

# MEADOWRIDGE COMMUNITY ASSOCIATION

WILLISTON, VERMONT



## DRAWING INDEX

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RECEIVED  
 MAR 28 2018  
 PLANNING/ZONING

FINAL PLANS

DP 16-32

**APPLICANT:**  
 MEADOWRIDGE COMMUNITY ASSOCIATION  
 C/O SUNDANCE PROPERTY SERVICES  
 P.O. BOX 71  
 BURLINGTON, VERMONT 05402  
 PHONE: (802)-893-2348

**CIVIL ENGINEER:**  
 TRUDELL CONSULTING ENGINEERS (TCE)  
 478 BLAIR PARK ROAD  
 ATTN. JEREMY MATOSKY, P.E.  
 WILLISTON, VT 05495  
 PHONE: (802)-879-6331



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

USE AND INTERPRETATION OF THE DRAWINGS	
1. 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 for regulatory authority.	
2. 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 parties (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, overhead cables for easements, tanking and mechanical plans, permits and public utilities, and other pertinent permits for construction.	
3. Owner and Architect are responsible for final design and location of buildings shown, including an area measured in permanent live (2) feet around any building and coordinating final utility connection shown on these plans.	
4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.	
5. These Drawings are specific to the Project location and conditions. As such, 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.	
6. It is the responsibility to ensure this copy contains the most current revisions. If errors, please contact TCE.	
BEFORE USING THESE PLANS ENSURE THAT YOU HAVE THE LATEST REVISION	
LAST REVISED:	03/01/2018 Final Plans

TCE PROJECT NO: 14-129  
 DP16-32  
 TAX ID: 21004 04-001

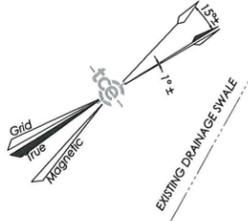
C1-00

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT DP16-32 THE WILLISTON DEVELOPMENT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE MEADOWRIDGE ON THE 5 DAY OF APRIL 18

R. Bellin, Z.A.

SIGNATURE



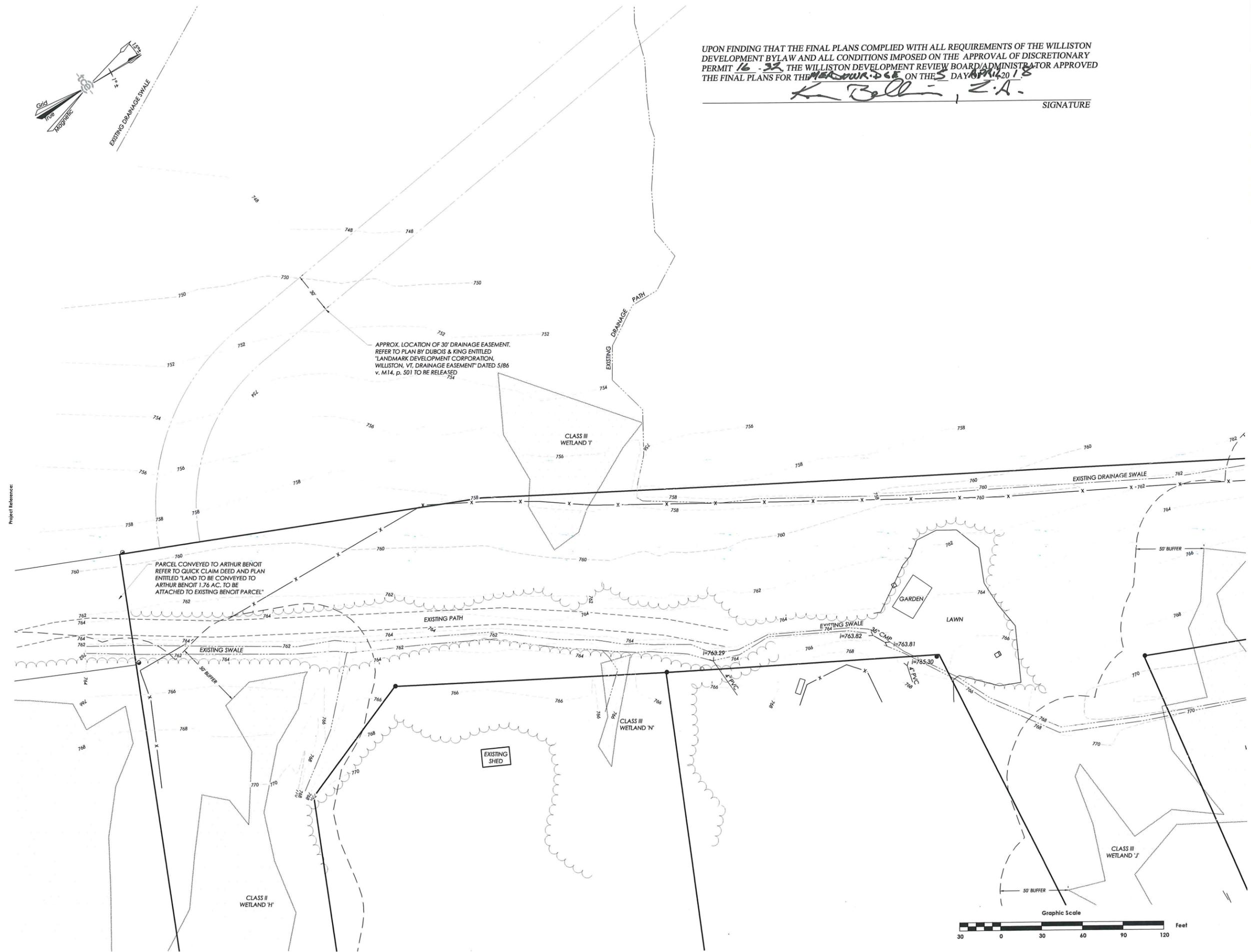


UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-32, THE WILLISTON DEVELOPMENT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE MEADOWRIDGE ON THE 5 DAY APRIL 20 18

*K. Bellin, E.A.*  
SIGNATURE

Revisions

No.	Description	Date	By
△	Application Submissions	02/29/16	JMM
△	Final Plans	04/25/17	DAB



DPI16-32  
TAX ID: 21004 04-001

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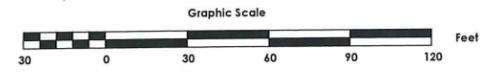
It is the user's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title  
**Meadowridge Community Association**  
Williston, Vermont

Sheet Title  
**Existing Conditions Pond 1**

Date: 12/16/15  
Scale: 1" = 30'  
Project Number: 14-129  
Drawn By: RMP/NPC  
Project Engineer: JMM  
Approved By: \_\_\_\_\_  
Field Book: 306



**C1-02**

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-32 THE WILLISTON DEVELOPMENT REVIEW BOARD ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE MEADOWRIDGE ON THE DAY OF APR 21, 2018

*K. Bell, C.A.*

SIGNATURE



ENGINEERING SURVEY  
PLANNING ENVIRONMENTAL  
278 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
802.879.4331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
△	1	Application Submission	12/16/15	JMM
△	2	Final Plans	04/25/17	DAB
△	3	Construction Set	03/01/18	JPP

- DP16-32  
TAX ID: 21004 04-001
- Use of These Drawings
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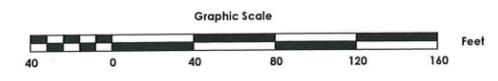
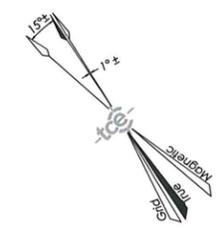
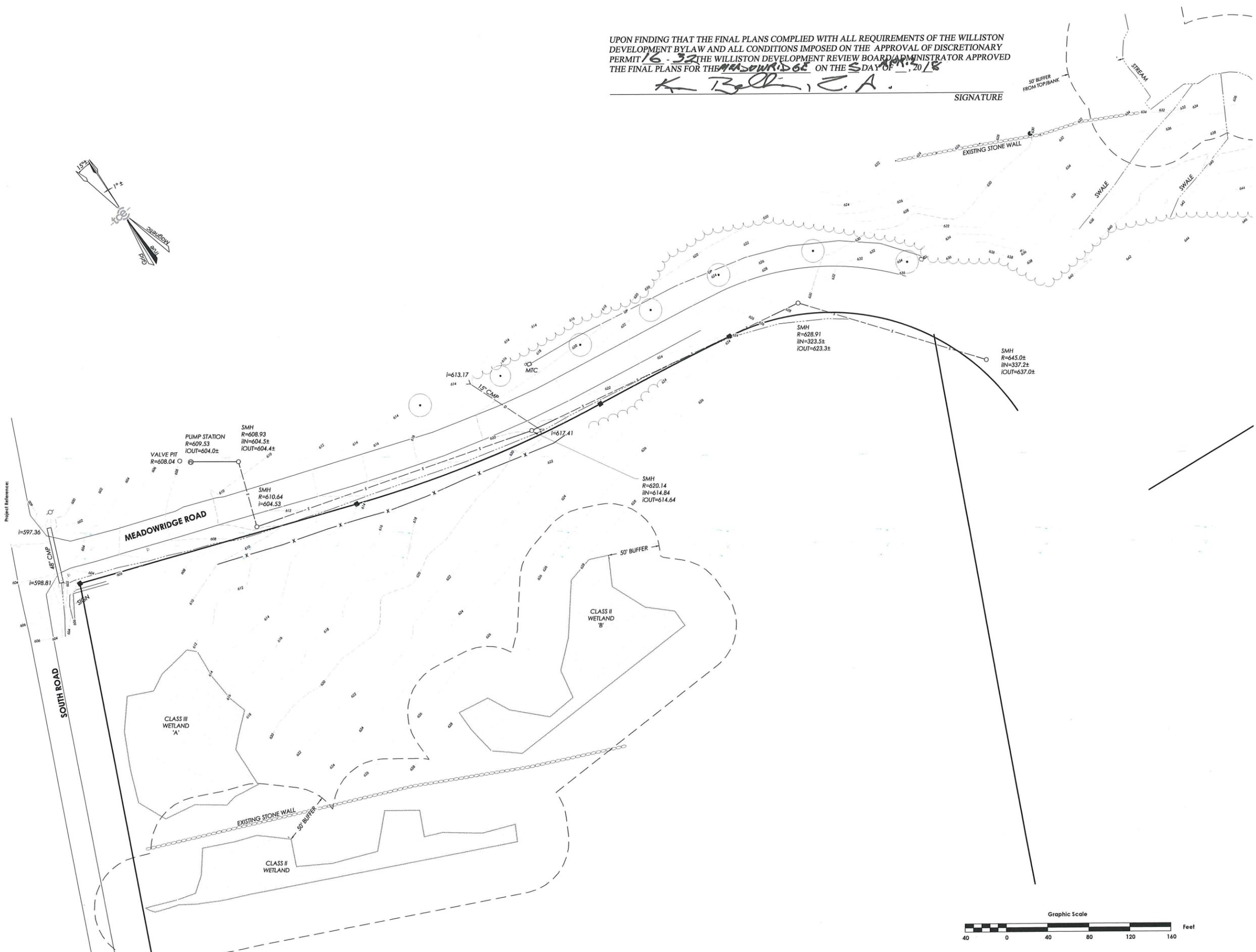


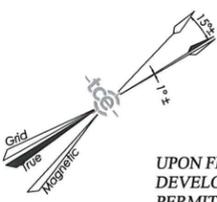
Project Title  
**Meadowridge Community Association**  
Williston, Vermont

Sheet Title  
**Existing Conditions Pond 2**

Date:	12/16/15
Scale:	1" = 40'
Project Number:	14-129
Drawn By:	RMP/NPC
Project Engineer:	JMM
Approved By:	
Field Book:	306

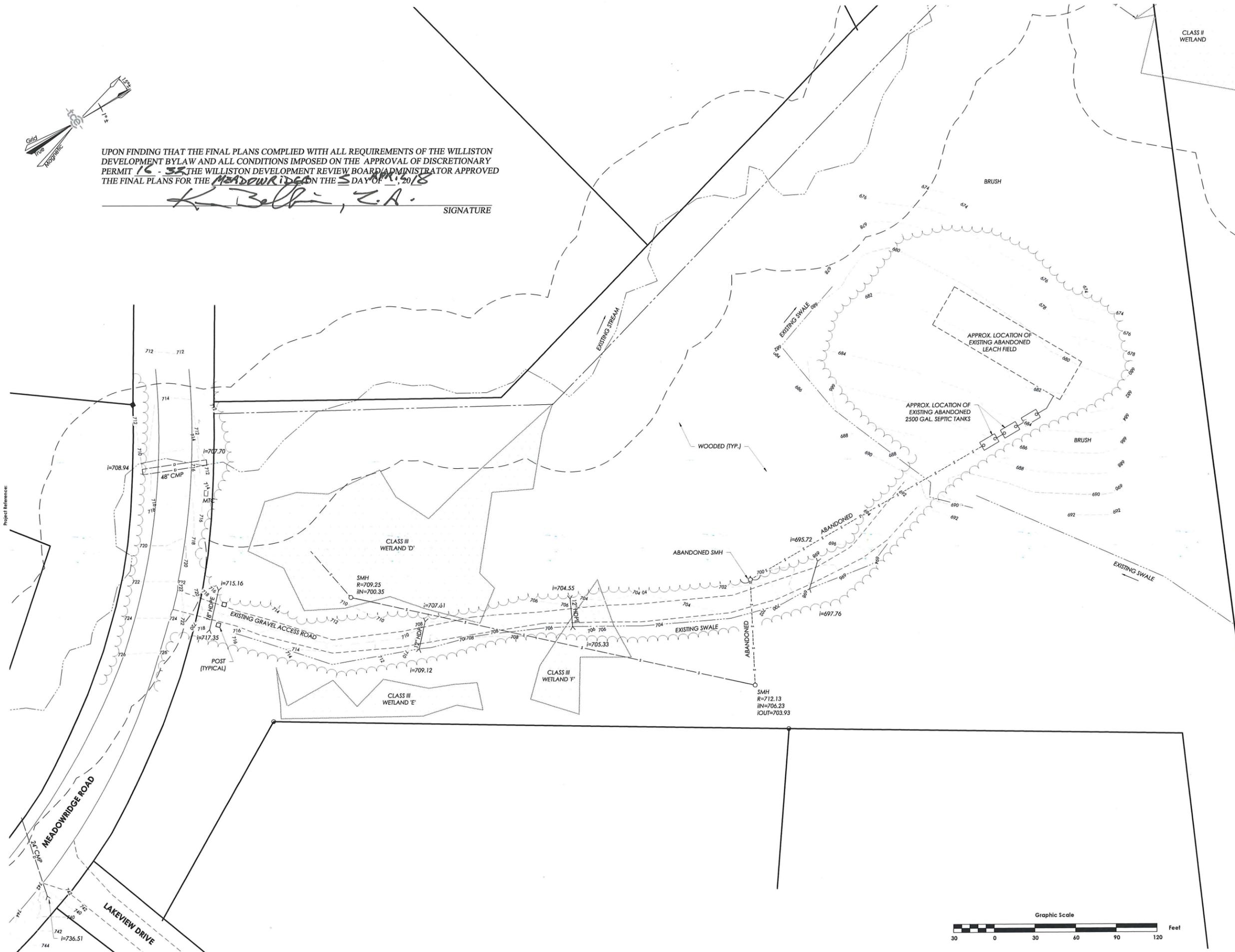
**C1-03**





UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-33 THE WILLISTON DEVELOPMENT REVIEW BOARD ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE MEADOWRIDGE ON THE 5 DAY OF APRIL, 2018

*K. Bellin, C.A.*  
SIGNATURE



Revisions	No.	Description	Date	By
△	Application Submission		12/16/15	JMM
△	Final Plans		04/25/17	DAB
△	Construction Set		03/01/18	JFP

DP16-32  
TAX ID: 21004 04-001

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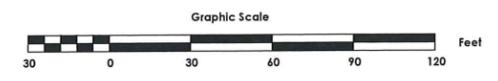
6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



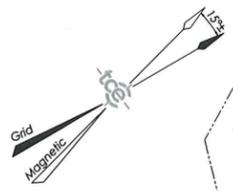
Project Title  
**Meadowridge Community Association**  
Williston, Vermont

Sheet Title  
**Existing Conditions Pond 3**

Date:	12/16/15
Scale:	1" = 30'
Project Number:	14-129
Drawn By:	RMP/NPC
Project Engineer:	JMM
Approved By:	
Field Book:	306



**C1-04**



TO SOUTH ROAD

DRAINAGE EASEMENT TO FOLLOW PATH OF EXISTING DITCH LINE OVER LANDS OF SIPLE AND TERMINATING AT SOUTH ROAD

PROPOSED 30' DRAINAGE EASEMENT

APPROX. LOCATION OF 30' DRAINAGE EASEMENT. REFER TO PLAN BY DUBOIS & KING ENTITLED "LANDMARK DEVELOPMENT CORPORATION, WILLISTON, VT, DRAINAGE EASEMENT" DATED 5/86 v. M14, p. 501 TO BE RELEASED (TO BE ELIMINATED)

NOTES:

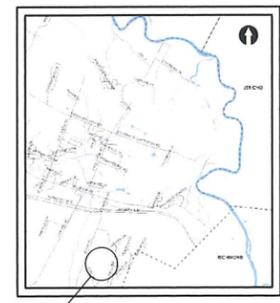
- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF LAND RECORDS AND PLAT REFERENCES 1 AND 2. NORTH ORIENTATION IS BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTS4.
- BOUNDARY LINES SHOWN ARE FOR REFERENCE ONLY AND HAVE NOT BEEN VERIFIED BY THIS SURVEY. BOUNDARY MARKERS RECOVERED AND LOCATED WERE FOR THE SOLE PURPOSE OF ORIENTATING TO THE RECORD DOCUMENTS FOR THE PURPOSE OF ESTABLISHING NEW EASEMENTS.
- AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
- REBARS SET BY THIS OFFICE ON 03-15-18. THE PURPOSE OF THIS EASEMENT PLAT IS TO MARK THE LOCATION OF THE POND 1 STORM WATER EASEMENT AREA ON THE COMMON LANDS OF MEADOWRIDGE COMMUNITY ASSOCIATION.

SPECIAL EASEMENT NOTES: REFER TO THE NEW EASEMENT DEED FOR ADDITIONAL LANGUAGE REGARDING RESTRICTIONS AND LIMITATIONS OF USE AND ACCESS TO THE PROPOSED EASEMENTS.

- THE PROPOSED EASEMENT(S) ARE ONLY TO INSPECT, OPERATE, MAINTAIN, REPAIR OR REPLACE SOME OR ALL OF THE COMPONENTS OF THE STORMWATER SYSTEM.
- EXCEPT IN THE EVENT OF EXTREME NEED OR AN EMERGENCY, ANY USE OF THE EASEMENT(S) MAY ONLY OCCUR ON BUSINESS WORK DAYS (NOT TOWN HOLIDAYS OR WEEKENDS) DURING THE HOURS OF 6am UNTIL 9pm AS PUT FORTH IN THE NOISE CONTROL ORDINANCE.
- IF POSSIBLE, THE TOWN WILL CONTACT LAND OWNERS 48 HOURS PRIOR TO USE OF THE EASEMENT(S).
- THE ACCESS DRIVE SHALL BE USED SOLELY FOR THE ACTIVITIES MENTIONED IN NOTE #1.
- THE PORTION OF THE PROPOSED STORMWATER EASEMENT ON LOT 1, BETWEEN THE POND AND OLD STAGE ROAD WILL EXIST SOLELY FOR THE PURPOSE OF STORMWATER DISCHARGE FROM THE POND TO THE CLOSED DRAINAGE SYSTEM WITHIN THE OLD STAGE ROAD RIGHT OF WAY. THE AREA SHALL REMAIN UNDISTURBED, AND IN ITS NATURAL STATE SUITABLE FOR STORMWATER RUNOFF.

PLAT REFERENCES:

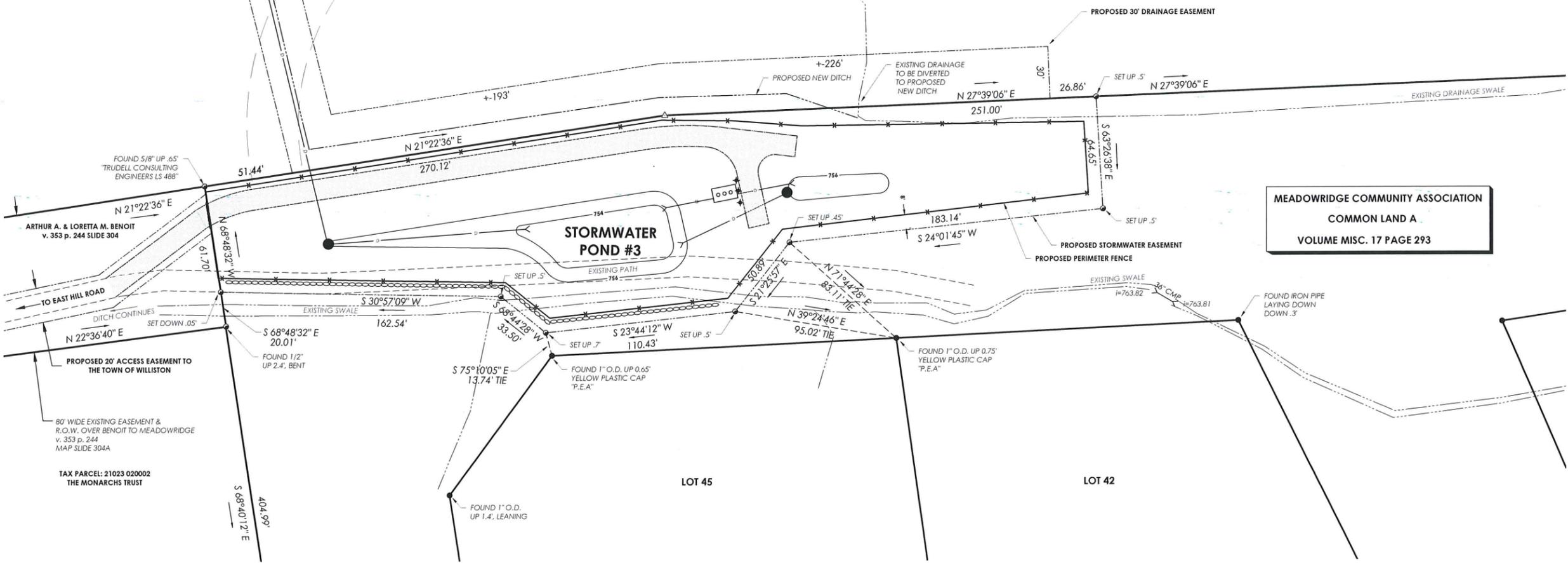
- "PLAT OF SURVEY FOR LANDMARK DEVELOPMENT CORPORATION LOCATED IN WILLISTON, VERMONT", BY DUBOIS & KING, INC., DATED 09-24-1987 AND LAST REVISED ON 10-07-87. RECORDED IN THE TOWN OF WILLISTON LAND RECORDS, SLIDES 230A AND 201B.
- "PLAT OF LOTS 12-60, VERMONT NATIONAL BANK, FORMERLY LANDMARK DEV CORP., MEADOWRIDGE, WILLISTON, VT, BY PINKHAM ENGINEERS ASSOCIATES, INC., DATED 04-04-89 AND LAST REVISED ON 03-11-91. RECORDED IN THE TOWN OF WILLISTON LAND RECORDS, SLIDE 303A, 303B & 304A.
- "SUBDIVISION PLAT ARTHUR & LORETTA BENOIT, 1592 EAST HILL ROAD, WILLISTON, VT, BY TRUDELL CONSULTING ENGINEERS, DATED 10-25-02 AND LAST REVISED ON 07-12-04. RECORDED IN THE TOWN OF WILLISTON LAND RECORDS, SLIDE 677B.



PROJECT LOCATION

TAX PARCEL: 21004 04-001 W. & A. SIPLE

MEADOWRIDGE COMMUNITY ASSOCIATION  
COMMON LAND A  
VOLUME MISC. 17 PAGE 293



FOUND 5/8" UP .65" TRUDELL CONSULTING ENGINEERS LS 488"

ARTHUR A. & LORETTA M. BENOIT v. 353 p. 244 SLIDE 304

TO EAST HILL ROAD

DITCH CONTINUES SET DOWN .05'

PROPOSED 20' ACCESS EASEMENT TO THE TOWN OF WILLISTON

80' WIDE EXISTING EASEMENT & R.O.W. OVER BENOIT TO MEADOWRIDGE v. 353 p. 244 MAP SLIDE 304A

TAX PARCEL: 21023 020002 THE MONARCHS TRUST

STORMWATER POND #3

LOT 45

LOT 42

FOUND 1" O.D. UP 1.4' LEANING

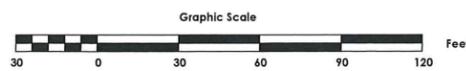
FOUND 1" O.D. UP 0.65" YELLOW PLASTIC CAP "P.E.A."

FOUND 1" O.D. UP 0.75" YELLOW PLASTIC CAP "P.E.A."

FOUND IRON PIPE LAYING DOWN .3'

WILLISTON TOWN CLERK'S OFFICE RECEIVED FOR RECORD

at \_\_\_\_\_ A.D. 201 \_\_\_\_\_  
O'clock \_\_\_\_\_ minutes \_\_\_\_\_ m  
and recorded in Slide \_\_\_\_\_  
Attest: \_\_\_\_\_ Town Clerk



- LEGEND
- △ CALCULATED POINT
  - IRON PIPE
  - REINFORCING BAR

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-32, THE WILLISTON DEVELOPMENT REVIEW BOARD ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE MEADOWRIDGE ON THE 5 DAY OF \_\_\_\_\_, 2018

*K. Balch, Z.A.*  
SIGNATURE

Revisions	#	Description	Date	By
	1	Add Easement Dimensions & Set Pins	03/16/18	BGP
	2	Final Plans	04/25/17	DAB
	3	Minor Easement Revisions	05/02/16	MAD

**Pond 1 Easement Plat**  
**Meadowridge Community Association**  
Williston, Vermont

TRUDELL CONSULTING ENGINEERS  
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495 802.879.4331 | WWW.TCEVT.COM

Date: 02/29/18  
Scale: 1" = 30'  
Project Number: 14-129  
Drawn By: BGP  
Surveyed By: BGP/JRK  
Date of Survey: 03-15-18  
Field Book: 306  
Crd File: 2014129.CRD  
Sheet: C1-05



TAX ID: 21004 04-001

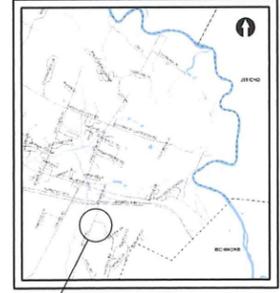


TAX PARCEL: 21004 04-001  
W. & A. SIPLÉ

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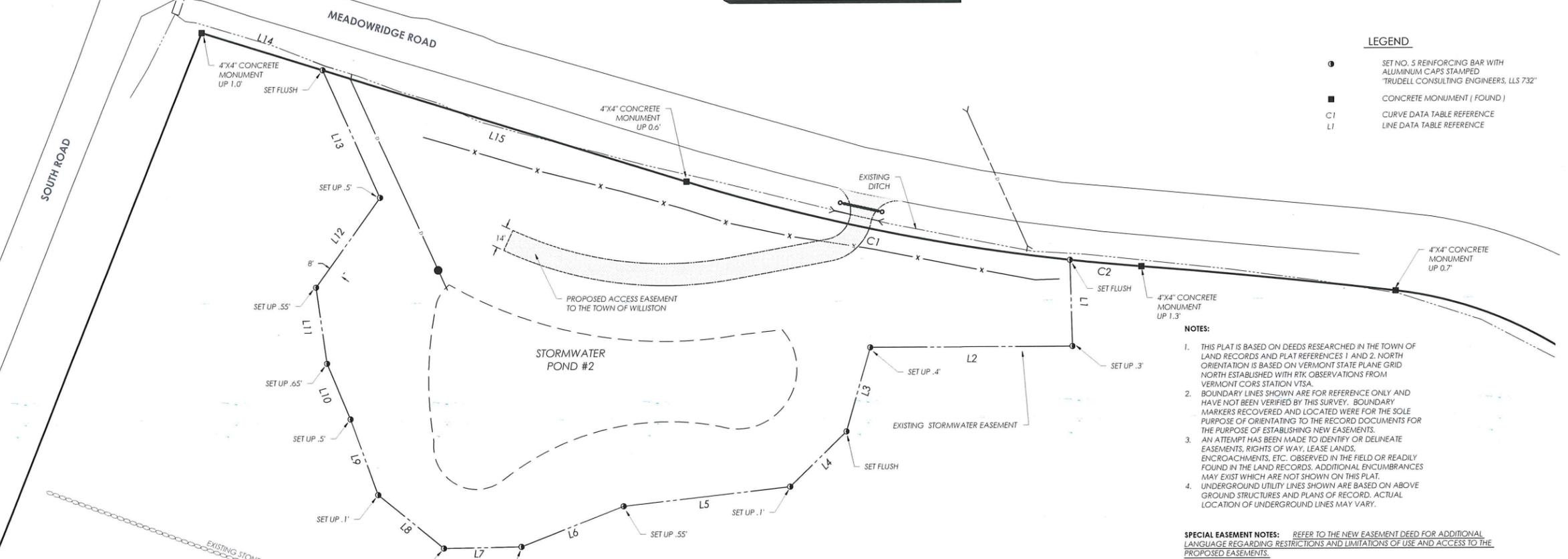
*[Handwritten Signature]*

SIGNATURE



PROJECT LOCATION

MEADOWRIDGE COMMUNITY ASSOCIATION  
COMMON LAND B  
VOLUME MISC. 17 PAGE 293



LEGEND

- SET NO. 5 REINFORCING BAR WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LLS 732"
- CONCRETE MONUMENT ( FOUND )
- C1 CURVE DATA TABLE REFERENCE
- L1 LINE DATA TABLE REFERENCE

NOTES:

1. THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF LAND RECORDS AND PLAT REFERENCES 1 AND 2. NORTH ORIENTATION IS BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTSA.
2. BOUNDARY LINES SHOWN ARE FOR REFERENCE ONLY AND HAVE NOT BEEN VERIFIED BY THIS SURVEY. BOUNDARY MARKERS RECOVERED AND LOCATED WERE FOR THE SOLE PURPOSE OF ORIENTATING TO THE RECORD DOCUMENTS FOR THE PURPOSE OF ESTABLISHING NEW EASEMENTS.
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PLAT REFERENCES:

1. "PLAT OF SURVEY FOR LANDMARK DEVELOPMENT CORPORATION LOCATED IN WILLISTON, VERMONT", BY DUBOIS & KINGS, INC., DATED 09-24-1987 AND LAST REVISED ON 10-07-87. RECORDED IN THE TOWN OF WILLISTON LAND RECORDS, SLIDES 230A AND 201B.
2. "PLAT OF LOTS 12-60, VERMONT NATIONAL BANK, FORMERLY LANDMARK DEV CORP., MEADOWRIDGE, WILLISTON, VT.", BY PINKHAM ENGINEERING ASSOCIATES, INC., DATED 04-04-89 AND LAST REVISED ON 03-11-91. RECORDED IN THE TOWN OF WILLISTON LAND RECORDS, SLIDES 303A, 303B & 304A.

LINE TABLE DATA		
LINE	BEARING	DISTANCE
L1	S 01°39'52" E	47.17'
L2	N 89°57'25" E	111.45'
L3	N 15°59'15" E	47.83'
L4	N 45°54'52" E	43.31'
L5	N 83°30'33" E	92.36'
L6	N 68°32'51" E	60.52'
L7	N 88°58'54" E	42.84'
L8	S 51°03'55" E	46.56'
L9	N 20°27'29" W	44.21'
L10	S 23°10'15" E	33.12'
L11	S 08°27'44" E	42.08'
L12	N 35°41'15" E	60.42'
L13	S 24°37'49" E	76.65'
L14	S 73°05'23" E	70.01'
L15	S 73°05'23" E	210.07'

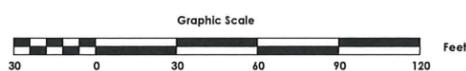
CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	216.53'	1184.19'	N 78°19'41" W	216.23'	10°28'36"
C2	39.74'	1184.19'	N 84°31'39" W	39.74'	1°55'22"

MEADOWRIDGE COMMUNITY ASSOCIATION  
COMMON LAND A  
VOLUME MISC. 17 PAGE 293

WILLISTON TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

at \_\_\_\_\_ A.D. 201 \_\_\_\_\_  
at \_\_\_\_\_ O'clock \_\_\_\_\_ minutes \_\_\_\_\_ m  
and recorded in Slide \_\_\_\_\_  
Attest: \_\_\_\_\_ Town Clerk

Revisions			
#	Description	Date	By
1	Add Easement Dimensions & Set Pins	02/13/18	BGP
2	Final Plans	04/25/17	DAB

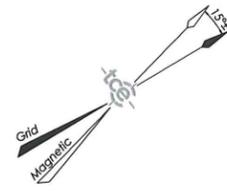


**Pond 2 Easement Plat**  
**Meadowridge Community Association**  
Williston, Vermont

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

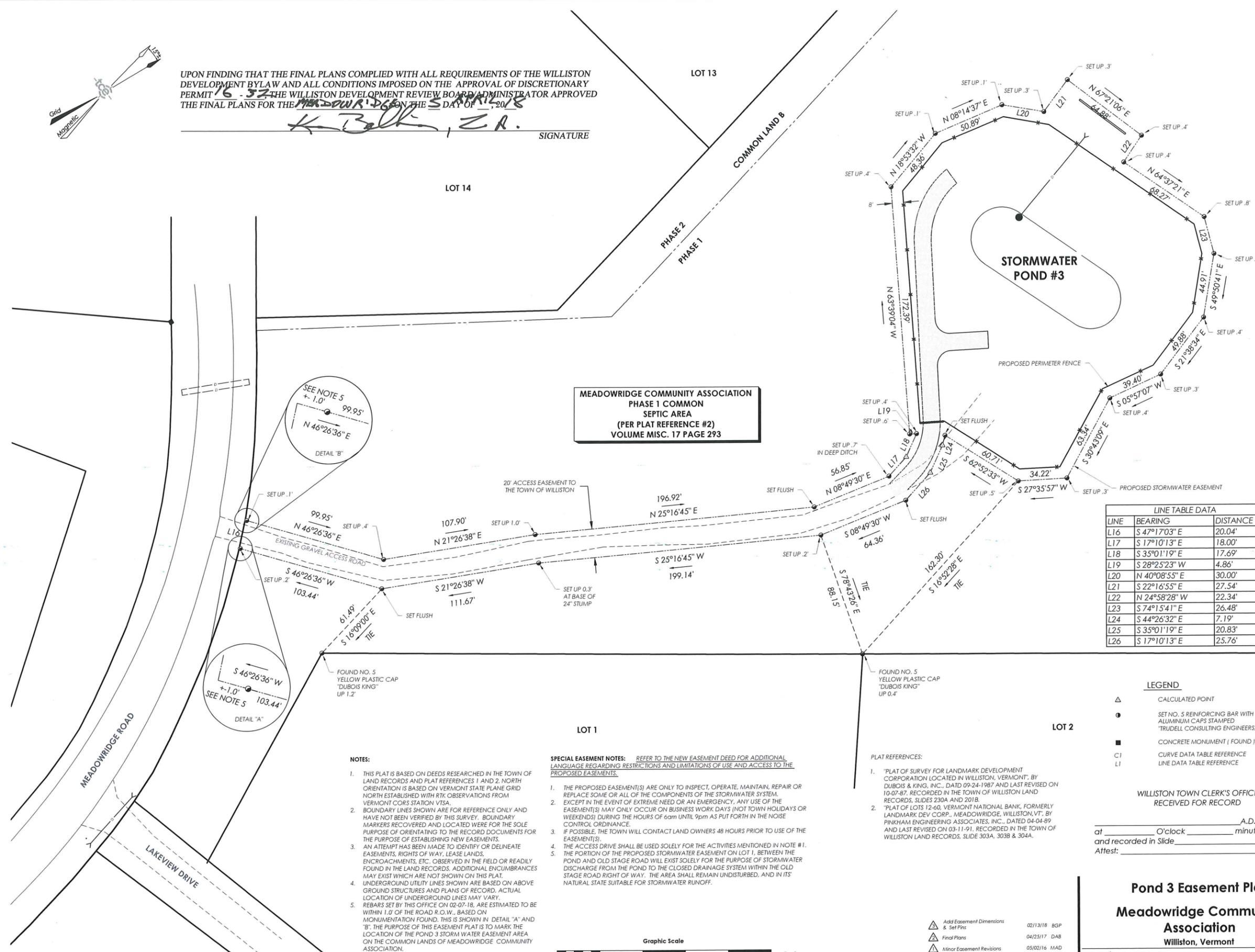
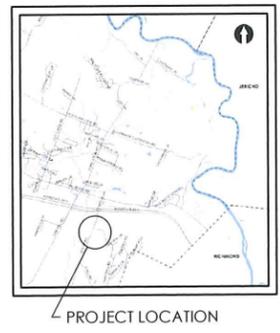
Date:	02/29/18
Scale:	1" = 30'
Project Number:	14129
Drawn By:	NPC/BGP
Surveyed By:	BGP/JRK
Date of Survey:	02-06-2018
Field Book:	306
Crd File:	2014129.CRD
Sheet:	<b>C1-06</b>

TAX ID: 21004 04-001  
DP16-32



UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-52 THE WILLISTON DEVELOPMENT REVIEW BOARD ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE MEADOWRIDGE COMMON LANDS ON THE 5<sup>TH</sup> DAY OF APRIL 2018

*K. Balkin, Z.R.*  
SIGNATURE



MEADOWRIDGE COMMUNITY ASSOCIATION  
PHASE 1 COMMON  
SEPTIC AREA  
(PER PLAT REFERENCE #2)  
VOLUME MISC. 17 PAGE 293

LINE	BEARING	DISTANCE
L16	S 47°17'03" E	20.04'
L17	S 17°10'13" E	18.00'
L18	S 35°01'19" E	17.69'
L19	S 28°25'23" W	4.86'
L20	N 40°08'55" E	30.00'
L21	S 22°16'55" E	27.54'
L22	N 24°58'28" W	22.34'
L23	S 74°15'41" E	26.48'
L24	S 44°26'32" E	7.19'
L25	S 35°01'19" E	20.83'
L26	S 17°10'13" E	25.76'

**LEGEND**

- △ CALCULATED POINT
- SET NO. 5 REINFORCING BAR WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LLS 732"
- CONCRETE MONUMENT ( FOUND )
- C1 CURVE DATA TABLE REFERENCE
- L1 LINE DATA TABLE REFERENCE

WILLISTON TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD

at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ m  
and recorded in Slide \_\_\_\_\_  
Attest: \_\_\_\_\_ Town Clerk

**Pond 3 Easement Plat**  
**Meadowridge Community Association**  
Williston, Vermont

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



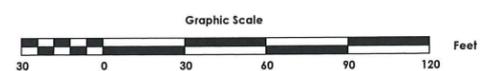
TAX ID: 21004 04-001  
DP16-52

Date:	02/29/16
Scale:	1" = 30'
Project Number:	14-129
Drawn By:	NPC/BGP
Surveyed By:	BGP/JRK
Date of Survey:	02-07-2018
Field Book:	306
Crd File:	2014129.CRD
Sheet:	<b>C1-07</b>

- NOTES:**
- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF LAND RECORDS AND PLAT REFERENCES 1 AND 2. NORTH ORIENTATION IS BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTSA.
  - BOUNDARY LINES SHOWN ARE FOR REFERENCE ONLY AND HAVE NOT BEEN VERIFIED BY THIS SURVEY. BOUNDARY MARKERS RECOVERED AND LOCATED WERE FOR THE SOLE PURPOSE OF ORIENTATING TO THE RECORD DOCUMENTS FOR THE PURPOSE OF ESTABLISHING NEW EASEMENTS.
  - AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
  - UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
  - REBARS SET BY THIS OFFICE ON 02-07-18, ARE ESTIMATED TO BE WITHIN 1.0' OF THE ROAD R.O.W., BASED ON MONUMENTATION FOUND. THIS IS SHOWN IN DETAIL "A" AND "B". THE PURPOSE OF THIS EASEMENT PLAT IS TO MARK THE LOCATION OF THE POND 3 STORM WATER EASEMENT AREA ON THE COMMON LANDS OF MEADOWRIDGE COMMUNITY ASSOCIATION.

- SPECIAL EASEMENT NOTES:** REFER TO THE NEW EASEMENT DEED FOR ADDITIONAL LANGUAGE REGARDING RESTRICTIONS AND LIMITATIONS OF USE AND ACCESS TO THE PROPOSED EASEMENTS.
- THE PROPOSED EASEMENT(S) ARE ONLY TO INSPECT, OPERATE, MAINTAIN, REPAIR OR REPLACE SOME OR ALL OF THE COMPONENTS OF THE STORMWATER SYSTEM. EXCEPT IN THE EVENT OF EXTREME NEED OR AN EMERGENCY, ANY USE OF THE EASEMENT(S) MAY ONLY OCCUR ON BUSINESS WORK DAYS (NOT TOWN HOLIDAYS OR WEEKENDS) DURING THE HOURS OF 6am UNTIL 9pm AS PUT FORTH IN THE NOISE CONTROL ORDINANCE.
  - IF POSSIBLE, THE TOWN WILL CONTACT LAND OWNERS 48 HOURS PRIOR TO USE OF THE EASEMENT(S).
  - THE ACCESS DRIVE SHALL BE USED SOLELY FOR THE ACTIVITIES MENTIONED IN NOTE #1.
  - THE PORTION OF THE PROPOSED STORMWATER EASEMENT ON LOT 1, BETWEEN THE POND AND OLD STAGE ROAD WILL EXIST SOLELY FOR THE PURPOSE OF STORMWATER DISCHARGE FROM THE POND TO THE CLOSED DRAINAGE SYSTEM WITHIN THE OLD STAGE ROAD RIGHT OF WAY. THE AREA SHALL REMAIN UNDISTURBED, AND IN ITS NATURAL STATE SUITABLE FOR STORMWATER RUNOFF.

- PLAT REFERENCES:**
- "PLAT OF SURVEY FOR LANDMARK DEVELOPMENT CORPORATION LOCATED IN WILLISTON, VERMONT", BY DUBOIS & KING, INC., DATED 09-24-1987 AND LAST REVISED ON 10-07-87, RECORDED IN THE TOWN OF WILLISTON LAND RECORDS, SLIDES 230A AND 201B.
  - "PLAT OF LOTS 12-60, VERMONT NATIONAL BANK, FORMERLY LANDMARK DEV CORP., MEADOWRIDGE, WILLISTON, VT., BY PINKHAM ENGINEERING ASSOCIATES, INC., DATED 04-04-89 AND LAST REVISED ON 03-11-91, RECORDED IN THE TOWN OF WILLISTON LAND RECORDS, SLIDE 303A, 303B & 304A.



Revisions	#	Description	Date	By
	1	Add Easement Dimensions & Set Pins	02/13/18	BGP
	2	Final Plans	04/23/17	DAB
	3	Minor Easement Revisions	05/02/16	MAD

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-32 THE WILLISTON DEVELOPMENT REVIEW BOARD ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE Meadowridge ON THE 5 DAY OF APRIL, 2018

*Kurt Belker, Z.A.*  
SIGNATURE



PROJECT LOCATION

**SPECIAL EASEMENT NOTES:** REFER TO THE NEW EASEMENT DEED FOR ADDITIONAL LANGUAGE REGARDING RESTRICTIONS AND LIMITATIONS OF USE AND ACCESS TO THE PROPOSED EASEMENTS.

1. THE PROPOSED EASEMENT(S) ARE ONLY TO INSPECT, OPERATE, MAINTAIN, REPAIR OR REPLACE SOME OR ALL OF THE COMPONENTS OF THE STORMWATER SYSTEM.
2. EXCEPT IN THE EVENT OF EXTREME NEED OR AN EMERGENCY, ANY USE OF THE EASEMENT(S) MAY ONLY OCCUR ON BUSINESS WORK DAYS (NOT TOWN HOLIDAYS OR WEEKENDS) DURING THE HOURS OF 6am UNTIL 9pm AS PUT FORTH IN THE NOISE CONTROL ORDINANCE.
3. IF POSSIBLE, THE TOWN WILL CONTACT LAND OWNERS 48 HOURS PRIOR TO USE OF THE EASEMENT(S).
4. THE ACCESS DRIVE SHALL BE USED SOLELY FOR THE ACTIVITIES MENTIONED IN NOTE #1.
5. THE PORTION OF THE PROPOSED STORMWATER EASEMENT ON LOT 1, BETWEEN THE POND AND OLD STAGE ROAD WILL EXIST SOLELY FOR THE PURPOSE OF STORMWATER DISCHARGE FROM THE POND TO THE CLOSED DRAINAGE SYSTEM WITHIN THE OLD STAGE ROAD RIGHT OF WAY. THE AREA SHALL REMAIN UNDISTURBED, AND IN ITS NATURAL STATE SUITABLE FOR STORMWATER RUNOFF.

**NOTES:**

1. THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF LAND RECORDS AND PLAT REFERENCES 1 AND 2. NORTH ORIENTATION IS BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTS4.
2. BOUNDARY LINES SHOWN ARE FOR REFERENCE ONLY AND HAVE NOT BEEN VERIFIED BY THIS SURVEY. BOUNDARY MARKERS RECOVERED AND LOCATED WERE FOR THE SOLE PURPOSE OF ORIENTATING TO THE RECORD DOCUMENTS FOR THE PURPOSE OF ESTABLISHING NEW EASEMENTS.
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4. UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.

**PLAT REFERENCES:**

1. "MEADOW LANE, LANDMARK DEVELOPMENT WILLISTON, VT." DATED 9/24/87 BY DUBOIS & KING
2. "PLAT OF LOTS 1-2-30, VERMONT NATIONAL BANK, FORMERLY LANDMARK DEVELOPMENT CORP., MEADOWRIDGE, WILLISTON, VT." DATED 4/4/89 BY PINKHAM ENGINEERING ASSOCIATES, INC.

WILLISTON TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
A.D. 201  
at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ m  
and recorded in Slide \_\_\_\_\_  
Attest: \_\_\_\_\_ Town Clerk



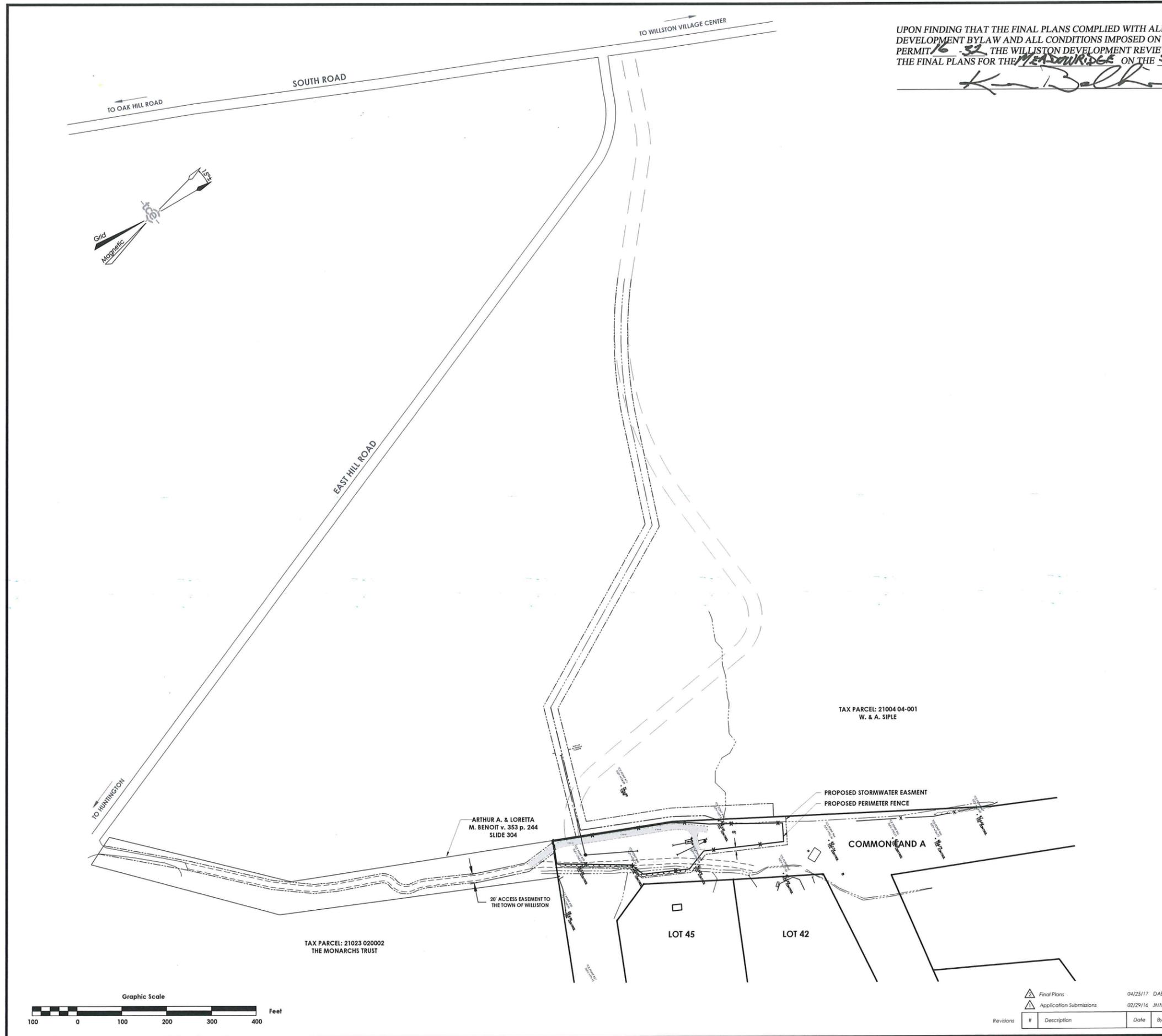
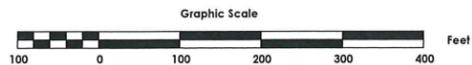
TAX ID: 21004 04-001  
DP16-32

**Overall Easement Plat**  
**Meadowridge Community**  
**Association**  
Williston, Vermont

**TRUDELL CONSULTING ENGINEERS**  
478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495 802.879.4331 | WWW.TCEVT.COM

Date: 02/29/16  
Scale: 1" = 100'  
Project Number: 14129  
Drawn By: NPC  
Surveyed By: JMM  
Date of Survey: ---  
Field Book: 306  
Crd file: ---  
Sheet: **C1-08**

Revisions	#	Description	Date	By
		Final Plans	04/25/17	DAB
		Application Submissions	02/29/16	JMM



UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-23-2016 THE WILLISTON DEVELOPMENT PERMIT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE MEADOWRIDGE COMMUNITY ASSOCIATION ON THE DAY OF 11/15/2016

*K. J. ... E.A.*  
SIGNATURE



Revisions No.	Description	Date	By
△	Application Submissions	02/29/16	JMM
△	Final Plans	04/25/17	DAB
△	Construction Set	03/01/18	JPP

DP16-32  
TAX ID: 21004 04001  
Use of These Drawings  
1. 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.  
2. 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 parties/disciplines, including but not limited to, the Engineer and the Architect, to insure 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.  
3. 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.  
4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.  
5. 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.  
6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.

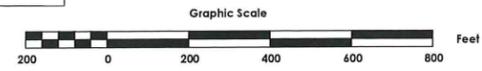
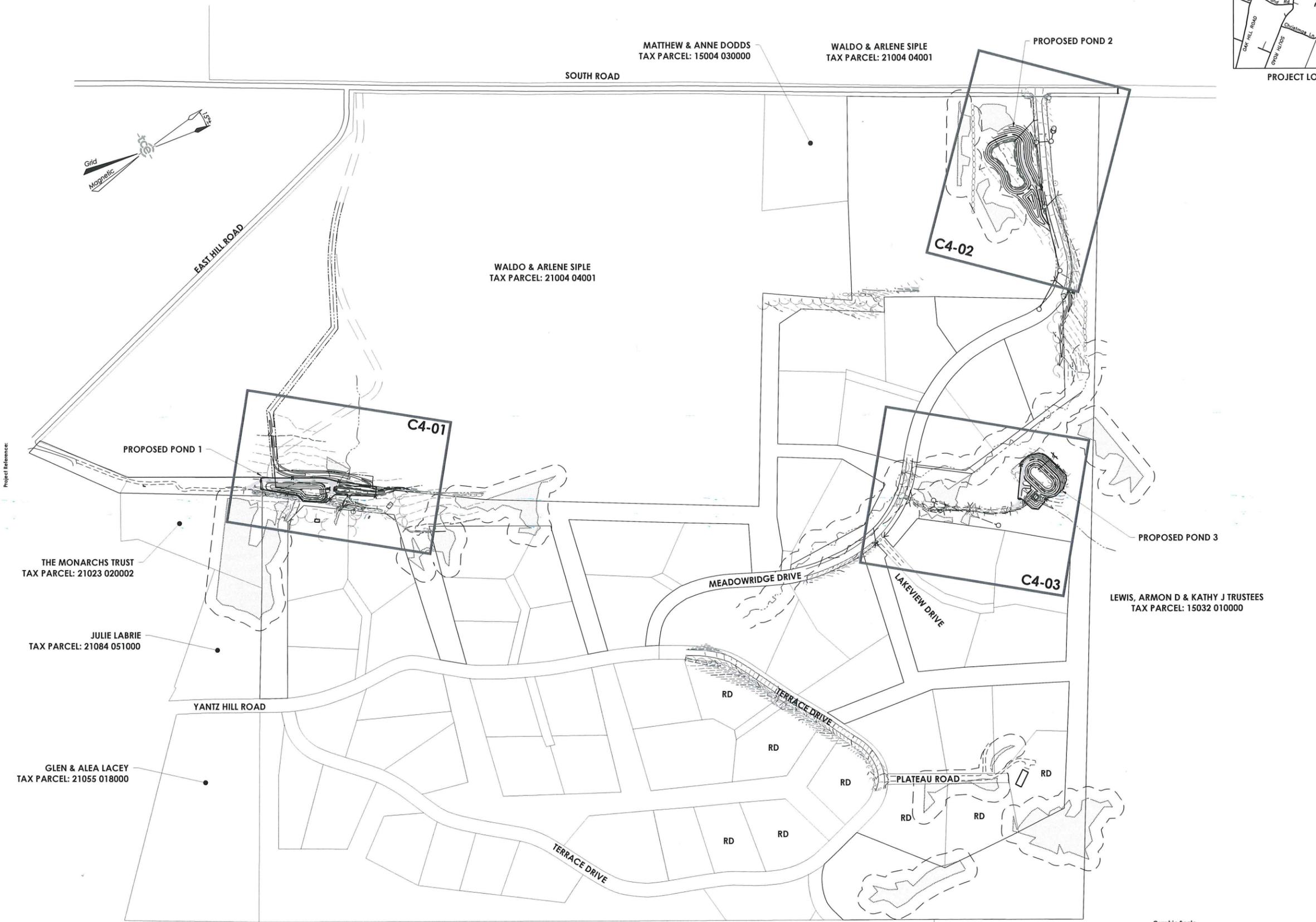


Project Title  
**Meadowridge Community Association**  
Williston, Vermont

Sheet Title  
**Overall Site Plan**

Date:	12/16/15
Scale:	1" = 200'
Project Number:	14-129
Drawn By:	NPC
Project Engineer:	JMM
Approved By:	
Field Book:	306

**C2-01**



Project Reference:

- THE MONARCHS TRUST  
TAX PARCEL: 21023 020002
- JULIE LABRIE  
TAX PARCEL: 21084 051000
- GLEN & ALEA LACEY  
TAX PARCEL: 21055 018000

WALDO & ARLENE SIPLE  
TAX PARCEL: 21004 04001

MATTHEW & ANNE DODDS  
TAX PARCEL: 15004 030000

WALDO & ARLENE SIPLE  
TAX PARCEL: 21004 04001

LEWIS, ARMON D & KATHY J TRUSTEES  
TAX PARCEL: 15032 010000

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT FOR THE DEVELOPMENT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE MEADOWS ON THE DAY OF 3/23/2016  
**K. Balk, P.E.** SIGNATURE



**ENGINEERING SURVEY**  
 PLANNING • ENVIRONMENTAL  
 475 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
 802.879.4321 | WWW.TCEVT.COM

TOTAL CLASS III WETLAND IMPACT: 4,142 SF  
 TOTAL WETLAND BUFFER IMPACT: 1,542 SF

NOTE: THE WETLAND DELINEATION SHOWN ON THIS PLAN WAS PERFORMED ON JULY 28th - 29th, 2015 ACCORDING TO STANDARDS OF THE 1987 US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE NORTHEAST REGIONAL SUPPLEMENT. THIS DELINEATION WAS PERFORMED BY KARINA DAILEY OF TRUDELL CONSULTING ENGINEERS.

Revisions	No.	Description	Date	By
	1	Application Submissions	02/29/16	JMM
	2	Public Works Comments	09/28/16	AGM
	3	Final Plans	04/25/17	DAB

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	SIZE	COMMENTS
<b>Trees</b>					
AR	<i>Acer rubrum</i>	Red Maple	6	2"-2/12"	B&B
AR	<i>Acer rubrum</i>	Red Maple	3	2-3 gal.	B&B
BN	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	1	2"-2/12"	B&B
PS	<i>Pinus strobus</i>	White Pine	2	5'-6'	B&B
<b>Shrubs</b>					
CSB	<i>Cornus sericea</i> 'Bailey'	Red Twig Dogwood	7	3 gal.	B&B
N	<i>Ilex verticillata</i> 'Jim Dandy & Berry Nice'	Jim Dandy & Berry Nice Winterberry	21	3 gal. **	CONT.
JCHC	<i>Juniperus chinensis</i> 'Hertzii columnaris'	Columnar Chinese Juniper	19	5'-6" **	CONT.

**Herbaceous**  
 Wet Meadow & Detention Basin Seed mix from Vermont Wetland Plant Supply shall be established in all non-grassed disturbed areas in and around swales, pond, forebay and spillway at a rate of 1 lb per 1,200 SF  
 \* to be installed in wetland buffer by hand method only  
 \*\* a portion of these are to be installed in wetland buffer by hand method only. See Stormwater Pond plan for locations

- DP16-32  
 TAX ID: 2100404-001
- Use of These Drawings  
 1. 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.
2. 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 parties/disciplines, including but not limited to, the Engineer and the Architect, to insure 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.
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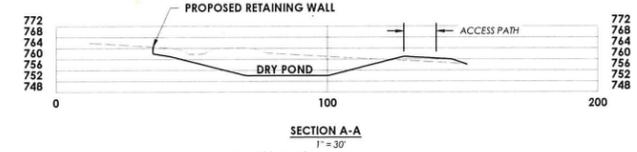
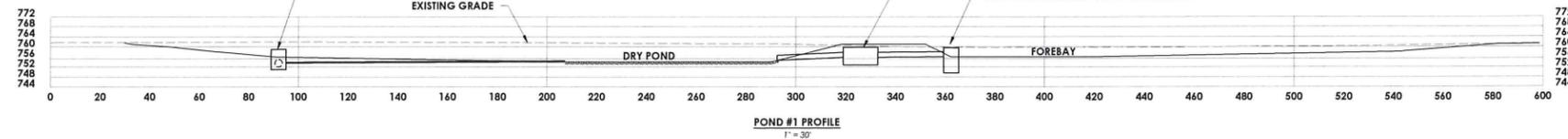
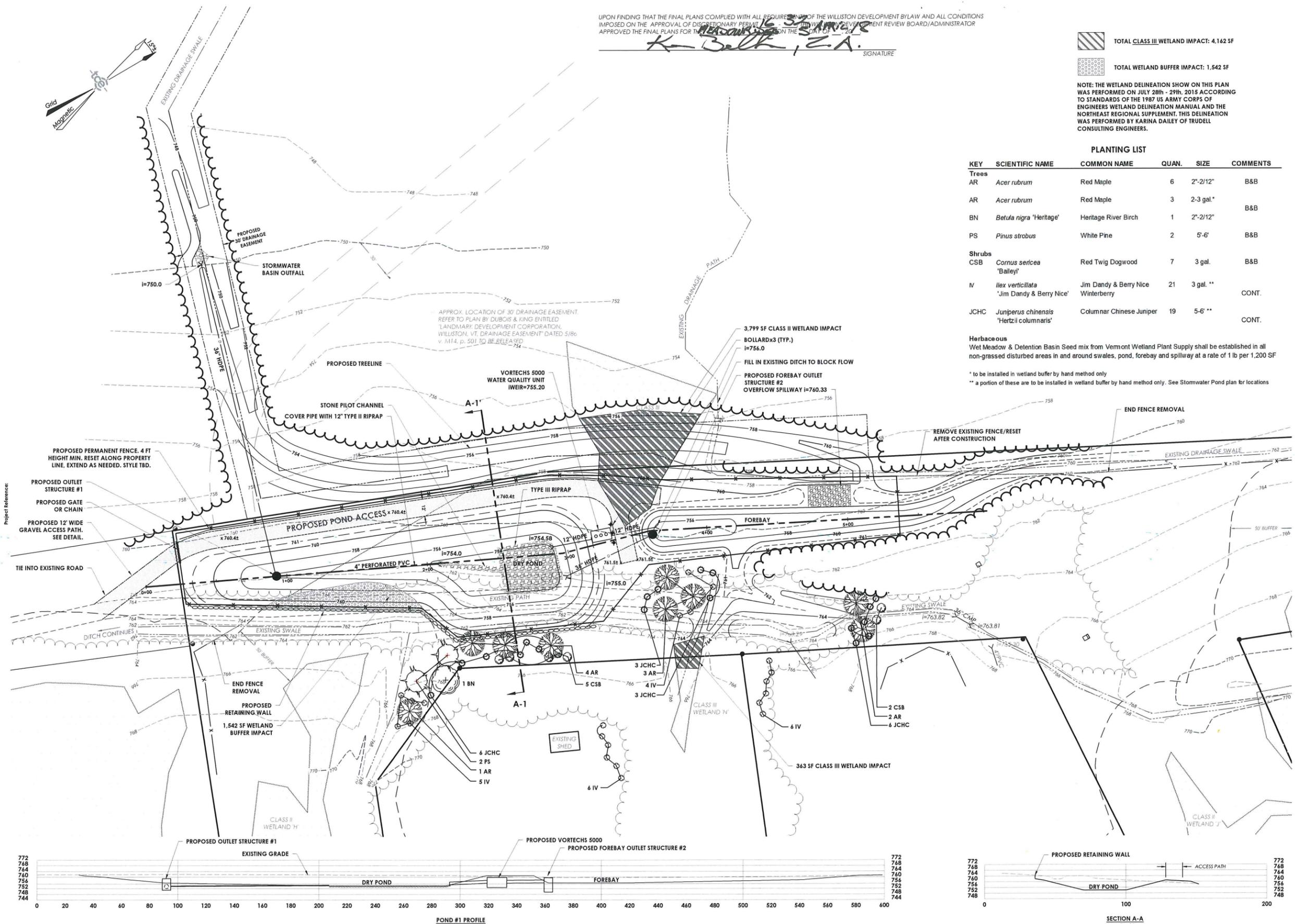


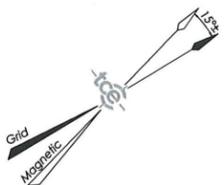
Project Title  
**Meadowridge Community Association**  
 Williston, Vermont

Sheet Title  
**Stormwater Pond 1**

Date: 12/16/15  
 Scale: 1" = 30'  
 Project Number: 14-129  
 Drawn By: NPC  
 Project Engineer: JMM  
 Approved By:  
 Field Book: 306

**C4-01**





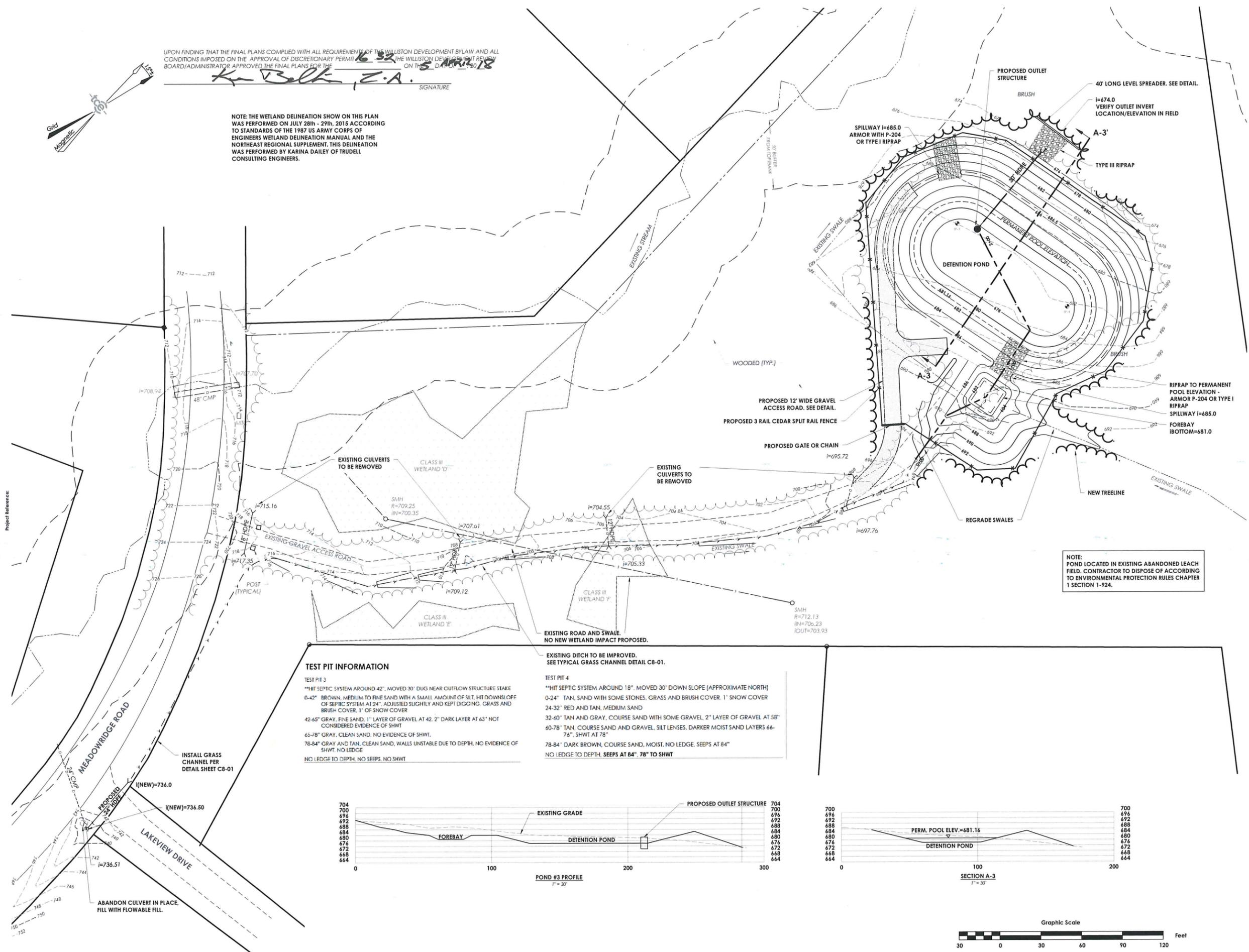
UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT **6-32** THE WILLISTON DEVELOPMENT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE **6-32** ON THE DATE OF **5 APRIL 2018**

*K. V. Ball* E.A. SIGNATURE

NOTE: THE WETLAND DELINEATION SHOWN ON THIS PLAN WAS PERFORMED ON JULY 28th - 29th, 2015 ACCORDING TO STANDARDS OF THE 1987 US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE NORTHEAST REGIONAL SUPPLEMENT. THIS DELINEATION WAS PERFORMED BY KARINA DAILEY OF TRUDELL CONSULTING ENGINEERS.

Revisions	No.	Description	Date	By
Application Submissions			02/29/16	JMM
Final Plans			04/25/17	DAB
Construction Set			03/01/18	JPP

- DPI 6-32  
 TAX ID: 21004 04-001
- Use of These Drawings
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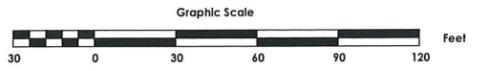
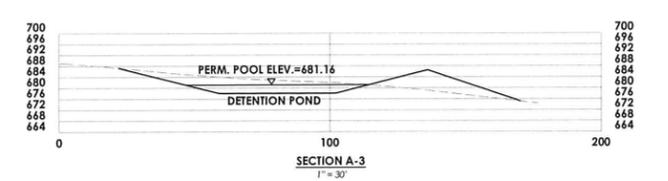
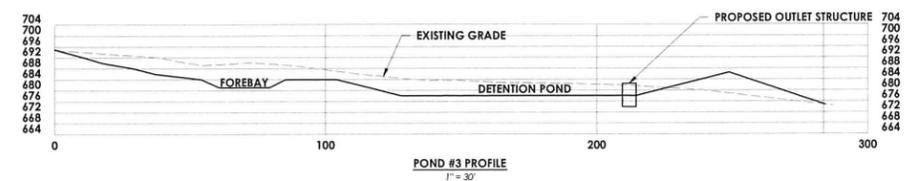
NOTE: POND LOCATED IN EXISTING ABANDONED LEACH FIELD. CONTRACTOR TO DISPOSE OF ACCORDING TO ENVIRONMENTAL PROTECTION RULES CHAPTER 1 SECTION 1-924.

**TEST PIT INFORMATION**

TEST PIT 3  
 \*\*HIT SEPTIC SYSTEM AROUND 42", MOVED 30" DUG NEAR OUTFLOW STRUCTURE STAKE  
 0-42" BROWN, MEDIUM TO FINE SAND WITH A SMALL AMOUNT OF SILT, HIT DOWNSLOPE OF SEPTIC SYSTEM AT 24". ADJUSTED SLIGHTLY AND KEPT DIGGING. GRASS AND BRUSH COVER. 1" OF SNOW COVER  
 42-65" GRAY, FINE SAND, 1" LAYER OF GRAVEL AT 42, 2" DARK LAYER AT 63" NOT CONSIDERED EVIDENCE OF SHWT  
 65-78" GRAY, CLEAN SAND, NO EVIDENCE OF SHWT  
 78-84" GRAY AND TAN, CLEAN SAND, WALLS UNSTABLE DUE TO DEPTH, NO EVIDENCE OF SHWT, NO LEDGE  
 NO LEDGE TO DEPTH, NO SEEPS, NO SHWT

EXISTING DITCH TO BE IMPROVED. SEE TYPICAL GRASS CHANNEL DETAIL C8-01.

TEST PIT 4  
 \*\*HIT SEPTIC SYSTEM AROUND 18", MOVED 30" DOWN SLOPE (APPROXIMATE NORTH)  
 0-24" TAN, SAND WITH SOME STONES, GRASS AND BRUSH COVER, 1" SNOW COVER  
 24-32" RED AND TAN, MEDIUM SAND  
 32-60" TAN AND GRAY, COURSE SAND WITH SOME GRAVEL, 2" LAYER OF GRAVEL AT 58"  
 60-78" TAN, COURSE SAND AND GRAVEL, SILT LENSES, DARKER MOIST SAND LAYERS 66-76", SHWT AT 78"  
 78-84" DARK BROWN, COURSE SAND, MOIST, NO LEDGE, SEEPS AT 84"  
 NO LEDGE TO DEPTH, SEEPS AT 84", 78" TO SHWT

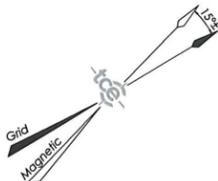


Project Title  
**Meadowridge Community Association**  
 Williston, Vermont

Sheet Title  
**Stormwater Pond 3**

Date: 12/16/15  
 Scale: 1" = 30'  
 Project Number: 14-129  
 Drawn By: NPC  
 Project Engineer: JMM  
 Approved By:  
 Field Book: 306

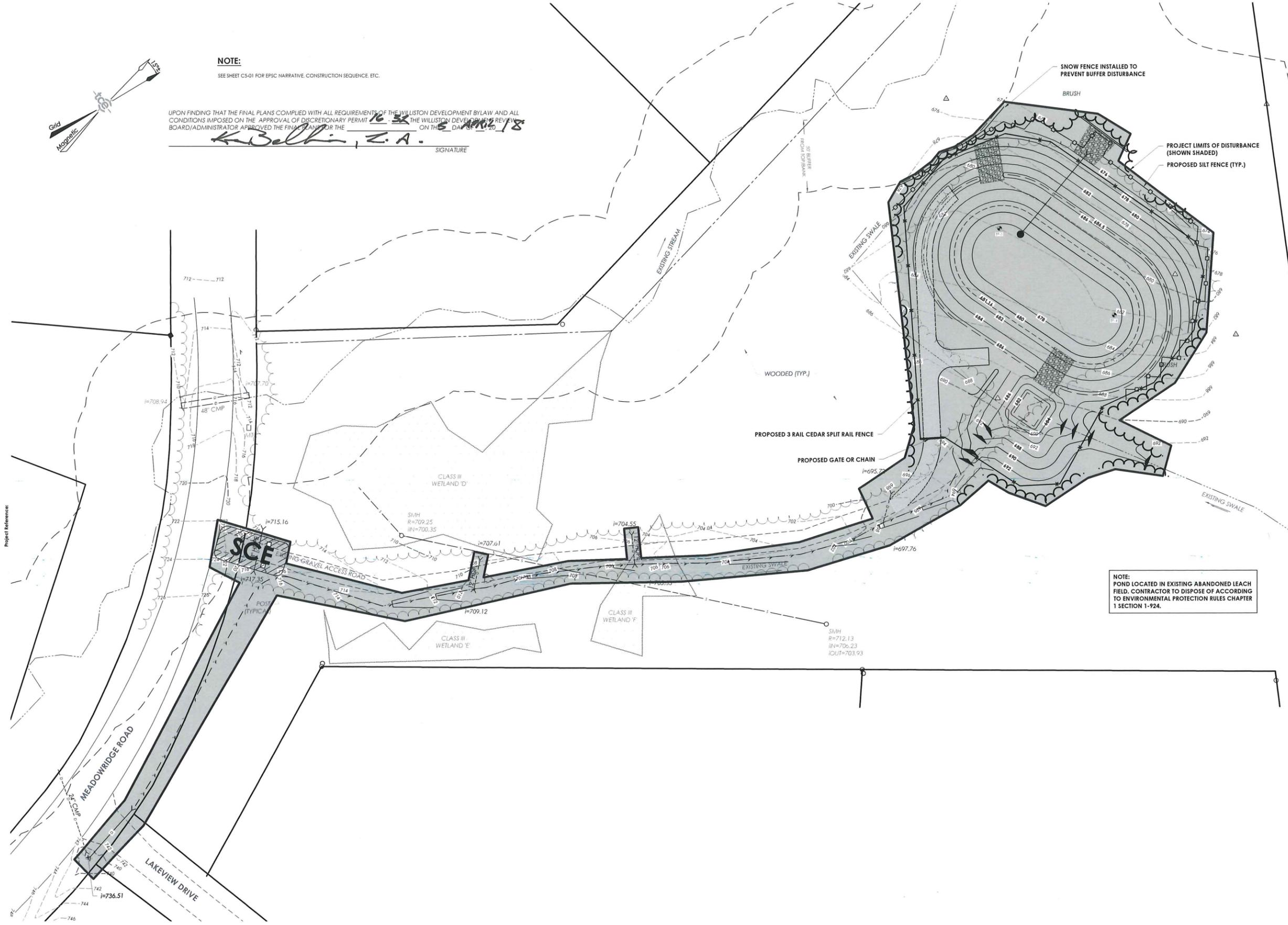




**NOTE:**  
SEE SHEET C5-01 FOR EPSC NARRATIVE, CONSTRUCTION SEQUENCE, ETC.

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-32 THE WILLISTON DEVELOPMENT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE 5-20-18 ON THE 5 DAY OF APRIL 2018

*K. Belkin, Z.A.*  
SIGNATURE



NOTE:  
POND LOCATED IN EXISTING ABANDONED LEACH FIELD, CONTRACTOR TO DISPOSE OF ACCORDING TO ENVIRONMENTAL PROTECTION RULES CHAPTER 1 SECTION 1-924.



**ENGINEERING SURVEY**  
PLANNING • ENVIRONMENTAL  
419 BLAIR ROAD SUITE 303A | WILLISTON, VERMONT 05495  
802 879 4329 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
Application Submissions			02/29/16	JMM
Final Plans			04/25/17	DAB
Construction Set			03/01/18	JPP

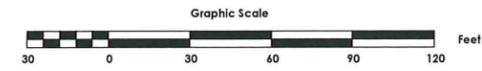
DPI 6-32  
TAX ID: 2104 04-001  
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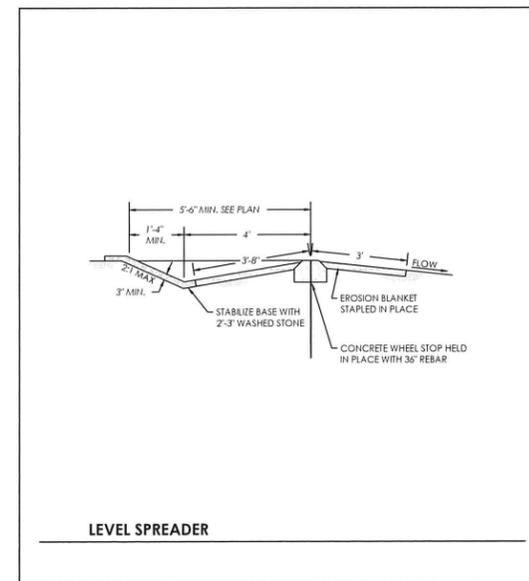
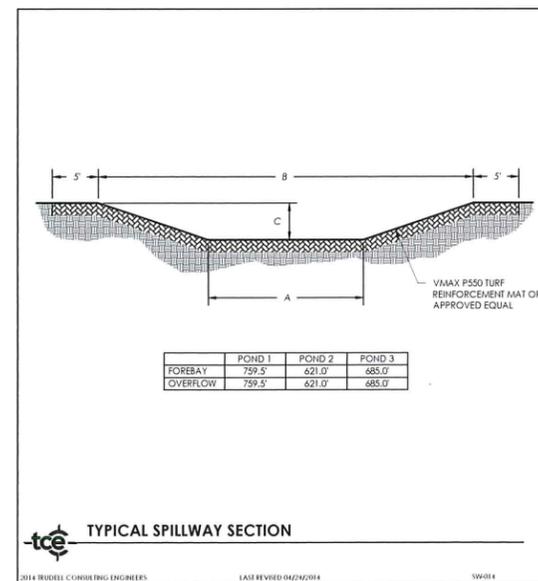
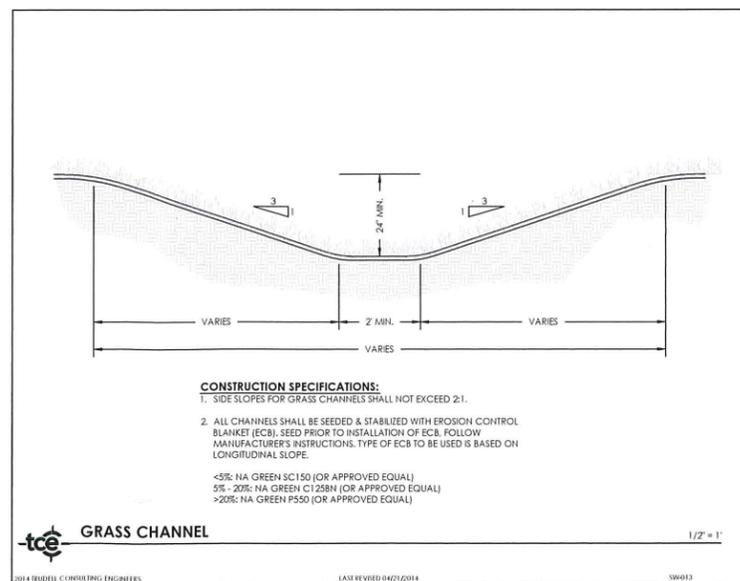
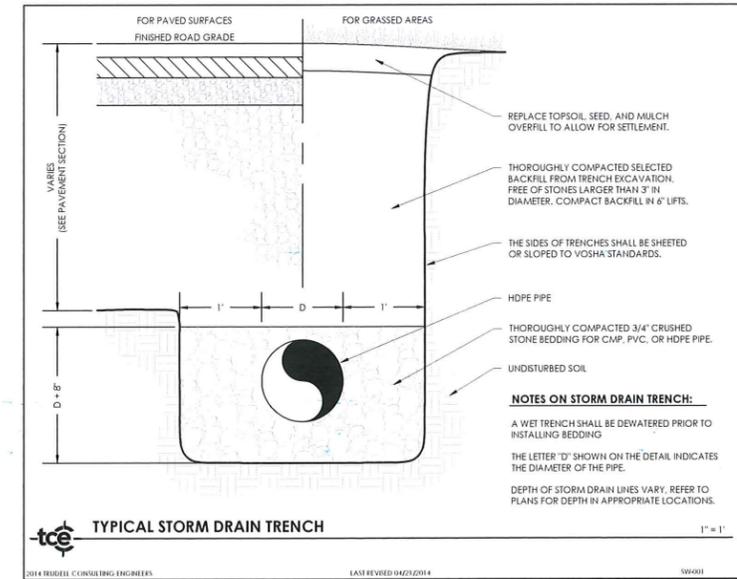
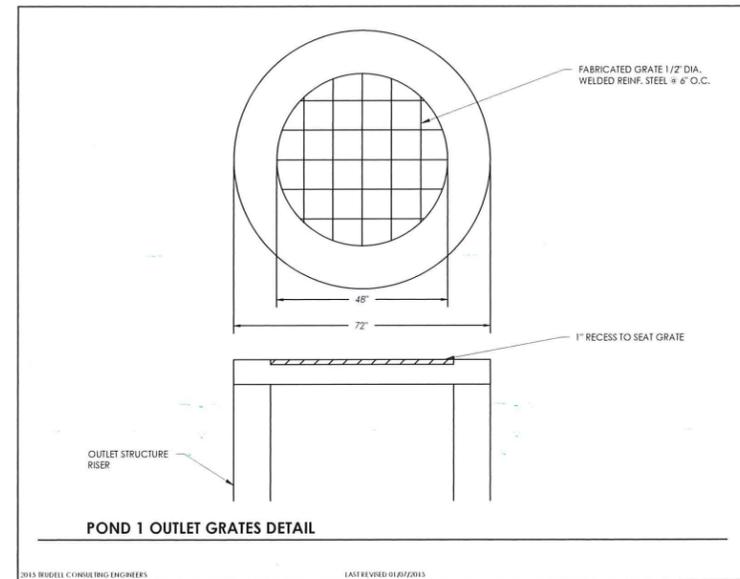
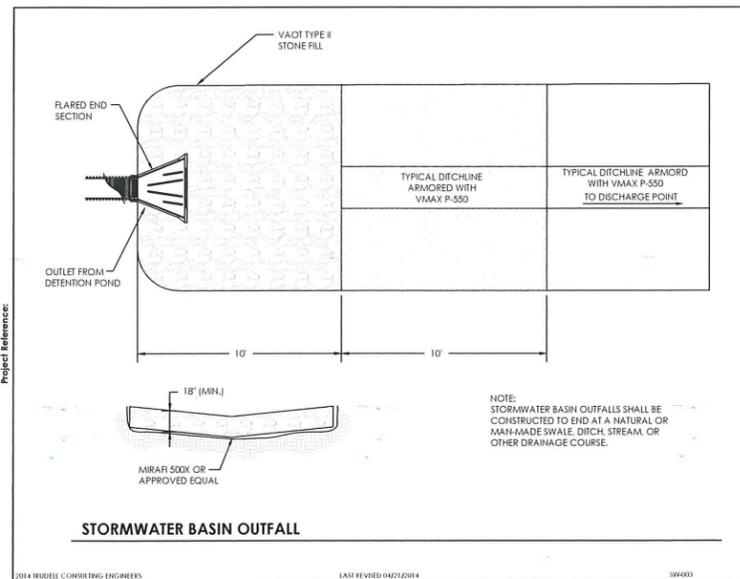
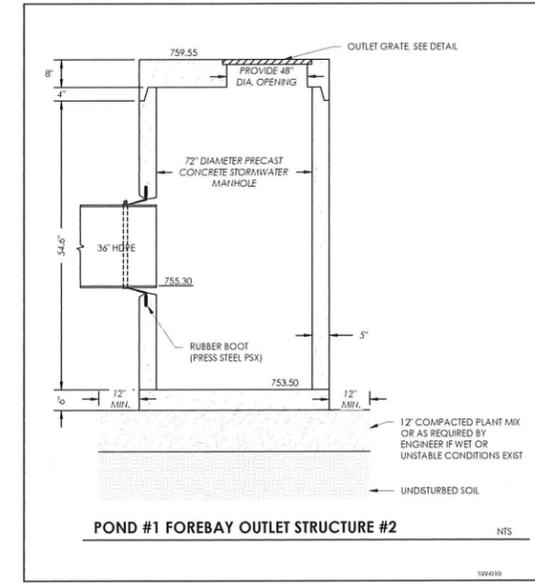
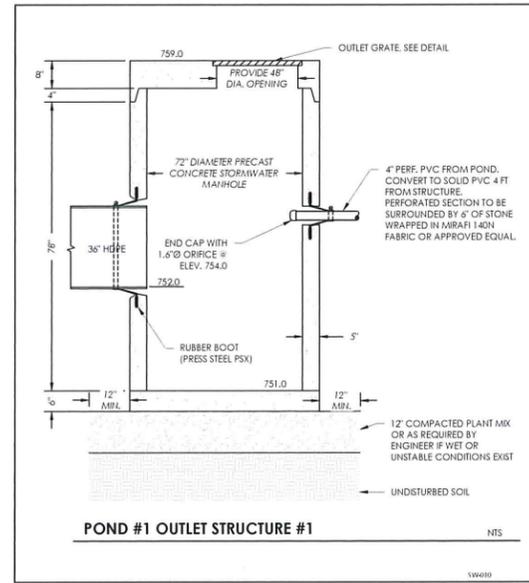
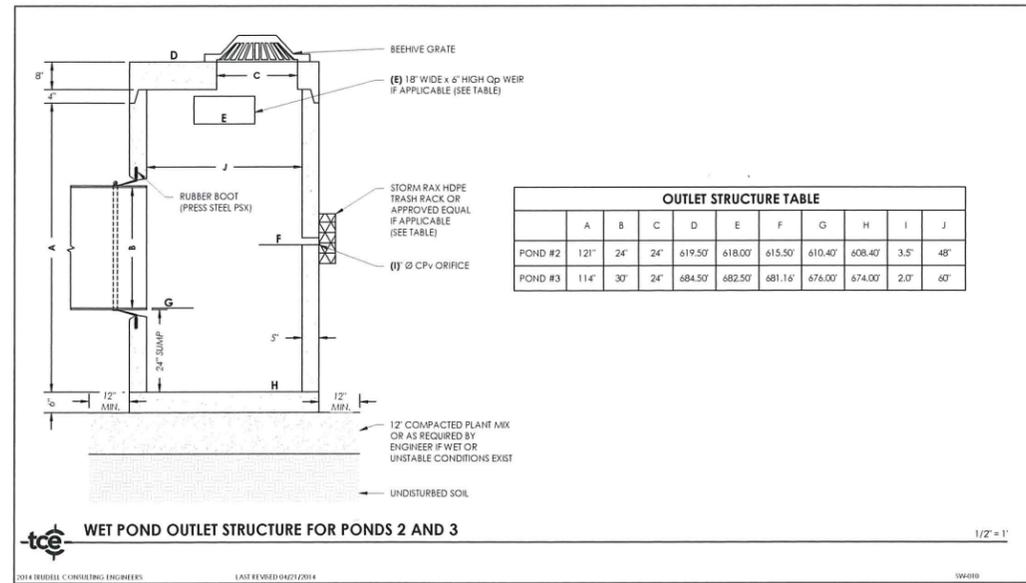
Project Title  
**Meadowridge Community Association**  
Williston, Vermont

Sheet Title  
**Pond 3 Erosion Prevention & Sediment Control Plan**

Date: 12/16/15  
Scale: 1" = 30'  
Project Number: 14-129  
Drawn By: NPC  
Project Engineer: JMM  
Approved By:  
Field Book: 306



**C5-03**



UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-32, THE WILLISTON DEVELOPMENT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE 5 DAY ON 10/18

*K. Zelhi*  
SIGNATURE

Revisions	No.	Description	Date	By
	1	Application Submissions	02/29/16	JPP
	2	Final Plans	04/25/17	DAB

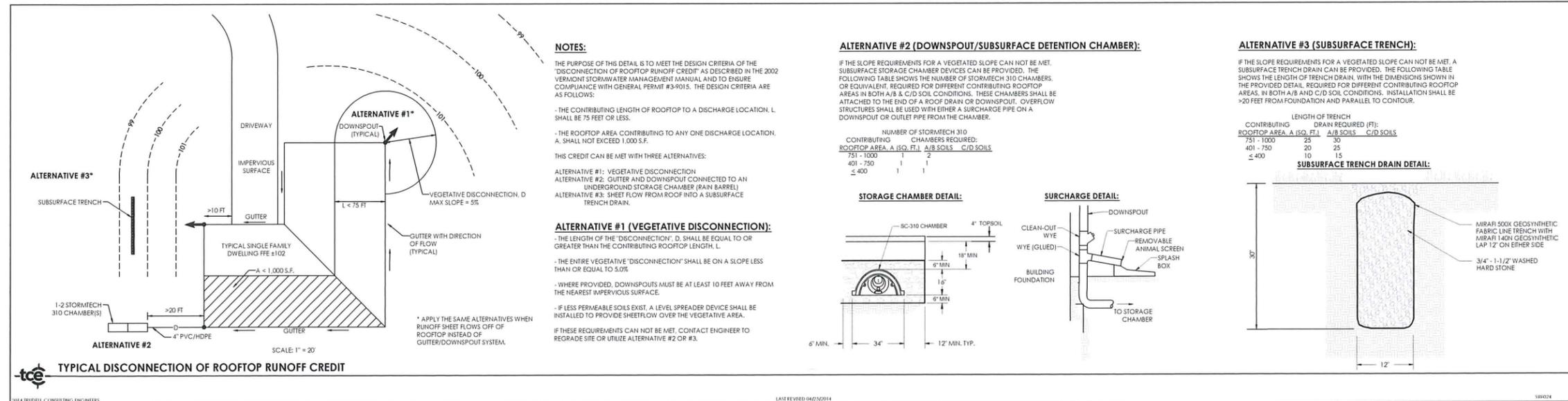
- 0P16-32  
TAX ID: 21004 04-001
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Project Title  
**Meadowridge Community Association**  
Williston, Vermont

Sheet Title  
**Stormwater Details**

Date:	12/16/15
Scale:	SHOWN
Project Number:	14-129
Drawn By:	NPC
Project Engineer:	JMM
Approved By:	
Field Book:	306



**STABILIZATION REQUIREMENTS**

ALL AREAS OF DISTURBANCE MUST HAVE TEMPORARY OR FINAL STABILIZATION WITHIN SEVEN DAYS OF THE INITIAL DISTURBANCE. AFTER THIS TIME, ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY:

1. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS.
2. STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION, UTILITY TRENCHES).

STABILIZATION IS TO BE ACCOMPLISHED IN ACCORDANCE WITH DETAILS SHOWN.

**RIP-RAP STABILIZATION NOTES**

RIP-RAP SHALL BE A WELL GRADED ROCK MIXTURE DOWN TO 1 INCH SIZE PARTICLES, SUCH THAT 50 PERCENT OF THE MIXTURE BY VOLUME SHALL BE LARGER THAN THE LEAST DIMENSION.

TYPE	SIZE (INCHES)	LEAST DIMENSION (50% OF VOLUMES)
P-204	1-5	2
I	1-12	4
II	2-36	12
III	3-48	16
IV	3-60	20

A WELL GRADED ROCK MIXTURE SHALL BE DEFINED AS A MIXTURE COMPOSED PRIMARILY OF THE LARGER STONE SIZES, BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL THE PROGRESSIVELY SMALLER VOIDS BETWEEN STONES.

STONE FOR RIP-RAP SHALL BE APPROVED, ROUGH, BROKEN, QUARRY STONE WITH IRREGULAR FACES PER-MITTING PLACEMENT IN A TIGHT INTERLOCKING MANNER WITH THE SMALLER STONES FILLING VOIDS BETWEEN LARGER STONES. THE STONES SHALL BE HARD, SOUND, RESISTANT TO WATER ACTION, WEATHERING, AND SUITABLE FOR THE PURPOSE INTENDED.

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- GENERAL CONSTRUCTION SEQUENCE**
1. INSTALL BARRIER TAPE.
  2. INSTALL CONSTRUCTION ENTRANCE AS SPECIFIED IN PHASE.
  3. INSTALL SILT FENCE IN LOCATION SHOWN ON PLANS AS DETAILED.
  4. STAKE OUT CONSTRUCTION, CLEAR AND GRUB.
  5. STOCK PILE, PROCESS, AND DISPOSE OF TREES.
  6. CONSTRUCT NECESSARY STABILIZED CONSTRUCTION ROADS. ESTABLISH DITCHLINES FROM DOWNHILL TO UPHILL. INSTALL CHECK DAMS AND EROSION CONTROL FABRIC IN DITCHLINES AS DETAILED. MAINTAIN TRAFFIC FLOW AS SHOWN.
  7. CONSTRUCT SITE FEATURES.
  8. VEGETATE AND STABILIZE AS NECESSARY WITHIN SEVEN DAYS.
  9. RECEIVE APPROVAL FROM ON-SITE CO-ORDINATOR PRIOR TO MOVING TO NEXT PHASE.

**SEEDING SPECIFICATIONS**

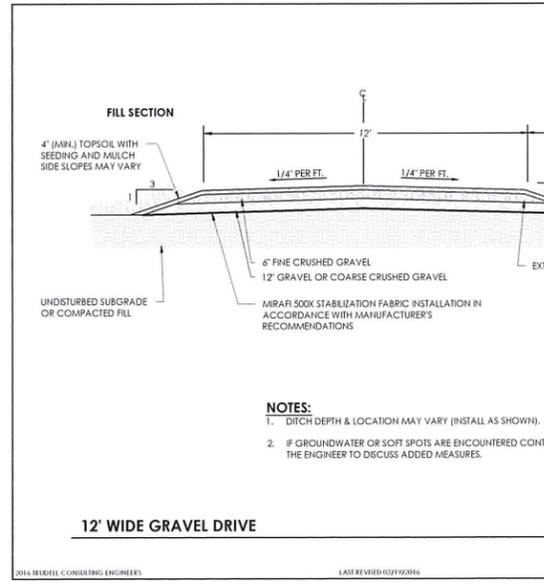
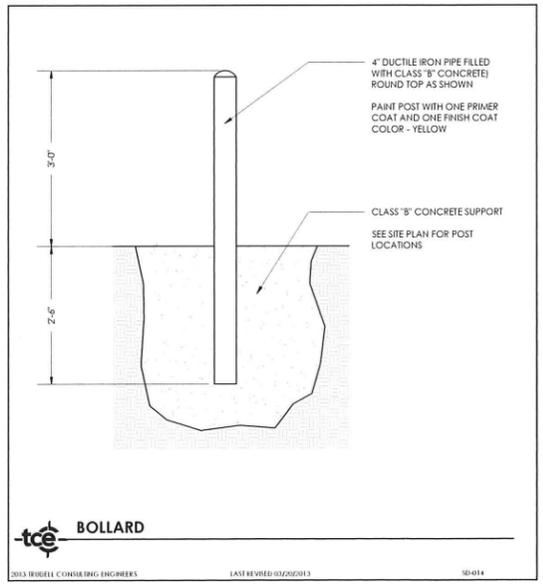
SEEDING MIX #1 - URBAN AREAS (MOWED LAWN AREAS)

% BY WEIGHT	LBS./ACRE	NAME	PURE %	GERM %
42.5	34.0	CREeping RED FESCUE	98	85
10.0	8.0	PERENNIAL RYE GRASS	95	90
42.5	34.0	KENTUCKY BLUE GRASS	85	85
5.0	4.0	ANNUAL RYE GRASS	95	85

SEEDING MIX #2 - RURAL AREAS (MEADOWS, UNDEVELOPED AREAS)

% BY WEIGHT	LBS./ACRE	NAME	PURE %	GERM %
36.4	20	CREeping RED FESCUE	98	85
36.4	20	TALL FESCUE	95	90
18.2	10	BIRDSPoot TREFOIL	99	85
9.0	5	PERENNIAL RYEGRASS	95	85

1. THE SEED MIXTURE SHALL NOT HAVE A WEED CONTENT EXCEEDING 0.40% BY WEIGHT, AND SHALL BE FREE OF ALL NOXIOUS WEED SEED.
2. SEED TO BE APPLIED PER SEEDING FORMULAS AS DIRECTED BY ENGINEER.
3. FERTILIZER FORMULA 5-10-10 TO BE USED WITH SEED. APPLIED AT THE RATE OF 400 LB/ACRE.
4. AGRICULTURAL LIMESTONE TO BE APPLIED AT THE RATE OF 2 TONS/ACRE OR AS DIRECTED BY THE ENGINEER.
5. HAY MULCH TO BE EVENLY SPREAD AT THE RATE OF 2 TONS/ACRE OR AS DIRECTED BY THE ENGINEER.
6. TOPSOIL TO BE USED WITH SEED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
7. ALL RUNOFF DIVERSION MEASURES SHALL BE INSTALLED PRIOR TO FINAL GRADING AND SEEDING PREPARATION.
8. COMPACTED AREAS OF EARTH SHALL BE MECHANICALLY LOOSENEED TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12 INCHES.
9. SEEDED AREAS SHALL BE WATERED UNTIL VEGETATION IS ESTABLISHED WHEN ADEQUATE PRECIPITATION IS NOT AVAILABLE.



**UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-34 THE WILLISTON DEVELOPMENT REVIEW BOARD/ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE 5 DAY OF 10/18/2018 ON**

*K. Belth*  
 SIGNATURE

Revisions

No.	Description	Date	By
1	Application Submissions	02/29/16	JPP
2	Final Plans	04/25/17	DAB

DP16-32  
 TAX ID: 2100404-000

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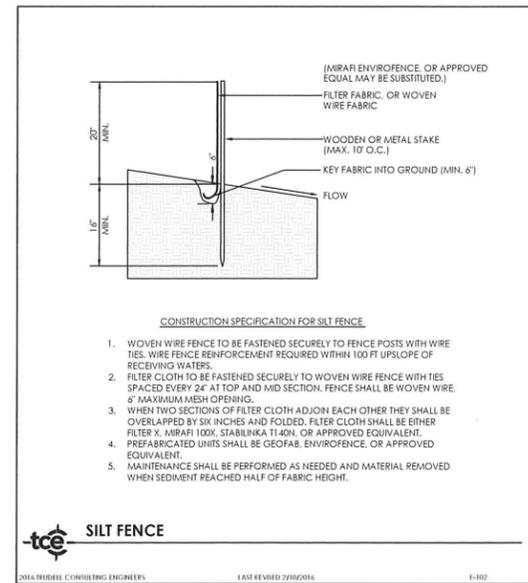
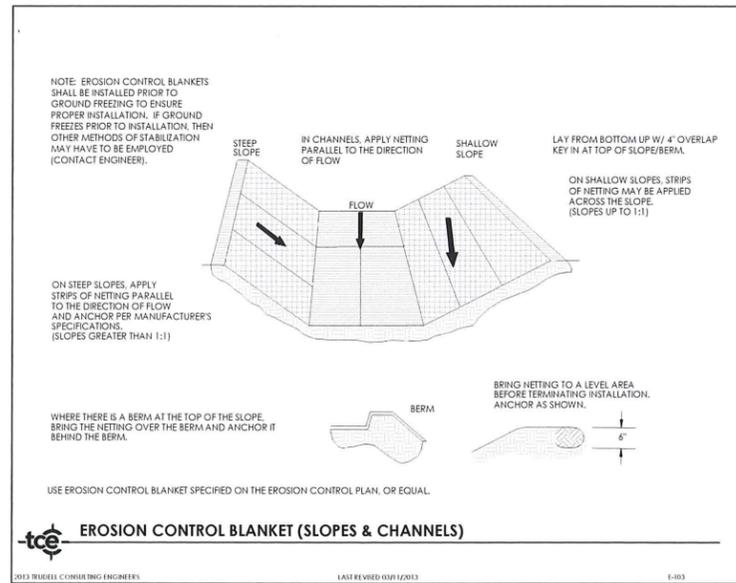
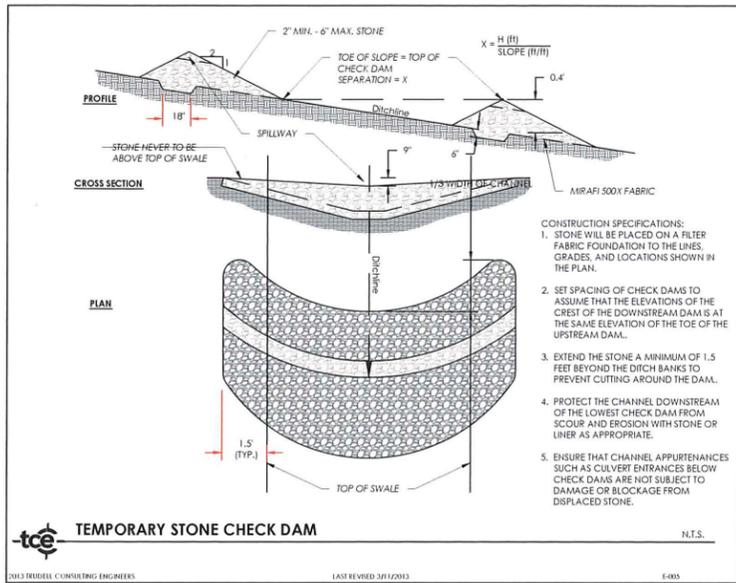


Project Title  
**Meadowridge Community Association**  
 Williston, Vermont

Sheet Title  
**Site Details & Erosion Notes**

Date: 12/16/15  
 Scale: SHOWN  
 Project Number: 14-129  
 Drawn By: NPC  
 Project Engineer: JMM  
 Approved By:  
 Field Book: 306

**C8-02**



**PURPOSE**  
TO LIMIT THE EXTENT OF DISTURBED SOILS BY CONTINUING EARTH DISTURBING ACTIVITIES TO THE APPROPRIATE AREAS. TO DIRECTLY PROTECT WATERS OF THE STATE AND VEGETATED BUFFERS SURROUNDING THEM FROM NECESSARY DISTURBANCE.

**CONDITION WHERE PRACTICE APPLIES**  
WHERE THE BORDER OF AUTHORIZED DISTURBANCE BORDERS AREAS OF EXISTING VEGETATION OR WITHIN 100 FEET OF WATERS OF THE STATE.

**CRITERIA**  
LIMITS OF DISTURBANCE (LOD'S) SHOULD BE THE FIRST CONSTRUCTION ITEM IMPLEMENTED ON A CONSTRUCTION SITE. ALL DISTURBANCE AREAS BORDERING AREAS OF EXISTING VEGETATION SHOULD BE DEMARCATED WITH A BARRIER APPROPRIATE TO THE LOCATION.

**FLAGGING RIBBON/PAINIT:** FOR USE WHERE PROPOSED DISTURBANCE BORDERS ESTABLISHED WOODED AREAS WHERE INADVERTENT DISTURBANCE BY MACHINERY IS NOT POSSIBLE. MARK TREES ALONG UNIT OF CLEARING WITH FLAGGING RIBBON OR PAINT CORRESPONDING TO THE CLEARING LIMITS ON EPSC PLAN. SPACING BETWEEN RIBBON OR PAINT MARKINGS SHALL BE NO MORE THAN 50 FEET.

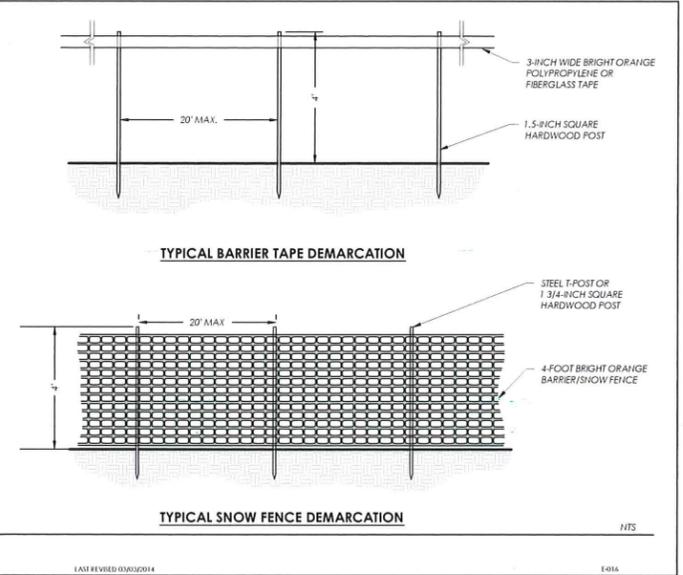
**BARRIER TAPE/ROPE:** FOR USE WHERE PROPOSED DISTURBANCE BORDERS HIGH WOODED, VEGETATED AREAS MORE THAN 100 FEET FROM THE NEAREST WATER RESOURCE (STREAM, BROOK, LAKE, POND, WETLAND, ETC.). BARRIER TAPE SHALL BE HIGH VISIBILITY FIBERGLASS TAPE WITH A MINIMUM WIDTH OF 3 INCHES. BARRIER TAPE SHOULD BE ATTACHED TO STAKES AT A MINIMUM HEIGHT OF 4 FEET FROM THE GROUND.

**CONSTRUCTION FENCE/SNOW FENCE/BOULDER:** FOR USE WHERE THE PROPOSED DISTURBANCE IS WITHIN 100 FEET OF A WATER RESOURCE (STREAM, BROOK, LAKE, POND, WETLAND, ETC.), UNLESS AREA IS DENSELY WOODED. FENCE SHOULD BE CONTINUOUS AND PREVENT ACCESS TO BUFFER AREAS BY MACHINERY. BOULDER SHALL BE SPACED CLOSELY TO PREVENT MACHINERY ACCESS.

**TEMPORARY CHAIN-LINK FENCE:** FOR USE WHERE PROPOSED DISTURBANCE IS IN CLOSE PROXIMITY TO WETLANDS (AS SHOWN ON EPSC PLANS), FENCE SHALL BE INSTALLED DIRECTLY ON DELINEATION OF WETLAND TO ENSURE THERE IS NO DISTURBANCE TO THE WETLAND. TEMPORARY CHAIN-LINK FENCE SHALL BE INSTALLED ALONG WITH SILT FENCE APPROXIMATELY 6-INCHES ON PROJECT SIDE.

**PROJECT DEMARCATON/TREE PROTECTION**

2014 RUBELL CONSULTING ENGINEERS LAST REVISED 03/01/2014 E-016

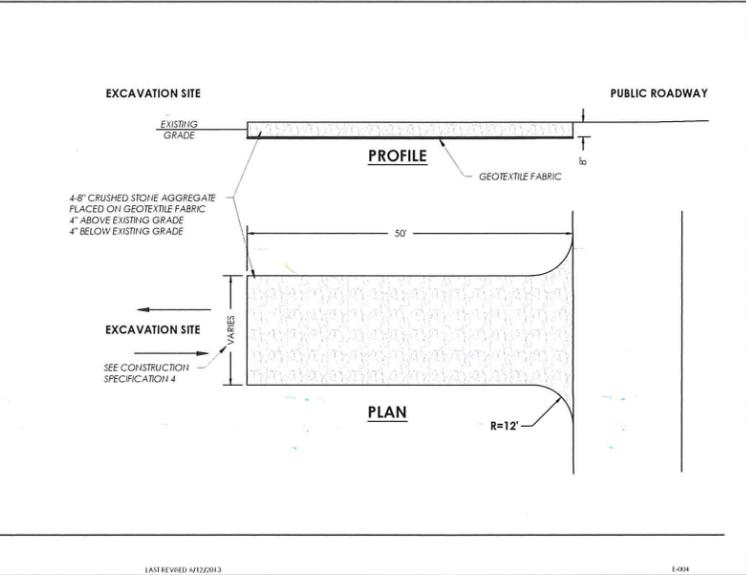


**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 4" CRUSHED STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH APPLIES).
- THICKNESS - NOT LESS THAN 8".
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILES MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED BEHIND THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 8:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY AND DISPOSED OF IN ACCORDANCE WITH THE EPSC PLANS. (I.E. PLACED IN A SOIL STOCKPILE OR AREA WHERE IT CAN BE STABILIZED PER EPSC DETAILS). IF SWEEPING IS THE CHOSEN METHOD FOR REMOVAL, THE SWEEP MATERIAL MUST BE COLLECTED AND DISPOSED OF AS STATED ABOVE.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS BASED ON SITE CONDITIONS, WEATHER AND FLOW OF TRAFFIC.

**STABILIZED CONSTRUCTION ENTRANCE**

2014 RUBELL CONSULTING ENGINEERS LAST REVISED 02/22/2013 E-004



**SEED MIX: SEED MIX #1, SEE SEEDING SPECIFICATIONS, THIS SHEET**

**MULCH APPLICATION RATE: 1.5" THICK MIN.**

**TRACK FINAL GRADED AREA PRIOR TO PLACEMENT OF SEED MULCH/MATING**

**STRAW MULCH FOR SLOPES EQUAL TO OR LESS STEEP THAN 3:1**

**SEEDING DURING CONSTRUCTION**  
THE SEED MIX SPECIFIED BELOW IS FOR ALL AREAS THAT ARE STABILIZED TEMPORARILY PER THIS DETAIL DURING CONSTRUCTION. FOR ALL AREAS WITH FINAL GRADE AND TOPSOIL ESTABLISHED REFER TO THE "FINAL SEEDING SPECIFICATIONS" FOR SEEDING REQUIREMENTS

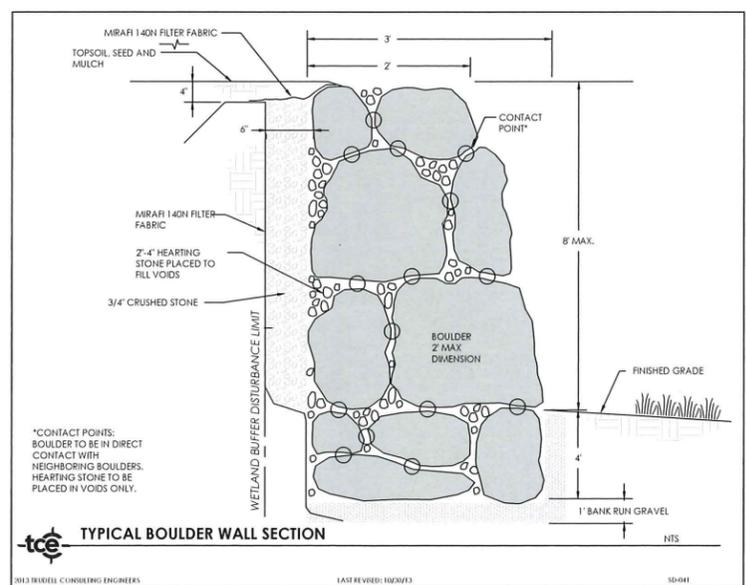
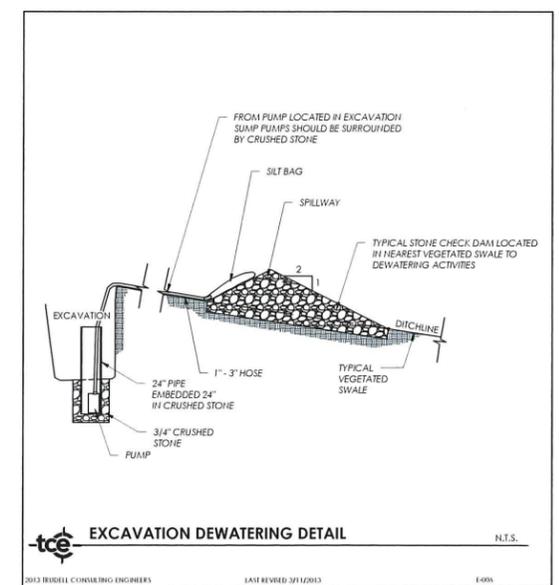
- SEED MIX:  
30% RED FESCUE  
30% ANNUAL RYEGRASS  
30% PERENNIAL RYEGRASS  
10% TALL FESCUE  
(\*OR APPROVED EQUIVALENT)
- APPLICATION RATE:  
60lb/acre (1.4 lb/1000 s.f.)
- MULCH APPLICATION RATE:  
1.5" THICK MINIMUM  
90-100% COVERAGE

**NOTES:**

- SOIL SURFACE AND FILL COMPONENTS MUST NOT BE FROZEN WHEN PLACED.
- SLOPES STEEPER THAN 2:1 MUST BE MECHANICALLY STABILIZED WITH A RETAINING STRUCTURE OR APPROPRIATE GEOTEXTILE (AS SPECIFIED BY ENGINEER).
- STRAW MULCH OR EROSION CONTROL BLANKET CAN BE USED ON AREAS WITH SLOPES EQUAL TO OR LESS STEEP THAN 3:1.
- HAY MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED STEMS OF CEREAL GRAINS (WHEAT, OATS, BUCKWHEAT, ETC.) REASONABLY FREE OF WEEDS, TWIGS, DEBRIS OR OTHER OBJECTIONABLE MATERIAL. IT SHALL BE FREE FROM ROT OR MOLD AND SHALL BE ACCEPTABLE TO THE ENGINEER.
- BANKS, SWALES OR OTHER GRADED AREAS THAT HAVE BEEN WASHED OUT OR HAVE BECOME DAMAGED SHALL BE REPAIRED IMMEDIATELY.

**TYPICAL SOIL STABILIZATION DETAIL**

2014 RUBELL CONSULTING ENGINEERS LAST REVISED 03/01/2014 E-002



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*Karl Bell*  
SIGNATURE

Revisions

No.	Description	Date	By
1	Application Submissions	02/29/16	JPP
2	Public Works Comments	09/28/16	AGM
3	Final Plans	04/25/17	DAB

DPI 6-32  
TAX ID: 21004 04-001

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**Meadowridge Community Association**  
Williston, Vermont

Sheet Title  
**Erosion Details**

Date: 12/16/15  
Scale: SHOWN  
Project Number: 14-129  
Drawn By: NPC  
Project Engineer: JMM  
Approved By:  
Field Book: 306



Revisions	No.	Description	Date	By
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DP16-32  
TAX ID: 2100404-001

Use of these Drawings  
1. 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.

2. 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 parties/disciplines, including but not limited to, the Engineer and the Architect, to insure 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.

3. 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.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. 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.

6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.



Project Title

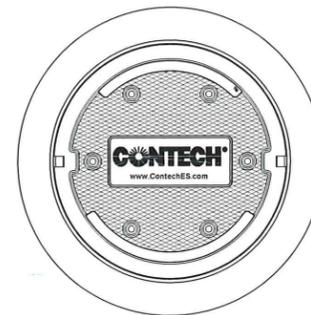
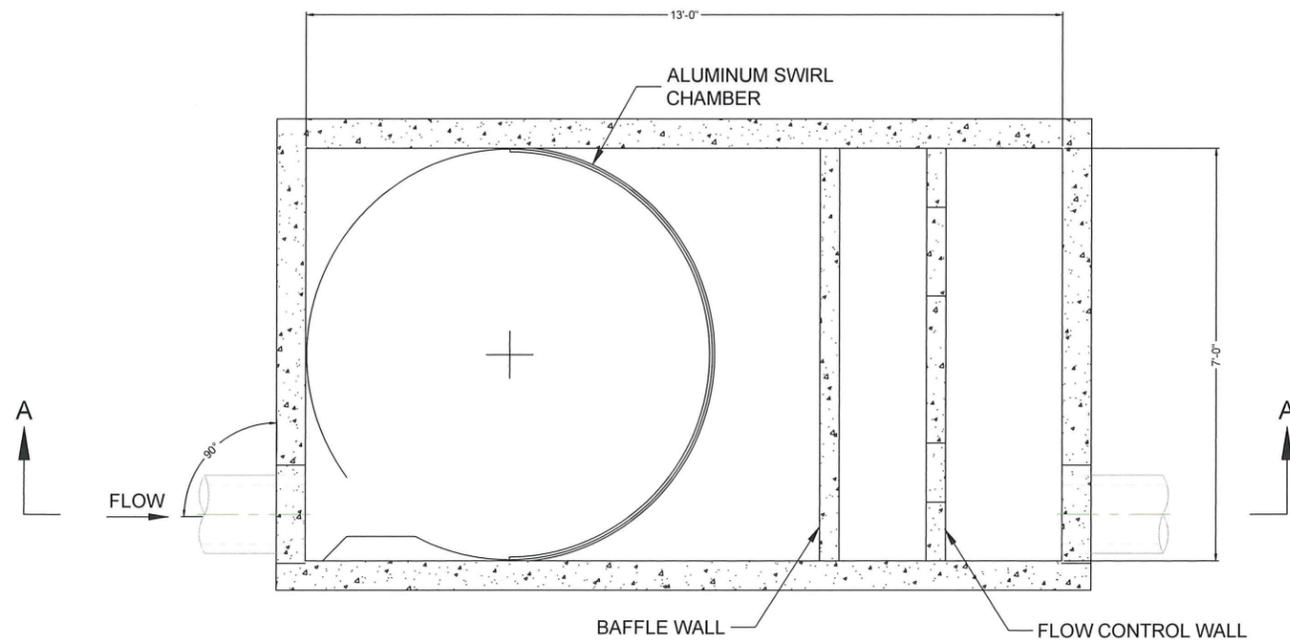
**Meadowridge  
Community  
Association**  
Williston, Vermont

Sheet Title

**Vortechs 5000 Detail**

Date:	02/29/16
Scale:	SHOWN
Project Number:	14-129
Drawn By:	NPC
Project Engineer:	JMM
Approved By:	
Field Book:	306

**C8-04**



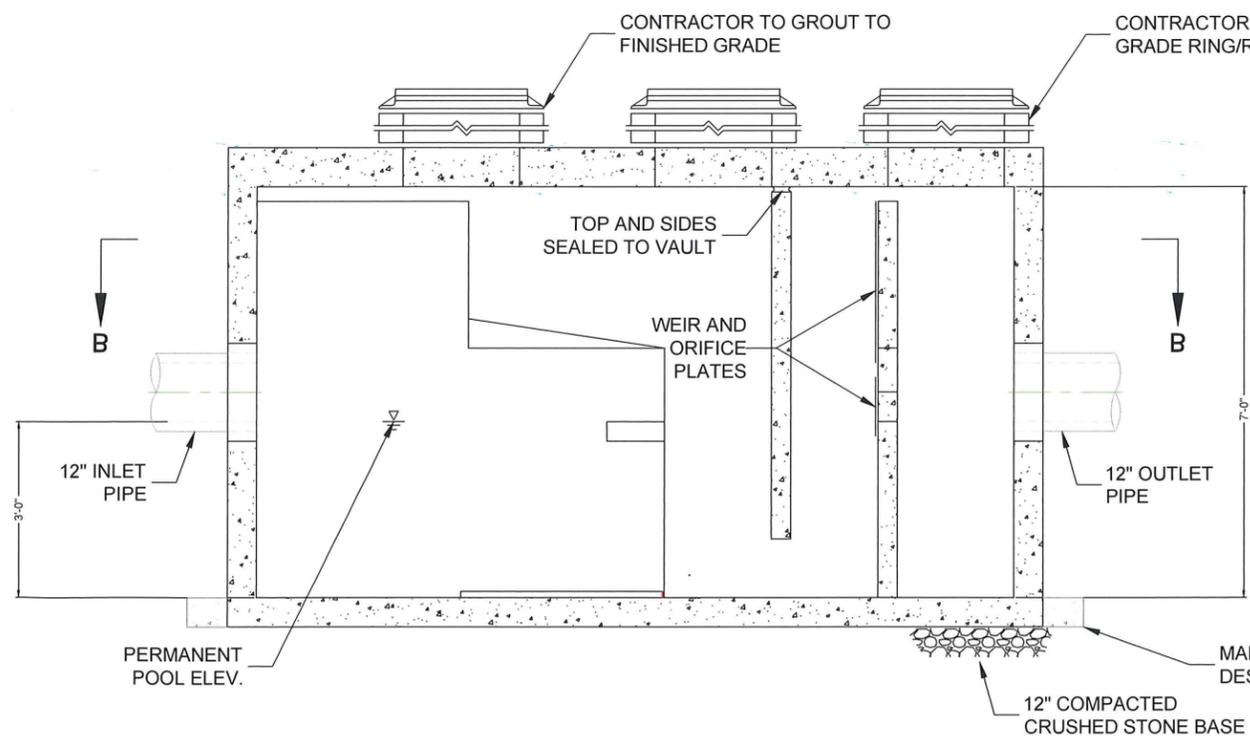
**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.

**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
- VORTECHS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- INLET PIPE(S) MUST BE PERPENDICULAR TO THE VAULT AND AT THE CORNER TO INTRODUCE THE FLOW TANGENTIALLY TO THE SWIRL CHAMBER. DUAL INLETS NOT TO HAVE OPPOSING TANGENTIAL FLOW DIRECTIONS.
- OUTLET PIPE(S) MUST BE DOWN STREAM OF THE FLOW CONTROL BAFFLE AND MAY BE LOCATED ON THE SIDE OR END OF THE VAULT. THE FLOW CONTROL WALL MAY BE TURNED TO ACCOMMODATE OUTLET PIPE KNOCKOUTS ON THE SIDE OF THE VAULT.

**INSTALLATION NOTES**

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTECHS STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



**SECTION A-A**  
1/2" = 1'

UPON FINDING THAT THE FINAL PLANS COMPLIED WITH ALL REQUIREMENTS OF THE WILLISTON DEVELOPMENT BYLAW AND ALL CONDITIONS IMPOSED ON THE APPROVAL OF DISCRETIONARY PERMIT 16-32 THE WILLISTON DEVELOPMENT REVIEW BOARD ADMINISTRATOR APPROVED THE FINAL PLANS FOR THE \_\_\_\_\_ ON THE 5 DAY OF \_\_\_\_\_, 2018

*K. Balchin, E-A*  
SIGNATURE