

GENERAL NOTES:

1. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. The Contractor shall field verify all utility conflicts. All discrepancies shall be reported to the Engineer. The Contractor shall contact Dig Safe (888-344-7233) prior to any construction.
2. All existing utilities not incorporated into the final design shall be removed or abandoned as indicated on the plans or directed by the Engineer.
3. The Contractor shall maintain as-built plans (with ties) for all underground utilities. Those plans shall be submitted to the Owner at the completion of the project.
4. The Contractor shall repair/restore all disturbed areas (on or off the site) as a direct or indirect result of the construction.
5. All grassed areas shall be maintained until full vegetation is established.
6. Maintain all trees outside of construction limits.
7. The Contractor shall be responsible for all work necessary for complete and operable facilities and utilities.
8. If the building is to be sprinklered, backflow prevention shall be provided in accordance with AWWA M14. The Site Contractor shall construct the water line to two feet above the finished floor. See mechanical plans for riser detail.
9. The Contractor shall submit shop drawings for all items and materials incorporated into the site work. Work shall not begin on any item until shop drawing approval is granted.
10. In addition to the requirements set in these plans and specifications, the Contractor shall complete the work in accordance with all permit conditions and any local Public Works Standards.
11. The tolerance for finish grades for all pavement, walkways and lawn areas shall be 0.1 feet.
12. Any dewatering necessary for the completion of the sitework shall be considered as part of the contract and shall be the Contractor's responsibility.
13. The Contractor shall coordinate all work within City Road R.O.W. with City authorities.
14. The Contractor shall install the electrical, cable and telephone services in accordance with the utility companies requirements.
15. Existing pavement and tree stumps to be removed shall be disposed of at an approved off-site location. All pavement cuts shall be made with a pavement saw.
16. If there are any conflicts or inconsistencies with the plans or specifications, the Contractor shall contact the Engineer for verification before work continues on the item in question.

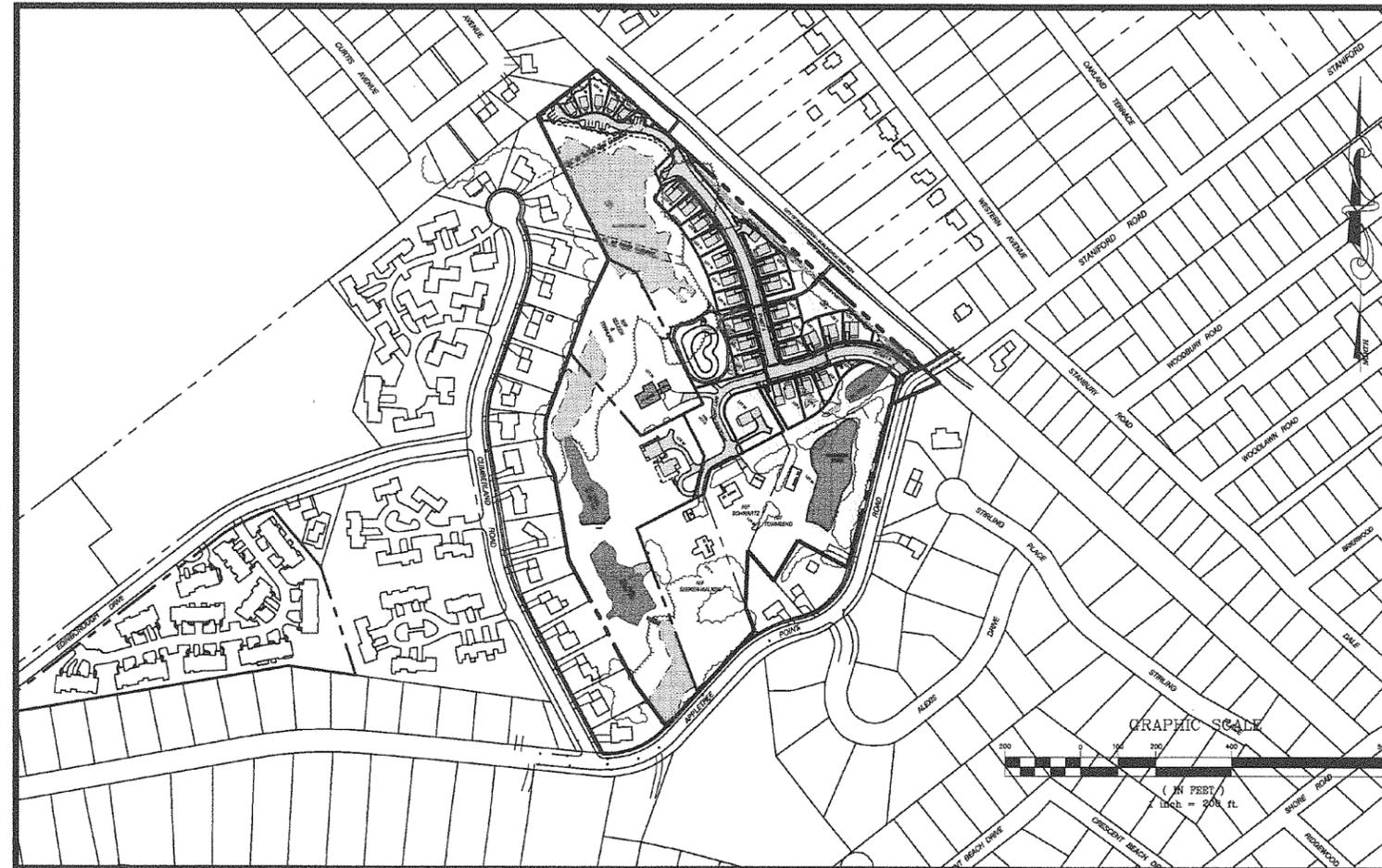
CIVIL/SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES
 10 MANSFIELD VIEW LANE
 SOUTH BURLINGTON, VERMONT 05403
 (802) 864-2323

LANDSCAPE ARCHITECT:
T. J. BOYLE ASSOCIATES, LLC
 301 COLLEGE STREET
 BURLINGTON, VERMONT 05401
 (802) 658-3555

STANIFORD FARMS

APPLETREE POINT LANE

BURLINGTON, VERMONT



PRELIMINARY PLAN SUBMITTAL

OWNER:
STANIFORD FARMS, LLC

APPLICANT:
STANIFORD FARMS, LLC

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DEPARTMENT OF
 PLANNING & ZONING

INDEX OF SHEETS:

CIVIL ENGINEERING PLANS

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P2	SUBDIVISION PLAN
C1.0	LOCATION MAP PROPERTY SITE PLAN
C1.1	EXISTING CONDITION SITE PLAN
C2.0	PROPOSED SITE PLAN
C3.0	PROPOSED SITE UTILITY PLAN
C4.0	GRADING AND DRAINAGE PLAN
C4.1	EXISTING POND REPAIR PLAN
C4.2	DAM PROFILES AND DETAILS
C4.3	ROAD PROFILES
C5.0	PARTIAL EROSION CONTROL PLAN
C5.1	PARTIAL EROSION CONTROL PLAN
C5.2	EROSION CONTROL DETAILS
C6.0	UTILITY DETAILS
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C7.0	SITE DETAILS
C7.1	STORM DRAINAGE DETAILS
C7.2	HANDICAP RAMP & DET. WARNING DETAILS
C8.0-8.3	SPECIFICATIONS

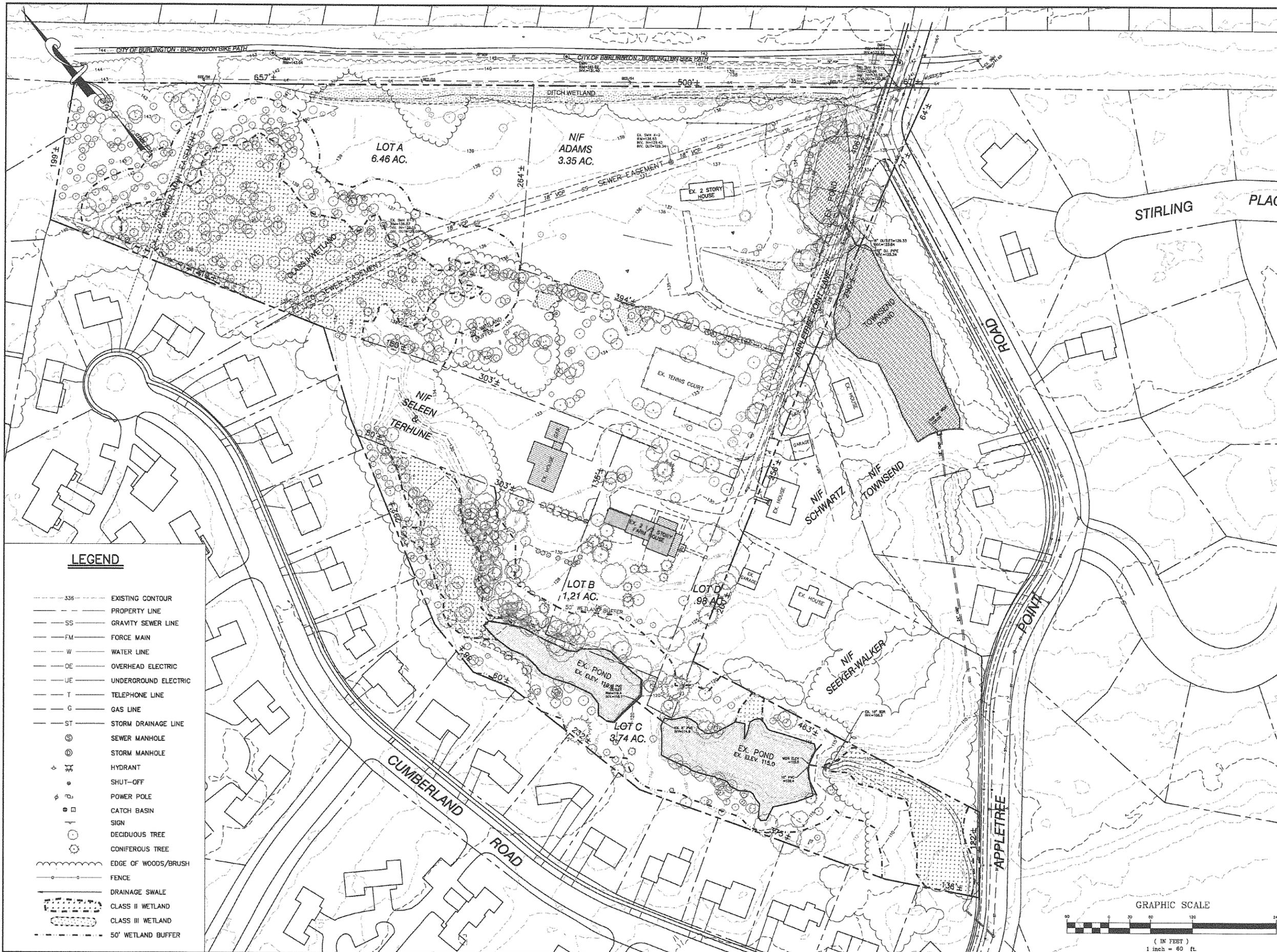
LANDSCAPE ARCHITECTURAL PLANS

L100	OVERALL PUD CONCEPT SITE PLAN
L101	PLANTING PLAN
L102	PLANTING PLAN (CONTINUED)
L103	LIGHTING PLAN: PUBLIC R.O.W. & APPLETREE POINT LANE
L104	LIGHTING PLAN: PRIVATE ROAD
L200	SITE DETAILS
L201	PLANTING DETAILS
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BUILDING ELEVATION PLANS

SUMMARY SHEET	
A-1	SINGLE FAMILY HOUSE TYPE A1 BUILDING ELEVATIONS
A-2	SINGLE FAMILY HOUSE TYPE A2 BUILDING ELEVATIONS
B-1	SINGLE FAMILY HOUSE TYPE B1 BUILDING ELEVATIONS
B-2	SINGLE FAMILY HOUSE TYPE B2 BUILDING ELEVATIONS
C	COTTAGE BUILDING ELEVATIONS
D	DUPLEX BUILDING ELEVATIONS
H-1	FARMHOUSE ELEVATIONS
G-1	PROPOSED BARN ELEVATIONS

PRELIMINARY SUBMITTAL DATE: 3/30/2011



SITE ENGINEER:

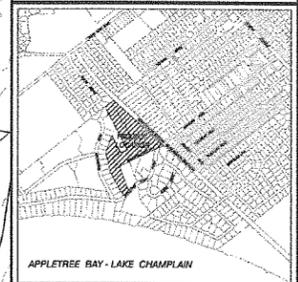
 CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-854-2325 FAX: 802-854-2271 web: www.cea-vt.com
 COPYRIGHT © 2011 - ALL RIGHTS RESERVED

DRAWN
ACL
 CHECKED
PBS
 APPROVED
SAV

OWNER:
STANIFORD FARMS, LLC

 MAR 30 2011
 DEPARTMENT OF
 PLANNING & ZONING

PROJECT:
STANIFORD FARMS
 BURLINGTON VERMONT



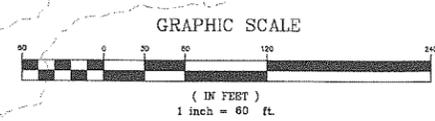
LOCATION MAP
 1" = 1500'

DATE	CHECKED	REVISION

EXISTING CONDITIONS PLAN

DATE
 MARCH, 2011
 SCALE
 1" = 60'
 PROJ. NO.
 06205.01

DRAWING NUMBER
C1.1



- LEGEND**
- 338 --- EXISTING CONTOUR
 - --- PROPERTY LINE
 - SS --- GRAVITY SEWER LINE
 - FM --- FORCE MAIN
 - W --- WATER LINE
 - OE --- OVERHEAD ELECTRIC
 - UE --- UNDERGROUND ELECTRIC
 - T --- TELEPHONE LINE
 - G --- GAS LINE
 - ST --- STORM DRAINAGE LINE
 - ⊙ --- SEWER MANHOLE
 - ⊙ --- STORM MANHOLE
 - ⊙ --- HYDRANT
 - ⊙ --- SHUT-OFF
 - ⊙ --- POWER POLE
 - ⊙ --- CATCH BASIN
 - ⊙ --- SIGN
 - ⊙ --- DECIDUOUS TREE
 - ⊙ --- CONIFEROUS TREE
 - --- EDGE OF WOODS/BRUSH
 - --- FENCE
 - --- DRAINAGE SWALE
 - --- CLASS II WETLAND
 - --- CLASS III WETLAND
 - --- 50' WETLAND BUFFER

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MAR 30 2011

DEPARTMENT OF PLANNING & ZONING

STIRLING PLACE



ISSUED FOR PRELIMINARY PLAT 3/30/2011

REVISION	DATE
Submitted for TRC Meeting	02/09/11
Prepared for Preliminary Plat	03/30/11

Farrell Real Estate
 875 Roosevelt Highway, Suite 120
 Colchester, VT 05446

T. J. Boyle Associates, LLC
 landscape architects • planning consultants
 301 college street • burlington • vermont • 05401 802 • 658 • 3555
<http://www.tjboyle.com>

mjb design by
 jds draw by
 02/08/2011 date
 mjb checked by
 scale 1" = 60'

Stanford Farms
 Overall PUD Concept Site Plan
 sheet no. L-100

www.tjboyle.com

- Lot Area Table -

1. 0.11 ac.	18. 0.09 ac.
2. 0.10 ac.	19. 0.09 ac.
3. 0.09 ac.	20. 0.08 ac.
4. 0.10 ac.	21. 0.08 ac.
5. 0.13 ac.	22. 0.10 ac.
6. 0.19 ac.	23. 0.08 ac.
7. 0.08 ac.	24. 0.07 ac.
8. 0.09 ac.	25. 0.11 ac.
9. 0.09 ac.	26. 0.08 ac.
10. 0.09 ac.	27. 0.08 ac.
11. 0.09 ac.	28. 0.08 ac.
12. 0.12 ac.	29. 2.11 ac.
13. 0.09 ac.	30. 4.75 ac.
14. 0.09 ac.	31. 1.92 ac.
15. 0.09 ac.	32. 1.02 ac.
16. 0.09 ac.	33. 2.72 ac.
17. 0.09 ac.	

STANIFORD FARMS HOA LOT A	3.82 ac.
STANIFORD FARMS HOA LOT B	0.76 ac.
STANIFORD FARMS HOA LOT C	0.04 ac.
APPLETREE PT. LN. HOA. LOT D	0.81 ac.
PROPOSED STREET A	1.23 ac.
PROPOSED PARCEL 2 (TO CITY)	0.14 ac.

- Survey Notes -

1. Purpose of this survey and plat is to retrace the exterior boundaries of property conveyed to STANIFORD FARMS, LLC by the several deeds listed below, to depict proposed boundary adjustments with three adjoining parcels, and to subdivide the remaining land into seven proposed lots as shown parcels as shown.

STANIFORD FARMS, LLC acquired land by virtue of the following deeds:
 Volume 1082 Page 752; Volume 1093 Page 176; Volume 1093 Page 173
 (Burlington Land Records).

Other property lines and ownership information hereon may be approximate only, and are for shown for informational purposes only.

2. Survey data shown are based upon the referenced surveys listed elsewhere on this plat, and by field surveys conducted by Civil Engineering Associates, Inc. and by Button Professional Land Surveyors, PC. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon GPS observations on the site.

3. Iron pipes found are labeled with inside diameter, rods with outside diameter unless otherwise indicated. Condition of pipes, rods and markers found are "Good" unless otherwise noted. Corners denoted "Iron Rod Proposed" shall typically consist of 1/2" diameter X 40" long rebar; "Concrete Marker Proposed" shall typically consist of 4" square concrete markers, either type marker shall be topped with aluminum disks stamped "Civil Engineering Assoc. - VT LS 587", and shall be typically set flush with existing grade. New lot corners shall be typically marked with iron rods as noted above. Such markers are omitted from plat for clarity.

- Proposed Boundary Adjustments -

1. Parcels "V" (0.52 acres) and "W" (0.34 acres) are proposed to be appended to land of Seleen & Terhune to enlarge their 1.25 acre lot to 2.11 acres. The resulting 2.11 acre lot to be denoted as Lot 29.
2. Parcel "X" (0.27 acres) is proposed to be appended to land of Schwartz to enlarge the Schwartz lot from 0.75± acre to 1.02 acres. The resulting 1.02 acre lot to be denoted as Lot 32.
3. Parcel "Y" (0.64 acres) is proposed to be appended to land of Townsend to enlarge the Townsend lot from 2.04± acres to 2.68± acres. The resulting 2.68 acre lot to be denoted as Lot 33.
4. Parcel "Z" (0.14 acre) is proposed to be Quit-claimed to the City of Burlington for highway purposes, subject to existing rights-of-way that now cross said Parcel "Z".

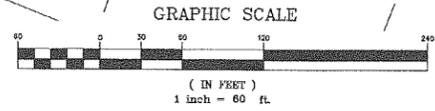
- Easement Notes -

- E1. A northerly portion of the surveyed lands are apparently burdened by an existing 20' wide water main easement described in Volume 362 Page 375. This water line has not been located in the field. Field verification is required to obtain actual location of water line and associated easement.
- E2. A northeasterly portion of the surveyed lands are apparently burdened and/or served by an existing sewer line and its associated easement (of unspecified width) as described in Volume 148 Page 01. The location shown is APPROXIMATE, based on plans prepared by Burlington Department of Public Works. The easement width shown hereon as 20' wide is based on a referenced plan. Field verification is required to obtain actual location of sewer line and associated easement.
- E3. Proposed easement (irregular width) for parking and access within the entire arenortherly of the easement line and southerly/westerly of property and lot lines.

SEE SHEET P2 FOR OTHER PROPOSED EASEMENTS & FOR HOMEOWNERS ASSOCIATION BOUNDARIES.

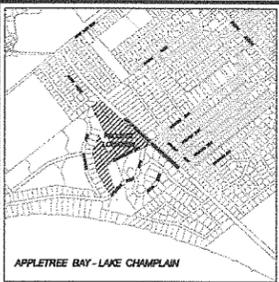
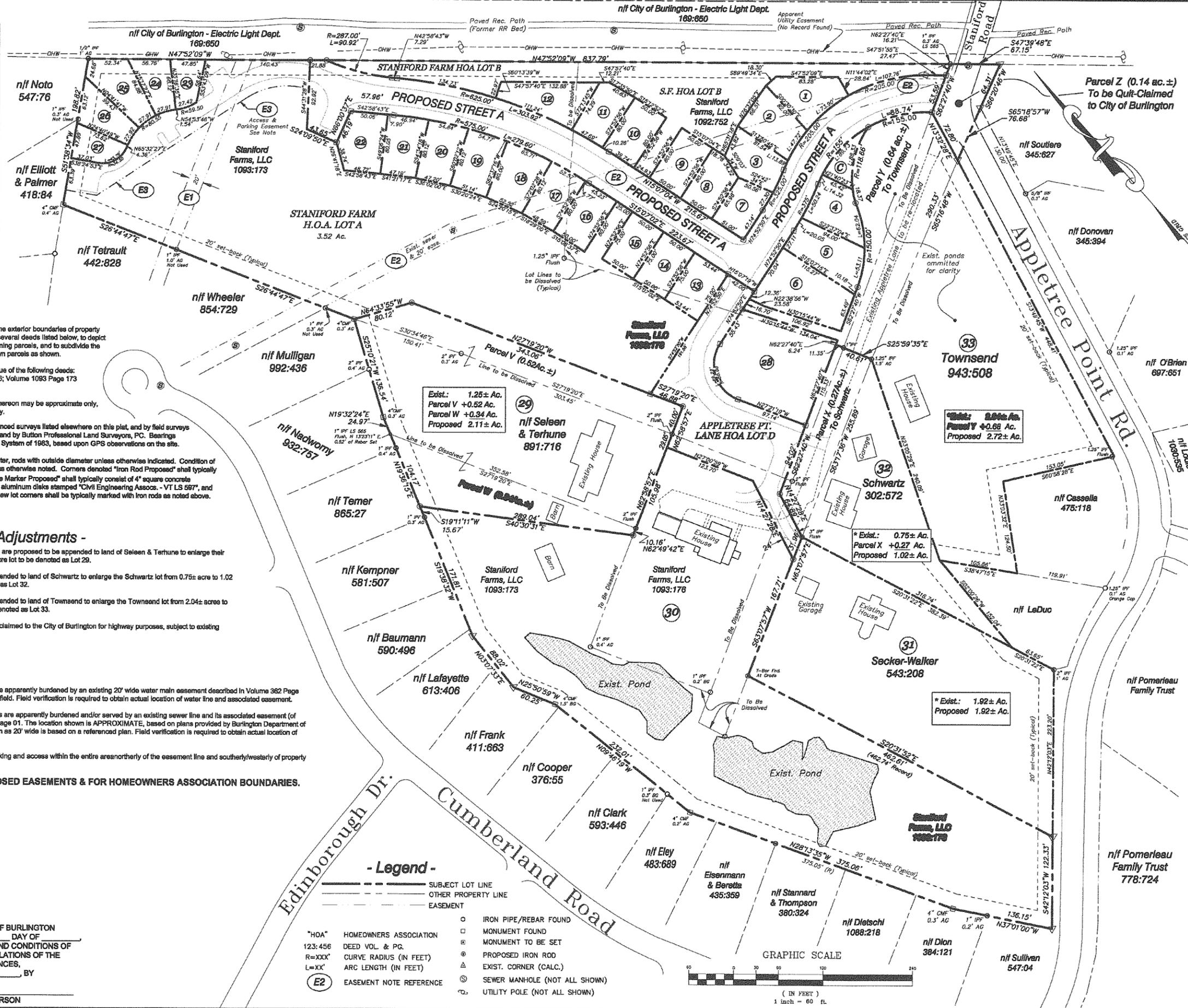
- Legend -

- | | |
|---------|-------------------------------|
| — | SUBJECT LOT LINE |
| --- | OTHER PROPERTY LINE |
| - - - | EASEMENT |
| HOA | HOMEOWNERS ASSOCIATION |
| 123:456 | DEED VOL. & PG. |
| R=XXX' | CURVE RADIUS (IN FEET) |
| L=XX' | ARC LENGTH (IN FEET) |
| E2 | EASEMENT NOTE REFERENCE |
| ○ | IRON PIPE/REBAR FOUND |
| □ | MONUMENT FOUND |
| ⊕ | MONUMENT TO BE SET |
| ⊙ | PROPOSED IRON ROD |
| △ | EXIST. CORNER (CALC.) |
| ⊗ | SEWER MANHOLE (NOT ALL SHOWN) |
| ⊙ | UTILITY POLE (NOT ALL SHOWN) |



APPROVED BY RESOLUTION OF THE CITY OF BURLINGTON DEVELOPMENT REVIEW BOARD, ON THE _____ DAY OF _____, 2011, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF CHAPTER 28, ENTITLED SUBDIVISION REGULATIONS OF THE BURLINGTON, VERMONT, CODE OF ORDINANCES, SIGNED THIS _____ DAY OF _____, 2011, BY _____

WITNESS _____ CHAIRPERSON _____



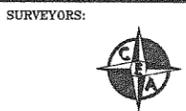
LOCATION MAP NOT TO SCALE

RECEIVED MAR 30 2011

DEPARTMENT OF PLANNING & ZONING

To the best of my knowledge and belief this plat, consisting of two sheets, depicts the results of a survey conducted by me as described in "Survey Notes" hereon, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted. This plat is in substantial compliance with 17 VSA 1403, "Recording of Land Plans". This statement valid only when accompanied by my original signature and seal.

Timothy R. Cowan VT LS 687



CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-884-2828 FAX 802-884-2271 www.ces-ve.com

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DRAWN: ACL/TRC

CHECKED:

APPROVED:

DATE	CHECKED	REVISION

PLAT of SURVEY
 PROPOSED BOUNDARY
 ADJUSTMENTS & SUBDIVISION

STANIFORD FARMS, LLC

APPLETREE POINT
 BURLINGTON, VERMONT

DATE: MAR. 30, 2011

ORIGINAL SCALE: 1" = 60'

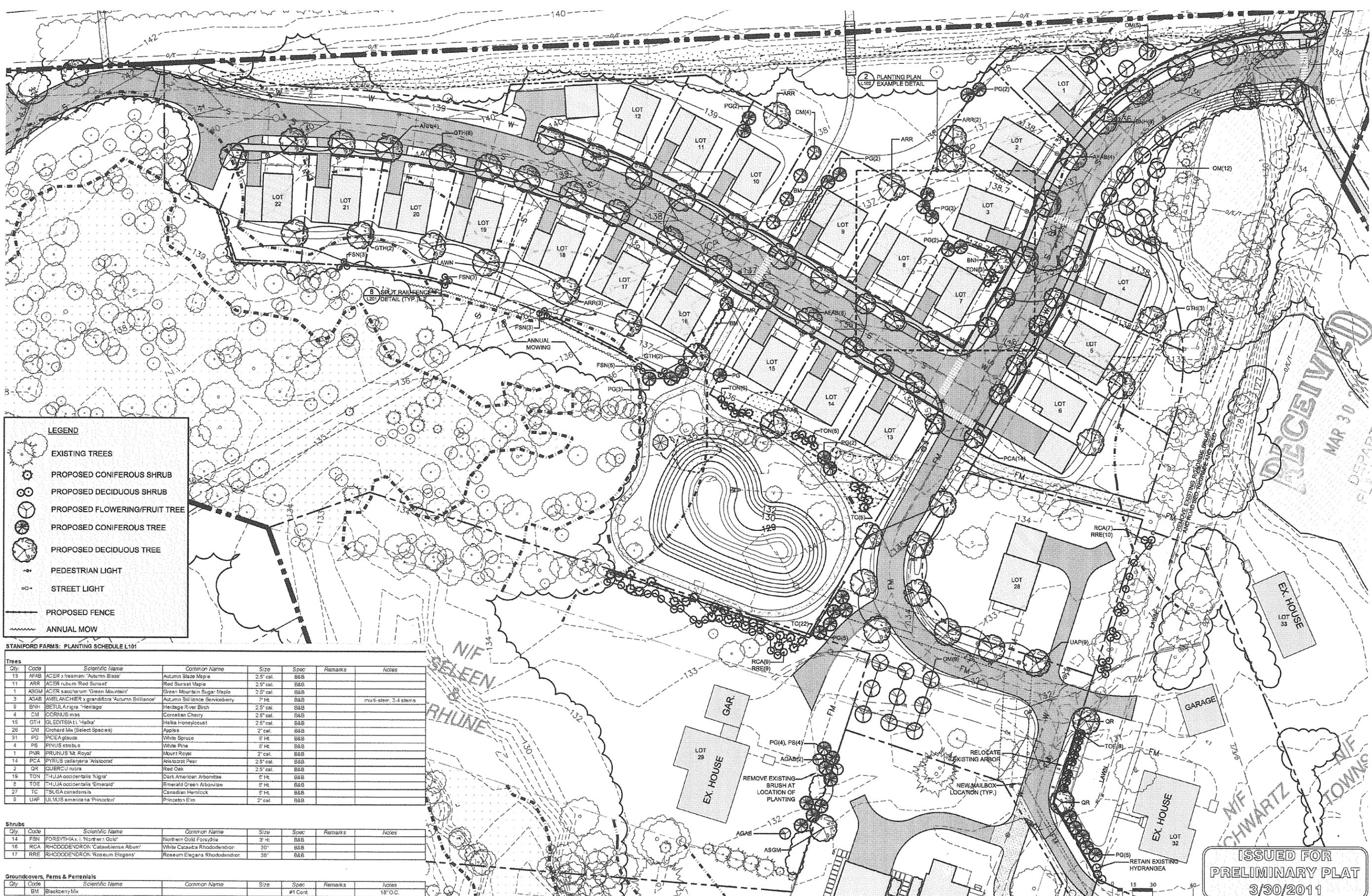
PROJ. NO. 06205.01

DRAWING NUMBER

P1

SHEET 1 of 2

P:\AutoCAD Projects\060606205-BUTTON\06205-CEA-PLAT-COMBINED.dwg, 3/30/2011 5:07:59 AM, bcrwan



LEGEND

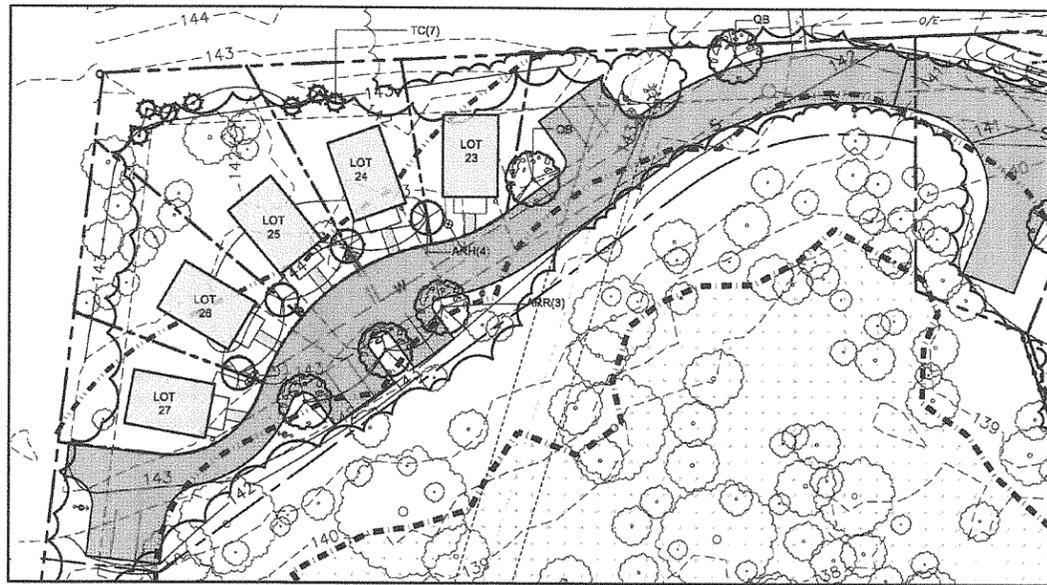
- EXISTING TREES
- PROPOSED CONIFEROUS SHRUB
- PROPOSED DECIDUOUS SHRUB
- PROPOSED FLOWERING/FRUIT TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PEDESTRIAN LIGHT
- STREET LIGHT
- PROPOSED FENCE
- ANNUAL MOW

STANFORD FARMS: PLANTING SCHEDULE L101

Qty.	Code	Scientific Name	Common Name	Size	Spec	Remarks	Notes
13	AFAB	ACER x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5' cal.	B&B		
11	ARR	ACER rubrum 'Red Sunset'	Red Sunset Maple	2.5' cal.	B&B		
1	ASGM	ACER saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5' cal.	B&B		
3	AGAB	AMELANCHIER x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7' Ht.	B&B		mu 9-stem, 3-4 stems
8	BNH	BETULA nigra 'Heritage'	Heritage River Birch	2.5' cal.	B&B		
4	CM	CORNUS mas	Cornelian Cherry	2.5' cal.	B&B		
15	GTH	GLADITSIA l. 'Halika'	Halika Honeylocust	2.5' cal.	B&B		
26	OM	Orchard Mix (Select Species)	Apples	2' cal.	B&B		
31	PG	PICEA glauca	White Spruce	6' Ht.	B&B		
4	PS	PINUS strobus	White Pine	6' Ht.	B&B		
1	PVR	PRUNUS Mt. Royal'	Mournt Royal	2' cal.	B&B		
14	PCA	PYRUS calleryana 'Aristocrat'	Aristocrat Pear	2.5' cal.	B&B		
2	QR	QUERCUS rubra	Red Oak	2.5' cal.	B&B		
19	TON	THUJA occidentalis 'Nigra'	Dark American Arborvitae	6' Ht.	B&B		
8	TOE	THUJA occidentalis 'Emerald'	Emerald Green Arborvitae	6' Ht.	B&B		
27	TC	TSLGA canadensis	Canadian Hemlock	6' Ht.	B&B		
8	UAF	ULMUS americana 'Princeton'	Princeton Elm	2' cal.	B&B		

Qty.	Code	Scientific Name	Common Name	Size	Spec	Remarks	Notes
14	FSN	FORSYTHIA s. l. 'Northern Gold'	Northern Gold Forsythia	3' Ht.	B&B		
16	RCA	RHOODENDRON 'Catawbiense Album'	White Catawba Rhododendron	30"	B&B		
17	RRE	RHOODENDRON 'Roseum Elegans'	Roseum Elegans Rhododendron	30"	B&B		

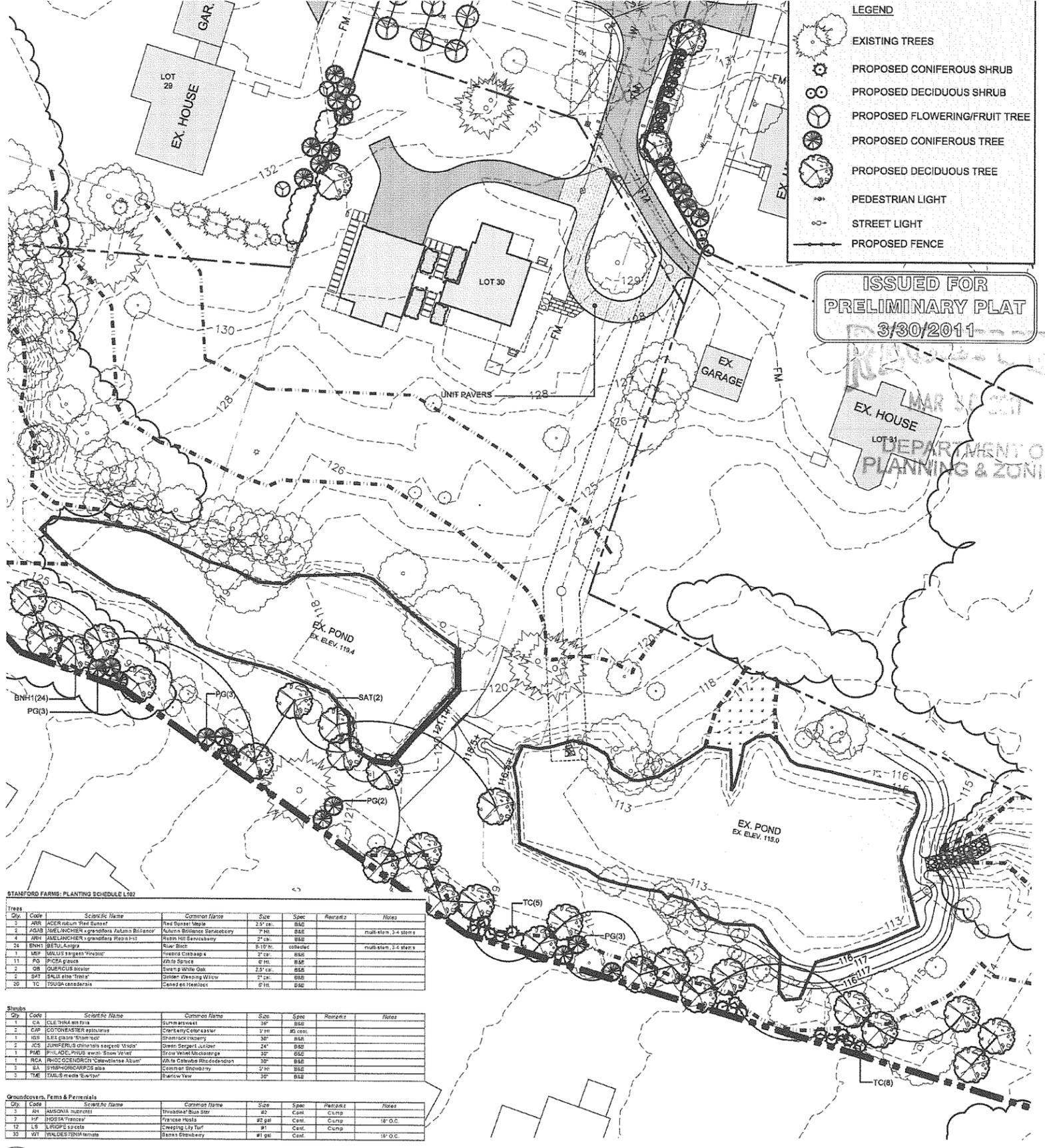
Qty.	Code	Scientific Name	Common Name	Size	Spec	Remarks	Notes
	BM	Blackberry Mix			#1 Cont.		18" O.C.



3 PLANTING PLAN: PRIVATE ROAD
SCALE: 1" = 30'



2 PLANTING PLAN: TYPICAL UNIT EXAMPLE DETAIL
SCALE: 1" = 10'



ISSUED FOR
PRELIMINARY PLAT
3/30/2011

DEPARTMENT OF
PLANNING & ZONING

STANFORD FARMS - PLANTING SCHEDULE L102

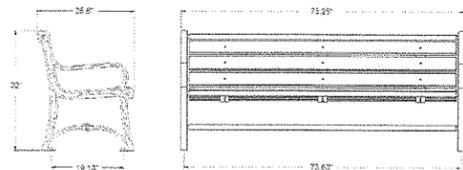
Qty	Code	Scientific Name	Common Name	Size	Spec	Remarks	Notes
1	ARH	ACER rubrum 'Red Sunset'	Red Sunset Maple	2.5' cal.	BAE		
4	AGB	JAMELANCHIER x-graciliora Autumn Brilliance®	Autumn Brilliance Serviceberry	7' Ht.	BAE		multi-stem 3-4 stems
4	ARH	JAMELANCHIER x-graciliora Flamingo®	Flamingo Serviceberry	2' cal.	BAE		
25	BNH1	BETULA nigra	Swamp Birch	8-10' Ht.	collected		multi-stem 3-4 stems
1	MEF	MULUS nigra 'Fireball'	Fireball Magnolia	2" cal.	BAE		
11	PG	PICEA canadensis	White Spruce	6' Ht.	BAE		
2	QR	QUERCUS bicolor	Swamp White Oak	2.5' cal.	BAE		
2	SPT	SPALM ssp. 'Tropic'	Golden Pothos	2' cal.	BAE		
20	TC	TSUGA canadensis	Canada Hemlock	6' Ht.	BAE		

Qty	Code	Scientific Name	Common Name	Size	Spec	Remarks	Notes
1	CA	CALLUNA vulgaris	Heather	36"	BAE		
2	CAF	COTONEASTER horizontalis	Chinese Cotoneaster	3' Ht.	BAE		
1	IGS	ILEX glabra 'Smokey Wood'	Smokey Wood Holly	30"	BAE		
2	JCS	JUNIPERUS chinensis 'Sargentii'	Sargent's Juniper	24"	BAE		
1	PRB	PRUNUS nigra 'Black Lace'	Black Lace Spirea	30"	BAE		
1	RCA	RHOXALYCEAE 'Cobaltense Album'	White Cobalt Rhododendron	30"	BAE		
1	SA	SYMPHORICARPA alba	Common Snowberry	5' Ht.	BAE		
3	TME	TMELIS reuteri 'Savior'	Swallow Vine	30"	BAE		

Qty	Code	Scientific Name	Common Name	Size	Spec	Remarks	Notes
3	AH	AMSONIA nuntiana	Threadleaf Blue Star	42"	Comp.	C/imp.	
2	HF	HOSTA 'Francesca'	Francesca Hosta	#2 gal.	Comp.	C/imp.	18" O.C.
12	LS	LISSOCLEA spicata	Cheering Lily Turf	#1 gal.	Comp.	C/imp.	
32	WT	WALDESTERIA tenuata	Bones Spokenberry	#1 gal.	Comp.	C/imp.	18" O.C.

1 PLANTING PLAN: WETLAND/RIPARIAN PLANTING
SCALE: 1" = 30'

TERRAZA WOOD BENCH | SURFACE MOUNT

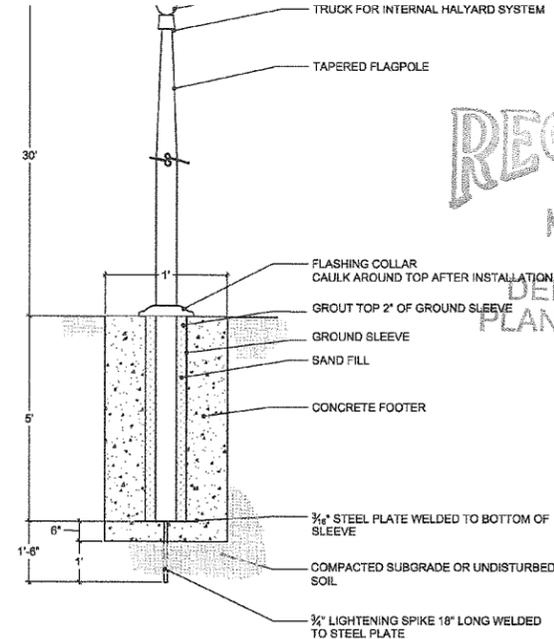


MATERIALS:
Wood Planks: 2" x 4" Nom.
Tube Brace: 1-5/16" O.D. I.L.G.
Flat Steel Bar: 2-1/2" x 7 GA

5 BENCH DETAIL
L200 NTS



3 GAZEBO DETAIL
L200 NTS



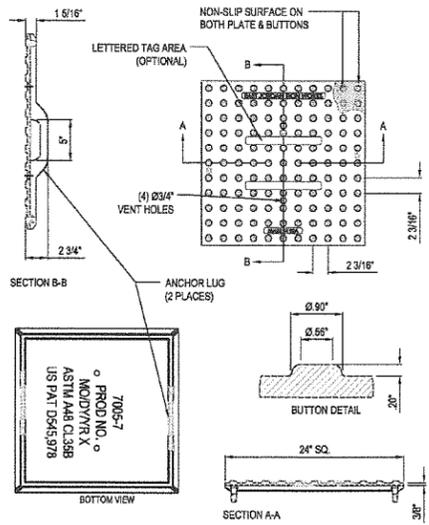
RECEIVED
MAR 30 2011
DEPARTMENT OF
PLANNING & ZONING

NOTE:
USE WOODEN WEDGES TO SHIM POLE
PLUMB. REMOVE UPON PLACING SAND.

2 FLAGPOLE DETAIL
L200 SCALE 1/2" = 1'

EAST JORDAN IRON WORKS, INC.
301 SPRING STREET
EAST JORDAN, MI 49727-0439
TOLL FREE: 1-800-626-4653
PHONE: (231)-636-2261
FAX: (231)-636-4458
www.ejiw.com

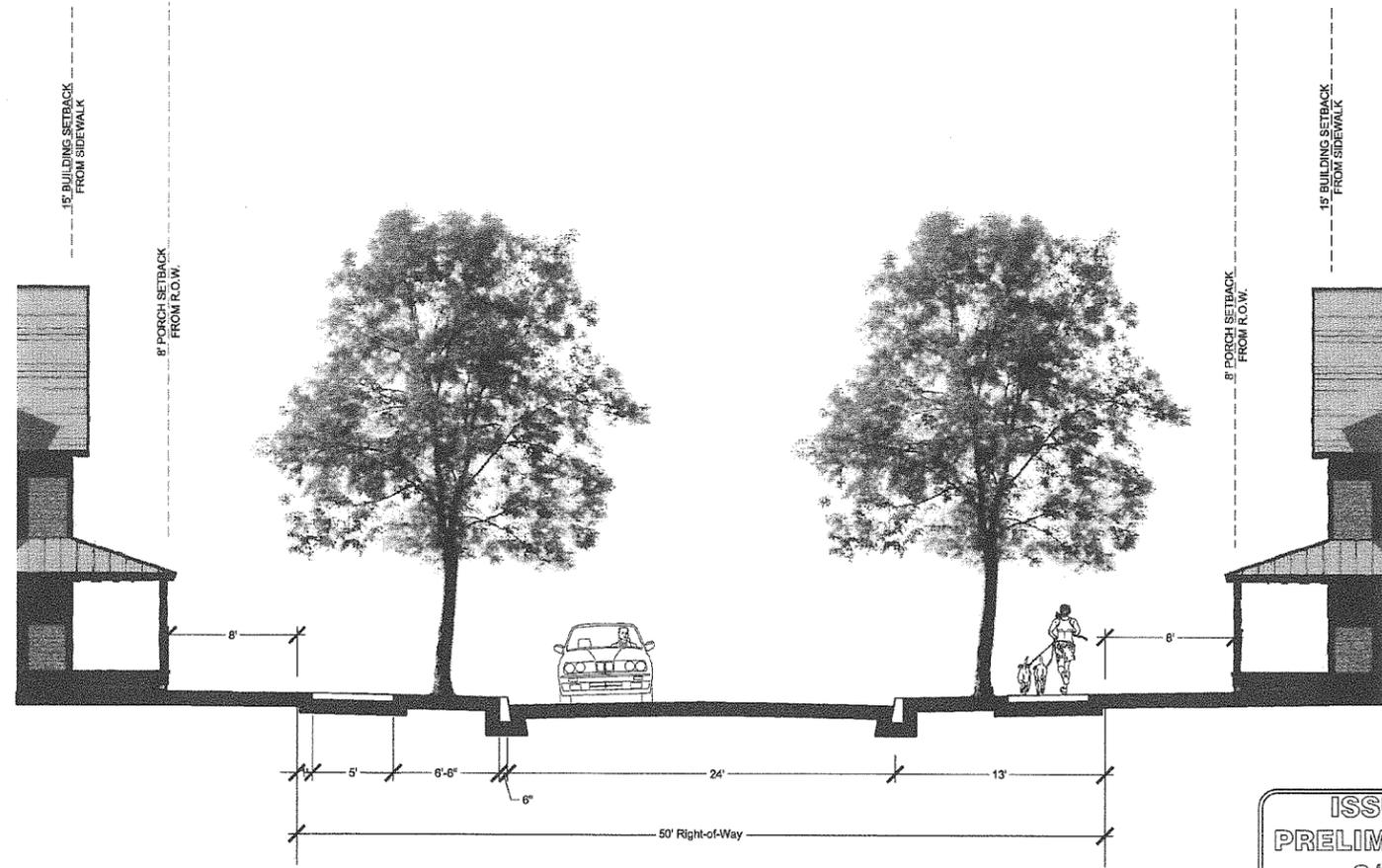
PRODUCT NUMBER
7005-7
DESIGN FEATURES
MATERIALS:
PLATE-GRAY IRON
ASTM A48 CL35B
DESIGN LOAD:
HEAVY DUTY
COATING:
UNDIPPED
DESIGN INTENT
COMPLIANT WITH ADA ACCESSIBILITY
GUIDELINES
SLIP RESISTANT SURFACE
CORROSION RESISTANCE
MAINTENANCE FREE
SIMPLIFIED INSTALLATION



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 978-003.

DURALAST® DETECTABLE WARNING SURFACE
DWP 24X24

4 DETECTABLE WARNING SURFACE DETAIL
L200 NTS



1 TYPICAL ROAD CROSS-SECTION WITH SIDEWALKS ON BOTH SIDES
L200 1" = 5'

ISSUED FOR
PRELIMINARY PLAT
3/30/2011