

HARTFORD ZONING BOARD OF ADJUSTMENT

January 31, 2024

Meeting Notice and Agenda

The Hartford Zoning Board of Adjustment will meet on Wednesday, January 31, 2024, beginning at 6:30 p.m. to consider the following Applications and Administrative Matters.

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: 269 642 067 317

Passcode: vb3bsW

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

Or call in (audio only)

[+1 802-377-3677,,982384850#](#)

1 802 377 3677

Phone Conference ID: 982 384 850#

If you cannot access this meeting notice electronically or if you are having difficulty connecting to the meeting, please email Jo-Ann Ells at jells@hartford-vt.org

A. Public Hearings, beginning at 6:30 p.m.

1. Application #13-23 by Black Rock Investment LLC (owner /applicant) for Conditional Use Approval under section 260-16 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 November 8, 2023.)

B. Administrative matters: 1. Public Comment. 2. Minutes. 3. Administrative Permits. 4. Availability for the next Public Hearing.

Application materials are available at the Hartford Town Hall, Department of Planning and Development Services, 171 Bridge Street, White River Junction, Vermont (802) 295-3075. Persons wishing to appear and be heard may do so in person, or be represented by another party and/or submit 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.

Steve Lagasse, Chair

**Zoning Board of Adjustment
Administrative Agenda
January 31, 2024**

1. Public Comment
2. Minutes
3. Administrative Permits

None

4. Availability for the next Public Hearing (March 6th)

Application #13-23 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.



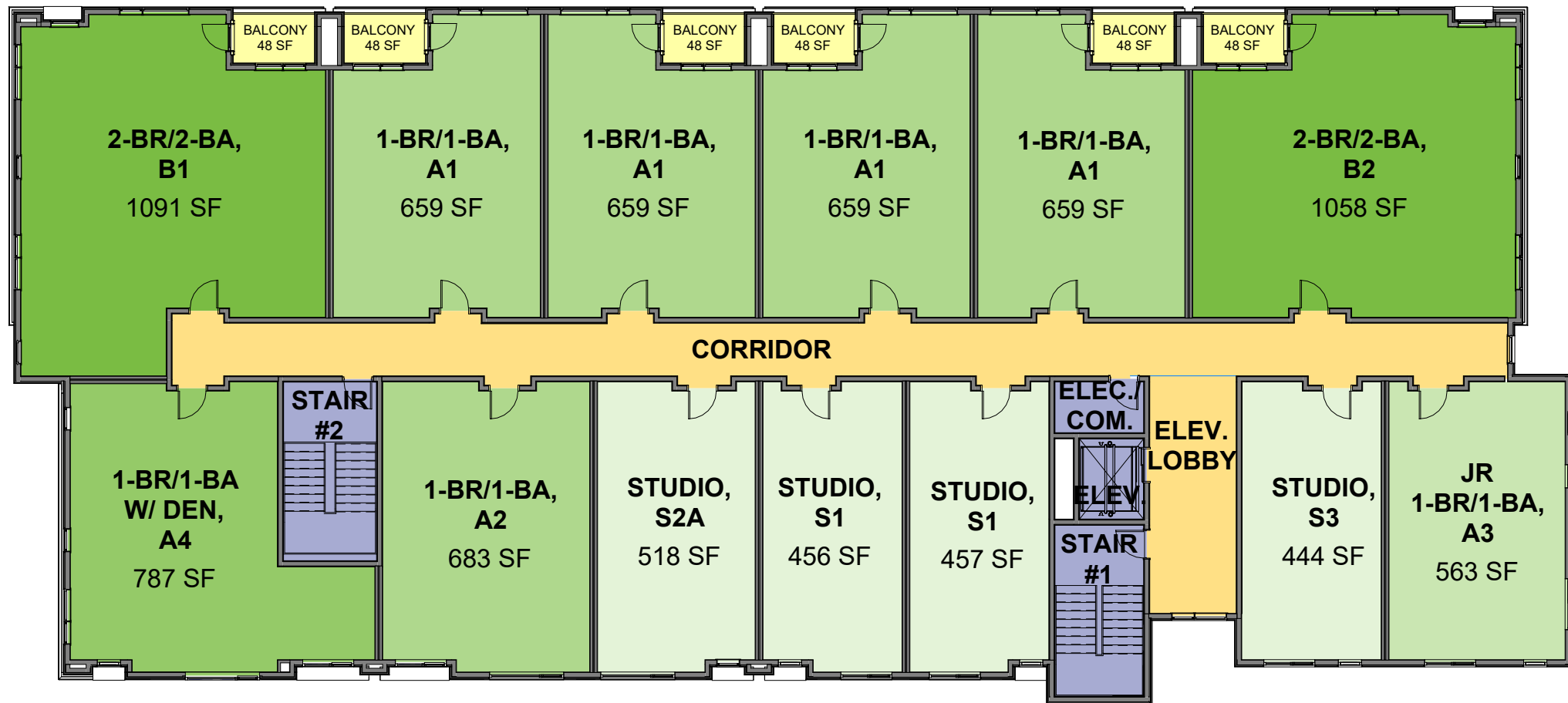
Kevin Worden PE, Vice President

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. 1br/1ba		1br/1ba	
						1br/1ba w/den		2br/2ba	

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

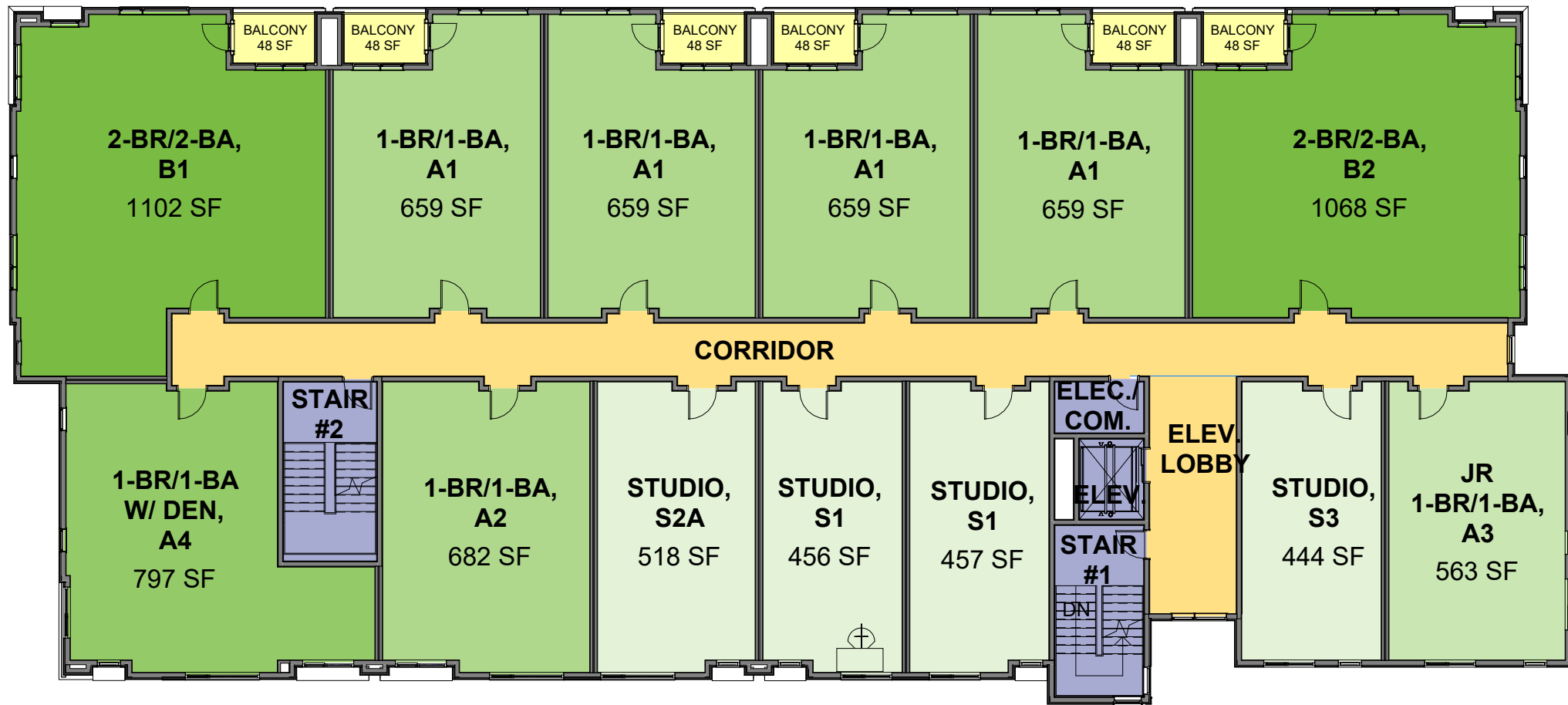
4 4TH FLOOR - UNIT MIX
SCALE: 1/16" = 1'-0"



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

PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

FIRST FLOOR PLAN (TYP BLDGS 1, 3, & 4)

AP1.4

01/02/2024

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"

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
	ARCTIC WHITE Trim
	AUTUMN TAN Accent
	EVENING BLUE Main Exterior
	ARCTIC 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
	ARCTIC WHITE Trim
	AUTUMN TAN Accent
	EVENING BLUE Main Exterior
	ARCTIC 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	

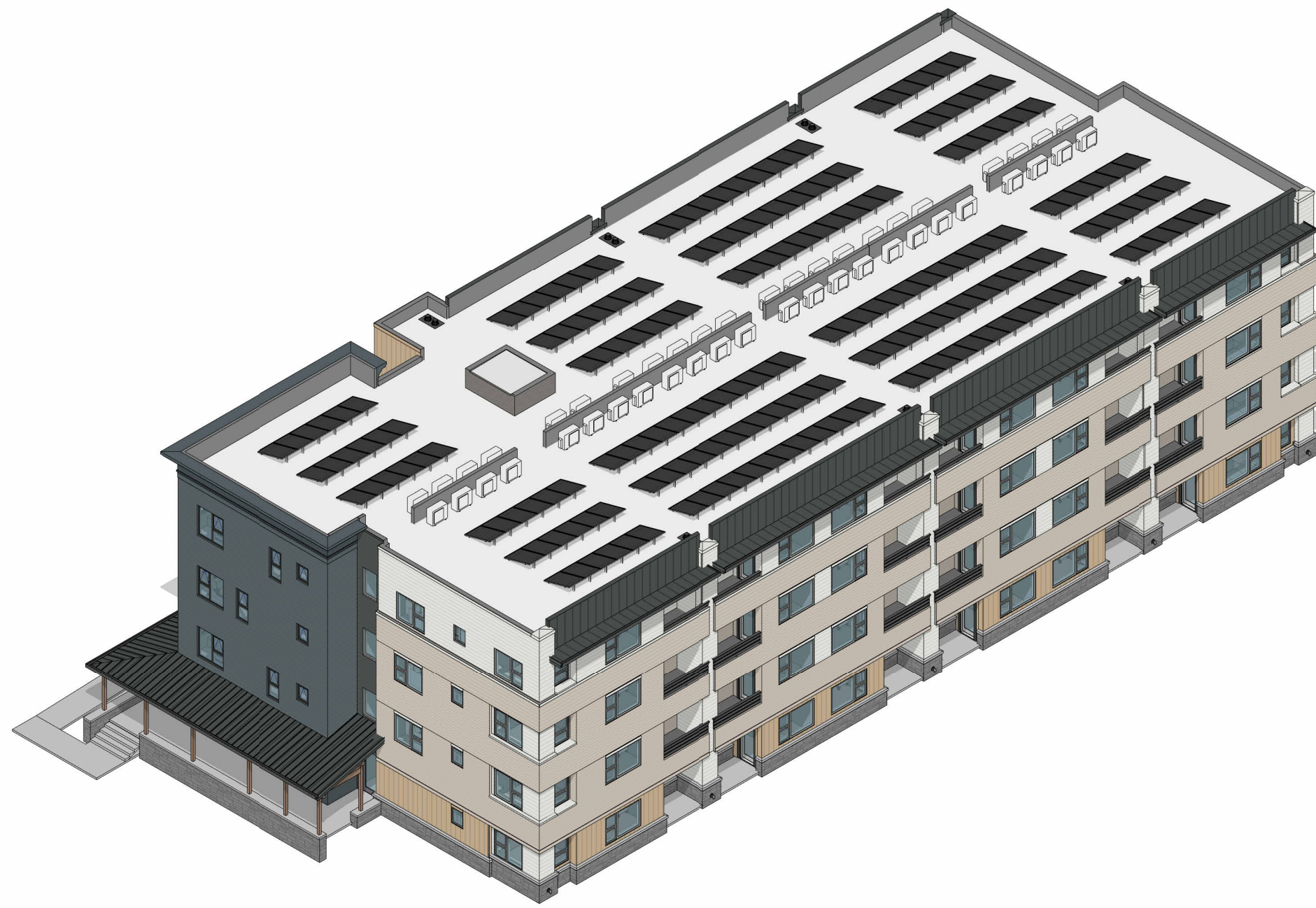
PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

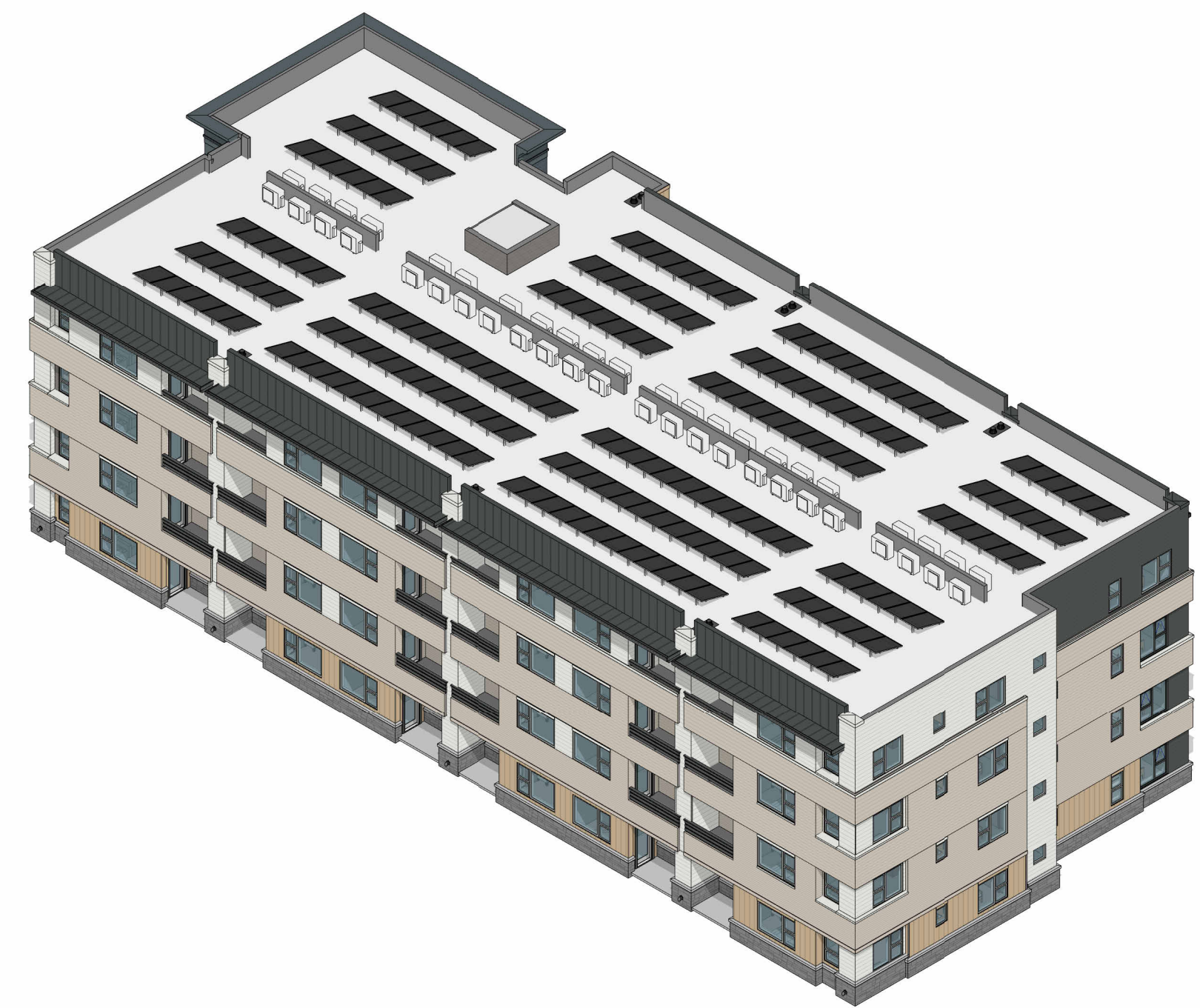
BLDGS 1-4 - ELEVATIONS

AP2.2

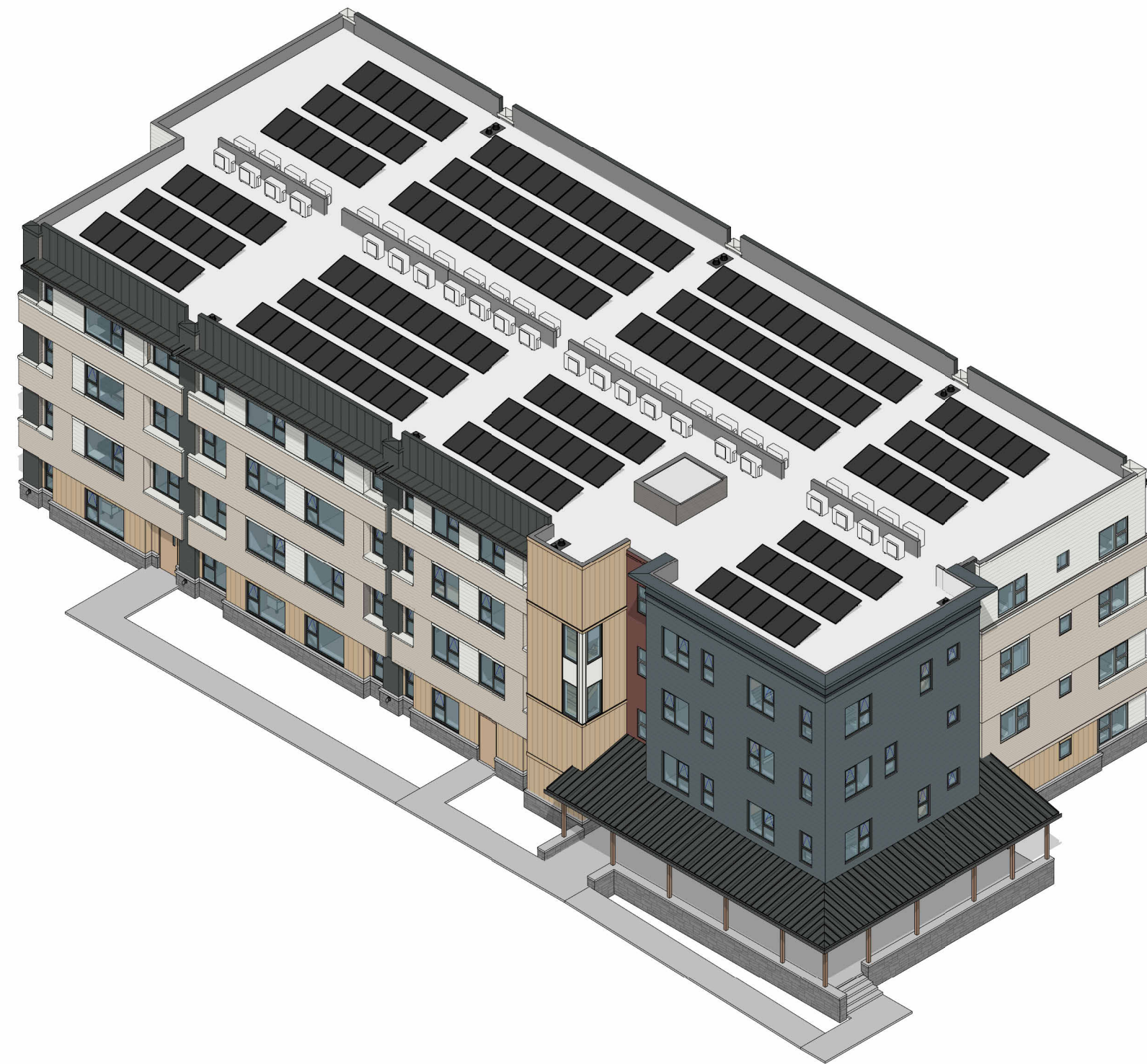
01/02/2024



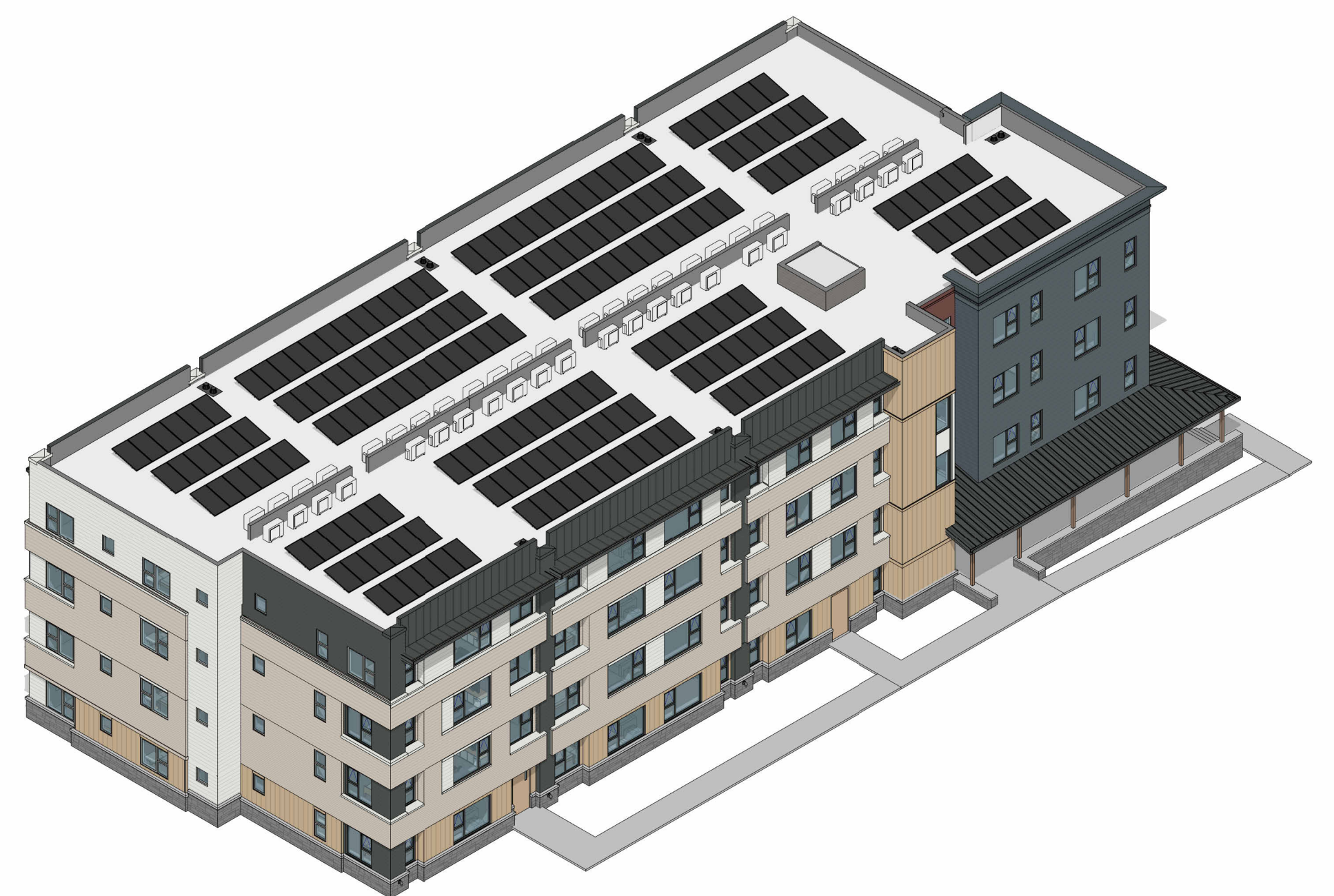
4 SW ISOMETRIC VIEW
SCALE:



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:

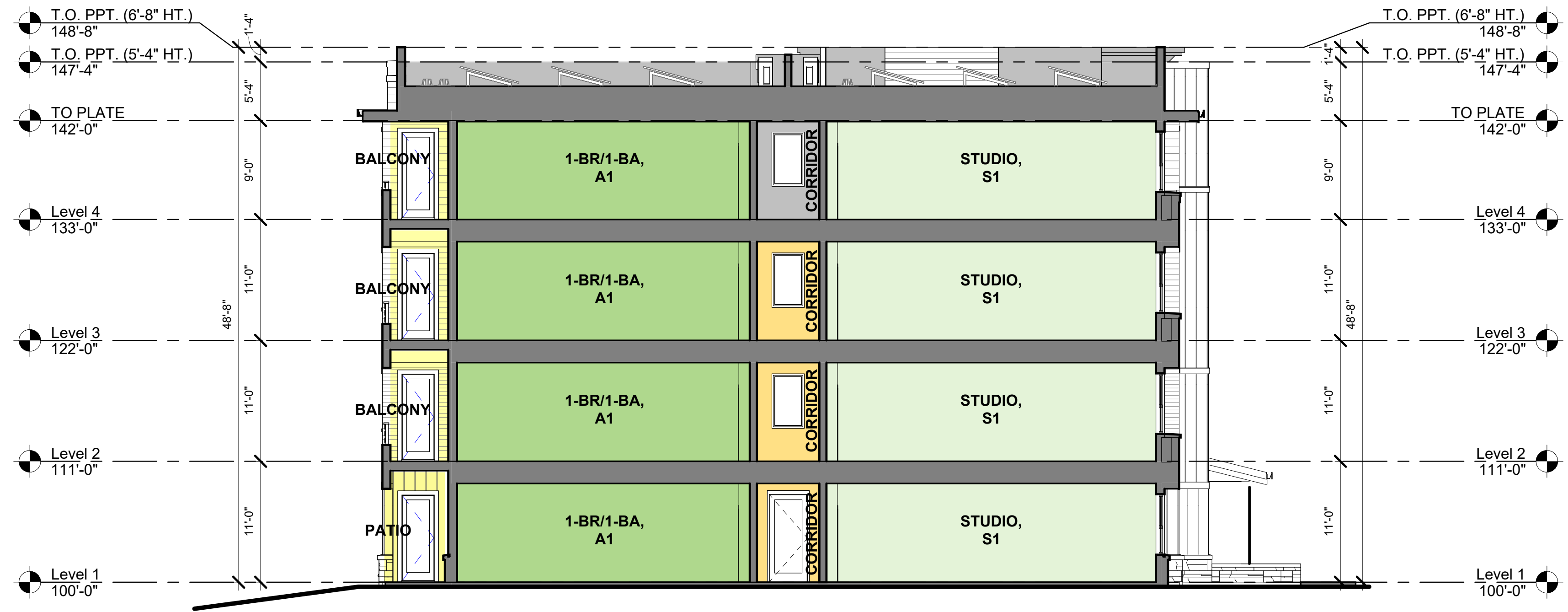
PROJECT NO. 2022061

BlackRock: White River Junction Multi-Family Housing

BUILDINGS 1, 3, & 4 - PERSPECTIVE VIEWS

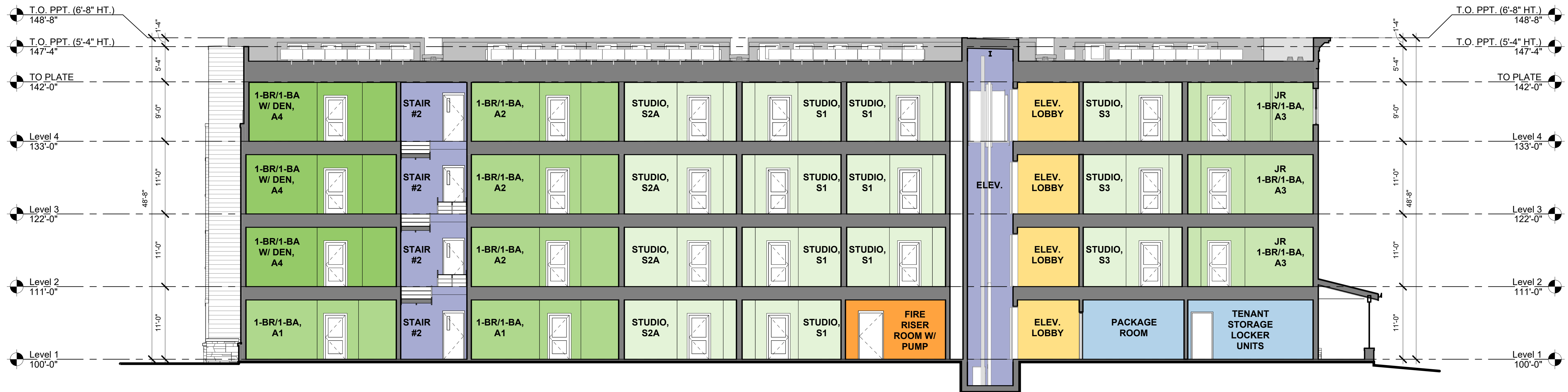
AP2.6

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

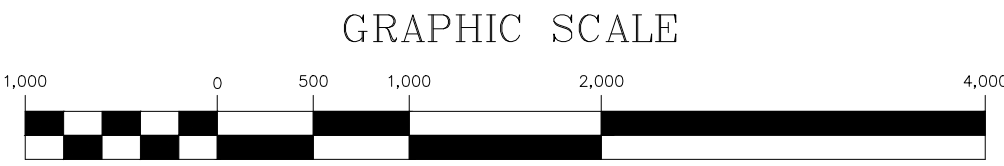
LOT 45-162 - 0 LILY POND RD. MULTIFAMILY HOUSING

TOWN OF HARTFORD, WINDSOR COUNTY, VERMONT

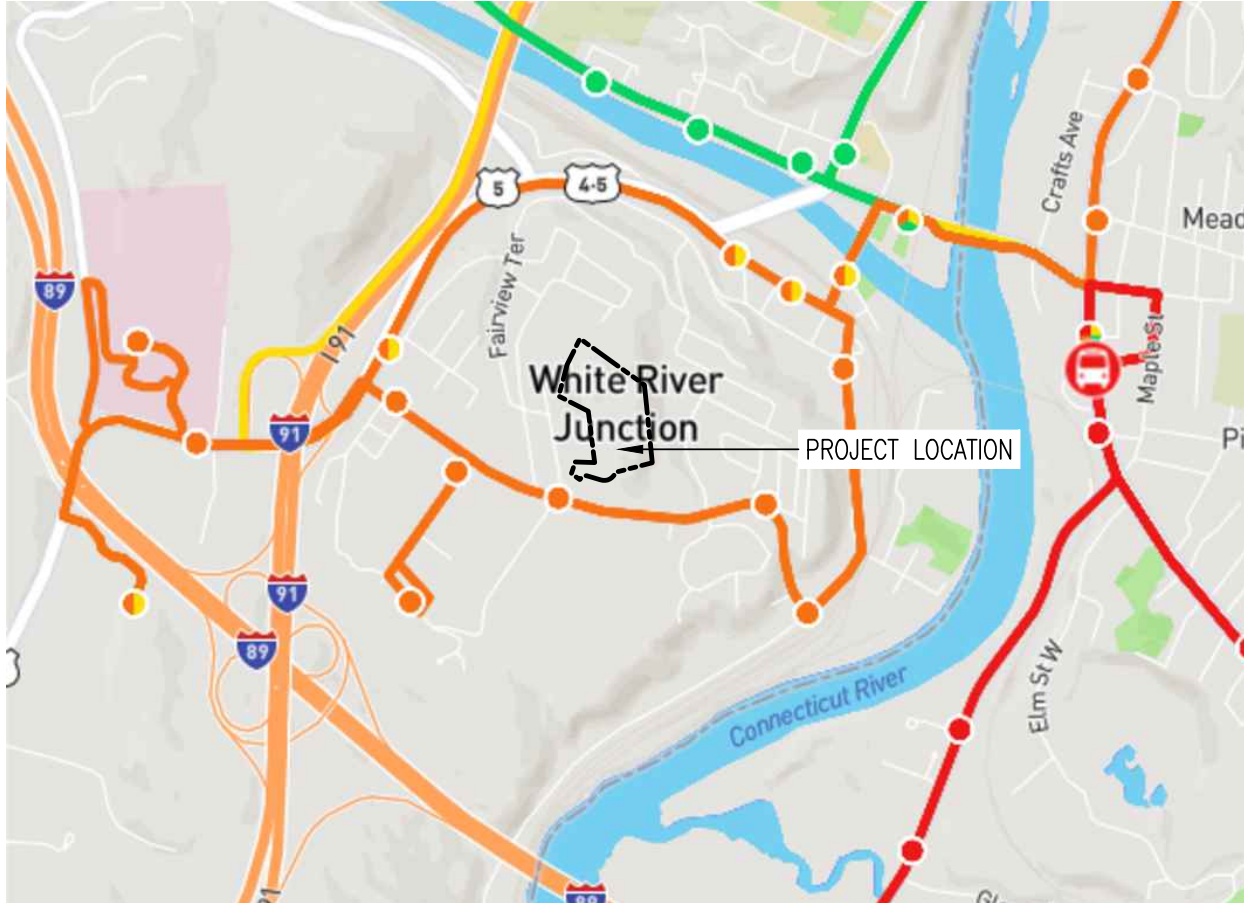


ORTHO MAP

1" = 1,000'



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

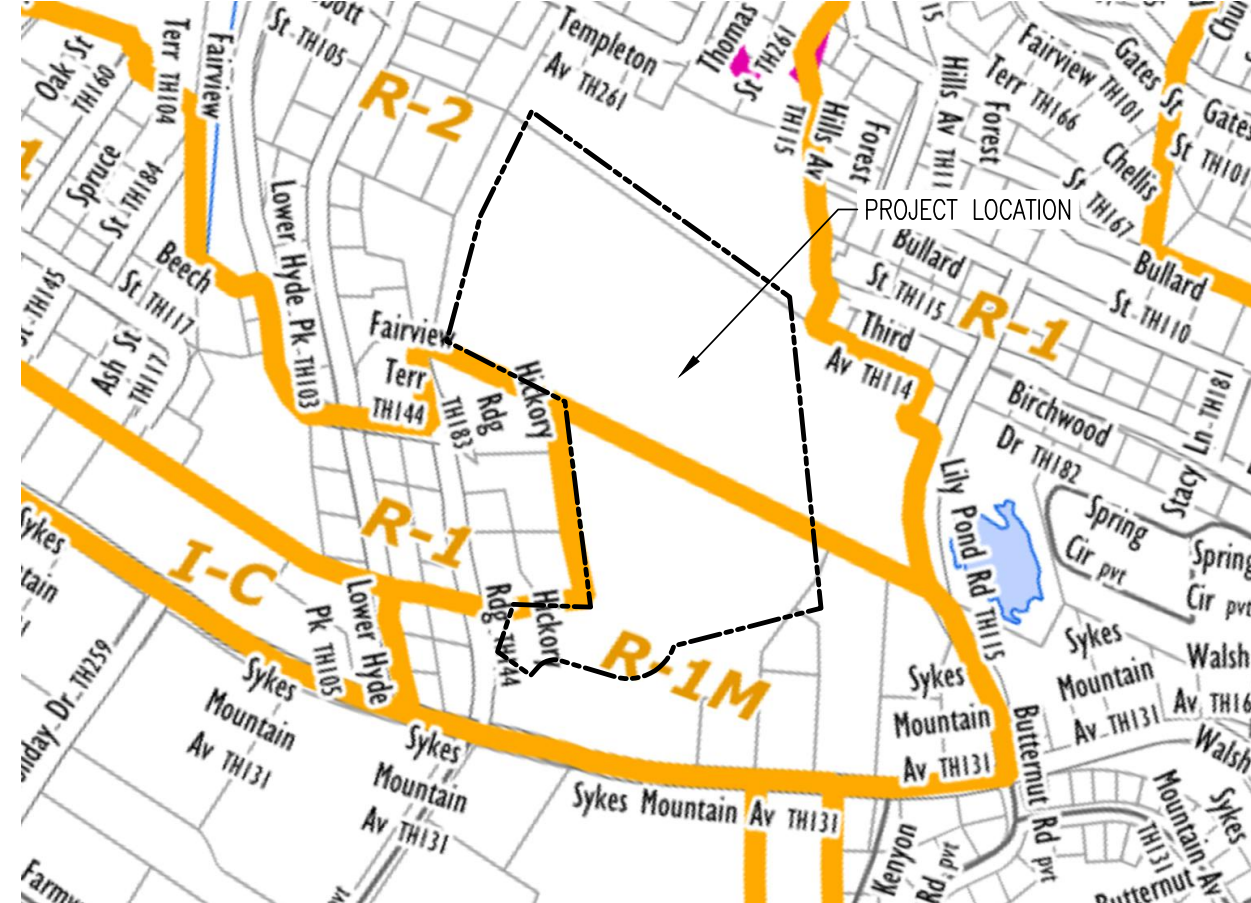


BUS MAP

1" = 2,000'



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

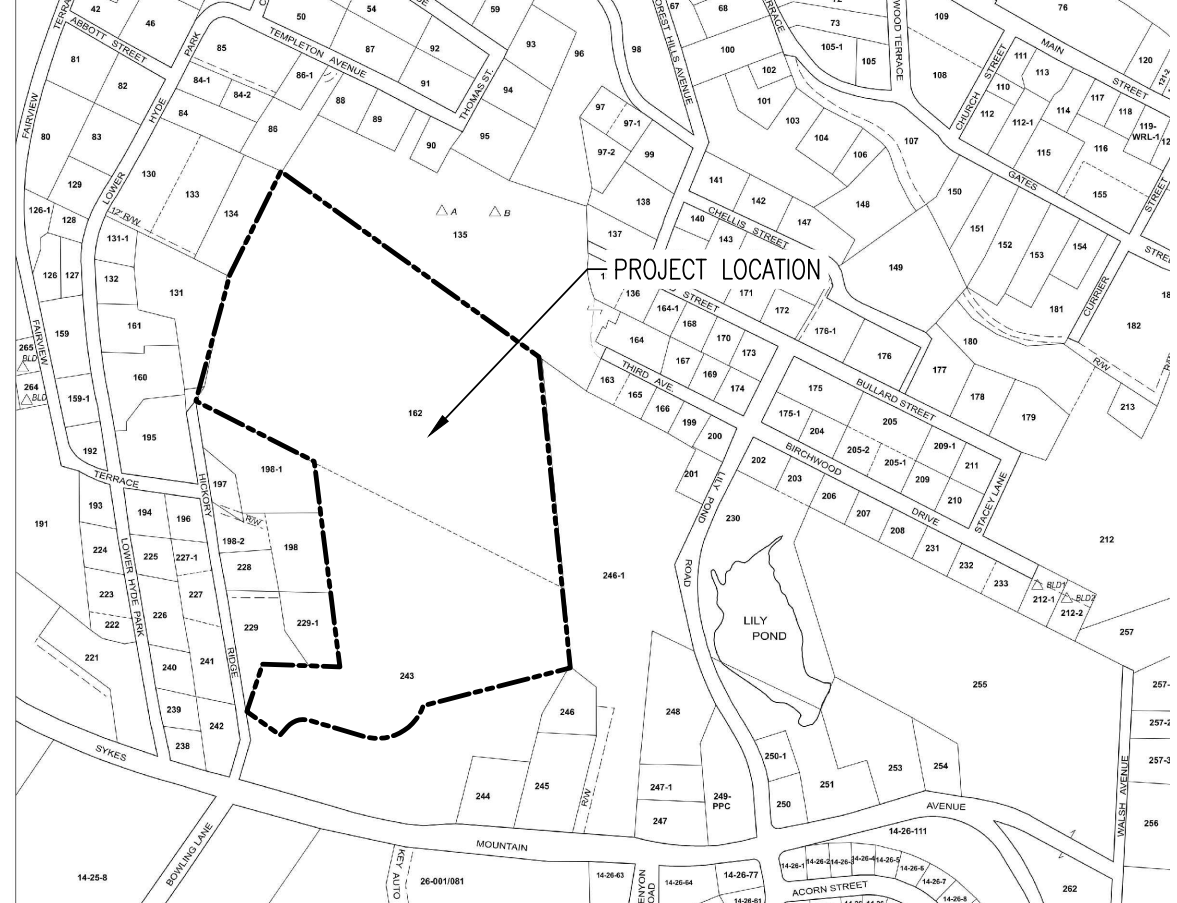


ZONING MAP

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"

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C1.2	PHASING PLAN	ENGINEERING VENTURES
C2.0	SITE LAYOUT PLAN	ENGINEERING VENTURES
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C2.3	ROADWAY PROFILE	ENGINEERING VENTURES
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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

Stamp	
Date	
Description	
No.	
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	POND	PND	VERIFY IN FIELD	VIF
ELECTRIC	ELEC	IRON PIN	IP	QUANTITY	QTY	WATER VALVE	WV
ELECTRIC MANHOLE	EMH	IRON PIPE SIZE	IPS	QUALITY ASSURANCE	QA		
ELEVATION	ELEV	LENGTH	L=	QUALITY CONTROL	QC		
				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
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
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
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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VENTURES 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 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

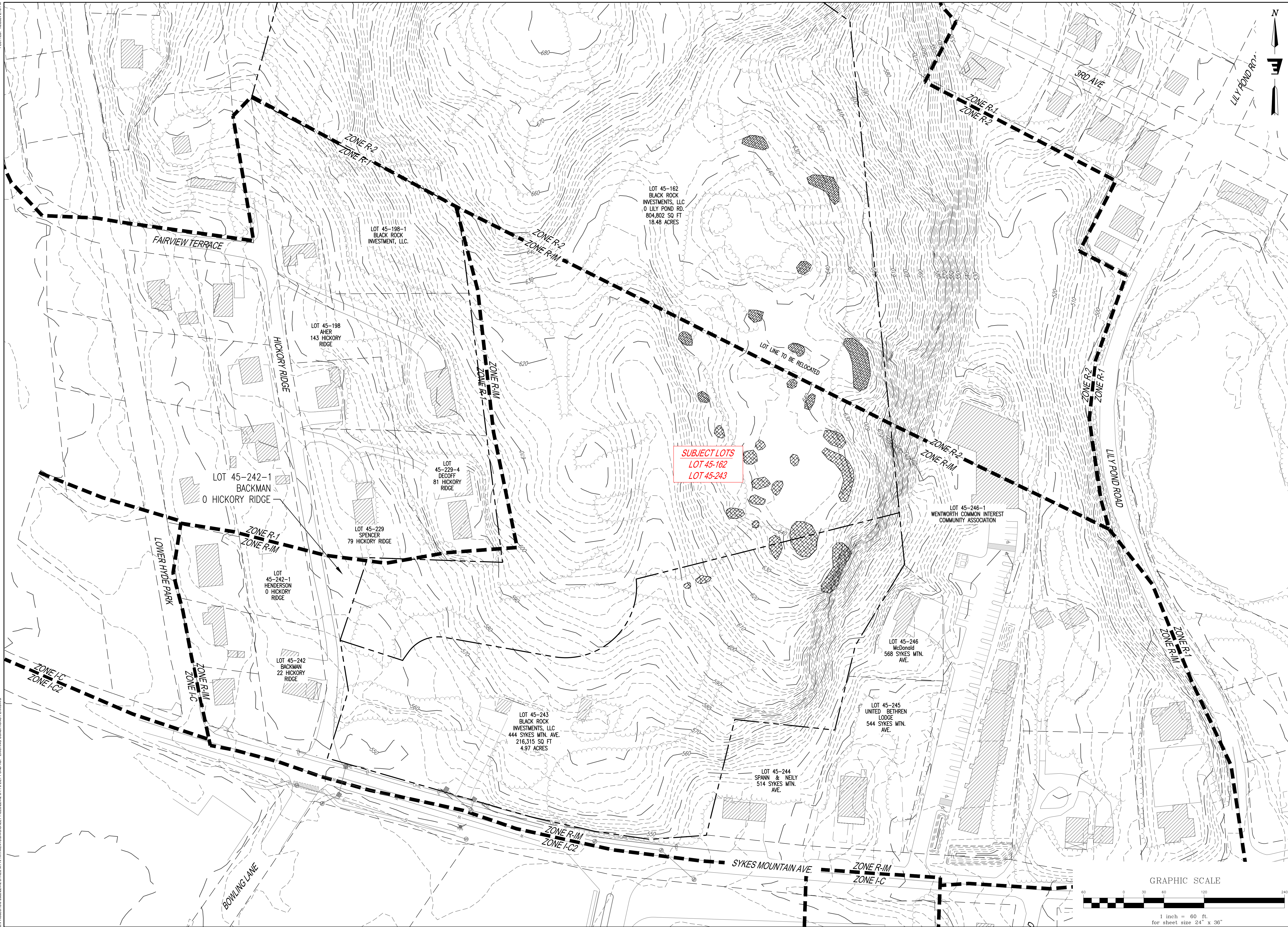
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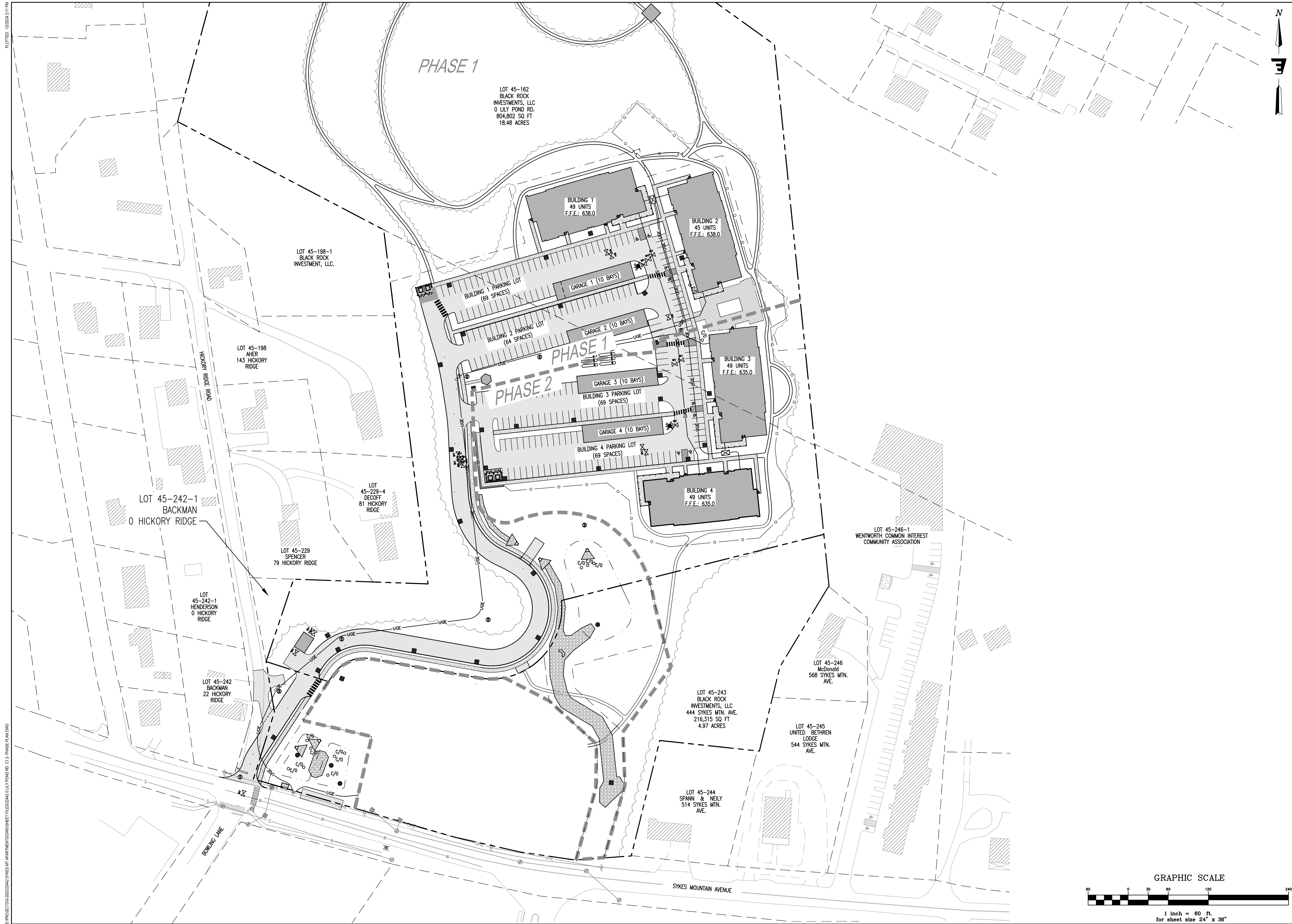
Date:

07/21/2023

C0.1



C1.1	EV Project # 22442		SYKES MOUNTAIN		BLACK ROCK INVESTMENTS, LLC		 ENGINEERING VENTURES PC 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-263-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 414 Union Street, Schenectady, NY 12305 • 518-630-9614 www.engineeringventures.com	No.	Description	Date	Stamp
	Drawn By: JWF		RESIDENTIAL DEVELOPMENT		WHITE RIVER JUNCTION, VERMONT						
	Checked By: KPW		HARTFORD, WINDSOR COUNTY, VERMONT		2458 CHRISTIAN STREET						
	Scale: 1" = 60'										
	Date: 07/21/2023										



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S:\PROJECTS\2022\2442 SYKES MT APARTMENTS\DWGS\DWG SHEET FILES\2442 LILY POND RD. C2.1 - SITE PLAN.dwg



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

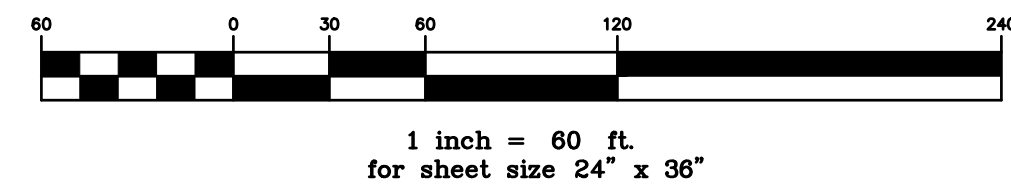
- C1 BOUNDARY LINE ADJUSTMENT
- C2 SIDEWALK (TYP. - SEE PLAN FOR WIDTH)
- C3 24' BY 12' DUMPSTER ENCLOSURE
- C4 ADA VAN ACCESSIBLE PARKING (TYP.)
- C5 CURBING (TYP.)
- C6 RETAINING WALL AND PEDESTRIAN SAFETY RAILING
- C7 ASPHALT PAVEMENT (TYP.)
- C8 SNOW STORAGE
- C9 WATER BOOSTER PUMPS BUILDING AND 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



Stamp

Date

Description

No.

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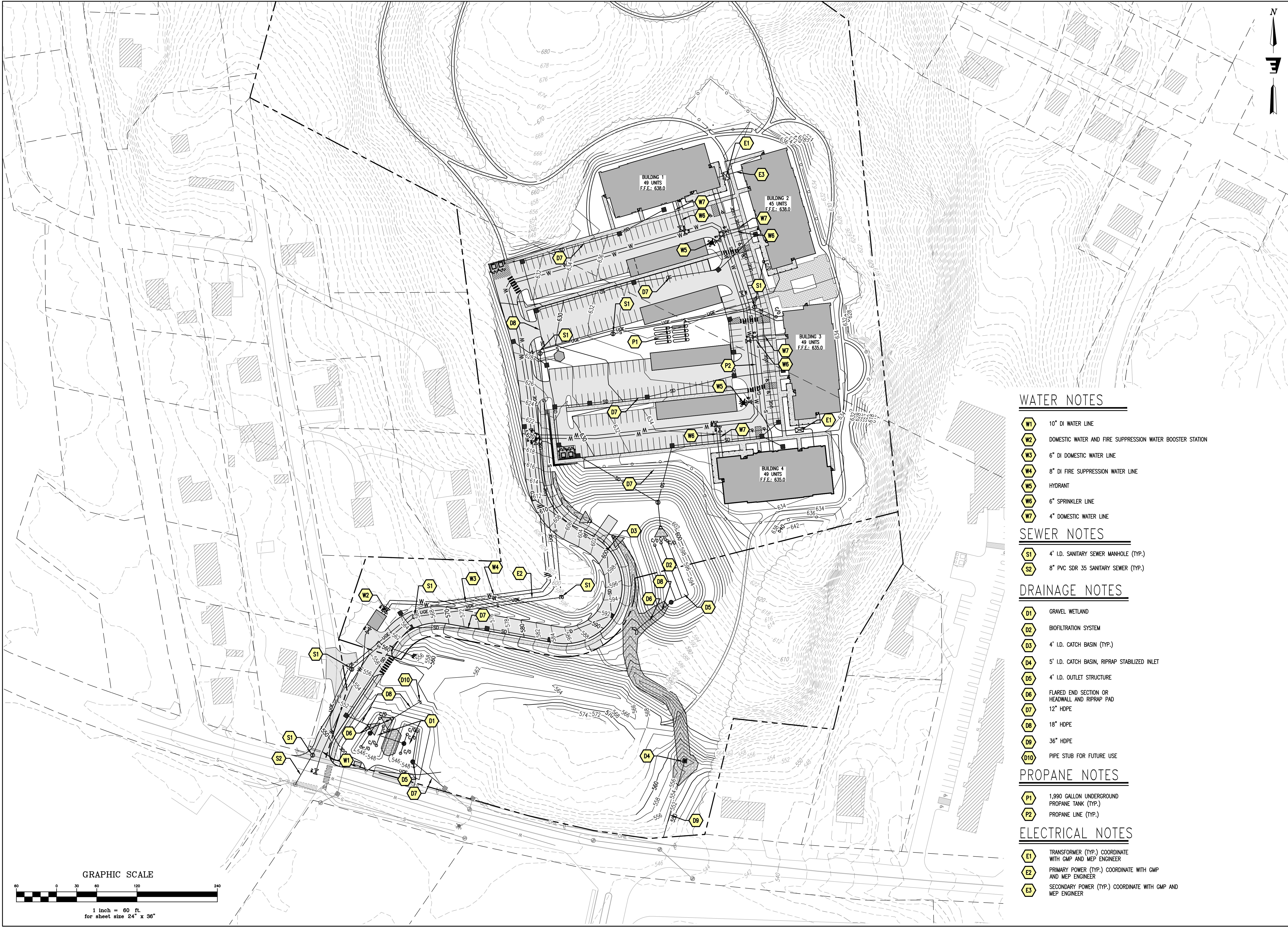
Site Layout Plan
Lot 45-162
SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT
HARTFORD, WINDSOR COUNTY, VERMONT

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 DULY POND RD. 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

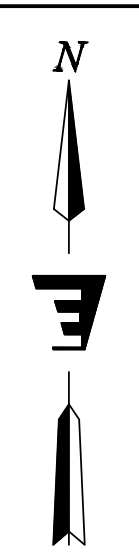
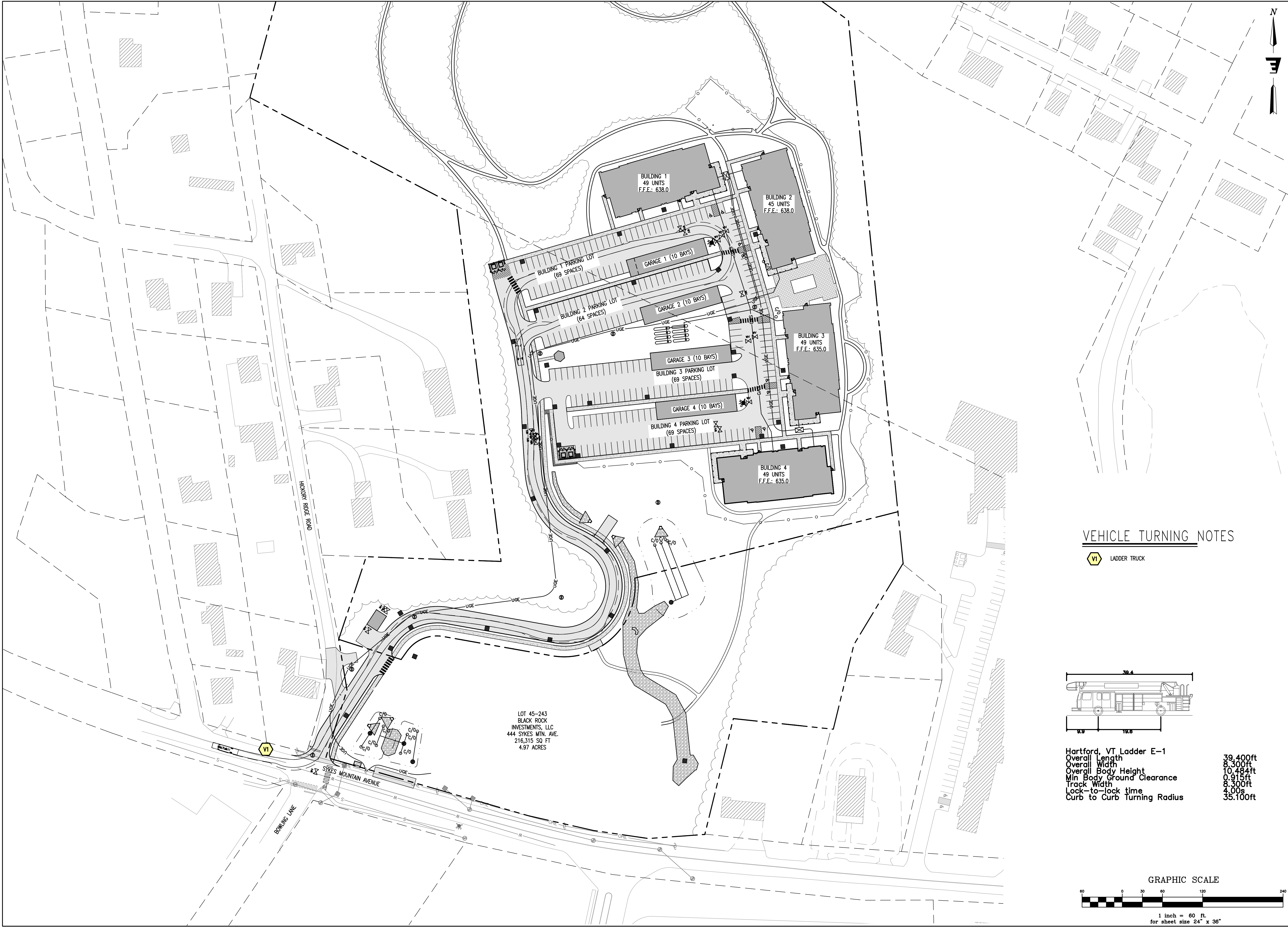
- E1 TRANSFORMER (TYP.) COORDINATE WITH GMP AND MEP ENGINEER
- E2 PRIMARY POWER (TYP.) COORDINATE WITH GMP AND MEP ENGINEER
- E3 SECONDARY POWER (TYP.) COORDINATE WITH GMP AND MEP ENGINEER



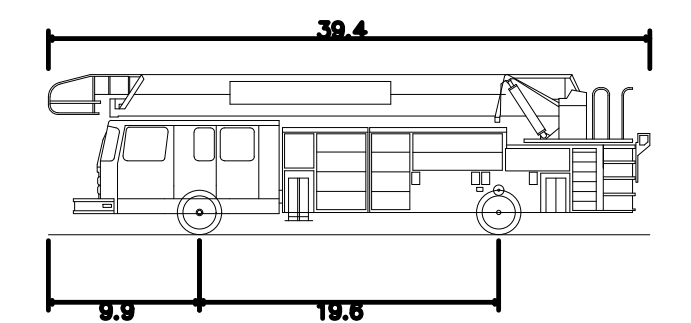
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Date	
Description	
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BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VERMONT	
Grading, Drainage and Utilities Plan Lot 45-162	
SYKES MOUNTAIN RESIDENTIAL DEVELOPMENT HARTFORD, WINDSOR COUNTY, VERMONT	
Sheet Title:	EV Project # 22442
Drawn By: JWF	
Checked By: KPW	
Scale: 1" = 60'	
Date: 1/2/2024	
C2.1	

PLOTTED: 10/20/24 2:12 PM

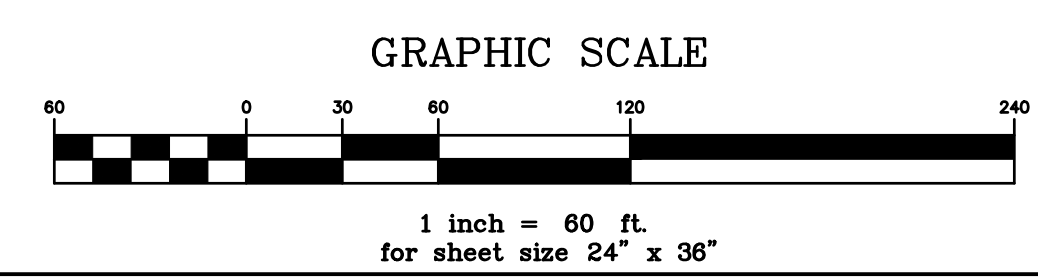
S:\PROJECTS\2022\2442 SYKES MT APARTMENTS\DWG\SHEET FILES\2442 DULY POND RD. C2.2 - VEHICLE TURNING PLAN.DWG



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.	

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

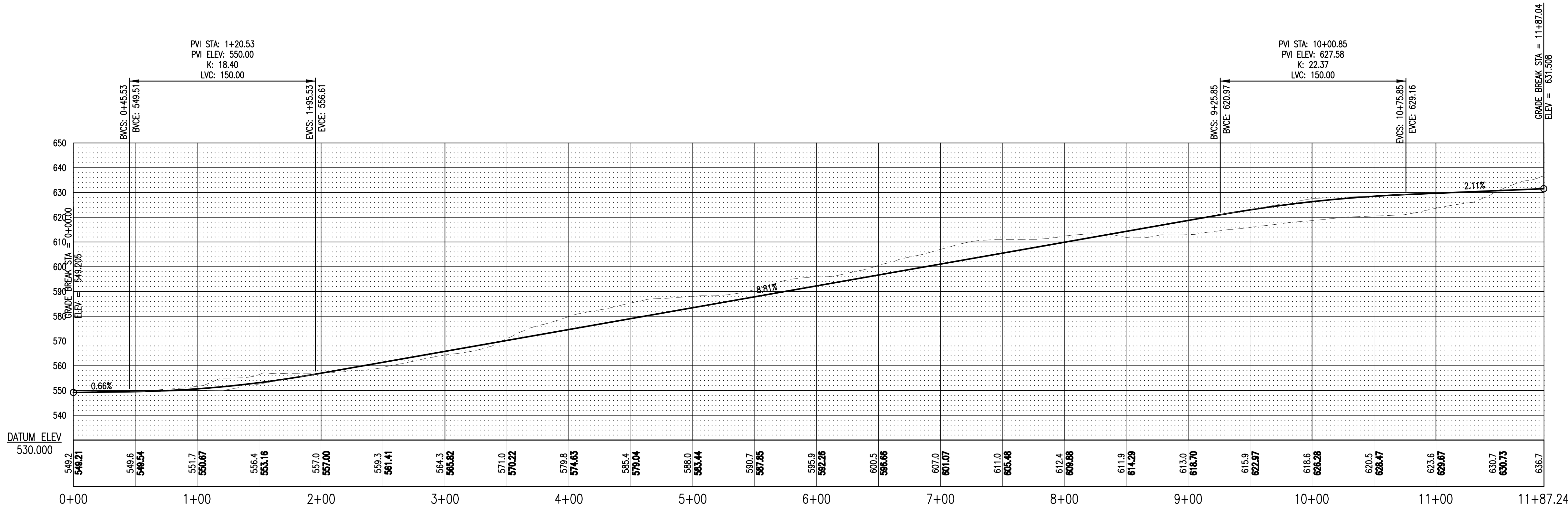
BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VERMONT

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	

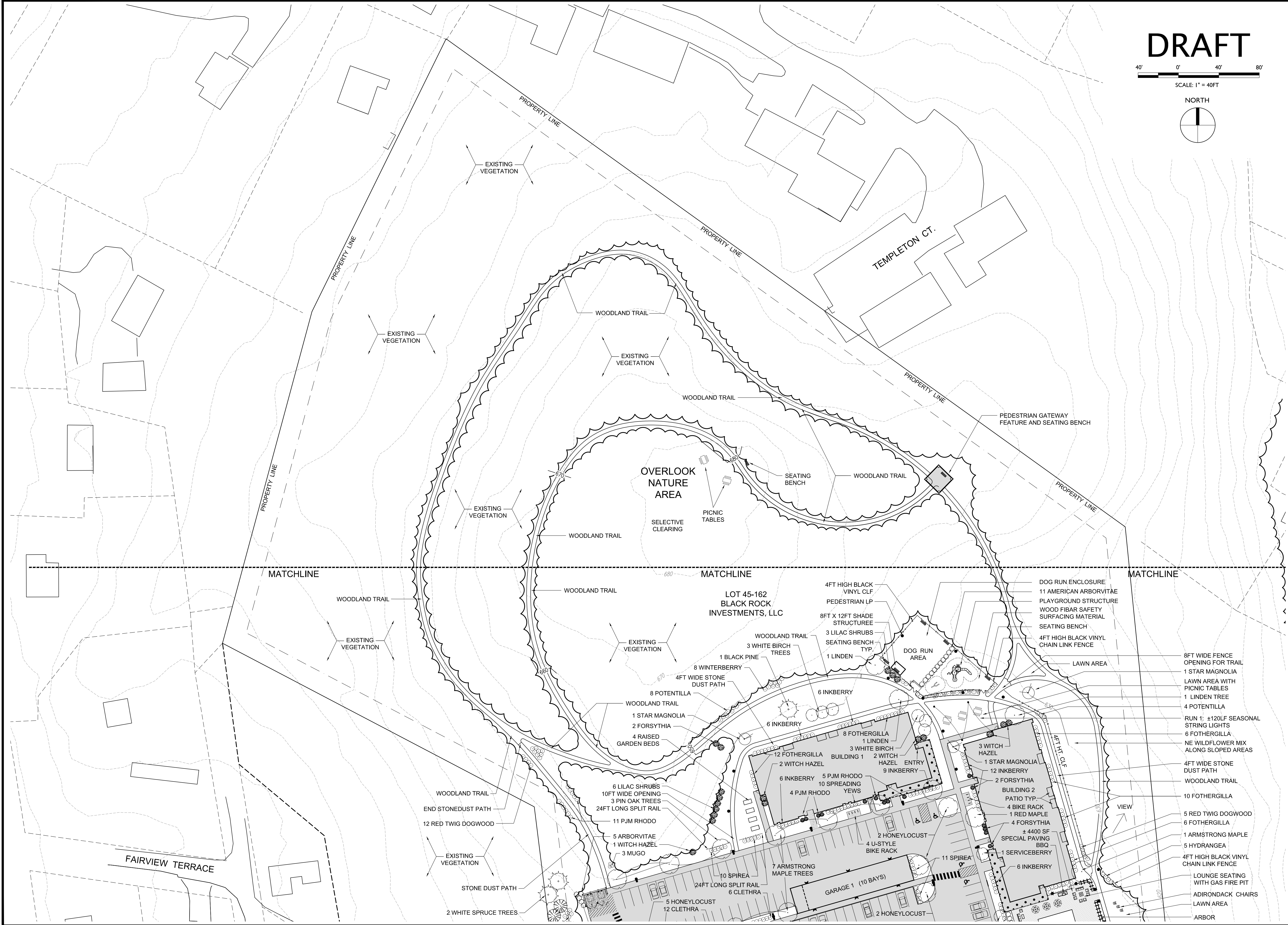
Roadway Profile Lot 45-162	
SYKES MOUNTAIN RESIDENTIAL DEVELOPMENT HARTFORD, WINDSOR COUNTY, VERMONT	

BLACK ROCK INVESTMENTS, LLC 2458 CHRISTIAN STREET WHITE RIVER JUNCTION, VERMONT	
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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	
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No.	Description	Date	Stamp

C2.3



DRAFT

40'0'40'80'

SCALE: 1" = 40'FT

NORTH

Stamp

Rev. No.	Description	Chkd.

ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750
P: 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:

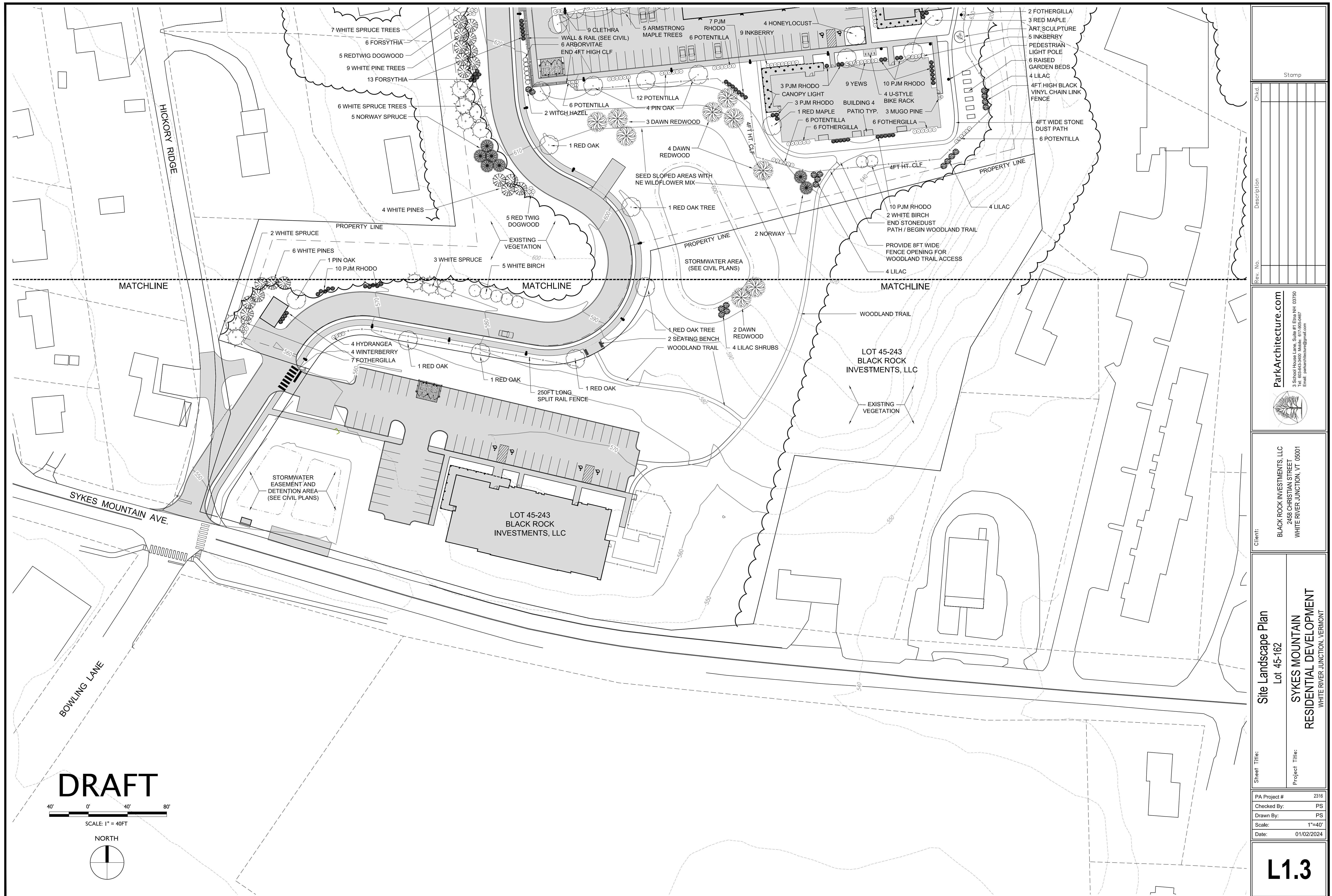
Site Landscape Plan
Lot 45-162

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

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	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 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

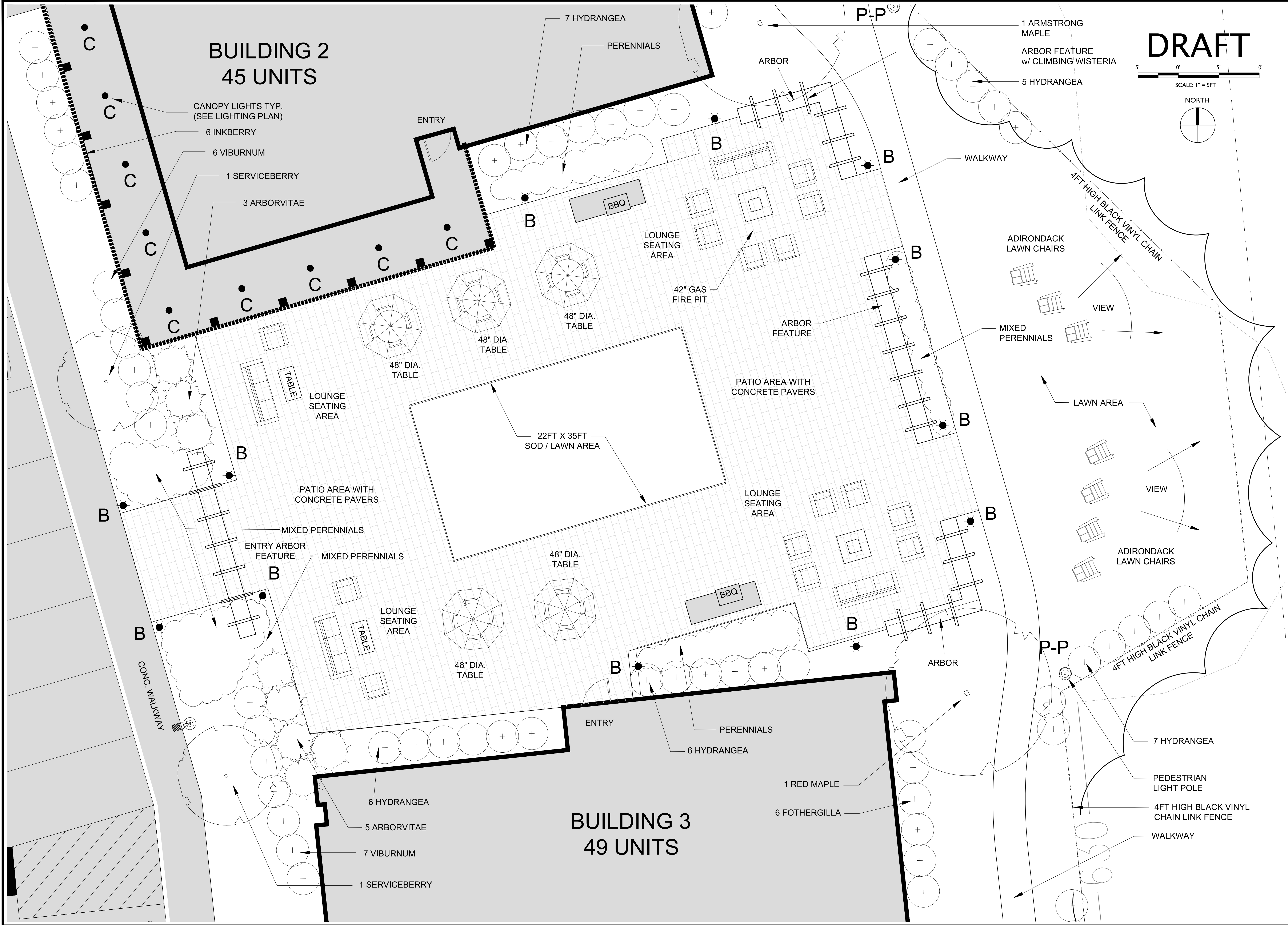
PS

PS

NTS

01/02/2024

L1.4



DRAFT

5' 0' 5' 10'

SCALE: 1" = 5FT

NORTH

Stamp	
Chkd.	
Rev. No.	
Description	

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

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

Sheet Title:
Site Enlargement Plan - Amenity Plaza
Lot 45-162

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

PA Project #	2318
Checked By:	PS
Drawn By:	PS
Scale:	1"=5'
Date:	01/02/2024

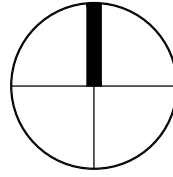
L2.1

DRAFT



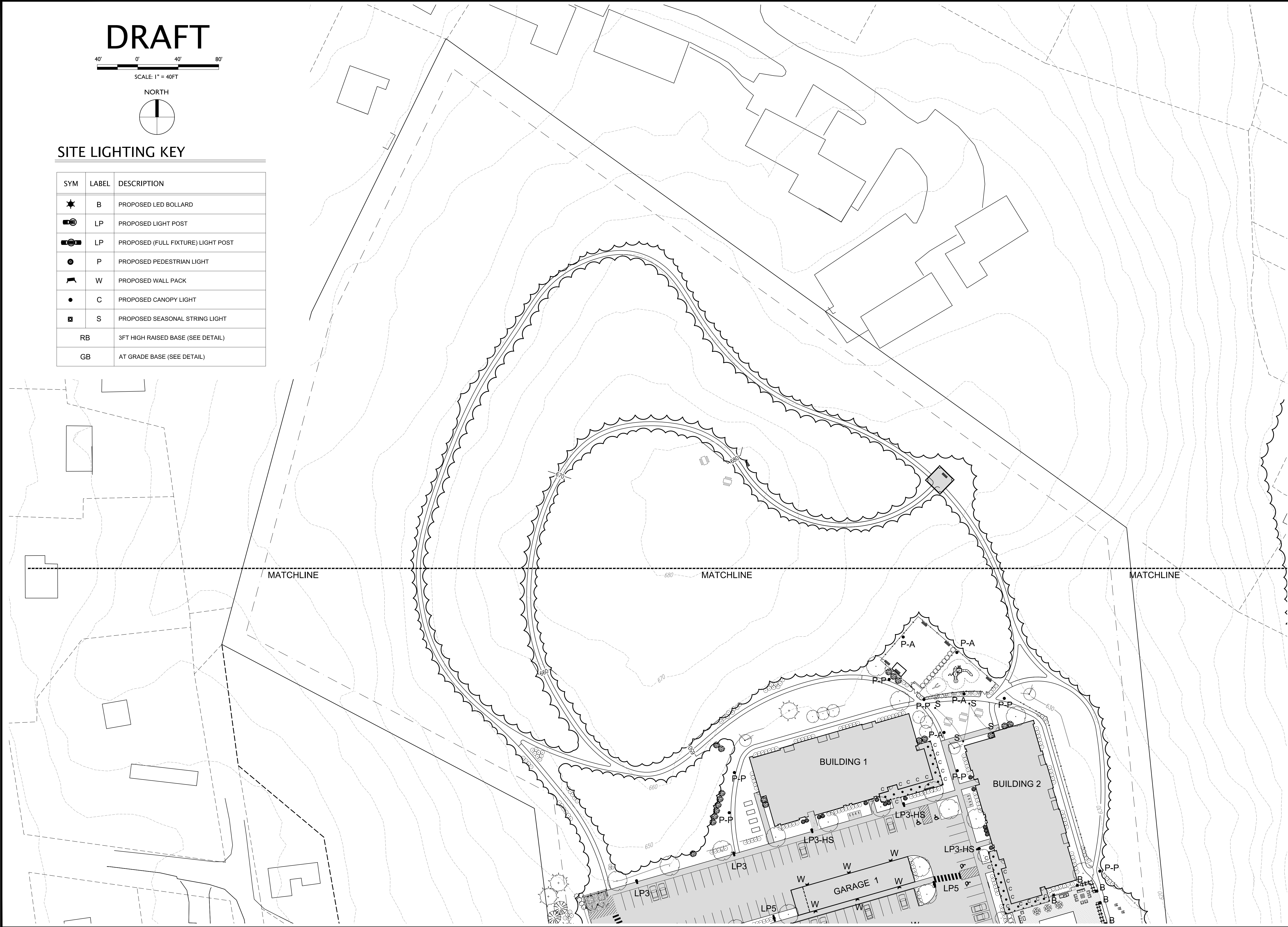
SCALE: 1" = 40FT

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
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

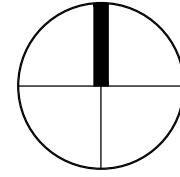
L3.1

DRAFT

40' 0' 40' 80'

SCALE: 1" = 40FT

NORTH



SITE LIGHTING KEY

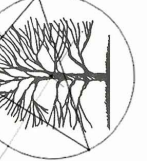
SYM	LABEL	DESCRIPTION
★	B	PROPOSED LED BOLLARD
⦿	LP	PROPOSED LIGHT POST
⦿	LP	PROPOSED (FULL FIXTURE) LIGHT POST
⦿	P	PROPOSED PEDESTRIAN LIGHT
⦿	W	PROPOSED WALL PACK
●	C	PROPOSED CANOPY LIGHT
■	S	PROPOSED SEASONAL STRING LIGHT
RB	3FT HIGH RAISED BASE (SEE DETAIL)	
GB	AT GRADE BASE (SEE DETAIL)	



Stamp

Rev. No.	Description	Chkd.

ParkArchitecture.com
3 School House Lane, Suite #1 Elma NH 03750
Phone: 603-943-9400 Mobile: 603-950-6467
Email: parkarch@parkarch.com

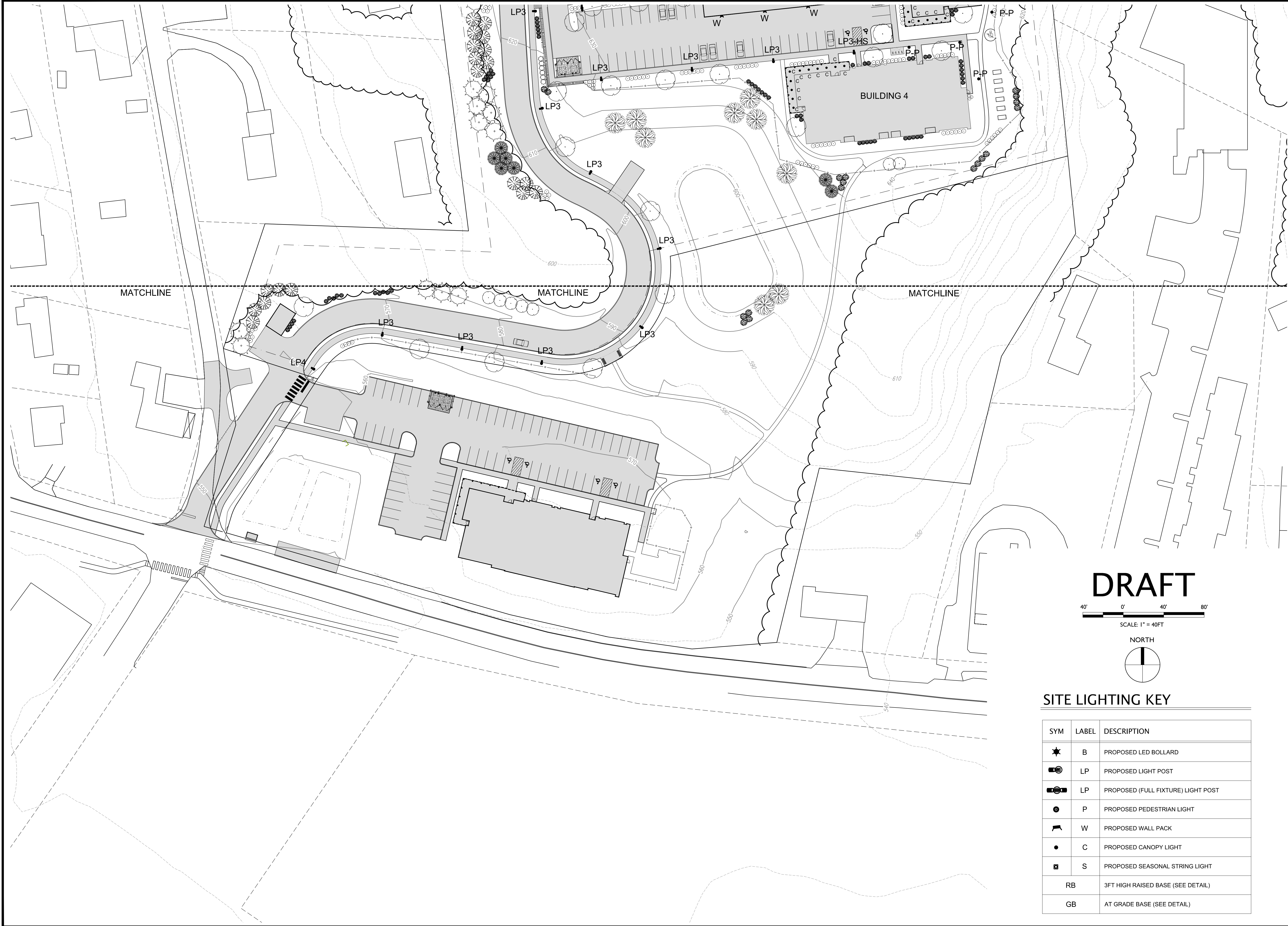


Client:
BLACK ROCK INVESTMENTS, LLC
2458 CHRISTIAN STREET
WHITE RIVER JUNCTION, VT 05001

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

L3.2



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
	P5	50K 5000K	ASY Asymmetric	347	FAO Field adjustable output	BTB

Accessories

RA2000-01 Anchor bolts (4)

RA2000-02 Replacement anchor bolt covers (specify finish) (4)

RA2000-03 Emergency test kit (1)

RA2000-04 Emergency test kit (1)

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

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
	P5	50K 5000K	ASY Asymmetric	347	FAO Field adjustable output	BTB

Accessories

RA2000-01 Anchor bolts (4)

RA2000-02 Replacement anchor bolt covers (specify finish) (4)

RA2000-03 Emergency test kit (1)

RA2000-04 Emergency test kit (1)

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

(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: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	P1	27K 2700K	70CRI	T3M	MVOLT	Shipped installed
	P2	30K 3000K	70CRI	T3M	120V	SPA
	P3	35K 3500K	70CRI	T3M	208V	SPA
	P4	40K 4000K	70CRI	T3M	240V	SPA
	P5	50K 5000K	70CRI	T3M	347V	SPA

Accessories

RA2000-01 Anchor bolts (4)

RA2000-02 Replacement anchor bolt covers (specify finish) (4)

RA2000-03 Emergency test kit (1)

RA2000-04 Emergency test kit (1)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	P1	27K 2700K	70CRI	T3M	MVOLT	Shipped installed
	P2	30K 3000K	70CRI	T3M	120V	SPA
	P3	35K 3500K	70CRI	T3M	208V	SPA
	P4	40K 4000K	70CRI	T3M	240V	SPA
	P5	50K 5000K	70CRI	T3M	347V	SPA

Accessories

RA2000-01 Anchor bolts (4)

RA2000-02 Replacement anchor bolt covers (specify finish) (4)

RA2000-03 Emergency test kit (1)

RA2000-04 Emergency test kit (1)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

(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	SYM Symmetric	MVOLT	Shipped installed
	P2	30K 3000K	ASY Asymmetric	120V	PT4
	P3	35K 3500K	ASY Asymmetric	208V	PT4
	P4	40K 4000K	ASY Asymmetric	240V	PT4
	P5	50K 5000K	ASY Asymmetric	347V	PT4

Accessories

RA2000-01 Anchor bolts (4)

RA2000-02 Replacement anchor bolt covers (specify finish) (4)

RA2000-03 Emergency test kit (1)

RA2000-04 Emergency test kit (1)

Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

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	SYM Symmetric	MVOLT	Shipped installed
	P2	30K 3000K	ASY Asymmetric	120V	PT4
	P3	35K 3500K	ASY Asymmetric	208V	PT4
	P4	40K 4000K	ASY Asymmetric	240V	PT4
	P5	50K 5000K	ASY Asymmetric	347V	PT4

Accessories

RA2000-01 Anchor bolts (4)

RA2000-02 Replacement anchor bolt covers (specify finish) (4)

RA2000-03 Emergency test kit (1)

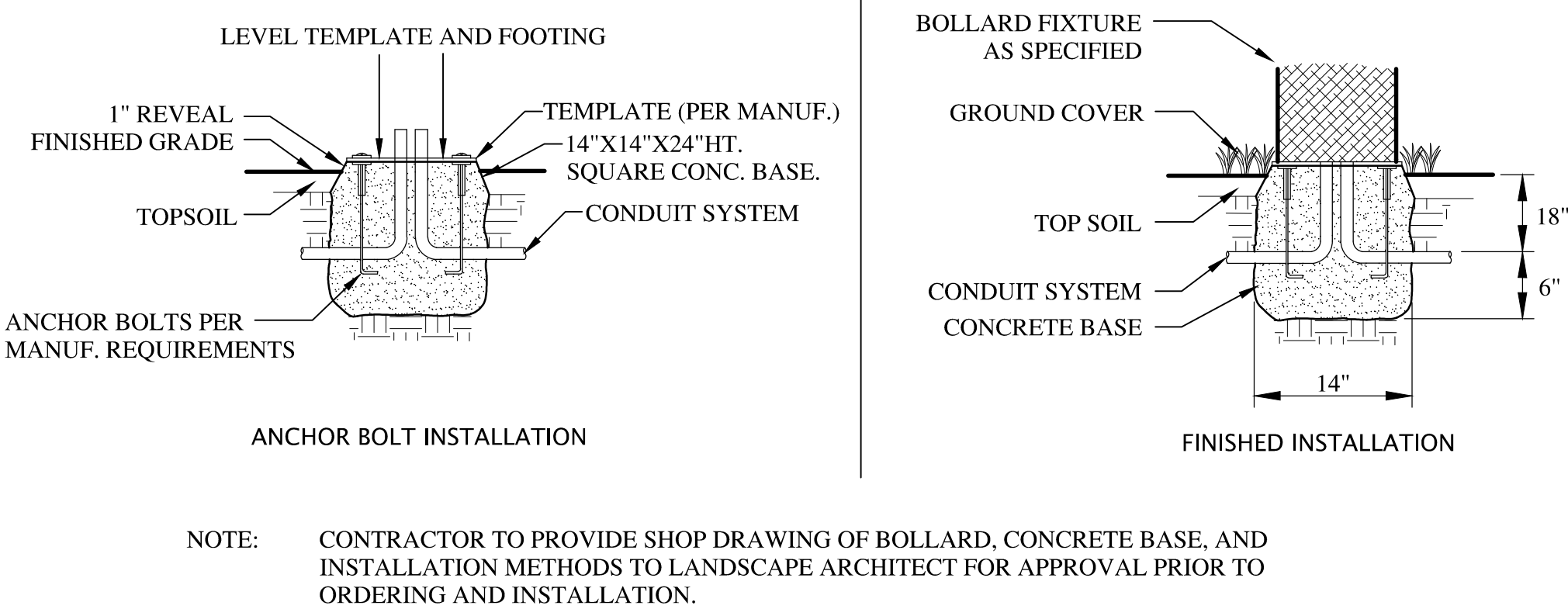
RA2000-04 Emergency test kit (1)

Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

BOLLARD LIGHT BASE INSTALLATION DETAIL

NOT TO SCALE



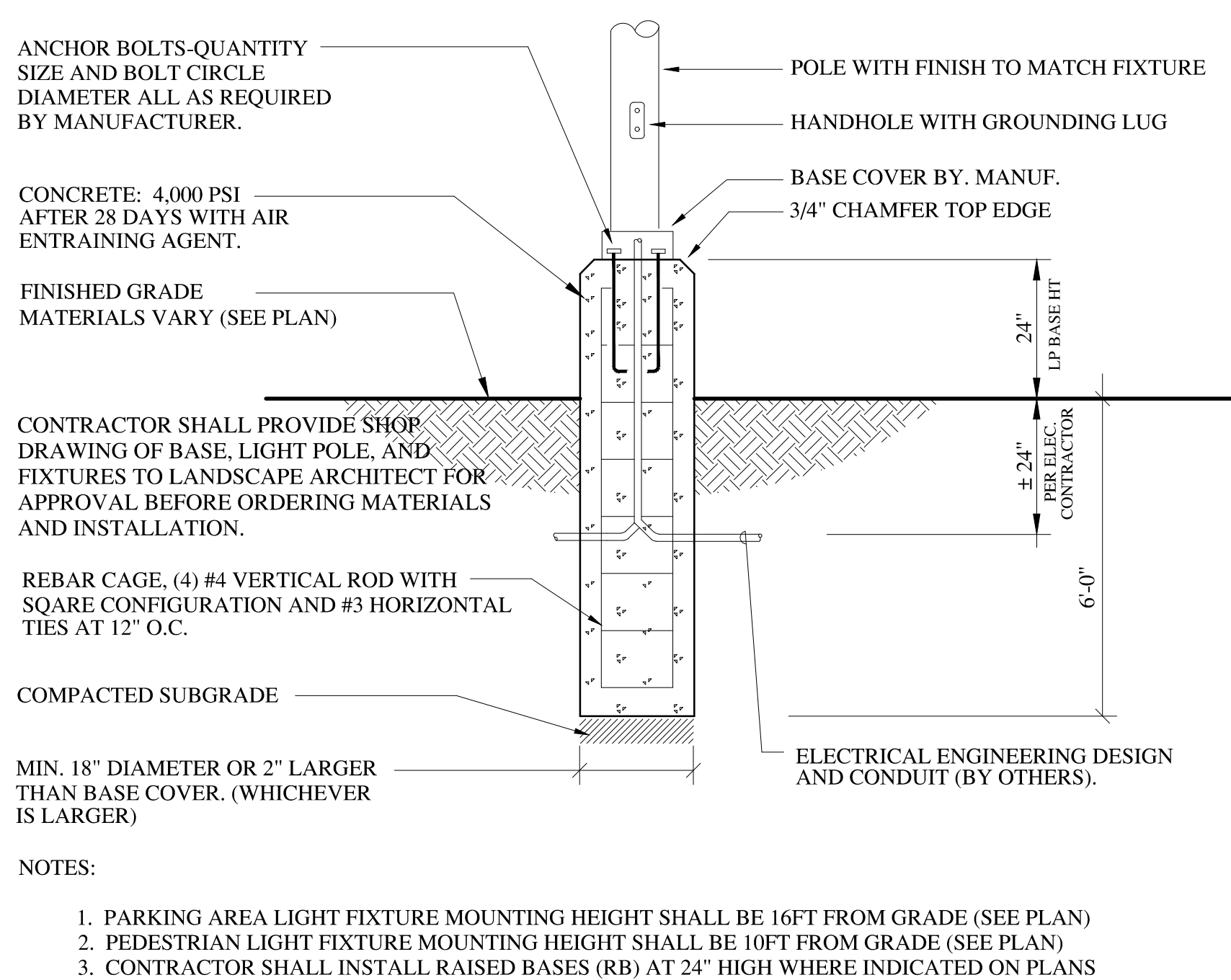
LIGHTING NOTES

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

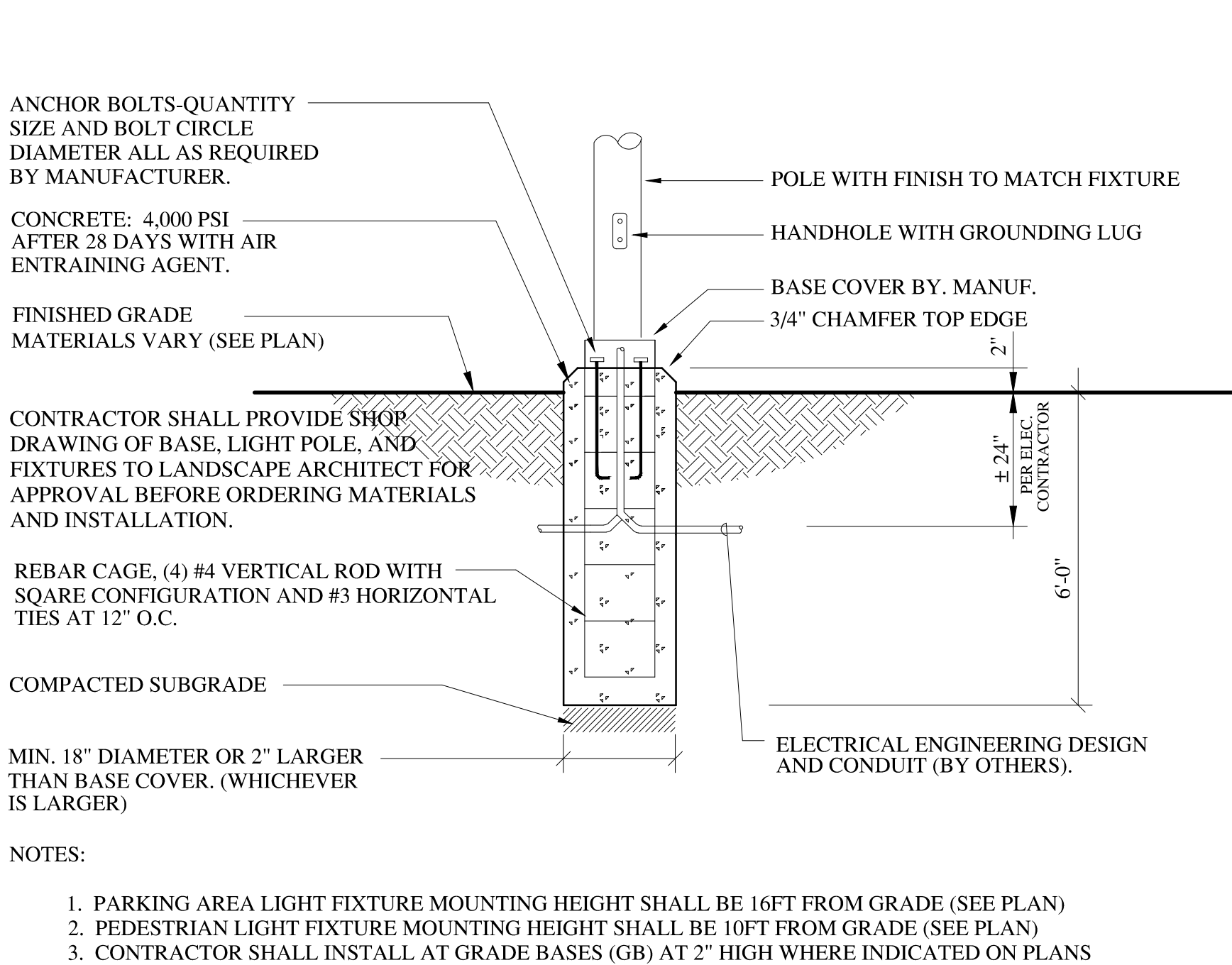


NOTES:

1. PARKING AREA LIGHT FIXTURE MOUNTING HEIGHT SHALL BE 16FT FROM GRADE (SEE PLAN)
2. PEDESTRIAN LIGHT FIXTURE MOUNTING HEIGHT SHALL BE 10FT FROM GRADE (SEE PLAN)
3. CONTRACTOR SHALL INSTALL RAISED BASES (RB) AT 24" HIGH WHERE INDICATED ON PLANS

(GB) AT-GRADE LIGHT POLE BASE INSTALLATION

NOT TO SCALE



NOTES:

1. PARKING AREA LIGHT FIXTURE MOUNTING HEIGHT SHALL BE 16FT FROM GRADE (SEE PLAN)
2. PEDESTRIAN LIGHT FIXTURE MOUNTING HEIGHT SHALL BE 10FT FROM GRADE (SEE PLAN)
3. CONTRACTOR SHALL INSTALL AT GRADE BASES (GB) AT 2" HIGH WHERE INDICATED ON PLANS

Stamp

Chkd.

Description

Rev. No.

ParkArchitecture.com

3 School House Lane, Suite #1 Elma NH 03750

Ph: 603-463-5400 Mobile: 603-765-4667

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

PA Project #

2318

Checked By:

PS

Drawn By:

PS

Scale:

NTS

Date:

01/02/2024

L3.4

WALL PACK LIGHTING SPECIFICATION

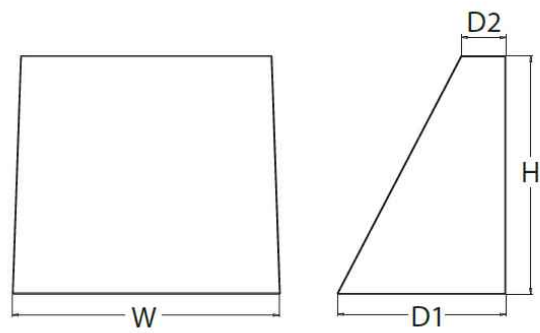
NOT TO SCALE



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

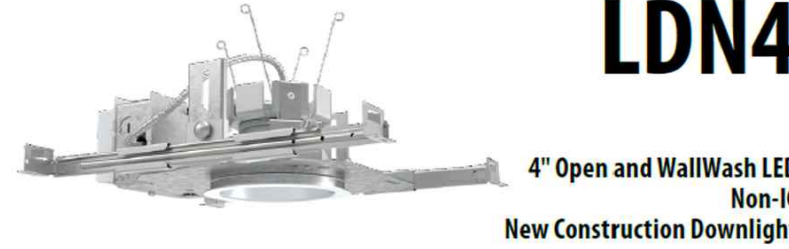
NOT TO SCALE



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" x 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

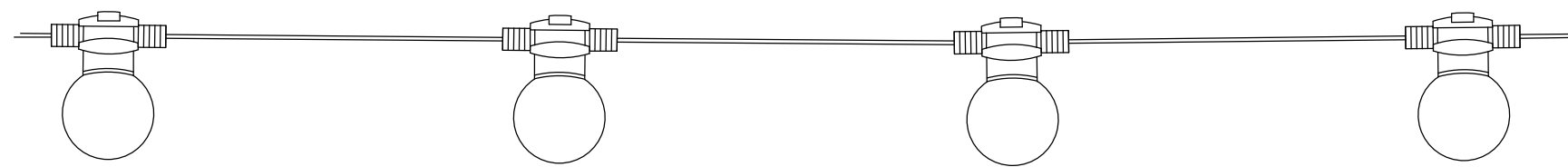
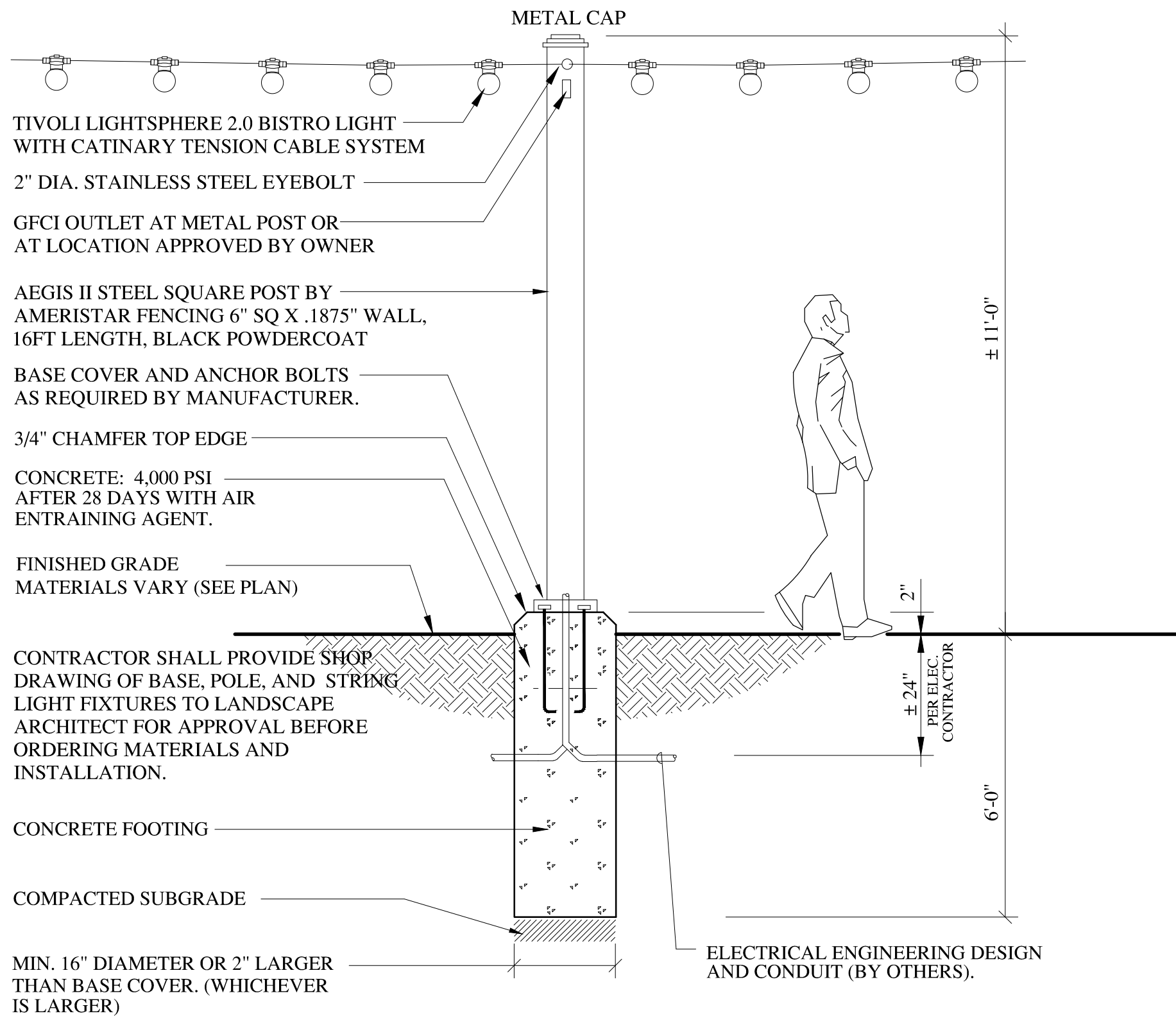


LIGHT FIXTURE NOTES:

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



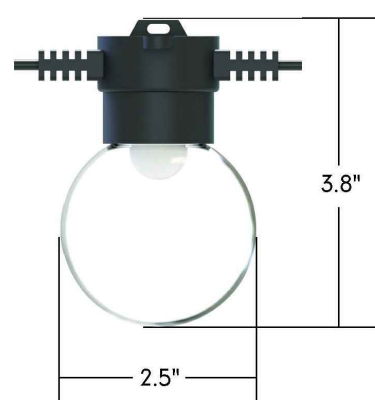
STRING LIGHTING / MAXIMUM RUN LENGTH STANDARDS

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:

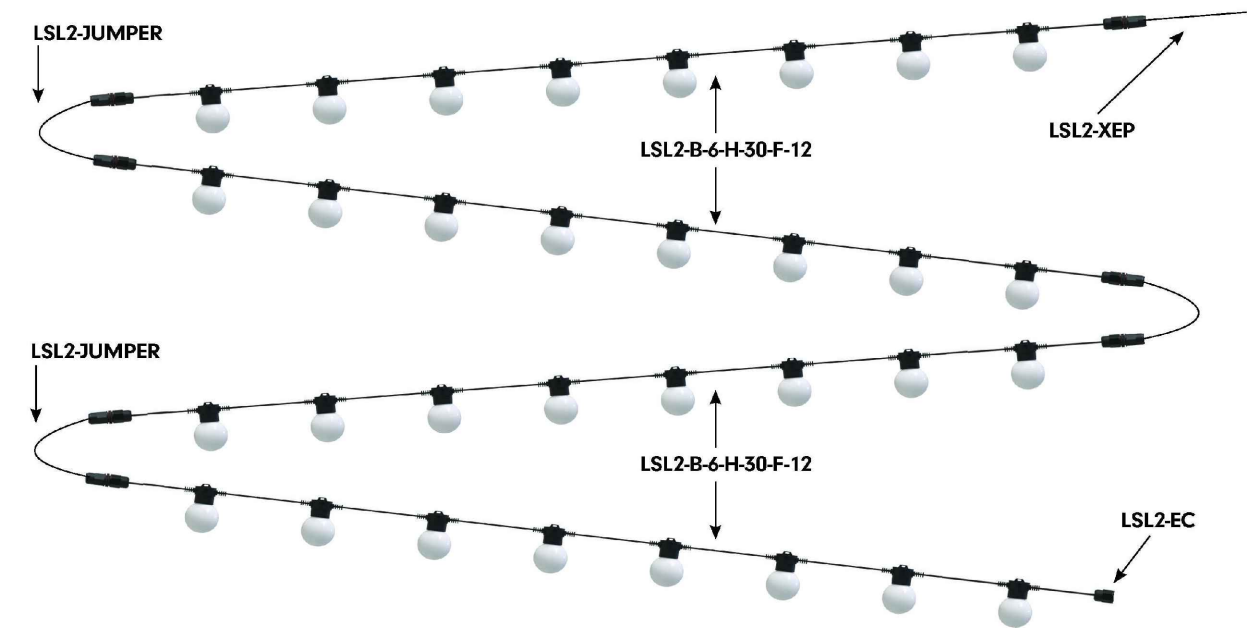
- MAXIMUM RUN: 250FT
- PROVIDE 3 RUNS AS FOLLOWS:
RUN 1: ± 120 FT (SEE PLAN)
RUN 2: ± 84 FT (SEE PLAN)
- LUMENS: 2,700
- COLOR: BLACK
- BULB SPACING: 24 INCHES
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION INCLUDING STRING LIGHT POSTS AND LIGHTING FIXTURES.

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	

12V | Litesphere™ 2.0



System Configuration Example

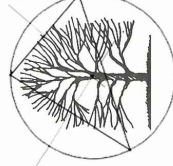


Strand Order Guide

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	V 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

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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:

Project Title:

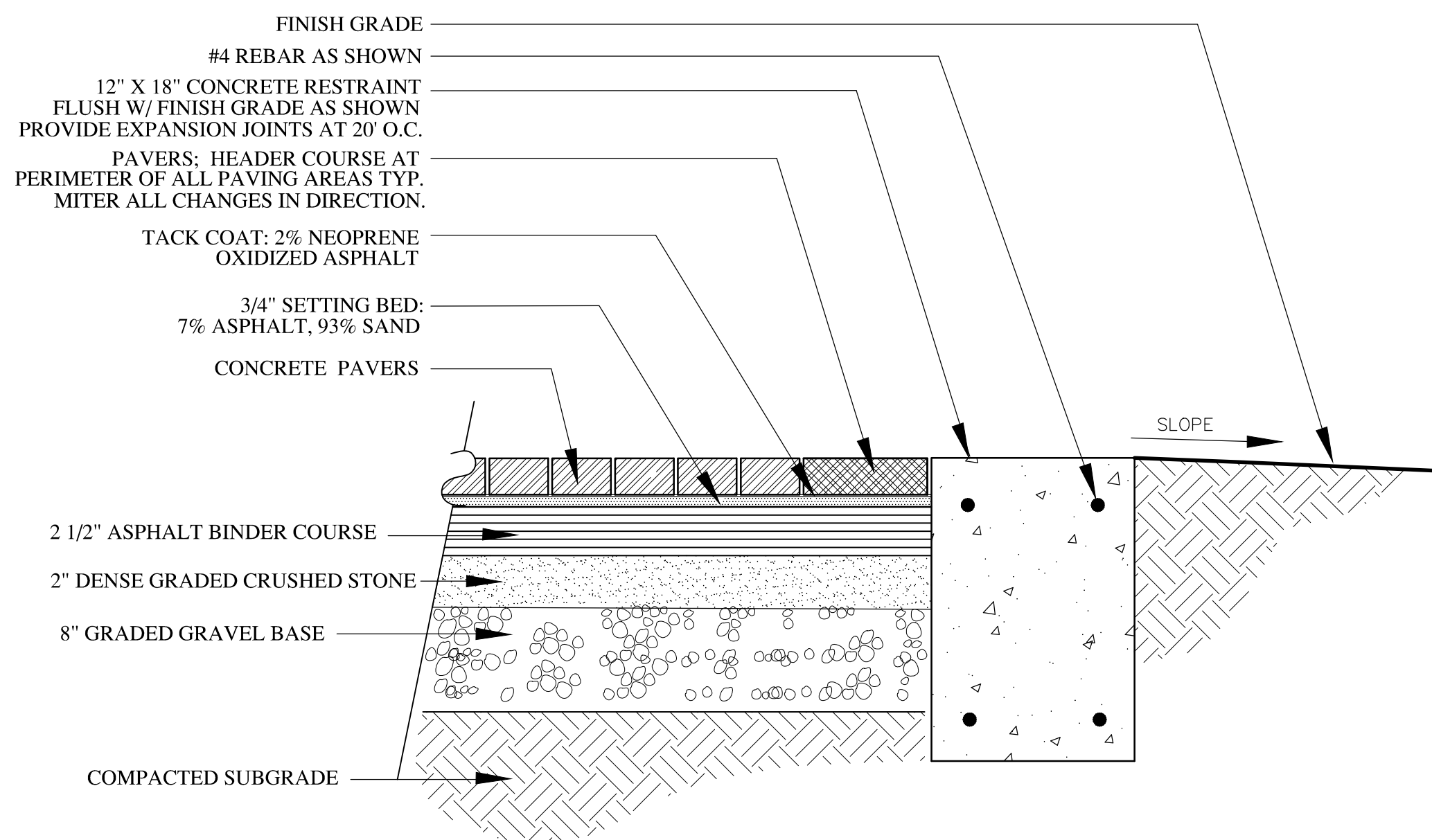
PA Project # 2316
Checked By: PS
Drawn By: PS
Scale: NTS
Date: 01/02/2024

L3.5

SCALE: NTS



SCALE: NTS



NOT TO SCALE

1/4" X 5" X 16' (.20 - .250" AVERAGE THICKNESS)
STEEL EDGING

3" SHREDDED BARK MULCH

TURF AREA

TAPERED STEEL STAKES
TO INTERIOR SIDE OF
MULCH BED AREA

The diagram is a cross-sectional view of a landscape feature. On the left, a 'TURF AREA' is shown with vertical hatching. To its right is a 'MULCH BED AREA' containing '3" SHREDDED BARK MULCH', represented by a stippled pattern. A 'STEEL EDGING' strip, shown with a cross-hatch pattern, runs along the top edge of the mulch bed. 'TAPERED STEEL STAKES' are driven into the interior side of the mulch bed, indicated by dashed lines and arrows. The entire assembly is shown on a sloping ground surface.

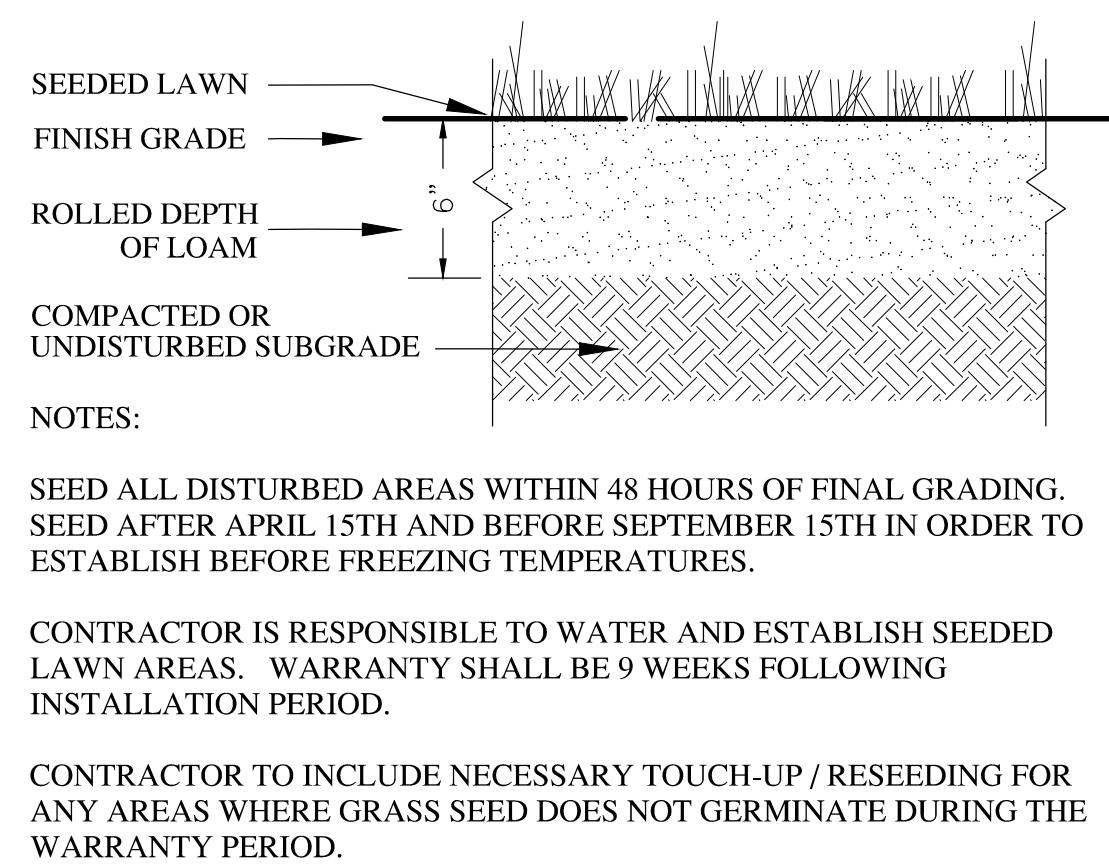
NOTES:

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

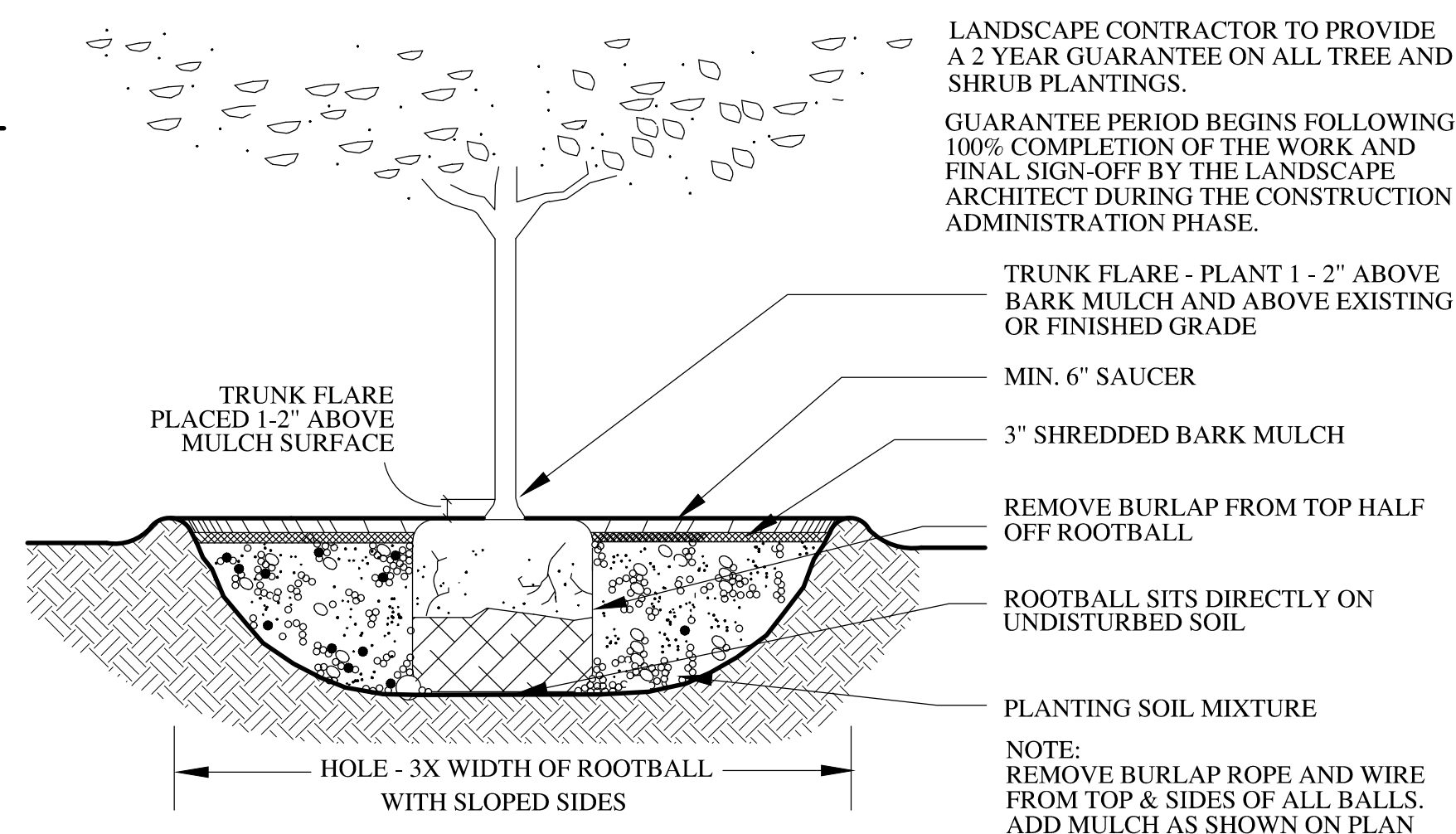
SEE LANDSCAPE PLAN FOR LOCATION OF LAWN VS. MULCHED BED AREAS AND PLACEMENT OF STEEL EDGING.

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

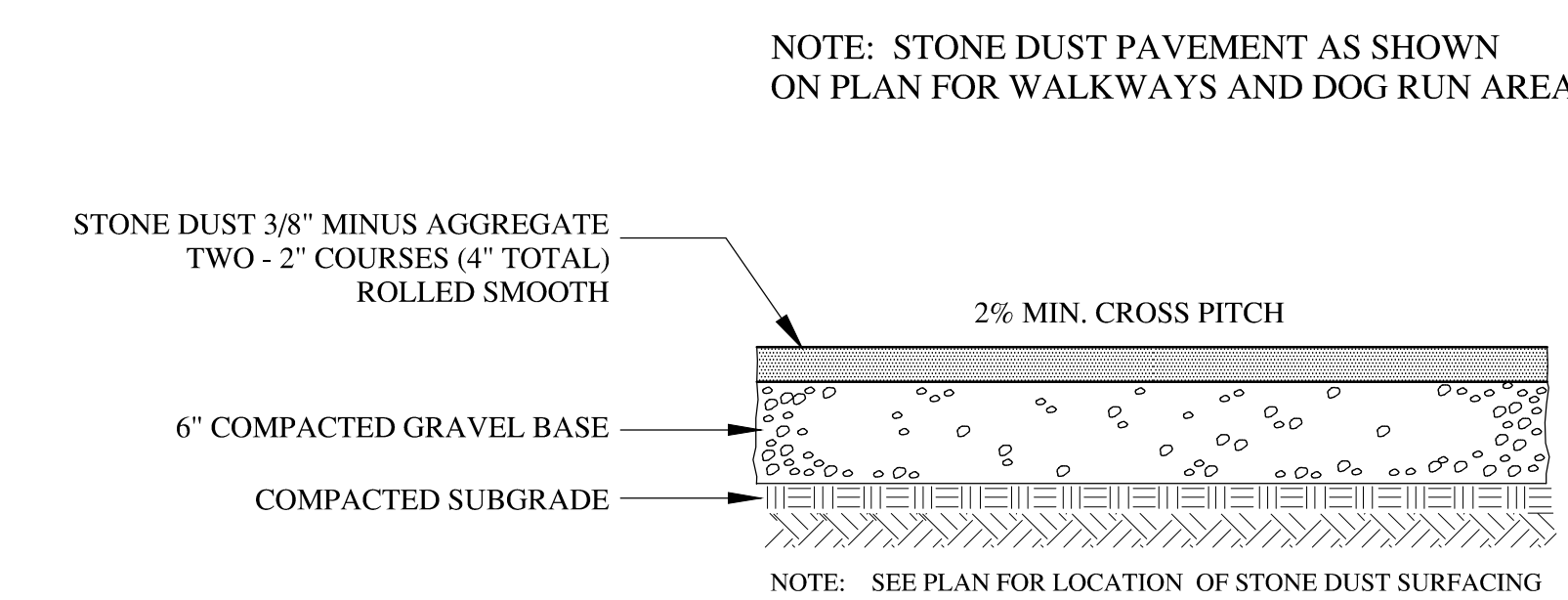
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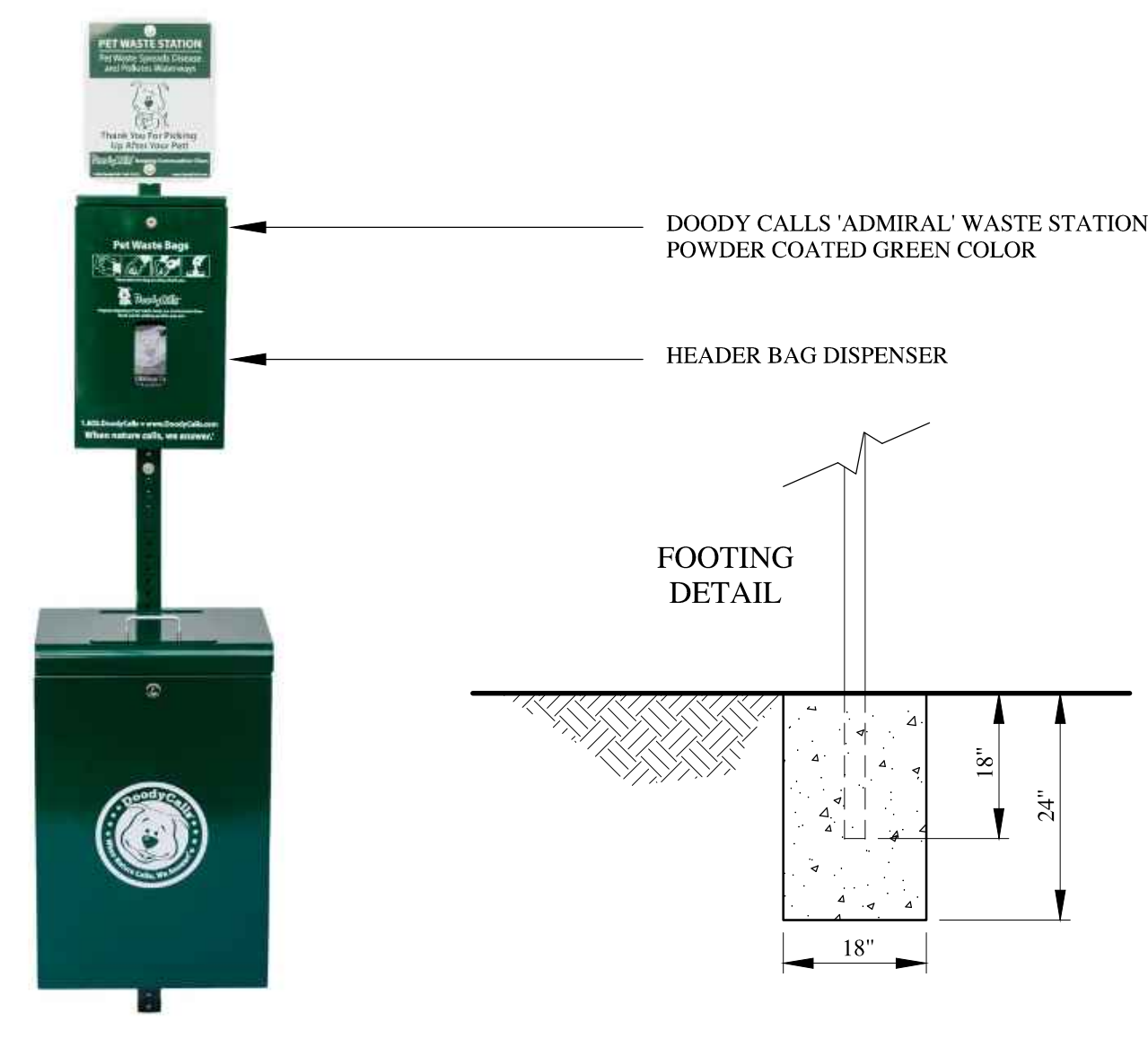
NOT TO SCALE



NOT TO SCALE



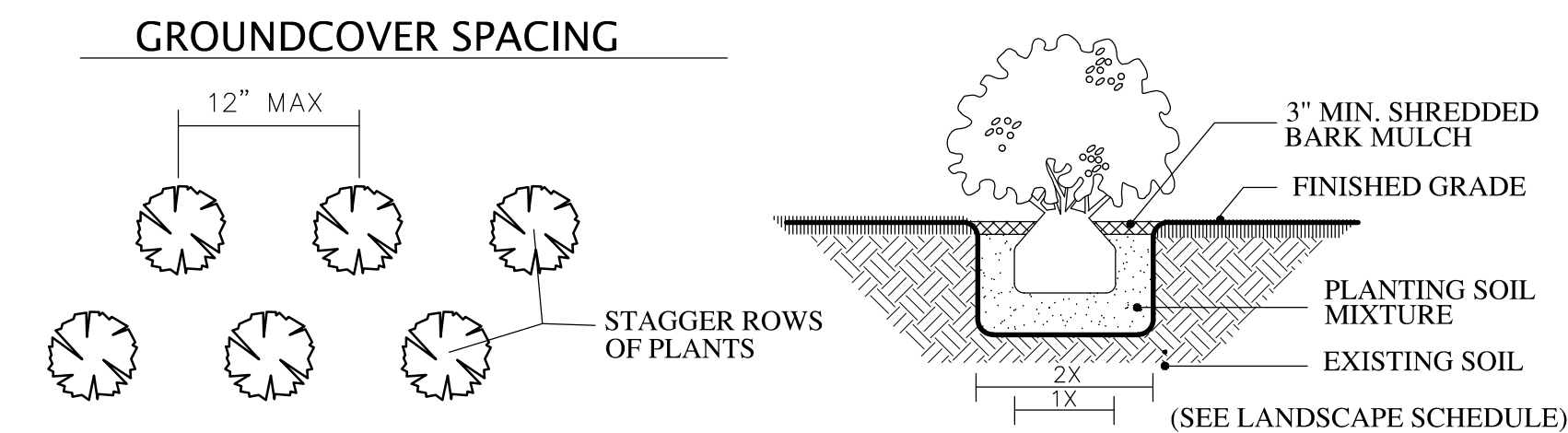
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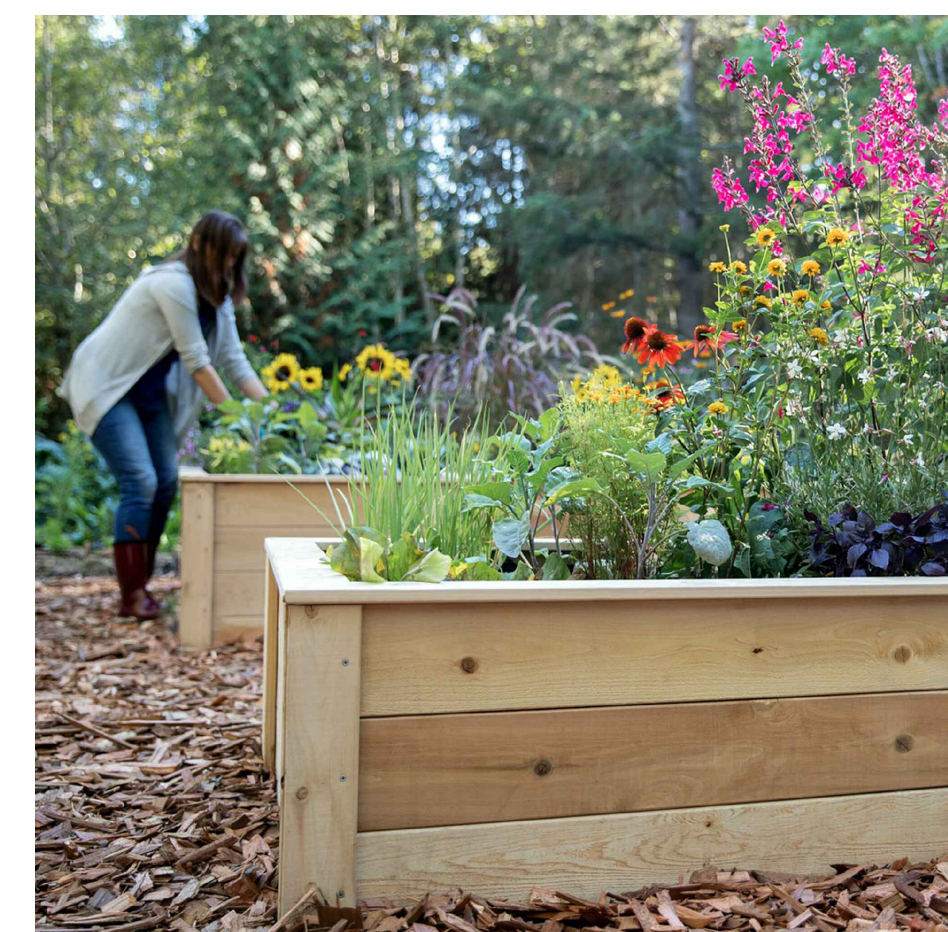
NOTES:

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.

NOT TO SCALE



NOT TO SCALE



NOTES:

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

PRODUCT DIMENSIONS:

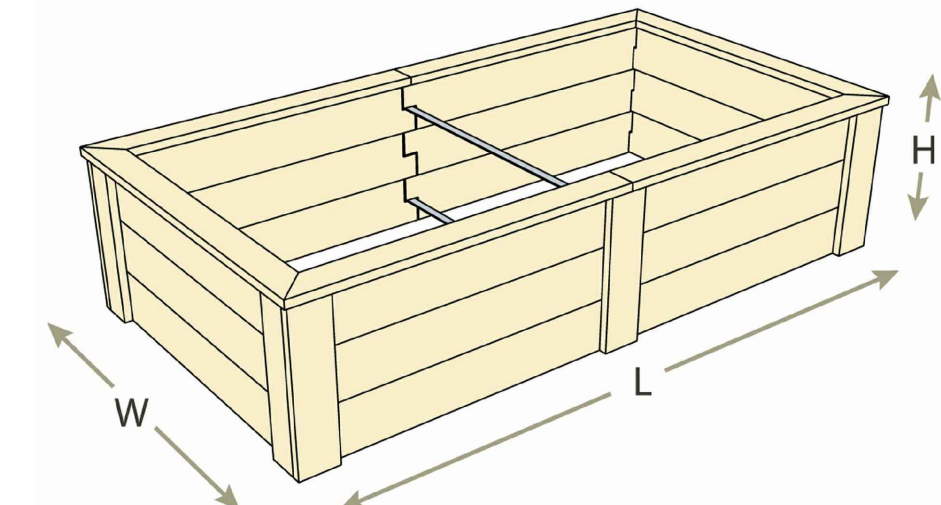
WIDTH:	4 FEET
LENGTH:	8 FEET
HEIGHT:	22 INCHES

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.

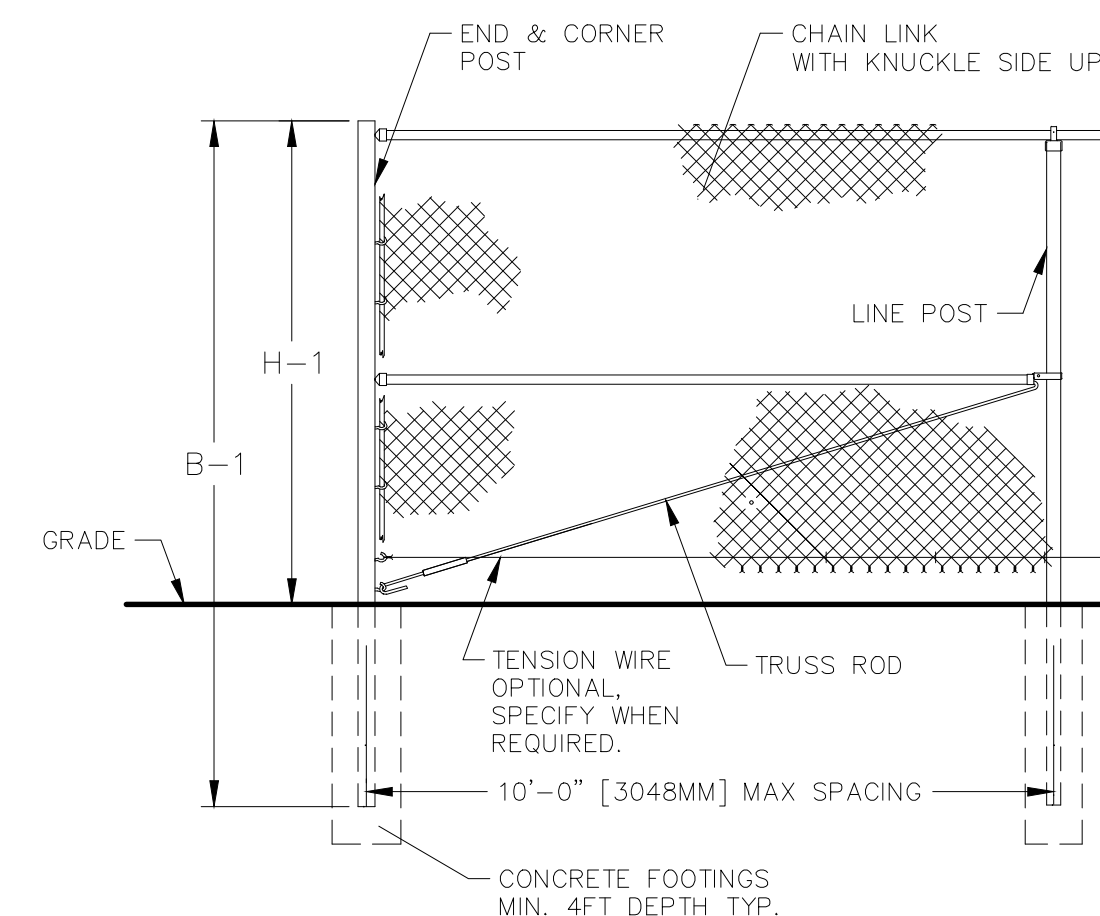
VISIT: WWW.EARTHEASY.COM

SEE PLAN FOR RAISED BED LOCATIONS.



QUANTITY OF
RAISED GARDEN
BEDS: 10

NOT TO SCALE



FENCE HEIGHT	END & CORNER POSTS	
NOMINAL HEIGHT	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"

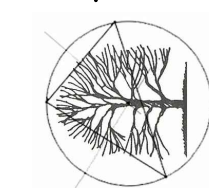
SEE LANDSCAPE AND CIVIL PLANS FOR LOCATIONS AND HEIGHT

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.

[illegible]

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3 School House Lane, Suite #1 Elna NH 03750
Tel: 603-643-3400 Mobile: 617-905-0467
Email: parkarchitecture@gmail.com



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

Site Details
Lot 45-162

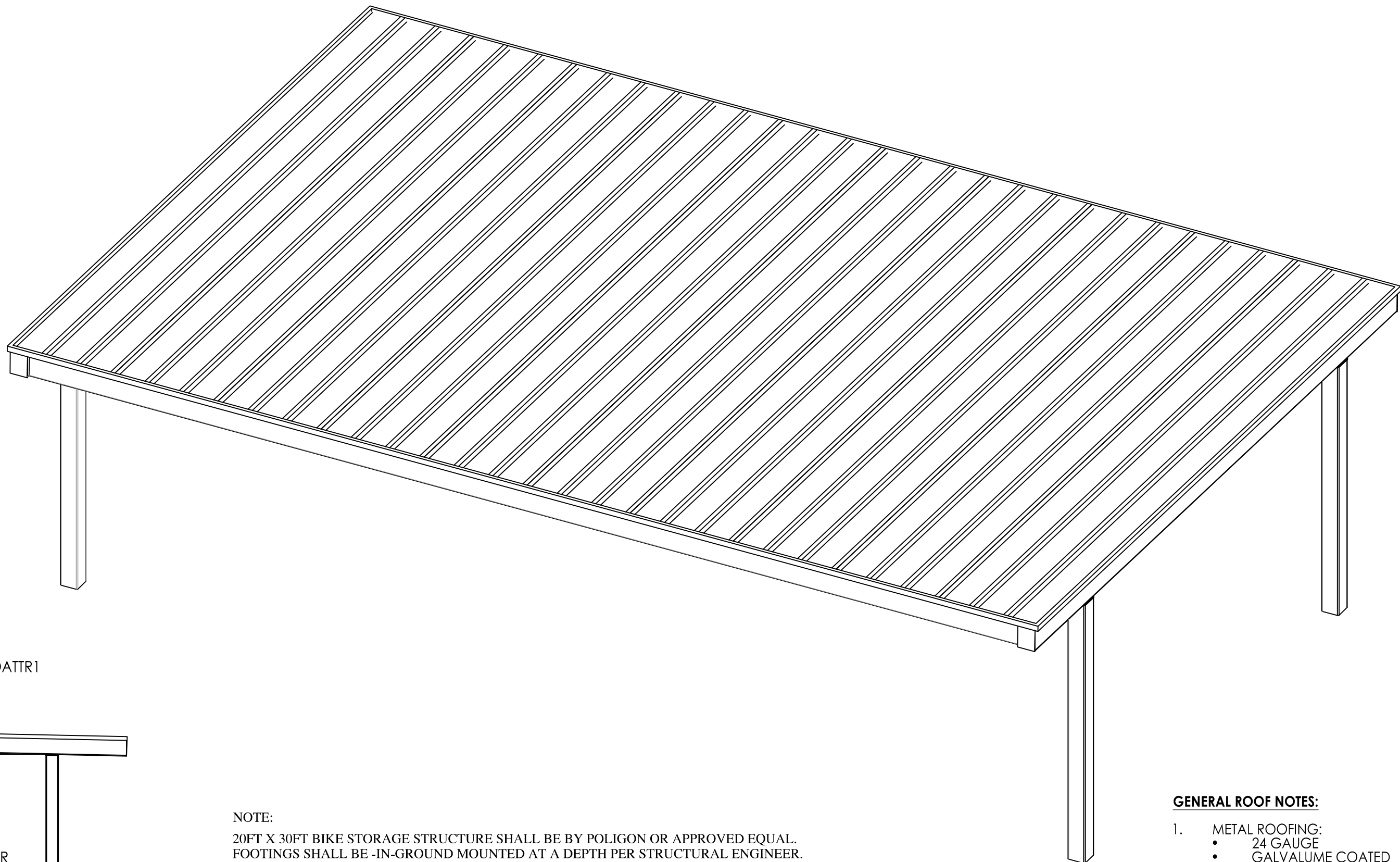
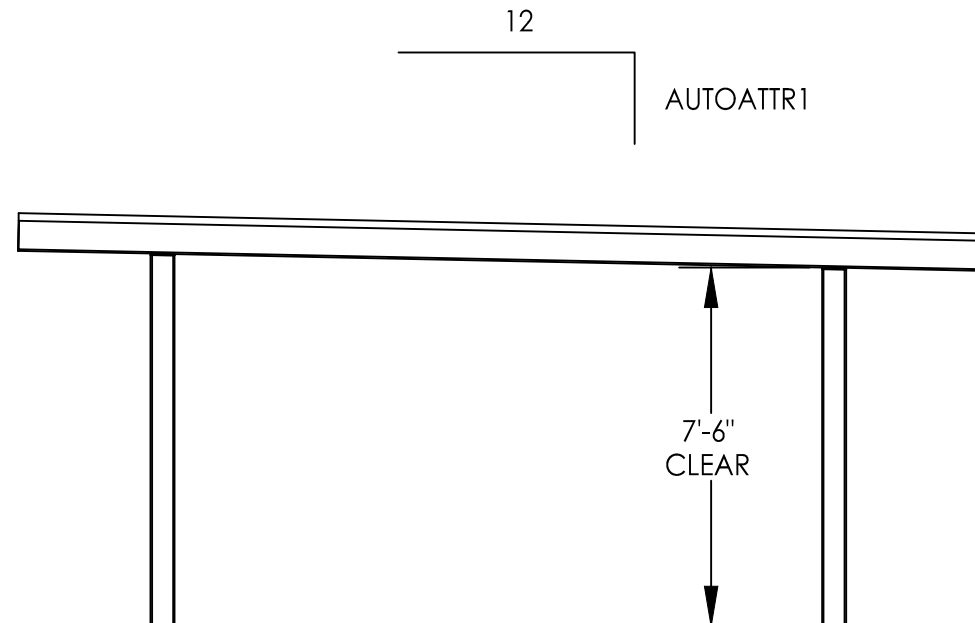
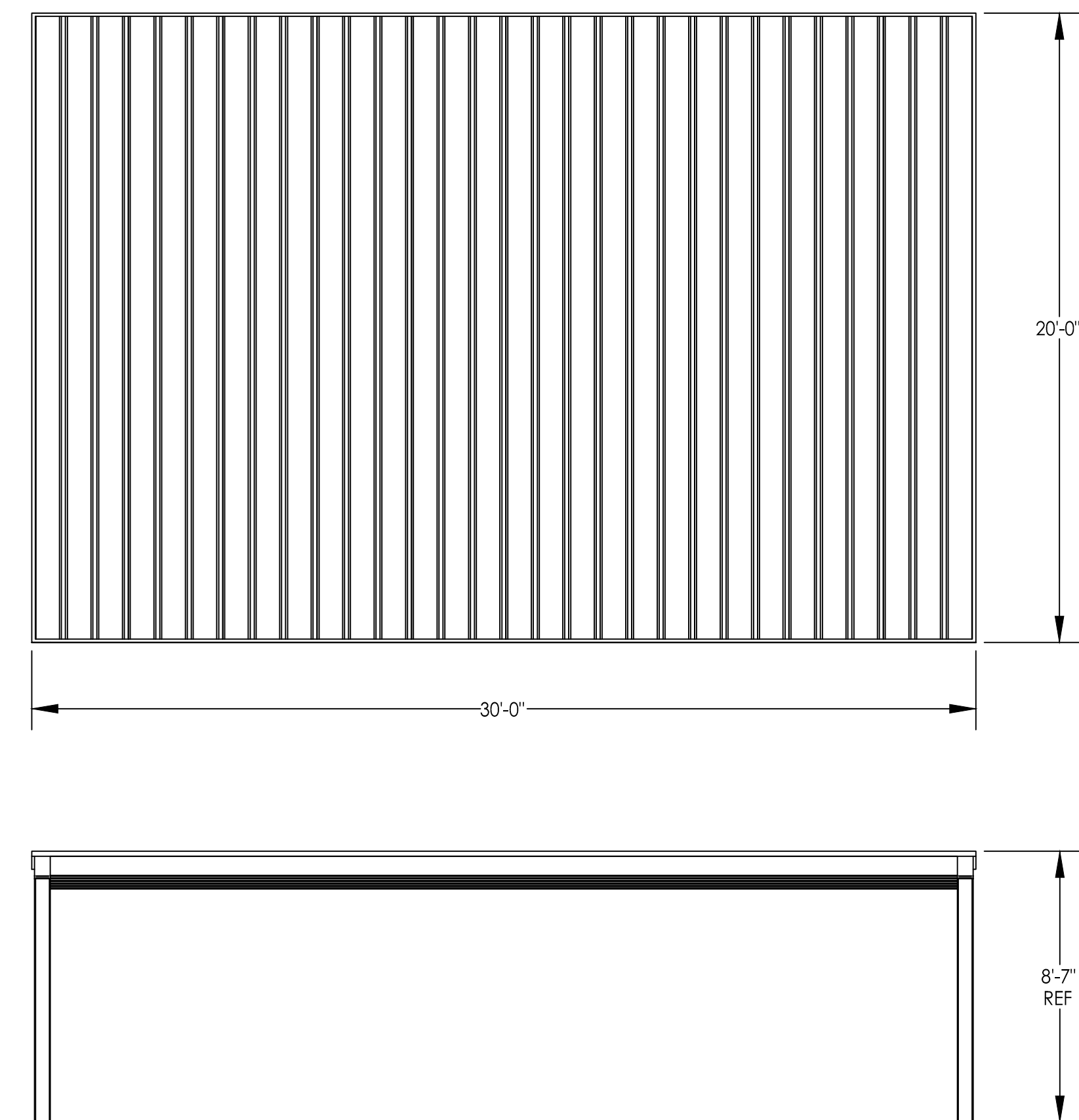
**SYKES MOUNTAIN
RESIDENTIAL DEVELOPMENT**
WHITE RIVER JUNCTION, VERMONT

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

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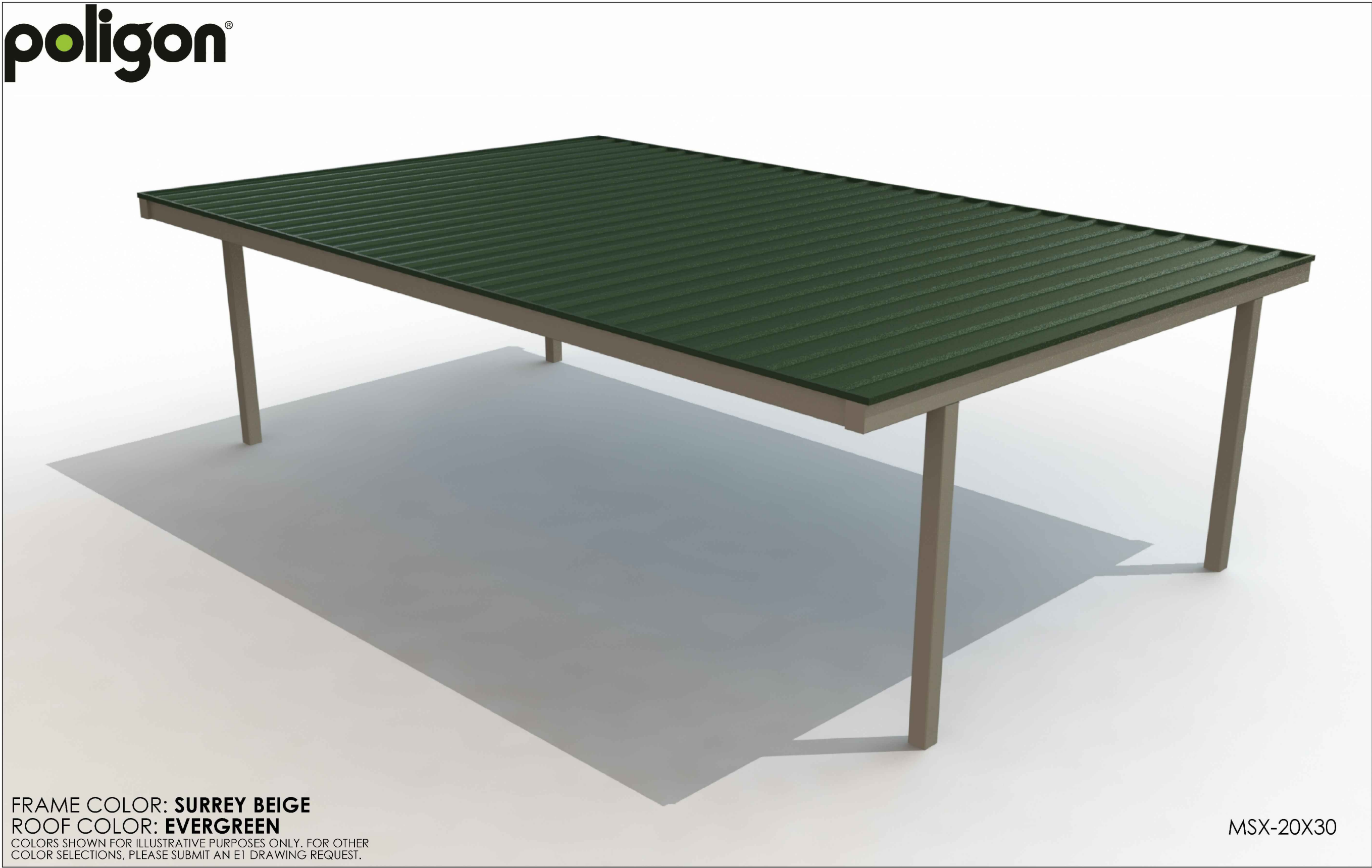
COVERED BIKE STORAGE STRUCTURE 20FT X 30FT (POLIGON MODEL# MSX-20X30)

NOT TO SCALE



NOTE:
20FT X 30FT BIKE STORAGE STRUCTURE SHALL BE BY POLIGON OR APPROVED EQUAL.
FOOTINGS SHALL BE IN-GROUND MOUNTED AT A DEPTH PER STRUCTURAL ENGINEER.
COLOR(S) SHALL BE SELECTED BY ARCHITECT AND/OR OWNER.
CONTRACTOR SHALL PROVIDE SHOP DRAWING OF MATERIALS AND INSTALLATION FOR APPROVAL.
VISIT: WWW.POLIGON.COM CALL: (616) 399-1963

- GENERAL ROOF NOTES:
1. METAL ROOFING:
 - 24 GAUGE
 - GALVALUME COATED
 - KYNAR 500 PAINTED
 2. TRIM COLOR MATCHES ROOF
 3. SEE POLIGON.COM FOR COLOR OPTIONS



Stamp

Rev. No.	Description	Chkd.

ParkArchitecture.com

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Phone: (603) 943-9400 Mobile: (978) 255-4467
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
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2318

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PS

Drawn By:
PS

Scale:
NTS

Date:
01/02/2024

L4.3

NOT TO SCALE



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.

NOT TO SCALE

RESIDENT
S' WHITE

Sheet Title:

PA Project #	2316
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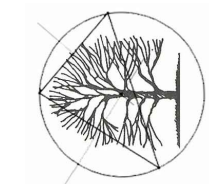
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Date:	01/02/2024

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[illegible]

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