



④ Perspective West Elevation



③ View to Southwest



② View to Northeast



① Perspective South Elevation

No.	Description	Date
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Gabe Handy

Railroad St

3D Views

Project number :	2022002
Date :	9 August 2023
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

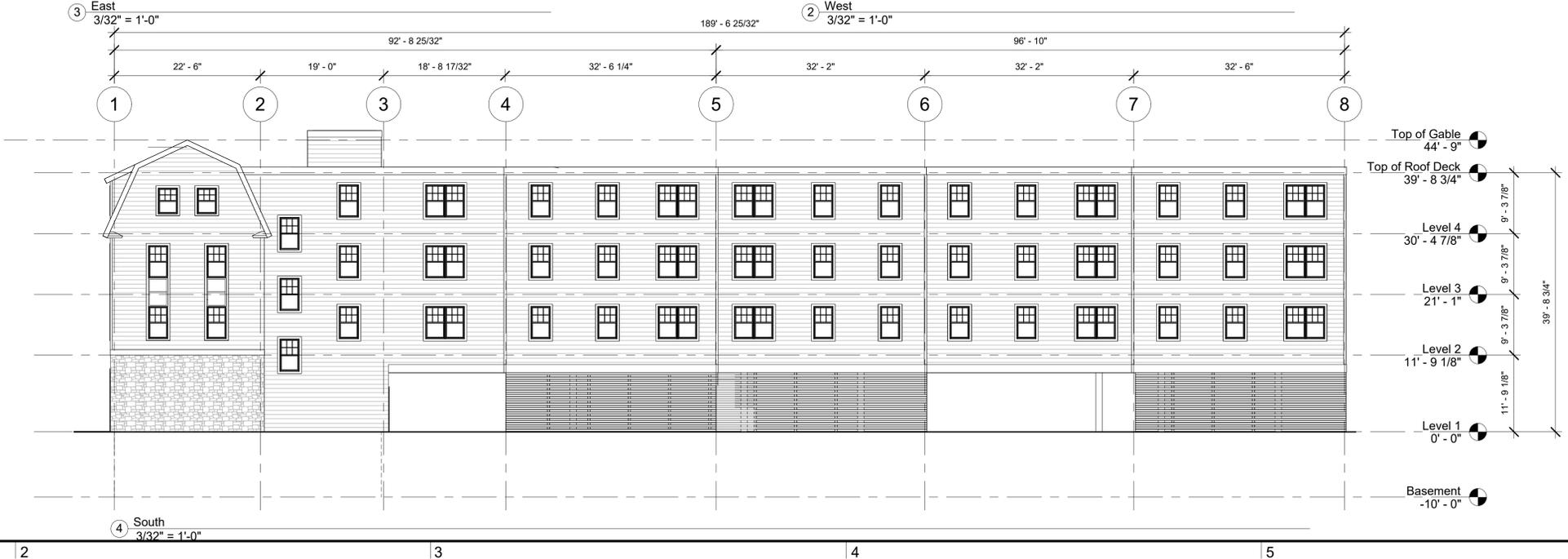
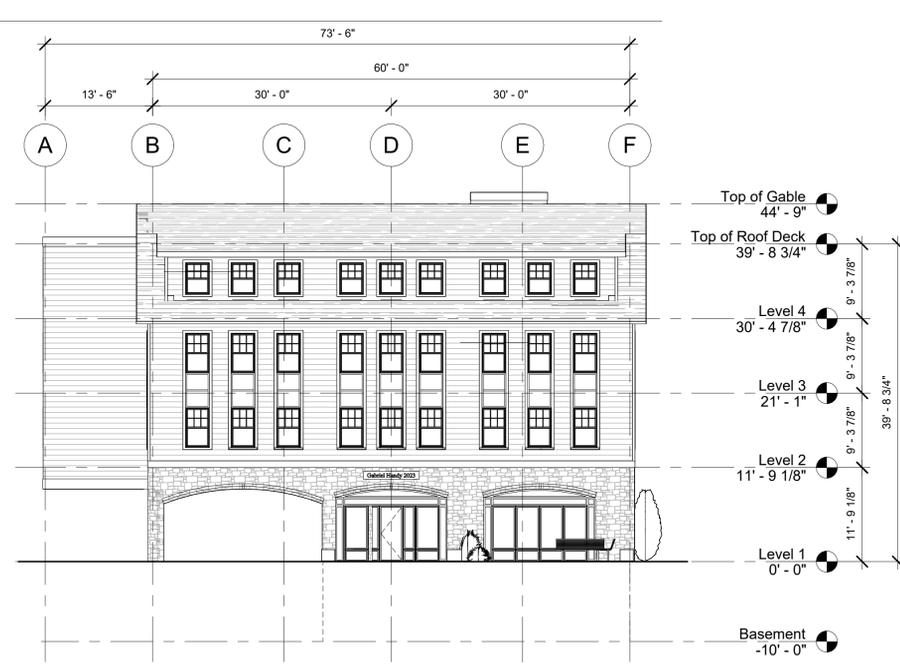
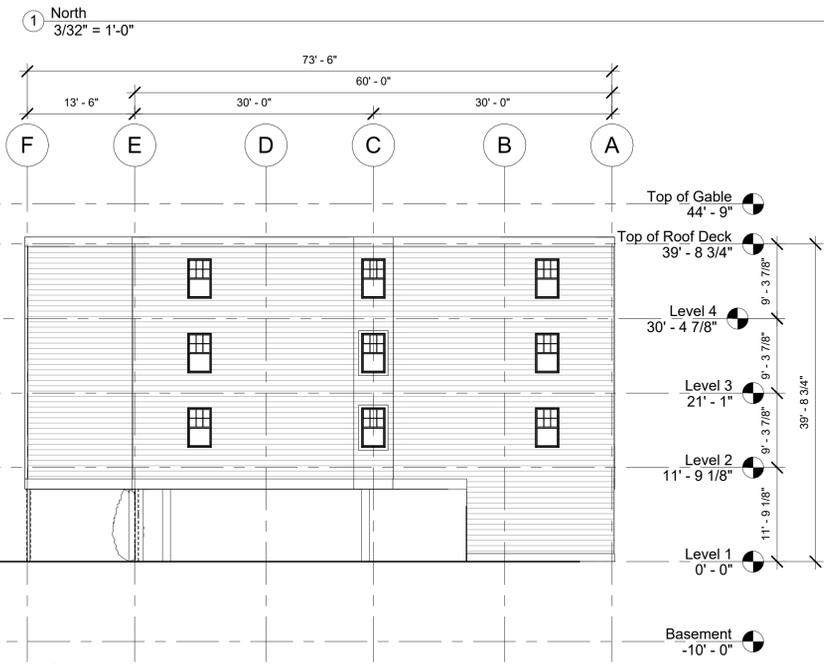
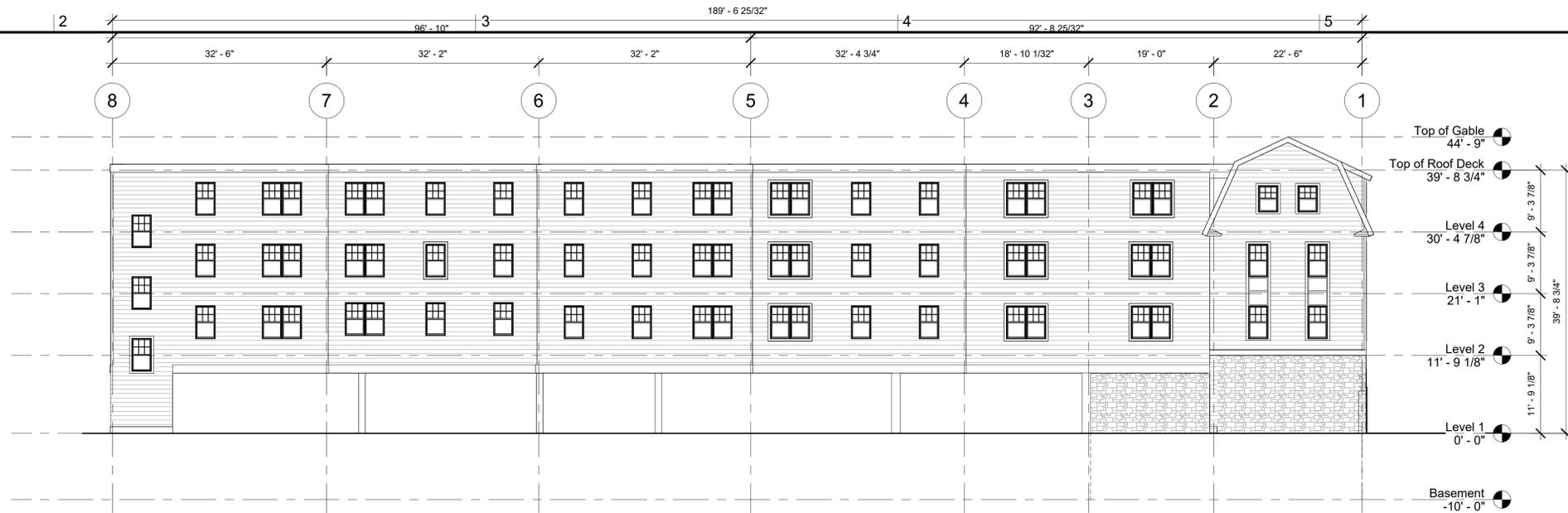
A500

Scale :



Daniel Goltzman Design & Development

119 Caroline Street  
Burlington, Vermont 05401  
646-957-4248



No.	Description	Date
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Gabe Handy

Railroad St

Elevations

Project number: 2022002  
 Date: 13 September 2023  
 Drawn by: DLG  
 Checked by: DLG  
 Project Phase: Zoning Permit

A200

Scale: 3/32" = 1'-0"

9/13/2023 3:26:34 PM

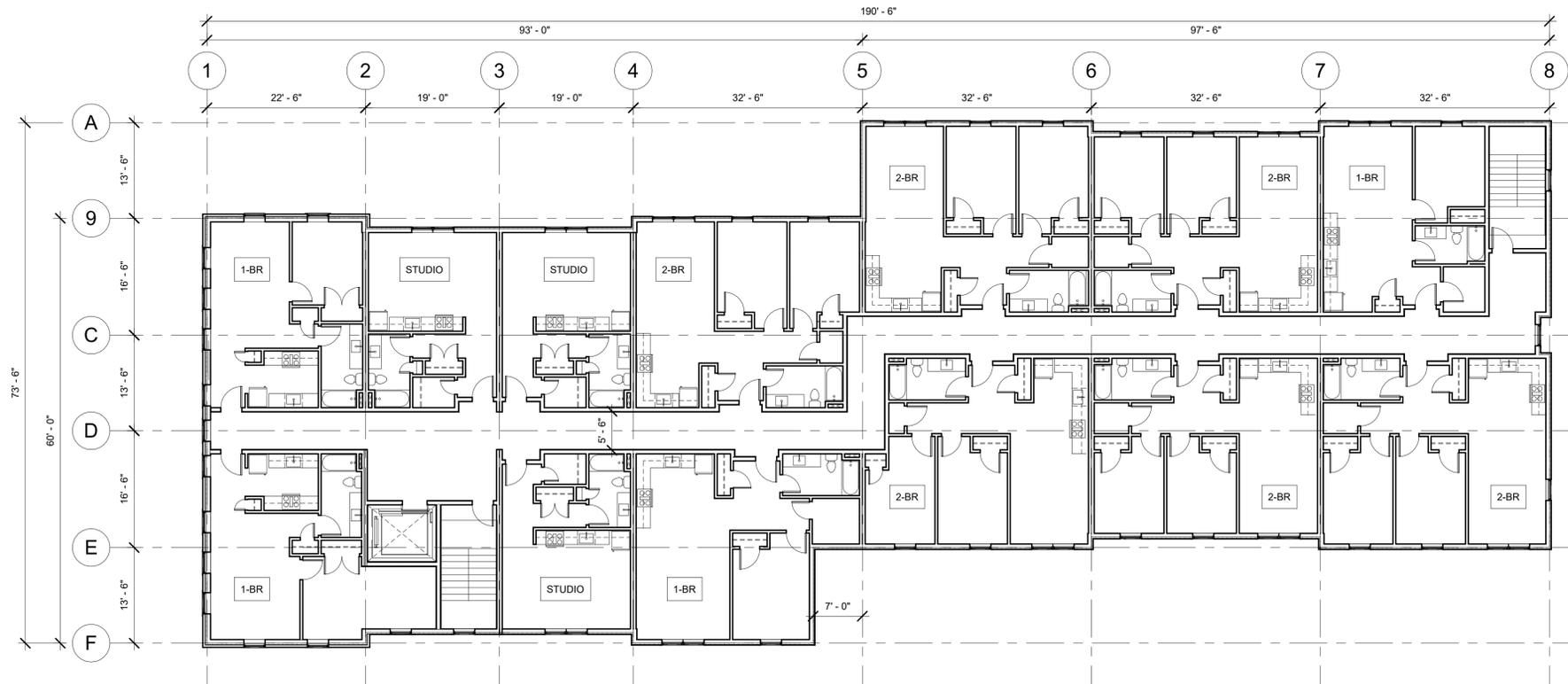


Daniel Goltzman Design & Development

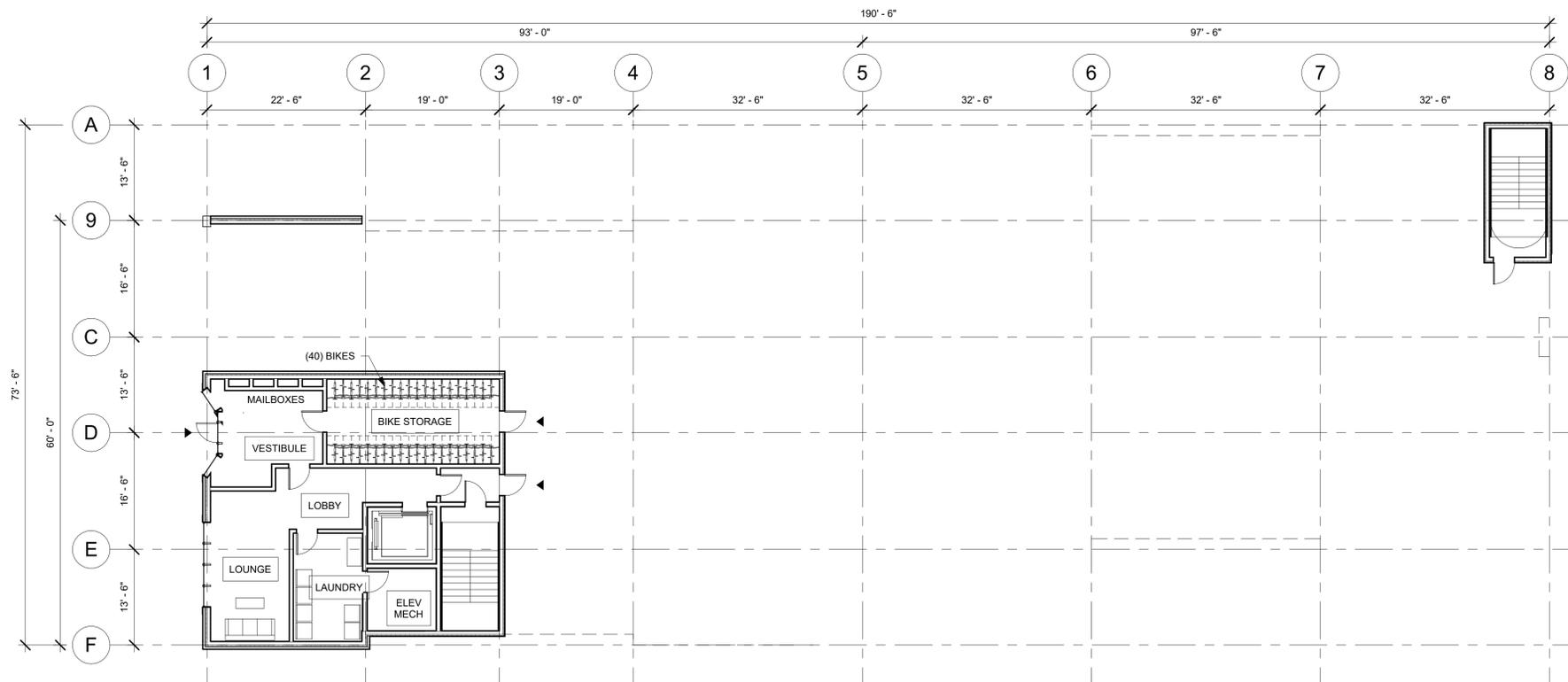
119 Caroline Street  
Burlington, Vermont 05401  
646-957-4248

O'Leary Burke Civil Assoc.  
13 Corporate Drive  
Essex Junction, VT 05452  
878-9990

PLAN IS SIMILAR FOR FLOORS 2, 3 & 4  
13 UNITS X 3 = 39 UNITS



② Level 3  
3/32" = 1'-0"



① Level 1  
3/32" = 1'-0"

No.	Description	Date
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Franklin South, LLC

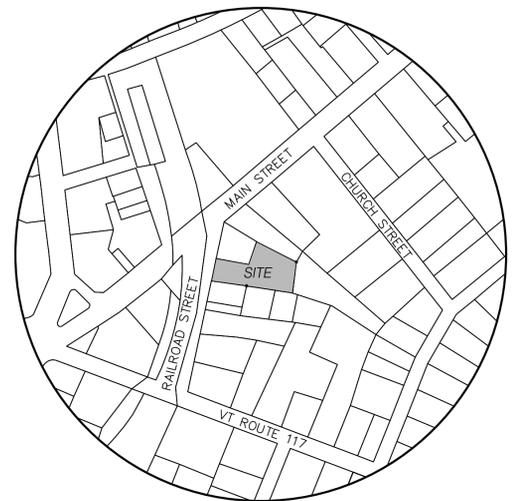
Railroad St

Floor Plans

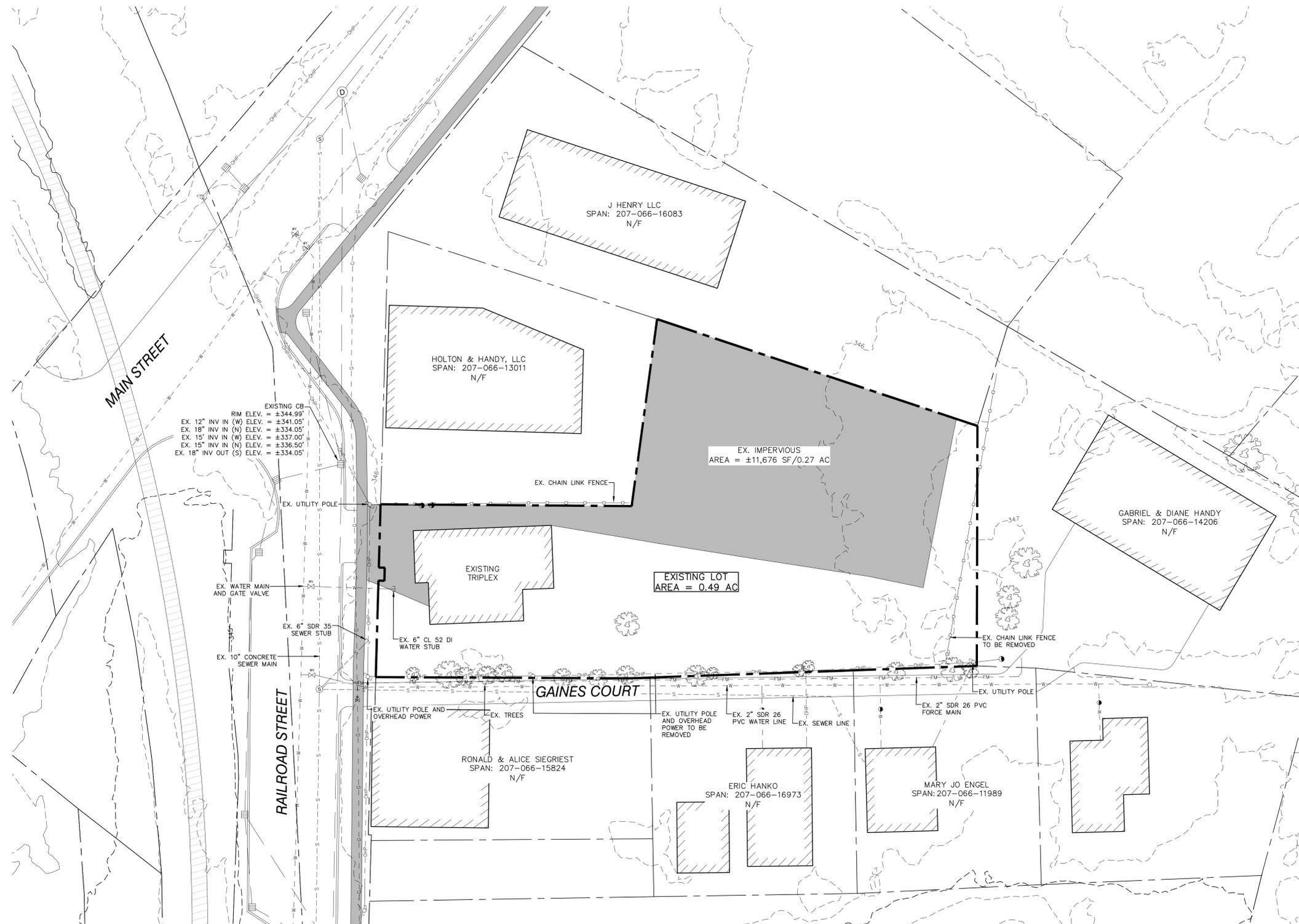
Project number :	2022002
Date :	9 April 2024
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A101

Scale : 3/32" = 1'-0"



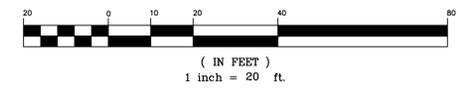
Location Map  
Scale: 1" = 250'



LEGEND

	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING OVERHEAD POWER
	EXISTING WATERLINE AND GATE VALVE
	EXISTING SEWER FORCEMAIN
	EXISTING SEWER MAIN AND MANHOLE
	EXISTING GAS LINE
	EXISTING FENCE
	EXISTING STORM LINE AND CATCH BASIN
	EXISTING STORM LINE AND MANHOLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING TREE

GRAPHIC SCALE



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

NOTES:  
1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.



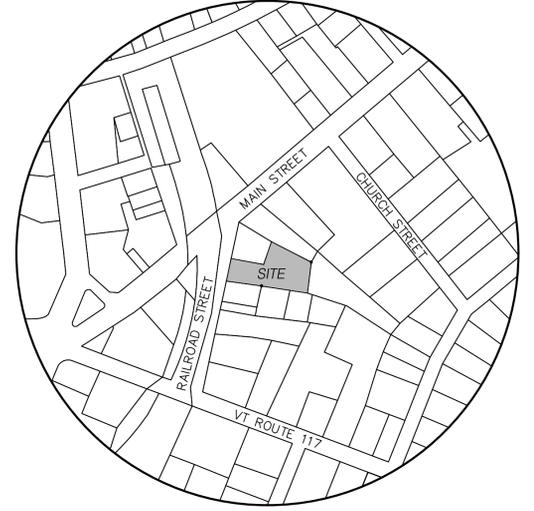
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DESIGN	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	JOB
DESIGN		2022-48
DRAWN		FILE
CHECKED		2022-48-S7
SCALE		PLAN SHEET #
1" = 20'		1

O'LEARY-BURKE  
CIVIL ASSOCIATES, PLC

FRANKLIN SOUTH, LLC.  
8 RAILROAD STREET ESSEX JUNCTION, VT

EXISTING  
CONDITIONS PLAN

13 CORPORATE DRIVE  
ESSEX, VT, VT  
PHONE: 878-9889  
FAX: 878-9889  
E-MAIL: poleary@olearyburke.com



Location Map  
Scale: 1" = 250'

LEGEND

	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING OVERHEAD POWER
	EXISTING WATERLINE AND GATE VALVE
	EXISTING SEWER FORCEMAIN
	EXISTING SEWER MAIN AND MANHOLE
	EXISTING GAS LINE
	EXISTING FENCE
	EXISTING STORM LINE AND CATCH BASIN
	EXISTING STORM LINE AND MANHOLE
	PROPOSED CONTOUR
	PROPOSED EASEMENT
	PROPOSED WATERLINE
	PROPOSED SEWER LINE
	PROPOSED UNDERGROUND POWER
	PROPOSED OVERHEAD POWER
	PROPOSED STORMLINE & CATCH BASIN
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED ACCESSIBLE PARKING
	PROPOSED STRUCTURAL COLUMN

ZONING INFORMATION

SPAN: 582-183-11547  
 LOT AREA: 0.49 ACRES ±  
 ZONED: VILLAGE CENTER

DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT AREA: 5,000 SF < 21,395 SF EXISTING  
 MINIMUM LOT FRONTAGE: N/A; 70.5 FT EXISTING  
 MAXIMUM BUILDING COVERAGE: N/A; 53% PROPOSED  
 MAXIMUM BUILDING HEIGHT: 4 STORIES OR 58 FT > 44.75 FT PROPOSED

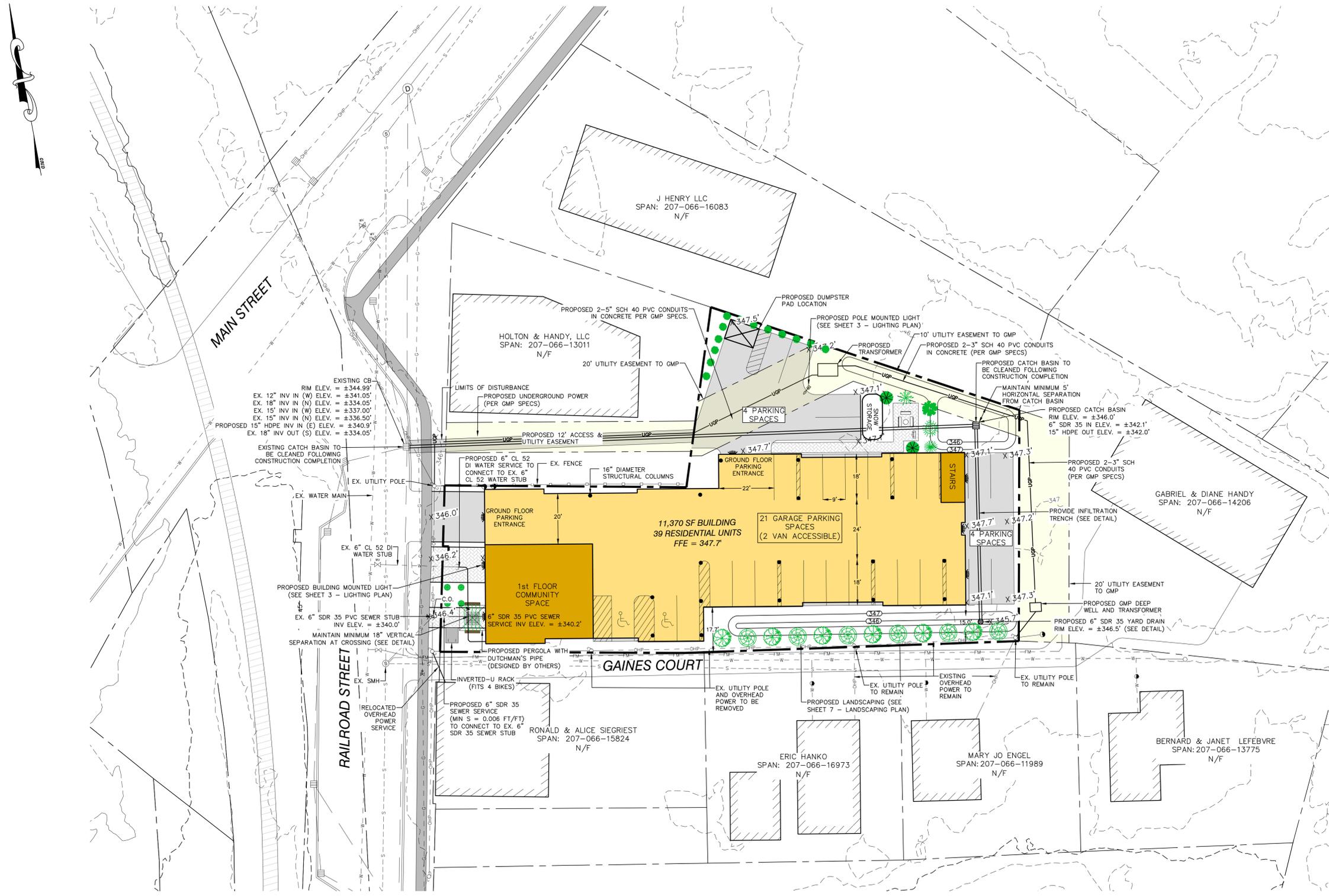
SETBACKS:  
 FRONT YARD: N/A  
 SIDE YARD: N/A  
 REAR YARD: N/A

THE VILLAGE CENTER REQUIRES A MINIMUM 15 FT BUFFER ZONE BETWEEN ANY MULTI-FAMILY USE LOCATED ADJACENT TO A SINGLE-FAMILY USE.

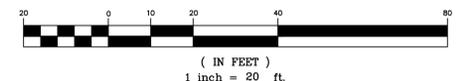
PARKING CALCULATIONS

PROPOSED PARKING SPACES:	27 SPACES
PROPOSED ACCESSIBLE SPACES:	2 SPACES
TOTAL SPACES PROPOSED:	29 SPACES

NOTE: PER CBES TABLE C405.11, 8% OF PARKING SPACES SHALL CONTAIN LEVEL 1 ELECTRIC VEHICLE CHARGING



GRAPHIC SCALE



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OWNER/APPLICANT

FRANKLIN SOUTH LLC  
124 COLLEGE PARKWAY  
COLCHESTER, VT 05446



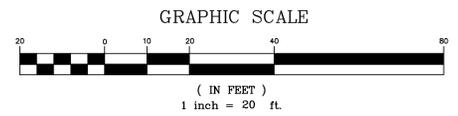
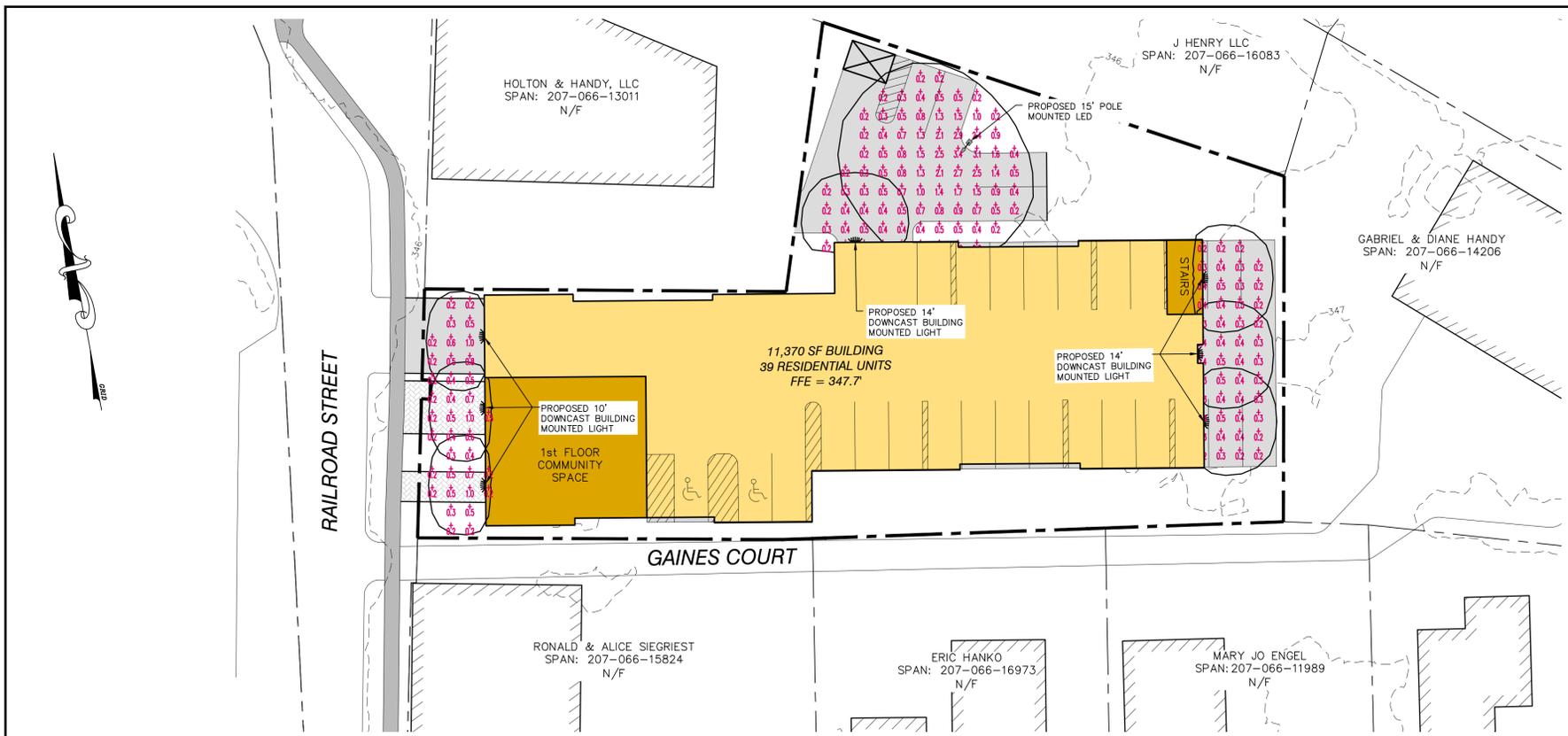
DATE 4/9/24	REVISION REVISED PER FINAL SITE PLAN REVIEW COMMENTS #2.	BY NKP
DATE 2/26/24	REVISION REVISED PER FINAL SITE PLAN REVIEW COMMENTS.	BY NKP
SURVEY	OBCA	DATE 10/31/23
DESIGN	OBCA	DATE 2022-48
DRAWN	NKP	FILE 2022-48-S7
CHECKED	BWC	PLAN SHEET #
SCALE	1" = 20'	2

O'LEARY-BURKE CIVIL ASSOCIATES, PLC

FRANKLIN SOUTH, LLC.

8 RAILROAD STREET ESSEX JUNCTION, VT

SITE PLAN



**LEGEND**

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED POLE MOUNTED LIGHT

**CALCULATION SUMMARY**

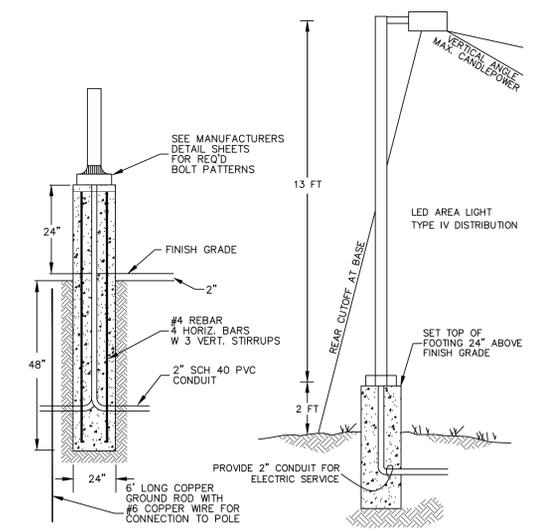
AREA NAME	DIMENSIONS	GRID NAME	AVE.	MAX	MIN	MAX/MIN	AVE./MIN
SITE PLAN	288' x 162'	New Grid	<+>	0.59	3.41	0.20	22.61
							3.89

**LUMINAIRE SCHEDULE**

TYP	SYMB.	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
BLDG		RAB LED 5N WALLPACK	5W	155	10' BUILDING MOUNT	1.00	3
BLDG		RAB LED 5N WALLPACK	5W	155	14' BUILDING MOUNT	1.00	4
POLE		RAB ALED 13N LUMINAIRE	13W	1,652	15' POLE MOUNT	1.00	1

**LIGHTING SCHEDULE**



**TYPICAL LIGHT POLE DETAIL**  
NTS

**ALED13N**

Color: Bronze Weight: 3.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info	LED Info
Type: 120V	Constant Current: 13W
200V	0.11A
240V	0.07A
277V	0.05A
Input Watts: 14.8W	Color Accuracy: 4000K (Neutral)
	L70 lifespan: 100,000 Hours
	Lumens: 1,652 lm
	Efficacy: 111.6 lm/W

**Technical Specifications**

**Compliance:** UL Listed. Suitable for wet locations.

**IESNA LM-79 & LM-80 Testing:** RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**DLC Listed:** This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC S1 requirements. DLC Product Code: P029N639

**Performance:** Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations.

**Wattage Equivalency:** Equivalent to 70W Pulse Start Metal Halide

**IES Classification:** The Type II distribution is ideal for roadway, general parking, and other area lighting applications where a change of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

**Housing:** Precision die-cast aluminum housing, lens free.

**Gaskets:** High temperature silicone.

**Finish:** Formulated for high durability and long-lasting color.

**Green Technology:** Mercury and UV free. RoHS-compliant components.

**Effective Projected Area:** EPA = 0.4

**Maximum Ambient Temperature:** Suitable for use in up to 55°C (131°F)

**Cold Weather Starting:** The minimum starting temperature is -40°C (-40°F)

**LED Characteristics:** Lumen Maintenance: The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

**Color Consistency:** 7-step MacAdam Elipse binning to achieve consistent fixture-to-fixture color.

**Color Stability:** LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.

**Color Uniformity:** RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Electrical:** Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.11A, 200V: 0.07A, 240V: 0.05A, 277V: 0.04A.

**Dimming Driver:** Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming signal. Dimm down to 10%.

**THD:** 7.08% at 120V, 15.05% at 277V

**Power Factor:** 99% at 120V, 95.4% at 277V

**Surge Protection:** 40V

**WPLED5N**

Color: Bronze Weight: 2.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info	LED Info
Type: 120V	Constant Current: 5W
200V	0.18A
240V	0.18A
277V	N/A
Input Watts: 5.2W	Color Accuracy: 4000K (Neutral)
	Color Accuracy: 85 CRI
	L70 Lifespan: 100,000 Hours
	Lumens: 155 lm
	Efficacy: 29.8 lm/W

**Technical Specifications**

**Compliance:** UL Listed. Suitable for wet locations in downlight position only. Suitable for mounting within 1.3m (4ft) of the ground.

**IP Rating:** Ingress protection rating of IP66 for dust and water.

**IESNA LM-79 & LM-80 Testing:** RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**Performance:** Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations.

**Wattage Equivalency:** Equivalent to 13W CFL or 60W Incandescent

**Other:** Patents: The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

**Color Stability:** LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.

**Color Uniformity:** RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Construction:** Ambient Temperature: Suitable for use in up to 40°C (104°F)

**Cold Weather Starting:** The minimum starting temperature is -40°C (-40°F)

**Housing:** Precision die-cast aluminum housing and mounting plate. 1 1/2" backbox with three 1/2" conduit entry points.

**Gaskets:** High temperature silicone gaskets.

**Finish:** Formulated for high durability and long-lasting color.

**Green Technology:** Mercury and UV free. RoHS-compliant components.

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com  
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**POLE MOUNTED LED SPECIFICATIONS**

**WALL MOUNTED LED SPECIFICATIONS**

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

**NOTES:**  
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DATE: 4/9/24	REVISION: REVISED PER FINAL SITE PLAN REVIEW COMMENTS #2.	BY: NKP
DATE: 2/26/24	REVISION: REVISED PER FINAL SITE PLAN REVIEW COMMENTS.	BY: NKP
SURVEY: OBCA	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE: 10/31/23
DESIGN: OBCA	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	DATE: 2022-48
DRAWN: NKP	FRANKLIN SOUTH, LLC.	
CHECKED: BWC	8 RAILROAD STREET ESSEX JUNCTION, VT	
SCALE: 1" = 20'	FILE: 2022-48-S7	
	PLAN SHEET #	
	<b>LIGHTING PLAN</b>	
	<b>3</b>	

O'LEARY-BURKE CIVIL ASSOCIATES, PLC  
13 CORPORATE DRIVE ESSEX, VT 05732  
PHONE: 878-9989 FAX: 878-9989  
E-MAIL: poleary@olearyburke.com

# GENERAL SEWER SPECIFICATIONS

## GENERAL:

THIS ITEM SHALL CONSIST OF THE EXCAVATION AND BACKFILLING REQUIRED FOR THE COMPLETE CONSTRUCTION OF ALL SANITARY SEWERS, FORCE MAINS, AND STORM DRAINAGE CONSTRUCTION RELATED THEREIN, INCLUDING CHIMNEYS, SERVICE CONNECTIONS, THURST BLOCKS, AND OTHER ITEMS NECESSARY FOR A COMPLETE SANITARY SEWER SYSTEM AS INDICATED ON THE DRAWINGS.

## MATERIALS:

### A. TYPES OF PIPE

TYPES OF PIPE WHICH SHALL BE USED FOR THE VARIOUS PARTS OF WORK ARE AS FOLLOWS: GRAVITY SEWERS SHALL BE PVC SOLID WALL PIPE MEETING ASTM SPECIFICATIONS D-3034 OR F679.

### B. PVC SEWER PIPE

PVC SEWER PIPE SHALL CONFORM IN ALL RESPECTS TO THE LATEST REVISION OF ASTM SPECIFICATIONS D-3034 OR F679, TYPE PSM POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS, SDR33, WALL THICKNESS OF 1/2" SHALL MEET ASTM SPECIFICATIONS FOR SDR33 PIPE. ALL PIPE AND FITTINGS SHALL BE CLEARLY MARKED AS FOLLOWS:

MANUFACTURER'S NAME AND TRADEMARK  
NOMINAL PIPE SIZE  
MATERIAL DESIGNATION 12454C PVC  
LEGEND TYPE PSM SDR33 PVC SEWER PIPE OR  
DESIGNATION ASTM D-3034 OR F679

JOINTS SHALL BE PUSH-ON TYPE USING ELASTOMERIC GASKETS AND SHALL CONFORM TO ASTM D-3212. THE GASKETS SHALL BE FACTORY INSTALLED.

THE PIPE SHALL BE FURNISHED IN NOMINAL 15 FOOT LENGTHS. SUFFICIENT NUMBERS OF SHORT LENGTHS AND FULL MACHINE FITTINGS SHALL BE PROVIDED FOR USE AT MANHOLES, CHIMNEYS, AND CONNECTIONS. ALL CONNECTIONS WILL REQUIRE THE USE OF MANUFACTURED FITTINGS. FIELD FABRICATED, SADDLE-TYPE CONNECTIONS WILL NOT BE CONSIDERED ACCEPTABLE.

ANY PIPE OR FITTING HAVING A CRACK OR OTHER DEFECT OR WHICH HAS RECEIVED A SEVERE BLOW SHALL BE MARKED REJECTED AND REMOVED AT ONCE FROM THE WORK SITE. ALL FIELD CUTS ARE TO BE MADE WITH SAW AND SO TO PRESERVE THE BOX END TO THE BOX END. ALL CUTS SHALL BE MADE AND REMOVE ALL INTERIOR BURRS. MEASURE AND PLACE A HOMOING MARK ON THE PIPE BEFORE ASSEMBLING.

THE PIPE INSTALLED UNDER THIS SPECIFICATION SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION, MEASURED AS DESCRIBED BELOW, SHALL BE LESS THAN FIVE PERCENT (5%).

DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST 24 HOURS. THE DEFLECTION TEST SHALL BE RUN USING A RIGID BALL OR MANHOLE HAVING DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES SHALL BE USED DURING THESE DEFLECTION TESTS. ALL PIPE NOT MEETING THE DEFLECTION TEST SHALL BE REEXCAVATED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

THE MANHOLE WATER STOP GASKET AND STAINLESS STEEL CLAMP ASSEMBLY MUST BE APPROVED BY THE ENGINEER PRIOR TO THE INSTALLATION OF ANY PIPE.

THE CONTRACTOR WILL SUBMIT CERTIFICATION THAT THE MATERIALS OF CONSTRUCTION HAVE BEEN SAMPLED, TESTED, AND INSPECTED AND THAT THEY MEET ALL THE REQUIREMENTS—INCLUDING WALL THICKNESS—IN ACCORDANCE WITH ASTM C-3034 OR ASTM F679 FOR ALL PIPE AND FITTINGS TO BE INCLUDED IN THE PROJECT WORK.

PVC PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32 DEGREES FAHRENHEIT OR GOES ABOVE 100 DEGREES FAHRENHEIT. DURING COLD WEATHER, THE FLEXIBILITY AND IMPACT RESISTANCE OF PVC PIPE IS REDUCED.

EXTRA CARE IS REQUIRED WHEN HANDLING PVC DURING COLD WEATHER. PVC PIPE SHALL NOT BE STORED AND EXPOSED TO PROLONGED PERIODS OF SURFACE SOIL PIV DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. CANVAS OR OTHER OPAQUE MATERIAL SHALL BE USED TO COVER PVC PIPE STORAGE AND TO PROTECT THE DEFLECTION TESTS.

COMPACTED BEDDING MATERIAL IS TO BE INSTALLED 6" ABOVE THE TOP OF THE PIPE FOR THE FULL WIDTH OF THE EXCAVATED TRENCH.

### C. MANHOLES

THE CONTRACTOR SHALL CONSTRUCT REINFORCED CONCRETE MANHOLES AND DROP MANHOLES TO THE DIMENSIONS AT THE LOCATIONS SHOWN ON THE CONTRACT DRAWINGS. ALL PRECAST REINFORCED CONCRETE MANHOLES SHALL CONFORM TO THE LATEST REVISION OF THE FOLLOWING SPECIFICATIONS: C-361. THE EXTERIOR OF THE MANHOLE SHALL BE COATED WITH A WATERPROOF SEALANT.

THE FOOTING SHALL BE CLASS B PRECAST CONCRETE AND SHALL CONFORM TO THE DIMENSIONS INDICATED ON THE PLANS.

SHELVES SHALL BE CONSTRUCTED WITH HARDENED RED SEWER BRICK. ALL BRICK SHALL BE TYPE SS MEETING THE STANDARDS IN ASTM SPECIFICATION C-90. INVERTS FOR SEWER MANHOLES SHALL BE AS SHOWN ON THE PLANS AND DETAILS. INVERTS SHALL HAVE THE EXACT SHAPE OF THE SEWER TO WHICH THEY ARE CONNECTED, AND ANY CHANGE IN SIZE OR DIRECTION SHALL BE GRADUAL AND EVEN.

ALL CONSTRUCTION OF SEWER MANHOLES MUST BE CARRIED OUT TO ENSURE WATERTIGHT WORK. ANY LEAKS IN MANHOLES SHALL BE CAULKED AND COMPLETELY REPAIRED TO THE SATISFACTION OF THE ENGINEER OR THE ENTIRE STRUCTURE SHALL BE REMOVED AND REBUILT. REPAIRS SHALL ONLY BE ALLOWED TO THE EXTERIOR OF THE MANHOLE.

ALL MANHOLES ARE TO BE PROVIDED WITH COPOLYMER POLYPROPYLENE PLASTIC RUNGS WITH STEEL REINFORCEMENT TWELVE INCHES (12") ON CENTER. ALL MANHOLES SHALL BE PROVIDED WITH CONCRETE OR GRAY CAST IRON MANHOLE FRAMES AND COVERS. ALL IRON CASTINGS SHALL BE THOROUGHLY CLEANED AND THEN COATED WITH HOT LARD OIL BEFORE DELIVERY. FRAMES AND COVERS SHALL LEAN ON L-250 SHIELDING C, OR AN APPROVED EQUAL, AND HAVE A MINIMUM WEIGHT OF 400 POUNDS. MANHOLE COVERS SHALL HAVE THE WORK SURFACE FINISHED TO A FINISH GRADE.

PRECAST RISERS AND BASES FOR MANHOLES SHALL CONFORM TO ASTM SPECIFICATIONS C-361. THE PIPE OPENING IN THE PRECAST MANHOLE RISER SHALL HAVE A CAST-IN—PLACE FLEXIBLE GASKET OR AN EQUIVALENT SYSTEM FOR PIPE INSTALLATION AS APPROVED BY THE ENGINEER. JOINTS BETWEEN MANHOLES RISERS SHALL BE RUBBER O-RING SEALS OR SOFT GUTS (ROPE FORM).

THE MANHOLE COVER FRAMES SHALL BE SET TO FINAL GRADE ONLY AFTER THE MANHOLE COVER PAVING HAS BEEN COMPLETED. PRECAST OR CAST-IN—PLACE CONCRETE RISER RINGS SHALL BE USED FOR FRAME ADJUSTMENT; THE USE OF BRICKS IS NOT ALLOWED.

MANHOLES SHALL BE PLACED AT ALL CHANGES IN SLOPE, SIZE, ALIGNMENT OF PIPE, AT THE ENDS OF EACH LINE, AND AT LEAST EVERY 300 FEET.

### F. MASONRY

EACH BRICK SHALL BE WETTED AND COMPLETELY BEDDED IN MORTAR AT ITS BOTTOM, SIDES, AND ENDS IN ONE OPERATION WITH CARE TO FULL EVERY JOINT. BRICKWORK SHALL BE WELL-BONDED, AND JOINTS SHALL BE AS CLOSE AS PRACTICABLE. NO BRICK MASONRY SHALL BE LAID IN WATER NOR SHALL ANY WATER BE ALLOWED TO RISE ON OR AROUND ANY BRICK MASONRY UNTIL IT HAS SET AT LEAST 24 HOURS. NO MASONRY SHALL BE LAID IN FREEZING WEATHER.

THE BRICK FOR ORDINARY BRICKWORK SHALL BE COMMON HARD—BURNED CLAY BRICK. ALL BRICK SHALL BE REGULAR AND UNIFORM IN SHAPE AND SIZE WITH FLATS, PARALLELS, BATS, AND FACES. ORDINARY BRICK SHALL CONFORM TO ASTM SPECIFICATION C-90, AND SHALL BE GRADE SS.

BRICK MASONRY SHALL BE LAID IN PORTLAND CEMENT MORTAR COMPOSED OF ONE PART PORTLAND CEMENT AND TWO PARTS OF SAND, MEASURED BY VOLUME, TO WHICH NOT MORE THAN 10 POUNDS OF LIME SHALL BE ADDED FOR EACH CUBIC YARD OF MORTAR. WATER FOR MORTAR SHALL BE CLEAN AND ONLY AN AMOUNT SUFFICIENT TO PRODUCE A WORKABLE MORTAR SHALL BE USED. MORTAR SHALL BE USED WITHIN ONE HOUR FROM THE TIME THE CEMENT WAS ADDED TO THE MIX.

THE SAND FOR MORTAR FOR BRICK MASONRY SHALL BE UNIFORM GRADED, CLEAN, SHARP, AND CONTAIN NO GRADES LARGER THAN WILL PASS A ONE—EIGHTH INCH (1/8") MESH SIEVE.

## CONSTRUCTION METHODS:

### A. EXCAVATION:

THE EXCAVATIONS SHALL BE MADE TO A POINT AT LEAST SIX INCHES (6") BELOW THE PIPE INVERT TO ACCOMMODATE THE BEDDING MATERIAL. ALL EXCAVATIONS ARE TO BE KEPT DRY WHILE PIPE IS BEING LAID AND UNTIL EACH JOINT AND PIPE HAS BEEN INSPECTED BY THE ENGINEER AND APPROVAL GIVEN TO COMMENCE BACKFILLING OPERATIONS.

### B. LAYING SEWER PIPE:

THE BELL END OF THE PIPE SHALL FACE UPWARD AT ALL TIMES AND BE PLACED IN SUCH A POSITION AS TO MAKE THE INVERT EVEN WHEN THE SUCCEEDING SECTION IS INSERTED. WHEN REQUIRED BY ADVERSE GRADING CONDITIONS, THE CONTRACTOR SHALL FILL ANY GULLY TO MAKE A SUITABLE BEDDING FOR THE SEWER PIPE. THE FULL SHALL BE MECHANICALLY COMPACTED TO A 95 PERCENT DRY DENSITY BY THE AASHTO—T-99 METHOD (A STANDARD PROCTOR) TEST, UPON WHICH THE SIX INCHES (6") OF BEDDING MATERIAL SHALL BE PLACED.

ANY PIPE WHICH IS NOT LAID TO GRADE AND ALIGNMENT SHALL BE RELATED TO THE SATISFACTION OF THE ENGINEER. THE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED ON EACH SIDE OF THE PIPE TO A HEIGHT OF 6" ABOVE THE TOP OF THE PIPE AND FOR THE FULL WIDTH OF THE EXCAVATED TRENCH AND AS SHOWN ON THE ACCEPTED PLANS.

### C. BACKFILL:

BACKFILL SHALL CONSIST OF APPROVED MATERIAL PLACED IN SIX INCH (6") LAYERS WITH EACH LAYER BEING THOROUGHLY COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO—T-99 STANDARD PROCTOR BY MEANS APPROVED BY THE ENGINEER.

THE BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE PIPE FOR ITS FULL LENGTH. WALKING OR WORKING ON THE COMPLETED PIPELINE, EXCEPT AS MAY BE NECESSARY IN TAMPING OR BACKFILLING, SHALL BE PERMITTED UNTIL THE TRENCH HAS BEEN FULLED TO A HEIGHT OF AT LEAST TWO FEET (2') ON THE TOP OF THE PIPES. DURING CONSTRUCTION, ALL OPENINGS TO THE PIPELINES SHALL BE PROTECTED FROM THE ENTERING OF EARTH OR OTHER MATERIALS.

### D. CONCRETE CRADLE AND ENCASEMENT FOR JOINT:

WHERE REQUIRED ON THE PLANS OR AS DIRECTED BY THE ENGINEER, A CONCRETE CRADLE SHALL BE USED TO BOLSTER AND STRENGTHEN PIPE JOINTS. WHERE REQUIRED ON THE PLANS OR AS DIRECTED BY THE ENGINEER, ENCASEMENT OF SEWER WILL BE MADE TO PROTECT NEARBY WELLS OR WATERLINES FOR STREAM CROSSINGS OR FOR SIMILAR PURPOSES. ALL CONCRETE WILL BE CLASS B AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 501, AND WILL MEET THE REQUIREMENTS OF THAT SECTION.

### E. FROST PROTECTION FOR SHALLOW SEWERS:

SEWERS WITH LESS THAN FIVE AND ONE—HALF FEET (5 1/2") OF COVER OVER THE CROWN OR WHERE INDICATED ON THE PLANS SHALL BE PROTECTED AGAINST FREEZING BY INSTALLATION OF TWO 2" THICK (4" TOTAL) STYROFOAM SM INSULATING SHEETS WITH A TOTAL WIDTH OF FOUR FEET (4') OR TWICE THE PIPE DIAMETER, WHOEVER IS GREATER. THE SHEETS SHALL BE PLACED SIX INCHES (6") ABOVE THE CROWN OF THE SEWER BEFORE COMPACTING OF THE SIX INCH LIFT IMMEDIATELY ABOVE THE CROWN. THE SHEETS SHALL BE SECURED BY THE CONTRACTOR DURING BACKFILL AND COMPACTED OVER THE STYROFOAM SM SHEETS SHALL MEET THE COMPRESSIVE STRENGTH REQUIREMENTS OF ASTM D1621—73. IN NO CASE SHALL THE SEWER LINES HAVE LESS THAN FOUR (4') FEET OF COVER OVER THE TOP OF THE PIPE.

### F. LEAKAGE TESTS AND ALLOWANCES FOR GRAVITY SEWERS:

THE LOW PRESSURE AIR TEST WILL BE USED TO SIMULATE INFILTRATION OR EXFILTRATION RATES INTO OR OUT OF ALL GRAVITY SEWERS. THE CONTRACTOR WILL FURNISH ALL FACILITIES AND PERSONNEL FOR CONDUCTING THE TEST.

FINAL ACCEPTANCE OF THE SEWER SHALL DEPEND UPON THE SATISFACTORY PERFORMANCE OF THE SEWER UNDER TEST CONDITIONS. THE TEST SHALL BE PERFORMED ON PIPE BETWEEN ADJACENT MANHOLES AFTER BACKFILLING HAS BEEN COMPLETED AND COVERED.

ALL WELLS, TESTS, LATERALS, OR END—OF—SIDE SEWER STUBS SHALL BE PLUGGED WITH FLEXIBLE—JOINT CAPS, OR AN ACCEPTABLE ALTERNATE, SECURELY FASTENED TO WITHSTAND THE INTERNAL TEST PRESSURE. THE JOINT CAPS SHALL BE READY REMOVABLE, AND THEIR REMOVAL SHALL PROVIDE A SUITABLE SOLE FOR MAKING A FLEXIBLE—JOINT LATERAL CONNECTION OR EXTENSION.

PRIOR TO TESTING FOR ACCEPTANCE, THE PIPE SHOULD BE CLEANED BY PASSING THROUGH THE PIPE A FULL GAUGE SQUEEZE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE PIPE CLEANED, IMMEDIATELY FOLLOWING THE PIPE CLEANING, THE PIPE INSTALLATION SHALL BE TESTED WITH LOW—PRESSURE AIR.

AIR SHALL BE SLOWLY SUPPLIED TO THE PLUGGED AIR INSTALLATION UNTIL THE INTERNAL AIR PRESSURE REACHES FOUR POUNDS PER SQUARE INCH (4.0 PSI) GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE. AT LEAST TWO MINUTES SHALL BE ALLOWED FOR TEMPERATURE STABILIZATION BEFORE PROCEEDING FURTHER.

THE PIPELINE SHALL BE CONSIDERED ACCEPTABLE WHEN TESTED AT AN AVERAGE PRESSURE OF THREE POUNDS PER SQUARE INCH (3.0 PSI) GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE.

1. THE TOTAL RATE OF AIR LOSS FROM ANY SECTION TESTED IN ITS ENTIRETY BETWEEN MANHOLE AND CLEANOUT STRUCTURES DOES NOT EXCEED 2.0 CUBIC FEET PER MINUTE; OR

2. THE SECTION UNDER TEST DOES NOT LOSE AIR AT A RATE GREATER THAN 0.0030 CUBIC FEET PER MINUTE PER SQUARE FOOT OF INTERNAL PIPE SURFACE.

THE REQUIREMENTS OF THIS SPECIFICATION SHALL BE CONSIDERED SATISFIED IF THE TIME REQUIRED IN SECONDS FOR THE PRESSURE TO DECREASE FROM 3.5 OR 2.5 PSI GREATER THAN THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY SUBMERGE THE PIPE IS NOT LESS THAN THAT COMPUTED ACCORDING TO THE FOLLOWING TABLE:

NOMINAL PIPE SIZE (INCHES)	TIME (MIN./100 FT.)
3	0.2
4	0.3
6	0.7
8	1.2
10	1.8
12	1.8
15	2.1
18	2.4
20	3.0
24	3.6
27	4.2
30	4.8
33	4.8
36	6.0
39	6.6
42	7.2

THE TABLE GIVES THE REQUIRED TEST TIME IN MINUTES PER 100 FOOT LENGTHS OF PIPE FOR A GIVEN DIAMETER. IF THERE IS MORE THAN ONE PIPE SIZE IN THE SECTION OF LINE BEING TESTED, COMPUTE THE TIME FOR EACH DIAMETER; AND SUM THE TIMES TO FIND THE TOTAL REQUIRED TEST TIME.

IF THE PIPE INSTALLATION FAILS TO MEET THESE REQUIREMENTS, THE CONTRACTOR SHALL DETERMINE AT HIS OR HER OWN EXPENSE THE CAUSE OF LEAKAGE AND SHALL REPAIR (IF THE EXTENT AND TYPE OF REPAIRS PROPOSED) BY THE CONTRACTOR APPROVED REASONABLE TO THE ENGINEER) OR REPLACE ALL DEFECTIVE MATERIALS OR WORKMANSHIP. THE COMPLETED PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF THIS TEST BEFORE BEING CONSIDERED ACCEPTABLE.

SINCE THIS TEST DOES NOT DETERMINE THE TIGHTNESS OF MANHOLES, THEY SHALL BE TESTED SEPARATELY. THE INFILTRATION LEAKAGE ALLOWANCE OUT OF MANHOLES SHALL BE NO GREATER THAN ONE GALLON PER DAY PER VERTICAL FOOT TO DEPTH. THE MANHOLE SHALL BE FILLED WITH WATER TO A POINT ONE FOOT (1') ABOVE THE HIGHEST POINT BETWEEN MANHOLE SECTIONS. IN AREAS OF HIGH GROUNDWATER, THERE SHALL BE NO VISIBLE LEAKAGE DUE TO INFILTRATION. IF A VACUUM TEST IS DESIRED, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED: (THIS PREFERRED METHOD OF TESTING MANHOLES FOR LEAKAGE INVOLVES THE USE OF A DEVICE FOR SEALING THE TOP OF THE MANHOLE CONE SECTION AND PUMPING AIR OUT OF THE MANHOLE, CREATING A VACUUM AND HOLDING THIS VACUUM FOR A PRESCRIBED PERIOD OF TIME.)

1. ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED AND POINTED WITH AN APPROVED NON—SHRINKING MORTAR. THE COMPLETED MANHOLE SHALL NOT BE BACKFILLED PRIOR TO TESTING.

2. ALL PIPE AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLY PLUGGED IN A MANNER TO PREVENT DISPLACEMENT.

3. A PLATE WITH AN INFLATABLE RUBBER RING THE SIZE OF THE TOP OF THE MANHOLE SHALL BE INSTALLED BY INFLATING THE RING WITH AIR TO PRESSURE ADEQUATE TO PREVENT LEAKAGE OF AIR BETWEEN THE RUBBER RING AND MANHOLE WALL.

4. AIR SHALL THEN BE PUMPED OUT OF THE MANHOLE THROUGH AN OPENING IN THE PLATE UNTIL A VACUUM IS CREATED INSIDE OF THE MANHOLE EQUAL TO 10" OF MERCURY ON AN APPROVED VACUUM GAUGE. THE REMOVAL OF AIR SHALL THEN BE STOPPED AND THE TEST TIME BEGUN.

5. THE VACUUM MUST NOT DROP TO BELOW NINE INCHES (9") OF MERCURY WITH A TWO MINUTE TEST PERIOD. IF MORE THAN A ONE INCH (1") DROP IN VACUUM OCCURS WITHIN THE TWO MINUTE TEST PERIOD, THE MANHOLE HAS FAILED AND SHALL BE REPAIRED OR RECONSTRUCTED AND THEN RETESTED.

6. FOLLOWING SATISFACTORY TEST RESULTS, THE MANHOLE WILL BE BACKFILLED.

IT IS NOTED THAT ALL EXISTING SANITARY SEWERS SHALL BE KEPT OPERATIONAL UNTIL NEW WORK HAS BEEN TESTED AND APPROVED BY THE ENGINEER. AT SUCH TIME, EXISTING SEWERS AND SEWER SERVICES SHALL BE CONNECTED TO THE NEW SEWERS.

G. LEAKAGE AND PRESSURE TESTING FOR FORCE MAIN

ALL PIPELINES SHALL BE TESTED IN ACCORDANCE WITH THE VERMONT DEPARTMENT OF WATER RESOURCES ENVIRONMENTAL PROTECTION RULES, LATEST EDITION. A LEAKAGE AND PRESSURE TEST SHALL BE PERFORMED CONCURRENTLY.

THE HYDROSTATIC TEST PRESSURE SHALL BE A MINIMUM OF 50 PSI AT THE HIGHEST POINT ALONG THE TEST SECTION AND SHALL NOT VARY BY MORE THAN TWO PSI DURING THE ENTIRE TWO HOUR TEST. IF AND WHEN DURING THE TEST THE PRESSURE DROPS BY FIVE PSI, THE QUANTITY OF WATER REQUIRED TO RESTORE THE TEST PRESSURE SHALL BE MEASURED.

AT THE END OF THE TWO HOUR TEST, THE PRESSURE SHALL BE RETURNED TO THE TEST PRESSURE AND THE ADDITIONAL VOLUME OF WATER MEASURED. THE TOTAL AMOUNT OF WATER USED DURING AND AT THE END OF THE TEST SHALL CONSTITUTE THE ACTUAL LEAKAGE. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{[N](D)(P)}{7,400}$$

WHERE: L = LEAKAGE IN GALLONS PER HOUR  
N = NUMBER OF JOINTS IN PIPELINE TESTED  
D = NOMINAL DIAMETER OF PIPE IN INCHES  
P = AVERAGE TEST PRESSURE IN PSI

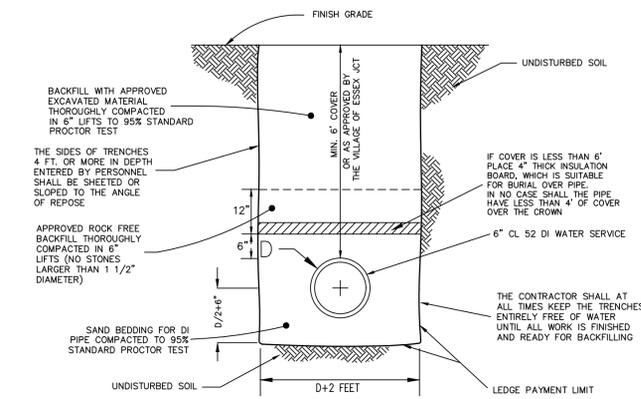
H. CLEANING PIPELINES AND APPURTENANCES:  
UPON COMPLETION OF CONSTRUCTION, ALL DIRT AND OTHER FOREIGN MATERIAL SHALL BE REMOVED FROM PIPELINES AND THEIR APPURTENANCES. NO MATERIALS SHALL BE LEFT IN THE PIPELINES TO IMPURE NORMAL FLOW THROUGH THEM.

I. SEWER SERVICE CONNECTIONS:  
WHERE REQUIRED ON THE PLANS, SEWER SERVICE CONNECTIONS FOR ONE HOUSE SHALL BE CONSTRUCTED OF SIX INCH (6") PIPE UNLESS OTHERWISE NOTED ON THE PLANS OF THE MATERIAL SPECIFIED UNDER THIS SECTION. THE PIPE SHALL BE LAID AND ITS JOINTS MADE AS REQUIRED FOR SEWER CONSTRUCTION IN THIS SPECIFICATION.

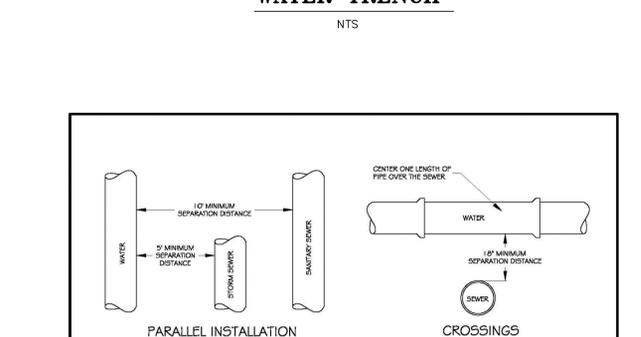
OPEN ENDS OF PIPES SHALL BE PROPERLY SEALED TO PREVENT DAMAGE AND INTRUSION OF FOREIGN MATTER WHERE HOOKUP TO THE BUILDING SEWER IS NOT CONSIDERED WITH SEWER MAIN CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR WILL PROVIDE A 2" PVC TEMPORARY MARKER PROTECTOR FOR THE ENGINEER TO IDENTIFY THE SEWER SERVICE INVERT UP TO TWENTY—FOUR INCHES (24") ABOVE THE FINISHED GRADE. THE MARKER SHALL BE SEATED SECURELY AND REMOVED FOR EASE IN RELOCATING THE END OF SEWER SERVICE CONNECTION FOR HOOKUP TO THE BUILDING SEWER.

IN THE CASE OF RECONNECTION OF EXISTING SERVICES, SUCH RECONNECTIONS WILL BE MADE ONLY AFTER THE NEW SEWER MAIN HAS BEEN COMPLETED, TESTED, AND ACCEPTED. THE EXCAVATION, BEDDING MATERIAL, INSTALLATION, AND BACKFILL FOR SERVICE CONNECTIONS SHALL BE THE SAME AS FOR SEWER MAINS.

J. CLEANOUTS FOR SEWERS:  
CLEANOUTS FOR GRAVITY SEWERS AND FORCE MAINS SHALL BE PROVIDED EVERY 100 FT OR WHERE THE SUM OF BENDS = 45 DEGREES. CLEANOUT FRAMES AND COVERS SHALL BE OF TOUGH GRAY CAST IRON. CASTINGS SHALL BE TO FIT PATTERN AND FREE FROM FLAWS. THE BEARING SURFACE OF CLEANOUT FRAMES AND COVERS AGAINST EACH OTHER SHALL BE MACHINED TO ONE CONTINUOUS CONTACT THROUGHOUT THE CIRCUMFERENCE. ALL IRON CASTINGS SHALL BE THOROUGHLY CLEANED AND THEN COATED WITH HOT COAL TAR BEFORE BEING DELIVERED.

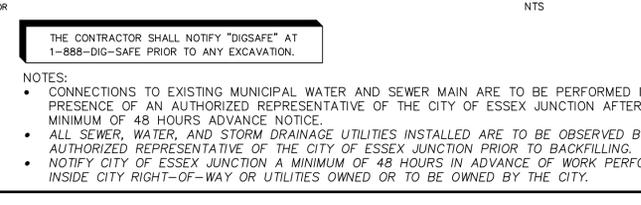
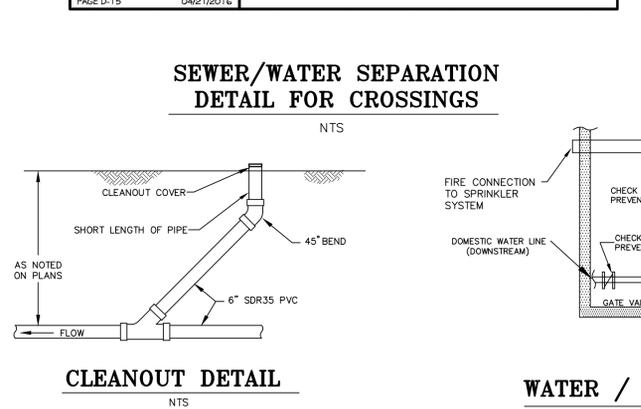


## WATER TRENCH



## SEWER - WATER SEPARATION NOTES

- ALL THREADS SHALL BE "DOUBLE START" STYLE.
  - NOZZLE ARRANGEMENT: TWO 1/2" INCH HOSE NOZZLES WITH (6) THREADS PER INCH. ONE 1/2" INCH PUMPER NOZZLE WITH (4) THREADS PER INCH.
  - INLET CONNECTION: 6" INCH MECHANICAL JOINT.
  - OPERATING NUT: STANDARD 1" INCH PENTAGON.
  - DIRECTION OF OPENING: COUNTERCLOCKWISE.
  - COLOR: ENAMELED HYDRANT RED BASE, CAP COLOR TO FOLLOW COLOR CODE BELOW:
- | GALLONS/MINUTE | COLOR  |
|----------------|--------|
| MORE THAN 1000 | GREEN  |
| 500—1000       | YELLOW |
| LESS THAN 500  | RED    |
- DEPTH OF BURY: HYDRANT SHALL BE INSTALLED TO THE MANUFACTURER'S INSTRUCTIONS WITH NOZZLES ABOUT 18" ABOVE FINISH GRADE.
- HYDRANT BRANCHES:  
HYDRANT ASSEMBLIES SHALL CONSIST OF A SIX INCH (6") MECHANICAL JOINT GATE VALVE CONFORMING TO ANNA C-506, A FOUR FOOT (4') LENGTH OF SIX INCH (6") CLASS 52 DUCTILE IRON PIPE WITH A CEMENT—LINING, AND THE FIRE HYDRANT.
  - THE HYDRANT SHALL HAVE (18"—21") CLEARANCE BETWEEN THE CENTER OF THE STEAMER CAP AND THE GROUND. FOR SINGLE—FAMILY HOUSE SUBDIVISIONS, THERE WILL BE AT LEAST ONE HYDRANT AT EACH INTERSECTION AND A MINIMUM OF SIX FEET (6') BETWEEN HYDRANTS WITH A MINIMUM WATER FLOW OF 500 GALLONS PER MINUTE WITH A 20 PSI RESIDUAL PRESSURE FROM EACH HYDRANT.
  - WATER SERVICE CONNECTION:  
A. GENERAL REQUIREMENTS  
THE CONTRACTOR SHALL INSTALL SIX INCH (6") DUCTILE IRON WATER SERVICES AS INDICATED ON THE CONTRACT DRAWINGS OR AS DIRECTED BY THE ENGINEER. EACH SERVICE SHALL INCLUDE A 6 INCH (6") GATE VALVE LOCATED AT THE PROPERTY LINE.
  - CONSTRUCTION METHODS:  
A. INSPECTION AND TESTING  
THE PIPE AND FITTINGS SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE APPROPRIATED ANNA SPECIFICATIONS. THE CONTRACTOR SHALL FURNISH FOR APPROVAL CERTIFICATION FROM THE PIPE MANUFACTURER THAT ALL TESTS HAVE BEEN PERFORMED WITH SATISFACTORY RESULTS. PIPE SHALL NOT BE INSTALLED WITHOUT THE ENGINEER'S OR WATER AUTHORITY'S APPROVAL.  
B. INSTALLATION  
PIPES, FITTINGS, AND ACCESSORIES SHALL BE CAREFULLY HANDLED TO AVOID DAMAGE. PRIOR TO THE DATE OF ACCEPTANCE OF THE PROJECT WORK BY THE OWNER, THE CONTRACTOR SHALL REPLACE ANY NEW PIPE OR ACCESSORY FOUND TO BE DEFECTIVE AT ANY TIME AFTER INSTALLATION, AT NO EXPENSE TO THE OWNER. ALL INSTALLATION AND TESTING SHALL BE DONE IN ACCORDANCE WITH ANNA STANDARD C-409 AND ANNS SPECIFICATION A21.11.



THE CONTRACTOR SHALL NOTIFY "DISSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

NOTES:  
• CONNECTIONS TO EXISTING MUNICIPAL WATER AND SEWER MAIN ARE TO BE PERFORMED IN THE PRESENCE OF AN AUTHORIZED REPRESENTATIVE OF THE CITY OF ESSEX JUNCTION AFTER A MINIMUM OF 48 HOURS ADVANCE NOTICE.  
• ALL SEWER, WATER, AND STORM DRAINAGE UTILITIES INSTALLED ARE TO BE OBSERVED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY OF ESSEX JUNCTION PRIOR TO BACKFILLING.  
• NOTIFY CITY OF ESSEX JUNCTION A MINIMUM OF 48 HOURS IN ADVANCE OF WORK PERFORMED INSIDE CITY RIGHT—OF—WAY OR UTILITIES OWNED OR TO BE OWNED BY THE CITY.

# GENERAL WATER SPECIFICATIONS

## 1.1 GENERAL:

THIS ITEM SHALL CONSIST OF THE LABOR, EQUIPMENT, AND MATERIAL REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE WATERMANS AND SERVICES WHICH SHALL INCLUDE EXCAVATION, BACKFILLING, PIPE, VALVES, TEES, HYDRANTS, ELBOWS, REDUCERS, AND ALL OTHER APPURTENANCES NECESSARY FOR A COMPLETE WATERMAIN SYSTEM AS INDICATED ON THE ACCEPTED DRAWINGS. ALL MATERIALS AND INSTALLATIONS SHALL BE APPROVED BY THE LOCAL MUNICIPAL WATER AUTHORITY.

## 1.2 WATER PIPE MATERIALS:

DUCTILE IRON PIPE  
PIPE SHALL BE A MINIMUM DIAMETER OF SIX INCHES (6") AND CONFORM TO CURRENT ANNA C110 OR ANNS SPECIFICATION A21.10. PUSH—ON JOINT PIPE SHALL BE MINIMUM THICKNESS CLASS 52. PUSH—ON JOINT ACCESSORIES SHALL CONFORM TO APPLICABLE REQUIREMENTS OF ANNA C111 OR ANNS SPECIFICATION A21.11.

PIPE SHALL BE DOUBLE CEMENT LINED ON THE INSIDE IN ACCORDANCE WITH ANNA C104 OR ANNS SPECIFICATION A21.12 EXCEPT THAT THE CEMENT—LINING THICKNESS SHALL NOT BE LESS THAN THREE—SIXTEENS INCH (3/16"). A PLUS TOLERANCE OF ONE—EIGHTHS INCH (1/8") WILL BE PERMITTED.

## 1.3 FITTINGS:

DUCTILE IRON FITTINGS SHALL BE DOUBLE CEMENT MOUNT LINED, HAVE 300 POUNDS WORKING PRESSURE, AND BE IN ACCORDANCE WITH ANNA C-104, ANNS C-110 OR C-113 FOR COMPACT FITTINGS. MECHANICAL JOINT NUTS AND BOLTS SHALL BE HIGH STRENGTH, LOW ALLOY STEEL PER ANNS A-21.11. DUCTILE IRON FITTINGS LARGER THAN TWELVE INCHES (12") SHALL HAVE A STANDARD BODY LENGTH EQUAL TO CLASS 250 CAST IRON FITTINGS. CAST IRON CLASS 250 FITTINGS WILL BE ALLOWED IN USE OF DUCTILE IRON FITTINGS IN SIZES LARGER THAN TWELVE INCHES (12").

## 1.4 GATE VALVE RESILIENT SEAT:

VALVES SHALL BE MANUFACTURED IN NORTH AMERICA TO MEET ALL REQUIREMENTS OF ANNA SPECIFICATIONS C-506. VALVES TWELVE INCHES (12") AND SMALLER SHALL BE BUBBLE—TIGHT, ZERO LEAKAGE AT 250 PSI WORKING PRESSURE. VALVES SHALL HAVE NON—RISING STEMS, OPEN COUNTERCLOCKWISE, AND BE PROVIDED WITH A TWO INCH (2") SQUARE OPERATING NUT WITH ARROW CAST IN METAL TO INDICATE DIRECTION OF OPENING.

## 1.5 VALVE BOXES:

CAST IRON THREE—PIECE SLIDE—TYPE; FIVE AND ONE—FOURTHS INCH (5 1/4") SHAF; SIX FOOT (6') TRENCH DEPTH.  
CAST IRON COVER MARKED "WATER" AND INDICATING DIRECTION OF OPENING.

## 1.6 FIRE HYDRANTS:

ALL HYDRANTS ARE TO BE 3—WAY, 5" MINIMUM DIAMETER AND LIMITED TO THE FOLLOWING MAKE: KENNEDY GUARDIAN K-81A, MULLER 453, WATEROUS PACER

ALL THREADS SHALL BE "DOUBLE START" STYLE.  
NOZZLE ARRANGEMENT: TWO 1/2" INCH HOSE NOZZLES WITH (6) THREADS PER INCH. ONE 1/2" INCH PUMPER NOZZLE WITH (4) THREADS PER INCH.

INLET CONNECTION: 6" INCH MECHANICAL JOINT.  
OPERATING NUT: STANDARD 1" INCH PENTAGON.  
DIRECTION OF OPENING: COUNTERCLOCKWISE.  
COLOR: ENAMELED HYDRANT RED BASE, CAP COLOR TO FOLLOW COLOR CODE BELOW:

GALLONS/MINUTE COLOR  
MORE THAN 1000 GREEN  
500—1000 YELLOW  
LESS THAN 500 RED

## 1.7 HYDRANT BRANCHES:

HYDRANT ASSEMBLIES SHALL CONSIST OF A SIX INCH (6") MECHANICAL JOINT GATE VALVE CONFORMING TO ANNA C-506, A FOUR FOOT (4') LENGTH OF SIX INCH (6") CLASS 52 DUCTILE IRON PIPE WITH A CEMENT—LINING, AND THE FIRE HYDRANT.

## 1.8 WATER SERVICE CONNECTION:

A. GENERAL REQUIREMENTS  
THE CONTRACTOR SHALL INSTALL SIX INCH (6") DUCTILE IRON WATER SERVICES AS INDICATED ON THE CONTRACT DRAWINGS OR AS DIRECTED BY THE ENGINEER. EACH SERVICE SHALL INCLUDE A 6 INCH (6") GATE VALVE LOCATED AT THE PROPERTY LINE.

## 1.9 CONSTRUCTION METHODS:

A. INSPECTION AND TESTING  
THE PIPE AND FITTINGS SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE APPROPRIATED ANNA SPECIFICATIONS. THE CONTRACTOR SHALL FURNISH FOR APPROVAL CERTIFICATION FROM THE PIPE MANUFACTURER THAT ALL TESTS HAVE BEEN PERFORMED WITH SATISFACTORY RESULTS. PIPE SHALL NOT BE INSTALLED WITHOUT THE ENGINEER'S OR WATER AUTHORITY'S APPROVAL.

## B. INSTALLATION

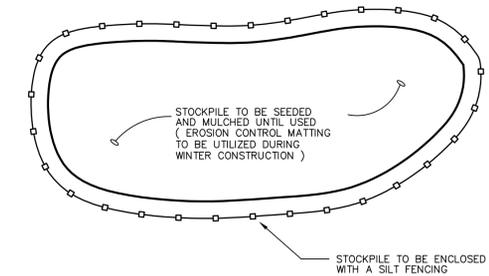
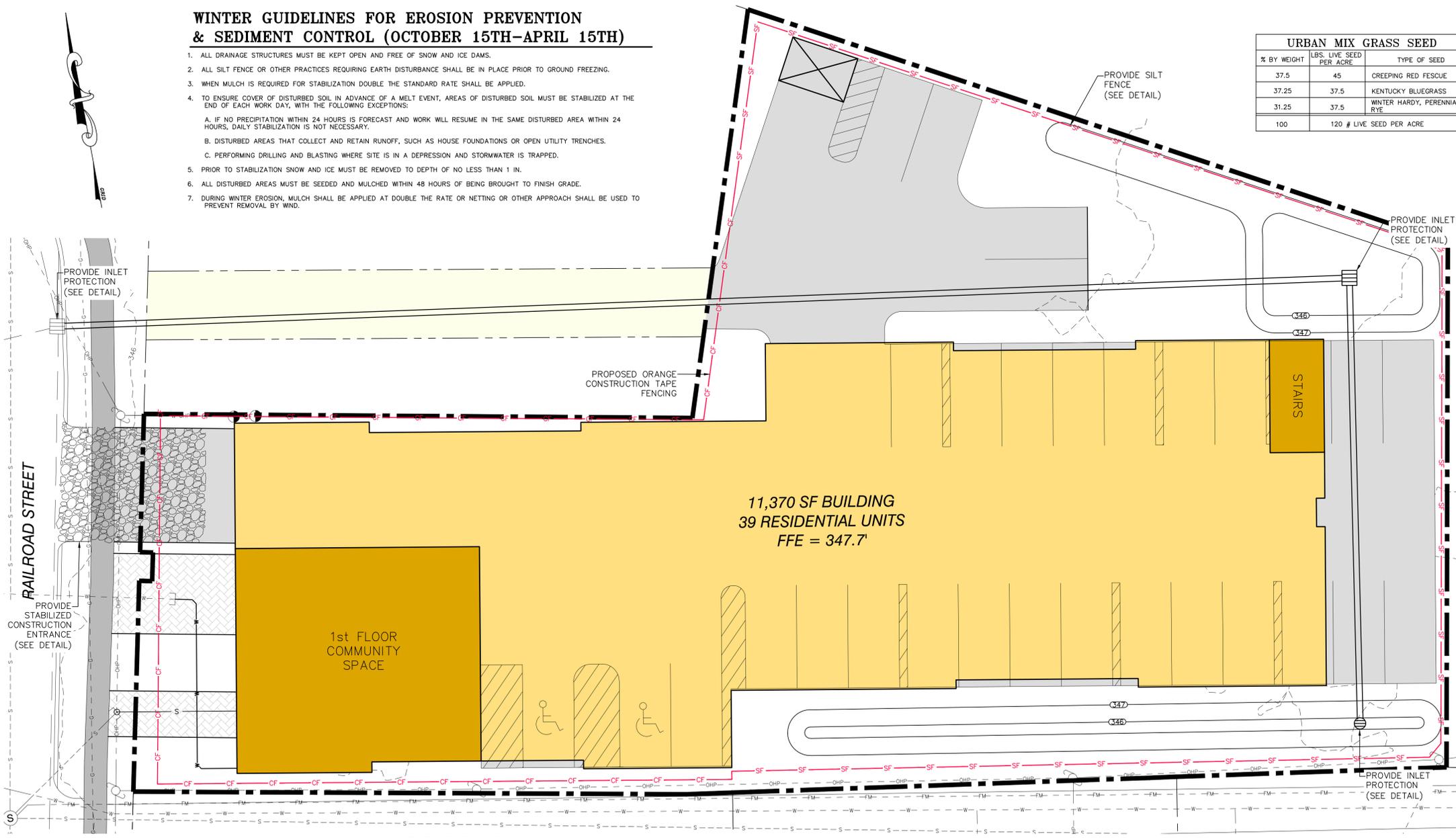
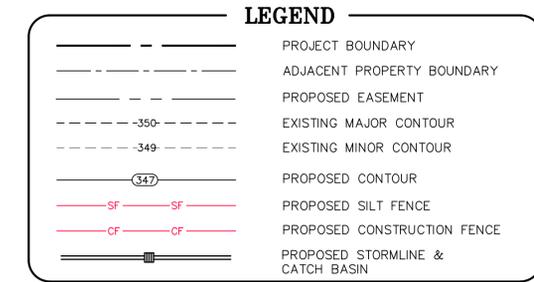
PIPES, FITTINGS, AND ACCESSORIES SHALL BE CAREFULLY HANDLED TO AVOID DAMAGE. PRIOR TO THE DATE



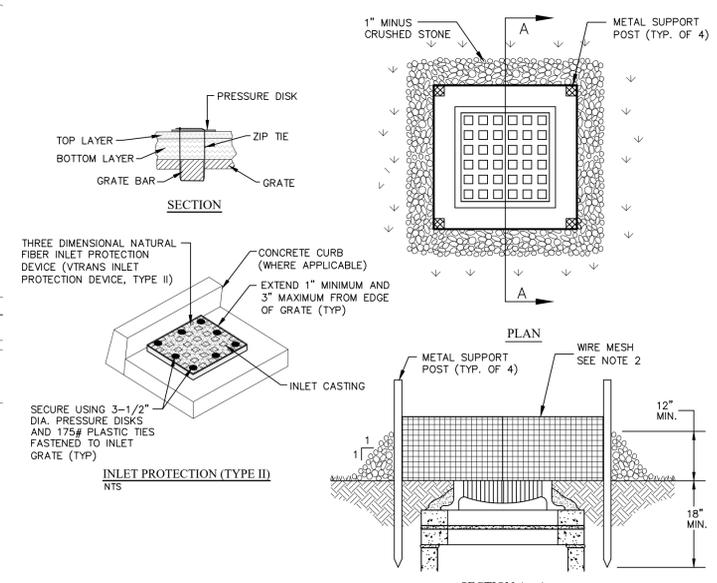
# WINTER GUIDELINES FOR EROSION PREVENTION & SEDIMENT CONTROL (OCTOBER 15TH-APRIL 15TH)

- ALL DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS.
- ALL SILT FENCE OR OTHER PRACTICES REQUIRING EARTH DISTURBANCE SHALL BE IN PLACE PRIOR TO GROUND FREEZING.
- WHEN MULCH IS REQUIRED FOR STABILIZATION DOUBLE THE STANDARD RATE SHALL BE APPLIED.
- TO ENSURE COVER OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
  - IF NO PRECIPITATION WITHIN 24 HOURS IS FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
  - DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
  - PERFORMING DRILLING AND BLASTING WHERE SITE IS IN A DEPRESSION AND STORMWATER IS TRAPPED.
- PRIOR TO STABILIZATION SNOW AND ICE MUST BE REMOVED TO DEPTH OF NO LESS THAN 1 IN.
- ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED WITHIN 48 HOURS OF BEING BROUGHT TO FINISH GRADE.
- DURING WINTER EROSION, MULCH SHALL BE APPLIED AT DOUBLE THE RATE OR NETTING OR OTHER APPROACH SHALL BE USED TO PREVENT REMOVAL BY WIND.

URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREeping RED FESCUE
37.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	



**TEMPORARY TOPSOIL STOCKPILE**  
NTS

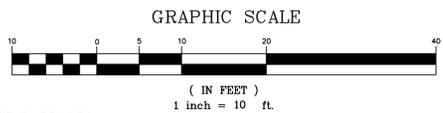


- ### NOTES:
- THE CONTRACTOR SHALL MAINTAIN THE ROCK BARRIER INLET PROTECTION THROUGHOUT CONSTRUCTION. THE ROCK BARRIERS SHALL BE MAINTAINED AFTER EACH STORM EVENT. ANY DAMAGE OR EROSION SHALL BE REPAIRED IMMEDIATELY.
  - WIRE MESH WITH 1/2" MAXIMUM OPENINGS. SECURE MESH TIGHTLY TO METAL POSTS BEFORE PLACEMENT OF CRUSHED STONE.
  - CONCRETE CINDER BLOCKS SHALL BE PLACED AROUND THE DRAIN AREA SUCH THAT OPEN AREAS OF BLOCKS ALLOW FLOW TO GRATE. WIRE MESH WITH 1/2" MAXIMUM OPENINGS SHALL BE PLACED AROUND THE CONCRETE BLOCKS TO PREVENT CRUSHED STONE FROM WASHING INTO STRUCTURE.
  - THE CONTRACTOR SHALL MAINTAIN ALL INLET PROTECTION DEVICES THROUGH THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT AND CONSTRUCTION DEBRIS FROM ALL CATCH BASINS WITHIN THE AREAS OF CONSTRUCTION.
  - TYPE II INLET PROTECTION IS REQUIRED TO BE USED FOR ALL CATCH BASINS PROPOSED WITHIN THE CURB LINES ONCE BASE PAVEMENT HAS BEEN INSTALLED.

### INLET PROTECTION DETAIL

NTS

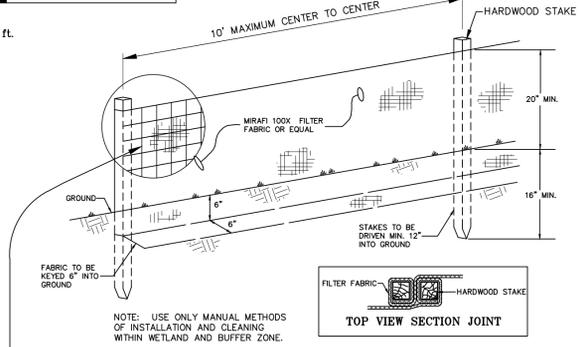
THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



- ### NOTES:
- THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.

### EROSION CONTROL SPECIFICATIONS

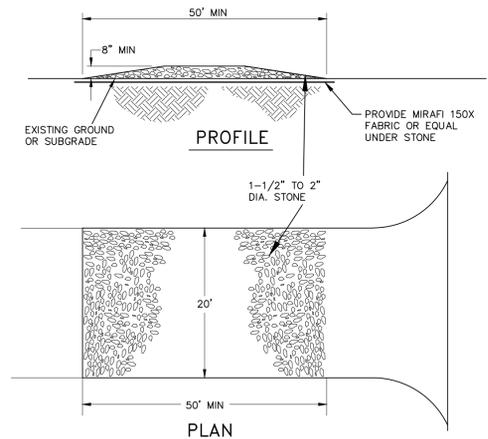
- SEE OTHER DRAWINGS OF THESE PLANS FOR ADDITIONAL STORMWATER AND EROSION CONTROL SPECIFICATIONS AND DETAILS.
- THE ROADWAY AND YARD FINISH GRADE SLOPES SHALL NOT BE STEEPER THAN 3 ON 1. THE FINISHED GRADE SLOPES SHALL BE IMMEDIATELY GRADED AND MULCHED.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO SEPTEMBER 15 OF EACH YEAR. ANY DISTURBED AREAS OUTSIDE OF THE ROADWAY SHALL BE IMMEDIATELY SEEDED AND MULCHED WITHIN 15 DAYS.
- THE EROSION CONTROL METHODS USED DURING CONSTRUCTION OF THE DEVELOPMENT SHALL PROCEED IN THE FOLLOWING SEQUENCE:
  - THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES, INLET PROTECTION, AND OTHER EROSION CONTROL MEASURES, IF REQUIRED, AS ORDERED BY THE ENGINEER. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AFTER EVERY RAINFALL UNTIL THE NEW IMPROVEMENTS ARE PAVED AND ALL DISTURBED AREAS HAVE BEEN GRASSED. THE REPAIR OF THE EROSION CONTROL MEASURES WILL INCLUDE REMOVING ANY SEDIMENTATION. THE SEDIMENT MAY BE PLACED AS FILL IN THE LOW AREAS, IF APPROVED BY THE ENGINEER.
  - THE TOPSOIL SHALL BE REMOVED FROM THE AREAS TO BE GRADED AND STOCKPILED. A SILT FENCE SHALL BE PLACED CONTINUOUSLY AROUND THE BOTTOM OF THE PILE.
  - IN AREAS NEAR THE NEW CONSTRUCTION, THE CONTRACTOR SHALL PROTECT THE TRUNKS OF TREES TO BE SAVED WITH WOODEN SNOW FENCING ALONG THE DRIPLINE TO PROTECT THEM FROM INJURY. IN THESE PROTECTED AREAS NO CONSTRUCTION ACTIVITIES SHALL OCCUR. NO STORAGE OF MATERIALS, RUNNING OF MACHINERY, PORTO-LETS ETC. PLACE STAY OUT SIGNS. THESE INSTRUCTIONS MUST BE CONVEYED TO THE CONSTRUCTION CREW.
  - THE SITE GRADING WILL THEN BE DONE, AND THE PIPELINES WILL BE INSTALLED IMMEDIATELY FOLLOWING GRADING. THE CONTRACTOR WILL INSTALL AND MAINTAIN INLET PROTECTION AROUND THE CATCH BASINS UNTIL THE ROADWAY HAS BEEN PAVED AND GRASS HAS BEEN ESTABLISHED ON THE SLOPES.
  - THE CONTRACTOR WILL TOPSOIL, SEED, AND MULCH THE DISTURBED AREAS AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ADJACENT CONSTRUCTION.



- ### NOTES:
- WHERE SILT FENCE IS WITHIN 100' UPSLOPE OF RECEIVING WATERS, ADDITIONAL WOVEN WIRE FENCE SHALL BE SECURELY FASTENED TO FENCE POSTS WITH WIRE TIES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
  - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.

### TEMPORARY SILT FENCE

NTS



- ### NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
  - THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECESSARY TO CONTROL DUST DURING DRY PERIODS.
  - PROVIDE APPROPRIATE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND EDGE OF RIGHT-OF-WAY.

### STABILIZED CONSTRUCTION ENTRANCE

NTS

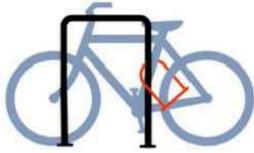


DATE: 2/26/24	REVISION: REVISED PER FINAL SITE PLAN REVIEW COMMENTS.	BY: NKP
SURVEY: OBCA	RECORD DRAWING	DATE: 10/31/23
DESIGN: OBCA	PRELIMINARY	DATE: 2022-48
DRAWN: NKP	SKETCH/CONCEPT	FILE: 2022-48-57
CHECKED: BWC		PLAN SHEET #
SCALE: 1" = 10'	<b>O'LEARY-BURKE CIVIL ASSOCIATES, PLC</b> 13 CORPORATE DRIVE ESSEX, VT 05733 PHONE: 878-9989 FAX: 878-9989 E-MAIL: polsary@olearyburke.com	<b>FRANKLIN SOUTH, LLC.</b> 8 RAILROAD STREET ESSEX JUNCTION, VT  <b>EPSC PLAN</b> 6



**TYPICAL PERGOLA**

NTS



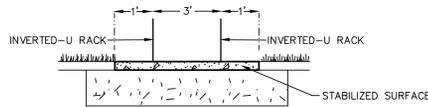
**INVERTED-U RACK**

NTS

**BIKE RACK & STABILIZED SURFACE SPECIFICATIONS**

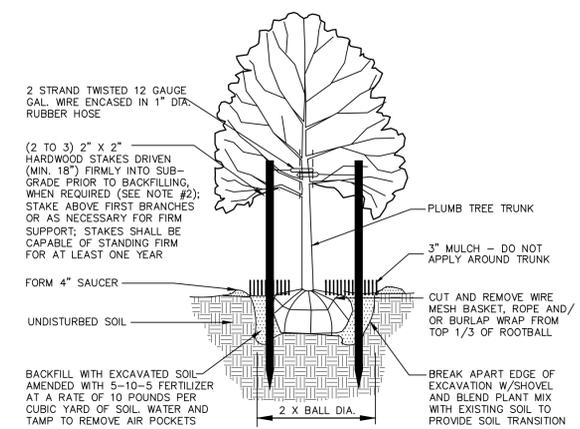
PER SECTION 703(D) OF CITY OF ESSEX LAND DEVELOPMENT CODE, BIKE RACKS:

1. SHALL BE SECURELY ANCHORED TO THE GROUND AND ON A HARD, STABILIZED SURFACE OF AT LEAST SIX FEET IN LENGTH AND A WIDTH SUFFICIENT TO SATISFY THE REMAINDER OF THESE REGULATIONS.
2. SHALL BE SPACED TO ALLOW EASY ACCESS TO EACH BICYCLE.
3. SHALL BE SPACED SUFFICIENTLY AWAY FROM OBSTRUCTIONS, INCLUDING WALLS, DOORS, POSTS, COLUMNS, LANDSCAPING, AND OTHER RACKS, IN ACCORDANCE WITH THE ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS ESSENTIAL OF BIKE PARKING, 2015 OR AS MOST RECENTLY UPDATED. THE MINIMUM SPACING IS SUMMARIZED IN FIGURE 3 OF CITY OF ESSEX LAND DEVELOPMENT CODE.
4. SHALL BE EASILY ACCESSIBLE FROM THE STREET OR MULTI-USE PATH AND PROTECTED FROM MOTOR VEHICLES.
5. SHALL BE VISIBLE TO PASSERS-BY AND WELL-LIT TO PROMOTE USAGE AND ENHANCE SECURITY; ESPECIALLY IN RETROFITTED AREAS, OR WHERE GOOD VISIBILITY IS NOT ACHIEVABLE, AN APPLICANT MAY BE REQUIRED TO INSTALL DIRECTIONAL SIGNAGE.
6. SHALL BE LOCATED AT OR NEARBY PRINCIPAL ENTRANCES WHERE REASONABLY PRACTICABLE, UNLESS DOING SO COMPROMISES THE OTHER DIRECTIVES OF THIS SUBSECTION, INCLUDING VISIBILITY AND ACCESSIBILITY.
7. IS PREFERRED TO BE COVERED FROM RAIN WHEN POSSIBLE.



**BIKE RACK & STABILIZED SURFACE DETAIL**

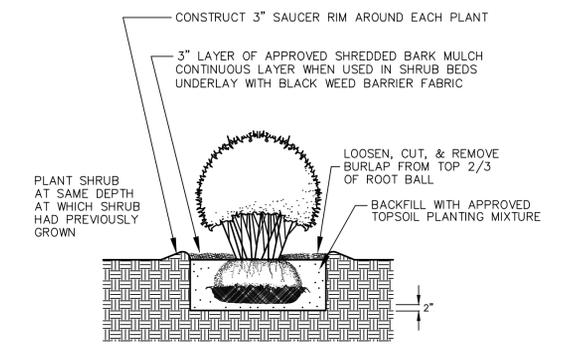
NTS



- NOTE:**
1. PLANT TREE SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
  2. STAKING AS REQUIRED ONLY IN SITUATIONS WHERE TREES WILL BE SUBJECTED TO WINDY CONDITIONS AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
  3. TREES SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER PLANTING.
  4. EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING AND SURVEYOR TAPE PRIOR TO PLANTING TO PREVENT GIRDLING.

**TREE PLANTING**

NTS



**SHRUB PLANTING**

NTS

**LANDSCAPING SPECIFICATIONS**

ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO SEPTEMBER 15 OF EACH YEAR. ANY DISTURBED AREAS SHALL BE IMMEDIATELY SEEDING AND MULCHING WITHIN 15 DAYS. ANY WORK PERFORMED AFTER SEPTEMBER 15 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDING AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDING, FERTILIZED, LIMED, AND MULCHING IN ACCORDANCE WITH THE FOLLOWING:

1. SEED MIXTURE IN ALL AREAS SHALL BE URBAN MIX CONFORMING TO THE TABLE SHOWN ON THE PLANS. FOR SEEDING BETWEEN SEPTEMBER 1 AND NOVEMBER 1, WINTER RYE SHALL BE USED AT AN APPLICATION RATE OF 100 POUNDS PER ACRE.
2. FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE FERTILIZER LAW AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. LIQUID FERTILIZER, IF USED, SHALL BE APPLIED IN A 1-2-1 RATIO WITH THE MINIMUM RATE TO INCLUDE 100 POUNDS OF NITROGEN, 200 POUNDS OF PHOSPHATE, AND 100 POUNDS OF POTASH PER ACRE.
3. LIMESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE LIMESTONE SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE OR AS DIRECTED.
4. WITHIN 24 HOURS OF APPLICATION OF FERTILIZER, LIME, AND SEED, THE SURFACE SHALL BE MULCHING WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AS ORDERED BY THE ENGINEER.

RAILROAD STREET

PROPOSED BLUESTONE PAVEMENT  
 PROPOSED SHURB  
 MINIMUM 6' LENGTH  
 PROPOSED INVERTED-U BIKE RACKS AND STABILIZED SURFACE WITH DUTCHMAN'S PIPE (DESIGNED BY OTHERS)  
 PROPOSED PICNIC TABLE

GAINES COURT

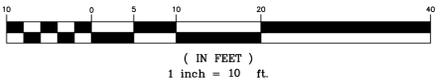
PROPOSED SCREENING TREES

11,370 SF BUILDING  
 39 RESIDENTIAL UNITS  
 FFE = 347.7'

1st FLOOR COMMUNITY SPACE

STAIRS

**GRAPHIC SCALE**



**LEGEND**

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - -350- EXISTING MAJOR CONTOUR
- - - -349- EXISTING MINOR CONTOUR

**PROPOSED LANDSCAPING SCHEDULE**

SYMBOL	QUANTITY	COMMON NAME	BOTANIC NAME	SIZE	COST
	13	ARBORVITAE 'NIGRA'	THUJA OCCIDENTALIS 'NIGRA'	4-5 FEET	\$7,100
	4	GRAY DOGWOOD	CORNUS RACEMOSA	5" GAL	\$1,500
	6	AUTUMN FIRE HORNBEAM	CARPINUS CAROLINIANA AUTUMN FIRE	1.75"-2" CAL.	\$7,500
	6	SWEETGUM 'SLENDER SILHOUETTE'	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	2" CAL.	\$10,000
	2	AMELANCHIER X AUTUMN BRILLIANCE	AMELANCHIER X AUTUMN BRILLIANCE	2" CAL.	\$1,500
	1	SARGENT CRABAPPLE	MALLUS SARGENTII	2" CAL.	\$750
	1	CRABAPPLE 'PRAIRIE FIRE'	MALLUS PRAIRIE FIRE	2" CAL.	\$750
	1	APPLE	MALLUS DOMESTICA	2" CAL.	\$750
	1	CRABAPPLE 'AUTUMN GOLD'	MALLUS AUTUMN GOLD	2" CAL.	\$750
	5	DUTCHMAN'S PIPE	ARISTOLOCHIA MACROPHYLLA	5 GAL	\$500
**SPECIES MAY BE SUBSTITUTE FOR AN APPROVED EQUAL BASED ON LOCAL SUPPLIER INVENTORY.					\$31,100 TOTAL

**PROPOSED HARDSCAPE SCHEDULE**

ITEM	QUANTITY	COST
BENCH	3	\$3,000
PICNIC TABLE	1	\$1,500
PERGOLA	1	\$1,500
BIKE RACK	1	\$1,500
BLUE STONE PAVING	830 SF	\$28,000
GAS FIRE PIT	1	\$3,000
PLANTING POCKETS	2	\$1,000
GRILL	1	\$1,500
		\$41,000 TOTAL

**LANDSCAPING BUDGET CALCULATIONS**

CONSTRUCTION BUDGET:  
 \$100/SF X (1,747 SF + ((11,370 SF X 3 STORIES)))  
 = \$3,585,700

REQUIRED LANDSCAPING BUDGET:  
 \$3,585,700 X 0.02 = \$71,714

PROPOSED LANDSCAPING BUDGET:  
 TOTAL LANDSCAPE COST + TOTAL HARDSCAPE COST  
 \$31,100 + \$41,000 = \$72,100

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

- NOTES:**
- 1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.

THIS PLAN WAS DESIGNED BY VERMONT LICENSED LANDSCAPE ARCHITECT ROBERT PIERCE (LICENSE NO. 125.0076877)

DATE 4/9/24	REVISION REVISED PER FINAL SITE PLAN REVIEW COMMENTS #2.	BY NKP
DATE 2/26/24	REVISION REVISED PER FINAL SITE PLAN REVIEW COMMENTS.	DATE 10/31/23
DESIGN ROBERT PIERCE	RECORD DRAWING	DATE 2022-48
DRAWN CBCA	PRELIMINARY	FILE 2022-48-57
CHECKED BWC	SKETCH/CONCEPT	PLAN SHEET #
SCALE 1" = 10'	13 CORPORATE DRIVE ESSEX, VT 05730 PHONE: 878-9989 FAX: 878-9989 E-MAIL: poleary@polearyburke.com	

FRANKLIN SOUTH, LLC.  
 8 RAILROAD STREET ESSEX JUNCTION, VT

**O'LEARY-BURKE CIVIL ASSOCIATES, PLC**

**LANDSCAPE PLAN**

**7**