

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 SEED 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: 130
STRIPED: 67
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 (+43 GARAGE)
PROPOSED: 98 STRIPED (+43 GARAGE)



ENGINEERING SURVEY PLANNING ENVIRONMENTAL

425 BLAIR PARK ROAD 1 WILLISTON, VERMONT 05495
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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, 24" Microscale 44, Eliminate Under Drain Behind Unit 195-196, Structure near drains in garage 195-196, microscale piping into CB 5 & Change Order 1	07/26/20	JPP		

SPRINKLER

- 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 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 consult 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:	1/15/2020
Scale:	1" = 40'
Project Number:	19-024
Drawn By:	RMF
Project Engineer:	JPP
Approved By:	
Field Book:	312

C2-01

