Burlington Design Advisory Board
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

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Joel Baird, Alt
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Design Advisory Board

Tuesday, February 10, 2026, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

Zoom: https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09

Webinar ID: 871 5565 5137
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1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

ZP-26-12; 436 Riverside Avenue (NAC-R, Ward 1) Americo Real Estate Company / Douglas Goulette
Proposed redevelopment of former Koffee Kup Bakery site into self-storage U-Haul building with associated site improvements. (Project Manager, Mary O'Neil)

1.2.

Session II – 3:30 PM – 4:00 PM

ZP-25-517; 355 Ethan Allen Parkway (RL, Ward 7) 355 Ethan Allen Parkway, LLC / Norman Benoit
Proposed addition of 2 dwelling units to each existing building for a change from 12 to 18 dwelling units total. (Project Manager, Kirk Dressing)

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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Department of Permiting and Inspections
Zoning Division
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-26-12
Location: 436 Riverside Avenue
Date: February 10, 2026

File: ZP-26-12
Location: 436 Riverside Avenue
Zone: NAC-R **Ward**: 1
Date application accepted: January 9, 2026
Applicant/ Owner: Douglas Goulette / Americo Real Estate Company/ Jeffrey Vaine
Request: Redevelopment of former Koffee Kup Bakery site into self-storage U-Haul building with associated site improvements.



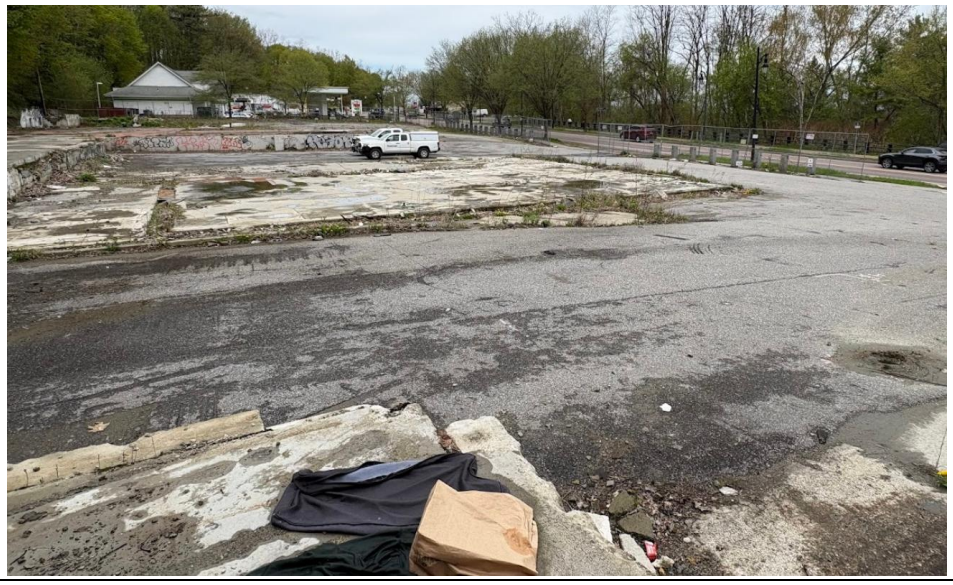
Background:

- **Zoning Permit ZP-22-584;** Demolition of existing structure to slab/foundation or existing grade elevation where applicable. Installation of construction fencing around site to prevent use of parking lots, and pending redevelopment application. November 2022.
- **Zoning Permit 00-432 / COA 00-035;** improvements to the existing parking area for the manufacturing plant which include added fill, retaining wall and lighting. Approved with conditions April 2000.
- **Non-Applicability of Zoning Permit Requirements 14-0553NA;** recover existing rubber roof with like material. November 2013.

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- **Non-Applicability of Zoning Permit Requirements 14-498NA;** remove existing green ribbed metal roofing and replace with like material. October 2013.
- **Zoning Permit 08-143;** Install 24 ft. X 24 ft. walk-in freezer. April 2008.
- **Zoning Permit 81-606; install foundation and flour tank. N.d.**
- **Zoning Permit 80-724;** add two new additions to existing building. One will be a warehouse and one will be bakery space. January 1980.
- **Zoning Permit 79-599**; erect storage facility 24 x 24 concrete block with corrigated metal roof to store equipment in conjunction with storage of flour. October 1979
- **Zoning Permit 79-539;** install a covered over an existing walk between two buildings. September 1979.
- **Zoning Permit 79-452**; put a new flour storage tank approximately 35' high for Koffee Kup Bakery. August, 1979.
- **Zoning Permit 79-439**; install 60' sidewalk between structures at former laundry building (428 Riverside.) August 1979.
- **Zoning Permit 77-857**; Koffee Kup Donut Shop to erect a 45' x 53' addition to the southeast side of the existing building. Approved by the Board of Aldermen. May 1977.
- **Zoning Permit 77-451**; Koffee Kup Donut Shop to erect a 91' foundation wall at grade level and a 4' x 160' retaining wall at the rear of the building. October 1976.
- **Zoning Permit n.n**.; Koffee Kup Donut Shop, Inc. to erect a 40' x 60' addition to the non-conforming use building. Addition to be on the west side and is less than the required 25% provision of the ordinance. January 1975.
- **Zoning Permit n**.n.; Koffee Kup Donuts, Inc. to install a shortening tank on the rear of the lot, 20' from the rear property line. October 1973.
- **Zoning Permit n**.n; erect a 27'6" x 64'4" addition to the west side of the doughnut shop to be used for storage. March 1973.
- **Zoning Permit n.n**.; seeking a special exception to erect a 27' x 40' addition to the west sideof the existing storage building. Existing storage building to be used for a bread bakery and the addition is to be used for storage, warehousing and distribution. October 1971.

Overview: This application is for the re-development of the site formerly occupied by Koffee Kup Bakery. The new use is proposed to be a self-storage U-Haul Building with a footprint of approximately 30,000 sf to be served by new municipal sewer and water services. New parking, drives, and stormwater systems are also proposed.



Article 6: Development Review Standards

Sec. 6.1.1 Applicability.

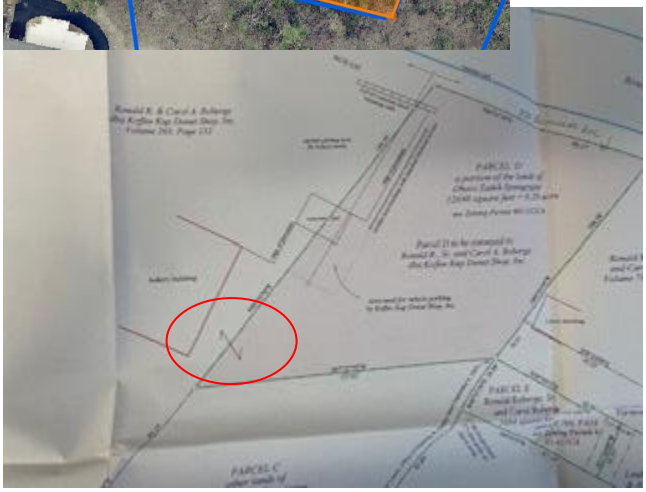
These standards are enacted to apply to all development subject to the provisions of this ordinance found in Art. 10 – Subdivisions or Art. 11 – Planned Development involving the subdivision of land, or an adjustment or reconfiguration of lot lines.



Part 1: Land Division Design Standards

While no subdivision is proposed within this application, 436 Riverside Avenue presents on tax maps as two separate parcels. Additionally, a boundary line adjustment in 2005 conveyed a parcel (420 Riverside Avenue) to Ronald and Carol Roberge dba *Koffee Kup Donut Shop, Inc.* (ZP-05-351CA.) The approved plan shows that easterly parcel joined with 436 Riverside Avenue.

The Assessor's office notes the following note on a record dated August 2022:



"Corrective deed filed to remove 420 riverside av PID# 040-4-013-000 from the transfer record. that commercial land should remain property of different owner - Rocar, LLC. Only this parcel should have transfered at 436 (and 428 too but city does not recognize that as separate parcel even if it is a separate physical address)."

A 2022 Property Transfer Record defines the lot as 1.89 acres, so it is reasonable to assume that the conveyance was limited to the two westerly lots, and excluded the parcel further east. The applicant shall confirm that the redevelopment is limited to the dual parcel defined as 436 Riverside, and to actively extinguish the interior lot line.

Note: Plan C1.02 defines the abutting parcel as owned by Ohavi Zedek; however ZP-05-351CA transferred this land to the owners of Koffee Kup Donut Inc.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

436 Riverside Avenue falls within the Steep Slope Overlay. Revised overlay mapping illustrates the proposed development area just north of the continuous land with average slope 15% or greater over 50' intervals.



(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along

the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

This site is a partially demolished manufacturing site (Koffee Kup Bakery) with concrete remnants and voids in the foundation. If the redevelopment includes any changes to the topography/slope, the applicant shall provide details and engineering support for such changes, which includes installation of any retaining walls.

(c) Protection of Important Public Views:

There are no protected views from or through this site. Not applicable.

(d) Protection of Important Cultural Resources:

There are no listed historic resources at this development site. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

Due to the topography of the site, the southerly exposure immediately fronts a significant grade increase that would prevent a typical siting advantage for solar gain.

No part of this application will preclude the use of rooftop solar, wind, water, geothermal or other renewable energy resource.

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

436 Riverside Avenue is not listed on the Brownfield or Hazardous Site list on the Agency of Natural Resources Vermont Environmental Research Tool site.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Both Stormwater and Erosion Prevention and Sediment Control Plans are required. Preliminary plans have been provided and shared with the Stormwater engineer.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The pedestrian entry on the north is protected by a canopy; the entry on the east is located under a staircase; and the entry on the south (rear) is within a protected canopy cover.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

The building is pulled up close to the front property line to reinforce the existing street edge and align companionably with the neighboring building. (Front yard setback in NAC is 0'.) A pedestrian entry is available on the north (front) elevation, covered by a small canopy and with a sidewalk directing visitors to that entry.

(i)Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

Driveways for commercial properties may require a traffic study to identify the impacts of the movement of traffic to and from the property, and design for safe access. Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers. Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

There are two curb cuts/access points to facilitate vehicular circulation, which is likely to include larger trucks and trailers intended to be transporting storage and bulk items. The circulation plan is commensurate yet clearly functional to the intended use on this almost 2-acre site, and better organized than the previous bakery/manufacturing site plan. The

Department of Public works has been invited to provide comment on the vehicular circulation and site plan.

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

As noted, there is a short walkway from the public sidewalk to a principal entry on the north elevation; however, it is understood that the majority of the traffic will come by truck/trailer/car for the purposes of delivering and accessing internal storage.

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

ADA compliance is under the jurisdiction of the building official. One accessible parking space is identified on Plan C1.42, behind the storage building but adjacent to building access.

ADA accessible rest room facilites are noted on floor plans, as are accessible storage rental options. Reference is made to floor plan A1.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.

The site plan defines 5 surface parking spaces behind the building, one of them accessible. Customers will drive to the back of the site, where they can drive *into* the building, and unload the materials they want to store. The nature of the business (storage) means fewer parking spaces are required, and customers can access storage units 24 hrs. a day by entering the building.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

The rear surface parking spaces are compliant in dimensions. Vehicular movement is naturally limited by the significant change in grade to the south, which will include a replacement retaining wall.

> *Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.*

Opportunities for planting are limited in the rear due to the grade change. The landscaping plan (LA 01 and LA 02) define plantings both to the east and west, as well as additional street trees. The species and method of installation have been reviewed by Parks and Recreation representatives and the city arborist, and have met their approval.

> *All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.*

The limited parking in the rear is immediately adjacent to a loading area with pedestrian entrances to the building.

> *Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.*

No bicycling parking is identified on the site plan. Table 8.2.4-1 defines the requirement for 1 per 20,000 sq. ft Long Term bike parking spaces, and at least 2 per public entrance (1 per 25,000 sq. ft.) The applicant will need to refine the site plan to demonstrate compliance with bike parking standards.

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

Reference is made to plans LA-01 and LA-02. Street trees have been found acceptable to the city arborist.

The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult Planting Sustainable Landscapes: A Guide for Plan Reviewers prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 I. Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

No fences are proposed. Not applicable.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

Although a replacement retaining wall is identified on Plan C2.01, no plans are included. This replacement wall encroaches upon the identified Steep Slopes overlay, requiring engagement of a geotechnical engineer. Reference is made on the plans to a geotechnical report dated 10.31.2024 by Terracon, but it is not included within the submission materials.

(n) Public Plazas and Open Space:

No public plaza is proposed, or required. Not applicable.

(o)Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Plan L1.01 defines compliant light levels and fixture mounting/pole heights.

(p) Integrate infrastructure into the design:

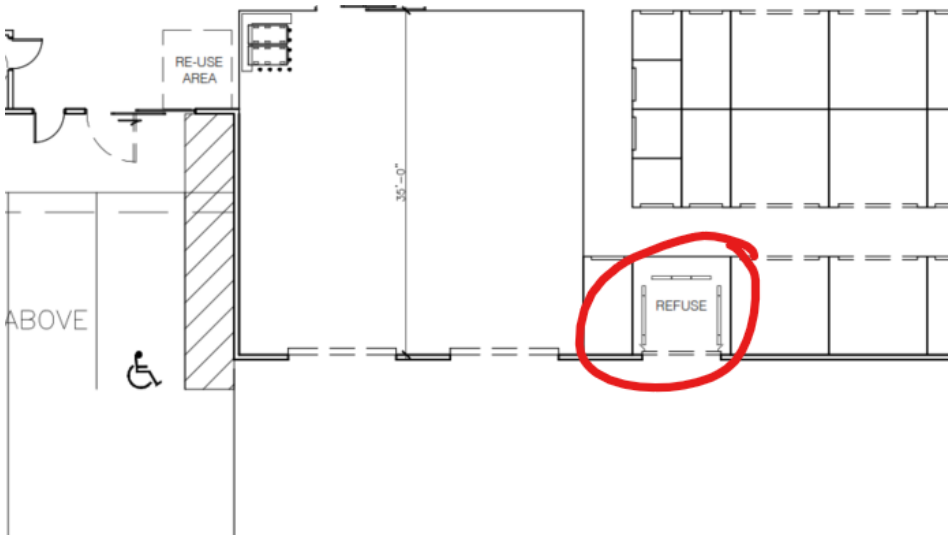
Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

An electrical transformer is illustrated adjacent to the westerly drive. This may be an existing utility connection, as it is present within an electrical easement area.

There are 0' required setbacks in the zoning district.

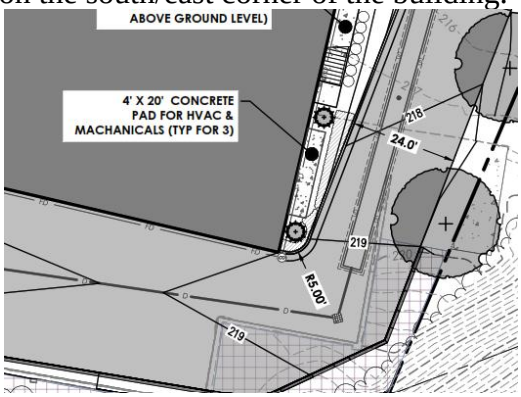
Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Access to refuse area is identified on the floor plans; interior to the building.



Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

A concrete pad for mechanical equipment is illustrated on the south/east corner of the building. It is screened by landscaping.



Part 3: Architectural Design Standards
Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

a) **Relate development to its environment:** *Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.*

The following shall be considered:

b. ***Massing, Height and Scale:***

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures. The impacts at the street-level of increased or altered wind currents and downdrafts created by buildings over six (6) stories should be considered.

The building is proposed to be 32’ in height and two stories. Abutting buildings are smaller in scale (existing UHaul facility, a convenience store, and residential to the east) reflecting earlier service-oriented development patterns. Development across the street is split between earlier industrial type uses (Queen City Steel, warehousing) but the building massing in that example is ameliorated with the step grade changes at Intervale Road.

The proposed building is compliant with height limitations of the ordinance.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

Design efforts, with differing materials, colors and building articulation break up the massing of the structure and present differing volumes to the streetscape.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

A flat roof is proposed, consistent with other manufacturing/warehouse/commercial buildings on Riverside Avenue. A design element of a playful parapet along the roofline adds interest and whimsy.



3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

To meet the function of the proposed warehouse while satisfying design requirements, elements like false windows and doors are included. An accessible entry is available at the rear/south of the building.

Window patterns maintain consistent patterns and proportions. The building will be entirely sprinkled, satisfying building code requirements. A 56' wide awning is included over the rear loading dock area. A pedestrian entry, with canopy, is identified on the primary façade.

(b) Protection of Important Architectural Resources:

Although Koffee Kup Donuts were considered legenday, the remaining concrete structural remnants of the building are not. Not applicable.

(c) Protection of Important Public Views:

There are no protected views from or through this parcel. Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street-level façade. In contrast, residential buildings may be slightly recessed and/or elevated from the street-level in order to provide privacy. In such cases, visual interest along the streetscape can be provided through the use of landscaping, porches, and other similar features that offer a transition between public and private space.

This is a curious dynamic; where the intent of the building is to provide large-scale convenient public storage but the standards demand transparent windows into the building along the streetfrontage. The applicant team has exercised significant design efforts to make the building interesting and dynamic; but a warehouse is ultimately just that. The windows along the streetscape are false and do not provide visual access to the interior. The very use does not invite active visual engagement of the public along the streetscape. The use of (false) garage doors and opaque windows along the streetfront are an attempt to provide interest and to break up the large building expanse; a dual advantage is that the arrangement suggests the very use that the building proposes: Storage. In some manner, the multiple false doors are a type of "window display" for the public, even if false. Providing transparent windows along Riverside Avenue would not only minimize available storage area, but potentially introduce a security risk for those storage units. In this unique situation, the design team has successfully integrated the proposed use with a building articulating the purpose, in an interesting and playful manner.
In reality, few warehouses front a public street.

(**e**) **Quality of materials:**

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Elevation sheets define the intended use of insulated metal panels (IMP) with metal trim and a metal awning. See Sheets 3 & 4 of building elevations for further details.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Not applicable.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where

practicable, in order to provide opportunities for the use of active and passive solar utilization.

As the proposed building backs up to a significant slope on the south, solar opportunities are somewhat limited. At 32' but in the proposed topographic location, the building has limited potential to cast shadows on neighboring properties. The property to the immediate east is wooded.

As new construction, Burlington's Thermal Heating Ordinance applies. The applicant is encouraged to connect with Burlington Electric staff to understand requirements for compliance.

(g)Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 – Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

Any signage shall require a separate sign permit.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

See Section 6.2.2 (p) above.

(b) **Make spaces secure and safe:**

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

The fire marshal has expressed concern about the isolation between the proposed building and the embankment at the rear; especially where no employees are proposed to be in the building. Some methodology to monitor activity in the back and prepare for immediate response is recommended, i.e. video monitoring with a system for response to minimize the opportunity for malicious or nefarious unmonitored activity.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Items for the Board's consideration:

1. At least 2 short term bicycle parking spaces shall be provided near a pedestrian entrance; and one long term bike parking space. (This may include on the interior.)
2. Encroachment into the Steep Slopes Overlay requires participating of a geotechnical engineer. Plans reference a Geotechnical study dated 10.31.2024 by Terracon, however that document has not been provided within the submission.
3. A plan for the retaining wall shall be provided.
4. Burlington's Thermal Heating Ordinance applies to this redevelopment. Please connect with CBurns@burlingtonelectric.com for guidance and requirements for compliance.
5. A methodology for building monitoring, especially in the rear of the building, is recommended by the fire marshal to prevent malicious or unlawful behaviour. A plan for response, in the case of such behaviour is also recommended.

Project Summary to accompany Zoning Permit Application

Project: Proposed U-Haul Storage Building at 436 Riverside Avenue

By: Doug Goulette, Project Civil Engineer, Bowman

Date: 12.19.2025

Introduction: Amerco Real Estate Company (aka U-Haul) owns this site, and is proposing to construct a U-Haul internal self-storage facility on it. This is the former site of Koffee Kup Bakery.

The following is a brief outline of the proposed project:

- The parcel size is 2.0 acres, and the tax parcel ID is 040-4-014-000
- This parcel is in the Neighborhood Activity Center Riverside Zoning District (NAC-R), Steep Slope Overlay District, and Design Review Overlay District
- The proposed building footprint is approximately 30,138 sq.ft.
- The proposed building is a two-story structure, with a height of 32'.
- There are two (2) proposed curb-cut access points off Riverside Avenue for ease of customer access and emergency vehicle convenience and safety
- All loading and unloading will be done on the south (rear) side of the building.
- There is no proposed storage of vehicles or materials on the exterior of the building.
- Customers will drive to the back of the site, where they can drive into the building, and unload the materials they want to store.
- There are 500 storage units proposed within the building.
- Based on ITE Trip Generation Edition 12, daily traffic generation is estimated to be 90 vehicle trip ends, a peak hour am volume of 6 vph, and pm peak hour volume of 9 vph.
- This will be a self-service building open 24/7/365 with no full-time onsite employee presence.
- The building will be fully sprinklered.
- There is a proposed retaining wall along the south side of the paved area to the south of the building. This new wall will replace the existing building walls from the previous structures which are acting as retaining walls currently.
- There is no anticipated significant earthwork proposed on the steep slope along the south (rear) side of the property. A "Steep Slope Narrative" can be found on plan sheet C2-01.
- I hereby certify that a Pre-Application Public Neighborhood Meeting was held on June 11, 2025.

Per Article 3.5.6 (b) of the Comprehensive Development Ordinance, the following items address the Major Impact Review Standards:

1. The proposed stormwater system to treat stormwater runoff exceeds Vermont and City standards. It is not anticipated that air quality will be degraded as this use does not create emissions, except for customer vehicles. As all of the storage is within

the interior of the building, excess noise from this site is not anticipated. As a result, it is the opinion of the applicant that the project will **not result in undue water, air, or noise pollution.**

2. There will be no full time employees working at this building. Only an occasional worker will visit the building to clean common areas and inspect the building. No other water use other than a single public bathroom and cleaning water is anticipated. As a result, it is the opinion of the applicant that the project will **have sufficient water available for its needs.**
3. There will be no full time employees working at this building. Only an occasional worker will visit the building to clean common areas and inspect the building. No other water use other than a single public bathroom and cleaning water is anticipated. As a result, it is the opinion of the applicant that the project will **have sufficient water available for its needs.**
4. Earth disturbance is primarily associated with the redevelopment of areas of the site already improved with pavement and building slabs. During construction EPSC measures such as straw waddles will be placed downslope of earth disturbance to limit runoff from the site toward Riverside Avenue. Minimal disturbance of the steeper slope to the south is proposed, with a new retaining wall being constructed to support the existing slope. Impervious surface area is decreasing as a result of this project, improving the site's ability to hold water. As a result, it is the opinion of the applicant that the project will **not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that dangerous or unhealthy conditions may result.**
5. Based on the ITE 12 Edition Trip Generation, 500 storage units will create a total of 90 vehicle trip ends. If 12 hours is used for modeling (say 7:00 am to 7:00 pm), the resulting average vehicle arrival/departure is 1 vehicle every 8 minutes. The peak hour am volume is 6 vph, and the pm peak hour volume of 9 vph. These volumes are likely lower than trip generation when the Koffee Kup Bakey use was in full operation. Given the nature of the building use, the vast majority of unit renters are anticipated to drive to this facility, with very little pedestrian traffic. As a result, it is the opinion of the applicant that the project will **not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed.**
6. This self-storage use will not generate school age children. As a result, it is the opinion of the applicant that the project will **not cause unreasonable burden on the City's ability to provide educational services.**
7. The proposed use will not result in any new infrastructure to be dedicated to the City. All infrastructure will remain private. As a result, it is the opinion of the applicant that the project will **not cause an unreasonable burden on the City's ability to provide municipal services.**

8. There is no documentation that this site contains rare, irreplaceable or significant natural areas, historic or archaeological sites, nor impact the scenic or natural beauty of the area or any part of the city. As a result, it is the opinion of the applicant that the project will **not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city.**
9. This project is a re-development of a former commercial/industrial site. It is the opinion of the applicant that the project will **not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor the city's investment in public service and facilities.**
10. The project falls within the Neighborhood Activity Center – Riverside (NAC-R) zoning district, which allows for commercial developments. In Burlington's Comprehensive Plan, this parcel falls in the Industrial, R&D, Warehousing Land Use category. The Plan "anticipates a more urban configuration of higher-density mixed residential and commercial uses on the south side of Riverside Avenue." This project proposes a higher density commercial use, thereby meeting one of the goals of the Plan. As a result, it is the opinion of the applicant that the project will **be in substantial conformance with the city's municipal development plan and all incorporated plans.**
11. This project does not remove existing housing units, nor does it produce employees in need of housing. As a result, it is the opinion of the applicant that the project will **not have an undue adverse effect on the present or projected housing needs of the city in terms of amount, type, affordability and location.**
12. This project, being commercial in nature, will not increase the population of the city. As a result, it is the opinion of the applicant that the project will **not have an undue adverse effect on the present of projected park and recreational needs of the city.**



UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401



CONTEXT MAP



LOCATION MAP

DRAWING INDEX:

C1-00 - COVER
C1-01 - EXISTING CONDITIONS
C1-02 - DEMOLTION & EPSC PLAN
C2-01 - SITE PLAN
C2-02 - GRADING, DRAINAGE, & UTILITY PLAN
LA-01 - LANDSCAPE PLAN
LA-02 - LANDSCAPE DETAILS
LI-01 - LIGHTING PLAN
C8-01 - SITE DETAILS
C8-02 - SEWER AND WATER DETAILS
C8-03 - STORMWATER DETAILS
C8-04 - STORMWATER DETAILS
C8-05 - EROSION DETAILS & CONSTRUCTION EPSC
C8-06 - EPSC LOW RISK 2025 SHEET 1
C8-07 - EPSC LOW RISK 2025 SHEET 2

PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE REDEVELOPMENT OF A PARTIALLY DEMOLISHED COMMERCIAL BUILDING INTO NEW U-HAUL SELF STORAGE FACILITY WITH ASSOCIATED DRIVES AND PARKING.

Owner/Applicant:
AMERCO REAL ESTATE COMPANY
c/o JEFFERY VAINE, OWNERS REPRESENTATIVE
2727 N CENTRAL AVE. 5N
PHOENIX, AZ 85004

Landscape Architect & Engineer:
BOWMAN
478 BLAIR PARK ROAD
WILLISTON, VT 05495
(802) 879-6331

LOCAL PERMITTING SUBMISSION SET
(NOT FOR CONSTRUCTION)

USE AND INTERPRETATION OF THE DRAWINGS

1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.

2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.

3. Owner and Architect are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

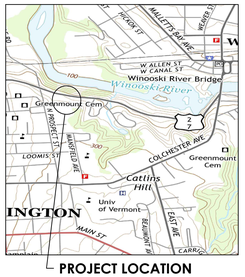
6. It is the User's responsibility to ensure this copy contains the most current revisions. If unsure, please contact TCE.

BEFORE USING THESE PLANS ENSURE THAT YOU HAVE THE LATEST REVISION	
LAST REVISED:	12/19/2025

TCE PROJECT NO: 22-575
PERMIT DESCRIPTION: LOCAL PERMITTING
SPAN: 114-035-14182
PARCEL ID: 040-4-014-000

Bowman
478 BLAIR PARK ROAD, WILLISTON, VERMONT 05495
802 879 6331
WWW.TCEVT.COM





PROJECT LOCATION

LEGEND

- PAVED DRIVE OR ROAD
- GRAVEL
- PAVED DRIVE OR ROAD WITH CURB
- TREE LINE
- CONCRETE
- TOPOGRAPHIC CONTOURS
- LIDAR CONTOURS
- SEWER MAINS AND SERVICES
- STORM DRAINAGE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SIGN
- SEWER MANHOLE
- CATCH BASIN (CB)
- WATER SUPPLY WELL
- UTILITY POLE
- TRANSFORMER
- TELEPHONE OR TELEVISION PEDESTAL (TEL-PED/TV-PED)
- LUMINAIRE
- GAS OR ELECTRICAL METER
- BENCHMARK
- IRON PIPE
- CONCRETE MONUMENT

N

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

EXISTING CONDITIONS NOTES:

1. THE PURPOSE OF THE EXISTING CONDITIONS PLAN IS TO DEPICT READILY APPARENT PERTINENT EXISTING CONDITIONS AS OF 12/18/2023.
2. BEARINGS SHOWN ARE BASED UPON VERMONT GRID NORTH USING VTVRS CORS STATION.
3. VERTICAL DATUM IS BASED ON NAVD88 (GEIOD 18). A CARLSON BRx7 RTK GPS UNIT WAS EMPLOYED FOR THESE OBSERVATIONS.
4. COORDINATE SYSTEM IS BASED ON VERMONT STATE PLANE (U.S. SURVEY FEET).
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE ENCOUNTERED AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. ENGINEER SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE ENCOUNTERED. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY. DIGSAFE MUST BE CONTACTED PRIOR TO ANY EXCAVATION. CALL 1-888-DIG SAFE (344-7233) OR CALL 811.
6. PERIMETER BOUNDARIES SHOWN HEREON FROM PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF: KKB ACQUISITIONS, LLC. PROPERTY 436 RIVERSIDE AVENUE BURLINGTON, VT 05401 FOR AMERCO REAL ESTATE COMPANY" BY NORTHERN SURVEY ENGINEERING DATED 10/24/2022 AND MONUMENTATION FOUND IN THE FIELD, THIS PLAN DOES NOT DEPICT A FORMAL BOUNDARY SURVEY.

Bowman

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Williston, Vermont 05495

Phone: (802) 879-6331

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EXISTING CONDITIONS

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

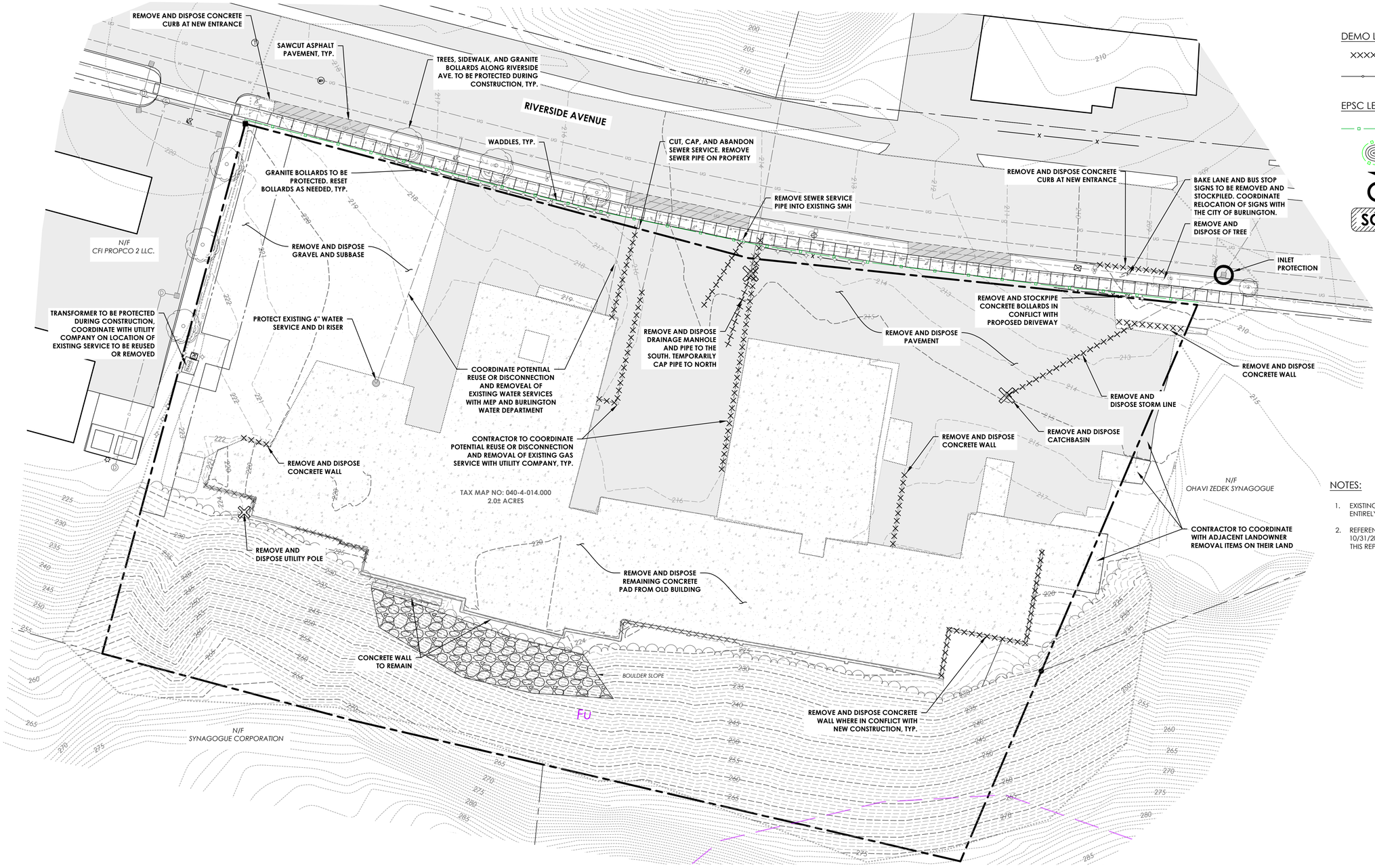
DJG	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE 1" = 20'

DATE : 09/05/2025

C1-01

CAD FILE: Q:\VT-WLL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C1-01 - Existing Conditions.dwg 12/19/2025



DEMO LEGEND

- REMOVAL ITEM
- TREE PROTECTION FENCE

EPSC LEGEND

- WADDLES
- SOIL STOCK PILE
- STONE CHECK DAM
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE (SCE)

NOTES:

1. EXISTING PAVEMENT AND CONCRETE TO BE REMOVED ENTIRELY AS PART OF SITE DEMOLITION
2. REFERENCE IS MADE TO A GEOTECHNICAL REPORT DATED 10/31/2024 PREPARED BY TERRACON FOR THIS PROPERTY. THIS REPORT INCLUDES DEMOLITION RECOMMENDATIONS.

SITE PROTECTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK DUE TO THEIR CONTRACTOR OPERATIONS.
2. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS, AND DRIVES UNLESS OTHERWISE NOTED.
3. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN SMOOTH AND SHARP EDGE AND PROTECTED UNTIL ABUTTING MATERIALS ARE INSTALLED.
4. CONTRACTOR SHALL MAINTAIN NECESSARY TRAFFIC CONTROL DEVICES, DRUMS, DELINEATORS, SIGNS, FENCES, AND BARRICADES IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL MUTCD WITH VT SUPPLEMENT TO PROPERLY PROTECT WORK, EQUIPMENT, PERSONS, AND PROPERTY FROM DAMAGE.

REMOVAL NOTES:

1. CONTRACTOR SHALL CONTACT DIG-SAFE (811) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
2. CONTRACTOR SHALL COORDINATE WITH THE OWNER/OWNER'S REPRESENTATIVE ON ALL MATERIALS TO BE REMOVED AND RECYCLED/DISPOSED OF OFF SITE. ALL HANDLING OF MATERIALS TO BE REMOVED, RECYCLED, OR DISPOSED OF MUST BE DONE SO IN A SAFE, LEGAL MANNER, IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE, FEDERAL, AND ANY OTHER APPLICABLE REGULATIONS.
2. DEMOLITION SHALL OCCUR AFTER IMPLEMENTATION OF EROSION CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE STATE PERMITS AND EROSION CONTROL PLANS.
3. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH AND INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE UNLESS OTHERWISE NOTED.
4. IF DISCREPANCIES EXIST BETWEEN THE PLANS AND SITE CONDITIONS, CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR OWNERS REPRESENTATIVE FOR CLARIFICATION.
5. IN SOME CASES ABANDONED UTILITIES CAN REMAIN AT THE ENGINEER OR OWNER'S DISCRETION.
6. EXISTING ITEMS INDICATED TO BE SALVAGED OR STOCKPILED SHALL BE CAREFULLY REMOVED AND STORED AS DIRECTED BY THE OWNER/OWNER'S REPRESENTATIVE.
7. TREE, SHRUB, AND VEGETATION REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF THE ENTIRE ROOT SYSTEM AND SATISFACTORY OFF SITE DISPOSAL OF ALL TREE, SHRUBS, STUMPS, VEGETATION, AND EXTRANEOUS DEBRIS PRODUCED THROUGH THE REMOVAL OPERATIONS. FELL TREES IN SUCH A WAY AS TO NOT DAMAGE ADJACENT BUILDINGS OR OTHER TREES TO BE SAVED.
8. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE.

EROSION CONTROL NOTES:

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS.
3. CONTRACTOR AND/OR OWNER (OR APPOINTED DESIGNATE) SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE PER WEEK AND AFTER ANY STORM EVENT GENERATING RUNOFF FROM THE SITE.
4. AFTER VEGETATION HAS BEEN FULLY ESTABLISHED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.
5. PROVIDE EROSION CONTROL MATTING ON ALL DISTURBED SLOPES WITH A PITCH OF 3H:1V OR GREATER.
6. EXCAVATION AND PIPE INSTALLATION SHALL BE AVOIDED DURING PERIOD OF SIGNIFICANT PRECIPITATION.
7. ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH DETAILS.

SNOW MANAGEMENT:

TO ENSURE ADEQUATE STORAGE AND CONTROL OF MELTWATER, CLEARED SNOW MUST BE STOCKPILED DOWNSLOPE OF DISTURBED AREAS.

SNOW STOCKPILES MUSTY BE KEPT CLEAR OF STORMWATER TREATMENT STRUCTURES. DRAINAGE STRUCTURES SHOULD BE CHECKED REGULARLY AND KEPT FREE OF SNOW AND ICE JAMS.

N

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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DEMOLTION & EPSC PLAN

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

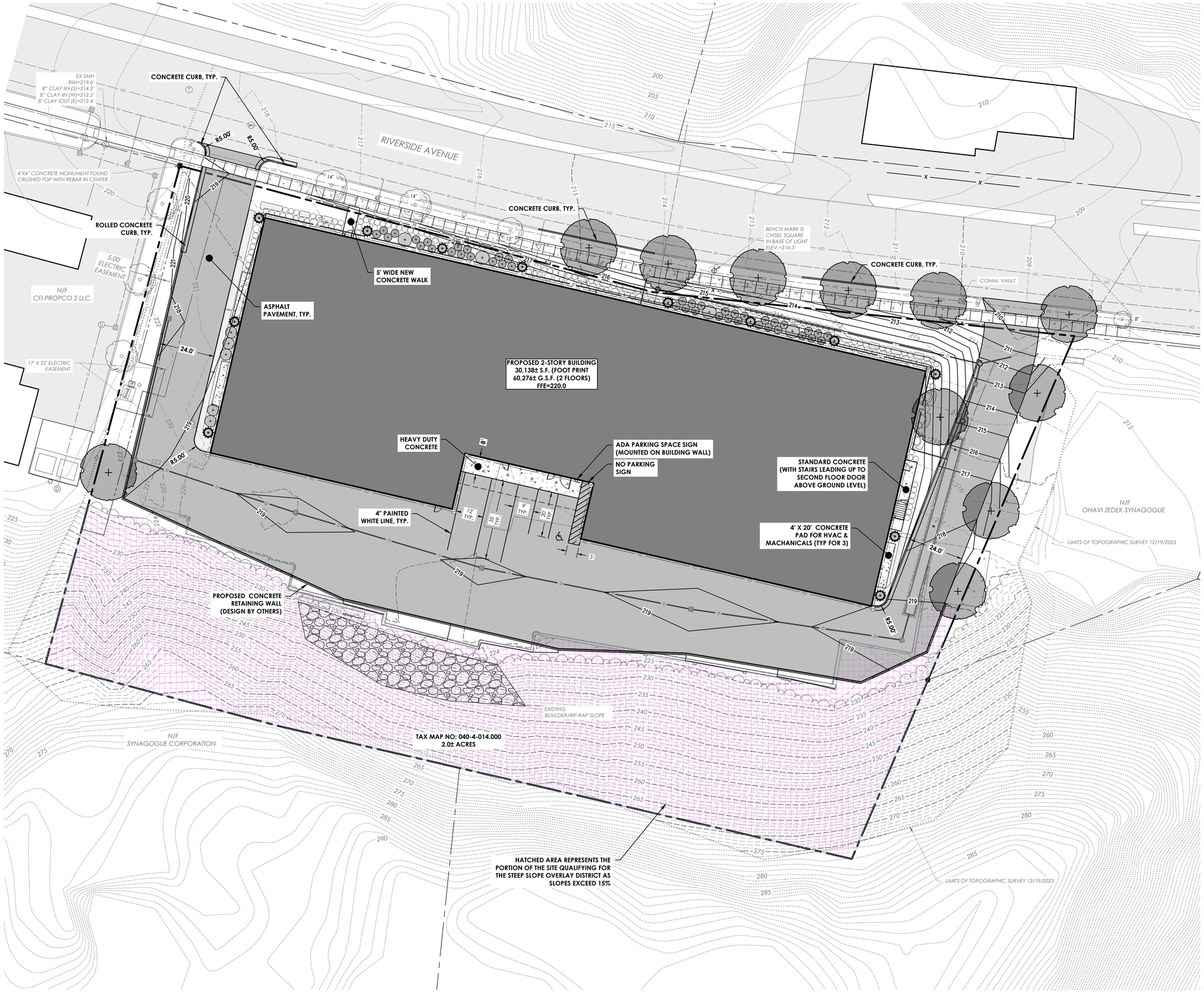
CML	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE 1" = 20'

DATE : 12/19/2025

C1-02

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C1-02 - Demolition & EPSC Plan.dwg 12/19/2025



Steep Slope Narrative:

The southerly (⅓ ±) portion of this site includes existing slopes of over 15%, thereby qualifying them for inclusion in the Steep Slope Overlay District. This area of the site is a wooded slope which extends from the back of the old Koffee Kup building walls (which are still in-place) to the southerly property line . The goal of this project is to not disturb this existing slope by constructing a new retaining wall that takes the place of the existing foundations/walls currently in place.

In some locations, the new retaining wall is in front (north) of the existing walls, and in other locations it is slightly behind (south) of the exiting walls. In either case, the top of the new retaining wall will be approximately at the same elevation of the existing walls and adjacent ground. The design intent is that there be minimal disturbance to the existing slope. The new retaining wall will have an overturning toe at the base of the wall on the north side, thereby limiting the excavation needed into the southerly slope needed to prepare for the new wall construction.

PROJECT INFORMATION:

1.	OWNER OF RECORD:	AMERCO REAL ESTATE COMPANY
2.	APPLICANT:	AMERCO REAL ESTATE COMPANY
3.	TAX PARCEL ID:	040-4-014-000
4.	SPAN:	114-035-14182
5.	PHYSICAL ADDRESS OF PROPERTY:	436 RIVERSIDE AVENUE BURLINGTON, VERMONT 05401
6.	PARCEL SIZE:	± 2.00 ACRES
7.	BASE ZONING DISTRICT:	NEIGHBORHOOD ACTIVITY CENTER RIVERSIDE (NAC - R)
8.	OVERLAY DISTRICT:	DESIGN REVIEW
9.	DIMENSION REQUIREMENTS	

	REQUIRED	PROPOSED
FRONT SETBACK:	0' AND 12' OFF CURB	6' AND 22' OFF OF CURB
SIDE REAR:	0'	35'
MAX. LOT COVERAGE:	80%	60%
MAX BUILDING HEIGHT:	35'	32' - 2'
MAX. FLOOR AREA RATIO:	2	0.7

N

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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SITE PLAN

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

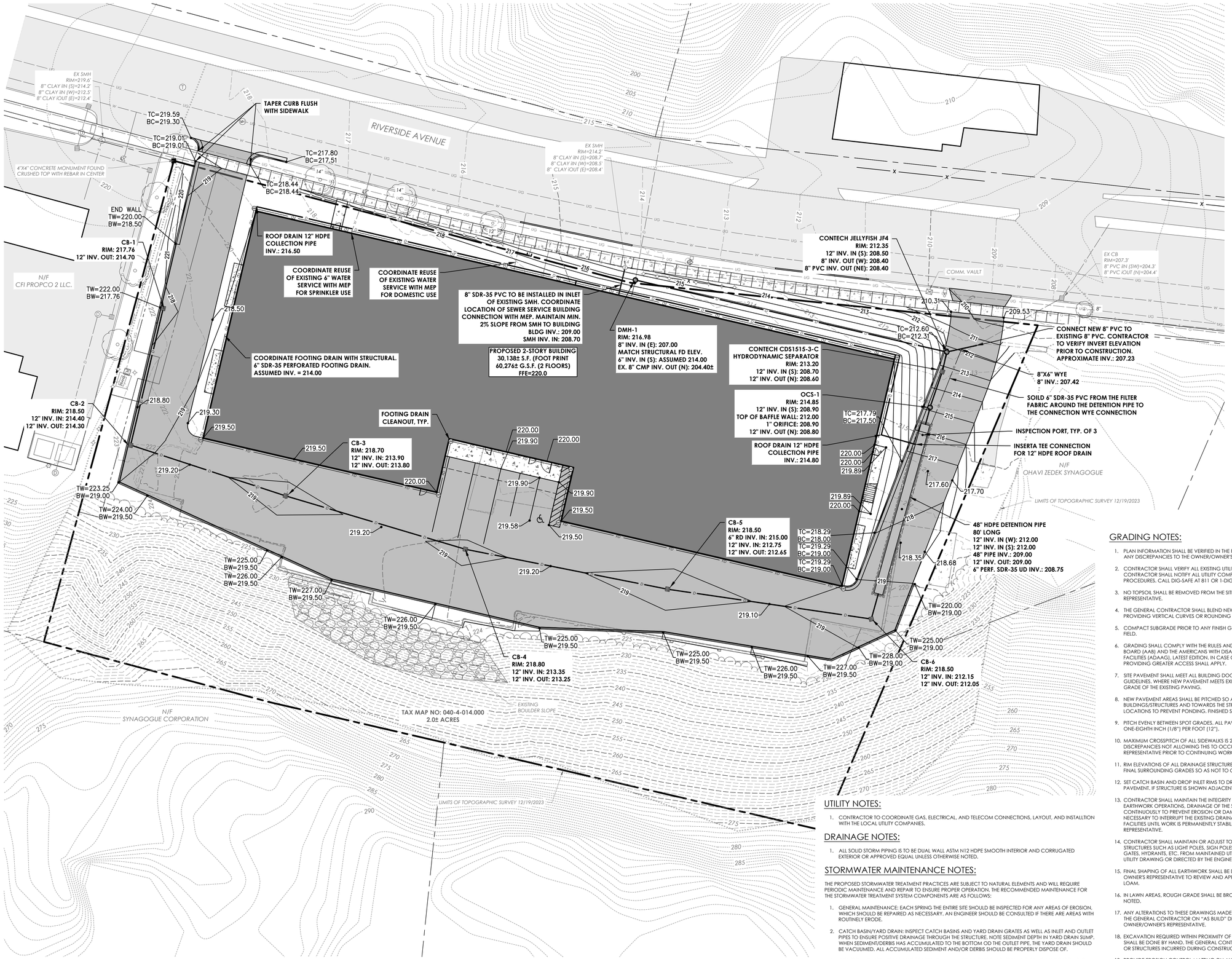
DJG	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE 1" = 20'

DATE : 12/19/2025

C2-01

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C2-01 - Site Plan.dwg 12/23/2025



GRADING NOTES:

1. PLAN INFORMATION SHALL BE VERIFIED IN THE FIELD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE OWNER/OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION. THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH "DIG-SAFE" NOTIFICATION PROCEDURES. CALL DIG-SAFE AT 811 OR 1-DIG-SAFE AT LEAST 48 HOURS IN ADVANCE OF SCHEDULED WORK.
3. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS APPROVED IN ADVANCE BY THE OWNER/OWNER'S REPRESENTATIVE.
4. THE GENERAL CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING EARTHWORK, PROVIDING VERTICAL CURVES OR ROUNDING AT ALL TOPS AND BOTTOMS OF SLOPES.
5. COMPACT SUBGRADE PRIOR TO ANY FINISH GRADING. REMOVE ALL SOFT SPOTS OBSERVED OR IDENTIFIED IN FIELD.
6. GRADING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE LOCAL ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), LATEST EDITION. IN CASE OF CONFLICT BETWEEN REGULATIONS, THE GUIDELINES PROVIDING GREATER ACCESS SHALL APPLY.
7. SITE PAVEMENT SHALL MEET ALL BUILDING DOOR THRESHOLDS FLUSH AND IN ACCORDANCE WITH ADA GUIDELINES. WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, NEW PAVING SHALL MEET THE LINE AND GRADE OF THE EXISTING PAVING.
8. NEW PAVEMENT AREAS SHALL BE PITCHED SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS/STRUCTURES AND TOWARDS THE STREET CURB AND/OR PROPOSED DRAINAGE STRUCTURES AT ALL LOCATIONS TO PREVENT PONDING. FINISHED SURFACES SHALL BE FREE FROM IRREGULAR SURFACE CHANGES.
9. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT (12").
10. MAXIMUM CROSSPITCH OF ALL SIDEWALKS IS 2%. RAMPS SHALL NOT EXCEED 1 IN 12 OR 30' IN LENGTH. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER/OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
11. RIM ELEVATIONS OF ALL DRAINAGE STRUCTURES AND OTHER UTILITY STRUCTURES SHALL BE SET FLUSH WITH FINAL SURROUNDING GRADES SO AS NOT TO CAUSE A TRIP EDGE.
12. SET CATCH BASIN AND DROP INLET RIMS TO DRAIN SURROUNDING AREAS AND AT SAME PITCH AS SLOPING PAVEMENT. IF STRUCTURE IS SHOWN ADJACENT TO CURB, SET GRATE TIGHT TO FACE OF CURB.
13. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING DRAINAGE SYSTEM AT ALL TIMES. DURING EARTHWORK OPERATIONS, DRAINAGE OF THE SITE AND ADJACENT AREAS SHALL BE MAINTAINED CONTINUOUSLY TO PREVENT EROSION OR DAMAGE RESULTING FROM CONCENTRATED RUN-OFF. WHEN IT IS NECESSARY TO INTERRUPT THE EXISTING DRAINAGE PATTERNS AND/OR UTILITIES, PROVIDE TEMPORARY FACILITIES UNTIL WORK IS PERMANENTLY STABILIZED AND APPROVED BY THE ENGINEER OR OWNER/OWNER'S REPRESENTATIVE.
14. CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC. FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED ON THE UTILITY DRAWING OR DIRECTED BY THE ENGINEER OR OWNER/OWNER'S REPRESENTATIVE.
15. FINAL SHAPING OF ALL EARTHWORK SHALL BE DIRECTED AND APPROVED IN THE FIELD BY THE ENGINEER OR OWNER'S REPRESENTATIVE TO REVIEW AND APPROVE SUBGRADE IN PLANT BEDS PRIOR TO PLACING ANY LOAM.
16. IN LAWN AREAS, ROUGH GRADE SHALL BE BROUGHT TO WITHIN 4" OF FINISHED GRADE UNLESS OTHERWISE NOTED.
17. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS BUILD" DRAWINGS AND BE PRE-APPROVED WITH THE ENGINEER OR OWNER/OWNER'S REPRESENTATIVE.
18. EXCAVATION REQUIRED WITHIN PROXIMITY OF TREES TO REMAIN OR WITHIN 3 FEET OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. THE GENERAL CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
19. PROVIDE EROSION CONTROL MATTING ON ALL DISTURBED SLOPES WITH A PITCH OF 3H:1V OR GREATER.

UTILITY NOTES:

1. CONTRACTOR TO COORDINATE GAS, ELECTRICAL, AND TELECOM CONNECTIONS, LAYOUT, AND INSTALLTION WITH THE LOCAL UTILITY COMPANIES.

DRAINAGE NOTES:

1. ALL SOLID STORM PIPING IS TO BE DUAL WALL ASTM N12 HDPE SMOOTH INTERIOR AND CORRUGATED EXTERIOR OR APPROVED EQUAL UNLESS OTHERWISE NOTED.

STORMWATER MAINTENANCE NOTES:

THE PROPOSED STORMWATER TREATMENT PRACTICES ARE SUBJECT TO NATURAL ELEMENTS AND WILL REQUIRE PERIODIC MAINTENANCE AND REPAIR TO ENSURE PROPER OPERATION. THE RECOMMENDED MAINTENANCE FOR THE STORMWATER TREATMENT SYSTEM COMPONENTS ARE AS FOLLOWS:

1. GENERAL MAINTENANCE: EACH SPRING THE ENTIRE SITE SHOULD BE INSPECTED FOR ANY AREAS OF EROSION, WHICH SHOULD BE REPAIRED AS NECESSARY. AN ENGINEER SHOULD BE CONSULTED IF THERE ARE AREAS WITH ROUTINELY ERODE.
2. CATCH BASIN/YARD DRAIN: INSPECT CATCH BASINS AND YARD DRAIN GRATES AS WELL AS INLET AND OUTLET PIPES TO ENSURE POSITIVE DRAINAGE THROUGH THE STRUCTURE. NOTE SEDIMENT DEPTH IN YARD DRAIN SUMP. WHEN SEDIMENT/DEBRIS HAS ACCUMULATED TO THE BOTTOM OD THE OUTLET PIPE, THE YARD DRAIN SHOULD BE VACUUMED. ALL ACCUMULATED SEDIMENT AND/OR DERBIS SHOULD BE PROPERLY DISPOSE OF.
3. CONTECH JELLYFISH TREATMENT PRACTICE: ANNUAL RINSING OF THE FILTERS AND REMOVAL OF SEDIMENT FROM THE SUMP. REFER TO MANUFACTURER MAINTENANCE SCHEDULE.

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GRADING, DRAINAGE, & UTILITY PLAN

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

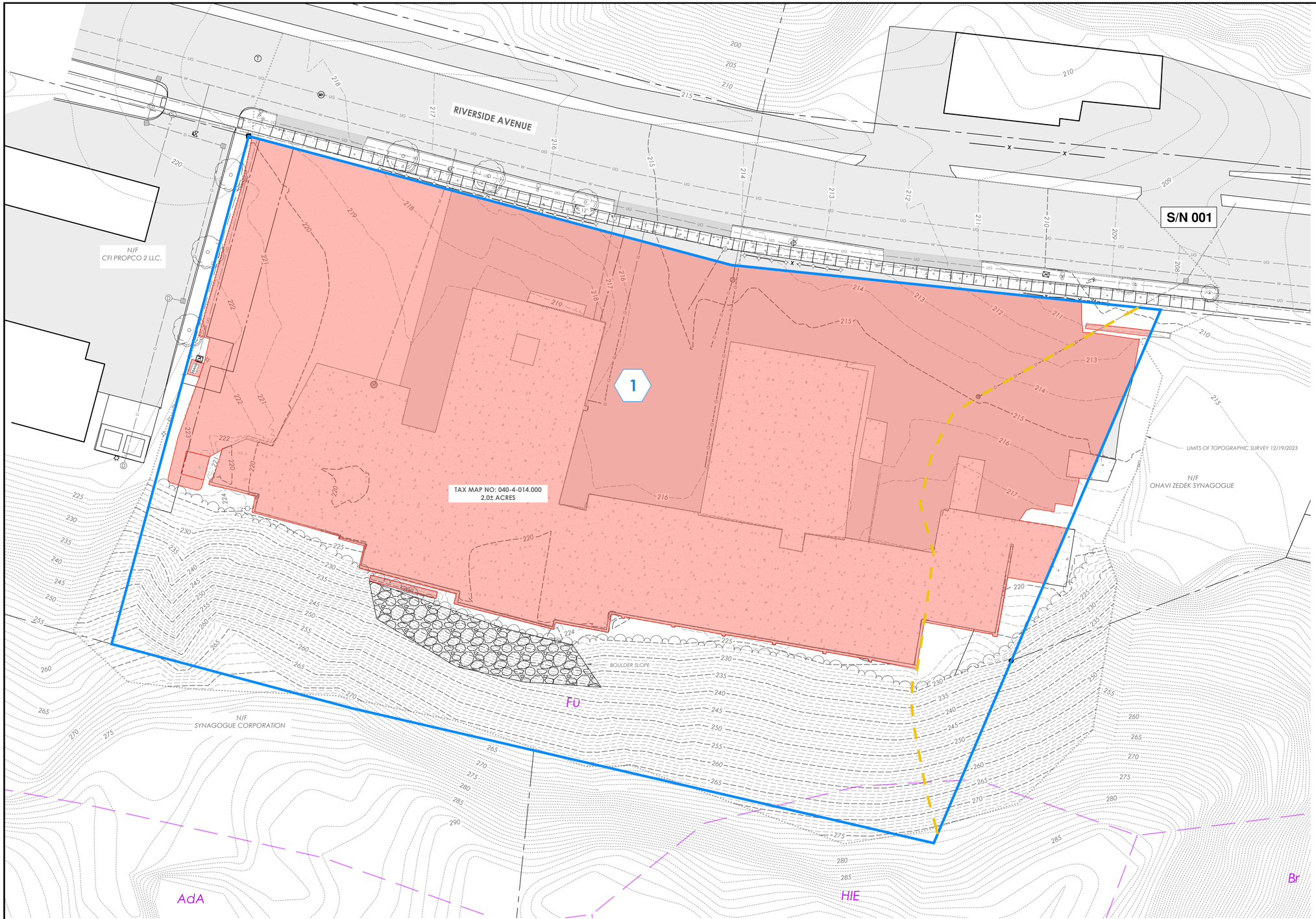
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DESIGN	DRAWN	CHKD

SCALE 1" = 20'

DATE : 12/19/2025

C2-02

CAD FILE: Q:\VT-WLL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C2-02 - Grading, Drainage, & Utility Plan.dwg 12/19/2025



SITE AREA SUMMARY

TOTAL AREA	2.01 AC
TOTAL IMP. AREA	1.40 AC

STORMWATER NOTES

1. REFER TO STORMWATER NARRATIVE WITH ATTACHED HYDROCAD MODELING OF SUBCATCHMENT AREA AND RUNNOFF RATE.
2. HYDROLOGIC SOIL GROUP A AND B ASSUMED BASED ON NRCS SOIL MAPPING. SEE GEOTECHNICAL REPORT BY TERRACON FOR MORE SOILS INFORMATION.

STORMWATER LEGEND

- SUBCATCHMENT BOUNDARY
- SUBCATCHMENT LABEL (1)
- NRCS HSG BOUNDARY
- TC PATH
- EXISTING IMPERVIOUS SURFACE (1.40 AC)

N

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

NRCS SOIL REPORT

SOIL KEY	SOIL DESCRIPTION	HYDROGROUP
Fu	Fill land	A
HIE	Hartland very fine sandy loam, 25 to 60 percent slopes	B

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EXISTING STORMWATER PLAN

UHAUL COMMERCIAL, BURLINGTON
436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

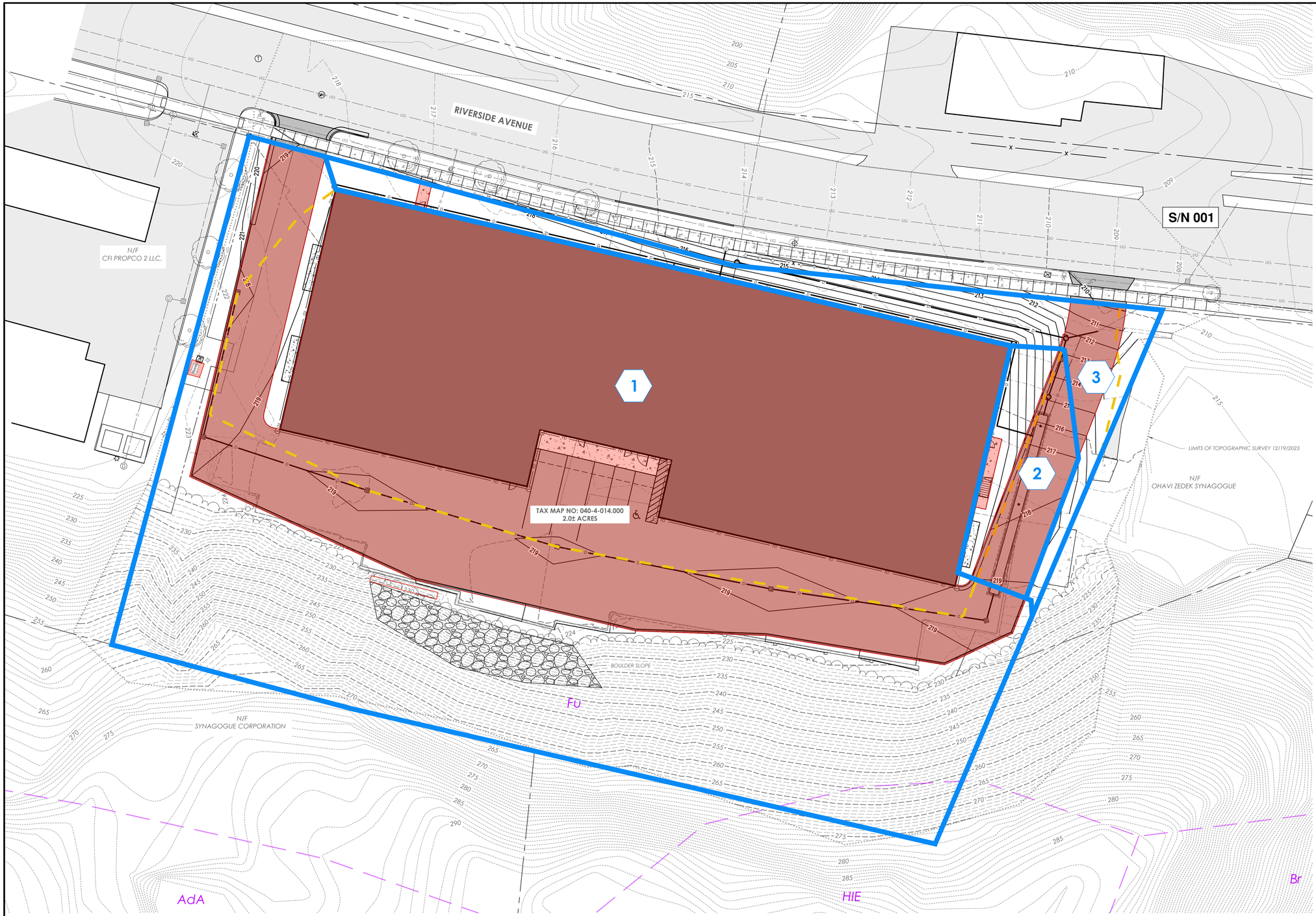
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DESIGN	DRAWN	CHKD

SCALE 1" = 20'
DATE : 12/19/2025

C4-01

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C4-01 - Existing Stormwater Plan.dwg 12/19/2025



SITE AREA SUMMARY

SUBCAT 1		
TOTAL AREA	1.78	AC
IMP. AREA	1.14	AC
SUBCAT 2		
TOTAL AREA	0.08	AC
IMP. AREA	0.05	AC
SUBCAT 3		
TOTAL AREA	0.14	AC
IMP. AREA	0.03	AC
TOTAL SITE		
TOTAL AREA	2.01	AC
IMP. AREA	1.20	AC

STORMWATER NOTES

1. REFER TO STORMWATER NARRATIVE WITH ATTACHED HYDROCAD MODELING OF SUBCATCHMENT AREA AND RUNNOFF RATE.
2. HYDROLOGIC SOIL GROUP A AND B ASSUMED BASED ON NRCS SOIL MAPPING. SEE GEOTECHNICAL REPORT BY TERRACON FOR MORE SOILS INFORMATION.

STORMWATER LEGEND

- SUBCATCHMENT BOUNDARY
- SUBCATCHMENT LABEL (1)
- NRCS HSG BOUNDARY
- TC PATH
- NEW IMPERVIOUS SURFACE (1.22 AC)

N

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

NRCS SOIL REPORT

SOIL KEY	SOIL DESCRIPTION	HYDROGROUP
Fu	Fill land	A
HIE	Hartland very fine sandy loam, 25 to 60 percent slopes	B

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PROPOSED STORMWATER PLAN

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS	
DATE	DESCRIPTION

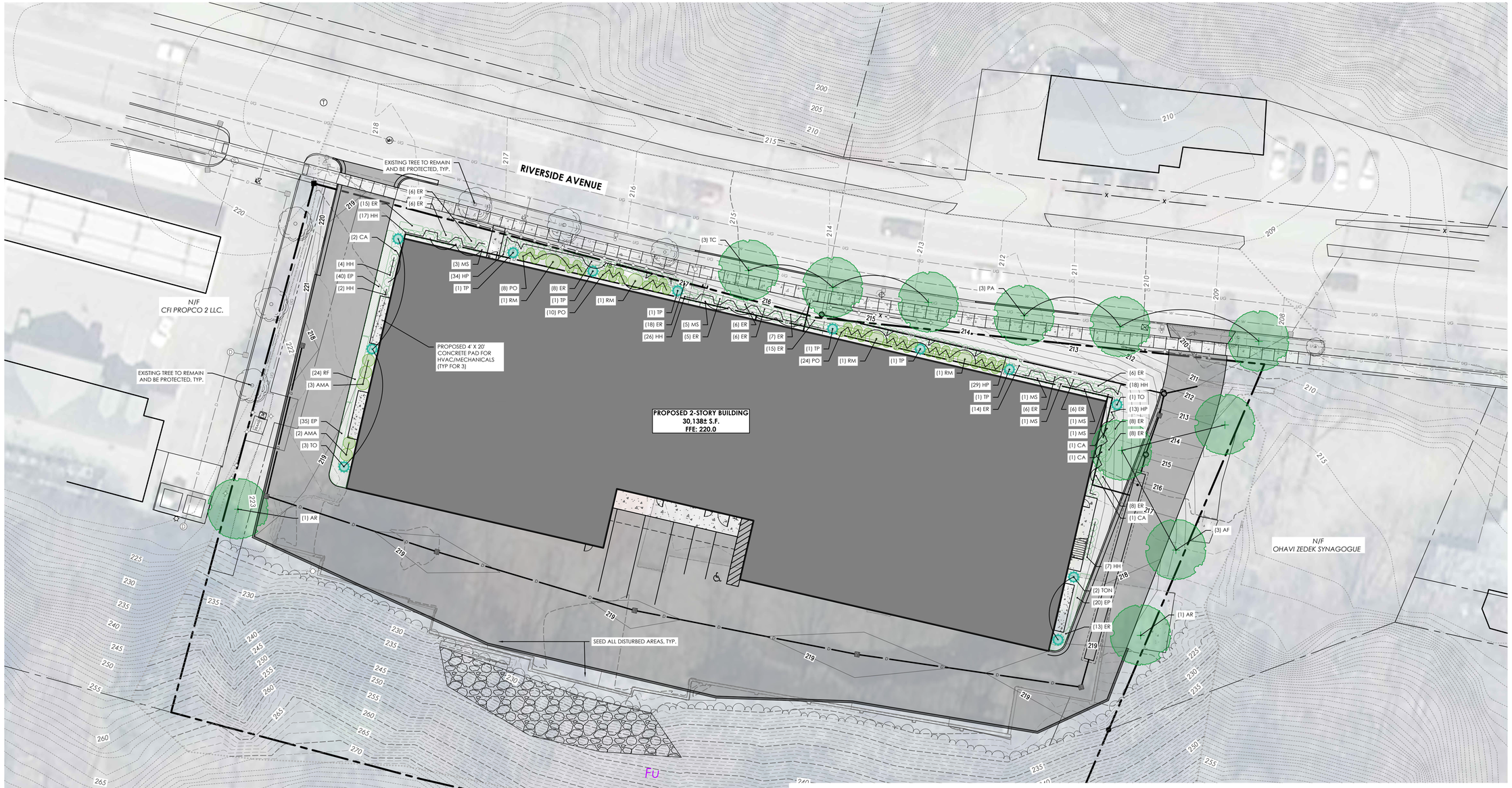
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DESIGN	DRAWN	CHKD

SCALE 1" = 20'

DATE : 12/19/2025

C4-02

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C4-02 - Proposed Stormwater Plan.dwg 12/19/2025



PLANTING NOTES

1. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
2. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL NEW PLANT MATERIALS AND SOIL VOLUMES SHALL BE IN ACCORDANCE WITH ANSI Z-60.1 OF THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
5. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
7. ALL NEW PLANTS MAY BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
8. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
9. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
11. ALL PLANT BEDS SHALL RECEIVE THREE INCHES (3") OF BARK MULCH.
12. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
13. PRUNE TREES IN ACCORDANCE WITH THE SPECIFICATIONS SO THAT DISTURBED AREAS ARE RETURNED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
14. CONTRACTOR SHALL PROVIDE FULL DEPTHS OF LOAM AS NOTED ON DETAILS AND AS SPECIFIED, FOR ALL PLANTING.
15. ALL LAWN AREAS DISTURBED BY CONSTRUCTION OPERATIONS INSIDE AND OUTSIDE THE LIMIT OF WORK SHALL BE LOAMED AND SEEDED AS SPECIFIED.
16. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED REGULARLY DURING THE ESTABLISHMENT PERIOD (3-6 MONTHS AFTER PLANTING) IF THERE IS INSUFFICIENT NATURAL RAINFALL TO PROVIDE ADEQUATE MOISTURE LEVELS FOR PLANTS.PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR MINIMUM AFTER INSTALLATION. ANY DEAD, DISEASED, AND/OR DYING PLANTS SHALL BE REPLACED IMMEDIATELY OR AT THE NEXT BEGINNING OF THE NEXT GROWINGS SEASON.

PLANT SCHEDULE:

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	CONDITION	COMMENTS / SPACING
DECIDOUS TREES						
AF	3	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2.5" Cal	B&B	Limb to 7' HT
AR	2	Acer rubrum	Red Maple	2.5" Cal	B&B	Limb to 7' HT
PA	3	Platanus x acerifolia 'Exclamation'	Exclamation Sycamore	2.5" Cal	B&B	Limb to 7' HT
TC	3	Tilia cordata 'Greenspire'	Greenspire Little Leaf Linden'	2.5" Cal	B&B	Limb to 7' HT
EVERGREEN TREES						
TO	6	Thuja occidentalis 'Smagrad'	Emerald Eastern Arborvitae	8-10' HT	B&B	As Shown
TP	6	Thuja plicata 'Northern Spire'	Northern Spire Western Arborvitae	8-10' HT	B&B	As Shown
SHRUBS						
AM	9	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	#3	Cont.	4' O.C.
PO	42	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	#3	Cont.	3.5' O.C.
RM	4	Rhododendron 'Maxecat'	Maxecat Rhododendron	#4	Cont.	As Shown
PERENNIALS, GRASSES, & FERNS						
CA	5	Calamagrostis acutiflora var. Brachytricha	Korean Feather Reed Grass	#2	Cont.	36" O.C.
EP	95	Echinacea purpurea mix	Purple Coneflower (mixed)	#1	Cont.	24" O.C.; Use equal mix: 'Pica Bella', 'Magnus', 'Mellow Yellow', 'Pallida', 'Sensation Pink', 'Soft Orange' in groups of 5 or more
ER	161	Epimedium x rubrum	Red Barrenwort	#1	Cont.	18" O.C.
HH	74	Hosta 'Halycone'	Halycone Hosta	#1	Cont.	30" O.C.
HP	76	Hosta 'Patriot'	Patriot Hosta	#1	Cont.	30" O.C.
MS	12	Matteuccia struthiopteris	Ostrich Fern	#2	Cont.	36" O.C.
RF	24	Rudbeckia fulgida	Black-eyed Susan	#1	Cont.	24" O.C.

N

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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LANDSCAPE PLAN

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

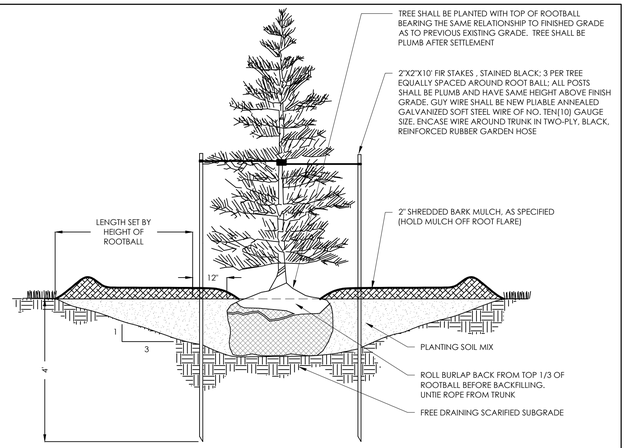
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DESIGN	DRAWN	CHKD

SCALE 1" = 20'

DATE : 12/19/2025

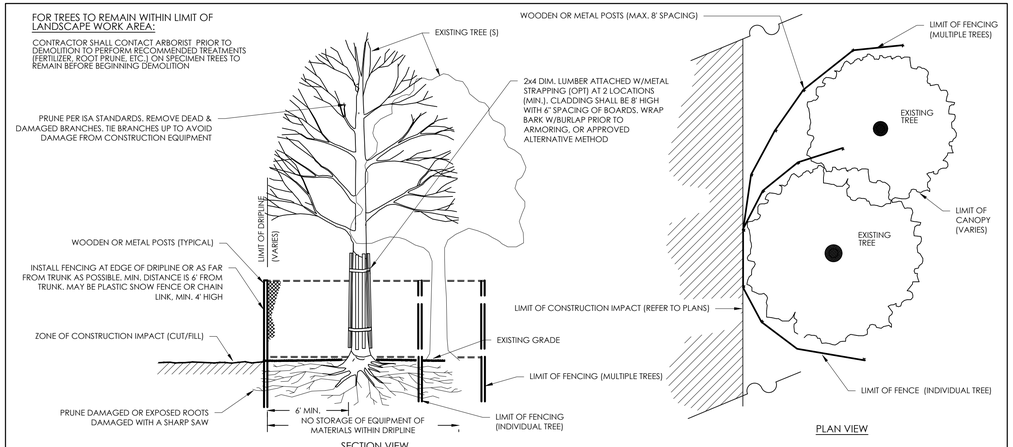
LA-01



EVERGREEN TREE PLANTING

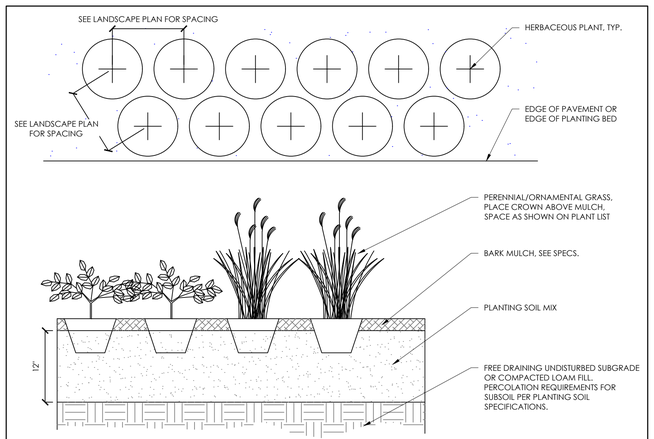
1/2" = 1'

LAST REVISED 12/29/2020 L-010.1.5



TREE PROTECTION

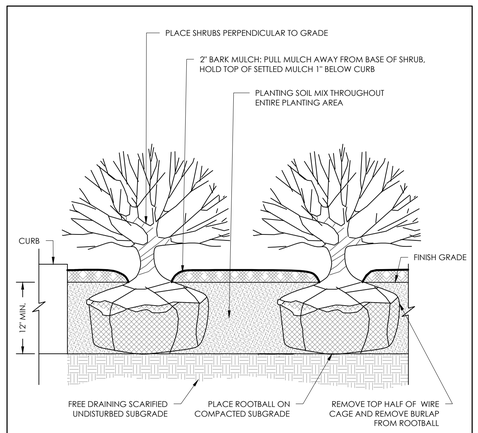
LAST REVISED 12/29/2020 L 050.1.3



PERENNIAL PLANTING

1" = 1'-0"

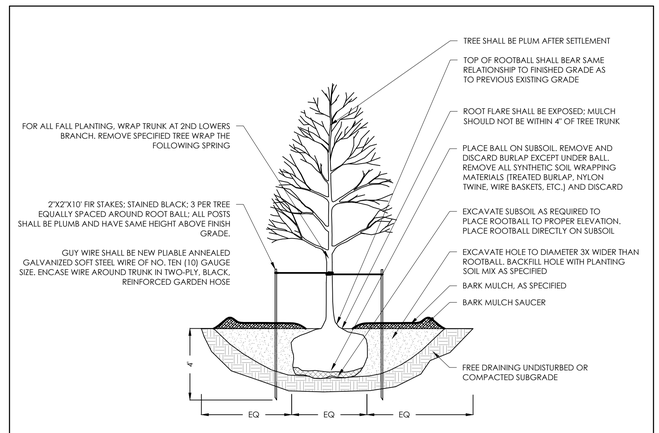
LAST REVISED 11/12/2021



SHRUB PLANTING

1" = 1'

LAST REVISED 11/02/2021 L-020.1.5



DECIDUOUS TREE PLANTING

1/4" = 1'

LAST REVISED 03/10/2022 L-010.1.7

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LANDSCAPE DETAILS

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

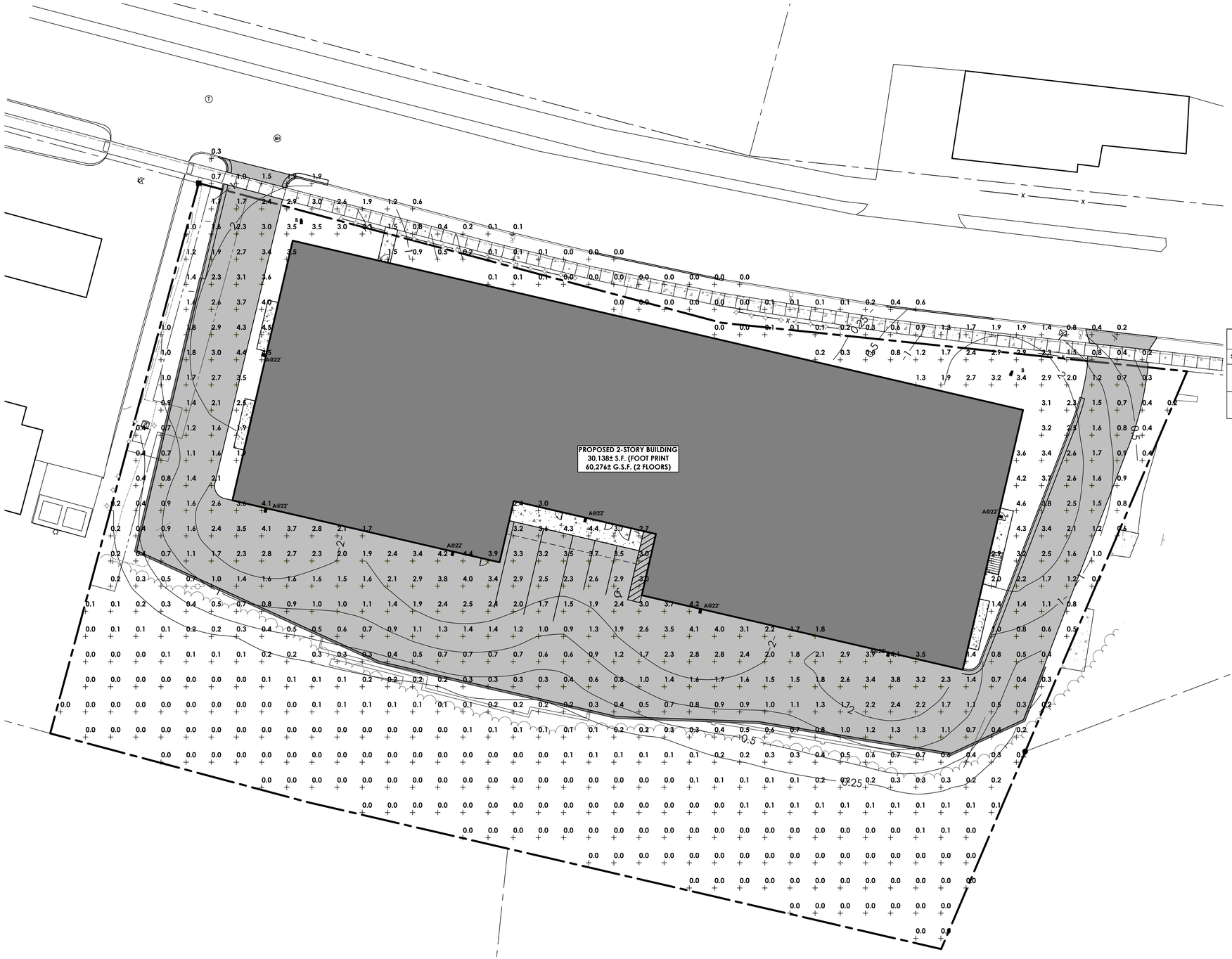
DJG	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE N.T.S.

DATE : 12/19/2025

LA-02

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LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	MNFCTR	CATALOG NUMBER	DESCRIPTION	HEIGHT
	A	7	PQL	STL3P-80-5000K-B-MP-HC-P	PQL STEALTH AREA LIGHT - TYPE III LED 80W - WALL-MOUNTED	22'
	B	2	PQL	STL3P-100-5000K-B-MP-HC-P	PQL STEALTH AREA LIGHT - TYPE III LED 100W - POLE-MOUNTED	25'

NOTES:

1. AREA LIGHT AND BUILDING LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES. BUILDING-MOUNTED FIXTURES ARE SHOWN FOR PERMITTING PURPOSES ONLY.
2. DISCREPANCIES BETWEEN THIS SHEET AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
3. QUANTITIES AND CATALOG NUMBER SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.

LEGEND

- 0.25 FOOTCANDLES (fc)
- 0.5 FOOTCANDLES (fc)
- 1.0 FOOTCANDLES (fc)
- 2.0 FOOTCANDLES (fc)
- 5.0 FOOTCANDLES (fc)

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LIGHTING PLAN

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

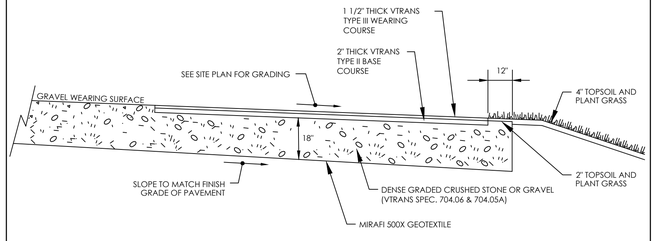
DJG	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE 1" = 20'

DATE : 12/19/2025

LI-01

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\LI-01 - Lighting Plan.dwg 12/19/2025

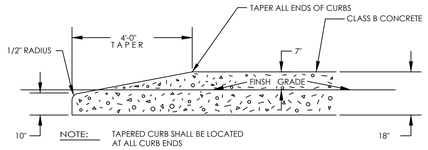


NOTES:

1. IN ALL AREAS WHERE UNSTABLE/UNSUITABLE SUBGRADE SOILS ARE PRESENT, THE SUBGRADE SHALL BE OVER-EXCAVATED TO REMOVE THE UNSUITABLE MATERIAL AND BACKFILLED WITH SAND BORROW OR SELECT NATIVE MATERIAL.
2. SUBGRADE SOIL AND NEW SUBBASE GRAVEL SHALL BE ADEQUATELY COMPACTED IN LIFTS TO NOT LESS THAN 95% OF THE OPTIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D698).
3. THE SUBGRADE SHALL BE SLOPED TO DAYLIGHT THE SUBBASE MATERIAL WHEREVER POSSIBLE.

TYPICAL DRIVE & PARKING AREA CROSS SECTION

LAST REVISED 03/02/2023

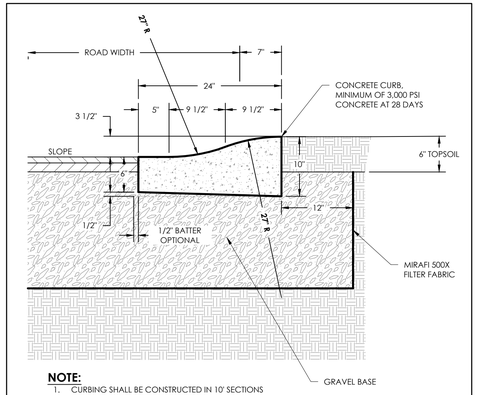


NOTE: TAPERED CURB SHALL BE LOCATED AT ALL CURB ENDS

TYPICAL TAPERED CURB DETAIL

NTS

LAST REVISED 03/16/2023

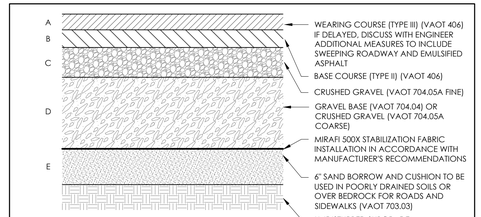


NOTE:

1. CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8" JOINT BETWEEN SECTIONS.
2. CURBING EXPANSION JOINTS SHALL BE INSTALLED EVERY 20' (1/2" SPONGE RUBBER OR CORK)

ROLLED CURB DETAIL

1" = 1'



SECTION

	THICKNESS (INCHES)				
	ROADS		PARKING LOTS		PRIVATE
	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	DRIVEWAYS
A	1-1/2	2	1	1 1/2	2
B	2-1/2	3	2	2 1/2	N/A
C	6	6	6	6	4
D	12	18	12	18	12
E	6	6	6	6	6

NOTES:

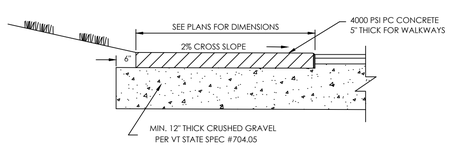
1. SUBBASE, SAND CUSHION AND SUBGRADE SHOULD BE CONSTRUCTED AND COMPACTED TO THE DIMENSIONS SHOWN IN ACCORDANCE WITH VERMONT AGENCY OF TRANSPORTATION SPECIFICATIONS, STANDARD A-76, WHERE MORE STRINGENT LOCAL ORDINANCES HAVE BEEN ADOPTED RELATIVE TO ROAD DIMENSIONS AND CONSTRUCTION, THEY SHOULD GOVERN.
2. COMPACT ALL SUBBASE MATERIALS TO 95% MAXIMUM DENSITY (STANDARD PROCTOR).
3. IF GROUNDWATER OR SOFT SPOTS ARE ENCOUNTERED CONTACT THE ENGINEER TO DISCUSS ADDED MEASURES SUCH AS UNDERDRAIN OR MORE SUBBASE MATERIALS. SLOPE SUBBASE TO UNDERDRAIN LOW POINTS.

TYPICAL BITUMINOUS PAVEMENT

1" = 1'

LAST REVISED 03/04/2021 SD 010.3.1

FROST PROTECTION NOTE:
WHERE THE SIDEWALK IS LOCATED AT BUILDING ENTRANCES, SEE BUILDING PLANS FOR FROST PROTECTION MEASURES



NOTES:

1. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS, AIR ENTRAINED WITH AN ADMIXTURE PRODUCING AN AIR CONTENT OF BETWEEN 5% AND 7% BY VOLUME.
2. AFTER THE INITIAL CURING PERIOD IS OVER (APPROXIMATELY 28 DAYS), ALL EXPOSED SURFACES SHALL RECEIVE TWO COATS OF ANTI-SPALLING COMPOUND.
3. SEE ARCHITECTUAL PLANS AND DETAILS AT BUILDING ENTRANCE LOCATIONS FOR ADDITIONAL FOUNDATION AND SUPPORT DETAILS FOR FROST PROTECTION.

CONCRETE SIDEWALK DETAIL

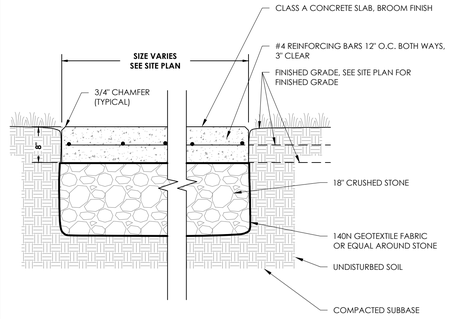
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SANDY SOIL SEED MIX		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
35	70	NAVIGATOR II CREEPING RED FESCUE
30	60	FIESTA 4 PERENNIAL RYE GRASS
20	40	TALL FESCUE
10	20	ANNUAL RYEGRASS
5	10	WHITE CLOVER
200	200 # LIVE SEED PER ACRE	

SANDY SOIL MIX BY L.D. OLIVER SEED COMPANY

SANDY SOIL SEED MIX

LAST REVISED 03/02/2023



NOTE:
CONTRACTOR TO COORDINATE KNOCKOUT LOCATIONS IN CONCRETE FOR CONDUITS IF APPLICABLE.

REINFORCED CONCRETE PAD

1"=1'

LAST REVISED 03/10/2021

1. **CONTRACT DOCUMENTS:** THESE PLANS WERE PREPARED BY BOWMAN AND ARE INTENDED TO BE USED IN CONJUNCTION WITH THE STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, #C-700 PREPARED BY THE ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE (EJCDC), LATEST EDITION. COPIES ARE AVAILABLE AT WWW.NSPE.ORG/EJCDC
2. **UNDERGROUND IMPROVEMENTS:** THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHOWN ARE ASSUMED BASED ON RESEARCH, UTILITY PLANS PROVIDED BY OTHERS, AND/OR SURFACE EVIDENCE AVAILABLE AND WERE OBTAINED IN A MANNER CONSISTENT WITH THE ORDINARY STANDARD OF PROFESSIONAL CARE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE DESIGN ENGINEER.
3. **DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS:** IF CONTRACTOR BELIEVES THAT ANY SUBSURFACE OR PHYSICAL CONDITION AT OR CONTIGUOUS TO THE SITE THAT IS UNCOVERED OR REVEALED EITHER: (1) IS OF SUCH A NATURE AS TO ESTABLISH THAT ANY "TECHNICAL DATA" ON WHICH CONTRACTOR RELIED IS MATERIALLY INACCURATE; OR (2) IS OF SUCH A NATURE AS TO REQUIRE A CHANGE IN THE PLANS/ CONTRACT DOCUMENTS; OR (3) DIFFERS MATERIALLY FROM THAT SHOWN OR INDICATED IN THE PLANS/CONTRACT DOCUMENTS; OR (4) IS OF AN UNUSUAL NATURE, AND DIFFERS MATERIALLY FROM CONDITIONS ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE PLANS/CONTRACT DOCUMENTS; THEN CONTRACTOR SHALL, PROMPTLY AFTER BECOMING AWARE THEREOF AND BEFORE FURTHER DISTURBING THE SUBSURFACE OR PHYSICAL CONDITIONS OR PERFORMING ANY WORK IN CONNECTION THEREWITH (EXCEPT IN AN EMERGENCY), NOTIFY OWNER AND ENGINEER ABOUT SUCH CONDITION. CONTRACTOR SHALL NOT FURTHER DISTURB SUCH CONDITION OR PERFORM ANY WORK IN CONNECTION THEREWITH (EXCEPT AS AFORESAID) UNTIL RECEIPT OF WRITTEN ORDER TO DO SO.
4. **UTILITIES:** PRIVATE AND PUBLIC UTILITIES SUCH AS ELECTRIC, TELEPHONE, GAS, CABLE, FIBER OPTIC ETC. ARE THE RESPONSIBILITY OF THE RESPECTIVE UTILITY COMPANY. ANY INFORMATION SHOWN BY BOWMAN SHOULD BE CONSIDERED PRELIMINARY (USUALLY TO ASSIST WITH PERMITTING). FINAL DESIGN, CONSTRUCTION AND MAINTENANCE ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANIES. COMPLIANCE WITH EASEMENTS AND REGULATIONS (STATE AND LOCAL) ARE THE RESPONSIBILITY OF RESPECTIVE UTILITY COMPANY.
5. **DIGSAFE:** IN ACCORDANCE WITH VERMONT STATE LAW (VSA TITLE 30 CHAPTER 86 AND PSB RULE 3,800) THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT DIGSAFE SYSTEMS, INC. "DIGSAFE" AT 1-888-344-7233 AT LEAST 48 HOURS , EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, BUT NOT MORE THAN 30 DAYS BEFORE COMMENCING EXCAVATION ACTIVITIES, EXCEPT IN AN EMERGENCY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRE-MARKING THE SITE AND MAINTAINING DESIGNATED MARKINGS. FOR MORE INFORMATION ON DIGSAFE REQUIREMENTS SEE WWW.DIGSAFE.COM.
6. **JOBSITE SAFETY:** NEITHER THE PROFESSIONAL ACTIVITIES OF BOWMAN, NOR THE PRESENCE OF BOWMAN OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION SITE, SHALL RELIVE THE GENERAL CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOWMAN AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, AND WARRANTS THAT THIS INTENT SHALL BE MADE EVIDENT IN THE CLIENT'S AGREEMENT WITH THE GENERAL CONTRACTOR. THE CLIENT ALSO AGREES THAT THE CLIENT, BOWMAN AND BOWMAN'S CONSULTANTS SHALL BE INDEMNIFIED AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S GENERAL LIABILITY INSURANCE POLICY.
7. **CODES AND STANDARDS COMPLIANCE:** BOWMAN SHALL EXERCISE USUAL AND CUSTOMARY PROFESSIONAL CARE IN ITS EFFORTS TO COMPLY WITH CODES, STANDARDS, REGULATIONS, AND ORDINANCES IN EFFECT. THE OWNER ACKNOWLEDGES THAT SUCH REQUIREMENTS MAY BE SUBJECT TO VARIOUS AND CONTRADICTORY INTERPRETATIONS. BOWMAN, THEREFORE, WILL MAKE REASONABLE PROFESSIONAL EFFORTS AND JUDGMENT TO INTERPRET APPLICABLE REQUIREMENTS AS THEY APPLY TO THE PROJECT. BOWMAN, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF SUCH REQUIREMENTS.
8. **CONSTRUCTION OBSERVATION:** BOWMAN MAY VISIT THE PROJECT AT APPROPRIATE INTERVALS DURING CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE OWNER HAS NOT RETAINED BOWMAN TO MAKE DETAILED INSPECTIONS OR TO PROVIDE EXHAUSTIVE OR CONTINUOUS PROJECT REVIEW AND OBSERVATION SERVICES. BOWMAN DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL NOT HAVE RESPONSIBILITY FOR, THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUB-CONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT. BOWMAN SHALL NOT SUPERVISE, DIRECT OR HAVE CONTROL OVER THE CONTRACTOR'S WORK NOR HAVE ANY RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR. IF THE OWNER DESIRES MORE EXTENSIVE PROJECT OBSERVATION OR FULL-TIME PROJECT REPRESENTATION, THE OWNER SHALL REQUEST SUCH SERVICES BE PROVIDED BY BOWMAN AS ADDITIONAL SERVICES.

CONSTRUCTION NOTES FOR CONTRACTOR & CLIENT/OWNER

LAST REVISED 02/17/2021 SD 000.1.2

CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO:

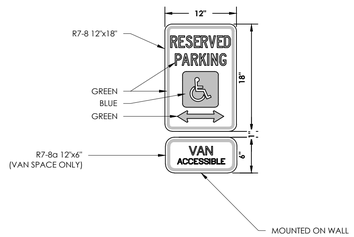
1. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY,
2. ALL THE WORK AND ALL MATERIALS OR EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, AND
3. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STANDARDS (SPECIFICALLY INCLUDING OSHA, VOSHA AND ANY OTHER STATE ADOPTED OSHA PROGRAM), LAWS ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS, AND SHALL ERECT AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. CONTRACTOR SHALL NOTIFY OWNERS OF ADJACENT PROPERTY AND UTILITIES WHEN EXECUTION OF THE WORK MAY AFFECT THEM.

CONTRACTOR'S RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL THE WORK IS COMPLETED.

SAFETY AND PROTECTION

LAST REVISED 02/17/2021 SD 000.1.1



"RESERVED PARKING" SIGN

1" = 1'

LAST REVISED 02/10/2021 MS-010.1.4

Bowman

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478 Blair Park Rd.
Williston, Vermont 05495

Phone: (802) 879-6331

www.bowman.com
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SITE DETAILS

UHAUL COMMERCIAL, BURLINGTON
436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

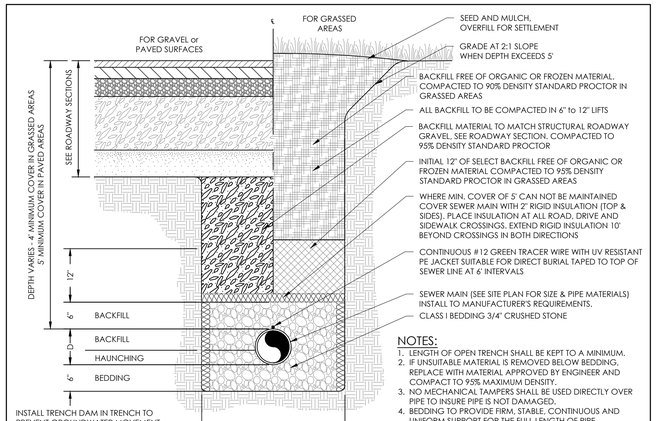
DJG	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE N.T.S

DATE : 12/19/2025

C8-01

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C8-01 - Site Details.dwg 12/19/2025



TYPICAL SEWER TRENCH

3/4" = 1'-0"

NOTES:

1. LENGTH OF OPEN TRENCH SHALL BE KEPT TO A MINIMUM.
2. IF UNSUITABLE MATERIAL IS REMOVED BELOW BEDDING, REPLACE WITH MATERIAL APPROVED BY ENGINEER AND COMPACT TO 95% MAXIMUM DENSITY.
3. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
4. BEDDING TO PROVIDE FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
5. INSTALL TO STRICTEST INTERPRETATION OF REQUIREMENTS (PLANS, SPECS & MANUFACTURER)

LAST REVISED 09/28/2023 S-010.1.1

AIR TESTING SEWERS

ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE TOWN ENGINEER OR PUBLIC WORKS DEPARTMENT AND TRUDELL CONSULTING ENGINEERS (TCE). CONTRACTOR SHALL PRE-TEST SUCCESSFULLY PRIOR TO CONTACTING ENGINEER. THE PRE-TEST IS TO ENSURE PASSING RESULTS PRIOR TO OFFICIAL TESTING OBSERVATION.

TESTING SHALL BE DONE IN ACCORDANCE WITH EPR CH. 1 1-1003(o)(2) PAGE 156.

A. TEST THE GRAVITY SEWER BY A PRESSURIZED AIR TEST BETWEEN CONSECUTIVE MANHOLES. PLUG ALL OPENINGS OF THE TEST SECTION AND CONNECT THE AIR CONTROL EQUIPMENT TO THE TAPPED END.

B. SUPPLY AIR SLOWLY TO THE PIPE UNTIL REACHING A CONSTANT PRESSURE OF 4.0 PSI GREATER THAN THE AVERAGE PRESSURE OF ANY SURROUNDING GROUNDWATER. PRESSURE WILL NORMALLY DROP AS TEMPERATURE STABILIZES. SUPPLY THE AIR SO THAT THE PRESSURE REMAINS ABOVE 3.0 PSI FOR AT LEAST 5 MINUTES DURING TEMPERATURE STABILIZATION. USE A PRESSURE GAUGE HAVING A RANGE FROM 0 TO 5 PSI. THE GAUGE SHOULD HAVE MINIMUM DIVISIONS OF 0.1 PSI AND AN ACCURACY OF +- 0.04 PSI. REGULATE THE AIR PRESSURE TO PREVENT IT FROM EXCEEDING 5.0 PSI.

C. AFTER STABILIZATION, ADJUST PRESSURE TO 3.5 PSI OR ABOVE AND SHUT OFF AIR SUPPLY. START THE STOP WATCH. THE TIME REQUIRED FOR THE TEST IS DEPENDENT ON PIPE DIAMETER PER TOTAL LENGTH OF PIPE BEING TESTED AND MUST BE AT LEAST:

NOMINAL PIPE DIA. IN INCHES	T (TIME) MIN/100 FT.	NOMINAL PIPE DIA. IN INCHES	T (TIME) MIN/100 FT.
3	0.2	21	3.0
4	0.3	24	3.6
6	0.7	27	4.2
8	1.2	30	4.8
10	1.5	33	5.4
12	1.8	36	6.0
15	2.1	39	6.6
18	2.4	42	7.3

D. IF THE SECTION OF LINE TO BE TESTED INCLUDES MORE THAN ONE PIPE SIZE, CALCULATE THE TEST TIME FOR EACH SIZE AND ADD THE TEST TIMES TO EQUAL THE TOTAL SECTION TEST TIME.

E. IF THERE IS GROUND WATER ABOVE THE SEWER LINE THE AIR TEST PRESSURE WILL BE INCREASED BY 0.5 PSI FOR EACH FOOT OF WATER ABOVE THE INVERT OF THE PIPE. DIFFERENCES DUE TO AIR TEMPERATURE AND BAROMETRIC PRESSURE WILL BE CONSIDERED NEGLIGIBLE.

F. IF THE PRESSURE DROPS MORE THAN 1 PSI DURING THE TEST TIME, THE PIPE WILL HAVE FAILED AND ADEQUATE REPAIRS AND RETESTING WILL BE REQUIRED AT NO EXPENSE TO OWNER.

G. IT IS NOT NECESSARY TO HOLD THE TEST FOR THE WHOLE PERIOD WHEN IT IS CLEARLY EVIDENT THAT THE RATE OF AIR LOSS IS LESS THAN THE ALLOWABLE.

DEFLECTION TESTING SEWERS

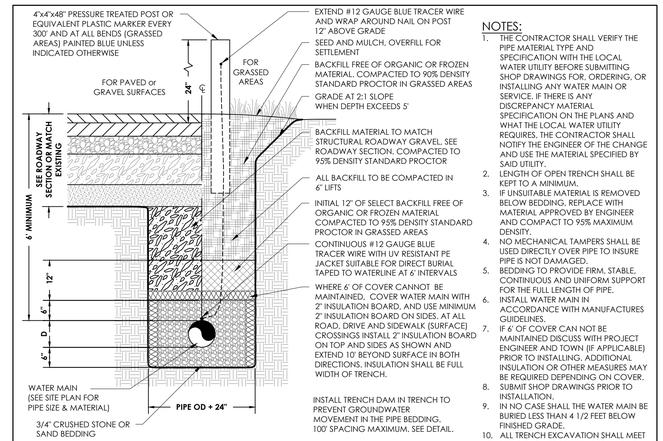
A. AFTER A FLEXIBLE PIPE SEWER, SUCH AS PVC, HAS BEEN BACKFILLED FOR 30 DAYS, A PIPE DEFLECTION TEST SHALL BE PERFORMED.

B. THE TEST SHALL BE CONDUCTED USING A RIGID BALL OR MANDREL HAVING A DIAMETER EQUAL TO 92.5% OF THE PIPE DIAMETER. THIS DEVICE WILL BE PULLED THROUGH THE SEWER BY A ROPE WITHOUT THE MEANS OF MECHANICAL EQUIPMENT. THE MAXIMUM ALLOWABLE VERTICAL DEFLECTION SHALL BE 7.5%.

C. IF THE BALL OR MANDREL CANNOT BE SUCCESSFULLY PULLED THROUGH THE SEWER PIPE, THOSE SECTIONS OF PIPE NOT MEETING THE DEFLECTION REQUIREMENTS SHALL BE EXCAVATED AND THE EMBEDMENT AND BACKFILL REPLACED. IF, IN THE OPINION OF THE ENGINEER, THE PIPE HAS BEEN DAMAGED, IT SHALL BE REMOVED AND REPLACED.

TESTING GRAVITY SEWERS

LAST REVISED 12/28/2020 S 000.1.1



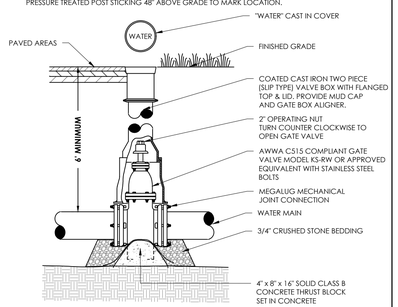
TYPICAL WATER MAIN TRENCH

NOTES:

1. THE CONTRACTOR SHALL VERIFY THE PIPE MATERIAL TYPE AND SPECIFICATION WITH THE LOCAL WATER UTILITY BEFORE SUBMITTING SHOP DRAWINGS FOR, ORDERING, OR INSTALLING ANY WATER MAIN OR SERVICE. IF THERE IS ANY DISCREPANCY MATERIAL SPECIFICATION ON THE PLANS AND WHAT THE LOCAL WATER UTILITY REQUIRES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE CHANGE AND USE THE MATERIAL SPECIFIED BY SAID UTILITY.
2. LENGTH OF OPEN TRENCH SHALL BE KEPT TO A MINIMUM.
3. IF UNSUITABLE MATERIAL IS REMOVED BELOW BEDDING, REPLACE WITH MATERIAL APPROVED BY ENGINEER AND COMPACT TO 95% MAXIMUM DENSITY.
4. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
5. BEDDING TO PROVIDE FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
6. INSTALL WATER MAIN IN ACCORDANCE WITH MANUFACTURES GUIDELINES.
7. IF 6' OF COVER CAN NOT BE MAINTAINED DISCUSS WITH PROJECT ENGINEER AND TOWN (IF APPLICABLE) PRIOR TO INSTALLING. ADDITIONAL INSULATION OR OTHER MEASURES MAY BE REQUIRED DEPENDING ON COVER.
8. SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
9. IN NO CASE SHALL THE WATER MAIN BE BURIED LESS THAN 4 1/2 FEET BELOW FINISHED GRADE.
10. ALL TRENCH EXCAVATION SHALL MEET OSHA, STATE, & LOCAL REQUIREMENTS & SAFETY REGULATIONS.

LAST REVISED 09/28/2023 W 010.1.1

NOTE:
IN REMOTE AREAS SUCH AS CROSS COUNTRY WATER LINE ROUTES, PROVIDE A CONCRETE PAD 24"x24"x8" THICK BEDDED ON 12" OF GRAVEL AND FLUSH WITH GRADE. ALSO PROVIDE 4"x4" PRESSURE TREATED POST STICKING 48" ABOVE GRADE TO MARK LOCATION.

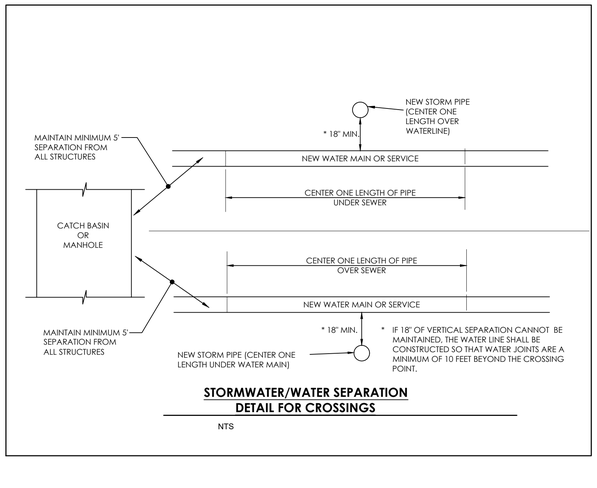


NOTES:

1. INSTALL IN ACCORDANCE WITH MANUFACTURES INSTALLATION GUIDELINES.
2. SUBMIT SHOP DRAWING TO PROJECT ENGINEER PRIOR TO INSTALLATION.
3. COORDINATE WITH TOWN PUBLIC WORK DEPARTMENT AND STANDARDS WHEN APPLICABLE.
4. PROVIDE ONE VALVE KEY TO OWNER.

TYPICAL GATE VALVE (4" TO 12")

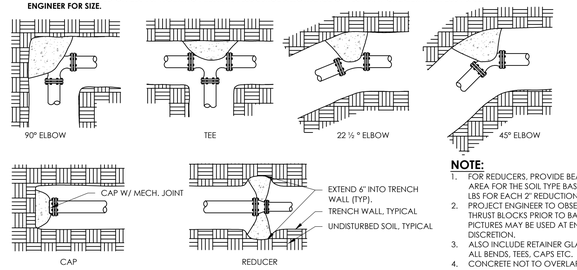
LAST REVISED 02/09/2021 W 020.1.1



STORMWATER/WATER SEPARATION DETAIL FOR CROSSINGS

NTS

USE CLASS D (2500 PSI) CONCRETE FOR THRUST BLOCKS. PLACE 4 MIL. POLYETHYLENE BETWEEN FITTING AND THRUST BLOCK. PLACE THRUST BLOCK AGAINST UNDISTURBED TRENCH WALL - CONCRETE BEARING AREA ON FITTING TO BE A MINIMUM OF 1/2 SQUARE FOOT. THRUST BLOCKS BASED ON 200 PSI WORKING PRESSURE PLUS SURGE ALLOWANCE OF 100 PSI. IF GREATER THAN 200 PSI SEE PROJECT ENGINEER FOR SIZE.



NOTE:

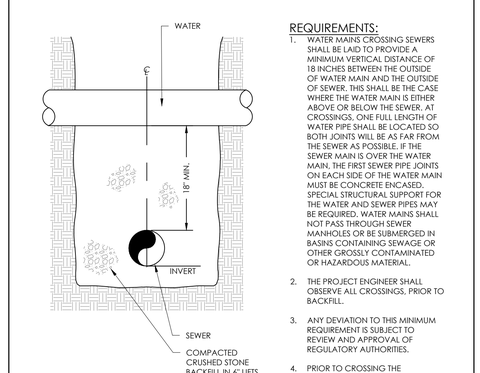
1. FOR REDUCERS, PROVIDE BEARING AREA FOR THE SOIL TYPE BASED ON 4000 LBS FOR EACH 2" REDUCTION IN SIZE.
2. PROJECT ENGINEER TO OBSERVE ALL THRUST BLOCKS PRIOR TO BACKFILL. PICTURES MAY BE USED AT ENGINEERS DISCRETION.
3. ALSO INCLUDE RETAINER GLANDS ON ALL BENDS, TEES, CAPS ETC.
4. CONCRETE NOT TO OVERLAP ANY JOINT.

THRUST BLOCK TABLE — MINIMUM BEARING AREA IN SQUARE FEET ON UNDISTURBED TRENCH WALL

SOIL TYPE	SAFE BEARING LOAD LBS/FT.²	2", 3" & 4"				6"				8"				10"				12"			
		CAP OR TEE	90°	45°	22.5°	CAP OR TEE	90°	45°	22.5°	CAP OR TEE	90°	45°	22.5°	CAP OR TEE	90°	45°	22.5°	CAP OR TEE	90°	45°	22.5°
CLAY	1000	5.0	7.0	4.0	2.0	10.5	15.0	8.0	4.0	18.0	25.0	14.0	7.0	28.0	38.0	21.0	10.5	39.0	55.0	30.0	15.0
SAND	2000	2.5	3.5	2.0	1.0	5.5	7.5	4.0	2.0	9.0	13.0	7.0	3.5	14.0	19.0	10.0	5.0	20.0	27.5	15.0	8.0
GRAVEL	3000	2.0	2.5	1.5	1.0	3.5	5.0	3.0	1.5	6.0	8.5	5.0	2.5	9.0	12.5	7.0	4.5	13.0	18.5	10.0	5.0
TILL	4000	1.5	2.0	1.0	0.5	3.0	4.0	2.0	1.0	4.5	6.5	3.5	2.0	7.0	9.5	5.0	2.5	10.0	14.0	7.5	4.0
SHALE	10000	0.5	1.0	0.5	0.5	1.0	1.5	1.0	0.5	2.0	2.5	1.5	1.0	3.0	3.5	2.0	1.0	4.0	5.5	3.0	1.5

TYPICAL WATER MAIN THRUST BLOCKS

LAST REVISED 02/16/2021 W 040.1.1



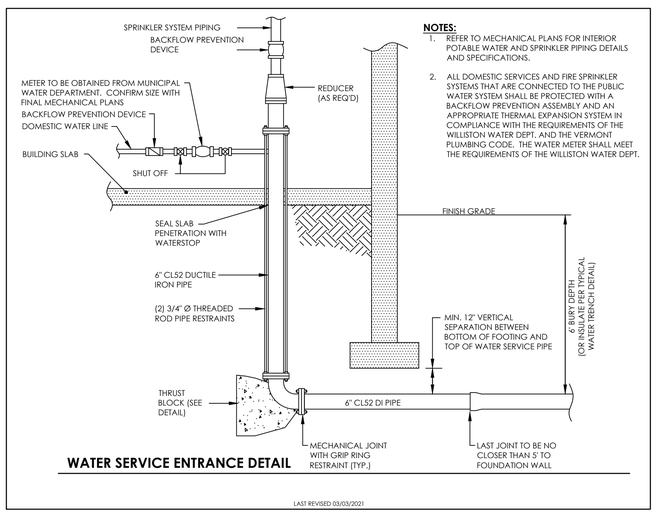
REQUIREMENTS:

1. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF WATER MAIN AND THE OUTSIDE OF SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF THE SEWER MAIN IS OVER THE WATER MAIN, THE FIRST SEWER PIPE JOINTS ON EACH SIDE OF THE WATER MAIN MUST BE CONCRETE ENCASED. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED. WATER MAINS SHALL NOT PASS THROUGH SEWER MANHOLES OR BE SUBMERGED IN BASINS CONTAINING SEWAGE OR OTHER GROSSLY CONTAMINATED OR HAZARDOUS MATERIAL.
2. THE PROJECT ENGINEER SHALL OBSERVE ALL CROSSINGS, PRIOR TO BACKFILL.
3. ANY DEVIATION TO THIS MINIMUM REQUIREMENT IS SUBJECT TO REVIEW AND APPROVAL OF REGULATORY AUTHORITIES.
4. PRIOR TO CROSSING THE CONTRACTOR SHALL SUPPLY INVERT OF SEWER AND WATER TO PROJECT ENGINEER.

TYPICAL WATER/SEWER CROSSING

WSR APPENDIX SUBSECTION 8.6.3

LAST REVISED 02/16/2021 W 030.1.1



NOTES:

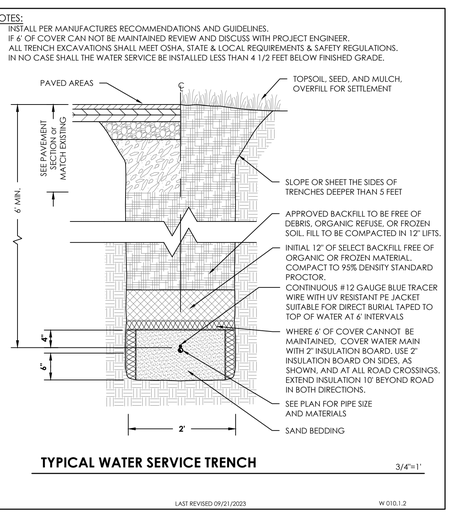
1. REFER TO MECHANICAL PLANS FOR INTERIOR POTABLE WATER AND SPRINKLER PIPING DETAILS AND SPECIFICATIONS.
2. ALL DOMESTIC SERVICES AND FIRE SPRINKLER SYSTEMS THAT ARE CONNECTED TO THE PUBLIC WATER SYSTEM SHALL BE PROTECTED WITH A BACKFLOW PREVENTION ASSEMBLY AND AN APPROPRIATE THERMAL EXPANSION SYSTEM IN COMPLIANCE WITH THE REQUIREMENTS OF THE WILLISTON WATER DEPT. AND THE VERMONT PLUMBING CODE. THE WATER METER SHALL MEET THE REQUIREMENTS OF THE WILLISTON WATER DEPT.

WATER SERVICE ENTRANCE DETAIL

LAST REVISED 03/03/2021

NOTES:

1. INSTALL PER MANUFACTURES RECOMMENDATIONS AND GUIDELINES.
2. IF 6' OF COVER CAN NOT BE MAINTAINED REVIEW AND DISCUSS WITH PROJECT ENGINEER.
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA, STATE & LOCAL REQUIREMENTS & SAFETY REGULATIONS.
4. IN NO CASE SHALL THE WATER SERVICE BE INSTALLED LESS THAN 4 1/2 FEET BELOW FINISHED GRADE.

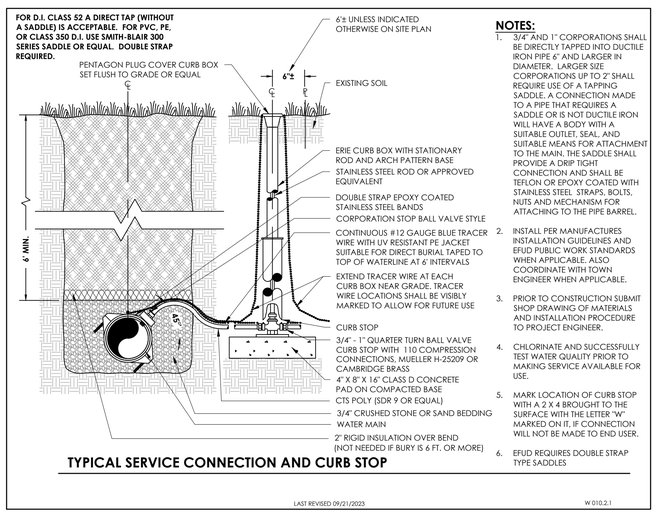


TYPICAL WATER SERVICE TRENCH

3/4"=1'

LAST REVISED 09/21/2023 W 010.1.2

FOR D.I. CLASS 52 A DIRECT TAP (WITHOUT A SADDLE) IS ACCEPTABLE. FOR PVC, PE, OR CLASS 350 D.I. USE SMITH-BLAIR 300 SERIES SADDLE OR EQUAL. DOUBLE STRAP REQUIRED.



NOTES:

1. 3/4" AND 1" CORPORATIONS SHALL BE DIRECTLY TAPPED INTO DUCTILE IRON PIPE 6" AND LARGER IN DIAMETER. LARGER SIZE CORPORATIONS UP TO 2" SHALL REQUIRE USE OF A TAPPING SADDLE. A CONNECTION MADE TO A PIPE THAT REQUIRES A SADDLE OR IS NOT DUCTILE IRON WILL HAVE A BODY WITH A SUITABLE OUTLET, SEAL, AND SUITABLE MEANS FOR ATTACHMENT TO THE MAIN. THE SADDLE SHALL PROVIDE A DRIP TIGHT CONNECTION AND SHALL BE TEFLON OR EPOXY COATED WITH STAINLESS STEEL STRAPS, BOLTS, NUTS AND MECHANISM FOR ATTACHING TO THE PIPE BARREL.
2. INSTALL PER MANUFACTURES INSTALLATION GUIDELINES AND EFUD PUBLIC WORK STANDARDS WHEN APPLICABLE. ALSO COORDINATE WITH TOWN ENGINEER WHEN APPLICABLE.
3. PRIOR TO CONSTRUCTION SUBMIT SHOP DRAWING OF MATERIALS AND INSTALLATION PROCEDURE TO PROJECT ENGINEER.
4. CHLORINATE AND SUCCESSFULLY TEST WATER QUALITY PRIOR TO MAKING SERVICE AVAILABLE FOR USE.
5. MARK LOCATION OF CURB STOP WITH A 2 X 4 BROUGHT TO THE SURFACE WITH THE LETTER "W" MARKED ON IT, IF CONNECTION WILL NOT BE MADE TO END USER.
6. EFUD REQUIRES DOUBLE STRAP TYPE SADDLES

TYPICAL SERVICE CONNECTION AND CURB STOP

LAST REVISED 09/21/2023 W 010.2.1

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SEWER AND WATER DETAILS

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

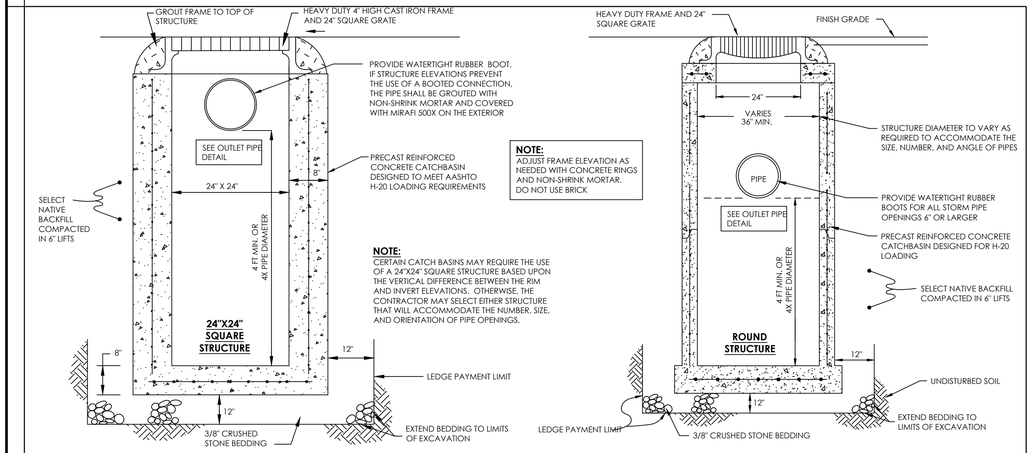
DJG DESIGN	ANL DRAWN	DJG CHKD

SCALE N.T.S.

DATE : 12/19/2025

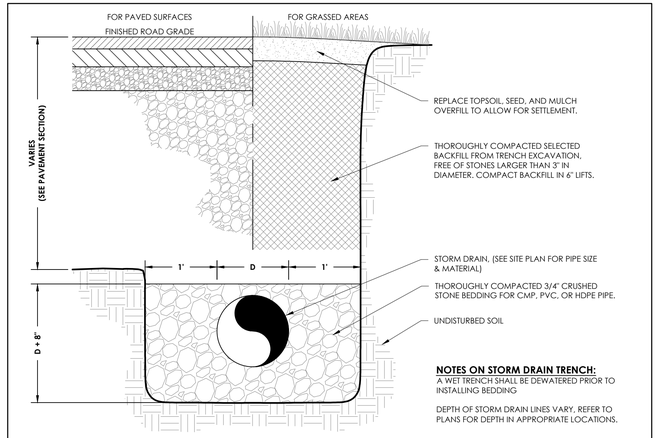
C8-02

CAD FILE: G:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C8-02 - Sewer and Water Details.dwg 12/19/2025



TYPICAL PRECAST CONCRETE DEEP SUMP CATCH BASIN

LAST REVISED 03/02/2023



NOTES ON STORM DRAIN TRENCH:
A WET TRENCH SHALL BE DEWATERED PRIOR TO INSTALLING BEDDING

DEPTH OF STORM DRAIN LINES VARY, REFER TO PLANS FOR DEPTH IN APPROPRIATE LOCATIONS.

TYPICAL STORM DRAIN TRENCH

1" = 1'

LAST REVISED 03/15/2021 SW 010.1.1

CONTRACTOR'S CERTIFICATION REQUIRED

PRIOR TO THE DESIGN ENGINEER CERTIFYING THAT THE INSTALLATION HAS BEEN INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN, THE CONTRACTOR SHALL PROVIDE A CERTIFICATION THAT THE STORMWATER SYSTEM WAS INSTALLED AND TESTED (IF APPLICABLE)IN GENERAL ACCORDANCE WITH THE APPROVED DESIGN PLANS. STATE PERMITS REQUIRE THERE SHALL BE NO SIGNIFICANT DEVIATIONS FROM THE APPROVED PLANS WITHOUT PRIOR APPROVALS. THE DESIGN ENGINEER SHALL BE NOTIFIED AND ALLOWED TO OBSERVE THE CRITICAL PHASES OF CONSTRUCTION INCLUDING ANY REQUIRED TESTS. LIKEWISE, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS FROM THE APPROVED PLANS. SINCE THE DESIGN ENGINEER DOES NOT CUSTOMARILY OBSERVE ALL PHASES OF THE WORK, OR ALL TESTING, HE WILL RELY ON THE CONTRACTOR'S CERTIFICATION AS THE BASIS FOR FINAL CERTIFICATION. CRITICAL STORMWATER SYSTEM COMPONENTS TO BE CERTIFIED MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, SHAPES OF DRAINAGE SWALES, VOLUMES OF TREATMENT PRACTICES, SLOPE OF DISCONNECT AREAS, AND OUTLET SIZE AND ELEVATIONS. THE CONTRACTOR SHALL SHALL THEREFORE SIGN AND RETURN A COPY OF THE FOLLOWING CERTIFICATION UPON COMPLETION OF THE WORK:

"I HEREBY CERTIFY THAT I HAVE INSTALLED, PROPERLY TESTED (IF APPLICABLE), AND SUCCESSFULLY PASSED THOSE TESTS, AND THE STORMWATER TREATMENT AND COLLECTION SYSTEM(S) ARE BUILT IN GENERAL ACCORDANCE WITH THE APPROVED DESIGN PLANS AND APPLICABLE PERMIT CONDITIONS."

CONTRACTOR NAME

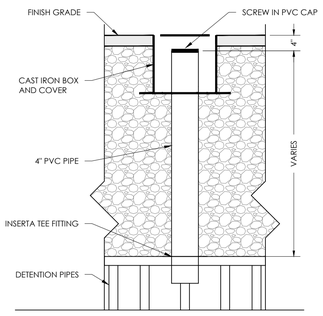
AUTHORIZED AGENTS NAME

SIGNATURE DATE

NOTE ANY DEVIATIONS FROM APPROVED PLANS HERE:

CONTRACTOR CERTIFICATION FOR STORMWATER SYSTEM

LAST REVISED 08/17/2015 SWM-002



INSPECTION PORT

SOIL DEPTH AND QUALITY REQUIREMENTS

1. THE OPERATIONAL STORMWATER PERMIT REQUIREMENTS FOR THIS PROJECT INCLUDE PROVISIONS FOR RESTORING THE ABSORPTIVE CAPACITY OF DISTURBED AREAS WHERE INDICATED ON THE SITE PLAN(S) AND WITHIN THIS DETAIL. TO COMPLY WITH THESE REQUIREMENTS, TOPSOIL AND SUBSOIL IMPROVEMENTS, AMENDMENTS, DOCUMENTATION AND TESTING ARE REQUIRED PER THE INFORMATION HERE;
2. ALL AREAS INDICATED ON THE SITE PLANS WHICH ARE TO BE GRASSED AND HAVE BEEN DISTURBED OR COMPACTED BY CONSTRUCTION ACTIVITIES ARE SUBJECT TO SOIL DEPTH & QUALITY REQUIREMENTS AND SHALL HAVE FINAL GRADE PREPARED BY ONE OF THE FOLLOWING METHODS.

OPTION 1: REMOVE AND STOCKPILE EXISTING TOPSOIL PRIOR TO GRADING.

- STOCKPILE SOIL ON SITE IN A DESIGNATED CONTROLLED AREA, AT LEAST 50 FEET FROM SURFACE WATERS, WETLANDS, NEW FLOODPLAINS, OR OTHER CRITICAL RESOURCE AREAS;
- SCARIFY OR TILL SUBGRADE TO A DEPTH OF 4 INCHES. EXCEPT FOR WITHIN THE DRIP LINE OF EXISTING TREES, THE ENTIRE SURFACE SHALL BE DISTURBED BY SCARIFICATION;
- STOCKPILED TOPSOIL SHALL ALSO BE AMENDED, IF NEEDED, TO MEET THE ORGANIC CONTENT REQUIREMENTS:
  - PRE-APPROVED RATE: COMPOST SHALL BE INCORPORATED WITH AN ORGANIC MATTER CONTENT
  - BETWEEN 40 AND 65% INTO THE TOPSOIL AT A RATIO 1:3 TO ACHIEVE 4 INCHES OF SETTLED TOPSOIL, OR
  - CALCULATED RATE: INCORPORATE COMPOSTED MATERIAL OR APPROVED ORGANIC MATERIAL AT A CALCULATED RATE TO ACHIEVE 4 INCHES OF SETTLED TOPSOIL AT 4% ORGANIC CONTENT;

3. REPLACE STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES PRIOR TO PLANTING; AND
4. RAKE TO LEVEL, AND REMOVE SURFACE ROCKS LARGER THAN 2 INCHES IN DIAMETER.

OPTION 2: AMEND EXISTING SITE TOPSOIL OR SUBSOIL IN PLACE.

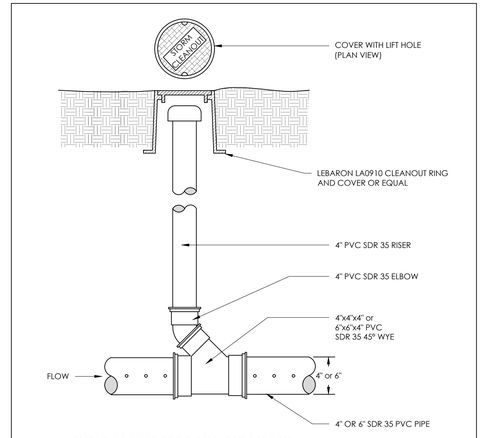
- SCARIFY OR TILL SUBSOILS TO 4 INCHES OF DEPTH OR TO DEPTH NEEDED TO ACHIEVE A TOTAL DEPTH OF 8 INCHES OF UNCOMPACTED SOIL AFTER CALCULATED AMOUNT OF AMENDMENT IS ADDED. EXCEPT FOR WITHIN THE DRIP LINE OF EXISTING TREES, THE ENTIRE SURFACE SHALL BE DISTURBED BY SCARIFICATION;
- AMEND SOIL TO MEET ORGANIC CONTENT REQUIREMENTS:
  - PRE-APPROVED RATE: PLACE 1 INCH OF COMPOSTED MATERIAL WITH AN ORGANIC MATTER CONTENT BETWEEN 40 AND 65% AND ROTOTILL INTO 3 INCHES OF SOIL, OR
  - CALCULATED RATE: PLACE CALCULATED AMOUNT OF COMPOSTED MATERIAL OR APPROVED ORGANIC MATERIAL AND ROTOTILL INTO DEPTH OF SOIL NEEDED TO ACHIEVE 4 INCHES OF SETTLED SOIL AT 4% ORGANIC CONTENT;
  - RAKE BEDS TO SMOOTH AND REMOVE SURFACE ROCKS LARGER THAN 2 INCHES IN DIAMETER; AND
  - WATER OR ROLL TO COMPACT SOIL IN TURF AREAS TO 85% OF MAXIMUM DRY DENSITY.

OPTION 3: IMPORT TOPSOIL MIX, OR OTHER MATERIALS FOR MIXING, INCLUDING COMPOST, OF SUFFICIENT ORGANIC CONTENT AND DEPTH.

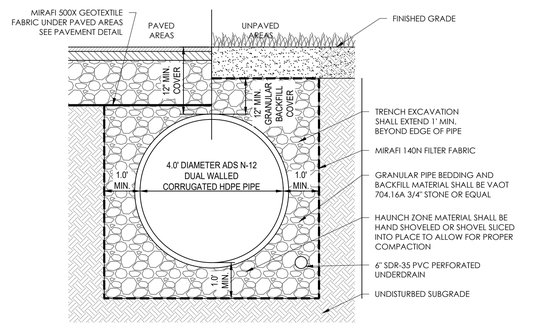
- SCARIFY OR TILL SUBGRADE TO A DEPTH OF 4 INCHES. EXCEPT FOR WITHIN THE DRIP LINE OF EXISTING TREES, THE ENTIRE SURFACE SHALL BE DISTURBED BY SCARIFICATION;
- PLACE 4 INCHES OF IMPORTED TOPSOIL MIX ON SURFACE. THE IMPORTED TOPSOIL MIX SHALL CONTAIN 4% ORGANIC MATTER. SOILS USED IN THE MIX SHALL BE SAND OR SANDY LOAM AS DEFINED BY THE USDA;
- RAKE BEDS TO SMOOTH AND REMOVE SURFACE ROCKS LARGER THAN 2 INCHES IN DIAMETER; AND
- WATER OR ROLL TO COMPACT SOIL IN TURF AREAS TO 85% OF MAXIMUM DRY DENSITY.

5. IF AREAS THAT WERE INDICATED ON THE SITE PLAN AS NOT TO BE DISTURBED OR COMPACTED ARE IMPACTED BY CONSTRUCTION ACTIVITIES, THEY WILL BE REQUIRED TO BE RESTORED BY ONE OF THE METHODS ABOVE.
6. THE CONTRACTOR SHALL PROVIDE LAB REPORTS, VOLUMETRIC CALCULATIONS, OR OTHER EVIDENCE THAT THE FINAL SOIL PROPERTIES MEET THE ABOVE ORGANIC CONTENT REQUIREMENTS.
7. THE CONTRACTOR SHALL PREPARE A SOIL DEPTH SAMPLING PLAN WITH SOIL DEPTH TEST HOLE LOCATIONS AT A RATE OF 9 TEST HOLES PER ACRE OF LAND SUBJECT TO THIS STANDARD AND AT LEAST 50' APART FOR APPROVAL BY THE ENGINEER. SOIL DEPTH TEST HOLES SHALL BE EXCAVATED USING A HAND SHOVEL DRIVEN SOLELY BY BODY WEIGHT TO A DEPTH OF 8". THE CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE FINAL SOIL PROPERTIES MEET THE ABOVE COMPACTION SAMPLING REQUIREMENTS.
8. SOIL DEPTH & QUALITY METHODS SHALL BE EMPLOYED TOWARDS THE END OF CONSTRUCTION AND ONCE ESTABLISHED SHALL BE PROTECTED FROM COMPACTION FROM MACHINERY OR VEHICLE TRAFFIC AND FROM EROSION. AREAS WHICH ARE COMPACTED OR DAMAGED SHALL BE REESTABLISHED PER THE METHODS ABOVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE WITH THIS STANDARD.

SOIL DEPTH AND QUALITY



TYPICAL UNDERDRAIN CLEANOUT

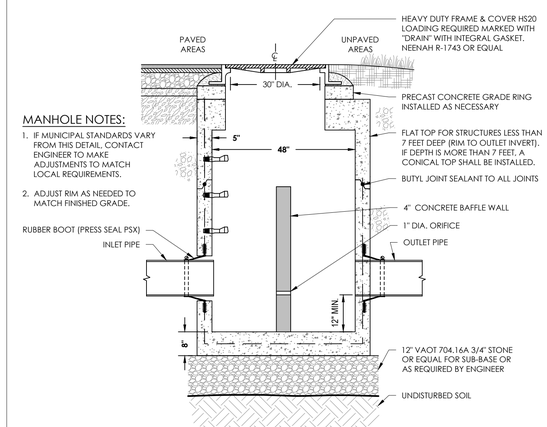


NOTES:

1. A MINIMUM OF 2' OF SEPARATION SHALL BE MAINTAINED BETWEEN PIPES AND WALLS OF TRENCH TO ALLOW FOR PROPER COMPACTION OF THE HAUNCH MATERIALS DURING INSTALLATION.
2. BACKFILL MATERIAL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND SHALL BE WORKED INTO THE PIPE HAUNCHES AND COMPACTED BY MEANS OF VIBRATORY PLATE COMPACTOR, SHOVEL-SLICING, AND/OR OTHER METHOD APPROVED BY THE ENGINEER. COMPACTION SHALL MEET 90% STANDARD PROCTOR DENSITY. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.
3. GRANULAR BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL AND RIDGED PAVEMENT IF APPLICABLE.
4. FILTER FABRIC TO BE INSTALLED ON THE BOTTOM AND SIDES OF THE EXCAVATION. IN PAVED AREAS, FILTER FABRIC TO EXTEND UP AND BE CONNECTED TO FABRIC PLACED BELOW ROAD SUBBASE. IN GRASSED AREAS, FILTER FABRIC TO BE INSTALLED ON TOP OF THE GRANULAR BACKFILL.

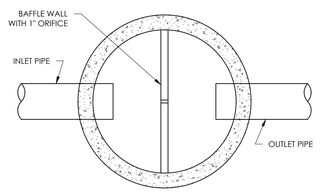
HDPE DETENTION PIPES

N.T.S.



MANHOLE NOTES:

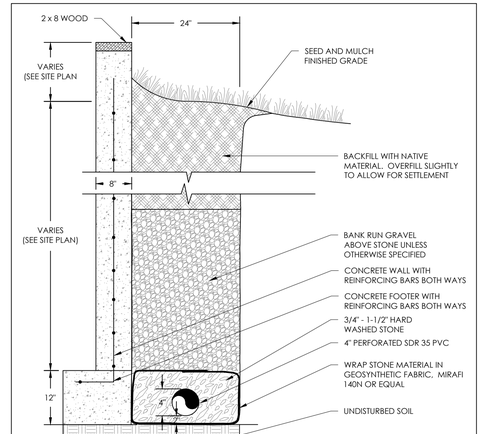
1. IF MUNICIPAL STANDARDS VARY FROM THIS DETAIL, CONTACT ENGINEER TO MAKE ADJUSTMENTS TO MATCH LOCAL REQUIREMENTS.
2. ADJUST RIM AS NEEDED TO MATCH FINISHED GRADE.



PLAN VIEW

OUTLET CONTROL STRUCTURE 4

N.T.S.



TYPICAL FOOTING DRAIN CROSS SECTION FINAL REQUIREMENTS BY STRUCTURAL ENGINEER

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STORMWATER DETAILS

UHAUL COMMERCIAL, BURLINGTON

436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

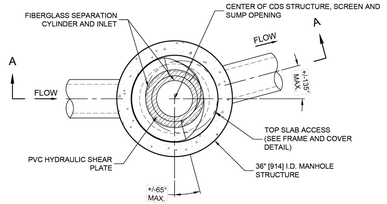
DJG	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE N.T.S.

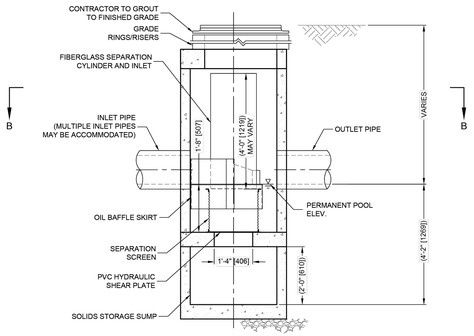
DATE : 12/19/2025

C8-03

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PLAN VIEW B-B
NOT TO SCALE

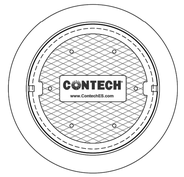


ELEVATION A-A
NOT TO SCALE

CDS1515-3-C DESIGN NOTES

CDS1515-3-C STANDARD CONFIGURATION IS SHOWN.

FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

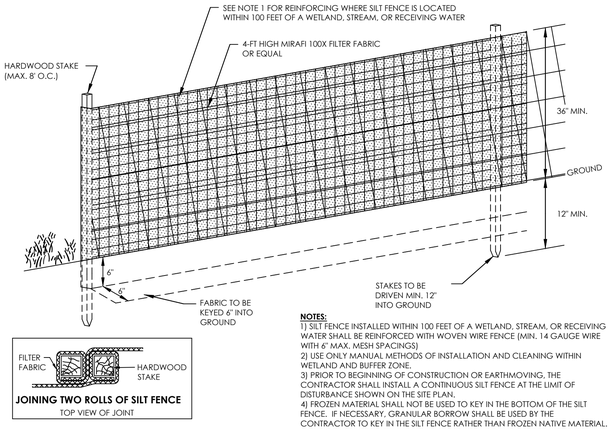
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

I:\COMMON\CAD\TREATMENT\CDS\CDS1515\STANDARD DRAWINGS\ONLINE (CDS-C)\PDF WITHOUT TREATMENT FLOWS\DWG\CDS1515-3-C-DTL.DWG 8/6/2021 3:33 PM
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,498,323; 5,725,760; 5,753,115; 6,027,639; 6,350,374; 6,406,218; 6,641,720; 6,511,593; 6,649,048; 6,991,114; 7,186,333; 7,296,692; 7,297,266; 7,513,711; 7,566,399; 7,686,527; 7,896,577; 8,431,016; 8,470,173; 8,512,561; 8,673,157; 8,802,001; 8,821,719; 8,961,787; 9,039,897; 9,352,256; 9,475,004; 9,604,153; 9,675,911; 9,707,504; 9,744,477; 9,764,272; 9,861,923; 9,861,924; 9,895,628; 9,895,629; 9,914,080; 9,914,081; 9,925,481; 9,925,482; 9,943,780; 9,943,781; 9,950,279; 9,956,510; 9,956,511; 9,962,639; 9,962,640; 9,968,875; 9,968,876; 9,975,075; 9,975,076; 9,981,210; 9,981,211; 9,987,576; 9,987,577; 9,993,751; 9,993,752; 9,993,753; 9,993,754; 10,010,822; 10,010,823; 10,016,705; 10,016,706; 10,022,655; 10,022,656; 10,029,197; 10,029,198; 10,035,088; 10,035,089; 10,040,010; 10,040,011; 10,046,259; 10,046,260; 10,052,576; 10,052,577; 10,058,806; 10,058,807; 10,065,135; 10,065,136; 10,071,331; 10,071,332; 10,076,722; 10,076,723; 10,086,312; 10,086,313; 10,092,862; 10,092,863; 10,099,161; 10,099,162; 10,105,630; 10,105,631; 10,112,134; 10,112,135; 10,118,120; 10,118,121; 10,124,276; 10,124,277; 10,130,899; 10,130,900; 10,137,391; 10,137,392; 10,143,948; 10,143,949; 10,150,063; 10,150,064; 10,155,178; 10,155,179; 10,159,919; 10,159,920; 10,166,490; 10,166,491; 10,173,161; 10,173,162; 10,179,296; 10,179,297; 10,183,237; 10,183,238; 10,188,967; 10,188,968; 10,195,545; 10,195,546; 10,201,775; 10,201,776; 10,207,205; 10,207,206; 10,213,710; 10,213,711; 10,220,331; 10,220,332; 10,226,717; 10,226,718; 10,232,291; 10,232,292; 10,238,991; 10,238,992; 10,245,535; 10,245,536; 10,252,194; 10,252,195; 10,258,910; 10,258,911; 10,265,650; 10,265,651; 10,272,358; 10,272,359; 10,279,287; 10,279,288; 10,286,339; 10,286,340; 10,293,284; 10,293,285; 10,300,410; 10,300,411; 10,307,699; 10,307,700; 10,315,135; 10,315,136; 10,322,362; 10,322,363; 10,328,369; 10,328,370; 10,335,713; 10,335,714; 10,343,094; 10,343,095; 10,350,525; 10,350,526; 10,357,732; 10,357,733; 10,363,502; 10,363,503; 10,369,496; 10,369,497; 10,376,815; 10,376,816; 10,384,156; 10,384,157; 10,391,427; 10,391,428; 10,399,018; 10,399,019; 10,406,466; 10,406,467; 10,413,850; 10,413,851; 10,421,028; 10,421,029; 10,427,078; 10,427,079; 10,434,454; 10,434,455; 10,441,899; 10,441,900; 10,449,475; 10,449,476; 10,456,717; 10,456,718; 10,463,988; 10,463,989; 10,471,375; 10,471,376; 10,478,757; 10,478,758; 10,486,094; 10,486,095; 10,493,390; 10,493,391; 10,500,523; 10,500,524; 10,507,411; 10,507,412; 10,512,866; 10,512,867; 10,518,208; 10,518,209; 10,525,394; 10,525,395; 10,532,302; 10,532,303; 10,537,838; 10,537,839; 10,543,447; 10,543,448; 10,549,222; 10,549,223; 10,556,194; 10,556,195; 10,561,967; 10,561,968; 10,569,205; 10,569,206; 10,576,396; 10,576,397; 10,583,381; 10,583,382; 10,589,208; 10,589,209; 10,596,500; 10,596,501; 10,603,615; 10,603,616; 10,610,810; 10,610,811; 10,618,000; 10,618,001; 10,625,189; 10,625,190; 10,632,410; 10,632,411; 10,639,577; 10,639,578; 10,646,810; 10,646,811; 10,653,979; 10,653,980; 10,661,208; 10,661,209; 10,668,410; 10,668,411; 10,675,570; 10,675,571; 10,682,594; 10,682,595; 10,688,425; 10,688,426; 10,695,703; 10,695,704; 10,702,805; 10,702,806; 10,710,010; 10,710,011; 10,717,028; 10,717,029; 10,722,828; 10,722,829; 10,730,004; 10,730,005; 10,737,205; 10,737,206; 10,744,441; 10,744,442; 10,751,650; 10,751,651; 10,758,847; 10,758,848; 10,765,977; 10,765,978; 10,773,197; 10,773,198; 10,780,382; 10,780,383; 10,786,760; 10,786,761; 10,792,598; 10,792,599; 10,799,822; 10,799,823; 10,807,028; 10,807,029; 10,814,260; 10,814,261; 10,821,389; 10,821,390; 10,828,588; 10,828,589; 10,835,850; 10,835,851; 10,843,107; 10,843,108; 10,850,220; 10,850,221; 10,857,490; 10,857,491; 10,864,475; 10,864,476; 10,870,076; 10,870,077; 10,874,973; 10,874,974; 10,882,000; 10,882,001; 10,888,810; 10,888,811; 10,894,228; 10,894,229; 10,898,837; 10,898,838; 10,905,983; 10,905,984; 10,913,020; 10,913,021; 10,918,973; 10,918,974; 10,926,203; 10,926,204; 10,933,350; 10,933,351; 10,940,417; 10,940,418; 10,946,309; 10,946,310; 10,953,350; 10,953,351; 10,960,337; 10,960,338; 10,967,307; 10,967,308; 10,974,180; 10,974,181; 10,981,092; 10,981,093; 10,987,610; 10,987,611; 10,994,230; 10,994,231; 11,000,793; 11,000,794; 11,007,466; 11,007,467; 11,014,028; 11,014,029; 11,020,698; 11,020,699; 11,027,227; 11,027,228; 11,033,844; 11,033,845; 11,040,297; 11,040,298; 11,045,751; 11,045,752; 11,052,337; 11,052,338; 11,058,973; 11,058,974; 11,065,566; 11,065,567; 11,071,938; 11,071,939; 11,077,391; 11,077,392; 11,084,000; 11,084,001; 11,090,592; 11,090,593; 11,097,213; 11,097,214; 11,103,815; 11,103,816; 11,110,382; 11,110,383; 11,117,083; 11,117,084; 11,123,670; 11,123,671; 11,130,080; 11,130,081; 11,135,539; 11,135,540; 11,141,685; 11,141,686; 11,148,090; 11,148,091; 11,154,800; 11,154,801; 11,161,060; 11,161,061; 11,167,232; 11,167,233; 11,173,447; 11,173,448; 11,179,662; 11,179,663; 11,185,800; 11,185,801; 11,192,054; 11,192,055; 11,198,080; 11,198,081; 11,202,980; 11,202,981; 11,209,344; 11,209,345; 11,215,533; 11,215,534; 11,224,830; 11,224,831; 11,229,866; 11,229,867; 11,235,268; 11,235,269; 11,241,644; 11,241,645; 11,247,151; 11,247,152; 11,253,800; 11,253,801; 11,260,328; 11,260,329; 11,266,939; 11,266,940; 11,273,396; 11,273,397; 11,278,829; 11,278,830; 11,285,423; 11,285,424; 11,291,939; 11,291,940; 11,298,645; 11,298,646; 11,305,213; 11,305,214; 11,311,824; 11,311,825; 11,318,406; 11,318,407; 11,325,060; 11,325,061; 11,331,607; 11,331,608; 11,338,236; 11,338,237; 11,344,825; 11,344,826; 11,351,490; 11,351,491; 11,357,999; 11,358,000; 11,364,459; 11,364,460; 11,369,904; 11,369,905; 11,376,534; 11,376,535; 11,383,189; 11,383,190; 11,389,747; 11,389,748; 11,396,757; 11,396,758; 11,406,931; 11,406,932; 11,413,560; 11,413,561; 11,420,145; 11,420,146; 11,426,683; 11,426,684; 11,433,333; 11,433,334; 11,439,939; 11,439,940; 11,446,599; 11,446,600; 11,452,955; 11,452,956; 11,458,429; 11,458,430; 11,465,080; 11,465,081; 11,471,810; 11,471,811; 11,478,744; 11,478,745; 11,484,824; 11,484,825; 11,491,429; 11,491,430; 11,498,030; 11,498,031; 11,504,661; 11,504,662; 11,511,220; 11,511,221; 11,517,844; 11,517,845; 11,524,255; 11,524,256; 11,529,588; 11,529,589; 11,534,710; 11,534,711; 11,541,341; 11,541,342; 11,547,960; 11,547,961; 11,554,340; 11,554,341; 11,559,763; 11,559,764; 11,565,203; 11,565,204; 11,571,645; 11,571,646; 11,577,189; 11,577,190; 11,583,787; 11,583,788; 11,590,447; 11,590,448; 11,596,894; 11,596,895; 11,602,710; 11,602,711; 11,607,636; 11,607,637; 11,612,844; 11,612,845; 11,618,000; 11,618,001; 11,623,170; 11,623,171; 11,628,391; 11,628,392; 11,633,691; 11,633,692; 11,638,894; 11,638,895; 11,644,348; 11,644,349; 11,649,615; 11,649,616; 11,654,384; 11,654,385; 11,660,550; 11,660,551; 11,666,852; 11,666,853; 11,673,080; 11,673,081; 11,679,350; 11,679,351; 11,684,882; 11,684,883; 11,691,102; 11,691,103; 11,697,080; 11,697,081; 11,701,611; 11,701,612; 11,707,699; 11,707,700; 11,713,570; 11,713,571; 11,719,000; 11,719,001; 11,724,214; 11,724,215; 11,730,264; 11,730,265; 11,737,611; 11,737,612; 11,744,400; 11,744,401; 11,751,731; 11,751,732; 11,759,731; 11,759,732; 11,766,630; 11,766,631; 11,772,000; 11,772,001; 11,779,866; 11,779,867; 11,786,844; 11,786,845; 11,793,322; 11,793,323; 11,801,460; 11,801,461; 11,806,660; 11,806,661; 11,813,560; 11,813,561; 11,819,800; 11,819,801; 11,826,690; 11,826,691; 11,833,450; 11,833,451; 11,839,850; 11,839,851; 11,845,030; 11,845,031; 11,850,540; 11,850,541; 11,857,900; 11,857,901; 11,865,500; 11,865,501; 11,872,520; 11,872,521; 11,878,260; 11,878,261; 11,884,330; 11,884,331; 11,890,570; 11,890,571; 11,896,930; 11,896,931; 11,904,280; 11,904,281; 11,911,720; 11,911,721; 11,918,950; 11,918,951; 11,925,900; 11,925,901; 11,931,680; 11,931,681; 11,938,440; 11,938,441; 11,944,940; 11,944,941; 11,951,420; 11,951,421; 11,957,990; 11,957,991; 11,964,240; 11,964,241; 11,969,700; 11,969,701; 11,975,280; 11,975,281; 11,980,850; 11,980,851; 11,986,760; 11,986,761; 11,992,800; 11,992,801; 11,998,880; 11,998,881; 12,005,400; 12,005,401; 12,011,700; 12,011,701; 12,017,180; 12,017,181; 12,023,620; 12,023,621; 12,029,980; 12,029,981; 12,036,520; 12,036,521; 12,042,800; 12,042,801; 12,049,340; 12,049,341; 12,055,480; 12,055,481; 12,061,160; 12,061,161; 12,067,840; 12,067,841; 12,074,600; 12,074,601; 12,080,440; 12,080,441; 12,086,980; 12,086,981; 12,093,660; 12,093,661; 12,099,800; 12,099,801; 12,105,620; 12,105,621; 12,111,440; 12,111,441; 12,117,260; 12,117,261; 12,123,180; 12,123,181; 12,129,100; 12,129,101; 12,135,020; 12,135,021; 12,141,040; 12,141,041; 12,147,060; 12,147,061; 12,153,080; 12,153,081; 12,159,100; 12,159,101; 12,165,120; 12,165,121; 12,171,140; 12,171,141; 12,177,160; 12,177,161; 12,183,180; 12,183,181; 12,189,200; 12,189,201; 12,195,220; 12,195,221; 12,201,240; 12,201,241; 12,207,260; 12,207,261; 12,213,280; 12,213,281; 12,219,300; 12,219,301; 12,225,320; 12,225,321; 12,231,340; 12,231,341; 12,237,360; 12,237,361; 12,243,380; 12,243,381; 12,249,400; 12,249,401; 12,255,420; 12,255,421; 12,261,440; 12,261,441; 12,267,460; 12,267,461; 12,273,480; 12,273,481; 12,279,500; 12,279,501; 12,285,520; 12,285,521; 12,291,540; 12,291,541; 12,297,560; 12,297,561; 12,303,580; 12,303,581; 12,309,600; 12,309,601; 12,315,620; 12,315,621; 12,321,640; 12,321,641; 12,327,660; 12,327,661; 12,333,680; 12,333,681; 12,339,700; 12,339,701; 12,345,720; 12,345,721; 12,351,740; 12,351,741; 12,357,760; 12,357,761; 12,363,780; 12,363,781; 12,369,800; 12,369,801; 12,375,820; 12,375,821; 12,381,840; 12,381,841; 12,387,860; 12,387,861; 12,393,880; 12,393,881; 12,399,900; 12,399,901; 12,405,920; 12,405,921; 12,411,940; 12,411,941; 12,417,960; 12,417,961; 12,423,980; 12,423,981; 12,430,000; 12,430,001; 12,436,020; 12,436,021; 12,442,040; 12,442,041; 12,448,060; 12,448,061; 12,454,080; 12,454,081; 12,460,100; 12,460,101; 12,466,120; 12,466,121; 12,472,140; 12,472,141; 12,478,160; 12,478,161; 12,484,180; 12,484,181; 12,490,200; 12,490,201; 12,496,220; 12,496,221; 12,502,240; 12,502,241; 12,508,260; 12,508,261; 12,514,280; 12,514,281; 12,520,300; 12,520,301; 12,526,320; 12,526,321; 12,532,340; 12,532,341; 12,538,360; 12,538,361; 12,544,380; 12,544,381; 12,550,400; 12,550,401; 12,556,420; 12,556,421; 12,562,440; 12,562,441; 12,568,460; 12,568,461; 12,574,480; 12,574,481; 12,580,500; 12,580,501; 12,586,520; 12,586,521; 12,592,540; 12,592,541; 12,598,560; 12,598,561; 12,604,580; 12,604,581; 12,610,600; 12,610,601; 12,616,620; 12,616,621; 12,622,640; 12,622,641; 12,628,660; 12,628,661; 12,634,680; 12,634,681; 12,640,700; 12,640,701; 12,646,720; 12,646,721; 12,652,740; 12,652,741; 12,658,760; 12,658,761; 12,664,780; 12,664,781; 12,670,800; 12,670,801; 12,676,820; 12,676,821; 12,682,840; 12,682,841; 12,688,860; 12,688,861; 12,694,880; 12,694,881; 12,700,900; 12,700,901; 12,706,920; 12,706,921; 12,712,940; 12,712,941; 12,718,960; 12,718,961; 12,724,980; 12,724,981; 12,731,000; 12,731,001; 12,737,020; 12,737,021; 12,743,040; 12,743,041; 12,749,060; 12,749,061; 12,755,080; 12,755,081; 12,761,100; 12,761,101; 12,767,120; 12,767,121; 12,773,140; 12,773,141; 12,779,160; 12,779,161; 12,785,180; 12,785,181; 12,791,200; 12,791,201; 12,797,220; 12,797,221; 12,803,240; 12,803,241; 12,809,260; 12,809,261; 12,815,280; 12,815,281; 12,821,300; 12,821,301; 12,827,320; 12,827,321; 12,833,340; 12,833,341; 12,839,360; 12,839,361; 12,845,380; 12,845,381; 12,851,400; 12,851,401; 12,857,420; 12,857,421; 12,863,440; 12,863,441; 12,869,460; 12,869,461; 12,875,480; 12,875,481; 12,881,500; 12,881,501; 12,887,520; 12,887,521; 12,893,540; 12,893,541; 12,899,560; 12,899,561; 12,905,580; 12,905,581; 12,911,600; 12,911,601; 12,917,620; 12,917,621; 12,923,640; 12,923,641; 12,929,660; 12,929,661; 12,935,680; 12,935,681; 12,941,700; 12,941,701; 12,947,720; 12,947,721; 12,953,740; 12,953,741; 12,959,760; 12,959,761; 12,965,780; 12,965,781; 12,971,800; 12,971,801; 12,977,820; 12,977,821; 12,983,840; 12,983,841; 12,989,860; 12,989,861; 12,995,880; 12,995,881; 13,001,900; 13,001,901; 13,007,920; 13,007,921; 13,013,940; 13,013,941; 13,019,960; 13,019,961; 13,025,980; 13,025,981; 13,032,000; 13,032,001; 13,038,020; 13,038,021; 13,044,040; 13,044,041; 13,050,060; 13,050,061; 13,056,080; 13,056,081; 13,062,100; 13,062,101; 13,068,120; 13,068,121; 13,074,140; 13,074,141; 13,080,160; 13,080,161; 13,086,180; 13,086,181; 13,092,200; 13,092,201; 13,098,220; 13,098,221; 13,104,240; 13,104,241; 13,110,260; 13,110,261; 13,116,280; 13,116,281; 13,122,300; 13,122,301; 13,128,320; 13,128,321; 13,134,340; 13,134,341; 13,140,360; 13,140,361; 13,146,380; 13,146,381; 13,152,400; 13,152,401; 13,158,420; 13,158,421; 13,164,440; 13,164,441; 13,170,460; 13,170,461; 13,176,480; 13,176,481; 13,182,500; 13,182,501; 13,188,520; 13,188,521; 13,194,540; 13,194,541; 13,200,560; 13,200,561; 13,206,580; 13,206,581; 13,212,600; 13,212,601; 13,218,620; 13,218,621; 13,224,640; 13,224,641; 13,230,660; 13,230,661; 13,236,680; 13,236,681; 13,242,700; 13,242,701; 13,248,720; 13,248,721; 13,254,740; 13,254,741; 13,260,760; 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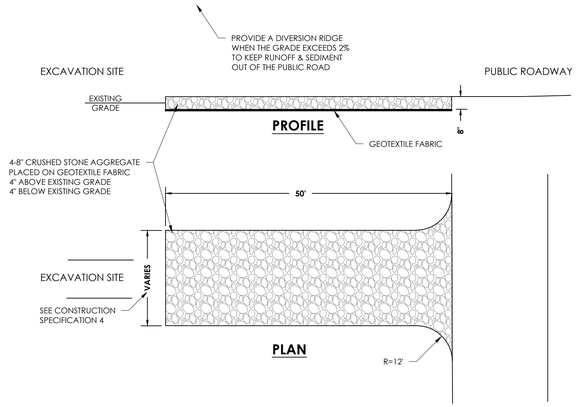


TEMPORARY SILT FENCE

NOTES:
1) SILT FENCE INSTALLED WITHIN 100 FEET OF A WETLAND, STREAM, OR RECEIVING WATER SHALL BE REINFORCED WITH WOVEN WIRE FENCE (MIN. 14 GAUGE WIRE WITH 6" MAX. MESH SPACINGS)
2) USE ONLY MANUAL METHODS OF INSTALLATION AND CLEANING WITHIN WETLAND AND BUFFER ZONE.
3) PRIOR TO BEGINNING OF CONSTRUCTION OR EARTHMOVING, THE CONTRACTOR SHALL INSTALL A CONTINUOUS SILT FENCE AT THE LIMIT OF DISTURBANCE SHOWN ON THE SITE PLAN.
4) FROZEN MATERIAL SHALL NOT BE USED TO KEY IN THE BOTTOM OF THE SILT FENCE. IF NECESSARY, GRANULAR BORROW SHALL BE USED BY THE CONTRACTOR TO KEY IN THE SILT FENCE RATHER THAN FROZEN NATIVE MATERIAL.
5) THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILES AND AT OTHER LOCATIONS AS NEEDED.

LAST REVISED 03/02/2023

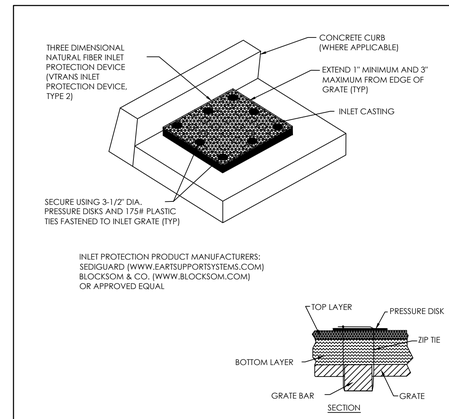
CONSTRUCTION SPECIFICATIONS
1. STONE SIZE - USE 4-8" CRUSHED STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH APPLIES).
3. THICKNESS - NOT LESS THAN 8".
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILES MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY AND DISPOSED OF IN ACCORDANCE WITH THE EPSC PLANS. (i.e. PLACED IN A SOIL STOCKPILE OR AREA WHERE IT CAN BE STABILIZED PER EPSC DETAILS). IF SWEEPING IS THE CHOSEN METHOD FOR REMOVAL THE SWEPT MATERIAL MUST BE COLLECTED AND DISPOSED OF AS STATED ABOVE.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS BASED ON SITE CONDITIONS, WEATHER AND FLOW OF TRAFFIC.



STABILIZED CONSTRUCTION ENTRANCE

LAST REVISED 04/01/2021

E 030.1.1



INLET PROTECTION

LAST REVISED 03/02/2023

Installation Instructions
Logs and Wattles

Step 1 - Site Preparation
Prepare site to design profile and grade. Remove debris, rocks, clods, etc. Ground surface should be smooth prior to installation to ensure log remains in contact with slope.

Step 2 - Staple Selection
At a minimum, 1 in. by 1 in. by 24 in., stakes are to be used to secure the log to the ground surface. Installation in rocky, sandy or other loose soil may require longer stakes.

Slope Installation
Place RECP along slope to provide upstream apron for log. Secure RECP according to standard slope installation instructions including upstream anchor trench. Secure log to blanket, ensuring log remains in intimate contact with the RECP over the length of the installation. A minimum of one foot upstream apron and two foot downstream apron are required for installation. Subsequent, downslope rows of logs should be spaced appropriately for site conditions to minimize acceleration of flow. Further, log seams are to be offset to ensure continuous filtration. Figure A presents a schematic of a slope installation in profile view.

Channel Installation
Place RECP along channel to provide upstream and downstream apron for log identically to slope installation. Secure log to blanket, ensuring log remains in intimate contact with the RECP over the length of the installation. A minimum of one foot upstream apron and two foot downstream apron are required for installation. Subsequent, downslope rows of logs should be spaced appropriately for site conditions to minimize acceleration of flow. Further, log seams are to be offset to ensure continuous filtration. Figure A / Figure C presents a schematic of a channel installation.

Drain Filter Installation
Surround drain inlet to be protected with log, ensuring seams are overlapping to minimize flow circumventing log. Secure logs to ground surface ensuring the log remains in intimate contact with the ground surface over the entire installation. Provide RECP apron secured to the ground surface between drain and log.

Please contact Western Excelsior Technical Support Division at 800-967-4009 with specific questions or for further information.

Slope/Channel Installation

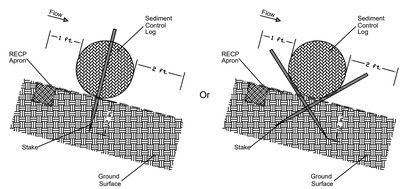


Figure A - Profile View

Flat Ground
(Perimeter Guard) Installation

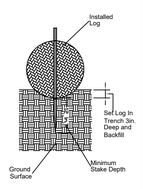
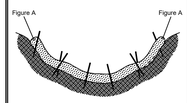


Figure B - Profile View

Channel Installation



Minimum stake in ground, 12 in.

Do not allow flow to overtop installation.

Figure C - Cross-Section View

Drain Filter

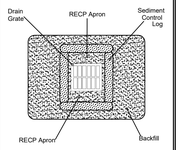


Figure D - Cross-Section View

Curbside Installation

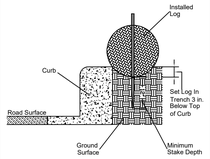
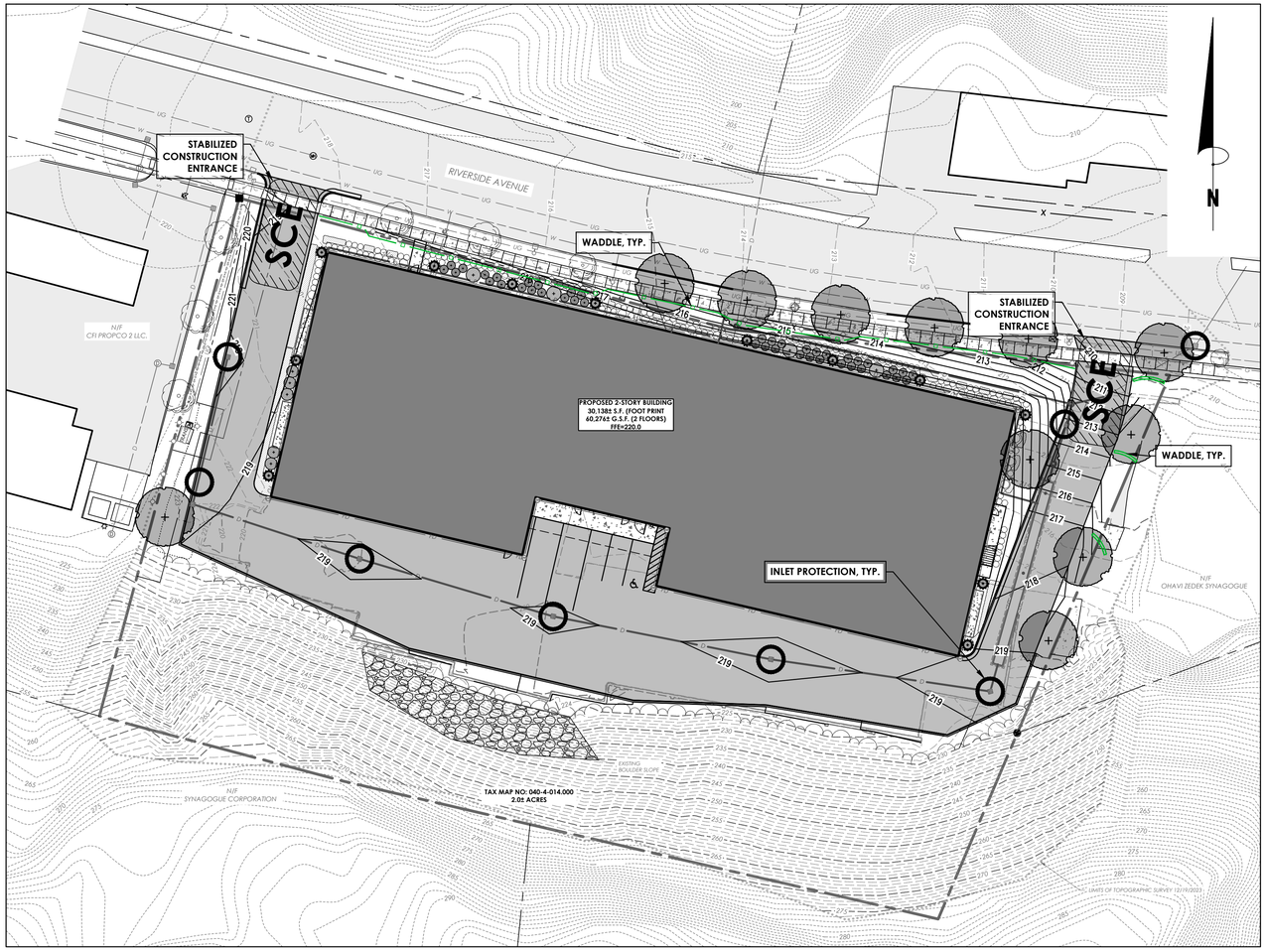


Figure E - Cross-Section View

Document # WE_EXCEL_LOG_II



EPSC LEGEND

WADDLES

INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION EPSC

SCALE 1" = 30'

BOWMAN
478 Blair Park Rd.
Williston, Vermont 05495
Phone: (802) 879-6331
www.bowman.com

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EROSION DETAILS & CONSTRUCTION EPSC
UHAUL COMMERCIAL, BURLINGTON
436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS	
DATE	DESCRIPTION

DJG	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE AS NOTED

DATE : 12/19/2025

C8-05

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C8-05 - Erosion Details.dwg 12/19/2025

June 2025

THE HANDBOOK

The Low Risk Handbook for Erosion Prevention and Sediment Control

An onsite reference for all low risk stormwater construction projects.

VERMONT
ENVIRONMENTAL CONSERVATION



Additionally, a project within a common plan of development can qualify as an independent project or phase that can apply for coverage under a separate Notice of Intent (NOI). To qualify as an independent project or phase within a common plan of development, the phases must meet one of the following criteria: 1) each phase is constructed separately, with no construction of phases occurring simultaneously, such that "final stabilization", as defined in the general permit's APPENDIX C, is achieved on one phase prior to the commencement of construction activity on a subsequent phase; or 2) Phases do not share a common landowner or a common operator, or; 3) The phase is an off-site support activity for which coverage is required. When determining the risk category for an independent phase, only the data applicable to that phase needs to be considered.

When should phasing be utilized on a construction site?

Phasing is essential to minimize concurrently exposed soil and to decrease a site's potential to discharge sediment laden runoff. Phasing a project is required when 1) project earth disturbance is greater than 2 acres; and the project will be limited to 2 acres or less as a mitigation factor in the Appendix A – Risk Evaluation; or 2) if the project earth disturbance is greater than 5 acres. The CGP requires phasing plans to be included in the applications to illustrate the sequencing and limits of each phase. It should provide clear direction as to the requirements for stabilization of one phase before another begins, acreage of each phase, and required items to complete before initiating the subsequent phase. More details on phasing requirements are found in the general permit's Appendix B.



Figure 1 *Example of a site phasing plan.*

Winter Construction

The winter construction period starts October 15 and continues through April 15. This period requires the installation and implementation of additional EPSC measures and BMPs to ensure proper site stabilization and sediment control during the winter and spring thaw. This handbook details winter construction requirements in **Subsection 4.2** , and additional details can be found within *The Vermont Standards*.

Pollution Prevention

Pollution prevention during construction is important to prevent the release of chemicals and other construction related materials from entering waters of the state. A storage, spill prevention, and clean-up plan for all potential pollution sources are required to mitigate these risks. Potential pollution sources include, but are not limited to, building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, etc.

What is a Site Drawing and why do I need one?

A Site Drawing is required for all low-risk permit applications. The goal of the Site Drawing is to provide the construction site personnel with a general strategy tailored to the site and project for preventing erosion and containing eroded sediment on-site. The Site Drawing must adhere to this handbook and the general permit and must satisfy the requirements listed in the *Vermont Application Requirements for Construction Permits*. This drawing helps the permittee, contractor, Secretary, and the public understand the project and visualize how the permittee plans to control erosion and sediment during construction activities. The drawing will also include generic language describing some major requirements of the CGP, including but not limited to, inspection details, stabilization schedule, total and concurrent earth disturbance, etc. When planning for construction projects, it is important to consider all environmental factors to mitigate erosion and control sediment runoff.

Section 3 - Best Management Practices

Best Management Practices (BMPs) for construction sites are broadly defined as methods to prevent or mitigate construction related stormwater runoff and its associated pollutants from discharging into surface water, ground water, and any other water of the state.

This section contains the most commonly used BMPs (sediment control, runoff control, and soil stabilization practices) for low-risk construction sites. These BMPs must be utilized, when necessary, during construction to mitigate sediment laden runoff and erosion of exposed soils. These practices are also used to slow water movement through the site. This water control will decrease erosion and allow for sediment laden runoff to settle before leaving the construction site.

3.1 Perimeter Control

Perimeter controls are essential for ensuring construction sites are controlling runoff and containing sediment on site. In some cases (e.g., diversion berm), a perimeter control is the first line of defense in mitigating construction site runoff by diverting upland runoff around the site. In other cases (e.g., erosion control berm, silt fence), a perimeter control is the last measure before runoff leaves the site, and therefore, the last chance to intercept and filter sediment laden runoff before it enters a surface water.

Diversion of surface water away from exposed soils provides the most economic and effective erosion control possible since it is more advantageous to control erosion at the source than to design controls to trap suspended sediment.

To help determine which BMPs are best suited for a given construction site, this subsection will detail commonly used perimeter or sediment control practices for low-risk construction sites.

Requirements:

Perimeter controls must be installed:

- On the downhill side of the construction activities for sediment laden runoff interception or uphill of earth disturbances for diversion berms; and
- Between any ditch, swale, storm drain, or surface water and the disturbed soil;
  - Perimeter controls not labeled as biodegradable shall be removed once the drainage area has reached final stabilization.

NOTE: Hay bales must not be used exclusively as sediment barriers due to their tendency to degrade and fall apart and may only be used in support of other required practices.

How to Comply:

Select and install a perimeter control from the following options: Diversion Berm, Silt Fence, Erosion Control Berms, or Filter Socks or Straw Wattles (detailed in **Subsection 3.3**).

Installation:

Silt Fence, Erosion Control Berms, or Filter Socks or Straw Wattles

- Place on the downhill side of disturbed soil;
  - If space is available, place perimeter control 10-ft from the bottom of the slope, otherwise place along the contour at the bottom of the slope.
- Ensure the control catches all runoff from disturbed soil;
- Maximum drainage area is ¼ acre for 100-ft of silt fence and erosion control berm;
- Install across the slope (not up and down slope);
- Install multiple rows on long slopes to intercept flow; and
- Do not install across ditches, channels, or streams.

Diversion Berm

- Place on the uphill side of disturbed soil;
- Install across the slope (not up and down slope);
- Do not install across ditches, channels, or streams.
- Stabilize the flow channel with seed and mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.
- Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet.

3.1.3 Diversion Berm

Diversion berms intercept stormwater runoff contributing from above the construction site and direct it around the disturbed area. This prevents offsite runoff from entering the construction site, thus reducing the potential for erosion and reducing the drainage area contributing to the site.



Figure 2A *Berms and ditches divert upslope contributing runoff around construction sites and reduce erosion and sediment problems. Stabilize berms and ditches after construction.*

Requirements:

If stormwater runoff contributes to the construction site from upslope areas and the site meets the following two (2) conditions, you are required to first install a diversion berm and stabilized swale before disturbing any additional soil:

1. One or more acres of soil will be disturbed at any one time; and
2. Average slope of the disturbed area is 20% or steeper.

Installation:

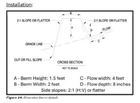


Figure 2B *Berm cross section.*

- Construct berm to the minimum specification above;
- Compact the berm with a shovel or earth-moving equipment;
- Seed and mulch berm or cover with erosion control matting immediately after installation;
- Stabilize the flow channel with seed and mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%;
- Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet; and
- The diversion berm shall remain in place until the disturbed areas are completely stabilized.



Figure 2C *Detail construction, seeding, and stabilization of channel berm. Note that diversion ditch is lined with grass on flatter part of slope, and with rock on steeper part.*

Table of Contents

Table of Contents 2
Section 1 - Introduction 4
1.1 What is Erosion Prevention and Sediment Control 4
1.2 Construction General Permit Considerations 4
Section 2 - Pre-Construction Requirements 6
2.1 Site Preparation 6
2.1.1 Limits of Disturbance Demarcation 6
2.1.2 Stabilized Construction Access 7
2.1.3 Stockpile Management 8
2.2 Installation of Pre-Construction EPSC Measures 8
Section 3 - Best Management Practices 9
3.1 Perimeter Control 9
3.1.1 Erosion Control Berm 10
3.1.2 Silt Fence 11
3.1.3 Diversion Berm 13
3.2 Runoff Prevention 14
3.2.1 Storm Drain Inlet Protection 14
3.2.2 Concrete Truck Washout 15
3.2.3 Dewatering Devices 16
3.2.4 Uncontrolled Flows 17
3.2.4.1 Filter Socks 17
3.2.4.2 Straw Wattle 18
3.2.5 Channelized Flows 19
3.2.5.1 Rock Outlet Protection 19
3.2.5.2 Check Dam 20
3.3 Soil Stabilization 21
3.3.1 Flat Slope Stabilization 21
3.3.1.1 Mulching 21
3.3.2 Steep Slope Stabilization 23
3.3.2.1 Rolled Erosion Control Product (RECP) 23
3.3.2.3 Riprap Slope Protection 24
3.3.3 Seeding, Hydroseed, and Sod 25
Section 4 - Construction Site Management 26
4.1 Inspection, Maintenance, and Record Keeping 26
4.1.1 General Inspection and Maintenance 26
4.1.2 Discharge Inspection and Reporting 27
4.1.3 Dewatering Inspection and Sampling 27
4.1.4 Record Keeping 27
4.2 Winter Construction Period 28
4.3 Permanent Controls 29

Section 2 - Pre-Construction Requirements

It is essential for sites to plan for and implement erosion prevention and sediment control measures before the commencement of earth disturbing construction activities. The installation of these pre-construction EPSC measures are crucial for mitigating the environmental impacts of the site and preventing unnecessary disturbances and sediment transportation.

2.1 Site Preparation

This subsection contains required EPSC measures that must be installed before any earth is disturbed on site (excluded disturbance required to access the site and install these EPSC measures).

Reference **Section 4** for additional requirements and practices.

2.1.1 Limits of Disturbance Demarcation

Delineating the site will help to: 1) limit the area of disturbance to only what is necessary for construction, 2) prevent unauthorized disturbance, 3) preserve existing vegetation, and 4) limit erosion potential on the site.



Figure 3 *LOD demarcation sketch*

Requirement:

You must physically mark the limits of construction activity using one of the methods described below. These methods shall be utilized to mark the entire construction boundary, as well as, phasing boundaries as the project progresses.



Figure 3A *Properly placed barrier tape marks the boundaries and limits of construction on this site.*



How to Comply:

Before initiating any earth disturbance activities, install a perimeter fence, orange barrier tape, or flagging on stakes or trees to physically demarcate the approved limits of earth disturbance for the entire site and the active phase of the construction project.

Maintenance:

The LOD demarcation shall be maintain or replaced when necessary to ensure phasing boundaries and earth disturbing limitations are properly established.

3.1.1 Erosion Control Berm

Erosion control berms collect runoff from a construction site, allowing it to pond, settle, and filter before flowing off site. These berms are comprised of a dense mixture of intertwining wood fragments and grit that form a stable, long lasting mulch. Common sources include stump grindings, and aged wood waste.

Installation Requirements:

The erosion control berm should be a minimum of one (1) foot tall and two (2) feet wide. On longer or steeper slopes, a larger berm may be necessary.

How to Comply:

Stump grindings from land clearing are an excellent source of material for erosion control berms and may be readily produced when the area to be developed is forested.

Erosion control berms are effective on frozen ground, rock outcrops, and forested areas with heavy root cover. It may be necessary to pack down or remove vegetation to prevent the creation of voids or bridges which will allow berm washout and pass sediment laden water offsite.

Erosion Control Berm Placement:

Slope Steepness	Maximum Length (ft)
2:1	30
3:1	50
4:1	75
5:1 or flatter	100

Table 2 *Maximum allowable slope lengths contributing runoff to an erosion control berm placed on a slope.*

Maintenance:

Erosion control berms must be redressed and reshaped as necessary to ensure that sediment doesn't accumulate more than halfway up the berm face.



Figure 4 *The erosion control berm above is allowing for both ponding and filtering of stormwater.*

3.2 Runoff Prevention

Where extensive disturbance cannot be avoided, stormwater run-on should be managed to control erosion. This can be accomplished by diverting runoff around the disturbance (perimeter control), by providing a stable conveyance through the disturbance, or by dispersing concentrated flows through stable outlet structures.

This subsection will detail commonly used runoff control practices for low-risk construction sites to help determine which BMPs are bested suited for a given construction site.

3.2.1 Storm Drain Inlet Protection

To prevent heavily sediment laden water from entering a storm drain system, a storm drain inlet protection device must be installed. Existing and new storm inlets on construction sites must be kept free of debris and must be protected from sediment laden runoff. The practices below allow stormwater to settle and filter through the practice and not bypass the intent entirely.

Requirements:

Stormwater inlets shall be 4 inches above grade, or an acceptable inlet control or protection should be installed.



Figure 4A *Use of stone inlet protection with the incorporation of a straw wattle in place of binder blocks for the stone and block specification.*

Installation:

Proprietary Inlet Protection

Shall provide for storage and removal of sediment and be sized appropriately for the drainage area, while allowing stormwater to filter through. These may be used if installed and maintained in accordance with the manufacturer's specifications.

Stone and Block Drop Inlet Protection

Concrete blocks placed around an inlet with a circle of filtering stone sloped against the blocks.

Filter Fabric and Stone Inlet Protection

Vertical filter fabric installed around drop inlet with stone around fabric for stormwater filtering and creating ground contact with filter fabric. Alternatively, fabric may be buried below ground.



Figure 4B *The silt fence in Vermont is meant to mesh (progressive) inlet protection. Resulting in a discharge of sediment laden water that required the removal of sediment from the stormwater system.*

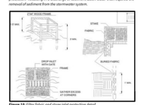


Figure 4C *Filter fabric and stone inlet protection detail.*

Maintenance:

The inlet protections shall be inspected, cleaned, and repaired after each rain or snow melt event. Accumulated sediment must be removed and damaged devices must be replaced to ensure proper performance.

1 acre = 43,560 square feet = 4,840 square yards

Area in acres (width in feet x length in feet)

(w) x (l)	100	150	200	300	400	500
100	0.2	0.3	0.5	0.7	0.9	1.1
150	0.3	0.5	0.7	1.0	1.4	1.7
200	0.5	0.7	0.9	1.4	1.8	2.3
300	0.7	1.0	1.4	2.1	2.8	3.4
400	0.9	1.4	1.8	2.8	3.7	4.6
500	1.1	1.7	2.3	3.4	4.6	5.7

Chart to help estimate earth disturbance area.

2.1.2 Stabilized Construction Access

A Stabilized Construction Entrance (SCE) must be utilized to help remove mud and sediment from vehicles and equipment to prevent tracking onto roads and decrease the environmental impact of construction vehicles.

Requirements:

A stabilized construction access must be installed before earth disturbing activities at all points where construction vehicles will exit the construction site.



Figure 4 *Good stabilized construction access. Adequate width to accommodate two vehicles. Stone is large enough to prevent mud tracking offsite. Ensure that the pad is 6 inches deep and 40 feet long.*



Figure 5 *Poor example, or lack of, a stabilized construction access. Does not have adequate stone to prevent tracking. Should have more stone sizes, and does not meet the minimum depth requirement of 6 inches.*

Installation:

- **Rock size** - Mix of 1 to 4 inch stone;
- **Depth** - 8 inches minimum;
- **Width** - 12 feet minimum, flared at the road for vehicle turning radius (10 feet per side);
- **Length** - 40 feet minimum (length of driveway for shorter, residential project access);
- **Geotextile** - Filter cloth under the entire stone bed.

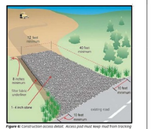


Figure 6 *Construction access detail. Access pad must keep mud from tracking onto both paved and gravel roads.*

Maintenance:

Redress with clean stone or scarify to open voids as required to keep sediment from tracking onto the roads.

Where sediment has been tracked-out from your site onto roads, sidewalks, or other paved areas outside your site, remove the deposited sediment by the end of the same business day in which track-out occurs. There should be no re-routing of the construction access.

- Remove track-out by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal.
- You are prohibited from hosing or sweeping tracked-out sediment into any stormwater conveyance, storm drain inlet, or water of the state.

3.1.2 Silt Fence

Silt fences are a temporary barriers of geotextile fabric installed on the contours across a project site to intercept sediment laden runoff from small drainage areas of disturbed soil.

Requirements:

Silt fence must be installed on the downhill side of the construction activities, between any ditch, swale, storm drain, or surface water and the disturbed soil.



Figure 8 *Excellent demonstration of a properly installed silt fence along a construction access road.*

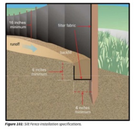


Figure 10 *Silt fence installation specifications.*

Installation:

- Dig a trench 6 inches deep across the slope;
- Unroll silt fence along the trench;
- Ensure stakes are on the downhill side of the fence;
- Join fencing by rolling the end stakes together;
- Drive stakes in against downhill side of trench;
- Drive stakes until 16 inches of fabric is in trench;
- Push fabric into trench; and
- Fill trench with soil and pack down.

NOTE: Gravel can be used to create ground contact with filter fabric when bedrock, ledge, or nearby tree roots do not allow for trenching. (A secondary perimeter control can be effective in these locations as well.)

J-hooking the silt fence may trap sediment running along the fence or catch flows from higher uncertain its slow sediment.



Figure 9 *Excellent installation of reinforced silt fence and j-hooks in front of a storm drain inlet drainage channel.*

Maintenance:

- Remove accumulated sediment before it reaches halfway to top of the fence;
- Ensure that silt fence is trenched into the ground with no gaps between the fence and the ground and between neighboring fences; and
- Replace any silt fence that is torn, ripped, or otherwise damaged as they are no longer effective.

3.2.2 Concrete Truck Washout

Concrete truck washouts are required to prevent the discharge of concrete pollutants. Concrete wash-water often contains a slurry of heavy metals, can be caustic, and has a high pH. As a result, concrete wash-water is not a permitted discharge and must be maintained on site.

Requirements:

Concrete wash-water and excess washout must be stored in a lined washout to allow for wash-water to evaporate or used as storage until the wash-water can be removed and disposed of properly rather than discharge from the site with stormwater. This washout should be accessible to the cement truck and at least 50-ft away from stormwater inlets and surface water.

Care should be given to assure that the washout does not overtop during a storm event. Proprietary lined and contained concrete washout basins may also be utilized in accordance with manufacturers specifications.



Figure 11 *Properly installed concrete truck washout.*

Maintenance:

Utilized BMPs must be inspected, cleaned, and repaired as necessary to ensure adequate waste containment. Concrete washout shall be pumped to a concrete truck as necessary, for disposal or reuse at a batch plant. Washout may also be allowed to evaporate/harden for disposal in accordance with applicable local, state, and federal regulations.

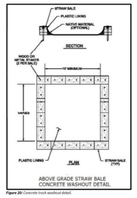


Figure 12 *Concrete truck washout detail.*

Section 1 - Introduction

1.1 What is Erosion Prevention and Sediment Control

On most construction sites, the existing vegetation that holds the soil in place and protects it from the erosive forces of rain and runoff is removed, leaving large areas of exposed soil. During rainfall or snowmelt, wind, etc., the exposed soil may be easily eroded and transported to nearby streams, lakes, wetlands, or other surface waters.

Stormwater runoff carrying sediment into these streams, lakes, and wetlands is a large contributor to surface water quality challenges in Vermont. The water quality of these waters is often degraded because of the discharge of eroded sediment from unmanaged construction sites. Sediment entering surface waters may cause harmful alterations or destruction of aquatic habitats and could have lasting impacts on fish and other aquatic organisms. In addition, sediment serves as a vehicle for the transport of stormwater pollutants that diminish water quality. Phosphorus, for example, which can contribute to excessive algae growth, is commonly transported by being bound to mobile sediment.

To mitigate these negative effects, construction site best management practices (BMPs) should be implemented to control erosion and contain soil on the project's site. The most effective approach to prevent a sediment discharge is temporary and final stabilization of exposed soils. Controls to sediment laden runoff are necessary at times but should not be used as the primary means of prevention. Consideration for soil properties, flow velocities, topography, vegetation, and climate are all factors to be considered when using best management practices.

This Low-Risk Handbook is a tool which provides generic information for the most frequently used BMPs on a given construction site in Vermont and should be used in lieu of an Erosion Prevention and Sediment Control Plan (EPSC Plan) for Low-Risk Authorizations. This handbook is referenced in all Low-Risk permit authorizations and should be maintained onsite. More information on EPSC measures described in Section 2 and additional EPSC measures not included within this handbook can be found within *The Vermont Standards for Erosion Prevention and Sediment Control (The Vermont Standards)*, and additional permit requirements are found in the *2025 Stormwater Construction General Permit 3-9020* and a project's Notice of Authorization (NOA).

The 2025 Vermont Stormwater Construction General Permit (CGP) 3-9020 assesses the potential risk to water quality from proposed construction activity and categorizes the project's activity as Low-Risk, Moderate-Risk, or a project that requires an Individual Stormwater Construction Discharge Permit. The practices within this handbook serve as the required EPSC Plan for construction activity that has been categorized as "Low-Risk". Projects involving work within other jurisdictional programs should contact those individual Programs for technical assistance (e.g., Wetlands, Rivers, Lakes and Ponds, Fish and Wildlife, etc.).

1.2 Construction General Permit Considerations

When is a Stormwater Construction Discharge Permit required?

A stormwater construction discharge permit must be obtained for construction activity that 1) result in a total earth disturbance of equal to or greater than one acre of land area or 2) result in a total earth disturbance of less than one acre that are part of a larger "common plan of development or sale" that will ultimately disturb equal to or greater than one acre of land area.

A common plan of development is defined as a development that is completed in phases or stages when such phases or stages share a common state or local permit related to the regulation of land use, the discharge of wastewater or a discharge to surface waters or groundwater, or a development designed with shared common infrastructure. Common plans include, but are not limited to, subdivisions, industrial and commercial parks, university and other campuses, and ski areas. Additionally, a common plan of development can share state and/or local permits; or share common infrastructure; or share discharges to wastewater, surface waters, or groundwaters.

2.1.3 Stockpile Management

It is essential to manage stockpiles as they are extremely vulnerable to erosion and sediment laden runoff discharges. To control runoff from stockpiles, related stockpiles of soils, cement and asphalt concrete rubble, and aggregate base or subbase, proper BMPs must be installed.

Stockpile management includes measures to minimize erosion and sediment transport from stockpiles of construction related materials. Stockpile management procedures and practices are designed to reduce or eliminate storm water pollution from construction site stockpiles.

Requirements:

Stockpile locations must be determined and appropriate BMPs installed before the commencement of construction related earth disturbances.

- Sediment control practices shall be place around the perimeter of the stockpile (such as silt fence, erosion control berms, straw wattles, etc.).
- A designated access point shall be established on the upgradient side of the stockpile;
- The stockpile must be stabilized (utilizing surface roughening, temporary seeding and mulching, or Rolled Erosion Control Products (RECP)).
  - Soils stockpiled for an extended period should be seeded and mulched with a temporary grass cover once the stockpile is placed (within 14 days).
  - Use of mulch or RECPs only is acceptable if the stockpile will be in place for a more limited time.



Figure 7 *Excellent application of hay mulch. Good mulch cover and perimeter control around such site facets.*

How to Comply:

Locate stockpiles away from all drainage system components including storm sewer inlets. Where practical, choose stockpile locations that will remain undisturbed for the longest period of time as the phases of construction progress.

Stockpiles should not be placed in streets or paved areas unless no other practical alternative exists. For paved areas, filter socks must be used for permitter control and all inlets with the potential to receive sediment from the stockpile must be protected, including vehicle tracking.

Maintenance:

Inspect stockpiles and utilized BMPs periodically for condition and effectiveness. Areas producing sediment should be remedied immediately.

When temporary removal of a perimeter BMP is necessary to access a stockpile, ensure BMPs are reinstalled in accordance with their respective design detail.

When the stockpile is no longer needed, properly dispose of excess materials and revegetate or otherwise stabilize the ground surface where the stockpile was located.

2.2 Installation of Pre-Construction EPSC Measures

To control runoff and sediment from the project's initial disturbances, the permittee is required to install EPSC measures ahead of any earth disturbing construction activities occurring on site.

In addition to the controls mentioned previously in this section, the permittee shall install all diversion berms, silt fence, storm drain protection, and any other BMPs necessary to mitigate erosion and control sediment from disturbances associated with the early stages of the project.

These BMPs are detailed in **Section 3** below.

3.2.3 Dewatering Devices

Dewatering devices are necessary to minimize and prevent discharges of sediment as a result of dewatering activities.

Dewatering Devices allow sediment laden water to settle or filter out while allowing relatively clean water to outlet or discharge to drainageways. It is an appurtenance to a sediment trapping structure or device such as a basin, trap, or geotextile filter bag that allows sediment laden water to pond or filter.

Requirements:

Stormwater and groundwater from dewatering activities shall be uncontaminated and shall be filtered or passed through a sediment trapping device, or both, and routed in a manner that does not result in visually turbid discharges to waters.

As a minimum, sediment traps and basins should have their temporary storage dewatered over a 48-hour period to maximize sediment retention.

Pump intake for dewatering must be at or near the surface of the ponding area to prevent disturbance of the settled material. Visually turbid water must not be pumped directly to storm drains or other conveyance that leads to waters without implementing one or more of the practices described below.

- Implement sock filters or sediment filter bags on dewatering pump discharge hoses or pipes;
- Route dewatering pump into silt fence enclosures or into staked hay bale enclosures lined with filter fabric; or
- Route dewatering pump to vegetated area at least 50 feet from surface waters and at a slope no greater than 5%.

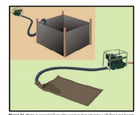


Figure 4D *Model is pumped from the construction site and flows are released into an vegetated cover or into a sock filter away from waterways.*

Maintenance:

Dewatering devices shall be inspected before, during, and after each use to ensure proper filtration.

- Filter fabric or media shall be replaced when necessary.
- Any malfunctioning skimmer or its components shall be repaired or replaced before use of the dewatering device.

Sediment shall be removed from the system when it reaches the level marked in a sediment cleanout stake or the top of the skimmer landing area. Geotextile filter bags are considered full when remaining bag flow area has been reduced to 75%. At this point, it should be replaced with a new bag.

The structure shall only be removed when the tributary area has been properly stabilized. Geotextile filter bag disposal may be accomplished by removing the bag to an appropriate designated upland area, cut open, remove the geotextile for disposal, and spread sediment contents and seeded and mulched according to the vegetative plan.

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EPSC LOW RISK 2025 SHEET 1
UHAUL COMMERCIAL, BURLINGTON
436 RIVERSIDE AVENUE, BURLINGTON, VT 05401

22-575
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

DJG	ANL	DJG
DESIGN	DRAWN	CHKD

SCALE N.T.S.
DATE : 12/19/2025

C8-06

CAD FILE: Q:\VT-WILL-TC\Shared_TCE PROJECTS\2022\575-UHaul-Commercial-Burlington\2-CAD-GIS\Engineering Plans\C8-06 - EPSC Low Risk 2025 Sheet 1.dwg 12/19/2025

3.2.4 Unconfined Flows

Areas of a site that are relatively open are still prone to erosion, regardless of slope, and must be protected to mitigate runoff and sediment discharges to waters of the State. In addition to the installation of diversion berms (**Subsection 3.2.2**) and soil stabilization practices (**Subsection 3.3**), the BMPs in this subsection can be installed to control, slow, contain, and filter sediment laden runoff as it flows through the site.

These BMPs should be used to reduce the amount of rill and sheet erosion that are typical of exposed construction sites. They can be utilized on steep slopes and flat areas and must be installed to mitigate water movement through or exiting a construction site.

Reference *The Vermont Standards* for more details and for additional measures that can be applied for unconfined areas.

3.2.4.1 Filter Socks

A manufactured tube made of either a synthetic material or an organic fiber which is filled with erosion control mix or other finely shredded organic material such as coconut fiber. They are an excellent practice for slowing runoff on long open slopes and for use around stockpiles.

Installation:

- Filter socks are best used for small areas of disturbance, at the base of stockpiles, across slope contours and across paved areas;
- Full contact with the ground is critical for filter socks to be effective and to prevent bypass. A trench 2"-3" deep shall be dug along the path of the filter sock, with the exception of installations across paved areas;
- Most applications will require staking at 10-ft intervals, which should help both keep the filter sock in place and push it downward for maximum contact with the ground; and

Slope (%)	Maximum Slope Length (ft)			
	12in*	18in*	24in*	32in*
<5	225	250	275	325
5-10	125	150	200	275
10-15	60	75	100	150
20-25	50	55	100	120
25-33	40	45	60	75
>33	25	30	35	50

Table 2: *Criteria for filter sock spacing.*

Maintenance:

- Accumulated sediment must be removed and placed in an upland location when material reaches half of the filter sock height; and
- Filter socks should be reshaped if they become flattened or caked in sediment to ensure proper sediment control.

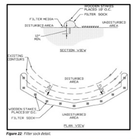


Figure 22: *Filter sock detail.*



Figure 23: *Good use of filter sock along a slope to slow runoff velocity.*

3.3 Soil Stabilization

For those areas where soil disturbance is necessary, erosion can be minimized by ensuring that disturbance operations take place as quickly as possible, followed by prompt stabilization of the disturbed soils. Depending upon the size of the disturbed area and the risk to water quality, this might require limiting concurrent disturbance to an area small enough to allow for quick stabilization of the site in advance of predicted rain events.

Temporary stabilization shall be utilized when an area is scheduled to be exposed for an extended amount of time (typically greater than 14 days). Seeding and mulching, applying erosion control matting, and hydroseeding are all methods to temporarily stabilize exposed soil and prevent soil erosion prior to vegetative growth. Mulches and matting should be utilized to protect the soil surface while grass is establishing.

Areas of earth disturbance may also be stabilized with stone, such as riprap or gravel, or other impervious surfaces such as pavement and concrete.

Requirements:

All areas of earth disturbance must have temporary or final stabilization within 14 days of initial disturbance, as stated in the project authorization. After this time, disturbed areas must be temporarily stabilized or permanently stabilized in advance of any runoff producing event. A runoff producing event is an event that produces runoff from the construction site.

How to Comply:

As required by the authorization, temporary stabilization for areas of earth disturbance shall be completed utilizing one or more of the methods described in this section.



Figure 24: *How to calculate slope.*

3.3.1 Flat Slope Stabilization

Surface stabilization measures designed to protect flat surfaces or near flat slopes that are prone to erosion due to wind, precipitation, and snowmelt. These stabilization measures are typical on slopes less than 3:1 (H:V).

How to Comply:

Use of one of the listed slope protection practices below on slopes less than 3:1. Measures listed under **Subsections 3.3.2** and **3.3.3** may also be used on these flatter surfaces if necessary.

1. Seeding, Hydroseed, and Sod
2. Mulching
3. Fiber Rolls and Filter Socks (**Subsection 3.2.4**)

3.3.1.1 Mulching

Mulching is essential to provide initial erosion control while seeding or shrub planting is established. Applying mulch will conserve moisture and modify the surface soil temperature and reduce fluctuation of both and will prevent soil surface crusting and aid in weed control.

**Mulch is also used alone for temporary stabilization in non-growing months.*

Requirements:

Hay or Straw Mulch:

Date Range	Hay or Straw Application Rate
Construction Season April 15th – October 14th	1 inch depth. (1-2 bales/1000 ft²)
Winter Construction Season October 15th – April 14th	2 inch depth (3-4 bales/1000 ft²)

Table 3: *Hay or straw application rate based on construction season. Seed may also be incorporated.*

Figure 25: *Excellent application of hay mulch. Good mulch cover and perimeter control around soil stockpile.*

3.3.2 Straw Wattle

Straw wattles can be used in successive rows to slow sheet flow and collect sediment on long slopes or around the base of soil stockpiles but are not appropriate application on impervious surfaces such as asphalt concrete or ledge.



Figure 26: *Straw wattle properly staked in and providing wetting of runoff from this shallow slope. Note a down wattle was placed in front of an older less effective wattle.*

Requirements:

Straw Wattles are best used for small areas of disturbance, at the base of stockpiles and across slope contours.

- The straw wattles shall be placed in a 2-3 inch deep trench with adjacent wattles tightly abut or overlapping;
- Once in the trench, the wattles shall then be secured with 18-24 inch stakes at both ends and every 3-4 feet;
- Stakes shall be driven through the middle of the wattles and perpendicular to the slope, leaving at least 2-3 inches of stake extending above the wattle.

In limited cases, wattles may be secured without stakes if staking is not feasible. In these cases, the wattles can be secured using sandbags or other similar methods.

NOTE: It is critical that straw wattles have full contact with the ground to be effective and prevent short circuiting.

Maintenance:

Accumulated sediment behind straw wattles shall be removed when accumulation reaches half the height of the wattle. Removed material shall be placed in an upland location and stabilized as necessary.

Straw wattles shall be reshaped or replace if they become flattened, cakes with sediment, or otherwise are no longer effective for runoff or sediment control.

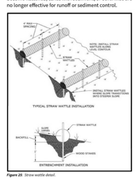


Figure 27: *Straw wattle detail.*

Wood Chip Mulch or Stump Grindings:

Cover entire area with 2-3 inches or more of wood chip mulch or stump grindings. Further considerations to the requirements can be found in *The Vermont Standards*.

Figure 28: *Good application of wood chip mulch and stump grindings.*

Maintenance:

Mulching shall be reapplied if the material was blown or washed away to ensure proper stabilization of the soils underneath.

3.3.3 Seeding, Hydroseed, and Sod

All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade. Seeding and hydroseed can be used in conjunction with mulching or RECPs to bring the site to final stabilization. Vegetative cover, such as grass, naturally protects exposed soils from wind, rain, flooding, and other erosive events.

The permittee must work to bring the site, or sections of the site, to final grade and implement permanent stabilization measures as soon as possible. This will reduce the need for additional EPSC measures, decreasing the total disturbed area and ultimately the total cost of the project.

Reference Part 5 of *The Vermont Standards* for more details on these and other soil stabilization practices.

Topsoil Details:

Site Conditions	Intended Use	Minimum Topsoil Depth
Deep Sand or Loamy Sand	Mowed Lawn; Tall/Legumes, Unmowed; Tall Grass, Unmowed	4" 2" 1"
Deep Sandy Loam	Mowed Lawn; Tall/Legumes, Unmowed; Tall Grass, Unmowed	5" 3" 1"
6" or More Silt Loam, Loams, or Silt	Mowed Lawn; Tall/Legumes, Unmowed; Tall Grass, Unmowed	4" 2" 1"



Figure 29: *Excellent application of hydroseed with a mulch component. Entire soil surface has been covered and is temporarily stabilized.*

* Add inoculant immediately prior to seeding

How to Comply:

The area must be rough graded and slopes physically stable. Large debris and rocks are usually removed. Seedbed must be seeded within 24 hours of disturbance or scarification of the soil surface will be necessary prior to seeding.

- Broadcasting, drilling, cultipack type seeding, or hydroseeding are acceptable methods;
- Proper contact between the soil and the seed is crucial to successful germination.
- Mulch the area with hay or straw at 2 tons/acre.
- Spring, summer, or early fall: seed the area with ryegrass (annual or perennial) at 20 lbs. per acre.
- Late fall or early winter: seed Certified 'Aroostook' winter rye (cereal rye) at 90 lbs. per acre.
  - Hydroseed alone is not an acceptable method during the winter construction period.

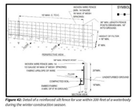
General Seeding Details:

	Variety	$\%_{pure}$	lbs 1000 sq ft
Birdsfoot trefoil	Empire/ Pardee	5*	0.10
Common White Clover	Common	8	0.20
PLUS			
Tall Fescue	KY-31/ Rebel	39	0.25
PLUS			
Redtop OR	Common	2	0.05
Ryegrass (Perennial)	Pennfine/ Linn	5	0.10



Figure 30: *Poor hydroseed application. Not applied at the appropriate rate, soil not prepared, and very little mulch component in mix.*

* Mix 2.5 lbs each of Empire and Pardee OR 1.5 lbs. of Birdsfoot and 2.5 lbs. white clover per acre.


SILT FENCE
FLOW
SILT FENCE
FLOW
SILT FENCE
FLOW



Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Composite Rendering

SHEET 01

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Preliminary Drawings

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P: 602.263.6841

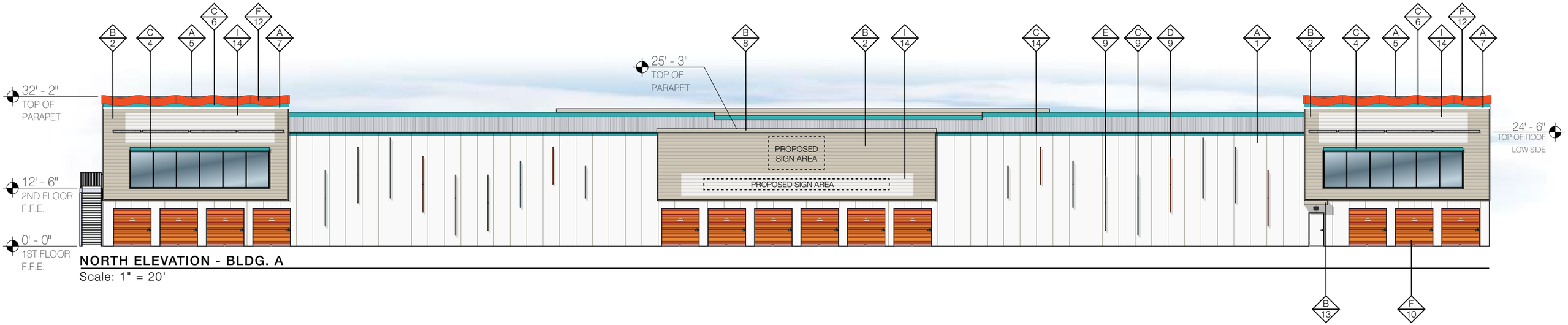
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(791087)

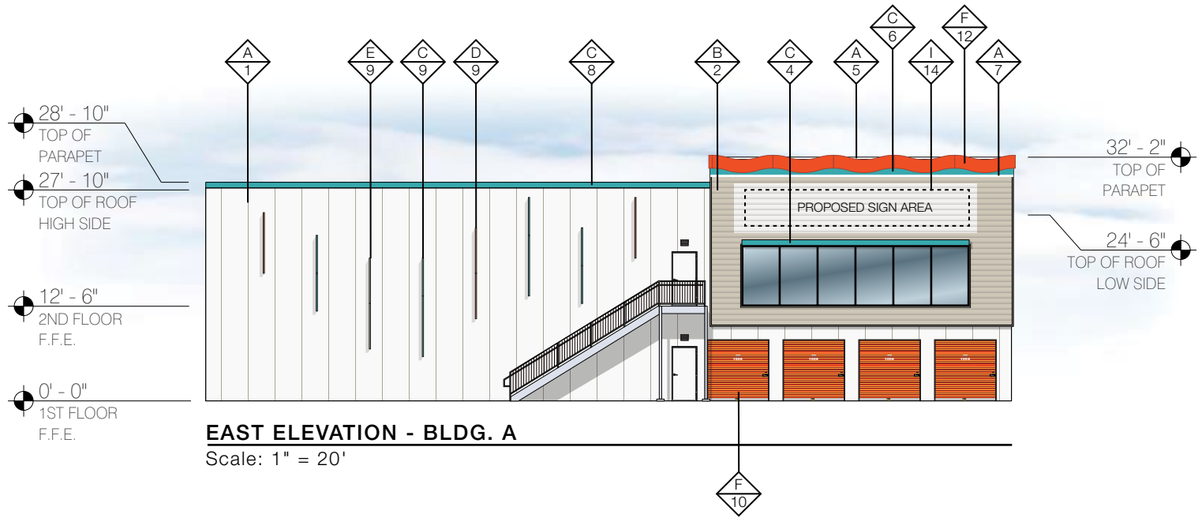
Northwest Elevation
Composite Rendering

SHEET 02

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NORTH ELEVATION - BLDG. A
Scale: 1" = 20'



EAST ELEVATION - BLDG. A
Scale: 1" = 20'

GENERAL NOTES:

THIS PROJECT WAS DESIGNED USING KINGSPAN METAL PRODUCTS. DEVIATING FROM KINGSPAN PANELS WILL ALTER THE FINAL APPROVED DESIGN OF YOUR BUILDING(S). PLEASE CONSULT WITH THE A&M FACILITY IMAGING TEAM IF A DIFFERENT SUPPLIER IS BEING USED.

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS.
CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP.** DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED.
P: 602.623.6841

COLORS

A		IMPERIAL WHITE *(IMP CUSTOM COLOR)*	I		SW 6182 ETHEREAL WHITE P57
B		SANDSTONE *(IMP CUSTOM COLOR)*	J		IRONWOOD *(FAUX WOODGRAIN FINISH)*
C		DESERT JEWEL P62	K		U-HAUL FOREST GREEN P9
D		SW 6884 AMBER EARTH P63			
E		SW 6451 NURTURE GREEN P61			
F		SIERRA SUNSET P6			
G		SW EGGSHELL BLACK P100			
H		LIGHT BROOM FINISHED TILT WALL			

MATERIALS

1	42"W KINGSPAN KS SERIES AZTECO STUCCO EMBOSSED VERTICAL IMP	9	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*
2	16"W MORIN INTEGRITY XAB-16 HORIZONTAL PANELS	10	ARCHITECTURAL DETAIL
3	LIGHT BROOM TILT-UP CONCRETE	11	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
4	10"H x 3"D ARCHITECTURAL DETAILS	12	UNDULATING DESIGN
5	4.5"H TRIM TYP.	13	2'D METAL AWNING
6	10.25"H FLAT METAL TRIM TYP.	14	PAINT DETAIL
7	3"H FLAT METAL TRIM TYP.	15	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
8	9"H FLAT METAL TRIM TYP.		

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

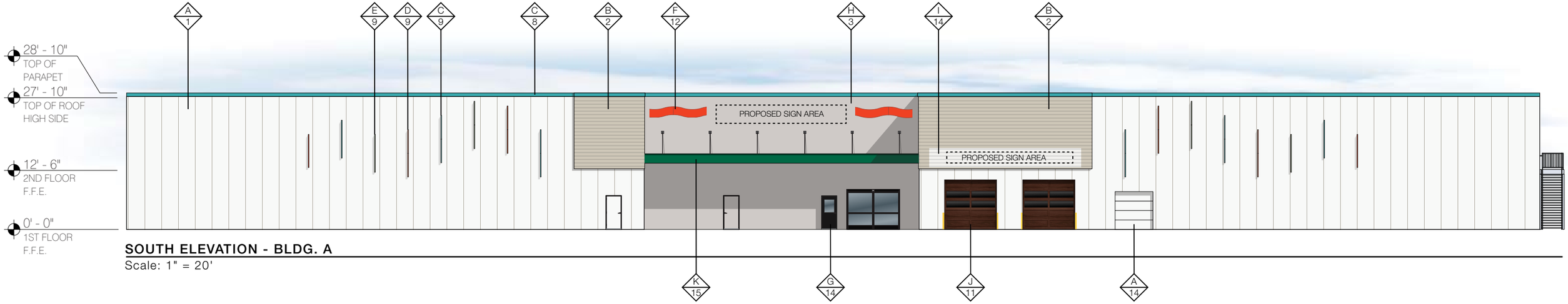
Project - Client

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Burlington
Burlington, VT
(791087)

Colors & Materials

SHEET 03

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SOUTH ELEVATION - BLDG. A
Scale: 1" = 20'



WEST ELEVATION - BLDG. A
Scale: 1" = 20'

GENERAL NOTES:

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P: 602.623.6841

COLORS						MATERIALS			
A		IMPERIAL WHITE *(IMP CUSTOM COLOR)*	I		SW 6182 ETHEREAL WHITE P57	1	42"W KINGSPAN KS SERIES AZTECO STUCCO EMBOSSED VERTICAL IMP	9	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*
B		SANDSTONE *(IMP CUSTOM COLOR)*	J		IRONWOOD *(FAUX WOODGRAIN FINISH)*	2	16"W MORIN INTEGRITY XAB-16 HORIZONTAL PANELS	10	ARCHITECTURAL DETAIL
C		DESERT JEWEL P62	K		U-HAUL FOREST GREEN P9	3	LIGHT BROOM TILT-UP CONCRETE	11	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
D		SW 6884 AMBER EARTH P63				4	10"H x 3"D ARCHITECTURAL DETAILS	12	UNDULATING DESIGN
E		SW 6451 NURTURE GREEN P61				5	4.5"H TRIM TYP.	13	2'D METAL AWNING
F		SIERRA SUNSET P6				6	10.25"H FLAT METAL TRIM TYP.	14	PAINT DETAIL
G		SW EGGSHELL BLACK P100				7	3"H FLAT METAL TRIM TYP.	15	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
H		LIGHT BROOM FINISHED TILT WALL				8	9"H FLAT METAL TRIM TYP.		

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

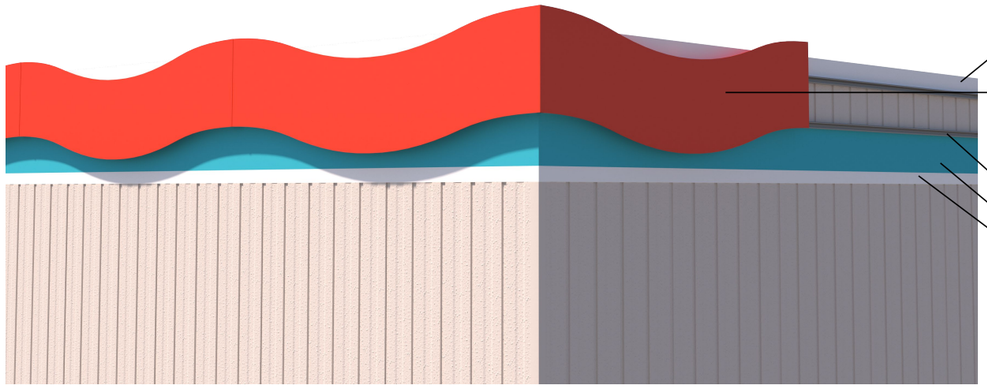
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Colors & Materials

SHEET 04

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Parapet Cornice Detail





Stucco Embossed IMP

EXAMPLE



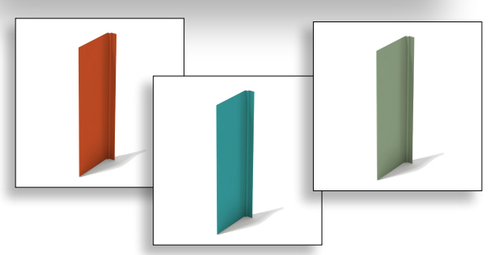
Light Broom Finished

TILT-UP CONCRETE

EXAMPLE

9"D Lyrical Articulated Design Element



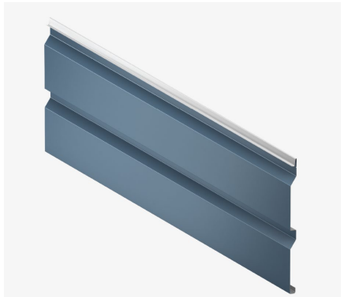


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Integrity XAB-16

INTEGRITY SERIES



The Integrity Series is a concealed fastener rainscreen, wall panel system. With a consistent depth of 7/8", it offers a minimalist design solution. Integrity Series offers 13 unique profiles featuring an asymmetrical box rib in varying configurations. Combine with other Integrity panels, or with panels from our Matrix Series or Pulse Series.

XAB-16

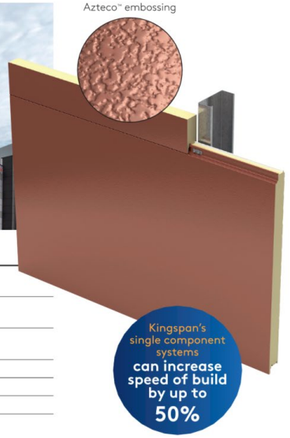


KS Azteco™ Data Sheet

Insulated Wall Panel System

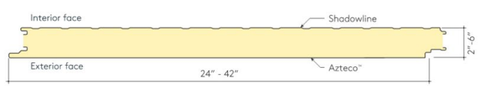
Kingspan





Product Specification

Profile:	Exterior: Flat Interior: Shadowline
Embossing:	Exterior: Azteco™ Interior: Stucco or non-embossed
Gauge:	Exterior: 26, 24, 22 ga Interior: 26, 24, 22 ga
Width:	24", 30", 36", 42"
Thickness:	2", 2.5", 3", 4", 5", 6"
Length:	8' - 53'
Reveal option:	Vertical: 1/8" Horizontal: 1/8" or 3/8"
Orientation:	Vertical or horizontal
Post fabrication (optional):	Trimless ends (Manufacturing limitations apply. Please contact us for detailed information)
R-value:	≈ 7.2 per inch per ASTM C518 @ 75°F mean temperature ≈ 8.25 per inch per ASTM C518 @ 35°F mean temperature



Preliminary Drawings

Project Designed By

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P: 602.263.6841

Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Material Board

SHEET 05

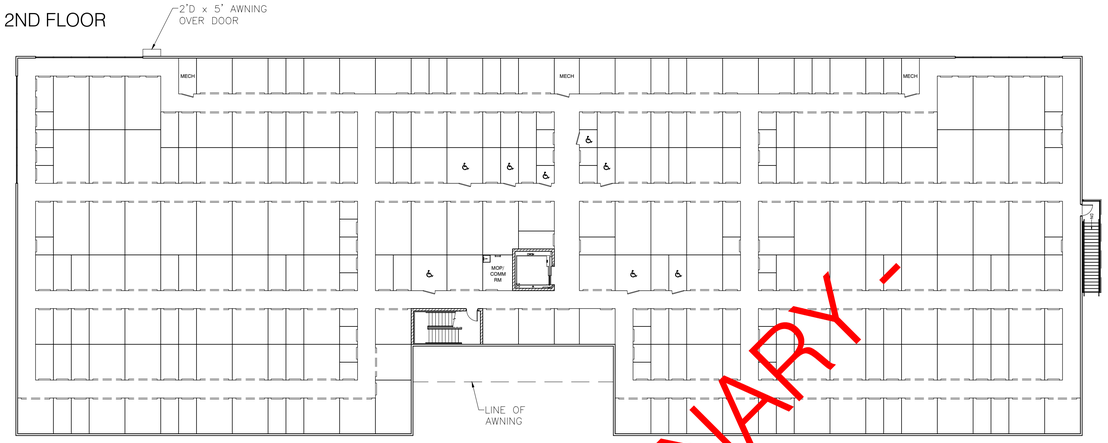
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PROPOSED MIX

LOCKER SIZE	INTERIOR								
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	TOTAL	SQ. FT.	%
5 x 5	30	750	4%	40	1,000	5%	70	1,750	4%
5 x 8	1	40	0%	0	0	0%	1	40	0%
5 x 10	119	5,950	29%	119	5,950	27%	238	11,900	28%
7 x 10	2	140	1%	1	70	0%	3	210	1%
10 x 8	4	320	2%	1	80	0%	5	400	1%
10 x 10	97	9,700	48%	93	9,300	43%	190	19,000	45%
10 x 15	22	3,300	16%	35	5,250	24%	57	8,550	20%
TOTAL	275	20,200	100%	289	21,650	100%	564	41,850	100%

♿ 18 ADA LOCKERS REQUIRED/PROVIDED

2ND FLOOR



1ST FLOOR



- PRELIMINARY -

PRELIMINARY FLOOR PLAN

SCALE: 1" = 20'-0"

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	11/15/24	BLC	UPDATE ELEVATOR TO CURRENT STANDARD
2	11/27/24	AS	NEW OPTION WITH REVISED INTERIOR LOADING
3	07/11/25	AS	ADD DOOR PER ART DEPT ELEVATIONS
4	07/22/25	AS	SMALL DOOR CHANGES, ADD ADA ROOMS
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-HAUL OF BURLINGTON
436 RIVERSIDE AVE
BURLINGTON, VT 05401

SHEET CONTENTS:

PROPOSED
FLOOR PLAN

791087

DRAWN:	AS	A1
CHECKED:	-	
DATE:	07/15/24	

791087 A1M

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Department of Permitting and Inspections
645 Pine Street
Burlington, VT 05401-8415
Phone: (802) 865-7188
www.burlingtonvt.gov/dpi

Zoning Permit Application – Owner's Signature & Consent

For use when the applicant is acting on behalf of the property owner.

PROJECT LOCATION ADDRESS: 436 Riverside Avenue

PROPERTY OWNER*: Amerco Real Estate Company *If condominium unit, written approval from the Association is also required	**APPLICANT:** Doug Goulette, P.E. Bowman
POSTAL ADDRESS: 2727 N. Central Ave.	POSTAL ADDRESS: 478 Blair Park Road
CITY, ST, ZIP: Phoenix, AZ 85004	CITY, ST, ZIP: Williston, VT 05495
DAY PHONE: 603-762-5535	DAY PHONE: 802-613-7063
EMAIL: Jeffery_Vaine@uhaul.com	EMAIL: doug.goulette@bowman.com
SIGNATURE: J. Vaine	**SIGNATURE:** D. Goulette

Property owner signature authorizes the applicant (if noted) to act on owner's behalf for all matters pertaining to this zoning permit application. Signature also consents to the proposed work and to inspection by city zoning staff to close out the zoning permit upon project completion.

Description of Proposed Project:

This application is for the re-development of the site formerly occupied by Koffee Kub Bakery. The new use is proposed to be a self-storage U-Haul Building. The proposed U-Haul building will have a footprint of approximately 30,000 sf and be served by new municipal sewer and water services. New parking, drives, and stormwater systems are also proposed.



Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Composite Rendering

SHEET 01

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Preliminary Drawings

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P: 602.263.6841

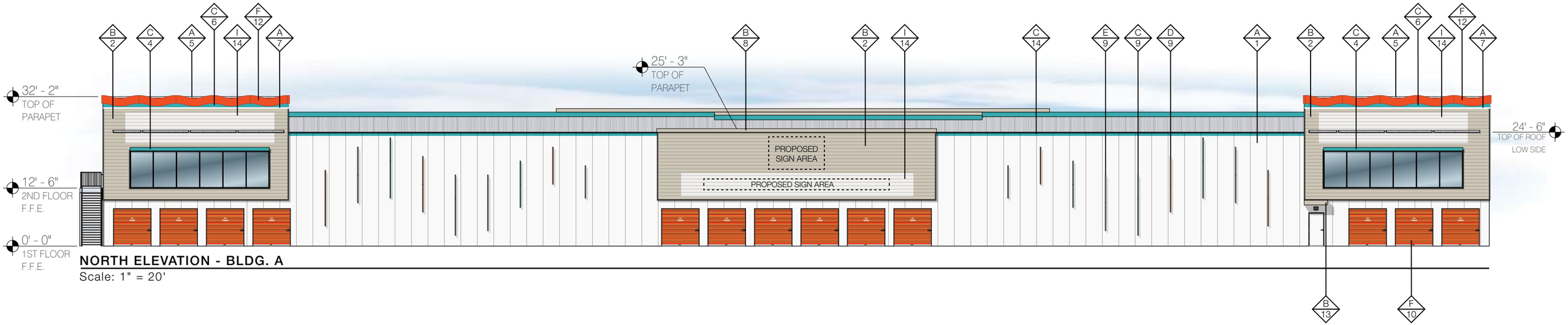
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Burlington, VT
(791087)

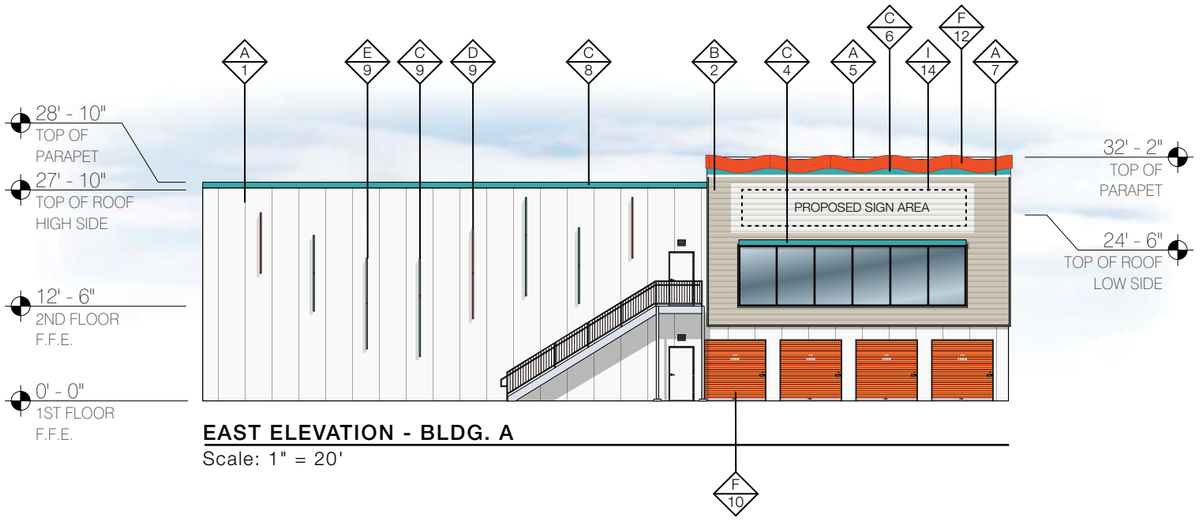
Northwest Elevation
Composite Rendering

SHEET 02

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NORTH ELEVATION - BLDG. A
Scale: 1" = 20'



EAST ELEVATION - BLDG. A
Scale: 1" = 20'

GENERAL NOTES:

THIS PROJECT WAS DESIGNED USING KINGSPAN METAL PRODUCTS. DEVIATING FROM KINGSPAN PANELS WILL ALTER THE FINAL APPROVED DESIGN OF YOUR BUILDING(S). PLEASE CONSULT WITH THE A&M FACILITY IMAGING TEAM IF A DIFFERENT SUPPLIER IS BEING USED.

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS.
CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP.** DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED.
P: 602.623.6841

COLORS

A		IMPERIAL WHITE *(IMP CUSTOM COLOR)*	I		SW 6182 ETHEREAL WHITE P57
B		SANDSTONE *(IMP CUSTOM COLOR)*	J		IRONWOOD *(FAUX WOODGRAIN FINISH)*
C		DESERT JEWEL P62	K		U-HAUL FOREST GREEN P9
D		SW 6884 AMBER EARTH P63			
E		SW 6451 NURTURE GREEN P61			
F		SIERRA SUNSET P6			
G		SW EGGSHELL BLACK P100			
H		LIGHT BROOM FINISHED TILT WALL			

MATERIALS

1	42"W KINGSPAN KS SERIES AZTECO STUCCO EMBOSSED VERTICAL IMP	9	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*
2	16"W MORIN INTEGRITY XAB-16 HORIZONTAL PANELS	10	ARCHITECTURAL DETAIL
3	LIGHT BROOM TILT-UP CONCRETE	11	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
4	10"H x 3"D ARCHITECTURAL DETAILS	12	UNDULATING DESIGN
5	4.5"H TRIM TYP.	13	2'D METAL AWNING
6	10.25"H FLAT METAL TRIM TYP.	14	PAINT DETAIL
7	3"H FLAT METAL TRIM TYP.	15	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
8	9"H FLAT METAL TRIM TYP.		

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

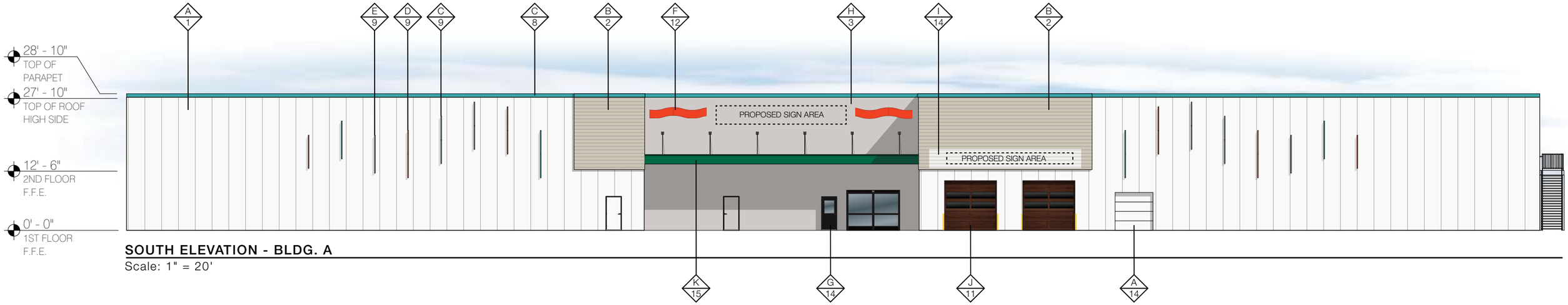
Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Colors & Materials

SHEET 03

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SOUTH ELEVATION - BLDG. A
Scale: 1" = 20'



WEST ELEVATION - BLDG. A
Scale: 1" = 20'

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D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS.
CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED.
P: 602.623.6841

COLORS						MATERIALS			
A		IMPERIAL WHITE *(IMP CUSTOM COLOR)*	I		SW 6182 ETHEREAL WHITE P57	1	42"W KINGSPAN KS SERIES AZTECO STUCCO EMBOSSED VERTICAL IMP	9	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*
B		SANDSTONE *(IMP CUSTOM COLOR)*	J		IRONWOOD *(FAUX WOODGRAIN FINISH)*	2	16"W MORIN INTEGRITY XAB-16 HORIZONTAL PANELS	10	ARCHITECTURAL DETAIL
C		DESERT JEWEL P62	K		U-HAUL FOREST GREEN P9	3	LIGHT BROOM TILT-UP CONCRETE	11	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
D		SW 6884 AMBER EARTH P63				4	10"H x 3"D ARCHITECTURAL DETAILS	12	UNDULATING DESIGN
E		SW 6451 NURTURE GREEN P61				5	4.5"H TRIM TYP.	13	2'D METAL AWNING
F		SIERRA SUNSET P6				6	10.25"H FLAT METAL TRIM TYP.	14	PAINT DETAIL
G		SW EGGSHELL BLACK P100				7	3"H FLAT METAL TRIM TYP.	15	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
H		LIGHT BROOM FINISHED TILT WALL				8	9"H FLAT METAL TRIM TYP.		

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

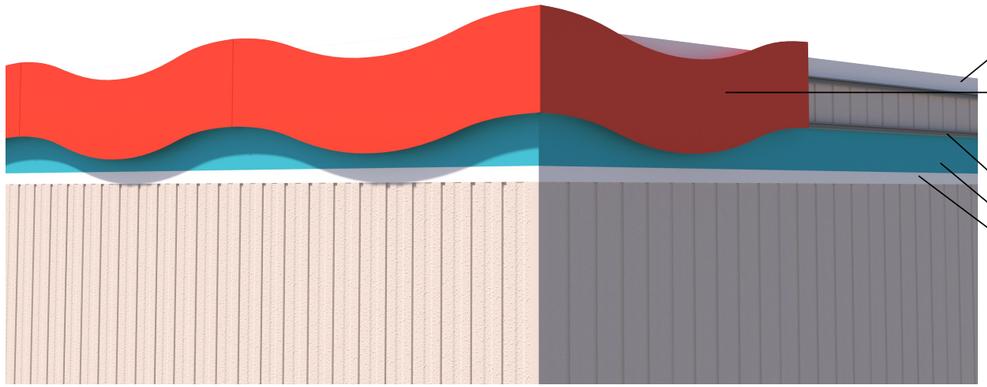
U-HAUL
Burlington
Burlington, VT
(791087)

Colors & Materials

SHEET 04

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Parapet Cornice Detail





Stucco Embossed IMP

EXAMPLE



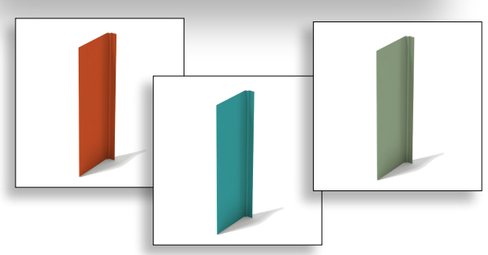
Light Broom Finished

TILT-UP CONCRETE

EXAMPLE

9"D Lyrical Articulated Design Element



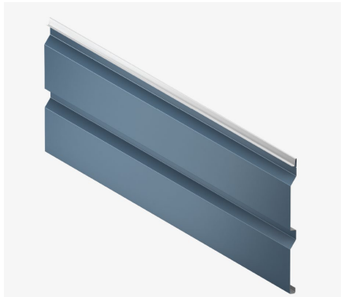


Morin®

A Kingspan Group Company

Integrity XAB-16

INTEGRITY SERIES



The Integrity Series is a concealed fastener rainscreen, wall panel system. With a consistent depth of 7/8", it offers a minimalist design solution. Integrity Series offers 13 unique profiles featuring an asymmetrical box rib in varying configurations. Combine with other Integrity panels, or with panels from our Matrix Series or Pulse Series.

XAB-16

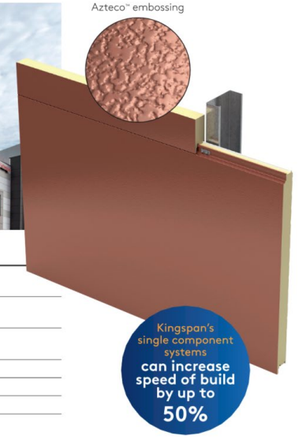


KS Azteco™ Data Sheet

Insulated Wall Panel System

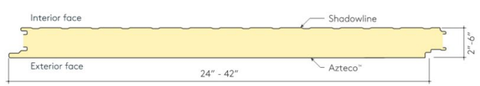
Kingspan





Product Specification

Profile:	Exterior: Flat Interior: Shadowline
Embossing:	Exterior: Azteco™ Interior: Stucco or non-embossed
Gauge:	Exterior: 26, 24, 22 ga Interior: 26, 24, 22 ga
Width:	24", 30", 36", 42"
Thickness:	2", 2.5", 3", 4", 5", 6"
Length:	8' - 53'
Reveal option:	Vertical: 1/8" Horizontal: 1/8" or 3/8"
Orientation:	Vertical or horizontal
Post fabrication (optional):	Trimless ends (Manufacturing limitations apply. Please contact us for detailed information)
R-value:	≈ 7.2 per inch per ASTM C518 @ 75°F mean temperature ≈ 8.25 per inch per ASTM C518 @ 35°F mean temperature



Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

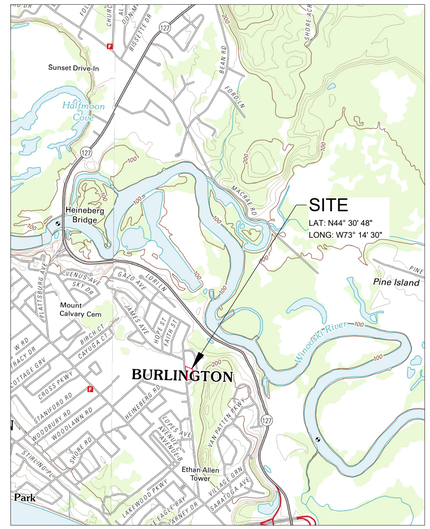
U-HAUL
Burlington
Burlington, VT
(791087)

Material Board

SHEET 05

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LOCATION MAP
SCALE: 1" = 2,000 FT

LEGEND

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing Contour
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing Overhead Electric Line/Power Pole
- Existing Communications Line
- Existing Underground Electric & Telephone Line
- Existing Tree Line
- Existing Chain Link Fence
- Existing Barbed Wire Fence
- Existing Stockade Fence
- Existing Underground Power
- Existing Water Line/Hydrant/Valve/Shutoff
- Approximate Property Line
- Existing Setback
- Existing Easement
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- Finish Grade 5-foot Contour Interval
- Finish Grade 1-foot Contour Interval
- New Sewer Line/Manhole
- New Water Line/Hydrant/Valve/Shutoff
- Proposed Building
- Proposed pavement
- Proposed grassed infiltration basin

NOTES

1. This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map information from the City of Burlington.
2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
3. Existing conditions are based on a topographic survey completed by Krebs & Lansing in November 2025.
4. Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Additional utility information based on City of Burlington mapping. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

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CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

STAMP:

0' 20' 40' 60'
Bar Scale 1" = 20'

Project:

353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	1" = 20'
Drawn by	TJB
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

Drawing Title

Site Plan

Drawing No.

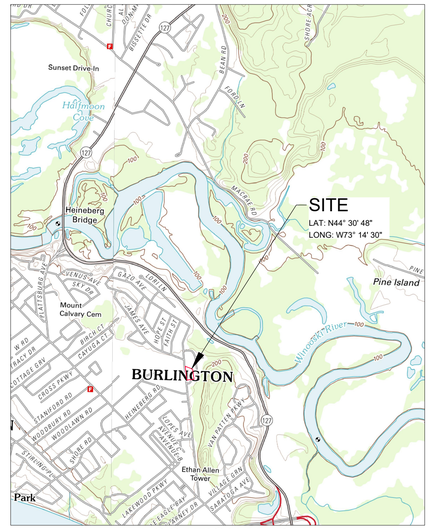
C-1.0

25301\DWGS\25301 base.dwg



EPSC NOTES

1. Contractor shall comply with the "Low Risk Site Handbook for Erosion Prevention and Sediment Control" (June 2025)
2. Contractor shall install a temporary stabilized construction entrance prior to construction and/or cleaning vehicle tires when leaving site to prevent sediment tracking onto roads.
3. Contractor shall sweep City streets daily or as needed to remove sediment transported from the project.
4. Contractor shall not park construction vehicles on City owned green space. Any green belt disturbance will be permanently stabilized with grass seed and erosion control matting.
5. Water from dewatering activities that flows off site must be clear. Turbid, or visibly discolored water must not be pumped into storm sewers. Discolored water must be pumped to a sediment filter bag, DirtBag or approved equal, in the location indicated on the plans or other area approved by the Engineer that is located away from exposed or disturbed soil.
6. The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each workday.
7. See Sheet C-4 for EPSC Notes & Details. See Winter Construction Notes if construction occurs between Oct. 15th - Apr. 15th.



LOCATION MAP
SCALE: 1" = 2,000 FT

LEGEND

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing Contour
- Existing Storm Line/Manhole/Basin
- Existing Tree Line
- Existing Chain Link Fence
- Existing Barbed Wire Fence
- Existing Stockade Fence
- Approximate Property Line
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- Finish Grade 5-foot Contour Interval
- Finish Grade 1-foot Contour Interval
- Proposed Building
- Proposed pavement
- Proposed grassed infiltration basin
- Temporary silt fence
- Temporary construction limit fencing
- Watershed limit

iNFILTRATRION BASIN STORMWATER BMP MAINTENANCE NOTES

MAINTENANCE: LONG TERM MAINTENANCE OF THE INFILTRATION BASIN IS ESSENTIAL TO ENSURE ITS EFFECTIVENESS.

- INSPECTIONS: AT LEAST ONCE A YEAR AND FOLLOWING MAJOR STORMS, THE INFILTRATION BASIN SHOULD BE INSPECTED FOR SAND ACCUMULATION AND DEBRIS THAT MAY REDUCE ITS CAPACITY AND INFILTRATION RATE.
- SEDIMENT REMOVAL: SEDIMENT BUILD-UP WITHIN THE INFILTRATION BASIN SHOULD BE REMOVED WHEN IT HAS ACCUMULATED TO A LEVEL THAT IMPEDES VEGETATIVE GROWTH AND INFILTRATION RATES. DISPOSE OF THE SEDIMENTS APPROPRIATELY.
- DEBRIS: REMOVE DEBRIS SUCH AS LEAF LITTER, BRANCHES AND TREE GROWTH FROM THE INFILTRATION BASIN.
- SNOW STORAGE: DO NOT STORE SNOW WITHIN THE AREA OF THE INFILTRATION BASIN.

NOTES

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2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
3. Existing conditions are based on a topographic survey completed by Krebs & Lansing in November 2025.
4. Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Additional utility information based on City of Burlington mapping. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

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STAMP:

0' 20' 40' 60'
Bar Scale 1" = 20'

Project:

353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	1" = 20'
Drawn by	TJB
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

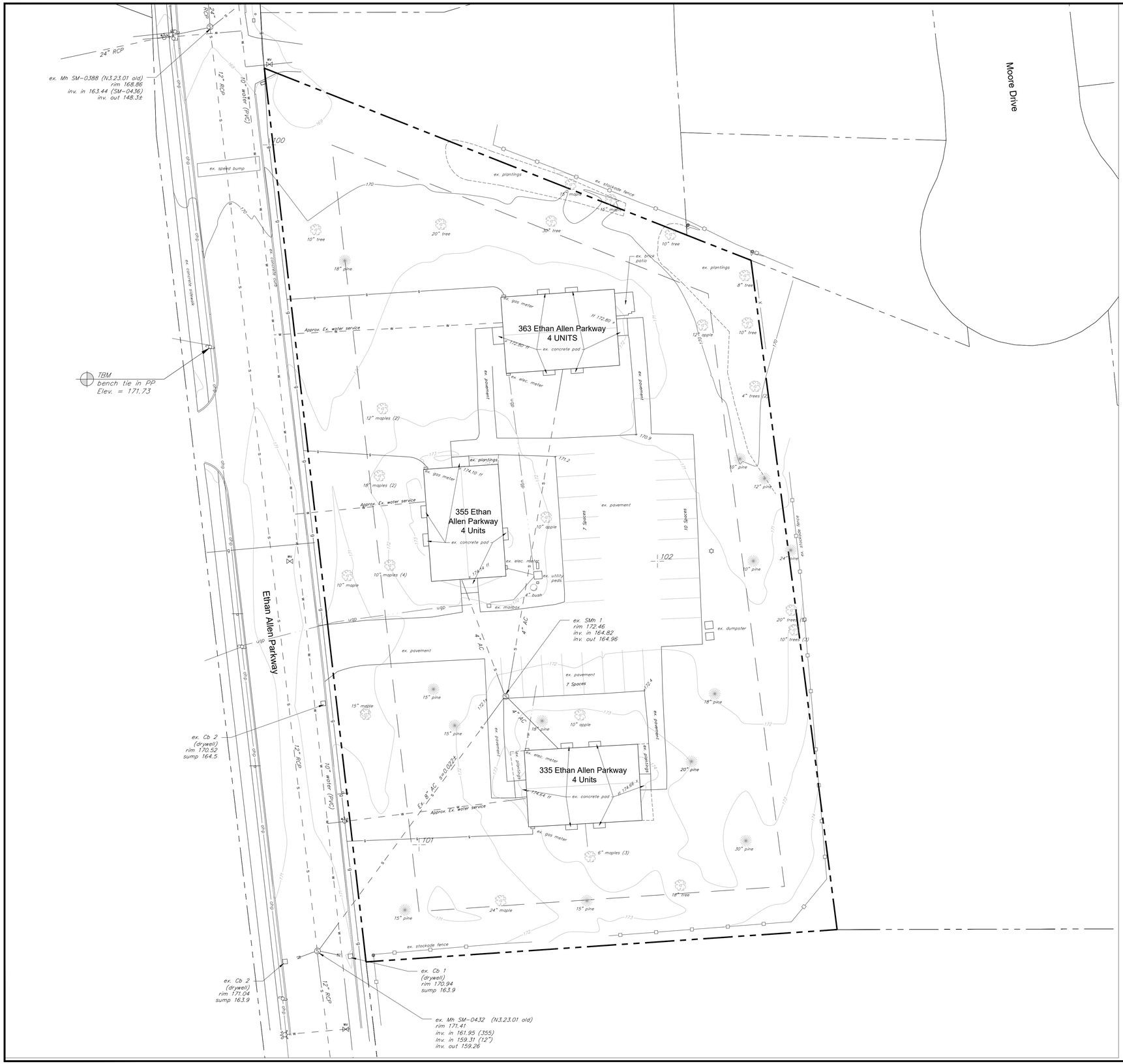
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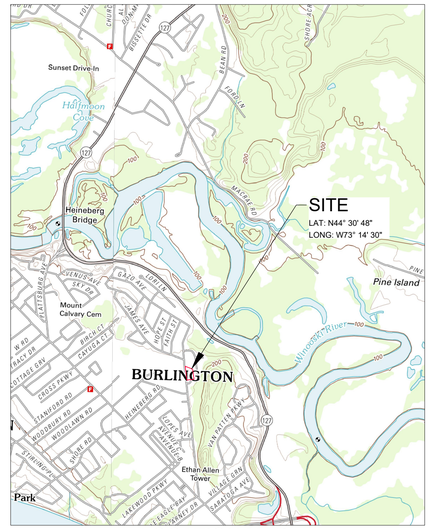
Stormwater & EPSC Plan

Drawing No.

C-1.1

25301\DWGS\25301 base.dwg





LOCATION MAP
SCALE: 1" = 2,000 FT

LEGEND

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- 314.7 x — Existing Spot Grade Elevation
- 150 — Existing Contour
- g — GV — Existing Gas Line/Valve
- s — S — Existing Sewer Line/Manhole
- st — D — Existing Storm Line/Manhole/Basin
- ohp — Existing Overhead Electric Line/Power Pole
- comm — Existing Communications Line
- ue&t — Existing Underground Electric & Telephone Line
- Existing Tree Line
- Existing Chain Link Fence
- x — Existing Barbed Wire Fence
- Existing Stockade Fence
- ugp — Existing Underground Power
- wv — Existing Water Line/Hydrant/Valve/Shutoff
- Approximate Property Line
- Existing Setback
- Existing Easement

NOTES

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2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
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353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	1" = 20'
Drawn by	TJB
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

Drawing Title

Existing Conditions Plan

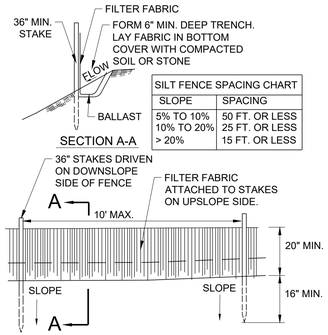
Drawing No.

C-2.0

25301\DWGS\25301 base.dwg

NOTES

1. AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
2. PERIMETER CONTROLS SHALL BE UTILIZED IN SMALL AREAS < 1 ACRE. IN AREAS > 1 ACRE, TEMPORARY SEDIMENT TRAPS OR TEMPORARY SEDIMENT BASINS ARE TO BE UTILIZED.
3. PERIMETER CONTROLS SHALL BE INSTALLED ON DOWNSLOPE SIDE OF PLANNED EARTH DISTURBANCE.
4. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES WITHIN UPSLOPE CONTRIBUTING AREA.
5. SILT FENCE SHALL NOT BE USED AS CONSTRUCTION DEMARCATION.
6. SILTSOXX CAN BE USED AS A SILT FENCE ALTERNATIVE, WITH PRIOR APPROVAL OF THE ENGINEER. SEE DETAIL.
7. IF SILT FENCE IS INSTALLED WHEN GROUND IS FROZEN, A GRAVEL, SHOT ROCK, OR SAND BALLAST MUST BE USED.

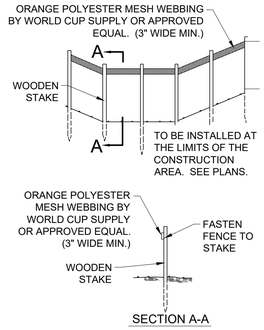


TYPICALTEMPORARY SILT FENCE

N.T.S.

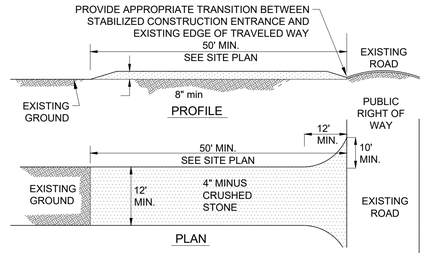
NOTES

1. ACCEPTABLE EPSC MEASURE DETAILS ARE PROVIDED BELOW.
2. AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
3. LIMITS OF DISTURBANCE (OR "CONSTRUCTION DEMARCATION") SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
4. BARRIER TAPE/ROPE: FOR USE WHERE PROPOSED DISTURBANCE BORDERS NON-WOODED, VEGETATED AREAS MORE THAN 100 FT FROM THE NEAREST WATER RESOURCE (STREAM, BROOK, LAKE, POND, WETLAND, ETC.). BARRIER TAPE IS HIGH VISIBILITY FIBERGLASS TAPE, MINIMUM 3" IN WIDTH COMMONLY USED IN SKI AREAS FOR DEMARCATING CLOSED AREAS. BARRIER TAPE AND ROPE SHOULD BE ATTACHED TO STAKES, AT A MINIMUM HEIGHT OF 4 FT FROM THE GROUND.
5. MINIMUM 1 TO 2 ROWS OF MESH BARRIER TAPE TO BE INSTALLED ALONG CONSTRUCTION PERIMETER.
6. EACH ROW OF BARRIER TAPE TO BE 3" WIDE MINIMUM.
7. BARRIER TAPE TO BE ORANGE.
8. SECURE BARRIER TAPE TO STAKES OR EXISTING TREE TRUNKS WITH BOTTOM ROW AT 4' DISTANCE FROM GROUND SURFACE (MINIMUM).
9. MAINTAIN AND REPLACE AS NEEDED. REMOVE AT COMPLETION OF PROJECT PER OSPC.
10. IN EVENT THE OSPC DETERMINES BARRIER TAPE IS NOT SUFFICIENT, REPLACE WITH ORANGE CONSTRUCTION FENCE OR SNOW FENCE.



TYPICAL CONSTRUCTION LIMIT BARRIER

N.T.S.

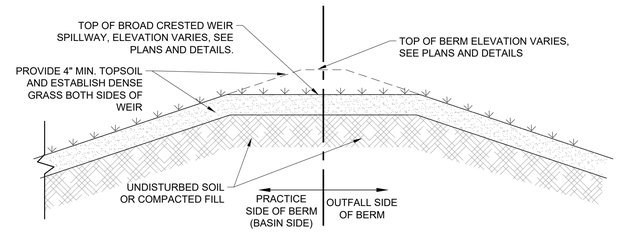


NOTES

1. CONTRACTOR SHALL STABILIZE CONSTRUCTION ENTRANCE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OFF-SITE.
2. CONTRACTOR TO USE MIRAFI 500X UNDER STONE FOR TEMPORARY CONSTRUCTION ROADS.
3. CRUSHED STONE SHALL BE ADDED OR REPLACED WHEN 80% OF THE VOIDS ARE FILLED WITH SEDIMENT.
4. STONE SIZE SHALL BE 1-4".
5. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



CROSS SECTION A-A

BROAD CRESTED WEIR CROSS SECTION DETAIL

NOTES

1. TYPICAL GRASS SWALE & INFILTRATION BASIN CROSS SECTION. SEE PLAN VIEW FOR LOCATIONS.
2. MAXIMUM SIDE SLOPES TO BE 3:1.
3. DURING CONSTRUCTION TEMPORARILY SEEDED AND HEAVILY MULCHED. POST CONSTRUCTION CONTRACTOR SHALL RE-GRADE ANY EROSION, REMOVE BUILD UP SEDIMENTS, PERMANENT SEED AND HEAVILY RE-MULCH.
4. CROSS-SECTION SHALL BE EXCAVATED TO NEAT LINES AND GRADES. OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH MOIST SOIL COMPACTED TO DENSITY OF SURROUNDING MATERIAL.
5. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF IN APPROVED UPLAND AREA (PER OSPC) SUCH THAT IT DOES NOT INTERFERE WITH FUNCTION.
6. STORING SNOW DURING THE WINTER MONTHS IN THE INFILTRATION BASIN IS PROHIBITED. SNOW REMOVAL CONTRACTOR WILL NOT USE THESE AREAS FOR SNOW DISPOSAL.

STORMWATER MAINTENANCE NOTES

A. INFILTRATION BASIN
1. INSPECT FOR PROLONGED STANDING WATER AFTER RAIN EVENTS
2. INSPECT FOR EROSION, ACCUMULATED SEDIMENT AND ENSURE PLANTS ARE HEALTHY. REMOVE SEDIMENT AND REPLACE PLANTS AS NECESSARY.

INFILTRATION BASIN CROSS SECTION

N.T.S.

WINTER EROSION CONTROL PROCEDURES

(FOR ANY EARTH WORK PERFORMED BETWEEN OCTOBER 15TH AND APRIL 15TH)

WINTER EROSION CONTROL NARRATIVE:
OBJECTIVE - ANY SITE WORK PERFORMED LATER THAN OCTOBER 15TH WILL RESULT IN EXPOSED SOIL THROUGH THE WINTER. THIS PRESENTS A POTENTIAL FOR EROSION THROUGH THE WINTER. THE WINTER EROSION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION ZONE DURING THAWS AND RAINSTORMS.

WINTER EROSION CONTROL SEQUENCE:
ON-SITE COORDINATOR - THE ON-SITE COORDINATOR SHALL BE SURE ALL EROSION CONTROL MEASURES REQUIRED FOR WINTER CONSTRUCTION ARE INSTALLED BY OCTOBER 15TH AND PRIOR TO GROUND FREEZING. IF A PERMITTED AREA CAN BE LEFT UNDISTURBED UNTIL THE SPRING THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LIMIT THESE AREAS OF DISTURBANCE.

THE CONTRACTOR SHALL STABILIZE ANY PORTION OF THE SITE THAT IS BEING WORKED AND DISTURBED PRIOR TO BEGINNING CONSTRUCTION AT ANOTHER AREA OF THE SITE. AT NO TIME DURING WINTER CONSTRUCTION SHALL THERE BE MORE THAN 1 ACRE OF EXPOSED SOIL ON SITE.

ANTICIPATED WINTER CONSTRUCTION ACTIVITIES WILL INCLUDE ALL ASPECTS OF THE PROJECT PROPOSED DURING SUMMER CONSTRUCTION. THIS IS A CONTINUATION OF WORK WHICH WAS NOT COMPLETED DURING THE SUMMER. MAJOR GRADING IS EXPECTED TO BE COMPLETE BEFORE OCTOBER 15TH.

LIMITS OF DISTURBANCE - LOD WILL BE MOVED AND/OR REPLACED TO REFLECT THE BOUNDARY OF WINTER WORK. CONTRACTOR WILL MAINTAIN A MINIMUM 25' BUFFER FROM PERIMETER CONTROLS TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.

SNOW STORAGE ON SITE - CONTRACTOR WILL CREATE A SNOW MANAGEMENT PLAN. PLAN WILL IDENTIFY LOCATIONS FOR ADEQUATE SNOW STORAGE AND CONTROL SNOW MELT. SNOW STORAGE WILL BE DOWN GRADIENT OF ALL DISTURBED AREAS AND WILL NOT PROHIBIT THE FUNCTION OF ALL PERMANENT STORMWATER TREATMENT STRUCTURES. CONTRACTOR SHALL KEEP ALL DRAINAGE STRUCTURES OPWN AND FREE OF SNOW AND ICE DAMS.

INSTALL SILT FENCE - SILT FENCE SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE WINTER CONSTRUCTION AREAS AND SOIL STOCKPILE AREAS, AS SHOWN ON THE PLAN, BY OCTOBER 15TH. IF THE GROUND IS UNFROZEN THE SILT FENCE SHALL BE DUG IN AS NORMAL. IF THE GROUND IS FROZEN CONTACT THE ENGINEER FOR ALTERNATE OPTIONS (STONE BERM, FILTREXX SILT SOXX, STRAW WATTLES, ETC.).

STABILIZED CONSTRUCTION ENTRANCE - THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL STABILIZED CONSTRUCTION ENTRANCES TO PREVENT SEDIMENT TRACKING OFF SITE. CONTRACTOR SHALL ENLARGE THE WIDTH OF ACCESS TO PROVIDE ADDITIONAL ROOM FOR SNOW STOCKPILING, IF NEEDED. ADDITIONAL STONE SHALL BE ADDED OR THE LENGTH SHALL BE INCREASED, IF ICE AND SNOW LIMITS CONSTRUCTION ENTRANCE'S ABILITY TO HOLD SEDIMENTS ON SITE.

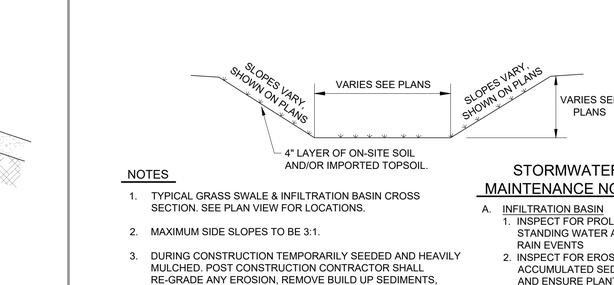
WINTER STABILIZATION – ALL DISTURBED AREAS NOT INVOLVED IN WINTER CONSTRUCTION SHALL BE AT LEAST TEMPORARILY STABILIZED BY OCTOBER 15. AFTER OCTOBER 15TH, ALL AREAS DISTURBED DURING WINTER CONSTRUCTION SHALL BE STABILIZED DAILY TO PREVENT EXPOSURE FROM RAIN EVENTS AND ACCUMULATION OF SNOWFALL (SEE EXCEPTIONS BELOW). CONTRACTOR SHALL ADD ADDITIONAL STONE, AS NECESSARY, TO PROVIDE STABILIZATION THROUGH WINTER CONSTRUCTION ON ALL AREAS WHERE CONSTRUCTION TRAFFIC IS ANTICIPATED.

EXCEPTIONS:

- HYDROSEEDING AFTER OCTOBER 15TH AND BEFORE APRIL 15TH MUST BE STABILIZED WITH STRAW MULCH OR EROSION CONTROL MATTING.*
- SNOW AND/OR ICE MUST BE REMOVED TO, AT MOST, ONE INCH PRIOR TO APPLYING MULCH OR EROSION CONTROL STABILIZATION MATTING.
- IF NO PRECIPITATION, WITHIN 24 HOURS, IS FORECASTED AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
- DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS OPEN UTILITY TRENCHES, REQUIRE STABILIZATION AT THE END OF EACH WORK WEEK.

MAINTENANCE - ALL DISTURBED AREAS SHALL BE MONITORED BY THE CONTRACTOR AND THE ON-SITE PLAN COORDINATOR IN ACCORDANCE WITH THE INSPECTION REQUIREMENT OUTLINED IN THE INDIVIDUAL CONSTRUCTION STORMWATER PERMIT. THE CONTRACTOR AND ON-SITE PLAN COORDINATOR SHALL EVALUATE THE SITE AFTER A THAW OR RAINSTORM. THE CONTRACTOR OR ON-SITE PLAN COORDINATOR SHALL NOTIFY THE ENGINEER IF ANY EROSION CONTROL MEASURES APPEAR TO BE INADEQUATE. THE CONTRACTOR OR ON-SITE PLAN COORDINATOR SHALL IMMEDIATELY (WITHIN THE SAME BUSINESS DAY) IMPLEMENT ANY FURTHER EROSION CONTROL MEASURES SPECIFIED BY THE ENGINEER. THE CONTRACTOR OR ON-SITE PLAN COORDINATOR SHALL ADD MULCH, AS NECESSARY, THROUGHOUT THE WINTER AFTER THAWS OR RAINSTORMS. THE MULCH DEPTH SHALL BE BROUGHT UP TO 2". THE MULCH AND SILT FENCE SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER (70% STABILIZATION) IS ESTABLISHED IN THE SPRING. THE SITE SHALL BE REMULCHED AND RESEEDED, IN THE SPRING, AS REQUIRED TO ESTABLISH A VIGOROUS PERMANENT GROUND COVER.

INSPECTION - THE ON-SITE COORDINATOR SHALL BE RESPONSIBLE FOR, AT A MINIMUM, DAILY WRITTEN INSPECTIONS WHILE THE SITE IS DISTURBED OR WEEKLY IF EVERYTHING IS STABILIZED BUT CONSTRUCTION IS ON-GOING. IF, DURING WINTER CONSTRUCTION, EARTH DISTURBANCE ACTIVITIES TEMPORARILY CEASE AND THE SITE HAS BEEN FULLY STABILIZED, INSPECTION AND MONITORING REQUIREMENTS FOR THE ON-SITE COORDINATOR MAY BE REDUCED TO ONCE PER MONTH MINIMUM. ALL INSPECTION SHEETS SHALL BE KEPT ON SITE AND BE AVAILABLE UPON REQUEST.



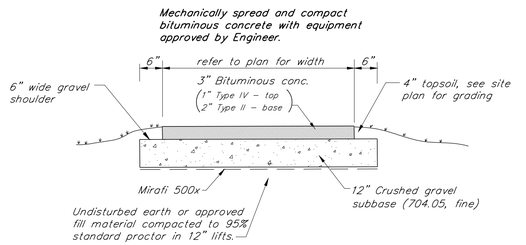
REPLACEMENT OF EXISTING ROAD SUBBASE AND BITUMINOUS PAVEMENT

PAVEMENT MARKING NOTES

1. TYPICAL CITY OF BURLINGTON PARKING SPACE IS 9'-0" CENTER OF LINE TO CENTER OF LINE MARKED WITH 4" WIDE YELLOW OR WHITE PAINT.
2. ADA SPACE IS YELLOW/WHITE STENCIL, YELLOW/WHITE TRIM. COORDINATE EXACT REQUIREMENTS WITH CITY OF BURLINGTON.
3. PAINT FOR PAVEMENT MARKINGS SHALL BE HYDROPHAST WATERBORNE TRAFFIC PAINT BY FRANKLIN PAINT COMPANY. IT SHALL BE REFLECTIVE, VOC COMPLIANT FAST DRYING, 100% ACRYLIC WATERBORNE TRAFFIC PAINT. PAINT FOR STOP BARS AND CROSSWALKS SHALL BE WHITE ALL OTHER LINE STRIPING SHALL BE YELLOW. CONFIRM PAINT COLOR WITH CITY OF BURLINGTON AND OWNER.
4. TRAFFIC PAINT SHALL BE APPLIED WITH A UNIFORM THICKNESS AND AT A RATE SUCH THAT NO PAVEMENT IS VISIBLE AFTER DRYING. ADDITIONAL PAINT APPLICATION WILL BE REQUIRED IF UNDERLYING PAVEMENT IS VISIBLE.

NOTES

1. SET UP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
2. RESHAPE HOLE PATCH AREA BY CUTTING WITH A CONCRETE SAW INTO SQUARE OR RECTANGULAR SHAPE AND CUT SIDE FACED VERTICALLY. RESHAPE DOWNWARD SOLID MATERIAL AND AROUND HOLE TO SOUND PAVEMENT.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA, CLEAN ANY MUD AND STANDING WATER.
5. APPLY LIQUID ASPHALT TRACK TO VERTICAL FACES IN UNIFORM MANNER. DO NOT PUDDLE TRACK COAT ON BOTTOM HOLE.
6. FILL TOP OF HOLE WITH TYPE IV BITUMINOUS CONCRETE AND COMPACT IN LIFTS NO MORE THAN 2' THICK. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLAT COMPACTOR OR A PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES WITH THE VIBRATORY ROLLER AND MIX TEMPERATURE ABOVE 250°F (121°C) ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMP SHOULD ONLY BE USED FOR SMALL AREAS LESS THAN 1 S.F.
7. CLEAN UP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS.



New Bituminous Walk Detail

N.T.S.

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STAMP:

Project:

353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	N.T.S.
Drawn by	SWH
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

Drawing Title

Civil Details

Drawing No.

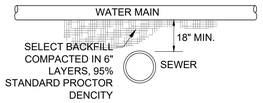
C-3

25301\DWGS\25301 base.dwg

CROSSINGS

SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS POSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION:

1. THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS;
2. THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER;
3. THE SECTION CONSTRUCTED TO WATER STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS;
4. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.



NOTES

1. THE LOCATION OF SEWER MAINS IN RELATION TO WATER MAINS SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SEWAGE WORKS" SO-CALLED TEN STATE STANDARDS AND WATER SUPPLY RULES.
2. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED ACCORDING TO EPR, CHAPTER 1, APPENDIX 1A, 11A.
3. 18" SEPARATION SHALL BE MAINTAINED WHETHER WATER IS OVER OR UNDER SEWER. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED ACCORDING TO EPR CHAPTER 1, 11B.

WATER AND SEWER CROSSINGS DETAIL

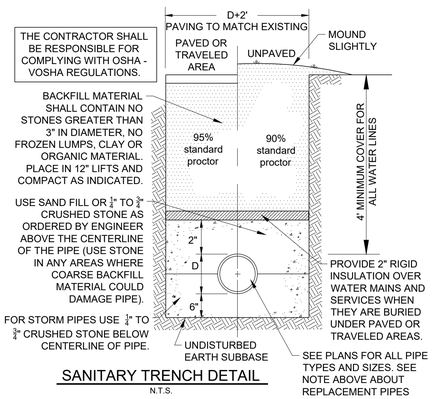
N.T.S.

SANITARY MAINS NOTES

1. THE PIPE AND FITTINGS FOR SANITARY SEWER SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D3034 FOR 4" - 15" SDR 35 AND F679 FOR 18" - 27". ALL PIPE SHALL BE LAID TO THE LINE AND GRADE SHOWN ON THE PLANS.
2. THE PIPE FOR GRAVITY SANITARY SEWER SHALL BE AS SHOWN ON THE PLANS AND DETAILED BELOW:
   - ALL PIPE SHALL BE LAID TO THE LINE AND GRADE AS SHOWN ON THE PLANS.
   - PVC SDR 35 - POLYVINYL CHLORIDE PIPE - PIPE SHALL CONFORM TO ASTM SPECIFICATION D-3034 OR F679, (PVC) SEWER PIPE AND FITTINGS, SDR35.
   - PIPE WITH RECYCLED CONTENT IS NOT ACCEPTABLE.
3. PVC SDR 35 SANITARY AND STORM PIPES SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION SHALL BE LESS THAN 5%.
4. PVC SDR 35 PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32° F OR GOES ABOVE 100° F UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER. EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER. PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT AS PIPE DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. IF PVC PIPE IS TO BE STORED ON SITE FOR 1 MONTH OR LONGER IT SHALL BE COVERED WITH CANVAS OR OTHER OPAQUE MATERIAL.
5. THE INSTALLED GRAVITY SANITARY SEWER PIPE SHALL BE LOW PRESSURE AIR TESTED IN THE PRESENCE OF THE ENGINEER. AFTER CLEANING THE PIPE, THE PIPE SECTION (MANHOLE TO MANHOLE) SHALL BE TESTED ACCORDING TO THE PROCEDURES OUTLINED IN THE STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES, EFFECTIVE APRIL 12, 2019.

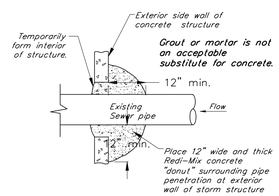
SANITARY TESTING AND CONTRACTOR COORDINATION REQUIREMENTS

1. ALL SEWER LINES (MAIN LINES AND SERVICES) AND MANHOLES SHALL BE THOROUGHLY TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION RULES (09/29/07).
2. ALL GRAVITY SANITARY MAINS SHALL BE AIR TESTED IN THE PRESENCE OF THE ENGINEER. AT A MINIMUM, THE TEST PRESSURE SHALL BE 4 POUNDS PER SQUARE INCH AT THE HIGHEST POINT ALONG THE TEST FOR 4 MINUTES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ENGINEER AND THE LOCAL MUNICIPALITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION ON ANY PORTION OF THE PUBLIC CONNECTIONS TO WATER OR SANITARY SYSTEMS. THIS NOTIFICATION REQUIREMENT SHALL CONTINUE TO THE COMPLETION OF THE SANITARY SYSTEMS.
4. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF PRE-SCHEDULED TESTING AND/OR SEWER CONSTRUCTION IS CANCELED. IF CONTRACTOR DOES NOT CONTACT ENGINEER AND ENGINEER VISITS THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENGINEER'S FEES/MILEAGE FOR SITE VISIT.
5. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND STORM/SANITARY SEWER CROSSING.
6. UTILITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING SANITARY TESTING AT A MINIMUM OF 24 HOURS PRIOR TO THE TEST. BASED ON AVAILABILITY OF ENGINEER'S STAFF, THE ENGINEER SHALL ACCOMMODATE THE TESTING SCHEDULE WITHIN 24 HOURS OF THE CONTRACTOR REQUESTED TEST DATE/TIME.
7. THE CONTRACTOR SHALL PRE-TEST UTILITY PRIOR TO CONTACTING THE ENGINEER. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF PRE-TEST FAILED.



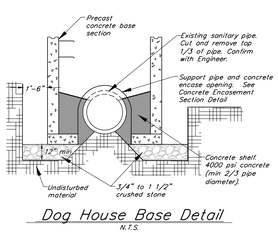
SANITARY TRENCH DETAIL

N.T.S.



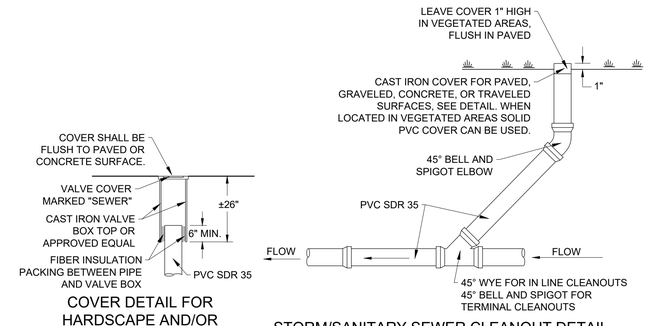
Concrete Encasement Section Detail

See Typical Precast Sewer Manhole detail for all additional structure related details.



Dog House Base Detail

N.T.S.

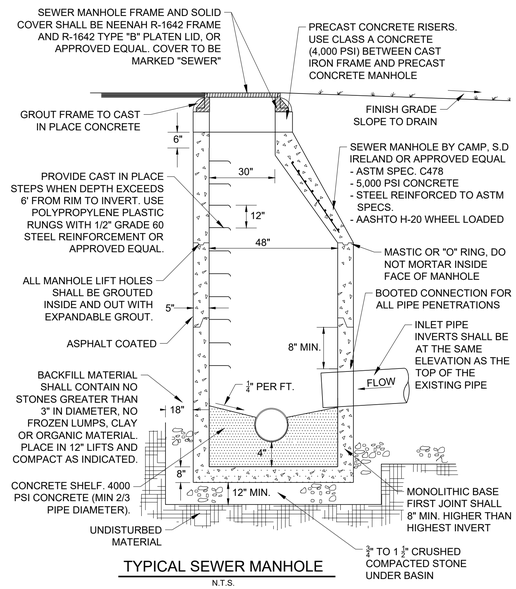


COVER DETAIL FOR HARDSCAPE AND/OR TRAVELED AREAS

N.T.S.

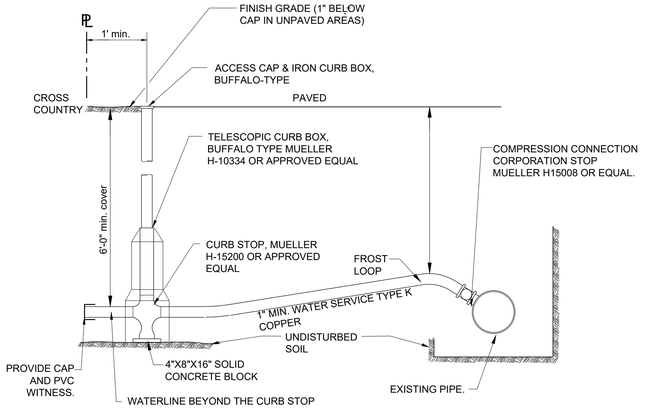
STORM/SANITARY SEWER CLEANOUT DETAIL

N.T.S.



TYPICAL SEWER MANHOLE

N.T.S.



NO VALVES, HYDRANTS, CURB STOPS ETC. SHALL BE OPERATED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY. ALL TAPS LARGER THAN 3/4" REQUIRE THE USE OF BRONZE SADDLES. ALL BRASS UNIONS AND ADAPTERS SHALL BE MUELLER.

TAP MAY BE MADE DIRECTLY TO DUCTILE IRON PIPE.

ALL BRASS UNIONS AND ADAPTERS SHALL BE MUELLER, OR EQUAL.

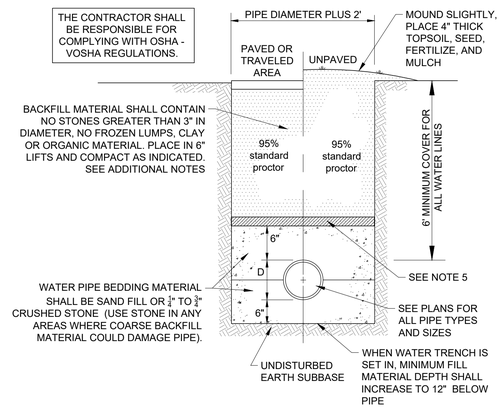
THE CONTRACTOR SHALL NOT INSTALL CURB BOX IN SIDEWALK OR PAVEMENT.

SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL COMPONENTS OF THE WATER SYSTEM.

SEE WATER TRENCH DETAIL FOR BEDDING REQUIREMENTS

WATER SERVICE DETAIL

N.T.S.



NOTES

1. THE CONTRACTOR SHALL KEEP THE TRENCH ENTIRELY FREE OF WATER AT ALL TIMES UNTIL THE WORK IS COMPLETE AND READY FOR BACKFILLING.
2. THE SIDES OF THE TRENCHES SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE IF THE TRENCH IS 4' OR MORE IN DEPTH.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. BACKFILL SHALL HAVE NO STONES LARGER THAT 1.5-INCHES IN DIAMETER.
5. SEE DETAIL WATERLINE PIPE INSULATION REQUIREMENTS.
6. ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.
7. INSTALL A CONTINUOUS SHEATHED SOLID CONDUCTOR COPPER TRACER WIRE OVER PIPE. THE WIRE SHALL BEGIN IN A TEST BOX ADJACENT TO ONE HYDRANT AND RUN TO A TEST BOX ADJACENT TO THE NEXT HYDRANT.

N.T.S.

WATER TRENCH DETAIL

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www.krebsandlansing.com

STAMP:

Project:

353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	N.T.S.
Drawn by	SWH
Checked by	SWH
Date	01/22/2026

Revisions

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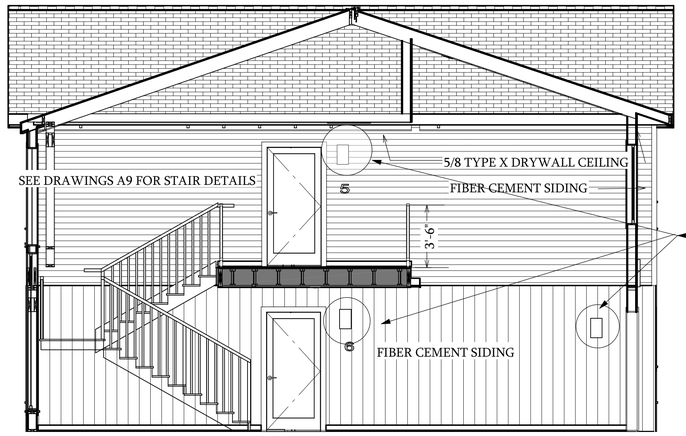
Drawing Title

Water/Sewer Details

Drawing No.

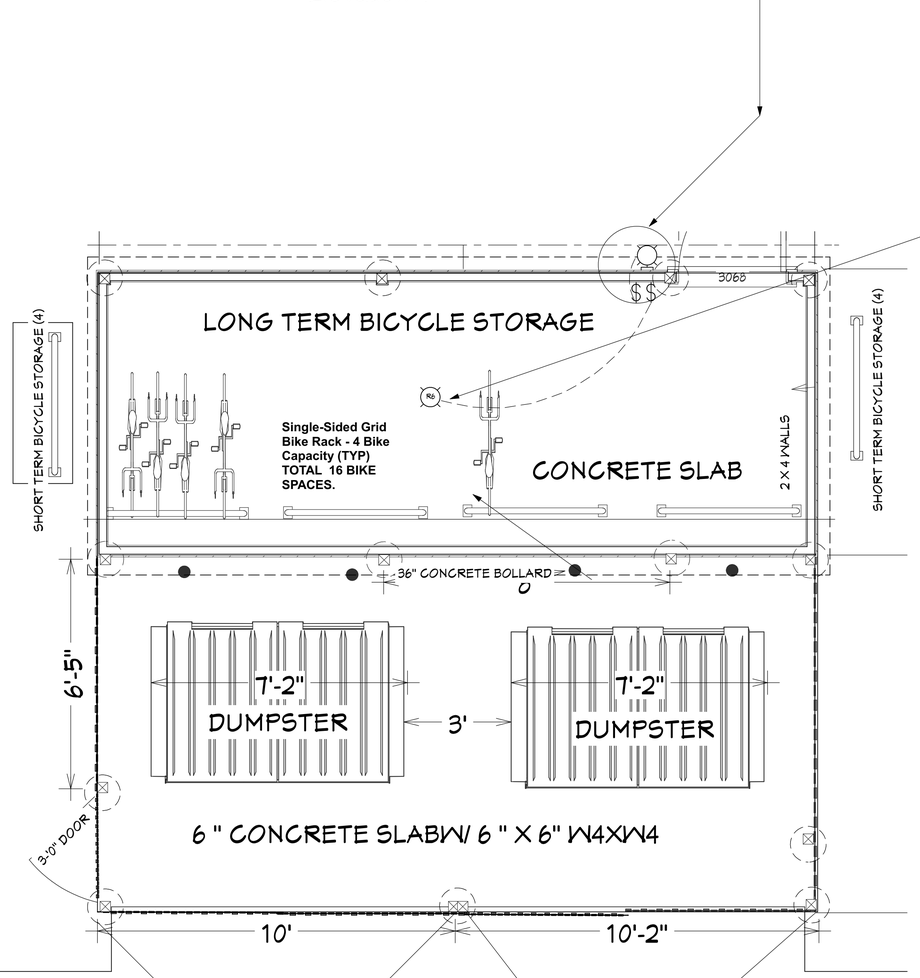
C-4

25301\DWGS\25301 base.dwg



Elevation 4

NEW LIGHTING IN ALL HALLWAYS (TYP)



RP Lighting and Fans 12" Tall LED Outdoor Wall Sconce Model: 4428OB-17-3K



|

Item: bci5185392

Junction Box Light Fixture with Plastic-Coated Glass Globe Junction and Wire Guard Item number Item #: 190hlfc



LIGHTING PLAN

NLB CONSTRUCTION CONSULTING, LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

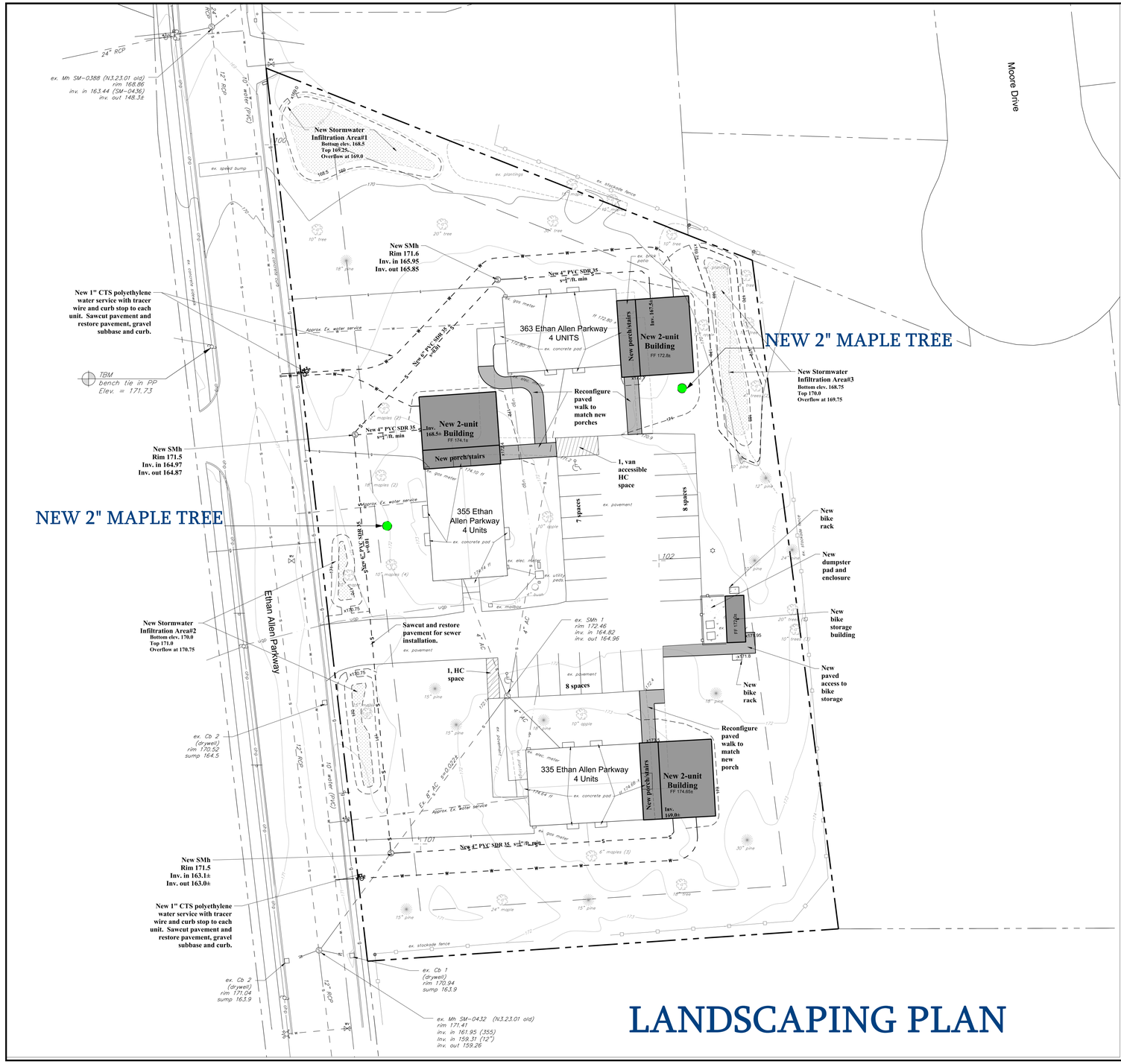
DRAWINGS PROVIDED BY:
NLB CONSTRUCTION CONSULTING,LLC
111 East Shore Road South
Grand Isle, VT 05458
802-355-4130

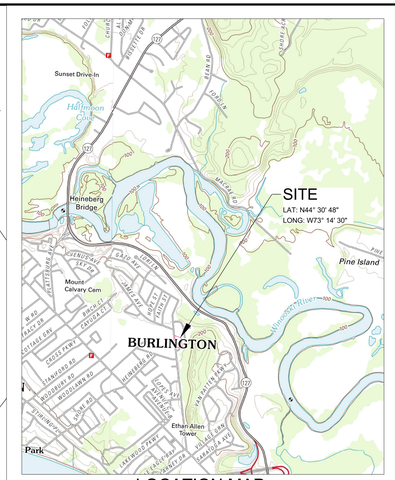
DATE:
1/30/2026

SCALE @24 x 36

PROJECT #
2025-18

SHEET NUMBER
E-2





LOCATION MAP
SCALE: 1" = 2,000 FT

LEGEND

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing Contour
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing Overhead Electric Line/Power Pole
- Existing Communications Line
- Existing Underground Electric & Telephone Line
- Existing Tree Line
- Existing Chain Link Fence
- Existing Barbed Wire Fence
- Existing Stockade Fence
- Existing Underground Power
- Existing Water Line/Hydrant/Valve/Shutoff
- Approximate Property Line
- Existing Setback
- Existing Easement
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- Finish Grade 5-foot Contour Interval
- Finish Grade 1-foot Contour Interval
- New Sewer Line/Manhole
- New Water Line/Hydrant/Valve/Shutoff
- Proposed Building
- Proposed pavement
- Proposed grassed infiltration basin

NOTES

1. This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map information from the City of Burlington.
2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
3. Existing conditions are based on a topographic survey completed by Krebs & Lansing in November 2025.
4. Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Additional utility information based on City of Burlington mapping. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

0' 20' 40' 60'
Bar Scale 1" = 20'

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355 ETHAN ALLEN PKWY LLC

Project:
353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	1" = 20'
Drawn by	TJB
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

Drawing Title
Site Plan

Drawing No.
C-1.0

25301\DWGS\25301 base.dwg

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DATE:
1/27/2026

SCALE @24 x 36

PROJECT #
2025-18

SHEET NUMBER
L-1

353-365 EAP Civil 1-22-26 LATEST SITE PLAN, Page 1

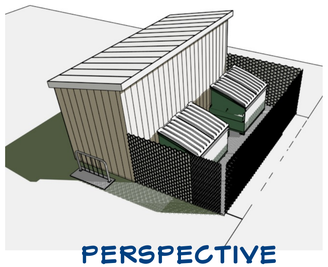
PERMIT REVIEW ONLY

DUMPSTER ENCLOSURE/SHORT TERM/LONG TERM BICYCLE STORAGE



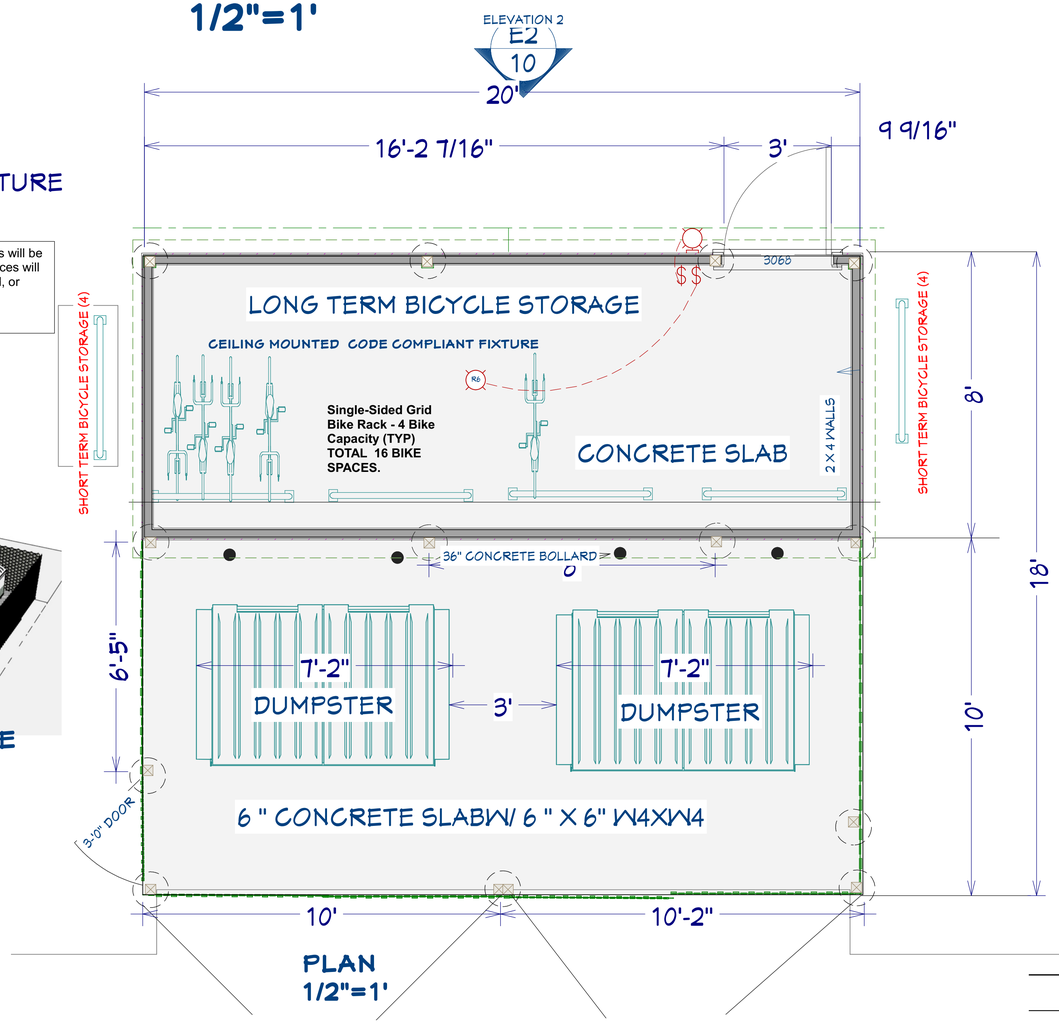
EXTERIOR LIGHT FIXTURE

With 6 new dwelling units, 2 short term spaces will be needed (i.e. a bike rack), and 6 long term spaces will be needed (i.e. covered within a garage, shed, or within the dwelling units).
Scott Gustin 10/21/25

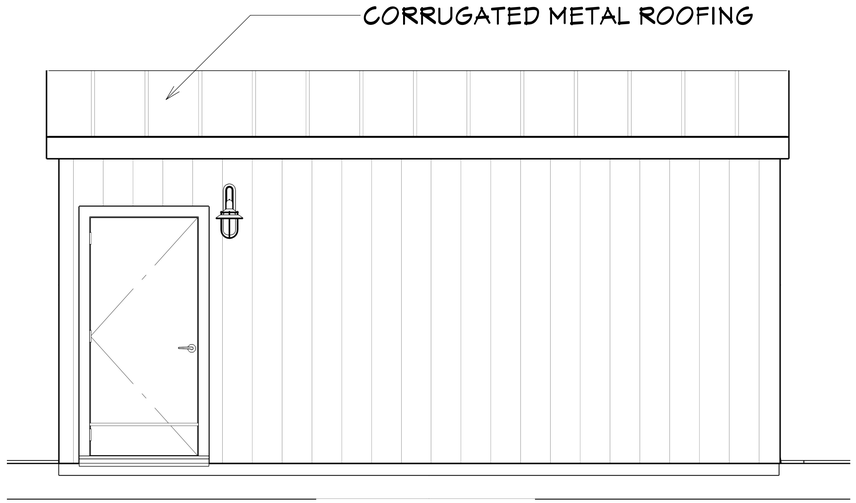


PERSPECTIVE

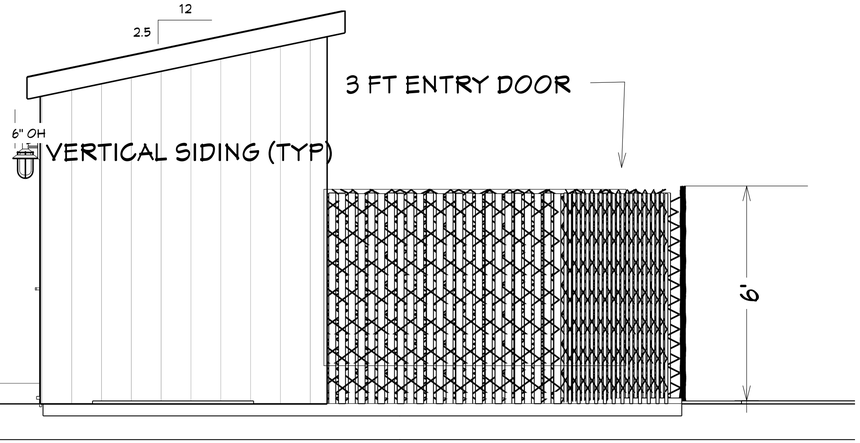
1/2"=1'



PLAN
1/2"=1'



REAR ELEVATION
1/2"=1'



SIDE VIEW

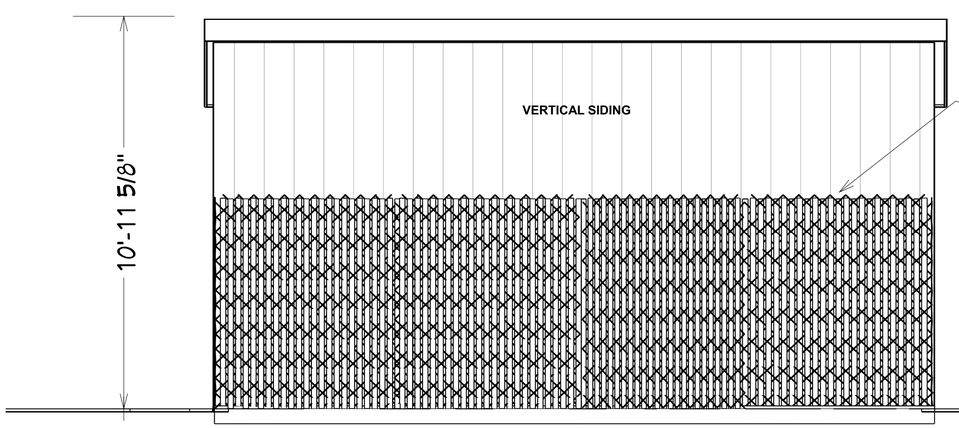
4 BIKE CAPACITY (TYP)



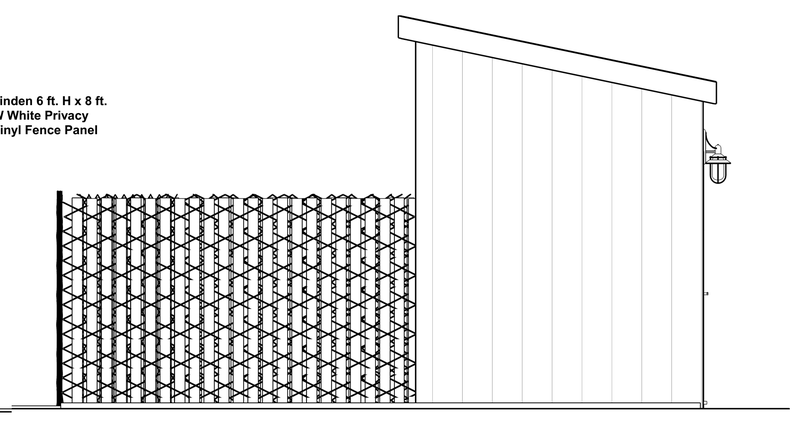
BIKE RACK BASE DETAIL

RACK ANCHORED TO
4 " CONCRETE BASE
4' x 32"

HIGHEST POINT



FRONT ELEVATION
1/2"=1'



SIDE VIEW

FOR PERMIT REVIEW

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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NLB CONSTRUCTION CONSULTING,LLC
111 East Shore Road South
Grand Isle, VT 05458
802-355-413.

DATE:
1/18/2026

SCALE @24 x 36

PROJECT #

SHEET NUMBER
SK8

EXISTING- NO CHANGES

AREA OF NEW CONSTRUCTION



Exterior Elevation Back

1/4"=1'

AREA OF NEW CONSTRUCTION

VINYL SIDING

EXISTING- NO CHANGES



Exterior Elevation Front

1/4"=1'

PERMIT REVIEW ONLY

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ELEVATIONS

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Grand Isle, VT 05458
802-355-4135

DATE:

10/6/2025

SCALE @24 x 36

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SK1



Exterior Elevation Left

1/4"=1'

EXISTING NO CHANGES



Exterior Elevation Right

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ELEVATIONS

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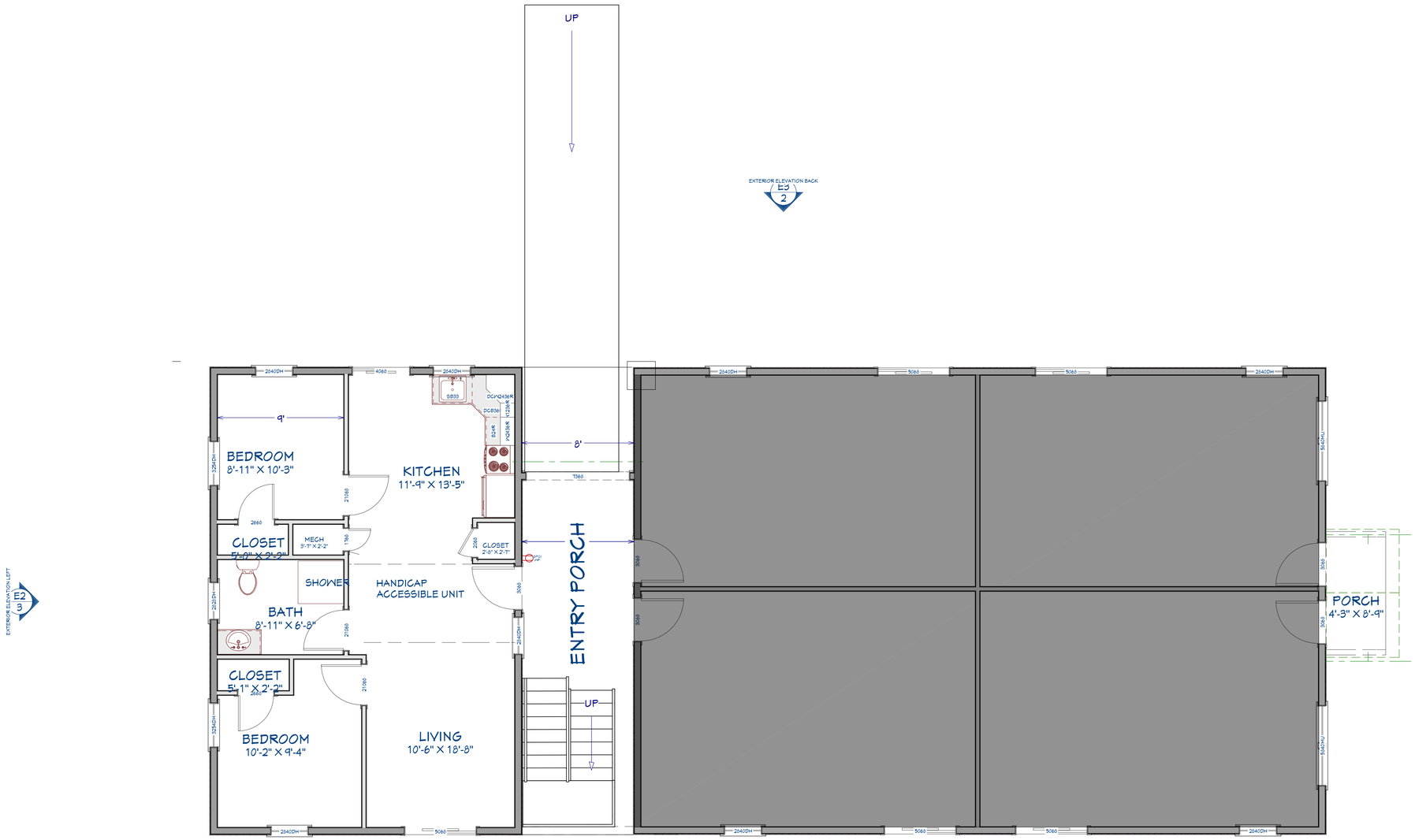
10/6/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER

SK2



PROPOSED 1st & 2ed FLOOR PLANS
1/4"=1'

E1
2
EXTERIOR ELEVATION FRONT

1st Floor

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PAGE TITLE
PROPOSED FLOOR PLANS

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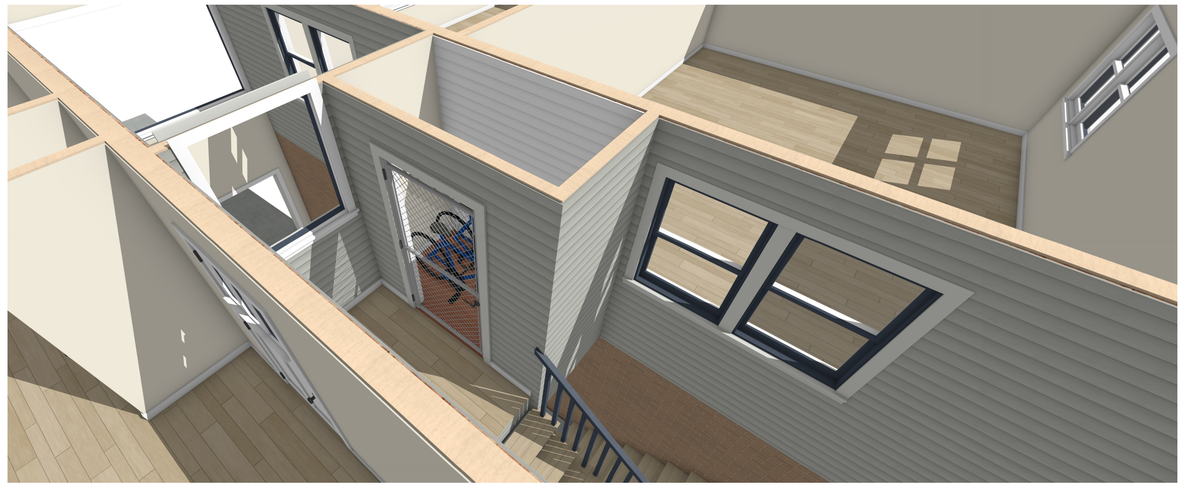
DATE:
10/5/2025

SCALE @24 x 36

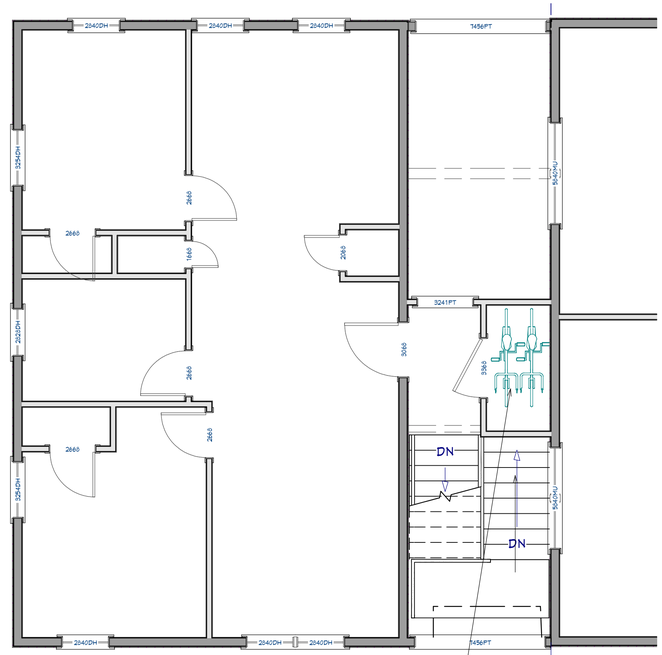
PROJECT #

SHEET NUMBER
SK3

BICYCLE LONG TERM PARKING PLAN

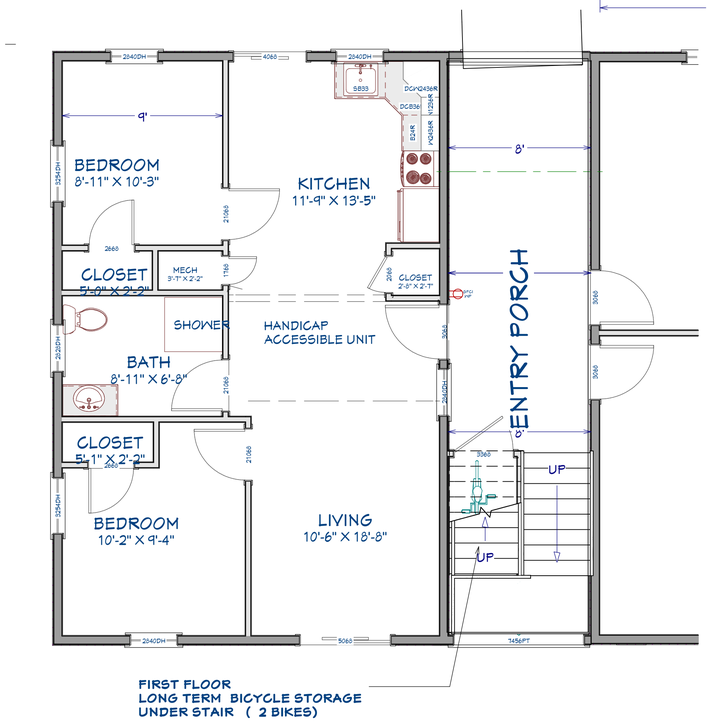


2ED FLOOR
LONG TERM BICYCLE STORAGE
(2 BIKES)



2ed Floor





FIRST FLOOR
LONG TERM BICYCLE STORAGE
UNDER STAIR (2 BIKES)

4 LONG TERM BICYCLE PARKING PLACES PER BUILDING x 3 BUILDINGS
TOTAL 12 1 st floor

PERMIT REVIEW ONLY

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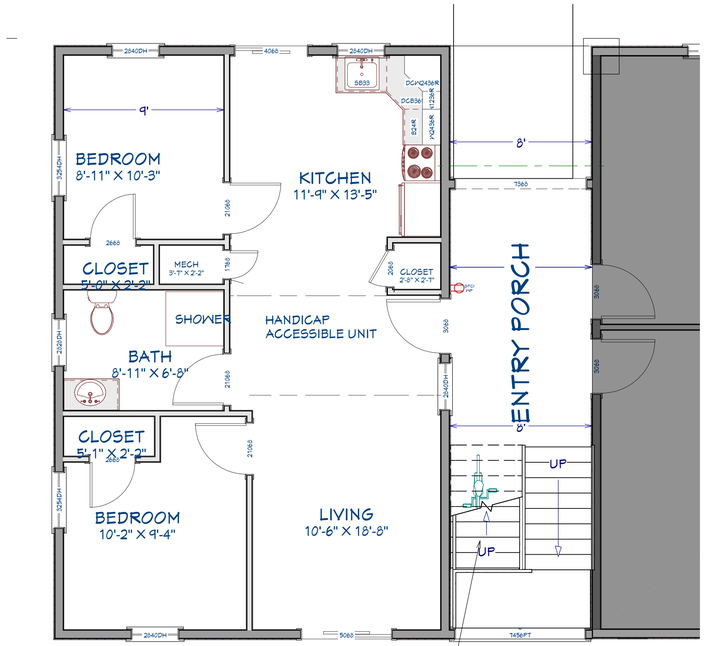
DATE:
10/24/2025

SCALE @24 x 36

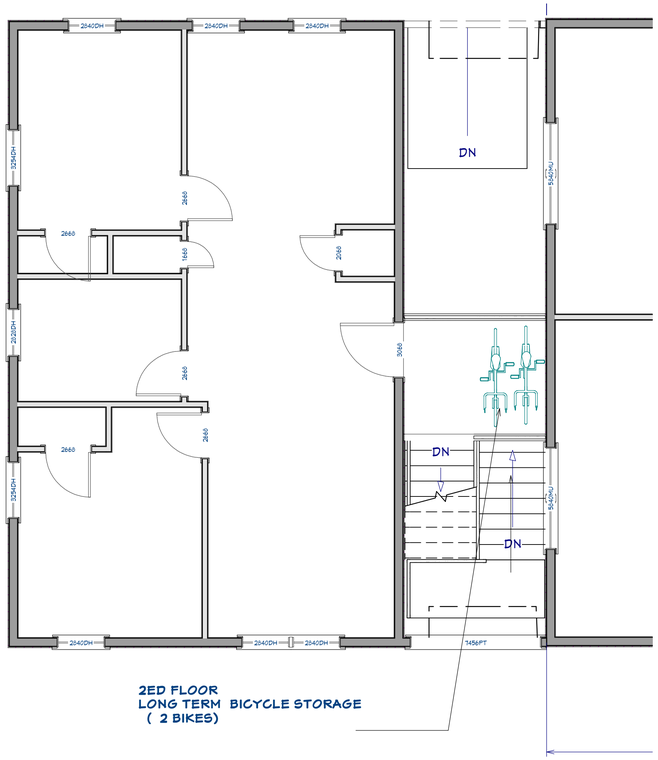
PROJECT #

SHEET NUMBER
SK5

BICYCLE LONG TERM PARKING PLAN



FIRST FLOOR
LONG TERM BICYCLE STORAGE
UNDER STAIR (2 BIKES)



2ED FLOOR
LONG TERM BICYCLE STORAGE
(2 BIKES)



PERSPECTIVE

4 LONG TERM BICYCLE PARKING PLACES PER BUILDING x 3 BUILDINGS
TOTAL 12

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DATE:
10/22/2025

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SK5



PERSPECTIVE

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SCALE @24 x 36

PROJECT #

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SK4

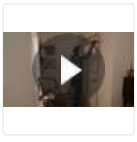
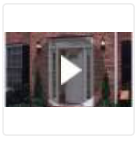
Internet # 204507934 Model # GK3195 UPC Code # 845779069816 Store SKU # 1000021917 Store SO SKU #806449

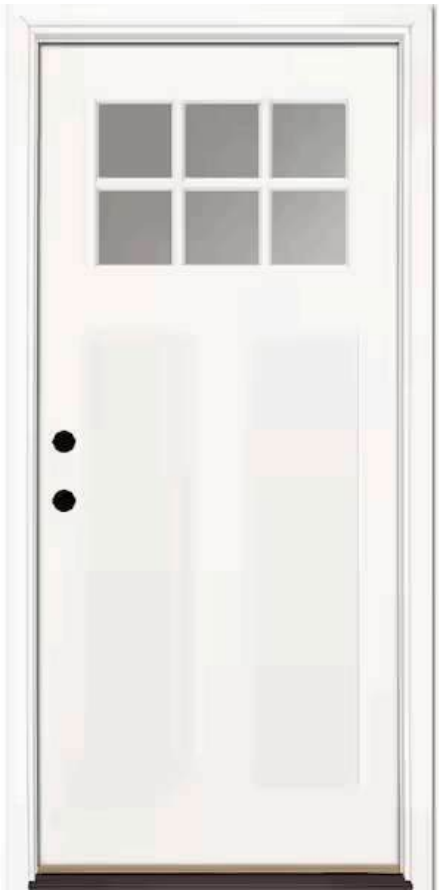
Feather River Doors

36 in. x 80 in. 6 Lite Right-Hand/Inswing Clear Glass Smooth White: Ready to Paint Fiberglass Prehung Front Door

4.5 (45) Questions & Answers (26)



Hover Image to Zoom

FRONT DOOR

Share Print

Save up to $100 on your qualifying purchase
Apply for a Pro Xtra Credit Card

- Energy-efficient foam insulation helps you save year-round
- Made of durable fiberglass material

- Elegant, detailed design is perfect for contemporary styled homes
- View More Details

Color/Finish: **Smooth White: Ready to Paint**

Common Door Size (WxH) in.: **36 x 80**

32 x 80 | **36 x 80**

Door Handing: **Right-Hand/Inswing**

Left-Hand/Inswing | **Right-Hand/Inswing**

Unavailable at Salem Delivering to 44460

Pickup Nearby
Today
In stock 24 mi away
FREE

Delivery
Unavailable

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Get Expert Door Installation

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ⓘ What to Expect

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Feedback

Internet # 100055901 Model # 27874 UPC Code # 088991552609 Store SKU # 509095

Best Seller

LP SmartSide

LP SmartSide Cedar Texture 8 in. OC Panel Engineered Treated Wood Siding 8 in. Application as 3/8 in. x 4 ft. x 8 ft.

4.5 (1468) Questions & Answers (853)











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EXTERIOR VERTICAL SIDING

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$43.52

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- Durable shed siding panels for a beautiful, premium look
- Siding panels that help resist weather impacts, moisture & pests
- Install faster with LP SmartSide lightweight shed siding
- View More Details

Salem Store

✓ 105 in stock Aisle 17, Bay 002

Pickup at Salem | Delivering to 44460

Pickup
Today
105 in stock
FREE

Delivery
Tomorrow
105 available

Check Nearby Stores | Delivery Details

Get it delivered as soon as tomorrow.
Schedule your delivery in checkout.

Feedback

How much will you need?

Please note: calculations are estimates only

Calculate by:

- (•) Length x Width
- ( ) Square Footage

Wall

Length: ft.

Width: ft.

+ Add Wall

Calculate

1

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Internet # 316917032 Model # AL-42-8-BLK UPC Code # 810015252222

Customers Also Viewed



Aria Railing 36 in. x 69.43 in. Black Powder Coated Aluminum Preassembled Deck…

(339)

BULK PRICE $209.00

Buy **10** or more **$177.65**



PEAK Aluminum Railing 6 ft. Matte Black Aluminum Deck Railing Pre-Assembled…

(1459)

$199.00



New… Black…

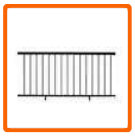
$97

Feedback

NewTechWood

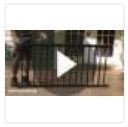
Allure 96 in. x 42 in. Black Aluminum Preassembled Railing Kit

(37) Questions & Answers (65)















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- Lightweight and durable aluminum railing for outdoor decks
- Color match stairs is available, preassembled
- Talk to a live NewTechWood expert at 855-592-8088
- View More Details

Color Family: **Black**

Product Height x Width (in.): **42 in x 96 in**

36 in x 72 in | 36 in x 96 in | ~~42 in x 72 in~~ | **42 in x 96 in**

Feedback

Pickup at Salem | Delivering to 44460

Ship to Store
Oct 20 - Oct 23
410 available
FREE

Delivery
Oct 20 - Oct 24
410 available

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1

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Free & Easy Returns In Store or Online
Return this item within **90 days** of purchase.
Read Return Policy

Internet # 302673466 Model # PGS90000 UPC Code # 652835215137

Top Rated

Trex

Select 1 in. x 6 in. x 1 ft. Pebble Grey Composite Deck Board Sample

4.5 (217) Questions & Answers (311)










UPPER DECK AND STAIR TREADS

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$6.06 /piece

- 1 in x 6 in x 12 in sample piece
- Made with 95% recycled materials
- Protected against rot, warp, splinters and termites
- View More Details

Color/Finish: **Pebble Grey**

5:29
◀ Google
Search or ask a question

LUTEC
Visit the Store
4.8 ★★★★★ (23)

LUTEC Dusk to Dawn Outdoor Wall Lights, 16W Integrated LED Cylinder Up-Down Sconce, 3000K Waterproof Aluminum Exterior Lighting, Matte Black Modern Porch and Entryway Wall Light Fixture, 2 Pack

50+ bought in past month



EXTERIOR PORCH LIGHTINC

-15% $54.99 ($27.50 / count)

List Price: $64.99

Or $18.33 /mo (3 mo). Select from 1 plan



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VINLY SIDING TO MATCH EXISTING

Georgia-Pacific Vision Pro Double 4-in Traditional White Vinyl Siding Panel 8-in x 150-in (8.33-sq ft /piece)

Item #89001 | Model #531651A

★★★★★ 5 5

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Georgia-Pacific Vision Pro Double 4-in Traditional White Vinyl Siding Panel 8-in x 150-in 8.33-sq ft /piece

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Georgia-Pacific Vision Pro Double 4-in Traditional Clay Vinyl Siding Panel 8-in x 150-in 8.33-sq ft /piece

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★★★★½ 2

Georgia-Pacific Compass Double 4.5-in Dutch lap Brunswick Vinyl Siding Panel 9.0-in x 145.0-in 9.09-sq ft /piece

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Minimum qty of 22



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★★★★½ 183

Georgia-Pacific Vision Pro Traditional Gray Vinyl Sid 150-in 8.33-sq ft /piece

dd to C

Internet # 301985319 Model # 9163995 UPC Code # 827705711471 Store SKU # 239213

Andersen

35-1/2 in. x 56-1/2 in. 200-Series White Double-Hung Clad Wood Window with White Interior Low-E Glass and White Hardware

(211) Questions & Answers (130)














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EXTERIOR WINDOWS (TYP

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35.5 x 56.5

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FREE

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Unavailable

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Feedback

SHINGLES TO MATCH EXISTING IF POSSIBL

CertainTeed Landmark Weathered Wood Algae Resistant Architectural Roof Shingles (33.33-sq ft per Bundle) $44.48

Shop CertainTeed ★★★★★ 4.7 47





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CertainTeed Landmark Weathered Wood Algae Resistant Architectural Roof Shingles (33.33-sq ft per Bundle)

Item #4350531 | Model #650589

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4.7 47

$44.48

Bulk Savings
$40.03/ Each (10.0% Off) when you buy 36+

$42.26 When you choose 5% savings on eligible purchases every day. Learn How

Manufacturer Color/Finish: Weathered Wood

Out of Stock Out of Stock Out of Stock Out of Stock Out of Stock Out of Stock Out of Stock

Calculate How Much You Will Need

Get It Installed
You'll buy materials after the consultation.

CertainTeed Landmark Weathered Wood Algae Resistant Architectural Roof Shingles (33.33-sq ft per Bundle) **$44.48**

How It Works

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8 Available






















casella



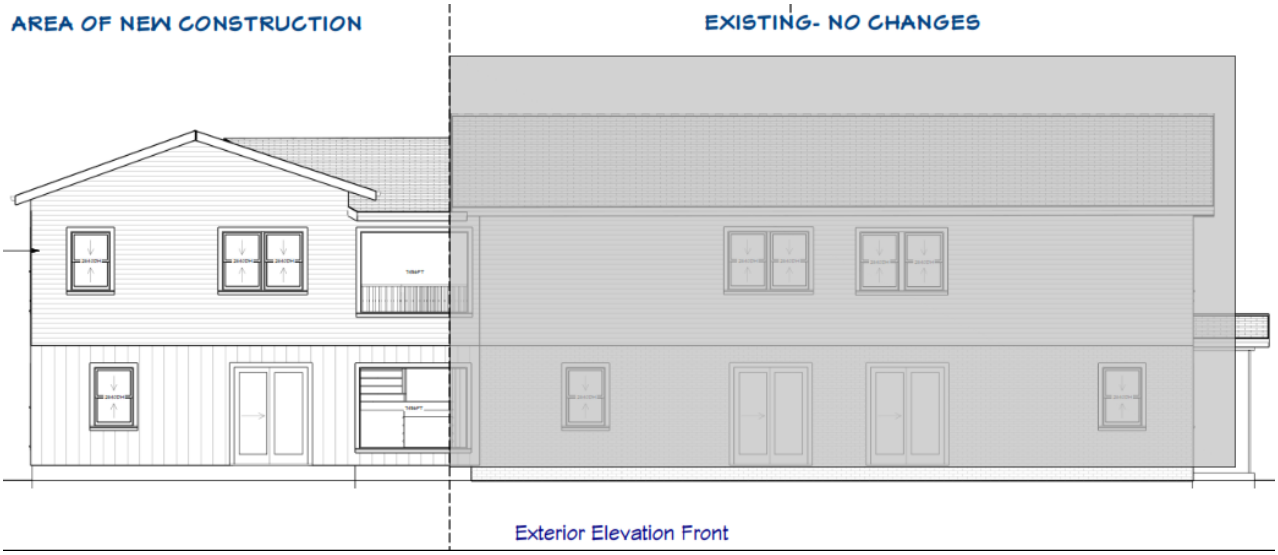
Department of Permitting & Inspections
Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Kirk Dressing, Associate Planner
Joseph Cava, Permit Technician
Collin Naheedy, Code Compliance Officer

MEMORANDUM

TO: Design Advisory Board
FROM: Kirk Dressing, Associate Planner
DATE: February 10, 2026
RE: ZP-25-517; 355 Ethan Allen Parkway

File: ZP-25-517
Location: 355 Ethan Allen Parkway
Zone: RL **Ward:** 7
Date application accepted: October 7, 2025
Applicant/Owner: Norman Benoit/355 Ethan Allen Parkway LLC
Request: Additions to three existing multi-family dwellings, each addition will have two units for a total of six new units.

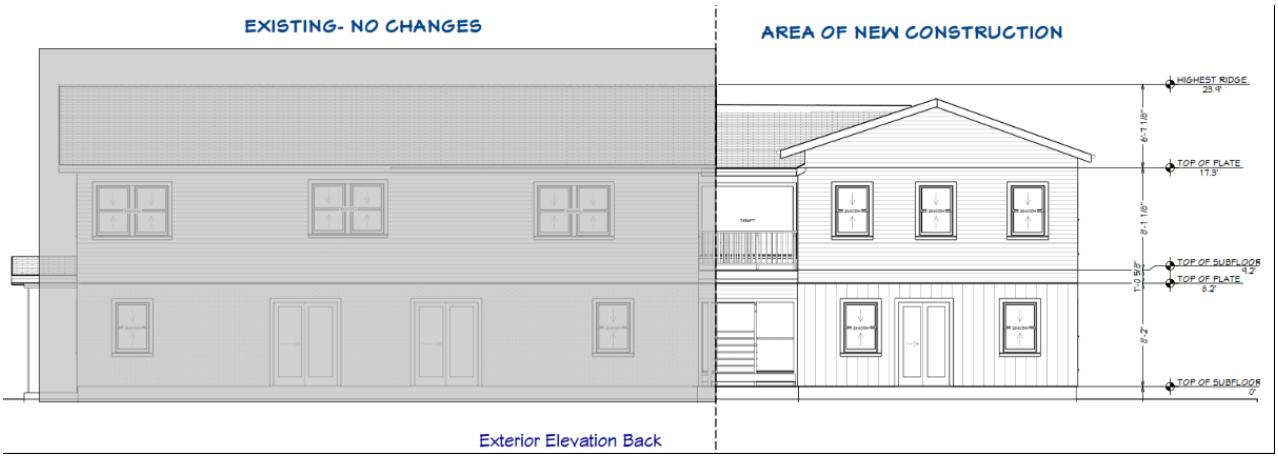


Background:

- **Zoning Permit 1996-269**; Installation of vinyl siding over the existing wood (T1-11) Sections of the multi-Unit residential buildings.

Overview:

355 Ethan Allen Avenue is currently developed with 3 multi-unit dwellings, each with 3 units for a total of 12 dwelling units. The proposed scope of work includes additions to each of the existing buildings. Each addition will have 2 units, for a total of 18 units. This application was heard by the Design Advisory Board January 13, 2026, and the board recommended the applicant revisit and revise parts of the proposal regarding bicycle storage, dumpster enclosure, lighting plan, landscaping plan, and location of the northwesternmost addition as depicted on the original site plan.



Article 6: Development Review Standards

Part 1: Land Division Standards
Not applicable

Part 2: Site Plan Design Standards
Sec. 6.2.1 Applicability

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

Submitted landscaping plans show two maple trees are proposed on the site. Landscaping plan also identifies existing trees on property and no trees are labeled as proposed to be removed.

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes

shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

Minimal grading, primarily for stormwater management, is proposed on this flat site.

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

Not Applicable.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

The addition proposed on the southeastern corner of the property has a façade that is southern facing, however it appears it will be in the shade of large established trees that will likely limit the amount of sunlight that reaches the proposed units. The northeastern addition will have a façade with significant southern exposure. The northwestern addition while not having a south facing façade will likely receive decent sunlight exposure with the relocation of the northernmost addition to the eastern side of the existing building.



(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

The parcel is not listed on DEC's Brownfield Sites. Not applicable.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Proposed stormwater infiltration areas are identified on the proposed plan. An Erosion Prevention and Sediment Control plan has not been submitted but one is required.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Entrances to the new dwellings appear to be enclosed/covered which will offer protection from inclement weather. No changes to the parking area are proposed, it does not appear that there will be any adverse effects on snow storage on the property.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer

regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure. A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design. Where a garage is not oriented towards the street (i.e. the garage doors face the rear or side yard), the street-facing garage wall shall have windows or doors or other features that break-up the mass into smaller elements, and be blended with the character of the residential portion of the structure.

Where a garage is attached to a principal single-family or duplex residential structure and oriented to the street (i.e. the garage doors face the street) the following standards shall apply:

1. *Except as provided in subsections 3, 4 and 5 below, a street-facing garage wall shall constitute no more than 50% of the width of the street-facing façade of the entire structure (including the garage portion), and shall not exceed 24-feet. In cases where a street-facing garage wall constitutes between 30%-50% of the street-facing façade, living space is encouraged above to integrate the garage more closely into the design and mass of the overall structure. In cases where the street-facing garage wall constitutes more than 50% of the width of the street-facing façade, living space above is required.*
2. *Each bay of the garage shall have a separate entrance door of no more than 10-feet in width.*
3. *Where the width of the street-facing façade of the residential portion of the structure is less than 14 feet, the street-facing garage portion may be allowed up to but not exceeding 14 feet in order to allow for a single garage bay.*
4. *Where a garage entrance is within a single roofline and wholly integrated into the overall design the front façade of the structure, it may constitute more than 50% of the width of the street-facing façade provided there is interior living space above, and the primary pedestrian entrance offers a clear and welcoming entrance from the street.*
5. *Enclosed space originally designed and constructed as a garage for vehicular parking but converted to living space may be converted back to enclosed vehicular parking provided there is no expansion of the building footprint necessary to complete the conversion*



The proposed additions are all in alignment with the existing buildings, there will be no new facades, just extensions to what currently exists.

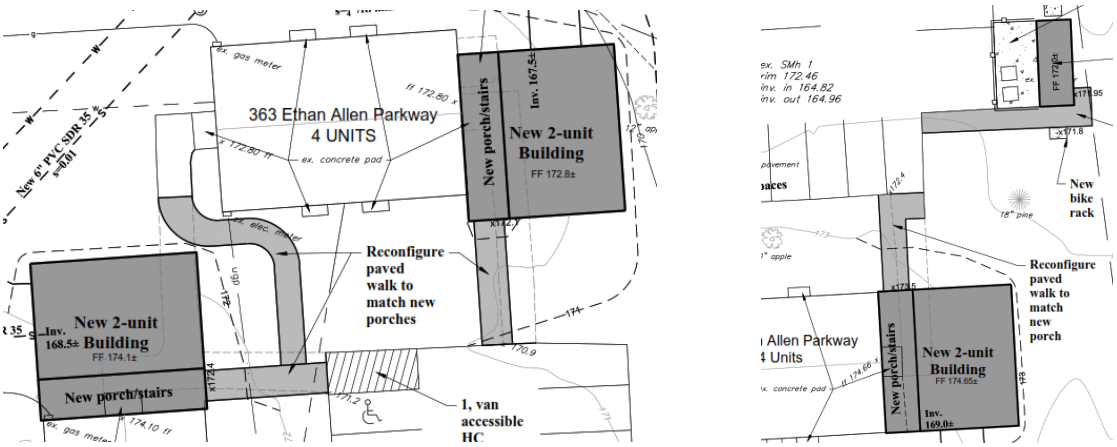
(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

There are no proposed changes to the curb cut or parking lot. Not Applicable.

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.



The submitted site plan shows the proposed reconfiguration of paved walkways that lead from the parking area to the unit entrances as well as to the proposed shared bicycle storage building.

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

ADA compliance is under the jurisdiction of the building official.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

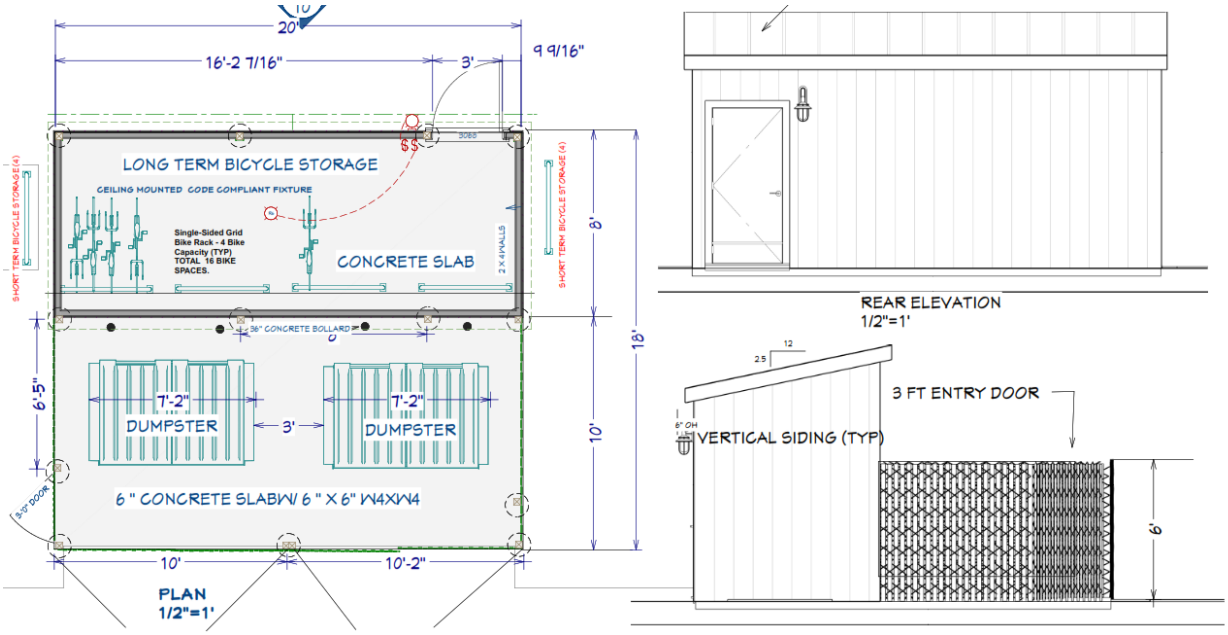
Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of

sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.



A 20’ x 8’ shared bicycle storage building is proposed. The submitted plans note there will be long term storage for up to 16 bicycles, as well as outdoor temporary bicycle storage for up to 8 bicycles on either side of the storage building.

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use

of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult Planting Sustainable Landscapes: A Guide for Plan Reviewers prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property

Submitted plans identify existing and proposed trees as well as stormwater infiltration areas.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.
Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.
New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal Equinox.

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

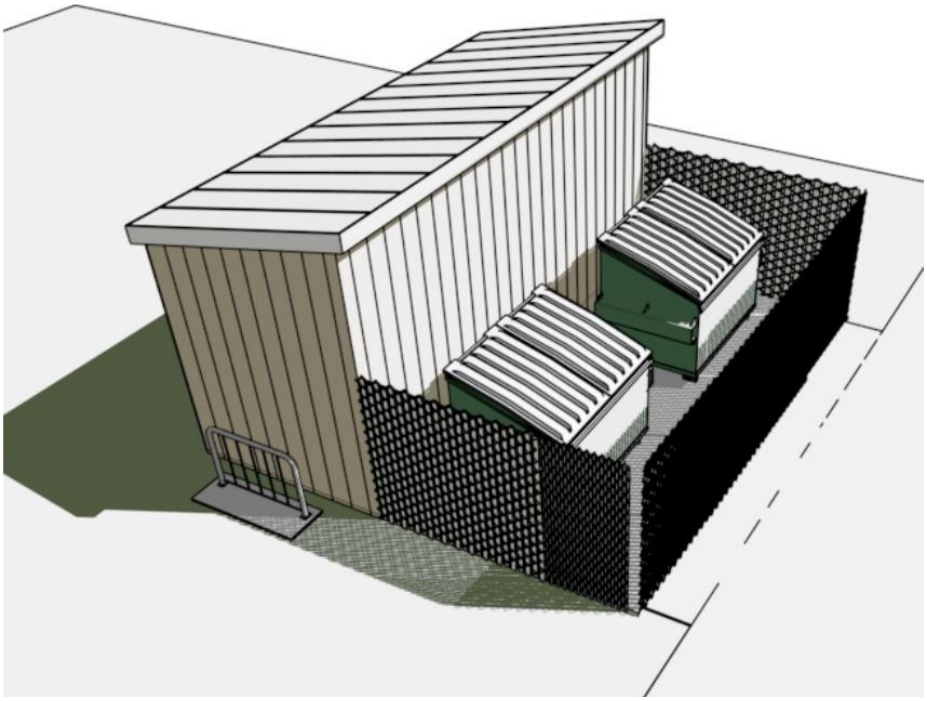
The application materials include a basic lighting plan showing the model and location of proposed lighting. The only outdoor lighting proposed is a wall sconce to be placed next to the shared bicycle storage entrance. Based on the model number provided by the applicant, the proposed outdoor fixture has an output of 1,105 lumens which qualifies as low output.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.



The proposed site plan includes a combination shared bicycle storage/dumpster enclosure.

PART 3: Architectural Design Standards

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

The proposed additions appear to have a maximum height ±1.5ft less than the existing buildings. The design and scale of the proposed additions matches the existing buildings, and the slight difference in height offers visual appeal. The additions are proposed to be directly aligned with the existing buildings but are offset and proportionally narrower with rotated gable ends. As proposed, the additions avoid simply being identical extensions of what is currently in place.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against

the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

The proposed additions feature the same style pitched roof as the existing building, however, the gable ends are rotated which lessens the impact of massing against the sky.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Entrances to the new dwellings appear to be enclosed/covered which will offer protection from inclement weather. Proposed windows are similar to what exists, except the proposed second floor windows are singles as opposed to the mulled windows on the existing buildings which makes the windows appear less horizontal and adds variety and interest.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

Not applicable.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

There are no protected public views here. Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic

There is no street-edge to the development. Within the property, entries to the additions are well defined and accessible via interior walkways. Inventory of materials has been provided. Color rendered elevations of the proposed additions indicate they will remain visually similar to what exists with the noticeable difference being the proposed additions have vertical wood siding on the first level compared to the brick of the existing building.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8

Exterior finish material information has been provided. The materials such as vinyl and engineered treated wood siding, and composite deck boards appear to be acceptably durable.

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

Windows and doors will be required to meet Residential Building Energy Standards (RBES).

(g) Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 – Signs. The size, location. Design. Texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

Not applicable.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

No building infrastructure has been identified on the submitted plans. If any is proposed they will need to be depicted on elevations and site plans.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for

multi-family housing should be incorporated where possible, to maximize personal safety.

The application materials include a specific model of outdoor wall light as well as proposed locations outside of the unit entryways as well as the entrance to the shared bicycle storage building.

Items for the Board's consideration:

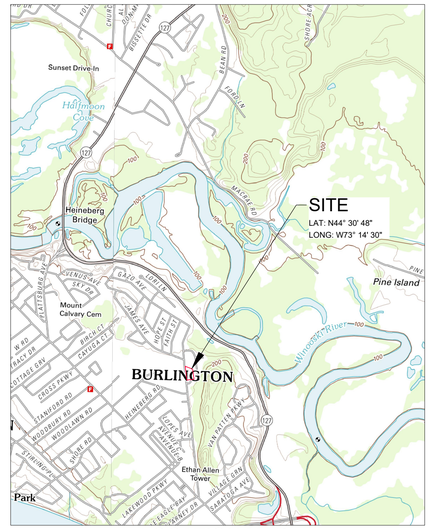
- Whether any trees are proposed to be removed.
- Combination bicycle storage/dumpster enclosure.
- Movement of northwestern addition to northeastern side of building.


Moore Drive
Ethan Allen Parkway
363 Ethan Allen Parkway
4 UNITS
New 2-unit Building
FF 172.8±
New porch/stairs
Inv. 167.5±
355 Ethan Allen Parkway
4 Units
New 2-unit Building
FF 174.1±
335 Ethan Allen Parkway
4 Units
New 2-unit Building
FF 174.65±
Inv. 169.8±
New Stormwater Infiltration Area#1
Bottom elev. 168.5
Top 169.25.
Overflow at 169.0
New Stormwater Infiltration Area#2
Bottom elev. 170.0
Top 171.0
Overflow at 170.75
New Stormwater Infiltration Area#3
Bottom elev. 168.75
Top 170.0
Overflow at 169.75
New SMh
Rim 171.6
Inv. in 165.95
Inv. out 165.85
New SMh
Rim 171.5
Inv. in 164.97
Inv. out 164.87
New SMh
Rim 171.5
Inv. in 163.1±
Inv. out 163.0±
New 1" CTS polyethylene water service with tracer wire and curb stop to each unit. Sawcut pavement and restore pavement, gravel subbase and curb.
TBM bench tie in PP Elev. = 171.73
Reconfigure paved walk to match new porches
1, van accessible HC space
7 spaces
8 spaces
New bike rack
New dumpster pad and enclosure
New bike storage building
New paved access to bike storage
1, HC space
8 spaces
Sawcut and restore pavement for sewer installation.
ex. SMh 1
rim 172.46
inv. in 164.82
inv. out 164.96
ex. Cb 2 (drywell)
rim 170.52
sump 164.5
ex. Cb 2 (drywell)
rim 171.04
sump 163.9
ex. Cb 1 (drywell)
rim 170.94
sump 163.9
ex. Mh SM-04.32 (N3.23.01 old)
rim 171.41
inv. in 161.95 (355)
Inv. in 159.31 (12")
inv. out 159.26
24" RCP
12" RCP
10" water (PVC)
ex. speed bump
ex. plantings
ex. stockade fence
ex. brick patio
ex. concrete pad
ex. pavement
ex. gas meter
ex. utility pads
ex. mailbox
ex. elec. meter
Approx. Ex. water service
New 4" PVC SDR 35 s=1/4"/ft. min
Ex. 8" AC s=0.022
New 6" PVC SDR 35 s=8%
New 4" PVC SDR 35 s=1/4"/ft. min
New 4" PVC SDR 35 s=1/4"/ft. min
4" AC
4" drain
ugp
ohp
10" tree
20" tree
18" pine
15" pine
10" apple
24" maple
18" maples (2)
10" maples (4)
6" maples (3)
30" pine
12" pine
18" tree
x170.75
x171.95
x171.8
x172.80 ff
x174.64 ff
x174.10 ff
x172.6
x172.5
x174.2
x173.7
x174.4
x174.6
x175.1
x175.2
x175.3
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EPSC NOTES

1. Contractor shall comply with the "Low Risk Site Handbook for Erosion Prevention and Sediment Control" (June 2025)
2. Contractor shall install a temporary stabilized construction entrance prior to construction and/or cleaning vehicle tires when leaving site to prevent sediment tracking onto roads.
3. Contractor shall sweep City streets daily or as needed to remove sediment transported from the project.
4. Contractor shall not park construction vehicles on City owned green space. Any green belt disturbance will be permanently stabilized with grass seed and erosion control matting.
5. Water from dewatering activities that flows off site must be clear. Turbid, or visibly discolored water must not be pumped into storm sewers. Discolored water must be pumped to a sediment filter bag, DirtBag or approved equal, in the location indicated on the plans or other area approved by the Engineer that is located away from exposed or disturbed soil.
6. The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each workday.
7. See Sheet C-4 for EPSC Notes & Details. See Winter Construction Notes if construction occurs between Oct. 15th - Apr. 15th.



LOCATION MAP
SCALE: 1" = 2,000 FT

LEGEND

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing Contour
- Existing Storm Line/Manhole/Basin
- Existing Tree Line
- Existing Chain Link Fence
- Existing Barbed Wire Fence
- Existing Stockade Fence
- Approximate Property Line
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- Finish Grade 5-foot Contour Interval
- Finish Grade 1-foot Contour Interval
- Proposed Building
- Proposed pavement
- Proposed grassed infiltration basin
- Temporary silt fence
- Temporary construction limit fencing
- Watershed limit

iNFILTRATRION BASIN STORMWATER BMP MAINTENANCE NOTES

MAINTENANCE: LONG TERM MAINTENANCE OF THE INFILTRATION BASIN IS ESSENTIAL TO ENSURE ITS EFFECTIVENESS.

- INSPECTIONS: AT LEAST ONCE A YEAR AND FOLLOWING MAJOR STORMS, THE INFILTRATION BASIN SHOULD BE INSPECTED FOR SAND ACCUMULATION AND DEBRIS THAT MAY REDUCE ITS CAPACITY AND INFILTRATION RATE.
- SEDIMENT REMOVAL: SEDIMENT BUILD-UP WITHIN THE INFILTRATION BASIN SHOULD BE REMOVED WHEN IT HAS ACCUMULATED TO A LEVEL THAT IMPEDES VEGETATIVE GROWTH AND INFILTRATION RATES. DISPOSE OF THE SEDIMENTS APPROPRIATELY.
- DEBRIS: REMOVE DEBRIS SUCH AS LEAF LITTER, BRANCHES AND TREE GROWTH FROM THE INFILTRATION BASIN.
- SNOW STORAGE: DO NOT STORE SNOW WITHIN THE AREA OF THE INFILTRATION BASIN.

NOTES

1. This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map information from the City of Burlington.
2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
3. Existing conditions are based on a topographic survey completed by Krebs & Lansing in November 2025.
4. Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Additional utility information based on City of Burlington mapping. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

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STAMP:

0' 20' 40' 60'
Bar Scale 1" = 20'

Project:

353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	1" = 20'
Drawn by	TJB
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

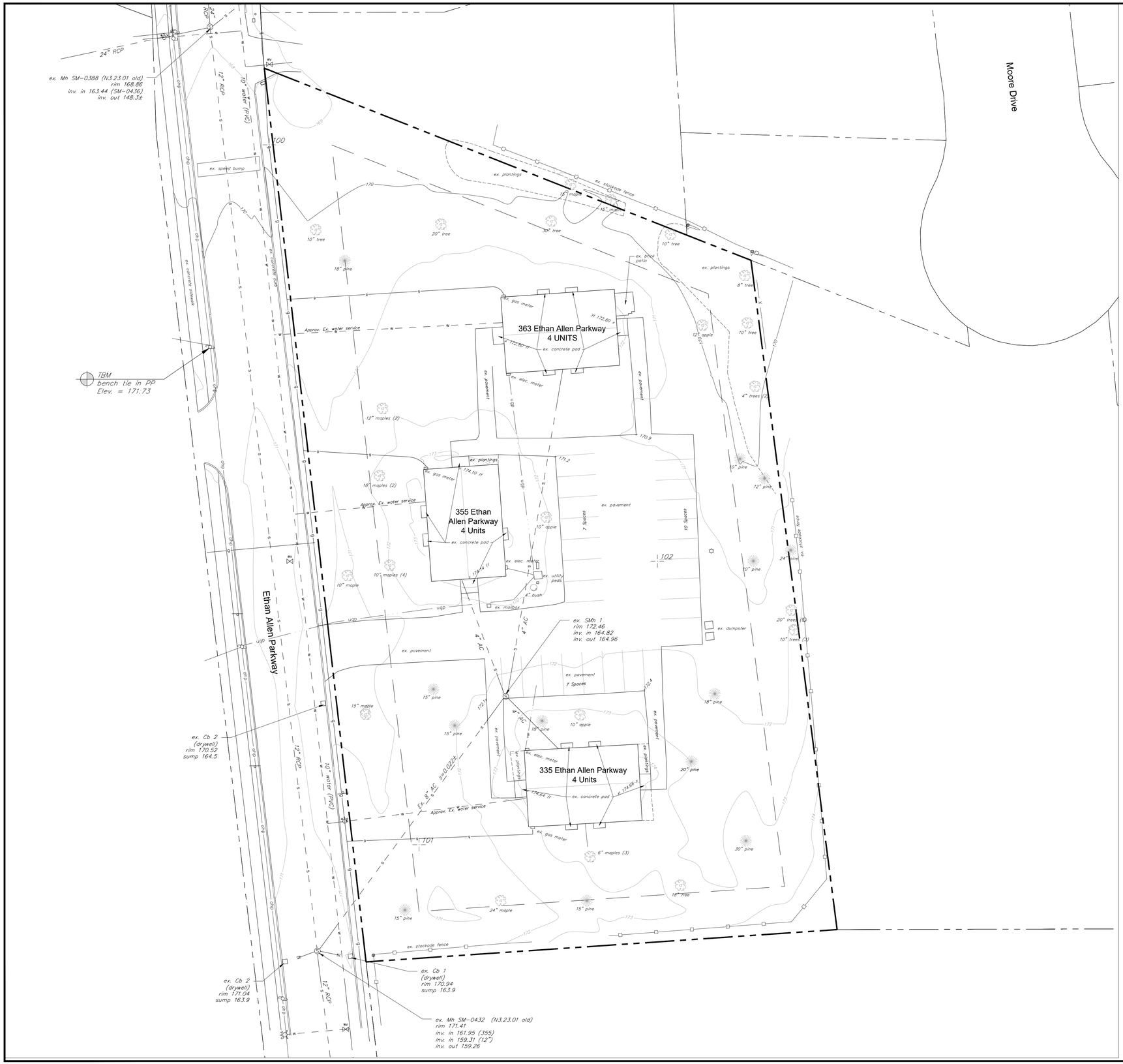
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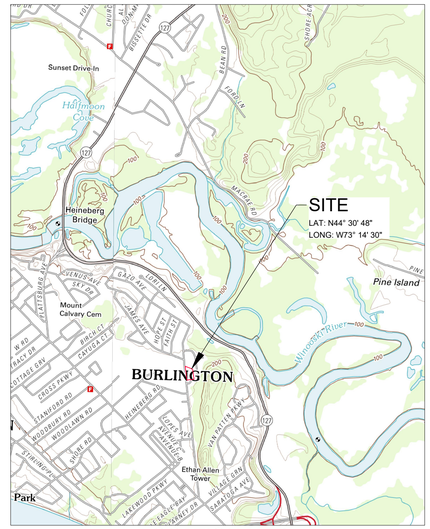
Stormwater & EPSC Plan

Drawing No.

C-1.1

25301\DWGS\25301 base.dwg





LOCATION MAP

SCALE: 1" = 2,000 FT

LEGEND

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- 314.7 x — Existing Spot Grade Elevation
- 150 — Existing Contour
- g — GV — Existing Gas Line/Valve
- s — S — Existing Sewer Line/Manhole
- st — D — Existing Storm Line/Manhole/Basin
- ohp — Existing Overhead Electric Line/Power Pole
- comm — Existing Communications Line
- ue&t — Existing Underground Electric & Telephone Line
- Existing Tree Line
- Existing Chain Link Fence
- x — Existing Barbed Wire Fence
- Existing Stockade Fence
- ugp — Existing Underground Power
- wv — Existing Water Line/Hydrant/Valve/Shutoff
- Approximate Property Line
- Existing Setback
- Existing Easement

NOTES

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Drawing Title

Existing Conditions Plan

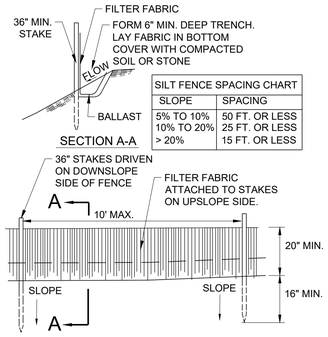
Drawing No.

C-2.0

25301\DWGS\25301 base.dwg

NOTES

1. AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
2. PERIMETER CONTROLS SHALL BE UTILIZED IN SMALL AREAS < 1 ACRE. IN AREAS > 1 ACRE, TEMPORARY SEDIMENT TRAPS OR TEMPORARY SEDIMENT BASINS ARE TO BE UTILIZED.
3. PERIMETER CONTROLS SHALL BE INSTALLED ON DOWNSLOPE SIDE OF PLANNED EARTH DISTURBANCE.
4. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES WITHIN UPSLOPE CONTRIBUTING AREA.
5. SILT FENCE SHALL NOT BE USED AS CONSTRUCTION DEMARCATION.
6. SILTSOXX CAN BE USED AS A SILT FENCE ALTERNATIVE, WITH PRIOR APPROVAL OF THE ENGINEER. SEE DETAIL.
7. IF SILT FENCE IS INSTALLED WHEN GROUND IS FROZEN, A GRAVEL, SHOT ROCK, OR SAND BALLAST MUST BE USED.



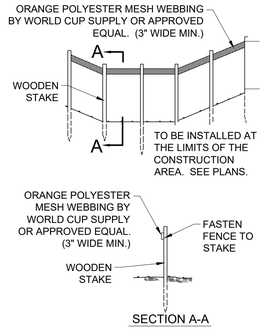
SILT FENCE SPACING CHART	
SLOPE	SPACING
5% TO 10%	50 FT. OR LESS
10% TO 20%	25 FT. OR LESS
> 20%	15 FT. OR LESS

TYPICALTEMPORARY SILT FENCE

N.T.S.

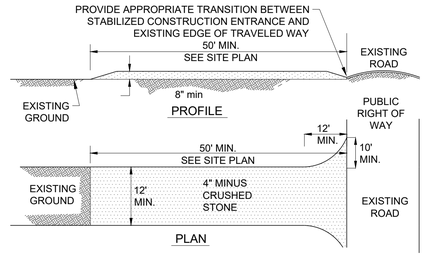
NOTES

1. ACCEPTABLE EPSC MEASURE DETAILS ARE PROVIDED BELOW.
2. AT A MINIMUM, EPSC MEASURES MEET VT DEC STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL OR PREVIOUSLY APPROVED INTERCHANGEABLE PRACTICES.
3. LIMITS OF DISTURBANCE (OR "CONSTRUCTION DEMARCATION") SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
4. BARRIER TAPE/ROPE: FOR USE WHERE PROPOSED DISTURBANCE BORDERS NON-WOODED, VEGETATED AREAS MORE THAN 100 FT FROM THE NEAREST WATER RESOURCE (STREAM, BROOK, LAKE, POND, WETLAND, ETC.). BARRIER TAPE IS HIGH VISIBILITY FIBERGLASS TAPE, MINIMUM 3" IN WIDTH COMMONLY USED IN SKI AREAS FOR DEMARCATING CLOSED AREAS. BARRIER TAPE AND ROPE SHOULD BE ATTACHED TO STAKES, AT A MINIMUM HEIGHT OF 4 FT FROM THE GROUND.
5. MINIMUM 1 TO 2 ROWS OF MESH BARRIER TAPE TO BE INSTALLED ALONG CONSTRUCTION PERIMETER.
6. EACH ROW OF BARRIER TAPE TO BE 3" WIDE MINIMUM.
7. BARRIER TAPE TO BE ORANGE.
8. SECURE BARRIER TAPE TO STAKES OR EXISTING TREE TRUNKS WITH BOTTOM ROW AT 4' DISTANCE FROM GROUND SURFACE (MINIMUM).
9. MAINTAIN AND REPLACE AS NEEDED. REMOVE AT COMPLETION OF PROJECT PER OSPC.
10. IN EVENT THE OSPC DETERMINES BARRIER TAPE IS NOT SUFFICIENT, REPLACE WITH ORANGE CONSTRUCTION FENCE OR SNOW FENCE.



TYPICAL CONSTRUCTION LIMIT BARRIER

N.T.S.

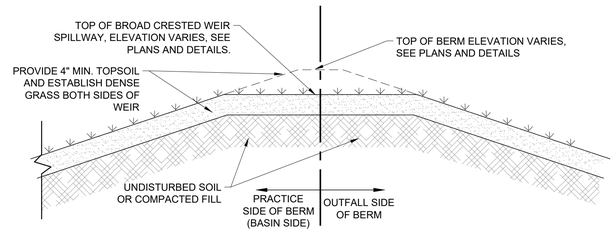


NOTES

1. CONTRACTOR SHALL STABILIZE CONSTRUCTION ENTRANCE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OFF-SITE.
2. CONTRACTOR TO USE MIRAFI 500X UNDER STONE FOR TEMPORARY CONSTRUCTION ROADS.
3. CRUSHED STONE SHALL BE ADDED OR REPLACED WHEN 80% OF THE VOIDS ARE FILLED WITH SEDIMENT.
4. STONE SIZE SHALL BE 1-4".
5. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES IS ALLOWED.

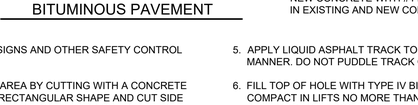
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



CROSS SECTION A-A

BROAD CRESTED WEIR CROSS SECTION DETAIL



NOTES

1. TYPICAL GRASS SWALE & INFILTRATION BASIN CROSS SECTION. SEE PLAN VIEW FOR LOCATIONS.
2. MAXIMUM SIDE SLOPES TO BE 3:1.
3. DURING CONSTRUCTION TEMPORARILY SEEDED AND HEAVILY MULCHED. POST CONSTRUCTION CONTRACTOR SHALL RE-GRADE ANY EROSION, REMOVE BUILD UP SEDIMENTS, PERMANENT SEED AND HEAVILY RE-MULCH.
4. CROSS-SECTION SHALL BE EXCAVATED TO NEAT LINES AND GRADES. OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH MOIST SOIL COMPACTED TO DENSITY OF SURROUNDING MATERIAL.
5. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF IN APPROVED UPLAND AREA (PER OSPC) SUCH THAT IT DOES NOT INTERFERE WITH FUNCTION.
6. STORING SNOW DURING THE WINTER MONTHS IN THE INFILTRATION BASIN IS PROHIBITED. SNOW REMOVAL CONTRACTOR WILL NOT USE THESE AREAS FOR SNOW DISPOSAL.

STORMWATER MAINTENANCE NOTES

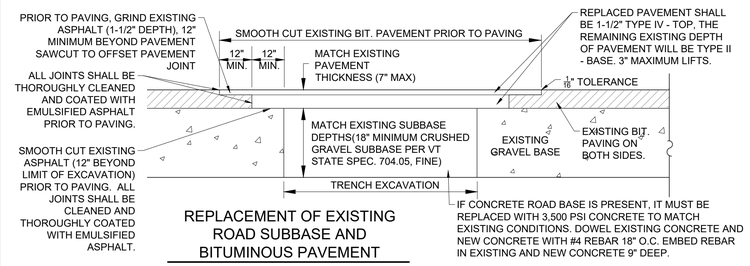
A. INFILTRATION BASIN
1. INSPECT FOR PROLONGED STANDING WATER AFTER RAIN EVENTS
2. INSPECT FOR EROSION, ACCUMULATED SEDIMENT AND ENSURE PLANTS ARE HEALTHY. REMOVE SEDIMENT AND REPLACE PLANTS AS NECESSARY.

INFILTRATION BASIN CROSS SECTION

N.T.S.

PAVEMENT MARKING NOTES

1. TYPICAL CITY OF BURLINGTON PARKING SPACE IS 9'-0" CENTER OF LINE TO CENTER OF LINE MARKED WITH 4" WIDE YELLOW OR WHITE PAINT.
2. ADA SPACE IS YELLOW/WHITE STENCIL, YELLOW/WHITE TRIM. COORDINATE EXACT REQUIREMENTS WITH CITY OF BURLINGTON.
3. PAINT FOR PAVEMENT MARKINGS SHALL BE HYDROPHAST WATERBORNE TRAFFIC PAINT BY FRANKLIN PAINT COMPANY. IT SHALL BE REFLECTIVE, VOC COMPLIANT FAST DRYING, 100% ACRYLIC WATERBORNE TRAFFIC PAINT. PAINT FOR STOP BARS AND CROSSWALKS SHALL BE WHITE ALL OTHER LINE STRIPING SHALL BE YELLOW. CONFIRM PAINT COLOR WITH CITY OF BURLINGTON AND OWNER.
4. TRAFFIC PAINT SHALL BE APPLIED WITH A UNIFORM THICKNESS AND AT A RATE SUCH THAT NO PAVEMENT IS VISIBLE AFTER DRYING. ADDITIONAL PAINT APPLICATION WILL BE REQUIRED IF UNDERLYING PAVEMENT IS VISIBLE.



REPLACEMENT OF EXISTING ROAD SUBBASE AND BITUMINOUS PAVEMENT

NOTES

1. SET UP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
2. RESHAPE HOLE PATCH AREA BY CUTTING WITH A CONCRETE SAW INTO SQUARE OR RECTANGULAR SHAPE AND CUT SIDE FACED VERTICALLY. RESHAPE DOWNWARD SOLID MATERIAL AND AROUND HOLE TO SOUND PAVEMENT.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA, CLEAN ANY MUD AND STANDING WATER.
5. APPLY LIQUID ASPHALT TRACK TO VERTICAL FACES IN UNIFORM MANNER. DO NOT PUDDLE TRACK COAT ON BOTTOM HOLE.
6. FILL TOP OF HOLE WITH TYPE IV BITUMINOUS CONCRETE AND COMPACT IN LIFTS NO MORE THAN 2' THICK. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLAT COMPACTOR OR A PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES WITH THE VIBRATORY ROLLER AND MIX TEMPERATURE ABOVE 250°F (121°C) ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMP SHOULD ONLY BE USED FOR SMALL AREAS LESS THAN 1 S.F.
7. CLEAN UP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS.

WINTER EROSION CONTROL PROCEDURES

(FOR ANY EARTH WORK PERFORMED BETWEEN OCTOBER 15TH AND APRIL 15TH)

WINTER EROSION CONTROL NARRATIVE:
OBJECTIVE - ANY SITE WORK PERFORMED LATER THAN OCTOBER 15TH WILL RESULT IN EXPOSED SOIL THROUGH THE WINTER. THIS PRESENTS A POTENTIAL FOR EROSION THROUGH THE WINTER. THE WINTER EROSION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION ZONE DURING THAWS AND RAINSTORMS.

WINTER EROSION CONTROL SEQUENCE:
ON-SITE COORDINATOR - THE ON-SITE COORDINATOR SHALL BE SURE ALL EROSION CONTROL MEASURES REQUIRED FOR WINTER CONSTRUCTION ARE INSTALLED BY OCTOBER 15TH AND PRIOR TO GROUND FREEZING. IF A PERMITTED AREA CAN BE LEFT UNDISTURBED UNTIL THE SPRING THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LIMIT THESE AREAS OF DISTURBANCE.

THE CONTRACTOR SHALL STABILIZE ANY PORTION OF THE SITE THAT IS BEING WORKED AND DISTURBED PRIOR TO BEGINNING CONSTRUCTION AT ANOTHER AREA OF THE SITE. AT NO TIME DURING WINTER CONSTRUCTION SHALL THERE BE MORE THAN 1 ACRE OF EXPOSED SOIL ON SITE.

ANTICIPATED WINTER CONSTRUCTION ACTIVITIES WILL INCLUDE ALL ASPECTS OF THE PROJECT PROPOSED DURING SUMMER CONSTRUCTION. THIS IS A CONTINUATION OF WORK WHICH WAS NOT COMPLETED DURING THE SUMMER. MAJOR GRADING IS EXPECTED TO BE COMPLETE BEFORE OCTOBER 15TH.

LIMITS OF DISTURBANCE - LOD WILL BE MOVED AND/OR REPLACED TO REFLECT THE BOUNDARY OF WINTER WORK. CONTRACTOR WILL MAINTAIN A MINIMUM 25' BUFFER FROM PERIMETER CONTROLS TO ALLOW FOR SNOW CLEARING AND MAINTENANCE.

SNOW STORAGE ON SITE - CONTRACTOR WILL CREATE A SNOW MANAGEMENT PLAN. PLAN WILL IDENTIFY LOCATIONS FOR ADEQUATE SNOW STORAGE AND CONTROL SNOW MELT. SNOW STORAGE WILL BE DOWN GRADIENT OF ALL DISTURBED AREAS AND WILL NOT PROHIBIT THE FUNCTION OF ALL PERMANENT STORMWATER TREATMENT STRUCTURES. CONTRACTOR SHALL KEEP ALL DRAINAGE STRUCTURES OPWN AND FREE OF SNOW AND ICE DAMS.

INSTALL SILT FENCE - SILT FENCE SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE WINTER CONSTRUCTION AREAS AND SOIL STOCKPILE AREAS, AS SHOWN ON THE PLAN, BY OCTOBER 15TH. IF THE GROUND IS UNFROZEN THE SILT FENCE SHALL BE DUG IN AS NORMAL. IF THE GROUND IS FROZEN CONTACT THE ENGINEER FOR ALTERNATE OPTIONS (STONE BERM, FILTREXX SILT SOXX, STRAW WATTLES, ETC.).

STABILIZED CONSTRUCTION ENTRANCE - THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL STABILIZED CONSTRUCTION ENTRANCES TO PREVENT SEDIMENT TRACKING OFF SITE. CONTRACTOR SHALL ENLARGE THE WIDTH OF ACCESS TO PROVIDE ADDITIONAL ROOM FOR SNOW STOCKPILING, IF NEEDED. ADDITIONAL STONE SHALL BE ADDED OR THE LENGTH SHALL BE INCREASED, IF ICE AND SNOW LIMITS CONSTRUCTION ENTRANCE'S ABILITY TO HOLD SEDIMENTS ON SITE.

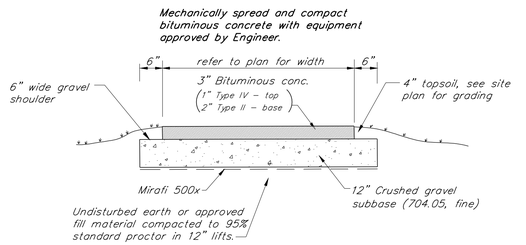
WINTER STABILIZATION – ALL DISTURBED AREAS NOT INVOLVED IN WINTER CONSTRUCTION SHALL BE AT LEAST TEMPORARILY STABILIZED BY OCTOBER 15. AFTER OCTOBER 15TH, ALL AREAS DISTURBED DURING WINTER CONSTRUCTION SHALL BE STABILIZED DAILY TO PREVENT EXPOSURE FROM RAIN EVENTS AND ACCUMULATION OF SNOWFALL (SEE EXCEPTIONS BELOW). CONTRACTOR SHALL ADD ADDITIONAL STONE, AS NECESSARY, TO PROVIDE STABILIZATION THROUGH WINTER CONSTRUCTION ON ALL AREAS WHERE CONSTRUCTION TRAFFIC IS ANTICIPATED.

EXCEPTIONS:

- HYDROSEEDING AFTER OCTOBER 15TH AND BEFORE APRIL 15TH MUST BE STABILIZED WITH STRAW MULCH OR EROSION CONTROL MATTING.*
- SNOW AND/OR ICE MUST BE REMOVED TO, AT MOST, ONE INCH PRIOR TO APPLYING MULCH OR EROSION CONTROL STABILIZATION MATTING.
- IF NO PRECIPITATION, WITHIN 24 HOURS, IS FORECASTED AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
- DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS OPEN UTILITY TRENCHES, REQUIRE STABILIZATION AT THE END OF EACH WORK WEEK.

MAINTENANCE - ALL DISTURBED AREAS SHALL BE MONITORED BY THE CONTRACTOR AND THE ON-SITE PLAN COORDINATOR IN ACCORDANCE WITH THE INSPECTION REQUIREMENT OUTLINED IN THE INDIVIDUAL CONSTRUCTION STORMWATER PERMIT. THE CONTRACTOR AND ON-SITE PLAN COORDINATOR SHALL EVALUATE THE SITE AFTER A THAW OR RAINSTORM. THE CONTRACTOR OR ON-SITE PLAN COORDINATOR SHALL NOTIFY THE ENGINEER IF ANY EROSION CONTROL MEASURES APPEAR TO BE INADEQUATE. THE CONTRACTOR OR ON-SITE PLAN COORDINATOR SHALL IMMEDIATELY (WITHIN THE SAME BUSINESS DAY) IMPLEMENT ANY FURTHER EROSION CONTROL MEASURES SPECIFIED BY THE ENGINEER. THE CONTRACTOR OR ON-SITE PLAN COORDINATOR SHALL ADD MULCH, AS NECESSARY, THROUGHOUT THE WINTER AFTER THAWS OR RAINSTORMS. THE MULCH DEPTH SHALL BE BROUGHT UP TO 2". THE MULCH AND SILT FENCE SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER (70% STABILIZATION) IS ESTABLISHED IN THE SPRING. THE SITE SHALL BE REMULCHED AND RESEEDED, IN THE SPRING, AS REQUIRED TO ESTABLISH A VIGOROUS PERMANENT GROUND COVER.

INSPECTION - THE ON-SITE COORDINATOR SHALL BE RESPONSIBLE FOR, AT A MINIMUM, DAILY WRITTEN INSPECTIONS WHILE THE SITE IS DISTURBED OR WEEKLY IF EVERYTHING IS STABILIZED BUT CONSTRUCTION IS ON-GOING. IF, DURING WINTER CONSTRUCTION, EARTH DISTURBANCE ACTIVITIES TEMPORARILY CEASE AND THE SITE HAS BEEN FULLY STABILIZED, INSPECTION AND MONITORING REQUIREMENTS FOR THE ON-SITE COORDINATOR MAY BE REDUCED TO ONCE PER MONTH MINIMUM. ALL INSPECTION SHEETS SHALL BE KEPT ON SITE AND BE AVAILABLE UPON REQUEST.



New Bituminous Walk Detail

N.T.S.

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Drawing Title

Civil Details

Drawing No.

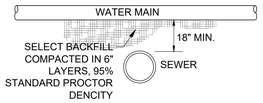
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25301\DWGS\25301 base.dwg

CROSSINGS

SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS POSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION:

1. THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS;
2. THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER;
3. THE SECTION CONSTRUCTED TO WATER STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS;
4. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.



NOTES

1. THE LOCATION OF SEWER MAINS IN RELATION TO WATER MAINS SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SEWAGE WORKS" SO-CALLED TEN STATE STANDARDS AND WATER SUPPLY RULES.
2. SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED ACCORDING TO EPR, CHAPTER 1, APPENDIX 1A, 11A.
3. 18" SEPARATION SHALL BE MAINTAINED WHETHER WATER IS OVER OR UNDER SEWER. IF THIS DISTANCE CANNOT BE OBTAINED, THEN THE PIPES SHALL BE INSTALLED ACCORDING TO EPR CHAPTER 1, 11B.

WATER AND SEWER CROSSINGS DETAIL

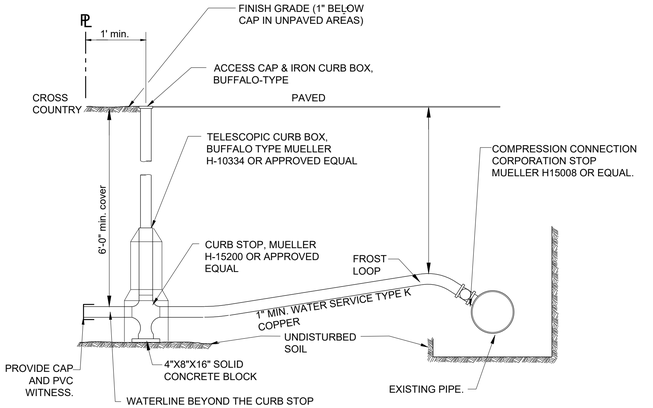
N.T.S.

SANITARY MAINS NOTES

1. THE PIPE AND FITTINGS FOR SANITARY SEWER SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D3034 FOR 4" - 15" SDR 35 AND F679 FOR 18" - 27". ALL PIPE SHALL BE LAID TO THE LINE AND GRADE SHOWN ON THE PLANS.
2. THE PIPE FOR GRAVITY SANITARY SEWER SHALL BE AS SHOWN ON THE PLANS AND DETAILED BELOW:
   - ALL PIPE SHALL BE LAID TO THE LINE AND GRADE AS SHOWN ON THE PLANS.
   - PVC SDR 35 - POLYVINYL CHLORIDE PIPE - PIPE SHALL CONFORM TO ASTM SPECIFICATION D-3034 OR F679, (PVC) SEWER PIPE AND FITTINGS, SDR35.
   - PIPE WITH RECYCLED CONTENT IS NOT ACCEPTABLE.
3. PVC SDR 35 SANITARY AND STORM PIPES SHALL BE INSTALLED SO THAT THE INITIAL DEFLECTION SHALL BE LESS THAN 5%.
4. PVC SDR 35 PIPE SHALL NOT BE INSTALLED WHEN THE TEMPERATURE DROPS BELOW 32° F OR GOES ABOVE 100° F UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ENGINEER. EXTRA CARE IS REQUIRED WHEN HANDLING PVC PIPE DURING COLD WEATHER. PVC PIPE SHALL NOT BE STORED OUTSIDE AND EXPOSED TO PROLONGED PERIODS OF SUNLIGHT AS PIPE DISCOLORATION AND REDUCTION IN PIPE IMPACT STRENGTH WILL OCCUR. IF PVC PIPE IS TO BE STORED ON SITE FOR 1 MONTH OR LONGER IT SHALL BE COVERED WITH CANVAS OR OTHER OPAQUE MATERIAL.
5. THE INSTALLED GRAVITY SANITARY SEWER PIPE SHALL BE LOW PRESSURE AIR TESTED IN THE PRESENCE OF THE ENGINEER. AFTER CLEANING THE PIPE, THE PIPE SECTION (MANHOLE TO MANHOLE) SHALL BE TESTED ACCORDING TO THE PROCEDURES OUTLINED IN THE STATE OF VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES, EFFECTIVE APRIL 12, 2019.

SANITARY TESTING AND CONTRACTOR COORDINATION REQUIREMENTS

1. ALL SEWER LINES (MAIN LINES AND SERVICES) AND MANHOLES SHALL BE THOROUGHLY TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION RULES (09/29/07).
2. ALL GRAVITY SANITARY MAINS SHALL BE AIR TESTED IN THE PRESENCE OF THE ENGINEER. AT A MINIMUM, THE TEST PRESSURE SHALL BE 4 POUNDS PER SQUARE INCH AT THE HIGHEST POINT ALONG THE TEST FOR 4 MINUTES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ENGINEER AND THE LOCAL MUNICIPALITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION ON ANY PORTION OF THE PUBLIC CONNECTIONS TO WATER OR SANITARY SYSTEMS. THIS NOTIFICATION REQUIREMENT SHALL CONTINUE TO THE COMPLETION OF THE SANITARY SYSTEMS.
4. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF PRE-SCHEDULED TESTING AND/OR SEWER CONSTRUCTION IS CANCELED. IF CONTRACTOR DOES NOT CONTACT ENGINEER AND ENGINEER VISITS THE SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENGINEER'S FEES/MILEAGE FOR SITE VISIT.
5. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND STORM/SANITARY SEWER CROSSING.
6. UTILITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING SANITARY TESTING AT A MINIMUM OF 24 HOURS PRIOR TO THE TEST. BASED ON AVAILABILITY OF ENGINEER'S STAFF, THE ENGINEER SHALL ACCOMMODATE THE TESTING SCHEDULE WITHIN 24 HOURS OF THE CONTRACTOR REQUESTED TEST DATE/TIME.
7. THE CONTRACTOR SHALL PRE-TEST UTILITY PRIOR TO CONTACTING THE ENGINEER. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF PRE-TEST FAILED.



WATERLINE BEYOND THE CURB STOP SHALL BE 1" TYPE K COPPER TUBING. EXTEND 10' MINIMUM INTO LOT. SEE TRENCH DETAIL.

NO VALVES, HYDRANTS, CURB STOPS ETC. SHALL BE OPERATED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY. ALL TAPS LARGER THAN 3/4" REQUIRE THE USE OF BRONZE SADDLES. ALL BRASS UNIONS AND ADAPTERS SHALL BE MUELLER.

TAP MAY BE MADE DIRECTLY TO DUCTILE IRON PIPE.

ALL BRASS UNIONS AND ADAPTERS SHALL BE MUELLER, OR EQUAL.

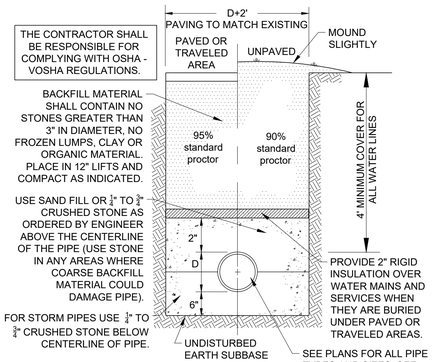
THE CONTRACTOR SHALL NOT INSTALL CURB BOX IN SIDEWALK OR PAVEMENT.

SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL COMPONENTS OF THE WATER SYSTEM.

SEE WATER TRENCH DETAIL FOR BEDDING REQUIREMENTS

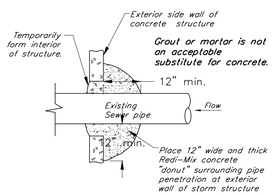
WATER SERVICE DETAIL

N.T.S.



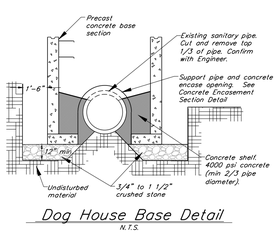
SANITARY TRENCH DETAIL

N.T.S.



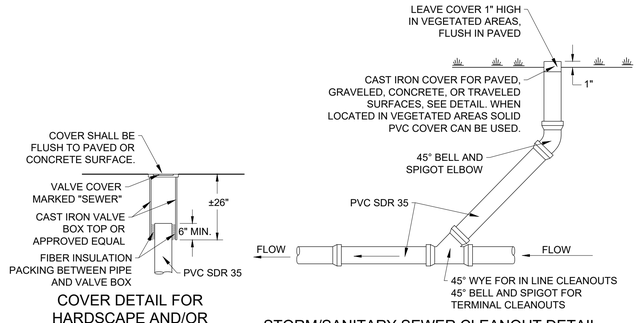
Concrete Encasement Section Detail

See Typical Precast Sewer Manhole detail for all additional structure related details.



Dog House Base Detail

N.T.S.

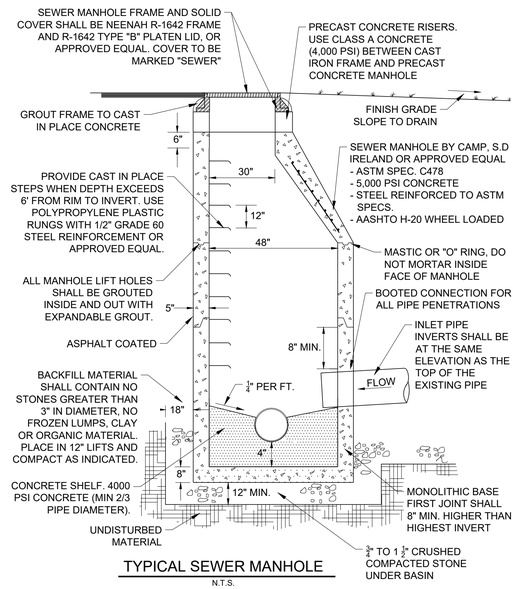


COVER DETAIL FOR HARDSCAPE AND/OR TRAVELED AREAS

N.T.S.

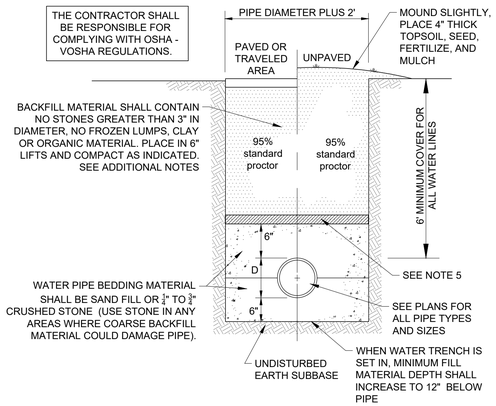
STORM/SANITARY SEWER CLEANOUT DETAIL

N.T.S.



TYPICAL SEWER MANHOLE

N.T.S.



NOTES

1. THE CONTRACTOR SHALL KEEP THE TRENCH ENTIRELY FREE OF WATER AT ALL TIMES UNTIL THE WORK IS COMPLETE AND READY FOR BACKFILLING.
2. THE SIDES OF THE TRENCHES SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE IF THE TRENCH IS 4' OR MORE IN DEPTH.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. BACKFILL SHALL HAVE NO STONES LARGER THAT 1.5-INCHES IN DIAMETER.
5. SEE DETAIL WATERLINE PIPE INSULATION REQUIREMENTS.
6. ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.
7. INSTALL A CONTINUOUS SHEATHED SOLID CONDUCTOR COPPER TRACER WIRE OVER PIPE. THE WIRE SHALL BEGIN IN A TEST BOX ADJACENT TO ONE HYDRANT AND RUN TO A TEST BOX ADJACENT TO THE NEXT HYDRANT.

N.T.S.

WATER TRENCH DETAIL

KREBS & LANSING CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

STAMP:

Project:

353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	N.T.S.
Drawn by	SWH
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

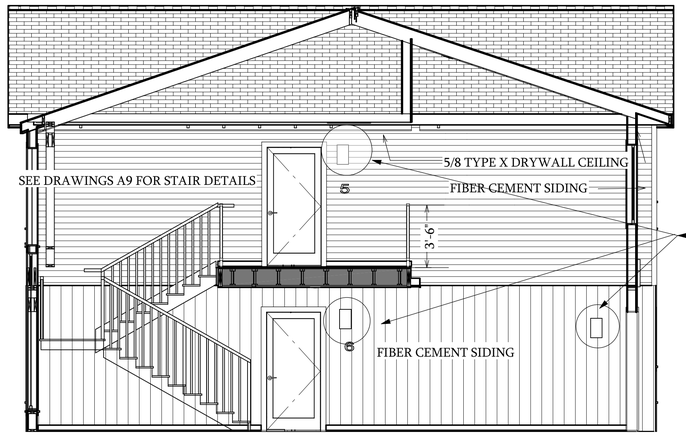
Drawing Title

Water/Sewer Details

Drawing No.

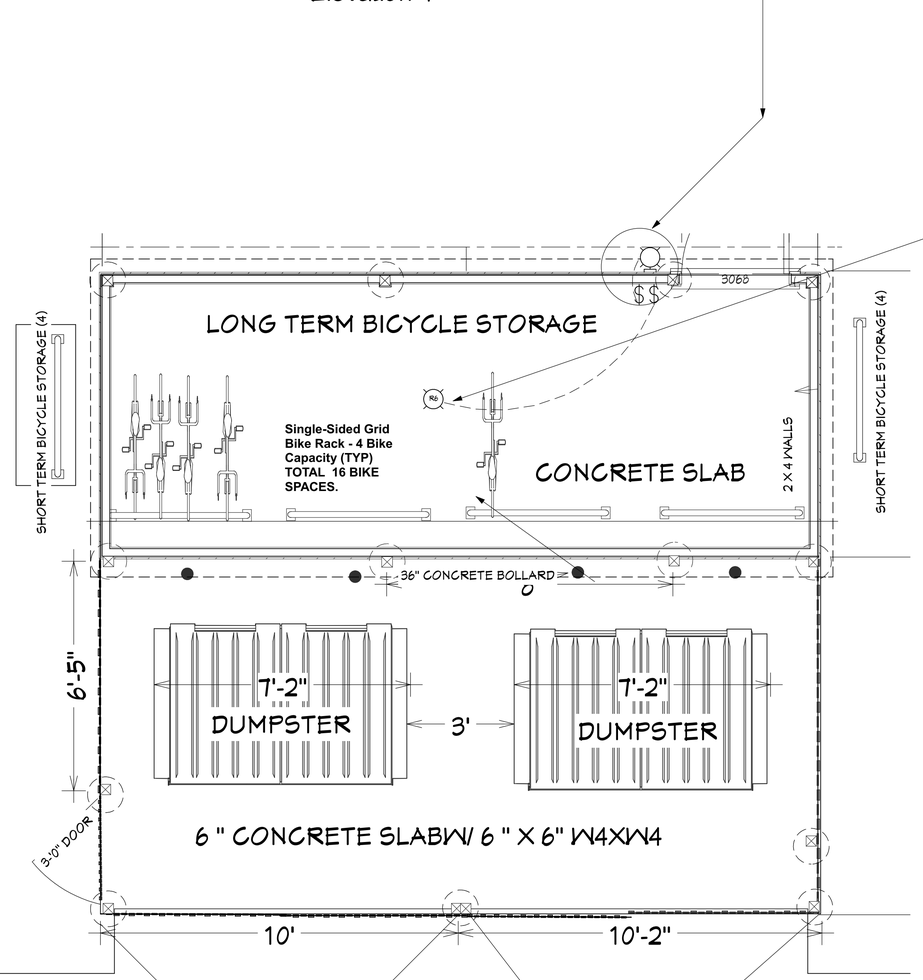
C-4

25301\DWGS\25301 base.dwg



Elevation 4

NEW LIGHTING IN ALL HALLWAYS (TYP)



RP Lighting and Fans 12" Tall LED Outdoor Wall Sconce Model: 4428OB-17-3K

|

Item: bci5185392



Junction Box Light Fixture with Plastic-Coated Glass Globe Junction and Wire Guard Item number Item #: 190hlfc



LIGHTING PLAN

NLB CONSTRUCTION CONSULTING, LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

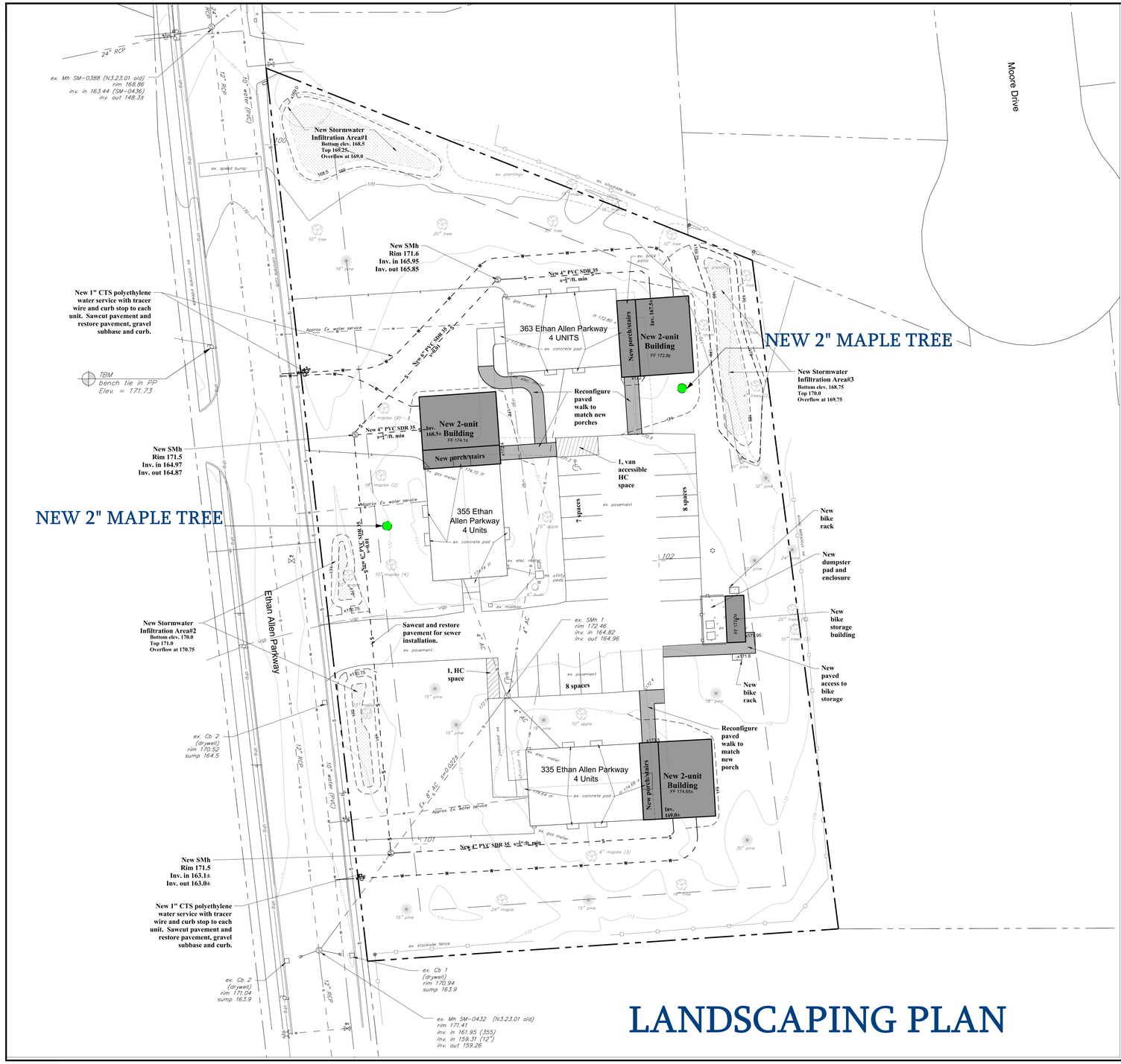
DRAWINGS PROVIDED BY:
NLB CONSTRUCTION CONSULTING,LLC
111 East Shore Road South
Grand Isle, VT 05458
802-355-4130

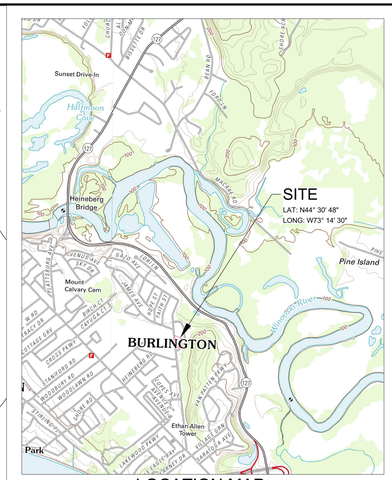
DATE:
1/30/2026

SCALE @24 x 36

PROJECT #
2025-18

SHEET NUMBER
E-2





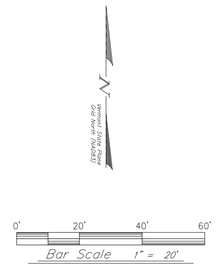
LOCATION MAP
SCALE: 1" = 2,000 FT

LEGEND

- Survey Control Point
- Existing Sign
- Existing Light Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Spot Grade Elevation
- Existing Contour
- Existing Gas Line/Valve
- Existing Sewer Line/Manhole
- Existing Storm Line/Manhole/Basin
- Existing Overhead Electric Line/Power Pole
- Existing Communications Line
- Existing Underground Electric & Telephone Line
- Existing Tree Line
- Existing Chain Link Fence
- Existing Barbed Wire Fence
- Existing Stockade Fence
- Existing Underground Power
- Existing Water Line/Hydrant/Valve/Shutoff
- Approximate Property Line
- Existing Setback
- Existing Easement
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- Finish Grade 5-foot Contour Interval
- Finish Grade 1-foot Contour Interval
- New Sewer Line/Manhole
- New Water Line/Hydrant/Valve/Shutoff
- Proposed Building
- Proposed pavement
- Proposed grassed infiltration basin

NOTES

1. This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map information from the City of Burlington.
2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
3. Existing conditions are based on a topographic survey completed by Krebs & Lansing in November 2025.
4. Utilities are based on visible structures located during the topographic survey and are not warranted to exact or complete. Additional utility information based on City of Burlington mapping. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.



NLB CONSTRUCTION CONSULTING, LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

KREBS & LANSING CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

STAMP:

PAGE TITLE

Project: 353-365 ETHAN ALLEN PARKWAY

Project No.	25301
Scale	1" = 20'
Drawn by	TJB
Checked by	SWH
Date	01/22/2026

Revisions

No.	Date	Description

Drawing Title: Site Plan

Drawing No.: C-1.0

25301\DWGS\25301 base.dwg

PROJECT TITLE: 355 ETHAN ALLEN PKWY LLC

DRAWINGS PROVIDED BY:
NLB CONSTRUCTION CONSULTING,LLC
111 East Shore Road South
Grand Isle, VT 05458
802-355-4130

DATE: 1/27/2026

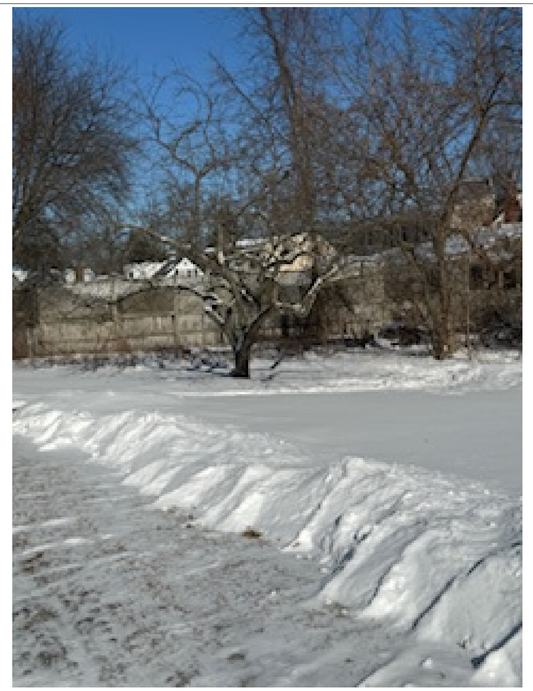
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PROJECT # 2025-18

SHEET NUMBER L-1

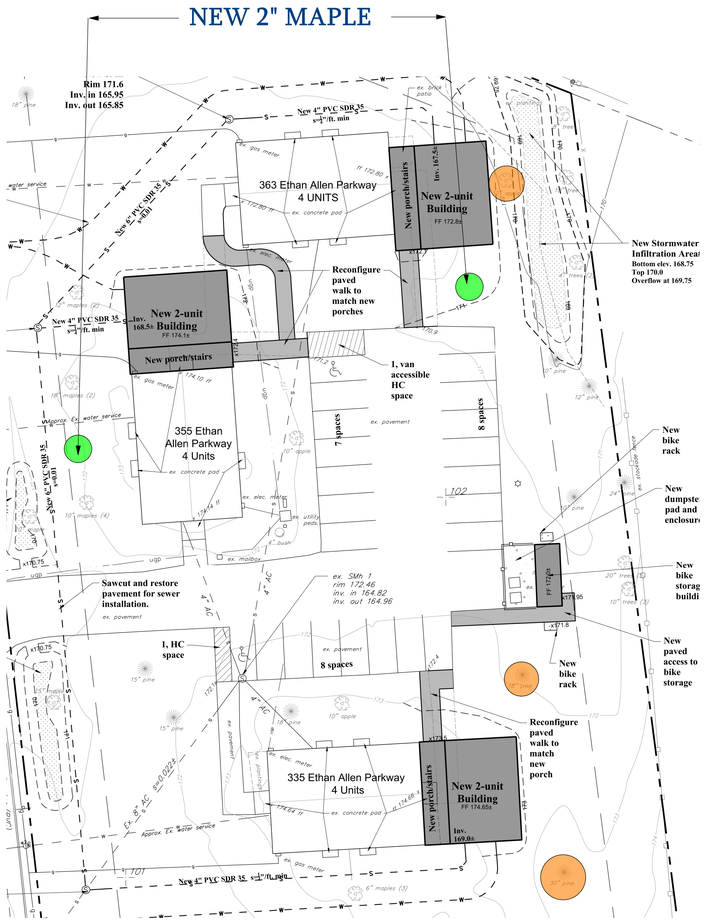
353-365 EAP Civil 1-22-26 LATEST SITE PLAN, Page 1

PERMIT REVIEW ONLY



12" APPLE

18" PINE



353-365 EAP Civil 1-22-26 LATEST SITE PLAN, Page 1



30" PINE



SUGAR MAPLE
(Acer saccharum)

EXISTING TREES TO REMAIN

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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Grand Isle, VT 05458
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DATE:
2/10/2026

SCALE @24 x 36

PROJECT #
2025-18

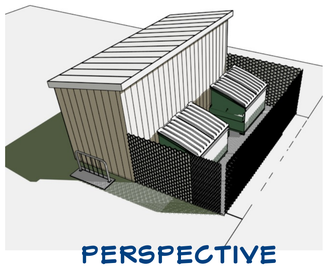
SHEET NUMBER
L-2

DUMPSTER ENCLOSURE/SHORT TERM/LONG TERM BICYCLE STORAGE



EXTERIOR LIGHT FIXTURE

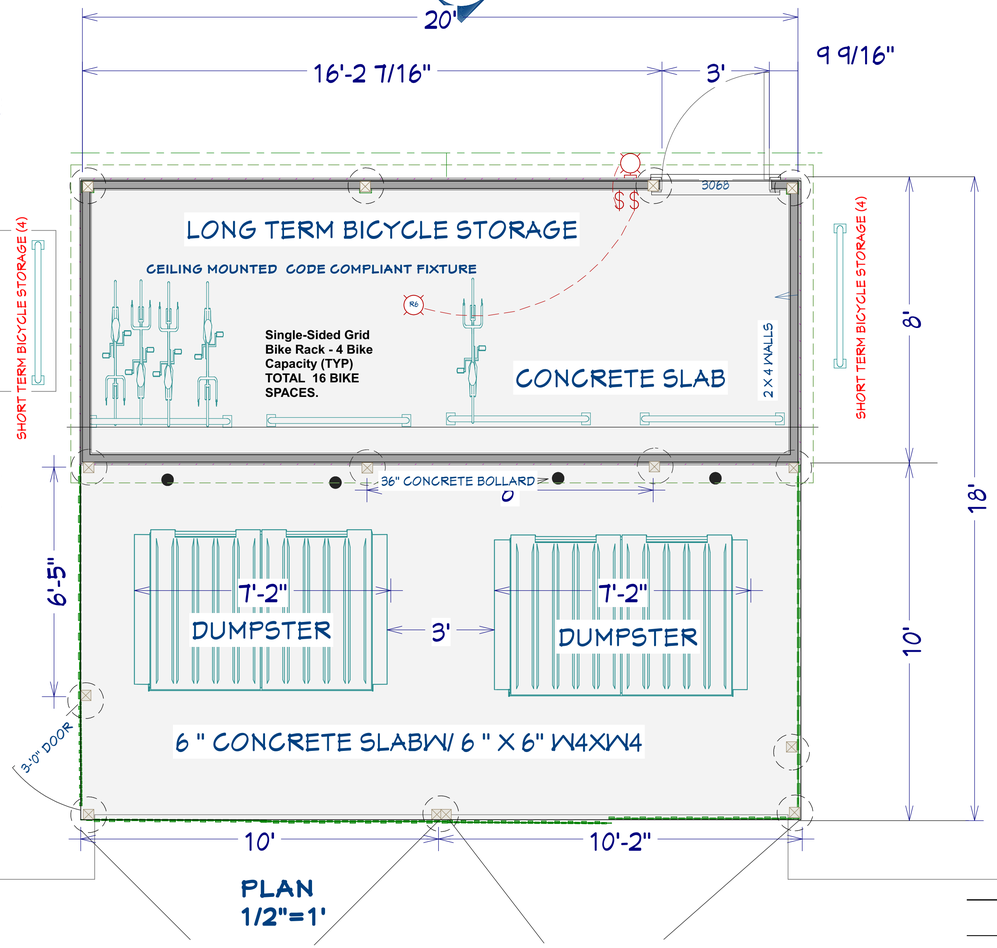
With 6 new dwelling units, 2 short term spaces will be needed (i.e. a bike rack), and 6 long term spaces will be needed (i.e. covered within a garage, shed, or within the dwelling units).
Scott Gustin 10/21/25



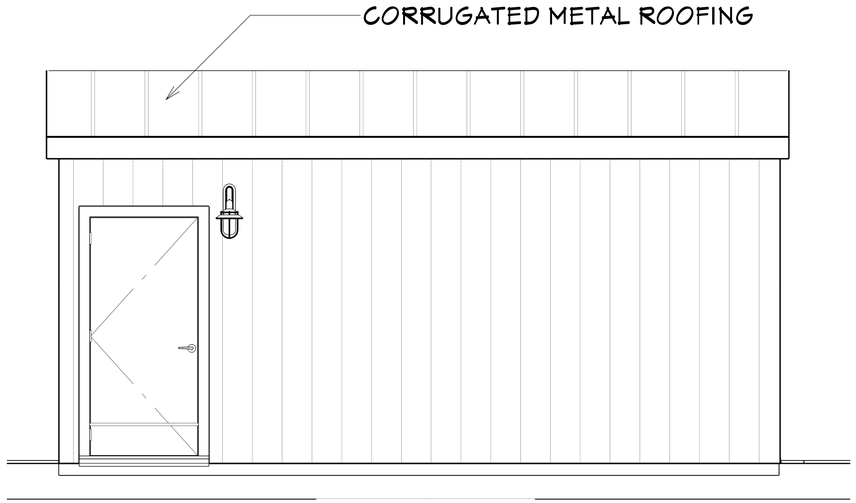
PERSPECTIVE

1/2"=1'

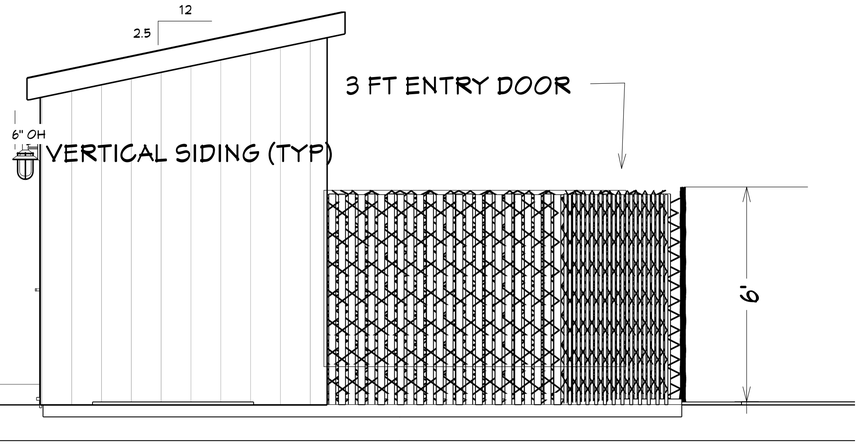
ELEVATION 2
E2
10



PLAN
1/2"=1'



REAR ELEVATION
1/2"=1'



SIDE VIEW

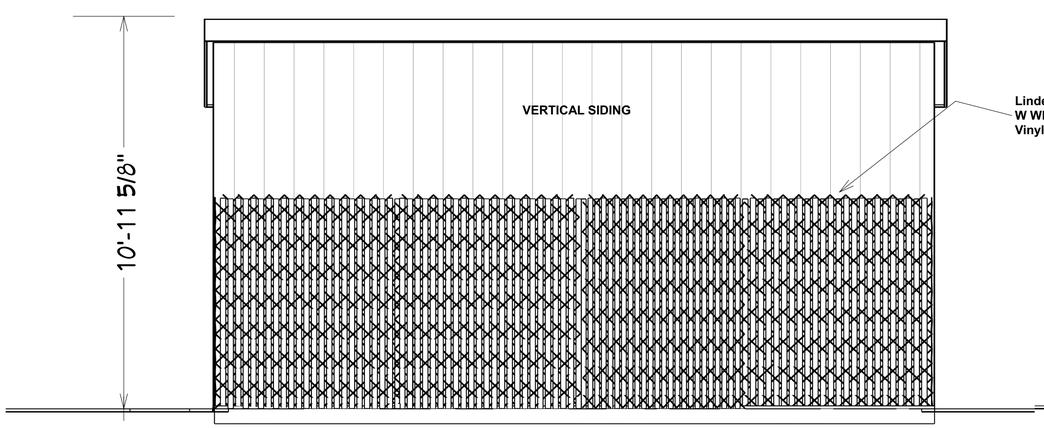
4 BIKE CAPACITY (TYP)



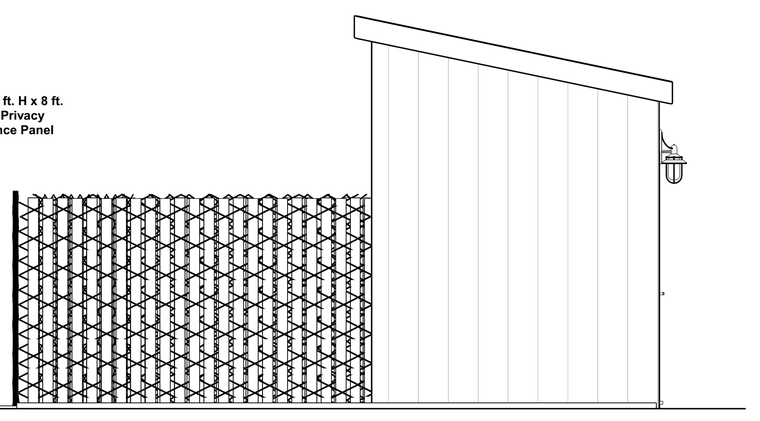
BIKE RACK BASE DETAIL

RACK ANCHORED TO
4 " CONCRETE BASE
4' x 32"

HIGHEST POINT



FRONT ELEVATION
1/2"=1'



SIDE VIEW

FOR PERMIT REVIEW

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NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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Grand Isle, VT 05458
802-355-413.

DATE:
1/18/2026

SCALE @24 x 36

PROJECT #

SHEET NUMBER
SK8

EXISTING- NO CHANGES

AREA OF NEW CONSTRUCTION



Exterior Elevation Back

1/4"=1'

AREA OF NEW CONSTRUCTION

EXISTING- NO CHANGES

VINYL SIDING



Exterior Elevation Front

1/4"=1'

PERMIT REVIEW ONLY

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

ELEVATIONS

PROJECT TITLE

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111 East Shore Road South
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802-355-4135

DATE:

10/6/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER

SK1



Exterior Elevation Left

1/4"=1'

EXISTING NO CHANGES



Exterior Elevation Right

PERMIT REVIEW ONLY

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NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

ELEVATIONS

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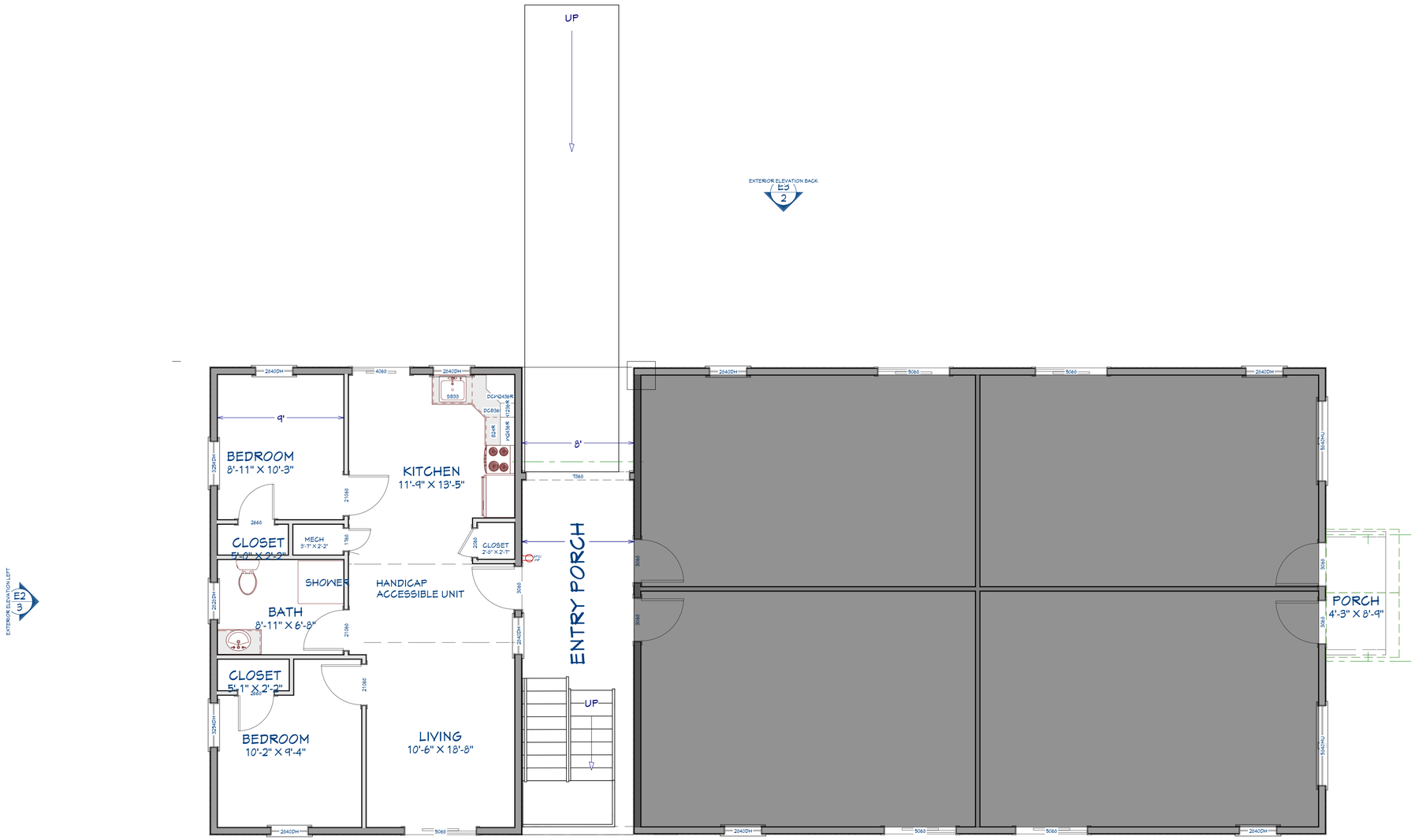
10/6/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER

SK2



PROPOSED 1st & 2ed FLOOR PLANS
1/4"=1'

1st Floor

PERMIT REVIEW ONLY

NLB CONSTRUCTION CONSULTING, LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE
PROPOSED FLOOR PLANS

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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Grand Isle, VT 05458
802-355-4133

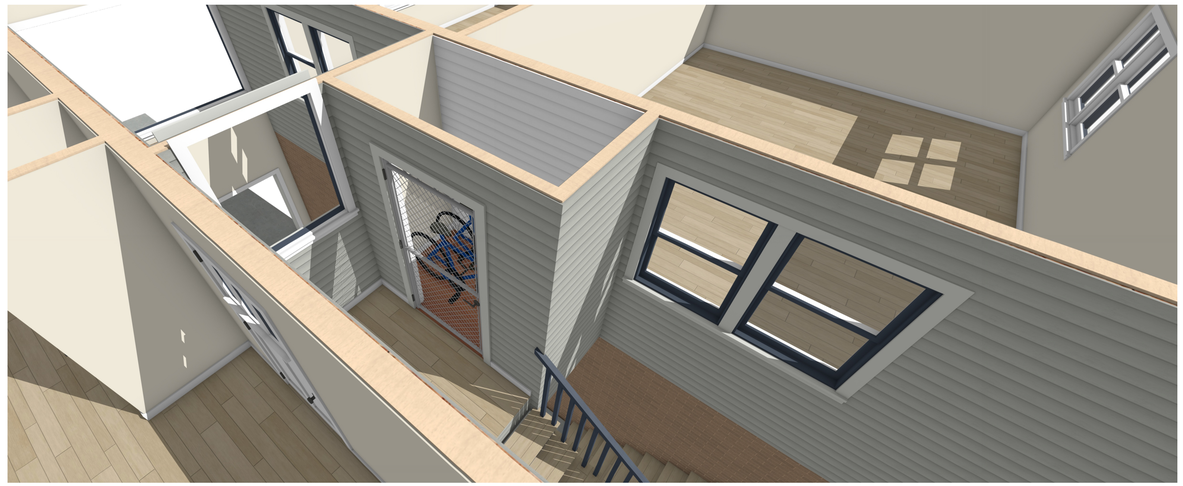
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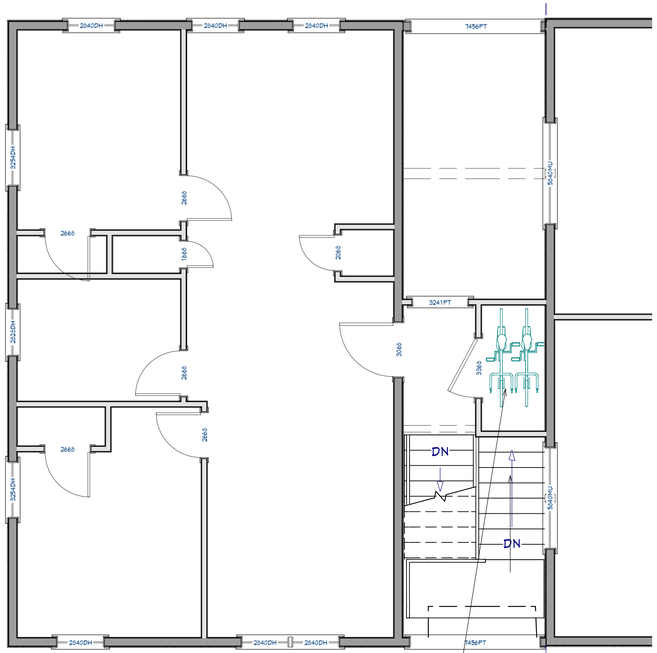
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SHEET NUMBER
SK3

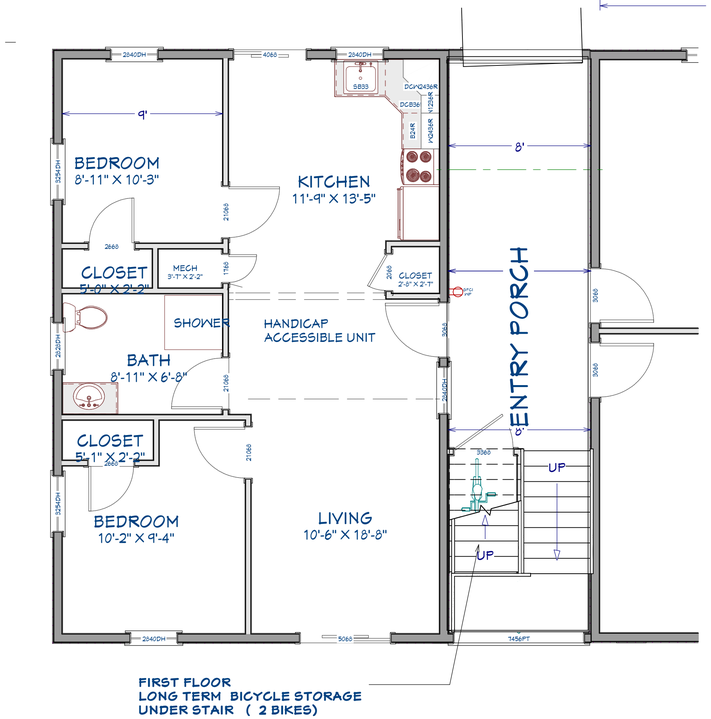
BICYCLE LONG TERM PARKING PLAN



2ed Floor



2ED FLOOR
LONG TERM BICYCLE STORAGE
(2 BIKES)



FIRST FLOOR
LONG TERM BICYCLE STORAGE
UNDER STAIR (2 BIKES)

4 LONG TERM BICYCLE PARKING PLACES PER BUILDING x 3 BUILDINGS
TOTAL 12 1 st floor

PERMIT REVIEW ONLY

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

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355 ETHAN ALLEN PKWY LLC

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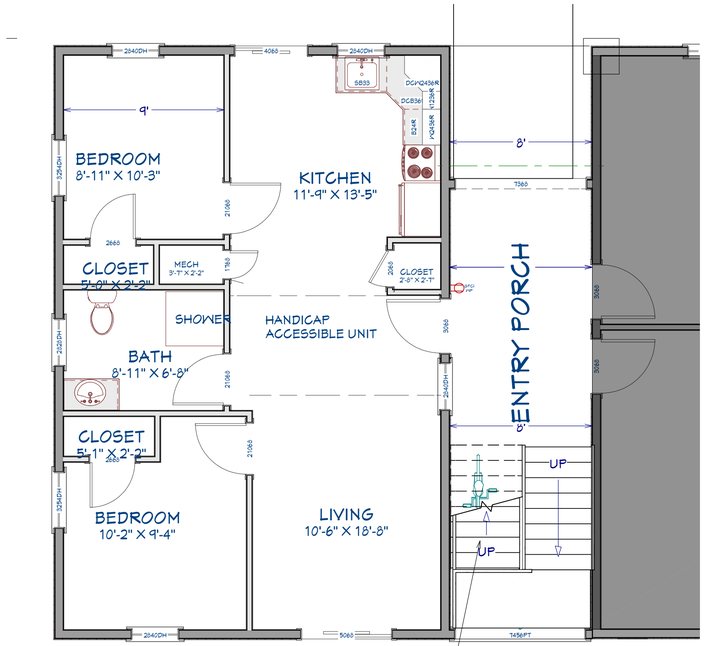
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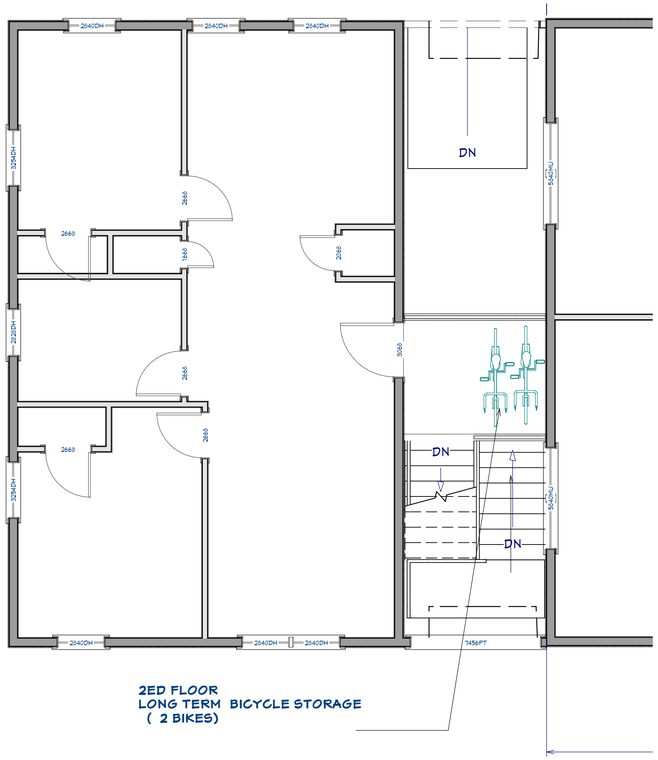
PROJECT #

SHEET NUMBER
SK5

BICYCLE LONG TERM PARKING PLAN



FIRST FLOOR
LONG TERM BICYCLE STORAGE
UNDER STAIR (2 BIKES)



2ED FLOOR
LONG TERM BICYCLE STORAGE
(2 BIKES)



PERSPECTIVE

4 LONG TERM BICYCLE PARKING PLACES PER BUILDING x 3 BUILDINGS
TOTAL 12

PERMIT REVIEW ONLY

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NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE
355 ETHAN ALLEN PKWY LLC

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111 East Shore Road South
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802-355-4135

DATE:
10/22/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER
SK5



PERSPECTIVE

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PAGE TITLE

PROJECT TITLE

355 ETHAN ALLEN PKWY LLC

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111 East Shore Road South
Grand Isle, VT 05458
802-355-4153.

DATE:

10/6/2025

SCALE @24 x 36

PROJECT #

SHEET NUMBER

SK4

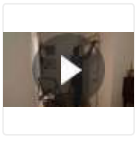
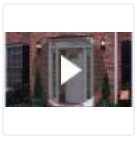
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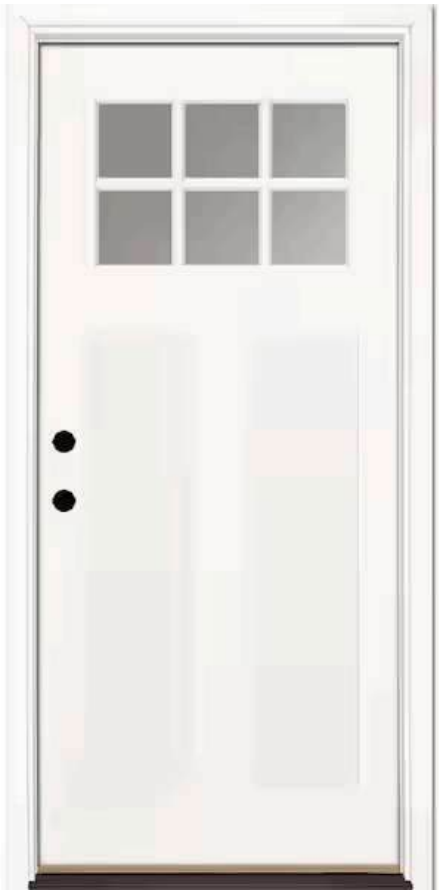
Feather River Doors

36 in. x 80 in. 6 Lite Right-Hand/Inswing Clear Glass Smooth White: Ready to Paint Fiberglass Prehung Front Door

4.5 (45) Questions & Answers (26)



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FRONT DOOR

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Save up to $100 on your qualifying purchase
Apply for a Pro Xtra Credit Card

- Energy-efficient foam insulation helps you save year-round
- Made of durable fiberglass material

- Elegant, detailed design is perfect for contemporary styled homes
- View More Details

Color/Finish: **Smooth White: Ready to Paint**

Common Door Size (WxH) in.: **36 x 80**

32 x 80 | **36 x 80**

Door Handing: **Right-Hand/Inswing**

Left-Hand/Inswing | **Right-Hand/Inswing**

Unavailable at Salem Delivering to 44460

Pickup Nearby
Today
In stock 24 mi away
FREE

Delivery
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Get Expert Door Installation

A local pro will take care of the job for you

☐ Request door installation service

ⓘ What to Expect

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ⓘ What to Expect

Or call 1-833-HD-APRON(1-833-432-7766)

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Internet # 100055901 Model # 27874 UPC Code # 088991552609 Store SKU # 509095

Best Seller

LP SmartSide

LP SmartSide Cedar Texture 8 in. OC Panel Engineered Treated Wood Siding 8 in. Application as 3/8 in. x 4 ft. x 8 ft.

4.5 (1468) Questions & Answers (853)











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$43.52

Pay **$18.52** after **$25 OFF** your total qualifying purchase upon opening a new card.

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- Durable shed siding panels for a beautiful, premium look
- Siding panels that help resist weather impacts, moisture & pests
- Install faster with LP SmartSide lightweight shed siding
- View More Details

Salem Store

✓ 105 in stock Aisle 17, Bay 002

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Delivery
Tomorrow
105 available

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Get it delivered as soon as tomorrow.
Schedule your delivery in checkout.

Feedback

How much will you need?

Please note: calculations are estimates only

Calculate by:

- (•) Length x Width
- ( ) Square Footage

Wall

Length: ft.

Width: ft.

+ Add Wall

Calculate

1

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Internet # 316917032 Model # AL-42-8-BLK UPC Code # 810015252222

Customers Also Viewed



Aria Railing 36 in. x 69.43 in. Black Powder Coated Aluminum Preassembled Deck…

(339)

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PEAK Aluminum Railing 6 ft. Matte Black Aluminum Deck Railing Pre-Assembled…

(1459)

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New… Black…

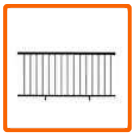
$97

Feedback

NewTechWood

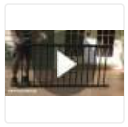
Allure 96 in. x 42 in. Black Aluminum Preassembled Railing Kit

(37) Questions & Answers (65)















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- Lightweight and durable aluminum railing for outdoor decks
- Color match stairs is available, preassembled
- Talk to a live NewTechWood expert at 855-592-8088
- View More Details

Color Family: **Black**

Product Height x Width (in.): **42 in x 96 in**

36 in x 72 in | 36 in x 96 in | 42 in x 72 in | **42 in x 96 in**

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Internet # 302673466 Model # PGS90000 UPC Code # 652835215137

Top Rated

Trex

Select 1 in. x 6 in. x 1 ft. Pebble Grey Composite Deck Board Sample

4.5 (217) Questions & Answers (311)










UPPER DECK AND STAIR TREADS

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$6.06 /piece

- 1 in x 6 in x 12 in sample piece
- Made with 95% recycled materials
- Protected against rot, warp, splinters and termites
- View More Details

Color/Finish: **Pebble Grey**

LUTEC
Visit the Store
4.8 ★★★★★ (23)

LUTEC Dusk to Dawn Outdoor Wall Lights, 16W Integrated LED Cylinder Up-Down Sconce, 3000K Waterproof Aluminum Exterior Lighting, Matte Black Modern Porch and Entryway Wall Light Fixture, 2 Pack

50+ bought in past month



EXTERIOR PORCH LIGHTINC

-15% $54.99 ($27.50 / count)

List Price: $64.99

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Georgia-Pacific Compass Double 4.5-in Dutch lap Brunswick Vinyl Siding Panel 9.0-in x 145.0-in 9.09-sq ft /piece

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Minimum qty of 22



$8.98

★★★★½ 183

Georgia-Pacific Vision Pro Traditional Gray Vinyl Sid 150-in 8.33-sq ft /piece

dd to C

Internet # 301985319 Model # 9163995 UPC Code # 827705711471 Store SKU # 239213

Andersen

35-1/2 in. x 56-1/2 in. 200-Series White Double-Hung Clad Wood Window with White Interior Low-E Glass and White Hardware

(211) Questions & Answers (130)














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EXTERIOR WINDOWS (TYP

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35.5 x 56.5

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Feedback

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Manufacturer Color/Finish: Weathered Wood

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Get It Installed
You'll buy materials after the consultation.

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How It Works

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8 Available






















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