

# **TOWN OF WARREN**

MUNICIPAL BUILDING

PO BOX 337

Warren, Vermont

05674-0337

Office of Planning, Zoning & 911  
November 17<sup>th</sup>, 2016

802-496-2709, ext 24

## **Notice to Adjoining Property Owners to 77 Timber Ridge, Lincoln Ridge Subdivision Parcel Id #.048000-111**

**The Warren Development Review Board has scheduled a public hearing at 7:00 PM, Monday, December 5<sup>th</sup>, 2016 at the Warren Municipal Building to consider the following matter.**

**Application 2016-80-SD, Revisions to an Approved Plat: The applicant Peter Lazorchak, P.E., LEED AP, Wilcox & Barton, Inc. has requested an amendment to the approved plat; the project proposes to relocate the previously approved building envelope downhill 25' in a South-Easterly direction, to accommodate a new house location, septic system and driveway.**

**The Board will review a revised site plans:**

- **Revised driveway and septic locations**
- **New landscape plan which details the height and circumference of new and replacement trees**
- **Updated erosion control and stormwater remediation plan.**

**The property is owned by Dushyant & Neela Chipalkatty and is located in the Rural Residential District at 77 Timber Ridge Road, ID. # 048000-111.**

**This application will be reviewed under the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11 2012.**

**Pursuant to 24 V.S.A. §§ 4464(a) (1) (C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.** Plans for these projects are available for public review at the Warren Town Clerk's Office during regular office hours. If you have any questions regarding these applications/hearings, please do not hesitate to contact the Planning and Zoning Office located in the first floor Conference Room (old library location) of the Municipal Building at 42 Cemetery Road in Warren Village. You may also view the information at [DRB WARNINGS 2016](#).

A copy of the warning/hearing notice is printed on page 2. (The reverse side)

Sincerely,



Miron C. Malboeuf  
Zoning Administrator

**TOWN OF WARREN PUBLIC NOTICE**  
**Warren Development Review Board**  
**TOWN OF WARREN PUBLIC NOTICE**  
**Warren Development Review Board**

The Warren Development Review Board has scheduled a public hearing at 7:00 PM, Monday, December 5th, 2016 at the Warren Municipal Building to consider the following applications.

Application 2016-80-SD, Revisions to an Approved Plat: The applicant Peter Lazorchak, P.E., LEED AP, Wilcox & Barton, Inc. has requested an amendment to the approved plat; the project proposes to relocate the previously approved building envelope downhill 25' in a South-Easterly direction, to accommodate a new house location, septic system and driveway. The property is owned by Dushyant & Neela Chipalkatty and is located in the Rural Residential District at 133 Timber Ridge Road, ID. # 048000-111.

Application 2016-61-CU Relocation for the Reconstruction of a non-complying structure, Accessory Dwelling. The purpose of this application is reauthorize the site of the structure, as permitted by either the location of the pre-existing shed , now demolished or to a location that is in greater degree of compliance with the existing front setback and principal dwelling . The property is owned by James S. Smith III, and is located in the Rural Residential District at 141 Larrow Farm Road, ID. # 038000-103.

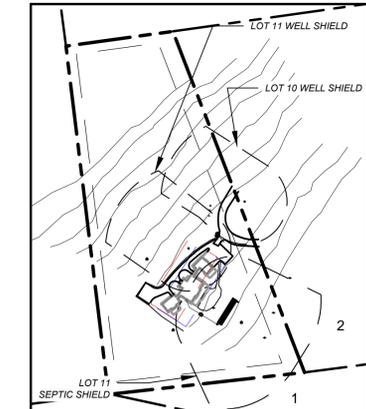
This applications will be reviewed under the Warren Land Use and Development Regulations as adopted by the Warren Select Board on March 25, 2008 and last amended November 11, 2012

**Pursuant to 24 V.S.A. §§ 4464(a) (1) (C) and 4471(a), participation in this local proceeding is a prerequisite site to the right to take any subsequent appeal.** A project description, application materials, and site plans for this project are available for public review at the Planning and Zoning/Warren Town Clerk's Office during regular office hours. If you have any questions regarding this application/hearing, please do not hesitate to contact the Planning and Zoning Office located in the Conference Room (old library) of the Warren Municipal Building at 42 Cemetery Road in Warren Village

REVISION HISTORY  
 1. Revised per VT DEC comments (DLF 10/26/16)  
 2. Relocate building and septic system (DLF 11/1/16)



LOCUS  
 NOT TO SCALE



PLOT PLAN  
 1" = 200'

ABUTTERS:  
 1 Robert Evans  
 2 Michael G Keoru Morgan

ALL DOCUMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. OWNER SHALL INDEMNIFY AND HOLD HARMLESS WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

Client  
**Chip & Neela  
 Chipalkatty**

Site  
**Lincoln Ridge  
 Lot 11  
 Warren, VT**

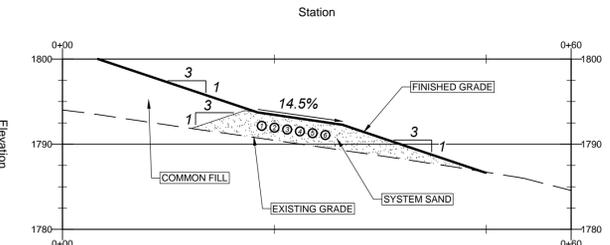
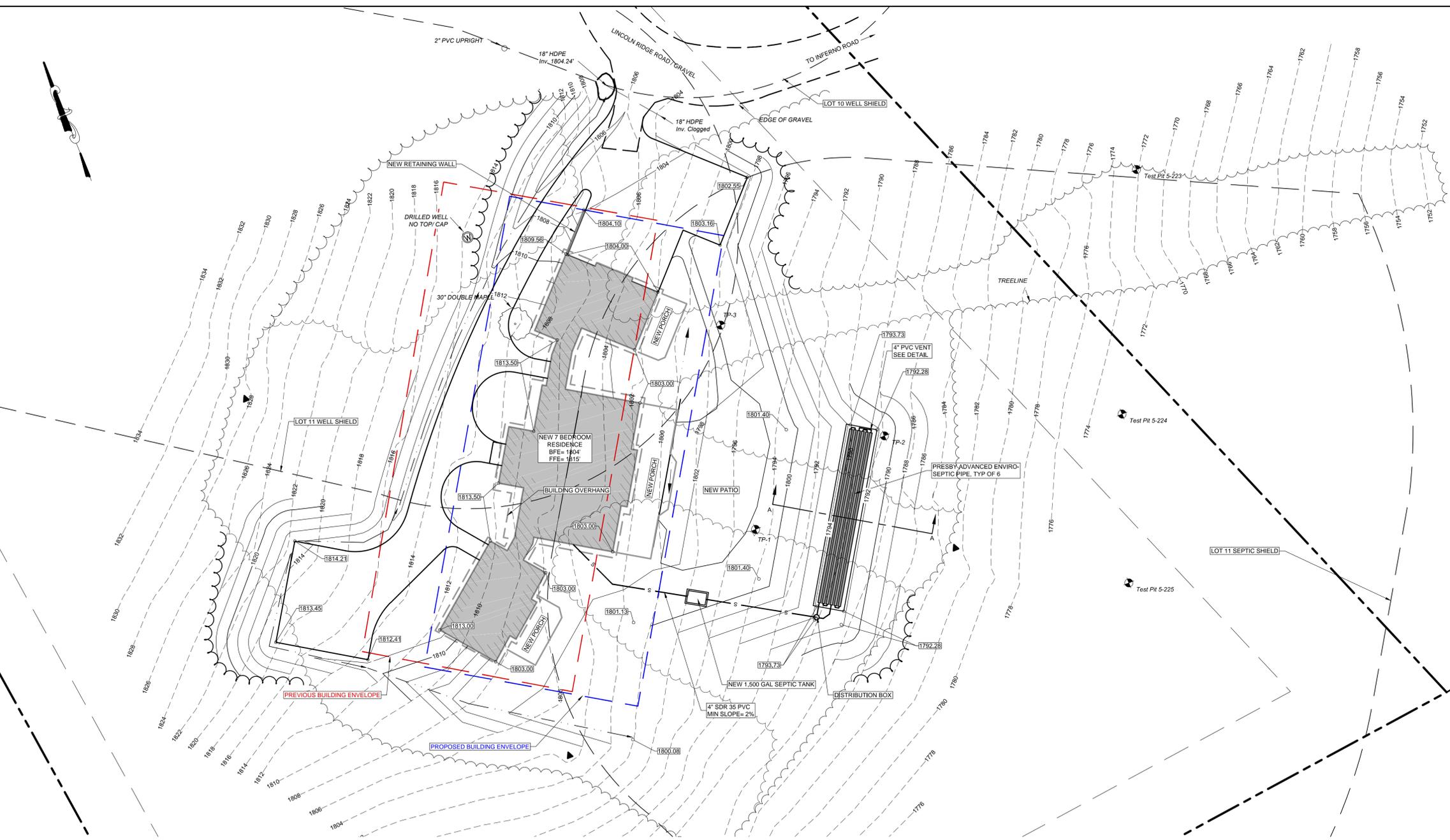
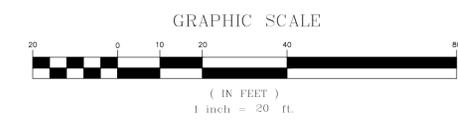
Drawing Title  
**Site Plan**

Scale 1" = 20' Date 10/14/2016  
 Drafted By DLF Checked By PCL Project Mgr PCL Project Number CHIP0001

Sheet Number  
**C-1**  
 1 of 2

**LEGEND**

	TRAVERSE POINT
	WATER WELL
	WATER GATE VALVE
	WATER SERVICE SHUT-OFF VALVE
	FIRE HYDRANT
	CATCH BASIN
	DRAIN MANHOLE
	UTILITY POLE
	SEWER MANHOLE
	SOIL TEST PIT
	SOIL PERCOLATION TEST
	MONITORING WELL
	SHRUB
	TREE
	SIGN
	STORM DRAIN
	WATER LINE
	GRAVITY SEWER LINE
	OVERHEAD ELECTRIC LINE
	DRAINAGE PATH
	PROPERTY LINE
	RIGHT OF WAY/EASEMENT LINE
	SETBACK/BUILDING ENVELOPE
	NEW BUILDING
	BUILDING OVERHANG
	EXISTING TREE LINE
	NEW TREE LINE
	TREE LINE TO BE REMOVED
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED CONTOURS



NAME	INVERT
Pipe 1	1791.66
Pipe 2	1791.44
Pipe 3	1791.22
Pipe 4	1791.00
Pipe 5	1790.79
Pipe 6	1790.57

**SYSTEM SECTION A-A**  
 H Scale: 1" = 10'  
 V Scale: 1" = 10'

**GENERAL NOTES:**  
 1. TOPOGRAPHY AND EXISTING FEATURES PROVIDED BY LATITUDES LAND SURVEYING, DATED 4/26/2016  
 2. PROPERTY BOUNDARIES DETERMINED USING AVAILABLE TAX MAP INFORMATION. THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY.



REVISION HISTORY  
 1. Revised per VT DEC comments (DLF 10/26/16)

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Client

**Chip & Neela  
 Chipalkatty**

Site

**Lincoln Ridge  
 Lot 11  
 Warren, VT**

Drawing Title  
**Typical Details**

Scale: NTS Date: 10/14/2016  
 DRAFTED BY: DLF CHECKED BY: PCL PROJ MGR: PCL PROJ NO.: CHIP0001

DRAWING NUMBER  
**C-2**  
 ENGINEER: PETER C. LAZORCHAK, P.E.  
 VT P.E. #8930  
 2 of 2

**WATER/WASTEWATER NOTES**

- THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW MOUND WASTEWATER DISPOSAL SYSTEM TO SERVE A SINGLE FAMILY RESIDENCE. IT IS THE OWNER'S RESPONSIBILITY TO BECOME FAMILIAR WITH THESE PLANS.
- THE OWNER IS RESPONSIBLE FOR ENSURING THAT ALL PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION AND FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH THE APPROVED PLAN.

**WASTEWATER BASIS OF DESIGN**

7 BEDROOM HOUSE	700 GPD
DEPTH TO SEASONAL HIGH WATER TABLE (SHWT)	27'
PERCOLATION RATE	8 MIN/IN
PRESBY SYSTEM REQUIRED PIPE LENGTH	350 FT.
LENGTH OF SYSTEM	65
NUMBER OF ROWS IN SYSTEM	6

**POTABLE WATER BASIS OF DESIGN**

7 BEDROOM HOUSE (2 PPL/BEDROOM*3 + 1PPL/ BEDROOM*4) * 75GPD	= 700 GPD
MAXIMUM DAILY DEMAND	= 1 GPM
INSTANTANEOUS PEAK DEMAND	= 5 GPM

**DISTRIBUTION BOX NOTES:**

- DISTRIBUTION BOX SHALL BE A CAMP PRECAST MODEL DB5R OR APPROVED EQUAL
- CONTRACTOR SHALL PROVIDE A RISER EXTENDING TO THE GROUND SURFACE FOR ACCESS AND MAINTENANCE
- USE SOLID 4" SDR 35 PVC FOR DISCHARGE FROM STRUCTURE. SLOPE PIPE AT 1/4" PER FOOT FOR 5' MINIMUM
- INLET AND OUTLET PIPE CONNECTIONS SHALL BE WATERTIGHT
- ALL OUTLETS TO BE LAID LEVEL AND AT EQUAL ELEVATION. DEVICES SUCH AS DIAL-A-FLOW (OR APPROVED EQUAL) MAY BE USED.

**SEPTIC TANK/BUILDING SEWER NOTES:**

- TANK SHALL BE A CAMP PRECAST MODEL 1500STLW OR APPROVED EQUAL
- EXTERIOR TANK DIMENSIONS SHALL BE 10'-2.5" L X 5'-1.5" W X 5'-7" H, OR APPROVED EQUAL
- TANK SHALL BE PLACED A MINIMUM OF 10' FROM THE BUILDING
- 4" CAST IRON OR SCH 40 PVC FROM BUILDING TO TANK SHALL BE USED WITH ONE PIPE JOINT PLACED ON UNDISTURBED EARTH TO ABSORB SETTLING
- SLOPE SLOPE FROM BUILDING TO TANK AT 1/4" PER FOOT
- CLEANOUTS SHALL BE INSTALLED AT BENDS IN PIPE AND AT LEAST ONE EVERY 100' OF PIPE LENGTH.

**PRESBY ENVIRO-SEPTIC NOTES**

- CONTRACTOR SHALL BE CERTIFIED TO INSTALL PRESBY SYSTEMS, AND FOLLOW ALL MANUFACTURER'S SPECIFICATIONS IN THE CONSTRUCTION OF THIS SYSTEM.
- TWO VENTS ARE REQUIRED FOR THIS SYSTEM: ONE AT THE PROPOSED DISPOSAL FIELD, AND THE PROPOSED HOUSE'S ROOF VENT.
- SYSTEM DESIGN BASED ON A 7-BEDROOM HOUSE AT A PERCOLATION RATE OF 7-8 MIN/IN, USING TABLE 'A' OF THE VERMONT DESIGN AND INSTALLATION MANUAL (REVISED 7/31/14). 350 FEET OF PRESBY PIPE IS REQUIRED.
- TOTAL SAND AREA REQUIRED ACCORDING TO TABLE 'B' OF THE MANUAL IS 415 SQUARE FEET. THIS DESIGN PROVIDES 651 SF OF SAND AREA.
- SYSTEM SAND AND SAND FILL SHALL MEET THE FOLLOWING SPECIFICATION:

SIEVE #	OPENING (MM)	% PASSING (BY WEIGHT)
4	4.75	95 - 100
8	2.36	80 - 100
16	1.19	50 - 85
30	0.590	25 - 60
50	0.297	10 - 30
100	0.149	2 - 10
200	0.074	< 3

**CONSTRUCTION PHASE REQUIREMENTS FOR PRESBY SYSTEM**

- CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO CONTACT THE ENGINEER TWO (2) WEEKS PRIOR TO START OF WORK TO CONDUCT A PRE-CONSTRUCTION MEETING. THIS MEETING SHALL, AT A MINIMUM, COORDINATE STAKEOUT OF LEACHFIELD AND/OR OTHER SYSTEM COMPONENTS AND DISCUSS IMPORTANT DETAILS OF CONSTRUCTION.
- THE CERTIFICATION OF CONSTRUCTION AS REQUIRED BY SECTION 1-308(A) OF THE ENVIRONMENTAL PROTECTION RULES MAY NOT BE PROVIDED BY THE ENGINEER IF THE PROCEDURES OUTLINED HEREIN ARE NOT FOLLOWED.
- CONTRACTOR SHALL VERIFY SEPTIC TANK ELEVATION PRIOR TO START OF CONSTRUCTION AND PROVIDE ENGINEER WITH THIS INFORMATION TO VERIFY SLOPE OF PROPOSED PIPING TO LEACHFIELD.
- ENGINEER SHALL BE NOTIFIED AFTER THE PLOWING/SCARIFICATION OF TOPSOIL AND INSTALLATION OF THE SYSTEM SAND AND PRESBY PIPE. WORK SHALL NOT CONTINUE UNTIL ENGINEER APPROVES THE STATE OF CONSTRUCTION TO THAT POINT.
- TO PREVENT COMPACTION, CONSTRUCTION EQUIPMENT SHALL NOT BE MOVED ACROSS THE PLOWED SURFACE OR THE EFFLUENT DISPERSAL AREA (SEE §1-913(B)(7)). HOWEVER, AFTER PLACEMENT OF A MINIMUM OF SIX (6) INCHES OF SAND FILL OVER THE PLOWED AREA, CONSTRUCTION EQUIPMENT MAY BE DRIVEN OVER THE PROTECTED SURFACE TO EXPEDITE CONSTRUCTION. CONSTRUCTION AND/OR PLOWING SHALL NOT BE INITIATED WHEN THE SOIL MOISTURE CONTENT IS HIGH. CONTACT ENGINEER IF QUESTIONABLE.
- ABOVEGROUND VEGETATION SHALL BE CLOSELY CUT AND REMOVED FROM THE GROUND SURFACE THROUGHOUT THE AREA TO BE USED FOR THE PLACEMENT OF THE FILL MATERIAL. THE AREA SHALL THEN BE PLOWED/SCARIFIED TO A DEPTH OF SEVEN (7) TO EIGHT (8) INCHES, PARALLEL TO THE LAND CONTOUR WITH THE PLOW THROWING THE SOIL UPSLOPE TO PROVIDE A PROPER INTERFACE BETWEEN THE FILL AND NATURAL SOILS.
- TREE STUMPS SHALL BE CUT FLUSH WITH THE SURFACE OF THE GROUND AND ROOTS SHALL NOT BE PULLED.
- CONTRACTOR SHALL ATTEST TO THE FOLLOWING STATEMENT: "I HEREBY CERTIFY THAT INSTALLATION-RELATED INFORMATION PROVIDED TO THE ENGINEER IS TRUE AND CORRECT, AND THAT IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE WASTEWATER SYSTEM HAS BEEN INSTALLED TO THE PERMITTED DESIGN, WITH ANY CHANGES MADE AS DIRECTED OR AGREED TO BY THE ENGINEER"

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**MAINTENANCE**

- HOMEOWNERS ARE REQUIRED TO INSPECT AND CLEAN THEIR EFFLUENT FILTERS EVERY SIX MONTHS. SEPTIC TANKS MUST BE PUMPED AND CLEANED EVERY THREE YEARS.
- REFER TO THE VERMONT DESIGN AND INSTALLATION MANUAL (REVISED 7/31/14) BY PRESBY ENVIRONMENTAL FOR MAINTENANCE REQUIREMENTS SPECIFIC TO THAT SYSTEM.
- CAUTION: GARBAGE DISPOSALS, LAUNDRY BLEACH, ANTIBACTERIAL SOAP, HAZARDOUS MATERIALS, PHARMACEUTICALS AND HOUSEHOLD CLEANERS WILL REDUCE THE LIFE OF THE SEPTIC SYSTEM.

**SOIL NOTES**

TEST PITS EXCAVATED ON 09/19/2015 BY PETER C. LAZORCHAK, P.E., WITNESSED BY DANA NAGY OF THE AGENCY OF NATURAL RESOURCES.

SB-1	0'-4"	DARK BROWN TOP SOIL LOAM
	4' - 27"	BROWN FINE SANDY LOAM
	27' - 42"	GREY VERY FINE SANDY LOAM
SB-2	0'-4"	DARK BROWN TOP SOIL LOAM
	4' - 16"	BROWN FINE SANDY LOAM
	16' - 36"	GREY VERY FINE SANDY LOAM

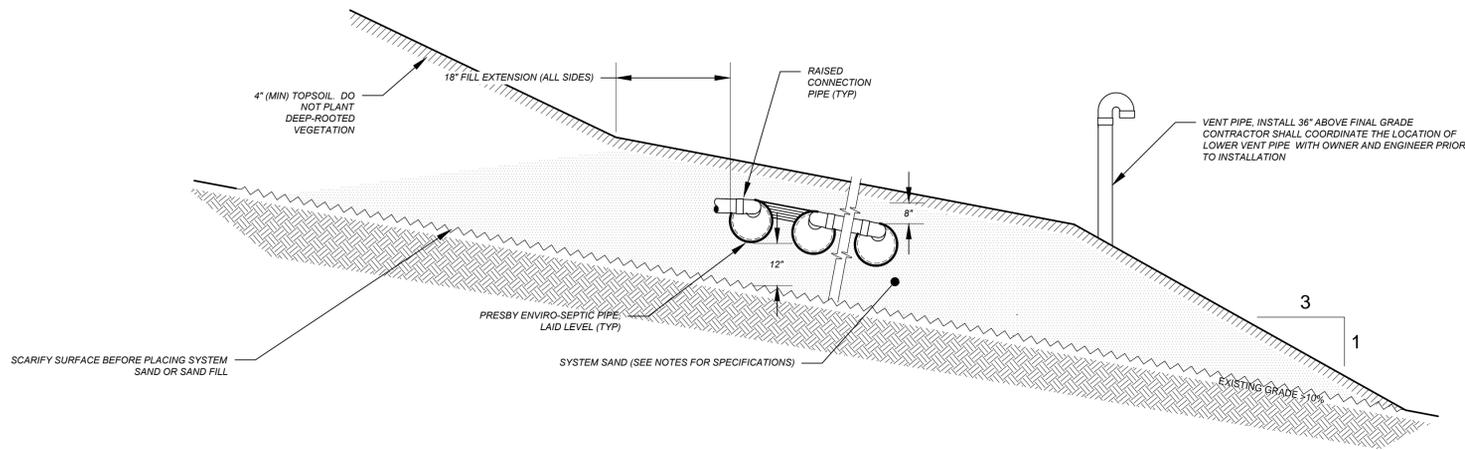
FIRM AT 27' FEW FAINT MOTTLES

SB-3	0'-5"	DARK BROWN TOP SOIL LOAM
	5' - 24"	BROWN FINE SANDY LOAM
	24' - 36"	GREY VERY FINE SANDY LOAM

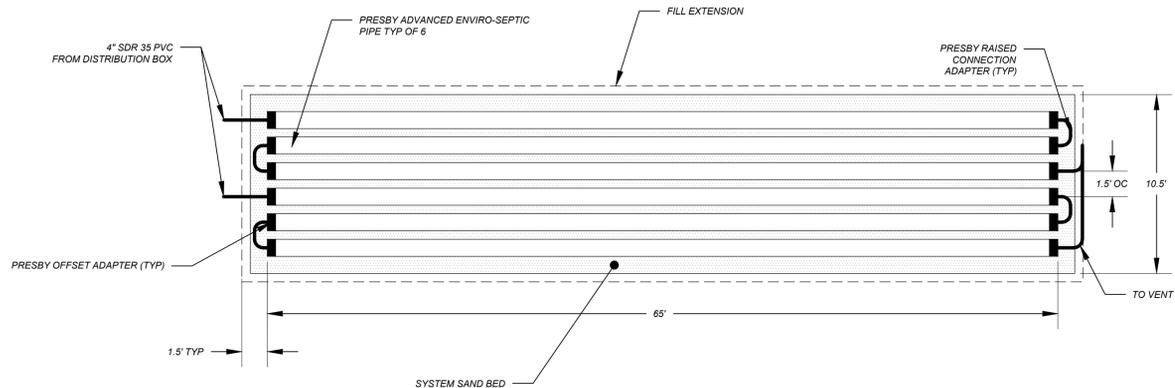
COMMON FAINT MOTTLES AT 28'

FOLLOWING TEST PITS BY BRUCE PION AND JOHN DONALDSON, WITNESSED BY KATE PEYERL ON 5/18-19/2004.

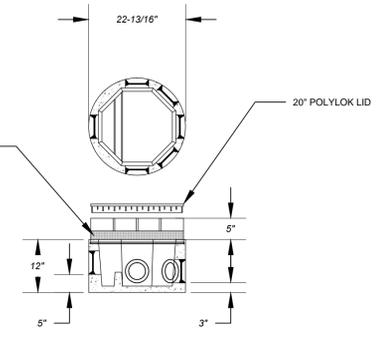
TP 5-223	0'-6"	DARK BROWN FOREST LOAM
	6' - 21"	ORANGE/BROWN FINE SANDY LOAM, ROOTS, LOOSE
	21' - 26"	BROWN FINE SANDY LOAM, ROOTS, FRIABLE
	26' - 36"	GREY FINE SANDY LOAM, FIRM
MOTTLES @ 26', NO LEDGE OR WATER		
TP 5-224	0'-4"	DARK BROWN FOREST LOAM
	4' - 29"	YELLOW/BROWN FINE SANDY LOAM, ROOTS, LOOSE
	29' - 42"	GREY/BROWN FINE SANDY LOAM, FIRM
MOTTLES @ 29', NO LEDGE OR WATER		
TP 5-225	0'-4"	DARK BROWN FOREST LOAM
	4' - 26"	YELLOW/BROWN FINE SANDY LOAM, ROOTS, LOOSE
	26' - 39"	GREY/BROWN FINE SANDY LOAM, FIRM
MOTTLES @ 24', NO LEDGE OR WATER		



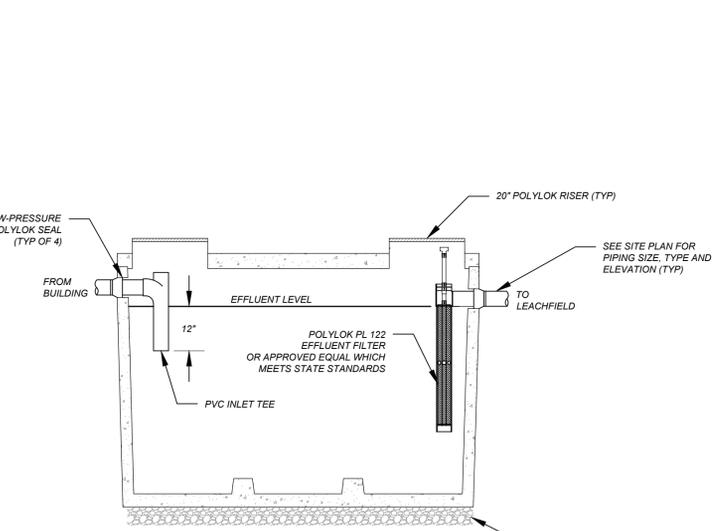
**PRESBY ENVIRO-SEPTIC MOUND - SECTION**



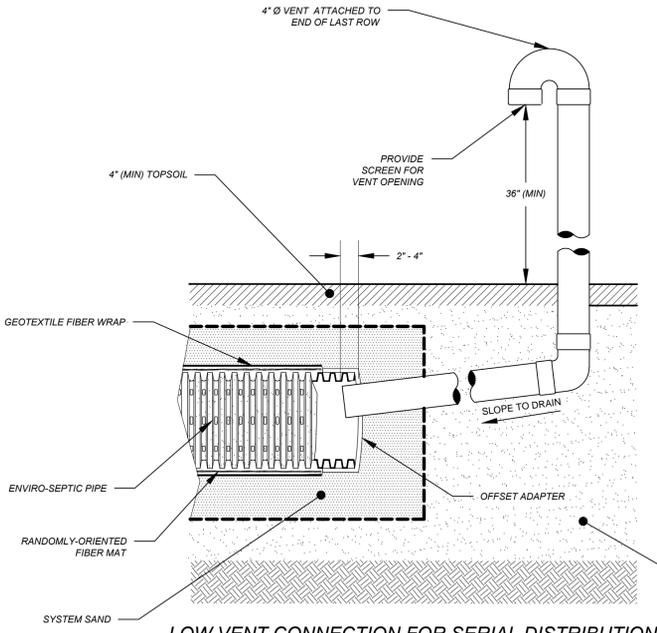
**PRESBY ENVIRO-SEPTIC MOUND - PLAN**



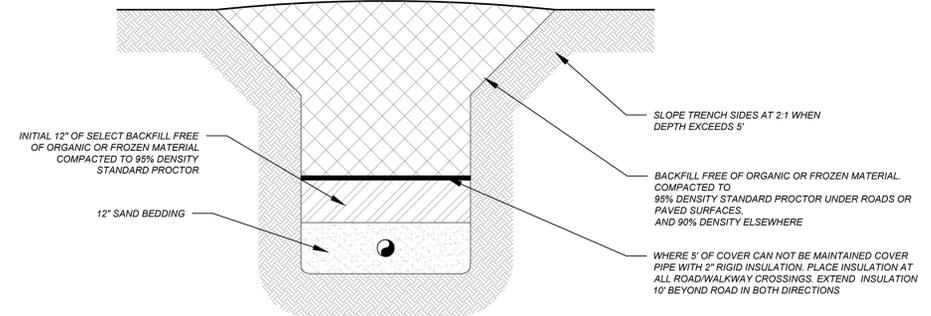
**5-OUTLET DISTRIBUTION BOX**



**1,500 GALLON SEPTIC TANK DETAIL**



**LOW VENT CONNECTION FOR SERIAL DISTRIBUTION**



**SEWER TRENCH DETAIL**

- NOTES:
- CONTRACTOR SHALL EVALUATE CURRENT CONDITION OF TANK. IF TANK IS NOTED TO BE LEAKING, REPLACE WITH NEW 1,000 GALLON TANK WITH EFFLUENT FILTER AND POLYLOK COVER AS ILLUSTRATED ABOVE. IF TANK IS NOT LEAKING, RETROFIT TANK AS SHOWN ABOVE.
  - USE 4" SDR 35 PVC FROM BUILDING TO TANK WITH ONE PIPE JOINT PLACED ON UNDISTURBED SOIL TO ABSORB SETTLING.
  - SLOPE PIPE FROM BUILDING TO TANK AT 1/4" PER FOOT.

- NOTES:
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE VENT WITH OWNER. ENGINEER SHALL APPROVE LOCATION PRIOR TO INSTALLATION.

**EROSION CONTROL DURING CONSTRUCTION**

- BEFORE ANY CLEARING, GRUBBING, OR DEMOLITION OF THE SITE IS INITIATED, AND DURING ALL EARTHWORK PHASES, EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED AT THE INLET OF ANY STORM DRAINS, SWALES, AND DITCHES RECEIVING WATER FROM THE PROJECT. SEE TYPICAL DETAILS AND PLANS FOR TYPES AND LOCATIONS.
- SILT FENCE SHALL BE PLACED DOWN GRADIENT OF ALL DISTURBED AREAS. IF THE DISTURBED AREA IS 100' OR LESS FROM THE WATERS OF THE STATE THE SILT FENCE SHALL BE WIRE MESH REINFORCED.
- ALL STOCKPILED SOIL SHALL BE ENCLOSED WITH SILT FENCE. UNLESS AN EXISTING BARRIER WILL ENTRAP ALL EROSION FROM SUCH A STOCKPILE OR THE STOCKPILE IS COMPLETELY COVERED WITH VEGETATION THAT PREVENTS EROSION.
- NO MORE THAN 500 FEET OF TRENCH SHALL BE OPEN AT ONE TIME AND EXCAVATED MATERIAL TO BE USED FOR BACKFILL SHALL BE PLACED ON THE UPHILL SIDE OF THE TRENCH. ALL OTHER EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION.
- BEFORE AND AFTER EVERY STORM ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSPECTED FOR FAILURES OR CLOGGING, AND ANY FAILURE OR CLOGGING SHALL BE RECTIFIED. DURING THE WINTER CONSTRUCTION SEASON SPECIAL ATTENTION SHALL BE PAID TO THE CHANGES IN WEATHER THAT COULD CAUSE SIGNIFICANT SNOWMELT AND RUNOFF.
- STONE CHECK DAMS SHALL BE PLACED IN NEWLY CONSTRUCTED SWALES, DITCHES, OR OTHER WATERWAYS DURING THE CONSTRUCTION PERIOD. STONE INLET PROTECTION OR SEDIMENT CATCH BASIN INSERTS SHALL BE PLACED IN ALL NEW AND EXISTING CATCH BASIN WHICH RECEIVED RUNOFF FROM DISTURBED AREAS. THE PLACING OF THESE TRAPS AND DAMS SHALL BE AS SHOWN ON THE PLANS. MAINTENANCE SHALL BE AS IN #5 ABOVE.
- EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM NUMBER REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE ADDITIONAL BARRIERS AS FIELD CONDITIONS DICTATE AND TO INSURE THAT ANY EROSION CREATED BY THIS PROJECT DOES NOT REACH THE STATE'S WATERWAYS OR LEAVE THE SITE.
- NEW SWALES AND DITCHES (AND ANY OTHER AREA SUBJECT TO CONCENTRATED STORM RUNOFF) SHALL BE FERTILIZED AND SEEDING WITH THE FOLLOWING MIXTURE TO AT LEAST TWO (2) FEET ABOVE THE CHANNEL BOTTOM.

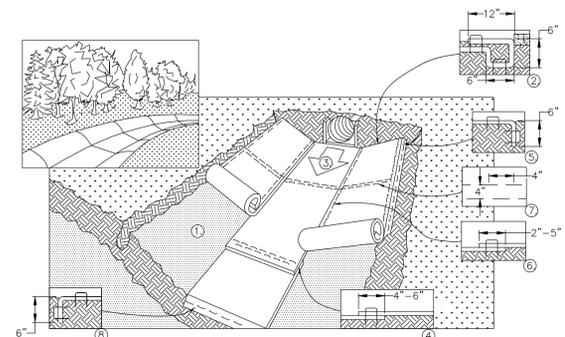
SEED	LBS/ACRE
CREeping RED FESCUE	20
REDTOP	2
SMOOTH BROMEGRASS	20

AND SHALL HAVE MULCH APPLIED AT THE RATE OF 2 TONS PER ACRE.

- IN ALL NEW SWALES AND DITCHES, AND WHERE SLOPE GRADE EXCEEDS 25 PERCENT (1 ON 4 SLOPE), JUTE MATTING SECURELY ATTACHED TO THE GROUND SHALL BE PLACED OVER MULCH AND MAINTAINED UNTIL A PERMANENT GRASS COVER IS ESTABLISHED.
- ALL DISTURBED TERRAIN AT FINAL GRADE SHALL BE SEEDING AND MULCHED WITHIN 48 HOURS OF COMPLETION, AND BY SEPTEMBER 15TH AT THE LATEST. BEFORE APPLYING FINAL SEEDING FOUR (4) INCH AVERAGE DEPTH OF TOPSOIL SHALL BE PLACED IN ALL DISTURBED AREAS TO BE SEEDING. FERTILIZER SHALL BE APPLIED TO THE TOP 2-INCHES OF TOPSOIL AT A RATE OF 500 LBS/ACRE. SEED MIXTURES SHALL BE ONE AS SPECIFIED ON LANDSCAPING PLAN. IF NO SEED MIXTURE IS SPECIFIED IT SHALL BE ONE OF THE FOLLOWING, AS APPROPRIATE.

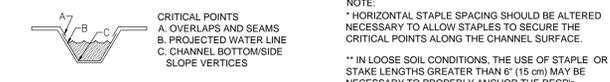
EMBANKMENT/SLOPING GROUND	LBS/ACRE
MIXTURE#1 CREEPING RED FESCUE	20
REDTOP	2
BIRDSFOOT TREFLOIL OR CROWWETCH	15
MIXTURE#2 TALL FESCUE	10
REDTOP	2
FLAT PEA (LATHCO)	30
MIXTURE#3 CREEPING RED FESCUE	15
FLAT PEA (LATHCO)	30
FLATLEVEL GROUND	LBS/ACRE
MIXTURE#1 KENTUCKY BLUE GRASS	20
CREEPING RED FESCUE	20
RYE (PERENNIAL), OR REDTOP	5
MIXTURE#2 CREEPING RED FESCUE	20
REDTOP	2
TALL FESCUE	20

- ALL NEWLY SEEDING AREAS SHALL BE MULCHED AT A RATE OF TWO (2) TONS PER ACRE OF HAY OR STRAW. DURING WINTER CONSTRUCTION MULCH SHALL BE APPLIED AT A RATE OF 4 TONS PER ACRE. JUTE OR OTHER NETTING SHALL BE USED WHERE WIND OR WATER MAY ERODE NEWLY-PLACED SEED OR MULCH OR WHERE GRADE EXCEEDS 25% (1:4). ALL NETTING, WHERE USED, SHALL BE STAKED TO THE GROUND IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL AREAS THAT REACH FINISHED GRADE DURING THE WINTER CONSTRUCTION SEASON SHALL BE MULCHED AT A RATE OF 4 TONS/ACRE AND TACKED DOWN TO PREVENT WINDTHROW WITHIN 24 HOURS OF REACHING FINAL GRADE. THESE AREAS SHALL BE SEEDING AS SPECIFIED IN NOTE 9 IN THE SPRING AS SOON AS WEATHER ALLOWS.
- ALL HAY MULCH SHALL BE TACKED DOWN TO PREVENT WINDTHROW. JUTE MATTING OR EQUIVALENT SHALL BE USED WHERE INDICATED ON PLANS. IN ALL OTHER AREAS MULCHED SHALL BE TRACKED WITH A BULLDOZER. THE CLEATS OF THE BULLDOZER SHALL BE PARALLEL TO THE CONTOURS. DURING THE WINTER CONSTRUCTION SEASON NETTING OR JUTE MATTING SHALL BE USED TO TACK DOWN ALL MULCH.
- ALL DISTURBED AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED AGAIN FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS, SHALL BE SEEDING WITH A TEMPORARY, RAPID-GROWING COVER CROP, SUCH AS RYE GRASS AND MILLET, AND SHALL BE MULCHED. NETTING SHALL ALSO BE APPLIED, AS SPECIFIED IN ITEM 13, TO STABILIZE THE MULCH AND SEED.
- ALL DISTURBED AREAS MUST HAVE TEMPORARY OR FINAL STABILIZATION WITHIN 14 DAYS OF THE INITIAL DISTURBANCE. AFTER THIS TIME, ANY DISTURBANCE IN THE AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY: i) STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA IN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS. ii) STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2-FEET OR GREATER (E.G. FOUNDATION EXCAVATION, UTILITY TRENCHES)
- DURING WINTER CONSTRUCTION ALL DISTURBED AREAS MUST HAVE TEMPORARY OR FINAL STABILIZATION AT THE END OF EACH WORK DAY. THE FOLLOWING EXCEPTIONS APPLY: i) STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA IN THE NEXT 24 HOURS AND THERE IS NO PRECIPITATION FORECAST FOR THE NEXT 24 HOURS. ii) STABILIZATION IS NOT REQUIRED IF THE WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (I.E. NO OUTLET) WITH A DEPTH OF 2-FEET OR GREATER (E.G. FOUNDATION EXCAVATION, UTILITY TRENCHES)
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION OF THE SITE.
- EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER ANY RAIN EVENT WHICH PRODUCES RUNOFF BY THE ON-SITE COORDINATOR, WHO WILL BE RESPONSIBLE FOR RECTIFYING ANY PROBLEMS FOUND. ALL INSPECTION FORMS SHALL BE KEPT ON-SITE AS RECORDS OF THE CONDITION OF THE EROSION CONTROL MEASURES. TEMPORARY EROSION CONTROL MEASURE SHALL BE REMOVE WITH 30 DAYS OF PERMANENT SITE STABILIZATION.
- NO MORE THAN 1 ACRE SHALL BE DISTURBED (WITHOUT TEMPORARY OR FINAL STABILIZATION) AT ANY ONE TIME.
- SEEDING MUST BE COMPLETED BY SEPTEMBER 15.
- CONTRACTOR SHALL APPLY DUST CONTROL MEASURES AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO PREVENT THE AIR MOVEMENT OF DUST. ACCEPTABLE METHODS OF DUST CONTROL ARE VEGETATIVE COVER, MULCHING, SPRINKLING OF WATER, OR THE USE OF CALCIUM CHLORIDE.
- AT THE COMPLETION OF THE PROJECT, ALL STORMWATER DRAINAGE FACILITIES INCLUDING DITCHES, GRASSSED SWALES, CATCH BASINS, SUMPS, CULVERTS, STORM DRAINS, STORM MANHOLES, OUTLET STRUCTURES, STORM FILTERS, ETC. SHALL BE CLEANED AND FREE OF SILT, SEDIMENT OR DEBRIS WHICH MIGHT IMPAIR THE PROPER OPERATION OF THE FACILITIES.

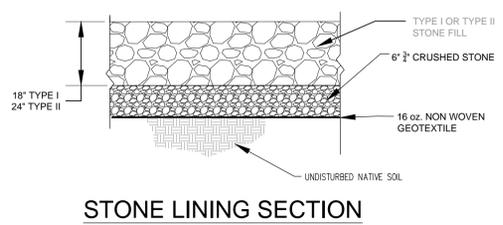


- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECPs IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECPs.
- ROLL CENTER RECPs IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- PLACE CONSECUTIVE RECPs END OVER END (SHINGLE STYLE) WITH A 4" - 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECPs.
- FULL LENGTH EDGE OF RECPs AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT RECPs MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (DEPENDING ON RECPs TYPE) AND STAPLED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE RECPs MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

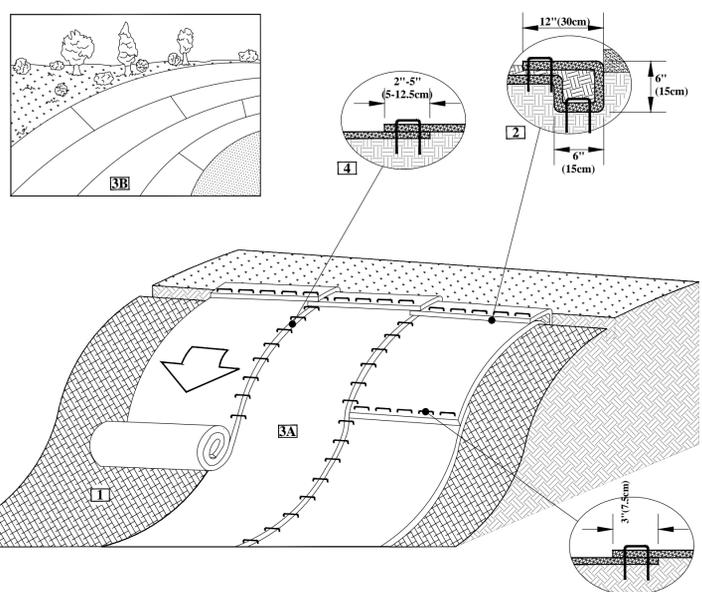
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECPs.



**CHANNEL INSTALLATION  
 ROLLED EROSION CONTROL MATTING**  
 NOT TO SCALE



**STONE LINING SECTION**

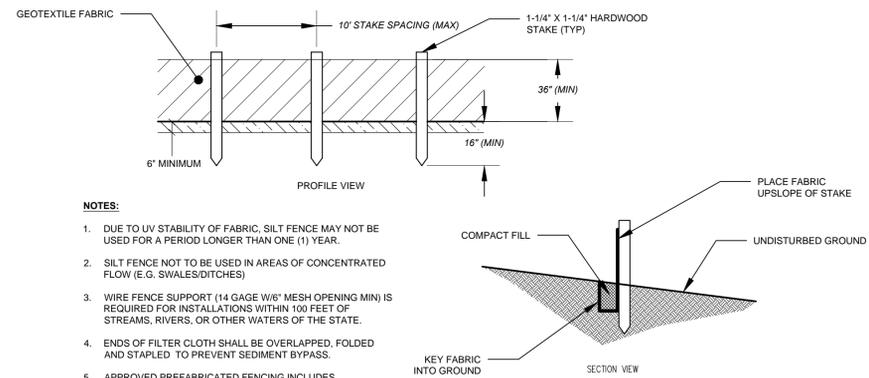


**SLOPE INSTALLATION  
 DETAIL**

- Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
- Begin at the top of the slope by anchoring the RECPs in a 6" (15cm) deep x 6" (15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12" (30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" (30cm) apart across the width of the RECPs.
- Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
- The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
- Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3" (7.5cm) overlap. Staple through overlapped area, approximately 12" (30cm) apart across entire RECPs width.

\*NOTE: In loose soil conditions, the use of staple or stake lengths greater than 6" (15cm) may be necessary to properly secure the RECPs.

**EROSION BLANKET  
 SLOPE INSTALLTION**



**SILT FENCE DETAIL**

- NOTES:**
- DUE TO UV STABILITY OF FABRIC, SILT FENCE MAY NOT BE USED FOR A PERIOD LONGER THAN ONE (1) YEAR.
  - SILT FENCE NOT TO BE USED IN AREAS OF CONCENTRATED FLOW (E.G. SWALES/DITCHES)
  - WIRE FENCE SUPPORT (14 GAGE W/6" MESH OPENING MIN) IS REQUIRED FOR INSTALLATIONS WITHIN 100 FEET OF STREAMS, RIVERS, OR OTHER WATERS OF THE STATE.
  - ENDS OF FILTER CLOTH SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
  - APPROVED PREFABRICATED FENCING INCLUDES ENVIROFENCE, GEOPAB, MIRAFI 100X. OTHERS MAY BE SUITABLE BUT SUBJECT TO ENGINEER'S APPROVAL.
  - INSPECT FENCE REGULARLY FOR DAMAGE DUE TO ANIMALS, EQUIPMENT, AND WIND
  - REMOVE ACCUMULATED SEDIMENT WHEN LEVEL REACHES 1/2 THE HEIGHT OF FENCE

**REVISION HISTORY**

- Revised per VT DEC comments (DLF 10/26/16)

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Client

**Chip & Neela  
 Chipalkatty**

Site

**Lincoln Ridge  
 Lot 11  
 Warren, VT**

**Erosion Control Details**

Scale	NTS	Date	11/29/2016
DRAFTED BY	DLF	CHECKED BY	PCL
PROJ MGR	PCL	PROJ NO.	CHIP0001

DRAWING NUMBER  
**C-3**

ENGINEER: PETER C. LAZORCHAK, P.E.  
 VT P.E. #8930



			
RHODORA	COMMON JUNIPER	UPRIGHT JUNIPER	MOUNTAIN MAPLE
			
NORWEGIAN SPRUCE	WHITE SPRUCE	EASTERN HEMLOCK	GREEN ASH
			
BLACK SPRUCE	WHITE CEDAR		



P.O. BOX 1092, WATSFIELD, VERMONT 05673  
802.496.3534 FAX 802.339.2334  
www.mooredesignbuilders.com

PLANTING SITE PLAN

DUSHYANT & NEELA CHIPALKATTY  
77 TIMBER RIDGE  
WARREN 05674

DATE: 11/19/16

SCALE: 1"= 20'

DRAWN: LM

SHEET

C-1.1

**LINCOLN RIDGE SUBDIVISION**  
**DESIGN REVIEW AND APPROVAL**  
**FOR LOT 11**

Pursuant to Section 1 "Design Review and Approval" of the Protective Covenants and Restrictions Lincoln Ridge Subdivision Inferno Road and West Hill Road, Warren, Vermont dated March 1, 2007 and recorded at Book 188, Pages 482-486 of the Warren Land Records, the undersigned hereby approves the house plans, site and landscaping plans, and specifications, (the "Plans") submitted by Dushyant and Neela Chippalkatty (collectively the "Lot Owner") for the development of Lot 11. The Lot Owner acquired Lot 11 by Warranty Deed of John and Jessica Brumsted dated June 30, 2016 and recorded at Book 240 Pages 95 of the Warren Land Records.

The undersigned has reviewed the Plans provided by the Lot Owner, concluded that the Plans meet the requirements of Section 1 of the Covenants, and approves the Plans for the development of Lot 11, without any additional conditions or restrictions.

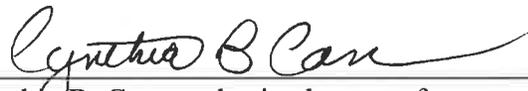
The development of Lot 11 shall be substantially in accordance with the approved Plans.

IN WITNESS WHEREOF, I set my hand this 29<sup>th</sup> day of Nov., 1916.

In presence of:

  
\_\_\_\_\_

Witness

  
\_\_\_\_\_  
Cynthia B. Carr, authorized agent of  
Sugarbush Valley Real Estate, Inc., manager  
Of Lincoln Ridge LLC

REVISION HISTORY

1. Revised per VT DEC comments (DLF 10/26/16)
2. Relocate building and septic system (DLF 11/1/16)
3. Add erosion control (DLF 11/29/16)

Issued For

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Client

**Chip & Neela  
Chipalkatty**

Site

**Lincoln Ridge  
Lot 11  
Warren, VT**

Drawing Title

**Site Plan**

Scale

1" = 20'

Date

10/14/2016

Drafted By

Checked By

Project Mgr

Project Number

DLF

PCL

PCL

CHIP0001

Sheet Number

**C-1**

1 of 3



LOCUS  
NOT TO SCALE



PLOT PLAN  
1" = 200'

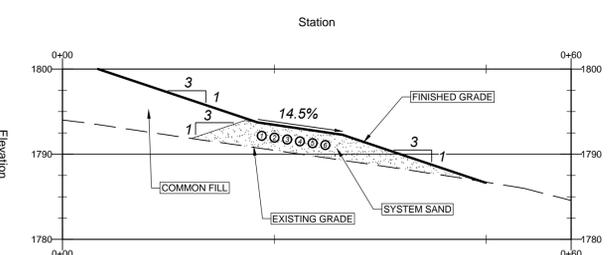
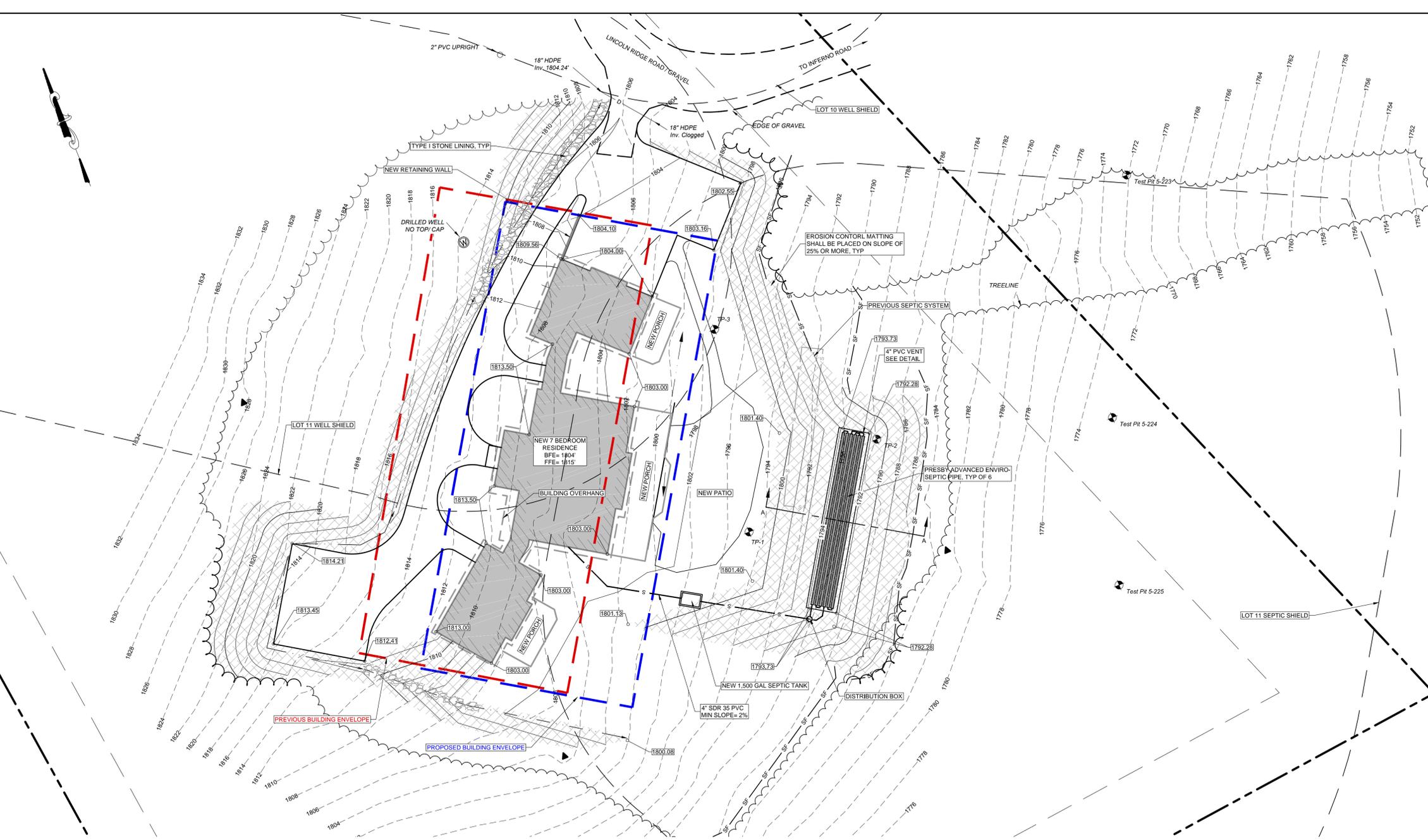
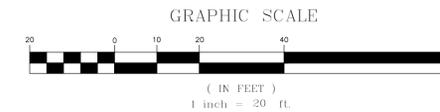
ABUTTERS:  
1 Robert Evans  
2 Michael & Keoru Morgan  
3 Chris & Heather Pelletier  
4 Lincoln Ridge Home Owners Assoc.

LEGEND

- TRAVERSE POINT
- WATER WELL
- WATER GATE VALVE
- WATER SERVICE SHUT-OFF VALVE
- FIRE HYDRANT
- CATCH BASIN
- DRAIN MANHOLE
- UTILITY POLE
- SEWER MANHOLE
- SOIL TEST PIT TP-1
- SOIL PERCOLATION TEST PT-1
- MONITORING WELL
- SHRUB
- TREE
- SIGN
- STORM DRAIN
- WATER LINE
- GRAVITY SEWER LINE
- OVERHEAD ELECTRIC LINE
- SALT FENCE
- DRAINAGE PATH
- PROPERTY LINE
- RIGHT OF WAY/EASEMENT LINE
- SETBACK/BUILDING ENVELOPE
- NEW BUILDING
- BUILDING OVERHANG
- EXISTING TREE LINE
- NEW TREE LINE
- TREE LINE TO BE REMOVED
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED CONTOURS

GENERAL NOTES:

1. TOPOGRAPHY AND EXISTING FEATURES PROVIDED BY LATITUDES LAND SURVEYING, DATED 4/26/2016
2. PROPERTY BOUNDARIES DETERMINED USING AVAILABLE TAX MAP INFORMATION. THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY.



NAME	INVERT
Pipe 1	1791.66
Pipe 2	1791.44
Pipe 3	1791.22
Pipe 4	1791.00
Pipe 5	1790.79
Pipe 6	1790.57

SYSTEM SECTION A-A  
H Scale: 1" = 10'  
V Scale: 1" = 10'