

BARDINELLI RESIDENCE

OWNER:
JAMES & BRITT BARDINELLI
45 MOSSFIELD ROAD
WABAN, MA 02468

ARCHITECT:
MACLAY ARCHITECTS
4509 MAIN STREET
WAITSFIELD, VT 05673
802.496.4004

STRUCTURAL ENGINEER:
INA HLADKY STRUCTURAL ENGINEERING
10 ATHENS DRIVE
ESSEX JUNCTION, VT 05452
802.878.3504

GENERAL CONTRACTOR:
BROTHERS BUILDING
PO BOX 269
WAITSFIELD, VT 05673
802.496.3916

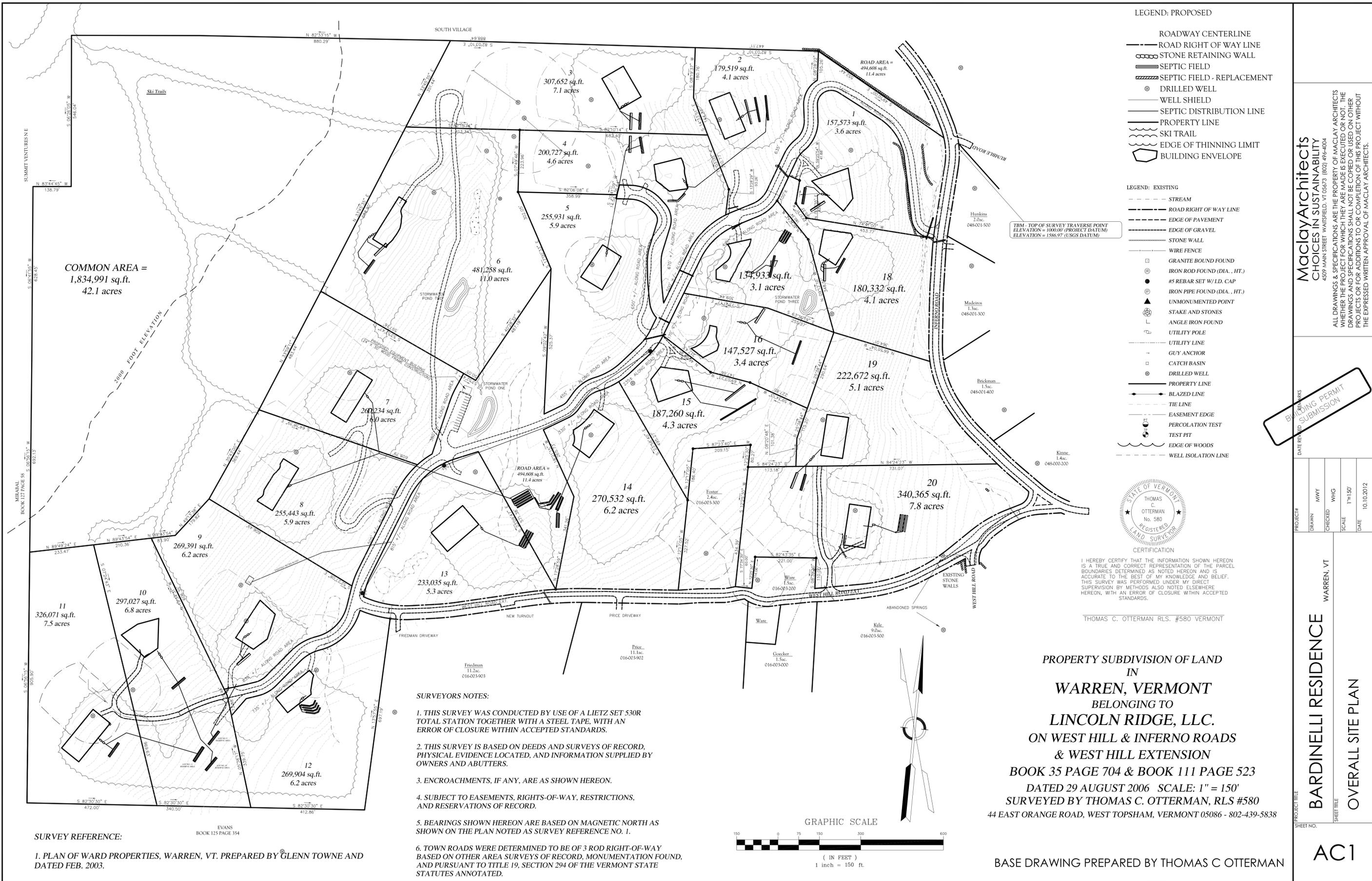
LIGHTING DESIGN:
J & M LIGHTING DESIGN INC.
4 WOODLAWN AVE.
KENNEBUNKPORT, ME 04046
207.967.5223



BUILDING PERMIT SUBMISSION 10.10.2012

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BUILDING PERMIT SUBMISSION

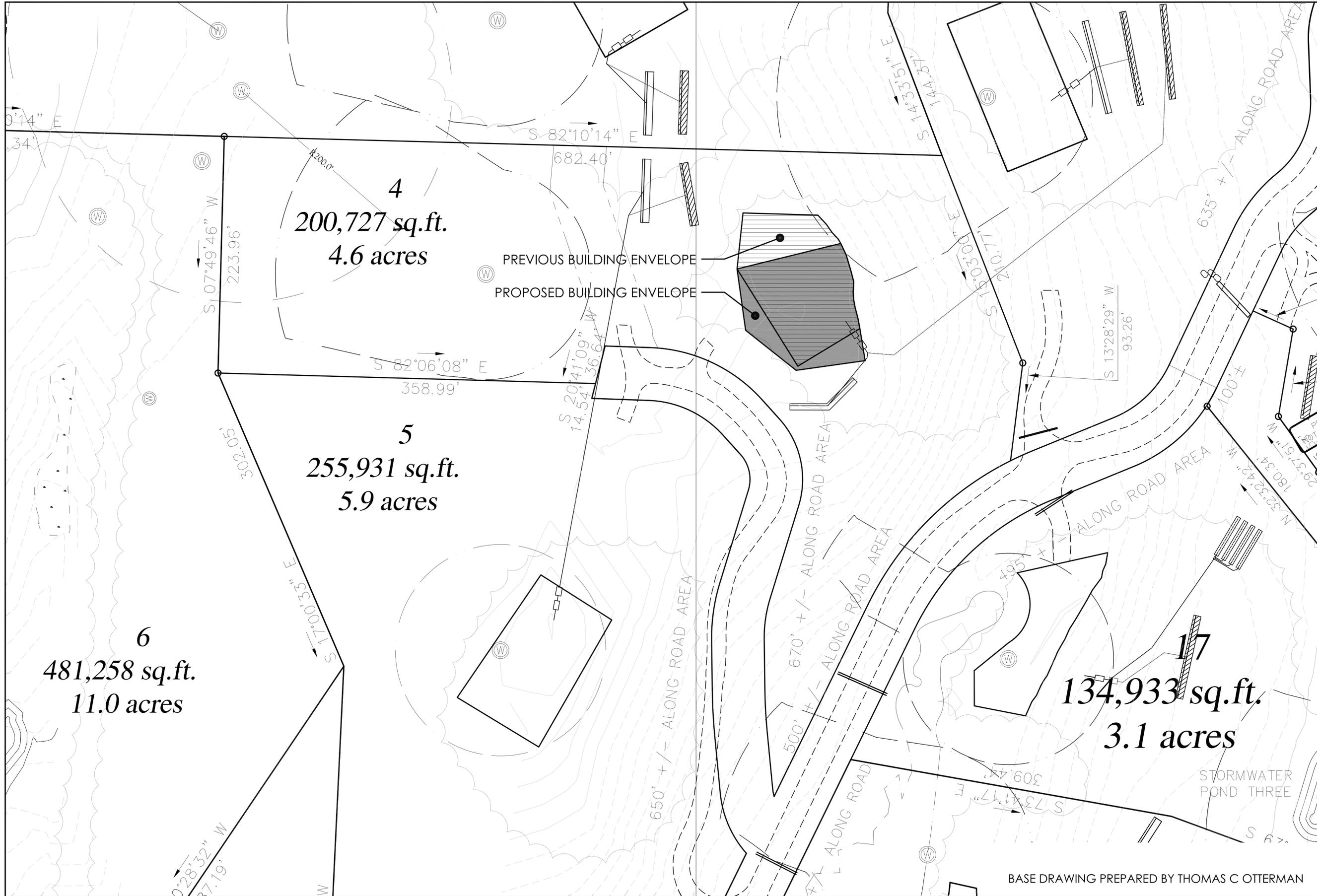
PROJECT#	DATE REVISED
DRAWN	MMYY
CHECKED	WHG
SCALE	1"=150'
DATE	10.10.2012

WARREN, VT

BARDINELLI RESIDENCE
OVERALL SITE PLAN

AC1

BASE DRAWING PREPARED BY THOMAS C OTTERMAN



4
200,727 sq.ft.
4.6 acres

5
255,931 sq.ft.
5.9 acres

6
481,258 sq.ft.
11.0 acres

17
134,933 sq.ft.
3.1 acres

PREVIOUS BUILDING ENVELOPE
 PROPOSED BUILDING ENVELOPE

650' +/- ALONG ROAD AREA

500' +/- ALONG ROAD AREA

670' +/- ALONG ROAD AREA

ALONG ROAD AREA

STORMWATER POND THREE

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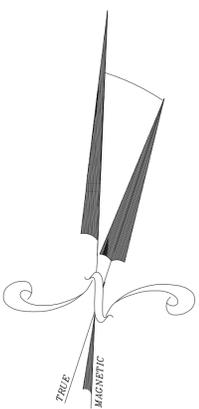
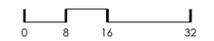
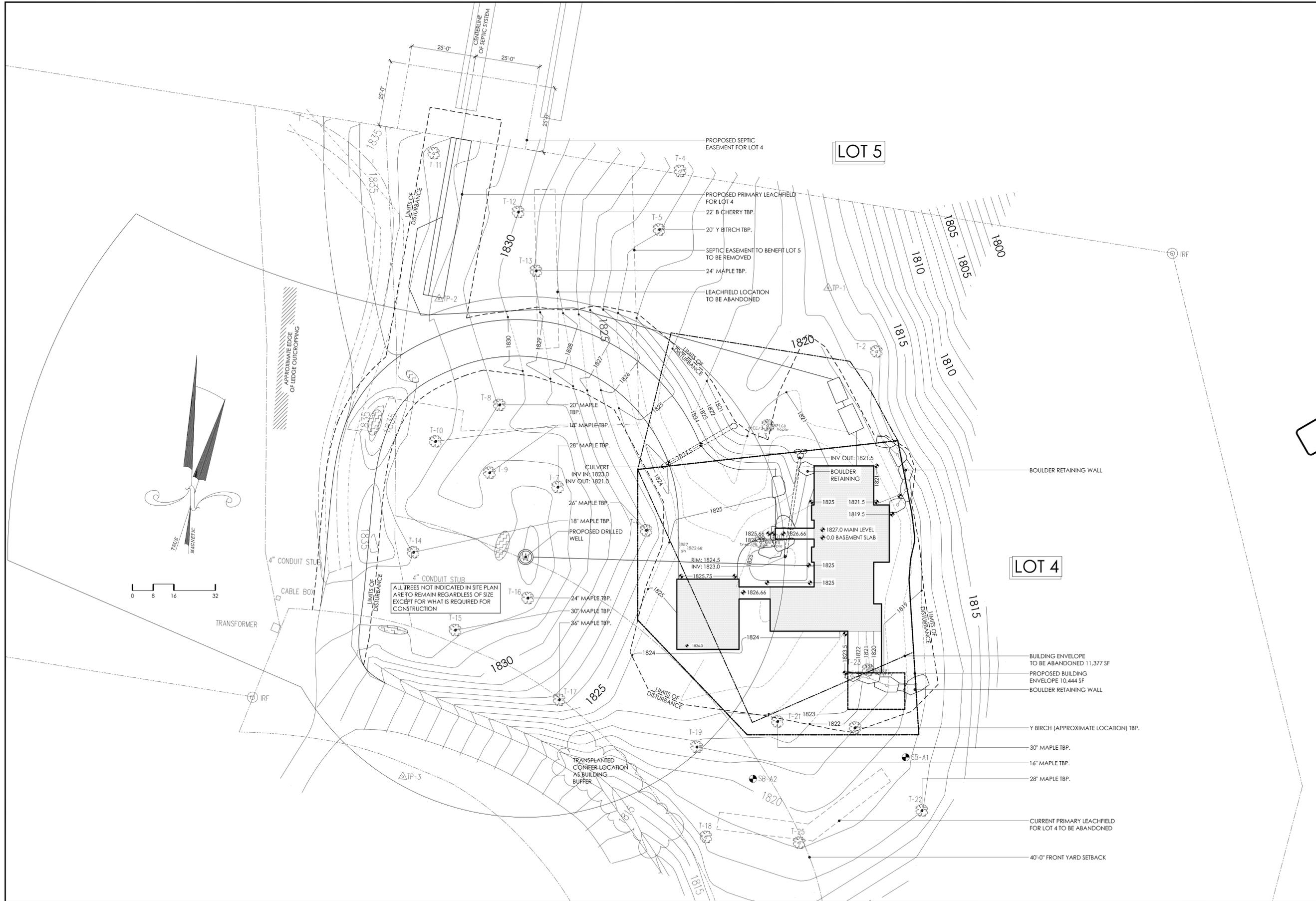
DATE REVISED: 10/10/2012
 PROJECT #
 DRAWN: MWY
 CHECKED: WHG
 SCALE: 1"=40'
 DATE: 10/10/2012

PROJECT TITLE: **BARDINELLI RESIDENCE**
 LOCATION: **WARREN, VT**

SHEET TITLE: **LOT 4 SITE PLAN**

SHEET NO.: **AC2**

BASE DRAWING PREPARED BY THOMAS C OTTERMAN



4" CONDUIT STUB
 ALL TREES NOT INDICATED IN SITE PLAN
 ARE TO REMAIN REGARDLESS OF SIZE
 EXCEPT FOR WHAT IS REQUIRED FOR
 CONSTRUCTION

LOT 5

LOT 4

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DATE REVISIONS
 BIDDING PERMIT
 SUBMISSION

PROJECT#	DATE	BY
DRAWN	MWY	WHG
CHECKED	WHG	
SCALE	1/16"=1'-0"	
DATE	10.10.2012	

PROJECT TITLE
BARDINELLI RESIDENCE
 WARREN, VT

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
AC3

BUILDING ENVELOPE
 TO BE ABANDONED 11,377 SF
 PROPOSED BUILDING
 ENVELOPE 10,444 SF
 BOULDER RETAINING WALL

Y BIRCH (APPROXIMATE LOCATION) TBP.
 30" MAPLE TBP.
 16" MAPLE TBP.
 28" MAPLE TBP.

CURRENT PRIMARY LEACHFIELD
 FOR LOT 4 TO BE ABANDONED

40'-0" FRONT YARD SETBACK

PROPOSED SEPTIC
 EASEMENT FOR LOT 4

PROPOSED PRIMARY LEACHFIELD
 FOR LOT 4
 22" B CHERRY TBP.
 20" Y BIRCH TBP.

SEPTIC EASEMENT TO BENEFIT LOT 5
 TO BE REMOVED
 24" MAPLE TBP.

LEACHFIELD LOCATION
 TO BE ABANDONED

TRANSPLANTED
 CONIFER LOCATION
 AS BUILDING
 BUFFER

APPROXIMATE EDGE
 OF LEDGE OUTCROPPING

TRANSFORMER

CABLE BOX

4" CONDUIT STUB

CULVERT
 INV IN: 1823.0
 INV OUT: 1821.0

20" MAPLE TBP.
 18" MAPLE TBP.
 28" MAPLE TBP.

26" MAPLE TBP.
 18" MAPLE TBP.
 PROPOSED DRILLED
 WELL

24" MAPLE TBP.
 30" MAPLE TBP.
 26" MAPLE TBP.

BOULDER
 RETAINING

INV OUT: 1821.5
 1825 1821.5
 1819.5
 1827.0 MAIN LEVEL
 0.0 BASEMENT SLAB

1825 1821.5
 1825 1819.5
 1825 1821.5
 1825 1819.5

1824 1824.0
 1824 1824.0
 1824 1824.0

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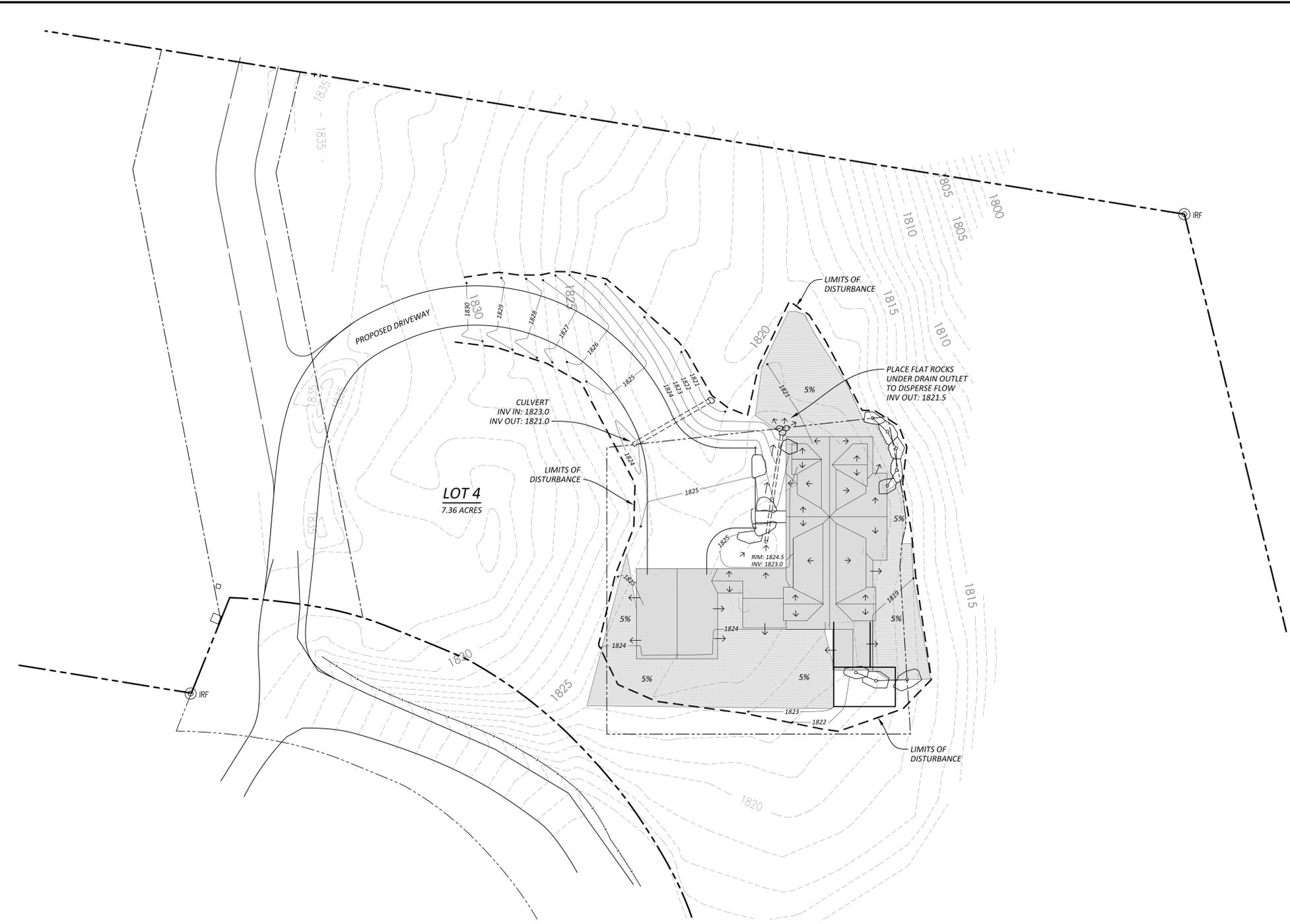
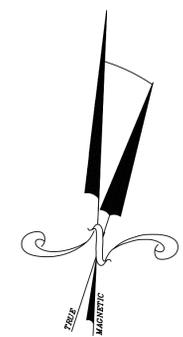
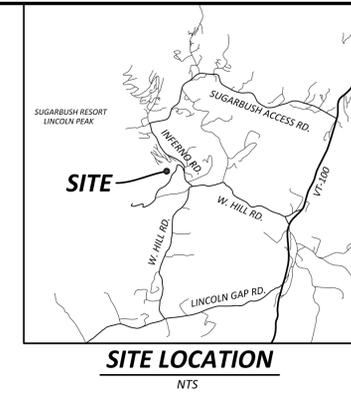
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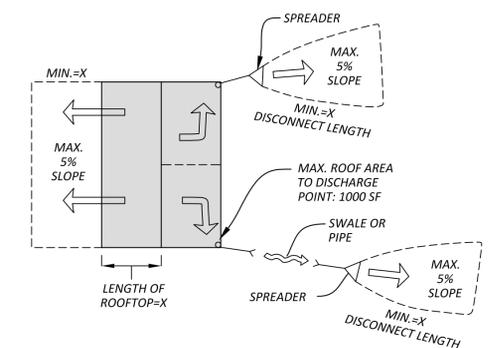
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BOULDER RETAINING WALL

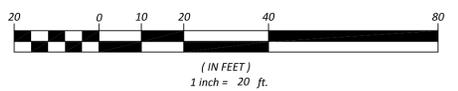


ROOFTOP RUNOFF DISCONNECTION CRITERIA



1. ROOFTOP RUNOFF MUST BE "DISCONNECTED" AND DIRECTED OVER A PERVIOUS (VEGETATED) AREA WHERE IT CAN EITHER INFILTRATE INTO THE SOIL OR FLOW OVER IT WITH SUFFICIENT TIME AND VELOCITY TO ALLOW FILTERING.
2. THE LENGTH OF THE DISCONNECTION SHALL BE EQUAL TO OR GREATER THAN THE CONTRIBUTING ROOFTOP LENGTH OVER A MAXIMUM SLOPE OF 5%. THE CONTRIBUTING LENGTH OF ROOFTOP IS DEFINED AS DISTANCE FROM THE RIDGE TO THE DRIP EDGE. IF GUTTERS/DOWNSPOUTS ARE UTILIZED, A LEVEL SPREADING DEVICE MUST BE INSTALLED TO ENSURE SHEETFLOW FOR THE ENTIRE DISCONNECTION LENGTH. SEE DESIGN ENGINEER FOR GUIDANCE.
3. WHEN PROVIDED, DOWNSPOUTS MUST DISCHARGE A MINIMUM OF 10' FROM THE NEAREST IMPERVIOUS SURFACE TO DISCOURAGE RE-CONNECTION.
4. THE ROOFTOP LENGTH CONTRIBUTING TO A GIVEN DISCHARGE LOCATION SHALL BE 75' OR LESS AND THE ROOFTOP AREA CONTRIBUTING TO ANY ONE DISCHARGE LOCATION SHALL NOT EXCEED 1000 S.F.
5. IF THESE STATED CONDITIONS CANNOT BE MET WITH FINAL GRADING OF INDIVIDUAL LOT, AN APPROVED WATER QUALITY TREATMENT STRUCTURE MAY BE UTILIZED PER THE 2002 VSWMM. CONTACT DESIGN ENGINEER FOR GUIDANCE.

- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY
 - BUILDING ENVELOPE
 - PRE-DEVELOPMENT GROUND CONTOUR
 - PROPOSED FINISH GRADE CONTOUR
 - ▭ ROOFTOP AREA
 - ▭ 5% PERVIOUS AREA WITH SLOPE < OR = TO 5%



NOTES

1. THIS IS NOT A SURVEY. BOUNDARY INFORMATION IS FROM A PLAN PREPARED BY MACLAY ARCHITECTS TITLED "BARDINELLI RESIDENCE, GRADING PLAN", DATED 9/25/12.
2. EXISTING TOPOGRAHY IS FROM ABOVE REFERENCED PLAN AND IS FROM PRE-DEVELOPMENT CONDITIONS.
3. BUILDING, DRIVEWAY, DRAINAGE AND FINISH GRADING ARE PROPOSED AT THE TIME THIS STORMWATER MANAGEMENT PLAN WAS PRODUCED AND DO NOT REFLECT AS-BUILT SITE CONDITIONS.

BARDINELLI RESIDENCE
LOT 4 - LINCOLN RIDGE SUBDIVISION - WARREN, VERMONT

STORMWATER MANAGEMENT PLAN



P.O. BOX 1085
WAITSFIELD, VT 05673
P: (802) 496-5130 F: (802) 496-5131
www.watershedca.com
specializing in stormwater management and erosion-sediment control

APPROVED BY: AT	DRAWN BY: SMS	SCALE: NOTED
DATE: 10-4-12	CHECKED BY: AT	SHEET: 1 OF 1

P:\BARDINELLI\STORMWATER PLAN.dwg