

HARTFORD PLANNING COMMISSION

February 5, 2024

Meeting Notice and Agenda

The Hartford Planning Commission will meet on Monday, February 5, 2024, beginning at 6:00 p.m. to consider the following Applications.

This meeting will be conducted in person at Hartford Town Hall, 171 Bridge Street, White River Junction, Vermont. In addition, you may join the meeting remotely as follows:

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 296 534 608 944

Passcode: AXEoPT

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 802-377-3677,,973874974#](#)

1 802 377 3677 Phone Conference ID: 973 874 974#

If you have problems accessing this meeting, please email Jo-Ann Ells at jells@hartford-vt.org

A. Administrative Matters beginning at **6:00 p.m.**

1. Public Comment. 2. Sketch Plan Review- Redevelopment of Brookside Nursing Home. 3. Minutes
4. Administrative Permits. 5. Act 250 Applications 6. Town Plan Steering Committee update. 7.
Regional Planning Commission update. 8. Climate Action Plan update. 9. Availability for the next
Public Hearing.

B. Public Hearing, beginning at **6:30 p.m.**

1. Application #23-23 by Black Rock Investment LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a 48 dwelling units in a Multi-Unit Building, proposed lot 45-0243-000, Sykes Mountain Avenue and Hickory Ridge, White River Junction, in a R1-M zoning district. (Continued from December 4, 2023)
2. Application #23-25 by Black Rock Investment LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for 192 dwelling units in four Multi-Unit Buildings, proposed lot 45-0162-000, Sykes Mountain Avenue and Hickory Ridge, White River Junction, in a proposed Planned Development. (Continued from December 4, 2023)

Please call the Department of Planning and Development (802) 295-3075 to request copies of the application materials. Persons wishing to be heard regarding these applications may do so by participating in the meeting, having another party participate in the meeting on their behalf, and/or by submitting written testimony.

An interested person who has **participated** in a municipal regulatory proceeding may appeal a decision rendered in that proceeding to the Vermont Environmental Court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

Bruce Riddle, Vice Chair

**Planning Commission
Administrative Agenda
February 5, 2024**

1. Public Comment
2. Sketch Plan Review- Redevelopment of Brookside Nursing Home
3. Minutes (December 18, 2023)
4. Administrative Permits
 - Upper Valley Haven Food Shelf, 608 North Main Street
5. Act 250 Applications

None
6. Town Plan Steering Committee update (Bruce)
7. Regional Planning Commission update (Bruce)
8. Climate Action Plan update (Tabled)
9. Availability for the next Public Hearing (March 11)

**DRAFT
Minutes
Hartford Planning Commission
December 18, 2023**

**THIS MEETING WAS CONDUCTED IN COMPLIANCE WITH
THE VERMONT OPEN MEETING LAW
IN PERSON WITH ELECTRONIC PARTICIPATION AVAILABLE**

Present: John Reid, Chair, Bruce Riddle, Vice Chair, Toby Dayman, Dillon Bianchi, John Heath, Colin Butler, Dylan Kreis, Kim Souza, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: None

Administrative Matters

John Reid read the hybrid meeting script and took a roll call.

1. Public Comment

None

2. Determine location of zoning district boundary line, Summit Distributing, LLC, lot 44-0041-000, Sykes Mountain Ave. and Beech Street

Lot 44-0041-000 is located in two zoning districts, I-C and R-1.

The zoning district boundary line is located 250' feet from the center of Beech Street. The distance from Route 5 is not identified on the Zoning Map and the district boundary line crosses the back of lot 44-0041-000 at an angle.

Section 260-14 of the Zoning Regulations states, "District boundaries shown within the lines of roads, streams and transportation rights-of-way shall be deemed to follow the center lines. The abandonment of roads shall not affect the location of district boundaries. When the Administrative Officer cannot definitely determine the location of a district boundary by such center lines, by the scale or dimensions stated on the Zoning Map, or by the fact that it clearly coincides with a property line, the Officer shall refer the matter to the Planning Commission, which shall interpret the location of the district boundary with reference to the scale of the Zoning Map and the purposes set forth in all relevant provisions of these regulations."

Jo-Ann Ells noted that she was unable to determine the location of the zoning district boundary line and has referred the matter to the Planning Commission for interpretation.

2. 12-18-23

After some discussion, the Commission unanimously agreed that the zoning district boundary line should be located as indicated in red on a plan prepared by GPI, entitled "Presentation Plan, dated December 5, 2023.

Toby Dayman joined the meeting remotely.

3. Minutes

Bruce Riddle moved to approve the minutes of November 13, 2023 as presented. Colin Butler seconded, and the motion passed unanimously.

Bruce Riddle moved to approve the minutes of December 4, 2023 with several changes. Colin Butler seconded, and the motion passed unanimously.

4. Administrative Permits

Jo-Ann Ells reviewed an administrative permit that was granted to Twin Pines at 747 Hartford Ave to increase the width of a dumpster, construct patio at grade, relocate a hydrant, cover a mechanical pad, and reduce length and height of a retaining wall.

5. Act 250 Applications

Jo-Ann Ells noted that an application by Jasmin/Eromeno, LLC for a boundary line adjustment and site plan amendments and a new parking facility and office that had already been approved by the Planning Commission had been submitted to Act 250.

6. Town Plan Steering Committee Update

Bruce Riddle noted new Town Plans were approved for Bradford and West Fairlee.

7. Regional Planning Commission Update

Colin Butler asked if the Regional Planning Commission is discussing housing. Bruce Riddle noted that discussions are ongoing.

8. Climate Action Plan Update

None

9. Availability for the next Public Hearing

All Commissioner expected to be at the February 5, 2024 Hearing.

Public Hearing

John Reid opened the Public Hearing, asked people to sign in, explained the Hearing process, noting that general public comments will be limited to two minutes, reviewed the Interested Party Rule, and administered the oath.

1. Application #23-26 by The Town of Hartford School District (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for amendments to an approval for a school/educational building related to hours and programming, lot 09-0028-001, Christian Street, Hartford, in an agricultural overlay district and R-3 zoning district.

Jonathan Garthwaite was present.

Jonathan Garthwaite reviewed the proposed changes/clarifications as outlined in Finding #7 and noted several changes made by the Zoning Board of Adjustment the previous week.

Bruce Riddle thanked the applicant for his efforts.

There was no public comment.

Bruce Riddle moved to close the Public Hearing. Dillon Bianchi seconded, and the Public Hearing was closed.

Bruce Riddle moved to approve the application with the noted changes. Dillon Bianchi seconded, and the motion passed unanimously.

2. Application #23-21 by Craftstudies Inc. (owner) and The Upper Valley Haven (applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for an Emergency Shelter, lot 45-0003-000, 608 North Main Street, White River Junction, in the HCR Zoning District.

Michael Redmond, Kim Butler, Jim Wasser, Doug Sonsalla, Paul Simon, and Adam Morse were present.

John Reid noted the Commission had received a vast number of letters/emails and thanked people for submitting their comments. He noted that there were remarks about Hartford being the only town to address the issue of homelessness and pointed out that Lebanon is working on a temporary and permanent shelter as mentioned in Lebanon City Councilor and State Representative George Sykes letter to the Commission.

John Reid noted that the Commission's review authority is limited by 24 VSA 4413 (Act 47). He listed the criteria the Commission may consider in their review.

Kim Butler explained that Act 47 has changed the legal landscape and limits the Commission's review authority. She noted that the Town may regulate where Emergency Shelter's may be located. However, she explained that the Vermont Supreme Court has ruled that if a town does not specify a location, it may be located anywhere in town. She noted that The Haven identified the subject property about a year and a half ago and determined that it is a good location. She added that the application meets the criteria of the Act.

Michael Redmond, Haven Director, noted that Hartford's Zoning Board of Adjustment denied an application for a shelter in 2022 based on location. He summarized five reasons the shelter is needed:

- Urgency/Growing Crisis
- Lack of housing increases need for emergency services
- The Haven will make a significant investment in the site and the community
- Shelter can be a gateway to ending homelessness
- It takes an entire community to address complex issues like homelessness and housing.

Cherry Sullivan, Haven Director of Shelter and Community Programs, reviewed how the location was chosen, noting that the site will provide housing and day services, and guests will be allowed to have pets.

Jim Wasser reviewed the architectural plans.

John Heath asked about the stability of the hillside. Doug Sonsalla explained that a structural engineer had been engaged and based on their review, the back of the foundation wall will be pinned. John Heath asked for confirmation that the hillside will not be disturbed. It was noted that dangerous limbs would likely need to be removed. It was agreed that the applicant should submit a maintenance plan for the hillside.

It was noted that pets could be off leash in the pet run area and will sleep inside. Cherry Sullivan noted that they are working on protocols for ensuring animals are vaccinated. John Reid commented that the pet run area should be supervised so barking dogs do not create a nuisance.

It was noted that a minimum of two staff people will be on site at all times and additional volunteers will be on site.

Colin Butler pointed out that the traffic memo makes it appear that the building will not be staffed during the day. He noted the memo needed to be revised.

Colin Butler asked what a typical day might look like.

Michael Redmond explained that guests will wake, eat breakfast, some guests will stay and some will leave, and daytime staff will arrive. He noted that on site services will be targeted to people staying overnight.

Bruce Riddle noted that the public sidewalk needs to remain open during construction.

Bruce Riddle asked about emergency interior and exterior lighting. Jim Wasser stated that both would be provided and added that a generator would be onsite.

Bruce Riddle suggested the applicant monitor interior CO2 levels.

Dylan Kreis asked the public to be respectful of the population who would be using the shelter when commenting on the application.

There was a brief discussion regarding parking and the need for vehicles to move in order for a trash hauler to access the dumpster area.

Toby Dayman noted that the area behind the building should be monitored as it looks to be in use today.

Heather Potter addressed the Commission and stated that she believed the project will affect the quality of life in her neighborhood, expressed concern that the population being served will not adhere to rules, and the location invites people to the Fairview Terrace neighborhood. She shared several stories of criminal activity in the Fairview Terrace neighborhood. She stated she is angry and scared, understands the need/problem, but does not think the location is appropriate.

Regan Shaw told the Commission that she has been involved with social services and has been homeless. She acknowledged that she supports the work The Haven does at its main campus, but is concerned with the nature of the proposed shelter given the lack of rules. She noted that similar shelters have resulted in problems in other towns.

Kate Hagner introduced herself as a Board member of The Haven and suggested a lot of the fear being expressed is rooted in bias. She noted she wrote a letter to the Commission.

Dave Potter noted that Fairview Terrace is the main way out of his neighborhood and expressed concern that vibrations from construction could affect the hillside behind the building, Fairview Terrace, and building foundations. He shared that he was concerned with the proximity of a business across the street, the ability of staff to address issues when they arise, and people hanging out in the Fairview Terrace neighborhood during the day.

Amie Koshy noted that the home she purchased in 2021 was formerly a “drug house,” and was in disrepair when she purchased it. She noted she was concerned that guests would not be respectful of the shelter and damage similar to how her home was damaged. She noted that concerns raised at a neighborhood meetings hosted by The Haven included

lack of guidelines/rules at the shelter, attracting people to the Fairview Terrace neighborhood, the ability of Hartford's emergency services to respond to issues, trash/misc. items being left on the sides of the street, and that this is not the appropriate location for the targeted guests.

Garrett Strizich stated that he understands the problem but is concerned with loitering, drug activity during the day, and problems arising like Burlington VT is experiencing.

Kathleen (no last name given) noted that she moved back to the area from Portland Oregon and stated that she sympathizes with the concerns that have been shared but the problem needs to be addressed and added that not all guests will be a problem.

Lucy Danger expressed support for the project, noting saying you want to help is very different than doing something to help. She noted that when people run out of options for housing their chance of dying increases.

Mark Bradley, Bugbee Senior Center Director, shared a story of someone who was sleeping in the bushes at the Center after losing their housing due to an increase in rent. He noted that the number of vulnerable older adults is increasing, and the consensus of the Center's Board is support for the project.

Brianna Whiteway referred to a study that she found that concluded that crime increases around emergency shelters.

Debbe (no last name given) noted that she works at The Haven. She shared that she experienced homelessness as a teen and received help from The Haven. She noted that there are vulnerable people in the community that need help and that staff is well trained.

Heather Potter noted that operation of a shelter with no rules is not allowed on The Haven's main campus.

Scott Snyder stated that he opposes the application, and noted that while he wrote a letter, he wanted to express his feelings in person.

Michelle Kearsey expressed her support for the project and noted that the lack of housing has led to a crisis.

Kathy Tracy noted that people do not often have help available where they live, this is a good location, and The Haven has experience and training.

Faith Dubois stated that she works at The Haven and worked at their low barrier shelter when it was operating. She noted that there are a lot of heartbreaking stories, and that people seeking help are not just criminals and addicts.

Simon Dennis suggested that inclusion is safer than exclusion, and expressed support for the project.

Robin Adair Logan suggested that a definition of the proposed low barrier shelter be added to the Findings of Fact. John Reid noted that a definition is included in the Findings of Fact as defined in the statute.

Kim Souza, speaking as a resident and not member of the Selectboard, explained, in response to concerns regarding safety, that it is not the Planning Commission purview to address safety. She explained that the Town has contracted with a consultant to review community safety. She noted information is on the Town website.

John Vogal noted that the Planning Commission needs to decide on the merits of the application, and suggested that concerned neighbors reach out directly to The Haven.

Val Werner noted that they found the study Brianna Whiteway referenced and suggested that the statistics were unclear and noted that the study was from a big city.

Ally Tufenkjian, speaking as a resident and not member of the Selectboard, voiced support for the application, and noted that the Planning Commission's role is not to engage in a moral debate about the application, but to determine if it meets the criteria.

Heidi Duto expressed her opposition to the project based on location, lack of rules, that guests will not necessarily be Hartford residents, the inability of the police to respond to problems, and the number of affordable housing units coming on line.

Bruce Riddle moved to close the Public Hearing. Colin Butler seconded, and the Public Hearing was closed.

Bruce Riddle moved to enter deliberative session. Dillon Bianchi seconded, and the motion passed unanimously.

When the Commission reconvened, John Reid thanked everyone for their participation. He reviewed the criteria the Commission has to consider as limited by 24 VSA 4413 (Act 47).

Jo-Ann Ells reviewed several changes to the Findings of Fact as discussed by the Commission.

Bruce Riddle moved to approve the application with the changes as noted. Dylan Kreis seconded, and the motion passed unanimously.

Adjournment

At 9:20 p.m., Bruce Riddle moved to adjourn. Colin Butler seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk

8. 12-18-23

John Reid 01-11-24

John Heath 03-22-24

Toby Dayman 06-28-24

Colin Butler 07-12-24

Bruce Riddle 02-07-25

Dillon Bianchi 09-05-25

Dylan Kreis 6/26/2026

Application #23-23
by Black Rock Investment LLC
48 dwelling units in a Multi-Unit Building

January 5, 2024

Jo-Ann Ells, Zoning Administrator
Hartford Planning & Zoning
Hartford Municipal Building
2nd Floor Room 201 171 Bridge Street
White River Junction, Vt. 05001

Re: 444 Sykes Mountain Avenue, Lot 45-243 Site Plan Preliminary Comments

Landowner: Black Rock Investments

Applicant: Black Rock Investments

Dear Jo-Ann,

I am writing on behalf of Black Rock Investments, applicant for the 444 Sykes Mountain Avenue, Lot 45-243 Site Plan Review. We look forward to continuing review the of site plan application for this project at January 31, 2024, Zoning Board of Adjustment hearing and the February 5, 2024 Planning Commission hearing. In the interim, we have collected comments received to date and offer the following responses.

- Will the stormwater system be oversized if only one of the projects is constructed? [The stormwater system will be sized as though both projects will be constructed.](#)
- The proposed white pine adjacent to the building might not be the right choice. [We have removed all the proposed white pines placed South of the proposed building \(10 White Pines removed\).](#) It should also be noted that the building has moved North and plans have been updated by the civil engineer for sloped grading in-lieu of a foundation and a large retaining wall. The revised planting plan (as shown on L1.1) includes a mix of evergreen and deciduous foundation shrubs, 8 White Birch trees and 3 Linden trees. White Spruce trees flank the building on both the East and West sides. The patio areas are now shown on the plans as well and adjustments to the plantings have been made for aesthetic placement.
- Like to see a plan with the proposed project on the adjacent lot outlined as “proposed future development.” [Plan L1.0 has been included to depict the Overall Masterplan Concept for both Lots \(highlighting Landscape and Lighting aspects\).](#) We heard from board members the request as to see how both plans work together and believe plan L1.0 will demonstrate both projects.
- Add the dimensions of the walkways to the plans. [Understood, see revised plans.](#)

- Review discrepancy on sheets AP 1.3 and AP 1.6. Understood
- Confirm rooftop mechanicals/solar screened. We included a building section showing the mechanicals and solar panels on the roof. The panels shown in the elevations are screened and under the height allowance.
- Review the proposed landscaping and views from the decks. As stated above, we are now including all patio locations on the plans. In addition, we removed the proposed pine trees along the South side of the building (10 pines removed) and have arranged the landscaping here to place a variety of hardwoods, evergreens, and tree plantings between the patio locations.
- Perceived height of the building given the grade difference between the road and building. (rendering). The building has been moved 16ft further back from the road and lowered roughly 5ft.
- Exposed foundation needs to match on the civil and architectural plans. The proposed building's first floor elevation has been lowered such that there is no significant exposed foundation.
- Consider taller plantings near the retaining wall and on the north side to screen headlights. The retaining wall along the South Side of the parking area has been removed. The building has now been set further away from Sykes Mountain Avenue (further North) to allow sloped plantings. Regardless of the change with removal of the retaining wall, we have rearranged and redesigned the plantings here with taller plantings (Spruce trees) positioned to flank either side of the building and additionally screen the parking area as requested by the board. NE wildflower mixture will be utilized on all steep slope conditions. (See sheet L1.1)
- Add graphic scale to all plans. Understood. See revised plans.
- Provide an elevation view from Sykes Mountain Avenue that includes the building and retaining wall. Need further information from authorities to provide renderings as per email sent.
- Add wall mounted lights to the photometric plan. Wall mounted lights have been included on the lower buildings and garages; In addition, we have added 11 downcast canopy lights within the "L-shaped" entry porch area of the building and have placed these between porch column locations. The recessed canopy downlight specifications have been added to Sheet L3.3. * It should be noted that we are in the process of updating all the photometric point-data at this time for all fixtures and lighting plan revisions.
- Applicant reach out to residents of Hickory Ridge regarding the proposed changes to the intersection. Understood. We have been in-communication with the neighbors with the proposed changes so that the final design works for all stakeholders.
- Response from AT re shelter and turn lane? We have approached AT but have not gotten a response to date. Once we do, this issue will be addressed.

- Will the intersection be realigned if upper lot is not developed? *Realignment will take place before we apply for a CO for Phase I.*
- Confirm that the height of the building would not increase if solar panels are added to the roof. *Confirmed, under the version of panels selected.*
- Provide information regarding the view of the roof from the upper lot. *Need further information to provide renderings as per email sent. Plantings are proposed along the drive to the upper parcel to mitigate impact of headlights and views to lower parcel.*
- Provide “a lot” more renderings from Hickory Ridge, Lily Pond, the upper lots and Sykes Mountain Ave. *Need further information to provide renderings as per email sent.*
- Concern expressed regarding the color choices for the building, noting that it felt industrial. Break up the facade with more color. *We are working on a version with slight adjustments that integrates comments provided by the planning commission.*
- Reconsider the design of the parapet - something more residential. *We are working on a new version with slight adjustments that integrates comments provided by the planning commission. Same comment as above.*
- Equity – concern raised but no affordable units in larger project. *While we fully understand the importance of increasing affordable housing options, our budget constraints limit our ability to include additional affordable units at this time.*
 - *We have already included the maximum amount of affordable units in our project between the two applications that makes financial sense.*
 - *The unit mix which is mostly small units, results in an offer that is appealing and should be suitable for workforce individuals.*
- Snow storage adequate. *Understood, see revised plans.*

Thank you for your continued assistance with this project. We look forward to continued review by you, Town Staff and Boards.

Sincerely,

Engineering Ventures P.C.



Kevin Worden PE, Vice President

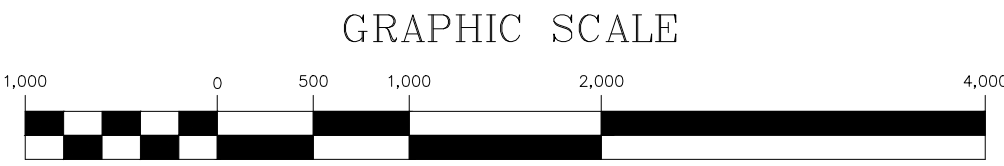
LOT 45-243 - 444 SYKES MOUNTAIN AVENUE MULTIFAMILY HOUSING

TOWN OF HARTFORD, WINDSOR COUNTY, VERMONT

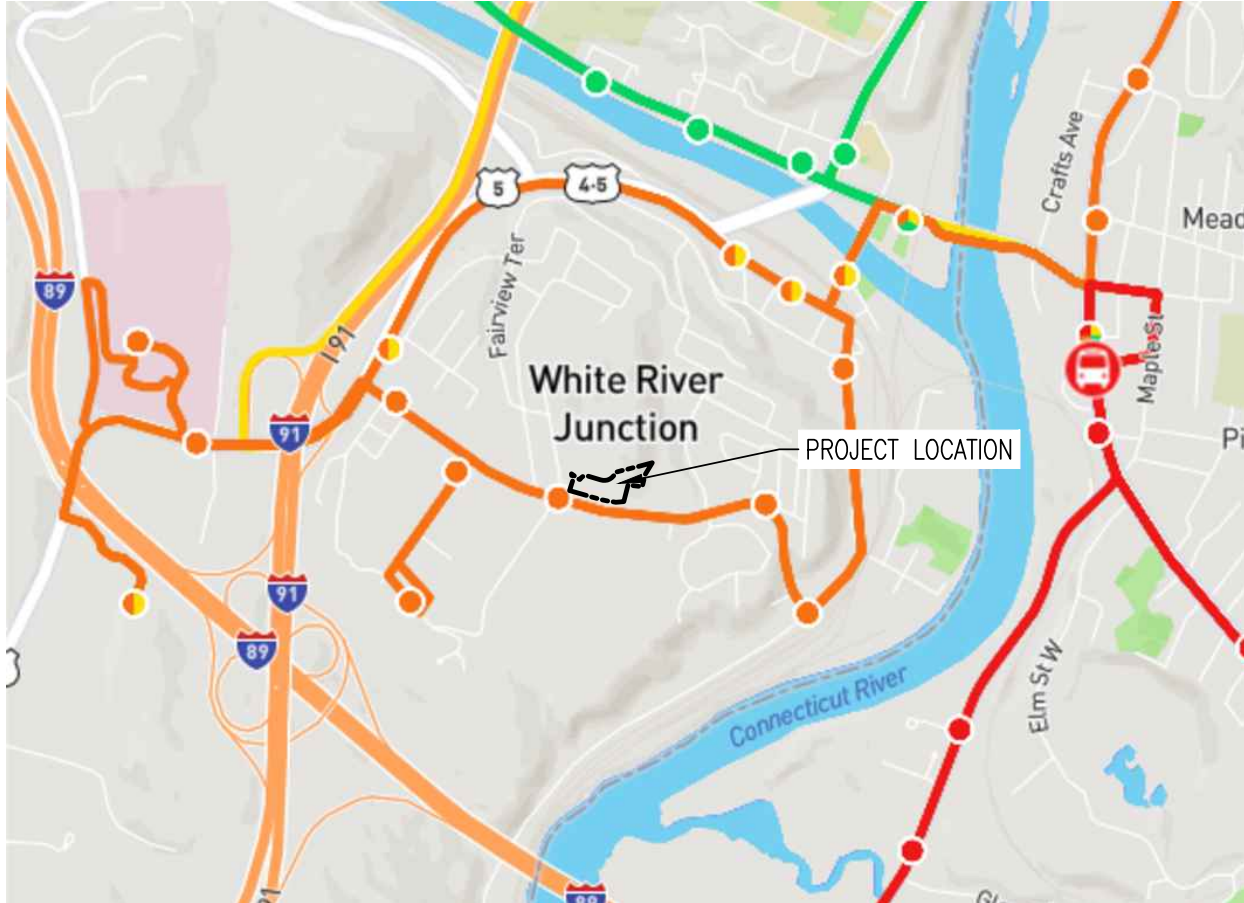


ORTHO MAP

1" = 1,000'

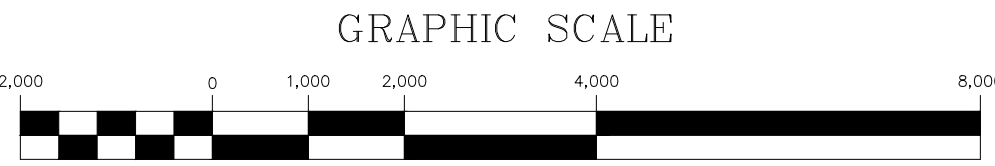


1 inch = 1,000 ft.
for sheet size 24" x 36"

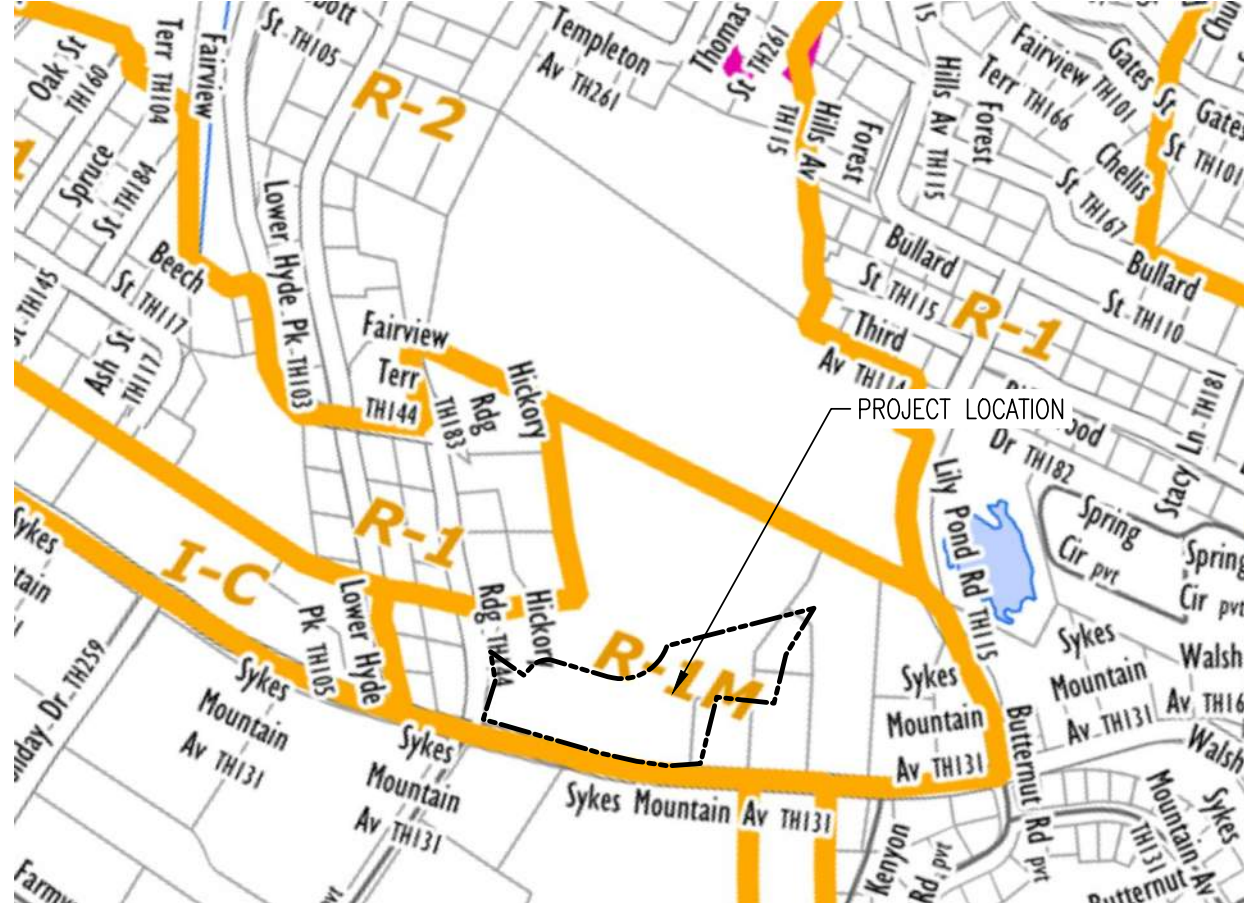


BUS MAP

1" = 2,000'



1 inch = 2,000 ft.
for sheet size 24" x 36"

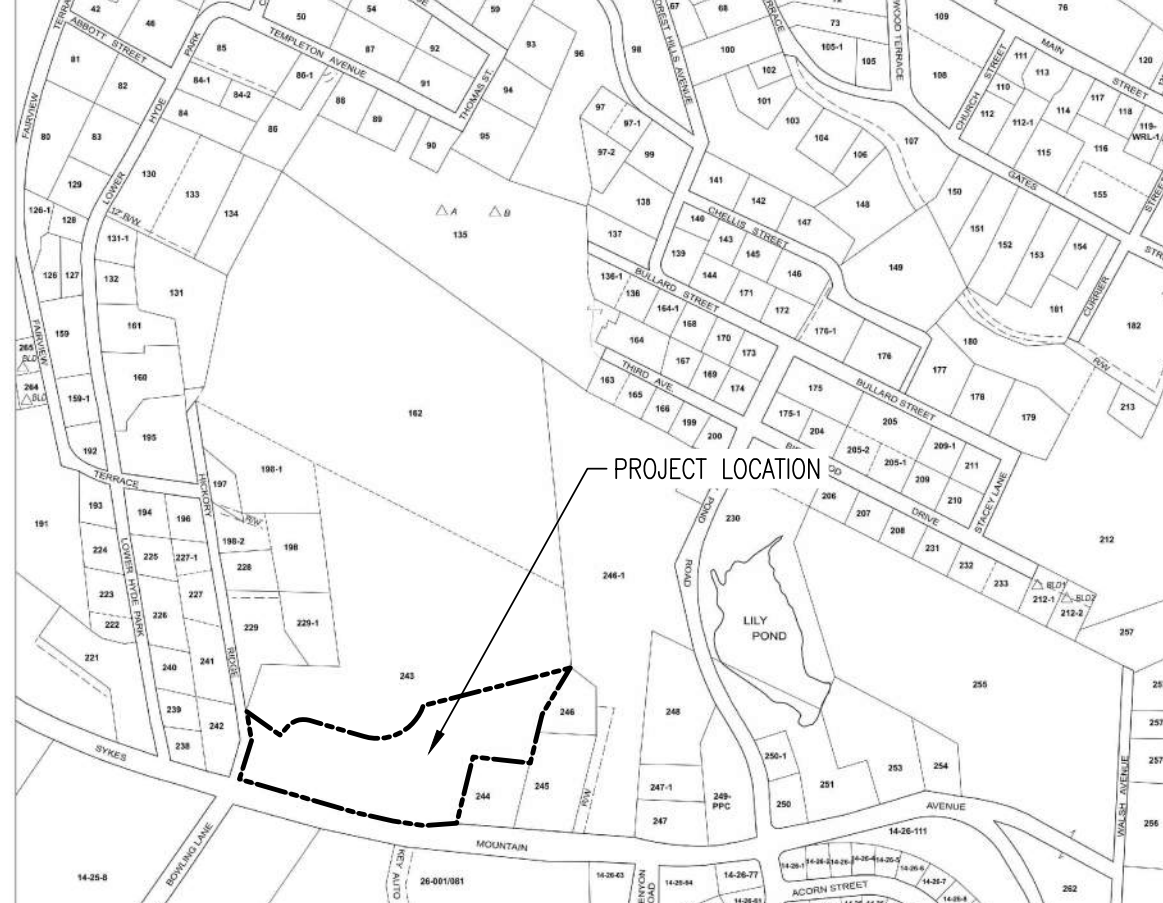


ZONING MAP

1" = 500'



1 inch = 500 ft.
for sheet size 24" x 36"



TAX MAP

1" = 500'



1 inch = 500 ft.
for sheet size 24" x 36"



TABLE OF CONTENTS

SHEET	TITLE	CONSULTANT
C0.0	COVER SHEET	ENGINEERING VENTURES
C0.1	LEGEND AND NOTES	ENGINEERING VENTURES
C1.1	EXISTING CONDITIONS PLAN	ENGINEERING VENTURES
C2.0	SITE LAYOUT PLAN	ENGINEERING VENTURES
C2.1	GRADING, DRAINAGE AND UTILITY PLAN	ENGINEERING VENTURES
C2.2	VEHICLE TURNING PLAN	ENGINEERING VENTURES
L1.1	SITE LANDSCAPE PLAN	PARK ARCHITECTURE
L1.2	LANDSCAPE DETAILS	PARK ARCHITECTURE
L2.1	SITE ENLARGEMENT PLAN	PARK ARCHITECTURE
L3.1	SITE LIGHTING PLAN	PARK ARCHITECTURE
L3.2	SITE LIGHTING DETAILS	PARK ARCHITECTURE
L3.3	SITE LIGHTING DETAILS	PARK ARCHITECTURE
L3.4	SITE PHOTOMETRIC PLAN	PARK ARCHITECTURE
L4.1	SITE DETAILS	PARK ARCHITECTURE
L4.2	SITE DETAILS	PARK ARCHITECTURE
L4.3	SITE DETAILS	PARK ARCHITECTURE
AP-1.6	BUILDINGS 2&5 (SIM): 1ST FLOOR PLAN, TYPICAL	MARKET SQUARE ARCHITECTS
AP-1.7	DESIGN BOARD INSPIRATION AND PRECEDENT	MARKET SQUARE ARCHITECTS
AP-1.8	BUILDINGS 1-5: CONCEPTUAL ELEVATIONS	MARKET SQUARE ARCHITECTS
AP-1.9	BUILDINGS 1-5: CONCEPTUAL ELEVATIONS	MARKET SQUARE ARCHITECTS

SUBJECT PROPERTY

LOT 45-243
444 SYKES MOUNTAIN AVENUE
WHITE RIVER JUNCTION, VT 05001

OWNER/APPLICANT

OWNER:
Black Rock Investments, LLC
earle@simpsoncompanies.com
2458 Christian St.
White River Junction, VT 05001

APPLICANT:
GPA Management, LLC
irwinperret@perret.net
505 Fairbanks Turn
Quechee, VT 05059

CONSULTANTS

CIVIL ENGINEER
ENGINEERING VENTURES, PC
85 MECHANIC STREET, STE. E2-3
LEBANON, NH 03766
(603) 442-9333

LANDSCAPE ARCHITECT
PARK ARCHITECTURE
3 SCHOOL LANE
HANOVER, NH 03755
603-643-3400

ARCHITECT
MARKET SQUARE ARCHITECTS
104 CONGRESS ST., STE. 205
PORTSMOUTH, NH 03801
603-501-0202

Stamp

Date

No.

Description

C0.0

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SILT FENCE	SF
CENTERLINE	CL	FIELD INLET	FI	MONUMENT	MON	SLOPE	S=
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT TO CURVE	TC
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TAPPING SLEEVE AND VALVE	TS&V
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TEMPORARY BENCHMARK	TBM
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEST PIT	TP
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TOP OF BANK	TOB
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYVINYL CHLORIDE	PVC	TOP OF CURB	TOC
EDGE OF CONCRETE	EOC	HYDRANT	HYD	POINT OF VERTICAL INTERSECTION	PVI	TOP OF WALL	TOW
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POND	PND	TYPICAL	TYP
EDGE OF PAVEMENT	EOP	INVERT	INV	QUANTITY	QTY	VERIFY IN FIELD	VIF
ELECTRIC	ELEC	IRON PIN	IP	QUALITY ASSURANCE	QA	WATER VALVE	WV
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY CONTROL	QC		
ELEVATION	ELEV	LENGTH	L=	RADIUS	R=		

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DESTROYED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.
17. FOLLOWING ANY WARRANTY PERIOD, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE.
18. AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TP1	TP1
B1	B1
BORING	BORING
P1	P1
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
BUILDING MOUNTED LIGHT	BUILDING MOUNTED LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
ACCESSIBLE CURB RAMP	

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100	100
98	98
EDGE OF RIVER	EDGE OF RIVER
EDGE OF POND	EDGE OF POND
FLOOD PLAIN BASED ON B.F.E.	FLOOD PLAIN BASED ON B.F.E.
FW	FEMA FLOOD PLAIN LIMITS
50' SETBACK FROM ORDINARY HIGH WATER LINE	50' SETBACK FROM ORDINARY HIGH WATER LINE
150' SETBACK FROM ORDINARY HIGH WATER LINE	150' SETBACK FROM ORDINARY HIGH WATER LINE
250' SETBACK FROM ORDINARY HIGH WATER LINE	250' SETBACK FROM ORDINARY HIGH WATER LINE
RRB	RIPARIAN RIGHTS BOUNDARY LINE
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
SETBACK	SETBACK
EASEMENT	EASEMENT
LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
DEMOLITION WORK	DEMOLITION WORK
CENTERLINE	CENTERLINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
CURB	CURB
FENCE (BARBED WIRE)	FENCE (BARBED WIRE)
FENCE (CHAIN LINK)	FENCE (CHAIN LINK)
FENCE (WOODEN)	FENCE (WOODEN)
GUARD RAIL	GUARD RAIL
TREE LINE	TREE LINE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
SANITARY SEWER APPROX.	SANITARY SEWER APPROX.
SEWER FORCEMAIN	SEWER FORCEMAIN
SEWER SERVICE	SEWER SERVICE
DISPOSAL AREA LATERAL	DISPOSAL AREA LATERAL
STORM LINE	STORM LINE
STORM LINE APPROX.	STORM LINE APPROX.
UNDER DRAIN	UNDER DRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
ROOF DRAIN	ROOF DRAIN
DITCH/SWALE	DITCH/SWALE
TELECOMM	TELECOMM
TELECOMM APPROX.	TELECOMM APPROX.
UNDERGROUND TELECOMM	UNDERGROUND TELECOMM
OVERHEAD TELECOMM	OVERHEAD TELECOMM
ELECTRIC LINE	ELECTRIC LINE
ELECTRIC APPROX.	ELECTRIC APPROX.
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ELECTRICAL SITE LIGHTING	ELECTRICAL SITE LIGHTING
WATER LINE	WATER LINE
WATER APPROX.	WATER APPROX.
WATER SERVICE	WATER SERVICE
GAS LINE	GAS LINE
GAS APPROX.	GAS APPROX.
CABLE TV	CABLE TV
UNDERGROUND CABLE TV	UNDERGROUND CABLE TV
OVERHEAD CABLE TV	OVERHEAD CABLE TV
STEAM LINE	STEAM LINE
LOW PRESSURE STEAM	LOW PRESSURE STEAM
HIGH PRESSURE STEAM	HIGH PRESSURE STEAM
HOT WATER	HOT WATER
CHILLED WATER	CHILLED WATER

Stamp

Date

Description

No.

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PC

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88 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
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BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VERMONT

Site Legends and Notes
Lot 45-243
SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
HARTFORD, WINDSOR COUNTY, VERMONT

Sheet Title:

Project Title:

EV Project #

22442

Drawn By:

JWF

Checked By:

KPW

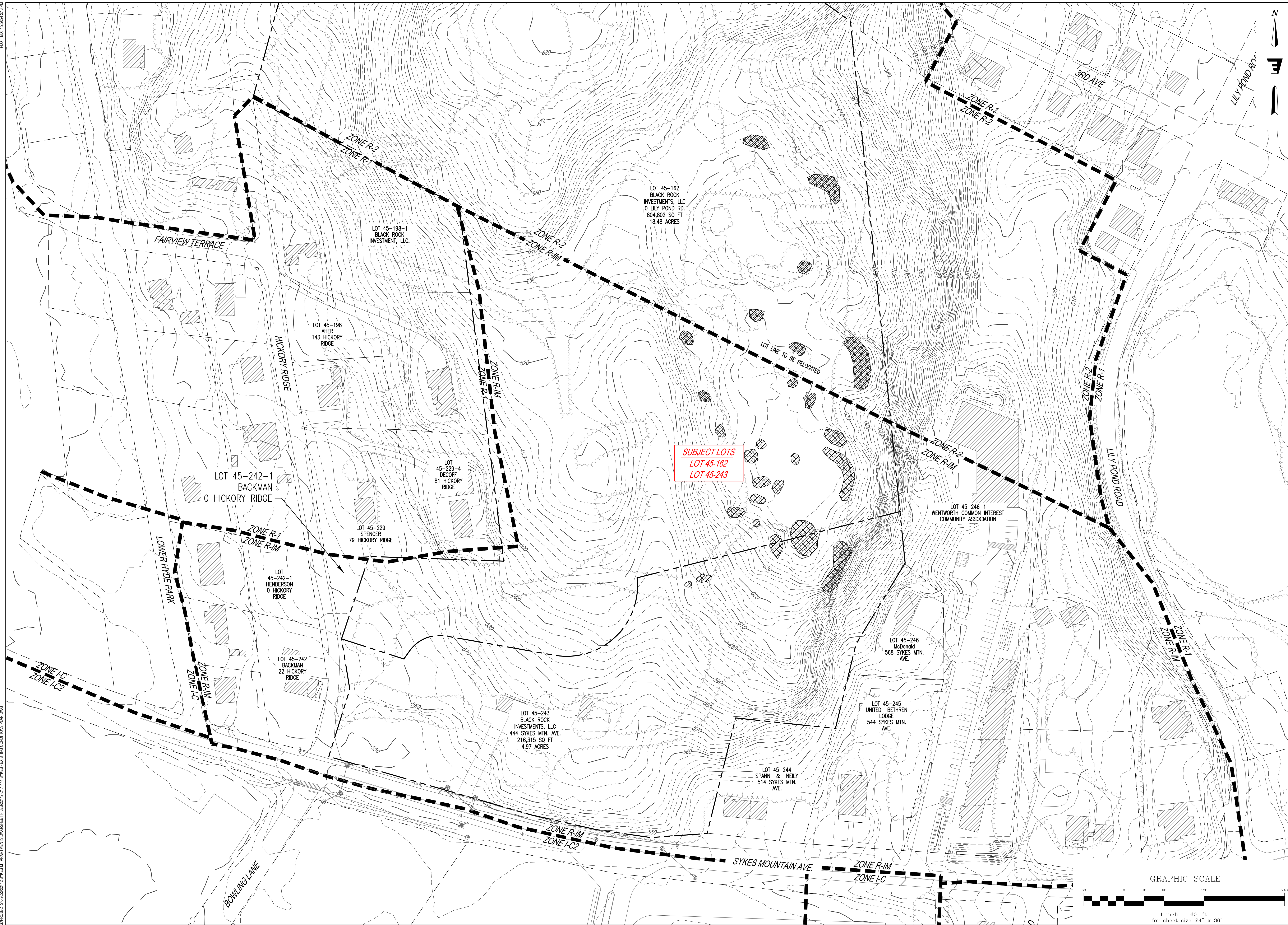
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Date:

07/21/2023

C0.1



C1.1

Existing Conditions Plan
Lot 45-243

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
HARTFORD, WINDSOR COUNTY, VERMONT

BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VERMONT

ENGINEERING
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Sheet Title:	Project Title:	No.	Description	Date	Stamp
EV Project # 22442					
Drawn By: JWF					
Checked By: KPW					
Scale: 1" = 60'					
Date: 07/21/2023					



Building	Studio		1 Bedroom		2 Bedroom		Total	Parking	Parking
	Units	Spaces	Units	Spaces	Units	Spaces	Unit	Target	Proposed
5	9	1	33	15	6	15	48	67.5	70

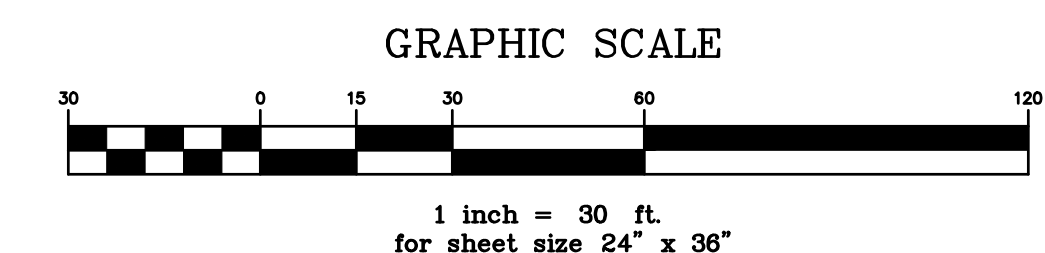
SITE NOTES

- | | |
|-----|---|
| C1 | BUILDING |
| C2 | SIDEWALK (TYP. - SEE PLAN FOR WIDTH) |
| C3 | 24' BY 12' DUMPSTER ENCLOSURE |
| C4 | ADA VAN ACCESSIBLE PARKING (TYP.) |
| C5 | CURBING (TYP.) |
| C6 | GATE WITH KNOX LOCK |
| C7 | ASPHALT PAVEMENT (TYP.) |
| C8 | SNOW STORAGE |
| C9 | CROSSWALK AND ADA TIP-DOWN |
| C10 | STORMWATER EASEMENT FOR THE BENEFIT OF LOT 45-162 |
| C11 | PUBLIC ACCESS AND UTILITY EASEMENT |
| C12 | STOP SIGN AND STOP BAR |
| C13 | DELIVERY TRUCK AREA |
| C14 | BUS SHELTER |
| C15 | BUS PAD |

ZONING CHART

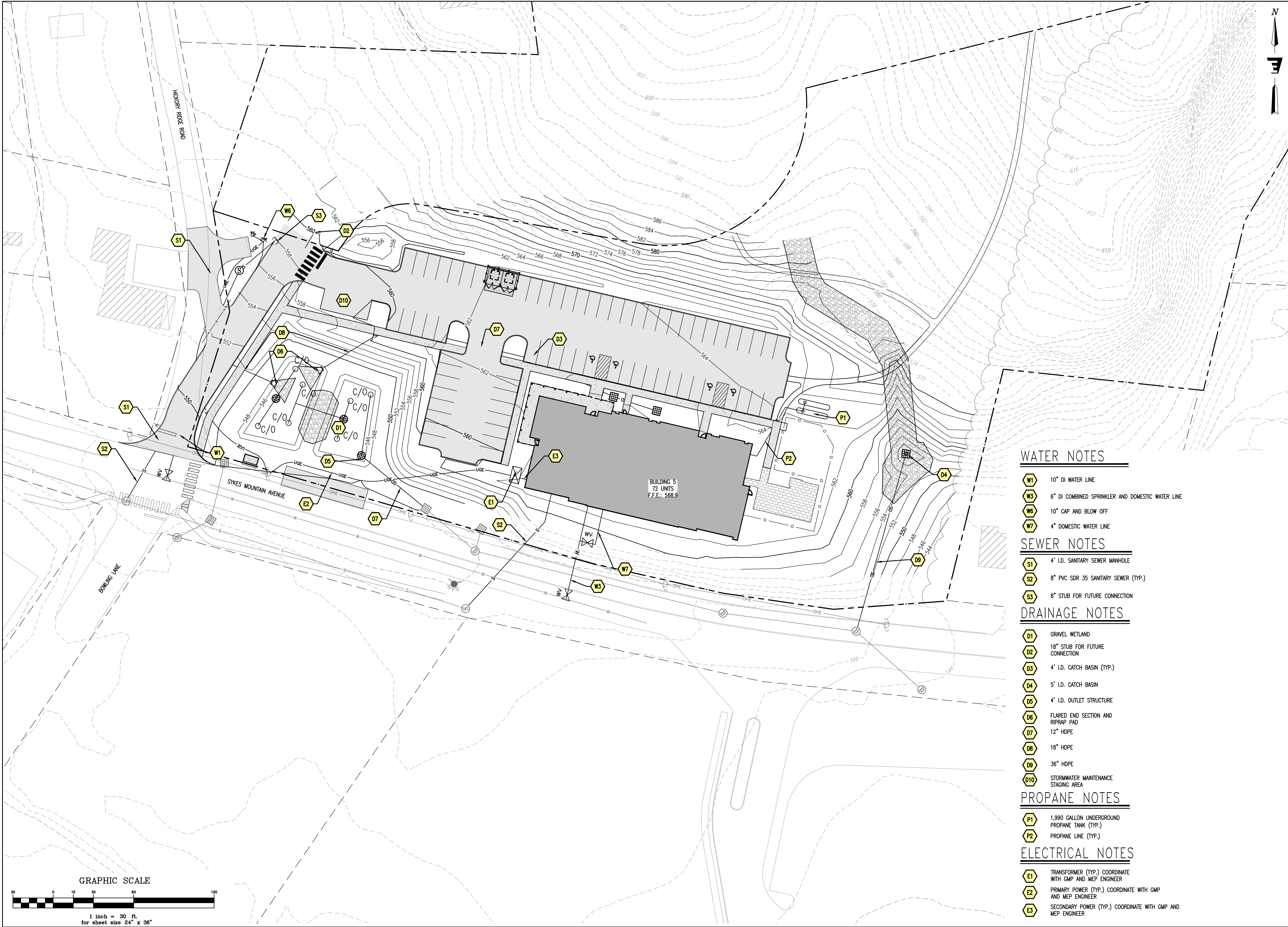
		Lot 45-243	
ITEM	Req/Allowable	Existing	Proposed
Street Address		444 Sykes Mt. Ave.	
Zoning		R-1M	R-1M
District/Designation			
Tax Map & lot number		45-243	Same
Area of Lot (Acres)		11.1 ac (482,777 sf)	4.97 ac (216,315 sf)
Building Gross Floor Area (SF) finished		N/A	46,400 sf
Parking Spaces	2 per unit (min.)	N/A	104
Number of Loading Spaces		N/A	N/A
Building Height (Ft)	40' (maximum)	N/A	50'
Number of Stories	4	N/A	4
Use	Allowed Conditional	Single Family Dwelling	Dwelling, multiunit
Setbacks (Ft)*			
Front	10' Principal/20' detached		20' or greater
Side	10'		20' or greater
Rear	20'		20' or greater
Building Footprint Area (SF)	None	N/A	11,600 sf
Total Building Coverage on Lot (%)			6.90%
Overlay District		None	None
Impervious surfaces (sf) bld. + lots/lot		N/A	49,369 sf
Impervious surfaces (%) bld. + lots/lot	65% max.	N/A	23%
Density	R-1M: 1 Unit / 4,000 sf +40% per State 208,199 sf/4,000 sf x 1.4 = 72 units (allowed)	1 Unit	72 Units

NOTE: THIS PROJECT IS NOT LOCATED WITHIN ANY FLOODPLAINS, SIGNIFICANT NATURAL COMMUNITIES OR WETLANDS



S:\PROJECTS\2022\2442 SYKES MT APARTMENTS\DWGS\DWG SHEET FILES\2442 444 SYKES AVE C2.1 SITE PLANNING

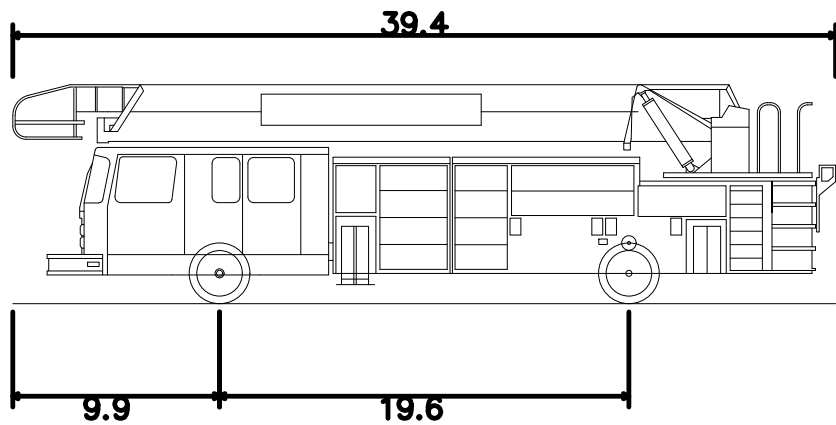
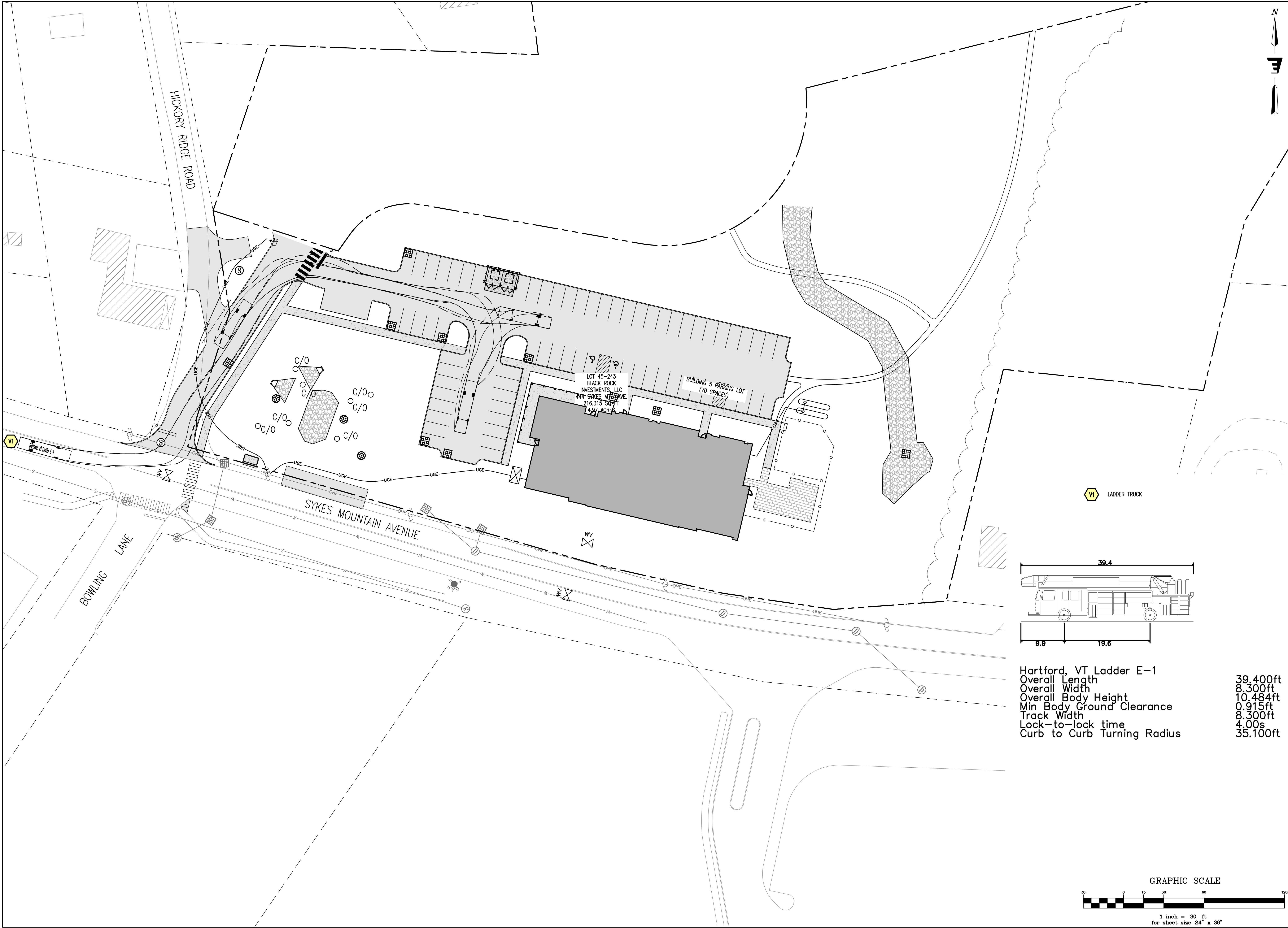
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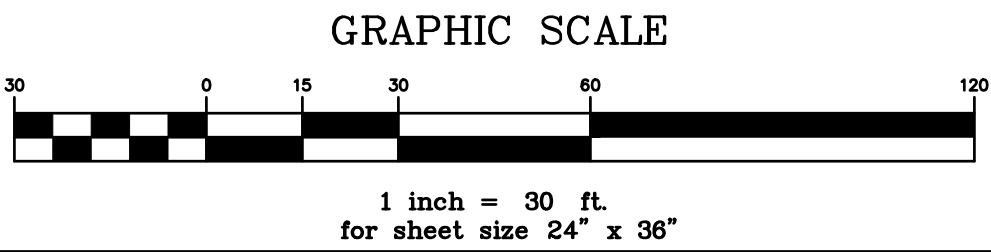
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BLACK ROCK INVESTMENTS, LLC	
2458 CHRISTIAN STREET	
WHITE RIVER JUNCTION, VERMONT	
Grading, Drainage and Utilities Plan	
Lot 45-243	
SYKES MOUNTAIN	
RESIDENTIAL DEVELOPMENT	
HARTFORD, WINDSOR COUNTY, VERMONT	
EV Project #	23442
Drawn By:	JWF
Checked By:	KPW
Scale:	1" = 30'
Date:	1/2/2024
C2.1	

S:\PROJECTS\2022\2442 SYKES MT APARTMENTS\DWG\SHEET FILES\2442 444 SYKES AVE C2.2 - VEHICLE TURNING PLAN.DWG
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SYKES MT APARTMENTS\DWG\SHEET FILES\2442 444 SYKES AVE C2.2 - VEHICLE TURNING PLAN.DWG



Hartford, VT Ladder E-1
Overall Length 39.400ft
Overall Width 9.900ft
Overall Body Height 19.600ft
Min Body Ground Clearance 0.915ft
Track Width 8.300ft
Lock-to-lock time 4.00s
Curb-to-curb Turning Radius 35.100ft



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BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VERMONT	
Vehicle Turning Plan Lot 45-243 SYKES MOUNTAIN RESIDENTIAL DEVELOPMENT HARTFORD, WINDSOR COUNTY, VERMONT	
EV Project #	22442
Drawn By:	JWF
Checked By:	KPW
Scale:	1" = 30'
Date:	1/2/2024
C2.2	

LANDSCAPE PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
5	GLEDITSIA TRIACANTHOS V. INERMIS	IMPERIAL HONEYLOCUST	2.5" – 3" CALIPER
1	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	2.5" – 3" CALIPER
1	QUERCUS RUBRA	RED OAK	2.5" – 3" CALIPER
1	QUERCUS PALUSTRIS	PIN OAK	2.5" – 3" CALIPER
6	ACER X FREEMANII	FREEMAN MAPLE 'ARMSTRONG'	2.5" – 3" CALIPER
14	BETULA PAPIRYFERA	CLUMP WHITE BIRCH	CLUMP 8'–10' HT.
1	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2.5" – 3" CALIPER
3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" – 3" CALIPER
5	AMELANCHIER CANADENSIS	SERVICEBERRY	5'–6' HT. B&B
EVERGREEN TREES			
10	PICEA GLAUCA	WHITE SPRUCE	10'–12' HT. B&B
4	PINUS STROBUS	EASTERN WHITE PINE	8'–10' HT. B&B
8	PINUS NIGRA	AUSTRIAN BLACK PINE	8'–10' HT. B&B
15	PICEA ABIES	NORWAY SPRUCE TREE	8'–10' HT. B&B
3	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6'–8' HT. B&B
SHRUBS			
5	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	30"–36" HT, 7 GAL
3	SYRINGA VULGARIS	COMMON PURPLE LILAC	30"–36" HT, 7 GAL
22	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"–30" HT, 5 GAL
30	RHODODENDRON 'PJM ELITE'	PJM RHODODENDRON	24"–30" HT, 5 GAL
18	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	24"–30" HT, 5 GAL
34	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD	24"–30" HT, 5 GAL
17	FORSYTHIA X INTERMEDIA	FORSYTHIA	24"–30" HT, 5 GAL
3	PINUS MUGO	MUGO PINE	18"–24" HT, 7 GAL
8	SPIREA JAP. LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18"–24" HT, 7 GAL
16	HYDRANGEA INVINCIBELLE SPIRIT II	INVINCIBELLE SPIRIT II HYDRANGEA	18"–24" HT, 7 GAL
5	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"–24" HT, 7 GAL
8	POTENTILLA FRUITCOSA MCKAY'S WHITE	MCKAY'S WHITE POTENTILLA	18"–24" HT, 7 GAL
12	VIBURNUM NUDUM BRANDYWINE	BRANDYWINE VIBURNUM	18"–24" HT, 7 GAL
9	CLETHRA ALNIFOLIA HUMMINGBIRD	HUMMINGBIRD SWEETSPIRE	18"–24" HT, 7 GAL
30	TAXUS MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18"–24" HT, 7 GAL
PERENNIALS & ORNAMENTAL GRASSES			
TBD	NEPETA 'SIX HILLS GIANT'	SIX HILLS GRANT CATMINT	2 GAL
TBD	RUDBECKIA FULGIDA GOLDSTURM	GOLDSTURM BLACK EYED SUSAN	2 GAL
TBD	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILLY	2 GAL
TBD	ANDROPOGON GERARDII 'BLACKHAWKS'	BLACKHAWKS BIG BLUESTEM	2 GAL
TBD	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL
TBD	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL
TBD	ECHINACEA PURPURPEA	PURPLE CONEFLOWER	2 GAL

LANDSCAPE NOTES

1. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTORS CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
2. THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN.
3. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
4. ALL PLANT BEDS WILL BE TOP-DRESSED WITH 3" SHREDDED BARK MULCH.
5. CONTRACTOR SHALL PROVIDE STEEL LANDSCAPE EDGING TO SURROUND ALL MULCH BEDS WHERE INDICATED.
6. THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATIVE PLANTING LOCATIONS CAN BE DETERMINED.
7. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM ON-GOING CONSTRUCTION. PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL FORMAL ACCEPTANCE OF ALL PLANTINGS.
9. ALL OTHER DISTURBED AREAS NOT OTHERWISE INDICATED SHALL BE LOAMED AND SEEDED.
10. CONTRACTOR SHALL PRESERVE EXISTING TREES WHERE INDICATED.
11. CONTRACTOR SHALL PROVIDE A 2-YEAR GUARANTEE ON ALL INSTALLED PLANT MATERIAL.
12. ALL PROPOSED TREES SHALL BE PLACED A MINIMUM OF 10FT FROM EXISTING AND PROPOSED UTILITIES.
14. ALL TREES SPECIFIED WILL BE OF GOOD QUALITY AND IN COMPLIANCE WITH THE MOST RECENT EDITION OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.

NE WILDFLOWER SEED MIX SPECS

NORTHEAST NATIVE WILDFLOWER SEED MIXTURE PLANTED IN AREAS SHOWN ON LANDSCAPE PLAN

NORTHEAST WILDFLOWER SEED MIXTURE TO CONTAIN A MAJORITY OF > 67% PERENNIAL VARIETIES TO INSURE GROWTH OF WILDFLOWER VEGETATION IN SUCCESSIVE YEARS.

NEWP.COM/SEED-MIXES OR APPROVED EQUAL

SLOPE PLANTING TYPE	QTY	SIZE
Custom Blend of Northeast Native Wildflower Mixture	± TBD SF	SEED MIX



NE WILDFLOWER MIXTURE

PROPOSED DECIDUOUS TREES:



IMPERIAL HONEY LOCUST



FREEMAN MAPLE 'ARMSTRONG'



DAWN REDWOOD



RED OAK TREE



PIN OAK TREE



ROYAL STAR MAGNOLIA



GREENSPIRE LINDEN



SHADBLOW SERVICEBERRY



CLUMP WHITE BIRCH

PROPOSED EVERGREEN TREES:



AUSTRIAN BLACK PINE



WHITE SPRUCE



NORWAY SPRUCE



EASTERN WHITE PINE

EVERGREEN SCREENING



AMERICAN ARBORVITAE



SPREADING YEW

PROPOSED SHRUBS:



WITCH HAZEL



PURPLE LILAC



INKBERRY SHRUB



PJM RHODODENDRON



WINTERBERRY HOLLY



RED TWIG DOGWOOD



FORSYTHIA



MUGO PINE SHRUB



LITTLE PRINCESS SPIREA



HYDRANGEA



FOTHERGILLA



BRANDYWINE VIBURNUM



CLETHRA

PROPOSED PERENNIALS & GRASSES:



CATMINT



BLACK EYED SUSAN



STELLA D'ORO DAYLILLY



BLACKHAWK BIG BLUESTEM



BLUE OAT GRASS



DWARF FOUNTAIN GRASS



PURPLE CONEFLOWER

Stamp

Chkd.

Rev. No.

Description

Client:

BLACK ROCK INVESTMENTS, LLC
2488 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Sheet Title:

Project Title:

PA Project #

Checked By:

Drawn By:

Scale:

Date:

2318

PS

PS

NTS

01/02/2024

Landscape Details

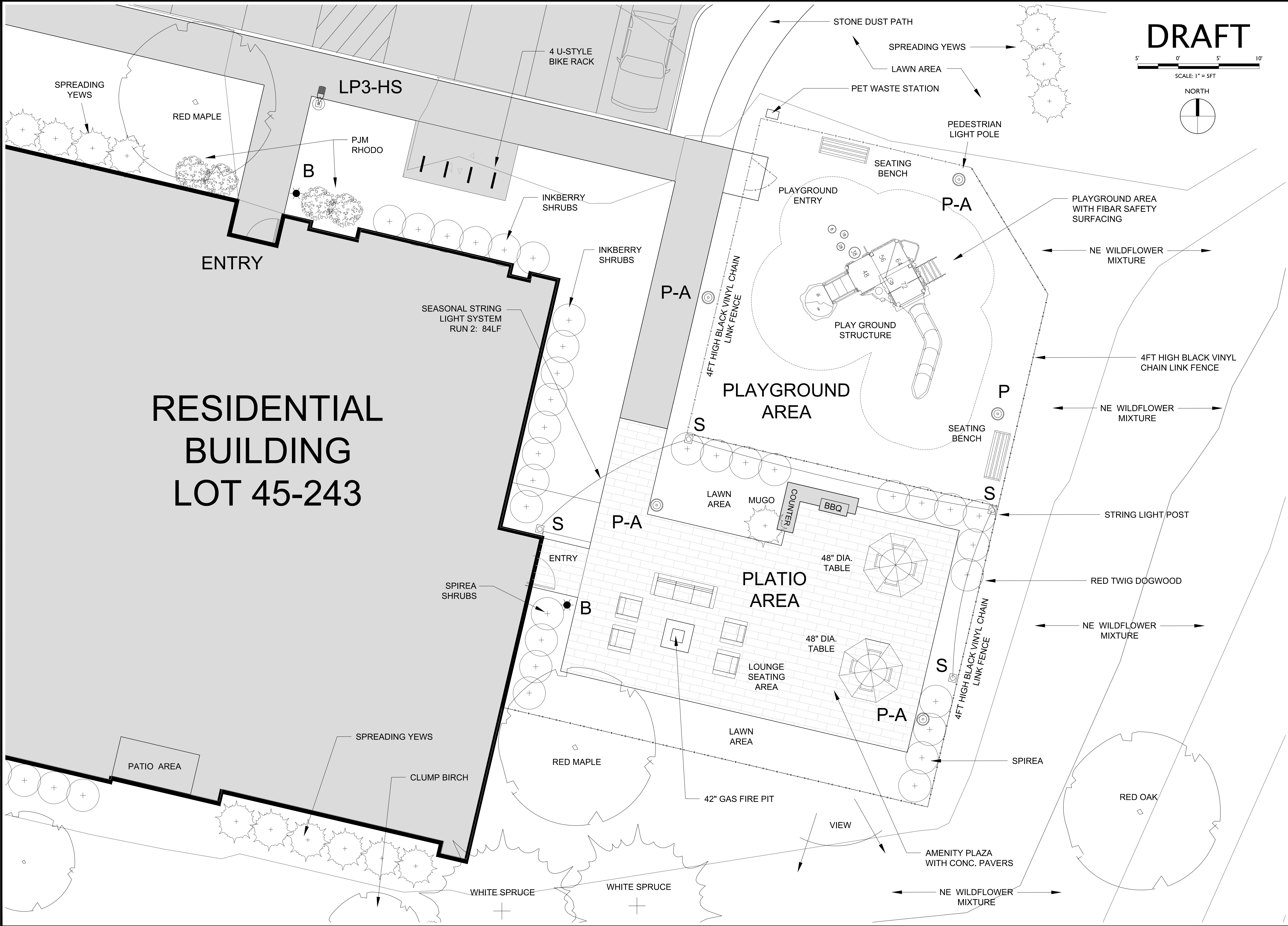
Lot 45-243

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

L1.2

ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750
PH: 603-943-9400 Mobile: 603-955-9467
Email: parkarch@parkarch.com



Stamp

Chkd.	
Rev. No.	
Description	

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Client:

BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Sheet Title:

Site Enlargement Plan
Lot 45-243

Project Title:

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

PA Project #

2316

Checked By:

PS

Drawn By:

PS

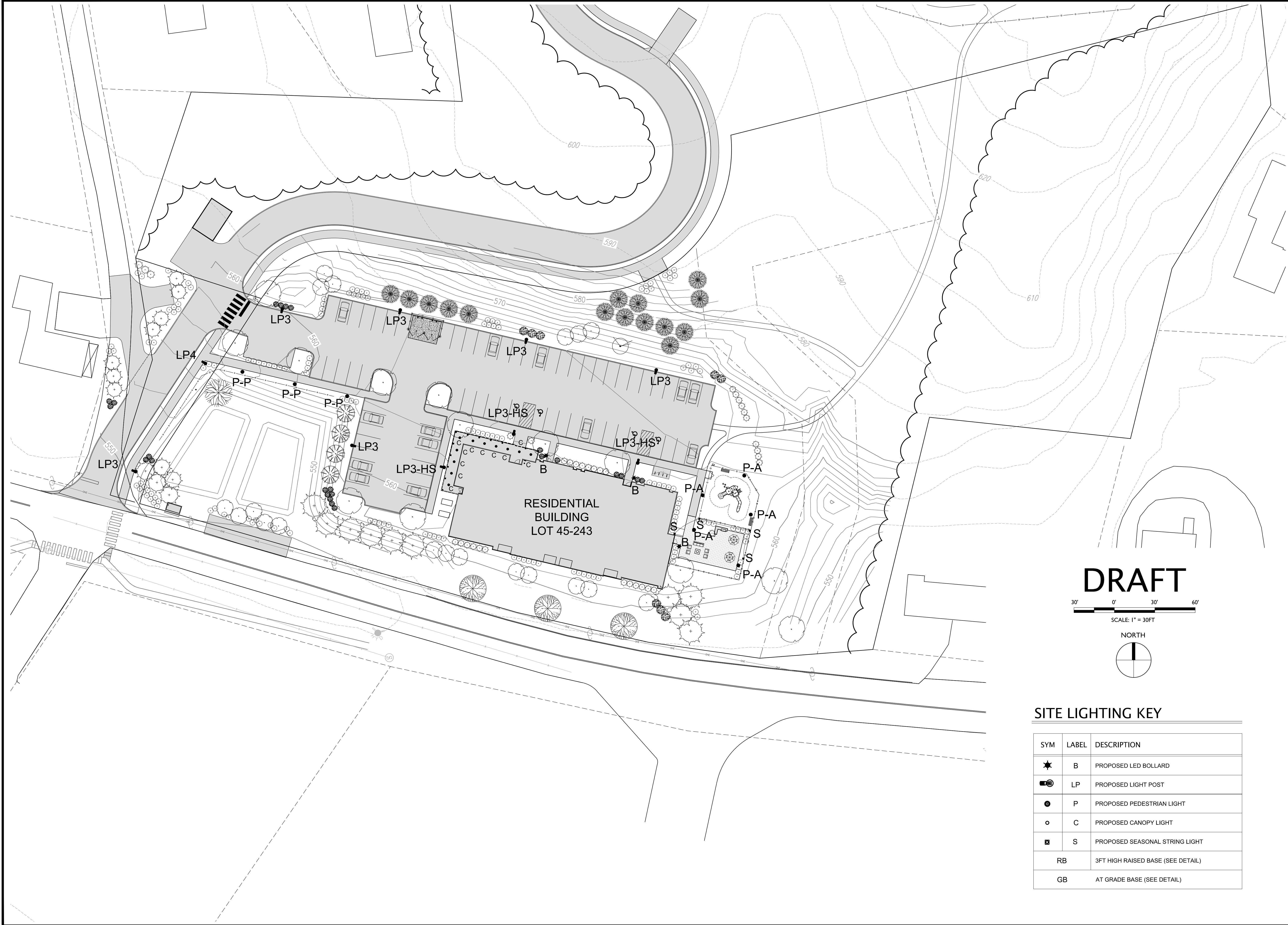
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01/02/2024

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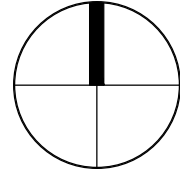


DRAFT

30' 0' 30' 60'

SCALE: 1" = 30FT

NORTH



SITE LIGHTING KEY

SYM	LABEL	DESCRIPTION
★	B	PROPOSED LED BOLLARD
⬢	LP	PROPOSED LIGHT POST
●	P	PROPOSED PEDESTRIAN LIGHT
○	C	PROPOSED CANOPY LIGHT
⊠	S	PROPOSED SEASONAL STRING LIGHT
RB	3FT HIGH RAISED BASE (SEE DETAIL)	
GB	AT GRADE BASE (SEE DETAIL)	

Stamp

Rev. No.	Description	Chkd.

ParkArchitecture.com

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Client:

BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Sheet Title:

Site Lighting Plan
Lot 45-243

Project Title:

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

PA Project # 2318
Checked By: PS
Drawn By: PS
Scale: 1"=40'
Date: 01/02/2024

L3.1

(B) BOLLARD LIGHTING SPECIFICATION



RADEAN Bollard LED Site Luminaire

Specifications

Diameter: D = 8.25" (20.96cm)

Height: H = 41.5" Standard (105.41cm)

Weight (max): 20lbs (9.07Kg)

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard top (required)
RADB LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed	Slim Top
	P2	30K 3000K	SYM Symmetric	120	PE Photocell (cell, button type)	BTS Slim top, painted to match shaft
	P3	35K 3500K	SYM Symmetric	208	DMG 0-10V dimming driver (no controls)	BTB Tall top, painted to match shaft
	P4	40K 4000K	SYM Symmetric	277	EWB Emergency battery backup (certified to UL 924, 100-160VAC)	BTBDBLXD Tall top, black textured
	P5	50K 5000K	SYM Symmetric	347	FAO Field adjustable output	BTBDBLXD Tall top, black textured

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	SPK Square pole mounting (65 drilling, 3.5" min. 50 pole)
	P3	35K 3500K	ASY Asymmetric	208	RPA Round pole mounting (65 drilling, 3" min. 90 pole)
	P4	40K 4000K	ASY Asymmetric	277	SPS Square pole mounting (65 drilling, 3" min. 50 pole)
	P5	50K 5000K	ASY Asymmetric	347	RPS Round pole mounting (65 drilling, 3" min. 90 pole)

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	SPK Square pole mounting (65 drilling, 3.5" min. 50 pole)
	P3	35K 3500K	ASY Asymmetric	208	RPA Round pole mounting (65 drilling, 3" min. 90 pole)
	P4	40K 4000K	ASY Asymmetric	277	SPS Square pole mounting (65 drilling, 3" min. 50 pole)
	P5	50K 5000K	ASY Asymmetric	347	RPS Round pole mounting (65 drilling, 3" min. 90 pole)

(LP & LP2) SERIES LIGHT POST SPECIFICATION



D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.44 ft² (0.04m²)

Length: 26.18" (66.5cm)

Width: 14.06" (35.7cm)

Height H1: 2.26" (5.7cm)

Height H2: 7.46" (18.9cm)

Weight: 23.88 (10.4kg)

Ordering Information

EXAMPLE: DSXO LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSXO LED	P1	27K 2700K	70CRI	T3M Type III medium	MVOLT	Shipped installed
	P2	30K 3000K	70CRI	T3M Type III medium	120	SPK Square pole mounting (65 drilling, 3.5" min. 50 pole)
	P3	35K 3500K	70CRI	T3M Type III medium	208	RPA Round pole mounting (65 drilling, 3" min. 90 pole)
	P4	40K 4000K	70CRI	T3M Type III medium	277	SPS Square pole mounting (65 drilling, 3" min. 50 pole)
	P5	50K 5000K	70CRI	T3M Type III medium	347	RPS Round pole mounting (65 drilling, 3" min. 90 pole)

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	SPK Square pole mounting (65 drilling, 3.5" min. 50 pole)
	P3	35K 3500K	ASY Asymmetric	208	RPA Round pole mounting (65 drilling, 3" min. 90 pole)
	P4	40K 4000K	ASY Asymmetric	277	SPS Square pole mounting (65 drilling, 3" min. 50 pole)
	P5	50K 5000K	ASY Asymmetric	347	RPS Round pole mounting (65 drilling, 3" min. 90 pole)

(P) SERIES PEDESTRIAN LIGHT POST SPECIFICATION



Radean Post Top LED Area Luminaire

Specifications

EPA: 1.02 ft² (0.105m²)

Length: 24" (61cm)

Width: 24" (61cm)

H1 Luminaire Height: 4" (10.16cm)

H2 Luminaire Height: 26" (66.04cm)

Weight: 38lbs (17.24kg)

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	SPK Square pole mounting (65 drilling, 3.5" min. 50 pole)
	P3	35K 3500K	ASY Asymmetric	208	RPA Round pole mounting (65 drilling, 3" min. 90 pole)
	P4	40K 4000K	ASY Asymmetric	277	SPS Square pole mounting (65 drilling, 3" min. 50 pole)
	P5	50K 5000K	ASY Asymmetric	347	RPS Round pole mounting (65 drilling, 3" min. 90 pole)

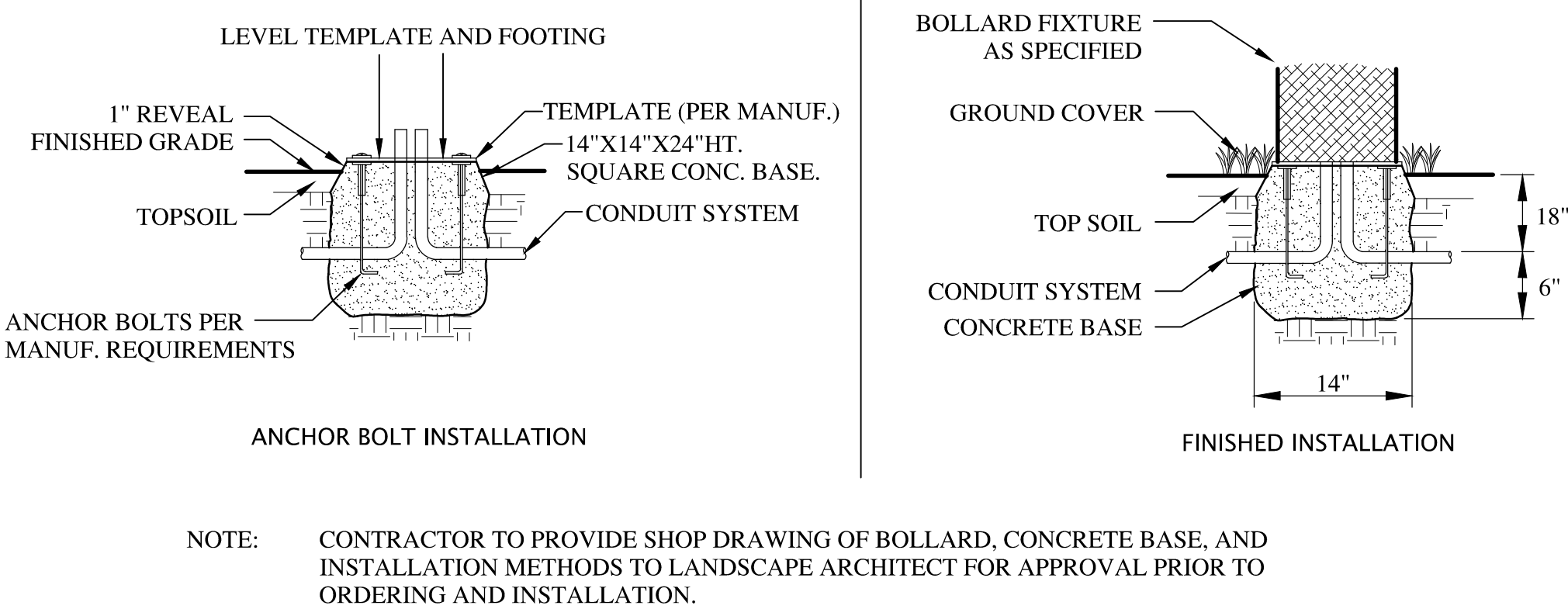
Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	SPK Square pole mounting (65 drilling, 3.5" min. 50 pole)
	P3	35K 3500K	ASY Asymmetric	208	RPA Round pole mounting (65 drilling, 3" min. 90 pole)
	P4	40K 4000K	ASY Asymmetric	277	SPS Square pole mounting (65 drilling, 3" min. 50 pole)
	P5	50K 5000K	ASY Asymmetric	347	RPS Round pole mounting (65 drilling, 3" min. 90 pole)

BOLLARD LIGHT BASE INSTALLATION DETAIL

NOT TO SCALE



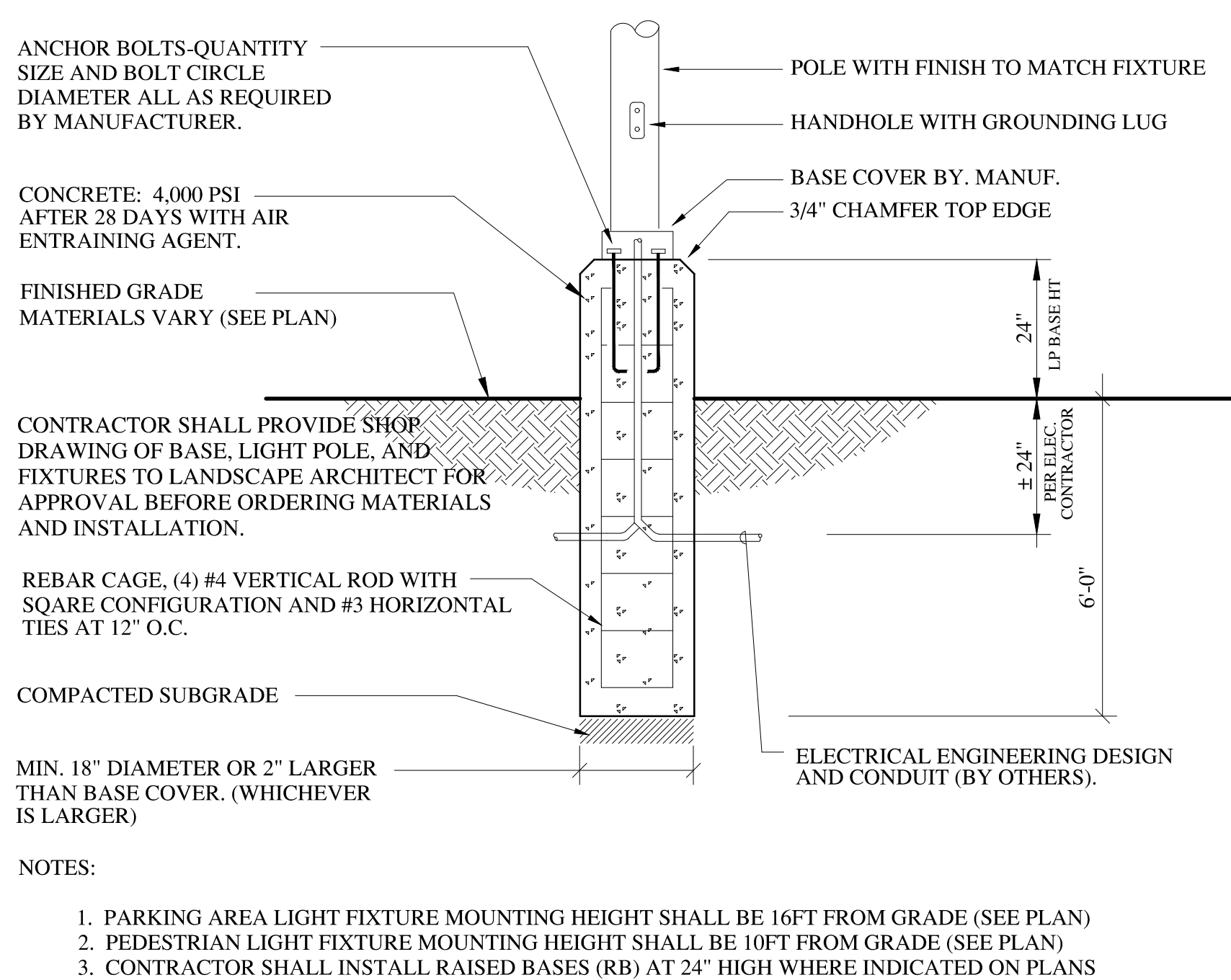
LIGHTING NOTES

LIGHT FIXTURE NOTES:

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL FOR ALL LIGHTING MATERIALS, FIXTURES, POLES AND INSTALLATION METHODS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION AND INSTALLATION. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT ON SITE TO VERIFY AND MARK LOCATION OF ALL PROPOSED FIXTURES INCLUDING LIGHT POLES, WALL PACKS AND BOLLARDS PRIOR TO INSTALLATION.

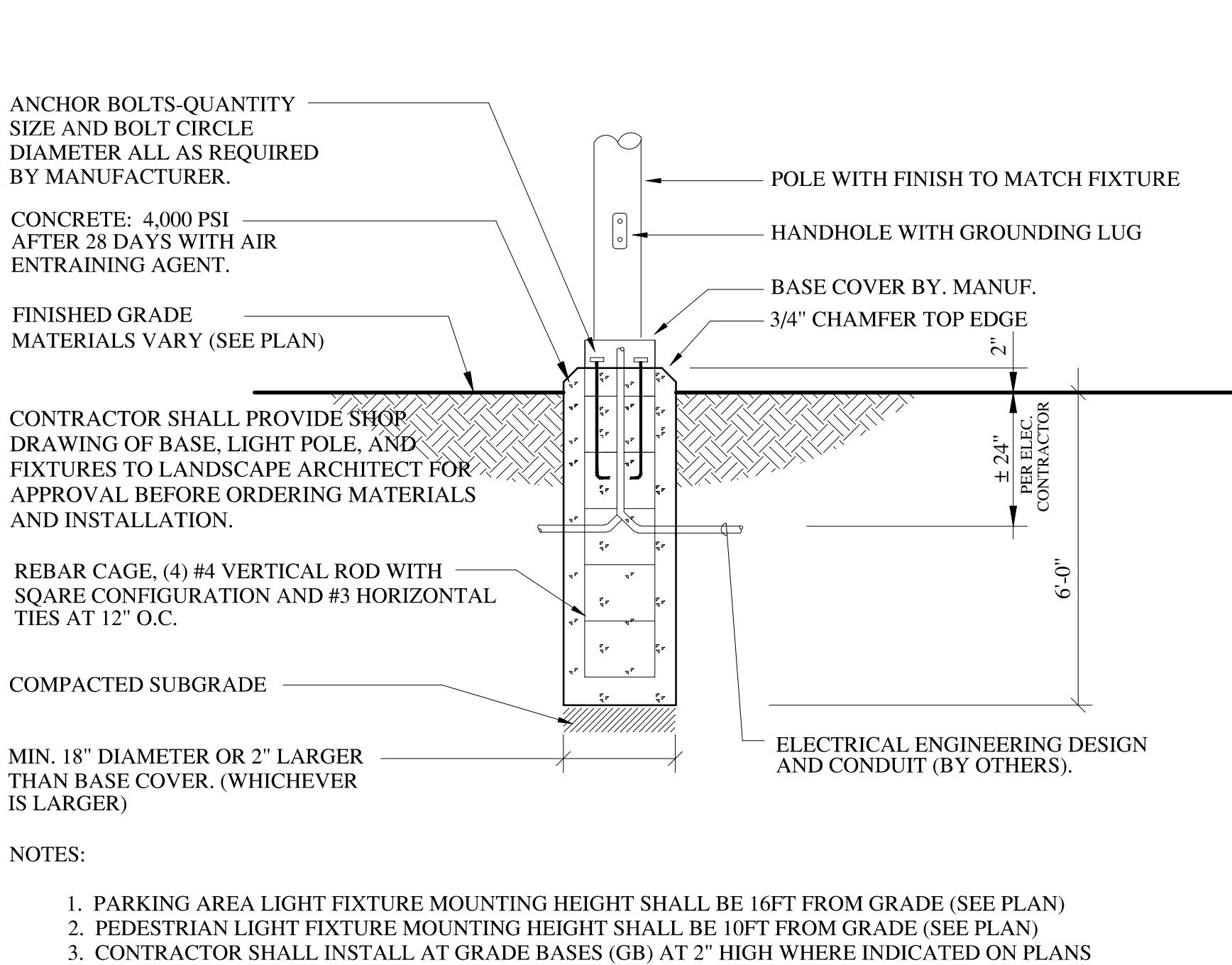
(RB) RAISED LIGHT POLE BASE INSTALLATION DETAIL

NOT TO SCALE



(GB) AT-GRADE LIGHT POLE BASE INSTALLATION

NOT TO SCALE



Stamp

Chkd.

Description

Rev. No.

ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750

Ph: 603-463-5460 Mobile: 603-256-4667

Email: parkarch@parkarchitecture.com

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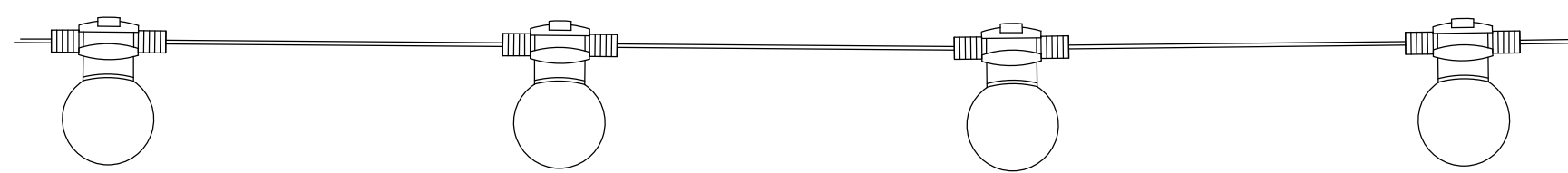
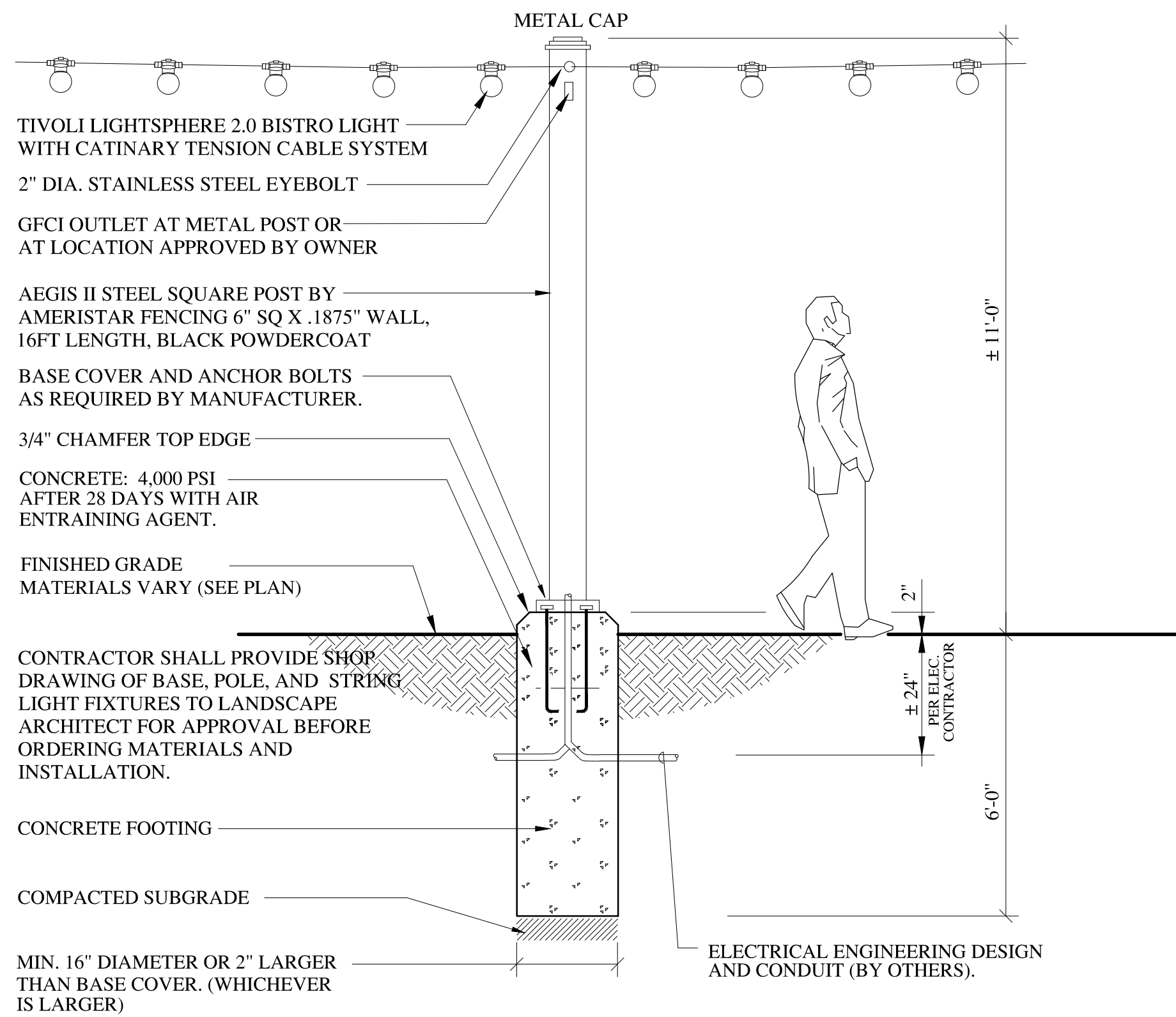
Drawn By: PS

Scale: NTS

Date: 01/02/2024

L3.2

(SLP) STRING LIGHT POLE (FOR SEASONAL USE ONLY)



STRING LIGHTING / MAXIMUM RUN LENGTH STANDARDS

LED TYPE	6" ON CENTER	12" ON CENTER	18" ON CENTER	24" ON CENTER
STANDARD	130 FT	180 FT	230 FT	250 FT
HIGH OUTPUT	80 FT	110 FT	130 FT	150 FT
VERY HIGH OUTPUT	30 FT	55 FT	70 FT	80 FT

Product Features

- Tivoli's next evolution of Litesphere delivers a robust specification-grade strand with factory molded standard spacing for consistent quality from start to finish
- Litesphere 2.0 design provides optional suspended mounting or a twist-off cap for surface applications
- 12V DC Low voltage system for long runs
- IP67
- cULus
- 3 Year warranty

NOTES:

- MAXIMUM RUN: 250FT
- PROVIDE 1 RUN AS FOLLOWS:

RUN 1: ± 84 FT (SEE PLAN)

- LUMENS: 2,700
- COLOR: BLACK
- BULB SPACING: 24 INCHES
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION INCLUDING STRING LIGHT POSTS AND LIGHTING FIXTURES.

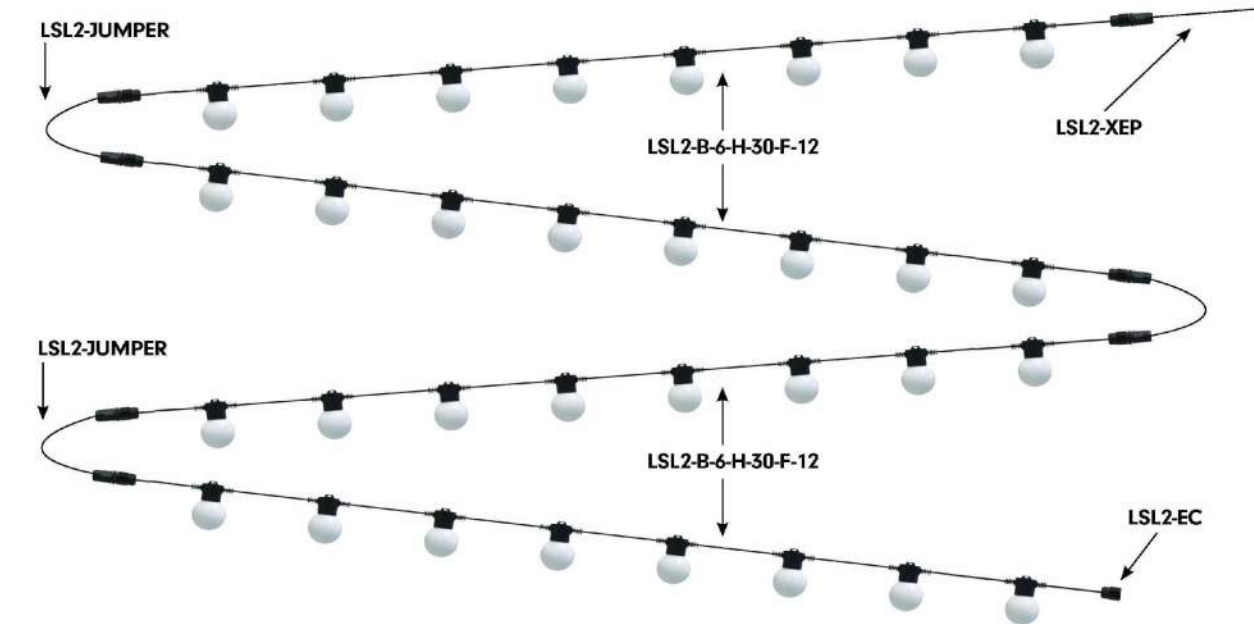
Dimensions



12V | Litesphere™ 2.0



System Configuration Example



Strand Order Guide

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Product	Wire	Spacing	LED Type	LED Color	Globe	Voltage
Litesphere 2.0	B Black W White	06 6" OC 12 12" OC 18 18" OC 24 24" OC 36 36" OC 48 48" OC	V Very High Output H High Output S Standard Output	19 1900K 27 2700K 30 3000K 35 3500K 40 4000K 50 5000K*	C Clear F Frosted O Opal	12 12V DC

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribut ion	Polar Plot
★	B	3	Lithonia Lighting	RADB LED P4 30K SYM DDBXD	RADB LED Bollard; mounted at 3ft	LED	RADB_LED_P4_30K_SYM_DD BXD.ies	1335	0.9	18.59	TYPE VS, BUG RATING: B1 - U1 - G0	Max: 1119cd
ⓁⓅ	LP3	6	Lithonia Lighting	DSX0 LED P2 30K 80CRI T3M MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture Type 3; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_T 3M.ies	5383	0.9	45.14	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2	Max: 4506cd
ⓁⓅ	LP3-HS	3	Lithonia Lighting	DSX0 LED P2 30K 80CRI T3M HS MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture Type 3 with Houseside Shield; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_T 3M_HS.ies	4666	0.9	45.14	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2	Max: 3880cd
ⓁⓅ	LP4	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI TFTM MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Area Fixture Type 4; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_T FTM.ies	5501	0.9	45.14	TYPE IV, SHORT, BUG RATING: B1 - U0 - G3	Max: 4957cd
Ⓟ	P-A	5	Lithonia Lighting	RADPT P2 30K ASY MVOLT PT4 DDBXD with RSS 10 PT DDBXD	RADEAN Post-Top with Asymmetric distribution; mounted at 10ft	LED	RADPT_P2_30 K_ASY.ies	4671	0.9	38.0107	TYPE IV, VERY SHORT, BUG RATING: B2 - U2 - G2	Max: 2075cd
Ⓟ	P-P	3	Lithonia Lighting	RADPT P2 30K PATH MVOLT PT4 DDBXD with RSS 10 PT DDBXD	RADEAN Post-Top with Pathway distribution; mounted at 10ft	LED	RADPT_P2_30 K_PATH.ies	3824	0.9	38.01	TYPE III, SHORT, BUG RATING: B4 - U2 - G4	Max: 1627cd

RECESSED CANOPY DOWNLIGHT SPECIFICATION

NOT TO SCALE



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C. Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM, 80 CRI minimum, 90 CRI optional. LED light source concealed with diffusing optical lens. General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image. Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available. 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled. 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.

Please refer to www.aclitybrands.com/buy-american for additional information.

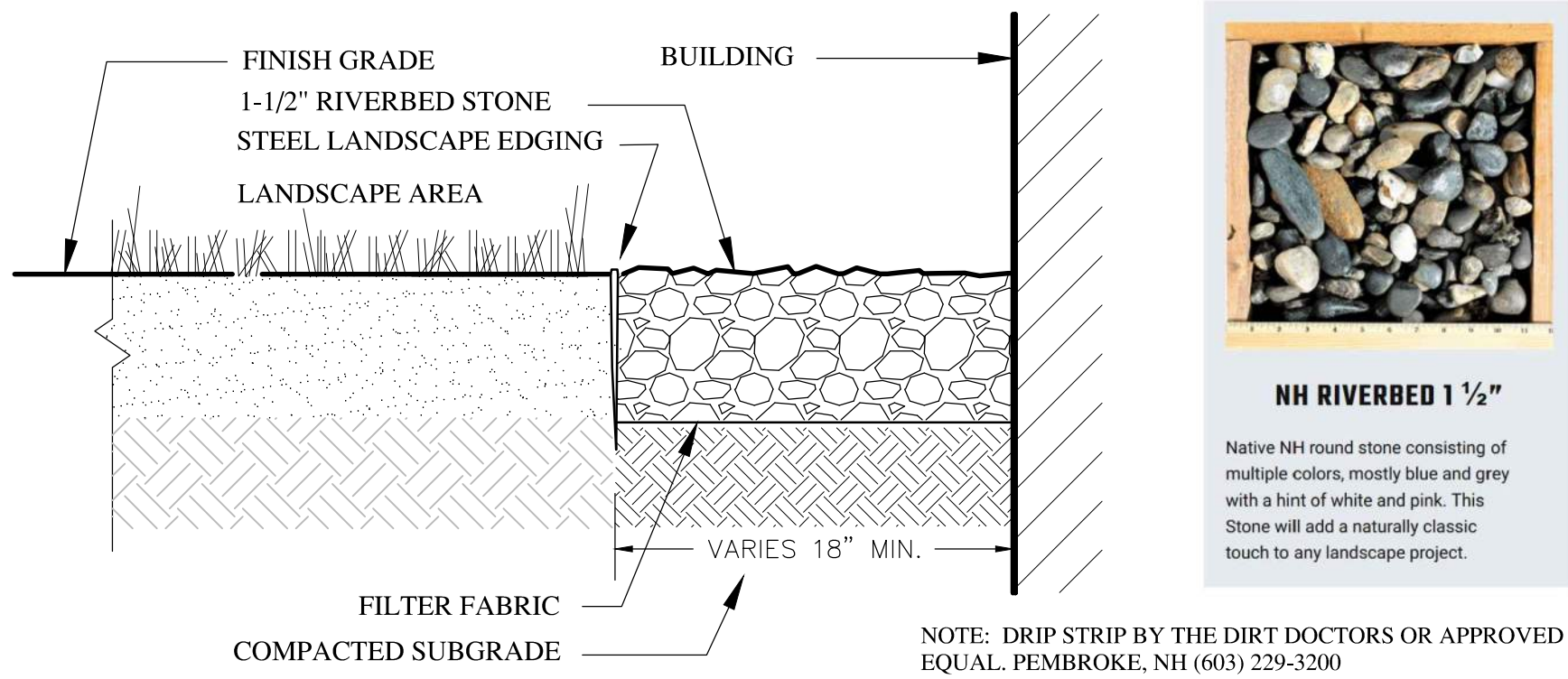
WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.aclitybrands.com/support/warranty/terms-and-conditions

Catalog Number	
Notes	
Type	Plan Label C



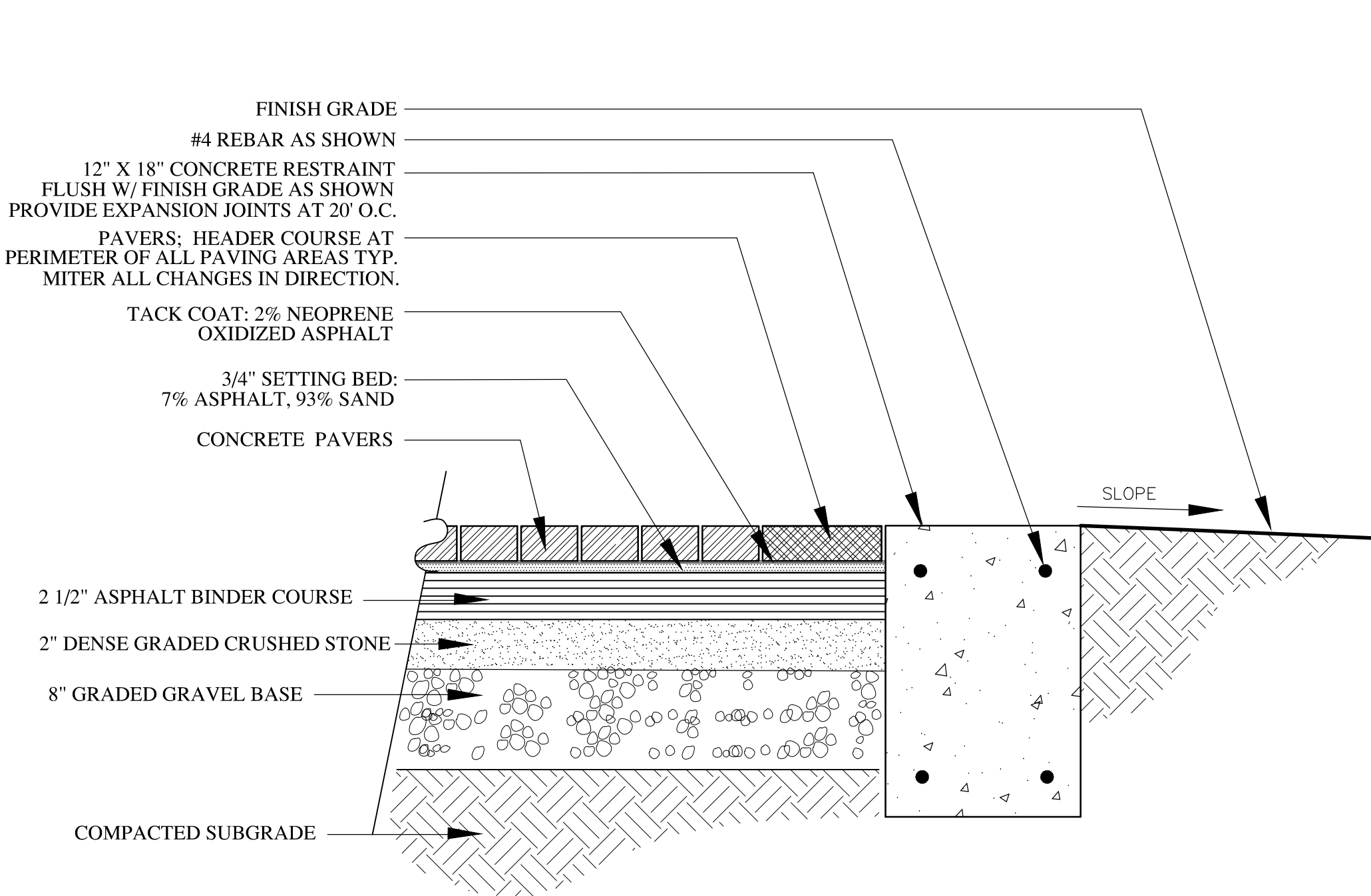
BUILDING DRIP STRIP

SCALE: NTS



CONCRETE PATIO PAVERS

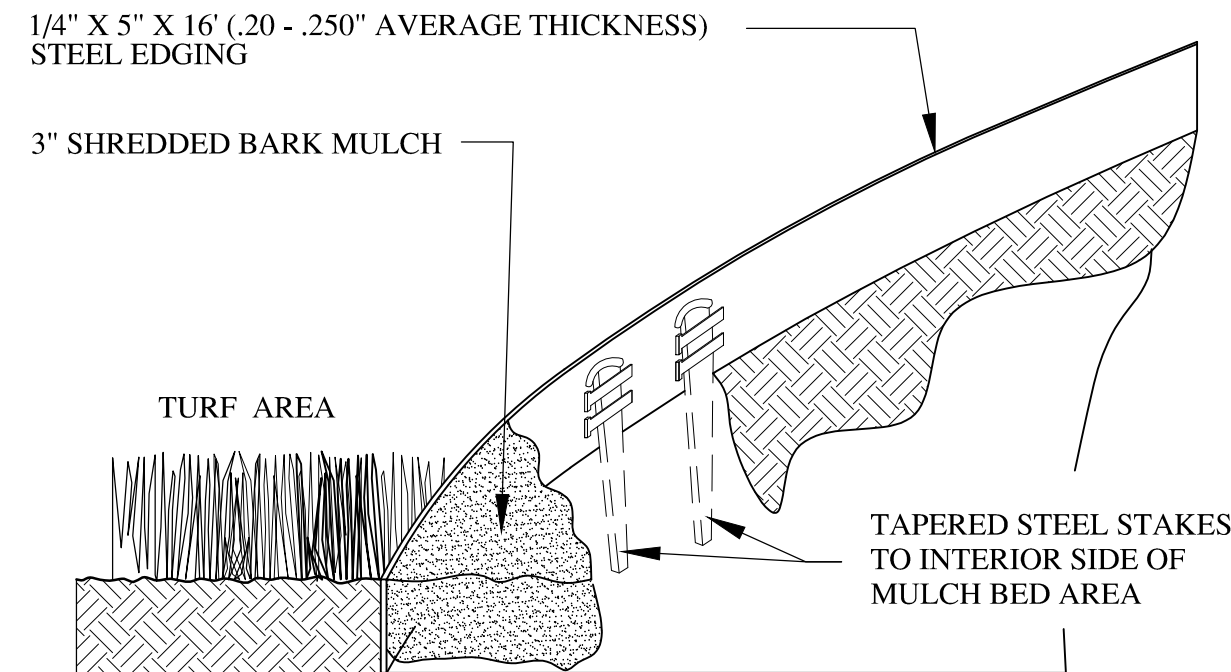
SCALE: NTS



STEEL LANDSCAPE EDGING DETAIL

NOT TO SCALE

STEEL LANDSCAPE EDGING AS MANUFACTURED BY:
SURE-LOC ALUMINUM EDGING CORPORATION - HOLLAND MI
TEL: 1-800-787-3562 OR APPROVED EQUAL



NOTES:

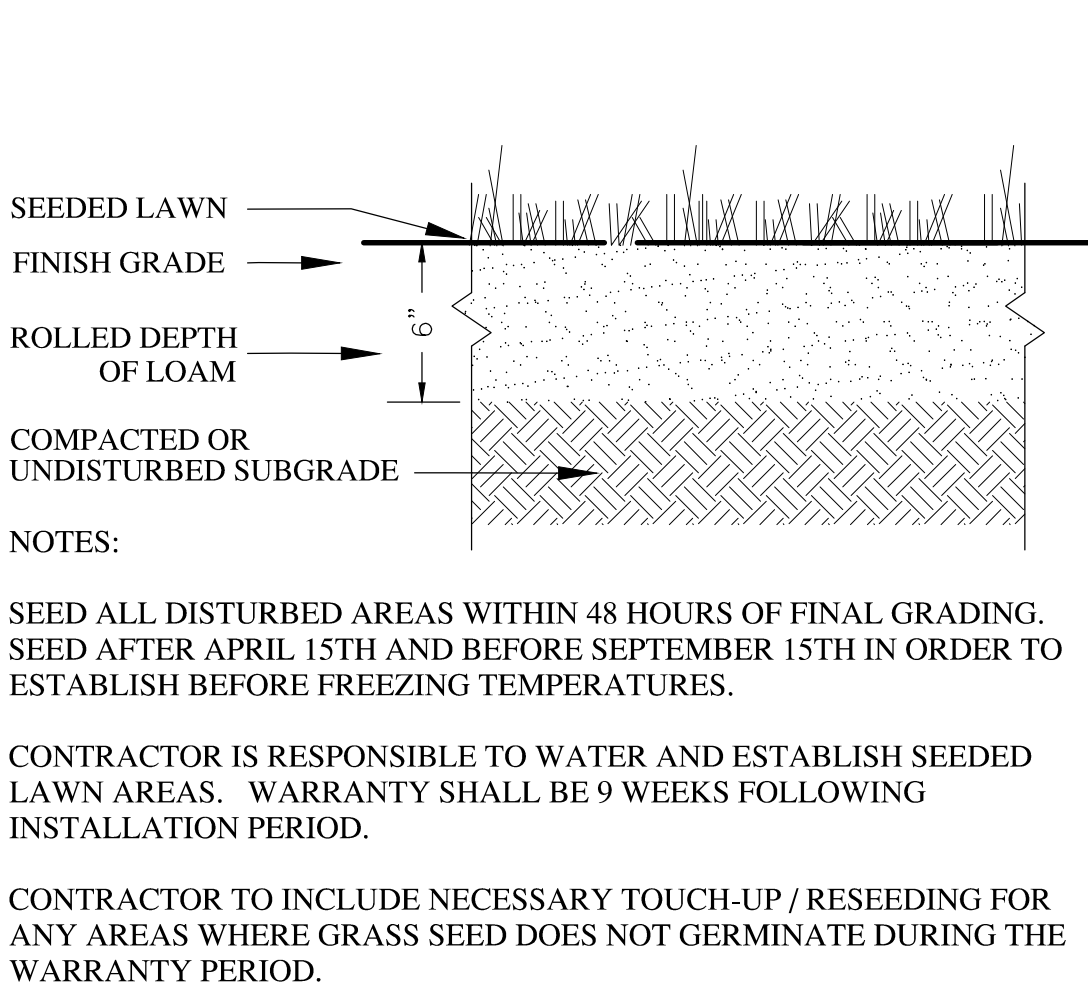
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SEE LANDSCAPE PLAN FOR LOCATION OF LAWN VS. MULCHED BED AREAS AND PLACEMENT OF STEEL EDGING.

CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MATERIALS ORDERING AND INSTALLATION.

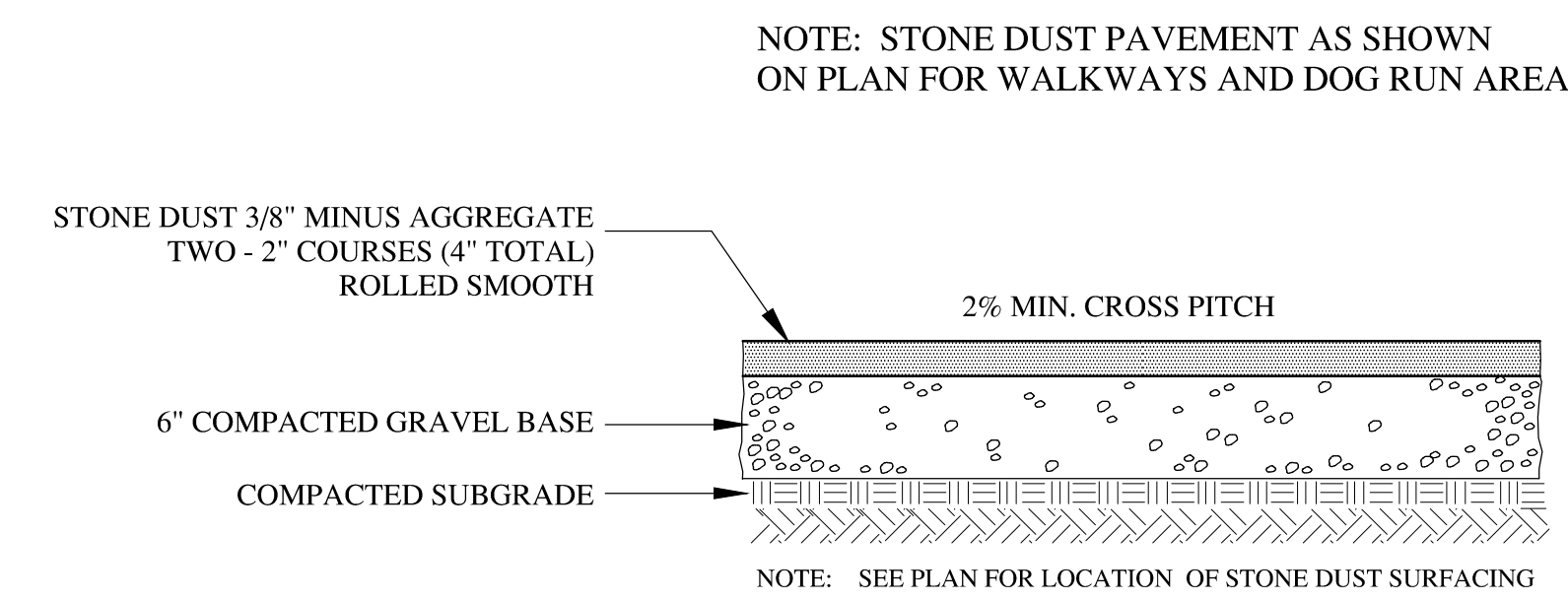
TURF PLANTING DETAIL

NOT TO SCALE



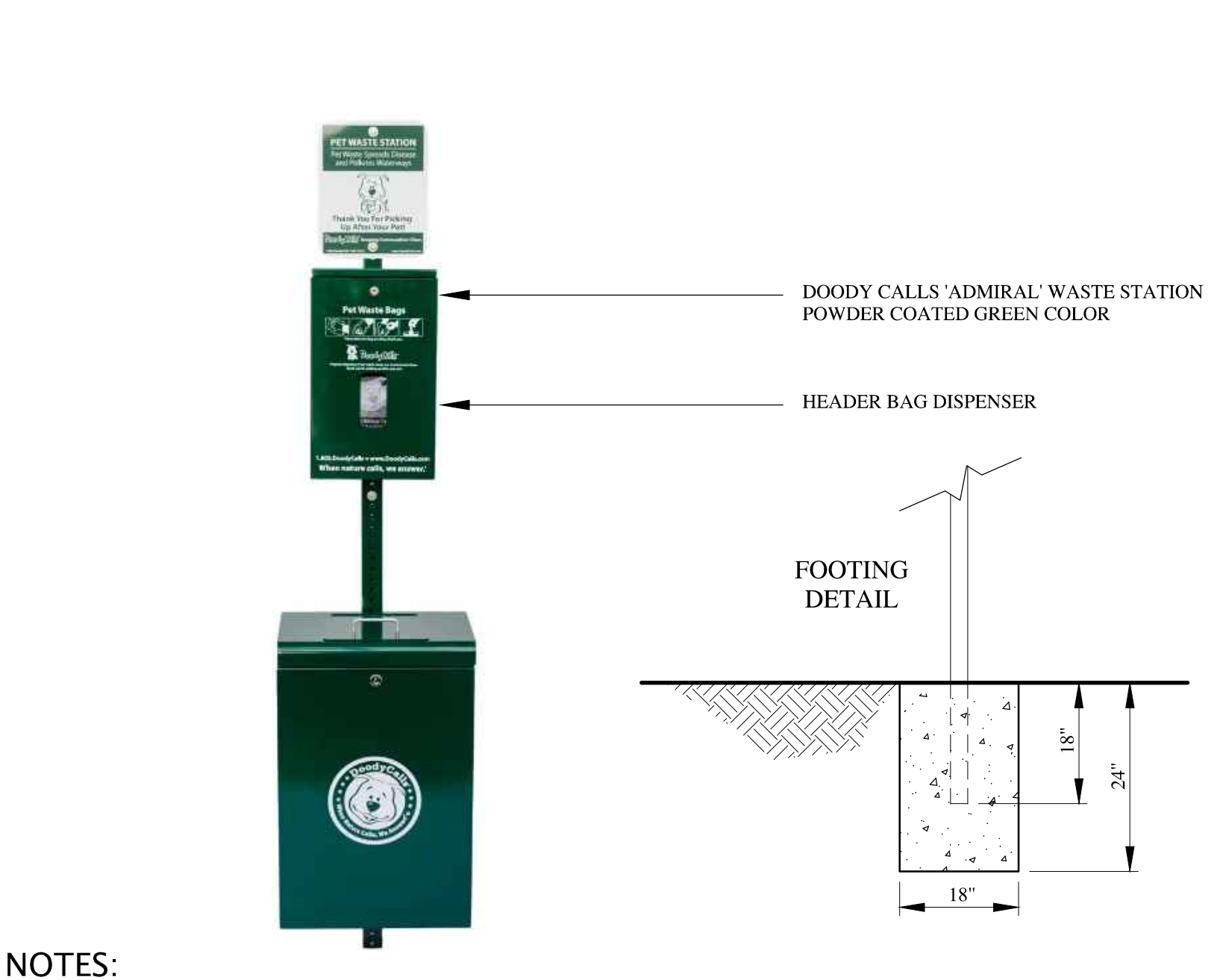
STONE DUST PAVEMENT

NOT TO SCALE



DOG PARK WASTE STATION

NOT TO SCALE

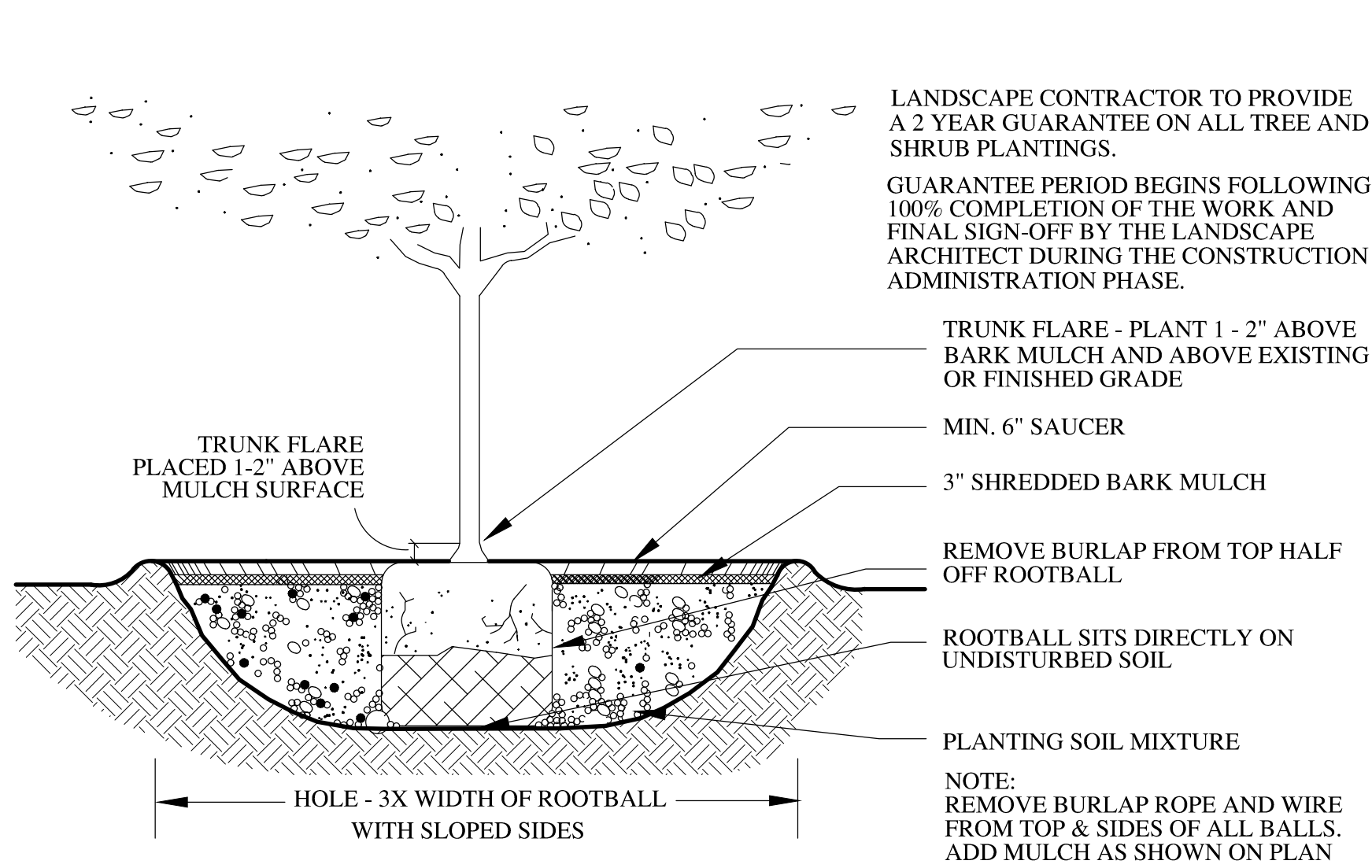


NOTES:

1. ADMIRAL DOG WASTE STATION, OR APPROVED EQUAL.
2. COLOR: GREEN; DISPENSER TYPE: ROLL.
3. TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
4. SEE PLAN FOR LOCATION OF PROPOSED WASTE STATIONS.

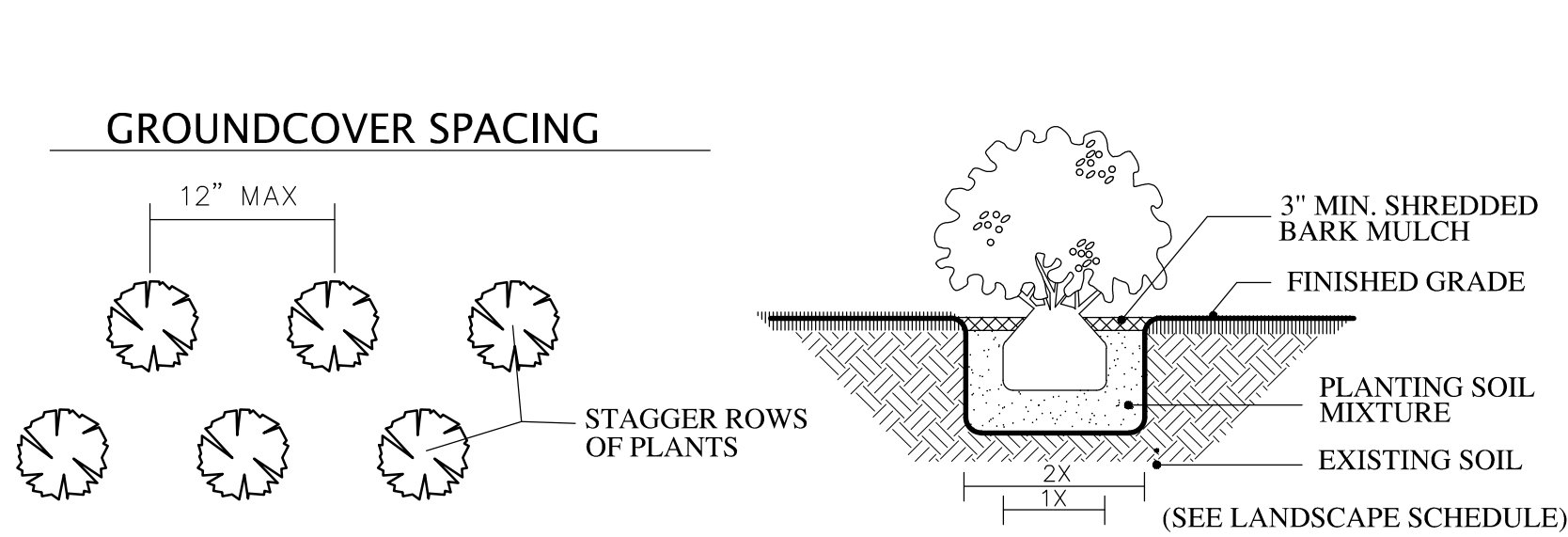
TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



CEDAR RAISED GARDEN BEDS

NOT TO SCALE



NOTES:

CONTRACTOR SHALL SUPPLY CEDAR RAISED GARDEN BEDS IN LOCATIONS SHOWN ON THE PLAN.

PRODUCT DIMENSIONS:

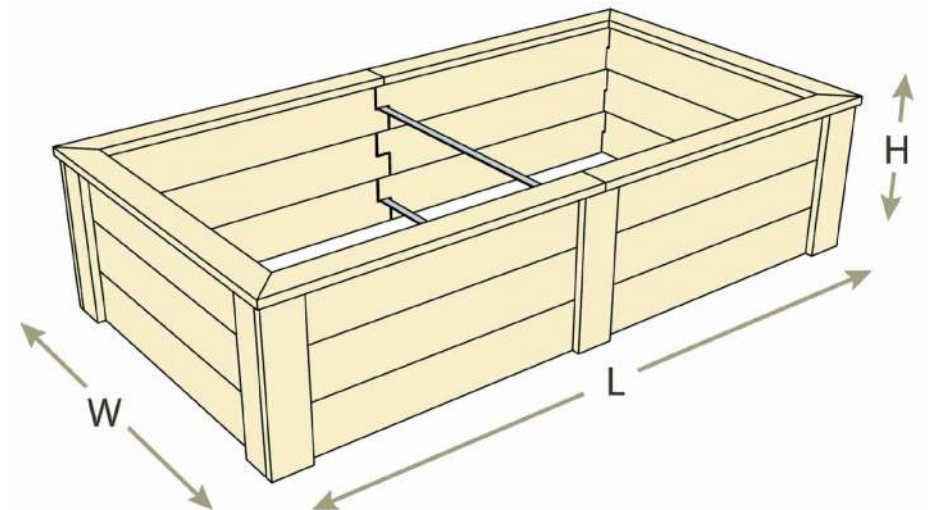
WIDTH: 4 FEET
LENGTH: 8 FEET
HEIGHT: 22 INCHES

CONTRACTOR SHALL INCLUDE EARTH EASY TRIM PACK.

PROVIDE SHOP DRAWING OF MATERIALS AND INSTALLATION FOR APPROVAL PRIOR TO MATERIALS ORDERING AND INSTALLATION. BEDS SHALL BE BY EARTH EASY OR APPROVED EQUAL.

VISIT: WWW.EARTHEASY.COM

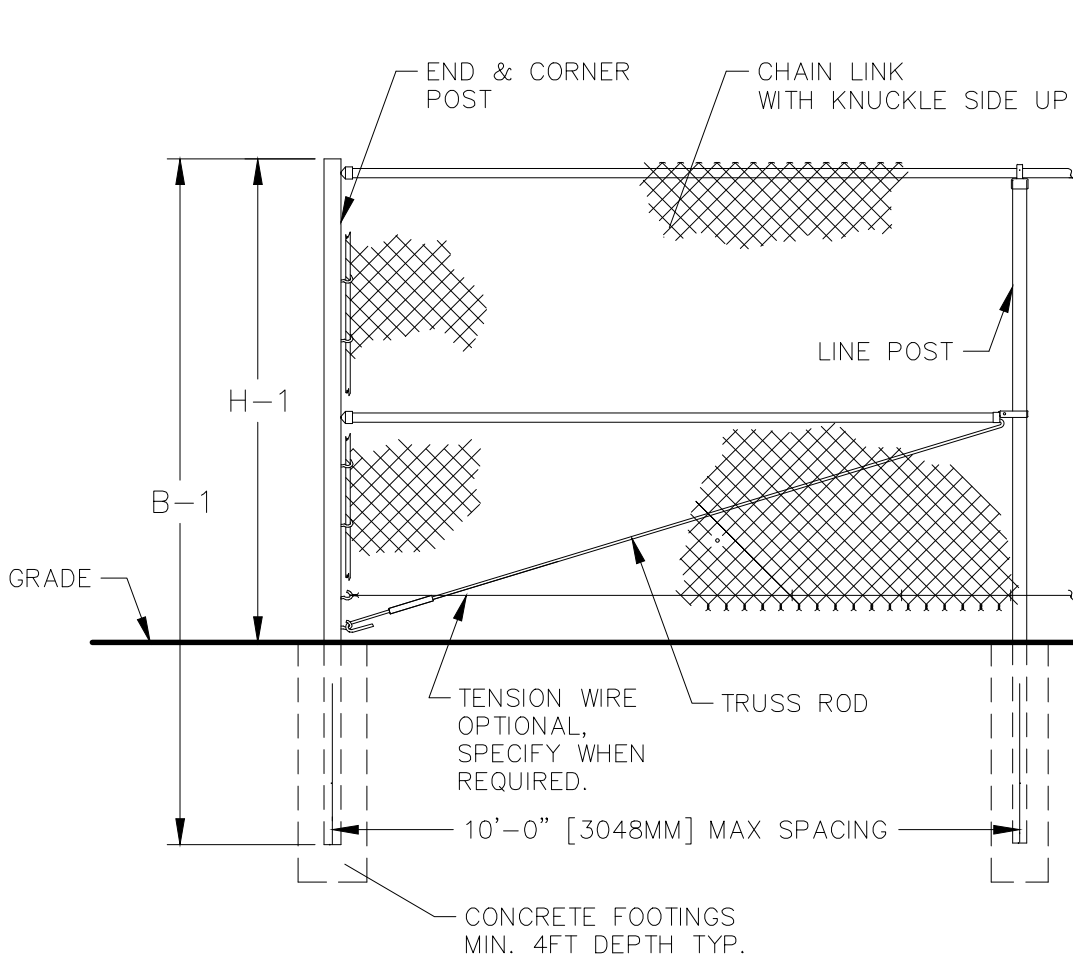
SEE PLAN FOR RAISED BED LOCATIONS



QUANTITY OF RAISED GARDEN BEDS: 2

BLACK VINYL CLF INSTALLATION DETAIL

NOT TO SCALE



FENCE HEIGHT	END & CORNER POSTS	
	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE
6'-0"	9'-0"	6'-0 5/8"
4'-0"	7'-0"	4'-0 5/8"

SEE LANDSCAPE AND CIVIL PLANS FOR LOCATIONS AND HEIGHT

NOTES:

1. SEE PLAN FOR LOCATION, HEIGHT, AND LENGTH OF PROPOSED FENCING. (BEGIN / END CLF LABELS)
2. ALL CHAIN LINK FABRIC SHALL BE BLACK VINYL COATED.
3. ALL POSTS, BARS, RODS & HARDWARE SHALL BE BLACK POWDER COATED STEEL FENCE.
4. CONTRACTOR SHALL INCLUDE TOP AND BOTTOM RAILS ON ALL FENCING.
5. MANUFACTURER SHALL BE ANCHOR FENCE OR APPROVED EQUAL.
6. INSTALL FABRIC WITH KNUCKLE SIDE UP AND POINTED END DOWN.
7. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS AND INSTALLATION.

Stamp

Chkd.

Description

Rev. No.

ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750
Phone: 603-943-5400 Mobile: 603-955-5467
Email: parkarch@parkarchitecture.com

Client:

BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Site Details

Lot 45-243

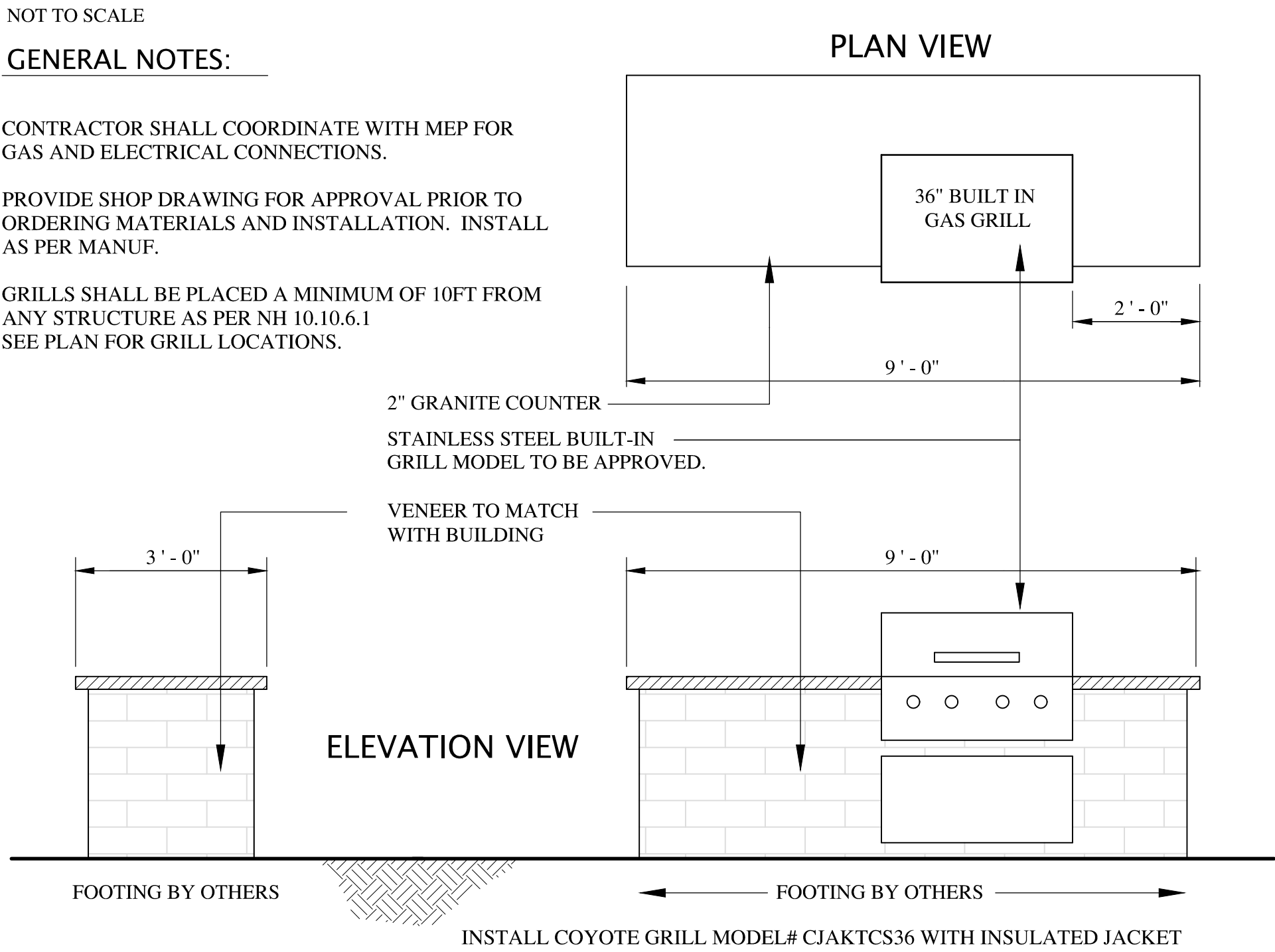
SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

Sheet Title:

PA Project # 2316
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Date: 01/02/2024

L4.1

BBQ – GRILL COUNTER



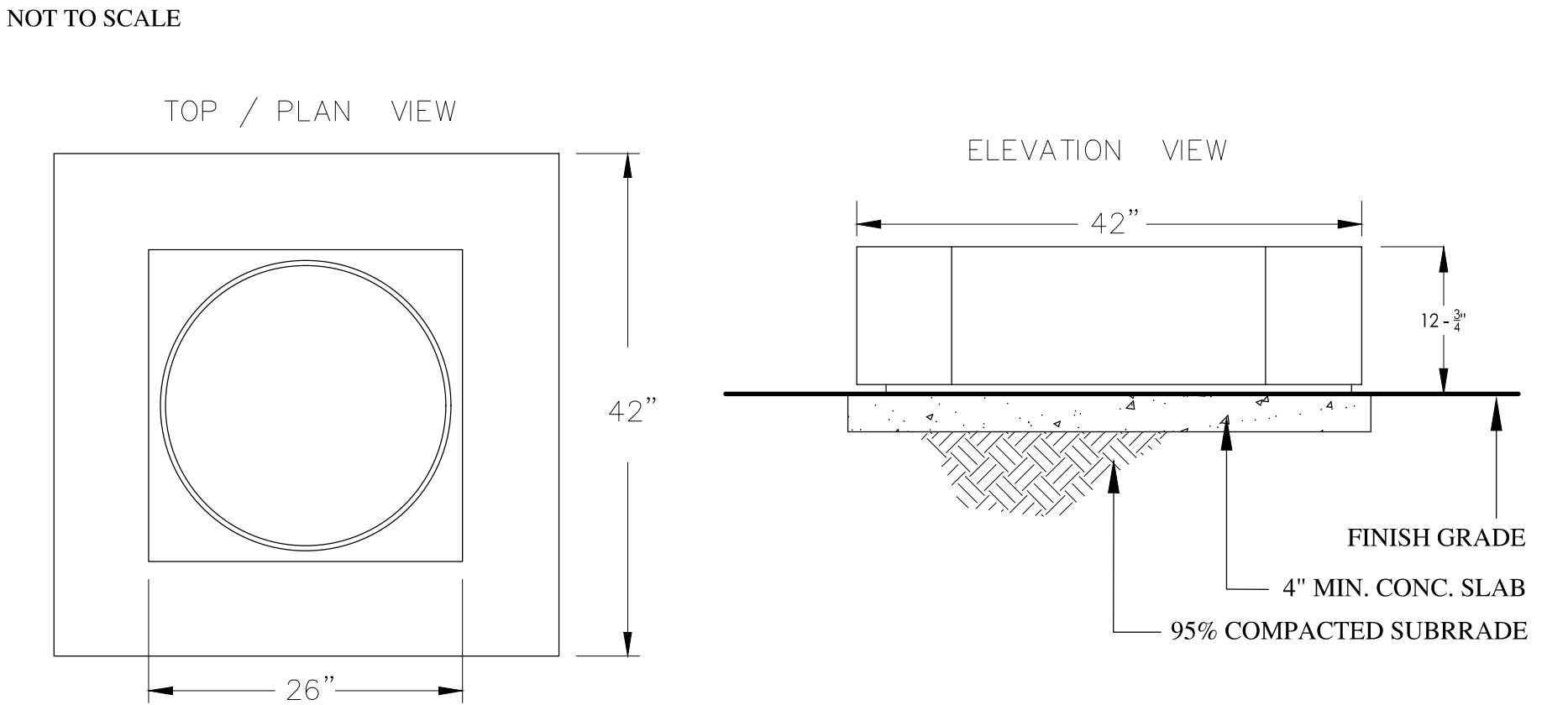
Coyote C Series 36" Built In Gas Grill - C2C36

Overall Dimensions: 23" H x 35 1/2" W x 25 1/2" D
Cutout Dimensions: 10 1/4" H x 32 1/2" W x 20 1/2" D

Features:

- Premium 304 Stainless Steel Construction
- (4) high-performance Coyote Infinity Burners™
- 875 square inches of cooking area
- Up to 80,000 BTU of output
- LED interior lighting

42IN BENTO GAS FIRE PIT WITH ELECTRICAL IGNITION



DIMENSIONS & WEIGHT

BENTO 32: 32" X 32" X 12.75"H (813 X 813 X 324H). UP TO 340 LBS (155 KG)
BENTO 42: 42" X 42" X 12.75"H (1067 X 1067 X 324H). UP TO 500 LBS (225 KG)

BURNERS:

ELECTRONIC AND MATCH-LIT IGNITION
NATURAL GAS: 69,000 BTU/H | 25 KW, PROPANE 60,000 BTU/H | 25 KW

ACCESSORIES:

ALL-WEATHER COVER (INCLUDED). POWDER-COATED ALUMINUM TABLE TOP. TEMPERED GLASS SCREEN

NOTES:

COLOR AND FINISH TO BE SELECTED BY OWNER.

PROVIDE CONSTRUCTION DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.

BURNING MEDIA SHALL BE LAVA ROCK AND TOP WITH GRAY RIVER ROCK, FOR MORE INFORMATION VISIT PALOFORM.COM/FIRE-PITS/BENTO

BIKE RACK INSTALLATION DETAIL



GENERAL NOTES:

PRIOR TO ORDERING OF MATERIALS AND INSTALLATION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL OF ALL SITE FURNISHINGS, EXTERIOR TABLES, SEATING BENCHES AND BIKE RACKS. THIS SHALL INCLUDE FINISHES AND INSTALLATION METHODS.

SEE PLAN L1.1 FOR OUTDOOR BIKE STORAGE REQUIREMENTS.

6FT LONG SEATING BENCH



Stamp	
Chkd.	
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ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750
Ph: 603-943-9400 Mobile: 603-955-5467
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L4.2

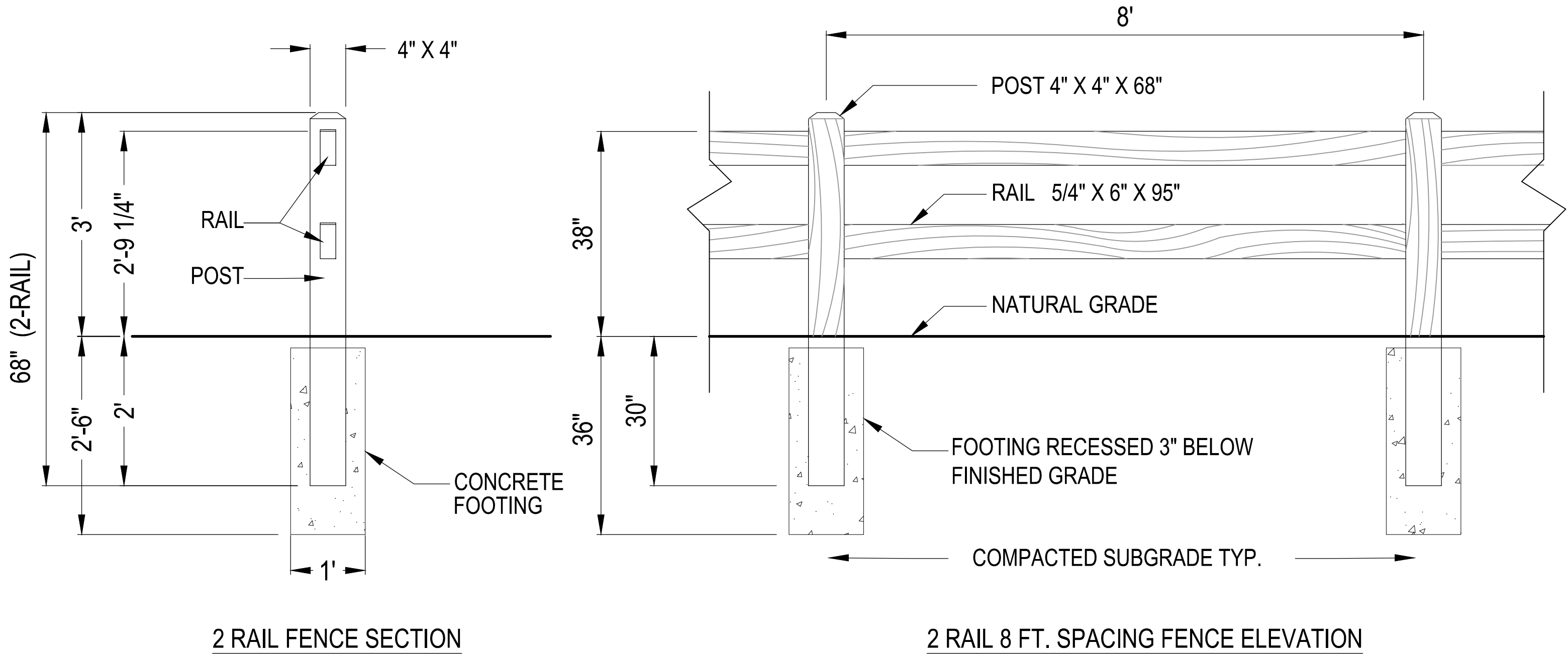
PLAY BOOSTER FOR 2-5 YEARS OLD

NOT TO SCALE



SPLIT RAIL FENCE DETAIL

NOT TO SCALE



NOTES:

FENCE SHALL BE SPLIT-RAIL (2-RAIL) BY TANGENT OR APPROVED EQUAL.
VISIT: WWW.TANGENTMATERIALS.COM

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

COLOR SHALL BE 'CHESTNUT' BY TANGENT.

INSTALL IN 8FT SEGMENTS.

POST SIZE: TRUE 4" X 4" X 68"

POST SPACING 96IN (8FT ON CENTER)

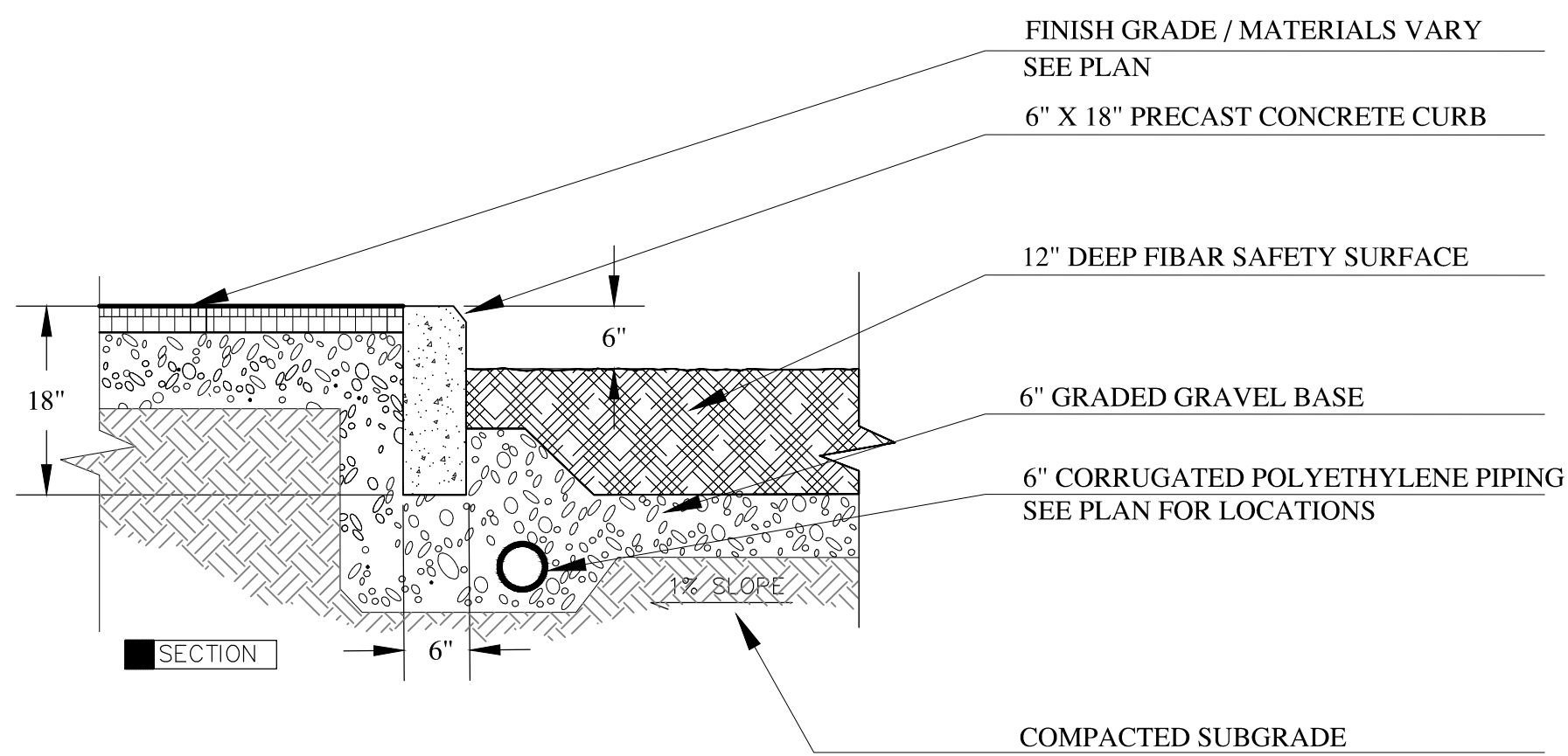
RAIL SIZE 5/4" X 6" X 95"

RAIL SCREWS: EACH RAIL WILL REQUIRE 2 OUTDOOR RATED 3"-3.5 #10 SCREWS. CONTRACTOR SHALL PREDRILL SCREW LOCATIONS AND USE STAINLESS STEEL TRIM HEAD #10 DECK SCREWS.

CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWING FOR APPROVAL PRIOR TO ORDERING OF MATERIALS AND INSTALLATION.

FIBAR SAFETY SURFACING

NOT TO SCALE



Stamp

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ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750
Phone: 603-943-9400 Mobile: 603-955-0467
Email: parkarch@parkarch.com

Client:

BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Sheet Title:

Site Details
Lot 45-243

Project Title:

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

PA Project #

2316

Checked By:

PS

Drawn By:

PS

Scale:

NTS

Date:

01/02/2024

L4.3

Application #23-25
by Black Rock Investment LLC
192 dwelling units in four Multi-Unit Buildings

January 5, 2024

Jo-Ann Ells, Zoning Administrator
Hartford Planning & Zoning
Hartford Municipal Building
2nd Floor Room 201 171 Bridge Street
White River Junction, Vt. 05001

Re: 444 Sykes Mountain Avenue, Lot 45-162 Site Plan Preliminary Comments

Landowner: Black Rock Investments

Applicant: Black Rock Investments

Dear Jo-Ann,

I am writing on behalf of Black Rock Investments, applicant for the 444 Sykes Mountain Avenue, Lot 45-162 Site Plan Review. We look forward to continuing review the of site plan application for this project at January 31, 2024, Zoning Board of Adjustment hearing and the February 5, 2024 Planning Commission hearing. In the interim, we have collected comments received to date and offer the following responses.

- Parking under buildings. We did explore this option early on and determined that due to shallow ledge this was not feasible.
- ADA parking spaces in garages. We will meet ADA parking regulations for our project. Any additional ADA spaces required in the future if needed can be adjusted by management in the future.
- Visual analysis without foliage. We will include these in our submittal documents.
- Keep traffic out of the neighborhood (dead end). Per coordination with DPW, Zoning and input from neighbors the plans have been revised so that there is a gated dead end. See attached revised plans.
- Consider a turn lane at the intersection. A left turn lane from the new drive onto Sykes Mountain Road will be reviewed with the traffic engineer and DPW.
- Guest parking spaces. There is not enough area for a designated guest parking area. Guest parking is included in the overall parking count proposed.
- Permeable hardscape. Due to the shallow ledge on the upper site and seasonal high water on the lower site, permeable hardscape and associated infiltration is not recommended.
- Plan for maintenance of landscaping. The proposed plan for the project includes a landscape concept design that meets the Town of Hartford Section 260-27 Landscape

Regulations. The choice and placement of plantings in the parking areas considers the special hazards of salt, vehicles, and maintenance equipment, and includes additional provisions for snow storage areas as shown on the civil plans. The goal is to provide a welcoming and colorful pallet that is inviting yet will be low maintenance once the plantings establish. To that end, we have included a diversity of trees and shrubs that include Vermont native species and northern hardy varieties. The landscape specifications also require the landscape contractor to provide a 2-year guarantee on all installed plant material (see landscape notes on sheet L1.2). Last, we agree to provide a landscape maintenance plan for the project and agree this be a condition of approval.

- **Bus pull-off.** Understood, see revised plans for proposed bus pull-off to be confirmed with AT.
- **Impact of lighting on neighbors.** The proposed project includes a variety of site lighting fixtures including bollards, light pole fixtures mounted 16ft high, pedestrian walkway post lights mounted 10ft high, wall packs mounted at 10ft high, recessed canopy light fixtures within the porch areas, and bollard lighting mounted at 3ft high. All proposed lighting is designed to be properly located, mounted, aimed, and shielded so as not to cause undue glare, reflected glare, sky glow, or a nuisance to traffic or abutting properties as per the town regulations Section 260-31 E. Fixtures have also been located, aimed, and shielded so as to not cause light trespass upon adjacent properties or onto streets or rights-of way. The site lighting proposed includes LED fixtures with dimming capabilities to reduce overall energy consumption. See plans L3.1, L3.2, and L3.3 for proposed lighting locations of bollards, light posts, recessed canopy, and pedestrian post lighting. We believe the proposed lighting exceeds the requirements of section 260-31 E of the Zoning Regulations.

* As stated above, it should be noted that we are in the process of updating all the photometric point-data at this time for all fixtures and lighting plan revisions.

- Add existing driveway to 81 Hickory Ridge to plans. Understood, see revised plans.

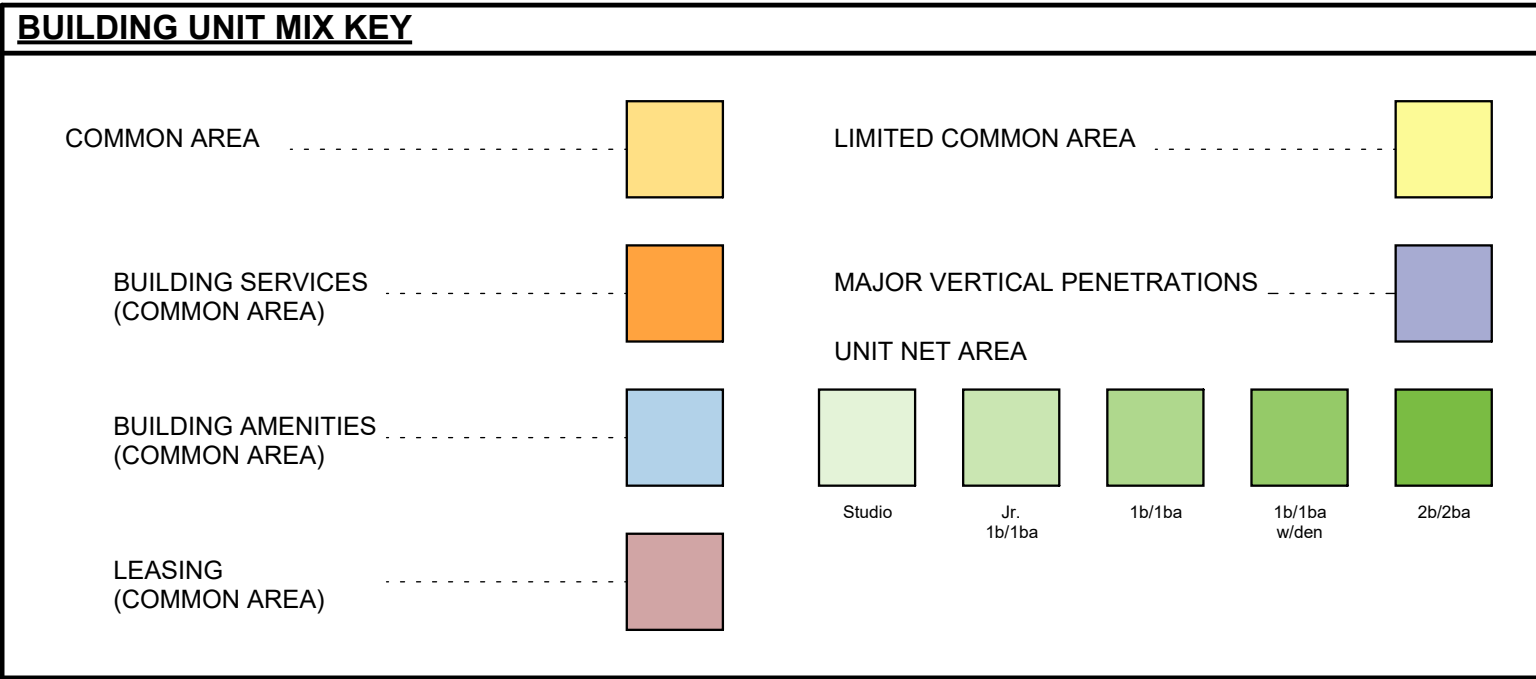
Thank you for your continued assistance with this project. We look forward to continued review by you, Town Staff and Boards.

Sincerely,

Engineering Ventures P.C.



Kevin Worden PE, Vice President

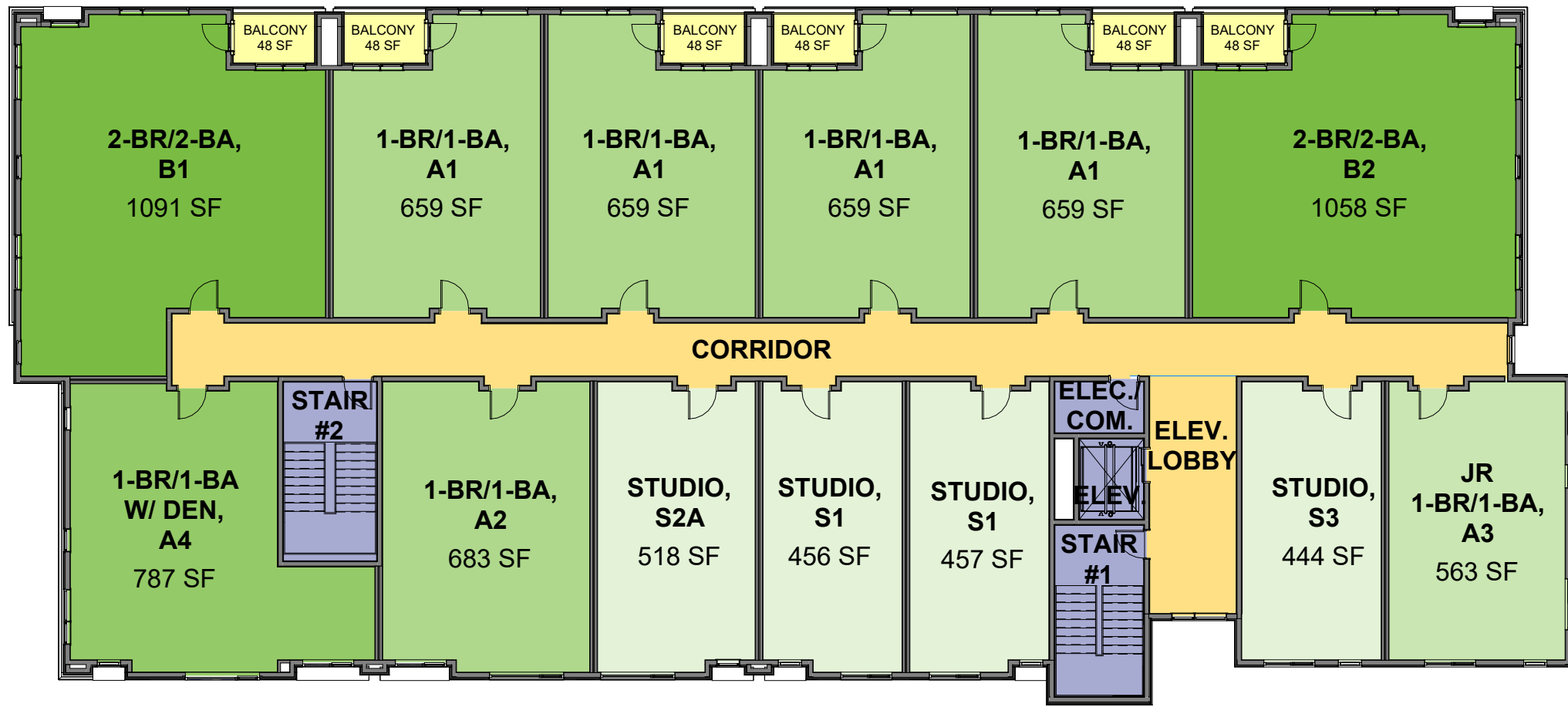


Unit Type Per Level						
Unit Type	Description & Type	Level 1	Level 2	Level 3	Level 4	Total
A1	1-BR/1-BA, A1	5	4	4	4	18
A2	1-BR/1-BA, A2	0	1	1	1	3
A3	JR 1-BR/1-BA, A3	0	1	1	1	3
A4	1-BR/1-BA W/ DEN, A4	0	1	1	1	3
B1	2-BR/2-BA, B1	1	1	1	1	4
B2	2-BR/2-BA, B2	1	1	1	1	4
S1	STUDIO, S1	1	2	2	2	7
S2A	STUDIO, S2A	1	1	1	1	4
S3	STUDIO, S3	0	1	1	1	3
Unit Total		9	13	13	13	49

Unit Type Schedule			
Room No.	Unit Description, Type	Unit Type	Area (Net)
Level 1			
114	1-BR/1-BA, A1	A1	659 SF
116	1-BR/1-BA, A1	A1	659 SF
118	1-BR/1-BA, A1	A1	659 SF
119	1-BR/1-BA, A1	A1	682 SF
120	1-BR/1-BA, A1	A1	659 SF
121	1-BR/1-BA, A1	A1	694 SF
122	2-BR/2-BA, B1	B1	1102 SF
112	2-BR/2-BA, B2	B2	1068 SF
115	STUDIO, S1	S1	456 SF
117	STUDIO, S2A	S2A	518 SF
Level 1: 10			7157 SF
Level 2			
212	1-BR/1-BA, A1	A1	659 SF
214	1-BR/1-BA, A1	A1	659 SF
216	1-BR/1-BA, A1	A1	659 SF
218	1-BR/1-BA, A1	A1	659 SF
219	1-BR/1-BA, A2	A2	682 SF
209	JR 1-BR/1-BA, A3	A3	563 SF
221	1-BR/1-BA W/ DEN, A4	A4	797 SF
220	2-BR/2-BA, B1	B1	1102 SF
210	2-BR/2-BA, B2	B2	1068 SF
213	STUDIO, S1	S1	457 SF
215	STUDIO, S1	S1	456 SF
217	STUDIO, S2A	S2A	518 SF
211	STUDIO, S3	S3	444 SF
Level 2: 13			8724 SF
Level 3			
312	1-BR/1-BA, A1	A1	659 SF
314	1-BR/1-BA, A1	A1	659 SF
316	1-BR/1-BA, A1	A1	659 SF
318	1-BR/1-BA, A1	A1	659 SF
319	1-BR/1-BA, A2	A2	682 SF
309	JR 1-BR/1-BA, A3	A3	563 SF
321	1-BR/1-BA W/ DEN, A4	A4	797 SF
320	2-BR/2-BA, B1	B1	1102 SF
310	2-BR/2-BA, B2	B2	1068 SF
313	STUDIO, S1	S1	457 SF
315	STUDIO, S1	S1	456 SF
317	STUDIO, S2A	S2A	518 SF
311	STUDIO, S3	S3	444 SF
Level 3: 13			8724 SF
Level 4			
412	1-BR/1-BA, A1	A1	659 SF
414	1-BR/1-BA, A1	A1	659 SF
416	1-BR/1-BA, A1	A1	659 SF
418	1-BR/1-BA, A1	A1	659 SF
419	1-BR/1-BA, A2	A2	683 SF
409	JR 1-BR/1-BA, A3	A3	563 SF
421	1-BR/1-BA W/ DEN, A4	A4	787 SF
420	2-BR/2-BA, B1	B1	1091 SF
410	2-BR/2-BA, B2	B2	1058 SF
413	STUDIO, S1	S1	457 SF
415	STUDIO, S1	S1	456 SF
417	STUDIO, S2A	S2A	518 SF
411	STUDIO, S3	S3	444 SF
Level 4: 13			8694 SF
Unit Totals: 49			33299 SF

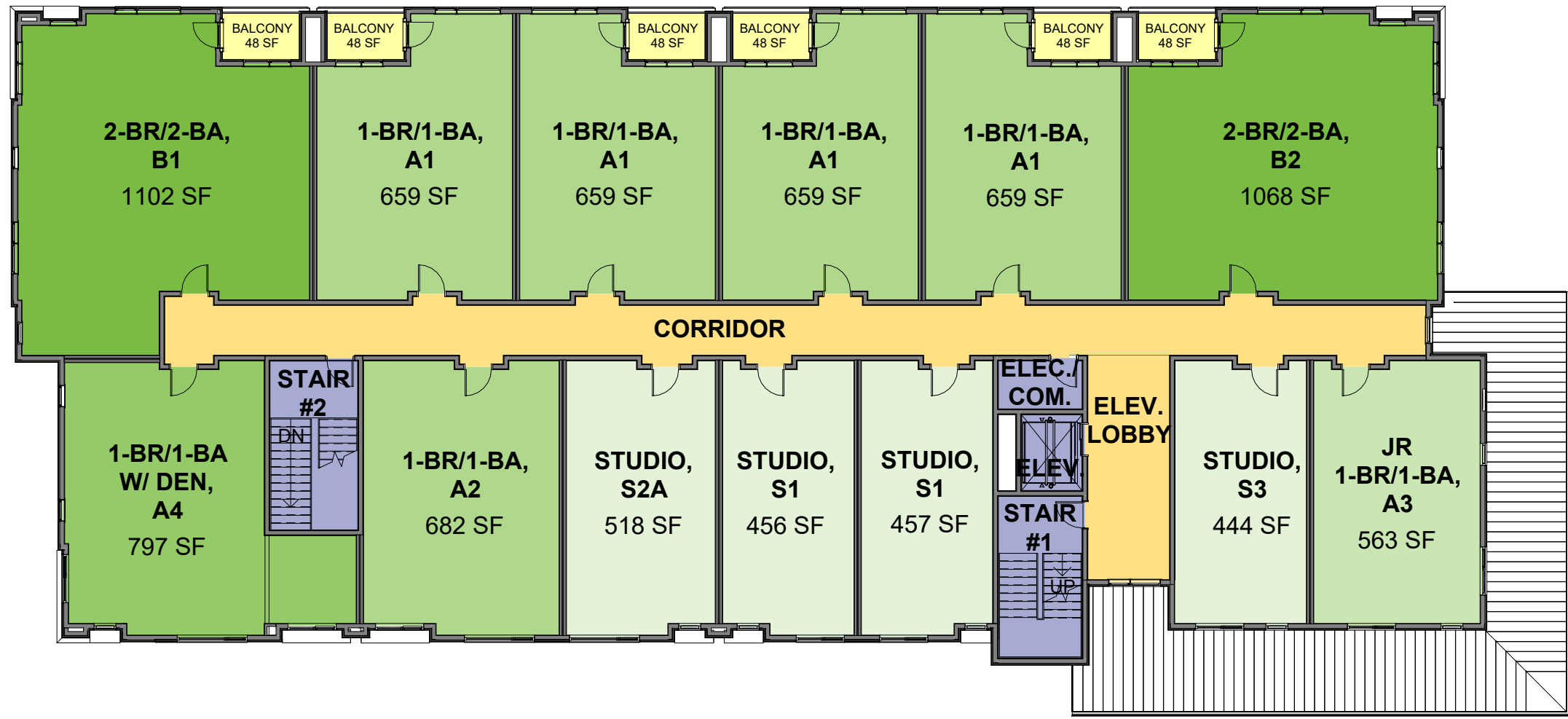
4 4TH FLOOR - UNIT MIX

SCALE: 1/16" = 1'-0"



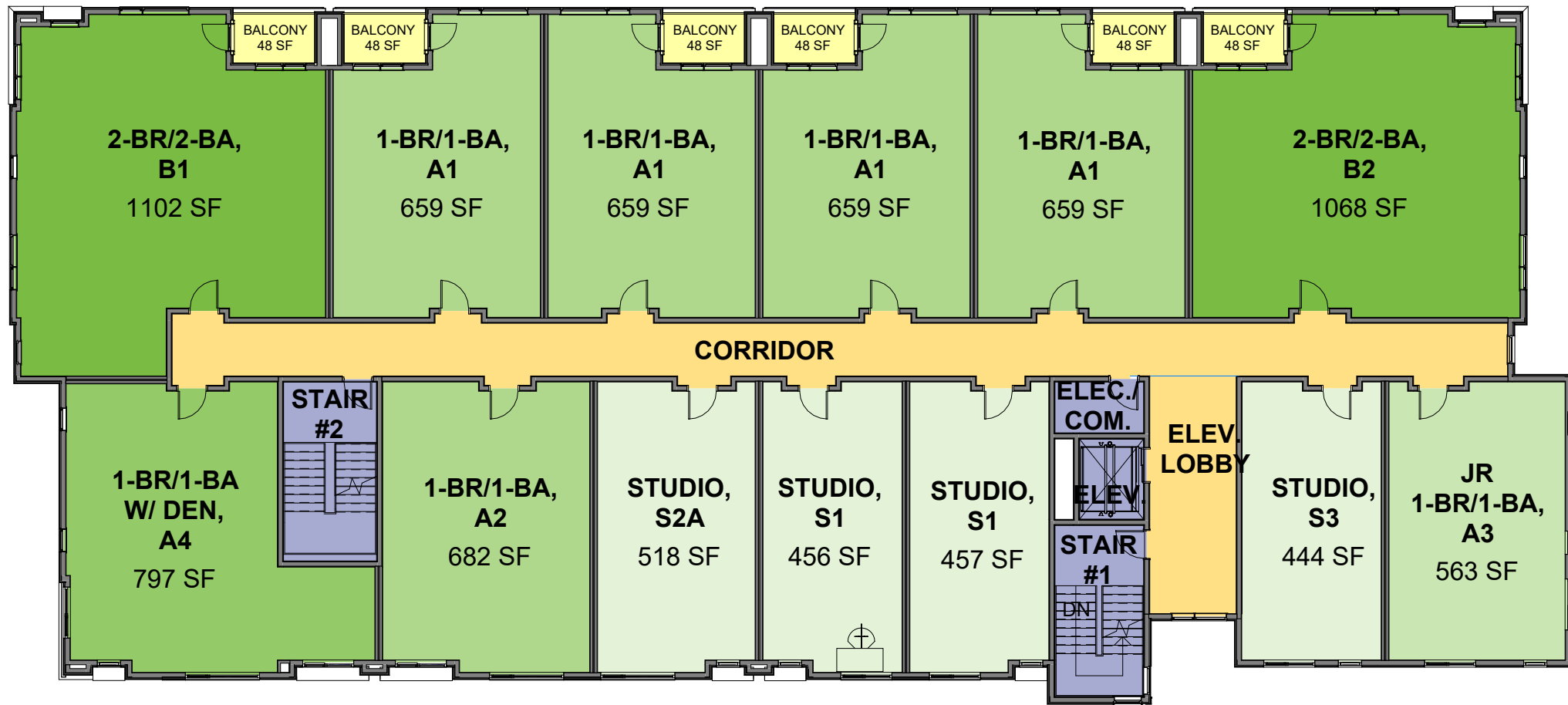
2 2ND FLOOR - UNIT MIX

SCALE: 1/16" = 1'-0"



3 3RD FLOOR - UNIT MIX

SCALE: 1/16" = 1'-0"



1 1ST FLOOR - UNIT MIX

SCALE: 1/16" = 1'-0"



BUILDING UNIT MIX KEY			
COMMON AREA		LIMITED COMMON AREA	
BUILDING SERVICES (COMMON AREA)		MAJOR VERTICAL PENETRATIONS	
BUILDING AMENITIES (COMMON AREA)		UNIT NET AREA	
LEASING (COMMON AREA)		Studio	Jr. 1b/1ba
		1b/1ba	1b/1ba widen
		2b/2ba	



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

2ND, 3RD, & 4TH FLOOR PLAN (TYP BLDGS 1, 3 & 4)

AP1.5

01/02/2024



2 BLDG 1 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY		
Key Value	Keystone Text	
AL-W		
FCBBS-1	FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING 1, COLOR: AUTUMN TAN	
FCLS-3	FIBER CEMENT 8 INCH EXP. LAP SIDING 3, COLOR: COBBLESTONE	
FCLS-5	FIBER CEMENT 8 INCH EXP. LAP SIDING 4, COLOR: IRON GRAY	
FCLS-6	FIBER CEMENT 4 INCH EXP. LAP SIDING 5, COLOR: EVENING BLUE	
FCLS-7	FIBER CEMENT 4 INCH EXP. LAP SIDING 5, COLOR: COUNTRYLANE RED	
FCT-1	6 INCH FIBER CEMENT TRIM BAND, COLOR: ARTIC WHITE	
FCT-6	8 INCH FIBER CEMENT TRIM BAND, COLOR: IRON GRAY	
MSSP-1	2 INCH PROFILE METAL STANDING SEAM ROOF PANEL, 16 INCH WIDE, COLOR: GALVALUME PLUS	
PCWC-1	PRECAST WALL CAP, 4 INCH PROFILE AND 18 INCH WIDE, COLOR: CONCRETE	
PCWT-4B	PRECAST WATER TABLE/SILL, 4 INCH PROFILE, COLOR: CONCRETE	
RST-B	6X6 DOUGLAS FIR ROUGH SAWN TIMBER BEAM, COLOR: RAW	
RST-C	4X16 DOUGLAS FIR ROUGH SAWN TIMBER COLUMN, COLOR: RAW	
STN-1	NATURAL THIN CUT STONE VENEER, COLOR: AMERICAN GRANITE LEDGE	



1 BUILDING 1 - FRONT (PARKING) ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN COLOR SCHEME	
COBBLE STONE	Main Exterior
ARTIC WHITE	Trim
AUTUMN TAN	Accent
EVENING BLUE	Main Exterior
ARTIC WHITE	Trim
IRON GRAY	Accent
AMERICAN GRANITE LEDGE	

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

BLDGS 1-4 - ELEVATIONS

AP2.1

01/02/2024



2 BLDG 1 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING 1 - FRONT (PARKING) ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY	
Key Value	Keystone Text
AL-W	
FCBBS-1	FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING 1, COLOR: AUTUMN TAN
FCLS-3	FIBER CEMENT 8 INCH EXP. LAP SIDING 3, COLOR: COBBLESTONE
FCLS-5	FIBER CEMENT 8 INCH EXP. LAP SIDING 4, COLOR: IRON GRAY
FCT-1	6 INCH FIBER CEMENT TRIM BAND, COLOR: ARTIC WHITE
FCT-6	8 INCH FIBER CEMENT TRIM BAND, COLOR: IRON GRAY
MSSP-1	2 INCH PROFILE METAL STANDING SEAM ROOF PANEL, 16 INCH WIDE, COLOR: GALVALUME PLUS
PCWC-1	PRECAST WALL CAP, 4 INCH PROFILE AND 18 INCH WIDE, COLOR: CONCRETE
PCWT-4B	PRECAST WATER TABLE/SILL, 4 INCH PROFILE, COLOR: CONCRETE
RST-B	6X6 DOUGLAS FIR ROUGH SAWN TIMBER BEAM, COLOR: RAW
RST-C	4X16 DOUGLAS FIR ROUGH SAWN TIMBER COLUMN, COLOR: RAW
STN-1	NATURAL THIN CUT STONE VENEER, COLOR: AMERICAN GRANITE LEDGE

DESIGN COLOR SCHEME	
COBBLE STONE	Main Exterior
ARTIC WHITE	Trim
AUTUMN TAN	Accent
EVENING BLUE	Main Exterior
ARTIC WHITE	Trim
IRON GRAY	Accent
AMERICAN GRANITE LEDGE	

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

BLDGS 1-4 - ELEVATIONS - OPTION 1

AP_2.11

01/02/2024



2 BLDG 1 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY	
Key Value	Keystone Text
AL-W	
FCBBS-1	FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING 1, COLOR: AUTUMN TAN
FCLS-3	FIBER CEMENT 8 INCH EXP. LAP SIDING 3, COLOR: COBBLESTONE
FCLS-5	FIBER CEMENT 8 INCH EXP. LAP SIDING 4, COLOR: IRON GRAY
FCLS-7	FIBER CEMENT 4 INCH EXP. LAP SIDING 5, COLOR: COUNTRYLANE RED
FCT-1	6 INCH FIBER CEMENT TRIM BAND, COLOR: ARTIC WHITE
FCT-6	8 INCH FIBER CEMENT TRIM BAND, COLOR: IRON GRAY
MSSP-1	2 INCH PROFILE METAL STANDING SEAM ROOF PANEL, 16 INCH WIDE, COLOR: GALVALUME PLUS
PCWC-1	PRECAST WALL CAP, 4 INCH PROFILE AND 18 INCH WIDE, COLOR: CONCRETE
PCWT-4B	PRECAST WATER TABLE/SILL, 4 INCH PROFILE, COLOR: CONCRETE
RST-B	6X6 DOUGLAS FIR ROUGH SAWN TIMBER BEAM, COLOR: RAW
RST-C	4X16 DOUGLAS FIR ROUGH SAWN TIMBER COLUMN, COLOR: RAW
STN-1	NATURAL THIN CUT STONE VENEER, COLOR: AMERICAN GRANITE LEDGE



1 BUILDING 1 - FRONT (PARKING) ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN COLOR SCHEME	
COBBLE STONE	Main Exterior
ARTIC WHITE	Trim
AUTUMN TAN	Accent
EVENING BLUE	Main Exterior
ARTIC WHITE	Trim
IRON GRAY	Accent
AMERICAN GRANITE LEDGE	

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

BLDGS 1-4 - ELEVATIONS - OPTION 2

AP_2.12

01/02/2024



2 BLDG 1 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY		
Key Value	Keystone Text	
AL-W		
FCBBS-1	FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING 1, COLOR: AUTUMN TAN	
FCLS-3	FIBER CEMENT 8 INCH EXP. LAP SIDING 3, COLOR: COBBLESTONE	
FCLS-5	FIBER CEMENT 8 INCH EXP. LAP SIDING 4, COLOR: IRON GRAY	
FCT-1	6 INCH FIBER CEMENT TRIM BAND, COLOR: ARTIC WHITE	
FCT-6	8 INCH FIBER CEMENT TRIM BAND, COLOR: IRON GRAY	
MSSP-1	2 INCH PROFILE METAL STANDING SEAM ROOF PANEL, 16 INCH WIDE, COLOR: GALVALUME PLUS	
PCWC-1	PRECAST WALL CAP, 4 INCH PROFILE AND 18 INCH WIDE, COLOR: CONCRETE	
PCWT-4B	PRECAST WATER TABLE/SILL, 4 INCH PROFILE, COLOR: CONCRETE	
RST-B	6X6 DOUGLAS FIR ROUGH SAWN TIMBER BEAM, COLOR: RAW	
RST-C	4X16 DOUGLAS FIR ROUGH SAWN TIMBER COLUMN, COLOR: RAW	
STN-1	NATURAL THIN CUT STONE VENEER, COLOR: AMERICAN GRANITE LEDGE	



1 BUILDING 1 - FRONT (PARKING) ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN COLOR SCHEME	
COBBLE STONE	Main Exterior
ARTIC WHITE	Trim
AUTUMN TAN	Accent
EVENING BLUE	Main Exterior
ARTIC WHITE	Trim
IRON GRAY	Accent
AMERICAN GRANITE LEDGE	

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

BLDGS 1-4 - ELEVATIONS - OPTION 3

AP_2.13

01/02/2024



2 BLDG 1 - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY	
Key Value	Keystone Text
AL-W	
FCBBS-1	FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING 1, COLOR: AUTUMN TAN
FCLS-3	FIBER CEMENT 8 INCH EXP. LAP SIDING 3, COLOR: COBBLESTONE
FCLS-4	FIBER CEMENT 8 INCH EXP. LAP SIDING 4, COLOR: ARTIC WHITE
FCLS-5	FIBER CEMENT 8 INCH EXP. LAP SIDING 4, COLOR: IRON GRAY
FCLS-6	FIBER CEMENT 4 INCH EXP. LAP SIDING 5, COLOR: EVENING BLUE
FCT-1	6 INCH FIBER CEMENT TRIM BAND, COLOR: ARTIC WHITE
FCT-6	8 INCH FIBER CEMENT TRIM BAND, COLOR: IRON GRAY
MSSP-1	2 INCH PROFILE METAL STANDING SEAM ROOF PANEL, 16 INCH WIDE, COLOR: GALVALUME PLUS
PCWC-1	PRECAST WALL CAP, 4 INCH PROFILE AND 18 INCH WIDE, COLOR: CONCRETE
PCWT-4B	PRECAST WATER TABLE/SILL, 4 INCH PROFILE, COLOR: CONCRETE
RST-B	6X6 DOUGLAS FIR ROUGH SAWN TIMBER BEAM, COLOR: RAW
RST-C	4X16 DOUGLAS FIR ROUGH SAWN TIMBER COLUMN, COLOR: RAW
STN-1	NATURAL THIN CUT STONE VENEER, COLOR: AMERICAN GRANITE LEDGE



1 BUILDING 1 - FRONT (PARKING) ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN COLOR SCHEME	
COBBLESTONE	Main Exterior
ARTIC WHITE	Trim
AUTUMN TAN	Accent
EVENING BLUE	Main Exterior
ARTIC WHITE	Trim
IRON GRAY	Accent
AMERICAN GRANITE LEDGE	

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

BLDGS 1-4 - ELEVATIONS - OPTION 4

AP_2.14

01/02/2024



2 BLDG 1 - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL KEY	
Key Value	Keystone Text
AL-W	
FCBBS-1	FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING 1, COLOR: AUTUMN TAN
FCLS-3	FIBER CEMENT 8 INCH EXP. LAP SIDING 3, COLOR: COBBLESTONE
FCLS-5	FIBER CEMENT 8 INCH EXP. LAP SIDING 4, COLOR: IRON GRAY
FCLS-6	FIBER CEMENT 4 INCH EXP. LAP SIDING 5, COLOR: EVENING BLUE
FCLS-7	FIBER CEMENT 4 INCH EXP. LAP SIDING 5, COLOR: COUNTRYLANE RED
FCT-1	6 INCH FIBER CEMENT TRIM BAND, COLOR: ARTIC WHITE
FCT-6	8 INCH FIBER CEMENT TRIM BAND, COLOR: IRON GRAY
MSSP-1	2 INCH PROFILE METAL STANDING SEAM ROOF PANEL, 16 INCH WIDE, COLOR: GALVALUME PLUS
PCWC-1	PRECAST WALL CAP, 4 INCH PROFILE AND 18 INCH WIDE, COLOR: CONCRETE
PCWT-4B	PRECAST WATER TABLE/SILL, 4 INCH PROFILE, COLOR: CONCRETE
RST-B	6X6 DOUGLAS FIR ROUGH SAWN TIMBER BEAM, COLOR: RAW
RST-C	4X16 DOUGLAS FIR ROUGH SAWN TIMBER COLUMN, COLOR: RAW
STN-1	NATURAL THIN CUT STONE VENEER, COLOR: AMERICAN GRANITE LEDGE



1 BUILDING 1 - BACK (HILLSLOPE) ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN COLOR SCHEME	
COBBLE STONE	Main Exterior
ARTIC WHITE	Trim
AUTUMN TAN	Accent
EVENING BLUE	Main Exterior
ARTIC WHITE	Trim
IRON GRAY	Accent
AMERICAN GRANITE LEDGE	

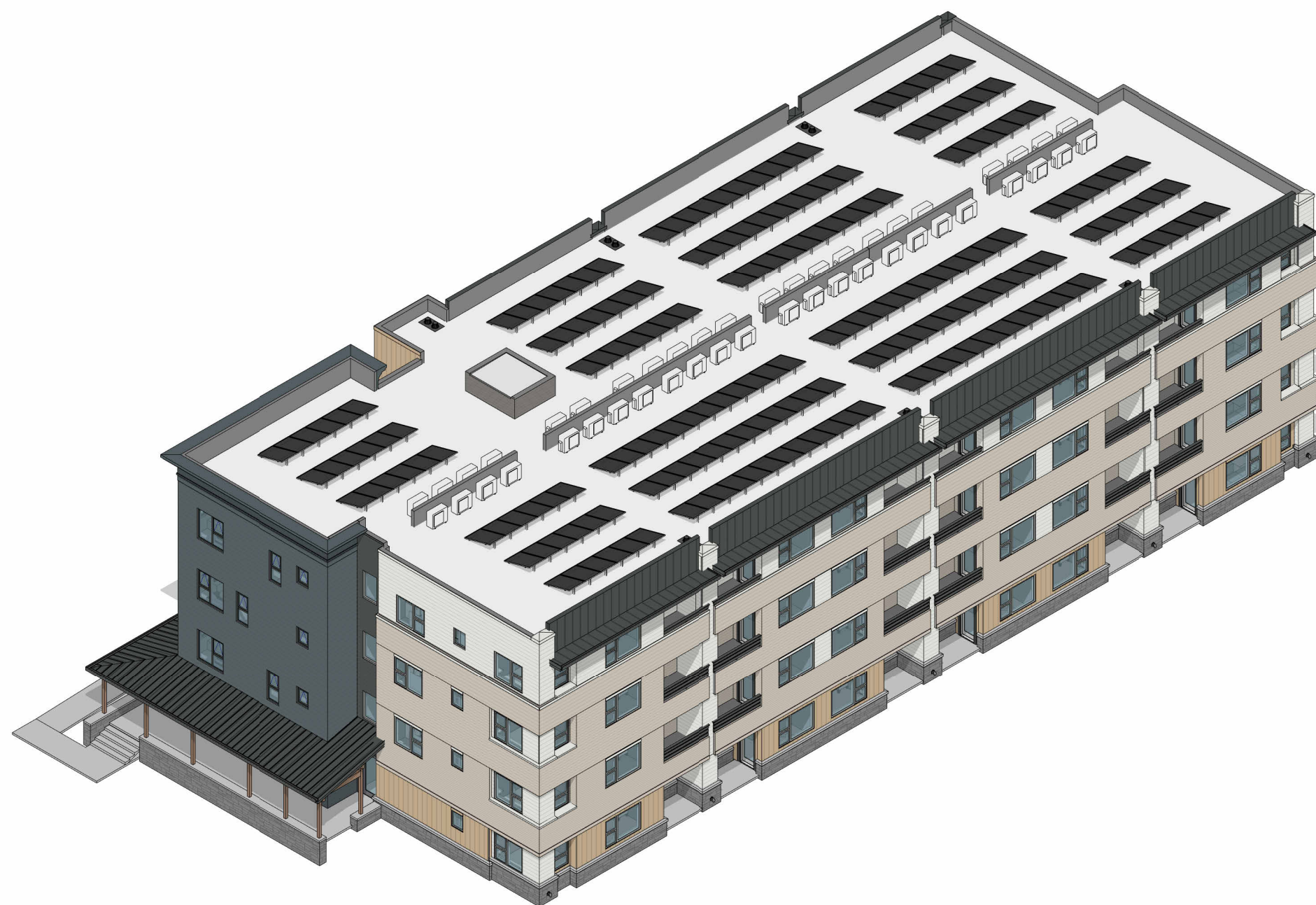
PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

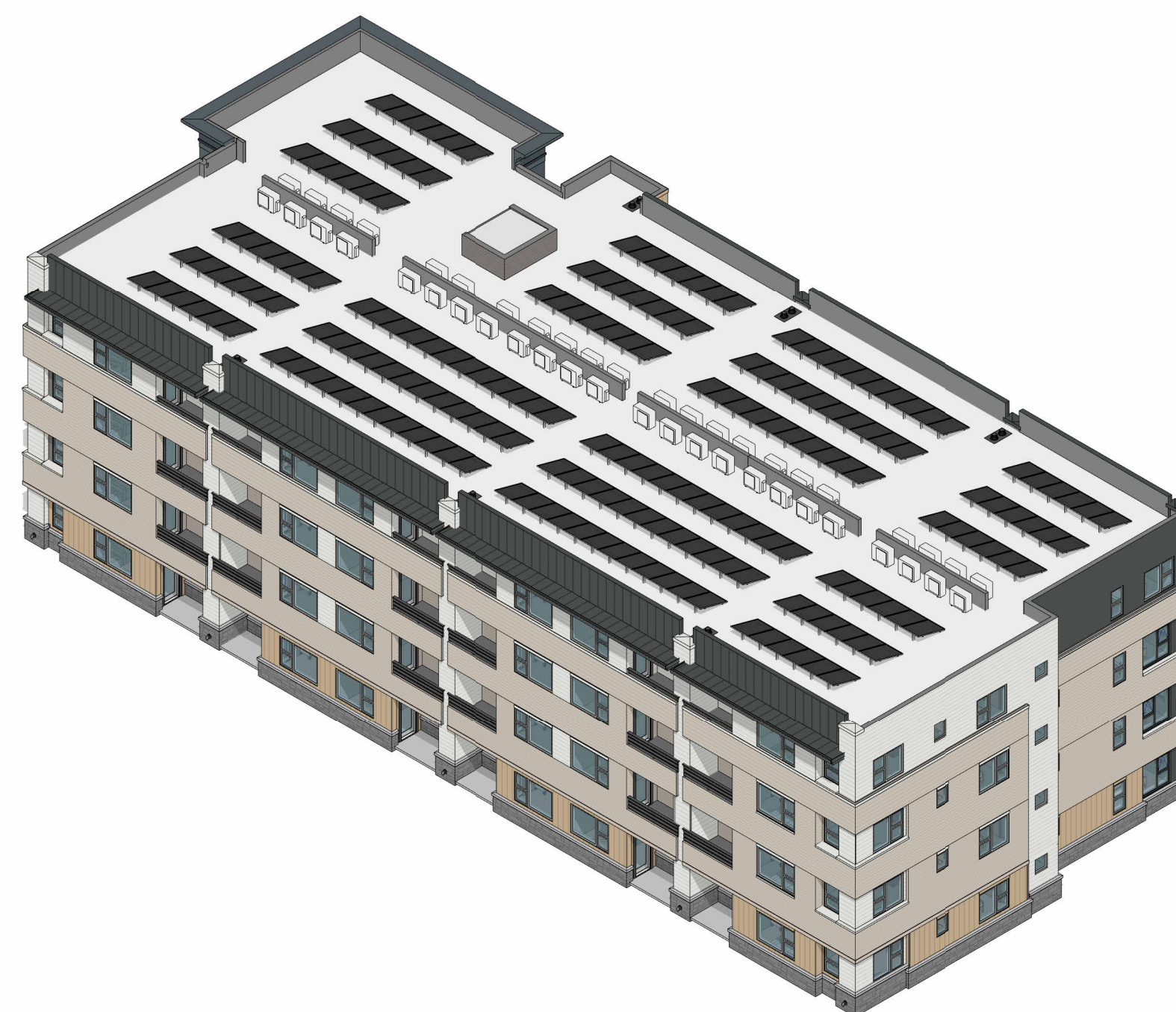
BLDGS 1-4 - ELEVATIONS

AP2.2

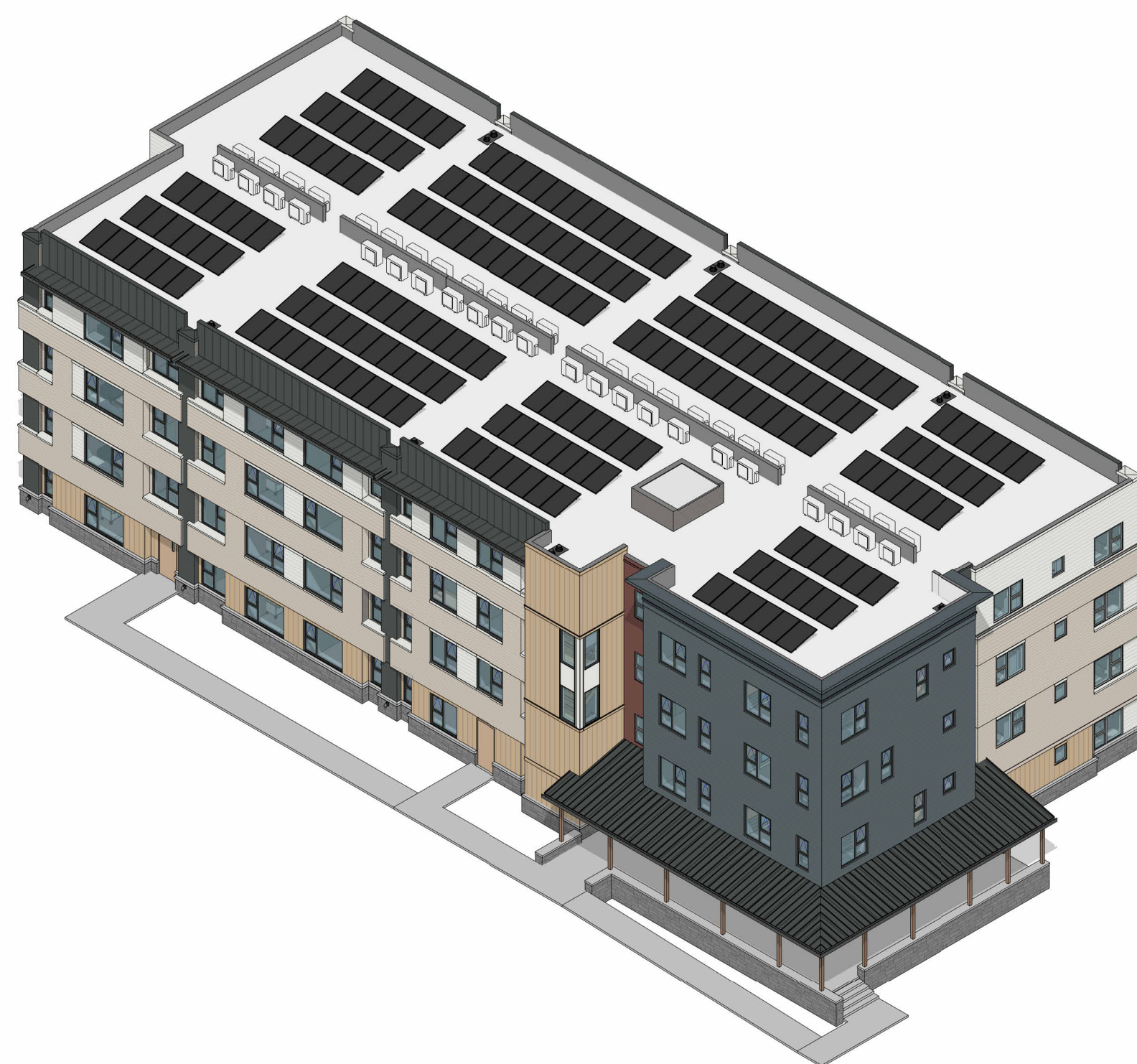
01/02/2024



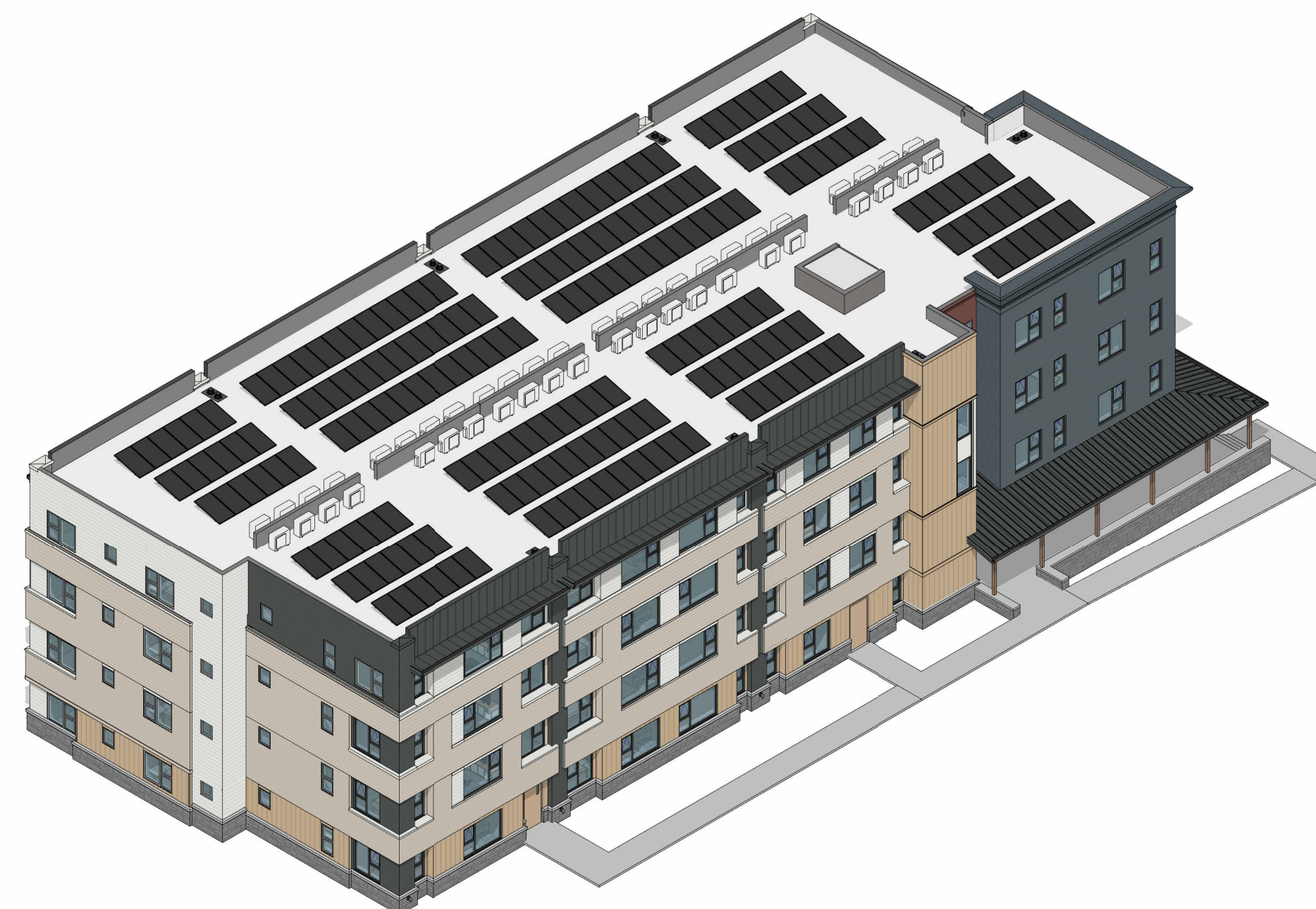
4 SW ISOMETRIC VIEW
SCALE:



3 SE ISOMETRIC VIEW
SCALE:



1 NW ISOMETRIC
SCALE:



2 NE ISOMETRIC
SCALE:

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

BUILDINGS 1, 3, & 4 - ISOMETRIC VIEWS

AP2.5

01/02/2024



4 SW PERSPECTIVE
SCALE:



2 SE PERSPECTIVE VIEW
SCALE:



3 NE PERSPECTIVE
SCALE:



1 NW PERSPECTIVE
SCALE:

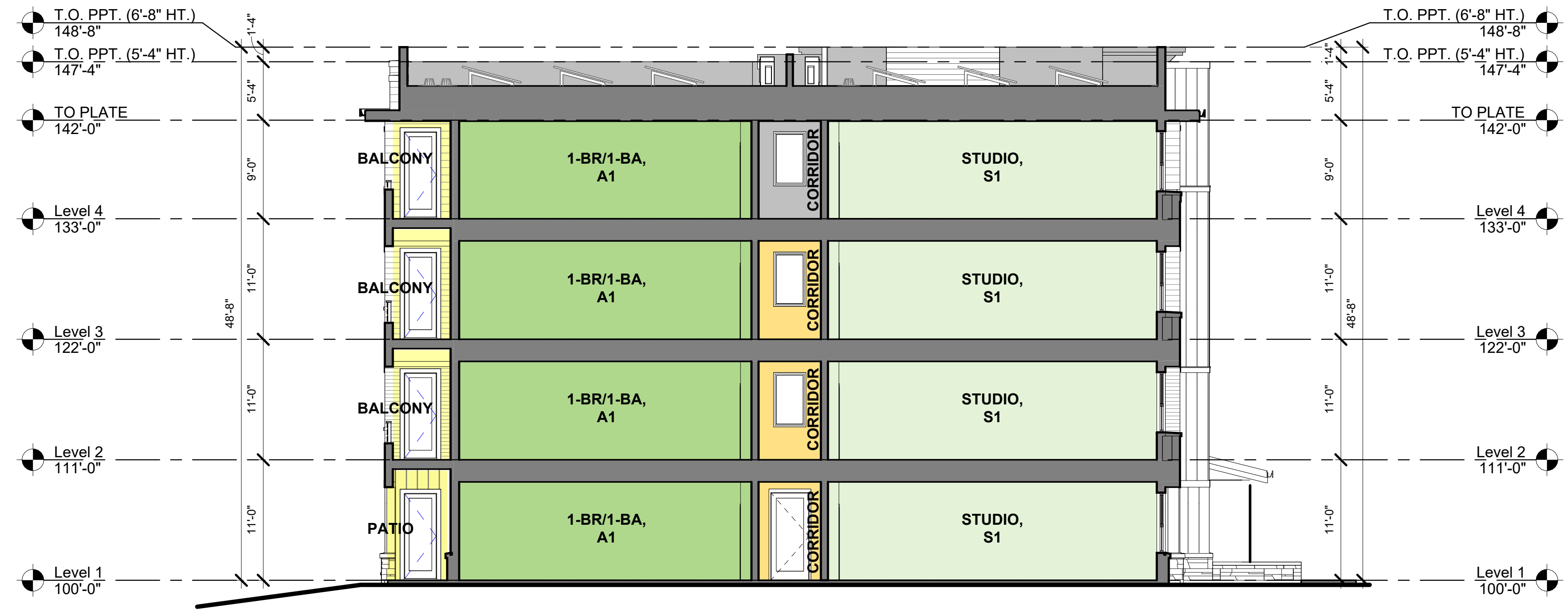
PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

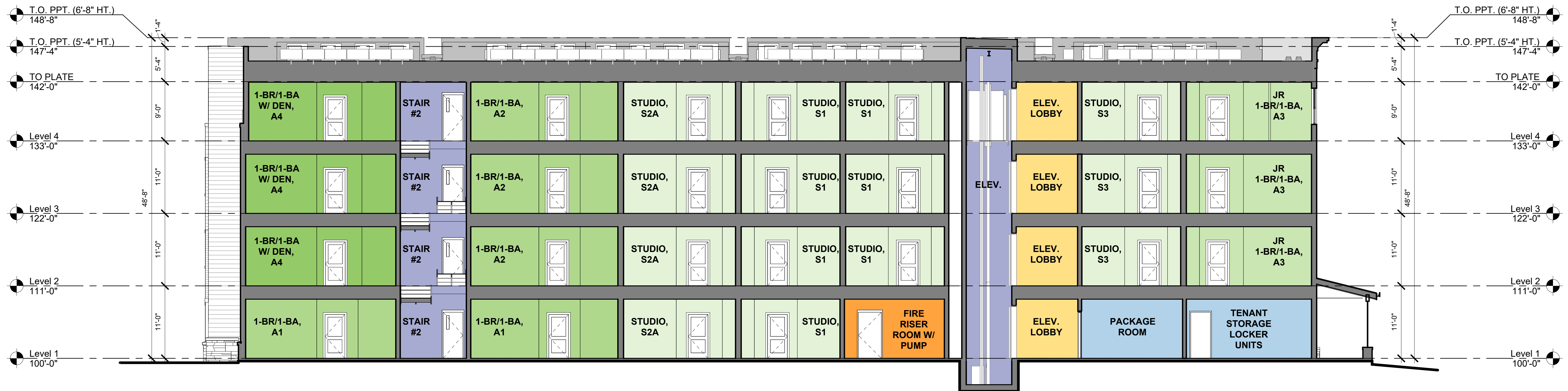
BUILDINGS 1, 3, & 4 - PERSPECTIVE VIEWS

AP2.6

01/02/2024



2 TRANSVERSE BLDG SECTION - 04
SCALE: 1/8" = 1'-0"



1 LONGITUDINAL BLDG SECTION - 01
SCALE: 1/8" = 1'-0"

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

BLDG 1 - BUILDING SECTIONS

AP3.1

01/02/2024

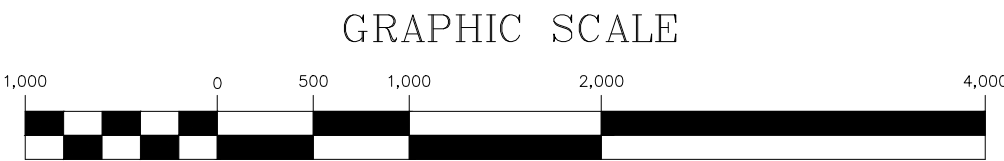
LOT 45-162 - 0 LILY POND RD. MULTIFAMILY HOUSING

TOWN OF HARTFORD, WINDSOR COUNTY, VERMONT

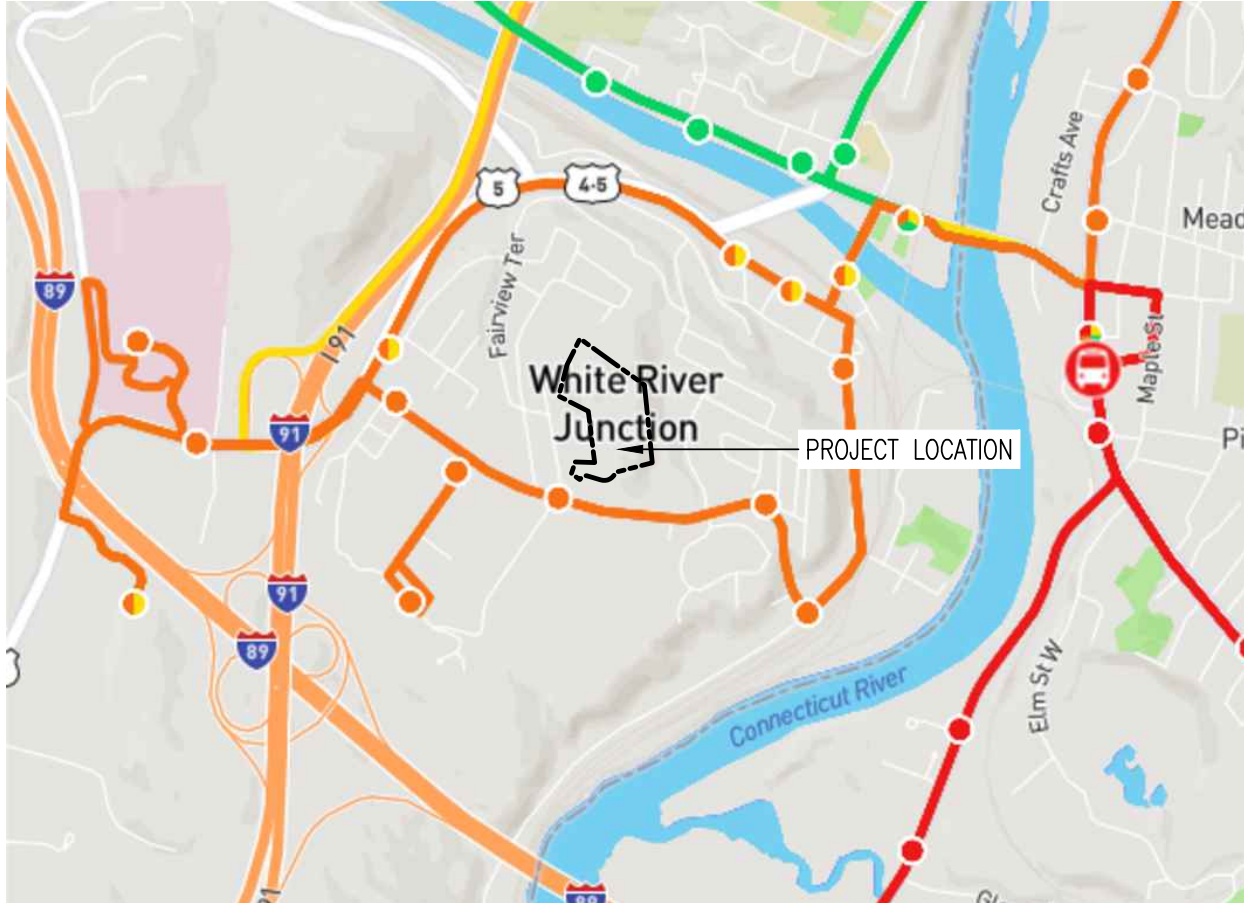


ORTHO MAP

1" = 1,000'



1 inch = 1,000 ft.
for sheet size 24" x 36"

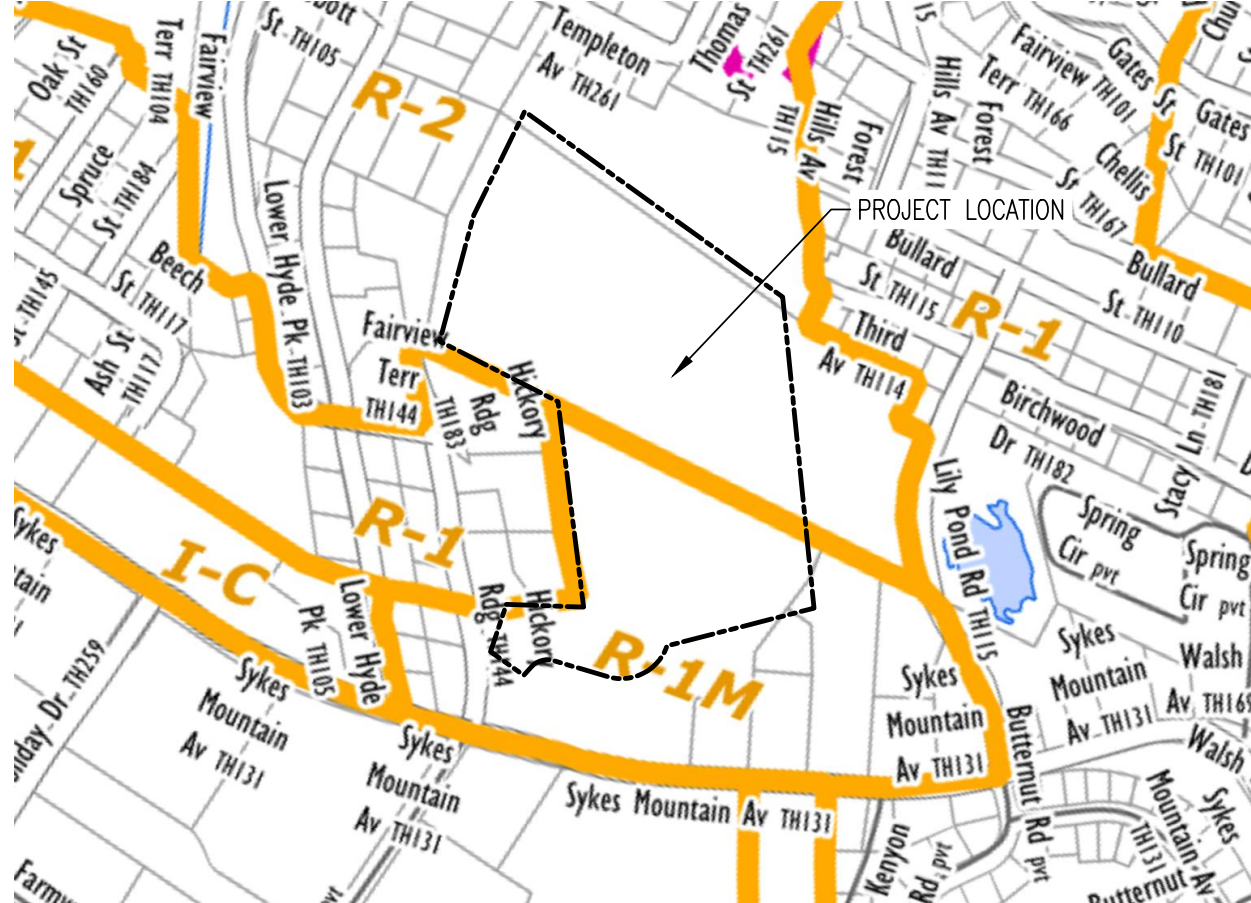


BUS MAP

1" = 2,000'



1 inch = 2,000 ft.
for sheet size 24" x 36"

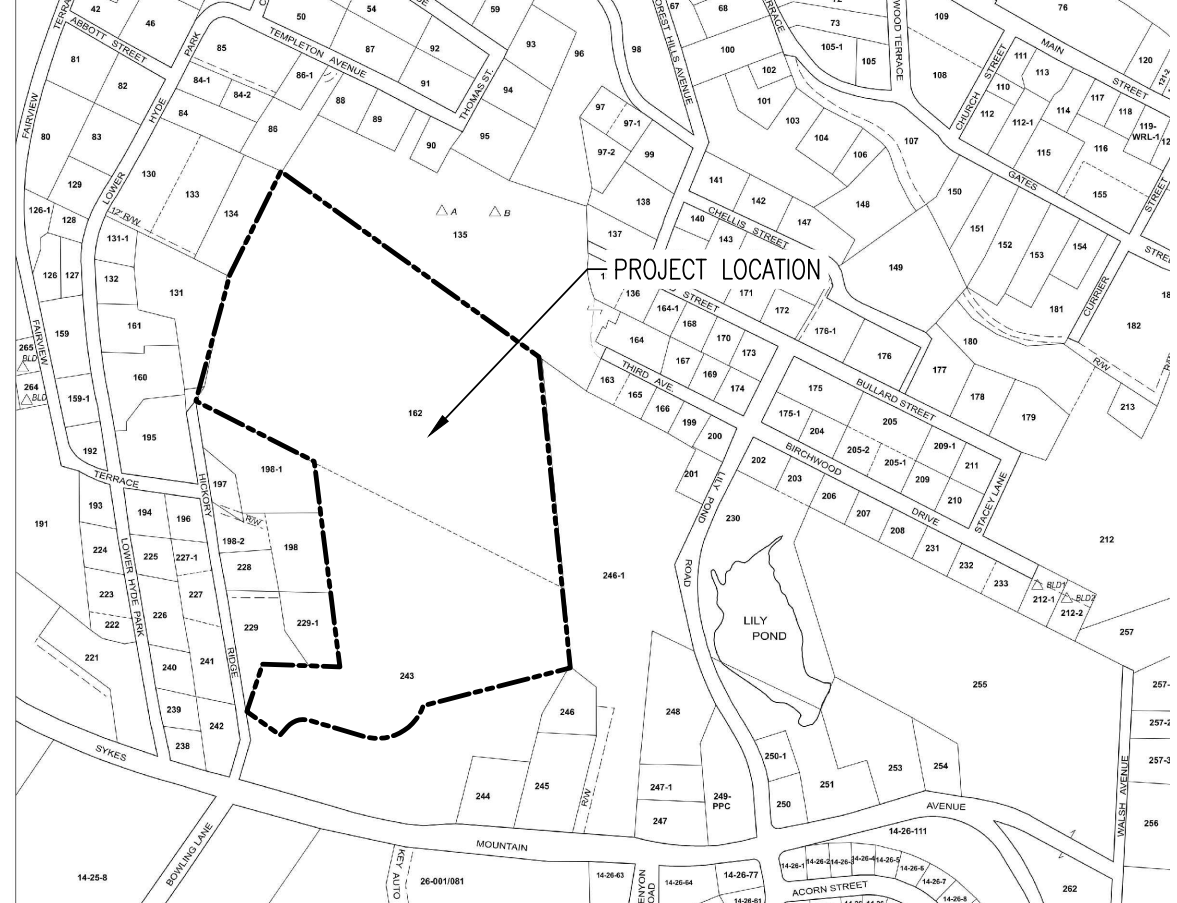


ZONING MAP

1" = 500'



1 inch = 500 ft.
for sheet size 24" x 36"



TAX MAP

1" = 500'



1 inch = 500 ft.
for sheet size 24" x 36"

TABLE OF CONTENTS

SHEET	TITLE	CONSULTANT
C0.0	COVER SHEET	ENGINEERING VENTURES
C0.1	LEGEND AND NOTES	ENGINEERING VENTURES
C1.1	EXISTING CONDITIONS PLAN	ENGINEERING VENTURES
C1.2	PHASING PLAN	ENGINEERING VENTURES
C2.0	SITE LAYOUT PLAN	ENGINEERING VENTURES
C2.1	GRADING, DRAINAGE AND UTILITY PLAN	ENGINEERING VENTURES
C2.2	VEHICLE TURNING PLAN	ENGINEERING VENTURES
C2.3	ROADWAY PROFILE	ENGINEERING VENTURES
L1.1	SITE LANDSCAPE PLAN	PARK ARCHITECTURE
L1.2	SITE LANDSCAPE PLAN	PARK ARCHITECTURE
L1.3	SITE LANDSCAPE PLAN	PARK ARCHITECTURE
L1.4	LANDSCAPE DETAILS	PARK ARCHITECTURE
L2.1	SITE ENLARGEMENT PLAN-AMENITY PLAZA	PARK ARCHITECTURE
L2.2	SITE ENLARGEMENT PLAN-DOG RUN & PLAY AREA	PARK ARCHITECTURE
L2.3	SITE ENLARGEMENT PLAN-ENTRY DRIVE	PARK ARCHITECTURE
L3.1	SITE LIGHTING PLAN	PARK ARCHITECTURE
L3.2	SITE LIGHTING PLAN	PARK ARCHITECTURE
L3.3	SITE LIGHTING PLAN	PARK ARCHITECTURE
L3.4	SITE LIGHTING DETAILS	PARK ARCHITECTURE
L3.5	SITE LIGHTING DETAILS	PARK ARCHITECTURE
L4.1	SITE DETAILS	PARK ARCHITECTURE
L4.2	SITE DETAILS	PARK ARCHITECTURE
L4.3	SITE DETAILS	PARK ARCHITECTURE
L4.4	SITE DETAILS	PARK ARCHITECTURE
AP-1.1	BUILDING 1,3&4: UNIT MIX PLANS	MARKET SQUARE ARCHITECTS
AP-1.2	BUILDING 2: UNIT MIX PLANS	MARKET SQUARE ARCHITECTS
AP-1.4	BUILDINGS 1,3&4: 1ST FLOOR PLANS TYPICAL	MARKET SQUARE ARCHITECTS
AP-1.5	BUILDINGS 1,3&4: 2ND-4TH FLOOR PLANS, TYPICAL	MARKET SQUARE ARCHITECTS
AP-1.6	BUILDINGS 2&5 (SIM): 1ST FLOOR PLAN, TYPICAL	MARKET SQUARE ARCHITECTS
AP-1.7	DESIGN BOARD INSPIRATION AND PRECEDENT	MARKET SQUARE ARCHITECTS
AP-1.8	BUILDINGS 1-5: CONCEPTUAL ELEVATIONS	MARKET SQUARE ARCHITECTS
AP-1.9	BUILDINGS 1-5: CONCEPTUAL ELEVATIONS	MARKET SQUARE ARCHITECTS

SUBJECT PROPERTY

LOT 45-162 0 LILY POND ROAD
WHITE RIVER JUNCTION, VT 05001

OWNER/APPLICANT

OWNER:
Black Rock Investments, LLC
earle@simpsoncompanies.com
2458 Christian St.
White River Junction, VT 05001

APPLICANT:
GPA Management, LLC
irwinperret@perret.net
505 Fairbanks Turn
Quechee, VT 05059

CONSULTANTS

CIVIL ENGINEER
ENGINEERING VENTURES, PC
85 MECHANIC STREET, STE. E2-3
LEBANON, NH 03766
(603) 442-9333

LANDSCAPE ARCHITECT
PARK ARCHITECTURE
3 SCHOOL LANE
HANOVER, NH 03755
603-643-3400

ARCHITECT
MARKET SQUARE ARCHITECTS
104 CONGRESS ST., STE. 205
PORTSMOUTH, NH 03801
603-501-0202

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Date	
Description	
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ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	
BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VERMONT	
Cover Sheet Lot 45-162	SYKES MOUNTAIN RESIDENTIAL DEVELOPMENT HARTFORD, WINDSOR COUNTY, VERMONT
EV Project #	22442
Drawn By:	AM
Checked By:	KPW
Scale:	As Noted
Date:	1/2/2024

C0.0

NOTE: THE PURPOSE OF THESE PLANS IS TO CREATE A PLANNED UNIT DEVELOPMENT.

STANDARD ABBREVIATIONS

BENCHMARK	BM	END OF VERTICAL CURVE ELEVATION	EVCE	LIMITS OF CONSTRUCTION	LOC	REINFORCED CONCRETE PIPE	RCP
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE	END OF VERTICAL CURVE STATION	EVCS	LIMITS OF DISTURBANCE	LOD	RIGHT-OF-WAY	ROW
BEGINNING OF VERTICAL CURVE STATION	BVCS	EXISTING	EX	MAXIMUM	MAX	SANITARY	SAN
CAST-IN-PLACE	CIP	EXISTING GRADE/GROUND	EG	MINIMUM	MIN	SANITARY MANHOLE	SMH
CAST IRON	CI	FINISHED FLOOR	FF	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	MUTCD	SEPTIC TANK	ST
CATCH BASIN	CB	FINISHED GRADE/GROUND	FG	MONITORING WELL	MW	SILT FENCE	SF
CENTERLINE	CL	FIELD INLET	FI	MONUMENT	MON	SLOPE	S=
CLEAN OUT	C/O	FLARED END SECTION	FES	NOT IN CONTRACT	NIC	STATION	STA
CORRUGATED METAL PIPE	CMP	FOOT, FEET	FT	NOT TO SCALE	NTS	STORM MANHOLE	DMH
CUBIC FEET	CF	FOOTING	FTG	POINT OF CURVATURE	PC	TANGENT	TAN
CUBIC FEET PER SECOND	CFS	FOUNDATION	FND	POINT OF INTERSECTION	PI	TANGENT TO CURVE	TC
CUBIC YARD	CY	GALLONS PER MINUTE	GPM	POLYETHYLENE, PROFESSIONAL ENGINEER	PE	TAPPING SLEEVE AND VALVE	TS&V
DIAMETER	DIA	GATE VALVE	GV	PROPERTY LINE	PL	TEMPORARY BENCHMARK	TBM
DISTRIBUTION BOX	D-BOX	HEADWALL	HW	PERC TEST, POINT OF TANGENCY	PT	TEST PIT	TP
DUCTILE IRON	DI	HIGH DENSITY POLYETHYLENE	HDPE	POLYVINYL CHLORIDE	PVC	TOP OF BANK	TOB
EDGE OF CONCRETE	EOC	HYDRANT	HYD	TOP OF CURB	TOC	TOP OF WALL	TOW
EDGE OF GRAVEL	EOG	INTERSECTION	INT	POINT OF VERTICAL INTERSECTION	PVI	TYPICAL	TYP
EDGE OF PAVEMENT	EOP	INVERT	INV	QUANTITY	QTY	VERIFY IN FIELD	VIF
ELECTRIC	ELEC	IRON PIN	IP	QUALITY ASSURANCE	QA	WATER VALVE	WV
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY CONTROL	QC		
ELEVATION	ELEV	LENGTH	L=	RADIUS	R=		

GENERAL NOTES

1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENSED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR WATERS OF THE STATE.
17. FOLLOWING ANY WARRANTY PERIOD, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, TO INCLUDE GRASS AND MULCH, IN GOOD, HEALTHY CONDITION SO AS TO PRESENT A NEAT AND ORDERLY APPEARANCE.
18. AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE STORAGE, DISPLAY, OR PARKING OF MOTOR VEHICLES, BOATS, MOBILE HOMES, TRAILERS, OR CONSTRUCTION EQUIPMENT WITHIN LANDSCAPED AREAS, BUFFERS, OR SCREENS, SHOWN AS SUCH ON THE APPROVED LANDSCAPE PLAN, IS EXPRESSLY PROHIBITED AND A VIOLATION OF THE NOTICE OF ACTION.

SYMBOL LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUND	BOUND
BENCHMARK	BENCHMARK
DRILL HOLE	DRILL HOLE
SURVEY POINT	SURVEY POINT
IRON PIN	IRON PIN
TP1	TP1
B1	B1
BORING	BORING
P1	P1
PERC TEST	PERC TEST
CATCH BASIN (SQUARE)	CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)	CATCH BASIN (ROUND)
HEADWALL	HEADWALL
FLARED END SECTION	FLARED END SECTION
STONE APRON	STONE APRON
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
DRAINAGE CLEAN OUT	DRAINAGE CLEAN OUT
SANITARY SEWER MANHOLE (SMH)	SANITARY SEWER MANHOLE (SMH)
SANITARY CLEAN OUT	SANITARY CLEAN OUT
HYDRANT	HYDRANT
WATER SHUTOFF	WATER SHUTOFF
TAPPING SLEEVE & VALVE	TAPPING SLEEVE & VALVE
GATE VALVE	GATE VALVE
WELL	WELL
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
BUILDING MOUNTED LIGHT	BUILDING MOUNTED LIGHT
LIGHT POST	LIGHT POST
TELEPHONE MANHOLE	TELEPHONE MANHOLE
NATURAL GAS MANHOLE	NATURAL GAS MANHOLE
COMMUNICATION MANHOLE	COMMUNICATION MANHOLE
BOLLARD	BOLLARD
SINGLE POLE SIGN	SINGLE POLE SIGN
DOUBLE POLE SIGN	DOUBLE POLE SIGN
SPOT ELEVATION	SPOT ELEVATION
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
DRAINAGE FLOW	DRAINAGE FLOW
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
ACCESSIBLE CURB RAMP	

LINETYPE LEGEND

PROPOSED FEATURES	EXISTING FEATURES
100	100
98	98

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Date

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BLACK ROCK INVESTMENTS, LLC

2458 CHRISTIAN STREET

WHITE RIVER JUNCTION, VERMONT

Site Legend and Notes

Lot 45-162

SYKES MOUNTAIN

RESIDENTIAL DEVELOPMENT

HARTFORD, WINDSOR COUNTY, VERMONT

Sheet Title:

EV Project #

22442

Drawn By:

JWF

Checked By:

KPW

Scale:

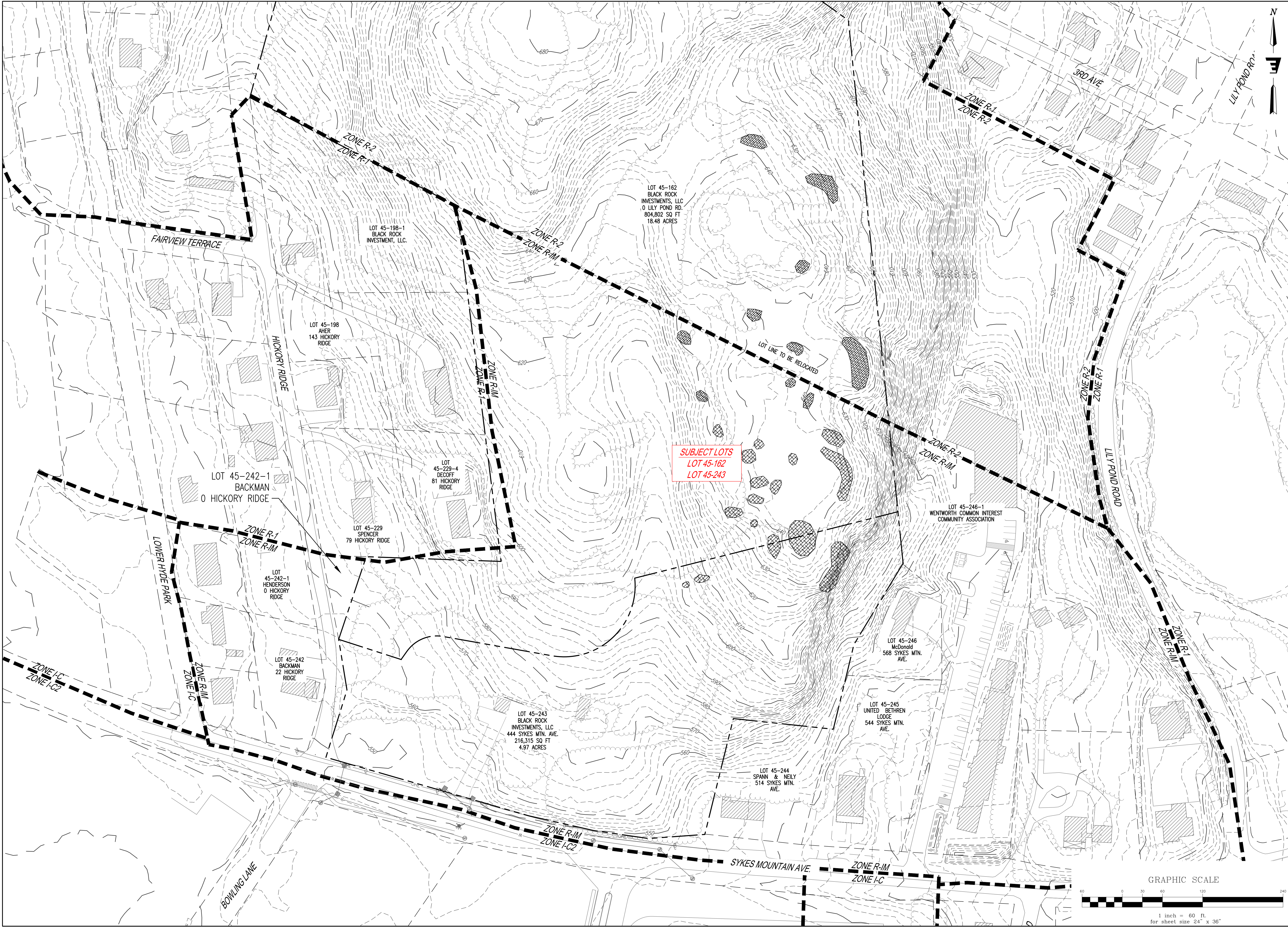
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Date:

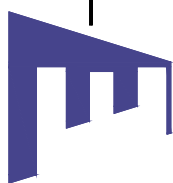
07/21/2023

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S:\PROJECTS\2022\2442 SYKES MOUNTAIN APARTMENTS\DWGS\2442 C1 1 LILY POND RD. - EXISTING CONDITIONS PLAN.DWG
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Date	
Description	
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VENTURES PC**

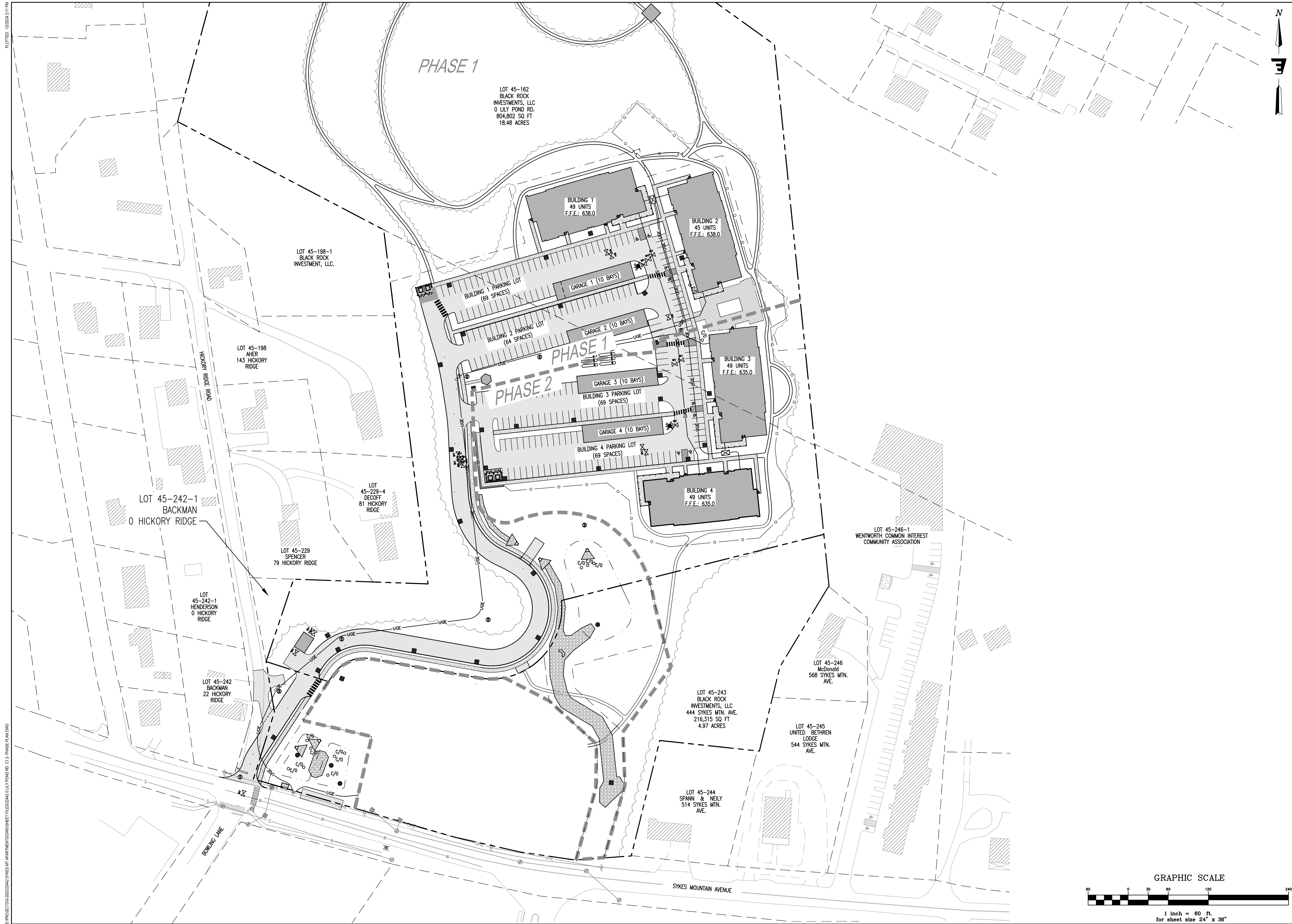
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**SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT**
HARTFORD, WINDSOR COUNTY, VERMONT

EV Project #	22442
Drawn By:	JWF
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Scale:	1" = 60'
Date:	07/21/2023

C1.1



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PARKING SUMMARY

Building	Studio	1 Bedroom	2 Bedroom	Total	Parking	Parking
Parking Lot	Units	Spaces	Units	Spaces	Unit	Target
1	9	1	34	1.5	6	1.5
2	9	1	31	1.5	5	1.5
3	9	1	34	1.5	6	1.5
4	9	1	34	1.5	6	1.5
Total					192	270
					270	271

SITE NOTES

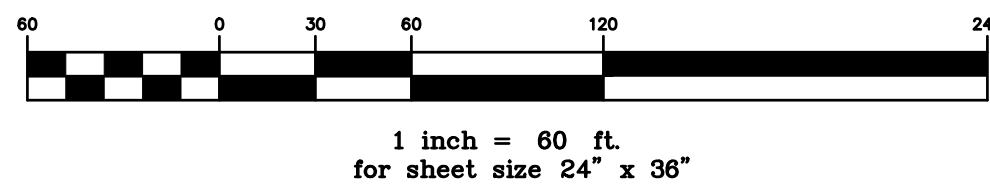
- C1 BOUNDARY LINE ADJUSTMENT
- C2 SIDEWALK (TYP. - SEE PLAN FOR WIDTH)
- C3 24' BY 12' DUMPSTER ENCLOSURE
- C4 ADA VAN ACCESSIBLE PARKING (TYP.)
- C5 CURBING (TYP.)
- C6 RETAINING WALL AND PEDESTRIAN SAFETY RAILING
- C7 ASPHALT PAVEMENT (TYP.)
- C8 SNOW STORAGE
- C9 WATER BOOSTER PUMPS BUILDING AND ACCESS
- C10 STORMWATER EASEMENT FOR THE BENEFIT OF LOT 45-162
- C11 EXTENTS OF OPEN SPACE
- C12 PUBLIC ACCESS AND UTILITY EASEMENT
- C13 DELIVERY TRUCK AREA
- C14 MAINTENANCE GARAGE
- C15 STEPS

ZONING CHART

ITEM	Req/Allowable	Existing	Proposed
Street Address		0 Lily Pond Rd.	
Zoning District/Designation		R-1M	R-2/R1-M
Tax Map & lot number		45-162	Same
Area of Lot (Acres)		12.4 ac	18.48 ac
Building Gross Floor Area (SF) finished		N/A	185,600 sf
Parking Spaces	2 per unit (min.)	N/A	271
Number of Loading Spaces		N/A	N/A
Building Height (Ft)	40' (maximum)	N/A	50'
Number of Stories	4	N/A	4
Use	Allowed: R-1M Conditional: R-2	Vacant Land	Dwelling, multiunit
Setbacks (Ft)*			
Front	10' Principal/20' detached		20' or greater
Side	10'		20' or greater
Rear	20'		20' or greater
Building Footprint Area (SF)	None	N/A	59,400 sf
Total Building Coverage on Lot (%)			7%
Overlay District		None	None
Impervious surfaces (sf) bld. + lots/lot		N/A	209,972 sf
Impervious surfaces (%) bld. + lots/lot	65% max.	N/A	26%
Density	R-1M: 1 Unit / 4,000 sf R-2: 1 Unit/6,000 sf 538,341 sf/4,000 sf + 266,471 sf/4,000 sf = 90+67 = 157 (allowed)	0 Units	192 Units 22.3% density bonus requested
Open Space	50% of the Lot	N/A	428,521 sf (9.84 Acres) 52.6%

NOTE: THIS PROJECT IS NOT LOCATED WITHIN ANY FLOODPLAINS, SIGNIFICANT NATURAL COMMUNITIES OR WETLANDS

GRAPHIC SCALE



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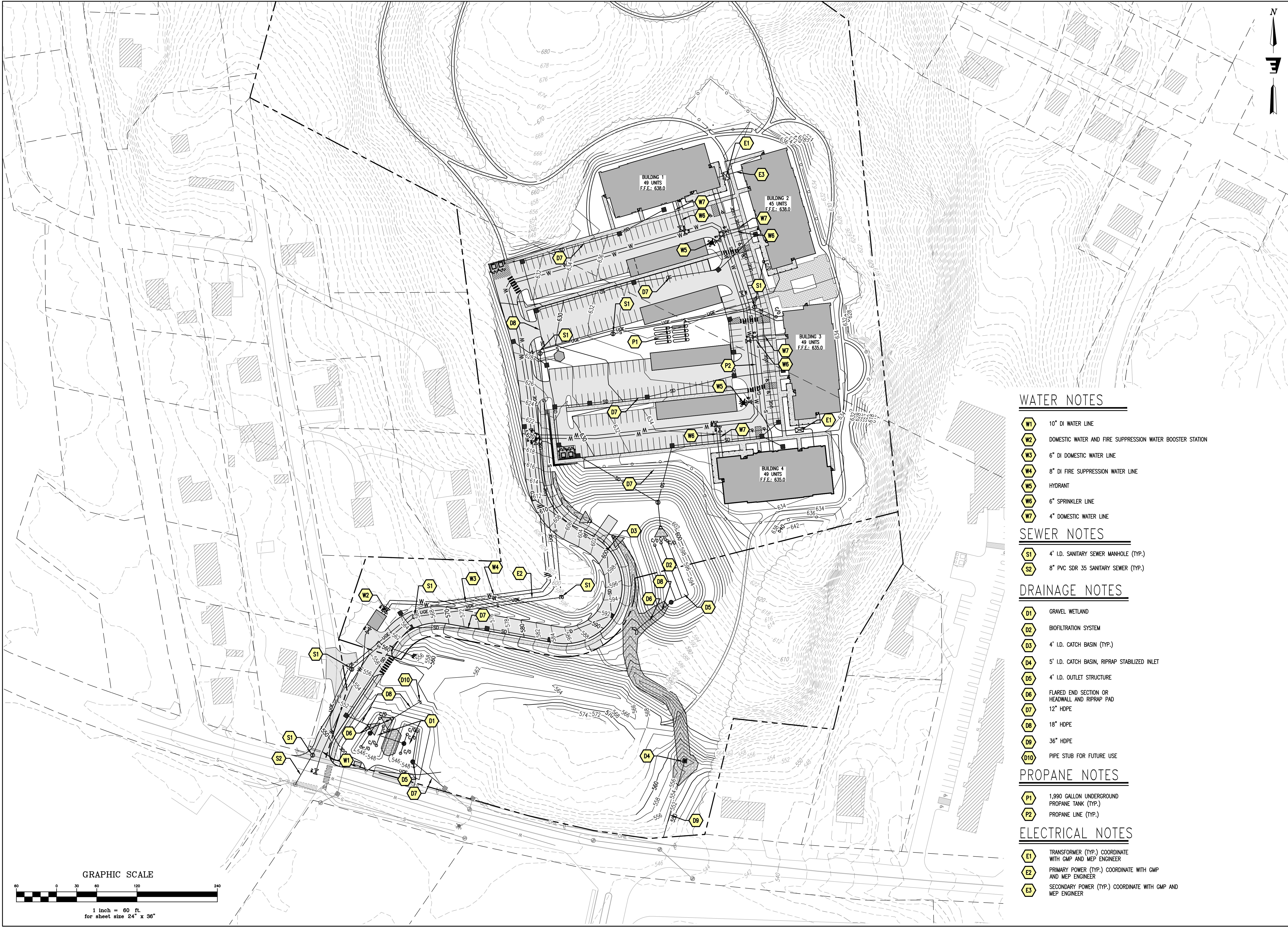
Site Layout Plan
Lot 45-162
SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
HARTFORD, WINDSOR COUNTY, VERMONT

Sheet Title: EV Project # 23442
Drawn By: JWF
Checked By: KPW
Scale: 1" = 60'
Date: 1/2/2024

C2.0

3/PROJECTS/2022/2442 SYKES MT APARTMENTS/2442 SHEET FILES/2442 C2.1 SITE PLAN.dwg

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GRAPHIC SCALE



1 inch = 60 ft.
for sheet size 24" x 36"

WATER NOTES

- W1 10" DI WATER LINE
- W2 DOMESTIC WATER AND FIRE SUPPRESSION WATER BOOSTER STATION
- W3 6" DI DOMESTIC WATER LINE
- W4 8" DI FIRE SUPPRESSION WATER LINE
- W5 HYDRANT
- W6 6" SPRINKLER LINE
- W7 4" DOMESTIC WATER LINE

SEWER NOTES

- S1 4' I.D. SANITARY SEWER MANHOLE (TYP.)
- S2 8" PVC SDR 35 SANITARY SEWER (TYP.)

DRAINAGE NOTES

- D1 GRAVEL WETLAND
- D2 BIOFILTRATION SYSTEM
- D3 4' I.D. CATCH BASIN (TYP.)
- D4 5' I.D. CATCH BASIN, RIPRAP STABILIZED INLET
- D5 4' I.D. OUTLET STRUCTURE
- D6 FLARED END SECTION OR HEADWALL AND RIPRAP PAD
- D7 12" HDPE
- D8 18" HDPE
- D9 36" HDPE
- D10 PIPE STUB FOR FUTURE USE

PROPANE NOTES

- P1 1,990 GALLON UNDERGROUND PROPANE TANK (TYP.)
- P2 PROPANE LINE (TYP.)

ELECTRICAL NOTES

- E1 TRANSFORMER (TYP.) COORDINATE WITH GMP AND MEP ENGINEER
- E2 PRIMARY POWER (TYP.) COORDINATE WITH GMP AND MEP ENGINEER
- E3 SECONDARY POWER (TYP.) COORDINATE WITH GMP AND MEP ENGINEER

Stamp	
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Description	
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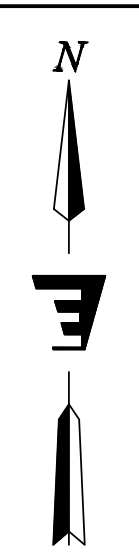
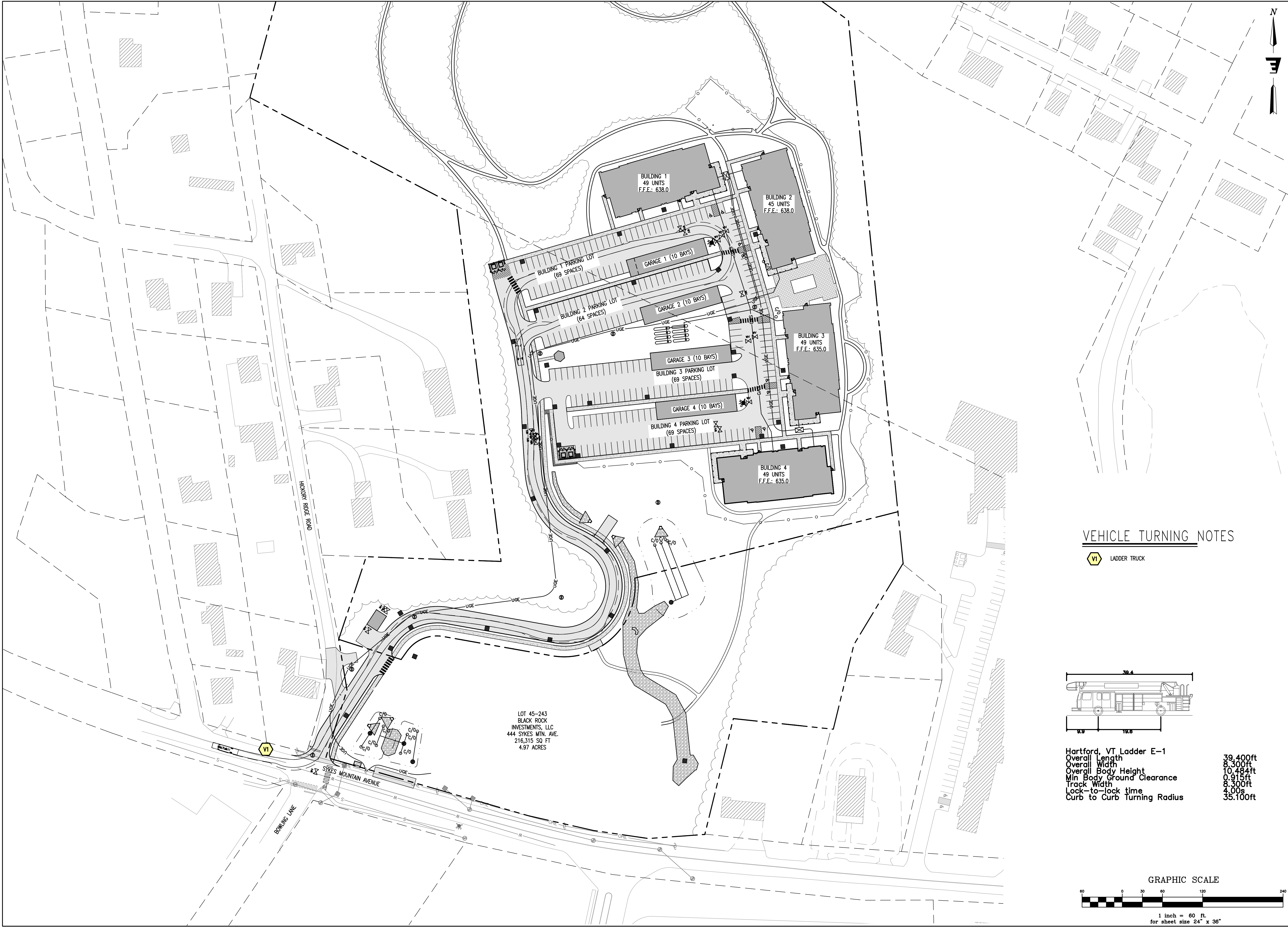
Grading, Drainage and Utilities Plan
Lot 45-162
SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
HARTFORD, WINDSOR COUNTY, VERMONT

EV Project #	22442
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Date:	1/2/2024

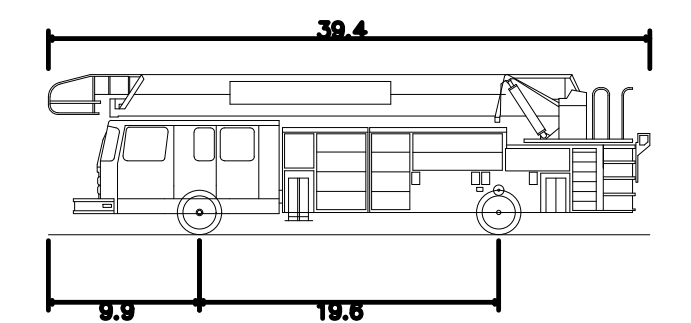
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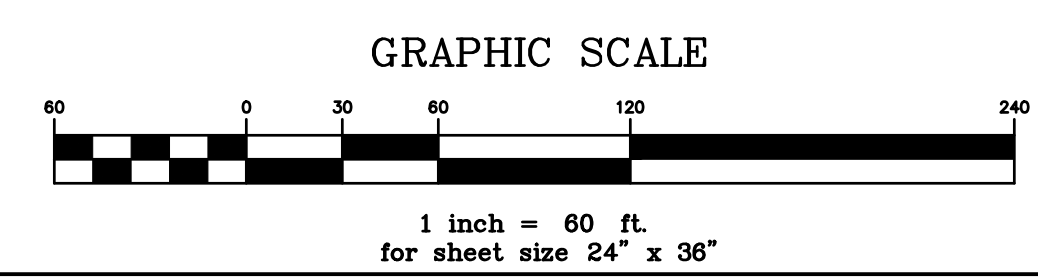
S:\PROJECTS\2022\2442 SYKES MT APARTMENTS\DWG\SHEET FILES\2442 DULY POND RD. C2.2 - VEHICLE TURNING PLAN.DWG



VEHICLE TURNING NOTES



Hartford, VT Ladder E-1
Overall Length 39.400ft
Overall Width 8.300ft
Overall Body Height 10.484ft
Min Body Ground Clearance 0.915ft
Track Width 8.300ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 35.100ft



Stamp	
Date	
Description	
No.	

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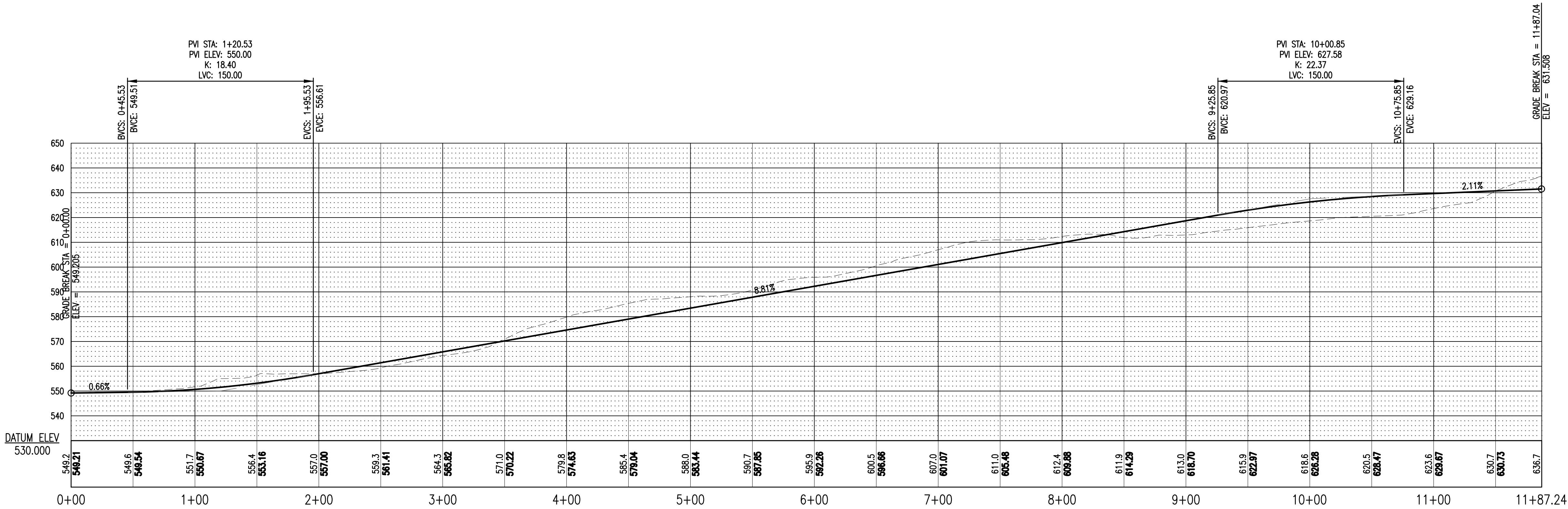
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WHITE RIVER JUNCTION, VERMONT

Vehicle Turning Plan
Lot 45-162

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
HARTFORD, WINDSOR COUNTY, VERMONT

EV Project #	22442
Drawn By:	JWF
Checked By:	KPW
Scale:	1" = 60'
Date:	1/2/2024

C2.2



EV Project #
23442

Drawn By:
JWF

Checked By:
KPW

Scale:
-

Date:
1/2/2024

Roadway Profile
Lot 45-162

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
HARTFORD, WINDSOR COUNTY, VERMONT

BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VERMONT

ENGINEERING
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Stamp

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Description

Date

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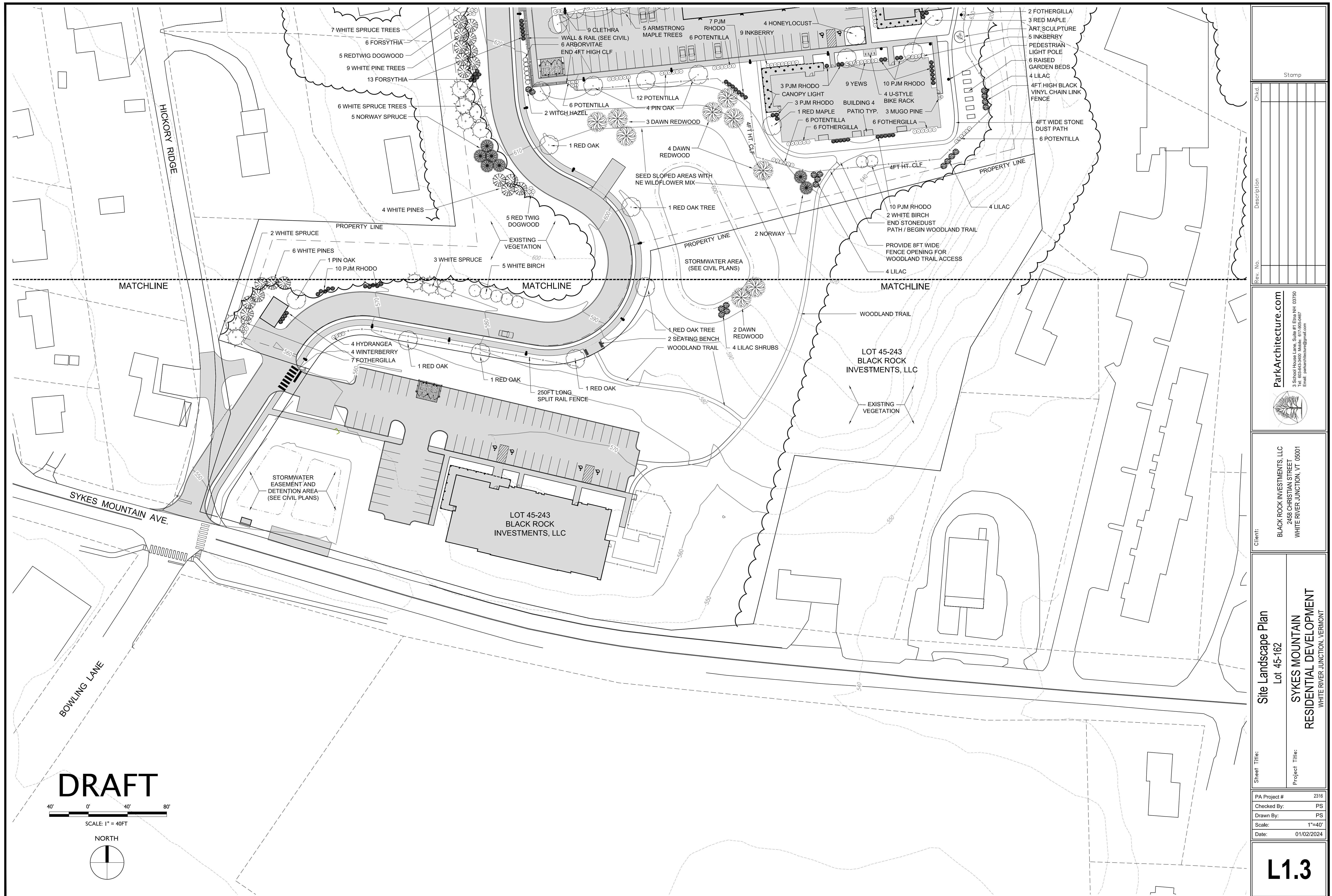
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WHITE RIVER JUNCTION, VT 05001

Lot 45-162

WHITE RIVER II INJECTION VERMONT

PA Project #	2318
Checked By:	PS
Drawn By:	PS
Scale:	1"=40'
Date:	01/02/2024

L1.1



LANDSCAPE PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
13	GLEDITSIA TRIACANTHOS V. INERMIS	IMPERIAL HONEYLOCUST	2.5" – 3" CALIPER
11	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	2.5" – 3" CALIPER
6	QUERCUS RUBRA	RED OAK	2.5" – 3" CALIPER
8	QUERCUS PALUSTRIS	PIN OAK	2.5" – 3" CALIPER
17	ACER X FREEMANII	FREEMAN MAPLE 'ARMSTRONG'	2.5" – 3" CALIPER
20	BETULA PAPIRYFERA	CLUMP WHITE BIRCH	CLUMP 8'–10' HT.
3	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2.5" – 3" CALIPER
3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" – 3" CALIPER
4	AMELANCHIER CANADENSIS	SERVICEBERRY	5'–6' HT. B&B
EVERGREEN TREES			
27	PICEA GLAUCA	WHITE SPRUCE	10'–12' HT. B&B
29	PINUS STROBUS	EASTERN WHITE PINE	8'–10' HT. B&B
1	PINUS NIGRA	AUSTRIAN BLACK PINE	8'–10' HT. B&B
7	PICEA ABIES	NORWAY SPRUCE TREE	8'–10' HT. B&B
30	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6'–8' HT. B&B
SHRUBS			
15	HAMAMELIS VIRGINIANA	AMERICAN WITCH HAZEL	30"–36" HT, 7 GAL
25	SYRINGA VULGARIS	COMMON PURPLE LILAC	30"–36" HT, 7 GAL
77	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"–30" HT, 5 GAL
76	RHODODENDRON 'PJM ELITE'	PJM RHODODENDRON	24"–30" HT, 5 GAL
17	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	24"–30" HT, 5 GAL
44	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD	24"–30" HT, 5 GAL
39	FORSYTHIA X INTERMEDIA	FORSYTHIA	24"–30" HT, 5 GAL
12	PINUS MUGO	MUGO PINE	18"–24" HT, 7 GAL
37	SPIREA JAP. LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18"–24" HT, 7 GAL
41	HYDRANGEA INVINCIBELLE SPIRIT II	INVINCIBELLE SPIRIT II HYDRANGEA	18"–24" HT, 7 GAL
72	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"–24" HT, 7 GAL
60	POTENTILLA FRUITCOSA MCKAY'S WHITE	MCKAY'S WHITE POTENTILLA	18"–24" HT, 7 GAL
13	VIBURNUM NUDUM BRANDYWINE	BRANDYWINE VIBURNUM	18"–24" HT, 7 GAL
33	CLETHRA ALNIFOLIA HUMMINGBIRD	HUMMINGBIRD SWEETSPIRE	18"–24" HT, 7 GAL
31	TAXUS MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18"–24" HT, 7 GAL
PERENNIALS & ORNAMENTAL GRASSES			
TBD	NEPETA 'SIX HILLS GIANT'	SIX HILLS GRANT CATMINT	2 GAL
TBD	RUDBECKIA FULGIDA GOLDSTURM	GOLDSTURM BLACK EYED SUSAN	2 GAL
TBD	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILLY	2 GAL
TBD	ANDROPOGON GERARDII 'BLACKHAWKS'	BLACKHAWKS BIG BLUESTEM	2 GAL
TBD	HELIOTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL
TBD	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL
TBD	ECHINACEA PURPURPEA	PURPLE CONEFLOWER	2 GAL

LANDSCAPE NOTES

1. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE IS PROVIDED IN THE PLANT LIST FOR CONTRACTORS CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LIST AND THE NUMBER SHOWN ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
2. THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN.
3. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
4. ALL PLANT BEDS WILL BE TOP-DRESSED WITH 3" SHREDDED BARK MULCH.
5. CONTRACTOR SHALL PROVIDE STEEL LANDSCAPE EDGING TO SURROUND ALL MULCH BEDS WHERE INDICATED.
6. THE CONTRACTOR SHALL LOCATE AND MARK ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATIVE PLANTING LOCATIONS CAN BE DETERMINED.
7. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTS AGAINST DAMAGE FROM ON-GOING CONSTRUCTION. PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL FORMAL ACCEPTANCE OF ALL PLANTINGS.
9. ALL OTHER DISTURBED AREAS NOT OTHERWISE INDICATED SHALL BE LOAMED AND SEEDDED.
10. CONTRACTOR SHALL PRESERVE EXISTING TREES WHERE INDICATED.
11. CONTRACTOR SHALL PROVIDE A 2-YEAR GUARANTEE ON ALL INSTALLED PLANT MATERIAL.
12. ALL PROPOSED TREES SHALL BE PLACED A MINIMUM OF 10FT FROM EXISTING AND PROPOSED UTILITIES.
14. ALL TREES SPECIFIED WILL BE OF GOOD QUALITY AND IN COMPLIANCE WITH THE MOST RECENT EDITION OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.

NE WILDFLOWER SEED MIX SPECS

NORTHEAST NATIVE WILDFLOWER SEED MIXTURE PLANTED IN AREAS SHOWN ON LANDSCAPE PLAN

NORTHEAST WILDFLOWER SEED MIXTURE TO CONTAIN A MAJORITY OF > 67% PERENNIAL VARIETIES TO INSURE GROWTH OF WILDFLOWER VEGETATION IN SUCCESSIVE YEARS.

NEWP.COM/SEED-MIXES OR APPROVED EQUAL

SLOPE PLANTING TYPE	QTY	SIZE
Custom Blend of Northeast Native Wildflower Mixture	± TBD SF	SEED MIX



NE WILDFLOWER MIXTURE

PROPOSED DECIDUOUS TREES:



IMPERIAL HONEY LOCUST



FREEMAN MAPLE 'ARMSTRONG'



DAWN REDWOOD



RED OAK TREE



PIN OAK TREE



ROYAL STAR MAGNOLIA



GREENSPIRE LINDEN



SHADBLOW SERVICEBERRY



CLUMP WHITE BIRCH

PROPOSED EVERGREEN TREES:



AUSTRIAN BLACK PINE



WHITE SPRUCE



NORWAY SPRUCE



EASTERN WHITE PINE

EVERGREEN SCREENING



AMERICAN ARBORVITAE



SPREADING YEW

PROPOSED SHRUBS:



WITCH HAZEL



PURPLE LILAC



INKBERRY SHRUB



PJM RHODODENDRON



WINTERBERRY HOLLY



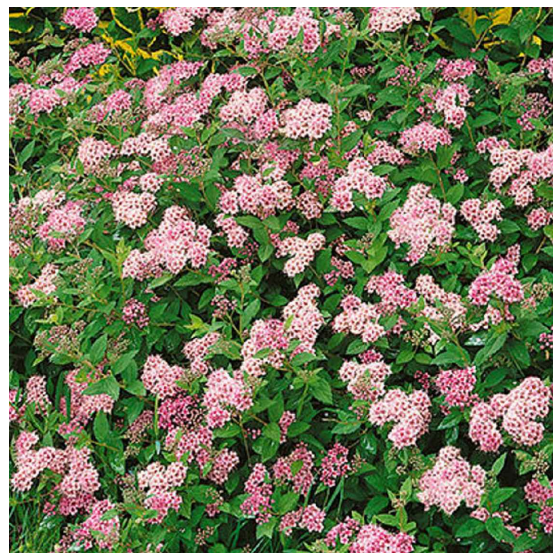
RED TWIG DOGWOOD



FORSYTHIA



MUGO PINE SHRUB



LITTLE PRINCESS SPIREA



HYDRANGEA



FOTHERGILLA



BRANDYWINE VIBURNUM



CLETHRA

PROPOSED PERENNIALS & GRASSES:



CATMINT



BLACK EYED SUSAN



STELLA D'ORO DAYLILLY



BLACKHAWK BIG BLUESTEM



BLUE OAT GRASS



DWARF FOUNTAIN GRASS



PURPLE CONEFLOWER

Stamp

Chkd.

Rev. No.

Description

Client:

Black Rock Investments, LLC
2488 Christian Street
White River Junction, VT 05001

Sheet Title:

Project Title:

PA Project #

Checked By:

Drawn By:

Scale:

Date:

2316

PS

PS

NTS

01/02/2024

Landscape Details

Lot 45-162

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT

WHITE RIVER JUNCTION, VERMONT

L1.4

STRAIGHT DOG TUNNEL

PEDESTRIAN
LIGHT POLE

P-A

DOG RUN
AREA

CURVED DOG
TUNNEL

SEATING
BENCH

P-A

PEDESTRIAN
LIGHT POLE

— SEATING
BENCH

DOG A-FRAME

8FT X 12FT
SHADE STRUCTURE

— SEATING
BENCH

11 AMERICAN
ARBORVITAE

PET WAS
STATION

2 SPIREA

GATE



DOG RUN
ENTRY

GATE

P-P

STONE DUS
WALKWAY

NATURAL BALANCE BEAM

PLAY GROUND STRUCTURE

PLAYGROUND AREA

SEATING
BENCH

PLAYGROUND ENTRY

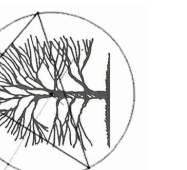
GAT

P-P

LINDEN

P-Δ

ParkArchitecture.com



BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Site Enlargement Plan - Dog Run & Play Area
Lot 45-162

RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

Project #	2316
Checked By:	PS
Drawn By:	PS
Scale:	1"=5'
Date:	01/02/2024

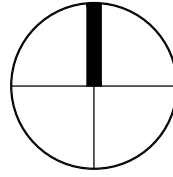
L2.2

DRAFT



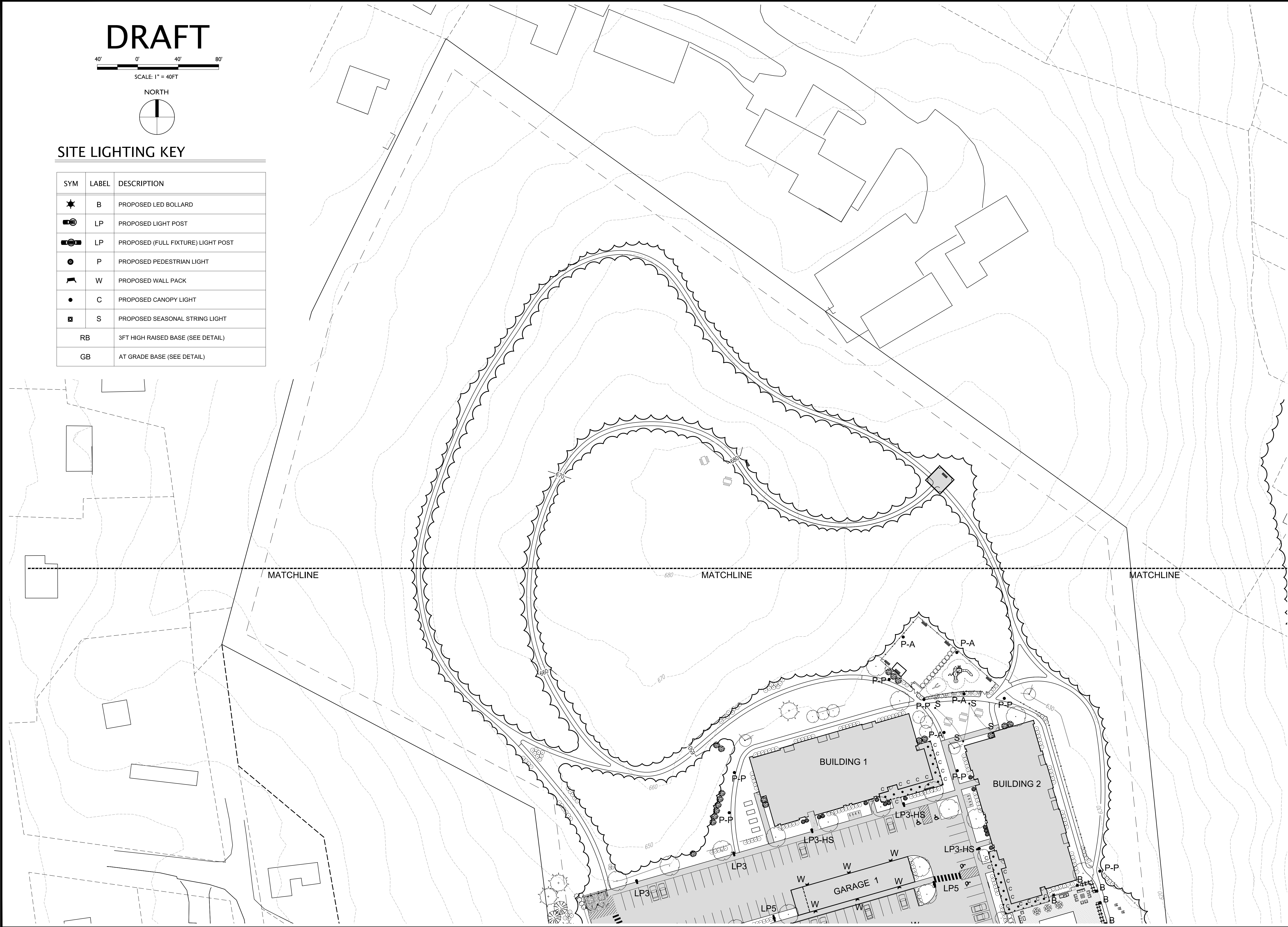
SCALE: 1" = 40FT

NORTH



SITE LIGHTING KEY

SYM	LABEL	DESCRIPTION
	B	PROPOSED LED BOLLARD
	LP	PROPOSED LIGHT POST
	LP	PROPOSED (FULL FIXTURE) LIGHT POST
	P	PROPOSED PEDESTRIAN LIGHT
	W	PROPOSED WALL PACK
	C	PROPOSED CANOPY LIGHT
	S	PROPOSED SEASONAL STRING LIGHT
RB	3FT HIGH RAISED BASE (SEE DETAIL)	
GB	AT GRADE BASE (SEE DETAIL)	



Stamp

Chkd.	
Rev. No.	
Description	

ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750
Phone: 603-943-9400 Mobile: 603-556-6467
Email: parkarch@parkarch.com

Client:

BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Sheet Title:

Site Lighting Plan

Project Title:

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT

PA Project #

2318

Checked By:

PS

Drawn By:

PS

Scale:

1"=40'

Date:

01/02/2024

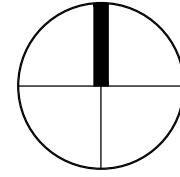
L3.1

DRAFT

40' 0' 40' 80'

SCALE: 1" = 40FT

NORTH



SITE LIGHTING KEY

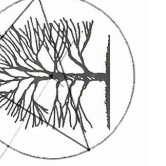
SYM	LABEL	DESCRIPTION
★	B	PROPOSED LED BOLLARD
⦿	LP	PROPOSED LIGHT POST
⦿	LP	PROPOSED (FULL FIXTURE) LIGHT POST
⦿	P	PROPOSED PEDESTRIAN LIGHT
⦿	W	PROPOSED WALL PACK
●	C	PROPOSED CANOPY LIGHT
■	S	PROPOSED SEASONAL STRING LIGHT
RB	3FT HIGH RAISED BASE (SEE DETAIL)	
GB	AT GRADE BASE (SEE DETAIL)	



Stamp

Rev. No.	Description	Chkd.

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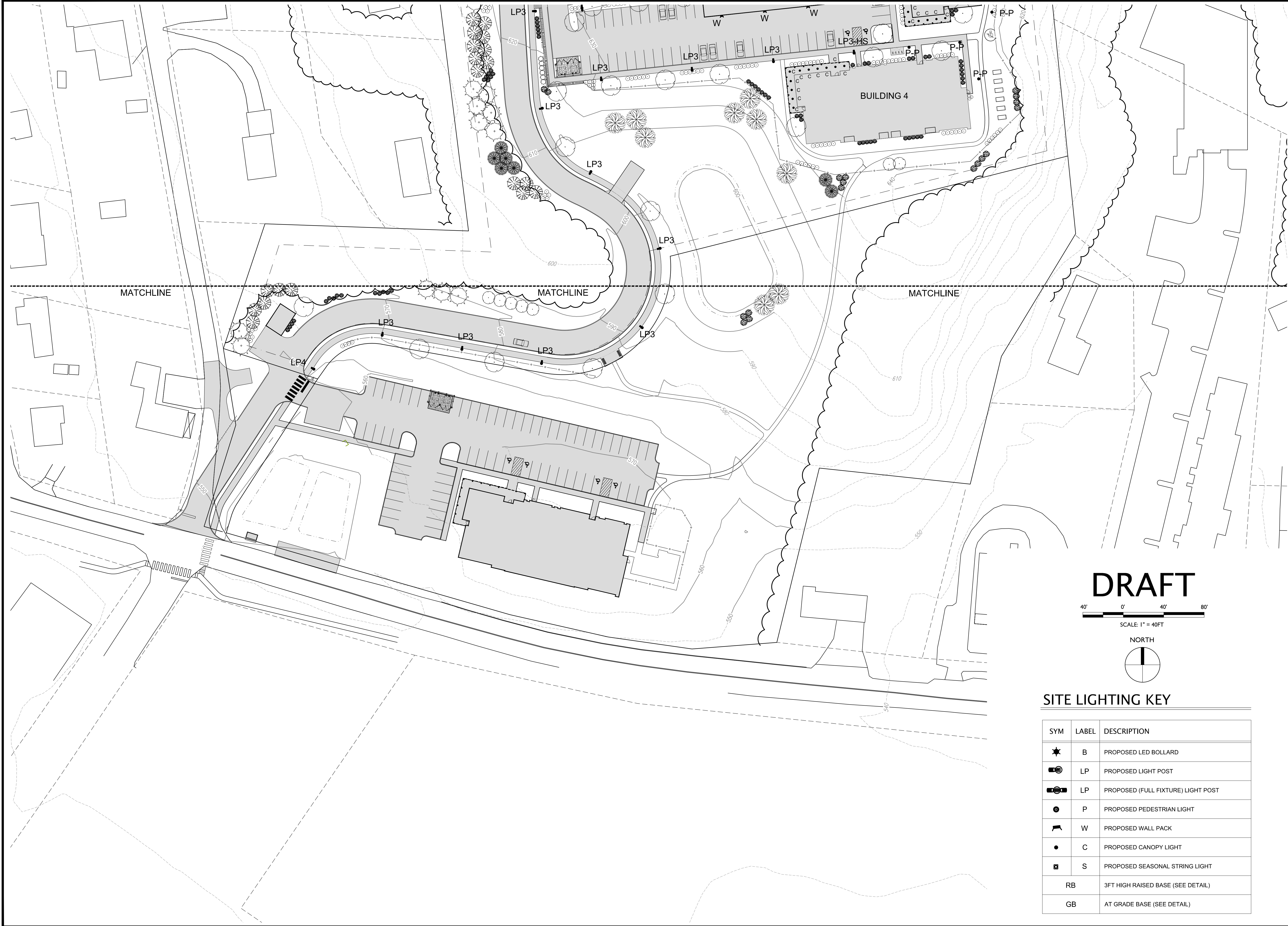


Client:
BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Sheet Title:
Site Lighting Plan
Lot 45-162
Project Title:
SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

PA Project #	2316
Checked By:	PS
Drawn By:	PS
Scale:	1"=40'
Date:	01/02/2024

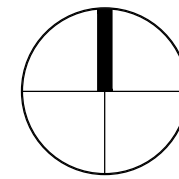
L3.2



DRAFT



NORTH



SITE LIGHTING KEY

SYM	LABEL	DESCRIPTION
	B	PROPOSED LED BOLLARD
	LP	PROPOSED LIGHT POST
	LP	PROPOSED (FULL FIXTURE) LIGHT POST
	P	PROPOSED PEDESTRIAN LIGHT
	W	PROPOSED WALL PACK
	C	PROPOSED CANOPY LIGHT
	S	PROPOSED SEASONAL STRING LIGHT
RB		3FT HIGH RAISED BASE (SEE DETAIL)
GB		AT GRADE BASE (SEE DETAIL)

Stamp

Rev. No.	Description	Chkd.

ParkArchitecture.com
3 School House Lane, Suite #1 Elma NH 03750
Phone: 603-943-9400 Mobile: 603-554-67
Email: parkarch@parkarch.com

Client:
BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Sheet Title:
Site Lighting Plan
Lot 45-162

Project Title:
SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

PA Project # 2316
Checked By: PS
Drawn By: PS
Scale: 1"=40'
Date: 01/02/2024

L3.3

(B) BOLLARD LIGHTING SPECIFICATION



RADEAN Bollard LED Site Luminaire

Specifications

Diameter: D = 8.25" (20.96cm)

Height: H = 41.5" Standard (105.41cm)

Weight (max): 20lbs (9.07Kg)

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard top (required)
RADB LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed	Slip Top
	P2	30K 3000K	SYM Symmetric	120	PE Photocell (cell, button type)	BTS
	P3	35K 3500K	SYM Symmetric	208	DWG On-10V dimming driver (no controls)	BT
	P4	40K 4000K	ASY Asymmetric	240	EWB Emergency battery backup (certified to UL 924-2014)	BTB
RADB LED	P5	50K 5000K	ASY Asymmetric	277	FAO Field adjustable output	BTB
	P6	50K 5000K	ASY Asymmetric	347	PIR Motion sensor	BTB
	P7	50K 5000K	ASY Asymmetric	480	PIR Motion sensor	BTB
	P8	50K 5000K	ASY Asymmetric	480	PIR Motion sensor	BTB

Accessories

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	PE Photocell (cell, button type)
	P3	35K 3500K	SYM Symmetric	208	DWG On-10V dimming driver (no controls)
	P4	40K 4000K	ASY Asymmetric	240	EWB Emergency battery backup (certified to UL 924-2014)
RADPT LED	P5	50K 5000K	ASY Asymmetric	277	FAO Field adjustable output
	P6	50K 5000K	ASY Asymmetric	347	PIR Motion sensor
	P7	50K 5000K	ASY Asymmetric	480	PIR Motion sensor
	P8	50K 5000K	ASY Asymmetric	480	PIR Motion sensor

(LP & LP2) SERIES LIGHT POST SPECIFICATION



D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.44 ft² (0.04m²)

Length: 26.18" (66.5cm)

Width: 14.06" (35.7cm)

Height H1: 2.26" (5.7cm)

Height H2: 7.46" (18.9cm)

Weight: 23 lbs (10.4kg)

Ordering Information

EXAMPLE: DSXO LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSXO LED	P1	27K 2700K	70CRI	T3M	MVOLT	Shipped installed
	P2	30K 3000K	70CRI	T3M	120	PE Photocell (cell, button type)
	P3	35K 3500K	70CRI	T3M	208	DWG On-10V dimming driver (no controls)
	P4	40K 4000K	70CRI	T3M	240	EWB Emergency battery backup (certified to UL 924-2014)
DSXO LED	P5	50K 5000K	70CRI	T3M	277	FAO Field adjustable output
	P6	50K 5000K	70CRI	T3M	347	PIR Motion sensor
	P7	50K 5000K	70CRI	T3M	480	PIR Motion sensor
	P8	50K 5000K	70CRI	T3M	480	PIR Motion sensor

Accessories

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	PE Photocell (cell, button type)
	P3	35K 3500K	SYM Symmetric	208	DWG On-10V dimming driver (no controls)
	P4	40K 4000K	ASY Asymmetric	240	EWB Emergency battery backup (certified to UL 924-2014)
RADPT LED	P5	50K 5000K	ASY Asymmetric	277	FAO Field adjustable output
	P6	50K 5000K	ASY Asymmetric	347	PIR Motion sensor
	P7	50K 5000K	ASY Asymmetric	480	PIR Motion sensor
	P8	50K 5000K	ASY Asymmetric	480	PIR Motion sensor

(P) SERIES PEDESTRIAN LIGHT POST SPECIFICATION



Radean Post Top LED Area Luminaire

Specifications

EPA: 1.02 ft² (0.105m²)

Length: 24" (61cm)

Width: 24" (61cm)

H1 Luminaire Height: 4" (10.16cm)

H2 Luminaire Height: 26" (66.04cm)

Weight: 38lbs (17.24kg)

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	PE Photocell (cell, button type)
	P3	35K 3500K	SYM Symmetric	208	DWG On-10V dimming driver (no controls)
	P4	40K 4000K	ASY Asymmetric	240	EWB Emergency battery backup (certified to UL 924-2014)
RADPT LED	P5	50K 5000K	ASY Asymmetric	277	FAO Field adjustable output
	P6	50K 5000K	ASY Asymmetric	347	PIR Motion sensor
	P7	50K 5000K	ASY Asymmetric	480	PIR Motion sensor
	P8	50K 5000K	ASY Asymmetric	480	PIR Motion sensor

Accessories

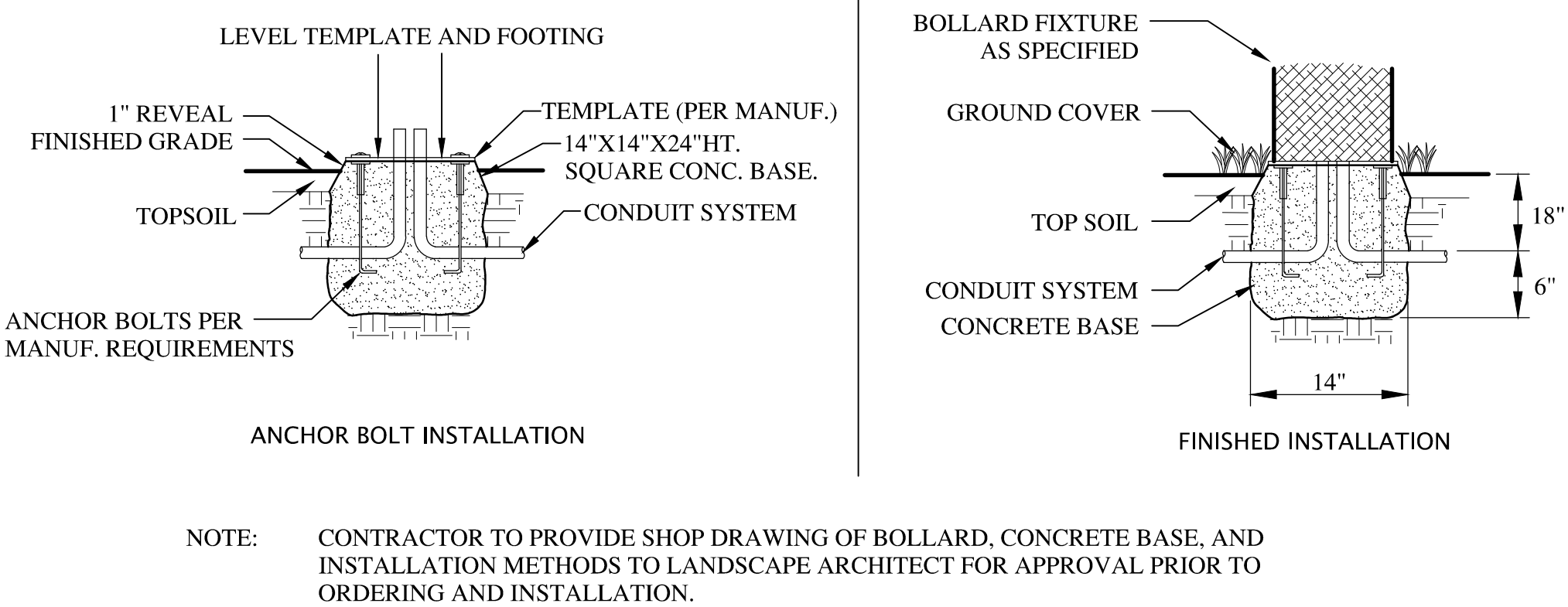
Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RADPT LED	P1	27K 2700K	ASY Asymmetric	MVOLT	Shipped installed
	P2	30K 3000K	SYM Symmetric	120	PE Photocell (cell, button type)
	P3	35K 3500K	SYM Symmetric	208	DWG On-10V dimming driver (no controls)
	P4	40K 4000K	ASY Asymmetric	240	EWB Emergency battery backup (certified to UL 924-2014)
RADPT LED	P5	50K 5000K	ASY Asymmetric	277	FAO Field adjustable output
	P6	50K 5000K	ASY Asymmetric	347	PIR Motion sensor
	P7	50K 5000K	ASY Asymmetric	480	PIR Motion sensor
	P8	50K 5000K	ASY Asymmetric	480	PIR Motion sensor

BOLLARD LIGHT BASE INSTALLATION DETAIL

NOT TO SCALE



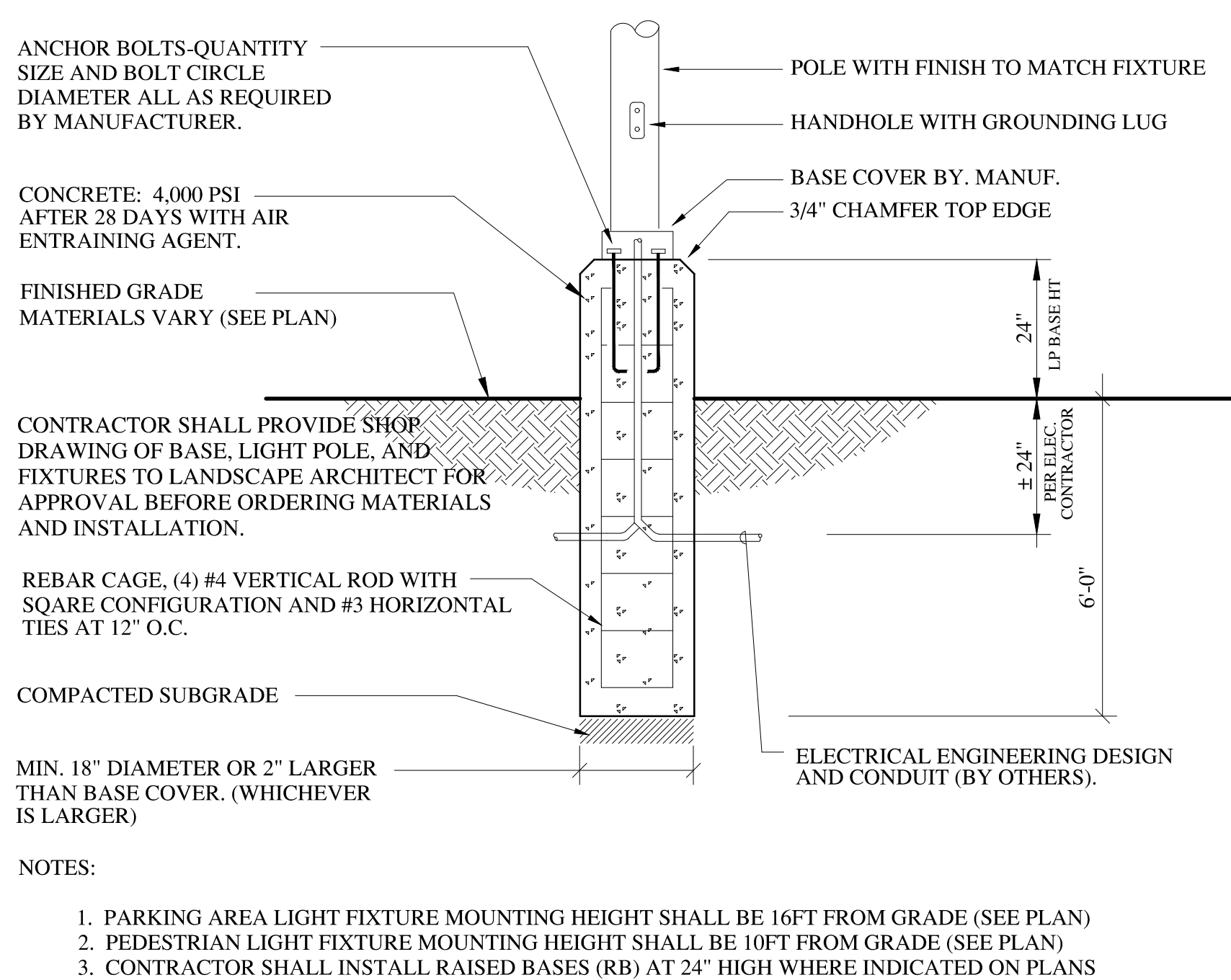
LIGHTING NOTES

LIGHT FIXTURE NOTES:

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL FOR ALL LIGHTING MATERIALS, FIXTURES, POLES AND INSTALLATION METHODS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION AND INSTALLATION. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT ON SITE TO VERIFY AND MARK LOCATION OF ALL PROPOSED FIXTURES INCLUDING LIGHT POLES, WALL PACKS AND BOLLARDS PRIOR TO INSTALLATION.

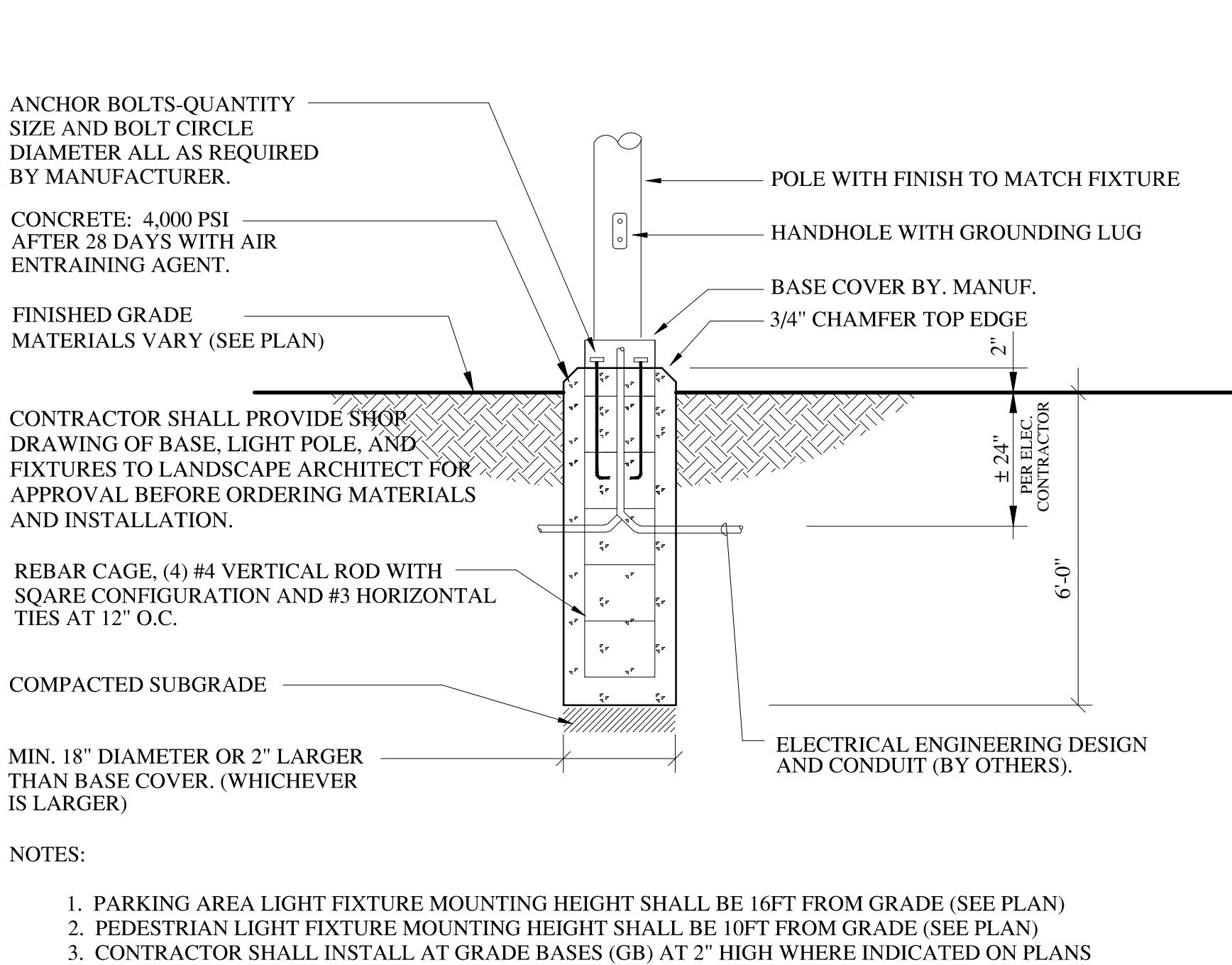
(RB) RAISED LIGHT POLE BASE INSTALLATION DETAIL

NOT TO SCALE



(GB) AT-GRADE LIGHT POLE BASE INSTALLATION

NOT TO SCALE



Stamp

Chkd.

Description

Rev. No.

ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750

Ph: 603-463-5400 Mobile: 603-256-4667

Email: parkarch@parkarchitecture.com

Client:

BLACK ROCK INVESTMENTS, LLC

2458 CHRISTIAN STREET

WHITE RIVER JUNCTION, VT 05001

Site Lighting Details

Lot 45-162

SYKES MOUNTAIN

RESIDENTIAL DEVELOPMENT

WHITE RIVER JUNCTION, VERMONT

Sheet Title:

PA Project # 2318

Checked By: PS

Drawn By: PS

Scale: NTS

Date: 01/02/2024

L3.4

WALL PACK LIGHTING SPECIFICATION

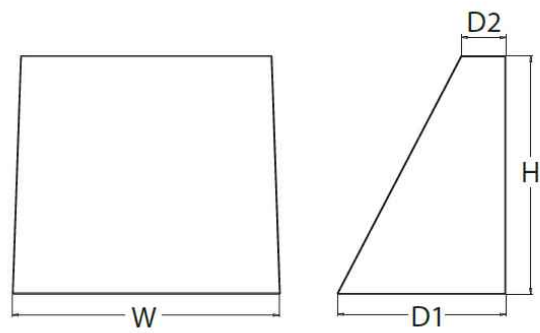
NOT TO SCALE



WDGE1 LED
Architectural Wall Sconce



Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



Catalog Number	
Notes	
Type	Plan Label W

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

RECESSED CANOPY DOWNLIGHT SPECIFICATION

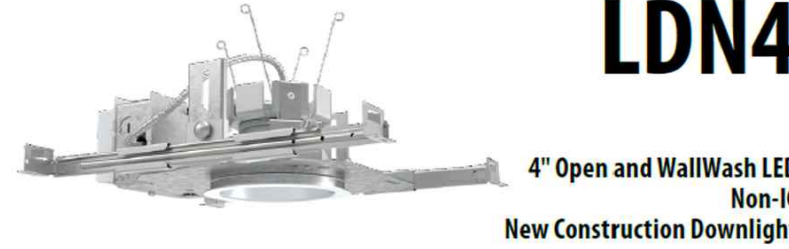
NOT TO SCALE



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2" - 3/4" and four 1/2" knockouts for straight-through conduits. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Marcelling thickness 1-1/2".
OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum, 90 CRI optional. LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available. 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled. 70% lumen maintenance at 60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.
BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy American government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.
WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Catalog Number	
Notes	
Type	Plan Label C



LDN4



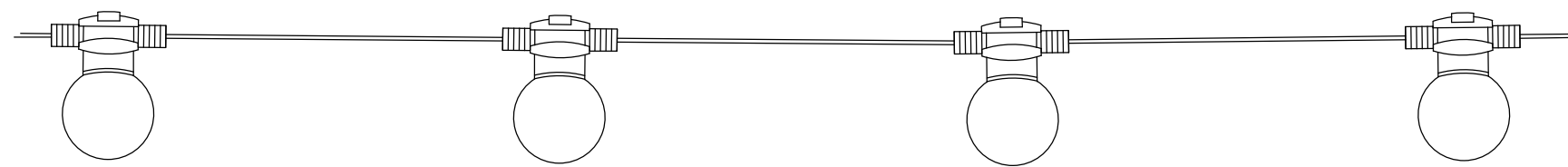
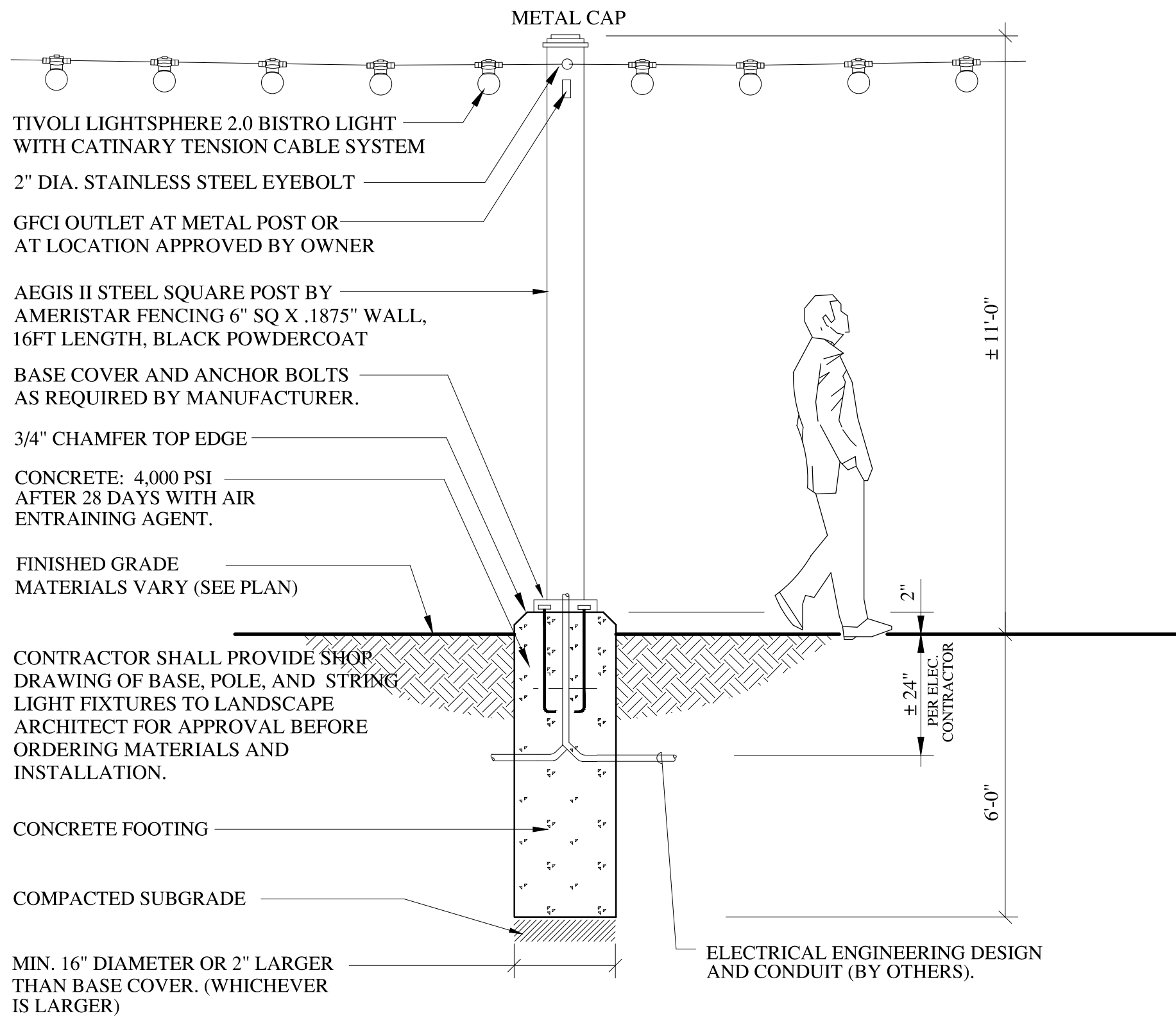
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribut ion	Polar Plot
	B	12	Lithonia Lighting	RADB LED P4 30K SYM MVOLT BTS BTT BCC BCF H36 DDBXD	RADB LED Bollard; mounted at 3ft	LED	RADB_LED_P4_30K_SYM_DD BXD.ies	1335	0.9	18.59	TYPE VS, BUG RATING: B1 - U1 - G0	
	LP3	15	Lithonia Lighting	DSX0 LED P2 30K 80CRI T3M MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture Type 3; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_T 3M.ies	5383	0.9	45.14	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2	
	LP3-HS	6	Lithonia Lighting	DSX0 LED P2 30K 80CRI T3M MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture Type 3 with Houseside Shield; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_T 3M_HS.ies	4666	0.9	45.14	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2	
	LP4	5	Lithonia Lighting	DSX0 LED P2 30K 80CRI T3M MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Area Fixture Type 4; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_T FTM.ies	5501	0.9	45.14	TYPE IV, SHORT, BUG RATING: B1 - U0 - G3	
	LP5	7	Lithonia Lighting	DSX0 LED P2 30K 80CRI T5M MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	D-Series Size 0 Area Fixture Type 5; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P2_30K_80CRI_T 5M.ies	5621	0.9	45.14	TYPE VS, BUG RATING: B3 - U0 - G1	
	P-A	4	Lithonia Lighting	RADPT P2 30K ASY MVOLT PT4 DDBXD with RSS 10 PT DDBXD	RADEAN Post-Top Asymmetric; mounted at 10ft	LED	RADPT_P2_30 K_ASY.ies	4671	0.9	38.0107	TYPE IV, VERY SHORT, BUG RATING: B2 - U2 - G2	
	P-P	12	Lithonia Lighting	RADPT P2 30K PATH MVOLT PT4 DDBXD with RSS 10 PT DDBXD	RADEAN Post-Top Pathway; mounted at 10ft	LED	RADPT_P2_30 K_PATH.ies	3824	0.9	38.01	TYPE III, SHORT, BUG RATING: B4 - U2 - G4	
	WP	20	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VW SRM DDBXD	WDGE1 LED Wallpack; mounted at 10ft	LED	WDGE1_LED_P 2_30K_80CRI_ VW.ies	1876	0.9	15.0178	TYPE II, VERY SHORT, BUG RATING: B1 - U0 - G0	

LIGHT FIXTURE NOTES:

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL FOR ALL LIGHTING MATERIALS, FIXTURES, POLES AND INSTALLATION METHODS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION AND INSTALLATION. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT ON SITE TO VERIFY AND MARK LOCATION OF ALL PROPOSED FIXTURES INCLUDING LIGHT POLES, WALL PACKS AND BOLLARDS PRIOR TO INSTALLATION.

(SLP) STRING LIGHT POLE (FOR SEASONAL USE ONLY)

NOT TO SCALE



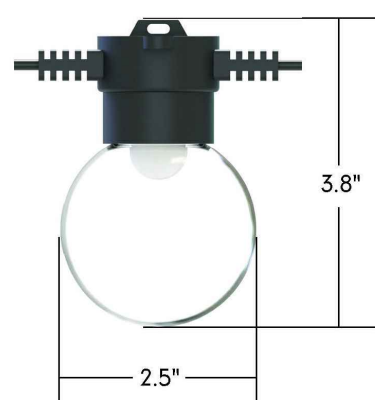
STRING LIGHTING / MAXIMUM RUN LENGTH STANDARDS

LED TYPE	6" ON CENTER	12" ON CENTER	18" ON CENTER	24" ON CENTER
STANDARD	130 FT	180 FT	230 FT	250 FT
HIGH OUTPUT	80 FT	110 FT	130 FT	150 FT
VERY HIGH OUTPUT	30 FT	55 FT	70 FT	80 FT

Product Features

- Tivoli's next evolution of Litesphere delivers a robust specification-grade strand with factory molded standard spacing for consistent quality from start to finish
- Litesphere 2.0 design provides optional suspended mounting or a twist-off cap for surface applications
- 12V DC Low voltage system for long runs
- IP67
- cULus
- 3 Year warranty

Dimensions



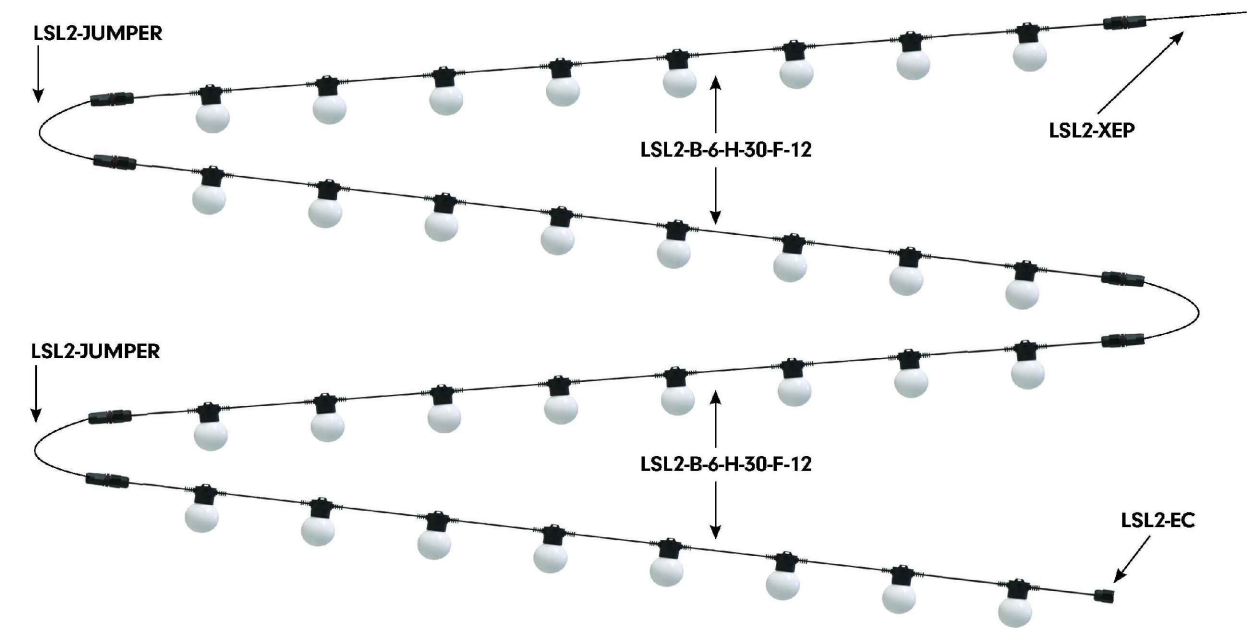
NOTES:

- MAXIMUM RUN: 250FT
- PROVIDE 3 RUNS AS FOLLOWS:
RUN 1: ± 120 FT (SEE PLAN)
RUN 2: ± 84 FT (SEE PLAN)
- LUMENS: 2,700
- COLOR: BLACK
- BULB SPACING: 24 INCHES
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION INCLUDING STRING LIGHT POSTS AND LIGHTING FIXTURES.

12V | Litesphere™ 2.0



System Configuration Example

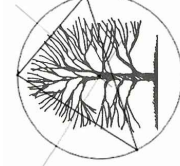


Strand Order Guide

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Product	Wire	Spacing	LED Type	LED Color	Globe	Voltage
LSL2	B Black W White	06 6" OC 12 12" OC 18 18" OC 24 24" OC 36 36" OC 48 48" OC	H Very High Output H High Output S Standard Output	19 1900K 27 2700K 30 5000K 35 5500K 40 4000K 50 5000K AM Amber RB Royal Blue RD Red GN Green YL Yellow	C Clear F Frosted O Opal	12 12V DC

ParkArchitecture.com
3 School House Lane, Suite #1 Elma NH 03750
Ph: 603-463-5400 Mobile: 603-556-4647
Email: parkarch@parkarch.com



Client:
BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Site Lighting Details
Lot 45-162

SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

Sheet Title:

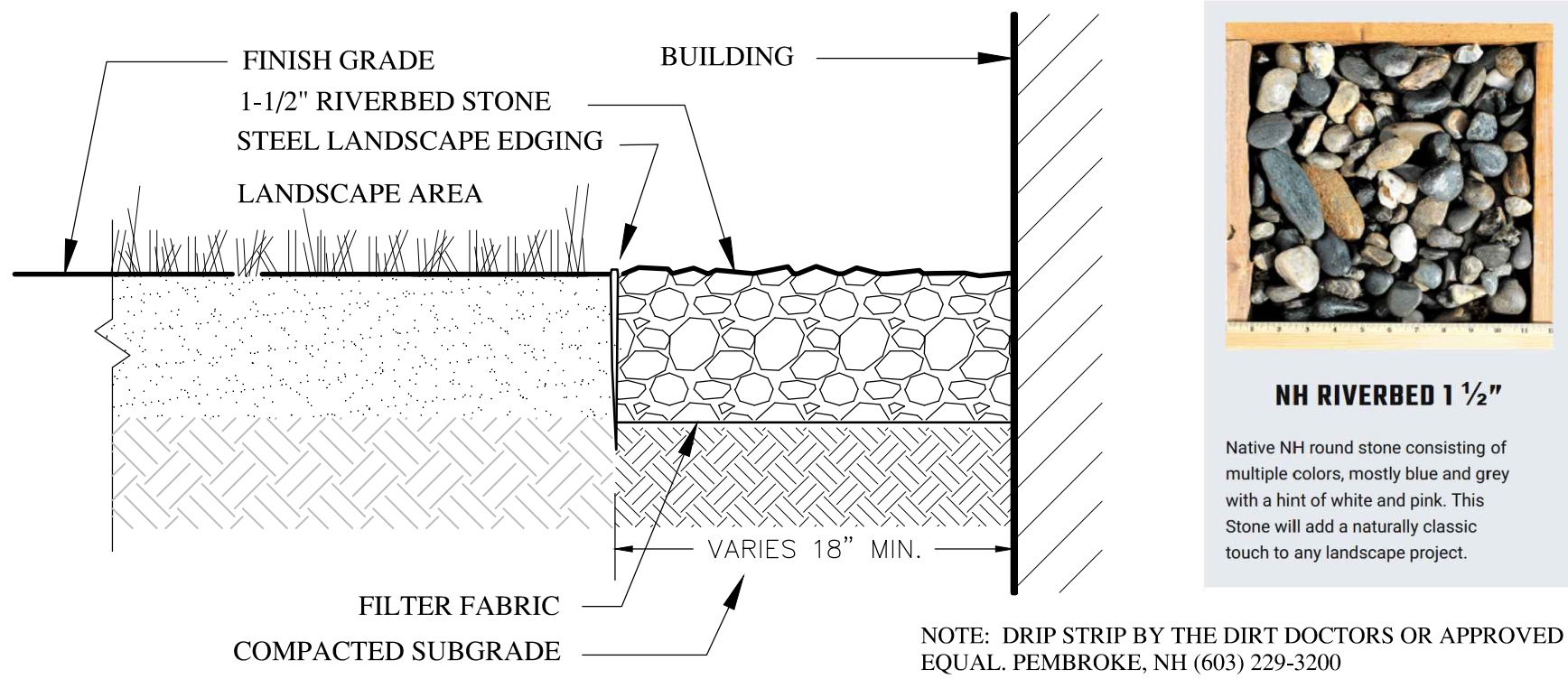
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PA Project # 2316
Checked By: PS
Drawn By: PS
Scale: NTS
Date: 01/02/2024

L3.5

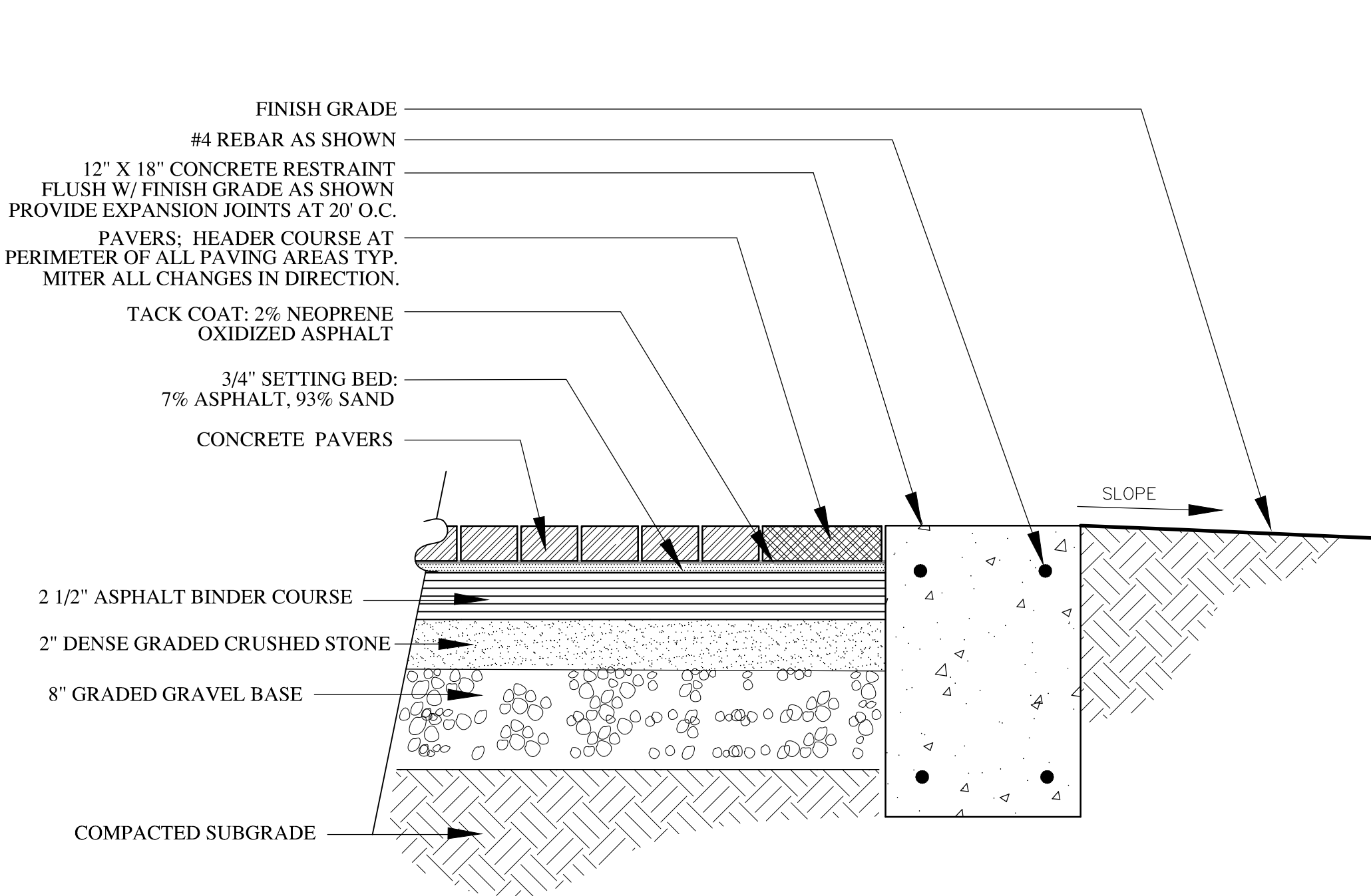
BUILDING DRIP STRIP

SCALE: NTS



CONCRETE PATIO PAVERS

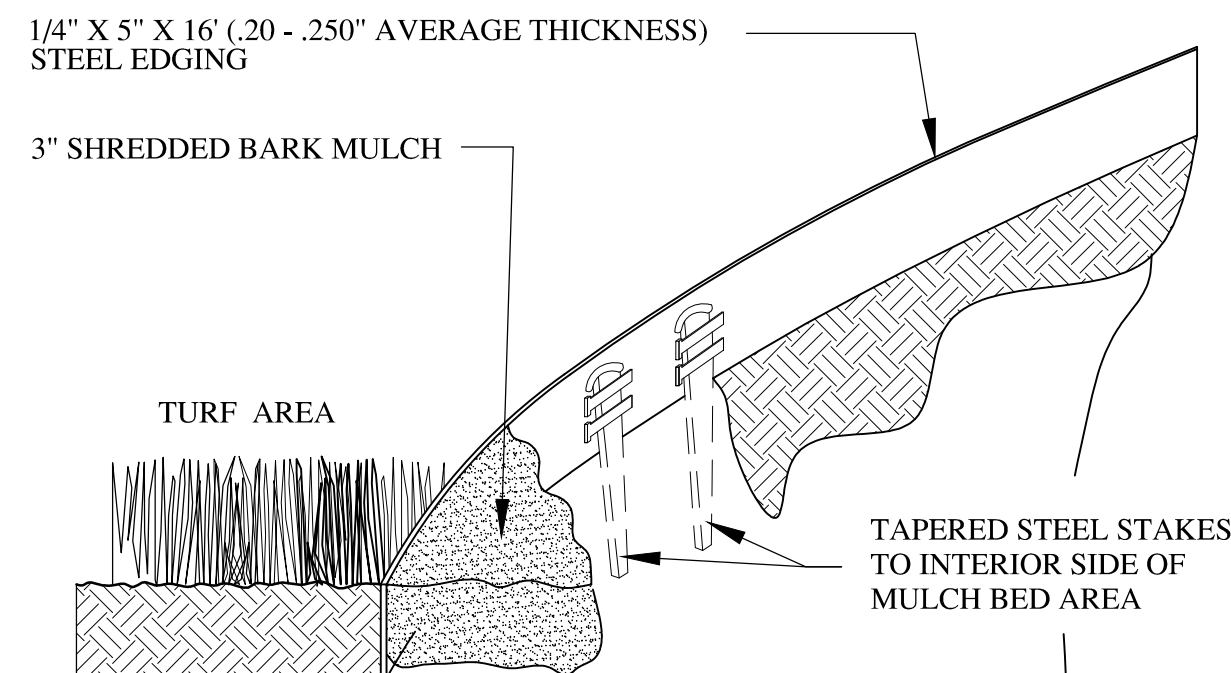
SCALE: NTS



STEEL LANDSCAPE EDGING DETAIL

NOT TO SCALE

STEEL LANDSCAPE EDGING AS MANUFACTURED BY:
SURE-LOC ALUMINUM EDGING CORPORATION - HOLLAND MI
TEL: 1-800-787-3562 OR APPROVED EQUAL



NOTES:

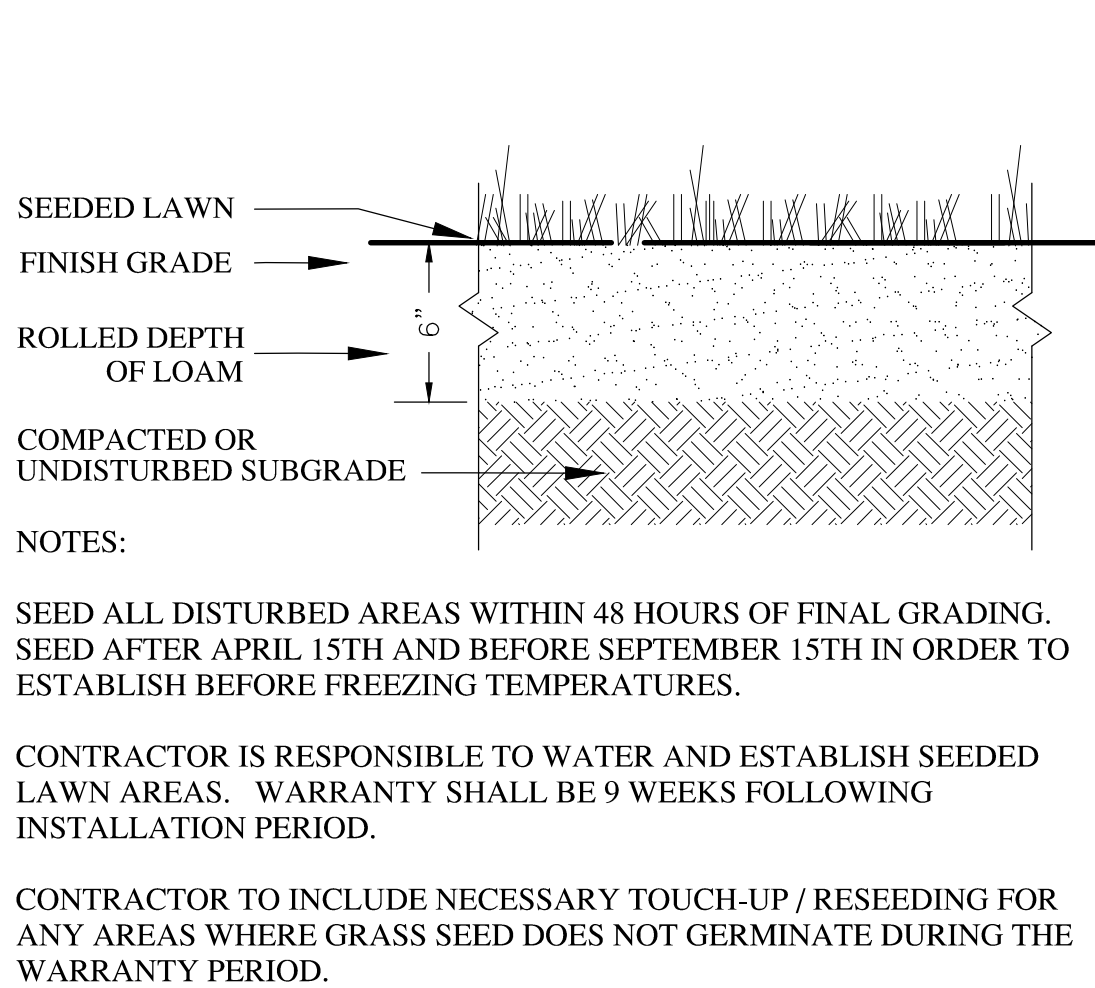
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SEE LANDSCAPE PLAN FOR LOCATION OF LAWN VS. MULCHED BED AREAS AND PLACEMENT OF STEEL EDGING.

CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MATERIALS ORDERING AND INSTALLATION.

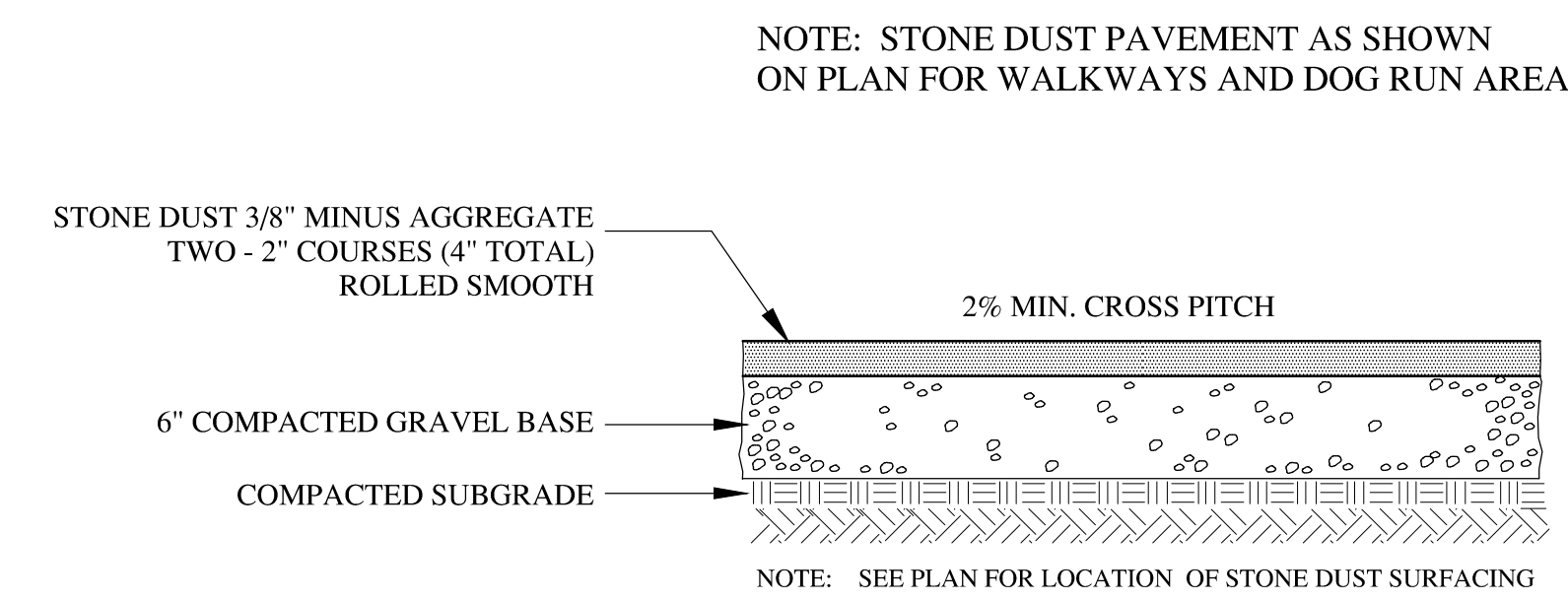
TURF PLANTING DETAIL

NOT TO SCALE



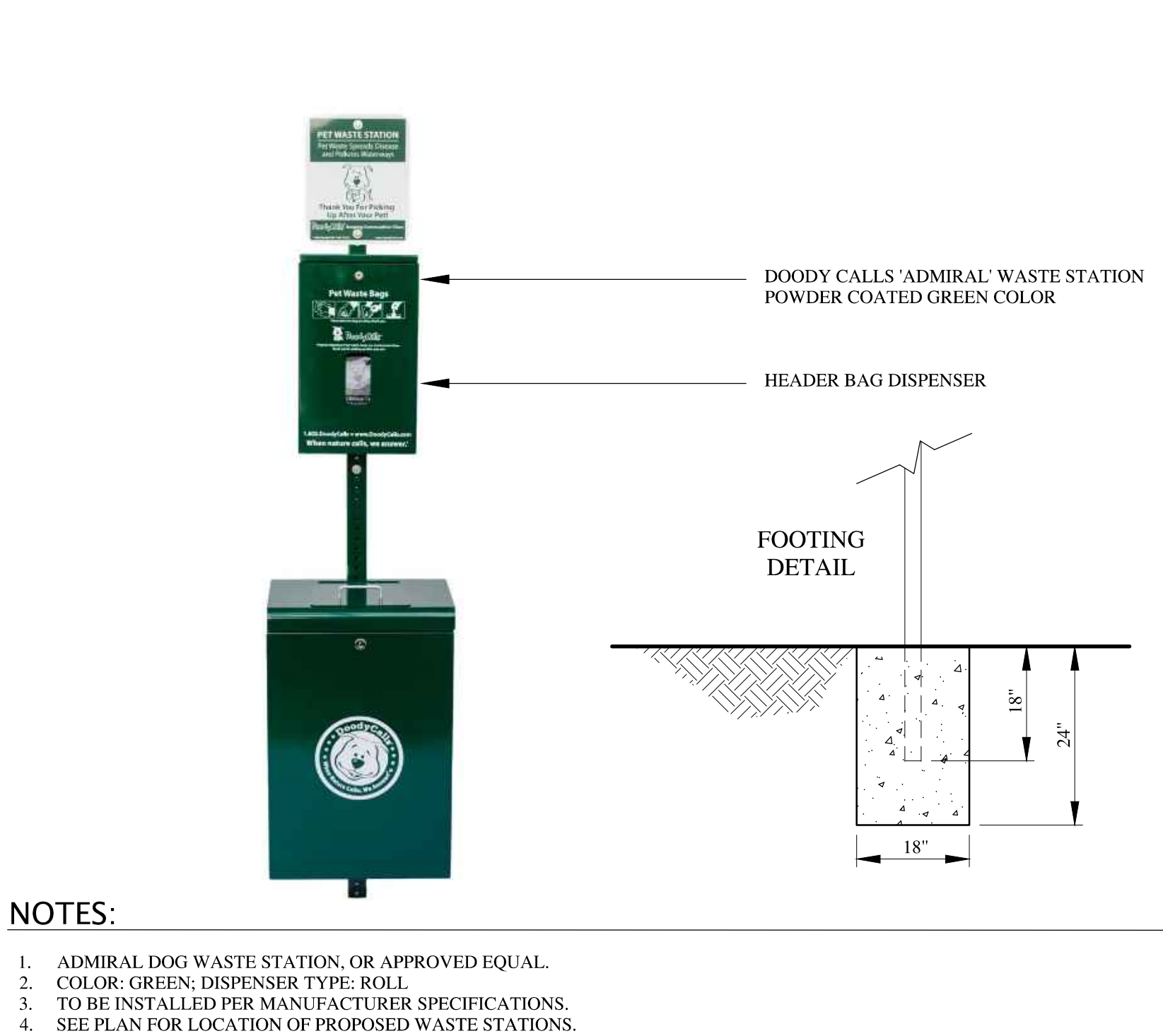
STONE DUST PAVEMENT

NOT TO SCALE



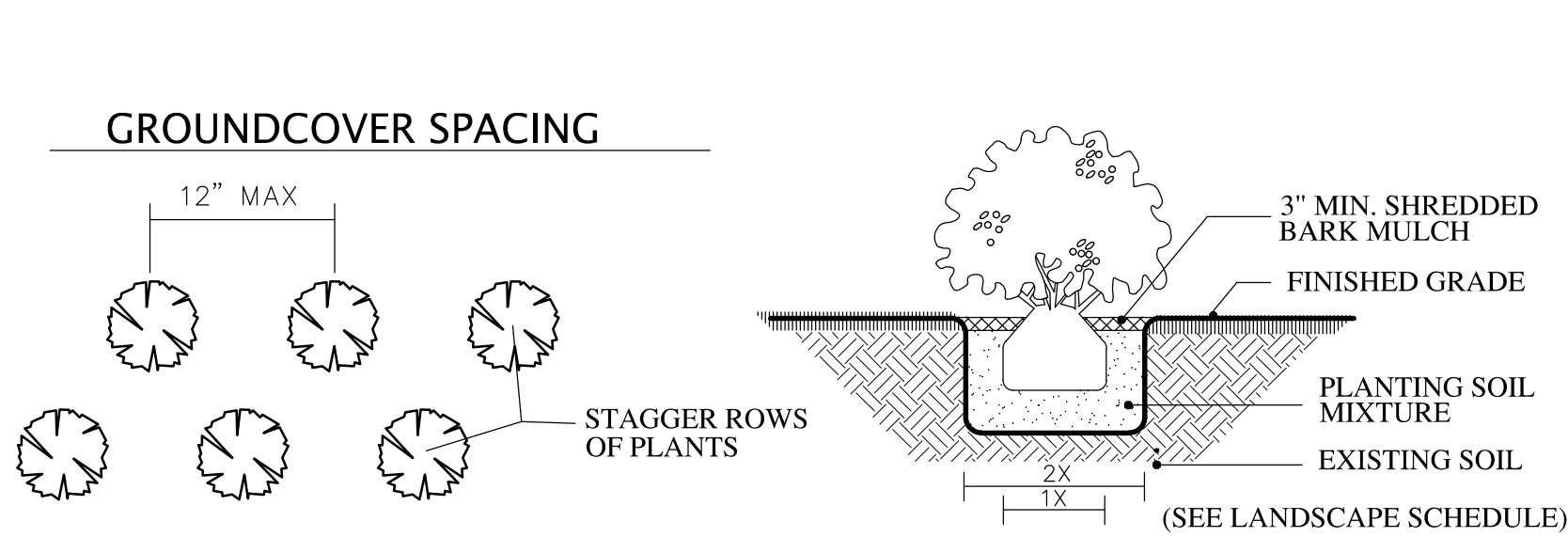
DOG PARK WASTE STATION

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



CEDAR RAISED GARDEN BEDS

NOT TO SCALE



NOTES:

CONTRACTOR SHALL SUPPLY CEDAR RAISED GARDEN BEDS IN LOCATIONS SHOWN ON THE PLAN.

PRODUCT DIMENSIONS:

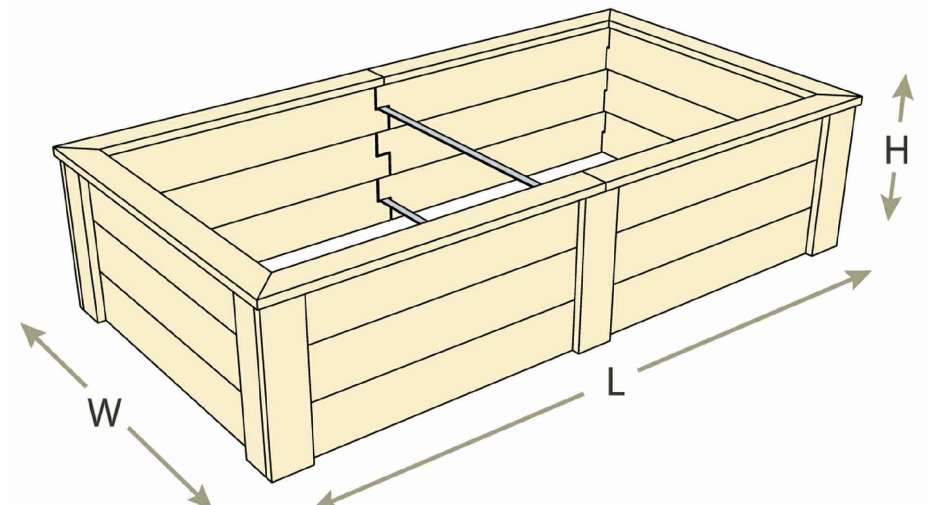
WIDTH: 4 FEET
LENGTH: 8 FEET
HEIGHT: 22 INCHES

CONTRACTOR SHALL INCLUDE EARTH EASY TRIM PACK.

PROVIDE SHOP DRAWING OF MATERIALS AND INSTALLATION FOR APPROVAL PRIOR TO MATERIALS ORDERING AND INSTALLATION. BEDS SHALL BE BY EARTH EASY OR APPROVED EQUAL.

VISIT: WWW.EARTHEASY.COM

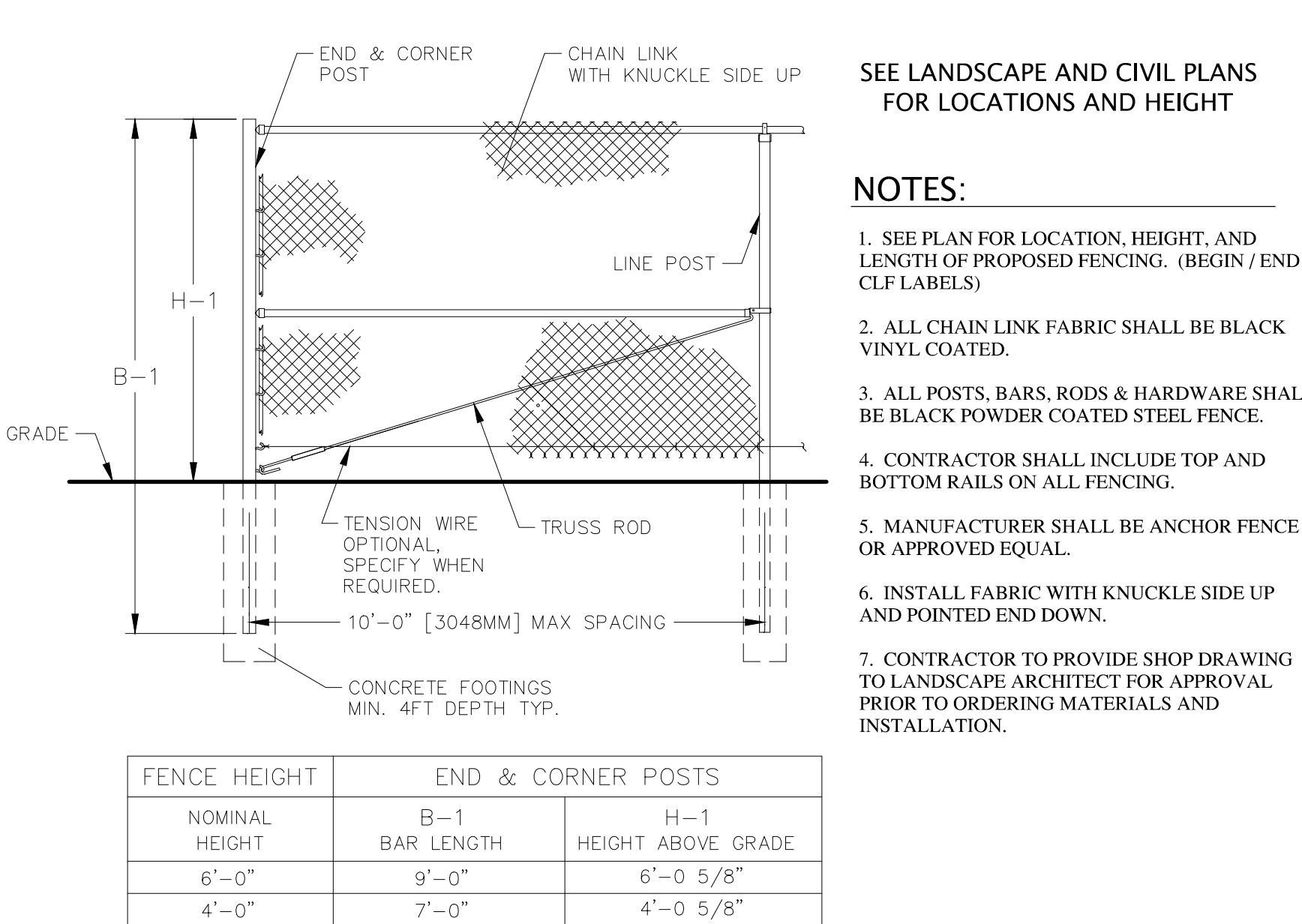
SEE PLAN FOR RAISED BED LOCATIONS



QUANTITY OF RAISED GARDEN BEDS: 10

BLACK VINYL CLF INSTALLATION DETAIL

NOT TO SCALE



Stamp

Chkd.

Description

Rev. No.

ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750
Phone: 603-943-5400 Mobile: 603-955-6467
Email: parkarch@parkarchitecture.com

Client:

BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

Site Details

Lot 45-162

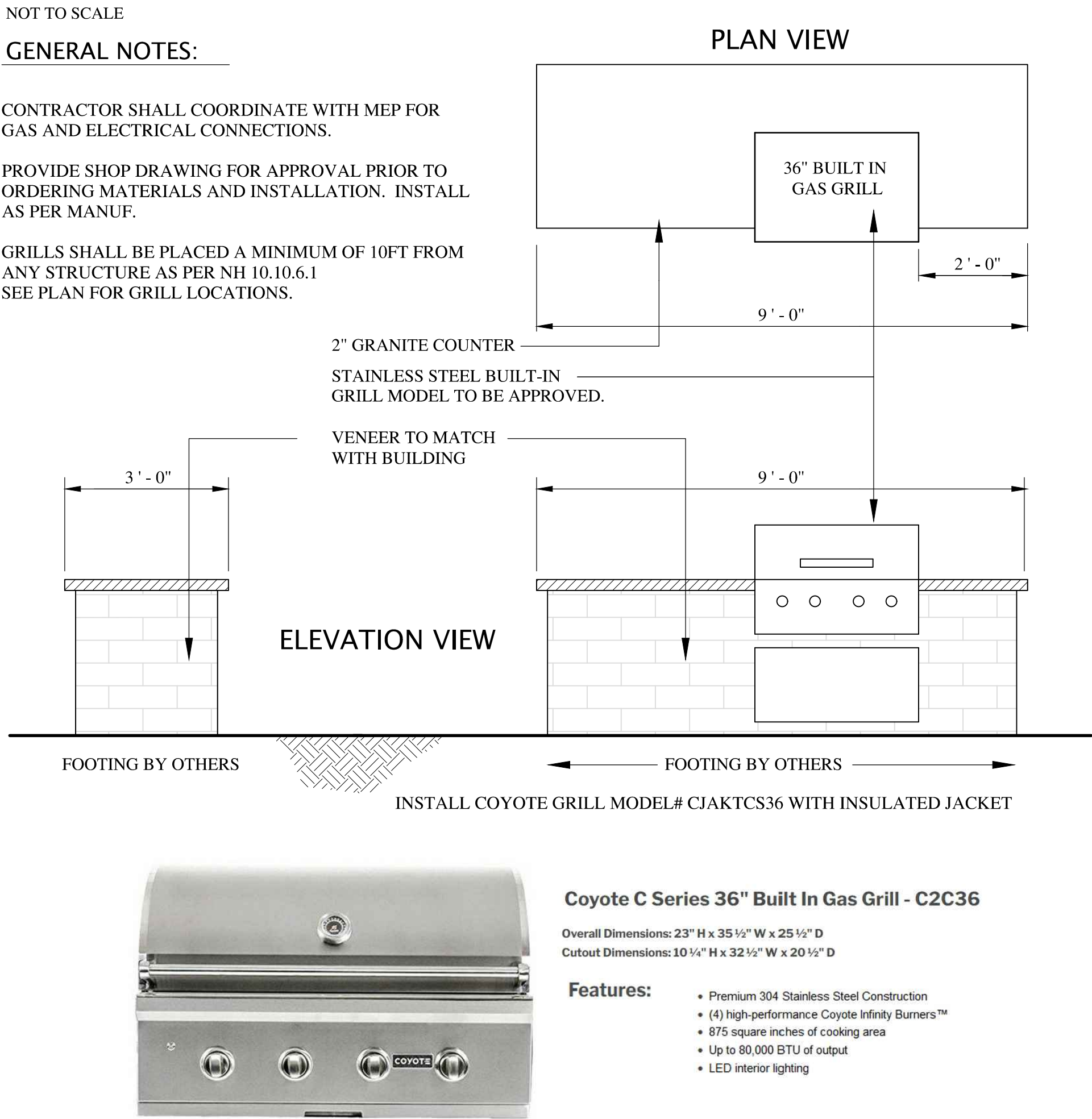
SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
WHITE RIVER JUNCTION, VERMONT

Sheet Title:

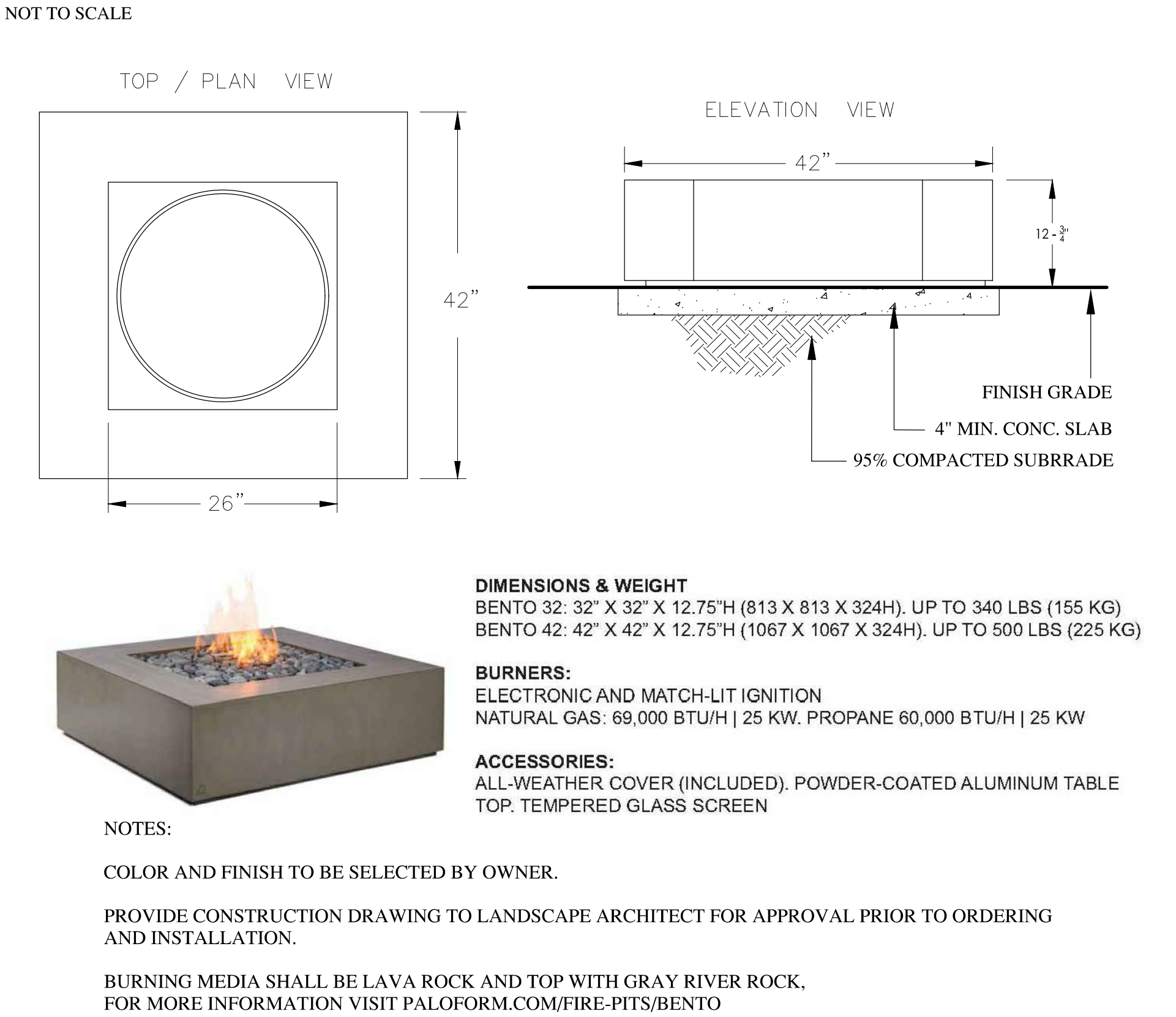
PA Project # 2316
Checked By: PS
Drawn By: PS
Scale: NTS
Date: 01/02/2024

L4.1

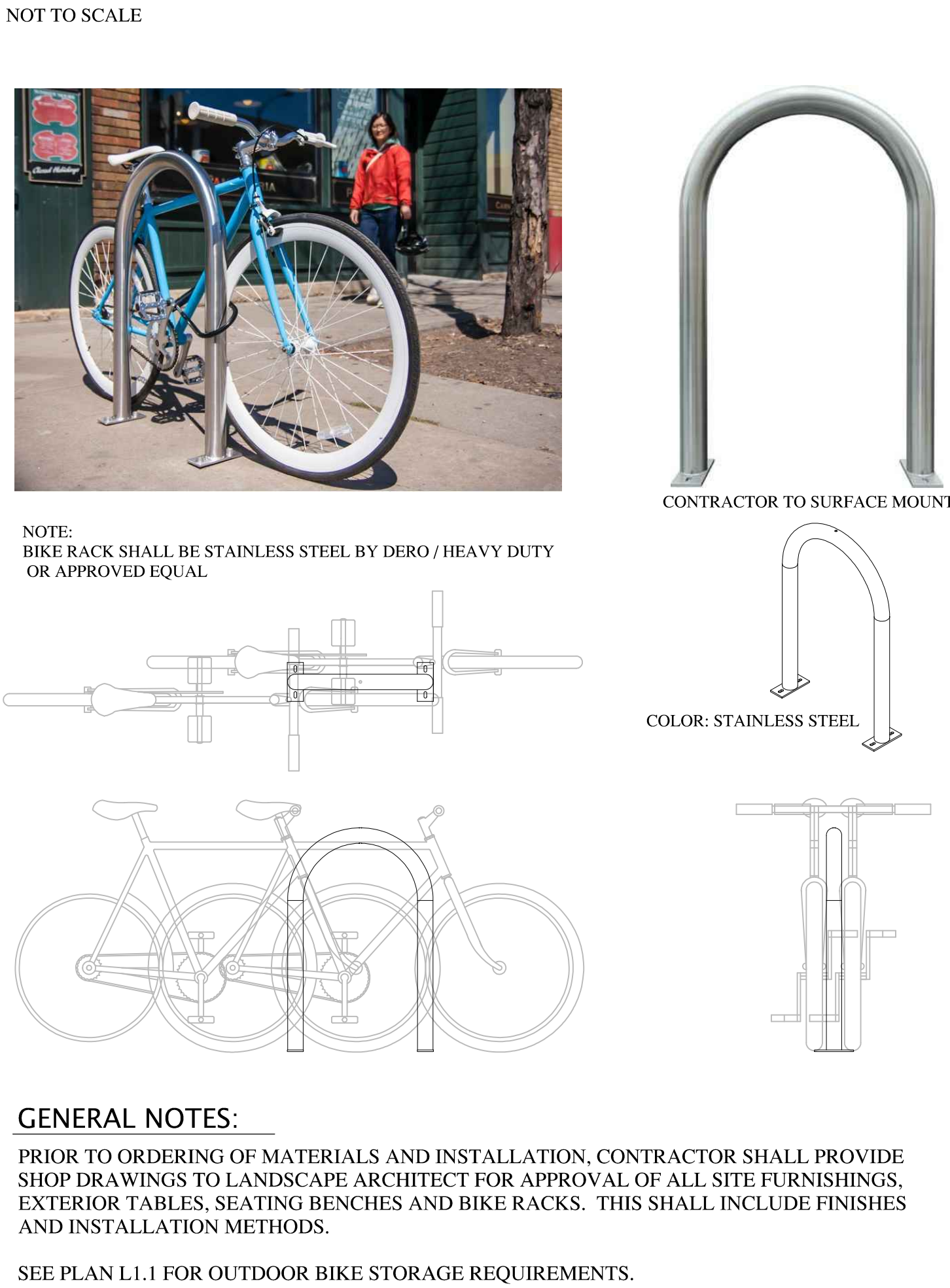
BBQ – GRILL COUNTER



42IN BENTO GAS FIRE PIT WITH ELECTRICAL IGNITION



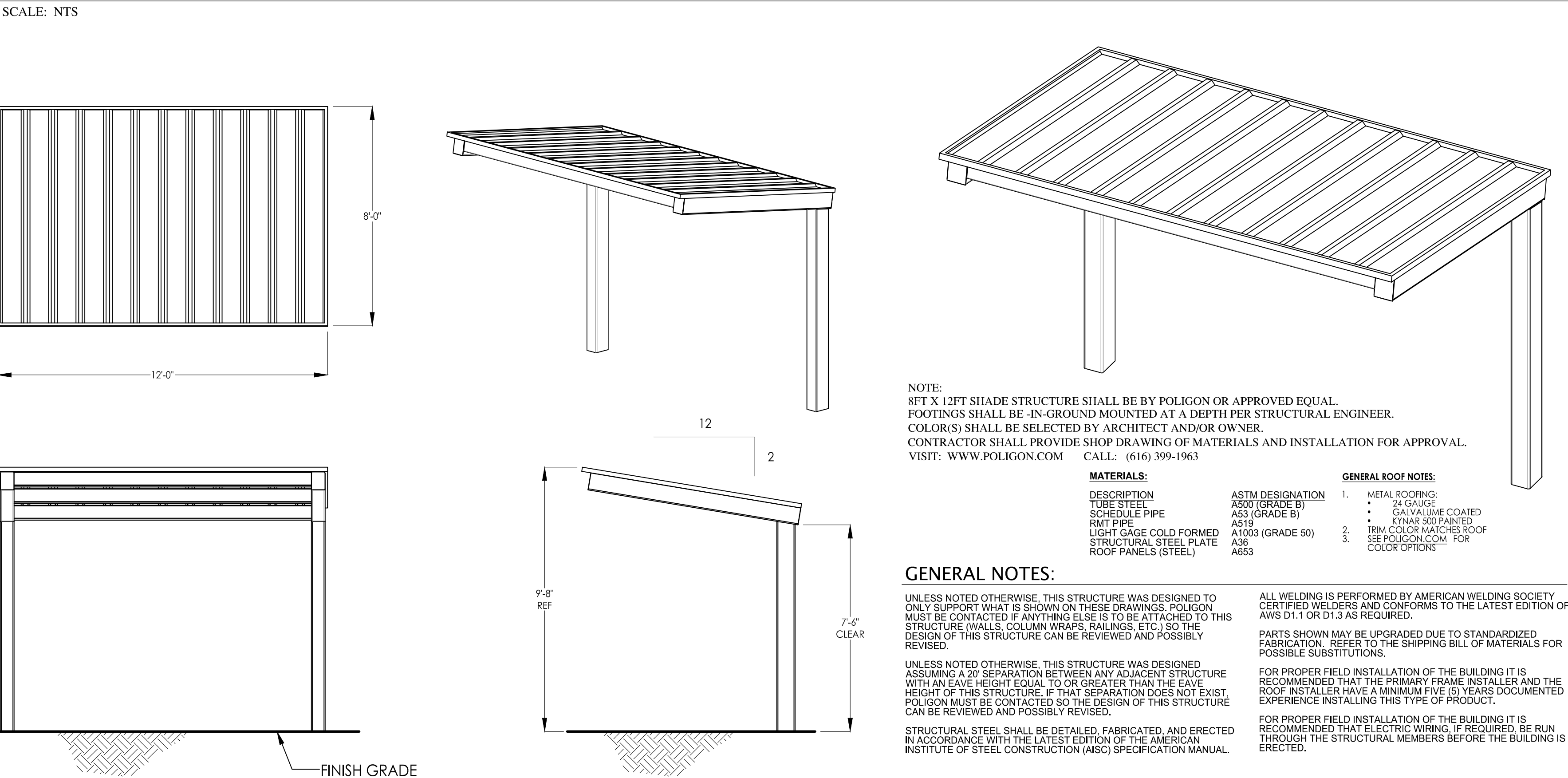
BIKE RACK INSTALLATION DETAIL



6FT LONG SEATING BENCH



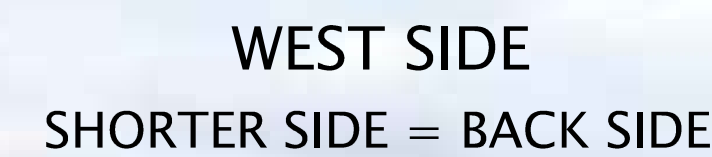
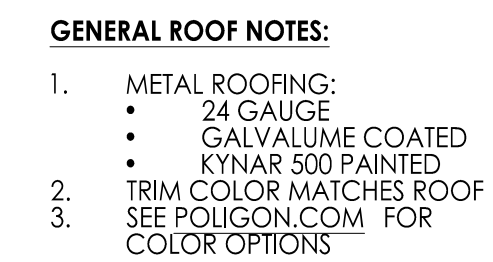
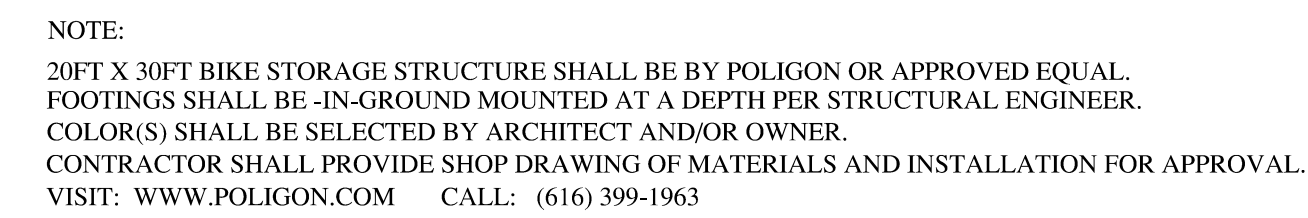
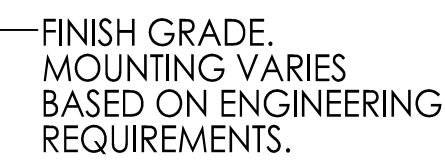
8FT X 12FT SHADE STRUCTURE DETAIL



Stamp	
Chkd.	
Rev. No.	
Description	
ParkArchitecture.com 3 School House Lane, Suite #1 Elma NH 03750 Phone: 603-943-9400 Mobile: 603-955-5467 Email: parkarch@parkarch.com	
Client: BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VT 05001	
Sheet Title: Site Details Lot 45-162	Project Title: SYKES MOUNTAIN RESIDENTIAL DEVELOPMENT WHITE RIVER JUNCTION, VERMONT
PA Project #	2318
Checked By:	PS
Drawn By:	PS
Scale:	NTS
Date:	01/02/2024
L4.2	

(POLIGON MODEL# MSX-20X30)

NOT TO SCALE



MSX-20X30

Sheet Title: Site Details Project Title: SYKES MOUNTAIN RESIDENTIAL DEVELOPMENT		PA Project # 2316 Checked By: PS	
Client: BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VT 05001		Drawn By: PS Scale: NTS	
Lot 45-162		Date: 01/02/2024	

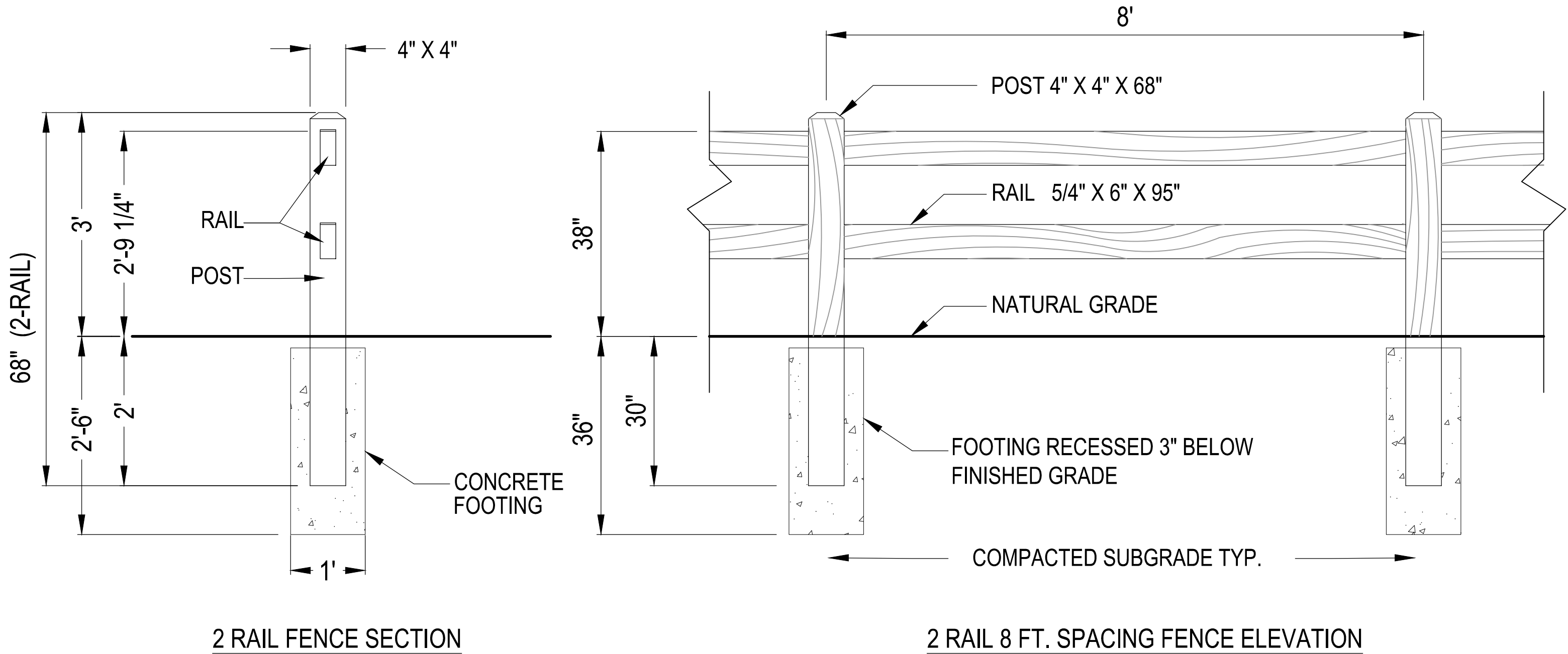
PLAY BOOSTER FOR 2-5 YEARS OLD

NOT TO SCALE



SPLIT RAIL FENCE DETAIL

NOT TO SCALE



NOTES:

FENCE SHALL BE SPLIT-RAIL (2-RAIL) BY TANGENT OR APPROVED EQUAL.
VISIT: WWW.TANGENTMATERIALS.COM

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

COLOR SHALL BE 'CHESTNUT' BY TANGENT.

INSTALL IN 8FT SEGMENTS.

POST SIZE: TRUE 4" X 4" X 68"

POST SPACING 96IN (8FT ON CENTER)

RAIL SIZE 5/4" X 6" X 95"

RAIL SCREWS: EACH RAIL WILL REQUIRE 2 OUTDOOR RATED 3"-3.5 #10 SCREWS. CONTRACTOR SHALL PREDRILL SCREW LOCATIONS AND USE STAINLESS STEEL TRIM HEAD #10 DECK SCREWS.

CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWING FOR APPROVAL PRIOR TO ORDERING OF MATERIALS AND INSTALLATION.

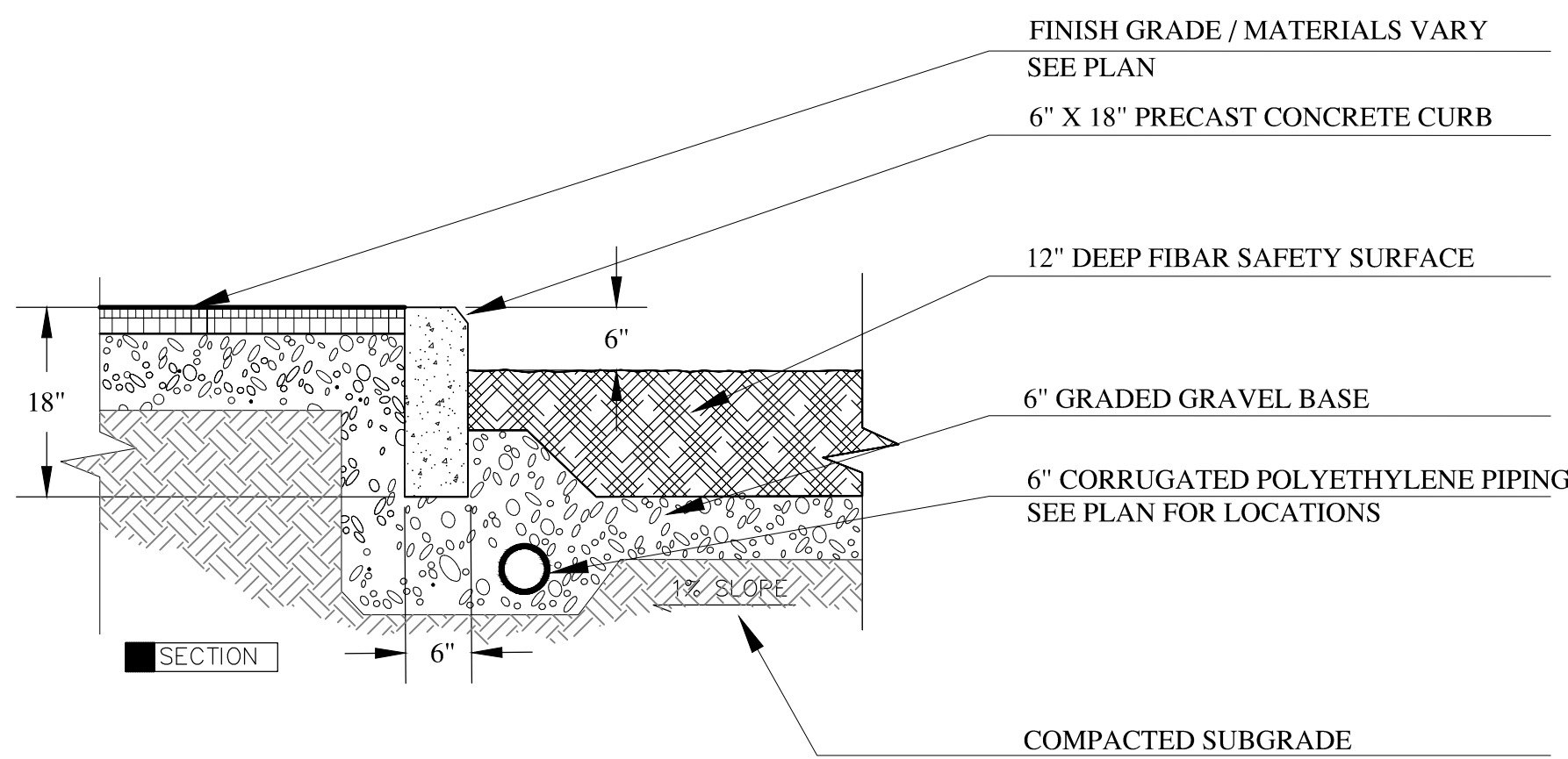
LOG BALANCE BEAM

NOT TO SCALE



FIBAR SAFETY SURFACING

NOT TO SCALE



Stamp	
Chkd.	
Rev. No.	
Description	
ParkArchitecture.com 3 School House Lane, Suite #1 Elma NH 03750 Phone: 603-943-9400 Mobile: 603-954-6467 Email: parkarch@parkarch.com	
Client: BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VT 05001	
Sheet Title: Site Details Lot 45-162	Project Title: SYKES MOUNTAIN RESIDENTIAL DEVELOPMENT WHITE RIVER JUNCTION, VERMONT
PA Project # 2316	
Checked By: PS	
Drawn By: PS	
Scale: NTS	
Date: 01/02/2024	
L4.4	

Sketch Plan
Brookside Nursing Home

Brookside Apartments, 1200 Christian Street, Narrative

1-17-2024

Formerly known as the Brookside Nursing Home, the existing facility is located on the busy Christian Street corridor with access to major routes including route 5, route 4, I-89 and I-91. The 20,000+/- sq. ft. facility sits on 3.95+/- acres and includes the original 2-story facility built in 1925, the primary one-story building constructed in the early 70's and a remote maintenance garage constructed in 1980. Inside features include the original nursing home rooms some with baths, a large activity center room, a separate wing of office spaces and a commercial style kitchen in the basement. Outside there is paved parking spaces on both sides of the building, a delivery entrance and a 1500+/- sq. ft. garage/outbuilding.

Our preference is to convert the existing facility to exclusively apartments. The site is zoned R-3, which requires a minimum of 8,000 SF per unit. With a PUD and a density bonus of 25%, Brookside's 3.95 acre lot would allow $3.95 \text{ acres} \times 43,560 \text{ SF/acre} / 8,000 \text{ SF/unit} \times 1.25 = 26.88 \text{ units}$.

Working entirely within the existing building footprints, we envision a redevelopment that creates 40 smaller studio apartments. We anticipate our residents will be 50% single graduate students from Dartmouth, 7 minutes away, and 50% Dartmouth/DHMC/Service industry workers. 10% of units will be offered at below market, affordable rents, in line with Twin Pines Housing rent levels. Easy cycling opportunities, a walkable Advance Transit stop, and a shared electric vehicle powered by on site solar generation will reduce parking/trips/carbon footprint.

Amenities at the redeveloped facility include the natural beauty of the site with its brook, a pond, generous lawn and thick woods, as well as a small courtyard with a gazebo. We plan to add an invisible fence extending from the south end of the building to the culvert about 150' away, creating a large dog friendly yard and safe parking area with woods and a brook running through it.

Under our proposal, we are reducing density from the previous 68 bed nursing home. Fewer people living onsite, and without all of the employees, caregivers and vendors, the parking and use of municipal resources will be significantly less. We usually have .8 cars/studio unit parked each night at our other all studio buildings, including our 69-unit apartment buildings at 132 S. Main Street in WRJ and our 43-unit building at 75 Bank Street—the former Lebanon Junior High. Based on this past experience, we estimate approximately 40 trips per day for our proposed redevelopment. This compares to 87 trips per day, including delivery trucks, for the existing 68 bed nursing home.

Given the housing crisis, and these units can come online relatively easily, how can we work together to make this a "win-win" for everyone?

Memorandum

To: Tim Sidore
Cc: Hartford Planning Commission
From: Jo-Ann Ells
Date: January 24, 2024
Re: Redevelopment of Brookside Nursing Home

I have reviewed your narrative entitled “Brookside Apartments, 1200 Christian Street, Narrative” dated 01-17-24 and understand that you would like to redevelop the former Brookside Nursing Home into a 40 unit multi-unit dwelling.

While various application requirements and details need to be discussed, at this time I think a discussion with the Planning Commission about density would be useful. As requested, you are scheduled to talk to them on Monday, February 5th.

According to the attached 1999 Bruno survey, the lot is 3.95 acres (172,062 sq. ft).

The lot is in a class 1 lot in a R-3 zoning district.

Multi-unit dwellings are not allowed in the R-3 zoning district therefore the project would need to be permitted as a Planned Development. (Please note, information regarding how the project meets the requirements of a Planned Development including parking, has not been vetted by Staff.)

Section 260-47 D of the Zoning Regulations, Planned Development, states:

The predominant use or impact of the land use shall not differ substantially from the uses permitted in the district in which the plan is located. In a planned development, dwelling units may be multifamily. In a planned development in a residential district, commercial educational and public facilities may be allowed which are designed to serve the development and the area around the development.

The density calculation in the R-3 zoning district for a class one lot is 1 unit/8,000 sq. ft.

22 dwelling units would be possible based on the density calculation in the R-3 zoning district ($172,062/8,000 = 21.5^1$)

¹ **Hartford Zoning Regulations, § 260-18, Dwelling unit density.** In every case, the Administrative Officer shall determine the maximum number of dwelling units permitted on any lot by dividing the lot size, provided by a survey (furnished by the owner and sealed by a Vermont registered land surveyor), by the minimum area per dwelling unit. standards for the district in which the lot is located. In all cases such determination shall be rounded to the nearest whole number.

Section 260-47 C of the Zoning Regulations states:

Density may vary within the development. The Planning Commission may permit an additional number of dwelling units in an area designated for residential use so long as the total number of such dwelling units shall not exceed 125% of the permitted number of units based on a calculation in conformance with strict application of the zone district standards for area per family contained in the table of Article II for the district in which the land is situated. This density bonus shall never be automatic, but shall be based on a review by the Planning Commission that concludes that the developer's plan includes design, innovative features, or facilities that satisfy the purposes listed in Subsection B above.

If the Planning Commission were to approve a density bonus under this provision, 28 units would be possible. ($22 \times 1.25 = 27.5$)

I think it would be beneficial to discuss the possibility of a density bonus with the Planning Commission. If you agree, I recommend you submit information demonstrating that your plan includes design, innovative features, or facilities that satisfy the purposes listed in 260-47 B of the Zoning Regulations which states:

The purpose (conditions) of a planned development shall be to encourage a development which will result in:

- (1) A choice in the types of environment and living units (where applicable) available to the public, and quality in land uses so that development will be a permanent and long-term asset to the Town.
- (2) Open space and recreation areas if dwelling units are a part of the development.
- (3) A pattern of development which preserves trees, outstanding natural topography and geologic features and prevents soil erosion.
- (4) An efficient use of land resulting in small networks of utilities and streets.
- (5) An environment in harmony with surrounding development.
- (6) A more desirable environment than would be possible through the strict application of other sections of these regulations.

In 2023, the Legislature enacted Act 47 “An act relating to housing opportunities made for everyone.”

24 V.S.A. 4412 (13) states:

In any area served by municipal sewer and water infrastructure that allows residential development, bylaws shall permit any Affordable Housing Development, as defined in subdivision 4303(2) of this title, including mixed-use development, to exceed density limitations for residential developments by an additional 40 percent, which shall include exceeding maximum height limitations by one floor, provided that the structure complies with the Vermont Fire and Building Safety Code.

24 V.S.A. § 4303 (2) defines Affordable Housing Development as a housing development of which at least 20 percent of the units or a minimum of five units, whichever is greater, are affordable housing units. Affordable units shall be subject to covenants or restrictions that preserve their affordability for a minimum of 15 years or longer as provided in municipal bylaws.

24 V.S.A. 4303 (B) defines Affordable Housing Units as:

Rental housing for which the total annual cost of renting, including rent, utilities, and condominium association fees, does not exceed 30 percent of the gross annual income of a household at 80 percent of the highest of the following:

- (i) the county median income, as defined by the U.S. Department of Housing and Urban Development;
- (ii) the standard metropolitan statistical area median income if the municipality is located in such an area, as defined by the U.S. Department of Housing and Urban Development;
- or
- (iii) the statewide median income, as defined by the U.S. Department of Housing and Urban Development.

If you were to apply for an Affordable Housing Development, meeting the requirements outlined above, there could be:

- An additional 9 dwelling units for a total of 31 units without the 125% bonus.
($22 \times 0.40 = 8.8$) 20% (6 units) would be required to be Affordable Housing Units.

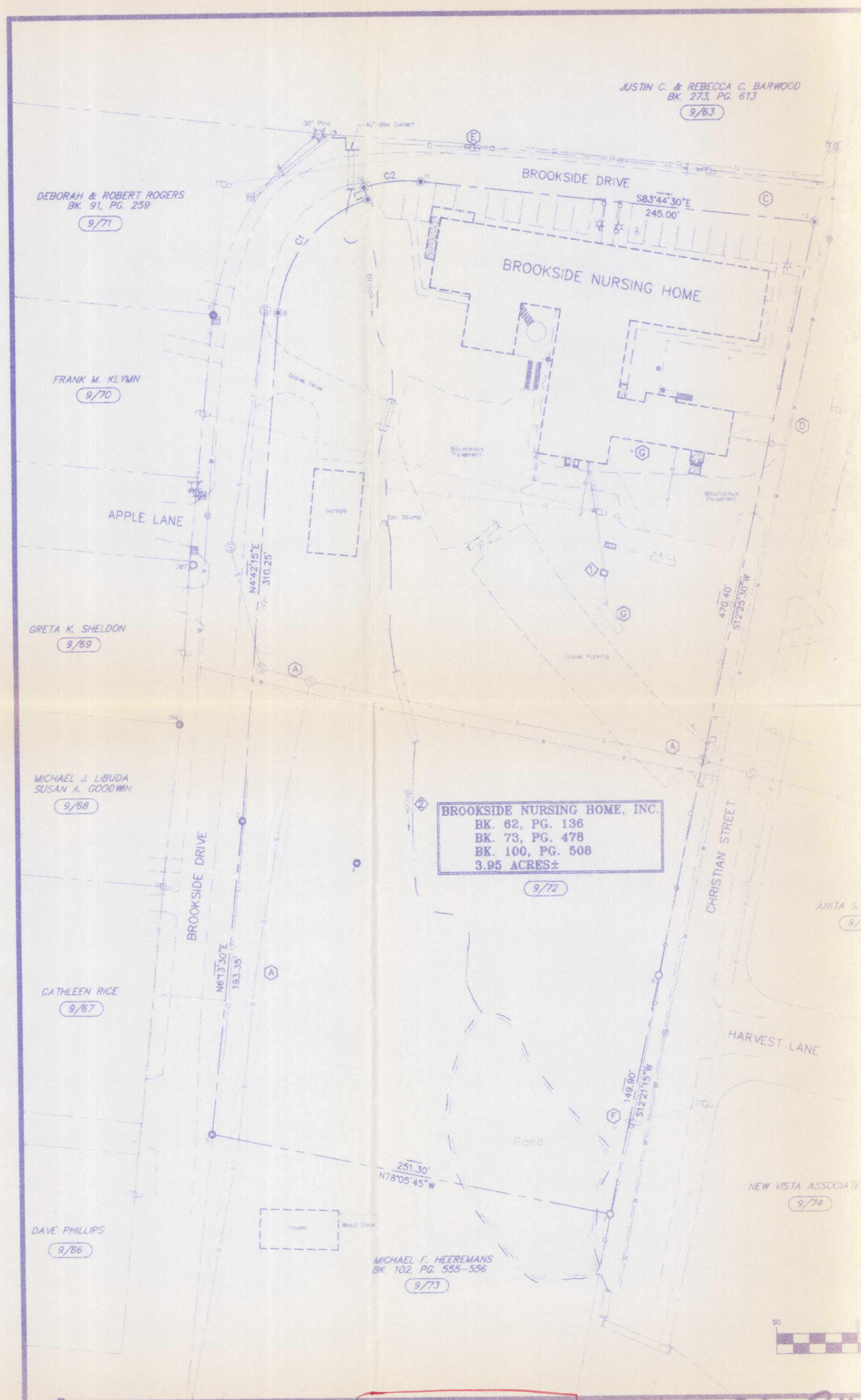
OR

- An additional 11 dwelling units for a total of 39 units if a density bonus is approved.
($28 \times 0.40 = 11.2$) 20% (8 units) would be required to be Affordable Housing Units.

Lori Hirshfield, Director of Planning and Development may be able to identify some options for financing if you are interested in an Affordable Housing Development.

If the density you seek is not possible as outlined above, you could ask the Planning Commission to consider increasing the density in this area as part of the Zoning Regulation revisions that are

currently in process. If you prefer to make an independent application to amend the Zoning Regulations, you should discuss this with the Planning Commission.



RECORD MONUMENTATION		
MON. #	DESCRIPTION	REFERENCE
1	FND - 1" REBAR SHOT @ BASE UP 12"	PLAT #1,2
2	FND - 1" REBAR BENT OVER SHOT @ BASE UP 3"	PLAT #2
3	FND - 1" REBAR UP 2"	PLAT #2
4	FND - 7/8" REBAR UP 6"	PLAT #2,4
5	FND - 1" REBAR UP 5"	PLAT #2
6	FND - 1-1/2" IRON PIPE UP 22"	PLAT #2,4
7	FND - 1" REBAR UP 12"	PLAT #1,2
386	FND - 1" REBAR SHOT @ BASE UP 10"	PLAT #1,2
387	FND - 1-1/2" IRON PIPE LAID OVER	PLAT #1,2
703	FND - 1-1/2" IRON PIPE UP 5"	PLAT #5
8	SET - CAPPED REBAR - VT #485 NH #575 FLUSH	
9	SET - CAPPED REBAR - VT #485 NH #575 FLUSH	
10	SET - CAPPED REBAR - VT #485 NH #575 UP 6"	
11	SET - CAPPED REBAR - VT #485 NH #575 FLUSH	
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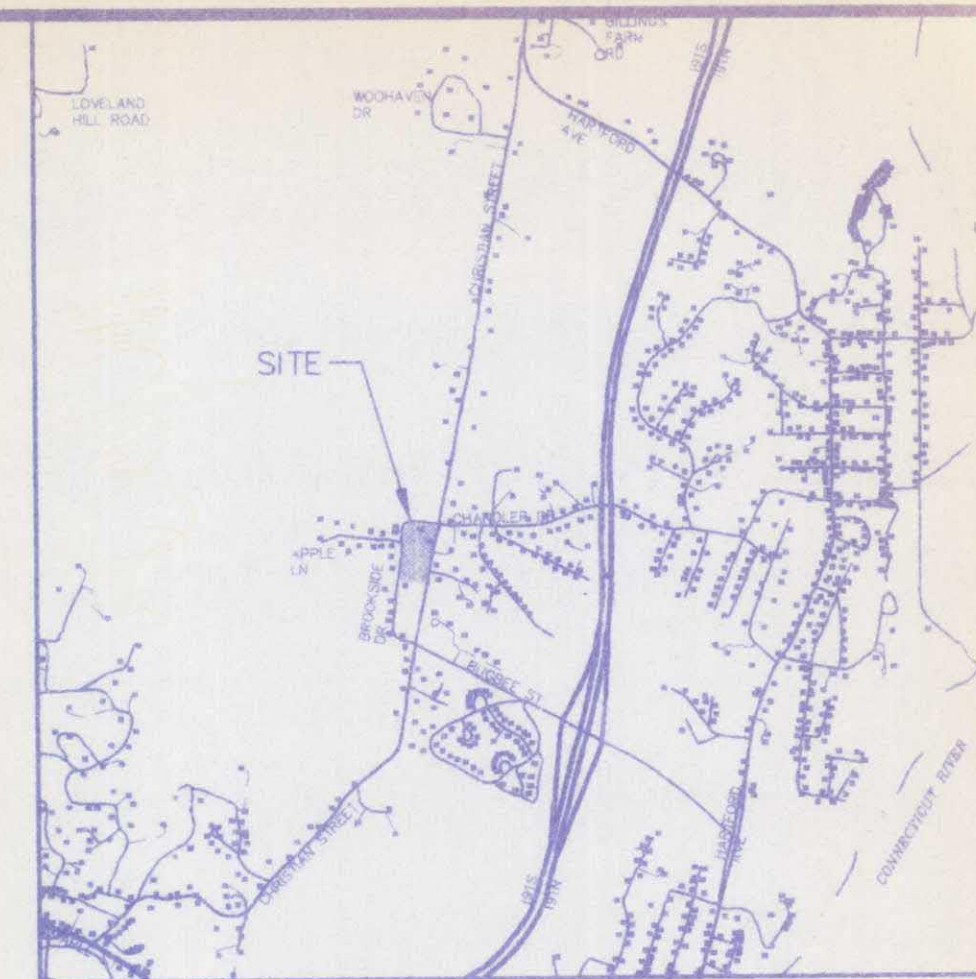
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	93.74	80.00	67°08'22"	53.09	88.47	N39°05'28"E
C2	38.05	87.50	23°38'21"	18.28	35.80	N84°27'50"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.50	N17°20'20"W

I HEREBY CERTIFY TO THE FIRST AMERICAN TITLE INSURANCE COMPANY, BROOKSIDE NURSING HOME, INC. & CHARTER ONE BANK, F.S.B. AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN HARTFORD, WINDSOR COUNTY, VERMONT ON DECEMBER 7, 1999, AND THAT IT AND THESE MAPS WERE MADE IN ACCORDANCE WITH HUD SURVEY INSTRUCTIONS AND REPORT, FORM HUD-92457, AND THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED IN THE CURRENT "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS".

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE (FLOOD) CONDITIONS IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 500148 0010 A.



- LEGEND**
- ⊙ CAPPED REBAR (SET)
 - IRON PIPE (FND)
 - IRON ROD (FND)
 - △ SURVEY POINT
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ HYDRANT
 - ⊙ 4" DRAIN
 - ⊙ CATCH BASIN
 - ⊙ SITE LIGHTING
 - ⊙ SEWER MANHOLE
 - ⊙ GATE VALVE
 - ⊙ WATER SHUTOFF
 - ⊙ SIGN
 - ⊙ DEED RESTRICTION (SEE SHEET 2)
 - ⊙ EASEMENT (SEE SHEET 2)
 - ⊙ RIGHT-OF-WAY LINE
 - ⊙ BOUNDARY LINE
 - ⊙ SEWER R.O.W. LINE
 - ⊙ WIRE FENCE WITH METAL POSTS
 - ⊙ WOOD FENCE
 - ⊙ OVERHEAD ELECTRIC & TELEPHONE
 - ⊙ UNDERGROUND ELECTRIC
 - ⊙ EXISTING WATER LINE
 - ⊙ EXISTING SEWER LINE

NOTE: SEE SHEET 2 FOR EASEMENTS, PLAT REFERENCES, DEED RESTRICTIONS, AND NOTES.

THIS PLAT CONFORMS TO REQUIREMENTS OF 27 VSA 1403(b)(2)-(8)

SHEET 1 OF 2

BRUNO ASSOCIATES INC. P.C.
ENGINEERS, PLANNERS, SURVEYORS
WOODSTOCK, VERMONT

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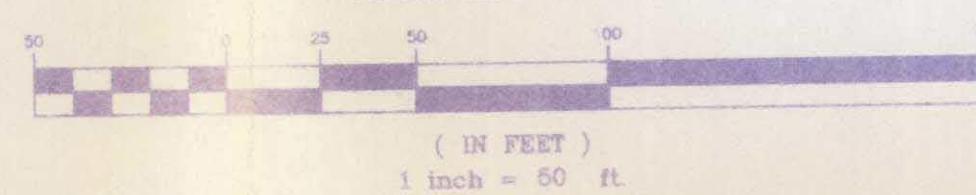


TITLE ALTA/ACSM LAND TITLE SURVEY
IN
HARTFORD
WINDSOR COUNTY
VERMONT
FOR
BROOKSIDE NURSING HOME

SCALE: 1"=50'

DATE: 12/07/99
SURVEYED: RDT, PRG
DESIGNED: RDT
CHECKED: JMB

REVISIONS:
DRAWING NO. 9309-280



Read and recorded May 25, 2000 at 4:15 PM. Attest: May E. Hall Tour Clerk

9-72 396 A

1200 Christian Street Floor Plan

