

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

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BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday November 20th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT AGENDA

I. Agenda

II. Communications

III. Minutes

IV. Consent

1. 19-0326CA; 121 Crescent Beach Drive AND 19-0367CA; 133 Crescent Beach Drive (RL-W, Ward 4N) Crescent Beach Drive Association

Install stone on existing sand parking lot.

(Project Manager: Ryan Morrison)

2. 19-0355CA; 441 Shelburne St (RM, Ward 5S) 441 Shelburne Road, LLC

Convert boarding house and duplex into 10 unit residential apartments with associated site improvements. Reapplication for expired zoning permit.

(Project Manager: Scott Gustin)

V. Public Hearing

1. 18-0894LL; 14 Peru St (RM, Ward 3C) PBGC, LLC and

18-0895LL; 16 Peru St (RM, Ward 3C) BPJS Management LLC

Reopen appeal of administrative denial of lot line adjustment between 14 and 16 Peru Street.

(Project Manager: Mary O'Neil)

VI. Adjournment

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drbb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

Department of Planning and Zoning

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MEMORANDUM

To: Development Review Board

From: Ryan Morrison, Associate Planner

Date: November 20, 2018

RE: 19-0326CA & 19-0367CA; 121 & 133 Crescent Beach Drive

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP19-0326CA & ZP19-0367CA

Location: 121 & 133 Crescent Beach Drive

Zone: RL-W **Ward:** 4N

Date application accepted: October 4, 2018

Applicant/ Owner: Crescent Beach Association, Inc.

Parking District: Neighborhood

Request: Install stone parking lot over existing sand parking lot.

Applicable Regulations:

Article 2 (Administrative Mechanisms), Article 4 (Zoning Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards)

Overview:

The applicant is seeking approval to install a stone parking lot over an existing sand parking lot that spans two properties under the same ownership – 121 & 133 Crescent Beach Drive.

The property sits within the Riparian and Littoral Conservation Zone and the Special Flood Hazard Area. This location triggers review under the Riparian and Littoral Conservation Zone and SFHA criteria of Sec. 4.5.4. Project plans have been provided to the state floodplain coordinator. No comments have been received. Any comments received within the 30-day comment period will be incorporated into this permit.

There are no previous zoning actions for 121 Crescent Beach Drive.

Previous zoning actions for 133 Crescent Beach Drive include:

- 11/4/92, Approval to replace the asphalt roof with a metal roof on the beach house
- 5/1/13, Approval to install a new door on the parking lot side of the beach house

Recommendation: Consent approval, as per, and subject to, the following findings and conditions:

I. Findings

Article 2: Administrative Mechanisms

Part 7: Enforcement

Sec. 2.7.8, Withhold Permit

Two zoning permits have been approved for 133 Crescent Beach Drive. Only one has a final certificate of occupancy. Per this section, prior to issuance of a final certificate of occupancy for this permit, any zoning permits not yet closed out with final certificates of occupancy must be addressed. **Affirmative finding as conditioned**

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

(2) Waterfront Residential Low Density (RL-W)

The subject property is located in the RL-W zone. This zone is intended primarily for low density residential development in the form of single detached dwellings and duplexes. This district is typically characterized by a compact and cohesive residential pattern reflective of the respective neighborhoods' development history. This district is distinguished from the Residential Low Density district by its proximity to Lake Champlain, and a greater consideration needed for views from the lake and stormwater runoff. The property has been used as a private beach and community beach house for the Crescent Beach Association. The beach house was built in 1960, and the overall use of the property is common with waterfront neighborhoods.

Affirmative finding

(b) Dimensional Standards & Density

Dimensional standards of the parking area are unaffected by this project. The proposal involves resurfacing the existing parking lot, which will result in no additional lot coverage or change in setbacks. The parking area has maintained the same dimension for many years, as evidenced by 1978, 2004, and current aerial photos. The proposal will not expand the existing footprint.

Affirmative finding

(c) Permitted and Conditional Uses

The existing beach house was permitted years ago as an accessory feature of the subdivision. There are no changes proposed to the existing use. **Affirmative finding**

(d) District Specific Regulations

1. Setbacks

Not applicable.

2. Height

Not applicable.

3. Lot Coverage

Not applicable.

4. Accessory Residential Structures and Uses

Not applicable.

5. *Residential Density*
Not applicable.
6. *Uses*
Not applicable.
7. *Residential Development Bonuses*
Not applicable.

Section 4.5.4 Natural Resource Protection Overlay District:

(c) District Specific Regulations: Riparian and Littoral Conservation Zone

(4) Requirements

1. *Any land disturbing activities (i.e., vegetation has been removed, or the landscape has been graded or filled resulting in bare soil surfaces) shall include a stormwater management, erosion prevention and sediment control plan pursuant to the requirements of Sec. 5.5.3 to be reviewed by the conservation board and approved by the city engineer.*

In making determinations and decisions required herein, the city engineer shall consider the requirements of the most recent State of Vermont Stormwater Management Rules and Guidance document. The city engineer shall require the best practicable means be used to manage stormwater, prevent erosion, and control sedimentation. The city engineer is hereby authorized to develop performance standards to ensure conformance with these state stormwater management rules;

The proposal amounts to simply resurfacing the existing parking area with no change in dimension or further encroachment into the riparian and littoral conservation zone. As a result, review by the Conservation Board is not required.

The project includes earthwork that requires an erosion prevention and sediment control (EPSC) plan, which is under review by the stormwater program manager. The EPSC must be approved before the permit may be released. **Affirmative finding as conditioned**

2. *Agricultural and silvicultural activities shall follow Best Management Practices for the Protection of Water Quality;*
Not applicable.
3. *Installation of any seawalls, rip-rap or other shoreland retention structures shall be submitted for review by the conservation board who shall consult with the city engineer prior to issuance of a recommendation to the DRB; and*
Not applicable.
4. *No new stormwater outfall shall directly discharge into any surface water without approval and implementation of a stormwater management plan approved by the city engineer.*
No new stormwater outfall is included in this proposal. **Affirmative finding**

(f) District Specific Regulations: Special Flood Hazard Area:

(7) Special Review Criteria

A. The danger to life and property due to increased flood heights or velocities caused by encroachments;

The resurfacing of the parking lot will have no impact on flood heights or velocities.

Affirmative finding

B. The danger that material may be swept on to other lands or down stream to the injury of others;

There is little danger that the new stone parking lot surface will be swept away by flood waters. **Affirmative finding**

C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions;

No changes to water and sewer systems are proposed. **Affirmative finding**

D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners;

The potential for flood damage to the parking lot surface itself is minimal. **Affirmative finding**

E. The importance of the services provided by the proposed facility to the community;

The parking lot is of importance to the Crescent Beach community, and by resurfacing it with stone, it will provide a more reliable parking situation for visitors. **Affirmative finding**

F. The availability of alternative locations not subject to flooding for the proposed use;

The parking lot and community beach house already exist in their current locations.

Affirmative finding

G. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;

The community beach house and associated parking lot already exist. The project simply involves re-surfacing the parking lot. **Affirmative finding**

H. The relationship of the proposed use to the municipal development plan;

No new use is proposed. **Affirmative finding**

I. The safety of access to the property in times of flood for ordinary and emergency vehicles;

A stone-surface parking lot, as opposed to a sand parking lot, should provide a more stable access and parking scenario for ordinary and emergency vehicles. **Affirmative finding**

J. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood-waters expected at the site; and

The maximum regulatory flood elevation along the lakeshore is 102' above sea level. The velocity of flood waters along the lakeshore is not problematic. Water is more or less stationary as it rises and falls. The duration of flooding and the rate of its rise depend entirely on spring snowmelt and precipitation events. The lake has risen above 102' just once on

record (spring 2011). Sediment transport is insubstantial. Sediment transport is associated with moving waterways such as rivers. The resurfaced parking lot pavement will have no impact on flood height, velocity, duration, rate of rise, or sediment transport. **Affirmative finding**

K. Conformance with all other applicable requirements of this ordinance.
See Articles 4, 5, and 6 of these findings.

Article 5: Citywide General Regulations

Section 5.2.3 Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Section 5.2.4 Buildable Area Calculation

Not applicable.

Section 5.2.5 Setbacks

(b) Exceptions to Yard Setback Requirements

(5) Accessory Structures and Parking Areas

Accessory structures no more than fifteen (15) feet in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required.

While the parking lot appears to have a minimum side yard setback of 7 feet, the proposal will not increase its footprint, nor will it decrease existing setbacks to the side yard property lines.

Affirmative finding

Section 5.2.6 Building Height Limits

Not applicable.

Section 5.2.7 Density and Intensity of Development Calculations

Not applicable.

Section 5.5.1 Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **Affirmative finding**

Section 5.5.2 Outdoor Lighting

No new outdoor lighting is proposed. **Affirmative finding**

Section 5.5.3 Stormwater and Erosion Control

The applicant has submitted an Erosion Prevention and Sedimentation Control Plan (EPSC) for the project which is currently under review by the Stormwater Program Manager. Before the zoning permit can be released, the EPSC must be approved. **Affirmative finding as conditioned**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

a) Protection of Important Natural Features

The subject property is located along the Lake Champlain shoreline. The shoreline is identified as a significant natural area. Much of the property, and almost the entire parking lot, is affected by the Natural Resource Protection Overlay District, specifically the special flood hazard area and the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. As required, an EPSC plan was submitted and is currently under review by the Stormwater Program Manager. As noted above, the EPSC plan must conform to stormwater program requirements and be approved by the Program Manager before this zoning permit can be released.

Affirmative finding

b) Topographical Alterations

Three are no topographical alterations proposed. The new stone parking lot surface will be at-grade. **Affirmative finding**

c) Protection of Important Public Views

Not applicable.

d) Protection of Important Cultural Resources

Not applicable.

e) Supporting the Use of Renewable Energy Resources

Not applicable.

f) Brownfield Sites

Not applicable.

g) Provide for Nature's Events

See Sec. 5.5.3.

h) Building Location and Orientation

Not applicable

i) Vehicular Access

Not applicable.

j) Pedestrian Access

Not applicable.

k) *Accessibility for the Handicapped*
Not applicable.

l) *Parking and Circulation*
Not applicable.

m) *Landscaping and Fences*
There is a significant hedgerow that screens the existing parking lot from view from the public street. No new landscaping is included in this proposal. **Affirmative finding**

n) *Public Plazas and Open Space*
Not applicable.

o) *Outdoor Lighting*
Not applicable.

p) *Integrate Infrastructure into the Design*
Not applicable.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

Not applicable.

II. Conditions of Approval

1. Per **Section 2.7.8, Withhold Permit**, all zoning permits issued after July 13, 1989 must be closed out (issued a Certificate of Occupancy) prior to issuance of a Final Certificate of Occupancy for this permit. See attached permit list. Upon expiration of this new zoning permit, no additional zoning permits may be issued until it, and all prior zoning permits, have been closed out with final certificate(s) of occupancy. It is recommended that certificates of occupancy for the old zoning permits be sought prior to seeking a certificate of occupancy for the new zoning permit.
2. **Prior to the release of the zoning permit**, the EPSC shall be reviewed and approved by the Stormwater Program Manager.
3. All development shall be designed to minimize flood damage to the proposed development and to public facilities and utilities.
4. All development shall be designed to provide adequate surface drainage to reduce exposure to flood hazards.
5. Any proposed alteration or enlargement of parking lot will be subject to DRB review and approval.
6. The applicant/property owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.

7. Standard Permit Conditions 1-15.

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: November 20, 2018
RE: 19-0355CA; 441 Shelburne Street

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Zone: RM Ward: 5S

Owner/Applicant: Mitchel Richardson

Request: Convert existing boarding house and duplex to a 10-unit multifamily apartment building and related site improvements. Replaces expired zoning permit 17-0138CA for the same work.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 10 (Subdivision)

Background Information:

The applicant is seeking approval for the proposed conversion of a duplex/boarding house to a 10-unit apartment building. Associated site work, primarily related to parking and circulation, is also included in the proposal. While the number of proposed units exceeds the 5-unit threshold for major impact review, the project qualifies for an exemption from major impact because the conversion will take place within the existing building. Inclusionary housing will be required.

Zoning permit 17-0138CA was approved October 4, 2016 for the same project. That permit expired on October 4, 2018. Despite being reminded to do so on September 12, 2018, the applicant failed to seek a permit extension prior to the expiration date. The project is not yet complete. Therefore, the applicant is seeking approval of the same project in order to finish it.

Previous zoning actions for this property are noted below.

- 10/4/16, Approval to convert to 10-unit apartment building and related site work
- 2/2/16, Sketch plan review for conversion to 10-unit apartment building
- 6/10/15, Non-applicability of zoning permit requirement issued for partial reconstruction of structure in-kind
- 4/29/15, Non-applicability of zoning permit requirement issued for in-kind siding replacement
- 11/30/07, Approval to modify onsite parking
- 8/7/03, Approval for stair and window replacement
- 8/12/82, Approval to establish convalescent home

- 7/22/82, Denial of requested convalescent home
- 7/16/82, Approval to demolish catwalk between structures
- 10/6/81, Denial to connect two buildings on adjacent lots
- 11/11/80, Approval to install garage doors
- 11/20/73, Denial to allow canoe rental business as home occupation
- 9/5/72, Approval to a 20-child daycare center

Recommendation: **Consent approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(3) Residential Medium Density (RM)

The subject property is located in the RM zone. This zone is primarily intended for medium density residential development in the form of single-detached dwellings and attached multi-family apartment buildings. The proposed conversion to a 10-unit apartment building is consistent with this intent. **(Affirmative finding)**

(b) Dimensional Standards & Density

Two parcels and an adjacent vestigial alley are to be combined resulting in a 0.44 acre parcel. The proposed 10 dwelling units are within the maximum permissible 25 units/acre (with inclusionary units) allowed within the RM zone.

As proposed, standard lot coverage will total 47.9%. Per Table 9.1.13-2, *Lot Coverage Allowance Table*, (for provision of inclusionary housing) 48% lot coverage is allowed within the RM zone. There will be an additional 8.8% “accessory” coverage as allowed under Sec. 4.4.5 (d) 3 for walkways, patios, and the like.

Except for the removal and installation of some small accessory components, building setbacks will remain unchanged. Some existing encroachment of the driveway in the vestigial alley will remain. Other encroachment appears to be reduced. The proposed parking area will comply with the minimum required 5’ side yard setback. It will be about 10’ from the north side yard. It is set back 13’ from the Lyman Avenue front property boundary. This setback is the average of the two neighboring properties to the west, +/- 5. In this case, the average is about 16.’ The 13’ setback proposed is within the +/- 5’ allowed. As a corner lot, there is no rear yard.

Building height will remain unchanged. **(Affirmative finding)**

(c) Permitted & Conditional Uses

The proposed multi-family housing is a permitted use in the RM zone. **(Affirmative finding)**

(d) District Specific Regulations

1. Setbacks

No setback encroachment is sought under this criterion.

2. Height

No height exceptions are sought.

3. Lot Coverage

As noted above, 8.8% of the total lot coverage consists of accessory features like open porches and walkways. This 8.8% is within the 10% afforded to such features. **(Affirmative finding)**

4. Accessory Residential Structures and Uses

No new accessory residential structures or uses are included in this proposal.

5. Residential Density

All of the proposed residential units are subject to occupancy by a family as defined in the CDO. **(Affirmative finding as conditioned)**

6. Uses

Not applicable.

7. Residential Development Bonuses

None are sought except for by-right bonuses associated with required inclusionary housing.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.5.5 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

A photometric plan and associated lighting fixture cut sheets have been provided. Illumination levels are acceptable for all environments – walkways, entries, and the under-building parking. No lighting of the surface parking is proposed, although, adjacent walkways will be illuminated. Proposed light fixtures are acceptable and include cutoff and/or low level illumination fixtures. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

The proposed stormwater management plan emphasizes infiltration. Two underground infiltration chambers and a rain garden are proposed. Captured stormwater will be directed into these facilities for onsite filtration. The stormwater management plan was approved by the Stormwater Administrator as part of the 2016 zoning permit review. **(Affirmative finding)**

Article 6: Development Review Standards:

Part 1: Land Division Design Standards

Sec. 6.1.2 Review Standards

No subdivision is proposed. A merger of existing parcels is proposed. See Article 10 below.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The site contains no significant natural areas as identified in the Open Space Protection Plan. It appears that all but one of the existing trees will be retained. **(Affirmative finding)**

(b) Topographical alterations

The property is essentially flat and will remain so. The only grading work of note is associated with the proposed ramps for handicap access into the residence. Existing under-building parking spaces along the building's Lyman Avenue frontage will be retained. **(Affirmative finding)**

(c) Protection of important public views

There are no significant public views from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

The building is not included on an historic register, nor is it eligible for inclusion. The proposed conversion to multi-family housing will have no adverse impact on historic or cultural resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy

Nothing within the project plans contemplate utilization of alternative energy resources. Present energy efficiency codes of the city and state will apply to the renovations. **(Affirmative finding as conditioned)**

(f) Brownfield sites

The site is not included on the Vermont DEC Hazardous Site List. **(Affirmative finding)**

(g) Provide for nature's events

See Sec. 5.5.3 for stormwater management. Space is available on either side of the parking spaces for seasonal snow storage. **(Affirmative finding)**

(h) Building location and orientation

Existing building location and orientation will not change. The L-shaped building is set to the street corner and has entries facing Shelburne Street and Lyman Avenue. **(Affirmative finding)**

(i) Vehicular access

Vehicular access from Lyman Avenue will be retained, but parking will be reconfigured and formalized as noted in criterion (l) below. **(Affirmative finding)**

(j) Pedestrian access

Walkways will connect the front entries to the public sidewalks. New walkways behind the building will provide access into the building from the parking area. As recommended at sketch plan review, a walkway will provide a connection between the parking area and these interior walkways and associated ramps leading into the building. **(Affirmative finding)**

(k) Accessibility for the handicapped

ADA parking and related ramps are depicted on the site plan. It is the applicant's responsibility to comply with all applicable ADA requirements as administered through the building code.

(Affirmative finding as conditioned)

(l) Parking and circulation

The reconfigured parking area will be located behind the building as perceived from Shelburne Street and to the side of the building as perceived from Lyman Avenue. New landscaping will be installed to screen the parking from Lyman Avenue. See Article 8 for dimensional details as to parking spaces and circulation. **(Affirmative finding)**

(m) Landscaping, fences, and retaining walls

A detailed landscaping plan has been provided. New landscaping will accentuate the central front entry facing Shelburne Street and enhance the grounds generally. As noted above, landscaping will be installed to screen the surface parking from Lyman Avenue and to provide a border along the access drive. The proposed rain garden will also be vegetated with a variety of wet-tolerant species. **(Affirmative finding)**

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No new outdoor mechanical equipment is apparent in the site plan. No dumpster is depicted on the project plans. There is a trash enclosure area tucked behind the building and below grade. The application contains a proposal from Casella Waste Systems that articulates how trash and recycling will be handled. Trash totes will be stored in the noted trash enclosure area. They will be handled by the waste service company – moved, emptied, and returned. Recycling will be handled by the Department of Public Works. Any new utility lines must be buried. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

Massing, height, and scale of the building remain essentially unchanged. Proposed cladding changes and differentiation among materials reduces perceived mass of the overall building.

(Affirmative finding)

2. Roofs and Rooflines

The gable roofs of the two original structures remain essentially unchanged. The middle connecting structure will receive a new flat roof. This alteration further serves to reduce the overall perceived mass of the building. **(Affirmative finding)**

3. Building Openings

Windows will be replaced throughout the building. A number of additional windows will be installed too. The resultant fenestration pattern is consistent and appropriate for a residential structure. **(Affirmative finding)**

(b) Protection of important architectural resources

The subject building is not historically significant, nor is it eligible for listing on an historic register. Alterations to it have no adverse effect on Burlington's diversity of historic resources. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The building's street presence along Shelburne Street will be strengthened with the introduction of two additional entries, including a well-defined central entry. New landscaping and walkways will enhance the connectivity between the residence and the street. A secondary entrance will continue to face Lyman Avenue along with an associated walkway and patio area. **(Affirmative finding)**

(e) Quality of materials

Rather than replace exterior siding in-kind as previously approved, new composite wooden clapboard siding will be installed in sections of 4" and 8" reveal on the two original structures. The connecting structure will be clad mostly in ribbed metal siding. Vinyl windows will be installed throughout. Composite decking is proposed on the porches and exterior stairs. Ramps will be wooden with steel cable and rail systems. Asphalt shingle roofing will be installed on the gable roofs with membrane on the flat roof portion. These materials are of acceptable quality. **(Affirmative finding)**

(f) Reduce energy utilization

Few energy details are included in the application plans. The new building must comply with the current energy efficiency requirements of the city and state. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

No exterior mechanical equipment, rooftop or otherwise, is evident in the project plans. Any rooftop equipment, if proposed, must be screened from public view as perceived from the street. Mailboxes will be contained within the foyer of the primary building entry. **(Affirmative finding as conditioned)**

(i) Make spaces safe and secure

The project underwent technical review on April 14, 2016. The fire marshal provided written comment to the applicants based on that review. Building accessibility by emergency service vehicles appears to be adequate. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.8, Minimum Off-Street Parking Requirements

The subject property is located in the neighborhood parking district. As a result, each of the 10 dwelling units requires 2 parking spaces – a total of 20 parking spaces in this case. As proposed, 10 parking spaces will be provided for the residences. A 10-space parking waiver is sought. The required parking management plan has been provided. See Sec. 8.1.15 below relative to the merits of the parking management plan. **(Affirmative finding)**

Sec. 8.1.9, Maximum Parking Spaces

This section limits surface parking to 125% of the Neighborhood Parking District minimum parking requirement. As noted above, 20 spaces are required, and 10 are proposed. As a 50% parking waiver is sought, parking is obviously nowhere near the maximum parking limitation. **(Affirmative finding)**

Sec. 8.1.10, Off-Street Loading Requirements

Not applicable.

Sec. 8.1.11, Parking Dimensional Requirements

The two parking spaces under the building are compliant with the standard 9' X 20' size. These two spaces exist presently and back up into Lyman Avenue. The 7 of the 8 surface parking spaces measure 9' X 18.' The 1 handicap space, including the striped landing area, is wider. These spaces are acceptable under the compact car standards of Table 8.1.11-1, *Minimum Parking Dimensions*. Back-up length is 20' as required per Table 8.1.11-1. A circulation diagram has been provided that demonstrates sufficiency of circulation space for vehicles to enter and exit the site forward (rather than having to back into or out of the site). **(Affirmative finding)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) Offsite parking facilities

(Not applicable)

(b) Downtown street level setback

(Not applicable)

(c) Front yard parking restricted

As noted in Sec. 4.4.5 (b), proposed parking is set behind the front yard setback.

(Affirmative finding)

(d) Shared parking in the Neighborhood Parking Districts

(Not applicable)

(e) Single story structures in Shared Use Districts

(Not applicable)

(f) Joint use of facilities

(Not applicable)

(g) Availability of facilities

None of the proposed parking will be used for the storage or display of vehicles or materials by offsite users. Parking will be for residents only. **(Affirmative finding)**

(h) Compact car parking

As noted above, 8 of the parking spaces qualify as “compact.” The 15% limitation associated with this criterion applies only to structured parking. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons

The site plans depict one handicap parking space in close proximity to a walkway connecting to a building entrance. Associated striping is also shown. ADA compliance is administered via the city’s building permit process. **(Affirmative finding as conditioned)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions
(Not applicable)

Sec. 8.1.15, Waivers from Parking Requirements/Parking Management Plans

The applicant is seeking a 50% parking waiver for the residences. This percentage is the maximum possible. A parking management plan has been provided.

The project contains eight 1-bedroom and studio apartments, one 2-bedroom apartment, and one 3-bedroom apartment. It is located on very close proximity to active CCTA bus stops with local and regional service. The property is walkable to the Price Chopper and Shaw’s strip malls – both about ¼ mile away. There is a CarShare Vermont pod about ½ mile away on Flynn Avenue. The parking management plan refers to another closer Carshare pod at Price Chopper, but this would-be pod has not been established. Two other pods are located further away at Lakeside Avenue and Locust Street. As required, onsite bike parking for residents will be provided.

The parking management plan calls for restricting each apartment to 1 onsite parking space. The plan also asserts that tenants will be provided CCTA bus passes, but details are not yet provided. In order to be effective, this provision must be available on an ongoing basis, but there is no assurance of that. Similarly, the plan states that tenants will be provided access to Carshare Vermont at the expense of the landlord. Presumably, “access” refers to at least a membership. Details are not yet provided, and at the time of this writing Carshare Vermont had not yet been contacted regarding this proposal. As noted above, the nearest Carshare pod is ½ mile away at Flynn Avenue. Bus passes and Carshare memberships *could* support reduced vehicle ownership by tenants, depending on details such as ongoing bus pass availability and sustained Carshare memberships. The parking management plan; however, lacks these key details and leaves much to assumption.

The parking management plan posits that anticipated demographics of residents, particularly within the inclusionary units, suggest lower than average vehicle ownership and cites a Champlain Housing Trust tenant vehicle ownership rate of 0.7 vehicles per unit and a national statistic of just under 1 vehicle for every American. The applicant asserts that the combination of mostly 1-bedroom/studio dwelling units and inclusionary housing will result in reduced personal vehicle ownership.

The project's close proximity to nearby shopping and active bus routes along with the majority of 1-bedroom or studio units are most likely to reduce vehicle ownership below the 2 spaces per unit standard. The applicant should be prepared to report to the Department of Planning and Zoning actual parking demand numbers each year for 3 years from the date of approval. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

The 10 apartments will require at least 2 long term bike parking spaces (such as lockers) and 1 short term space. As proposed, each unit will be provided with 1 long term and 1 short term space. **(Affirmative finding)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

As the proposed development includes more than 5 new dwelling units, it is subject to the inclusionary housing provisions of this Article. Fifteen percent of the total unit count must be inclusionary (15% of 10 is 2 dwelling units) in this zone. The project plans note that two of the units will be inclusionary. A certificate of compliance from the manager of the city's Housing Trust Fund was provided following the 2016 zoning permit approval. **(Affirmative finding)**

Article 10: Subdivision

Sec. 10.1.5, Lot Line Adjustments

Merger to two adjacent lots and a vestigial alley is included in this proposal. Merger is handled by way of lot line adjustment. As required, a lot line adjustment survey plan has been provided. The mylar was filed in the city's land records following the 2016 zoning permit approval. **(Affirmative finding)**

II. Conditions of Approval

1. If any rooftop mechanical equipment is proposed, it must be screened from view as perceived from the street. Mechanicals and screening shall be subject to staff review and approval.
2. This approval includes a 10-space parking waiver. The applicant shall report back to the Department of Planning & Zoning every year for 3 years following construction with a written summary of actual parking demands.
3. This approval incorporates the trash removal proposal by Casella Waste Systems dated 9.6.16. While the waste service provider may change, the plan for handling trash and recycling must remain.
4. Any encroachments into the public street right-of-way (permanent or temporary and including underground structure such as footings) will require an encumbrance permit via the Department of Public Works.
5. Given the complexity of project design and integration of its various elements, any changes to the project plans must be reviewed and approved by Planning & Zoning staff.
6. Occupancy of each dwelling unit is limited to "family" as defined in Article 13: Definitions of the Comprehensive Development Ordinance.
7. All new utility lines shall be buried.
8. It is the applicant's responsibility to comply with all applicable ADA requirements.

9. All new construction is required to 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.
10. Any signage will require a separate sign permit.
11. Standard Conditions 1-15.

RICHARDSON MULTIFAMILY HOUSING

PERMIT SUBMITTAL PACKAGE

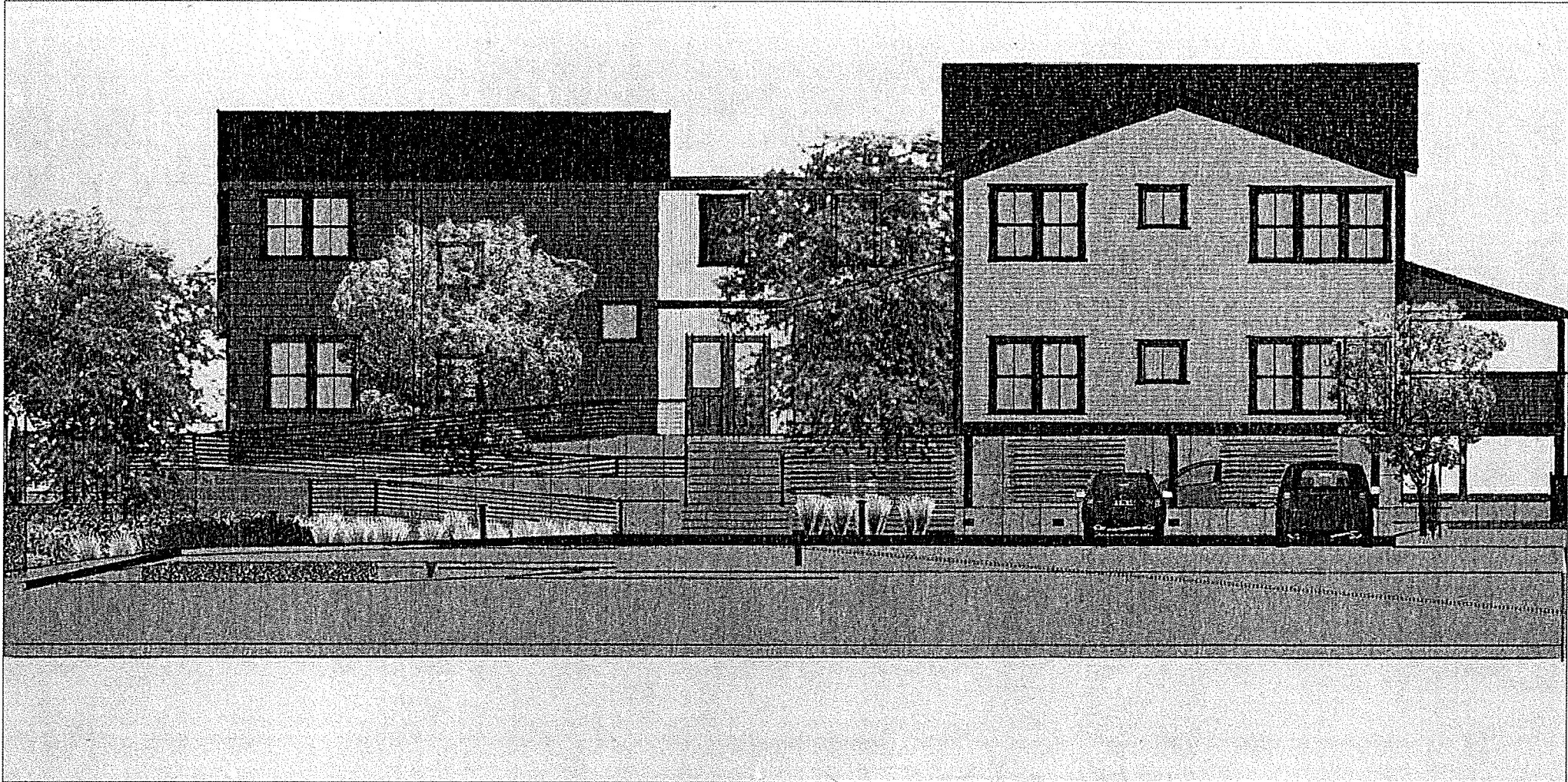
435-431 Shelburne Road

OWNER:
Mitchel Richardson
PO Box 276
South Hero, VT
05486

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PLANNING & ZONING

AUG 03 2016

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WEST ELEVATION

DRAWING LIST

ARCHITECTURAL

- A1.0 Location Map / Existing Photographs
- A2.0 Elevations
- A2.2 Perspective Views
- A2.3 Elevation Material Selections

CIVIL

- C0.0 Cover Sheet
- C1.0 Existing Conditions and Demolition Plan
- C1.1 Site Plan
- C1.2 Erosion Prevention and Sediment Control Plan
- C3.0 Water Details
- C3.1 Sewer Details
- C3.2 Drainage Details
- C3.3 Site Details
- C3.4 Erosion Prevention and Sediment Control Details

LANDSCAPE

- L100 Site Materials Plan
- L100 Site Materials Plan (Rendered)
- L400 Planting Plan
- L401 Planting Details
- L600 Site Lighting Plan
- L601 Site Lighting Cutsheets

Architects:
STRUKTUR, PLLC
47 MAPLE STREET, SUITE 304
BURLINGTON, VT 05401

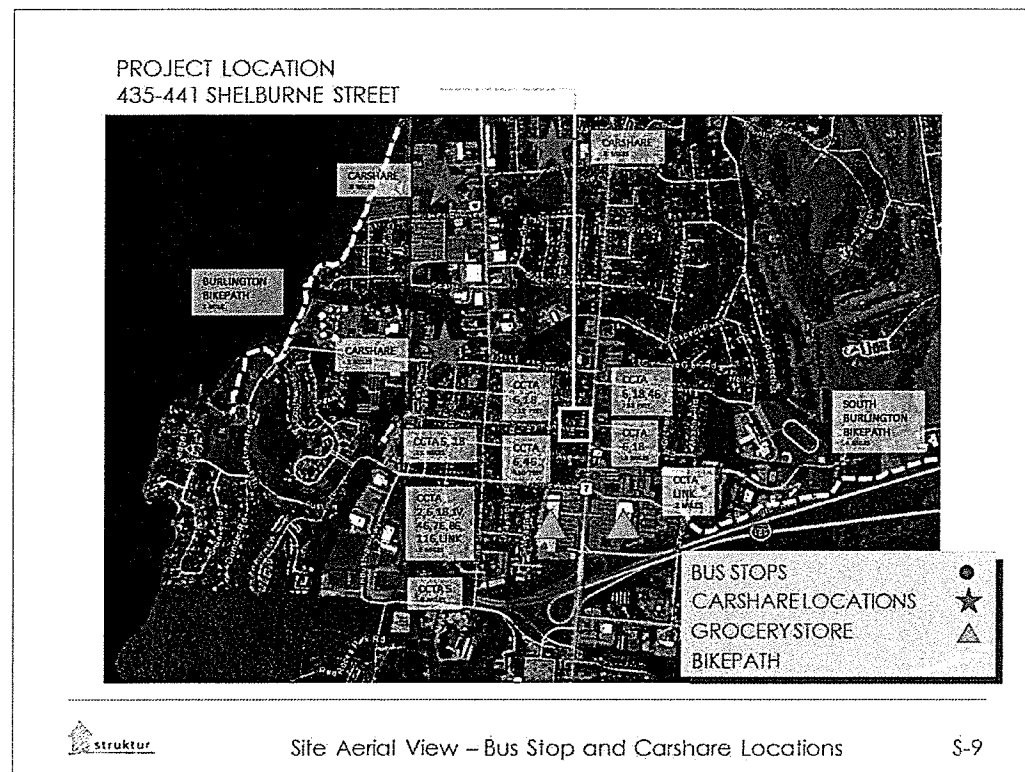
Civil / Structural Engineers:
ENGINEERING VENTURES
208 FLYNN AVE, STE 2A
BURLINGTON, VT 05401

Landscape Architects:
SE Group
131 CHURCH STREET, STE 204
BURLINGTON, VT 05401

PERMIT SUBMITTAL 8.3 2016
NOT FOR CONSTRUCTION



1 LOCATION MAP



2 TRANSPORTATION/AMENITIES MAP



SOUTHEAST ELEVATION



SOUTH ELEVATION



SOUTHWEST ELEVATION



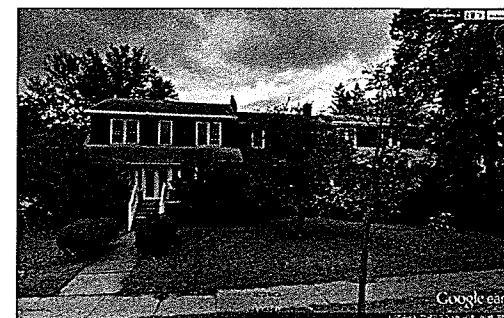
WEST ELEVATION



WEST ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION

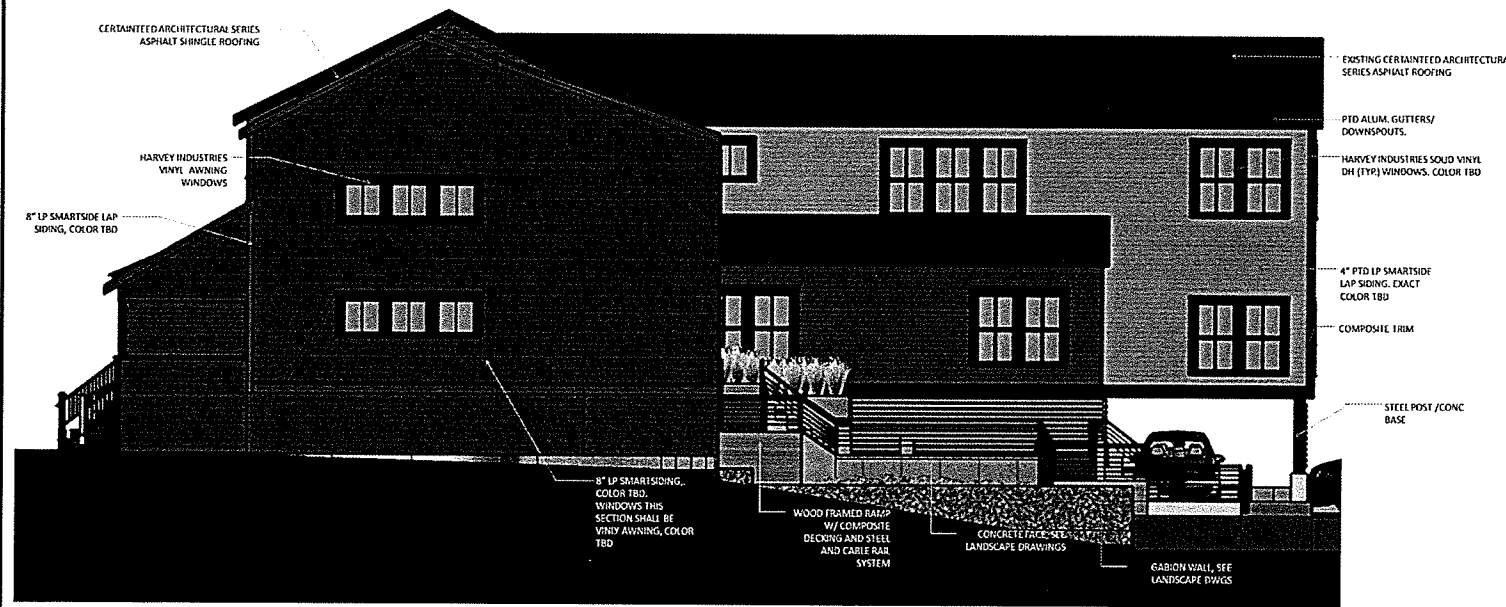


NORTHEAST ELEVATION

3 EXISTING PHOTOGRAPHS

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DEPARTMENT

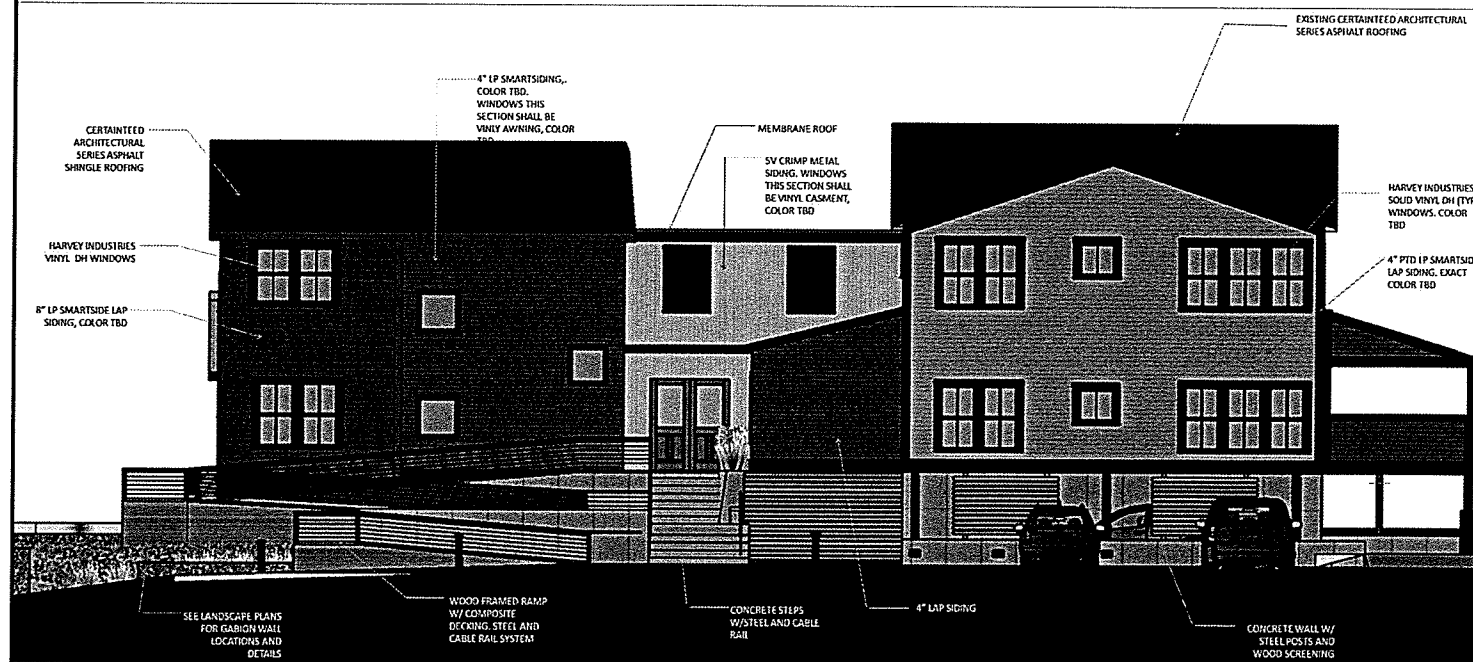
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AUG 03 2016



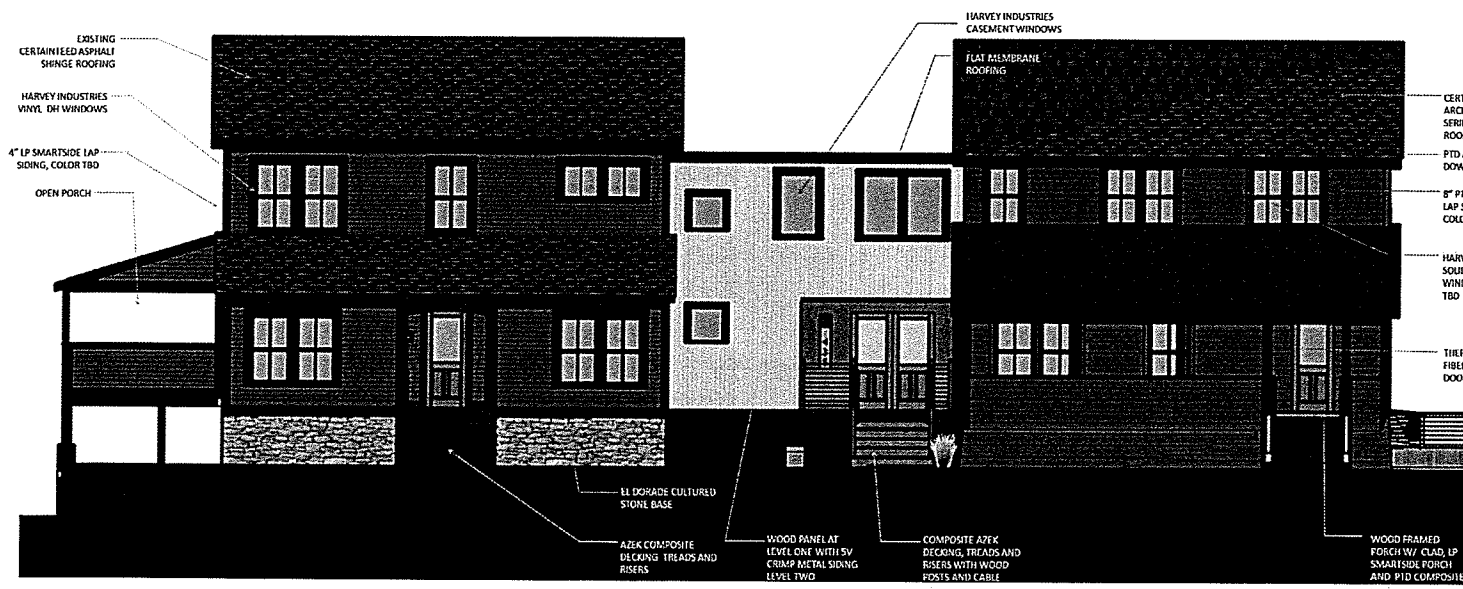
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION



1 SHELBURNE ROAD PERSPECTIVE



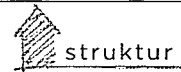
2 WEST ELEVATION



3 WEST ELEVATION

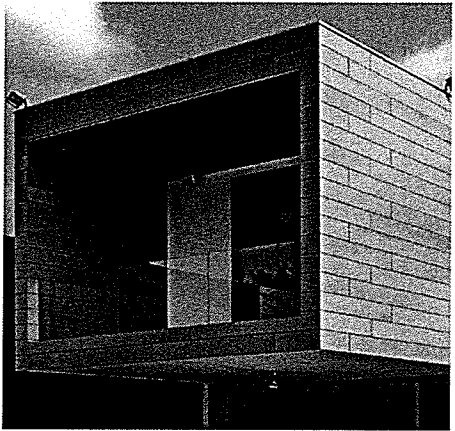
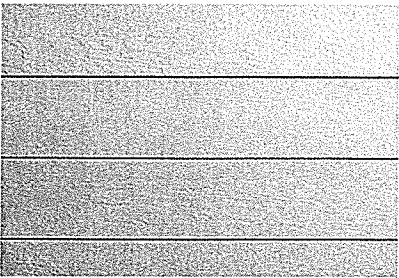


4 EAST ELEVATION

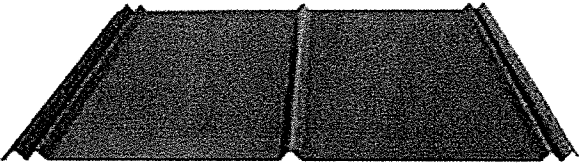
 Exterior Finish Selections - Richardson Multifamily Housing - Shelburne Road				
Exterior Finishes				
Siding				
Clapboard A	Smooth 5" exp. Lap siding	LP Smartside	clapboard	Dark Grey-TBD
Clapboard B	Smooth 8" exp Lap siding	LP Smartsiding	clapboard	Dark Blue-TBD
Corrugated Metal	5 v crimp vertical metal siding	Fabral	clapboard	Light Grey
Cultured Stone	Bluff stone	El Dorado		Woodlands
Wood Panel	panelized wood cladding	Prodex	4x8	Pale
ALTERNATE CLAPBOARD	smooth lap siding	Lifespan Select		
ALTERNATE METAL	2 1/2" corrugated vertical metal siding	Fabral	5	galvalume
Trim				
Cornerboards, Windows, Doors	5/4 smooth Composite Trim	LP Smartsiding		
Decorative Trim, Crown Moulding	3 1/2" + 5 1/2"	Azek		
ALTERNATE TRIM		LP Smartsiding		
Columns/Railings				
Column A	Steel Tube			black
Column B	Built up composite	Azek		ptd
Railings-A	Built up Composite	Azek		ptd
Railings-B	Wood post/cable rail			
Windows and Doors				
Windows	solid vinyl DH/Casements	Harvey Industries		
Entry Doors	Insulated Fiberglass	ThermTru		
Decking				
Deck A	1x5 Composite Decking	Azek		
Deck B	1x5 Composite Decking	Azek		
Ramp-A	P.T frame and deck			
Ramp-B	Stamped Concrete			
Roofing				
pitched	Asphalt Shingles-architect series	Certaiteed		
Flat	Membrane roofing			



LP Smartside Lap Siding/Trim— Engineered wood lap siding. Smooth finish. 4" and 8" exposure. Finial colors TBD



Prodex Wood Panel Cladding



Fabral Metal Siding— 5v crimp vertical metal siding



El Dorado - Bluffstone

SIDING / TRIM

1 EXTERIOR FINISH SCHEDULE



AZEK Deck's Vintage Collection is the next generation of capped cellular PVC decking. With its industry leading technology, the Vintage Collection sets a new standard in aesthetics giving you a more realistic wood appearance than competing alternative decking products. With its rustic texture, rich colors and superior durability, the Vintage Collection is sure to bring anyone's dream outdoor living space to life.

Reflexing and redefining what decking means, AZEK Deck Boards have been engineered to withstand the everyday things that happen on a deck. Even spilled wine, fruit punch, and hamburger grease are no match for AZEK Deck's stain resistance. And, since AZEK Decks are scratch resistant, you won't have to worry about marks from patio furniture or pets.

With AZEK Deck, you can rest assured your deck will continue to look great for years to come.

Colors: Mahogany, Cypress, Dark Hickory

Breakthrough aesthetics with a realistic wood appearance

Rustic texture found traditionally in reclaimed wood and indoor flooring

Rich colors with dramatic streaking that truly emulate tropical hardwoods

Exclusive embossing pattern with fine texture lines

Slight board-to-board color variation simulating hardwoods

Enhanced colorfastness

Superior durability

Class "A" Rated Flame Spread Index

Stain, scratch and split resistant

Mold and mildew resistant

Impervious to moisture and insects

Spans a maximum of 16" on-center

Grooved profiles, used for hidden fastening, available in 12", 16" and 20" lengths

Square shouldered profiles available in 16" and 20" lengths

Alky Armour Technology which provides a 30-year Fade and Stain and Lifetime Limited Warranties

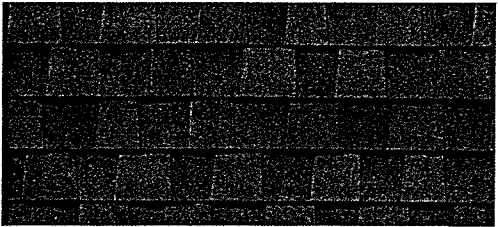
Building Code listings ESR-1667 and CCRR-0101

Square Shouldered & Grooved

Actual dimensions: 1" x 5.5"

• See more at: <http://www.azek.com/products/deck/vintage-collection#sthash=LRJ4GUBS.dpuf>

DECKING



Certaiteed - Asphalt Shingles-architect series

ROOFING

**HARVEY**
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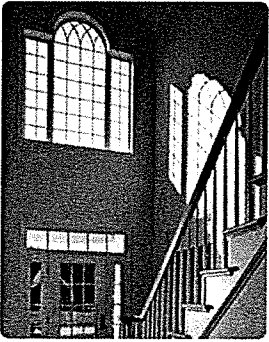
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explore windows »



Harvey Vinyl Windows

Our vinyl replacement windows and new construction windows are known for their beauty, energy efficiency, reliability, unsurpassed performance and numerous design options.

Engineered to last, Harvey vinyl windows feature multi-chamber construction, top-of-the-line block and tackle balances which never need adjustment, and the convenience of tilt-in sashes.


DOUBLE HUNG »


CASEMENT »


PICTURE »


ROLLING »


AWNING »


HOPPER »


DESIGNER SHAPES »


BAY & BOW »


GARDEN »


SINGLE HUNG »

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Double Hung Windows

Harvey has built a solid reputation as a leading manufacturer and distributor of quality building products. A privately owned and operated business with over 50 years of experience, Harvey Building Products is known for outstanding craftsmanship and superior service as well as standing behind every product we make. In addition to manufacturing durable, attractive windows, doors and porch enclosures, Harvey distributes a full line of highly respected building products to professional contractors and builders throughout the Northeast.

We understand what it takes to be part of your home.™


Tribute Double Hung Window

Tribute offers a sleek design and enhanced features like dual-action low profile sash locks, an easy-cleaning glass system and an optional High Performance Package for superior energy efficiency.


Classic Double Hung Window

Harvey Classic vinyl double hung windows offer the widest variety of style, performance, color and options. They are custom built to match your home's appearance.


Slimline Double Hung Window

Sleek sash profile improves sight lines and opens up the outdoors while maintaining high thermal efficiency. Each window is custom built to your home's exact measurements for unsurpassed fit and finish.


Vigilance (Impact-Resistant) Double Hung Window

Harvey Vigilance windows are high-performance, impact-resistant windows that provide exceptional storm protection to meet the most stringent building codes.


Acoustic Double Hung Window

The Harvey acoustic replacement and new construction is an excellent solution for reducing noise. It also has enhanced insulating capabilities.

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STRUKTUR, PLLC
47 MAPLE STREET, SUITE 204
WALTHAM, MA 02451

RICHARDSON MULTIFAMILY HOUSING 425-421 Shelburne Road

DATE: 8.3.16

Richardson Properties, LLC
435/441 Shelburne Street,
Burlington, Vermont
Zoning Permit Application

RECEIVED
AUG 03 2016

DEPARTMENT OF
PLANNING & ZONING

SURVEY NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY BUTTON PROFESSIONAL LAND SURVEYORS, PC, DATED MARCH, 2015.
2. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE A MINIMUM OF 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO ANY CONSTRUCTION.

SITE SOILS

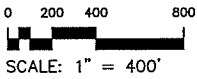
SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GROUP
B/A	BELGRADE AND ELDRIDGE	B/C
-	UNMAPPED	B (ESTIMATED)

CIVIL DRAWING LIST

SHEET	TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	EROSION PREVENTION AND SEDIMENT CONTROL PLAN
C3.0	WATER DETAILS
C3.1	SEWER DETAILS
C3.2	DRAINAGE DETAILS
C3.3	SITE DETAILS
C3.4	EROSION PREVENTION AND SEDIMENT CONTROL DETAILS



OVERALL SITE LOCATION



LEGEND

C/S	CLEAN OUT	-----	WATERCOURSE
⊙	MANHOLE	~~~~~	TREELINE
⊕	CATCH BASIN	-----X-----	FENCE
⊕	STORM MANHOLE	-----X-----	CONTOUR
⊕	TAPPING SLEEVE AND VALVE	-----X-----	SWALE
⊕	CULVERT	-----X-----	STONE WALL
⊕	CONCRETE HEADWALL	-----X-----	EXISTING PROPERTY LINE
⊕	FLARED END SECTION	-----X-----	PROPOSED PROPERTY LINE
⊕	GATE VALVE	-----S-----	EDGE OF PAVEMENT
⊕	HYDRANT	-----ST-----	SANITARY SEWER LINE
⊕	WATER SHUT OFF	-----W-----	STORM LINE
⊕	WELL	-----UE-----	WATER LINE
⊕	LIGHT POLE	-----CH-----	UNDERGROUND ELECTRIC
⊕	UTILITY POWER POLE	-----UT-----	OVERHEAD ELECTRIC
⊕	SOIL BORING	-----G-----	UNDERGROUND TELEPHONE
⊕	TEST PIT	-----UD-----	GAS LINE
⊕	SIGN	-----	UNDER DRAIN
⊕	SPOT ELEVATION	-----	RIGHT-OF-WAY LINE
⊕	TREE	-----	SETBACK
⊕	SURVEY POINT	-----	

ZONING TABLE

ZONING DISTRICT: RM-MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: DUPLEX AND ABOVE

	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT SIZE	N/A	19,275 sf(0.44 AC.)	19,275 sf(0.44 AC.)
LOT FRONTAGE	30' MIN	107'	Unch.
LOT COVERAGE			
STANDARD INCLUSIONARY	48%	48.3% (9,315 SF)	47.9% (9,239 SF)
ACCESSORY	10%	(COMBINED)	8.75% (1,687 SF)
PARKING (note 1)	20	12	10
BUILDING HEIGHT	35	29'-2"	29'-2"
FRONT YARD SETBACK (SHELburne ROAD)	23'	25'	Unch.
FRONT YARD SETBACK (LYMAN AVENUE)	11'	9'	9'
SIDE YARD SETBACK	5'	5'	5'

Notes:
1. 50% Parking Waiver required. Refer to Parking Management Plan included in submittal.

SUBJECT PROPERTY:

Parcel ID(S):
057-04-036-000
057-04-888-000

435/441 Shelburne Street,
Burlington , VT 05401

OWNER\APPLICANTS:

Mitchel Richardson
Richardson Properties, LLC
P.O. Box 276
South Hero, VT
05486

CONSULTANTS:

CIVIL ENGINEER

Paul Bolsvert, PE/Principal
Engineering Ventures, PC
208 Flynn Ave
Burlington, VT 05401

TOPOGRAPHIC SURVEY
Button Professional Land Surveyors, PC
20 Kimball Avenue, Ste #203
South Burlington, VT 05403

Sheet Title:
Cover Sheet

Project Title:
435/441 Shelburne Street Multi-Family
Burlington, Vermont

Designed By: PB
Checked By: -
Drawn By: WC
Scale:
Date: August, 2016

C0.0

DEMOLITION NOTES

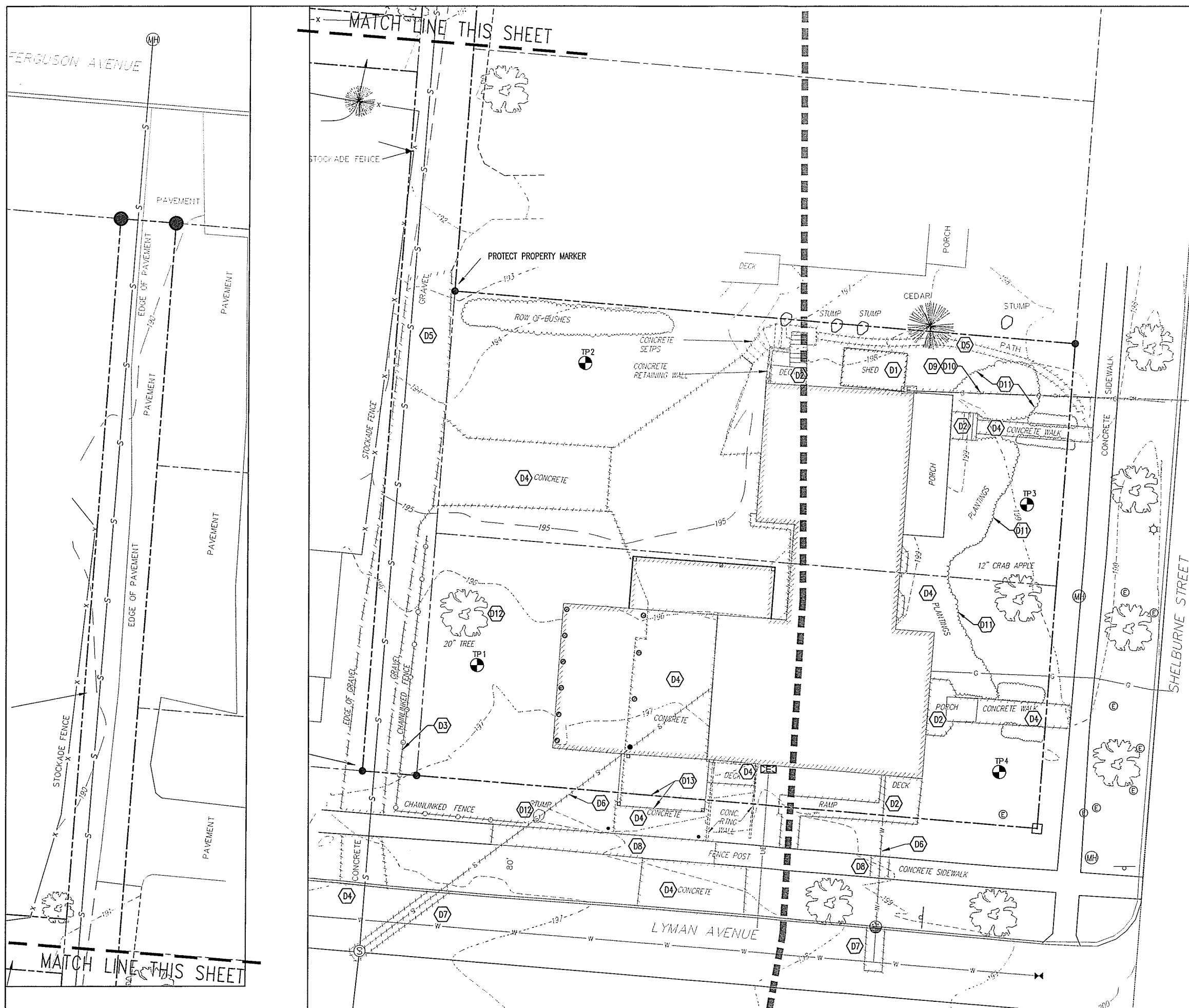
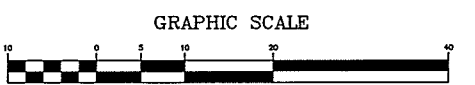
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENT EDITION OF VTRANS STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
2. NO DEMOLITION SHALL COMMENCE UNTIL A PRECONSTRUCTION MEETING IS HELD WITH THE OWNER AND ALL EROSION PREVENTION AND SEDIMENT CONTROL DEVICES ARE INSTALLED.
3. ALL DEMOLITION ITEMS, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. EXCESS OR UNSUITABLE SOIL SHALL BE REMOVED FROM THE SITE.
4. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING OR REPLACING ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITION OR BETTER.
5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA FOR THE DURATION OF THE PROJECT.
6. CONTRACTOR SHALL CONTACT DNGSAFE IN ACCORDANCE WITH STATE LAW.
7. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
8. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES AND SITE LIGHTING NOT INDICATED FOR REMOVAL DURING CONSTRUCTION.
9. PROPOSED FEATURES ARE SHOWN ON THIS DRAWING FOR REFERENCE ONLY.
10. ALL EXISTING UTILITIES, FENCING AND SITE FEATURES SHOWN WITH CROSS HATCHING (/ /) ARE TO BE REMOVED (PAVING, GRAVEL, WALLS, WALKS, MFL, CB, PIPE, ETC).
11. THE CONTRACTOR MAY NOT HAVE ACCESS TO PERFORM WORK ON THE ENTIRE SITE AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO BEGINNING WORK IN ANY AREA.
12. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND VEHICLE BARRIERS TO PREVENT ACCESS TO THE WORK AREA BY UNAUTHORIZED PERSONS.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO SHARED DRIVEWAY UNLESS OTHERWISE ARRANGED WITH AFFECTED NEIGHBORS.
14. NO VEHICLE PARKING IS ALLOWED ON THE GREENBELT WITHOUT ADVANCE APPROVAL FROM THE CITY.

DEMOLITION SCHEDULE

- D1 REMOVE AND DISPOSE OF EXISTING SHED.
- D2 REMOVE EXISTING WOODEN RAMP, DECKING AND STAIRS.
- D3 REMOVE AND DISPOSE OF EXISTING CHAINLINK FENCE.
- D4 REMOVE AND DISPOSE OF EXISTING CONCRETE AND CURB.
- D5 REMOVE EXISTING GRAVEL (PATHWAY, DRIVE)
- D6 REMOVE EXISTING UTILITY LINE.
- D7 SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT.
- D8 REMOVE EXISTING SIDEWALK TO NEAREST PANEL JOINT.
- D9 REMOVE EXISTING OVERHEAD ELECTRIC LINES. COORDINATE WITH BED.
- D10 REMOVE EXISTING GAS LINE. COORDINATE WITH VERMONT GAS.
- D11 COORDINATE REMOVAL OF EXISTING PLANTINGS WITH OWNER AND LANDSCAPE ARCHITECT.
- D12 REMOVE EXISTING TREE AND STUMP.
- D13 REMOVE PORTION OF EXISTING PORCH STRUCTURE PER ARCHITECTURAL PLANS.

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Stamp

Rev. No.	Description	Date
1	DRE Submitted	08/03/16

ENGINEERING VENTURES PC

208 Flynn Avenue, Suite 2A Burlington, VT 05401
Tel: 802.863.6235 • Fax: 802.863.6206
15 Madeline Street, Suite 150A, Lebanon, NH 03766
Tel: 603.442.3333 • Fax: 603.442.3301
www.engineeringventures.com

Client:

Richardson Properties, LLC
P.O. Box 276
South Hero, VT 05486

Sheet Title:

Existing Conditions and Demolition Plan

Project Title:

435/441 Shelburne Street Multi-Family

Burlington, Vermont

Designed By: PB

Checked By: -

Drawn By: WC

Scale: -

Date: August, 2016

C10

GENERAL NOTES

1. LOCATE AND PROTECT IN PLACE ALL EXISTING UNDERGROUND AND OVERHEAD POWER, TELEPHONE, AND DATA LINES NOT NOTED FOR DEMOLITION.
2. COORDINATE ALL WORK NEAR OR ON UTILITIES OWNED BY OTHERS WITH THE UTILITY PROVIDER.
3. PROTECT ALL DISTURBED AREAS FROM EROSION IN ACCORDANCE WITH THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN.
4. STABILIZE ALL UPSTREAM AREAS BEFORE BUILDING RAIN GARDEN.

SITE AND UTILITY NOTES

- P1 NEW ASPHALT PAVEMENT WITH 6" ASPHALT CURB. SEE DETAIL SHEET C3.0.
- P2 NEW ASPHALT COURSE OVER EXISTING BASE WITH 6" ASPHALT CURB. SEE DETAIL C3.0.
- P3 NEW CONCRETE SIDEWALK. SEE DETAIL SHEET C3.0.
- P4 NEW CONCRETE DRIVE AND PARKING SLAB. SEE DETAIL SHEET C3.0.
- P5 NEW CONCRETE CURB. SEE SHEET C3.0.
- P6 NEW RAIN GARDEN. SEE DETAIL SHEET C3.2.
- P7 NEW ACCESSIBLE RAMP. SEE LANDSCAPE ARCHITECT PLANS.
- P8 NEW PERVIOUS PAVERS. REFER TO DETAIL C3.0.
- P9 NEW 4" DI WATERLINE AND GATE VALVE. SEE DETAIL SHEET C3.0.
- P10 PVC STORM DRAIN LINE. SEE DETAIL SHEET C3.2.
- P11 NEW STORMTECH INFILTRATION CHAMBERS (2 AT EACH LOCATION). SEE DETAIL SHEET C3.2.
- P12 NEW TRENCH DRAIN.
- P13 NEW 4" PVC SEWER LINE AND CLEANOUT. SEE DETAIL SHEET C3.1.

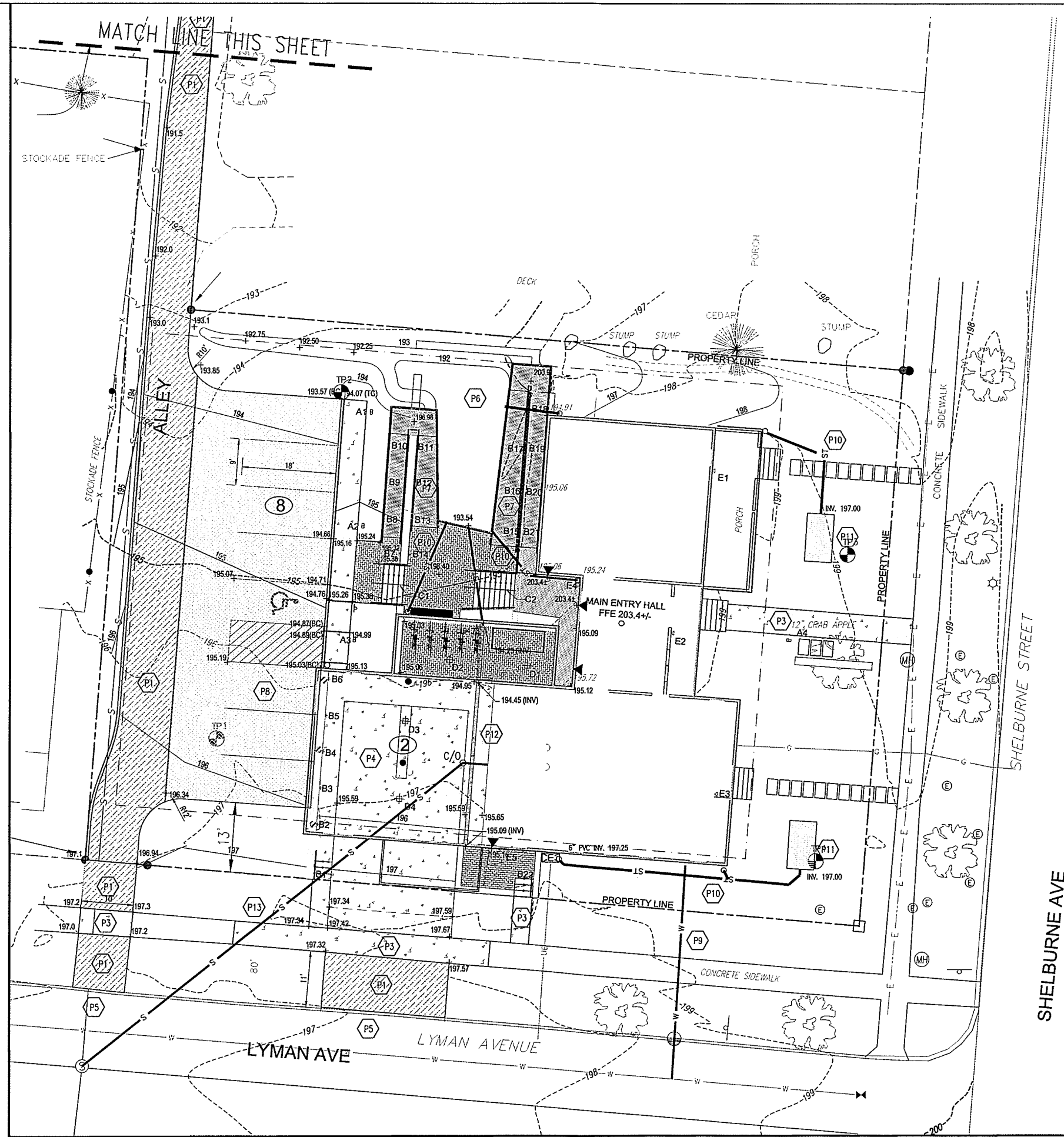
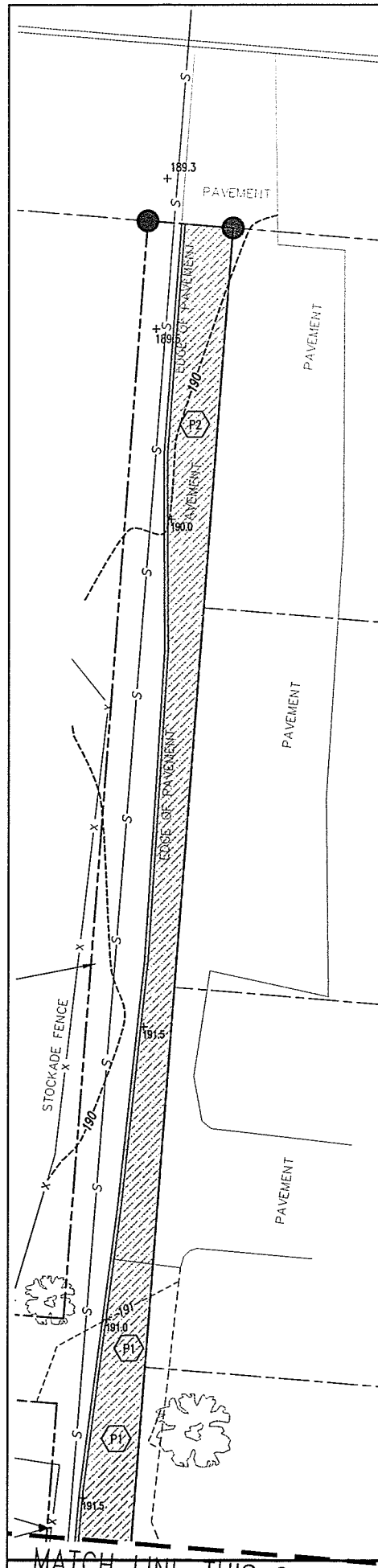
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DEPARTMENT OF
PLANNING & ZONING



GRAPHIC SCALE



Stamp

Rev. No.	Description	Date
1	DRB Submittal	09/03/16

ENGINEERING VENTURES PC
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 Tel: 802.863.6235 • Fax: 802.863.6306
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Client:
 Richardson Properties, LLC
 P.O. Box 276
 South Hero, VT
 05486

Sheet Title: **Site Plan**
 Project Title: **435/441 Shelburne Street Multi-Family**
 Burlington, Vermont

Designed By:	PB
Checked By:	WPC
Drawn By:	WPC
Scale:	1" = 10'
Date:	August, 2016

- GENERAL EROSION CONTROL NOTES
1. IDENTIFY THE CONTRACTOR AND PERSON RESPONSIBLE FOR DAY TO DAY MONITORING, IMPLEMENTATION, AND OVERSIGHT OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IMPLEMENTED ON SITE.
 2. A PRE-CONSTRUCTION MEETING INCLUDING THE ON SITE COORDINATOR (OSC), CONTRACTOR, BURLINGTON PUBLIC WORKS DEPARTMENT, AND ENGINEER IS TO BE SCHEDULED BY THE CONTRACTOR AT LEAST ONE WEEK PRIOR TO THE PLANNED START OF CONSTRUCTION, UNLESS WAIVED BY CITY STAFF. AT LEAST 72 HOURS OF NOTICE TO THE ABOVE PARTIES IS REQUIRED PRIOR TO THE MEETING.
 3. EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE VERMONT STANDARDS & SPECIFICATIONS FOR EROSION PREVENTION & SEDIMENT CONTROL (LATEST UPDATE) AND CHAPTER 26 OF THE BURLINGTON CITY ORDINANCE (WASTEWATER, STORMWATER, AND EROSION CONTROL).
 4. A COPY OF THE EPSC PLAN, WITH ALL AMENDMENTS AND ASSOCIATED REPORTS SHALL BE KEPT ON SITE DURING CONSTRUCTION, INCLUDING ALL AMENDMENTS. NOTE THAT AMENDMENTS ARE TO BE APPROVED IN ADVANCE BY THE BURLINGTON DEPARTMENT OF PUBLIC WORKS.
 5. DISTURBANCE LIMITS ARE TO BE MARKED, AND THE FOLLOWING MANAGEMENT PRACTICES INSTALLED, PRIOR TO BEGINNING EARTH WORK IN ANY GIVEN AREA: SILT FENCE, CONSTRUCTION ENTRANCE, INLET PROTECTION, AND FIBER ROLLS.
 6. ALL DISTURBED AREAS ARE TO BE STABILIZED (TEMPORARY OR FINAL) WITHIN 48 HOURS OF INITIAL DISTURBANCE. AFTER THIS TIME, ANY DISTURBANCE WITHIN THIS WORK AREA MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
 - a. STABILIZATION IS NOT REQUIRED IF WORK IS TO CONTINUE IN THE AREA WITHIN 24 HOURS AND NO PRECIPITATION IS FORECAST DURING THAT PERIOD.
 - b. WORK IS OCCURRING WITHIN A SELF-CONTAINED EXCAVATION, 2 FEET OR MORE IN DEPTH.
 7. THE PERIOD BETWEEN OCTOBER 15TH AND APRIL 15TH IS CONSIDERED THE "WINTER CONSTRUCTION PERIOD". SOIL STABILIZATION IS REQUIRED AT THE END OF EACH WORK DAY DURING THIS PERIOD, WITH EXCEPTIONS DISCUSSED IN ADVANCE WITH THE ENGINEER.
 8. ALL STABILIZATION INVOLVING SEEDING IS TO BE COMPLETED BY SEPTEMBER 15TH.
 9. CONTRACTOR PARKING ON CITY GREENBELT AREAS IS PROHIBITED. ANY DAMAGE TO THESE AREAS IS TO BE REPAIRED IMMEDIATELY.
 10. PREVENT SEDIMENT TRANSPORT OFF SITE. REMOVE ANY SEDIMENT DISCHARGED OR DEPOSITED ONTO CITY ROADS, SIDEWALKS, OR SEWERS OR ONTO ADJACENT PROPERTIES.

EPSC STRUCTURE LEGEND

EROSION PREVENTION AND SEDIMENT CONTROL STRATEGY
THE FOLLOWING TECHNIQUES WILL BE UTILIZED AS PART OF A SEDIMENT AND EROSION CONTROL PROGRAM. THE SEDIMENT AND EROSION CONTROL PROGRAM WILL BE IMPLEMENTED IN STAGES. CERTAIN ITEMS FROM ONE STAGE WILL LIKELY OVERLAP OR TAKE PLACE CONCURRENTLY WITH ITEMS FROM OTHER STAGES. THE CONTRACTOR SHALL REFER TO AND CONFORM WITH THE STATE OF VT LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL. REFER TO DETAILS ON SHEET CS-4.

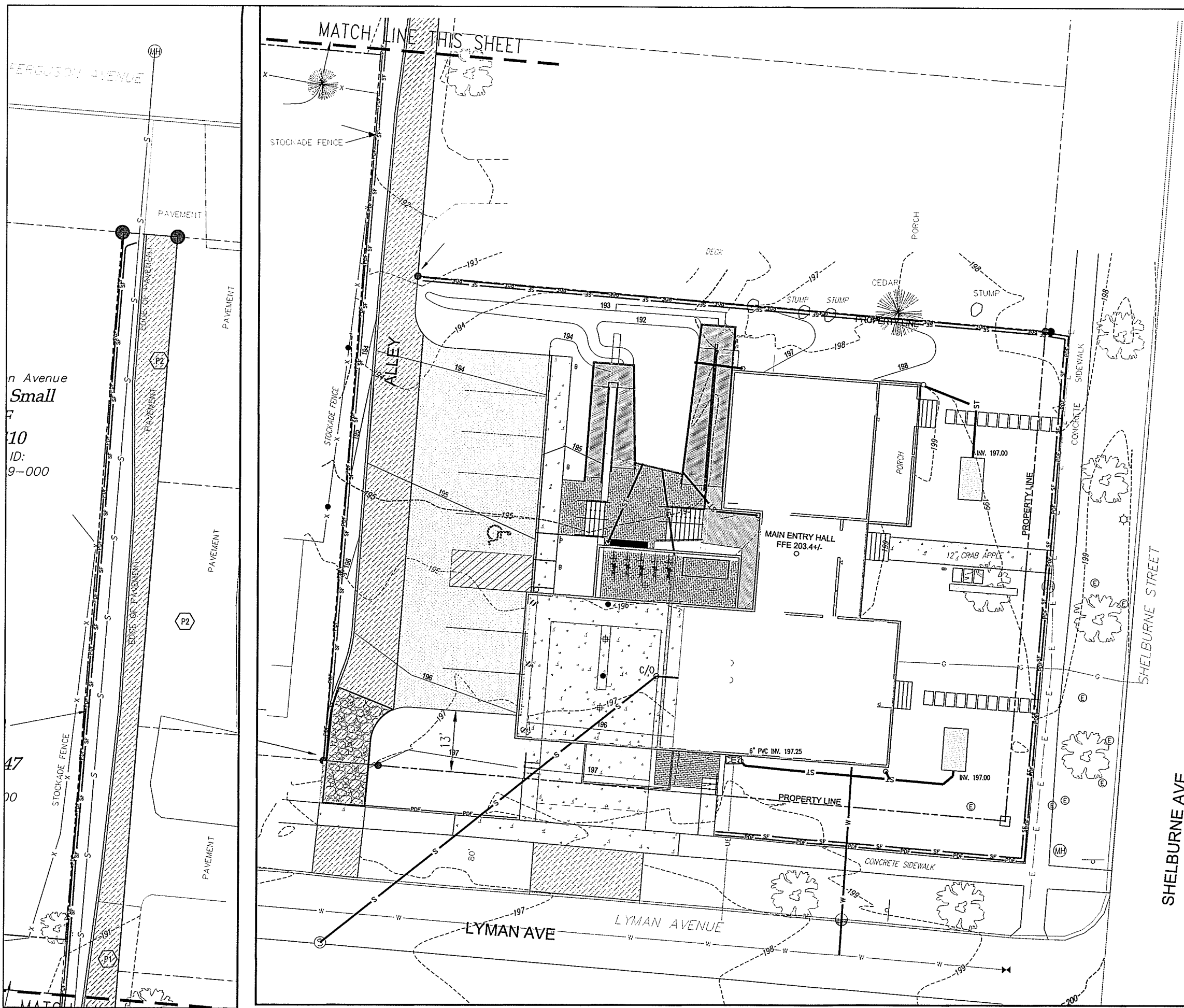
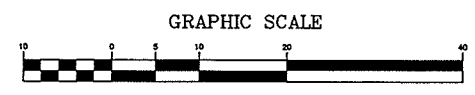
STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK, OR PARKING AREA. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

SILT FENCING
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF GEOTEXTILE FABRIC USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. IT IS INSTALLED ALONG THE PERIMETER OF IMPACTED AREAS AND ALONG THE BASE OF THE FILL SLOPES. ADDITIONALLY, WHEN DESIGNATED ALONG THE LIMITS OF DISTURBANCE, INSTALL CONSTRUCTION FENCE BEHIND THE SILT FENCE. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

PROJECT DEMARCATION FENCING
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THE ENGINEER SHALL REVIEW THE SITE TO MAKE ANY ADJUSTMENTS TO ACCOUNT FOR ENVIRONMENTALLY SENSITIVE AREAS, SPECIMEN TREES AND SPECIAL AREAS OF CONCERN.

THE LIMITS SHALL BE DEMARCATED WHERE INDICATED ON THIS PLAN WITH ORANGE CONSTRUCTION FENCE (OR CHAIN LINK FENCE WHERE SECURITY OR PEDESTRIAN SAFETY IS REQUIRED.) SILT FENCE IS NOT AN ACCEPTABLE MEANS OF DEMARCATION.

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Rev. No.	Description	Date
1	DRB Submittal	08/03/16

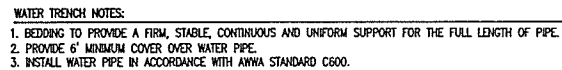
ENGINEERING VENTURES PC
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Client:
Richardson Properties, LLC
P.O. Box 276
South Hero, VT 05486

Sheet Title: **Erosion Prevention and Sediment Control Plan**
Project Title: **435/441 Shelburne Street Multi-Family**
Burlington, Vermont

Designed By: PB
Checked By: -
Drawn By: WC
Scale: -
Date: August, 2016

C1.2



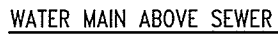
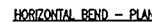
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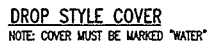


VERTICAL BEND - SECTION



- ### SEPARATION NOTES:
1. WATER MAIN RELATIONS TO SEWER SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR WATER WORKS" SO-CALLED TEN STATE STANDARDS,
 2. WATER MAINS SHALL BE Laid AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IF THIS DISTANCE CANNOT BE MAINTAINED, THEN THE PIPE SHALL BE INSTALLED IN A SEPARATE TRENCH AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
 3. WHEN IT IS IMPOSSIBLE TO MAINTAIN 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE Laid ABOVE THE WATER MAIN, 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 MAIN STANDARDS MUST BE PRESSURE TESTED TO 100 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.

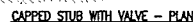
SCALE: NONE



BOTTOM DETAIL

- VALVE BOX NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
 3. VALVE ROTATION PER DPW STANDARDS.

SCALE: NONE



TYPICAL BEARING THRUST BLOCK

GENERAL

1. METERS FOR SERVICE CONNECTIONS 3/4" OR SMALLER WILL BE PROVIDED BY THE WATER UTILITY, BUT INSTALLED BY THE CONTRACTOR.
2. WATER SYSTEM COMPONENTS ARE TO BE LEAD FREE, AND APPROVED BY THE WATER DEPARTMENT.
3. A REPRESENTATIVE FOR THE WATER UTILITY MUST BE PRESENT, UNLESS OTHERWISE NOTIFIED IN WRITING, FOR ALL WATER MAIN TAPS.
4. WATER INFRASTRUCTURE IS TO INCLUDE SOWING TIES. "AS BUILT" DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR WHICH REFLECT ACTUAL UTILITY LOCATIONS AND RESULTING EASING TIMES AT THE TIME OF COMPLETION OF THE SYSTEM.
5. THE WATER UTILITY SHALL INSPECT ALL TIES TO BE TAKEN OVER BY THE TOWN PRIOR TO ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE A 2 YEAR WARRANTY ON ALL WATER RELATED ITEMS FROM THE TIME OF COMPLETION OF THE PROJECT.

- EXISTING UTILITIES
1. LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN AS APPROXIMATE ON THE CONTRACT DOCUMENTS.
 2. ALL UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
 3. EXISTING UTILITIES SHALL BE PROTECTED AND SUPPORTED DURING CONSTRUCTION.
 4. ALL WATER, GAS, CABLE, TELEPHONE, ELECTRIC, SEWER, AND OTHER UTILITIES FOUND TO INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED IN A MANNER ACCEPTABLE TO THE ENGINEER.

- PIPE BEDDING
1. SAND BEDDING MEETING REQUIREMENTS OF EARTHWORK SPECIFICATIONS
 2. SAND BLANKET MEETING REQUIREMENTS OF EARTHWORK SPECIFICATIONS
 3. TRENCH FINAL BACKFILL MATERIAL - MATERIAL WILL EXCLUDE PICES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, CLAY, LARGE ROCKS (12" DIMENSION), OR ANY MATERIAL DETERMINED BY THE ENGINEER THAT WILL NOT BE SUITABLE.

- WATER MAINS
1. ONCE INSTALLED PERFORM A HYDROSTATIC AND LEAKAGE TEST ACCORDING TO AWWA C600(LATEST REVISION) ON EACH PIPE LINE.
 2. THE ENGINEER AND THE WATER UTILITY SHALL BE GIVEN AT LEAST 72 HOURS NOTICE BEFORE THE TEST IS CONDUCTED. TEST MUST BE WITNESSED BY THE ENGINEER.
 3. SPECIFIED TEST PRESSURE IS 200 PSI, AND PRESSURE DURING TEST SHALL NOT VARY BY MORE THAN 5 PSI.

- DUCTILE IRON PIPE, ANKA C151**
- 1. FITTINGS: DUCTILE IRON, STANDARD THICKNESS, 350 psi PRESSURE RATING. (ANKA C110, C153, C105, ANSI A21.10).
 - 2. FITTINGS: CAST IRON, 250 psi PRESSURE RATING (ANSI A21.1).
 - 3. JOINTS: MECHANICAL, PUSH-ON AND FLANGED (ANSI C110, C115).
 - 4. GASKETS:
 - A. MECHANICAL AND PUSH-ON JOINTS, ANSI A21.11.
 - F. FLANGED JOINTS: 1/8" THICK RING OR FULL FACED RUBBER, ANSI A21.15.
 - 5. BOLTS/NUTS:
 - A. MECHANICAL JOINT: ANSI A21.11.
 - F. FLANGED JOINT: ANSI A21.15.
 - 6. MECHANICAL JOINT GLANDS SHALL BE "MEGA-LUX" RETAINER GLANDS.
 - 7. LININGS AND LINING REPAIR TO ANKA/ANSI C104:
 - A. INTERIOR - COBALT LINED, DOUBLE THICKNESS BITUMINOUS SEAL.
 - F. EXTERIOR - BITUMINOUS COATING APPROXIMATELY 2 MILS THICK, ANSI A21.15, ANSI A21.15, AND ANSI A21.10.
 - C. FLANGE MACHINED FACE COATING: ANSI A21.15.

- COPPER TUBING
1. TYPE-K, ANNEALED, ASTM B88
 2. FITTINGS: ASME B16.18, CAST COPPER, OR ASME B16.22, WROUGHT COPPER.
 3. JOINTS: COMPRESSION CONNECTION OR AWS A5.8, BOUP SILVER BRAZE.
- CHLORINATION OF DOMESTIC WATER LINES
1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE WATER UTILITY AT LEAST 72 HOURS IN ADVANCE OF BEGINNING ANY DISINFECTION OF WATER MAINS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR BACTERIOLOGICAL TESTING AS REQUIRED BY THIS SPECIFICATION AND REFERENCE STANDARDS MENTIONED.

3. DISINFECT ALL NEW PIPELINE SYSTEMS IN ACCORDANCE WITH ANMA C651, INCLUDING:
- A. METHOD OF CHLORINE APPLICATION. USE CONTINUOUS FEED METHOD OR SLUG METHOD. (TABLET METHOD IS NOT ACCEPTABLE.)
 - B. FORM OF CHLORINE UTILIZED.
 - C. FINAL FLUSHING.
 - D. BACTERIOLOGICAL TESTING
 - E. REPETITION OF PROCEDURE

1. RESILIENT SEAT GATE VALVES BY KENNEDY "KEN-SEAL" OR EQUAL.
2. IRON BODY GATE VALVES TO MEET ANWA C-509-87.
3. STEEL CONSTRUCTION: NON-FINISH.
4. STEM SEALS: DOUBLE O-RING.
5. GATE: CAST IRON RESILIENT WEDGE WITH SYNTHETIC ELASTOMER COATING, AND SHALL BE EPOXY COATED (FUSION BONDED) INSIDE AND OUT.
6. BONNET HARDWARE SHALL MEET ASTM A307, CARBIDE PLATED.
7. OUTLET CONNECTION: STANDARD MECHANICAL JOINT.
8. OPERATIONS: OPEN TO THE RIGHT.

1. TAPPING VALVES
2. TAPPING VALVES TO MEET ANSI/AWWA C509-87, STANDARD FOR RESILIENT SEATED GATE VALVES.
3. VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSIG.
4. VALVES SHALL OPERATE.
5. INLET FLANGES SHALL BE CLASS 125, ANSI B16.1, OR ANSI/AWWA C110/A21.10.
6. OUTLET CONNECTION: STANDARDIZED MECHANICAL JOINT.
7. STEEL SEALS: O-RING.
8. STEEL CONSTRUCTION: NON-FRISING.
9. SEATING: PARALLEL SEAT
10. END CONNECTIONS: MECHANICAL ON RUN, FLANGED ON BRANCH.
11. BURIED TAPPING VALVES SHALL BE PROVIDED WITH A 2 INCH SQUARE WRENCH NUT AND CAST IRON VALVE BOX. IF DEPTH FROM GRADE TO VALVE BOX IS GREATER THAN 6 FEET, VALVE SHALL BE PROVIDED WITH A STEEL RISER MADE OF HIGH STRENGTH STEEL SHALL BE PROVIDED. DEPTH FROM VALVE STEEL RISER NUT TO GRADE SHALL BE 4 TO 6 FEET.

1. PROVIDE A 1/2" NPT TIE ROD TO CROSS HOLE TO 4 TO 6 FEET.
2. SLIPPER SLEEVES
1. ANMA C509, LATEST REVISION.
 2. ANMA C207, CLASS D, MAX. WORKING PRESSURE OF 150 PSI.
 3. SLEEVES: PLATT SLEEVES OF CAST IRON OR DUCTILE IRON.
 4. MECHANICAL JOINT ENDS WITH END AND GASKET SEALS.
5. PROVIDE A 3/4" NPT TIE PLUG OR OTHER PROVISION FOR AIR TESTING THE VALVE AND SLEEVE AT MAXIMUM WORKING PRESSURE.
6. BOLTS AND NUTS, MECHANICAL JOINTS: HIGH STRENGTH CAST IRON OR HIGH STRENGTH LOW ALLOY STEEL, ANS/ANMA C111/A21.11-90.
7. BOLTS AND NUTS, FLANGED JOINTS: HIGH STRENGTH, LOW CARBON STEEL CONFORMING TO ANS/ANMA C110/A21.10-87, APPENDIX A.
8. GASKETS ALL BOLTS AND NUTS WITH A RUST RESISTANT LUBRICANT.
9. COAT ALL BOLTS AND NUTS USED WITH PREPARED BRUSH COATED HEAVILY AFTER FINAL TIGHTENING WITH BITUMASTIC COULD-APPLIED MATERIAL TO THOROUGHLY COVER ALL EXPOSED SURFACES OF BOLTS AND NUTS.

- VALVE BOXES**
1. ACCEPTABLE MANUFACTURER'S: MUELLER, CLOW, OR EQUAL.
 2. CLOW F-2452 SLIDING TYPE, TWO PIECE, OR EQUAL.
 3. 5 1/4 INCH SHAFT.
 4. SIZE 664-A (40-60 INCH OVERALL LENGTH).
 5. CAST IRON.
 6. CLOW F-2490 LIDS OR EQUAL.
 7. THE WORD "WATER" TO BE CAST INTO TOP OF COVERS, AND

NOTE:
THE CITY OF BURLINGTON HOLDS THE RIGHT OF FIRST
REFUSAL FOR ALL WATER SYSTEM WORK. COORDINATE WITH
PUBLIC WORKS DEPARTMENT.

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DEPARTMENT OF
ANNING & ZONING
Water Details and

Project Title:
435/441 Shelburne Street Multi-Family
Burlington, Vermont

Designed By:	PB
Checked By:	—
Drawn By:	WC
Scale:	N.T.S.
Date:	August, 2016

630



1. UNLESS OTHERWISE NOTE/SPECIFY CLASS "C" SOILS, PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR FULL LENGTH OF PIPE.
3. FOR BUILDING SEWERS THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 4'-0". WHERE BUILDING SEWERS ARE TO BE INSTALLED AT A DEPTH LESS THAN 3'-0" UNDER DRIVEWAYS, EXTRA HEAVY CAST IRON OR OTHER HIGH STRENGTH PIPE SHALL BE USED. OTHERWISE, REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
4. FOR SEWER COLLECTION SYSTEMS THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 5'-0". THIS DEPTH SHALL BE INCREASED TO 6'-0" IN AREAS TO BE PLOWED DURING THE WINTER MONTHS. OTHERWISE, REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
5. BACKFILL SHALL BE A FIRM, STABLE, NON-EXPANSIVE, REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. JUST FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS SHALL NOT BE USED FOR BACKFILL WITHIN TWO FEET OF THE TOP OF THE PIPE.
6. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF FOUR INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
7. SEWERS ON 20 PERCENT SLOPES OR GREATER SHALL BE ANCHORED SECURELY WITH CONCRETE ANCHORS OR EQUIVALENT, SPACED AS FOLLOWS:
 - A. NOT OVER 36 FEET CENTER TO CENTER ON GRADES 20 PERCENT AND UP TO 35 PERCENT
 - B. NOT OVER 24 FEET CENTER TO CENTER ON GRADES 35 PERCENT AND UP TO 50 PERCENT
 - C. NOT OVER 16 FEET CENTER TO CENTER ON GRADES 50 PERCENT AND OVER

SCALE: NONE



2. RIGID EXTRUDED POLYSTYRENE INSULATION SHALL CONFORM WITH ASTM C578 - STANDARD SPECIFICATION FOR RIGID CELLULAR POLYSTYRENE THERMAL INSULATION AND SHALL BE DOW STYROFOAM HIGH LOAD 40 OR EQUIVALENT.

SCALE: NONE



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SANITARY SEWER NOTES

1. CONTRACTOR SHALL CONFORM TO GUIDELINES DETAILED IN THE VERMONT STATE SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR READING AND FOLLOWING THE FULL COMPLETE EDITION PROVIDED BY THE STATE.
2. THE BUILDING SEWER SHALL BE CONSTRUCTED IN A MANNER WHICH WILL PREVENT LEAKING, BREAKING OR CLOGGING.
3. SIZE AND SLOPE: MINIMUM BUILDING SEWER SIZE IS 4 INCHES (UNLESS SHOWN ON THE PLAN) AND A MINIMUM SLOPE IS 1/4" PER FOOT.
4. CLEANSKIPS: CLEANSKIPS SHALL BE PROVIDED AT EACH HORIZONTAL CHANGE IN DIRECTION OF THE BUILDING SEWER GREATER THAN 45 DEGREES AND WHERE INDICATED ON THE DESIGN DRAWINGS. BUILDING SEWER CHANGES IN DIRECTION WHICH EXCEED 45 DEGREES SHOULD BE MADE WITH TWO 45 DEGREE ELLS OR LONG SWEEP FITTINGS. MANHOLES ARE ACCEPTABLE IN LIEU OF CLEANSKIPS. WHERE BUILDING SEWERS ARE TO BE INSTALLED AT A DEPTH OF LESS THAN 3 FEET UNDER DRIVEWAYS ARE ANTICIPATED, EXTRA HEAVY CAST IRON PIPE SHALL BE USED.

PIPE SIZE (INCHES)	SLOPE (FEET/100 FEET)
4"	2%
6"	1%
8"	0.4%

7. CHANGES IN PIPE SIZE WHEN A SMALLER SEWER JOINS A LARGE ONE, THE INVERT OF THE LARGER SEWER SHALL BE LOWERED SUFFICIENTLY TO MAINTAIN THE SAME ENERGY GRADIENT.
8. MATERIAL: PVC SDR 35, ASTM D3034, WITH PUSH-ON GASKETED JOINTS. GASKETS SHALL CONFORM TO ASTM D3212. SEWER JOINTS SHALL BE CONSTRUCTED TO MINIMIZE INFILTRATION AND TO PREVENT THE ENTRANCE OF ROOTS INTO THE SYSTEM.
9. TRENCHING: LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF FOUR INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
10. BEDDING: SEE TRENCH DETAIL DRAWING FOR MATERIALS. TRENCH BACKFILL SHALL BE OF A SUITABLE NATIVE MATERIAL, FREE FROM DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS.
11. LEAKAGE TESTS: UPON COMPLETION OF SEWER LINE CONSTRUCTION, THE SEWER LINE SHALL BE TESTED IN ACCORDANCE WITH THE STATE OF VERMONT SPECIFICATIONS (EPR - CHAPTER 1, APPENDIX "A"). LEAKAGE TESTS FOR GRAVITY SEWERS

PERFORM A PRESSURIZED AIR TEST ON THE GRAVITY LINE IN ACCORDANCE WITH THE VERMONT ENVIRONMENTAL PROTECTION RULES ON EACH SECTION OF THE GRAVITY SEWER. THE ENGINEER SHALL BE GIVEN 72 HOURS NOTICE BEFORE THE TEST IS CONDUCTED. TEST MUST BE WITNESSED BY THE ENGINEER.

PLUG ALL OPENINGS IN THE TEST SECTION. ADD AIR UNTIL THE INTERNAL PRESSURE OF THE LINE IS RAISED TO APPROXIMATELY 4.0 POUNDS/SQUARE INCH (PSI) GREATER THAN THE AVERAGE PRESSURE OF ANY GROUND WATER. AFTER THIS PRESSURE IS REACHED, ALLOW THE PRESSURE TO STABILIZE. THE PRESSURE WILL NORMALLY DROP AS THE AIR TEMPERATURE STABILIZES. THIS USUALLY TAKES 2 TO 5 MINUTES DEPENDING ON THE PIPE SIZE. THE PRESSURE MAY BE REDUCED TO 3.5 PSI BEFORE STARTING THE TEST.

WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE THE STARTING TEST PRESSURE OF 3.5 PSI ABOVE THE PIPE, START THE TEST. IF THE PRESSURE DROPS MORE THAN 1.0 PSI DURING THE TEST TIME, THE LINE IS PRESUMED TO HAVE FAILED THE TEST. IF A 1.0 PSI DROP DOES NOT OCCUR WITHIN THE TEST TIME, THE LINE HAS PASSED THE TEST. THE TEST TIME SHALL BE DERIVED FROM THE FOLLOWING TABLE. 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 ARRIVE AT THE TOTAL TEST TIME FOR THE SECTION.

PIPE SIZE (IN)	T (TIME) (MIN./100FT)
3	0.2
4	0.3
6	0.7
8	1.2

12. INSTALLATION: PIPE SHALL BE LAID WITH BELL ENDS FACING UPGRADE AND LAYING SHALL START AT THE DOWNGRADE END.
13. WATER LINE SEPARATION
a. HORIZONTAL SEPARATION: SEWERS SHALL BE LAID FLAT AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.

WHERE IMPOSSIBLE OR IMPRACTICABLE TO MAINTAIN THE TEN FOOT SEWER/WATER PIPE HORIZONTAL SEPARATION, (DUE TO LEDGE, BOULDERS OR OTHER UNUSUAL CONDITIONS) THE WATER LINE MAY BE IN A SEPARATE TRENCH OR ON AN EARTH SHELF IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHEREVER IMPOSSIBLE OR IMPRACTICAL TO MAINTAIN THE 18 INCH VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED USING PRESSURE PIPE TO NORMAL WATER LINE STANDARDS AND PRESSURE TESTED TO 50 PSI FOR 15 MINUTE PRIOR TO BACKFILLING.

- b. 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 IMPOSSIBLE TO MAINTAIN THE 18 INCH 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 AWAY 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 MAIN 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.

14. MANHOLES
- a. DIAMETER: THE MINIMUM DIAMETER OF MANHOLES SHALL BE 48 INCHES; LARGE DIAMETERS ARE PREFERRED FOR CONNECTION TO LARGE DIAMETER SEWERS. A MINIMUM ACCESS DIAMETER OF 24 INCHES SHALL BE PROVIDED.
 - b. FLOW CHANNEL: FLOW CHANNELS SHALL BE PROVIDED IN THE BASE OF ALL MANHOLES AND THE FLOW CHANNEL THROUGH MANHOLES SHOULD BE MADE TO CONFORM IN SHAPE AND SLOPE TO THAT OF THE SEWERS.
 - c. MANHOLES SHALL BE OF THE PRE-CAST CONCRETE OR POUR-IN PLACE CONCRETE TYPE. MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR.
 - d. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A RUBBER-GASKETED FLEXIBLE WATERTIGHT CONNECTION THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL TO TAKE PLACE.
 - e. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE. LEAKAGE TESTING OF GRAVITY SEWERS UTILIZING THE WATER TESTING PROCEDURES TAKES INTO ACCOUNT THE LEAKAGE FROM ONE MANHOLE IN THE TEST SECTION. OTHERWISE, MANHOLES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:
IF THE MANHOLE HAS BEEN ASSEMBLED IN PLACE, ALL LIFTING HOLES AND EXTERIOR JOINTS SHALL BE FILLED WITH AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR, ALL PIPES AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLY PLUGGED AND THE PLUGS PLACED TO PREVENT BLOWOUT.

EACH MANHOLE SHALL BE CHECKED FOR INFILTRATION BY FILLING WITH WATER TO THE TOP OF THE CONE SECTION. A STABILIZATION PERIOD OF ONE HOUR SHALL BE PROVIDED TO ALLOW FOR ABSORPTION. AT THE END OF THIS PERIOD, THE MANHOLE SHALL BE REFILLED TO THE TOP OF THE CONE. IF NECESSARY, AND THE MEASURING CONE SHALL BE REFILLED AT LEAST SIX HOURS BEGIN AT THE END OF THE TEST PERIOD, THE MANHOLE SHALL BE REFILLED AT THE TOP OF THE CONE MEASURING THE VOLUME OF WATER ADDED. THE MANHOLE SHALL BE CONVERTED TO A 24 HOUR RATE AND THE LEAKAGE DETERMINED ON THE BASIS OF DEPTH. THE LEAKAGE FOR EACH MANHOLE SHALL NOT EXCEED ONE GALLON PER VERTICAL FOOT FOR 24 HOURS PER FOOT OF ELEVATION AND DEPTH SHALL BE NO VISIBLE INFILTRATION. IF AN AIR TEST IS

[illegible]

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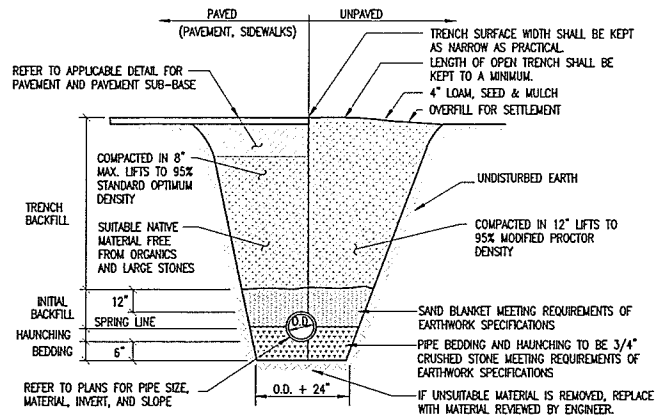
Richardson Properties, LLC
P.O. Box 276
South Hero, VT
05486

Sheet Title: Sewer Details and Notes

Project Title: 435/441 Shelburne Street Multi-Family
Burlington, Vermont

Designed By:	PE
Checked By:	-
Drawn By:	WC
Scale:	N.T.S.
Date:	August, 2016

C3

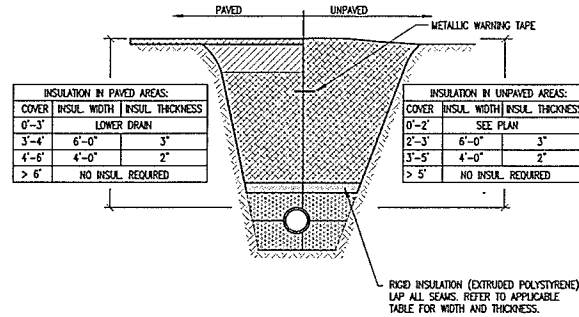


STORM DRAIN TRENCH NOTES

- UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
- BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
- WHEN APPLICABLE, INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW STORM DRAIN SYSTEM DURING CONSTRUCTION.
- NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
- PROVIDE 6" OF COVER OVER PIPE IN PAVED AREAS AND 5" OF COVER OVER PIPE IN UNPAVED AREAS. REFER TO INSULATION DETAIL FOR AREAS WHERE PROPER COVER CAN NOT BE ACHIEVED.

TYPICAL STORM DRAIN TRENCH DETAIL

SCALE: NONE

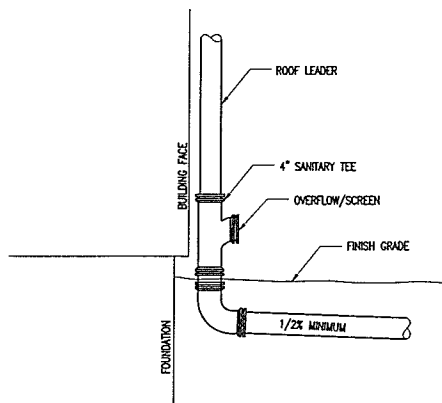


TRENCH NOTES

- REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.

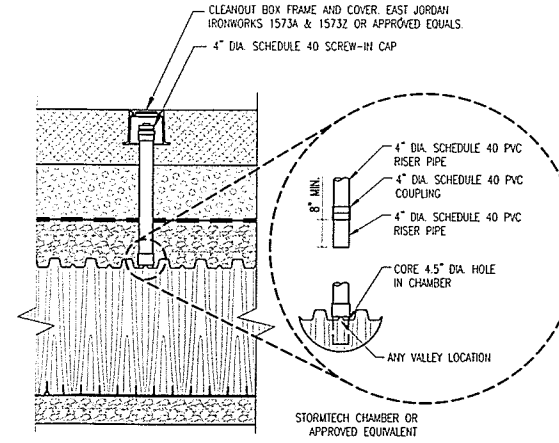
INSULATION OVER SHALLOW DRAIN DETAIL

NOT TO SCALE



DOWN SPOUT AND OVERFLOW DETAIL

SCALE: NONE



NOTES

- INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
- ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

INSPECTION PORT DETAIL

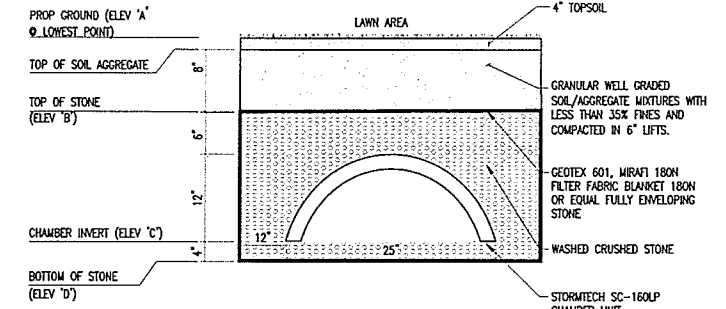
NORTH CHAMBER

A	FINISH GRADE	198.80
B	APPROX. EXIST GRADE	198.80
C	TOP OF STONE	197.00
D	CHAMBER INVERT	195.50
E	BOTTOM OF STONE	195.00

SOUTH CHAMBER

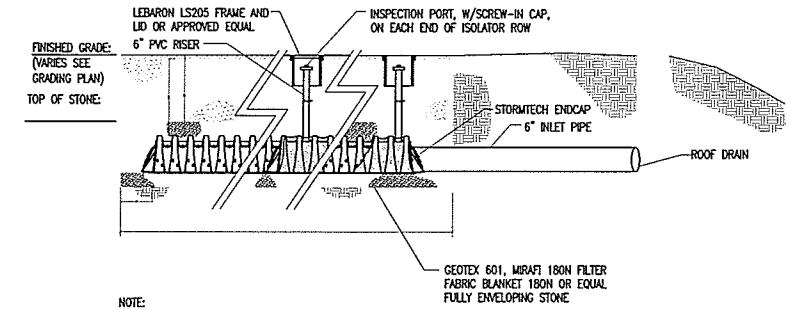
A	FINISH GRADE	199.70
B	APPROX. EXIST GRADE	199.70
C	TOP OF STONE	198.50
D	CHAMBER INVERT	197.00
E	BOTTOM OF STONE	196.50

CHAMBER ELEVATIONS



- THERE SHALL BE A MINIMUM OF 6" OF CRUSHED STONE ABOVE AND ON EITHER SIDE OF EACH CHAMBER ROW.
- THERE SHALL BE A MINIMUM OF 4" OF CRUSHED STONE BELOW EACH CHAMBER ROW.

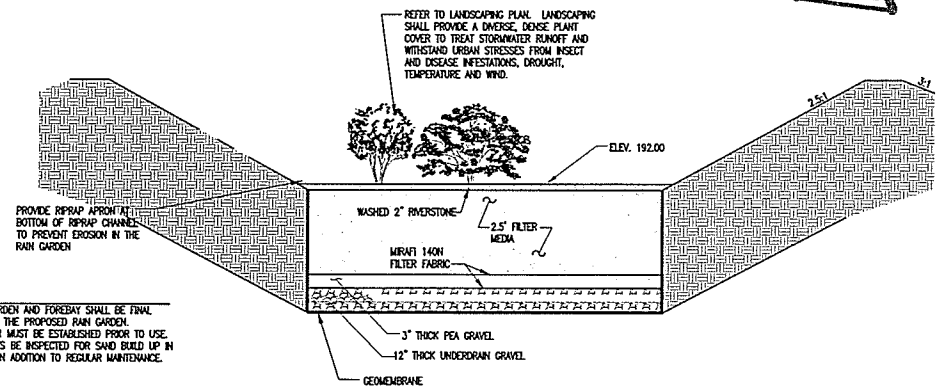
SECTION



NOTE:

- UP-STREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED PRIOR TO CONNECTING TO INFILTRATION CHAMBER.

PROFILE



RAIN GARDEN NOTES:

- UPPERMOST AREAS DRAINING TO RAIN GARDEN AND FORESETT SHALL BE FINAL STABILIZED PRIOR TO DIRECTING RUNOFF INTO THE PROPOSED RAIN GARDEN.
- A DENSE AND VIGOROUS VEGETATIVE COVER MUST BE ESTABLISHED PRIOR TO USE.
- PRE-TREATMENT CHAMBERS SHOULD ALWAYS BE INSPECTED FOR SAND BUILD UP IN THE CHAMBER FOLLOWING THE SPRING MELT IN ADDITION TO REGULAR MAINTENANCE.

MATERIALS SPECIFICATIONS:

PARAMETER	SPECIFICATION	PERCENT OF MIXTURE BY VOLUME	SIZE GRADATION OF MATERIAL	NOTES
COMPONENT MATERIAL				
TOPSOIL		20%	1/2"	100
LOWAY SAND		60%	10	85 TO 100
			20	70 TO 100
			60	15 TO 40
			100	8 TO 15
RIVER STONE	2" WASHED, ROUNDED STONE MATERIAL			APPROVED BY LANDSCAPE ARCHITECT.
PEA GRAVEL	ASTM C33-03		NO. 8 (3/8" - #8)	

ENTER MEDIA:

THE SOIL (EXCLUDING WOOD CHIPS) SHOULD BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 1/2 INCH. NO OTHER MATERIALS OR SUBSTANCES SHOULD BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE FILTER MEDIA SHOULD BE FREE OF NOXIOUS WEEDS. THE FILTER MEDIA SHOULD BE TESTED AND SHOULD MEET THE FOLLOWING CRITERIA:

PH RANGE 5.2 - 7.0
ORGANIC MATTER 1.5 - 4%
NUTRIENT 35 LB./AC
PHOSPHORUS NO MINIMUM
POTASSIUM K20 85 LB./AC
SOLUBLE SALTS NOT TO EXCEED 500 PPM

RAIN GARDEN DETAIL

NOT TO SCALE

Stamp

Chid

1

DRE Submittal

08/03/16

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Client:

Richardson Properties, LLC

P.O. Box 276

South Hero, VT

05486

Sheet Title:

Storm Water Details

Project Title:

435/441 Shelburne Street Multi-Family

Burlington, Vermont

Designed By:

PB

Checked By:

-

Drawn By:

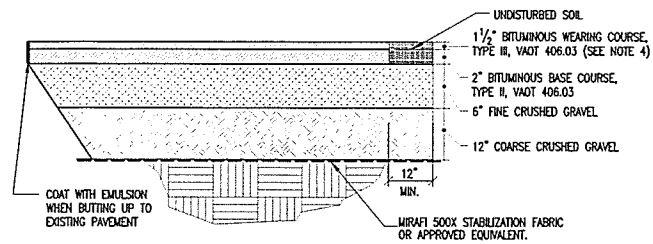
WC

Scale:

N.T.S.

Date:

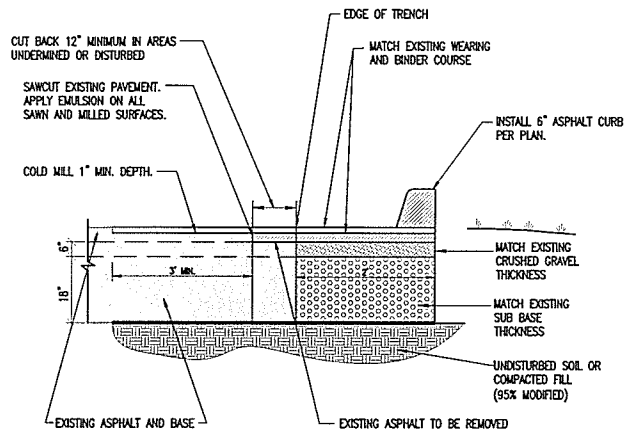
August, 2016



- PAVEMENT PATCHING NOTES:
1. IN ALL PAVEMENT AREAS TO BE PATCHED, SAW CUT AND REMOVE EXISTING PAVEMENT.
 2. EXCAVATE BASE MATERIAL AND SUB-BASE MATERIAL IF INADEQUATE.
 3. COMPACT ALL FILL MATERIAL TO 95% MODIFIED PROCTOR DENSITY.

TYPICAL PAVEMENT DETAIL

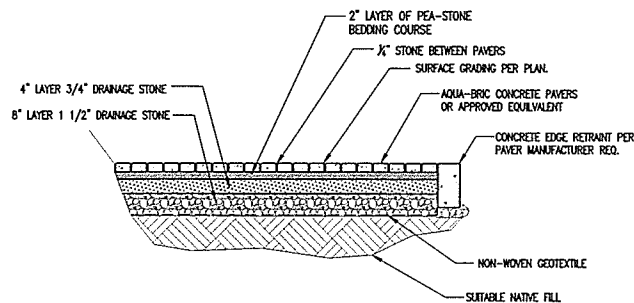
SCALE: NONE



- PAVEMENT PATCHING NOTES:
1. IN ALL PAVEMENT AREAS TO BE PATCHED, SAW CUT AND REMOVE EXISTING PAVEMENT.
 2. EXCAVATE BASE MATERIAL AND SUB-BASE MATERIAL IF INADEQUATE.
 3. COMPACT ALL FILL MATERIAL TO 95% MODIFIED PROCTOR DENSITY.

PAVING PATCH DETAIL

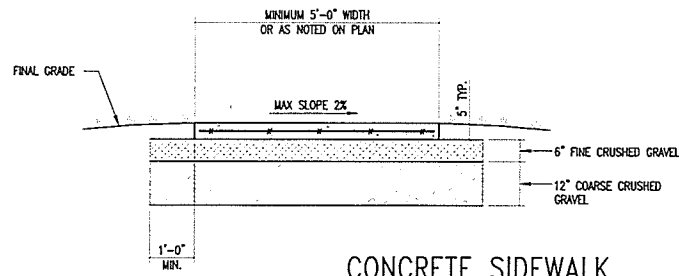
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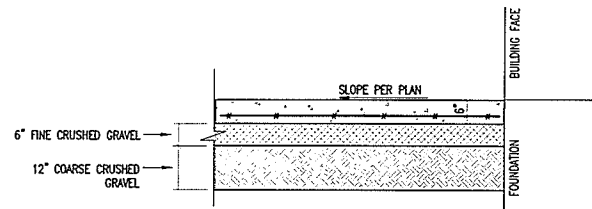
- NOTES:
1. COMPACT SUITABLE NATIVE SOIL TO 90% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST.
 2. ALL STONE MATERIALS ARE TO BE APPLIED IN 6\"/>

PERVIOUS PAVER DETAIL

SCALE: NONE



CONCRETE SIDEWALK



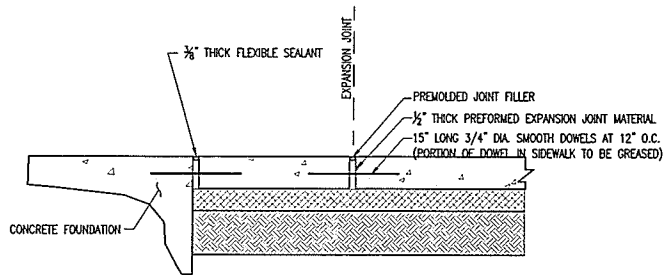
CONCRETE SLAB/PAVEMENT

CONCRETE NOTES:

1. PLACE A TOOLED JOINT 1/8\"/>

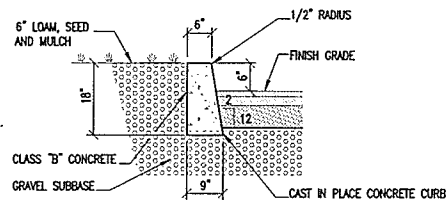
CONCRETE DETAIL

SCALE: NONE



EXPANSION JOINT DETAIL

SCALE: NONE



CONCRETE CURB NOTES:

1. CONSTRUCT CURBS IN 10'-0\"/>

CONCRETE CURB DETAIL

SCALE: NONE

SITE/EARTHWORK SPECIFICATIONS

1. PRIOR TO THE START OF THE WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, OWNER, PROJECT ENGINEER AND A REPRESENTATIVE FOR THE CITY OF BURLINGTON TO REVIEW PROCEDURES AND IDENTIFY RESPONSIBILITIES. THE CITY SHALL BE GIVEN NOTICE AT LEAST 24 HOURS PRIOR TO THE MEETING. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE STATE OF VERMONT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CLEARING AND GRUBBING- ALL TOPSOIL AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM IMPACTED AREAS.
3. COMPACTION SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN SIX INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY AASHTO T238 METHOD AND SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY FOR PAVED AREAS AND 90 PERCENT OF THE MAXIMUM DENSITY FOR NON PAVED AREAS DETERMINED IN ACCORDANCE WITH AASHTO T99.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
5. ALL REMAINING DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE TOPSOILED, FERTILIZED AND SEEDED IN ACCORDANCE WITH THE VERMONT STATE SPECIFICATIONS.
6. THE SEEDING OF SLOPES AND DITCHES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.

7. COST OF INITIAL INSPECTION AND TESTING SHALL BE PAID BY THE OWNER. SUBSEQUENT TESTING OF MATERIALS NOT PASSING INITIAL INSPECTION, SHALL BE PAID BY THE CONTRACTOR. 8. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES.

A. SAND BLANKET/BEDDING:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1½ INCHES	90 – 100
	¾ INCH	70 – 100
	NO. 4	60 – 100
	NO. 100	0 – 20
	NO. 200	0 – 8
B. ¾" CRUSHED STONE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	1 INCH	100
	¾ INCHES	90 – 100
	⅝ INCHES	20 – 55
	No. 4	0 – 10
	No. 8	0 – 5
C. 1-1/2" CRUSHED STONE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCH	100
	1-1/2 INCH	95 – 100
	¾ INCHES	35 – 70
	⅜ INCHES	10 – 30
	No. 4	0 – 5
D. NO. 57 STONE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	1-1/2 INCHES	100
	1 INCH	95 – 100
	1/2 INCHES	25 – 60
	NO. 4	0 – 10
	No. 8	0 – 5
E. GRAVEL SUB-BASE:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	NO. 4	20 – 60
	NO. 100	0 – 12
	NO. 200	0 – 6
F. COARSE CRUSHED GRAVEL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	4 INCHES	95 – 100
	NO. 4	25 – 50
	NO. 100	0 – 12
	NO. 200	0 – 6
G. FINE CRUSHED GRAVEL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1½ INCHES	90 – 100
	NO. 4	30 – 60
	NO. 100	0 – 12
	NO. 200	0 – 6
H. GRANULAR BACKFILL:	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	3 INCHES	100
	NO. 4	45 – 75
	NO. 100	0 – 12
	NO. 200	0 – 6

- I. TYPE I STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM 1 INCH TO 12 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF FOUR INCHES.
- J. TYPE II STONE FOR STONE FILL THE LONGEST DIMENSION OF THE STONE SHALL VARY FROM TWO INCHES TO 36 INCHES, AND AT LEAST 50 PERCENT OF THE VOLUME OF THE STONE IN PLACE SHALL HAVE A LEAST DIMENSION OF 12 INCHES.

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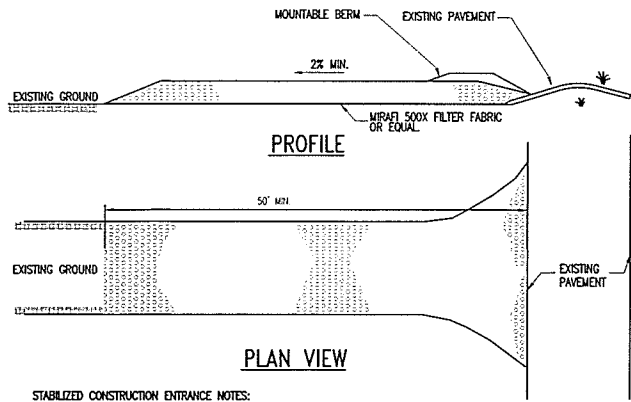
DEPARTMENT OF
 PLANNING & ZONING

Site Details and Notes

Project Title: 435/441 Shelburne Street Multi-Family
 Burlington, Vermont

Designed By: PB
 Checked By: -
 Drawn By: WC
 Scale: N.T.S.
 Date: August, 2016

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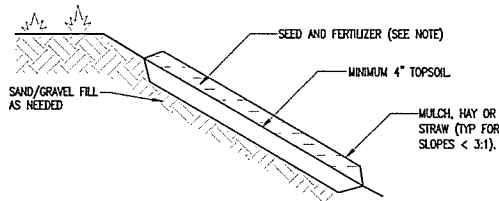


STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE: USE 1-1/2" CRUSHED STONE.
2. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE.
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
4. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
5. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

CONSTRUCTION ENTRANCE DETAIL

SCALE: NONE

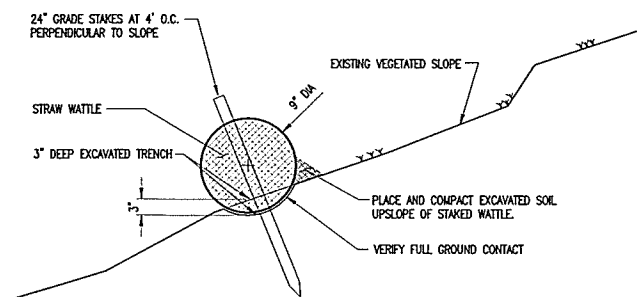


NOTES FOR SEEDING AND MULCHED AREAS

1. ALL DISTURBED SURFACES SHALL BE TEMPORARILY OR PERMANENTLY SEEDING AND MULCHED WITHIN 7 DAYS OF DISTURBANCE.
2. SEEDING AND MULCHING OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 48 HOURS OF FINAL GRADING.
3. MULCH: TYPICALLY HAY OR STRAW MAY BE UTILIZED AND SHALL BE APPLIED AT A RATE OF 90-100 LBS/1,000 SF. MULCH SHALL NOT BE PLACED ON SLOPES OF GREATER THAN 3:1. EROSION CONTROL MATTING SHALL BE USED IN ITS PLACE.
4. SEED: SEEDING SHALL OCCUR AFTER APRIL 15 AND PRIOR TO SEPTEMBER 15TH IN ORDER TO ESTABLISH A STAND OF GRASS PRIOR TO GROUND FREEZING. SEED SHALL BE IN ACCORDANCE WITH SECTION 32 9200.
5. COVER SEED WITH 1/4" SOIL UNLESS A HYDROSEEDER IS USED.
6. MULCH ANCHORING: SHALL BE ACCOMPLISHED BY DEGRADABLE MULCH NETTING OR MATTING. USE WHEN SLOPES ARE GREATER THAN 10%.
7. TOPSOIL AND MULCHING NOT TO BE APPLIED IN AREAS OF TRAVELWAYS.
8. REFER TO LANDSCAPE PLANS FOR TOPSOIL AND PERMANENT SEEDING INFORMATION.

SEEDING AND MULCHED AREAS DETAIL

SCALE: NONE

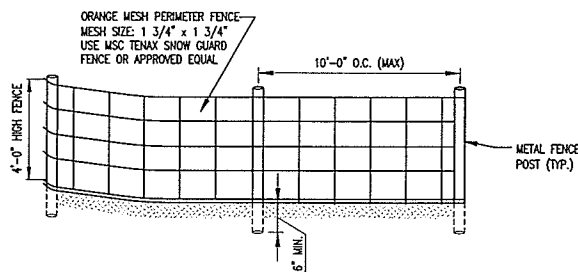


NOTES:

1. STRAW WATTLE PRODUCT TO BE NORTH AMERICAN GREEN SEDMAX-SW99 OR APPROVED EQUIVALENT.
2. WATTLES TO BE 9" DIAMETER AND CONSIST OF AGRICULTURAL STRAW WRAPPED IN BIODEGRADABLE, ORGANIC JUTE NET.
3. INSTALL PER MANUFACTURER'S RECOMMENDATION.

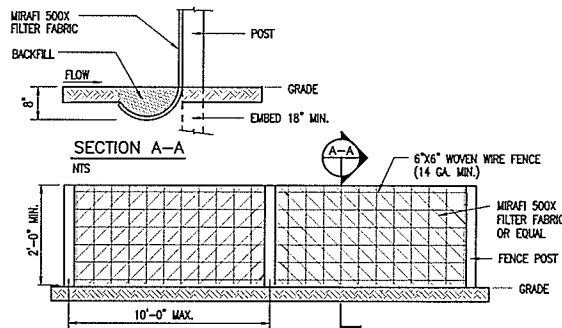
STRAW WATTLE DETAIL

SCALE: NONE



ORANGE CONSTRUCTION FENCE DETAIL

SCALE: NONE



SILT FENCE NOTES:

1. SILT FENCE SHALL BE PRE-FABRICATED EROSION CONTROL FENCE BY MIRAFL OR EQUAL, OR CONSTRUCTED IN PLACE AS SPECIFIED HEREIN.
2. CONSTRUCTED IN PLACE SILT FENCE:
 - A. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - B. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE TIES SPACED EVERY 24" AT TOP OF MID SECTION.
 - C. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
3. INSPECTION SHALL BE FREQUENT (MINIMUM ONCE A WEEK AND AFTER EVERY RAINFALL). MAINTENANCE SHALL BE PERFORMED AS NEEDED, AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
4. WOVEN WIRE FENCE REINFORCEMENT IS REQUIRED BY THE VT CONSTRUCTION GENERAL PERMIT WHEN SILT FENCE IS PLACED WITHIN 100 FEET UPSLOPE OF RECEIVING WATERS.

SILT FENCE DETAIL

SCALE: NONE

EPSC NOTES

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CONTRACTOR, OWNER, PROJECT ENGINEER AND TOWN DPW TO REVIEW PROCEDURES AND IDENTIFY RESPONSIBILITIES. 4 WEEKS NOTICE SHALL BE GIVEN TO THE CITY PRIOR TO START OF CONSTRUCTION. UNLESS STATED OTHERWISE STATED, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE VTTRANS SPECIFICATIONS.
2. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
3. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
4. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

WINTER EROSION CONTROL NOTES

WINTER CONSTRUCTION PROCEDURES

1. DURING WINTER CONSTRUCTION, INSPECTIONS BY THE ON-SITE PLAN COORDINATOR SHALL OCCUR DAILY WHEN AREAS ARE UN-STABLE, AND WEEKLY PRIOR TO ANY FORECASTED RAIN, THAW OR SPRING MELT WHEN TEMPORARY STABILIZATION IS IN PLACE.
2. IN AREAS TO BE STABILIZED BY VEGETATION, ALL SEEDING MUST BE COMPLETED BY SEPTEMBER 15 TO ALLOW GROWTH TO OCCUR PRIOR TO THE GROUND FREEZING. STABILIZATION OF ALL OTHER DISTURBED AREAS SHALL BE COMPLETED BY OCTOBER 15.
3. ENLARGED ACCESS POINTS, STABILIZED TO PROVIDE FOR SNOW STOCKPILING SHALL BE INSTALLED.
4. LIMITS OF DISTURBANCE SHALL BE MOVED OR REPLACED TO REFLECT BOUNDARY OF WINTER WORK.
5. SNOW WILL NOT BE PILED WITHIN 25 FEET OF PERIMETER CONTROLS (SUCH AS SILT FENCE) TO ALLOW FOR CLEARING AND MAINTENANCE. SNOW IS TO BE REMOVED FROM ALL STRUCTURAL EROSION PREVENTION AND SEDIMENTATION CONTROL MEASURES FOLLOWING EACH SIGNIFICANT SNOWFALL. NO SNOW STORAGE UP-GRADE OF DISTURBANCE. NO SNOW DISPOSAL IN SEDIMENT PONDS/BASINS. IF NECESSARY, SNOW/ICE MUST BE REMOVED PRIOR TO STABILIZATION OF DISTURBED AREAS. ACCESS POINTS SHALL BE ENLARGED AND STABILIZED TO ALLOW FOR SNOW STOCKPILING.
6. IN AREAS OF DISTURBANCE WITHIN 100 FT OF A RECEIVING WATER, SILT FENCE SHALL BE REINFORCED OR ELSE REPLACED WITH PERIMETER DIKES, SWALES OR OTHER PRACTICES RESISTANT TO THE FORCES OF SNOW LOADS.
7. DRAINAGE STRUCTURES SHALL BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS.
8. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE BY OCTOBER 15, OR IF NOT POSSIBLE, THEN PRIOR TO GROUND FREEZE.
9. MULCH IS TO BE APPLIED AT THE END OF EACH WORKDAY TO ALL EXPOSED AREAS THAT HAVE NOT YET REACHED FINAL GRADE AT TWICE THE RATE INDICATED IN THE SEEDING AND MULCHING DETAIL FOR THE REGULAR CONSTRUCTION SEASON. MULCH SHALL BE TRACKED IN OR STABILIZED WITH NETTING.
10. TO ENSURE COVER OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
 - A) IF NO PRECIPITATION WITHIN 24 HOURS IS FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
 - B) DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
11. SNOW AND ICE SHALL BE REMOVED TO LESS THAN 1" THICKNESS PRIOR TO STABILIZATION.
12. STONE STABILIZATION, 10 TO 20 FT WIDE IN AREAS SUCH AS THE PERIMETER OF BUILDINGS UNDER CONSTRUCTION WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED SHALL BE INSTALLED.

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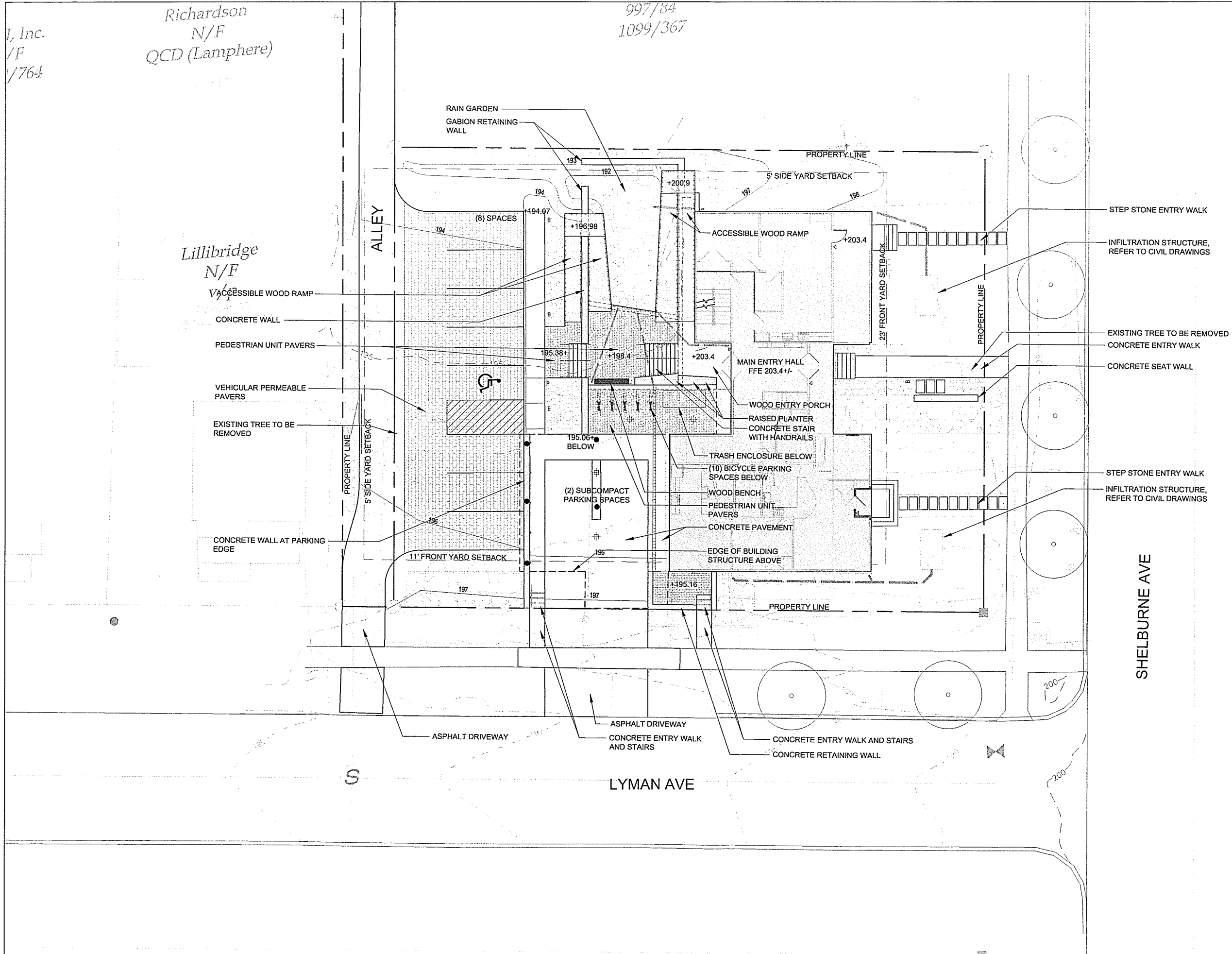
DEPARTMENT OF
PLANNING & ZONING

Richardson Properties, LLC
P.O. Box 276
South Hero, VT
05486

Sheet Title: Erosion Prevention and Sediment Control Details and Notes
Project Title: 435/441 Shelburne Street Multi-Family
Burlington, Vermont

Designed By: PB
Checked By: -
Drawn By: WC
Scale: N.T.S.
Date: August, 2016

C3.4



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**RICHARDSON
MULTIFAMILY
HOUSING**
435-441 Shelburne
Burlington, VT

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0 5' 10' 20'

Graphic Scale

North

Scale: 1"=10'-0"

Date: August 3, 2016

Drawn By: TH

Checked By: AP

Issues:

No.	Description	D

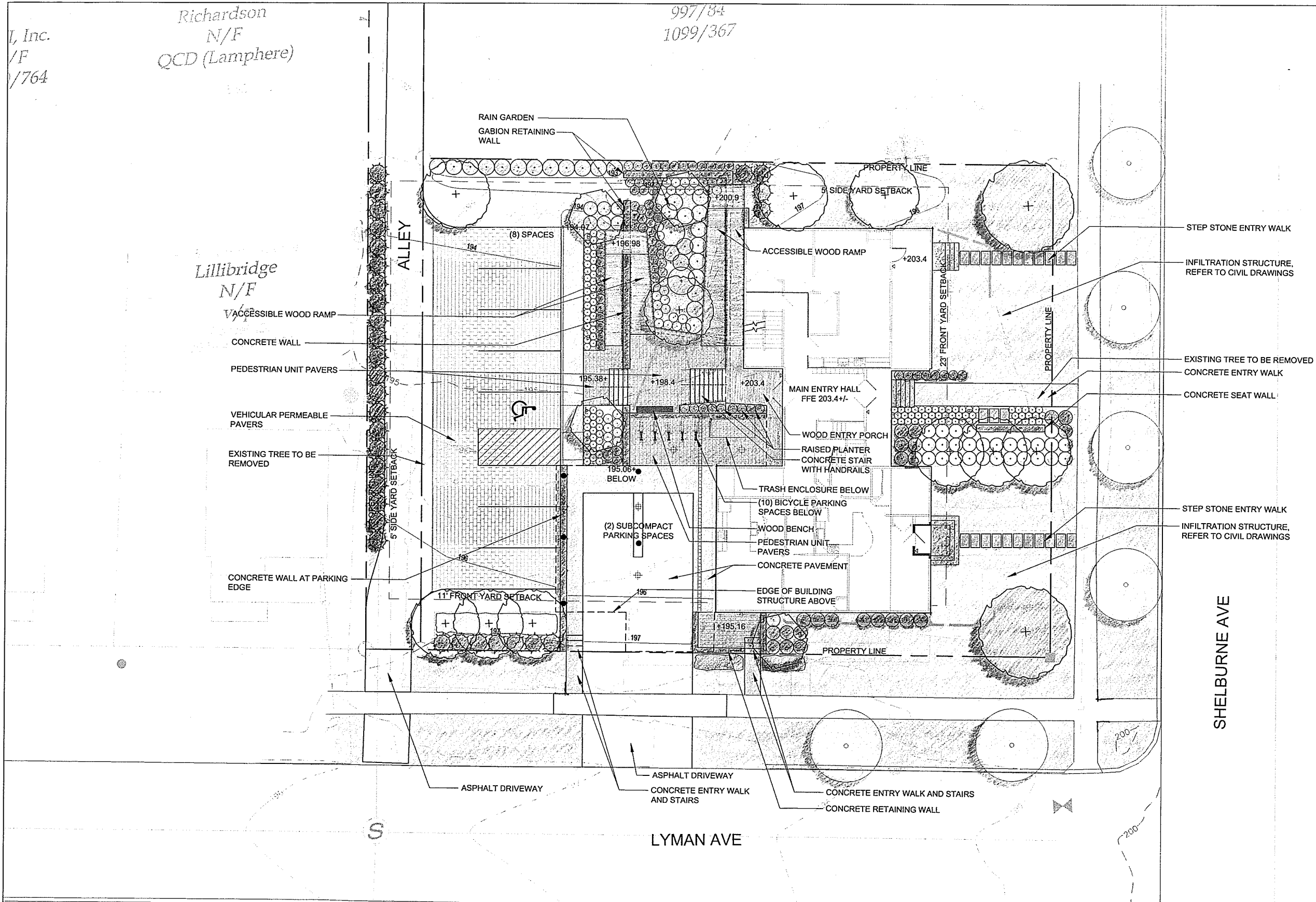
Title

**SITE MATERIALS
PLAN**

Sheet Number:

LA-100

Project Number: 1605001
File: LA-100 Site Materials Plan.dwg



Richardson
N/F
QCD (Lamphere)

Lillibridge
N/F

997/84
1099/367

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0 5' 10' 20'
Graphic Scale

North
Scale: 1"=10'-0"

Date: August 3, 2016
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Issues:

No.	Description	Date

Title
**SITE MATERIALS
PLAN**

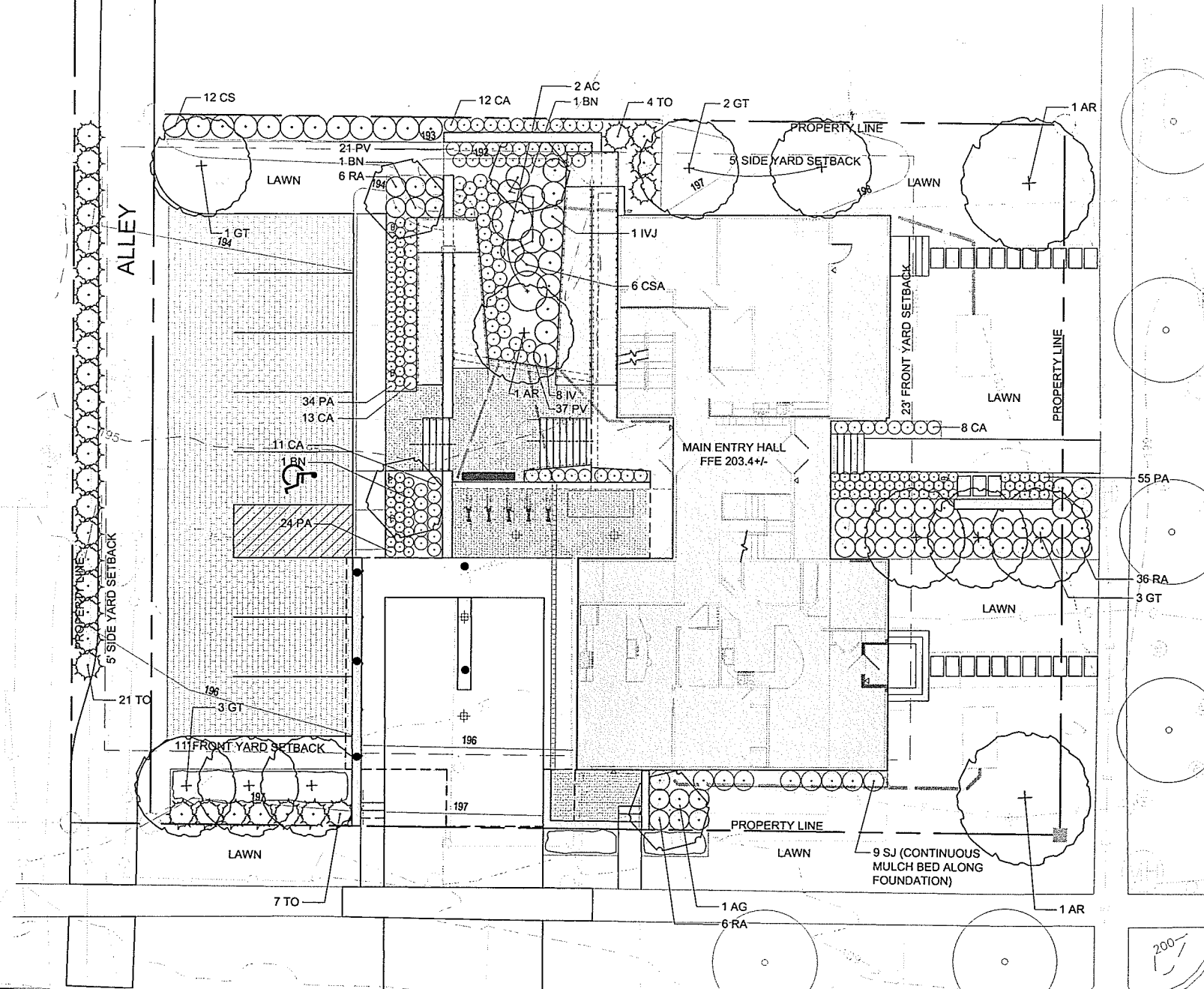
Sheet Number:
LA-100

Project Number: 1605001
File: LA-100 Site Materials Plan.dwg

Richardson
N/F
QCD (Lamphere)

Lillibridge
N/F
v/p

997/84
1099/367



SHELburnE AVE

LYMAN AVE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES:					
AC	Amelanchier canadensis	Shadblow Serviceberry	2	8-10' Ht.	B&B, Multi-Stem
AG	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	2"-2.5" cal.	B&B, Single-Stem
AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	3	2.5"-3" cal.	B&B
BN	Betula nigra 'Heritage'	Heritage River Birch	3	2"-2.5" cal.	B&B, Single-Stem
GT	Gleditsia triacanthos 'Inermis'	Honeylocust	9	2.5"-3" cal.	B&B
TO	Thuja occidentalis	Eastern White Cedar	32	7-8' Ht.	B&B
SHRUBS:					
CSA	Comus sericea 'Arctic Fire'	Arctic Fire Dogwood	6	3'-4' Ht.	Cont, Plant 48" o.d.
CS	Comus sericea 'Bailey'	Bailey's Redosier Dogwood	12	3'-4' Ht.	Cont, Plant 48" o.d.
IV	Ilex verticillata 'Red Sprite'	Winterberry	8	3'-4' Ht.	Cont, Plant 48" o.d.
IV	Ilex verticillata 'Jim Dandy'	Winterberry	1	3'-4' Ht.	Cont, Plant 48" o.d.
RA	Rhus aromatica 'Gro Low'	Gro Low Sumac	48	18"-24" Ht.	Cont.
SJ	Spiraea japonica 'Shibori'	Shibori Spiraea	9	24"-30" Ht.	Cont.
GRASSES:					
CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Grass	62	1 Gal.	Cont.
PA	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	113	1 Gal.	Cont.
PV	Panicum virgatum	Switchgrass	58	1 Gal.	Cont.

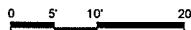
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MULTIFAMILY
HOUSING

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Burlington, VT

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Graphic Scale



North

Scale: 1"=10'-0"

Date: August 3, 2016

Drawn By: TH

Checked By: AP

Issues:

[illegible]

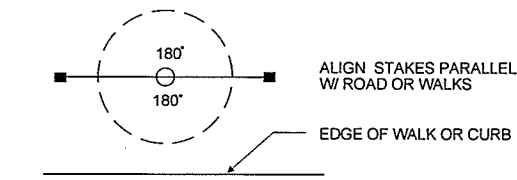
Title

PLANTING PLAN

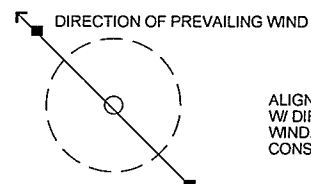
Sheet Number:

LA-400

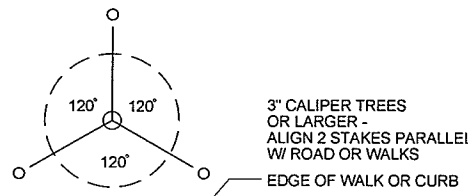
Project Number: 1605001
File: LA-400 Landscape Plan.dwg



A. TREE STAKING ALONG ROAD OR WALKS



B. TREE STAKING IN OPEN SPACES



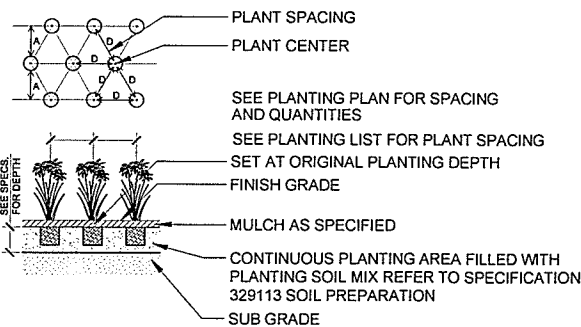
C. TREE GUYING

E TREE STAKING LAYOUT
NO SCALE

p-stake.dwg

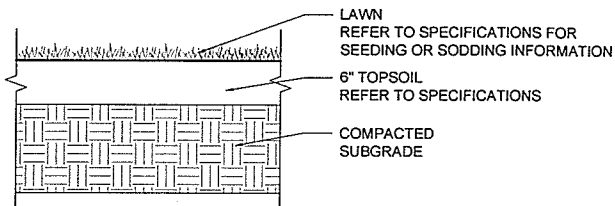
SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
36" O.C.	31.20"	0.125
30" O.C.	26.00"	0.180
24" O.C.	20.76"	0.281
12" O.C.	10.44"	1.125
10" O.C.	8.64"	1.660
8" O.C.	6.96"	2.600
6" O.C.	5.16"	4.610

NOTE:
1. PLANT QUANTITIES DETERMINED BY MULTIPLYING AREA (SQ. FT.)
BY NUMBER OF PLANTS/SQ. FT. FOR REQUIRED SPACING.
2. CONTINUOUS PLANTING PITS FILLED WITH PLANTING MIX PER THE
DEPTH AS NOTED IN THE SPECIFICATIONS IS REQUIRED.



C PERENNIAL PLANTING
SCALE: 1/2" = 1'-0"

p-perennial.dwg



D LAWN
SCALE 1" = 1'-0"

p-lawn.dwg

NOTE: EXAMINE ENTIRE TREE AND REMOVE
ALL NURSERY TAGS, ROPE, STRING, OR
SURVEYORS TAPE TO PREVENT FUTURE
GIRDLING.

SURROUNDING SOIL SHOULD NOT
EXCEED 80% COMPACTION, DRAINAGE
WILL BE REQUIRED IF COMPACTED
SOILS ARE PRESENT

NYLON STRAP
WITH 3/4" GROMMETS,
REFER TO SPECIFICATIONS

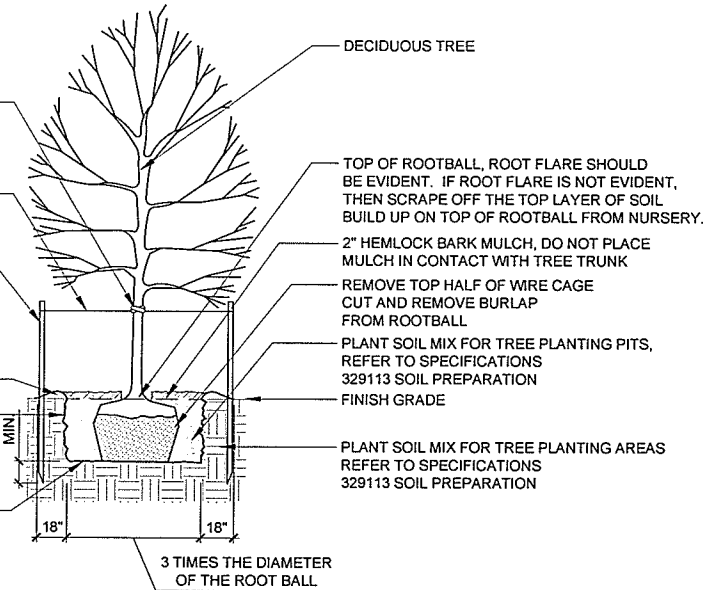
FASTEN WIRE BELOW POINT OF
MAJOR BRANCHING OR TO MAJOR
OUTSIDE TRUNK.

2 1/2" HARDWOOD STAKES. ALIGN
STAKES PARALLEL W/ ROAD/ WALKS
OR PARALLEL W/ DIRECTION OF
PREVAILING WIND, REFER TO TREE
STAKING DETAIL

TEMPORARY WATERING BASIN

BREAK APART EDGE OF EXCAVATION
W/ SHOVEL AND BLEND PLANT SOIL MIX
W/ EXISTING SOIL TO PROVIDE
TRANSITION TO UNDISTURBED GRADE

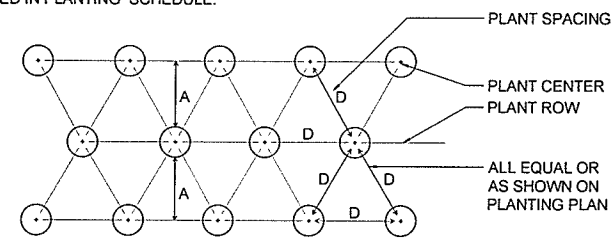
UNDISTURBED GRADE
EXCAVATE ONLY TO SPECIFIED
PLANTING DEPTH TO ENSURE
STABLE BASE



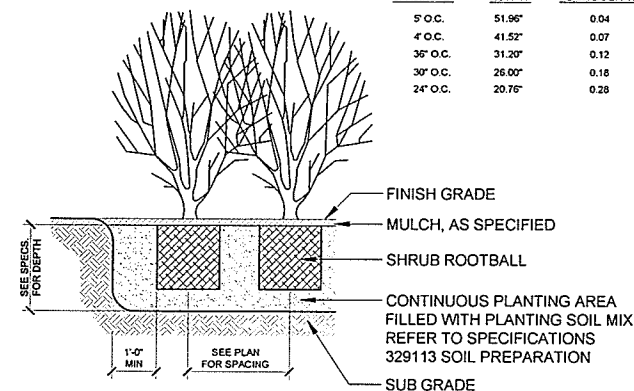
A TREE PLANTING
SCALE 1/4" = 1'-0"

p-decidtree.dwg

NOTE: QUANTITY OF SHRUBS AND SPACING
AS NOTED IN PLANTING SCHEDULE.



SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
9" O.C.	51.96"	0.04
4" O.C.	41.52"	0.07
36" O.C.	31.20"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28



B SHRUB PLANTING
SCALE: 1/2" = 1'-0"

No.	Description	D

KLVR 10/KLVR 17
ELR 10/ELR 17
ELR 15/ELR 16

KLVR 10/KLVR 17
ELR 10/ELR 17
ELR 15/ELR 16

B

A

Available. High-performance, low-thermal-LCD monitors, 14 in. (available for expansion) to 22 in. and features "On-Screen Controls System". 100, 800-hour LCD lifespan, 3-year warranty.

Model	Color Screen	Weight
100	Yes	20 lbs.

Low-profile metal mesh enclosure houses the topology of most national computer logic, available in 1U or deep bay.

Color: Bright

Height: 1.2 Uu

The diagram illustrates various traffic sign types and their dimensions, categorized into four groups: Erection, Symmetric, Asymmetric (AS/TA), and Asymmetric (AS/TA/ST).

Erection:

- Top row: 150" dia. 30mm
- Bottom row: 150" dia. 30mm

Symmetric:

- Top row: 150" dia. 30mm
- Bottom row: 150" dia. 30mm

Asymmetric (AS/TA):

- Top row: 150" dia. 30mm
- Bottom row: 150" dia. 30mm

Asymmetric (AS/TA/ST):

- Top row: 150" dia. 30mm
- Bottom row: 150" dia. 30mm

NEED ADDITIONAL INFORMATION?

- Planning Station Client
- Power Station/Plants
- Don't miss Electric

Ⓔ

D

©

FIXTURE SCHEDULE

- Fixture A (Bollard Light)**
 Manufacturer: Landscape Forms
 Fixture: Multiplicity Path Light- 440L4 (6 LEDs)
 Configuration: Type 4
 Optics: ---
 Lamp: 7.8watt LED - 3,000K
 Milliamps: 350mA
 Lens: Flat Lens - FGL
 Color: Anodized Cast Aluminum
 Options: ---
 Pole: Embedded
- Fixture B (Landscape Wall Light)**
 Manufacturer: Kim Lighting
 Fixture: Steplight- Path Light- EL807
 Configuration: Rectangular
 Optics: ---
 Lamp: 5.3watt LED - 3,500K
 Milliamps: 350mA
 Lens: Flat Lens - FGL
 Color: Black
 Options: Recessed Wall Light, 1'-1/2" Mounting Height
- Fixture C (Handrail Light)**
 Manufacturer: Cole Lighting
 Fixture: LR5 1.9 GPI-LED Symmetrical
 Optics: ---
 Wattage: 2.5watt LED - 3,000K
 Color: Stainless Steel
 Options: Underhandrail Mounted
- Fixture D (Under Building Parking Light)**
 Manufacturer: Rab
 Fixture: VANLED10N
 Optics: ---
 Wattage: 13 Watt - 4,000K
 Color: Bronze
 Options: Ceiling Mounted Fixture +/- 7' Mounting Height
- Fixture E (Building Entry Light)**
 Manufacturer: Rab
 Fixture: Entra Wall Pack - ENTRA12N
 Optics: ---
 Wattage: 12watt
 Color: Bronze
 Options: Wall Sconce +/- 7' Mounting Height

ISO-CONTOUR KEY

ISO-CONTOUR	FOOTCANDLE VALUE
—	1.00
—	0.50
—	0.25

STATISTICAL AREA SUMMARY

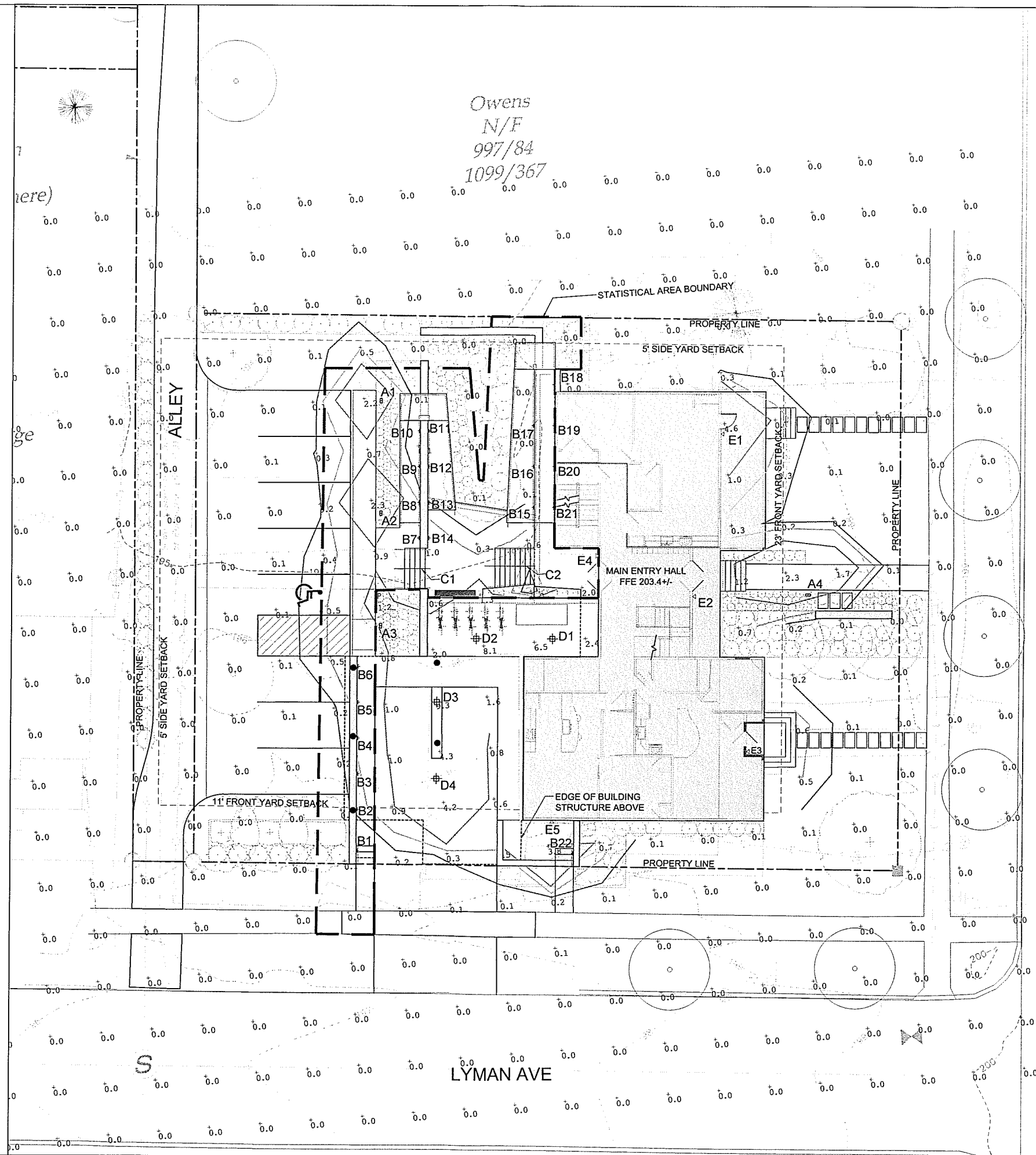
PARKING LOT AREA

Parking Area Lighting is not included in the project due to adjacent neighboring properties and overflow light from the walkway/entry plaza lighting (refer to Walkway Area Summary below).

WALKWAY AREA:

AVERAGE = 0.56 fc
 MAXIMUM = 2.3 fc
 MINIMUM = 0.0 fc
 AVG/MIN RATIO = 0.00 fc
 MAX/ MIN RATIO = 4.10 fc

Disclaimer: This analysis was calculated in accordance with published IES calculation methods and procedures with the data as entered by the user. This analysis is based on tested IES photometric data, light loss factors as defined in the LLF value. This analysis is a mathematical model of real life situations, and it can be only as accurate as the model itself. Calculated values may vary from actual measurements in certain situations. SE Group is not responsible for light output deviations due to lamp/ballast combinations or other variables.



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435-444 Shelburne
 Burlington, VT

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0 5' 10' 20'

Graphic Scale

North

Scale: 1"=10'-0"

Date: August 3, 2016

Drawn By: TH

Checked By: AP

Issues:

No.	Description	Date

Title

SITE LIGHTING
PLAN

Sheet Number:

LA-600

Project Number: 1605001

File:

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Richardson Multifamily Parking Management Plan

Submitted by: Mitchel Richardson

PO Box 276

South Hero, Vermont 05486

8/3/2016

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Project Summary:

DEPARTMENT OF
PLANNING & ZONING

This plan has been compiled by Mitchel Richardson, with the assistance of Struktur, pllc. The project is located at 435-441 Shelburne Road at the corner of Lyman Avenue and Shelburne Road. Our proposal is to convert an existing 12 Bedroom Rooming House and 2-Person Duplex to a 10-Unit Multi-Family Residential Apartment Building.

This information is being provided to support our proposal to adaptively reuse this structure for residential apartments. Conversion takes place within the existing building footprint and two inclusionary housing units will be provided. The apartment mix includes one 3-bedroom unit, seven 1-bedroom units, one studio unit, and one 2-bedroom unit. The 2-bedroom unit located in the basement level is excluded from the scope of this project but is included in the density and parking calculations.

This site is located in the RM District and Neighborhood Parking District. Section 8.1.15 of the City of Burlington Comprehensive Development Ordinance states that the number of parking spaces may be reduced to the extent that the applicant can demonstrate that the proposed development can be adequately served by a more efficient approach that more effectively satisfies the intent of Article 8 and the goals of the municipal development plan to reduce dependence on the single-passenger automobile and amount of impervious surface for parking. The maximum allowable parking waiver reduction is 50%. We propose to provide 10 new parking spaces onsite, equal to a 50% parking waiver for the residences.

The existing site exceeds the allowable coverage allowance of 48% and it is our objective to design this site into compliancy while providing parking that meets the needs of this residence. Please see supporting information below for why we believe our proposal is valid and request for a waiver that can be feasibly granted.

8.1.15 (a) Calculation of parking spaces required pursuant to Table 8.1-8.1:

Base requirement for residential use, multi-unit attached dwelling units, studio units or 1-bedroom unit is 2 spaces per unit. Pursuant to this classification 20 parking spaces are required for 10 dwelling units.

8.1.15 (b) Narrative that outlines how the proposed parking management plan addresses the specific needs of the proposed development, and more effectively satisfies the intent of the Zoning Ordinance Article 8 and the goals of the Municipal Development Plan:

Our proposal meets the intent of Article 8 of the Zoning Ordinance by ensuring there is adequate parking to serve the use of this project. This project is located on several major bus lines and is walkable distance to downtown and a supermarket district. We propose 1 parking space per unit equal to 10 total.

According to information compiled by the U.S. government Bureau of Transportation, in 2008 Americans owned 137,079,843 passenger cars or a little less than one car for every two people. The majority of the proposed units are 1-bedroom or smaller and these units would rarely

house more than 2 adults, more likely 1 adult based on the size. We have proposed parking facilities that are designed to promote vehicular and pedestrian safety and support reduced congestion in the streets. This plan supports reduced vehicle emissions, usable green space, and a reduction in paved areas leading to less stormwater run-off. This plan outlines public transportation options, community connectivity and encourages alternate modes of travel that will reduce dependence on the single-user automobile.

8.1.15 (c) Analysis of the anticipated parking demand for the proposed development:

This Parking Management Plan proposes to reduce onsite parking by 50% for a total of 10 onsite spaces, based on the specific needs and projected demographics of our proposed development. We request that 10 of the 20 required parking spaces be waived supported by the following information:

8.1.15 (c1) Proposed Number of Employees, Customers, Visitors:

This residential reuse project will have no employees, clients, shifts or deliveries outside of what is customary for a residential development such as mail, takeout food orders, etc.

8.1.15 (c2) Anticipated parking demand by time of day/use:

A survey conducted several years ago at the Champlain Housing Trust revealed that their tenants own .7 cars per unit. CHT's 33 unit building on North Ave has a 33 spot parking lot which is quoted to be very underused.

8.1.15 (c4) Availability and frequency of public transit service within a distance of 800 feet.

There are three bus stops within 800 feet of our project. On the southbound side of Shelburne Road CCTA lines 6 and 18 are a distance of 315 feet distance from our building and Line 46 is 430 feet. Across the street (northbound) are CCTA lines 6, 18, and 46 at a distance of 750 feet from the building. The bus stop in front of Price Chopper and Shaws serves 9 different lines is .2 miles from our building (see attached neighborhood connectivity map).

8.1.15 (c5) Reduction in vehicle ownership in connection with housing occupancy or type:

Our project includes one small studio apartment (330 sf), seven 1-bedroom apartments ranging in size from 530 to 800 square feet, one 2-bedroom apartment (existing 500 sf), and one 3-bedroom apartment (1420 sf). The size of the units will limit the amount of occupants.

Two units are inclusionary and statistically lower income residents, especially in town on the bus line, tend to own fewer cars.

8.1.15 (d) Strategies the applicant will use to reduce or manage the demand for parking:

Walking: The project site is approximately 1.5 miles from Burlington's downtown district and ¼ mile from 2 shopping centers where many shopping needs can be met (groceries, pharmacy, clothing, coffee shop, restaurants).

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Biking: The project site is located 1 mile from the Burlington Bike Path and ½ mile from the South Burlington Bike Path. We are providing two free bike storage spaces per occupant, one interior and one exterior.

Carshare: Car-sharing encourages people to drive less. According to statistics noted on the Carshare Vermont website: *"Because car-sharing helps people become less car dependent, it leads to a major dip in vehicle ownership. More than 75% of CarShare Vermont members belong to zero or one-vehicle households"*.

There are three Carshare VT locations within walking distance of the site. The closest vehicle location is at the Switchback Brewery on Flynn Avenue, about ½ mile and 10 minute walk from the site. There are also vehicle locations on Lakeside Avenue (.9 miles) and at South Park on Locust Street (.8 miles). A single user carshare membership will be included in the rental agreement for each dwelling unit.

We trust that the proposed parking will adequately meet the needs of this project. This site is well-connected to public transportation, at walking distance to basic services and one mile to numerous bikepaths and three carshare locations. In addition, residents will have access to a carshare account, and two bike parking spaces at no additional charge (see attached neighborhood connectivity map).

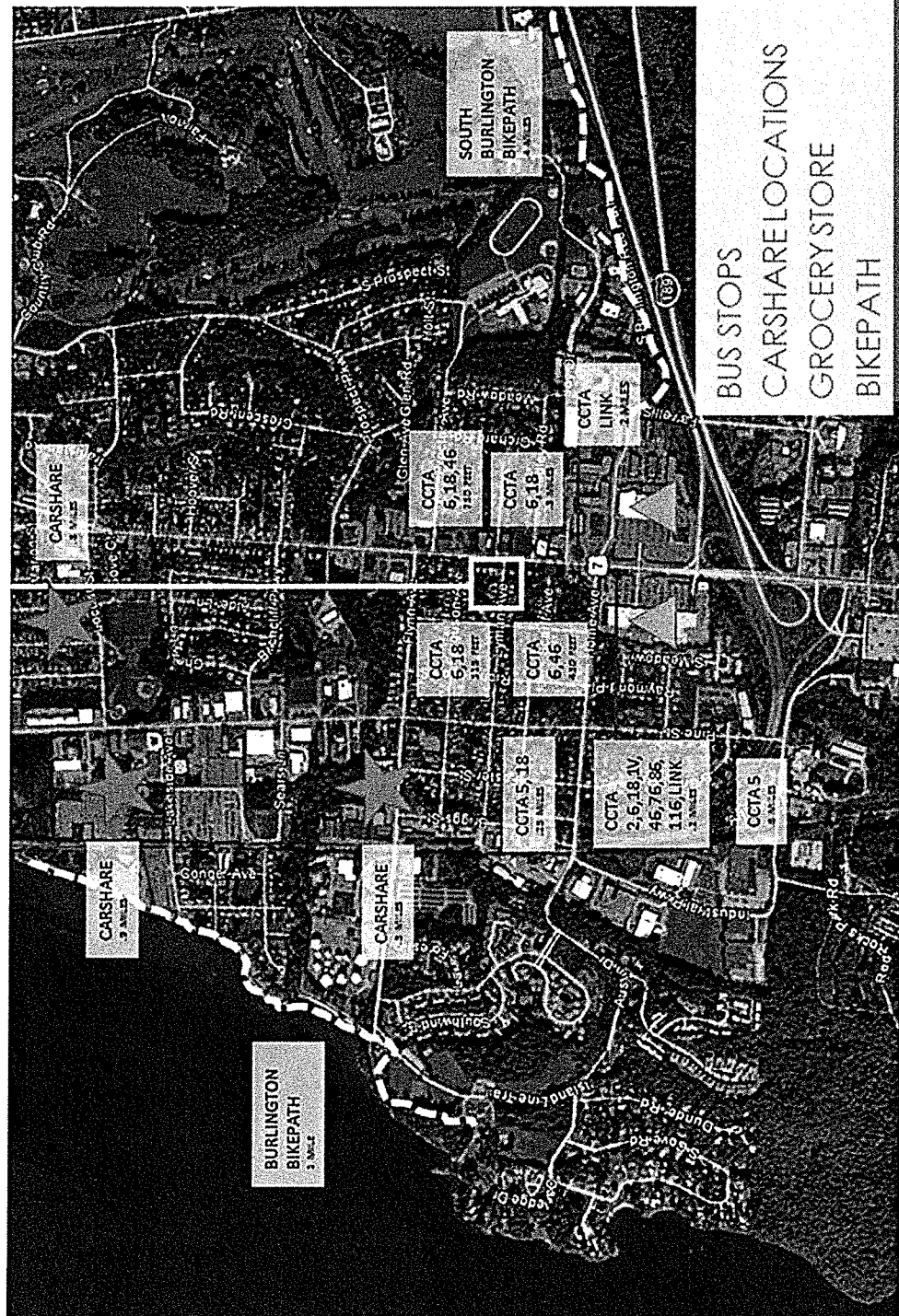
This project is a gateway to the city with its prominent location to south end neighborhoods and proximity to downtown Burlington. We believe that site design should support this mission by maximizing green space and reducing the amount of impervious surface for parking. While parking areas should be designed to meet the technical requirements of vehicle movement they should also consider landscaping, outdoor usable space for residents, streetscape, pedestrian safety, and stormwater run-off. We believe the amount of parking proposed for this project is adequate to support the needs of future residents. By limiting the amount of area required for parking we are able to offer usable outdoor space back to the residents.

As MIT Professor Eran Ben-Joseph points out in his book, *Rethinking A Lot*:

"A successful parking lot is one that integrates its site conditions and context, takes measures to mitigate its impacts on the environment, and gives consideration to aesthetics as well as the driver-parker experience".

AUG 03 2016

BUS STOPS
CARSHARE LOCATIONS
GROCERY STORE
BIKEPATH



PROJECT LOCATION
435-441 SHELburnE STREET

9/29/2018

44.5053267, -73.2525284 to Crescent Beach Dr, Burlington, VT 05408 - Google Maps

Google Maps

44.5053267, -73.2525284 to Crescent Beach Dr, Drive 544 miles, 11 h 22 min
Burlington, VT 05408



Imagery ©2018 Google, Map data ©2018 Google 20 ft



via US-2 E

11 h 22 min

11 h 22 min without traffic

544 miles

LIMITS OF DISTURBANCE

CRESCENT BEACH
PARKING LOT

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Google Maps Crescent Beach Dr



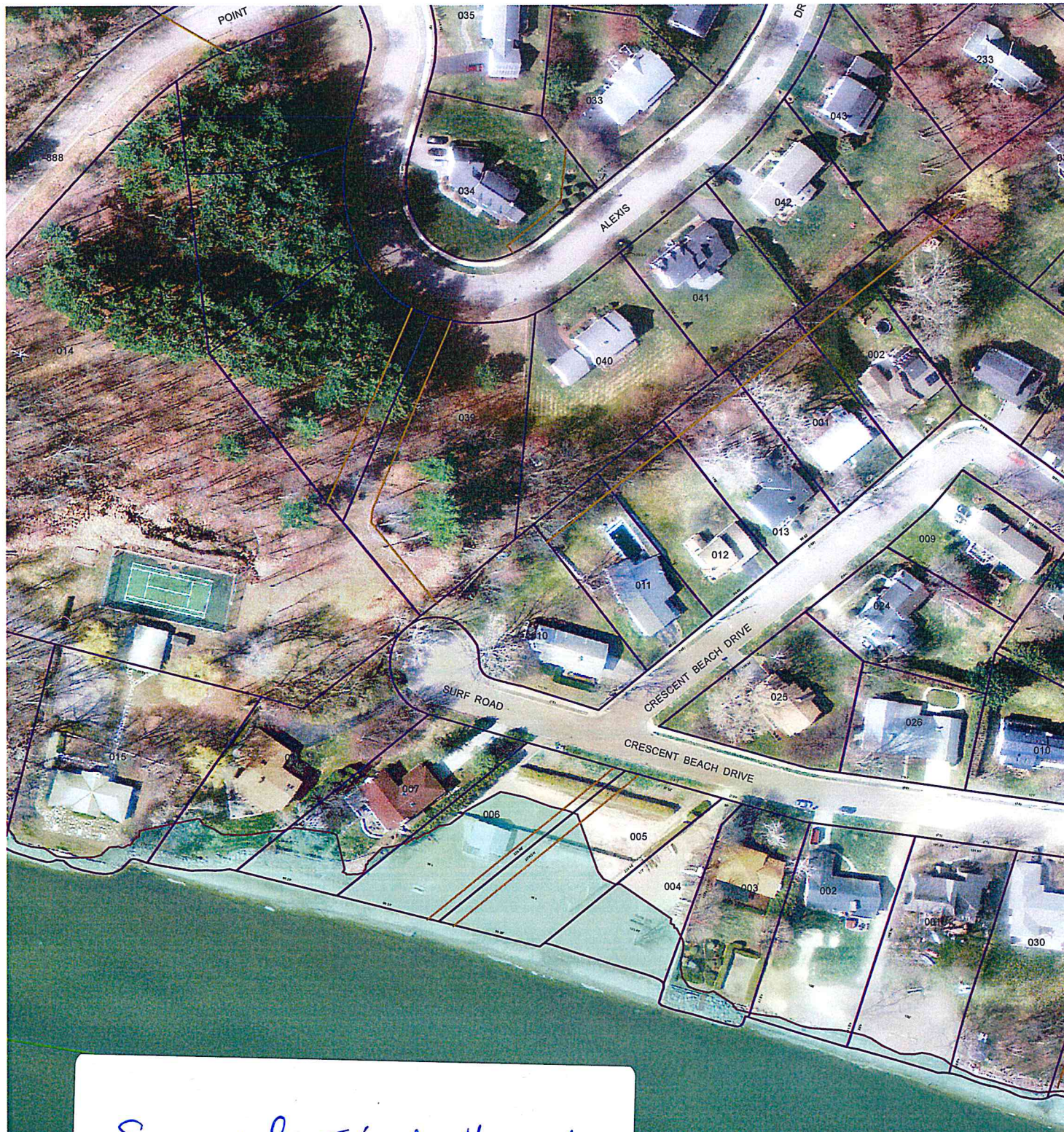
Imagery ©2018 Google, Map data ©2018 Google, 50 ft

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DIRECTION OF
STORMWATER FLOW
CRESCENT BEACH
PARKING LOT



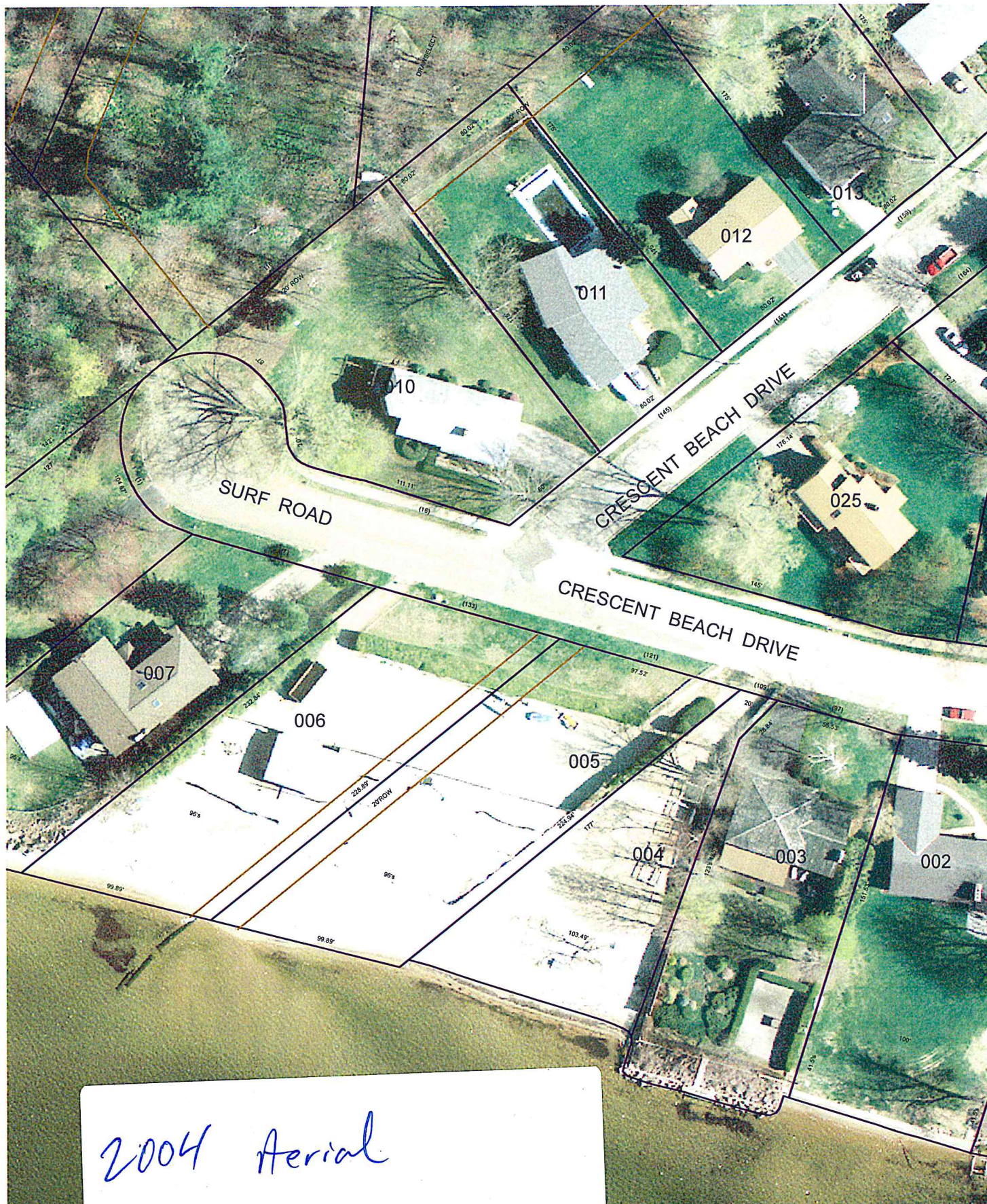
Special Flood Hazard
Area Boundary

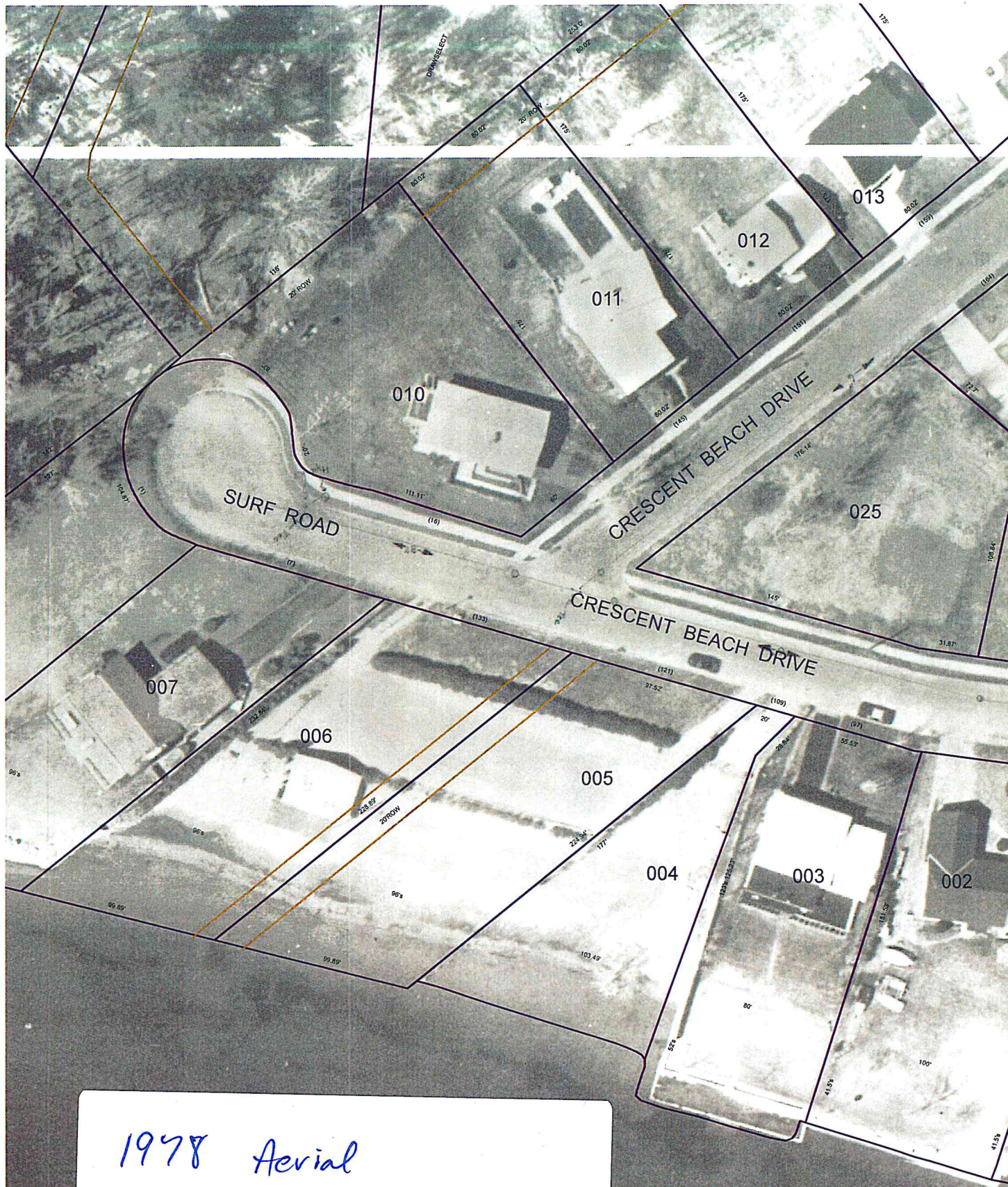


Elevations



2013 Aerial





Scott Gustin

From: Jeff Govoni <[REDACTED]>
Sent: Monday, November 19, 2018 8:24 PM
To: Scott Gustin
Subject: Fwd: Development Review Board

Hi Scott,

I'm the next door neighbor of the project at 441 Shelburne St. in Burlington. My house is 178 Lyman Ave. My councilors Chip Mason and Joan Shannon suggested I forward the note I sent them to you in advance of the DRB meeting tomorrow night. I'm out of town visiting family for Thanksgiving and can't join you for the meeting. I'm hopeful you'll take my challenges into consideration as you deliberate whether to renew the permit. I would appreciate if conditions are added to the permit should you decide to renew that ensure as much as possible that my property is repaired, I am reimbursed for the repairs I've had to pay for myself and that steps are taken to ensure further damage to my property does not happen.

Thanks for any help you can give me in this regard and please let me know if you'd like more clarity.

Best,

Sent from my iPhone

Begin forwarded message:

From: Chip Mason <[REDACTED]>
Date: November 19, 2018 at 6:43:43 PM EST
To: Jeff Govoni <[REDACTED]>
Cc: Joan Shannon <[REDACTED]>
Subject: Re: Development Review Board

Jeff,

I am sorry to hear of your continuing struggles with your neighbor. Unfortunately I have a conflicting ordinance committee meeting in room 12 I will not be able to make the DRB meeting. Joan and I spoke earlier today and I believe she has a conflict as well.

Llisa should bring to the board's attention all of the facts cited in your email including the delay the cost associated with poor and in proper construction and the difficulty of the meter of the abutting landowner. The DRB does not have authority to force them to reimburse you but these are factors that they should take into account when deciding whether to grant the expired permit.

I will continue to monitor compliance with the issues permits but I also recognize that's not the relief you're seeking here.

Sent from my iPhone

On Nov 19, 2018, at 9:38 AM, Jeff Govoni <[REDACTED]> wrote:

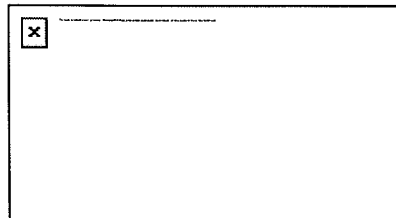
Hi Guys,

Lisa, my wife, took a photo of a letter we received from the city this past Saturday regarding a Development Review Board meeting tomorrow. One item of the agenda (which may be hard to make out in the attached photograph) is a "Reapplication for an expired zoning permit." at the property adjacent to me on the corner of Lyman Ave and Shelburne Road. I'm out of town (hence the need to send me a photo of the letter) but Lisa is hoping to attend and I'm wondering if one or both of you can support us by also being in attendance. I appreciate this is short notice and it's Thanksgiving so any consideration you can give this would be appreciated. It may help you to know that in the past few months and weeks construction has continued at this site apparently without a permit. More than that Mitchell Richardson, the proper owner, damaged a new custom-designed fence of ours and refused to pay for repairs despite admitting his crew did the damage. He (or a member of his crew) has also excavated earth over my property line (again, something he acknowledges) and he has refused to repair that damage only going as far as saying it will be repaired at some point.

Guys, I am at my end with this. The project has been dragging on (first as a sizable repair project and now as an ambitious change of use project) for at least five years though my memory is fuzzy and it may well be closer to seven years. In addition to damaging my property Mitchell has been extremely uncommunicative, hostile and has intentionally blocked workers from rebuilding my fence and doing a project in my back yard despite efforts on my part to involve Mitchell, a maneuver that cost me thousands of dollars in addition to the \$1,470 it cost me to repair my brand new fence. I have hired Jeff Wick as my lawyer but it seems clear it will require me to elevate this at a cost to me that I'm not comfortable paying. My question is when does the city step up and do something about this. I feel voiceless and under siege.

Thanks for listening.

Best,



*"Your visions will become clear only
when you can look into your own heart.
Who looks outside dreams; who looks
inside awakes." — Carl Jung*

----- Forwarded message -----

From: Jeff Govoni [REDACTED]

Date: Mon, Nov 19, 2018 at 8:02 AM
Subject: Fwd: Development Review Board
To: Jeffrey J Wick <[REDACTED]>

Hi,

Looks like they had been building without a permit for a while. Perhaps this helps our cause.

Do you think there is benefit in you being there if you're able?

Sent from my iPhone

Begin forwarded message:

From: Lisa Lillibridge <[REDACTED]>
Date: November 19, 2018 at 7:50:13 AM EST
To: JP <[REDACTED]>
Subject: Development Review Board

<IMG_0055.JPG>

Lisa Lillibridge
[REDACTED]

3.

4.

5.

Burlington Development Review Board

149 Church Street, City Hall
Burlington, VT 05401

www.burlingtonvt.gov/pz/DRB

Telephone: (802) 865-7188

Fax (802) 865-7195

Brad Rabinowitz

AJ LaRosa

Austin Hart

Springer Harris

Geoff Hand

Alexandra Zipparo

Samantha Tilton

Jim Drummond, (Alternate)

Zoraya Hightower, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday November 20th, 2018, 5:00 PM Contois Auditorium, City Hall, 149 Church St, Burlington, VT Minutes

Board Members Present: A. LaRosa, S. Harris, G. Hand, A. Zipparo, J. Drummond (Alt.)

Board Members Absent: B. Rabinowitz, A. Hart, S. Tilton, Z. Hightower (Alt.)

Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Layne Darfler

I. Agenda

No changes to the agenda

II. Communications

A. LaRosa: Supplemental communications have been submitted for 441 Shelburne St and will be considered upon discussion of the topic

III. Minutes

A. LaRosa: Minutes from the November meeting will be discussed at deliberation

IV. Consent

- 1. 19-0326CA; 121 Crescent Beach Drive AND 19-0367CA; 133 Crescent Beach Drive (RL-W, Ward 4N) Crescent Beach Drive Association**
Install stone on existing sand parking lot.
(Project Manager: Ryan Morrison)

A. LaRosa: Have the applicant's received staff comments?

Yes

A. LaRosa: Do you have and questions or concerns?

None

A. LaRosa: Do any members of the Board object to this item being on the consent agenda?

None

A. LaRosa: Are there any members of the public hear to speak about this project?

None

G. Hand: Motion to approve and adopt staff findings and recommendations

A. Zipparo: Seconds the motion

5-0-0

- 2. 19-0355CA; 441 Shelburne St (RM, Ward 5S) 441 Shelburne Road, LLC**
Convert boarding house and duplex into 10 unit residential apartments with associated site improvements. Reapplication for expired zoning permit.
(Project Manager: Scott Gustin)

A. LaRosa: Is the applicant here?

The programs and services of the City of Burlington are accessible to people with disabilities.

Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72

None stepped forward

A. LaRosa: Open to public hearing as no applicant is present and communications were submitted

S. Gustin: Applicant is looking for re-approval of what got approved because he missed the deadline for extension; Board could consider tighter timeline or aspects for completing construction

G. Hand: last time we approved there was public testimony are the submitters the same?

S. Gustin: Believe so as they abut the property; would be more comfortable to continue to another date then discuss without the applicant

S. Gustin: Continue to next item and come back to this in case the applicant comes in late

A. LaRosa: Move to continue public hearing until 12-18-18

G. Hand: Seconds the motion

5-0-0

V. Public Hearing

1. 18-0894LL; 14 Peru St (RM, Ward 3C) PBGC, LLC and 18-0895LL; 16 Peru St (RM, Ward 3C) BPJS Management LLC

Reopen appeal of administrative denial of lot line adjustment between 14 and 16 Peru Street.

(Project Manager: Mary O'Neil)

M.Daly: Provided brief permitting history and Board review of the project that is of issue; Application dates back to march, boundary line adjustment was considered to cure a construction encroachment. Came in with boundary line adjustment and at the July hearing an issue came up with respect to particular section of the code regarding further a non-conformance; Board asked both parties to take time and prepare comments regarding section of the ordinance and possibility of PUD. Came back in September continuance procedurally to allow appellant time to explore possibility for PUD. July denial- spent time meeting with architect and engineer, PUD not workable. We will not be proceeding to seek PUD. Asking Board to revise review and adjudication on the boundary line adjustment decision. Staff made adverse findings on a number of points resulting in denial; we addressed those in a memorandum and hearing that was held. Asking Board to agree with us that through steps we've taken and creation of parking easement we have addressed staffs concerns and the adverse findings. Ask that the Board agree that the specific section of the ordinance that was in contention does not apply to this project. Believe it is in the Boards discretionary authority and see that this was a mistake and that we have present plausible solutions. Alt is either enforcement action leading to construction waste or litigation

G.Hand: any info on economic waste? Do you have numbers with you

M. Daly: it is a 12 x 1 ft addition into the encroachment; client estimates its \$30,000 to fix the problem.

A. LaRosa: Any Board members have questions

None

A. LaRosa: Do any members of the public wish to speak

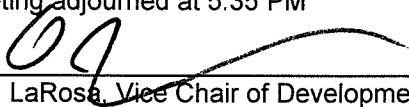
No

M. O'Neil: project manager, remind Board that alterations to the building still do not have a permit so they cannot be deemed approved through this action. There was a vertical enhancement of the building which requires DRB approval. The renovations that were done without permits continued that wall plan but still no permits taken out

M. Daly: prior representation for applicant had met with staff and worked out solutions to those other issues. Saw evidence and recorded emails of that but it was the 12' x 1' encroachment that led to staff not being able to issue the permits.
G. Hand: if we were to deny the appeal then maybe deconstruction depending litigation; granting would grant boundary line adjustment but city says there are other aspects that require approval- Board could approve boundary line adjustment but not the changes of the structure which might violate the ordinance anyway.
M. Daly: Staff through issues that were there; it was a mistake that the work was done without permitting. Willing to sit down with staff to work out the other issues if the meeting goes our way.
M. O'Neil: confirm Staff had met but that was prior to the survey being done, the survey led to unfavorable information regarding the project.
G. Hand: Overview of Section 5 in ordinance; trying to understand if there is reasonable argument – does changing the boundary line effectually increase the structure.
K. Sturtevant: it's part of the underlying problem
A. LaRosa: under this provision the options are that they don't do it or they tear it down
G. Hand: Do we have the discretion to take into account the economic waste arguments
K. Sturtevant: A variance would be difficult because the issue was caused by the property owner
A. LaRosa: Can you provide an overview of the parking easement
M. Daly: Discussed parking arraignments
S. Harris: the house on the west was purchased after the construction took place- house was also purchased to accommodate this error- you estimated the deconstructed cost at \$30,000 but the appellant purchased the home instead of correcting the error.
A. LaRosa: Any other comments or questions
None
A. LaRosa: Closed public hearing

VI. Adjournment 5:35 PM

Meeting adjourned at 5:35 PM



A. J. LaRosa, Vice Chair of Development Review Board

12/4/18

Date

Layne Darfler, Planning Technician

Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

