

Field Report

Project Name: Locust Hill Development – Paving and Drainage Improvement Project

Project Number: 19-024 Field Visit Date: 10/16/2020

TCE Staff: Daniel Meeden

Others Present On Site: None

Weather: 50 Degrees Light Rain

Submitted to: _____ Report Submitted Date: 10/16/2020

Time Arrived On Site: 12:45pm Time Left Site: 1:20pm

Comments:

The ECI crew had departed approximately 20 minutes before I arrived according to someone at the apartment complex. Prior to arriving onsite, I had discussed with John Pitrowiski some areas to pay extra attention to during my visit including an agreed upon underdrain to help with the drainage in front of units 262-276, the extra subbase that is to be laid down on the road from Units 262-276 all the way to Units 411-417, a drainage issue on the northeastern side of Units 281-287, and some ponding issues behind Units 190-196. According to the National Weather Service 0.61 inches of rain had occurred in the previous 24 hours.

I parked near the garage for Units 419-425 and walked around in a clockwise fashion, first taking note of a few items that had been completed since my last site visit.

1. The 12" PVC pipe that crosses under the road near Units 411-417, which had been installed at the time of my last visit, had it's associated swale trenched out properly, we graded, and was seeded and mulched.
2. The 6" PVC, which drains the courtyard of Units 355-361 and Units 363-369 has been completed and the area near the outlet graded, seeded, and mulched.
3. The courtyard mentioned above has been completed with all of the roof drains tied in. This area has also been seeded and mulched.
4. CB 13 has been replaced and is functioning properly.
5. The area in front of Units 262-276 has started to have new subbase laid down. This includes the area of 8 parking spots for these units and is currently extended to approximately a few feet before the sidewalk that extends from Units 281-287 to the road.
6. I noticed some ponding on the sidewalk that extends north easterly from Units 281-287 and took note of the drain in front of the eastern most Unit of the building.
7. The rear of units 190-196 had small, but noticeable areas of ponding.
8. The rear of units 170-176 had small, but noticeable areas of ponding.

Signature of Preparer

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Construction Observations October 16, 2020



Newly installed 12" HDPE culvert near Units 411-417. The swale has been installed, graded, seeded, and mulched.



This new 6" PVC drainage pipe has been installed. The area surrounding the outlet has been graded, seeded, and mulched.



The drainage associated with the courtyard between Units 355-361 and 363-369 has been completed and the lawn areas seeded and mulched.



CB 13 has been replaced and is functioning properly.



Subbase has begun to be laid down starting in front of Units 262-276.



The subbase has been laid down in the parking spaces across from Units 262-276.

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Ponding on the sidewalk in front of Units 281-287



Drain in front in the door on the easternmost end of Units 281-287.



Ponding on the eastern side of Units 190-196 in the rear of the building.



Ponding behind Units 170-176 in the rear of the building.

NOTES:

- ON SITE PRE-CONSTRUCTION MEETING TO BE HELD WITH CONTRACTOR, OWNER AND ENGINEER.
- CONTRACTOR TO VERIFY DEPTH OF CRUSHED GRAVEL AND GRAVEL BASE PRIOR TO INSTALLING NEW PAVEMENT. CONTRACTOR TO NOTIFY ENGINEER AND OWNER OF BASE MATERIAL DEPTH PRIOR TO PAVING OR REGRADING. GRAVEL BASE SHALL BE 12" TO 18" MINIMUM.
- SILT FENCE TO BE PLACED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION AND FINAL STABILIZATION.
- ADJUST GRADES AS NEEDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURES AND TOWARDS OPEN SPACE AREA AT CENTER OF DEVELOPMENT.
- MAINTAIN APPROXIMATE 4% GRADE ON DRIVES AND 2% GRADE ON PARKING AREAS.
- CONTRACTOR TO RE-STRIPE PARKING TO MATCH EXISTING CONDITIONS.
- LAWN AREAS DISTURBED OR RE-GRADED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED PER DETAIL. FILL IN LAWN TO PROVIDE POSITIVE DRAINAGE TO STORM SYSTEM.
- DO NOT CONNECT FOOTING DRAINS TO UNDER DRAINS. CONNECT ANY EXISTING FOOTING DRAINS ENCOUNTERED DURING CONSTRUCTION DIRECTLY TO DRAINAGE STRUCTURES.
- ALL PVC PIPING TO BE SDR 35, UNLESS OTHERWISE NOTED.
- ALL EXISTING STRIPING AND PARKING SPACE NUMBERING TO BE REPLACED IN KIND. OWNER TO PROVIDE NUMBERS FOR PARKING SPACES.
- EXISTING PARKING SPACES AND DRIVES TO BE REPAVED WERE NOT EVALUATED FOR STANDARD DIMENSIONS OR SAFETY AND SHOULD BE REPLACED IN KIND.

PROJECT INFORMATION:

- OWNER: LOCUST HILL CONDOMINIUM HOMEOWNERS ASSOCIATION
C/O PROPERTY MANAGEMENT ASSOCIATES
PO BOX 1201
WILLISTON, VERMONT 05495
- TAX PARCEL ID: 344-0276
- PHYSICAL ADDRESS OF PROPERTY: 114-425 LOCUST HILL
SHELburne, VT 05482
- ZONING DISTRICT: RESIDENTIAL
- PARCEL SIZE: 27.2± ACRES
- EXISTING UNITS: 74
- EXISTING PARKING: 150
STRIPED: 87
GARAGE: 63

ZONING INFORMATION:

- USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)
- LOT COVERAGE:
ALLOWED: 20% = 5.4±
EXISTING: 14.3% = 3.9± ACRES
PROPOSED: 14.7% = 4.0± ACRES (3,939 SF NEW IMPERVIOUS)
- PARKING:
REQUIRED: 2 SPACES/UNIT MIN
EXISTING: 87 STRIPED (+63 GARAGE)
PROPOSED: 98 STRIPED (+63 GARAGE)

The swale associated with this culvert has been graded, seeded and mulched.

The associated swale with the culvert has been graded, seeded, and mulched.

The drainage associated with this courtyard has been completed. The lawn area of the courtyard has been seeded and mulched

Observed area of ponding on top of sidewalk

Drain of concern in front of doorway

Observed area of ponding

CB 13 has been replaced.

The bold red outline indicates the area that currently has new subbase laid down

Observed area of ponding



ENGINEERING SURVEY
PLANNING ENVIRONMENTAL

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Revisions	No.	Description	Date	By
Revisions to Notes			05/21/20	ALD
Pavement Test Pit Locations & Add. Drainage by Units 355-369			05/21/20	ALD
Field Changes. Remove CB 4, 5A, Relocate 4A, Eliminate Under Drain Behind Unit 190-196, Eliminate rear drains in garage 190-196, relocate piping into CB 5 & Change Order 1			07/29/20	JPP

- SPAN: C458204
- 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 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.
 - 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.



Project Title

Locust Hill
Development
Locust Hill Road
Shelburne, VT

Sheet Title

Overall Site Plan

Date:	1/30/2020
Scale:	1" = 40'
Project Number:	19-024
Drawn By:	RMP
Project Engineer:	JPP
Approved By:	
Field Book:	312

C2-01