokeberry	29	2 gal.	CONT.
CPE	<i>Comptonia peregrina</i>	Sweetfern	19	2 gal.	CONT.
CR	<i>Cornus racemosa</i>	Gray Dogwood	11	3 gal.	CONT.
HV	<i>Hamamelis virginiana</i>	Common Witchhazel	14	4-5'	CONT.
IV	<i>Ilex verticillata</i> 'Jim Dandy & Berry Nice'	Jim Dandy & Berry Nice Winterberry	27	3 gal.	CONT.
JCHC	<i>Juniperus chinensis</i> 'Hertzii columnaris'	Columnar Chinese Juniper	24	5 gal.	CONT.
PG	<i>Picea glauca</i>	White Spruce	10	5-6'	NATURAL
PS	<i>Pinus strobus</i>	White Pine	5	6-7'	B&B
QR	<i>Quercus rubra</i>	Red Oak	6	2 1/2" - 3"	B&B
RAR	<i>Rhus aromatica</i>	Fragrant Sumac	17	2 gal.	CONT.
VAC	<i>Vaccinium corymbosum</i> 'Blue Jay'	Highbush Blueberry	13	2 gal.	CONT.
VIA	<i>Viburnum acerifolium</i>	Maple Leaf Viburnum	15	3 gal.	CONT.
VL	<i>Viburnum lentago</i>	Nannyberry Viburnum	26	3 gal.	CONT.



UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILSON DEVELOPMENT REGULATORY AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF THE DEVELOPMENT PERMIT 16-07, THE WILLISTON DEVELOPMENT REVIEW BOARD HAS APPROVED THE FINAL PLANS FOR DEVELOPMENT OF THE WILSON PROPERTY ON THE 15th DAY OF AUGUST 2016.

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	MOUNT HEIGHT
◀	A	37	WFLED 13N	RAB Lighting LED Wallpack 13 Watt	LED	6.5 FT
◀	B	6	WFLED 20N	RAB Lighting LED Wallpack 20 Watt	LED	10 FT
■	C	1	ALED25	RAB Lighting Area Light 24 Watt	LED	15 FT

		AVG. ILLUMINATION (HORIZONTAL)	AVG. ILLUMINATION (VERTICAL)	UNIFORMITY RATIO	MAX. POINT ILLUMINATION
PARKING AREA	ZONE 4	1.2 fc	n/a	20:1	3.6 fc
	CALCULATED	0.6 fc	n/a	-	3.6 fc
SECURITY	ZONE 4	1.5 fc	1.5 fc	n/a	n/a
	CALCULATED	0.7 fc	n/a	n/a	n/a

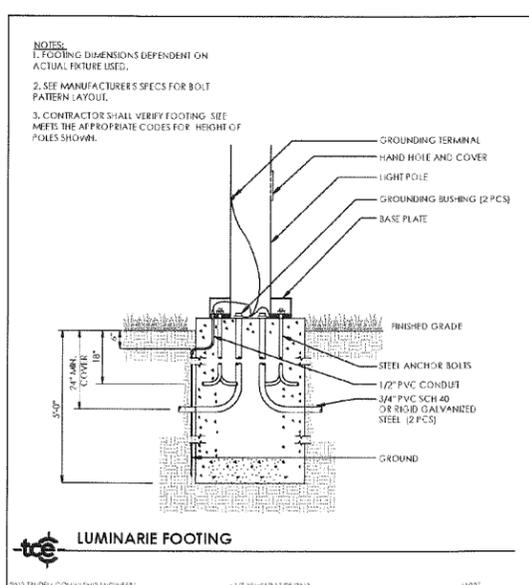
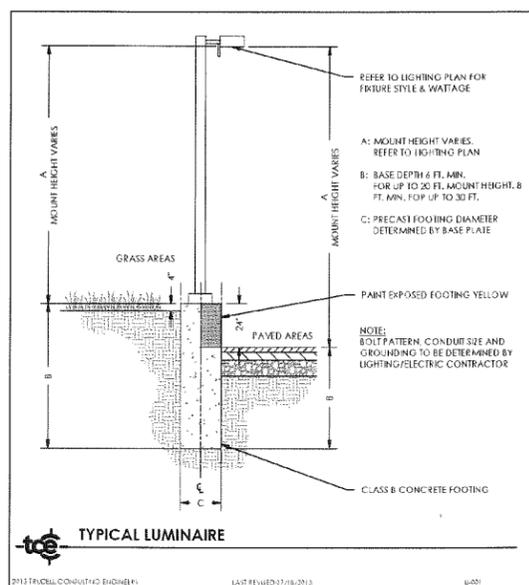
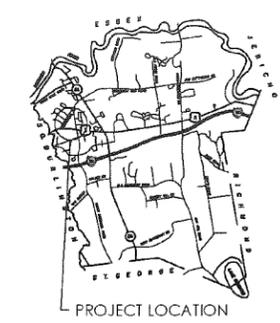
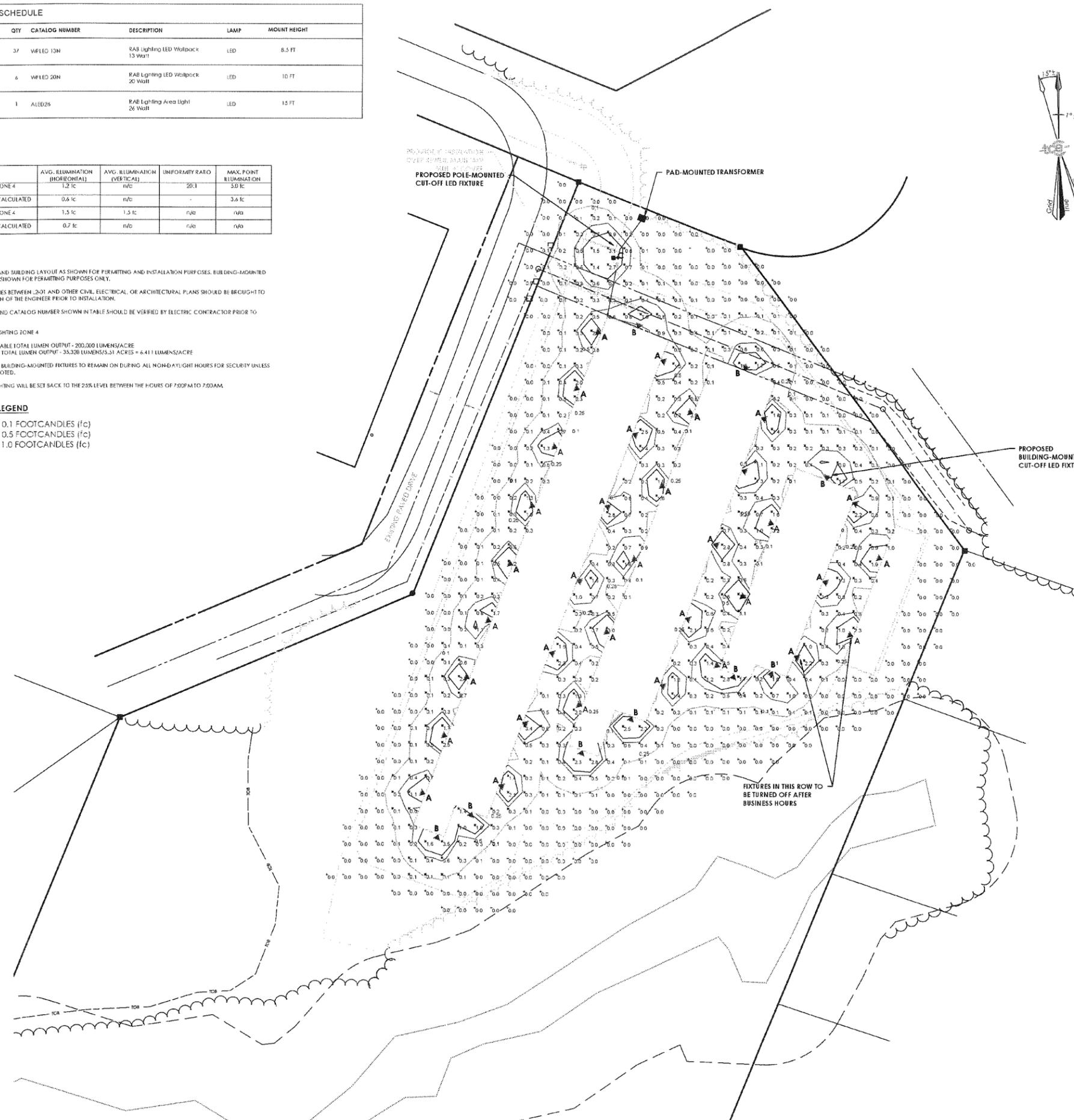
- NOTES:**
- AREA LIGHT AND BUILDING LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES. BUILDING-MOUNTED FIXTURES ARE SHOWN FOR PERMITTING PURPOSES ONLY.
  - DISCREPANCIES BETWEEN L2-01 AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
  - QUANTITIES AND CATALOG NUMBER SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.
  - WILLISTON LIGHTING ZONE 4
  - MAX. ALLOWABLE TOTAL LUMEN OUTPUT - 200,000 LUMENS/ACRE  
CALCULATED TOTAL LUMEN OUTPUT - 33,328 LUMENS/5.31 ACRES = 6,411 LUMENS/ACRE
  - ONE IN FOUR BUILDING-MOUNTED FIXTURES TO REMAIN ON DURING ALL NON-DAYLIGHT HOURS FOR SECURITY UNLESS OTHERWISE NOTED.
  - EXTERIOR LIGHTING WILL BE SET BACK TO THE 25% LEVEL BETWEEN THE HOURS OF 7:00PM TO 7:00AM.

**LEGEND**

- 0.1 FOOTCANDLES (fc)
- 0.5 FOOTCANDLES (fc)
- 1.0 FOOTCANDLES (fc)

Project Reference: 19989

DESIGNER HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE INSTALLATION OF THE LIGHTING SYSTEM AND ALL CONDUITS AND WIRING ARE SHOWN AS APPROVED. APPROVAL IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES. THE DESIGNER HAS REVIEWED THE PLANS FOR THE DESIGN OF THE LIGHTING SYSTEM AND ALL CONDUITS AND WIRING ARE SHOWN AS APPROVED. APPROVAL IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES.



Revisions	No.	Description	Date	By
Final Plan	2	Submission	05/29/16	C.A.E.

**WINTER SPORT SELF STORAGE**  
TAX PARCEL: #07-051-05.000  
DP#: 16-07

- Use of These Drawings
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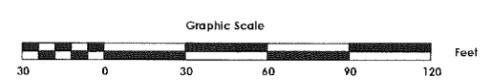


Project Title  
**SBRC Properties, LLC**  
Winter Sport Lane  
Williston, Vermont

Sheet Title  
**Lighting Plan**

Date:	12/06/2016
Scale:	1" = 30'
Project Number:	15-111
Drawn By:	NPC
Project Engineer:	AAD
Approved By:	
Hold Back:	

**L2-01**





TRUDELL CONSULTING ENGINEERS  
418 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
802.879.6331 | WWW.TCEVT.COM

Revisions table with columns: No., Description, Date, By. Includes entries for Stormwater Submittal and Final Plan Submittal.

WINTER SPORT SELF STORAGE  
TAX PARCEL #07.051.05.000  
DPR: 14-07

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Project Title

SBRC Properties, LLC  
Winter Sport Lane  
Williston, Vermont

Sheet Title

Legend and Notes

Table with columns: Date, Scale, Project Number, Drawn By, Project Engineer, Approved By, Field Book.

C1-00

CONSTRUCTION NOTES FOR CONTRACTOR & CLIENT/OWNER:

- 1. CONTRACT DOCUMENTS: THESE PLANS WERE PREPARED BY TRUDELL CONSULTING ENGINEERS (TCE) AND ARE INTENDED TO BE USED IN CONJUNCTION WITH THE STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, #C-700 PREPARED BY THE ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE (EJCDC), LATEST EDITION. COPIES ARE AVAILABLE AT WWW.EJCDC.ORG/EJCDC.
2. UNDERGROUND IMPROVEMENTS: THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER.
3. DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS: IF CONTRACTOR BELIEVES THAT ANY SUBSURFACE OR PHYSICAL CONDITION AT OR CONTIGUOUS TO THE SITE THAT IS UNCOVERED OR REVEALED EITHER: (1) IS OF SUCH A NATURE AS TO ESTABLISH THAT ANY "TECHNICAL DATA" ON WHICH CONTRACTOR RELIED IS MATERIALLY INACCURATE; OR (2) IS OF SUCH A NATURE AS TO REQUIRE A CHANGE IN THE PLANS/CONTRACT DOCUMENTS; OR (3) DIFFERS MATERIALLY FROM THAT SHOWN OR INDICATED IN THE PLANS/CONTRACT DOCUMENTS; OR (4) IS OF AN UNUSUAL NATURE AND DIFFERS MATERIALLY FROM CONDITIONS ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE PLANS/CONTRACT DOCUMENTS; THEN CONTRACTOR SHALL PROMPTLY AFTER BECOMING AWARE THEREOF AND BEFORE FURTHER DISTURBING THE SUBSURFACE OR PHYSICAL CONDITIONS OR PERFORMING ANY WORK IN CONNECTION THEREWITH (EXCEPT AS AFFECTED BY AN EMERGENCY), NOTIFY OWNER AND ENGINEER ABOUT SUCH CONDITION. CONTRACTOR SHALL NOT FURTHER DISTURB SUCH CONDITION OR PERFORM ANY WORK IN CONNECTION THEREWITH (EXCEPT AS AFFECTED BY AN EMERGENCY) UNTIL RECEIPT OF WRITTEN ORDER TO DO SO. ALL PARTIES INVOLVED (OWNER, ENGINEER, ARCHITECT AND MUNICIPALITY IF APPLICABLE) SHALL AGREE UPON HOW TO PROCEED AND ANY RELATED COST IMPLICATIONS.
4. UTILITIES: PRIVATE AND PUBLIC UTILITIES SUCH AS ELECTRIC, TELEPHONE, GAS, CABLE, FIBER OPTIC ETC. ARE THE RESPONSIBILITY OF THE RESPECTIVE UTILITY COMPANY. ANY INFORMATION SHOWN BY TCE SHOULD BE CONSIDERED PRELIMINARY (USUALLY TO ASSIST WITH PERMITTING), FINAL DESIGN, CONSTRUCTION AND MAINTENANCE ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANIES. COMPLIANCE WITH EASEMENTS AND REGULATIONS (STATE AND LOCAL) ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANY.
5. DISSAFE: IN ACCORDANCE WITH VERMONT STATE LAW (VSA TITLE 30 CHAPTER 86 AND PSR RULE 3.800) THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT DISSAFE SYSTEMS, INC. "DISSAFE" AT LEAST 48 HOURS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, BUT NOT MORE THAN 30 DAYS BEFORE COMMENCING EXCAVATION ACTIVITIES, EXCEPT IN AN EMERGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRE-MARKING THE SITE AND MAINTAINING DESIGNATED MARKINGS. FOR MORE INFORMATION ON DISSAFE REQUIREMENTS SEE WWW.DISSAFE.COM.
6. JOBSITE SAFETY: NEITHER THE PROFESSIONAL ACTIVITIES OF TRUDELL CONSULTING ENGINEERS (TCE), NOR THE PRESENCE OF TCE OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION SITE, SHALL RELIEVE THE GENERAL CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. TCE AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE CLIENTS AGREEMENT WITH THE GENERAL CONTRACTOR. THE CLIENT ALSO AGREES THAT THE CLIENT, TCE AND TCE'S CONSULTANTS SHALL BE INFORMED AND SHALL BE MADE ADDITIONALLY INSURED UNDER THE GENERAL CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.
7. CODES AND STANDARDS COMPLIANCE: TCE SHALL EXERCISE USUAL AND CUSTOMARY PROFESSIONAL CARE IN ITS EFFORTS TO COMPLY WITH CODES, STANDARDS, REGULATIONS AND ORDINANCES IN EFFECT. THE OWNER ACKNOWLEDGES THAT SUCH REQUIREMENTS MAY BE SUBJECT TO VARIOUS AND CONTRADICTORY INTERPRETATIONS. TCE, THEREFORE, WILL USE ITS REASONABLE PROFESSIONAL EFFORTS AND JUDGMENT TO INTERPRET APPLICABLE REQUIREMENTS AS THEY APPLY TO THE PROJECT. TCE, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF SUCH REQUIREMENTS.
8. CONSTRUCTION OBSERVATION: TCE MAY VISIT THE PROJECT AT APPROPRIATE INTERVALS DURING CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTORS WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE OWNER HAS NOT RETAINED TCE TO MAKE DETAILED INSPECTIONS OR TO PROVIDE EXHAUSTIVE OR CONTINUOUS PROJECT REVIEW AND OBSERVATION SERVICES. TCE DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL NOT HAVE RESPONSIBILITY FOR, THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUB-CONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT. TCE SHALL NOT SUPERVISE, DIRECT OR HAVE CONTROL OVER THE CONTRACTORS WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR. IF THE OWNER DESIRES MORE EXTENSIVE PROJECT OBSERVATION OR FULL-TIME PROJECT REPRESENTATION THE OWNER SHALL REQUEST SUCH SERVICES BE PROVIDED BY TCE AS ADDITIONAL SERVICES.
9. UTILITIES SHOWN ARE APPROXIMATE AND DO NOT NECESSARILY REPRESENT ALL UTILITIES LOCATED ON OR ADJACENT TO THE AREA SURVEYED. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
10. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN ARE TO BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS.
11. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
12. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
13. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
14. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
16. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS, LOCAL PUBLIC WORKS STANDARDS AND ALL CONSTRUCTION SAFETY REGULATIONS.
17. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT, AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM(S) IN QUESTION.
19. ALL SYSTEM COMPONENTS (TANKS, PIPES, JOINTS) SHALL BE WATER-TIGHT.
20. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL RELEVANT PARTIES (INCLUDING, BUT NOT LIMITED TO OWNER, ARCHITECT AND UTILITY COMPANIES) TO DETERMINE FINAL LAYOUT AND DESIGN.
21. DESIGN AND CONSTRUCTION OF PEDESTRIAN WALKS, RAMPS AND DECKS BETWEEN BUILDINGS AND PARKING LOTS IS PROVIDED BY THE ARCHITECT AND INCORPORATED INTO THE BUILDING DESIGN.
22. ROCK REMOVAL WORK FOR BOULDERS UNDER 2.5 CUBIC YARDS IS INCLUDED AS PART OF EXCAVATION. ANY ROCK REMOVAL FOR 2.5 CUBIC YARDS OR GREATER SHALL BE TREATED AS LEGGE REMOVAL.
23. THE GENERAL CONTRACTOR IS REQUIRED TO CONFORM TO THE STRICTEST INTERPRETATION OF THE CONTRACT DRAWING, SPECIFICATION, PERMITS AND CONSTRUCTION CONTRACT. ALL EXISTING MATERIAL RECEIVED OR DISPOSED FROM OUTSIDE SOURCES SHALL COMPLY WITH APPLICABLE PERMITS AND REGULATIONS. SHOP DRAWING SUBMITTALS SHALL INCLUDE CONTRACTOR'S CERTIFICATION STATEMENT OF COMPLIANCE AND COPIES OF RELEVANT PERMITS FOR OUTSIDE SOURCES.
24. CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. THIS SHALL INCLUDE BUT IS NOT LIMITED TO: SOIL TESTING, COMPACTION TESTING, SIEVE ANALYSIS, CONCRETE TESTING, ASPHALT PENETRATION TESTING, BACTERIOLOGICAL TESTING FOR WATER AND OTHER TESTING AS PART OF STANDARD PRACTICE FOR A CONSTRUCTION PROJECT OF THIS NATURE, UNLESS INDICATED OTHERWISE AND APPROVED BY THE OWNER.

CONSTRUCTION PHASE:

LISTED BELOW IS A BRIEF SUMMARY OF CONSTRUCTION PHASE REQUIREMENTS. THIS LIST IS NOT INTENDED TO BE ALL-INCLUSIVE. CONSTRUCTION SPECIFICATIONS, PERMIT REQUIREMENTS AND SUBSEQUENT CONTRACTUAL AGREEMENTS FROM PARTIES INVOLVED SHALL PREVAIL.

PRE-CONSTRUCTION:

- OWNER TO ESTABLISH SCOPE OF SERVICES WITH PROJECT ENGINEER(S)
OWNER TO IDENTIFY WORK SCOPE AND SCHEDULE
UPON OWNER REQUEST, ASSIST WITH CONTRACTOR BID AND SELECTION PROCESS
FINALIZE PLANS FOR CONSTRUCTION READINESS INCLUDING SPECIFICATIONS
MEETING BETWEEN OWNER, ENGINEER(S), CONTRACTOR(S), ARCHITECT(S), REGULATORY AUTHORITIES AND OTHER PERTINENT PARTIES TO REVIEW AND DISCUSS THE WORK

PRE-CONSTRUCTION MEETING:

- CONTRACTOR TO IDENTIFY SUBCONTRACTORS
CONTRACTOR TO ESTABLISH SCHEDULE
CONTRACTOR TO DESIGNATE RESPONSIBLE PERSONNEL
CONTRACTOR TO SUBMIT SHOP DRAWINGS
CONTRACTOR TO OULINE SAFETY, SECURITY, AND WORKING HOURS
CONTRACTOR OR OWNER TO IDENTIFY TESTING COMPANY

CONSTRUCTION PHASE:

- INITIAL CONTROL SUPPLIED BY OWNER AND CONTRACTOR RESPONSIBLE FOR LAYOUT
OWNER TO PROVIDE PROJECT ENGINEER TO OBSERVE CONSTRUCTION PERIODICALLY, DURING CRITICAL PHASES AND TESTING.
WEEKLY JOB MEETINGS DURING CONSTRUCTION
OWNER TO PROVIDE PROJECT ENGINEER TO REVIEW AND DISCUSS PLANS, ANSWER QUESTIONS, RESPOND TO CHANGES AND OTHER BUSINESS COMMON TO CONSTRUCTION SERVICES.
OBSERVE TESTING AND COLLECT RESULTS
OWNER AND CONTRACTOR TO COMPLY WITH PERMITS

LEGEND

Legend table with columns: EXISTING, PROPOSED, REMOVED/ABANDONED. Rows include SITE, UTILITIES, FIELD, and SURVEY categories with various symbols and descriptions.

LEGEND NOTE:

SOME INFORMATION MAY BE PROVIDED BY OTHERS AND COULD BE SHOWN WITH A DIFFERENT SYMBOL NOT SHOWN ON THIS LEGEND. HOWEVER, THEY ARE LABELED ON RESPECTIVE PLANS. IN SOME CASES A CHANGE IN SCALE OR PAPER CAN ALTER INFORMATION TO NOT SHOW AN EXACT MATCH ON THIS LEGEND. IF ANY QUESTIONS EXIST CONTACT THE ENGINEER TO CLARIFY. ADDITIONAL LEGEND INFORMATION IS SUPPLIED SEPARATELY ON EROSION CONTROL PLANS AND SOME SURVEY PLATS.

PROJECT INFORMATION:

- 1. OWNER OF RECORD: SBRC PROPERTIES, LLC & TIM MCKENZIE, 85 SHUNPIKE ROAD, WILLISTON, VERMONT 05495
2. TAX PARCEL ID: 07.051.05.000
3. PHYSICAL ADDRESS OF PROPERTY: WINTER SPORTS LANE, WILLISTON, VERMONT 05491
4. PARCEL SIZE: 5.51 ACRES
5. ZONING DISTRICT: IQDW-INDUSTRIAL ZONING DISTRICT WEST

EXISTING CONDITIONS NOTES:

- 1. THE PURPOSE OF THE EXISTING CONDITIONS PLAN IS TO DEPICT PERTINENT EXISTING CONDITIONS AS OF THE DATE OF SURVEY.
2. BEARINGS SHOWN ARE BASED UPON VERMONT GRID NORTH.
3. VERTICAL DATUM IS BASED ON NAVD83 (GEOID 19).
4. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (S.S. SURVEY FEET).
5. HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH RTK GPS OBSERVATIONS FROM THE VSTA CORES STATION. A TRIMBLE R8X RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS. SURVEY WAS PERFORMED ON JULY 18, 2015.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DISSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7223).
7. BOUNDARY INFORMATION SHOWN BASED ON PLAT PREPARED FOR ROSSIGNOLSKI COMPANY, DATED 1-16-86 LAST REVISED 3-7-88 BY PINKHAM ENGINEERING ASSOCIATES, INC. SLIDE 149B.
8. WETLAND DELINEATION BY PETER SPEAR, OCTOBER 2012.
9. EXISTING WATER AND SEWER INFORMATION SUPPLEMENTED WITH "SEWER ACCESS PLAN" 10/9/13 BY SUMMIT ENGINEERING.

APPLICANT:

SBRC PROPERTIES, LLC  
c/o TIM MCKENZIE  
85 SHUNPIKE ROAD  
WILLISTON, VERMONT  
PHONE: (802) 879-6331

CIVIL ENGINEER:

TRUDELL CONSULTING ENGINEERS (TCE)  
ATTN: ABBY DERY, PE  
478 BLAIR PARK ROAD  
WILLISTON, VT 05495  
PHONE: (802) 879-6331



SPECIAL NOTE:  
FOR CLARITY, ALL ORIGINAL COLOR SHEETS  
MUST BE REPRODUCED IN COLOR

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BY-LAW AND ALL CONDITIONS IMPOSED, ON THE APPROVAL OF DISCRETIONARY COMMITTEE 16-07, THE WILLISTON DEVELOPMENT BY-LAW DISCRETIONARY COMMITTEE APPROVED THE FINAL PLANS FOR THE COLTIF BURNING/CHREACTIVITY ON THE DATE 08/15/16.

Project Reference: 1508

15 AUG/16

