

LIST OF DRAWINGS

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NOTES:

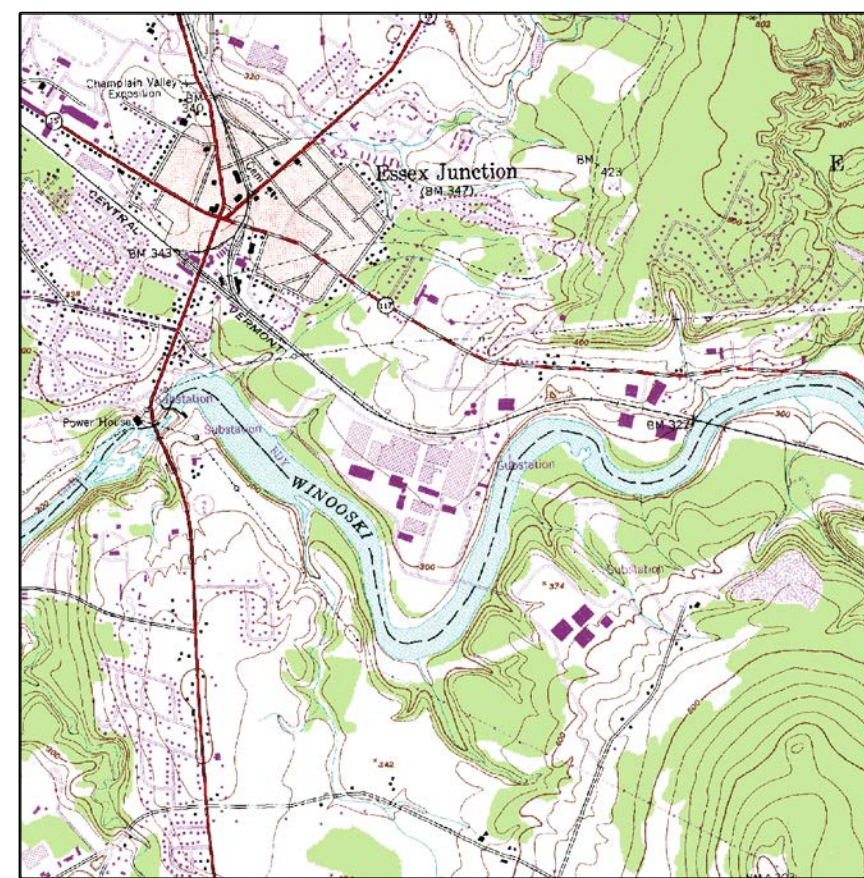
ZONING DISTRICT: VILLAGE CENTER
 MINIMUM LOT SIZE: 5,000 SF
 MAXIMUM NUMBER OF DWELLING UNITS TO BE DETERMINED BY THE ABILITY TO MEET THE STANDARDS OF THE LAND DEVELOPMENT CODE, INCLUDING PARKING, SETBACKS, LOT COVERAGE AND BUILDING HEIGHT
 MAXIMUM LOT COVERAGE: TO BE DETERMINED BY THE COMMISSION AS PART OF SITE PLAN REVIEW.

ENTIRE PARCEL:
 TOTAL PARCEL AREA: ±55,061 SF (1.26 ACRES)
 EXISTING IMPERVIOUS COVER: ±17,515 SF (0.4 ACRES)
 % EXISTING IMPERVIOUS COVER: ±32%
 PROPOSED IMPERVIOUS COVER: ±35,221 SF (0.81 ACRES)
 % PROPOSED IMPERVIOUS COVER: ±64%

PROJECT AREA ONLY:
 TOTAL PROJECT AREA: ±28,904 SF (0.66 ACRES)
 EXISTING IMPERVIOUS COVER: ±1,776 SF (0.04 ACRES)
 % EXISTING IMPERVIOUS COVER: ±6%
 PROPOSED IMPERVIOUS COVER: ±22,839 SF (0.52 ACRES)
 % PROPOSED IMPERVIOUS COVER: ±79%

SOILS DESCRIPTION TABLE

SOIL TYPE	TOTAL ACREAGE	DESCRIPTION	AG VALUE	HSG
AdA	±0.99 AC.	ADAMS AND WINDSOR LOAMY SANDS, 0 TO 5 PERCENT SLOPES	STATEWIDE	A
HnB	±0.27 AC.	HINESBURG FINE SANDY LOAM 3 TO 8 PERCENT SLOPES	PRIME	A



SITE LOCATION MAP
 NOT TO SCALE

LEGEND

N/F	NOW OR FORMERLY OWNED BY
CB	EXISTING CATCH BASIN
EW	EXISTING WATER SHUT OFF
GV	EXISTING GATE VALVE
PGV	PROPOSED GATE VALVE
PS	PROPOSED SIGN
UP	EXISTING UTILITY POLE & GUY WIRE
EH	EXISTING HYDRANT
PH	PROPOSED HYDRANT
ESM	EXISTING SEWER MANHOLE
PSM	PROPOSED SEWER MANHOLE
ESDM	EXISTING STORM DRAIN MANHOLE
PSDM	PROPOSED STORM DRAIN MANHOLE
ET	EXISTING TREES
TT	TEST PIT LOCATION
IT	INFILTRATION TEST LOCATION
TS	PROPOSED TREES AND SHRUBS
PL	EXISTING PROPERTY LINE
BSL	EXISTING SOIL BOUNDARY LINE
ROW	PROPOSED RIGHT OF WAY / EASEMENT
SF	PROPOSED SOLID FENCE
SILT	PROPOSED SILT FENCE
TL	PROPOSED TREE LINE
WL	EXISTING WATER LINE
SS	EXISTING GRAVITY SEWER LINE
SD	EXISTING STORMWATER DRAIN
G	EXISTING GAS LINE
TEL	EXISTING UNDERGROUND TELECOMMUNICATIONS
500	EXISTING CONTOUR
500	PROPOSED CONTOUR
W	PROPOSED WATER LINE
SS	PROPOSED GRAVITY SEWER LINE
SD	PROPOSED STORMWATER DRAIN
G	PROPOSED GAS LINE
UG	PROPOSED UNDERGROUND LINE
TEL	PROPOSED TELEPHONE LINE

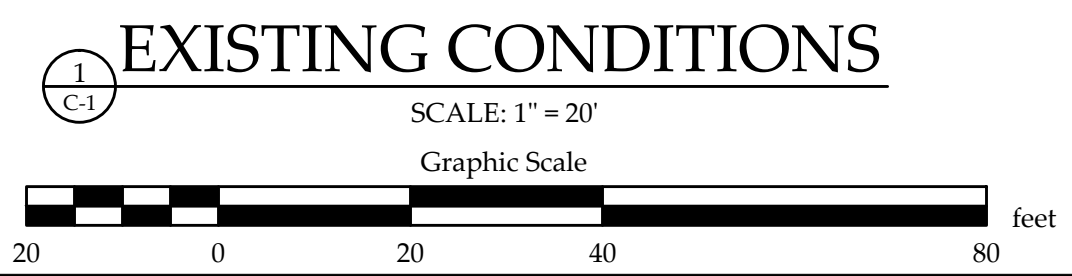
NOTE:
 ALL BOUNDARY LINES PER PLAN REFERENCE #2. RUGGIANO ENGINEERING TAKES NO RESPONSIBILITY FOR ANY ERRORS OR INACCURACIES.

NOTES:
 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #2. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 140 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

- PLAN REFERENCES:**
- 1) "EXISTING CONDITIONS PLAN, MING PROPERTIES PARTNERSHIP, PARK STREET & PARK TERRACE, ESSEX JCT., VERMONT" DATED: 3/6/07, LAST REVISED: 3/21/07, SCALE: 1" = 20', PROJECT NO.: 06120, PREPARED BY LAMORELUX & DICKINSON CONSULTING ENGINEERS, INC. OF ESSEX JUNCTION, VT.
 - 2) "PLAT OF SURVEY MING PROPERTIES PARTNERSHIP PROP. NO. S 9& 11 PARK ST. & NO. S 2 & 2A PARK TERRACE, ESSEX JUNCTION, VT DATED: JUNE 30, 2004, SCALE: 1" = 40', PREPARED BY WARREN A. ROBERTS, REG. VT & NH L.S. OF WINOOSKI, VT.
 - 3) "SITE PLAN - PARK STREET SCHOOL", DATED MAY 1, 2009, SCALE: 1" = 20', PREPARED BY KREBS AND LANSING CONSULTING ENGINEERS, INC. OF COLCHESTER, VT.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

REVISION: 08/28/17 - UPDATED LEGEND AND CONNOLLY PROPERTY
 REVISION: 03/02/17 - ADDED TEST PIT AND INFILTRATION TEST LOCATIONS, REVISED ZONING NOTES
 REVISION: 01/20/17 - REVISIONS PER VILLAGE ENGINEER COMMENTS, REVISED LEGEND

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 08/28/17

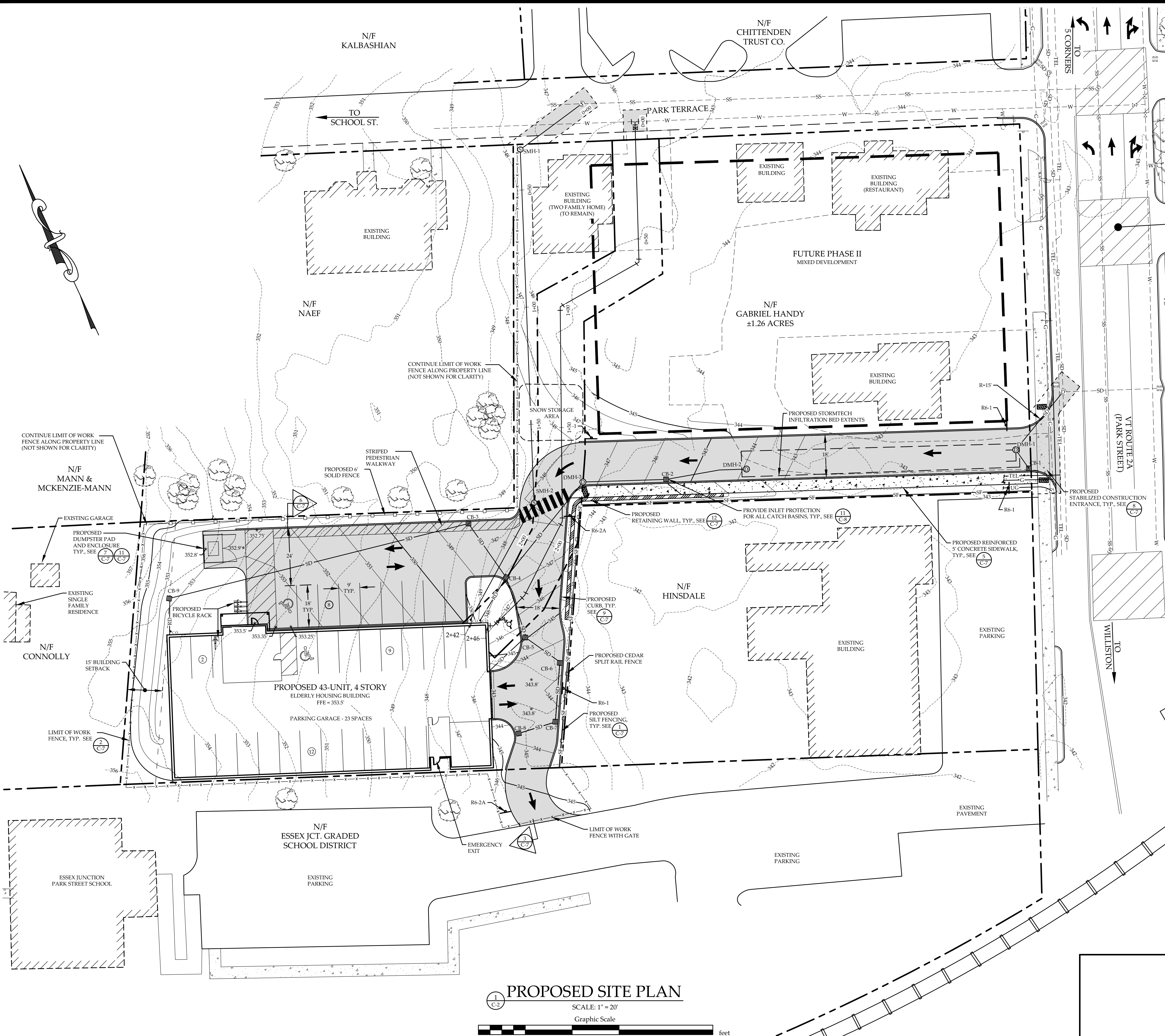


EXISTING CONDITIONS
 HANDY HOTELS & RENTALS, LLC
 9 & 11 PARK STREET
 ESSEX JUNCTION, VERMONT

RUGGIANO Engineering, inc.
 5 LAKE STREET
 ST. ALBANS, VERMONT 05478
 PHONE - (802) 524-9300 FAX - (802) 524-9700
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PROJECT NO. 15019
 DRAWN BY JGE
 CHECKED BY LEW
 SCALE 1" = 20'
 DATE 11/11/16

SHEET NO.
C-1
 1 OF 9 SHEETS



SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATION		DESCRIPTION
	WIDTH	HEIGHT	
R6-1	36"	12"	ONE WAY
R6-2A	18"	24"	ONE WAY DO NOT ENTER

- NOTES:**
- ALL BOUNDARY LINES PER PLAN REFERENCE #2. RUGGIANO ENGINEERING TAKES NO RESPONSIBILITY FOR ANY ERRORS OR INACCURACIES.
 - CONTRACTOR TO INSTALL AND MAINTAIN LIMIT OF DISTURBANCE DEMARCATION FENCING ON ALL BOUNDARY LINES - NOT TO INCLUDE PUBLIC R.O.W. SEE DETAIL 3/C-7

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 08/28/17

PROPOSED SITE PLAN
 SCALE: 1" = 20'
 Graphic Scale

REVISION: 08/28/17 - MINOR BUILDING LOCATION REVISION, REMOVED SIDEWALK AND MINOR LANDSCAPING REVISIONS
 REVISION: 05/04/17 - MINOR SPOT SHOT REVISIONS AROUND HANDICAP PARKING FOR ADA COMPLIANCE
 REVISION: 03/02/17 - MINOR RELOCATION OF PROPOSED WATERLINE PER VILLAGE ENGINEER COMMENTS
 REVISION: 01/20/17 - REVISIONS PER VILLAGE ENGINEER COMMENTS, MODIFIED DRIVEWAYS/RADIUS, ADD LIMITS OF WORK/WATERLINE EASEMENT/NOTES/SIGNS/GARAGE PARKING, OTHER MINOR REVISIONS.

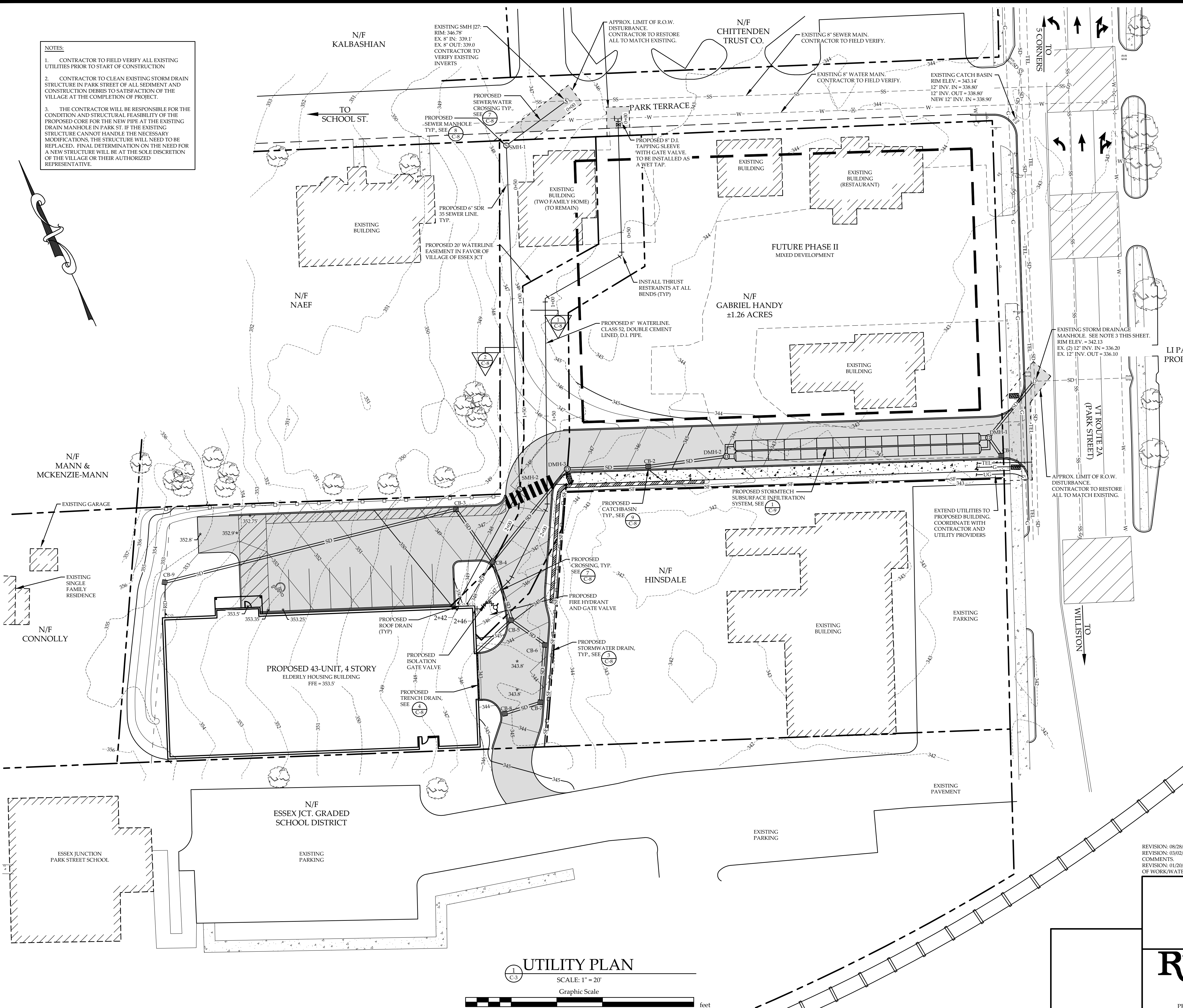
PROPOSED SITE PLAN
HANDY HOTELS & RENTALS, LLC
 9 & 11 PARK STREET
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PROJECT NO.15019
 DRAWN BY.....JGE
 CHECKED BY.....LEW
 SCALE.....1" = 20'
 DATE.....11/11/16

SHEET NO.
C-2
 2 OF 9 SHEETS

- NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION
 - CONTRACTOR TO CLEAN EXISTING STORM DRAIN STRUCTURE IN PARK STREET OF ALL SEDIMENT AND CONSTRUCTION DEBRIS TO SATISFACTION OF THE VILLAGE AT THE COMPLETION OF PROJECT.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CONDITION AND STRUCTURAL FEASIBILITY OF THE PROPOSED CORE FOR THE NEW PIPE AT THE EXISTING DRAIN MANHOLE IN PARK ST. IF THE EXISTING STRUCTURE CANNOT HANDLE THE NECESSARY MODIFICATIONS, THE STRUCTURE WILL NEED TO BE REPLACED. FINAL DETERMINATION ON THE NEED FOR A NEW STRUCTURE WILL BE AT THE SOLE DISCRETION OF THE VILLAGE OR THEIR AUTHORIZED REPRESENTATIVE.



DRAINAGE SUMMARY

FROM STRUCTURE	RIM	INV. OUT	TO STRUCTURE	INV. IN	LENGTH	SIZE	TYPE	SLOPE FT/FT
CB-8	343.75	339.75	CB-7	339.67	16'	12"	HDPE	.005
CB-7	343.75	339.57	CB-6	339.44	25'	12"	HDPE	.005
CB-6	343.75	339.34	CB-5	339.26	18'	12"	HDPE	.005
TRENCH	343.0	340.25	CB-5	340.0	19'	8"	HDPE	.010
CB-5	343.0	339.16	CB-4	339.03	27'	18"	HDPE	.005
ROOF DRAIN	-	347.0	CB-4	345.0	22'	6"	HDPE	.080
ROOF DRAIN	-	350.5	CB-9	350.0	13'	6"	HDPE	.005
CB-9	352.5	349.0	CB-3	344.25	132'	12"	HDPE	.034
CB-3	348.25	344.5	CB-4	343.00	28'	18"	HDPE	.046
CB-4	347.25	338.93	DMH-3	338.69	52'	18"	HDPE	.005
DMH-3	347.40	338.59	CB-2	338.39	40'	18"	HDPE	.005
CB-2	345.35	338.29	DMH-2	338.10	22'	18"	HDPE	.009
CB-1	342.25	338.05	DMH-1	338.00	8'	18"	HDPE	.005
DMH-1	342.5	338.00	EX. DMH	336.20	30'	18"	HDPE	.060

SEWER INVERT SUMMARY

FROM STRUCTURE	RIM	INV. OUT	TO STRUCTURE	INV. IN	LENGTH	SIZE	SLOPE FT/FT
FROM BUILDING	-	342.00	SMH-2	341.64	59'	6"	0.006
SMH-2	348.00	341.54	SMH-1	339.64	151'	6"	0.012
SMH-1	347.50	339.54	EXISTING	339.33	33'	6"	0.006

PRELIMINARY
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 DATE: 08/28/17

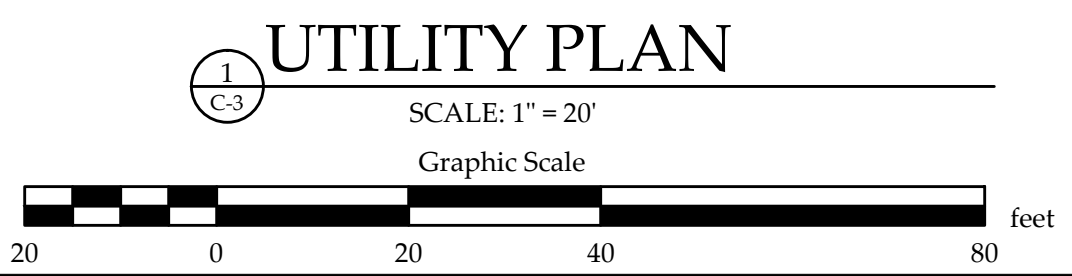
REVISION: 08/28/17 - SHIFTED BUILDING, MINOR CHANGES TO CATCH BASINS AND PIPING
 REVISION: 03/02/17 - REVISIONS TO NOTE SECTION AND MINOR RELOCATION OF PROPOSED WATERLINE PER VILLAGE ENGINEER COMMENTS.
 REVISION: 01/20/17 - REVISIONS PER VILLAGE ENGINEER COMMENTS. MINOR REVISIONS/LABELING TO SEWER/WATER/STORM, ADD LIMITS OF WORK/WATERLINE EASEMENT

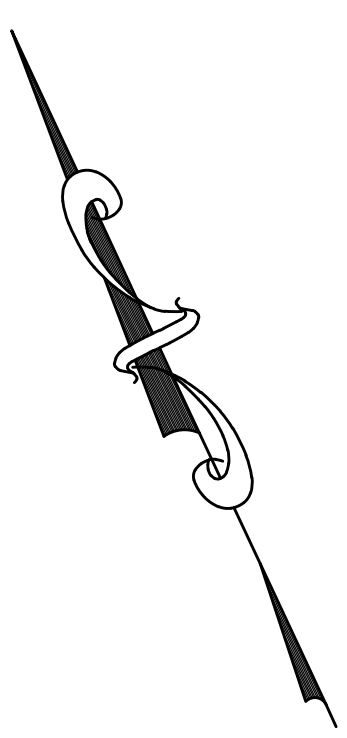
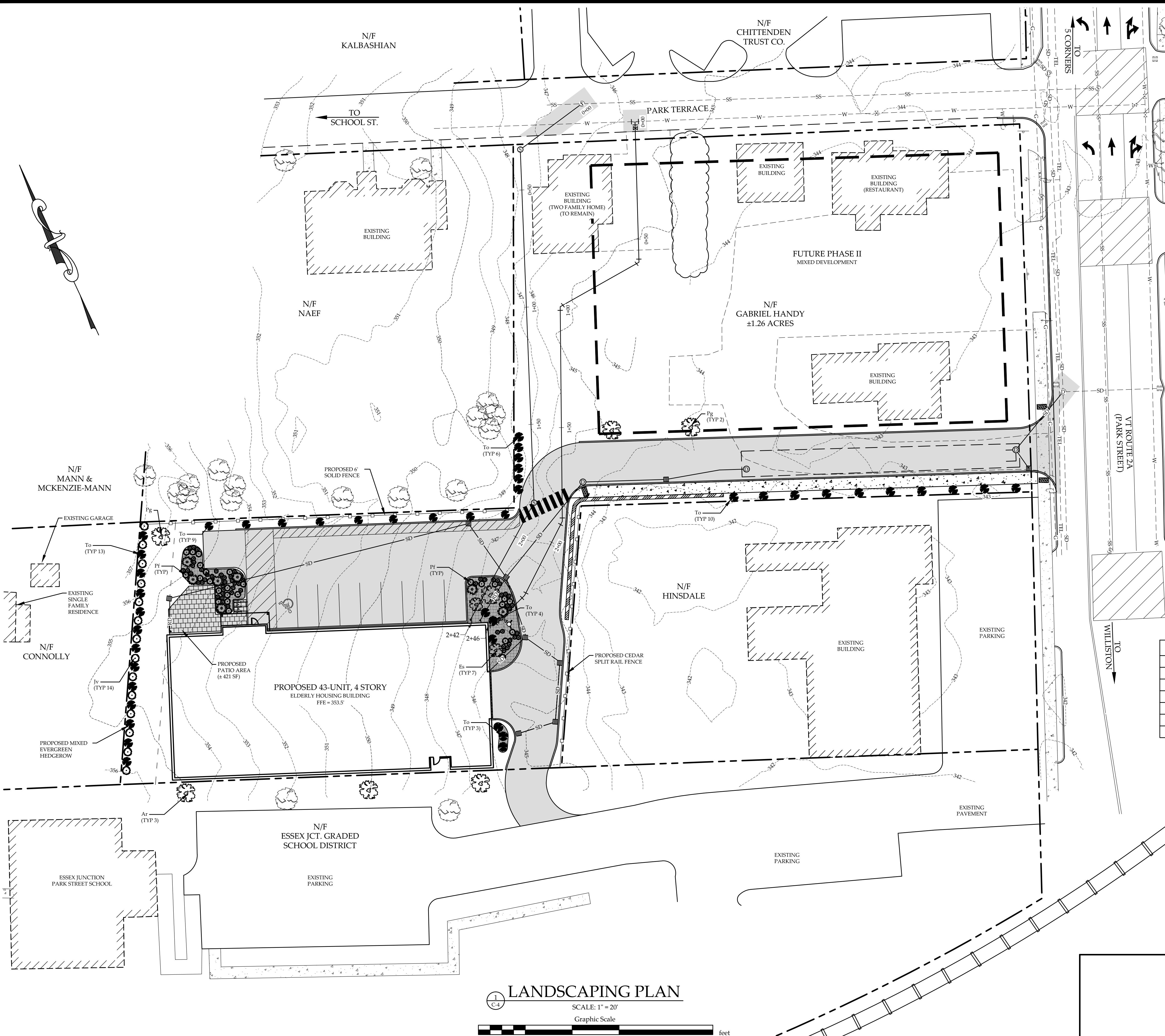
UTILITY PLAN
 HANDY HOTELS & RENTALS, LLC
 9 & 11 PARK STREET
 ESSEX JUNCTION, VERMONT

RUGGIANO
 Engineering, inc.
 5 LAKE STREET
 ST. ALBANS, VERMONT 05478
 PHONE - (802) 524-9300 FAX - (802) 524-9700
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PROJECT NO.15019
 DRAWN BY.....JBD
 CHECKED BY.....LEW
 SCALE.....1" = 20'
 DATE.....11/11/16

SHEET NO.
C-3
 3 OF 9 SHEETS





NOTE:
ALL BOUNDARY LINES PER PLAN REFERENCE #2. RUGGIANO ENGINEERING TAKES NO RESPONSIBILITY FOR ANY ERRORS OR INACCURACIES.

LANDSCAPE SCHEDULE						
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COND.	SPACING
Pf	75	ASSORTED PERENNIAL FLOWERS	IRIS, DAYLILLY, HOSTA	4" POT MIN.	POT	AS SHOWN
To	49	THUJA OCCIDENTALIS	ARBOKVITAE	6'-8'	B&B	4'
Pg	3	PICEA GLEUEA	WHITE SPRUCE	8' - 9'	B&B	AS SHOWN
Es	7	ASSORTED EVERGREEN SHRUBS	DWARF SPRUCE, JUNIPER, ETC.	VARIES	B&B	AS SHOWN
Jv	14	JUNIPERUS VIRGINIANA	EASTERN RED CEDER	6'-8'	B&B	4'
Ar	3	ACER RUBRUM	RED MAPLE	2"-2.5" CAL.	B&B	40'

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/28/17

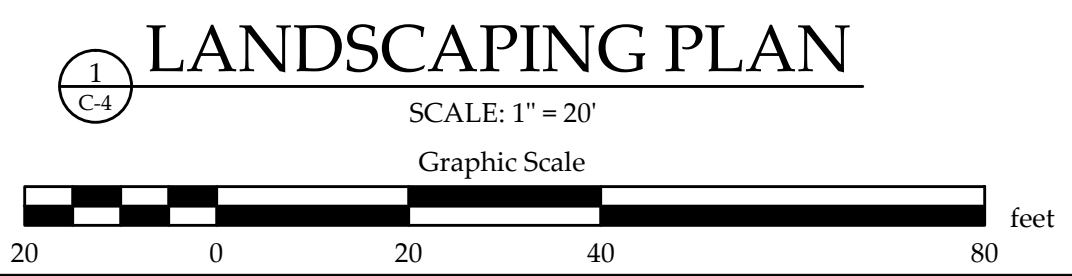
REVISION: 08/28/17 - BUILDING SHIFT, MINOR LANDSCAPE CHANGES AND ADDITIONS
REVISION: 01/20/17 - REVISIONS PER VILLAGE ENGINEER COMMENTS. MINOR REVISIONS TO LANDSCAPING QUANTITIES AND LOCATIONS.

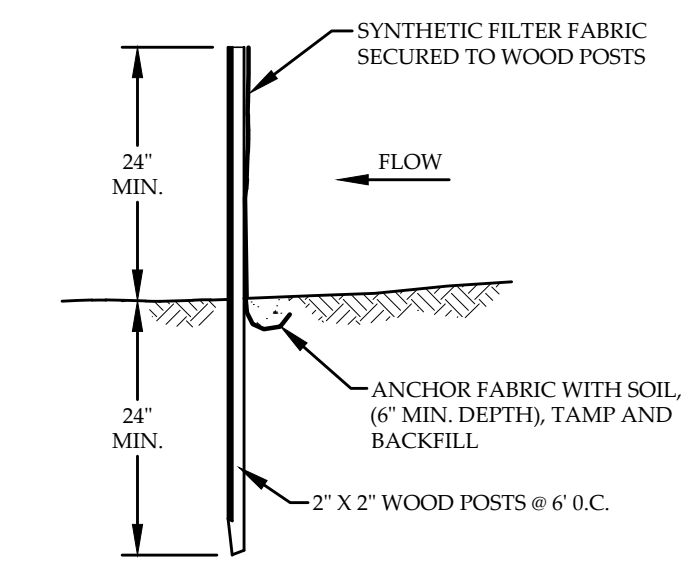
LANDSCAPING PLAN
HANDY HOTELS & RENTALS, LLC
9 & 11 PARK STREET
ESSEX JUNCTION, VERMONT

RUGGIANO
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5 LAKE STREET
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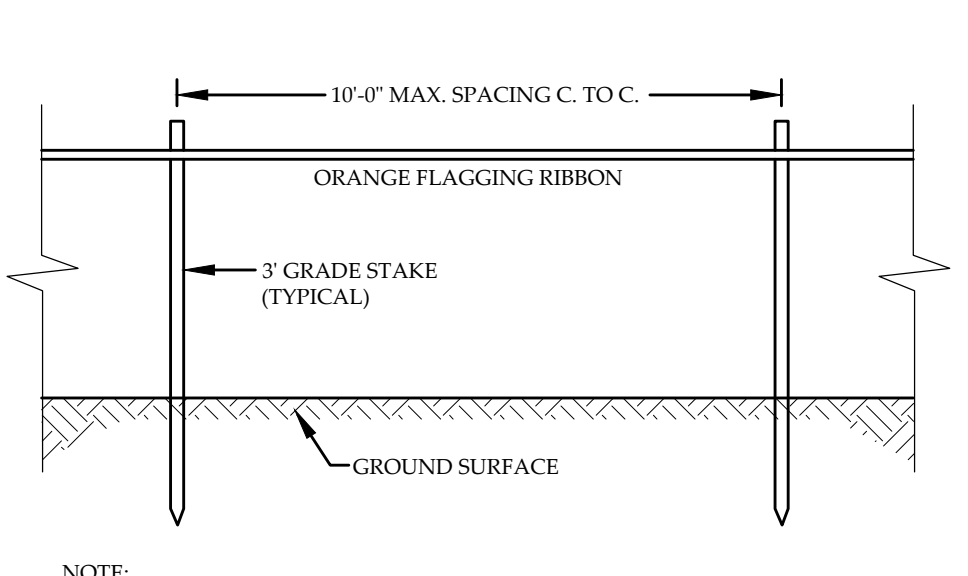
PROJECT NO.15019
DRAWN BY.....JGE
CHECKED BY.....LEW
SCALE.....1" = 20'
DATE.....11/11/16

SHEET NO.
C-6
6 OF 9 SHEETS

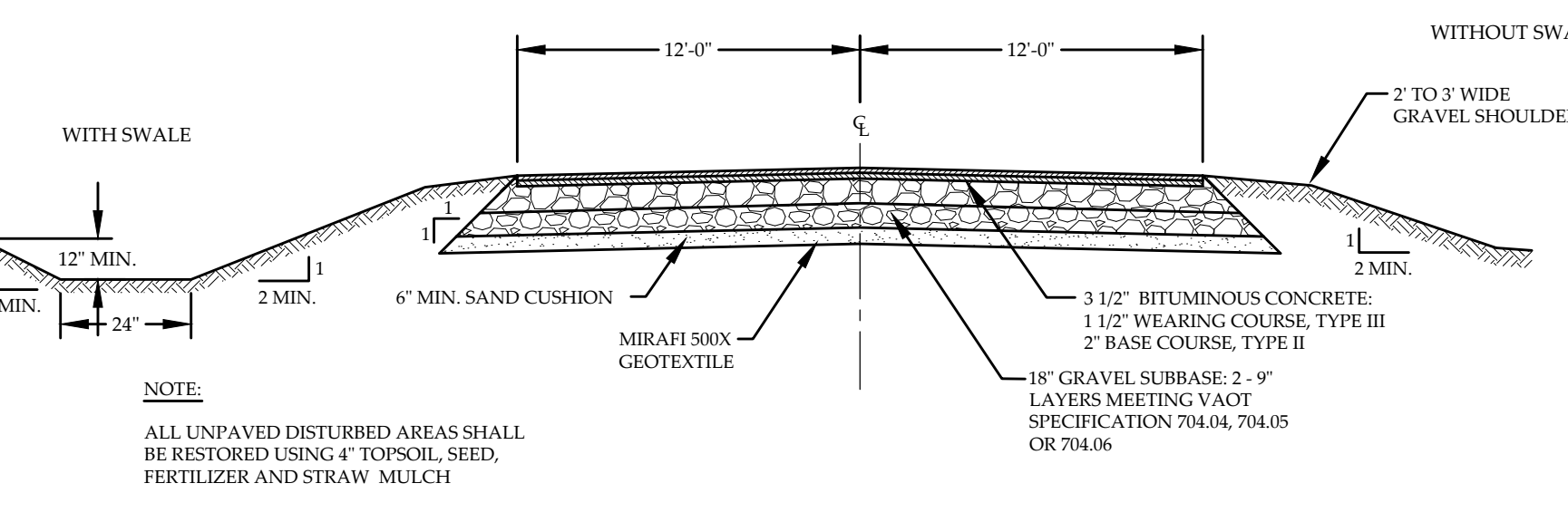




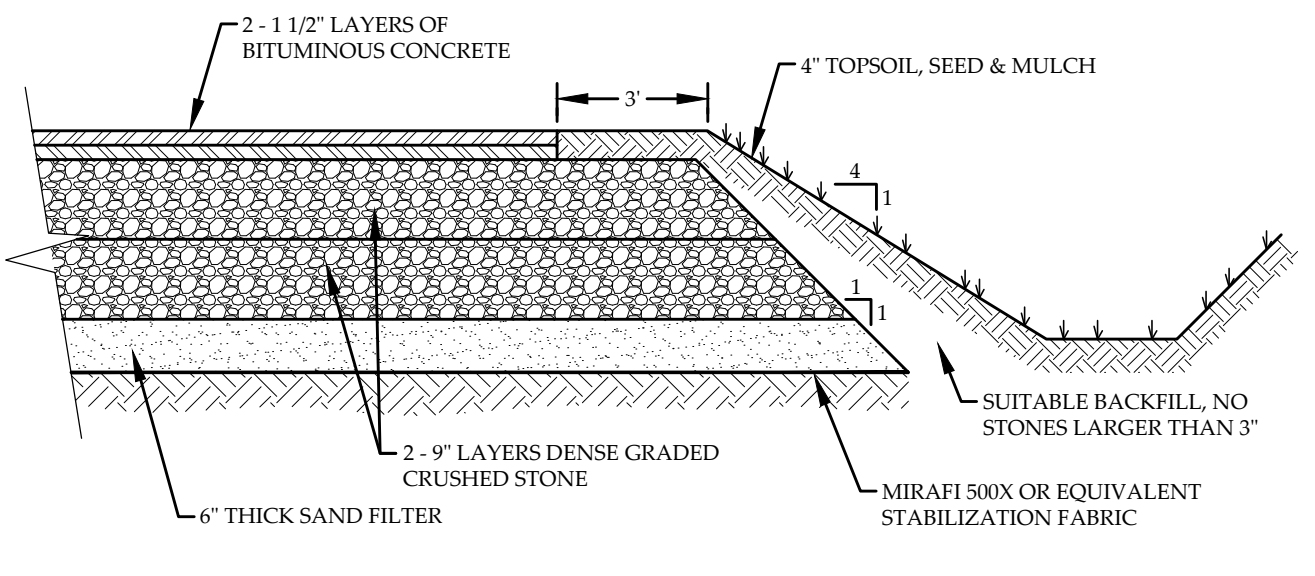
1 C-7 **SILT FENCE DETAIL**
NOT TO SCALE



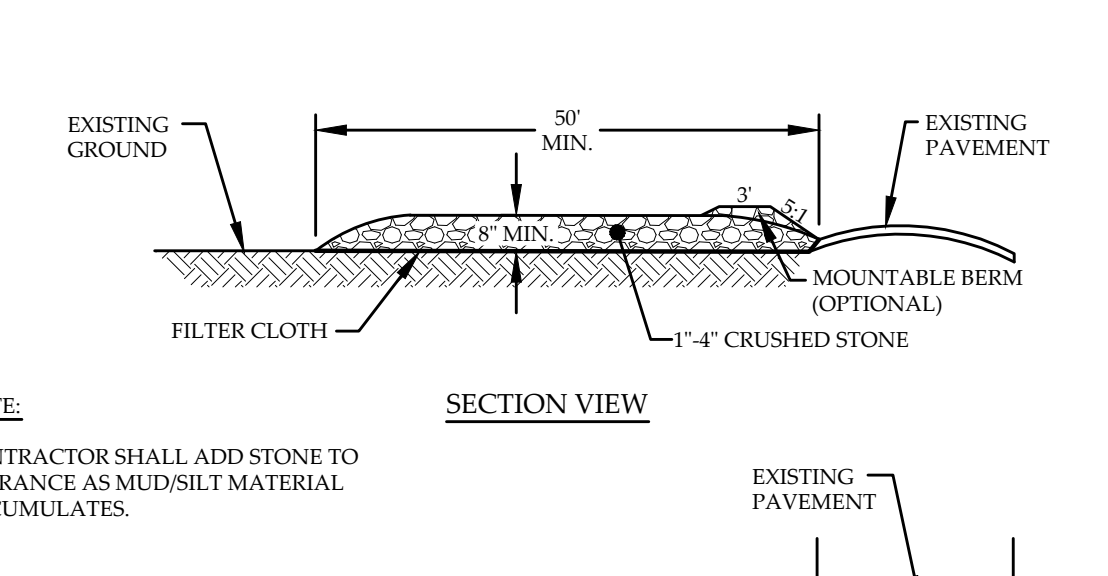
2 C-7 **LIMITS OF DISTURBANCE DEMARCATION**
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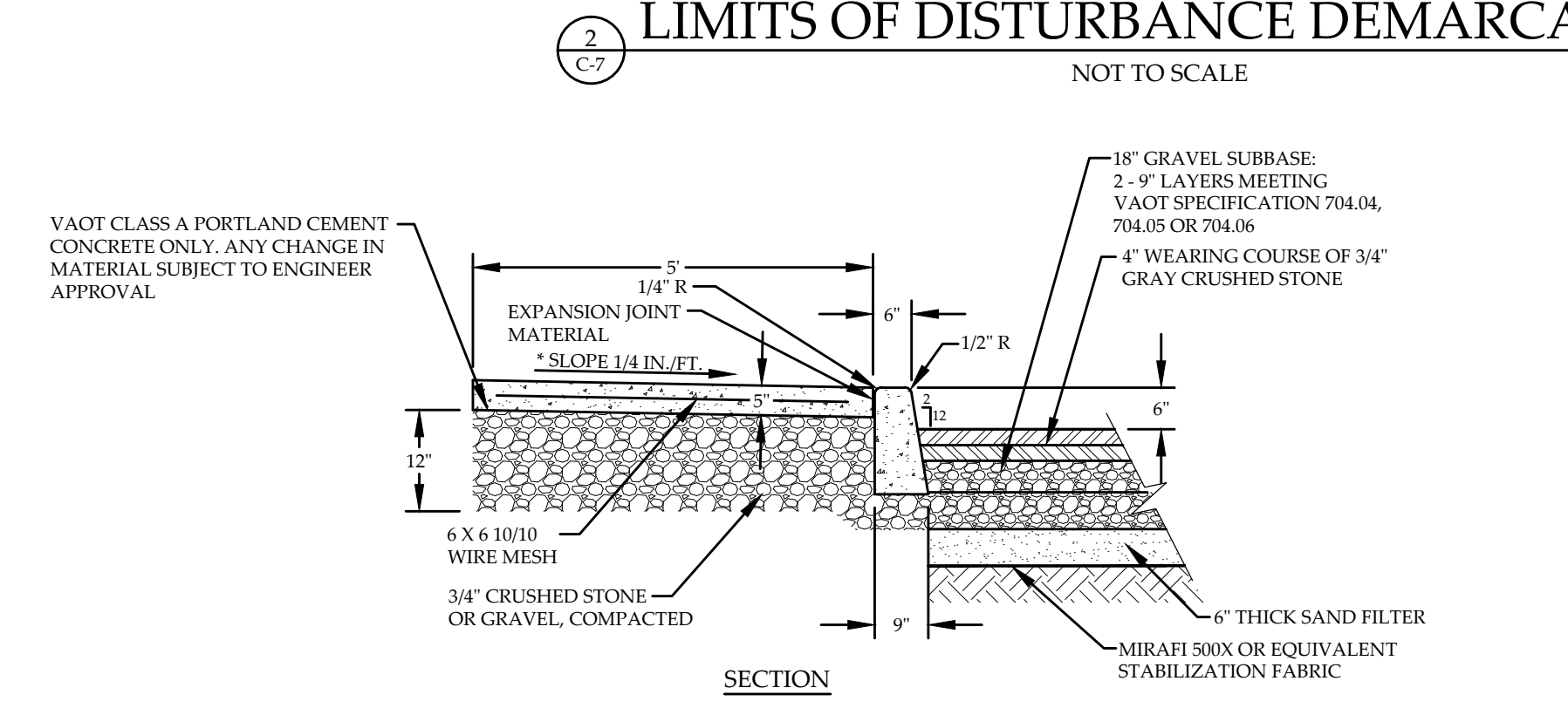
3 C-7 **TYPICAL PAVED ROAD SECTION**
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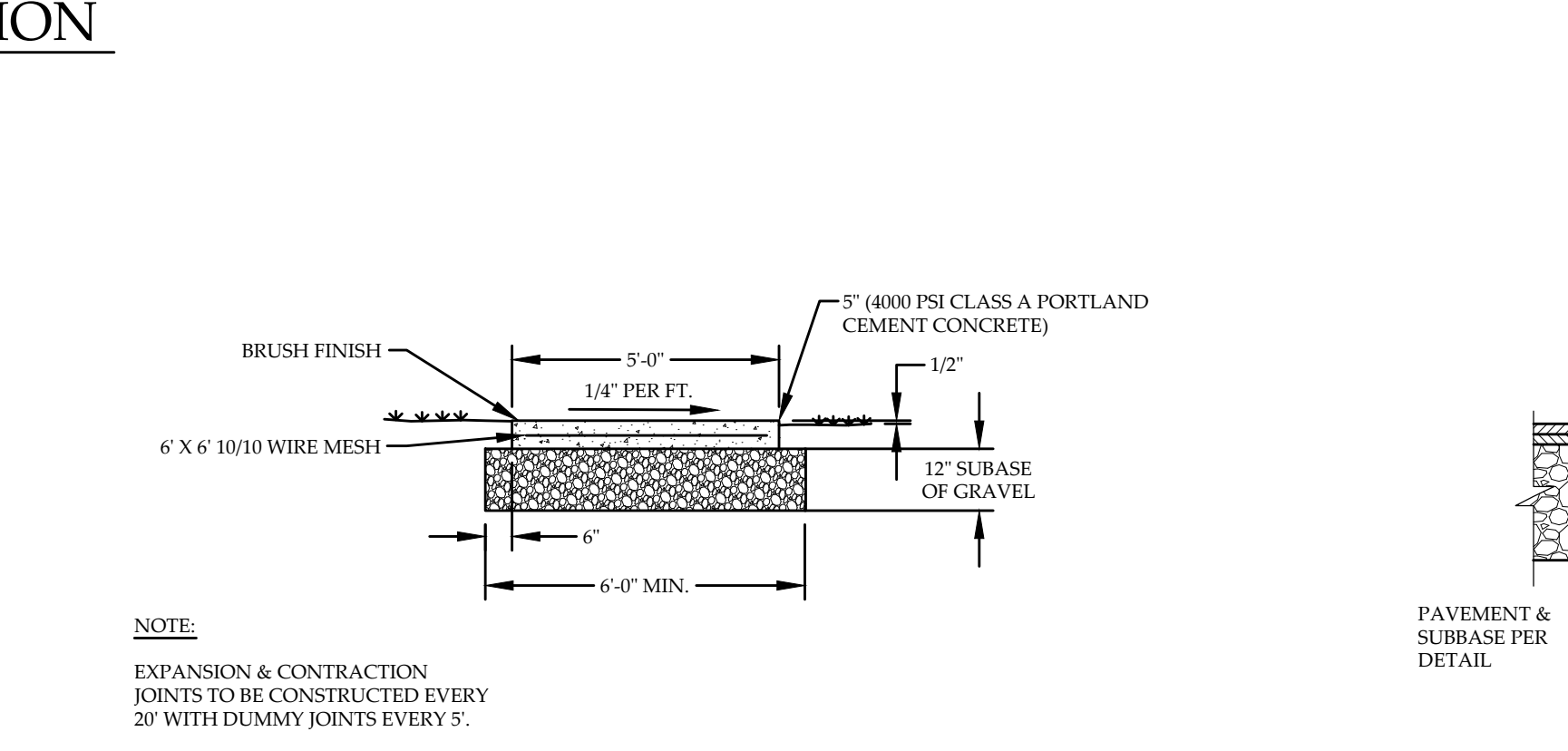
4 C-7 **TYPICAL PARKING LOT SECTION**
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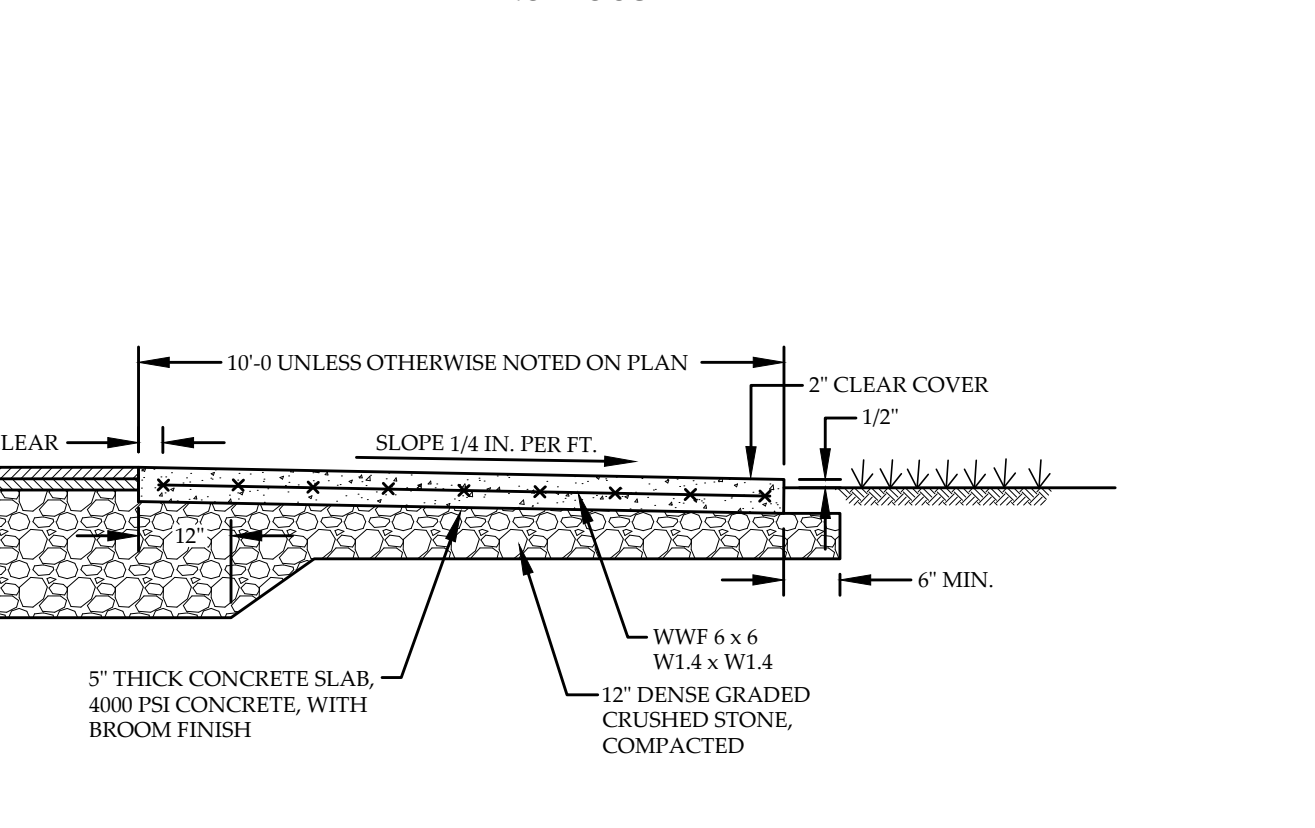
8 C-7 **STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE



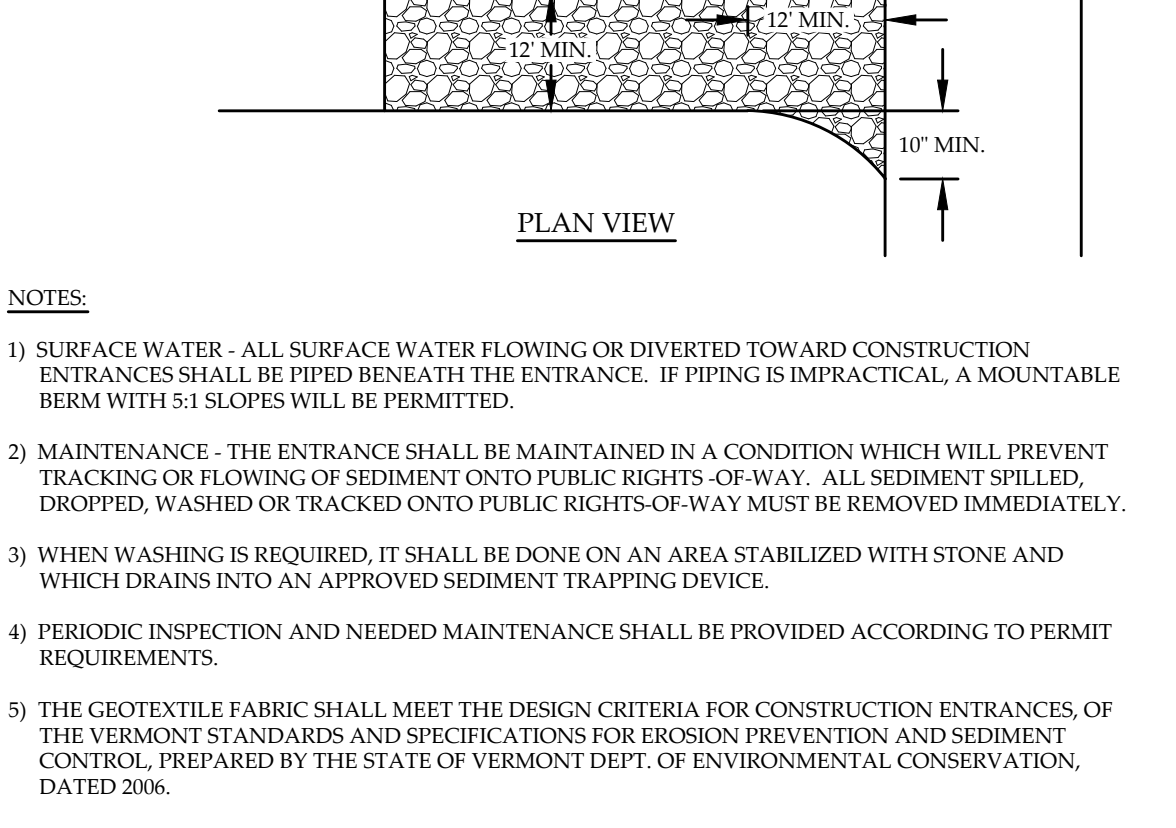
5 C-7 **CONCRETE SIDEWALK & CURB DETAIL**
NOT TO SCALE



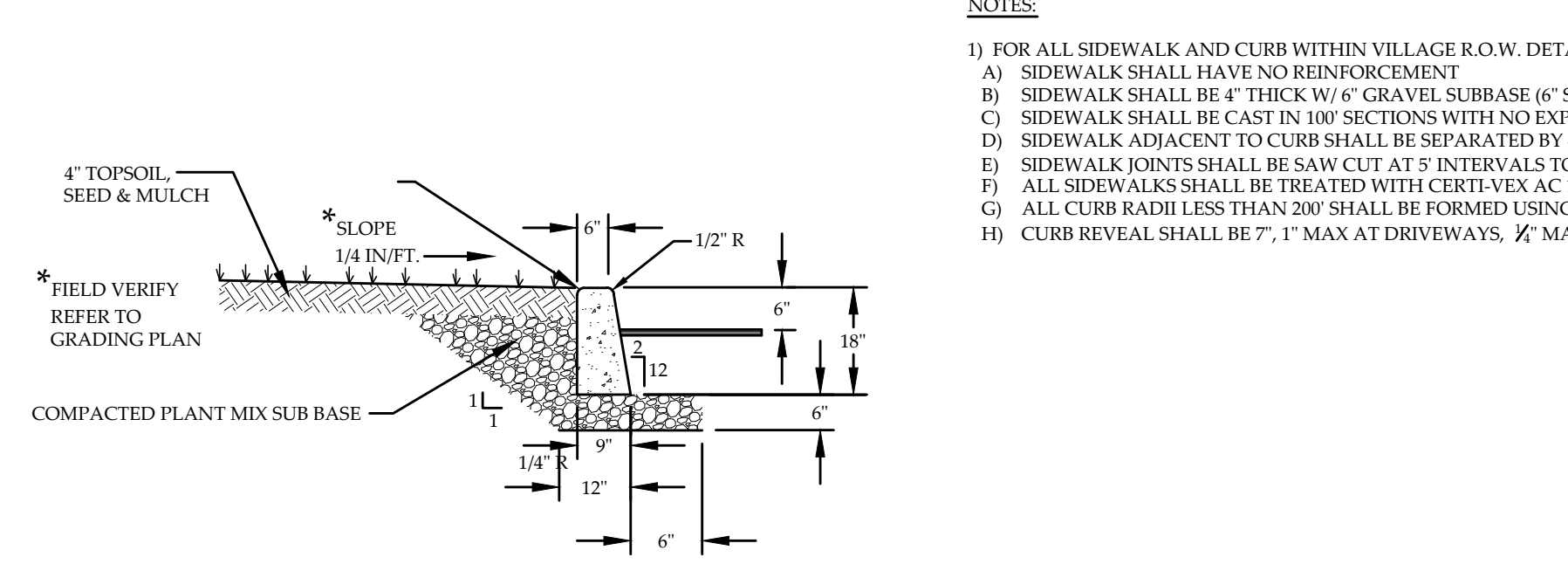
6 C-7 **CONCRETE SIDEWALK CROSS-SECTION**
NOT TO SCALE



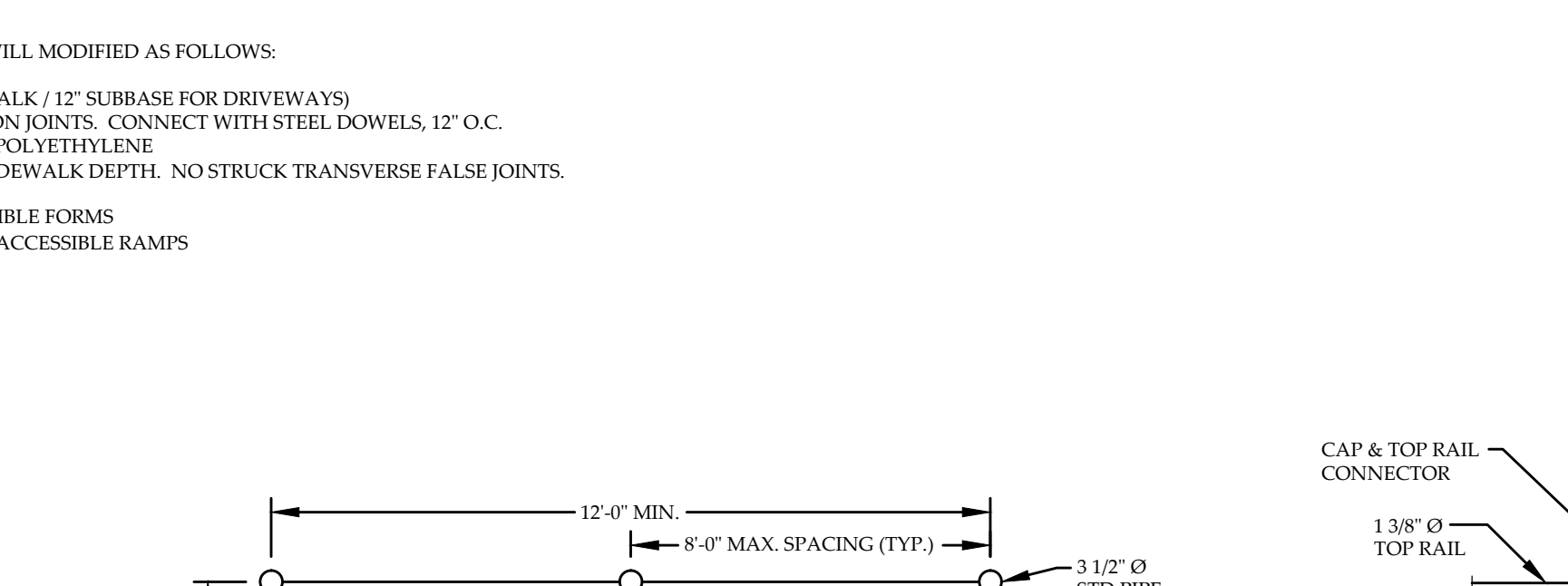
7 C-7 **TYPICAL CONCRETE DUMPSTER SLAB**
NOT TO SCALE



8 C-7 **STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE



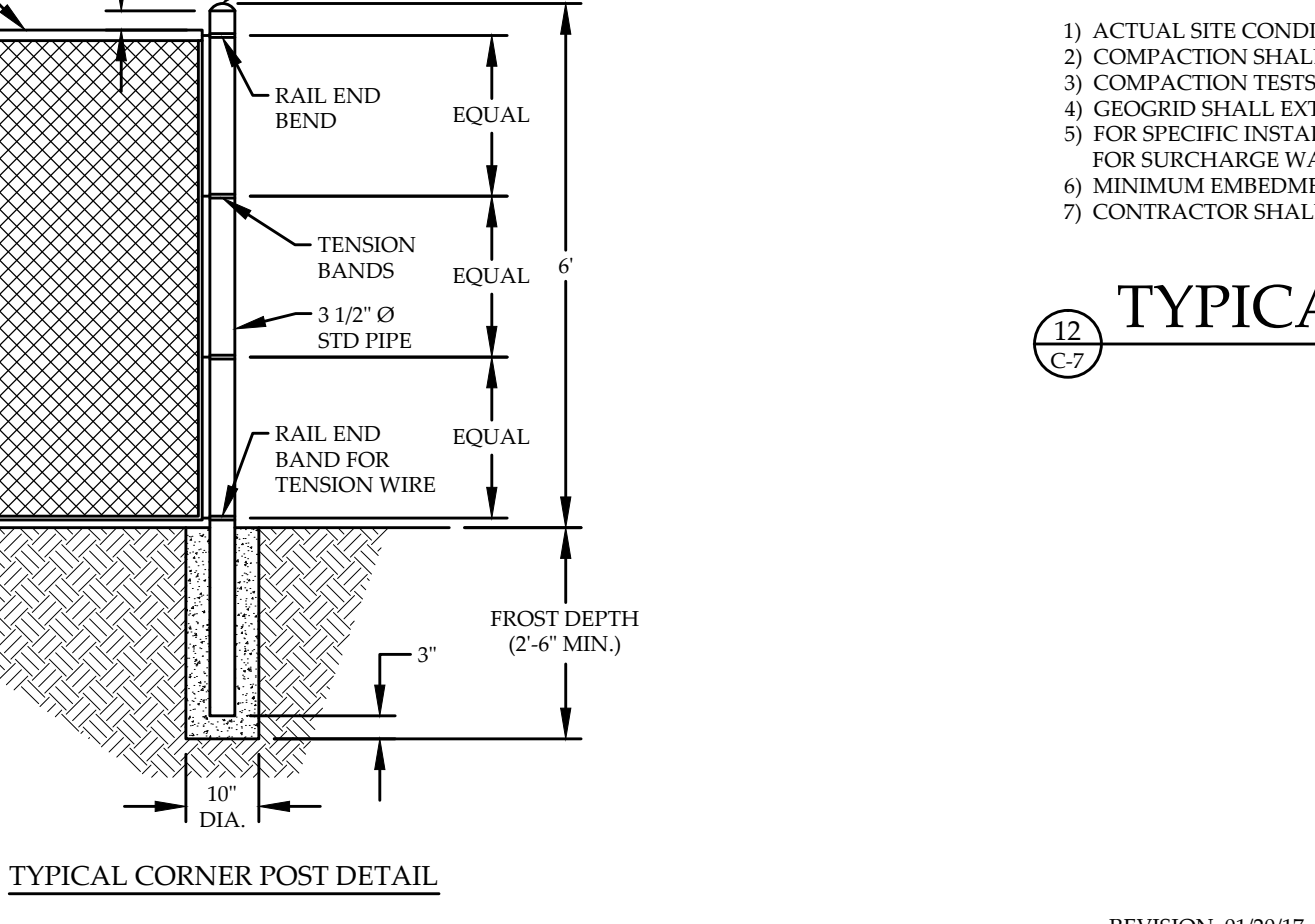
9 C-7 **CONCRETE CURB DETAIL**
NOT TO SCALE



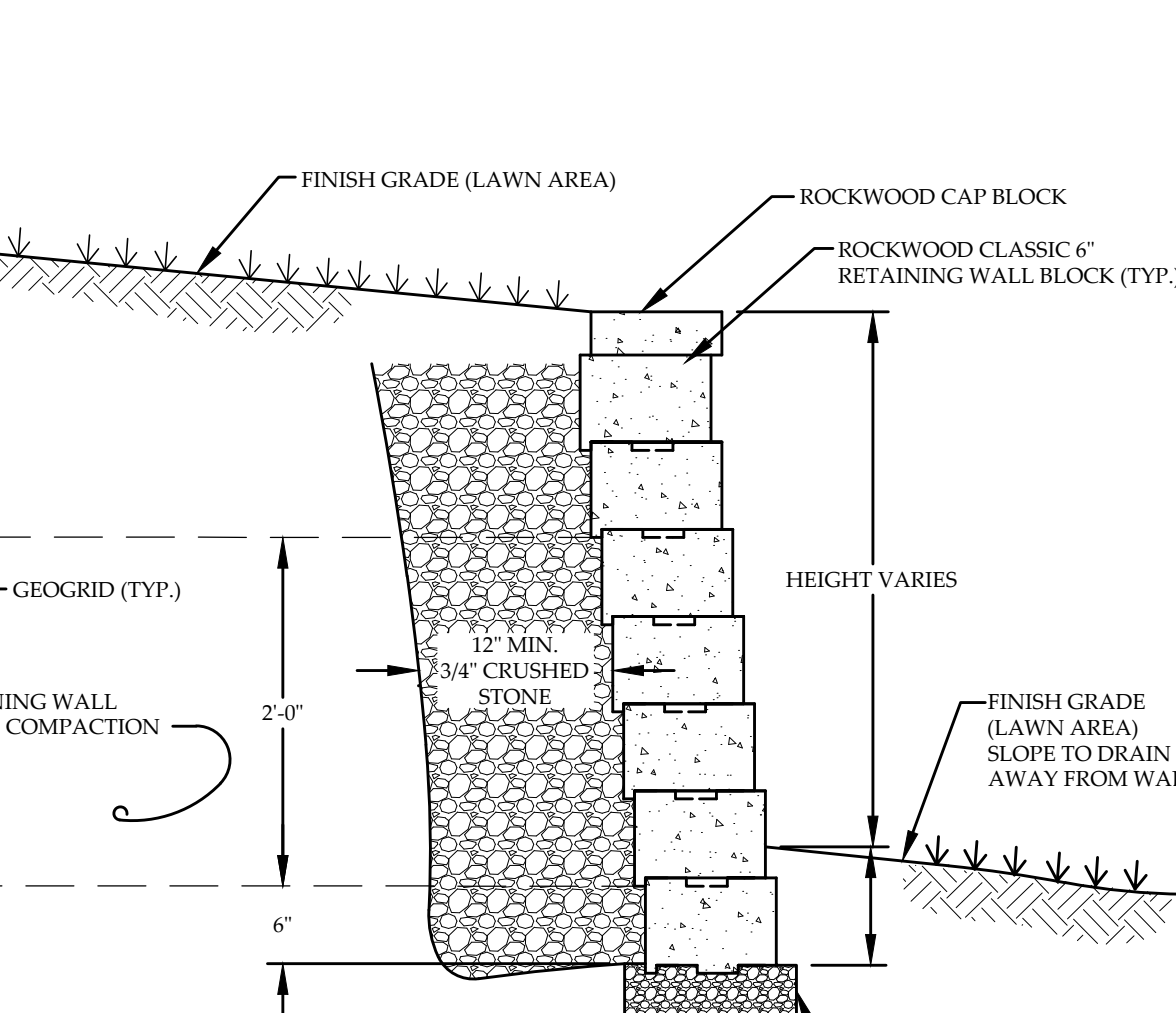
11 C-7 **CHAIN LINK FENCE ENCLOSURE**
NOT TO SCALE



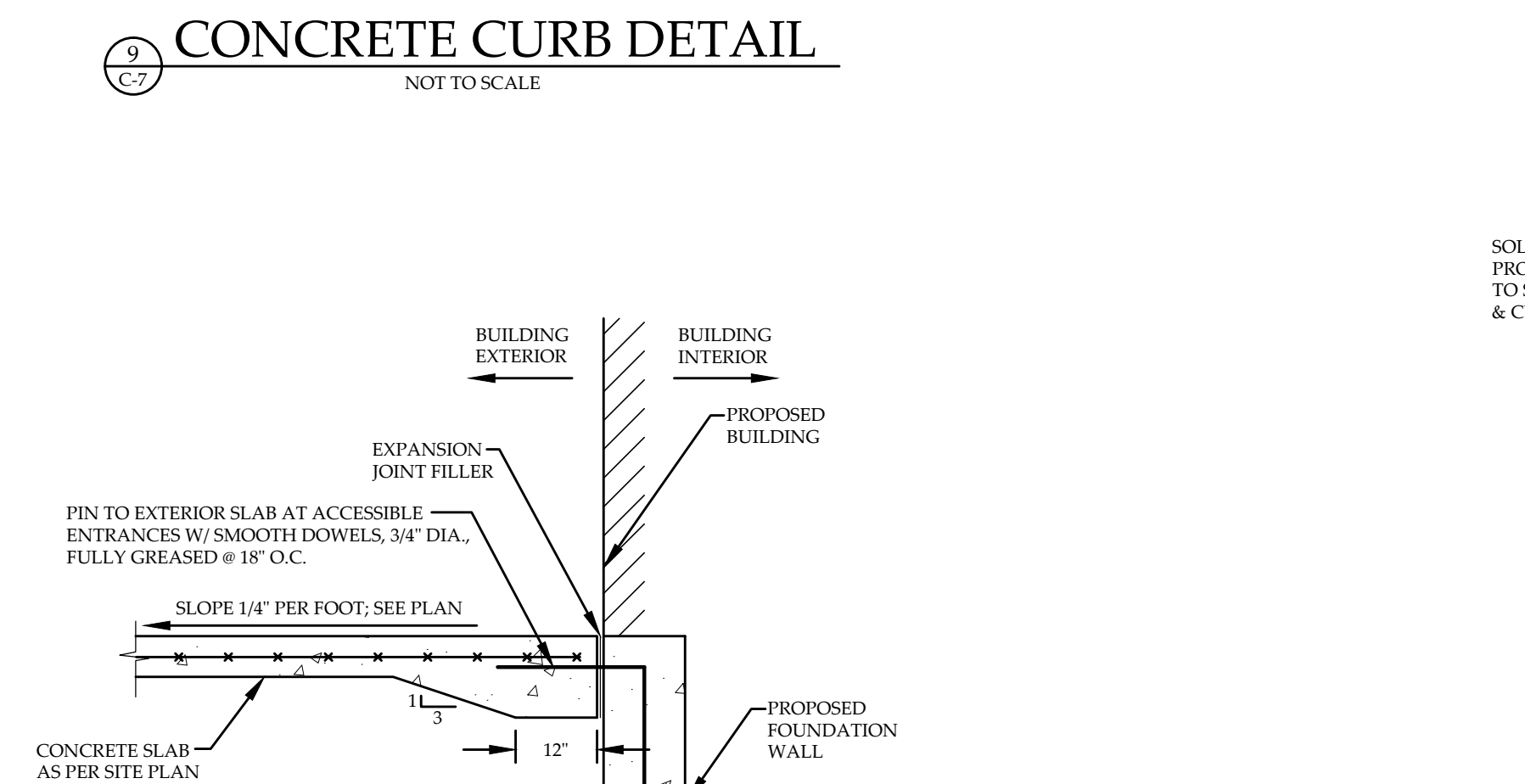
11 C-7 **TYPICAL FIELD POST**



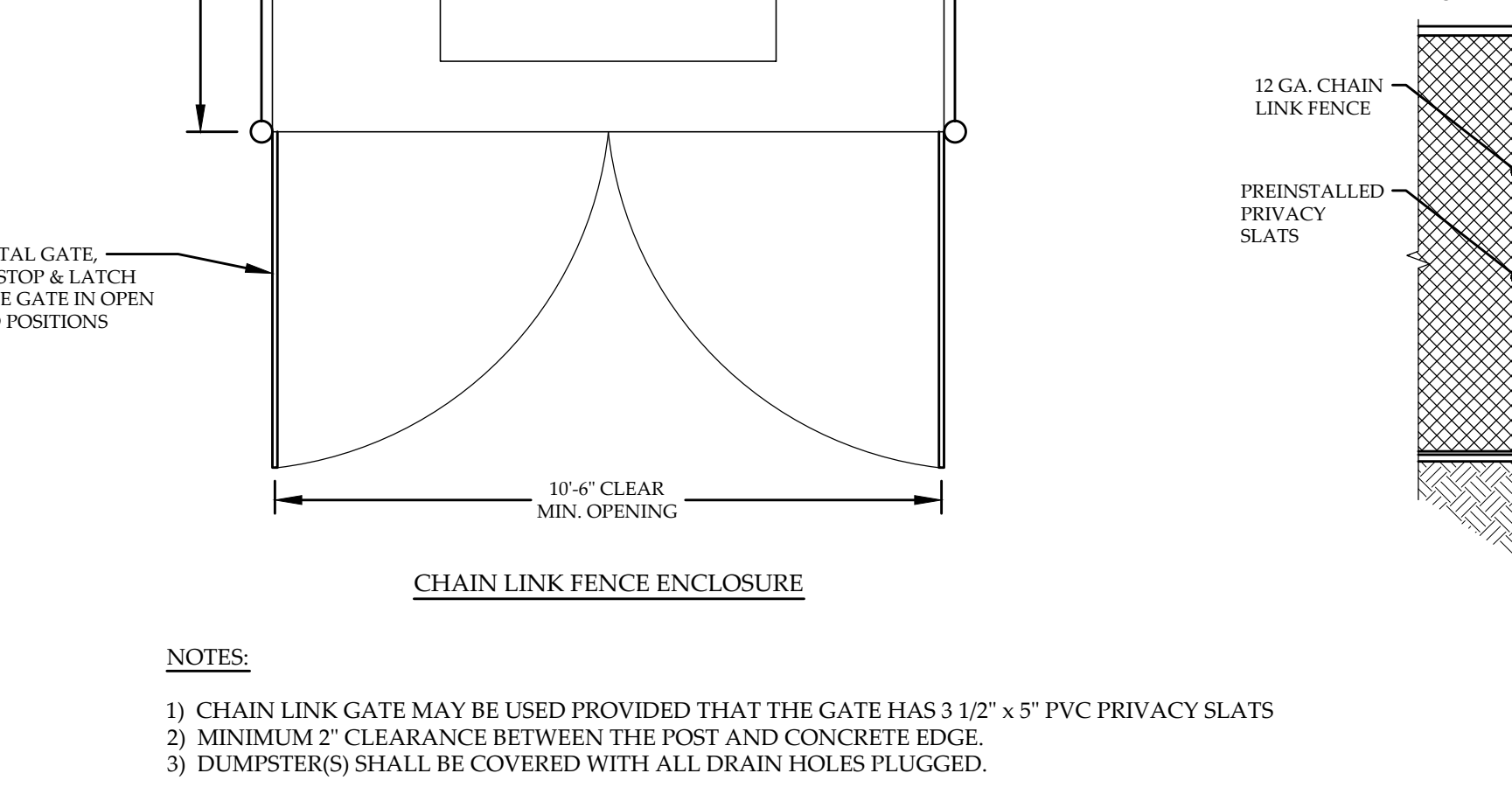
11 C-7 **TYPICAL CORNER POST DETAIL**



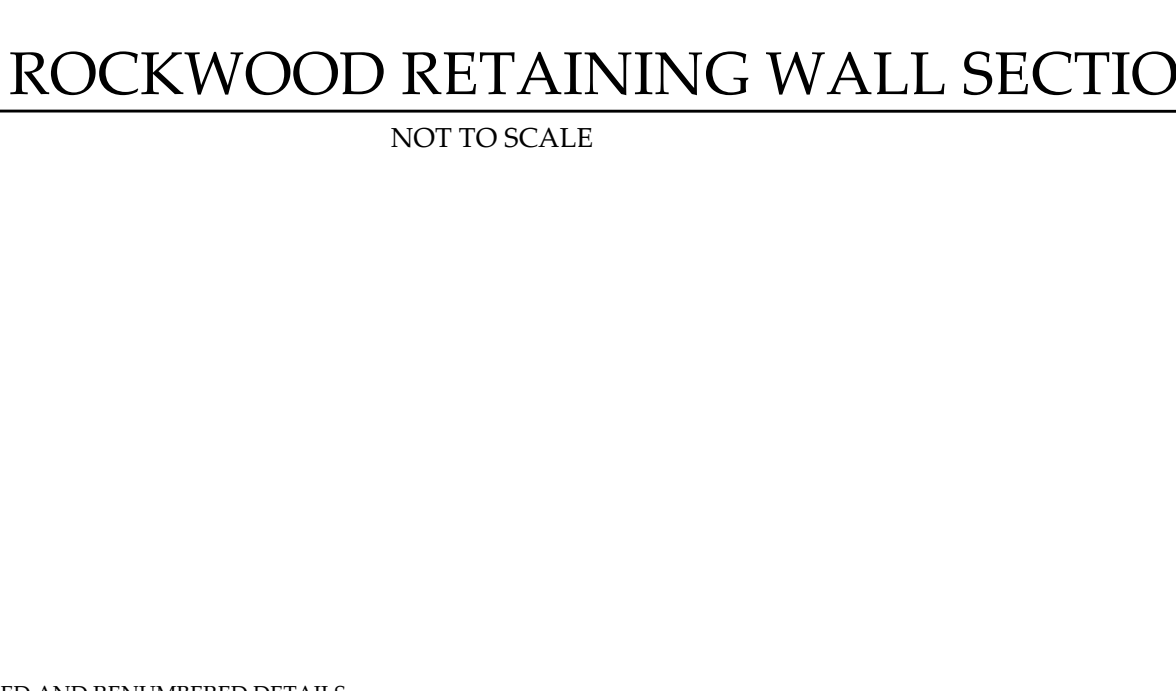
12 C-7 **TYPICAL ROCKWOOD RETAINING WALL SECTION**
NOT TO SCALE



10 C-7 **CONCRETE SIDEWALK & FOUNDATION CONNECTION**
NOT TO SCALE



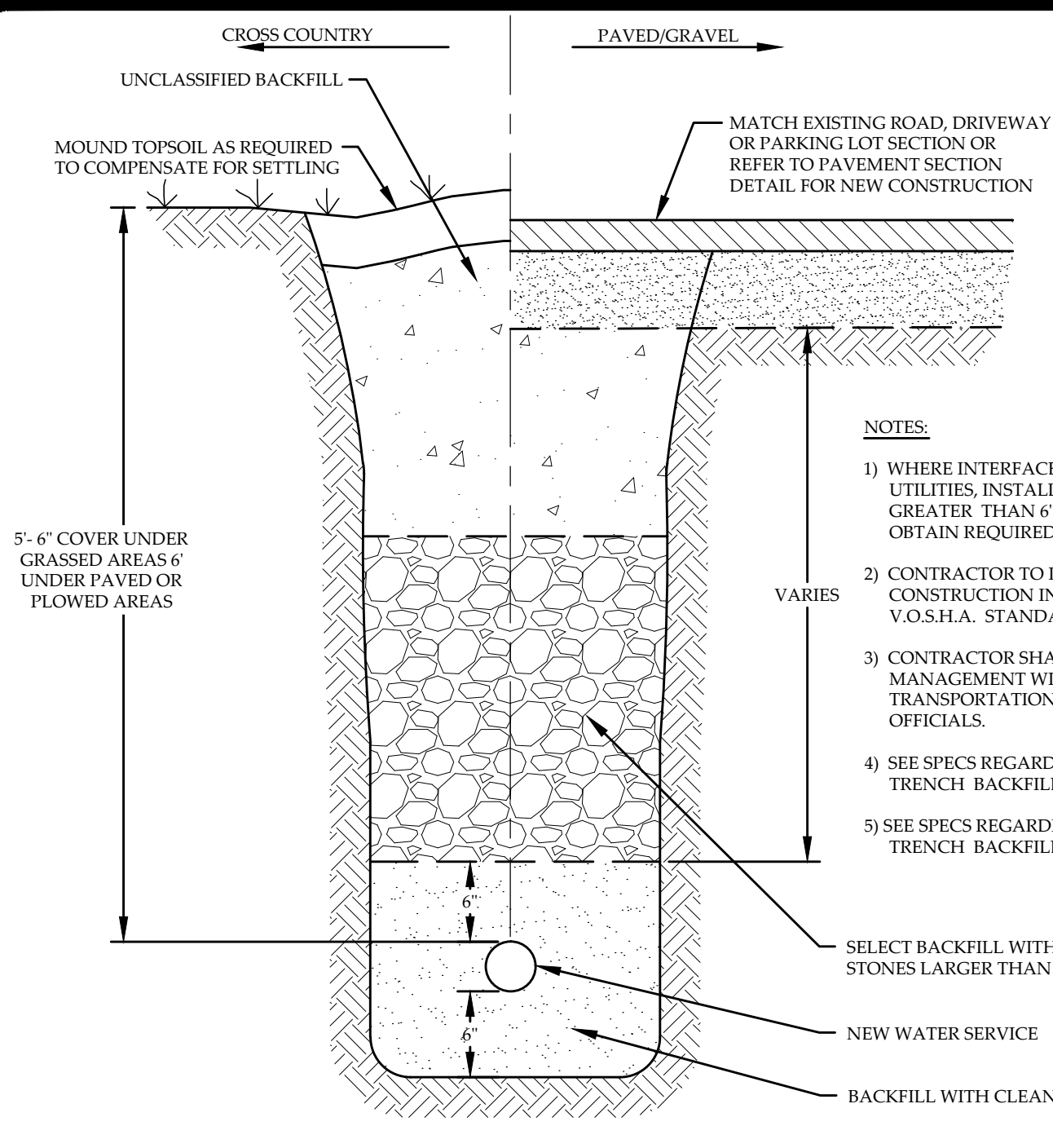
11 C-7 **CHAIN LINK FENCE ENCLOSURE**
NOT TO SCALE



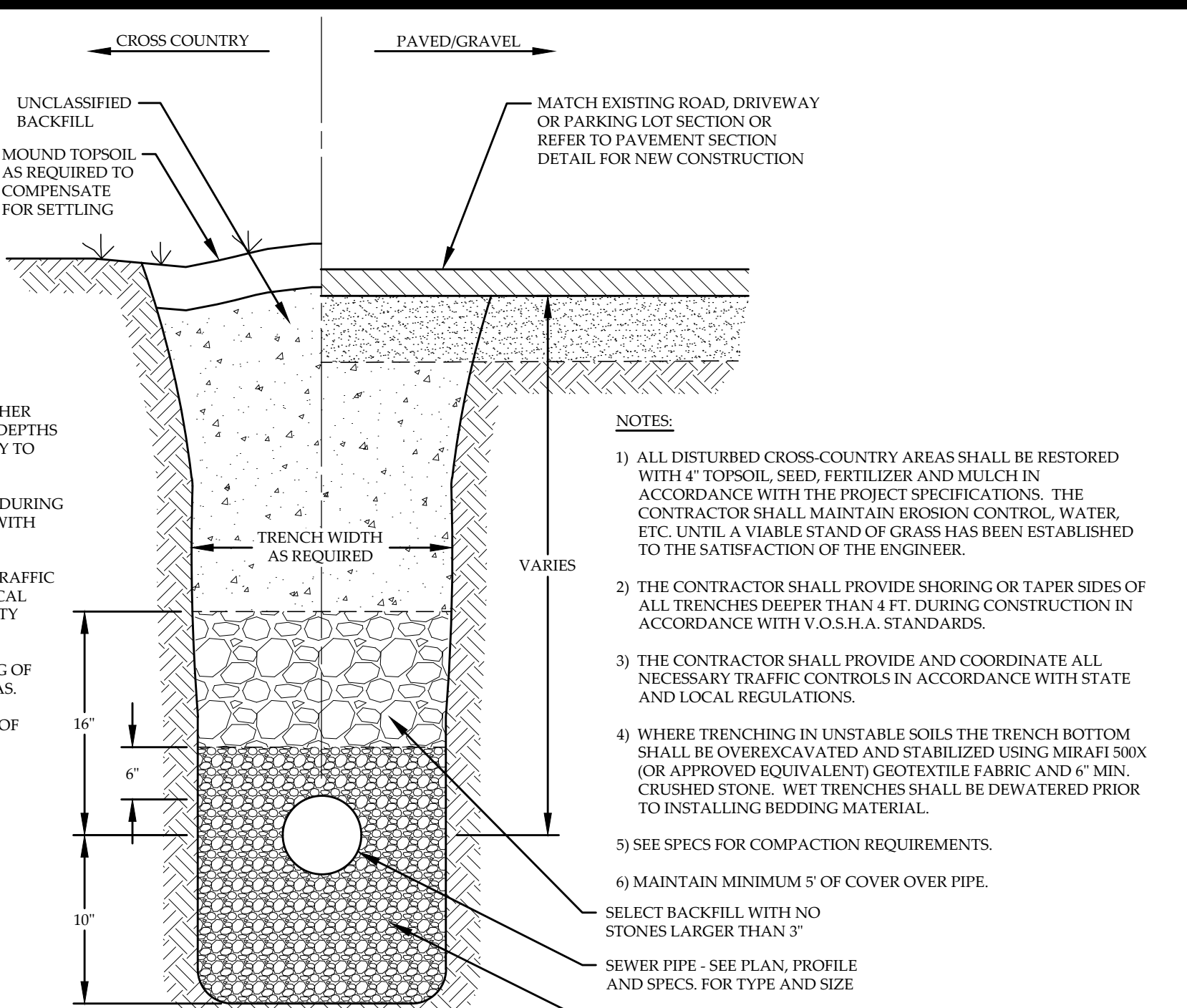
12 C-7 **TYPICAL ROCKWOOD RETAINING WALL SECTION**
NOT TO SCALE

REVISION: 01/2017 - REVISED AND RENUMBERED DETAILS

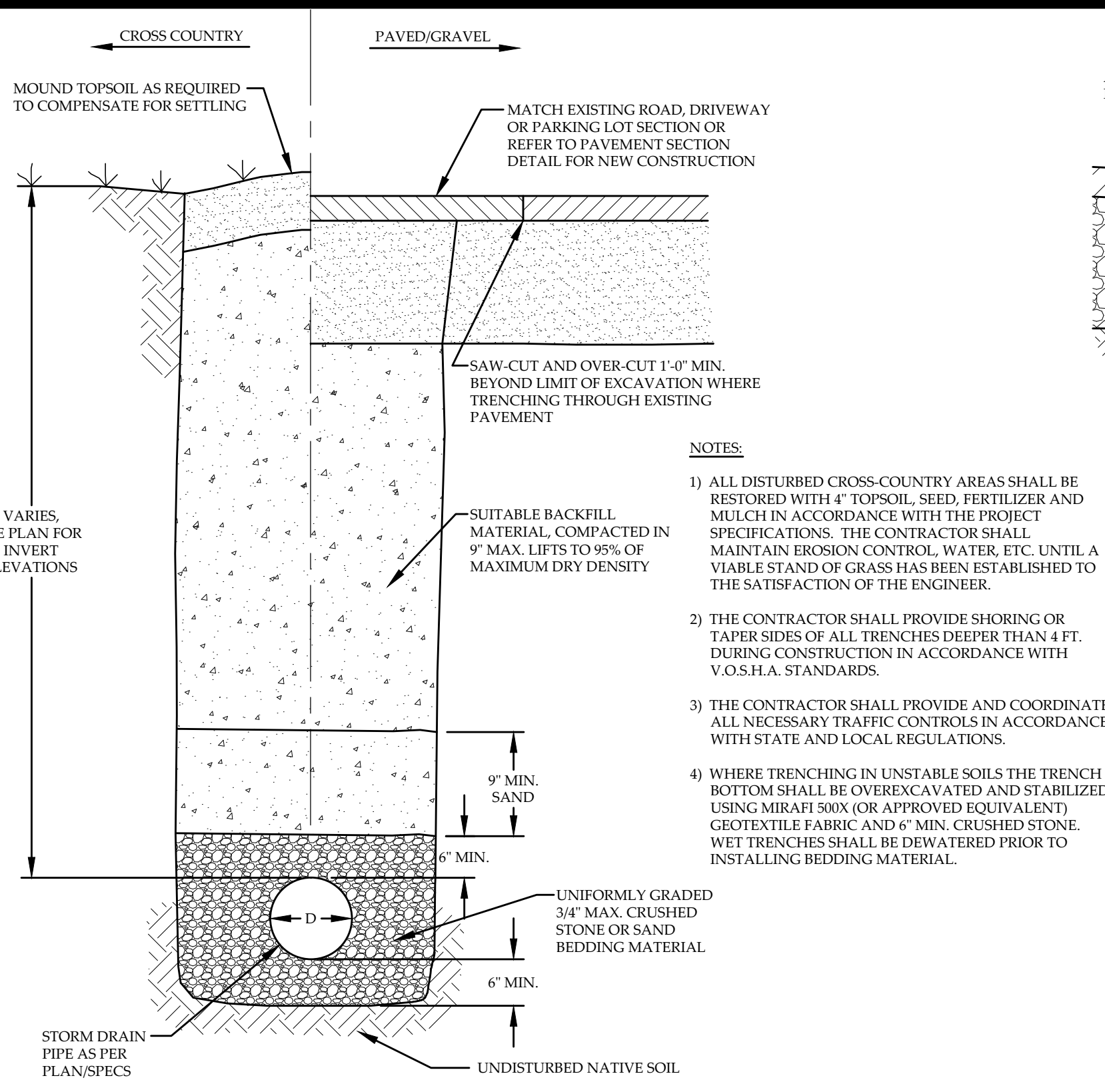
DETAILS	
HANDY HOTELS & RENTALS, LLC	
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	SCALE.....1" = 20'
	DATE.....11/11/16
	SHEET NO. C-7
	7 OF 9 SHEETS



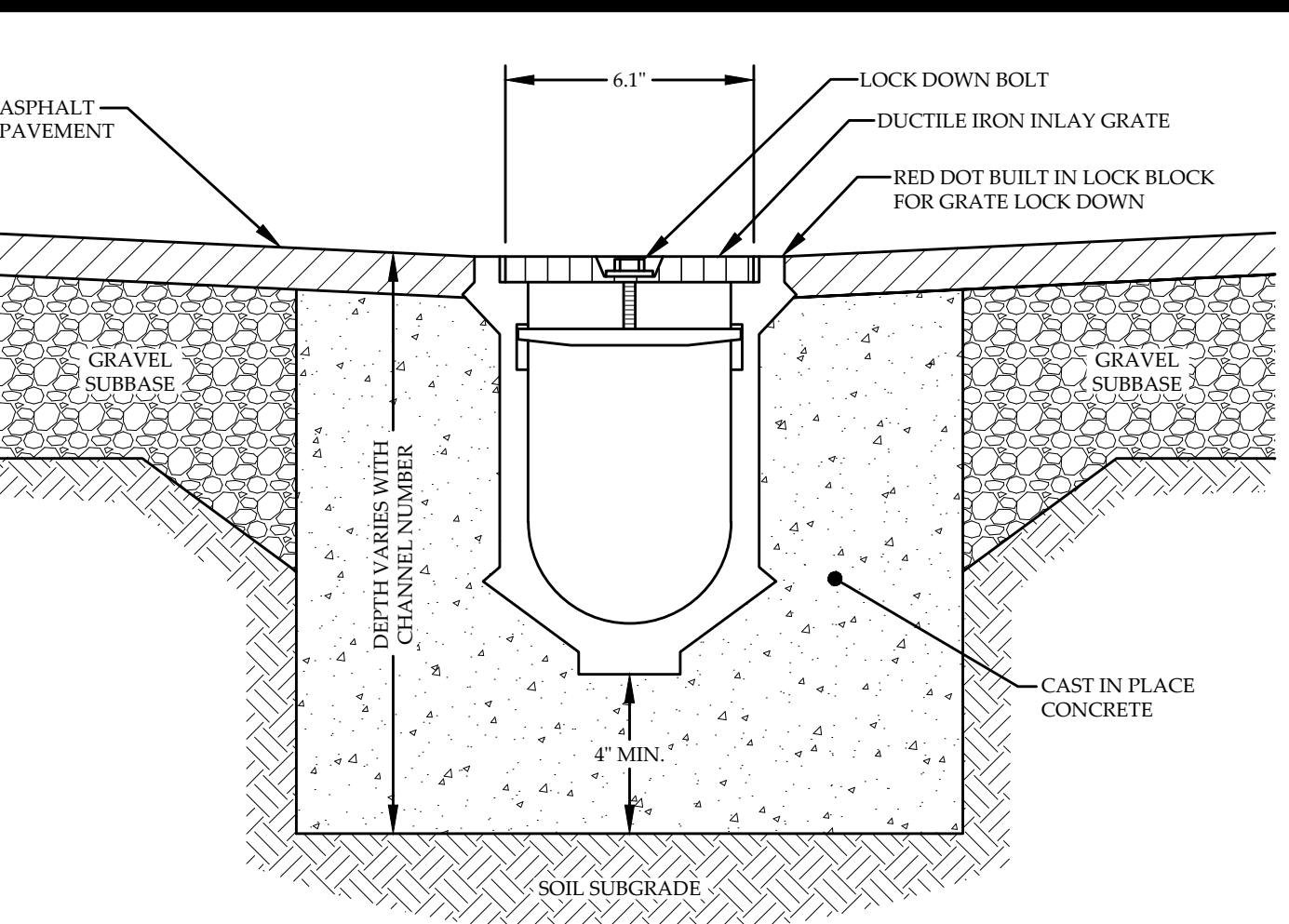
1 C-8
TYPICAL WATER LINE TRENCH
NOT TO SCALE



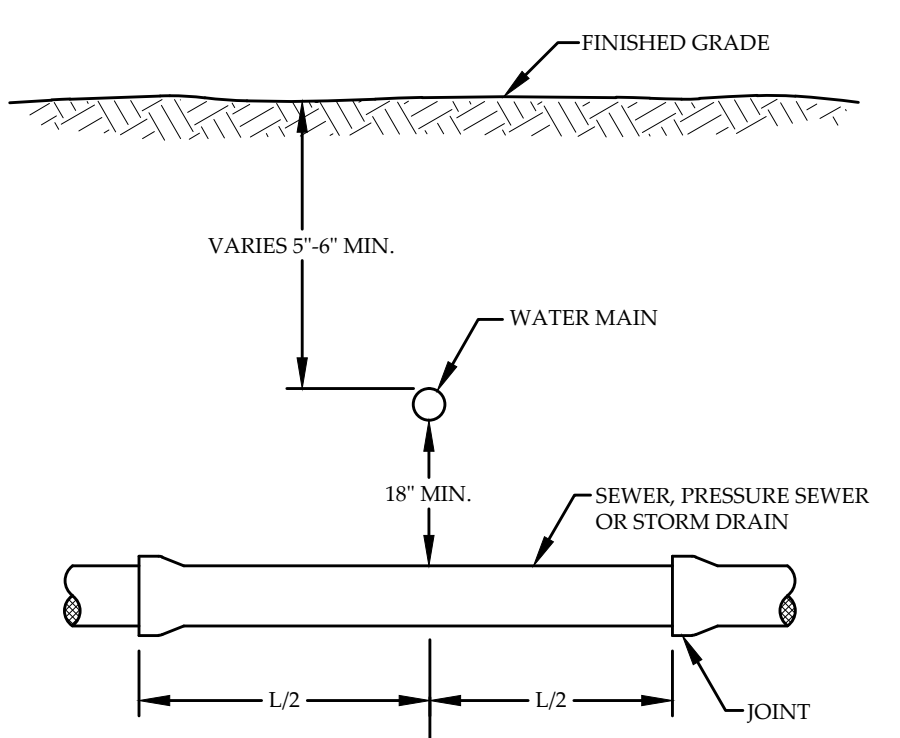
2 C-8
TYPICAL SANITARY SEWER TRENCH
NOT TO SCALE



3 C-8
TYPICAL STORM DRAIN TRENCH
NOT TO SCALE



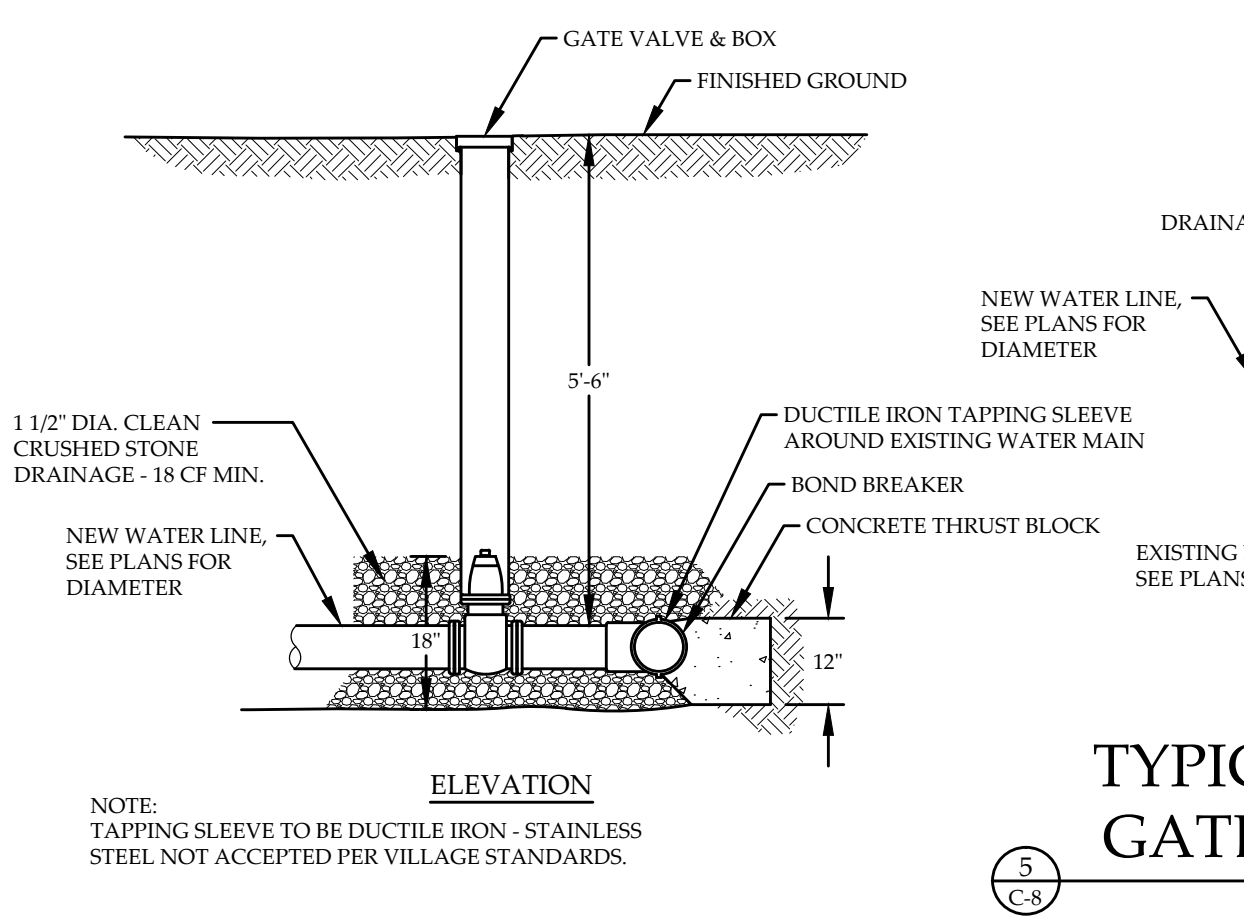
4 C-8
TYPICAL TRENCH DRAIN
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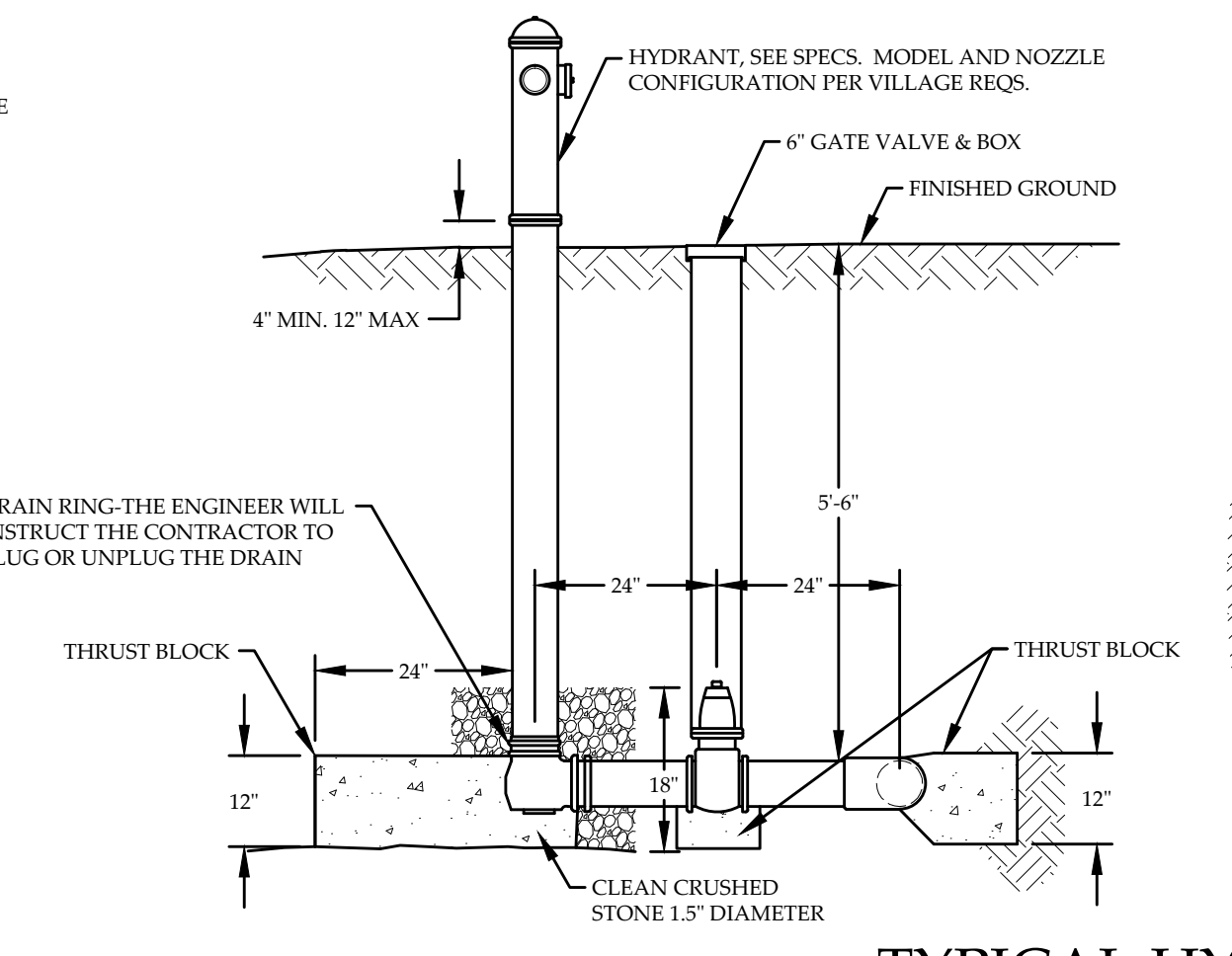
7 C-8
TYPICAL WATER/SEWER CROSSING
NOT TO SCALE

NOTES:

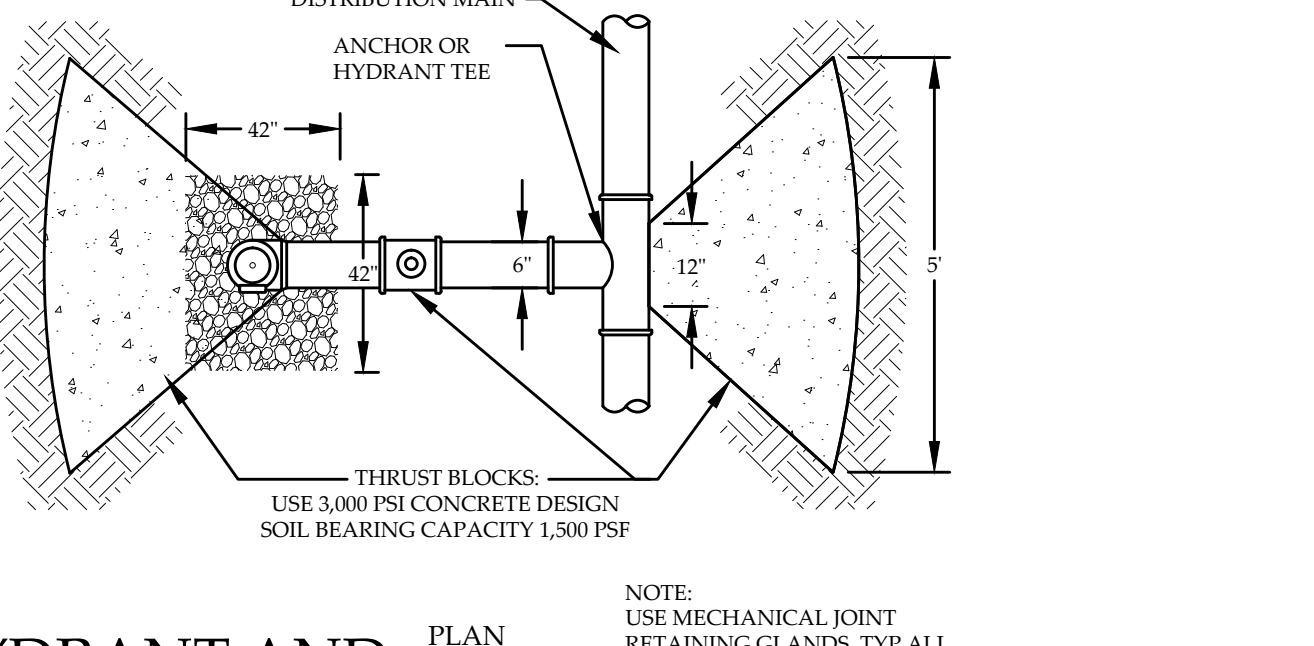
- USE FULL LENGTH OF WATER MAIN AND POSITION JOINTS AS FAR FROM SEWER AS POSSIBLE.
- IF SEWER IS ABOVE MAIN, MAINTAIN 18" VERTICAL SEPARATION (MINIMUM) AND ENCASE SEWER IN CONCRETE, EXTENDING BEYOND THE FIRST JOINT IN BOTH DIRECTIONS.
- WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, AND IF APPROVED BY THE ENGINEER, THE SEWER PIPE MUST ALSO BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING, OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER. THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND 1 FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.



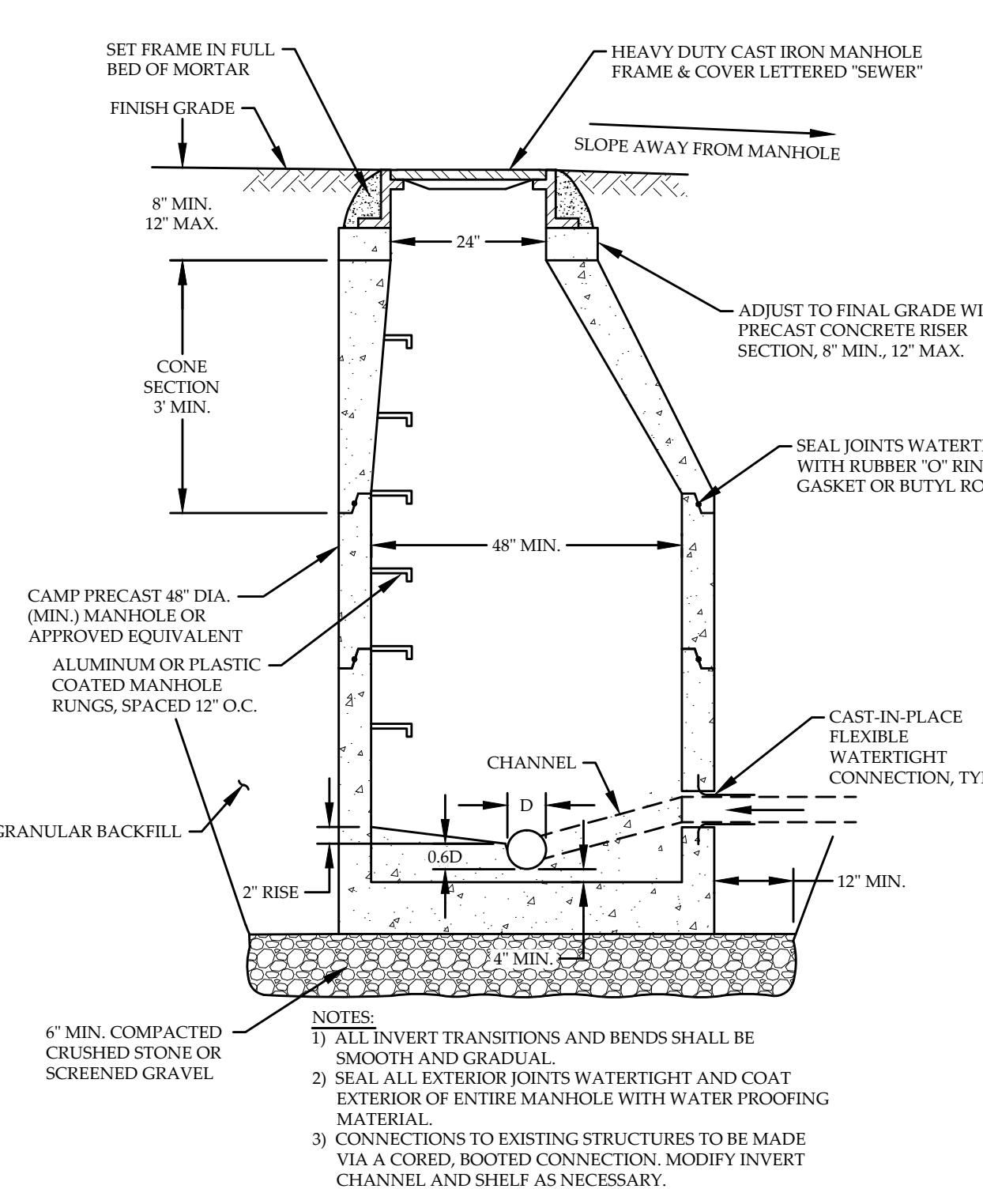
5 C-8
TYPICAL TAPPING SLEEVE & GATE VALVE CONNECTION
NOT TO SCALE



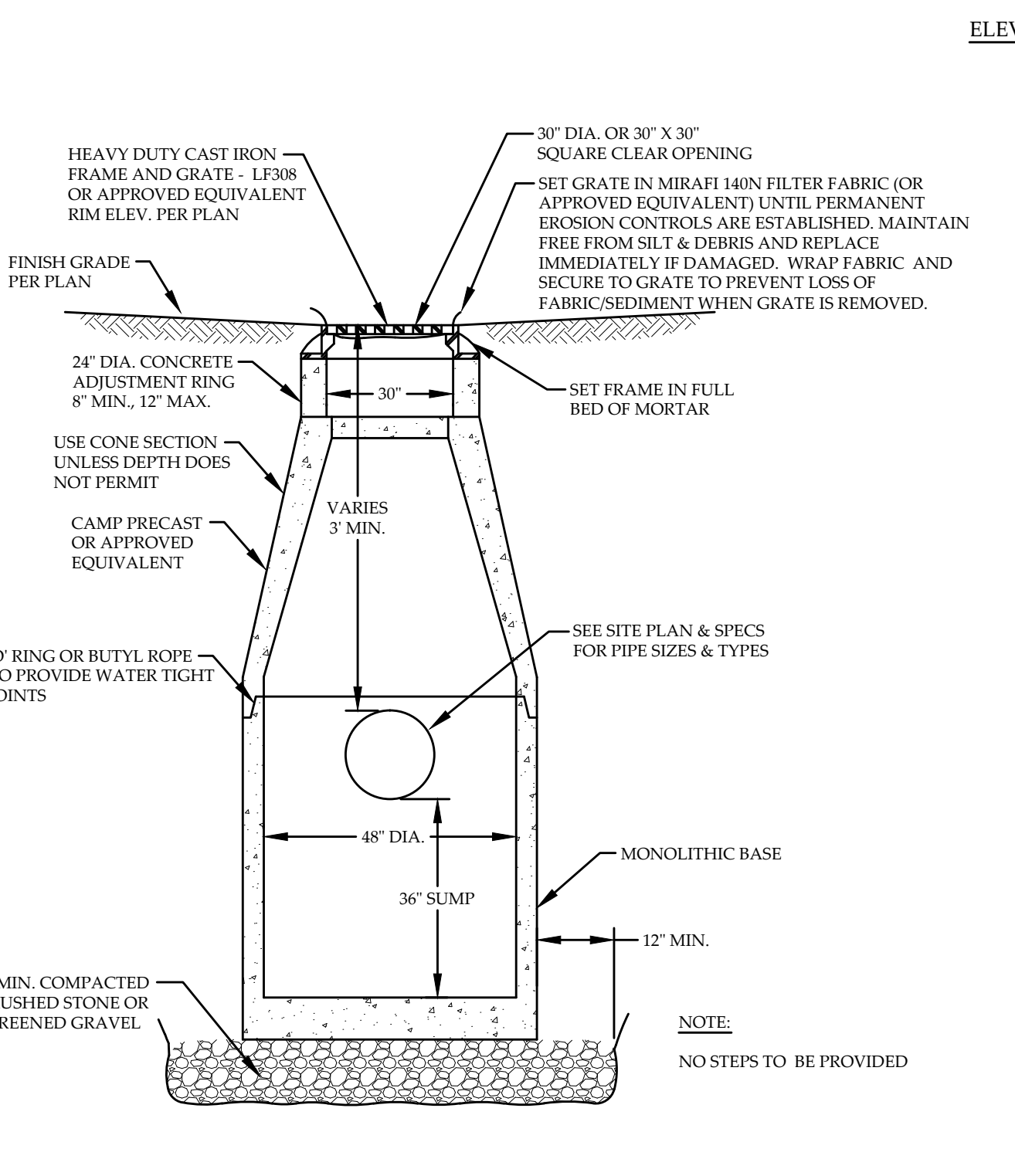
6 C-8
TYPICAL HYDRANT AND GATE VALVE CONNECTION
NOT TO SCALE



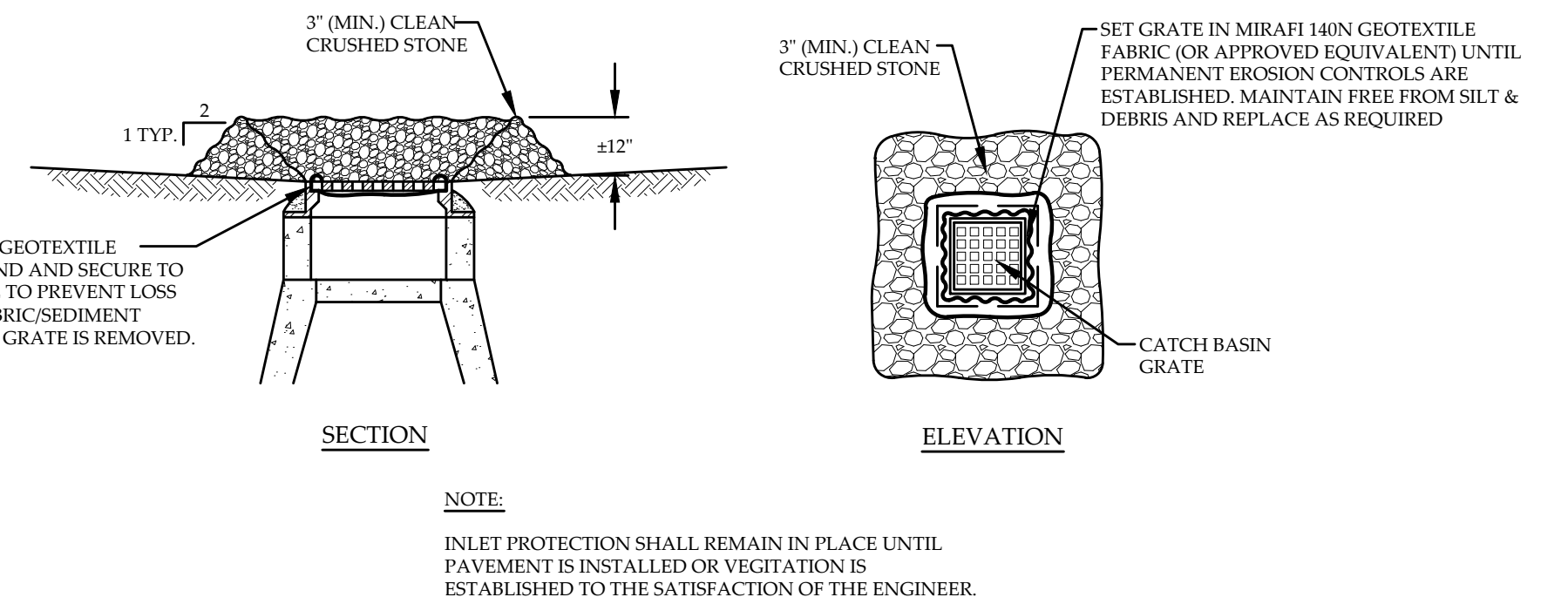
10 C-8
TYPICAL STORM DRAIN MANHOLE
NOT TO SCALE



8 C-8
TYPICAL SANITARY MANHOLE
NOT TO SCALE



9 C-8
TYPICAL CATCH BASIN
NOT TO SCALE



11 C-8
CATCH BASIN INLET PROTECTION, STONE TYPE
NOT TO SCALE

REVISION: 03/02/17 - REVISED DETAILS #8&10 PER COMMENTS FROM VILLAGE ENGINEER
REVISION: 01/20/17 - REVISED AND RENUMBERED DETAILS, ADDED #5, #10

DETAILS
HANDY HOTELS & RENTALS, LLC
9 & 11 PARK STREET
ESSEX JUNCTION, VERMONT

RUGGIANO
Engineering, inc.

5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700
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PROJECT NO.15019
DRAWN BY.....JBD
CHECKED BY.....LEW
SCALE.....1" = 20'
DATE.....11/11/16

SHEET NO.
C-8
8 OF 9 SHEETS

STORMWATER CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNSTRUCTURED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS-SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

- STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEALED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" - 2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF FLEXSTORM CATCH IT INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

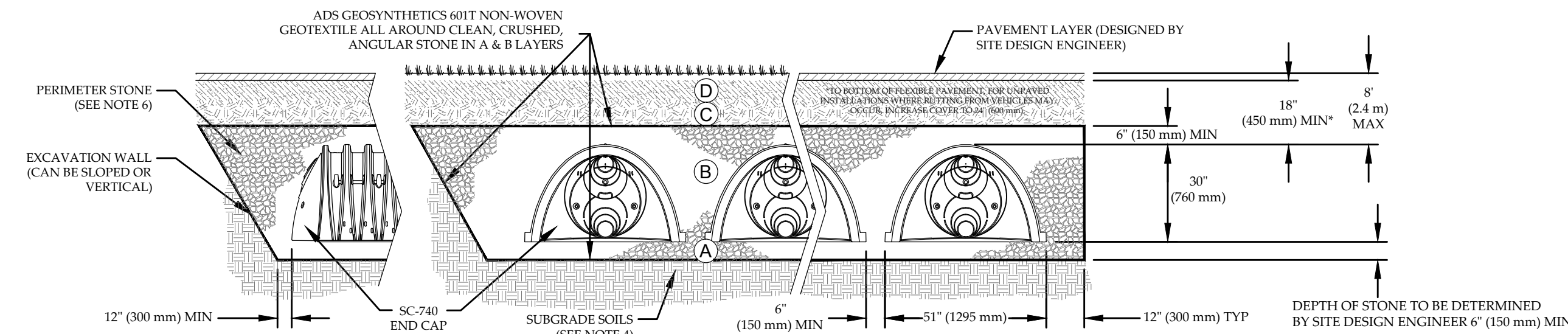
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE TO 6" (150 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

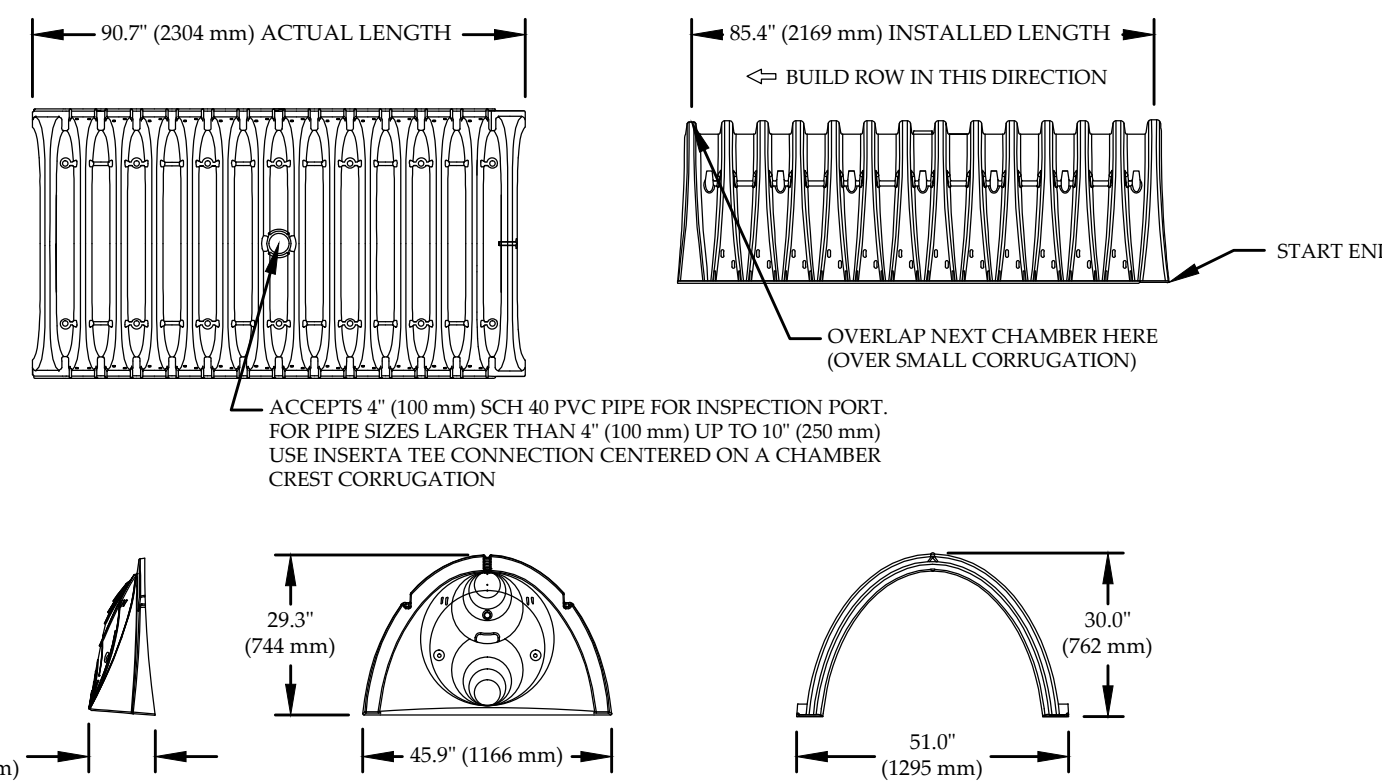
- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS, OR ASTM F2922 STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

INSPECTION & MAINTENANCE

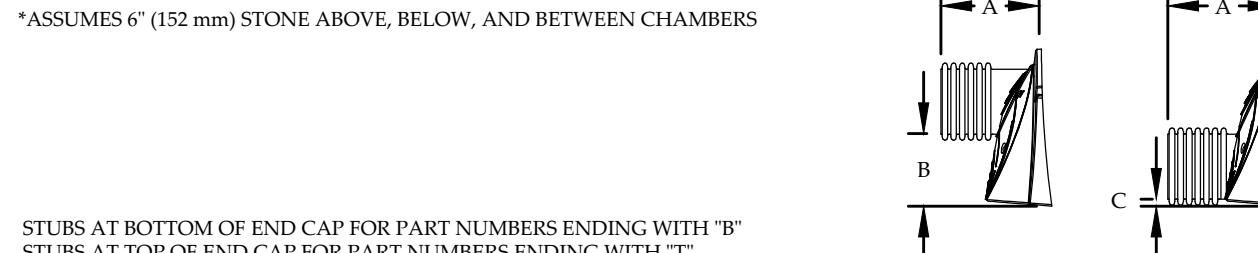
- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLESTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS. INSPECTION INTERVAL SHALL BE NO LESS THAN 1 PER YEAR. ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE VILLAGE OF ESSEX JCT.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOMINAL CHAMBER SPECIFICATIONS	SIZE: X X X (INSTALLED LENGTH)	(295 mm X 300 mm X 854 mm)
CHAMBER STORAGE	51.0' X 30.0' X 85.4'	(15.3 m X 9.1 m X 25.9 m)
MINIMUM INSTALLED STORAGE*	45.9 CUBIC FEET	(1.30 m³)
WEIGHT	74.9 CUBIC FEET	(2.12 m³)
	75.0 lbs.	(33.6 kg)



PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC	---	---	---	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC	---	---	---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC	---	---	---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	---	---	---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	---	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	---	---	---	1.6" (41 mm)
SC740EPE24B	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

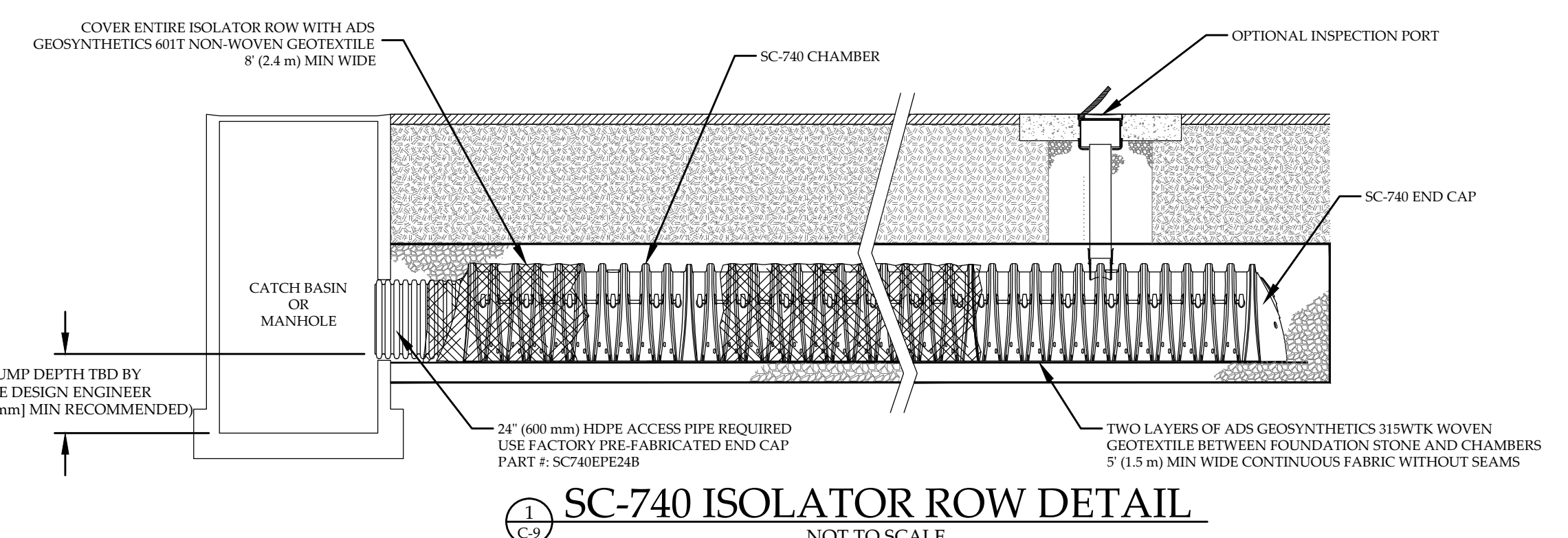
ALL STUBS, EXCEPT FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SETS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

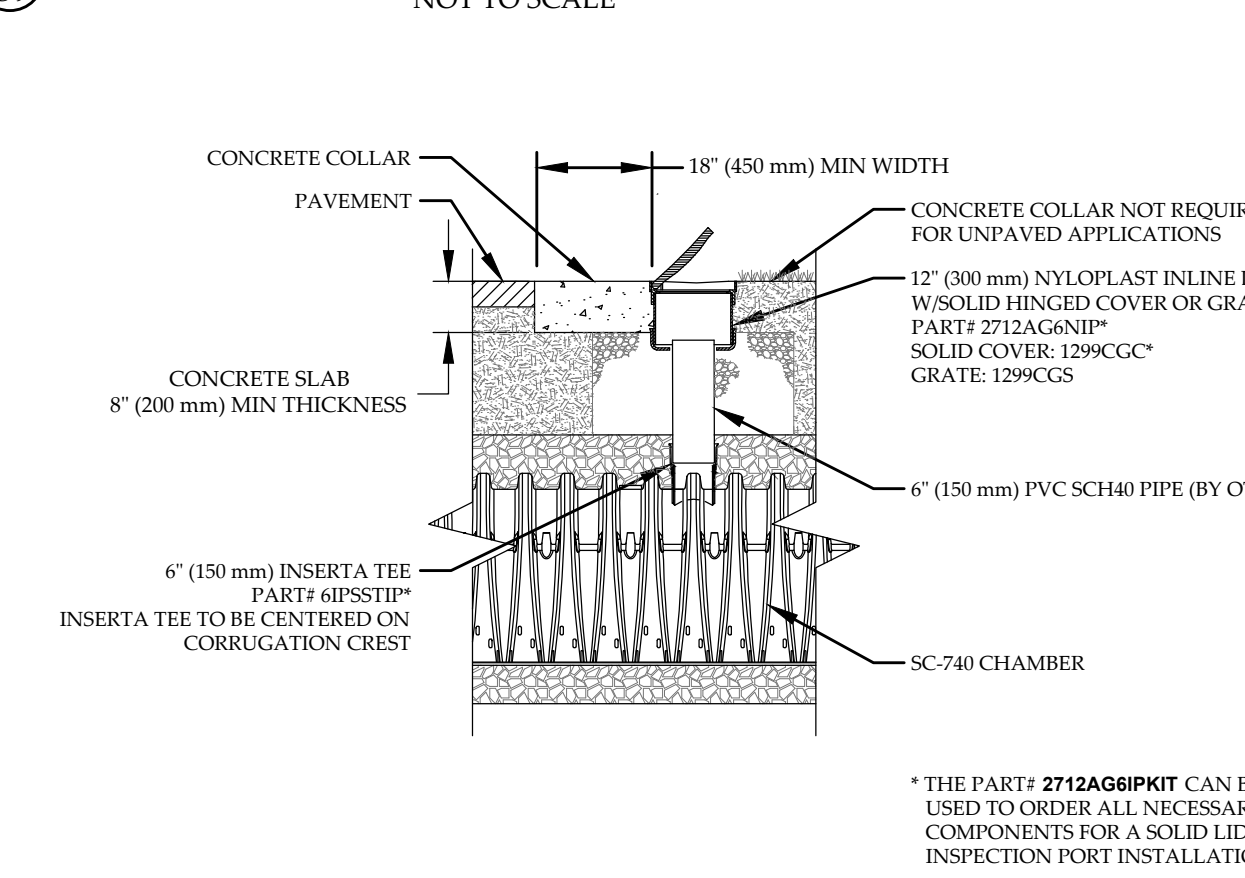
SC-740 TECHNICAL SPECIFICATION

NOTES:

- STORMTECH SC-740 CHAMBERS
- STORMTECH SC-740 END CAPS
- INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID
- INSTALLED SYSTEM VOLUME: 2663 CF (INCLUDES PERIMETER STONE)
- AREA OF SYSTEM: 1304 FT²
- PERIMETER OF SYSTEM: 259 FT



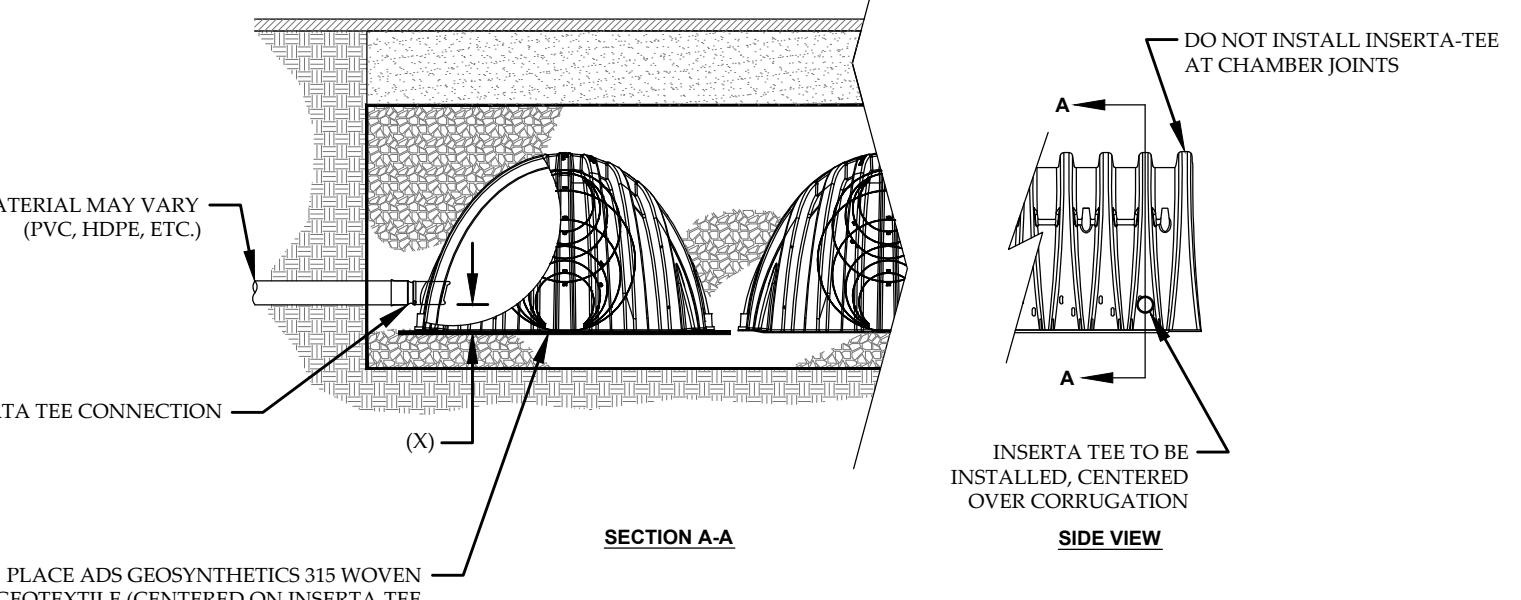
SC-740 6" INSPECTION PORT DETAIL



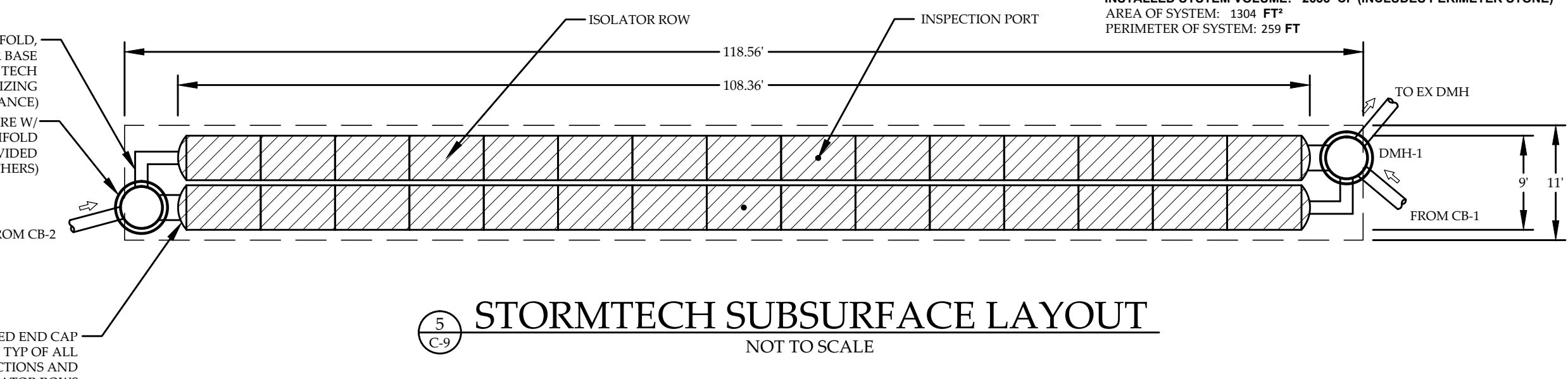
SC-740 TECHNICAL SPECIFICATION

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.



NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.



STORMTECH SUBSURFACE LAYOUT

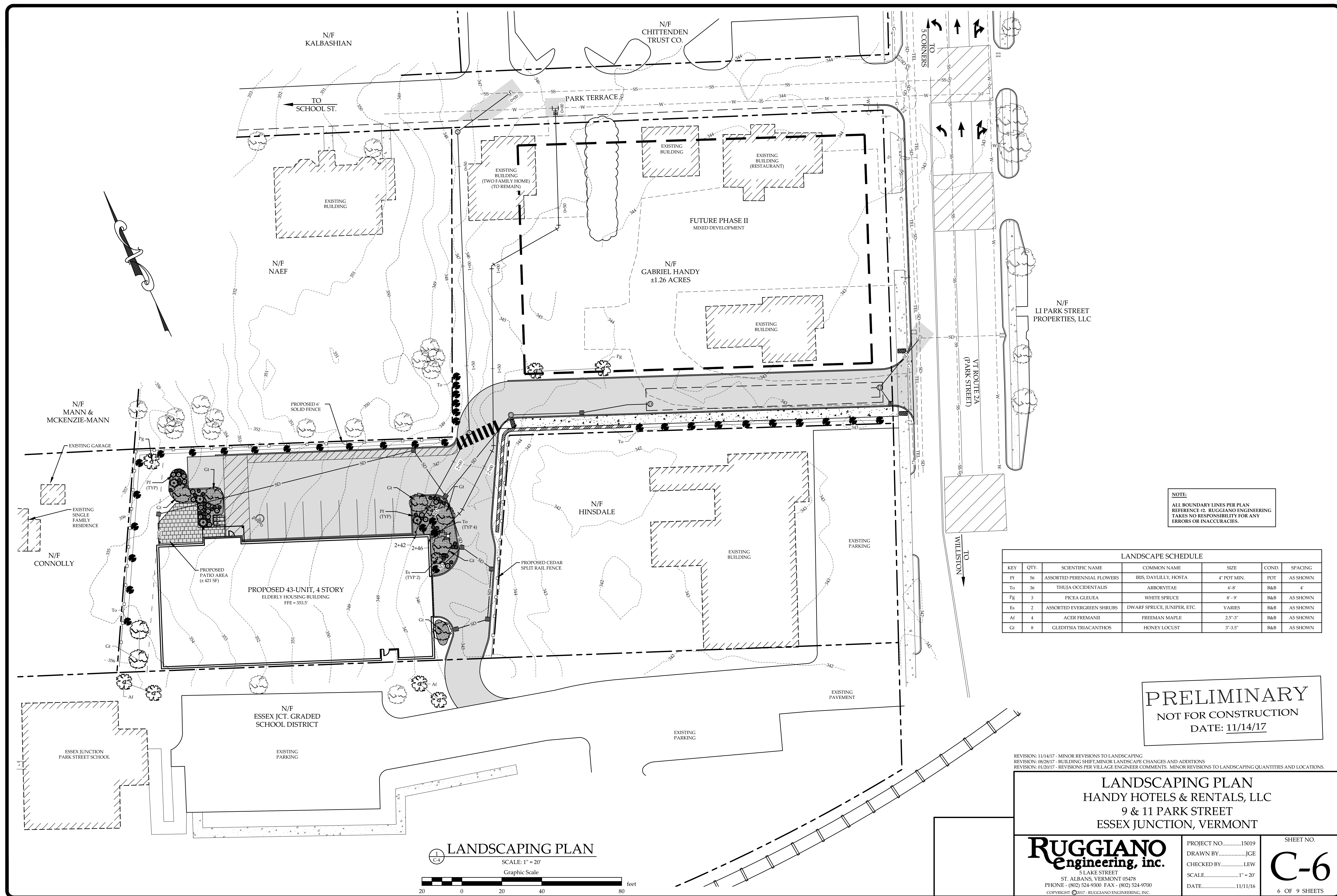
REVISION: 03/02/17 - REVISED DETAILS TO REMOVE FLEXSTORM INSERTS
 REVISION: 01/20/17 - REVISED PER VILLAGE ENGINEER COMMENTS, REVISED MAINTENANCE NOTE

STORMTECH DETAILS
 HANDY HOTELS & RENTALS, LLC
 9 & 11 PARK STREET
 ESSEX JUNCTION, VERMONT

RUGGIANO
 engineering, inc.
 5 LAKE STREET
 ST. ALBANS, VERMONT 05478
 PHONE - (802) 524-9300 FAX - (802) 524-9700
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PROJECT NO.15019
 DRAWN BY.....JFN
 CHECKED BY.....LEW
 SCALE.....1" = 20'
 DATE.....11/11/16

SHEET NO.
C-9
 9 OF 9 SHEETS



NOTE:
ALL BOUNDARY LINES PER PLAN REFERENCE #2. RUGGIANO ENGINEERING TAKES NO RESPONSIBILITY FOR ANY ERRORS OR INACCURACIES.

LANDSCAPE SCHEDULE						
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COND.	SPACING
Pf	56	ASSORTED PERENNIAL FLOWERS	IRIS, DAYLILLY, HOSTA	4" POT MIN.	POT	AS SHOWN
To	36	THUJA OCCIDENTALIS	ARBORVITAE	6'-8'	B&B	4'
Pg	3	PICEA GLEUEA	WHITE SPRUCE	8' - 9'	B&B	AS SHOWN
Es	2	ASSORTED EVERGREEN SHRUBS	DWARF SPRUCE, JUNIPER, ETC.	VARIES	B&B	AS SHOWN
Af	4	ACER FREMANII	FREEMAN MAPLE	2.5'-3'	B&B	AS SHOWN
Gf	8	GLEDITSIA TRIACANTHOS	HONEY LOCUST	3'-3.5'	B&B	AS SHOWN

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11/14/17

REVISION: 11/14/17 - MINOR REVISIONS TO LANDSCAPING
REVISION: 08/28/17 - BUILDING SHIFT, MINOR LANDSCAPE CHANGES AND ADDITIONS
REVISION: 01/20/17 - REVISIONS PER VILLAGE ENGINEER COMMENTS. MINOR REVISIONS TO LANDSCAPING QUANTITIES AND LOCATIONS.

LANDSCAPING PLAN
HANDY HOTELS & RENTALS, LLC
9 & 11 PARK STREET
ESSEX JUNCTION, VERMONT

RUGGIANO
Engineering, inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700
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PROJECT NO.15019
DRAWN BY.....JGE
CHECKED BY.....LEW
SCALE.....1" = 20'
DATE.....11/11/16

SHEET NO.
C-6
6 OF 9 SHEETS

LANDSCAPING PLAN
SCALE: 1" = 20'
Graphic Scale



01 SOUTH ELEVATION
3/16" = 1'-0"



02 WEST ELEVATION
3/16" = 1'-0"

No.	Date	Revision
1.	08-20-17	REVISED BUILDING COLOR AND ADD ADDITIONAL TRIM
2.	11-09-17	REVISED WINDOW BUMPS OUTS & CORNICE

NOTE:

IDI INNOVATIVE DESIGN, INC.
8 CARMICHAEL STREET, SUITE 104
ESSEX JCT., VT. 05452
PHONE: (802) 872-8430
FAX: 872-8347
Email: rmd@res@cover.net

project name
HANDY HOTELS & RENTALS, LLC
9 & 11 PARK STREET
ESSEX JUNCTION, VERMONT

drawing title
PROPOSED ELEVATIONS

scale 3/16"=1'-0" date 03-08-17

designed by MD

approved by sheet no.

project no. **A1-2**



01 NORTH ELEVATION
3/16" = 1'-0"



02 EAST ELEVATION
3/16" = 1'-0"

No.	Date	Revision
1.	08-20-17	REVISED BUILDING COLOR AND ADD ADDITIONAL TRIM
2.	11-09-17	REVISED WINDOW BUMP OUTS & CORNICE

NOTE:

IDI INNOVATIVE DESIGN, INC.
8 CARMICHAEL STREET, SUITE 104
ESSEX JCT., VT. 05452
PHONE: (802) 872-8430
FAX: 872-8347
Email: rmd@res@innov.net

project name
HANDY HOTELS & RENTALS, LLC
9 & 11 PARK STREET
ESSEX JUNCTION, VERMONT

drawing title
PROPOSED ELEVATIONS

scale 3/16"=1'-0" date 03-08-17

designed by MD

approved by

project no. sheet no. A1-1



01 NORTH ELEVATION
3/16" = 1'-0"



02 EAST ELEVATION
3/16" = 1'-0"

No.	Date	Revision
1.	08-20-17	REVISED BUILDING COLOR AND ADD ADDITIONAL TRIM
2.	11-09-17	REVISED WINDOW BUFP. OUTS & CORNICE

NOTE:

IDI INNOVATIVE DESIGN, INC.
8 CARMICHAEL STREET, SUITE 104
ESSEX JCT., VT. 05452
PHONE: (802) 872-8430
FAX: 872-8347
Email: rmd,frs@idover.net

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9 & 11 PARK STREET
ESSEX JUNCTION, VERMONT

drawing title
PROPOSED ELEVATIONS

scale 3/16"=1'-0" date 03-08-17

designed by MD

approved by

project no. **A1-1C**



01 SOUTH ELEVATION
3/16" = 1'-0"



02 WEST ELEVATION
3/16" = 1'-0"

Revision	Description
1.	08-20-17 REVISED BUILDING COLOR AND ADD ADDITIONAL TRIM
2.	11-09-17 REVISED WINDOW BUMP OUTS & CORNICE

IDI INNOVATIVE DESIGN, INC.
8 CARMICHAEL STREET, SUITE 104
ESSEX JCT., VT. 05452
PHONE: (802) 872-8430
FAX: 872-8347
Email: rmdufres@cover.net

project name
HANDY HOTELS & RENTALS, LLC
9 & 11 PARK STREET
ESSEX JUNCTION, VERMONT

drawing title
PROPOSED ELEVATIONS

scale 3/16"=1'-0" date 03-08-17

designed by MD

approved by

project no. sheet no. **A1-2C**







NOTE:
 ALL BOUNDARY LINES PER PLAN
 REFERENCE #2. RUGGIANO ENGINEERING
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Af	4	ACER FREMANII	FREEMAN MAPLE	2.5"-3"	B&B	AS SHOWN
Gl	8	GLEDITSIA TRIACANTHOS	HONEY LOCUST	3"-3.5"	B&B	AS SHOWN

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 11/14/17

REVISION: 11/14/17 - MINOR REVISIONS TO LANDSCAPING
 REVISION: 08/28/17 - BUILDING SHIFT, MINOR LANDSCAPE CHANGES AND ADDITIONS
 REVISION: 01/20/17 - REVISIONS PER VILLAGE ENGINEER COMMENTS. MINOR REVISIONS TO LANDSCAPING QUANTITIES AND LOCATIONS.

LANDSCAPING PLAN
 HANDY HOTELS & RENTALS, LLC
 9 & 11 PARK STREET
 ESSEX JUNCTION, VERMONT

RUGGIANO
 Engineering, inc.
 3 LAKE STREET
 ST. ALBANS, VERMONT 05478
 PHONE - (802) 524-9300 FAX - (802) 524-9700
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PROJECT NO.....15019
 DRAWN BY.....JGE
 CHECKED BY.....LEW
 SCALE.....1" = 20'
 DATE.....11/11/16

SHEET NO.
C-6
 6 OF 9 SHEETS

LANDSCAPING PLAN
 SCALE: 1" = 20'
 Graphic Scale